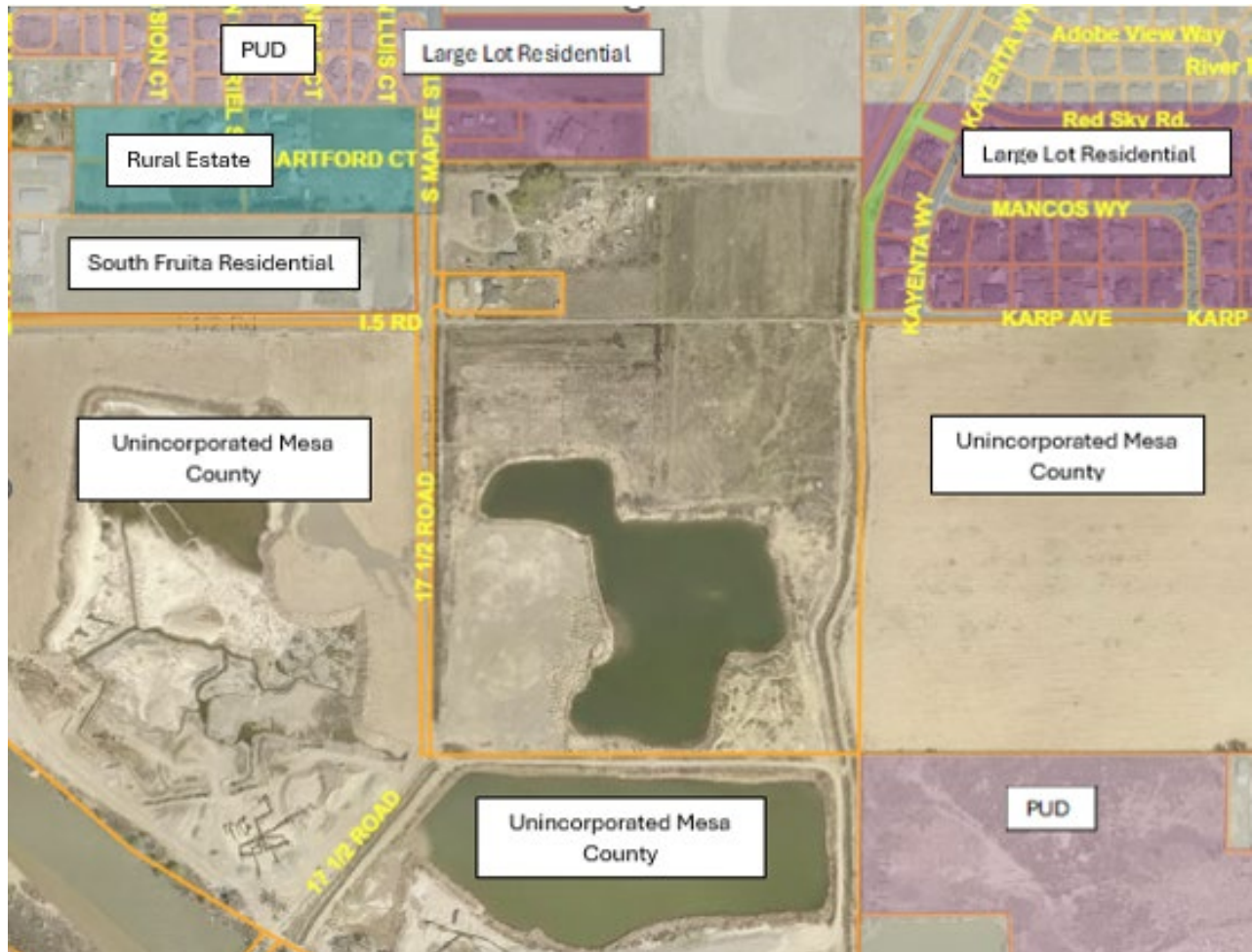




SURROUNDING LAND USES AND ZONING:

Surrounding land uses are primarily single family detached residential and Mesa County agricultural properties. Zone types nearby include a mix of Large Lot Residential, Planned Unit Development (PUD), South Fruita Residential and Unincorporated Mesa County. Approximately a third of the surrounding properties are within the city limits. The map below identifies the various zones in this area. Nearby subdivisions include Tuxedo Park and the Santa Ana subdivisions to the northwest and Garden Estates and Adobe View North to the northeast. The Adobe Creek golf course sits on the southeast corner of the subject property.

LOCATION AND ZONING MAP



2024 AERIAL PHOTOGRAPH



REVIEW OF APPLICABLE LAND USE CODE REQUIREMENTS:
ANNEXATION

Section 17.17.050 (A) - If the subject property is located within the city's Urban Growth Boundary (UGB) as defined by the Fruita Community Plan, annexation may be approved only after considering the following criteria:

1. The annexation meets the requirements of the applicable State Statutes;

This annexation request meets the requirements of state laws. The property has the required 1/6th contiguity with existing city limits which is required per Section 31-12-104 of the Colorado Revised Statutes (CRS).

The subject property borders the city on the north side by 1314.58 feet, the east by 494.89 feet, and the west side by 343.84 feet for a total of 2241.42 feet of contiguity with the city limits.

Additionally, the Fruita Comprehensive Plan supports this area to be incorporated within the city limits as referenced in the above map. This criterion has been met.

2. The area is or can be efficiently served by city utilities and capital investments, including water, sewer, parks, drainage systems and streets;

Annexation of the subject property will not trigger an extension of city utility services. The subject property is currently being served with sanitary sewer and Ute Water. If the subject property were to develop, there would be adequate review of additional utilities and infrastructure associated with residential development.

This criterion can be met as the city has planned for the subject property to be incorporated into the city limits within the Comprehensive Plan.

Sewer Lines and Points



3. The area is contiguous with existing urban development;

The subject property is somewhat contiguous with existing urban development, with the Adobe View Subdivision to the northeast, the Santa Ana and Tuxedo Park subdivisions to the northwest, and the River Rock Subdivision to the north. The remaining properties nearby that are undeveloped and/or remain in Unincorporated Mesa County are supported for residential development within the City of Fruita.

This criterion has been met.

4. The area is or can be efficiently served by police and other municipal services;

The subject property is within the service area for the Fruita Police Department, the Lower Valley Fire District. Since the subject property is already being served by these services, this criterion has been met.

5. The development is consistent with community goals, principles, and policies as expressed in the Fruita Comprehensive Plan;

Annexation within the Comprehensive Plan states that the city should, “Approve annexation of parcels within the UGB (Urban Growth Boundary) at the desired densities as described in the FLUM (Future Land Use Map). Annexation should help ensure that new development at the edge of the city is consistent with the goals and policies of this plan.”

Additionally, the city should “Ensure that new development pays its own way and does not burden the existing community with additional capital or operating costs. Ensure that new annexations at the city’s edge share appropriately in the costs of connecting all utility, park, drainage, pedestrian, and road systems.”

