

ORDINANCE 2007-06

AN ORDINANCE OF THE CITY OF FRUITA, COLORADO, AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA BY APPROVING A PLANNED UNIT DEVELOPMENT WITHIN THE CITY OF FRUITA KNOWN AS SANTA ANA SUBDIVISION PUD LOCATED AT 970 17 ¼ ROAD

WHEREAS, the property to be zoned is shown and described in attached Exhibit A, incorporated herein by this reference (the "Property"), and was recently annexed to the City of Fruita by Ordinance 2007-05, and

WHEREAS, newly annexed property must be zoned in accordance with applicable law, and

WHEREAS, the Property is currently zoned AFT in Mesa County and the Fruita Community Plan 2020 shows the recommended zoning to be South Fruita Residential, and

WHEREAS, the City Council has received an application by Leo J. Gilbride, Gilbride Development, LLC (the "Applicant" to zone the Property as Planned Unit Development (PUD)), and

WHEREAS, the Fruita Planning Commission recommended approval of the application to zone the Property PUD to the Fruita City Council, and

WHEREAS, a PUD Control Guide, as required by Section 17.17.080 of the Fruita Land Use Code (2004, as amended), and entitled Santa Ana Subdivision Planned Unit Development Control Guide contains information regarding the uses, density and development standards for the Santa Ana Subdivision PUD, and

WHEREAS, based on the evidence, testimony, exhibits, study of the City's Master Plan, staff reports including review comments, Planning Commission public hearing minutes, and comments from all interested parties, the City Council finds as follows:

- A. Proper publication and other public notices were provided as required by law for the hearings before the Planning Commission and City Council.
- B. Pursuant to Section 17.17.100 of the Fruita Land Use Code (2004, as amended) the City Council finds that the proposed PUD is desirable because it meets one or more of the standards and criteria set forth in Section 17.17.050 of the Fruita Land Use Code (2004, as amended) required for approval of a planned unit development including general conformity with the City's Master Plan, and accomplishes one or more of the purposes of a planned unit development as set forth in Section 17.17.010 of the Fruita Land Use Code (2004, as amended).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRUITA, COLORADO:

Section 1: That the Official Zoning Map adopted pursuant to Section 17.13.060 of the Fruita Land Use Code (2004, as amended) is hereby amended and that the Property shown and described on the attached Exhibit A, containing approximately 8.78 acres, be and the same is hereby rezoned as a Planned Unit Development (PUD).

Section 2: That the PUD Control Guide entitled Santa Ana Subdivision Planned Unit Development Control Guide attached hereto as Exhibit B, and incorporated herein by this reference, establishes the uses, densities, and development standards for the Santa Ana Subdivision PUD. The zoning designation herein approved is specifically conditional upon the Applicant's and any owner's full compliance with said PUD Control Guide.

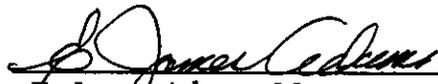
Section 3: It shall be a Class B municipal offence, as defined in the Fruita Municipal Code, for any person to knowingly erect, construct, use, or alter any building or structure or knowingly use any land in violation of the PUD Control Guide herein adopted.

Section 4: The City Clerk is directed to:

1. File the original of this Ordinance including attached Exhibits in the office of the City Clerk of the City of Fruita, Colorado;
2. File one copy of this Ordinance including attached Exhibits in the office of the Mesa County Colorado Assessor; and
3. File for the record one certified copy of this Ordinance including attached Exhibits with the Mesa County Colorado Clerk and Recorder.

PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS
15th DAY OF MAY, 2007.

