



## MONTHLY REPORT

### FRUITA COMMUNITY DEVELOPMENT ACTIVITIES

JULY 2016

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JULY 2016

#### PLANNING COMMISSION:

Application #: 2016-11  
Applicant: Travis and Ellen Robinson  
Application Name: Robinson Rental  
Application Type: Conditional Use Permit  
Location: 1424 Niblick Way  
Zone: Adobe Falls PUD  
Description: This is a request for approval of a Conditional Use Permit for a Vacation Rental by Owner (Bed And Breakfast). The Fruta Land Use Code requires a Conditional Use Permit to operate a Bed and Breakfast in this PUD zone.

\*The Applicants of project #2016-11 have requested to continue/postpone this project to the next planning commission meeting on August 9, 2016.

Application #: 2016-13 & 2016-12  
Applicant: Adobe View Development  
Application Name: Adobe View North  
Application Type: Preliminary Plan & Annexation  
Location: 965 18 Road  
Zone: Unincorporated Mesa County, AFT.  
Description: This is a request to approve a Preliminary Plan for a 34 lot single family residential subdivision, and a request to annex and zone 7.33 acres for residential use.

Application #: 2016-15 & 2016-14  
Applicant: River City Consultants  
Application Name: Aspen Village  
Application Type: Preliminary Plan & Annexation

Location: 1062 18 Road  
Zone: Unincorporated Mesa County, AFT.  
Description: This is a request to approve a Preliminary Plan for a 22 lot single family residential subdivision, and a request to annex and zone 6.73 acres for residential use.

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JUNE 2016

## PLANNING COMMISSION:

Application #: 2016-07  
Application Name: Sacred Heart Church  
Applicant: Lance Stewart  
Application Type: Zone Change  
Zone: Community Residential  
Location: 503 E. Aspen Avenue & 433 E. Aspen Avenue  
Description: This is a request for a zone change from a Community Residential zone to a PUD zone. The Fruita Land Use Code requires a public hearing for all zone change requests.

Application #: 2016-08  
Applicant: Vortex Engineering, Inc.  
Application Name: Mesa Grand Minor Subdivision (Lots 2 & 13)  
Application Type: Minor Subdivision with Vested Rights  
Location: 1591 River Road (lot 2) & 1588 Cipolla Road (lot 13)  
Zone: Limited Industrial, Research and Development (LIRD)  
Description: The applicant has requested vested rights for this minor subdivision. State Law and the Fruita Land Use Code require a public hearing for applications wanting vested rights.

Application #: 2016-09  
Applicant: Rick and Tona Goering  
Application Name: Great Divide Villa  
Application Type: Conditional Use Permit  
Location: 1950 Timber Falls Drive  
Zone: Adobe Creek Ranch 2, PUD  
Description: This is a request for approval of a Conditional Use Permit for a Vacation Rental by Owner (Bed And Breakfast). The Fruita Land Use Code requires a Conditional Use Permit to operate a Bed and

Breakfast in a Community Residential zone. Since the zone is a Planned Unit Development (PUD) the underlying zone is Community Residential.

Application #: 2016-10  
Applicant: Mike and Kristy Driver  
Application Name: Sagebrush House Vacation Rental  
Application Type: Conditional Use Permit  
Location: 107 E. Pabor Avenue  
Zone: Community Residential  
Description: This is a request for approval of a Conditional Use Permit for a Vacation Rental by Owner (Bed And Breakfast). The Fruita Land Use Code requires a Conditional Use Permit to operate a Bed and Breakfast in a Community Residential zone.

\*All projects from the June Planning Commission were approved on the consent agenda at the July 5<sup>th</sup> City Council meeting other than #2016-07. Project #2016-07 was discussed by City Council and ultimately a continuance was granted and will be heard again at the August 2<sup>nd</sup> City Council meeting.

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## RECENT SUBMITTALS:

August 9, 2016 Planning Commission meeting:

1. Mineral House VRBO
2. Orchard House VRBO

\*Check out [www.fruita.org/cd](http://www.fruita.org/cd) for more details and to see what is going on in the Planning Department.