Furthermore, the city should “Avoid ‘leapfrog’ developments that leave discontinuous street and utility systems. Consider annexation proposals on the basis of the logical and cost-effective extension of utilities, pedestrian connections, parks, drainage, and road systems. Also consider the fiscal burden of the annexation in terms of major capital investments that would be needed by the City (wastewater, roads).”

Annexation of the subject property has been considered as meeting the intents and purposes of the basis of logical and cost-effective extensions of utilities and road systems.

Annexation of the property is consistent with the Fruita Comprehensive Plan. These approval criteria are intended to implement the goals and policies of the Fruita Comprehensive Plan regarding annexations. It appears that the approval criteria either have been met or can be met, therefore, this annexation is consistent with the Fruita Comprehensive Plan.

6. The annexation is supported by local residents and landowners;

The Fruita Comprehensive Plan (Fruita In Motion: Plan Like A Local) was adopted by the Fruita City Council on February 4, 2020 (Resolution 2020-09). Fruita in Motion: Plan like a Local speaks to the community’s significant role in the planning process. Residents helped shape every element of the plan, from sharing what they valued about Fruita and identifying issues for the plan to address, to reviewing drafts, and providing feedback on goals and policies. The process reached a large swath of the community, through traditional outreach (open houses, an advisory committee) and meeting people where they are, with booths at farmers markets, the art stroll, and other city events and the draft plan tour, where City staff met with HOAs and other local groups to share the plan and hear input from the community.

With regards to the subject property, 49 landowners were noticed of this annexation application. The number of property owners that received notice of this application is set forth with the legal notice requirements contained in the Land Use Code. Additionally, the applicant held a neighborhood meeting on June 20, 2024. Staff has not received written public comments regarding this application.

The annexation is supported by the landowner and the landowner has signed the annexation petition. This is in accordance with C.R.S 31-12-107.

This criterion has been met.

7. Water and ditch rights can be provided, as applicable, in accordance with city policies;

The city standard is 1 – 1.5 irrigation shares per irrigated acre. Based on the submittal documents, it appears that the property has 56 shares of irrigation water from GVIC.

This application was sent to Grand Valley Irrigation Company (GVIC) for review and no review comments have been received at this time.

Additionally, this application was sent to Ute Water and review comments indicate no objections.

This criterion can be met.

8. The area will have a logical social and economic association with the city, and;

Annexation of the subject property will not provide much with respect to an economic association with the city at this time. Once the subject property is developed, the additional dwelling units should provide a logical social impact and positive economic association to the city. This criterion can be met.

9. The area meets or can meet the existing infrastructure standards set forth by the city.

This area is planned for future development at some point and can meet the existing infrastructure standards set forth by the city. When the property develops, improvements to 17 ½ Road and I Road will be required, in addition to other infrastructure standards typically reviewed with a development application.

This criterion can be met.

Based on this information, the annexation of the subject property meets or can meet the approval criteria that must be considered for annexations.

REVIEW COMMENTS:

No reviewer expressed any issues with the proposed annexation.

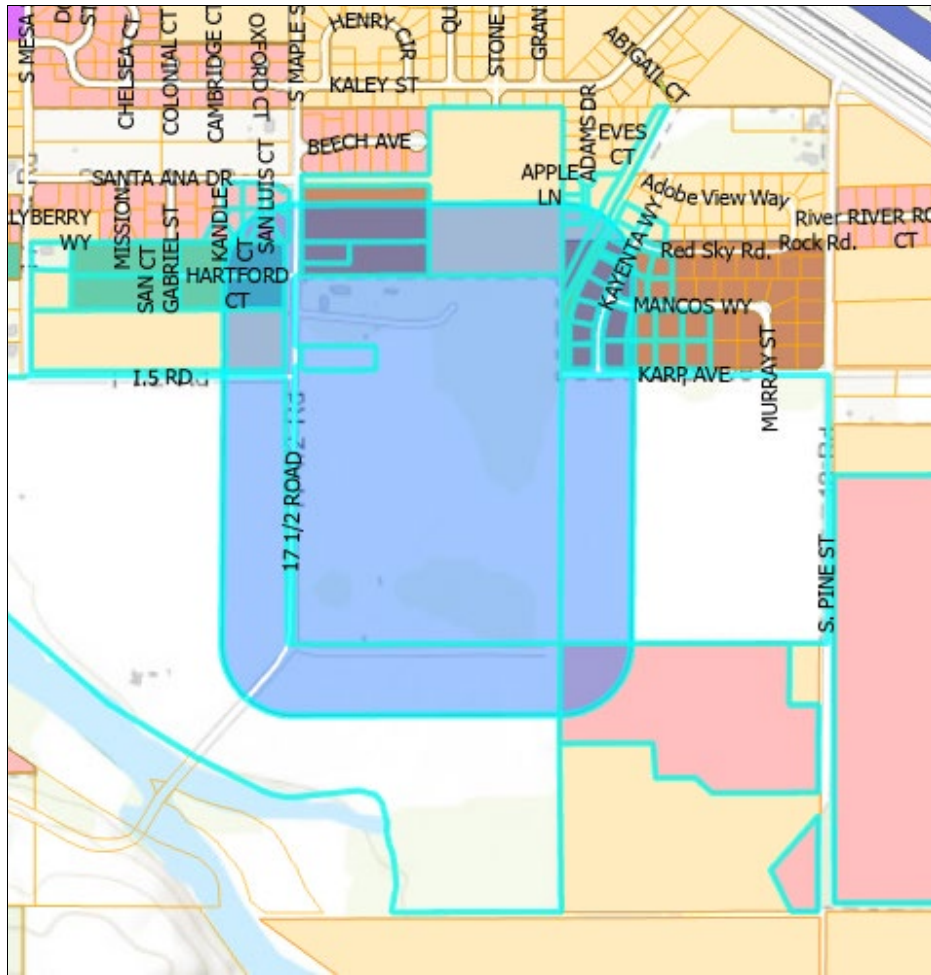
PUBLIC COMMENTS:

No written public comments have been received by Staff at this time.

LEGAL NOTICE

Legal Notice (minimum of 15 days prior to Planning Commission)	
July 19, 2024 (25 days prior)	Post Cards
July 22, 2024 (22 days prior)	Sign Posting
July 24, 2024 (20 days prior)	Legal Ad





NOTICE OF PUBLIC HEARING

The Fruita Planning Commission will hold a public hearing **Tuesday, August 13, 2024 at 6:00 p.m.** at the Fruita Civic Center, 2nd Floor Council Chambers, 325 E. Aspen Avenue. The following item will be presented at the public hearings. The Planning Commission will formulate a recommendation, which will be forwarded to the Fruita City Council. If the item listed below is acted on by the Planning Commission, the Fruita City Council will hold a public hearing on this same item on **Tuesday, September 17, 2024 at 7:00 p.m.** at the Fruita Civic Center, 2nd Floor Council Chambers. If you have an interest in an item on the agenda, please call 858-0786 or come to the Planning & Development Department office located at 325 E. Aspen Avenue to review the information in the file. Your appearance at both hearings is encouraged to ensure your concerns are accurately represented or you can write a letter outlining your concerns and submit it to the Planning & Development Department.