City of Fruita


E. James Adams, Mayor


ATTEST:
S E

City Clerk

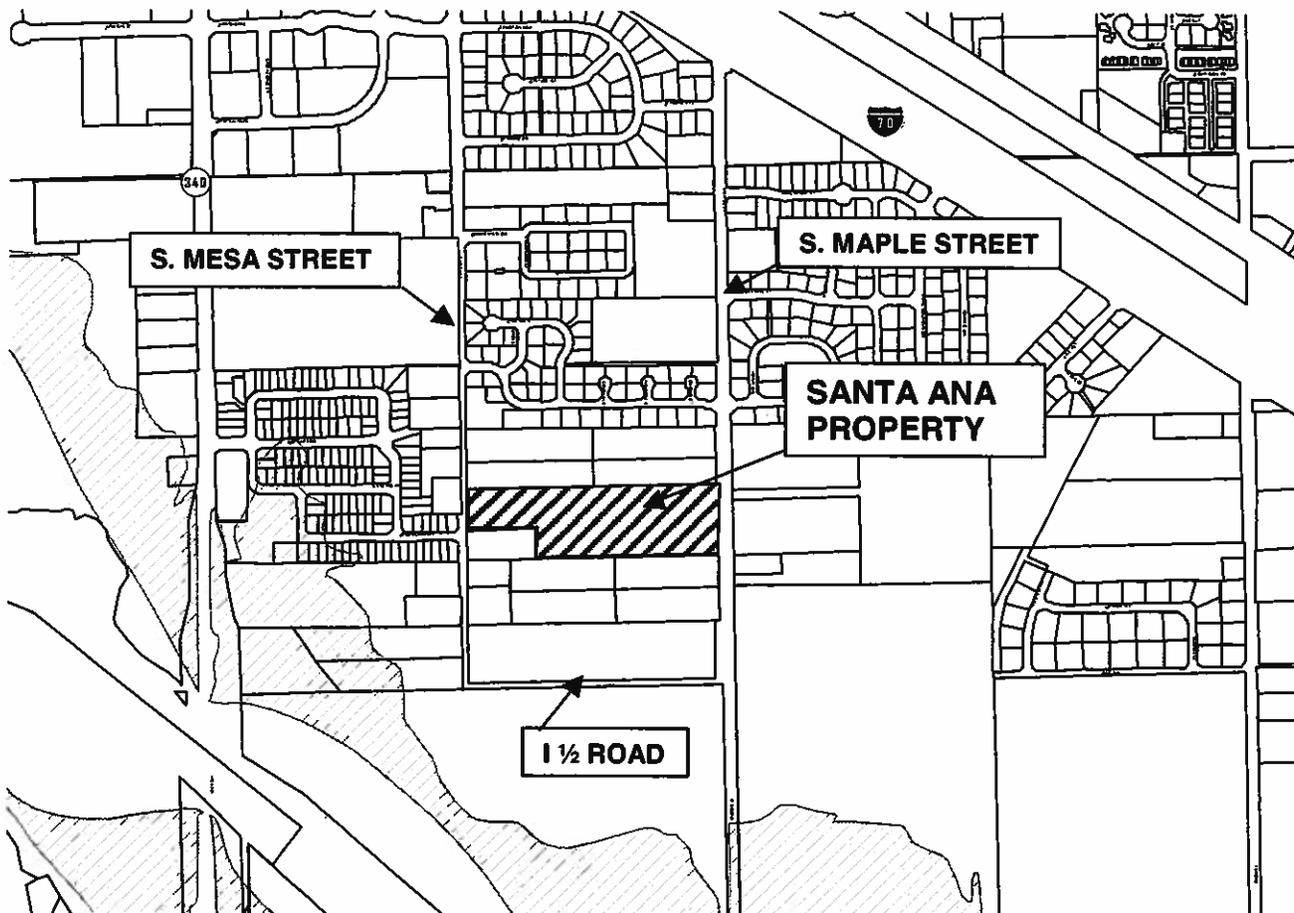
ORDINANCE 2007-06
EXHIBIT A
LOCATION MAP AND LEGAL DESCRIPTION
SANTA ANA SUBDIVISION PUD

S ½ N ½ SE ¼ NW ¼ of Section 20, Township 1 North, Range 2 West of the Ute Meridian;
EXCEPT beginning at a point from whence the Southwest corner of the SE ¼ NW ¼ of
Section 20, Township 1 North, Range 2 West, Ute Meridian bears South 660.0 feet; thence
North 150.0 feet; thence North 89° 53' East 355.59 feet; thence South 150.0 feet; thence
South 89° 53' West 355.59 feet to the Point of Beginning.

Total perimeter 3,176.72' 1/6 contiguity equals 529.45'

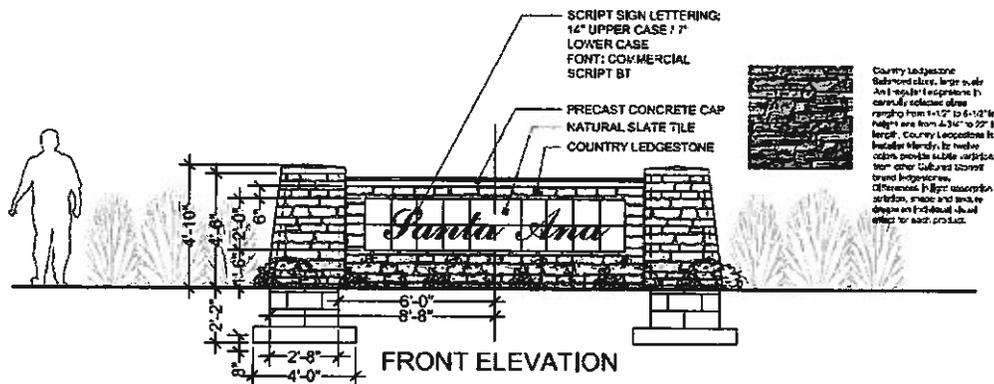
Contiguity from Bonar Annexation and Tuxedo Park equals 1,537.60'

Also known as 970 17 ¼ Rd., Tax parcel number 2697-202-00-062



SANTA ANA SUBDIVISION

PLANNED UNIT DEVELOPMENT CONTROL GUIDE



Prepared by

GILBRIDE DEVELOPMENT, LLC
685 Curecanti Circle
Grand Junction, Colorado 81503

SANTA ANA SUBDIVISION

PLANNED UNIT DEVELOPMENT CONTROL GUIDE

1.0 PURPOSE

The purpose of the Santa Ana Subdivision Planned Unit Development (PUD) Control Guide is to serve as the governing regulations which will control the development of the Santa Ana Subdivision PUD. The PUD Control Guide will serve as the zone district regulations for the PUD and is in conformance with Section 17.03.519 of the Fruita Municipal Code. Development within the Santa Ana Subdivision PUD will be regulated and administered by the City of Fruita through the provisions of this PUD Control Guide. Building construction within the PUD is governed by the applicable City of Fruita ordinances, rules, regulations and building codes. Approval of this PUD Control Guide constitutes a vested property pursuant to Section 24-68-103 CRS, as amended.

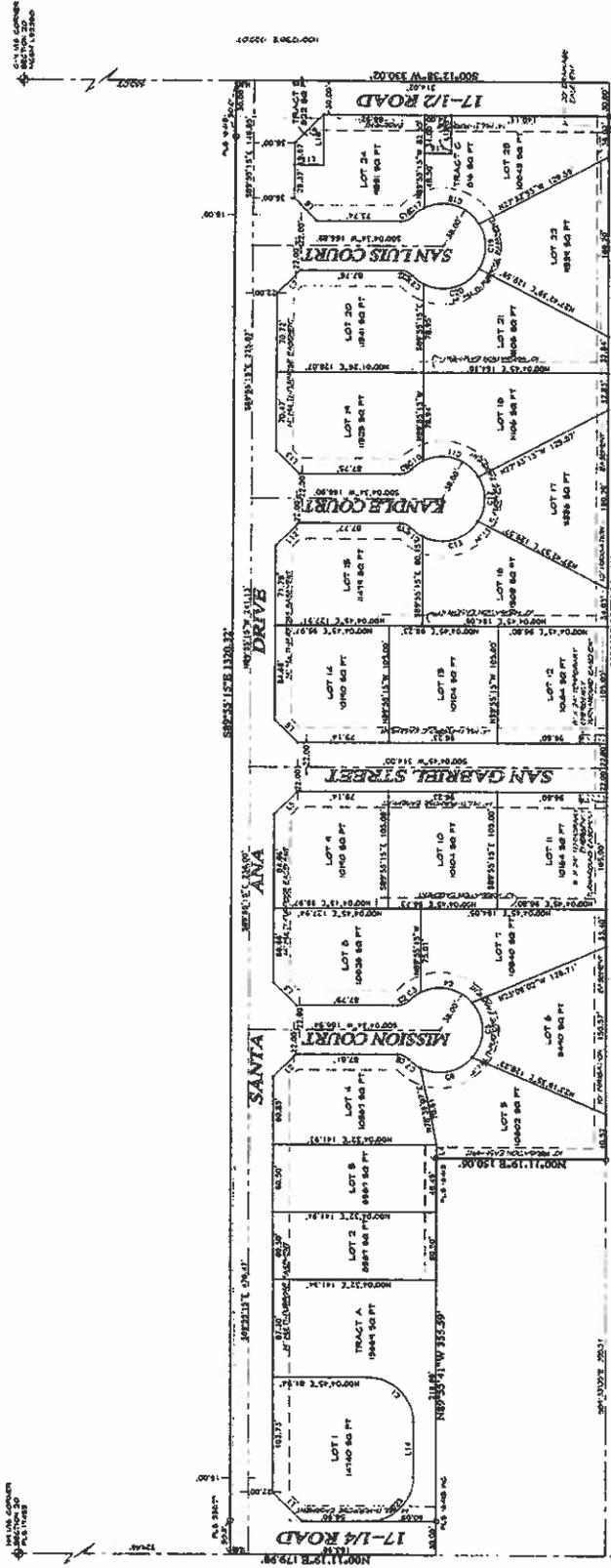
The more restrictive, specific provisions of this PUD Control Guide shall supersede those contained in Title 17 of the Fruita Municipal Code. However, where this PUD Control Guide does not address a particular issue or subject matter, the specific provisions of Title 17 of the Fruita Municipal Code (Fruita Land Use Code) shall prevail. In Case of a dispute or ambiguity, the City shall be responsible for interpreting the applicable regulations and resolving the dispute or ambiguity.

Figures 1 through 3 show the Santa Ana Subdivision PUD lot layout, common area landscaping plan, and perimeter fencing plan. Typical house elevations representing the general architectural style of the Santa Ana Subdivision is showing in Figure 4. Figure 5 is a plan view map showing a typical lot layout and house footprint.

2.0 TRANSFER OF DEVELOPMENT RIGHTS

The Santa Ana Subdivision PUD is located in a Receiving Area for the Fruita/Mesa County Transfer of Development Rights Program (TDR Program). The property currently resides in Mesa County. The Santa Ana property seeks annexation into the City of Fruita and PUD zoning. The underlying (projected) zoning upon annexation is South Fruita Residential, which allows a maximum of two (2) dwelling units per acre (DUA). A bonus density of up to four (4) DUA is achievable through the TDR Program. The underlying (projected) "base" density for the proposed Santa Ana Subdivision (8.78 acre) is 17 dwelling units. The TDR Program allows a "bonus" density of up to seven (7) additional DUA per TDR credit (TDR/C).

FINAL PLAT SANTA ANA SUBDIVISION



GRAPHIC SCALE 1"=50'
0 50 100 150

NOTES:
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
2. ALL BEARINGS ARE TRUE BEARINGS.
3. ALL CORNERS ARE TO BE MARKED WITH IRON PIPES OR IRON RODS.
4. ALL LOTS ARE TO BE CONVEYED BY DEED.
5. ALL LOTS ARE TO BE CONVEYED TO THE CITY OF FRUITA, COLORADO.
6. ALL LOTS ARE TO BE CONVEYED TO THE CITY OF FRUITA, COLORADO.
7. ALL LOTS ARE TO BE CONVEYED TO THE CITY OF FRUITA, COLORADO.
8. ALL LOTS ARE TO BE CONVEYED TO THE CITY OF FRUITA, COLORADO.

FINAL PLAT

SANTA ANA SUBDIVISION
SITUATED IN THE SE1/4 NW1/4 OF SECTION 20,
T.1 N., R.2 W., T6E MERIDIAN
CITY OF FRUITA, COLORADO
SECTION 18, T1N, R2W, T6E
PLAT 1, BOOK 2, PAGE 1

River City CONSULTANTS, INC.
Professional Land Surveyors
1400 North Street, Suite 100
Fruita, Colorado 81521
Phone: 970-841-4722
Fax: 970-841-4723
E-mail: info@rivercitysurvey.com
Date of Survey: Jan 2023
Date of Plat: Jan 2023
Job No.: 2023-001

CURVE	ARC	BEARING	AREA	CHORD BEARING	CHORD
C1	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C2	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C3	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C4	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C5	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C6	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C7	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C8	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C9	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C10	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C11	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C12	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C13	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C14	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C15	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C16	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C17	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C18	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C19	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C20	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C21	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C22	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C23	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C24	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C25	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C26	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C27	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C28	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C29	18.75	S 89.10° E	1.00	S 89.10° E	1.00
C30	18.75	S 89.10° E	1.00	S 89.10° E	1.00

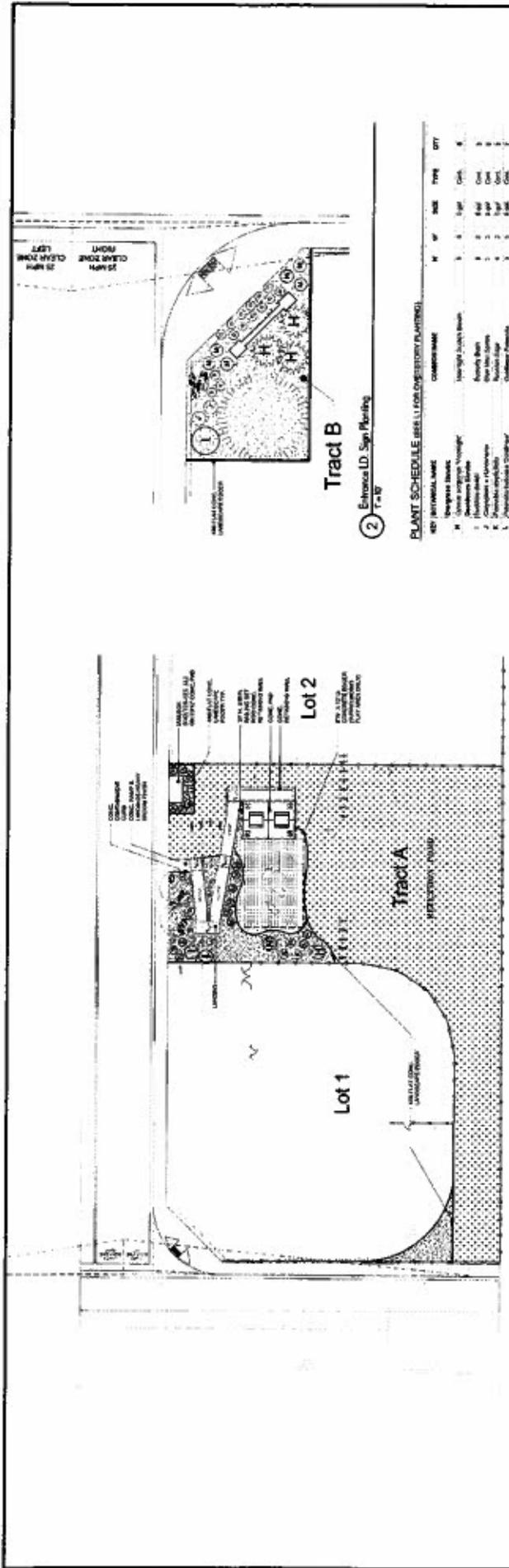
LINE	BEARING	DISTANCE
L1	S 89.10° E	1.00
L2	S 89.10° E	1.00
L3	S 89.10° E	1.00
L4	S 89.10° E	1.00
L5	S 89.10° E	1.00
L6	S 89.10° E	1.00
L7	S 89.10° E	1.00
L8	S 89.10° E	1.00
L9	S 89.10° E	1.00
L10	S 89.10° E	1.00
L11	S 89.10° E	1.00
L12	S 89.10° E	1.00
L13	S 89.10° E	1.00
L14	S 89.10° E	1.00
L15	S 89.10° E	1.00
L16	S 89.10° E	1.00
L17	S 89.10° E	1.00
L18	S 89.10° E	1.00
L19	S 89.10° E	1.00
L20	S 89.10° E	1.00
L21	S 89.10° E	1.00
L22	S 89.10° E	1.00
L23	S 89.10° E	1.00
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L27	S 89.10° E	1.00
L28	S 89.10° E	1.00
L29	S 89.10° E	1.00
L30	S 89.10° E	1.00

