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Berg Subdivision Irrigation Letter

November 6, 2023

Civil Planning Engineer
City of Fruita
325 E Aspen Ave
Fruita, Colorado 81521

This irrigation letter is with regards to the “J Road Subdivision” located at 1806 J.3 Road in Fruita, Colorado. The property consists of 3.46 acres which will be divided into two lots. Lot 1 will be in the south and will consist of the driveway, the existing home and other buildings. The northern lot, Lot 2, is larger and consists of an open irrigated field. Lot 1 is accessed off J 3/10 Road and Lot 2 will be accessed off J 3/10 Road.

The only anticipated construction is the addition of utility services for Lot 2.

Existing Irrigation

The Independent Ranchman’s Ditch runs on the east side of the property and the Grand Valley Drainage District ditch runs on the north side of the property. Irrigation for the property runs from east to west with the tailwater of the ditch running along the east side of J 3/10 Road to the Grand Valley Drainage District ditch.

There are two headgates associated with the Ranchman’s Canal. No part of the site drains to the Ranchman’s Canal.

Proposed Irrigation

There are no anticipated changes to the irrigation for the site with the development of the additional lot. Irrigation will remain the same since there is no anticipated construction.

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