Application #	2024-04
Application Name	Karp
Application Type	Annexation
Applicant	Thomas, Robin and William Karp
Location	958 17 1/2 Road
Zone	Currently zoned Agricultural Forestry Transitional (AFT – County zoning)

Description This is a request to annex approximately 53.59 into the Fruita city limits.

Physically disadvantaged persons who wish to obtain may call (970) 858-0786, the hearing impaired may call Relay Colorado at 1-800-859-2856, or visit our website: www.fruita.org

STAFF RECOMMENDATION:

Because the annexation application meets the requirements of Section 17.17.050 (A) of the Fruita Land Use Code and applicable State Statutes, Staff recommends **approval** of the annexation.

SUGGESTED PLANNING COMMISSION MOTION:

Mr. Chair, because the annexation application meets the requirements of Section 17.17.050 (A) of the Fruita Land Use Code and applicable State Statutes I move that we recommend **approval** to City Council, of application #2024-04, the Karp Annexation with the condition that all review comments and issues identified in the Staff Report be adequately addressed or included with the Annexation Ordinance.

ANNEXATION SCHEDULE:

<i>Karp Annexation Schedule</i>	
Date	Action
August 6, 2024	<ul style="list-style-type: none">1st Resolution / 1st Ordinance Annex/ 1st Ordinance Rezone
August 14, 2024 August 21, 2024 August 28, 2024 September 4, 2024	<ul style="list-style-type: none">Published in Daily Sentinel (Once a week for 4 consecutive weeks)
August 13, 2024	Planning Commission considers Annexation & Zone
September 17, 2024	<ul style="list-style-type: none">Resolution to find the property eligible for Annexation2nd Reading of an Ordinance to Annex2nd Reading of an Ordinance to Zone
Legal Notice (minimum of 15 days prior to Planning Commission)	
July 19, 2024 (25 days prior)	Post Cards
July 22, 2024 (22 days prior)	Sign Posting
July 24, 2024 (20 days prior)	Legal Ad

ANNEXATION IMPACT REPORT

CITY OF FRUITA

July 9, 2024

Application #:	2024-04
Application Name:	Karp Annexation
Application Type:	Annexation
Applicant:	Thomas, Robin and William Karp
Location:	958 17 ½ Road
Zone:	Currently zoned Agricultural Forestry Transitional (AFT –County zoning)
Description:	This is a request to annex approximately 53.59 into the Fruita city limits.

Section 17.17.040 of the Fruita Land Use Code states that any annexation not requiring an election shall be accompanied by an annexation impact report which contains the following elements.

A. Plans of the municipality for extending to or otherwise providing for municipal services;

The Future Land Use Map (FLUM) within The Fruita In Motion: Plan Like A Local Comprehensive Plan shows the subject property within the City’s Urban Growth Boundary. The Urban Growth Boundary was developed with the anticipation of providing the necessary municipal services. With that said, the city does have plans to provide municipal services to this area.

Historically, the City of Fruita has not forced the extension of municipal services. The city has been proactive in planning for future extensions of the city limits with regards to providing municipal services to the areas designated in the Urban Growth Boundary. This includes the municipal services provided by the City of Fruita (sanitary sewer and police).

B. The City of Fruita's anticipated financing of the extension of services;

The City of Fruita will not be financing the extension of services (water, sewer, gas, etc.) to the subject property at this time.

C. The special districts included in the territory to be annexed;

No special districts are included within the territory to be annexed. Below are the agencies or entities that have taxing authority over the territory to be annexed. These agencies have been notified of the annexation application.

1. Lower Valley Fire Protection District.
2. Mesa County School District 51.
3. Grand Valley Irrigation Company.
4. Grand Valley Mosquito Control District.
5. Mesa County Public Library District.
6. Grand Valley Drainage District.
7. Colorado River Water District.
8. Library District.
9. Mesa County Social Services.

D. The effect of annexation on the public school district system including the estimated number of students generated and capital construction required to educate each student;

The school district boundaries for Shelledy Elementary School, Fruita Middle School, Fruita 8/9, and Fruita Monument High School already include the subject property. This implies that no new impacts on the school system would be generated from this annexation application. The impacts to the school district system will be evaluated by the Mesa County Valley School District when this property develops. The School District has been made aware of this annexation.

E. Traffic/pedestrian/bicycle impacts;

Traffic, pedestrian and bicycle impacts should not change with the annexation of the subject property. Traffic, pedestrian and bicycle impacts will remain the same.

F. Wastewater, water, drainage, and irrigation impacts, and;

Impacts on these facilities shouldn't change with the annexation itself. When the property develops, necessary regulations from review agencies will be reviewed with a land development application.

