

May 31, 2023

Henry Hemphill  
City Planner  
City of Fruita, CO

Re: LaPointe Minor Subdivision Project Narrative

Dear Henry,

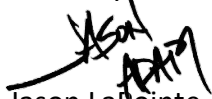
We are proposing to subdivide our property located at 1050 E Ottley Ave into four building lots accessed by a shared driveway. The four building Lots will be approximately +/- 18,000 sf each. There will be two shared tracts of land: Tract A will be the shared driveway, and Tract B will be access to the Water Management Area. The Water Management Area will be constructed along the south property line in the existing drainage easement.

The shared driveway would be accessed from Ottley Ave and bisect the existing property. All utilities are proposed to be routed below the shared driveway. Irrigation services are proposed to be brought to each of the building lots and will tee off of the existing 6" line along the north side of the property.

Please refer to the included attachments prepared by Rhino Engineering and AES Land Services.

We look forward to working with you through this process.

Sincerely,



Jason LaPointe

FUSE architecture + construction