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L1	S 89.10° E	1.00
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L3	S 89.10° E	1.00
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L14	S 89.10° E	1.00
L15	S 89.10° E	1.00
L16	S 89.10° E	1.00
L17	S 89.10° E	1.00
L18	S 89.10° E	1.00
L19	S 89.10° E	1.00
L20	S 89.10° E	1.00
L21	S 89.10° E	1.00
L22	S 89.10° E	1.00
L23	S 89.10° E	1.00
L24	S 89.10° E	1.00
L25	S 89.10° E	1.00
L26	S 89.10° E	1.00
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L28	S 89.10° E	1.00
L29	S 89.10° E	1.00
L30	S 89.10° E	1.00

LINE	BEARING	DISTANCE
L1	S 89.10° E	1.00
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L5	S 89.10° E	1.00
L6	S 89.10° E	1.00
L7	S 89.10° E	1.00
L8	S 89.10° E	1.00
L9	S 89.10° E	1.00
L10	S 89.10° E	1.00
L11	S 89.10° E	1.00
L12	S 89.10° E	1.00
L13	S 89.10° E	1.00
L14	S 89.10° E	1.00
L15	S 89.10° E	1.00
L16	S 89.10° E	1.00
L17	S 89.10° E	1.00
L18	S 89.10° E	1.00
L19	S 89.10° E	1.00
L20	S 89.10° E	1.00
L21	S 89.10° E	1.00
L22	S 89.10° E	1.00
L23	S 89.10° E	1.00
L24	S 89.10° E	1.00
L25	S 89.10° E	1.00
L26	S 89.10° E	1.00
L27	S 89.10° E	1.00
L28	S 89.10° E	1.00
L29	S 89.10° E	1.00
L30	S 89.10° E	1.00

