

North Mesa Minor Subdivision 155 North Mesa Street, Fruita, CO

PROJECT NARRATIVE

REPRESENTATIVE: JCI Construction. LLC

708 Limber Pine St., Fruita, CO 81521 P) 970-250-7025 E) justco@jcigj.com

SUBJECT PARCEL LOCATION: (See Location Map.)

Parcel: Site Address: 155 N. Mesa Street, Fruita, CO 81521.

Parcel ID: 2697-172-14-005.

PROJECT ARCHITECT:

Genesis Designs – A+P, LLC.

917 Main Street, Grand Junction, CO
P) 970-216-8567 E) genesisdesigns.ap@gmail.com

OWNERSHIP:

Hennessy Holdings, LLC//708 Limber Pine St., Fruita, CO 81521.

GENERAL DESCRIPTION:

Project Narrative:

This proposal seeks approval of a minor subdivision for two-lots on a parent parcel located at 155 North Mesa Street, Fruita, CO. (Mesa County tax parcel ID 2697-172-14-005). The existing residence will remain and receive a new ADU. The second lot will be preserved for future development.

Project Overview and Public Benefit:

The subject parcel, 155 North Mesa Street, Fruita, CO is approximately 0.256 acres in size and is currently zoned DMU (City of Fruita).

The proposed project has been designed to be compatible with existing residential uses within the area, future community growth plans and will maintain and enhance the North Mesa Street housing market within the heart of the community. Existing infrastructure is available to be extended onto the site and appears to be able to meet size and capacity requirements. Community benefits such as a wider variety of housing types, proximity to work, shopping and recreation helps to implement the goals and policies of the City of Fruita for a livable, walkable, enjoyable central district within convenient distance of local community amenities.

Exhibit #1: Location Map. (Subject Parcel shown circled.)



MESA COUNTY &

Brent Goff, Assessor

Printer Friendly

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Mesa County Assessor - Real Property Public Information Retries

Select Other Map

1 miles i menaly

Property Information (Report Date: 3/6/2023)

Parcel Number: 2697-172-14-005

Account Number: R012139

Property Use: Residential

Location Address: 155 N MESA ST

FRUITA, CO 81521

Mailing Address: 708 LIMBER PINE ST

FRUITA, CO 81521

Owner Name: HENNESSY HOLDINGS LLC

Joint Owner Name:

Neighborhood: Fruita I (26.70)

Associated Parcel: N/A

Approx. Latitude: 39.160184 Approx. Longitude: -108.733993

TAC (Tax Area Code) Book

Manufactured Homes Purging Titles/Classifying to Real Property

Real Property Valuation F.A.Q.'s

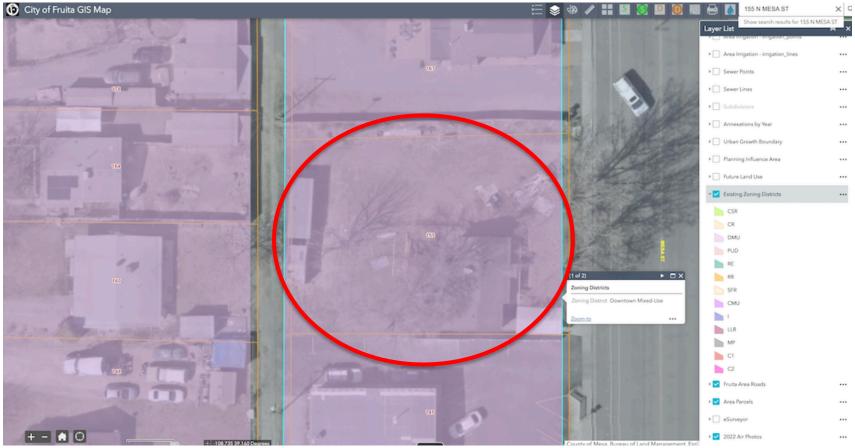


Date of Aerial Photo: 2019 & 2022

Legal Description

S 40FT OF LOT 3 & ALL OF LOT 4 BLK 5 TOWN OF FRUITA SEC 17 1N 2W U M

Exhibit #2: City of Fruita, CO - Zoning Map - Current zoning. (Subject Parcel shown circled.)



Note: Current Zoning is Downtown Mixed Use (DMU).

Exhibit #3: Preliminary Plat. (Subject Parcel shown circled.)

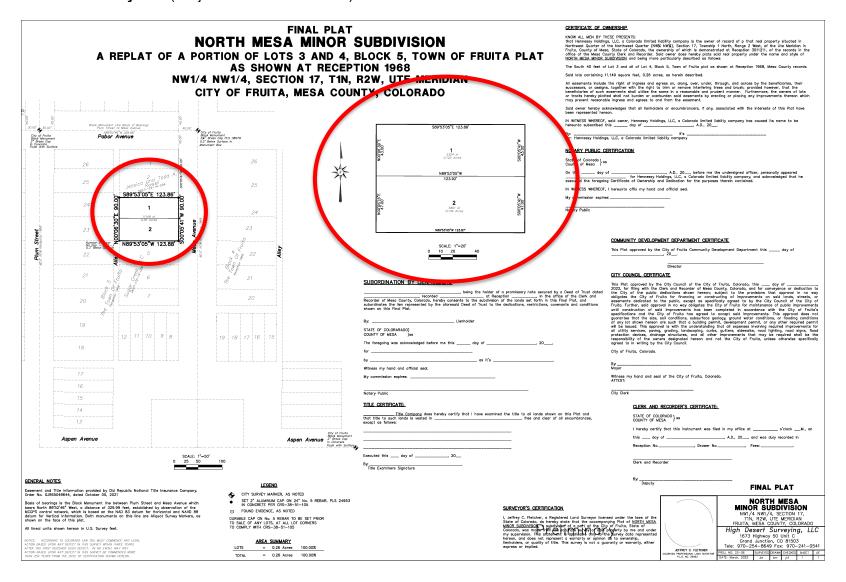
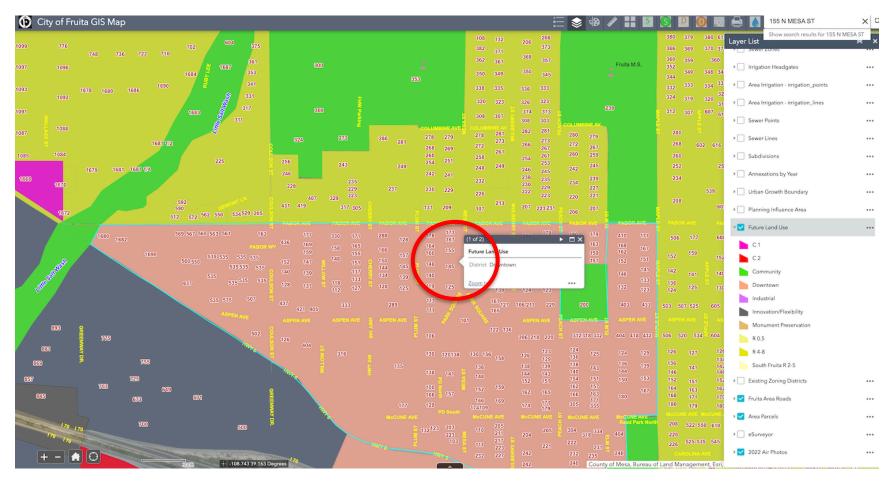


Exhibit #4: City of Fruita, CO – Land Use Map. (Area surrounding subject parcel shown circled.)



Note: Subject Parcel is designated as Downtown Use.

