



Legacy

~P.U.D. GUIDE~

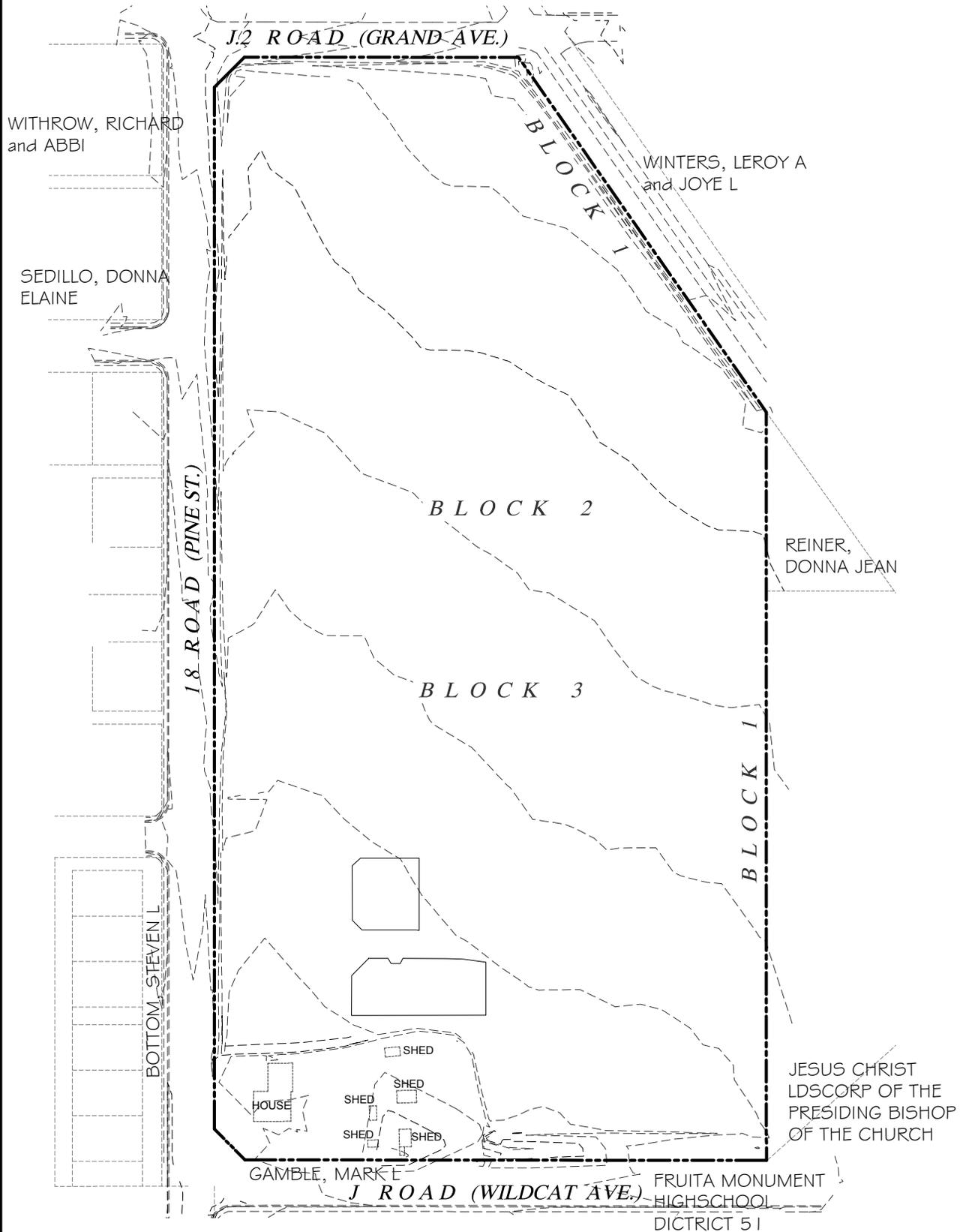
*Legacy PUD is a neighborhood for the future,
built with a sense of the past - and a clear
understanding of what makes people feel at home.*

Amended for Filing 2
January 23, 2008
Amended for Filing 3
August 01, 2018

LEGACY PUD

VORTEX ENGINEERING, INC.
PROJECT MANAGERS • CIVIL & CONSULTING ENGINEERS
CONSTRUCTION MANAGERS & SITE PLANNERS
2394 Patterson Road, Suite 201
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Phone: (970) 245-9051
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LEGACY PUD SUBDIVISION



