

Project Narrative
Name: Kismet Minor Subdivision
Application: Minor Subdivision
March 8, 2023

Project Information

Applicant(s): Karen Leonhart – Owner
Representative: Tracy States – River City Consultants, Inc.
Location: 460 N. Mesa Street, Fruita, CO
Parcel No(s): 2697-083-00-094
Zoning: CR

Project Description:

The project proposes to create two additional single-family residential lots (for a total of three) on 1.46 acres in a CR zone district. No deviations from the zoning code are being requested.

Neighborhood Meeting:

This is a minor subdivision process, creating two additional single-family residential lots and is not perceived as controversial. Therefore, the applicant felt a neighborhood meeting for the minor subdivision was not necessary.

Project compliance with, compatibility with and impacts on:

Adopted plans and policies:

The project meets the intent of the 2020 Community Plan, as well as the requirements of the City of Fruita Municipal Code, updated through November 6, 2020.

Land use in surrounding area including parks and open space:

Land use in the surrounding area is mostly residential. Shelledy Elementary and Fruita Middle School are in close proximity.

Site access and traffic patterns:

Site access is existing for Lot 1 from N. Mesa Street. A shared driveway is proposed to serve Lots 2 and 3 from N. Mesa Street approximately 115 feet west of the existing access for Lot 1.

Traffic patterns will be minimally impacted due to the addition of two single-family residential lots.

Availability of utilities:

All utilities are extended to the proposed lots, including sewer. No new construction is proposed with the Minor Subdivision.

Special or unusual demands on utilities:

The Minor Subdivision will not cause any special or unusual demands on utilities.

Effects on public facilities and services:

The Minor Subdivision will not create any unusual demands on public facilities and services.

Site soils and geology:

A Geotechnical report was prepared in 2017 when the proposal was a four-lot subdivision. The site is suitable for residential development, following the recommendations of the report.

Stormwater Management:

A Stormwater Management Plan is included with this submittal. If it is determined that any construction/extension of utilities, or the construction of the shared driveway, and eventual residential units will disturb more than an acre, the appropriate stormwater permits will be obtained. Best management practices will be in place regardless.



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