Exhibit #5: City of Fruita, CO - DMU Bulk Standards

Commercial and Mixed-Use zone districts are established to provide for a variety of commercial areas suited to the difference neighborhoods and commercial needs if the city. The intent of these zones is to consolidate complimentary commercial uses in areas or nodes that are served by roads and sidewalks. These are considered Base Zone Districts. 17.03.060 COMMERCIAL AND MIXED-USE ZONE DISTRICTS.

downtown as a vibrant, pedestrian-oriented commercial and residential area and as the civic heart of the community. Mixed-use development, such as commercial on the ground floor and residential above the ground floor is encouraged within this zone. The intent of this zone with regard to housing is to allow existing residential uses and provide housing options within walking distance of commercial and civic uses without compromising the integrity of the downtown commercial core. Downtown Mixed Use (DMU). The purpose of the DMU zone is to maintain and enhance Ą

1. Dimensional and Other Standards

	MIN/MAX LOT COVERAGE (G)
	MIN FRONT/ MIN SIDE MIN REAR MAX STRUCTURE EET YARD (C) YARD (D) YARD (E) HEIGHT (F)
STABLE	MIN REAR YARD (E)
STANDARD	MIN SIDE YARD (D)
DENSITY AND DIMENSIONAL STANDARDS TABLE	MIN FRONT/ STREET YARD (C)
DENSITY A	MIN LOT AREA (B) STREET YARD (C) YARD (D) YARD (E)
	MAX RES. DENSITY (GROSS) (A)
	ZONE

Chapter 17.03, Zoning Districts Page 10 of 18

	50% minimum	90% maximum		
Primary Structures: 4 stories; At least 2 upper stories must be residential;	Ground story floor-to- 0 feet, or as ceiling heights shall not exceed 15 feet.	All stories above the ground story shall not exceed a floor-to-ceiling height of 11	Accessory Structures: 25 feet	
	0 feet, or as required per	building code		
O feet, or as required per building code				
	0 feet, or as required required	per building code		
2,500 sq ft				
N A				
Downtown Mixed Use (DMU) – Core (as designated in the Fruita Community Plan - south of Pabor Avente and west of Elm Street)				

Exhibit #6: City of Fruita, CO – 12.05.090 Land Use Table.

17.05.090 LAND USE TABLE

		II.	Table 17.05.090 - LAND USE TABLE	VT - 060	SO GN	E TABL	E					
	RE	LLR	CR	SFR	MP	DMU	C-1	C-2	I	CSR	NC0	FLU
			R	RESIDENTIAL	VTIAL							
			He	Household Living	Living							
Business Residence	*	*	Э	*	*	Α	A	A	A	*	Α	*
Dwelling, Single-Family Attached	С	Y	Y	A	*	A	*	*	*	*	A	A
Dwelling, Single-Family Detached	A	Α	A	A	Α	A	*	*	*	*	A	A
Duplex	၁	*	A	*	*	Α	*	*	*	*	A	С
Dwelling, Multi-Family	*	*	A	*	*	A	A	A	*	*	A	*
Manufactured Housing Park (See Chapter 31)	*	*	Э	*	*	*	*	*	*	*	*	*
Mobile Home Park (See Chapter 31)	*	*	၁	*	*	*	*	*	*	*	*	*
Manufactured Home (See Chapter 31)	၁	C	၁	၁	C	၁	*	*	*	*	*	*
Mobile Home (See Chapter 31)	C	C	C	ပ	C	၁	*	*	*	*	*	*
Accessory Dwelling Unit (See Section 17.05.100.C)	A	A	Y	Α	А	A	A	*	*	*	A	А
Dwelling, Caretaker	*	*	*	*	*	*	A	Α	Α	*	A	A
Short Term Rental (See Section 17.09.060)	A	А	A	A	*	A	А	А	*	*	А	А
Home Occupation	Hon	ле Оссиј	Home Occupations are permitted as accessory to any permitted residential use, subject to the Home Occupation standards in Section 17.05.100.B	permitte me Occu	d as acc upation s	are permitted as accessory to any permitted residenti Home Occupation standards in Section 17.05.100.B	any per in Secti	mitted of	esident 5.100.E	ial use, s	subject to	the .
Cultivation of Medical Marijuana by Patients and Caregivers in Residential Dwelling Units.	Medic	al Marij	Medical Marijuana cultivation is permitted as accessory to any permitted residential use, subject to the supplemental standards of Section 17.05.110	ation is j the supp	permitte lementa	tivation is permitted as accessory to any permitted ito the supplemental standards of Section 17.05.110	ssory to Is of Se	any per ction 17	rmitted .05.110	resident	ial use, s	ubject
Child Care Home, Daycare Home	Α	Α	Α	A	А	Α	A	A	A	*	A	*
			•	Group Living	iving.							
Small Group Homes	С	A	A	Α	С	Α	A	Α	*	*	Α	*
Large Group Homes	*	*	C	*	*	С	С	С	*	*	С	*
			INSTITUTIONAL & CIVIC	UTION	AL & C	IVIC						
		Com	Community Service & Government Offices	rvice &	Govern	ment Of	fices					
Public Building Uses	С	Э	Э	С	С	Α	A	A	A	A	Α	*
Museum, Art Galleries, Opera Houses	C	Э	၁	C	C	A	A	A	С	A	Α	*
Public Safety and Emergency Response Services	C	Э	Э	C	С	C	Э	С	С	A	A	*
Other Community Services	С	С	С	С	С	Α	A	Α	С	С	Α	*
			Day	care/Cl	Daycare/Child Care	9						
Daycare Center	C	С	С	၁	С	A	Α	Α	*	*	Α	*
Child Care Center	ပ	C	၁	C	C	A	Α	Α	*	*	A	*