G. Other relevant information as required by the Community Development Department.

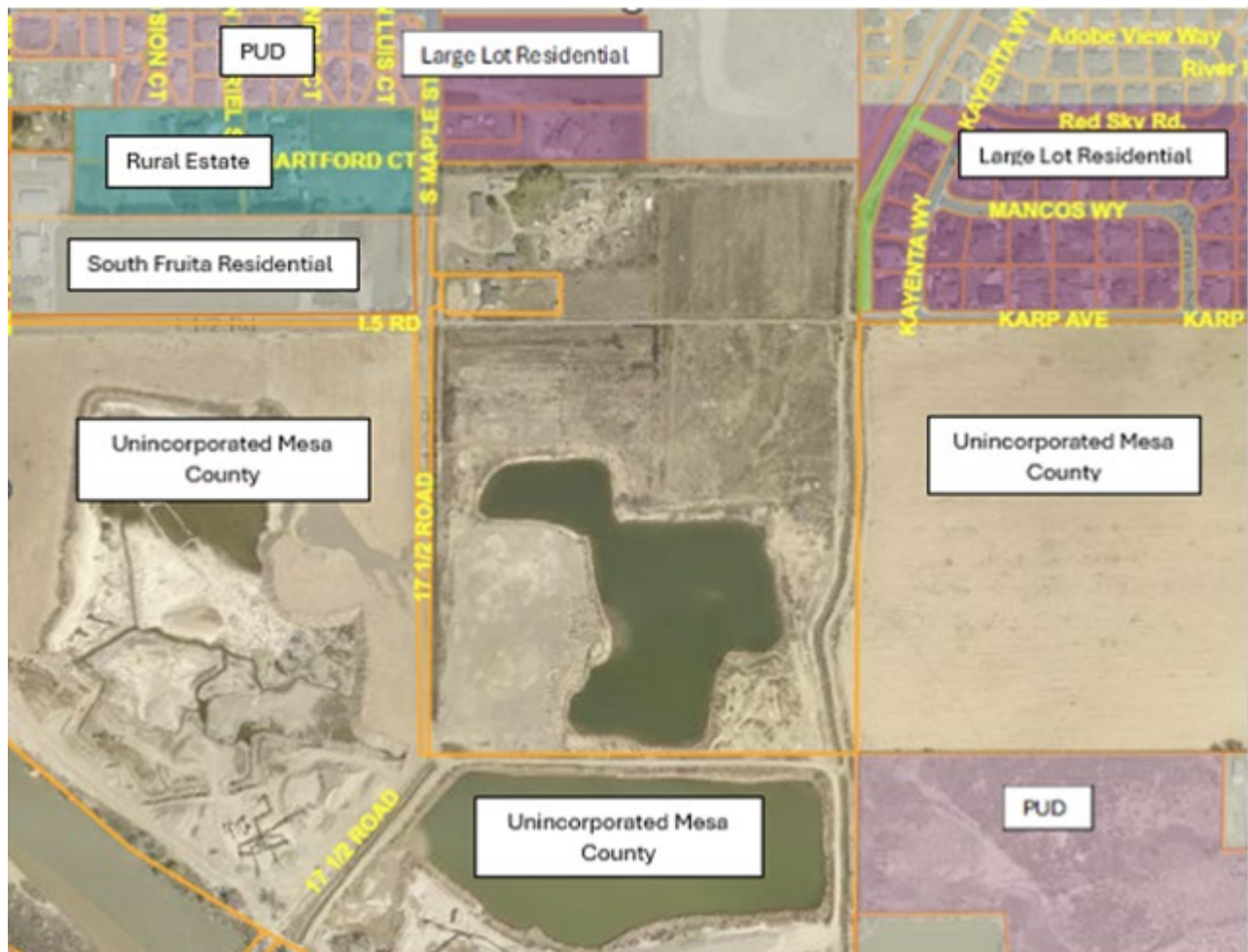
Review Agencies:

1. Xcel Energy
2. Grand Valley Power Company
3. Charter Communications
4. Century Link

5. Ute Water
6. Grand Valley Drainage District
7. Grand Valley Irrigation Company
8. Mesa County Community Development Department
9. Fruita Building Department
10. Mesa County Surveyor
11. Mesa County Valley School District (School District 51)
12. 5-2-1 Drainage Authority
13. Lower Valley Fire Protection District
14. Grand River Mosquito District

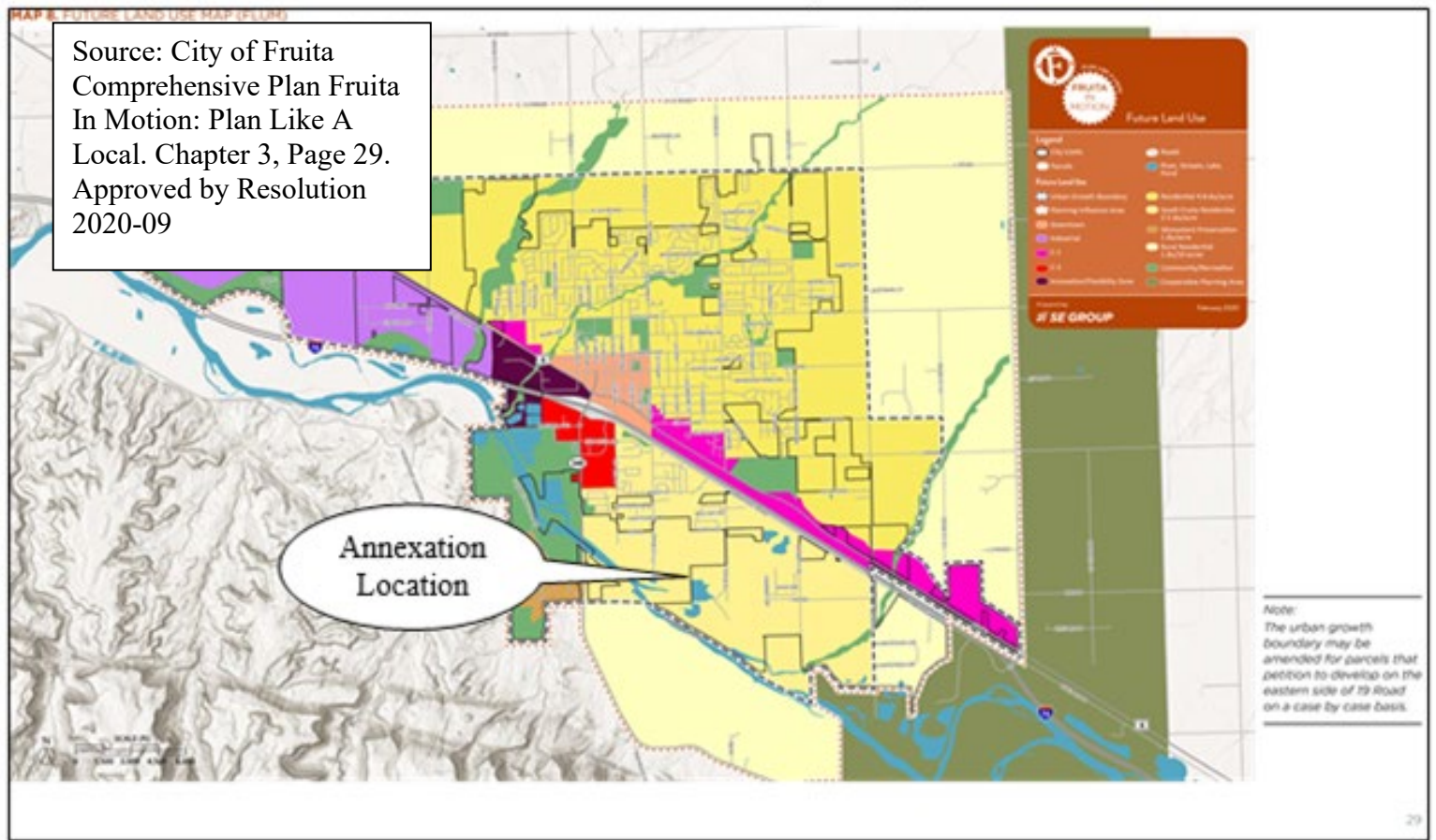
Map Exhibits:

Present City boundary



Proposed City Boundary set forth in the Future Land Use Map (FLUM)

Source: City of Fruita
Comprehensive Plan Fruita
In Motion: Plan Like A
Local. Chapter 3, Page 29.
Approved by Resolution
2020-09



Annexation Project Narrative *for* **958 17 ½ Road**

Prepared for:

Thomas E Karp, Robin S Karp & William R Karp
958 17 ½ Road
Fruita, CO 81521

Prepared by:

A ■ C ■ G

Austin Civil Group, Inc.

