



MONTHLY REPORT

FRUITA COMMUNITY DEVELOPMENT ACTIVITIES **JUNE 2016**

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.

MAY 2016

PLANNING COMMISSION:

Application #: 2015-10
Application Name: Fruita Liquor Mart
Application Type: Conditional Use Permit
Applicant: Burke Martin
Location: 439 Highway 6 & 50
Zone: Downtown Mixed Used

Description: This is a request for a Conditional Use Permit approval of a Drive-Thru at the new location of the Fruita Liquor Mart in a Downtown Mixed-Used (DMU) zone. A Conditional Use Permit is required because of a Drive-Thru at the new location.

This application request was approved with the conditions that all review comments addressed in the staff report be adequately resolved.

RECENT SUBMITTALS:

1. Robinson Rental-VRBO (July 12 Planning Commission & August 2 City Council)
2. Adobe View North- Annexation & Preliminary Plan (July 12 Planning Commission, other dates to follow for the annexation)
3. Aspen Village- Annexation & Preliminary Plan (July 12 Planning Commission, other dates to follow for the annexation)

*Check out www.fruita.org/cd for more details and to see what is going on in the Planning Department.