LIST OF SYMBOLS AND ABBREVIATIONS USED ON THIS PLAT

- N NORTH
- S SOUTH
- E EAST
- W WEST
- 1/4 QUARTER
- 1/2 HALF
- 3/4 THREE QUARTERS
- 1/8 EIGHTH
- 1/16 SIXTEENTH
- 1/32 THIRTYSECOND
- 1/64 SIXTYFOURTH
- 1/128 ONE HUNDRED TWENTY EIGHTH
- 1/256 ONE FIFTY TWO THOUSANDTH
- 1/512 ONE HUNDRED FORTY FOUR THOUSANDTH
- 1/1024 ONE HUNDRED EIGHTY EIGHT THOUSANDTH
- 1/2048 ONE THOUSAND SEVEN HUNDRED SIXTYFOURTH
- 1/4096 TWO THOUSAND THREE THOUSAND SIXTYEIGHTH
- 1/8192 FOUR THOUSAND SEVEN THOUSAND THREE HUNDRED SIXTYFOURTH
- 1/16384 EIGHT THOUSAND FORTY SEVEN THOUSAND SEVEN HUNDRED TWENTYEIGHTH
- 1/32768 SIXTEEN THOUSAND NINETY FIVE THOUSAND FIVE THOUSAND FIVE HUNDRED FIFTYSIXTH
- 1/65536 THIRTYTWO THOUSAND NINETEEN THOUSAND ONE HUNDRED THIRTYTWO THOUSAND ONE HUNDRED TWENTYEIGHTH
- 1/131072 SIXTYFOUR THOUSAND THIRTYEIGHT THOUSAND TWO HUNDRED FIFTYFOUR THOUSAND FIFTYSIXTH
- 1/262144 ONE HUNDRED SEVENTYSEVEN THOUSAND SEVENTYFOUR THOUSAND FIVE HUNDRED FIFTYSIXTH
- 1/524288 THREE HUNDRED FIFTYFOUR THOUSAND FIVE HUNDRED FIFTYSIXTH
- 1/1048576 SEVEN HUNDRED THIRTYEIGHT THOUSAND ONE HUNDRED TWENTYEIGHTH
- 1/2097152 FIFTEEN THOUSAND SEVEN THUNDRETH
- 1/4194304 THIRTYTHREE THOUSAND FOUR HUNDRED SEVENTYEIGHTH
- 1/8388608 SIXTYSEVEN THOUSAND NINE HUNDRED FIFTYSIXTH
- 1/16777216 ONE HUNDRED THIRTYFOUR THOUSAND NINETEEN THOUSAND ONE HUNDRED TWENTYEIGHTH
- 1/33554432 TWO HUNDRED SIXTYEIGHT THOUSAND THIRTYEIGHT THOUSAND TWO HUNDRED FIFTYFOUR THOUSAND FIFTYSIXTH
- 1/67108864 FIVE HUNDRED THIRTYSEVEN THOUSAND SEVENTYFOUR THOUSAND FIVE HUNDRED FIFTYSIXTH
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- 1/562949966221312 FOUR THOUSAND SEVENTH
- 1/1125899932442624 EIGHT THOUSAND FORTY SEVENTH
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- 1/6044629073303864164352 FOUR THOUSAND SEVENTH
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- 1/39614081094804204163497472 TWO HUNDRED SIXTYEIGHT THOUSAND FIFTYEIGHT THOUSAND NINE HUNDRED FIFTYSIXTH
- 1/79228162189608408326994944 FIVE HUNDRED THIRTYSEVEN THOUSAND NINETEEN THOUSAND ONE HUNDRED TWENTYEIGHTH
- 1/158456324379216816653989888 ONE THOUSAND SEVENTYSEVEN THOUSAND SEVENTYFOUR THOUSAND FIVE HUNDRED FIFTYSIXTH
- 1/316912648758433633267979776 TWO THOUSAND THREE THOUSAND SIXTYEIGHTH
- 1/633825297516867266535959552 FOUR THOUSAND SEVENTH
- 1/1267650595033734533071919104 EIGHT THOUSAND FORTY SEVENTH
- 1/253530119006746906614378208 SIXTEEN THOUSAND NINETY FIFTH
- 1/5070602380134938132287764416 THIRTYTHREE THOUSAND NINETEEN THOUSAND ONE HUNDRED TWENTYEIGHTH
- 1/1014120476026987666457548832 SIXTYSEVEN THOUSAND THIRTYEIGHT THOUSAND TWO HUNDRED FIFTYFOUR THOUSAND FIFTYSIXTH
- 1/2028240952053975332915196664 ONE HUNDRED THIRTYFOUR THOUSAND SEVENTYFOUR THOUSAND FIVE HUNDRED FIFTYSIXTH
- 1/4056481904107950665830393328 TWO HUNDRED SIXTYEIGHT THOUSAND FIFTYEIGHT THOUSAND NINE HUNDRED FIFTYSIXTH
- 1/8112963808215901331660786656 FIVE HUNDRED THIRTYSEVEN THOUSAND NINETEEN THOUSAND ONE HUNDRED TWENTYEIGHTH
- 1/16225927616431802673321573312 ONE THOUSAND SEVENTYSEVEN THOUSAND SEVENTYFOUR THOUSAND FIVE HUNDRED FIFTYSIXTH
- 1/32451855232863605346643146624 TWO THOUSAND THREE THOUSAND SIXTYEIGHTH
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- 1/34028236547409635001216132000143424 TWO THOUSAND THREE THOUSAND SIXTYEIGHTH
- 1/680564730948192700024322



2 Entrance LD Sign Planting
F=20'

PLANT SCHEDULE (SEE LIST FOR VEGETATION PLANTING)

NO.	PLANT/ANNUAL NAME	COMMENTS	H	W	SIZE	TYPE	QTY
1	Large Tree/Plant	Large Tree/Plant	1	1	10'	Oak	1
2	Medium Tree/Plant	Medium Tree/Plant	1	1	8'	Oak	1
3	Small Tree/Plant	Small Tree/Plant	1	1	6'	Oak	1
4	Shrub	Shrub	1	1	4'	Oak	1
5	Shrub	Shrub	1	1	4'	Oak	1
6	Shrub	Shrub	1	1	4'	Oak	1
7	Shrub	Shrub	1	1	4'	Oak	1
8	Shrub	Shrub	1	1	4'	Oak	1
9	Shrub	Shrub	1	1	4'	Oak	1
10	Shrub	Shrub	1	1	4'	Oak	1
11	Shrub	Shrub	1	1	4'	Oak	1
12	Shrub	Shrub	1	1	4'	Oak	1
13	Shrub	Shrub	1	1	4'	Oak	1
14	Shrub	Shrub	1	1	4'	Oak	1
15	Shrub	Shrub	1	1	4'	Oak	1
16	Shrub	Shrub	1	1	4'	Oak	1
17	Shrub	Shrub	1	1	4'	Oak	1
18	Shrub	Shrub	1	1	4'	Oak	1
19	Shrub	Shrub	1	1	4'	Oak	1
20	Shrub	Shrub	1	1	4'	Oak	1