Land Planning ■ Civil Engineering ■ Development Services
123 N. 7th Street, Suite 300
Grand Junction, Colorado 81501

May 29, 2024

NAME AND ADDRESS INFORMATION:

Landowner:

Thomas E Karp, Robin S Karp & William R Karp
958 17 ½ Road
Fruita, CO 81521

Representative:

Austin Civil Group, Inc.
123 N. 7th Street
Grand Junction, CO 81501

Property Information:

958 17 ½ Road
Fruita, CO 81521
2697-201-00-038
53.61 Acres
Mesa County AFT

TYPE OF PROJECT

The purpose of this narrative and application is to annex approximately a 53.61-acre parcel into the City of Fruita. Listed below is the subject property and the area of annexation:



Annexation Parcel

EXISTING PROPERTY CONDITIONS

The subject property currently consists of approximately 53.61 acres and located at 958 17 ½ Road in Fruita, Colorado and also known as Lot 1 Karp Rural Land Division. It lies at the southeast intersection corner of 17 ½ Road (S Maple Street) and I ½ Road. The property is currently zoned Mesa County Agricultural, Forestry, Transitional (AFT).

The property currently contains a primary resident and accessory dwelling unit with several agricultural outbuildings. The majority of the property is agricultural farmland with an approximate 9.5-acre gravel pit lake within the southern half. Access to the property is from 17 ½ Road and the intersection corner of 17 ½ Road & I ½ Road. Karp Avenue (partially improved) is stubbed to the eastern boundary.

The gravel permit operator of the South Fruita Gravel Pit historically leased the southern half of the subject property for mining operations. The lease agreement between the property owners and the gravel permit operator has since expired with no extension granted.

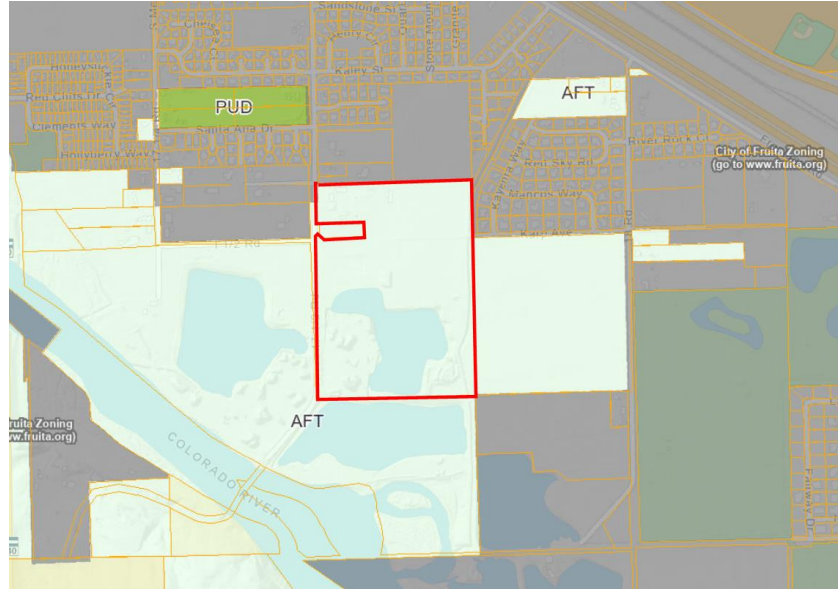
FEMA has identified a 500-year (0.2% annual chance flood) and 100-year (1% annual Chance Flood) across the southern side of the property. The limits extend to within the northern limits of the gravel pit lake. Listed below is the FEMA floodplain map:



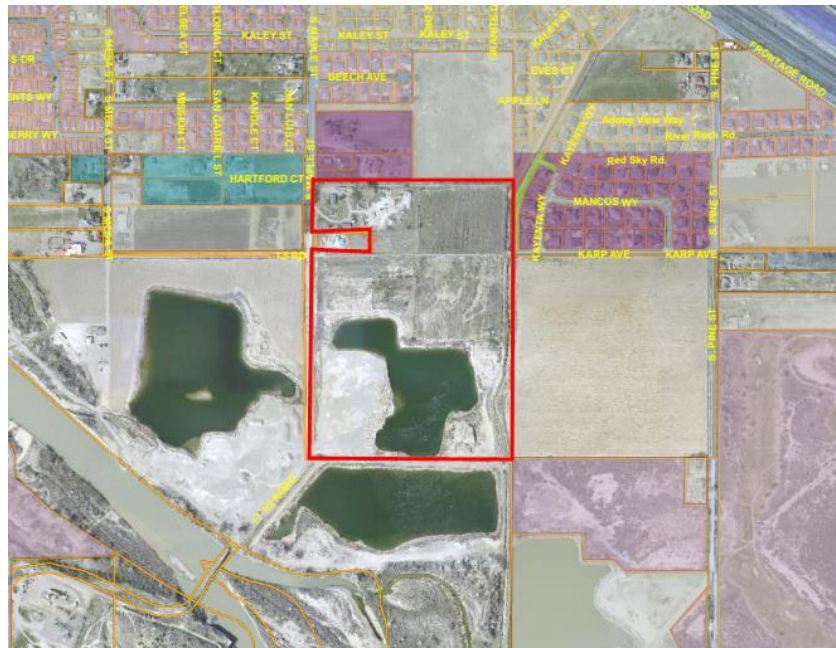
FEMA Floodplain Mapping

ZONING

The property is currently zoned Mesa County AFT. In general, property(s) north of the subject property are within City of Fruita jurisdiction with zone districts ranging from Rural Estates to Large-Lot Residential to South Fruita Residential. The majority of the immediate property(s) to east, west and south remain Mesa County AFT. Listed below are GIS Zoning Mapping for Mesa County and City of Fruita:



Mesa County Zoning



City of Fruita Zoning

SITE UTILITIES AND SERVICES

Access

Access as noted previously is provided by 17 ½ Road and from the intersection corner of 17 ½ Road & I ½ Road. Karp Avenue is stubbed to the eastern boundary. 17 ½ Road right-of-way, north of I ½ Road currently exists and appears to be within Mesa County jurisdiction, with an exception of right-of-way near the northwest corner of the subject property. Petitioned right-of-way exists for 17 ½ Road south of I ½ Road.

Domestic Water Service

Ute Water District owns and operates water mains within 17 1/2 Road, I ½ Road and Karp Avenue. These lines are assumed to be of adequate size domestic water service and fire protection.

Sanitary Sewer Service

City of Fruita owns and operates an 8-inch sanitary sewer main that runs across the middle of the property in location of where I ½ Road/Karp Avenue would be located. Lot 2 of Karp Rural Land Division currently gains service from the existing 8-inch main. The remaining structures on the property that require sanitary sewer service are serviced by on-site wastewater treatment systems (OWTS).