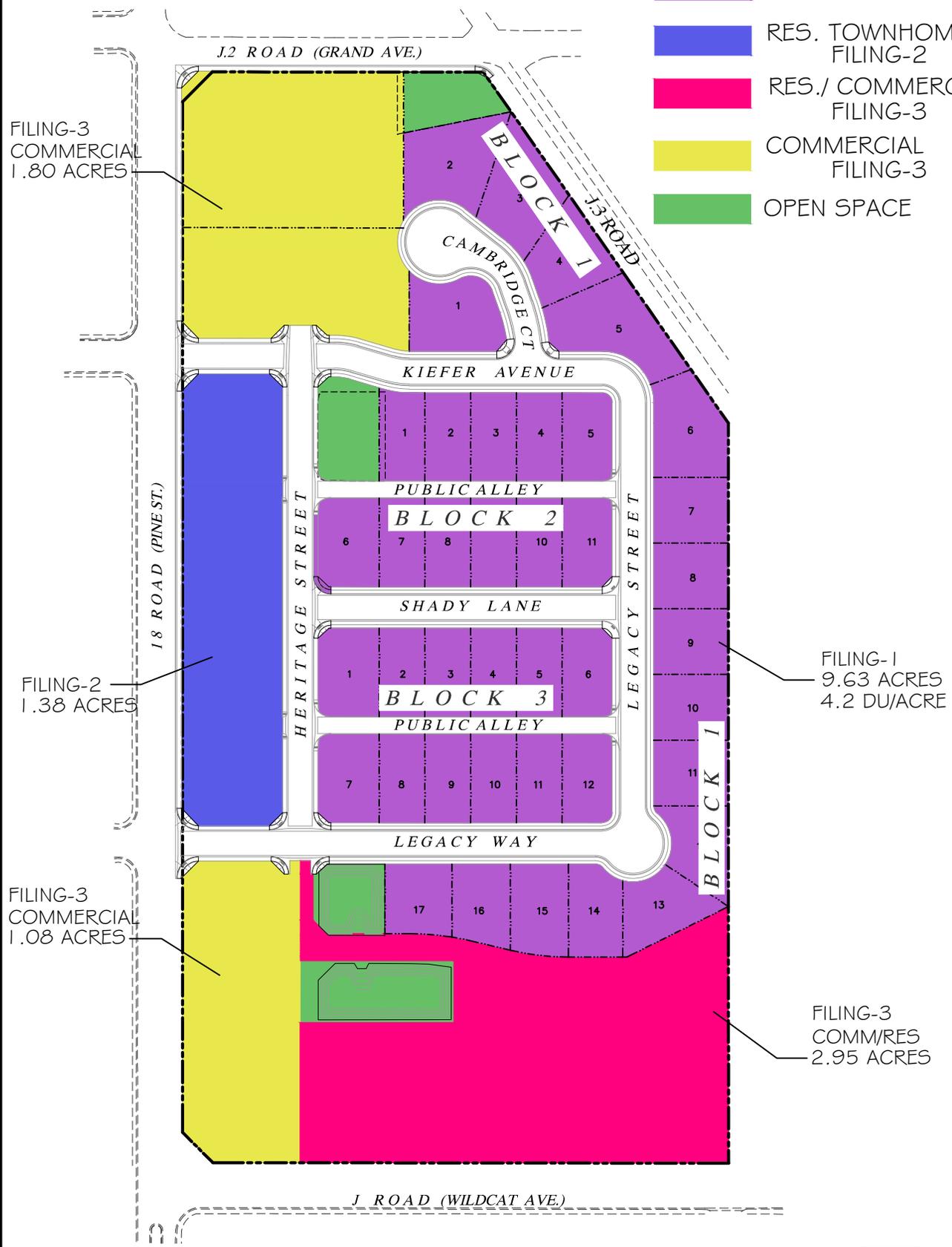
Amended for Filing 2
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CONTEXT PLAN

- RES. LOTS-FILING-1
- RES. TOWNHOMES FILING-2
- RES./ COMMERCIAL FILING-3
- COMMERCIAL FILING-3
- OPEN SPACE



Amended for Filing 2
January 23, 2008

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COMMERCIAL/RESIDENTIAL DEVELOPMENT - FILING 3

LEGACY PUD COMMERCIAL/RESIDENTIAL SITE: 2.95 ACRES

MAXIMUM BUILDING HEIGHT: 35'

BUILDING SETBACK

LANDSCAPE BUFFER

0' (Southern extension of Heritage St.)

