

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

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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.

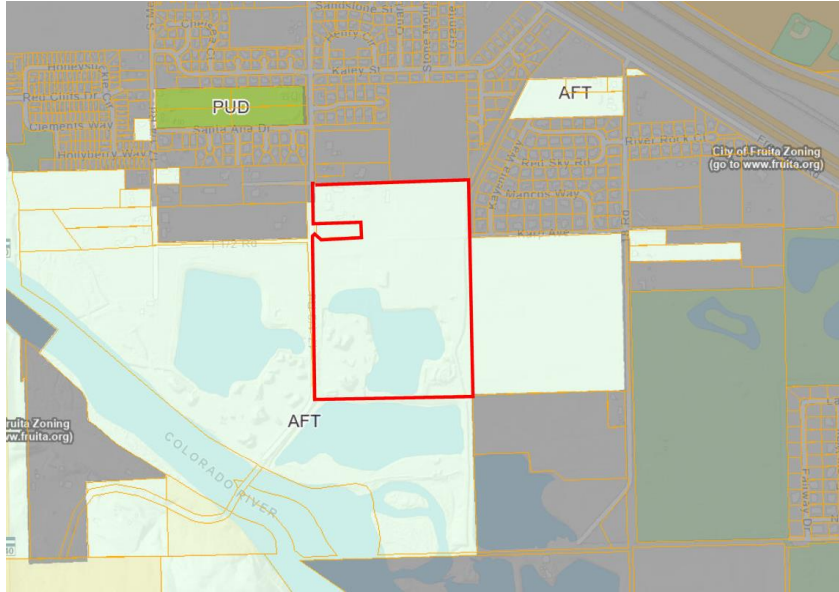
FEMA has identified a 500-year (0.2% annual chance flood) and 100-year (1% annual Chance Flood) across the southern side of the property. The limits extend to within the northern limits of the gravel pit lake. Listed below is the FEMA floodplain map:



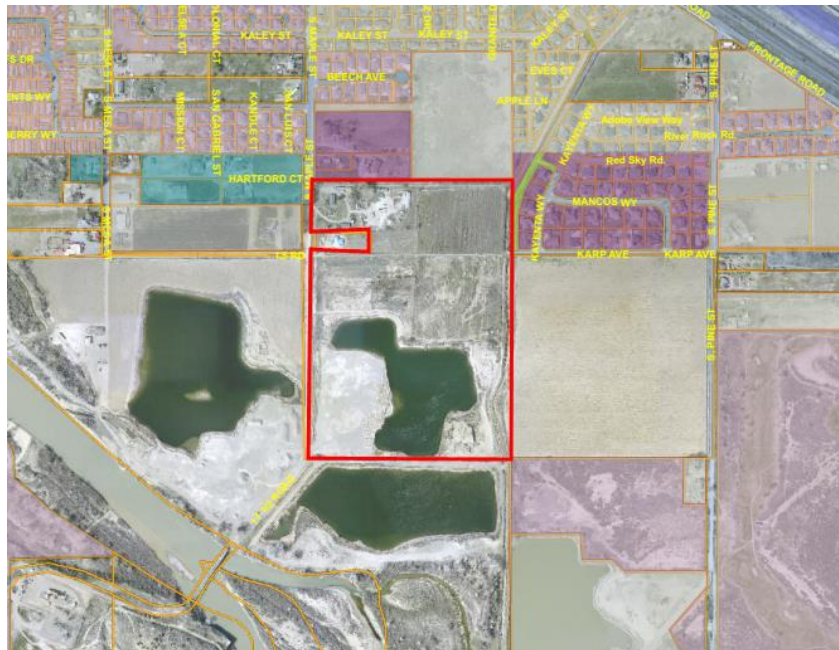
FEMA Floodplain Mapping

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 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.*