Stormwater

Site generated runoff historically conveys sheet flow and/or tailwater ditches to the south and either discharges directly into the gravel pit lake and/or the Murray Drain along the east or the Arcuby Drain along the west.

Irrigation

The property owners currently have rights to 56 shares of irrigation delivered by Independent Ranchmans Turnout 155. Irrigation water enters the property at the northeast corner.

Electric & Natural Gas

Electric and natural gas is provided by Public Service Xcel.

STATE LAW TITLE 31, ARTICLE 12

(1) No unincorporated area may be annexed to a municipality unless one of the conditions set forth in section 30 (1) of article II of the state constitution first has been met. An area is eligible for annexation if the provisions of section 30 of article II of the state constitution have been complied with and the governing body, at a hearing as provided in section 31-12-109, finds and determines:

- (a) That not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the annexing municipality. Contiguity shall not be affected by the existence of a platted street or alley, or public or private right-of-way.....
 - *The perimeter of the area proposed to be annexed (53.61 acres) consists of approximately 6,420 linear feet. The western boundary of the area proposed lies along 17 ½ Road and contains approximately 1,800 linear feet and the northern and portion of the eastern boundary lies along City of Fruita jurisdiction and contains approximately 1,780 linear feet which is greater than one-sixth of the total perimeter.*
- (b) That a community of interest exists between the area proposed to be annexed and the annexing municipality; that said area is urban or will be urbanized in the near future; and that said area is integrated with or is capable of being integrated.....
 - *The area proposed to be annexed (53.61 acres) is located within the Master Plan area of urban development. Gravity sanitary sewer currently runs through the middle of the area proposed to be annexed with all other required urban utility services located adjacent to the area proposed to be annexed. The southern half to one-third of the property falls within the FEMA mapped floodplain and due to topography will not be able to be gravity sanitary sewer serviced without the aid of force main/ lift station. Full urban development as defined by the City Master Plan will not be achieved for this portion of the property.*

PETITION FOR ANNEXATION

WE, THE UNDERSIGNED, in accordance with the Municipal Annexation Act of 1965, Part 1, Article 12, Title 31, Colorado Revised Statutes, as amended, hereby petition the City Council of the City of Fruita, Colorado, for the annexation of the unincorporated area located in the County of Mesa, State of Colorado, as described on attached Exhibit A.

In support of this Petition, the Petitioners state:

1. It is desirable and necessary that the above-described area be annexed to the City of Fruita, Colorado.
2. The requirements of Section 31-12-104, C.R.S., as amended, exist or have been met, to wit:
 - a. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of Fruita;
 - b. A community interest exists between the area proposed to be annexed and the City of Fruita;
 - c. The area proposed to be annexed is urban or will be urbanized in the near future; and
 - d. The area proposed to be annexed is integrated with or is capable of being integrated with the City of Fruita.
3. The requirements of Section 31-12-105 C.R.S., as amended, exist or have been met, to wit:
 - a. In establishing the boundaries of the territory to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road, or other public way;
 - b. In establishing the boundaries of the area proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising twenty acres or more (which, together, with the buildings and improvements situated thereon) has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year

next preceding the annexation is included within the area proposed to be annexed without the written consent of the landowner or landowners;

- c. No annexation proceedings have been commenced for the annexation of part or all of the subject property to another municipality;
 - d. The annexation of the area proposed to be annexed will not result in the detachment of the area from any school district and the attachment of same to another school district;
 - e. The annexation of the area proposed to be annexed will not have the effect of extending the boundary of the City of Fruita more than three miles in any direction from any point of the City's boundary in any one year;
 - f. If any portion of the platted street or alley is to be annexed, the entire width of said street or alley is included within the area to be annexed; and
 - g. Reasonable access shall not be denied to landowners, owners of easements, or the owners of franchises, adjoining any platted street or alley to be annexed that will not be bordered on both sides by the City of Fruita.
4. The Petitioners are the landowners of more than fifty percent (50%) of the area sought to be annexed, exclusive of streets and alleys.
5. This Petition for Annexation satisfies the requirements of Article II, Section 30, of the Colorado Constitution in that it is signed by persons comprising more than fifty percent (50%) of the landowners in the area proposed to be annexed who own more than fifty percent (50%) of said area, excluding public streets and alleys and any land owned by the City of Fruita.
6. Attached hereto and incorporated by reference is an Annexation Map showing:
- a. The boundary of the area proposed to be annexed including a legal description of the area to be annexed;
 - b. The location of each ownership tract in unplatted land and the boundaries and the plat numbers of plots or of lots and blocks; and
 - c. The contiguous boundary of the City of Fruita abutting the area proposed to be annexed.
7. All of the petitioners signed this Petition for Annexation no more than 180 days prior to the date of the filing of this Petition for Annexation.

WHEREFORE, the Petitioners request that the Fruita City Council approve the annexation of the area proposed to be annexed.

Dated this 24th day of MAY, 2024

William R. Karp
Property Owner

County of Mesa)
) ss.
State of Colorado)

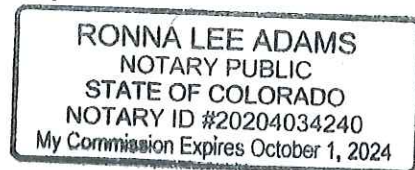
Subscribed and sworn to before me this 24 day of May, 2024 by
William R. Karp

Witness my hand and official seal.

Ronna Lee Adams

Notary Public

My commission expires: October 01, 2024



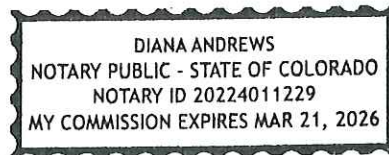
Mailing address of property owner:

WHEREFORE, the Petitioners request that the Fruita City Council approve the annexation of the area proposed to be annexed.

Dated this 21st day of May, 2024.

Thomas E Karp
Property Owner

County of Mesa)
State of Colorado) ss.



Subscribed and sworn to before me this 21st day of May, 2024 by
Thomas Karp

Witness my hand and official seal.

[Signature]
Notary Public

My commission expires: Mar. 21, 2026

Mailing address of property owner:

958 17 1/2 RD

Fruita CO

81521

WHEREFORE, the Petitioners request that the Fruita City Council approve the annexation of the area proposed to be annexed.

Dated this 5 day of 21, 2024

Robin S. Karp
Property Owner

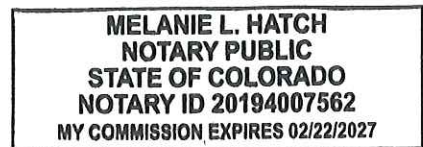
County of Mesa)
) ss.
State of Colorado)

Subscribed and sworn to before me this 21st day of May, 2024 by
Robin S. Karp

Witness my hand and official seal.

