



Three Step Process

Fruita Land Use Code

For use with:

- Major Subdivision 17.15.40
- Planned Unit Development 17.17.10

Application Cost

Sketch: \$625 + \$35/lot or \$200/acre
 Concept: \$625 + \$35/lot or \$200/acre
 Preliminary: \$1,525 + \$35/lot or \$200/acre
 Final Plat: \$1,100 + Actual Recording Fees



SKETCH PLAN
17.15.060 or
CONCEPT PLAN
17.17.070

Pre-Application Conference
17.15.050, 17.17.060

PRELIMINARY PLAN
17.15.080, PUD 17.17.070
Preliminary Plan shall be submitted 180 days following approval of Sketch Plan or Concept Plan by City Council

Pre-Application Conference
17.15.050, 17.17.060

Pre-Submittal Conference
17.15.050, 17.17.060

Final Plat
17.15.110, 17.17.100
Shall be submitted within 180 days of Preliminary Plan
Approval 17.15.110 A
PRERECORD Conference
17.15.140
Developer shall schedule with staff.

Monitoring of Compliance
17.15.230

Pre-Submittal Conference
17.15.050, 17.17.060

Day 1

Day 5

Day 67

Day 81

Day 95

SUBMITTAL
•Project Name, Application
•Warranty Deed/Title Policy
•Project Narrative
•Appropriate Maps
•Mineral Estate Certificate
•Mailing Labels w/i 250'
•Proposed Infrastructure
•Concept Landscape plan
•Other required documents

Notice of Completeness
Sent to applicant

Legal Notice
Review agencies

City of Fruita Planning Commission
Public Hearing & Recommendations

City of Fruita
City Council Workshop

City of Fruita
City Council Public Hearing & Decision

PRELIMINARY PLAN
17.15.080, PUD 17.17.070
Preliminary Plan shall be submitted 180 days following approval of Sketch Plan or Concept Plan by City Council

Pre-Application Conference
17.15.050, 17.17.060

Pre-Submittal Conference
17.15.050, 17.17.060

Final Plat
17.15.110, 17.17.100
Shall be submitted within 180 days of Preliminary Plan
Approval 17.15.110 A
PRERECORD Conference
17.15.140
Developer shall schedule with staff.

Monitoring of Compliance
17.15.230

SUBMITTAL
17.15.090, 17.17.070

- Project Name, Application
- Warranty Deed/Title Policy
- Required Subdivision Maps
- Project Narrative
- SIA
- Geological Survey & Health Dept. OK (Septic)
- Road Plan & Profile
- Drainage Plan & Calcs
- Utilities Composite
- Landscaping Plan
- Other Required Documents

Day 1

Day 10

Day 67

Day 81

Day 95

Notice of Completeness
17.05.040 E
Sent to applicant

Public Notice
17.05.040 E
Review agency notice by City
17.15.060 B

Notice to Mineral Estates Owners
By Developer
30 days prior to 1st hearing
17.01.130 F.

City of Fruita Planning Commission
Public Hearing & Recommendations
17.15.080 E,
17.01.130,
17.17.090 E, F

City of Fruita City Council Workshop
17.15.060 D

City of Fruita City Council
Public Hearing & Decision
17.15.080 G, H,
17.17.090 G, H

Final Plat
17.15.110, 17.17.100
Shall be submitted within 180 days of Preliminary Plan
Approval 17.15.110 A
PRERECORD Conference
17.15.140
Developer shall schedule with staff.

Monitoring of Compliance
17.15.230

SUBMITTAL 17.15.120, 17.17.100
•Valid for 2 years
•App w/proof ownership
•Plat, SIA, Const Drawings
•Required maps
•Other Required Docs.

Final Plat Review
17.15.130, 17.17.100
Planning Commission hearing
City Council hearing
Planning Department
City Engineer
County Surveyor
Utility Coordinating Committee

Recording of Final Plat 17.15.140
And other required documents– Must be submitted within 6 Months or shall require re-submittal of Final Plan (17.30.150)
17.15.130 C. Approval for Subdivisions not commenced within 3 years of recording, shall be revoked.

6 Months

Pre-Construction Meeting 17.15.130 C

Approval to begin Site Development 17.15.130 C

Within 1 Year following start of Development Improvements, all required improvements shall be completed.
17.21.040. Upon completion of construction, City Engineer shall inspect for conformity. 17.15.260

AGENCY and STAFF SIGN-OFF allow 1st Release of Improvements Agreement (Releases 100% and retains 10% of Performance Guarantee by Council Resolution. 17.21
PLANNING CLEARANCE release 17.15.300 A
CERTIFICATE of OCCUPANCY release 17.15.300 B

FINAL RELEASE OF IMPROVEMENTS AGREEMENT

17.21 Final Acceptance of Public Improvements into City System & Release of 10% takes place 1 year after the 100% release date by Final City Sign-off, City Council Resolution, and Bill of Sale 17.15.280