25' (J Rd / Wildcat Ave)

25' (East)

25' (North)

14' (J Rd / Wildcat Ave)

8' (East)

8' (North)

See Below For Allowed Uses

For the commercial/residential development, all residential uses are allowed

*CERTAIN COMMERCIAL LAND USES SUCH AS DRIVE-THROUGH USES LOCATED ADJACENT TO RESIDENTIAL LAND USES MAY REQUIRE ADDITIONAL LANDSCAPING AND SCREENING TO MITIGATE NOISE AND VISUAL IMPACTS.

*GROUP LIVING FACILITIES MAY EXCEED THE 10,000 SQ. FT. LIMIT ON INDIVIDUAL BUSINESSES AS REQUIRED BY SECTION 17.17.130.C.2.

*OUTDOOR OPERATIONS AND STORAGE IS PROHIBITED FOR ALL COMMERCIAL LAND USES WITH THE EXCEPTION OF MINIATURE GOLF AND OUTDOOR RESTAURANT.

See Below For Allowed Uses

Residential uses:

- *Household living
 - Business Residence
 - Dwelling, Caretaker
 - Home Occupation
- *Group living
 - Small Group Living Facility/ State Licensed Res. Receiving Homes
 - Nursing Home/ Assisted Living for the aged
 - Large Group Living Facility (will require approval of a CUP)
- Institutional & Civic uses:
- *Colleges and Vocational Schools
 - Colleges and Universities
 - Vocational, Technical & Trade
- *Community Service
 - Public Buildings
- *Cultural
 - Museum, Art Galleries, Opera Houses
- *Daycare
 - Home-Based Daycare, Family Foster Home
 - Childcare Facility, Nursery School
- *Hospital/ Clinic
 - Medical and Dental Clinics
 - Counseling Centers (nonresidential)
 - Hospital
 - Physical and Mental Rehabilitation (resident)
- *Parks and Open Space
 - Parks, Lakes, Reservoirs, Greenways
- *Religious Assembly/ Church
 - All
- *Schools
 - Boarding, Elementary, and Secondary Schools
- *Utility, Basic
 - Utility Service Facilities, (Underground)
- *****
- Commercial uses:
- *Entertainment Event, Major
 - Indoor Facilities
- *Lodging
 - Hotels and Motels, Lodges, Transient Housing
 - Bed and Breakfast (1-5 guest rooms)

*Office

- General Offices
- Offices with Drive-In Facilities
- *Recreation and Entertainment, Outdoor
 - Miniature Golf
- *Recreation and Entertainment, Indoor
 - Movie Theater, Skating Rink, & Arcade
- *Retail Sales and Service
 - Animal Clinic/ Hospital/ Boarding/ Sales
 - Drive-In Facilities (Restaurants Retail)
 - Food Service, Catering Food Service
 - Restaurant (Including alcohol)
 - Farm Implement/ Equipment Sales/ Service
 - Feed Store, Fuel Sales
 - Automotive/ Appliance, Gen. Retail Sales
 - Indoor Operations, Display and Storage
 - Nursery/ Greenhouse
 - Manufactured Building Sales and Service
 - Home Oriented, Indoor Display/ Storage
 - Repair, Small Appliance
 - Repair, Large Appliance
 - Personal Services
 - All Other Retail Sales and Service
- *Self Service Storage
 - Mini Warehouse/ Self Service Storage Facility
- *Vehicle Repair
 - Auto and Light Truck Mechanical Repair Shop
 - Body Shop
- *Vehicle Service Limited
 - Car Wash, Quick Lube
 - Gasoline Service Station
- *Industrial uses
 - Bus/ Commuter Stops

Amended for Filing 2
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COMMERCIAL DEVELOPMENT - FILING 3

LEGACY PUD COMMERCIAL SITE: 2.89 ACRES

MAXIMUM BUILDING HEIGHT: 35'

BUILDING SETBACK

20' (J.2 Rd / Grand Ave)
20' (18 Rd / Pine St)
20' (J Rd / Wildcat Ave.)
10' (South)
10' (East)
0' (Southern extension of
Heritage St.)
10' (From Legacy Way)

LANDSCAPE BUFFER

14' (J.2 Rd / Grand Ave)
14' (18 Rd / Pine St)
14' (J Rd / Wildcat Ave.)
10' (South / Kiefer Ave.)
10' (East)
0' (Southern extension of
Heritage St.)
10' (Legacy Way)

Residential Uses: Principal /Accessory

Front: 20'/25' Garage Rear: 15' /3' Side: 16' Combined (5' min.) / 3'

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Note: Assisted living/daycare center uses may utilize L/S buffer as playground and recreation area.