Melanie L. Hatch
Notary Public

My commission expires: 02/22/2027



Mailing address of property owner:

958 17 1/2 rd Fruita CO 81521

AFFIDAVIT OF CIRCULATOR

The undersigned, being of lawful age, being first duly sworn upon oath, deposes and says:

That he/she was the circulator of the foregoing Petition for Annexation consisting of 6 pages, including this page and that each signature thereon was witnessed by your affidavit and is the true signature of the person whose name it purports to be.

Sandra L Karp
Circulator

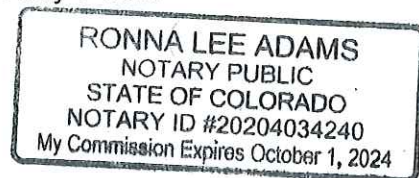
State of Colorado)
) ss.
County of Mesa)

The foregoing Affidavit of Circulator was subscribed and sworn to before me this 30th day of May, 2024, by Sandra L Karp.

Witness my hand and official seal.

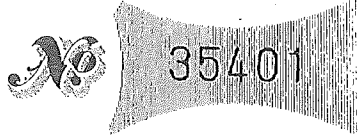
Ronna Lee Adams
Notary Public

My commission expires: October 01, 2024



CERTIFICATE

tenancy in common but in joint tenancy the
 or of them, their assigns and heirs and assigns
 in survivor forever.



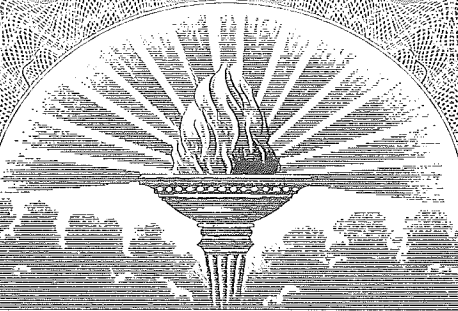
For -56- Shares
 Issued to 52384
 in Karp, Bill Karp & Tom Karp
 958 17 1/2 Rd
 Fruita Co 81521

Dated 9/10/2013
 FROM WHOM TRANSFERRED 29113
 E & Anna Belle Karp

Dated 10/24/1967 20

No. ORIGINAL CERTIFICATE	No. ORIGINAL SHARES	No. OF SHARES TRANSFERRED
8048	- 56 -	- 56 -

Received CERTIFICATE NO. 35401
 For -56- Shares this
 day of 20



NUMBER

35401

SHARES

56

INCORPORATED UNDER THE LAWS OF THE STATE OF COLORADO

THE GRAND VALLEY IRRIGATION COMPANY

THE SAID SHARES OF THIS COMPANY ARE ASSESSABLE UNDER ITS BY LAWS, BY THE BOARD OF DIRECTORS

CAPITAL STOCK \$200,000.00 18,000 SHARES @ \$5.00 EACH

Not in tenancy in common but in joint tenancy the
 survivor of them, their assigns and heirs and assigns
 of such survivor forever.

This Certifies that Robin Karp, Bill Karp and Tom Karp is the owner of
 - - - - fifty six - - - - Shares of the Capital Stock of
 THE GRAND VALLEY IRRIGATION COMPANY, Full Paid and Assessable

*transferable only on the books of the Corporation by the holder hereof in
 person or by Attorney upon surrender of this Certificate properly endorsed*

IN WITNESS WHEREOF, the said Corporation has caused this Certificate to be
 signed by its duly authorized officers and its Corporate Seal to be hereunto affixed
 this 10th day of September A.D. 2013:



SEAL

Judy Lopez
 SECRETARY

Robert R. [Signature]
 PRESIDENT

Karp Annexation & Rezone Neighborhood Meeting Minutes

6-20-24

Location: Heritage Park - Fruita

- Meeting Started approximately 6:00pm
- Scott Sorensen – Austin Civil Group, Inc – Owners Representative
- Henry Hemphill – City of Fruita Community Development
- Scott Sorensen handed out Mesa County Zoning Map, City of Fruita Zoning Map, City of Fruita Comprehensive Plan “Future Land Use Map” and South Fruita Residential (SFR) Dimensional and Other Standards Criteria Sheet.
- Scott Sorensen described the application, Annexation and Rezone. Current zoning MC AFT and surrounding uses. Request to be annexed into the City of Fruita with a rezone of SFR. Described surrounding zoned properties and how it is compatible with and it meets the Comprehensive Plan and it’s goals & vision.
- Process moving forward. Planning staff reviews submittal package. Staff provides recommendation to Planning Commission. Planning Commission provides recommendation to City Council. City Council has final decision. Two (2) hearings that mailers will be mailed to all property owners included with the neighborhood meeting notice.
- Questions for attendees:
 - What type of homes? Response: Single Family. Can be detached or attached. SFR does not allow for multi-family.
 - Single story or Two-Story homes? Response: That is up to the developer and outlined in the CCRs. SFR allows up to 35-feet tall.
 - Is there a lot layout for the development and where are homes being considered? Response: A conceptual layout prepared that located lots in the NE corner of the property and along I ½ Road frontage where gravity sanitary sewer is feasible. Lots will be similar to the homes within the Adobe View and Adobe View North Subdivision, 0.25-0.30 acre in size.
 - I ½ Road (aka Karp Avenue) that will be built with development has concern with speeders since alignment will be straight. Response: Developer/Engineer will look into seeing if there is an option for traffic calming (ie speed bumps, sidewalk crossings, etc).
- No attendee expressed objection with proposed annexation and rezone of SFR.
- Meeting concluded around 6:45-:50.

KARP ANNEXATION AND REZONE NEIGHBORHOOD MEETING

JUNE 20, 2024

[illegible]

ANNEXATION MAP 958 17 1/2 ROAD

SW1/4 of the NE1/4 and the NW1/4 of the SE1/4 of Section 20,
Township 1 North, Range 2 West, Ute Meridian,
County of Mesa, State of Colorado

LEGAL DESCRIPTION AND CERTIFICATION OF OWNERSHIP

We, Robin S. Karp, Thomas E. Karp and William R. Karp the owners of 100 percent of the following described property, excluding any public streets and alleys to wit:

Lot 1 of Karp Rural Land Division, County of Mesa, State of Colorado. As shown and depicted on Plat of Karp Rural Land Division recorded at Reception No.2900432 at the Mesa County Clerk and Recorders.

have by these presents laid out the same as shown hereon and designate the same as _____

Annexation to the City of Fruita, County of Mesa, State of Colorado.

EXECUTED this _____ day of _____, 2024.

Robin S. Karp
STATE OF COLORADO)
COUNTY OF MESA)
This plat was acknowledged before me this _____ day of _____, 2024
by Robin S. Karp
Witness my hand and official seal: _____
Notary Public
My commission expires: _____

EXECUTED this _____ day of _____, 2024.