Chapter 17.05, Land Use Regulations Page 22 of 42

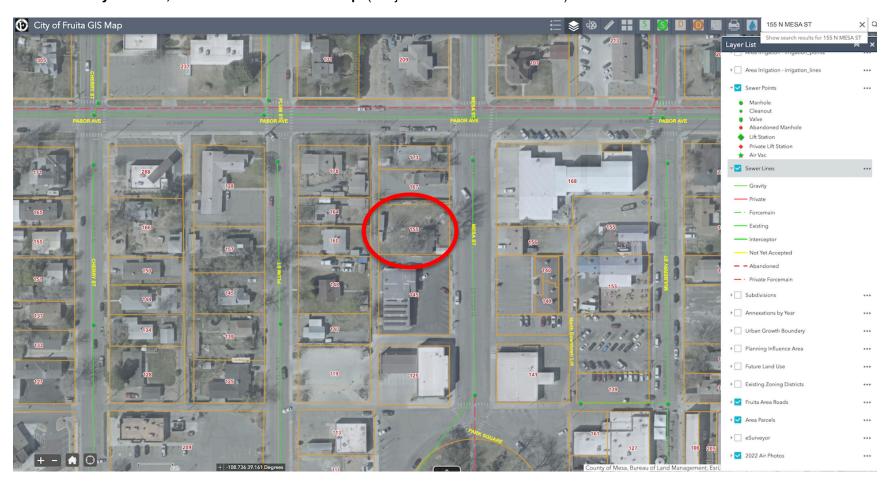
Note: Proposed residential use for the subject parcel are allowed under this section.

Fruita Area Street Classifications and Traffic Control Plan Adopted by Fruita City Council 2/21/2012 HIGHLINE CAN Map Legend M ROAD Canals Streams Exst./Proposed Cul-de-Sacs Area Roads Future Arterial L ROAD **Enhanced Travel Corridor** Future Enhanced Travel Corridor Major Collector Future Major Collector Minor Collector **Future Minor Collector** Residential/Other RIVER RD Future Unclassified CIPOLLA RE Growth Management Area Reduced Speed Zone Future Land Use (Framework) Agricultural Residential Civic Commercial J ROA Future roads shown on this map serve to illustrate general Community Mixed-Use alignment of the road. There will be many cases where a straight road is neither reasonable nor feasible. Community Residential Interconnectivity between subdivisions must be clearly Downtown Commercial/Residential demonstrated to meet the transportation goals identified in the community plan. Limited Industrial/Research & Dev. 2. Roadway classifications for roadways outside the City's growth management area are shown for reference only. Monument Preservation Classification and alignment of these roads are administered Parks/Open Space by Mesa County. 3. Reduced speed zones exist in school zones, commercial Rural Estate districts, and the downtown area to promote multi-modal use and increase safety. Street sections through these zones Rural Residential should be evaluated individually. South Fruita Residential 4. Future land use shown is based on the community plan and does not necessarily represent existing or future zoning designation. **Tourist Commercial** Outside Growth Management Area 1,500 3,000 6,000 Feet File: T:\mxd\street classifications.mxd

Exhibit #6: City of Fruita, CO - Road Classifications Map. (Subject Parcel shown as circled.)