1 Plant Planting
F=20'

GENERAL PLANTING NOTES

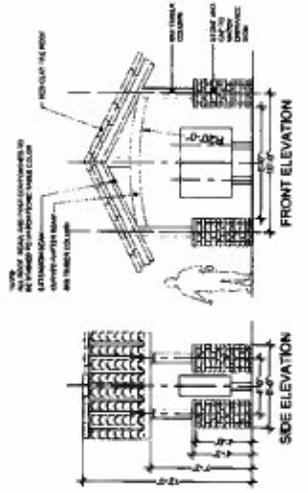
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IRRIGATION SYSTEM SPECIFICATIONS

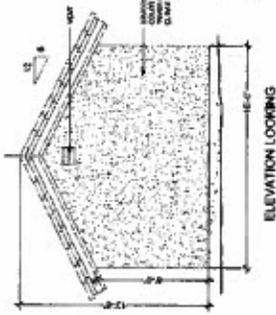
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TURF GRASS SPECIFICATIONS:

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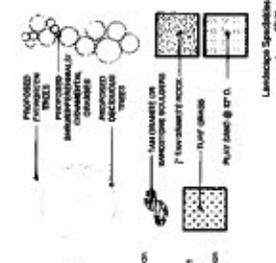


3 Medium Shutter
1/4" = 1'-0"



4 Pump House Elevations
1/4" = 1'-0"

PLANTING SYMBOLOLOGY



<p>CITY OF PHOENIX, AZ PROJECT: SANTA ANA AREA SHEET: 10-UNDERSTORY DATE: 08/11/2010 DRAWN BY: [Name] CHECKED BY: [Name]</p>		<p>REVISIONS</p> <table border="1"> <tr> <th>NO.</th> <th>DATE</th> <th>DESCRIPTION</th> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> <tr> <td> </td> <td> </td> <td> </td> </tr> </table>	NO.	DATE	DESCRIPTION									
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<p>DESIGNED BY: [Name] CHECKED BY: [Name] DATE: 08/11/2010</p>		<p>SCALE: 1/4" = 1'-0"</p>												

Figure 3. Santa Ana Subdivision PUD Landscape Plan Understory



(a) Two-car Garage House



(b) Three-car Garage House

Figure 4. Santa Ana Subdivision PUD Typical Architectural Elevations

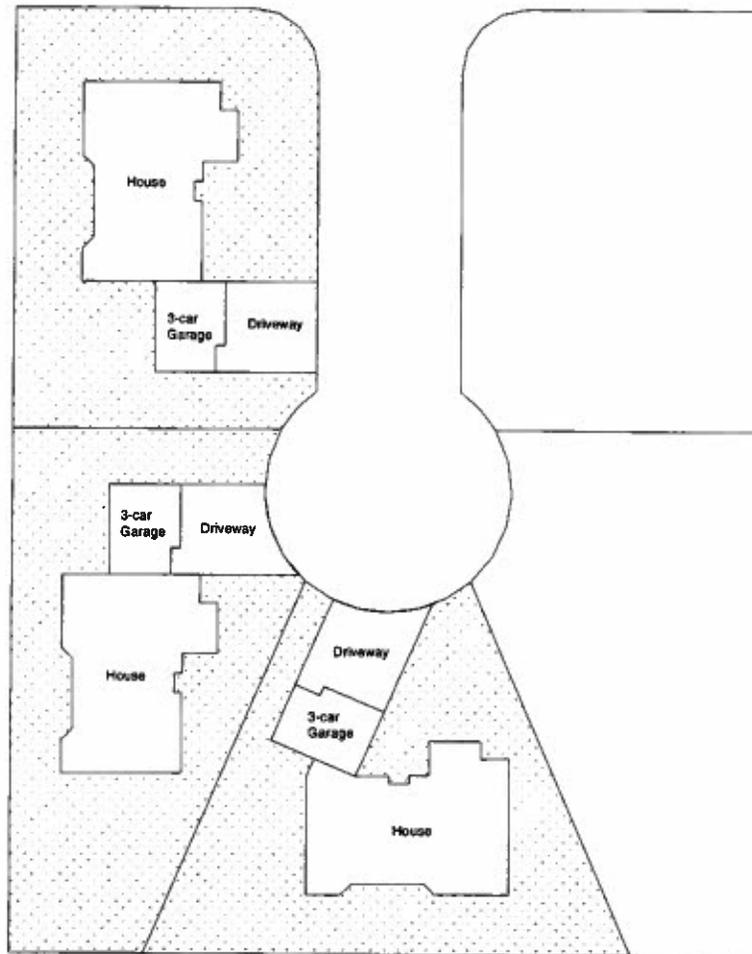


Figure 5. Santa Ana Subdivision PUD Typical Lot Layout—2,450 sq ft Houses With 3-car Garages Shown

The Santa Ana Subdivision proposes to supply one (1) TDR/C for an overall density of 24 units of development. The one (1) necessary TDR/C has already been purchased from an eligible property in the TDR Sending Area [General Sending Area Certificate #003-2006]. The TDR/C is available for transfer to the Santa Ana Subdivision PUD upon recording of the plat.

3.0 MAINTENANCE & OWNERSHIP OF OUTLOTS

The Santa Ana Subdivision PUD incorporates three outlots referred to as Tract A, Tract B, and Tract C. The locations of the tracts are shown on the subdivision map in Figure 1.

TRACT A: Tract A comprises the public park (0.36 acre). The park is for the common use and enjoyment of subdivision residents and the public at large. The park provides secondary public pedestrian access to the subdivision and a stormwater detention pond. Tract A is encumbered by a blanket easement for public access and drainage. The owners of the subdivision are responsible for the maintenance and repair of Tract A through the Santa Ana Homeowners Association, LLC.

TRACT B: Tract B comprises the east entrance neighborhood sign and associated landscaping (0.02 acre). Tract B is owned by the Santa Ana Homeowners Association, LLC. The maintenance and repair of Tract B is the responsibility of the Santa Ana Homeowners Association, LLC.

TRACT C: Tract C comprises the irrigation pumping system outlot and contains the irrigation water storage vault and pump house (0.02 acre). Tract C is owned by the Santa Ana Homeowners Association, LLC. The maintenance and repair of Tract B is the responsibility of the Santa Ana Homeowners Association, LLC.

4.0 INDIVIDUAL LOT GUIDELINES & REQUIREMENTS

The Santa Ana Subdivision PUD comprises 24 single-family residential lots. Lot building guidelines and requirements are summarized as follows and apply to all 24 lots unless otherwise stated:

DWELLING STRUCTURE SETBACKS: Dwelling structure setbacks are defined by Large Lot Residential zoning requirements of the Fruita Land Use Code, with the modification that Side Yard minimum setbacks will be 8 ft on the side of the structure without a garage and 12 ft on the side of the structure with a garage. Individual lot exceptions are stated in Table 1. See Figure 1 for lot numbering.

ACCESSORY STRUCTURE SETBACKS: Accessory structure setbacks are defined by Large Lot Residential zoning requirements of the Fruita Land Use Code. Accessory structures are prohibited within utility, drainage, irrigation, and/or multipurpose easements. An accessory structure may never be in front of the Principal Dwelling Unit.

MAXIMUM DWELLING STRUCTURE SIZE: Maximum dwelling structure size is defined by Large Lot Residential zoning requirements of the Fruita Land Use Code.

MINIMUM DWELLING STRUCTURE SIZE: 1,800 sq ft.

DWELLING STRUCTURE HEIGHT RESTRICTION: The dwelling structure height restriction is defined by Large Lot Residential zoning requirements of the Fruita Land Use Code.

ACCESSORY STRUCTURE HEIGHT RESTRICTION: The accessory structure height restriction is defined by Large Lot Residential zoning requirements of the Fruita Land Use Code.

MINIMUM FOLIAGE: Minimum of one (1) tree and two (2) shrubs in the Front yard.

FENCING RESTRICTION: All fencing is required (1) to comply with the Fruita Land Use Code and (2) be approved by the Architectural Control Committee for the Santa Ana Homeowners Association, LLC. Fences shall not exceed 6 ft in height and will be constructed of vinyl or wood.

ARCHITECTURAL STANDARDS: Architectural review of structures, buildings, fencing, and other improvements and landscaping must be submitted to and approved by the Architectural Control Committee for the Santa Ana Homeowners Association, LLC prior to commencement of such work. Architectural standards apply per the Santa Ana Subdivision Covenants, Conditions and Restrictions, and Santa Ana Homeowners Association, LLC Bylaws.

EASEMENTS: Multipurpose and irrigation easements apply per the Santa Ana Subdivision recorded plat.

Table 1. Santa Ana Subdivision Dwelling Structure Setback Exceptions

Lot	Approximate Lot Size		Setback Exceptions from Standard LLR [†]
	Sq Ft	Acres	
1	14,740	0.34	None
2	8,587	0.20	South lot line—25 ft
3	8,587	0.20	South lot line—25 ft
4	10,567	0.24	West lot line—10 ft South lot line—15 ft
5	10,802	0.25	West lot line—10 ft
6	11,490	0.26	None
7	10,340	0.24	East lot line—10 ft
8	10,826	0.25	East lot line—10 ft South lot line—15 ft
9	10,190	0.23	None
10	10,104	0.23	None
11	10,164	0.23	None
12	10,164	0.23	None
13	10,104	0.23	None
14	10,190	0.23	None
15	11,479	0.26	West lot line—10 ft South lot line—15 ft
16	11,303	0.26	South lot line—15 ft
17	11,336	0.26	None
18	11,106	0.25	East lot line—10 ft
19	11,325	0.26	East lot line—10 ft South lot line—15 ft
20	11,341	0.26	West lot line—10 ft South lot line—15 ft
21	11,108	0.26	South lot line—15 ft
22	11,339	0.26	None
23	10,845	0.25	East lot line—15 ft
24	9,331	0.21	North lot line—25 ft along street/10 ft along Tract B East lot line—15 ft

[†] Large Lot Residential zoning requirements apply with Side Yard modification: 8 ft without garage/12 ft with garage.