Thomas E. Karp
STATE OF COLORADO)
COUNTY OF MESA)
This plat was acknowledged before me this _____ day of _____, 2024
by Thomas E. Karp
Witness my hand and official seal: _____
Notary Public
My commission expires: _____

William R. Karp
STATE OF COLORADO)
COUNTY OF MESA)
This plat was acknowledged before me this _____ day of _____, 2024
by William R. Karp
Witness my hand and official seal: _____
Notary Public
My commission expires: _____

CITY COUNCIL CERTIFICATE
The City Council of the City of Fruita, Colorado, by Resolution Number _____ duly adopted on the _____ day of _____, 2024, found and determined that annexation of the property designated herein complies with the requirements contained in Article 12, Title 31, C.R.S., as amended, and that said property is eligible for annexation to the City of Fruita. The City Council of the City of Fruita, Colorado by Ordinance Number _____ duly adopted on the _____ day of _____, 2024, did annex the property herein described to the City of Fruita, Colorado.

Mayor _____ City Clerk _____

PLANNING COMMISSION CERTIFICATE
This plat approved by the City of Fruita Planning Commission the _____ day of _____, 2024.

Chairman _____

SURVEY NOTES:

- Physical address is 958 17 1/2 Road, Fruita, CO 81521.
- Mesa County Parcel No. 2697-201-00-038.
- Title information provided by the Mesa County Assessor - Real Property Public Information System.
- The bearings and distances shown hereon represent the results of the Legal Description rotated to grid north of the Mesa County Local Coordinate System for the Grand Valley Area with respect to the physical locations of accepted survey monuments.
- According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

TITLE CERTIFICATE

_____ does hereby certify that it has examined the title to all lands shown on this Map and that title to such lands is vested in _____ free and clear of all liens, taxes and encumbrances, except as follows:

EXECUTED this _____ day of _____, 2024.

Title Examiner _____

CLERK AND RECORDER'S CERTIFICATE

STATE OF COLORADO)

COUNTY OF MESA)

I certify that this instrument was filed in my office at _____ o'clock _____ M., on the _____ day of _____, 20____, and was recorded at Reception No. _____

Drawer No. _____ Fees _____

By: _____ Clerk and Recorder Deputy _____

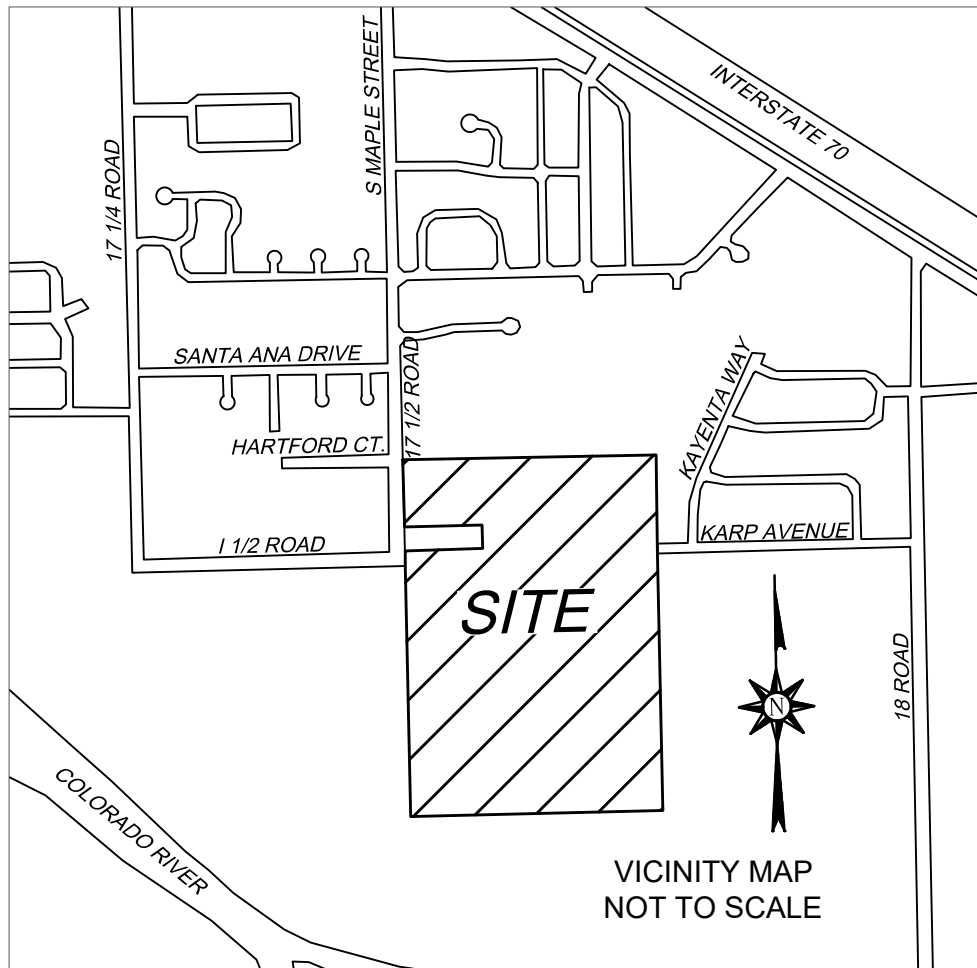
BASIS OF BEARINGS:

The bearing between the Center 1/4 corner of Section 20, Township 1 North, Range 2 West of the Ute Meridian a 3" alloy cap in a monument box (MCSM No. 1104-1) and the Center East 1/16 corner of said Section 20, a 3 1/4" alloy cap is N89°55'30"E, this bearing corresponds with grid north of the Mesa County Local Coordinate System, for the Grand Valley Area.

CERTIFICATION:

I, Christopher C. Ransier, a registered land surveyor licensed under the laws of the State of Colorado, do hereby certify that this survey was made under my direct supervision and that the information hereon is correct to the best of my knowledge and belief, and that no less than one-sixth (1/6) of the perimeter of the area as shown hereon is contiguous with the existing boundaries of the City of Fruita, Colorado. I further certify that the external boundaries of the property shown on this Plat have been monumented on the ground. EXECUTED this _____ day of _____, 2024.

Christopher C. Ransier
Registered Land Surveyor PLS38089



ANNEXATION MAP
958 17 1/2 ROAD

SW1/4 of the NE1/4 and the NW1/4 of the SE1/4 of
Section 20,
Township 1 North, Range 2 West, Ute Meridian,
County of Mesa, State of Colorado

Surveyed by: CCR
Drawn by: CCR
Job #: 1053024
Date: 05/10/2024

Align Surveying, LLC
717 Centauri Drive
Grand Junction, CO 81506
970.623.1001 chris.ransier@gmail.com