Note: North Mesa Street is designated as a Major Collector.

Exhibit #8: City of Fruita, CO – Sewer Line & Point Map. (Subject Parcel shown as circled.)

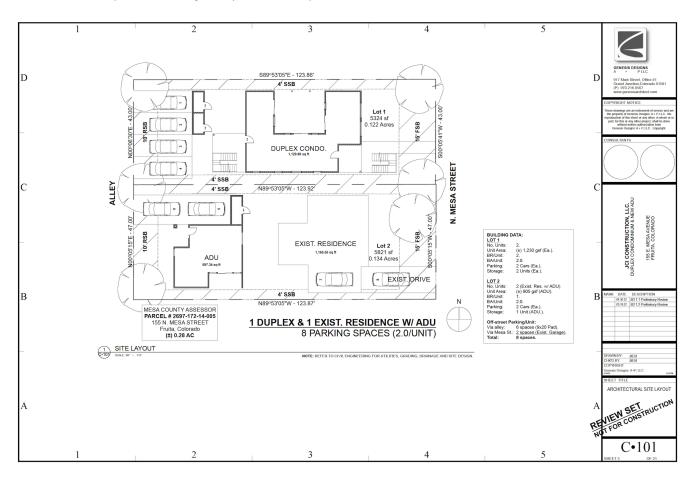


DATA:

UTILITIES	Water:	Ute Water Conservancy District.	Per Mesa County GIS.
	Gas/Electricity:	Xcel Energy.	Site accessible. Alley.
	Sewer:	City of Fruita Sanitation.	Site accessible: Grand Avenue & Alley.
	Irrigation:	City of Fruita.	Site accessible. Alley.
	Drainage:	Grand Valley Drainage District.	Per City of Fruita GIS.

	ITEM	REQUIREMENT	REFERENCE / COMMENTS
SITE			
	Zoning: Current	DMU	Fruita Planning/GIS
	Zoning: Proposed	DMU	No change
	Area: Gross Acreage:	(±) 0.256.	
	Surrounding Zones:	DMU	Fruita Planning/GIS
	Surrounding Uses:	Mixed Use	
	Applicable Codes and Policies:	City of Fruita, Colorado Development/Zoning Codes	Fruita Planning
		Fruita Area FLUP	
	Future Land Use Density - MC FLU (Current):	Downtown	Fruita FLUP
	Proposed Land Use Density:	3 Units/0.256 Ac = 12 DUA	
	Total Density:	3 Dwelling Units	
	Proposed Use:	 Lot 1: Du[plex (2-units) w/ landscaped buffering. Lot 2: Primary Residence (1-unit) w/ ADU & landscaped buffering. 	
	Use Permit:	None.	
	Proposed Max. Structural Height:	2 Stories	
Roadways:	External Road Classifications:		
	Road/Street #1 - East Grand Avenue.	Major Collector.	Fruita Planning
	Site access:		
	Private drives from alley.		
	On street public access from East Grand Avenue.		
	Flood Zone:	Floor zone X.	Per MC GIS – Flood Plane Map. Per FIRM Panel Number: 08077C0438F
	Fire Protection District:	Lower Valley Fire District	Per MC GIS
	Landscape Requirements:	N/A – TBD.	

Exhibit #13: Proposed site layout. (Not to scale.)



Note: Site layout proposes a shared private drive from North 1st Street to each residential unit that will be HOA owned and maintained.

- Lot 1 (±) 5,324 GSF (0.122 AC): Future Duplex with 15' FSB, 4' SSB & 10' RSB.
- Lot 2 (±) 5,821 GSF (0.134 AC): Retains existing residence and proposes new ADU with 15' FSB, 4' SSB & 10' RSB.
- Total combined all lots: (±) 11,145 GSF (±) 0.256 AC.
- Lot density meets the underlying DMU Zone at twelve (12) DUA (calculated).
- The proposed ADU is allowed under applicable development code provisions.

END OF DOCUMENT