

General Project Report- Annexation & Rezone

Berg Estate

1806 J 3/10 Road

Fruita, Co 81521

Date: November 05,2023

Prepared by: Kim Kerk, Project Manager

Submitted to: City of Fruita-City Planning and Development

325 E Aspen Ave

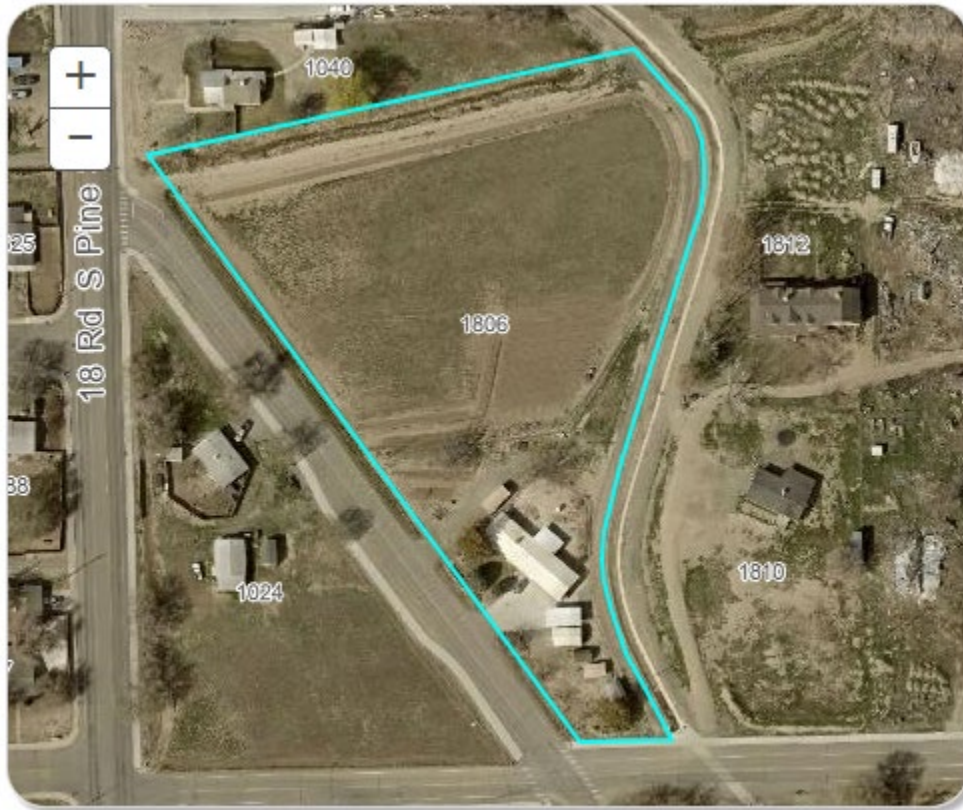
Fruita, Co 81521

Attn: Kelli McLean and Henry Hemphill

Project: Annexation & Rezone

Property Address: 1806 J 3/10 Road

Tax Schedule No.: 2697-163-00-039



Date of Aerial Photo: 2019 & 2022

Project Applicant: Kim Kerk Land Consulting & Development

Property Owner: Willie Berg & Naomi Berg

Project Narrative for Rezone and Annexation
Berg's
1806 J 3/10 Road
Fruita, Co 81521

Berg Project Overview:

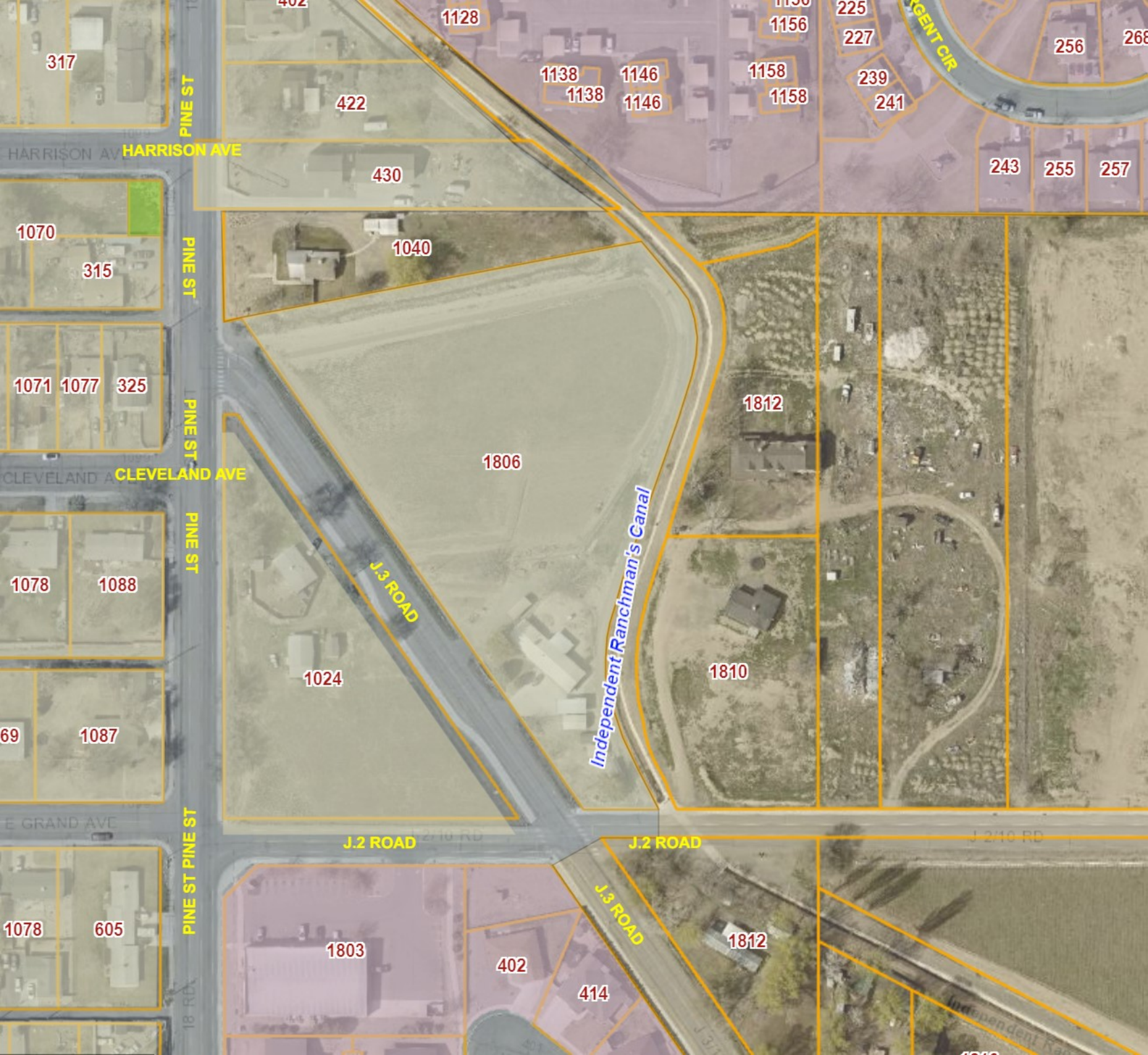
Kim Kerk Land Consulting & Development is the representative for the property owners, Willie and Neomi Berg. This Minor Subdivision request is submitted on behalf of the Berg's. The subject property containing 3.4 acres +/- and is located at 1806 J 3/10 Road Fruita, CO 81521. The parcel number is 2697-163-00-039, and is zoned Community Residential (CR 4-8 D/U per acre).

Petitioner's Intent:

The Petitioner's Intent is to subdivide the property into 2 total lots. The Berg's will retain the south lot with .60 acres, and intend to sell the new north lot containing 2.86 acres.

Current Land Use:

The Berg's reside at 1806 J 3/10 Rd. in a single-family home with some irrigated, agricultural use. The approval of 1 additional vacant lot will not create any additional demand on utilities or public facilities. The surrounding area land use is comprised of residential, with Community Residential Zoning and PUD to the north, west, and south. To the east there is approximately 5 residential parcels that are in Mesa County but not within the City Limits of Fruita. A map is included showing the surrounding property zoning.



317

1128

1156

225

256

266

PINE ST

HARRISON AVE

422

1138

1146

1158

227

239

241

243

255

257

HARRISON AVE

430

1070

315

1040

PINE ST

1071

1077

325

PINE ST

CLEVELAND AVE

1806

1812

PINE ST

1078

1088

J.3 ROAD

Independent Ranchman's Canal

1810

69

1087

1024

E GRAND AVE

J.2 ROAD

J.2 ROAD

J.240 RD

PINE ST

1078

605

1803

402

414

1812

PINE ST

Independent Ranchman's Canal