

1873 K Road – ANNEXATION NARRATIVE

1873 K Road – Fruita, CO 81521

Location: 1873 K Road
Fruita, CO 81521

Tax ID: 2697-161-00-008

Property Owner: Hays Development, LLC

Date: October 30, 2023

Purpose:

The purpose of this application is to propose the Annexation of a 14.52 acre parcel located at 1873 K Road into the City of Fruita. This application has been prepared on behalf of LC Fruita, LLC and the property is currently owned by Hays Development, LLC.

State Law:

This annexation meets the requirements of State Law Title 31, Article 12.

Site Utilities and Services:

1. Utilities:
 - a. Ute Water Conservancy District – Currently serves this property
 - b. Grand Valley Irrigation Company – Currently serves this property
 - c. Fruita Sewer District – Sewer is available at K Road along the Norther border of this property. This property currently utilizes an ISDS
 - d. Xcel Energy Natural Gas / Electric – Currently serves this property

Impact:

1. Public Safety – No impact to public safety is anticipated
2. Streets – No impact to traffic volume is anticipated
3. Irrigation – No change to the irrigation system

Surrounding Area & City Master Plan:

The property to be annexed is contiguous with the existing urban development boundary and coincides with the City's 2020 Master Plan. The Future Land Use Map identifies this property as Residential 4-8 units/acre and there are existing development applications for nearby properties consistent with the expansion of the Fruita City Limits.

Local Support:

No neighborhood meeting was required/held for this application

Aerial View:

