

**ORDINANCE 2022-04**

**AN ORDINANCE ANNEXING APPROXIMATELY 13.9 ACRES OF PROPERTY LOCATED  
AT PARCEL #2697-164-00-050 INTO THE CITY OF FRUITA**

**WHEREAS**, the Fruita City Council finds that it is necessary to annex certain real property contiguous to the City of Fruita in order to:

1. Promote the public health, safety, and welfare of the community;
2. Insure efficient provision of municipal services and fair and equitable distribution of cost amongst those who use services provided by the community; and,
3. Provide for orderly growth of the community; and,

**WHEREAS**, the City Council adopted a Resolution finding that the real property described and shown on Exhibit A is eligible for annexation pursuant to C.R.S. 31-12-104 and 105, stating their intent to annex same and initiating the annexation procedures.

**NOW THEREFORE, BE IT HEREBY ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRUITA COLORADO AS FOLLOWS:**

**Section 1:** The Fruita City Council, having reviewed a properly constituted petition of all the owners of real property in the area proposed for annexation, hereby annexes the property as described and shown in Exhibit A, and the Fruita City limits are hereby modified to reflect said annexation.

**Section 2:** Conditions of said annexation include:

1. Zoning of said property shall be established by future public hearing which will be held within ninety days (90) of the effective day of this ordinance.
2. 19 Road to have a total of 50 feet from the section line.
3. J Road to have a total of 35 feet from the section line.
4. J.2 Road to have a total of 30 feet from the section line.
5. Dedication of a 14-foot multipurpose easement adjacent to all the right of way adjoining the subject property.

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS  
4<sup>TH</sup> DAY OF JANUARY 2022.**

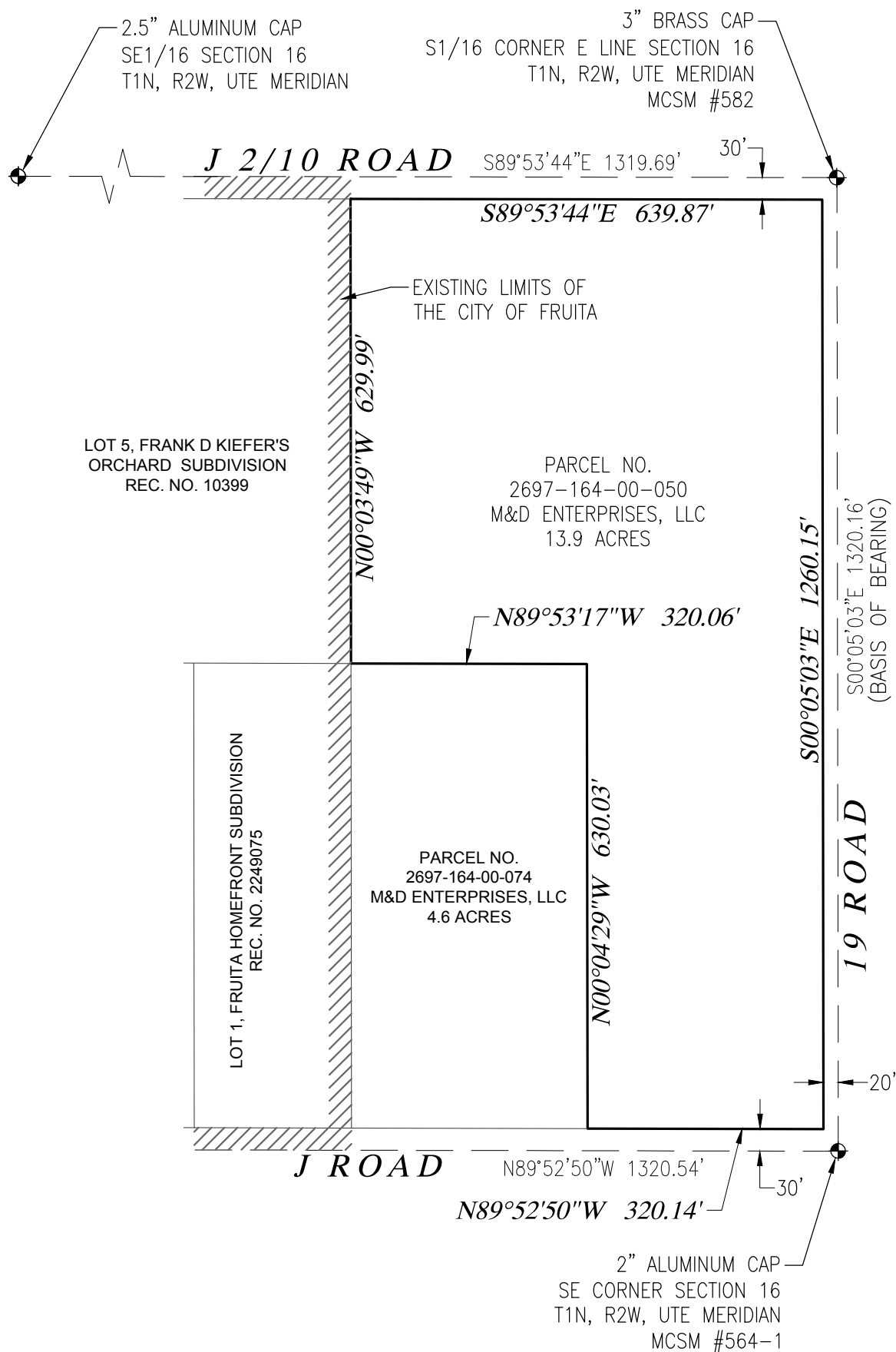
ATTEST:

City of Fruita:

\_\_\_\_\_  
Margaret Sell, City Clerk

\_\_\_\_\_  
Joel Kincaid, Mayor

# EXHIBIT A



## PROPERTY DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SE1/4SE1/4 OF SECTION 16, T1N, R2W, UTE MERIDIAN, CITY OF FRUITA, MESA COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

LOT 7 AND THE EAST 1/2 OF LOT 8, FRANK D. KIEFER'S ORCHARD SUBDIVISION (REC. NO. 10399).

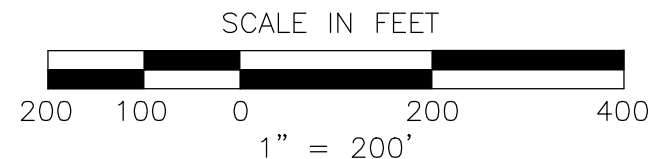
PARCEL CONTAINS 13.9 ACRES

## LEGEND

- PROPERTY BOUNDARY
- SECTION LINE
- ADJOINER PROPERTY LINE
- EXISTING CITY LIMITS
- FOUND SURVEY CONTROL MONUMENT

## TABLE OF ABBREVIATIONS

- MCSM - MESA COUNTY SURVEY MONUMENT
- N - NORTH
- S - SOUTH
- E - EAST
- W - WEST
- C - CENTER
- T - TOWNSHIP
- R - RANGE
- AC - ACRES
- REC. NO. - RECEPTION NUMBER



Rev. Date	Comment	By

**VORTEX ENGINEERING, INC.**  
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 COLORADO LICENSE No. 38864

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EXHIBIT

ANNEXATION EXHIBIT  
**WESTON SUBDIVISION**  
 J ROAD AND I 9 ROAD  
 FRUITA, COLORADO 81521

SCALE: 1"=200'  
 DATE: 7/13/2021  
 PROJECT NO: F20-052  
 CAD ID: weston annex exhibit.dwg

~SHEET~  
**A**