

**Project Narrative**

**Name: West Canyon**

**Application Subdivision**

**December 1, 2023**

**Project Information**

**Applicant:** West Canyon  
**Representative:** Courtney Patch– River City Consultants, Inc.  
**Location:** Southeast Corner of the Intersection of 18 Road  
**Parcel No:** 2697-162-21-001  
**Zoning:** Community Residential (CR) within the City of Fruita

**Project Description:**

The proposed project site is located at the southeast corner of the intersection of 18 Road (N. Pine Street) and K Road (E. Ottley Avenue) in Fruita, Colorado. There is no physical address (**Parcel No. 2697-162-21-001**). In more legal terms, the project site is Lot 1, Fish Minor Subdivision, located in the NW ¼ of the NW ¼ of Section 16, T1N, R2W, Ute Meridian, City of Fruita, Mesa County, Colorado.

The proposed project parcel is vacant land with signs of agricultural cultivation. There are no structures located on the site.

The project parcel is approximately 9.11 acres of agricultural use consisting of an irrigated, planted field. This application proposed subdividing the parcel into approximately 50 dwelling units (a mix of two-family attached and single-family detached), with supporting right-of-way (ROW), stormwater management and Homeowner’s Association Tracts. This equates to 5.48 dwelling units per acre. The project parcel is bounded on the west by N. Pine Street, on the north by E. Ottley Avenue, and on the east and south by single family residential.

The project is going to be completed in two phases. The first phase will be on the northern half of the lot and the second phase will be the southern half of the lot. Tract G and Tract F will be completed in phase 2 of the construction.

The water certificate submitted with this narrative shows that there are eighteen water shares allotted to this property.

**Neighborhood Meeting:**

A neighborhood meeting was held on July 25, 2023, at the Fruita Community Center in the Cherry Meeting Room. The minutes, attendance sheets and exhibits that were presented at the meeting are included with this submittal. Overall, the project was favorably accepted by the public that attended the meeting.

## **Preliminary Plan**

### **Project compliance with, compatibility with an impacts on:**

#### **Adopted plans and policies**

The project meets the intent of the Fruita Land Use Code, as well as the requirements of the City of Fruita 2020 Comprehensive Plan.

#### **Land use in surrounding area including parks and open space**

The surrounding area contains a mix of uses, including single family residential, agricultural uses and a mobile home park. Little Salt Wash Park is in proximity. Parcels located directly to the north and to the west of the property are zoned as Community Residential. Parcels located directly to the south and east are zoned as Planned Unit Development.

#### **Site access and traffic patterns**

Access to the project site will be from the south side of E. Ottley Avenue, approximately in the center of the parcel. E. Ottley a three-lane paved road with curb, gutter, and sidewalk. Secondary access to the project site will be on the east side of N. Pine Street, approximately in the center of the parcel. N. Pine Street is also a three-lane paved road with curb, gutter, and sidewalk.

#### **Availability of utilities**

All utilities are available and will be extended into the subdivision.

#### **Special or unusual demands of utilities**

The proposed project will not cause any special or unusual demands of utilities. The infrastructure is in place to support the subdivisions.

#### **Effects on public facilities and services**

There should be minimal impact to the provision of police and fire protection services and other municipal services with this subdivision.

#### **Site soils and geology**

A geological hazards and geotechnical investigation was performed on the site by Huddleston-Berry Engineering and Testing on October 12, 2023. The site is suitable for the proposed development and recommendations per the report will be observed during construction.

#### **Natural areas**

The existing project site is an open irrigated field.

Web Soil Survey obtained from the NRCS website shows soils present at the site consist mostly of Turley clay loam (77%) as well as Sagers silty clay loam (23%). Both soils have 0-2% slopes and are both classified as Hydrologic Soil Group B. Group B soils have slower infiltration rates than Group A soils, and higher infiltration rates than Group C and Group D soils.

#### **Existing Drainage**

Earthen berms and private irrigation ditches border the project parcel on all sides. These existing features act as drainage boundaries keeping offsite runoff from entering the proposed project parcel and maintaining historic drainage patterns.

The irrigated field has furrows that run east to west with a tailwater ditch along the west end of the property. The tailwater irrigation ditch drains to the south to an existing storm drain, and from there the flows are conveyed further south until picked up by the Grand Valley Drainage District's Pine Street Storm Drain.

The proposed development is entirely within the Little Salt Wash Drainage Basin in Mesa County, CO. The Little Salt Wash Drainage Basin flows to the Colorado River, approximately 1.7 miles south of the site.

### **Proposed Drainage**

The proposed project will include lot grading, vertical curb and gutter, back lot drainage, storm drain, and a detention pond with outlet structure. Runoff from the developed areas will sheet flow to the curb and gutter sections of the proposed road or to the back-lot v-pans. From there, runoff will be directed to storm drain inlets where it will be collected and conveyed through the site to the stormwater pond at the western end of the development.

The proposed detention pond is a permanent stormwater solution designed to adequately provide water quality and stormwater detention measures for the West Canyon Subdivision. The pond is positioned within HOA Tract D of the development. The pond has been designed to hold the required water quality capture volume (WQCV), while providing detention storage for excess runoff during the 10-year and 100-year storm events.