See Below For Allowed Uses

Small Group Living Facility/ State Licensed Res. Receiving Homes

Nursing Home/ Assisted Living for the aged

Large Group Living Facility (will require approval of a CUP)

Institutional & Civic uses:

*Colleges and Vocational Schools

Colleges and Universities

Vocational, Technical & Trade

*Community Service

Public Buildings

*Cultural

Museum, Art Galleries, Opera Houses

*Daycare

Home-Based Daycare, Family Foster Home

Childcare Facility, Nursery School

*Hospital/ Clinic

Medical and Dental Clinics

Counseling Centers (nonresidential)

Hospital

Physical and Mental Rehabilitation (resident)

*Parks and Open Space

Parks, Lakes, Reservoirs, Greenways

*Religious Assembly/ Church

All

*Residential Uses

Household living/ Single Family Detached

*Schools

Boarding, Elementary,
and Secondary Schools

*Utility, Basic

Utility Service Facilities, (Underground)

Commercial uses:

*Entertainment Event, Major

Indoor Facilities

*Lodging

Hotels and Motels, Lodges, Transient Housing

Bed and Breakfast (1-5 guest rooms)

*Office

General Offices

Offices with Drive-In Facilities

*Recreation and Entertainment, Outdoor

Miniature Golf

*Recreation and Entertainment, Indoor

Movie Theater, Skating Rink, & Arcade

*Retail Sales and Service

Animal Clinic/ Hospital/ Boarding/ Sales

Drive-In Facilities (Restaurants Retail)

Food Service, Catering Food Service

Restaurant (Including alcohol)

Farm Implement/ Equipment Sales/ Service

Feed Store, Fuel Sales

Automotive/ Appliance, Gen. Retail Sales

Indoor Operations, Display and Storage

Nursery/ Greenhouse

Manufactured Building Sales and Service

Home Oriented, Indoor Display/ Storage

Repair, Small Appliance

Repair, Large Appliance

Personal Services

All Other Retail Sales and Service

*Self Service Storage

Mini Warehouse/ Self Service Storage Facility

*Vehicle Repair

Auto and Light Truck Mechanical Repair Shop

Body Shop

*Vehicle Service Limited

Car Wash, Quick Lube

Gasoline Service Station

*Industrial uses

Aviation or Surface Passenger

Bus/ Commuter Stops

Amended for Filing 2

January 23, 2008

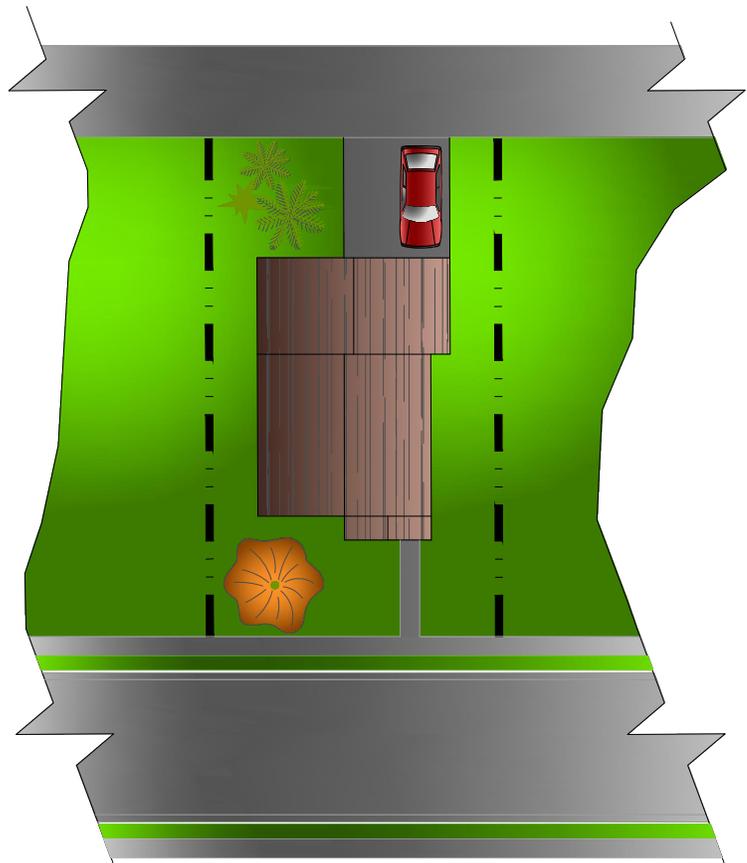
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August 01, 2018

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TYPICAL LOT
PLAN FOR NEW
URBANISM



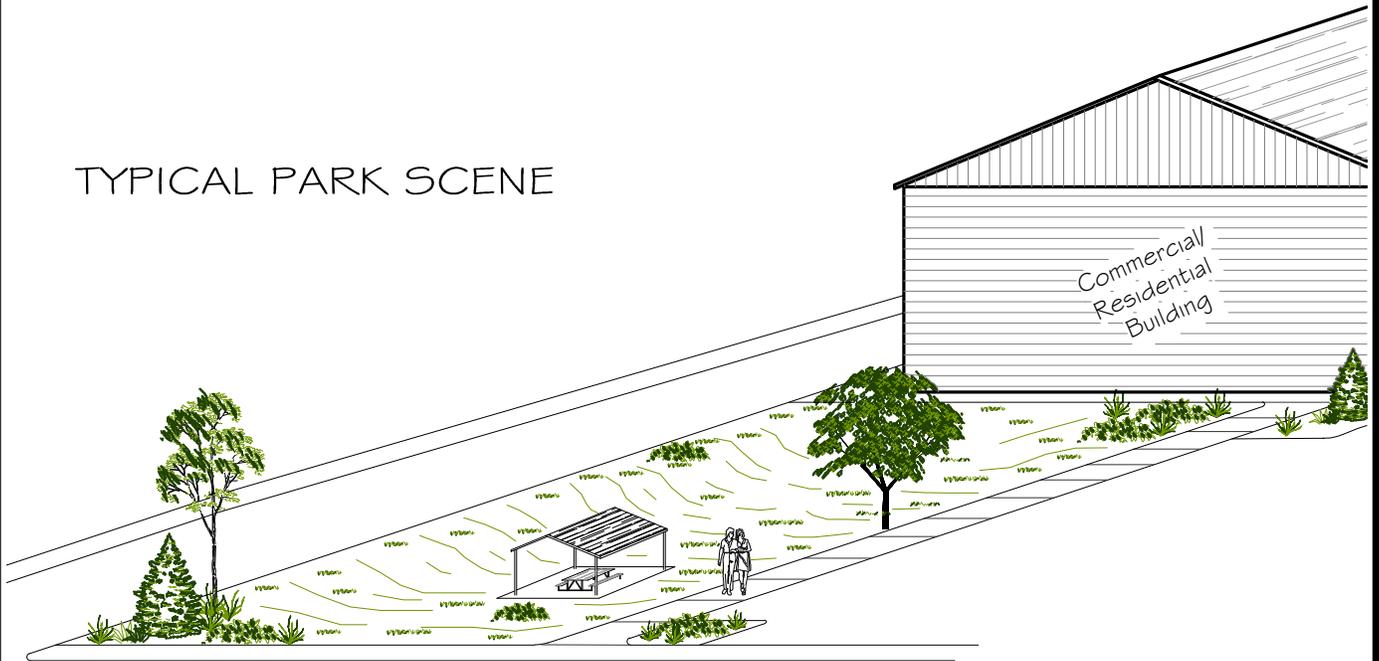
TYPICAL
ELEVATION

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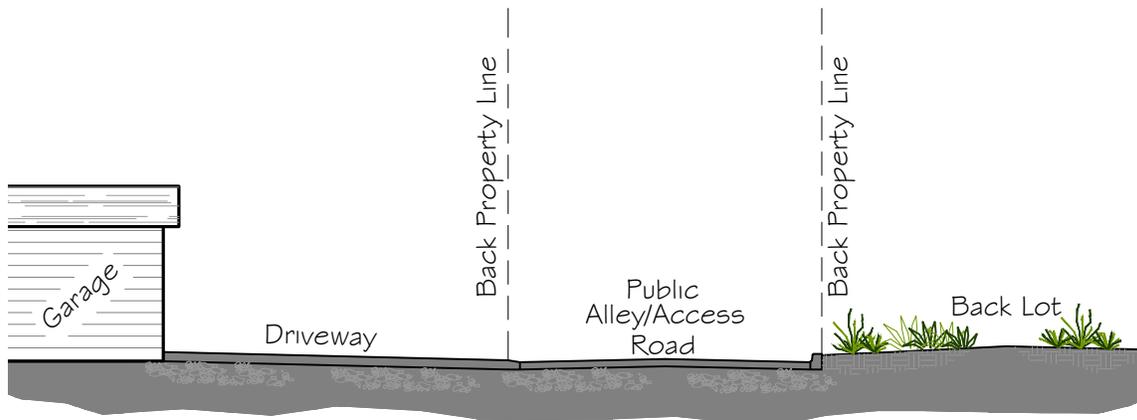
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TYPICAL PARK SCENE



DRAINAGE ALLEY SECTION



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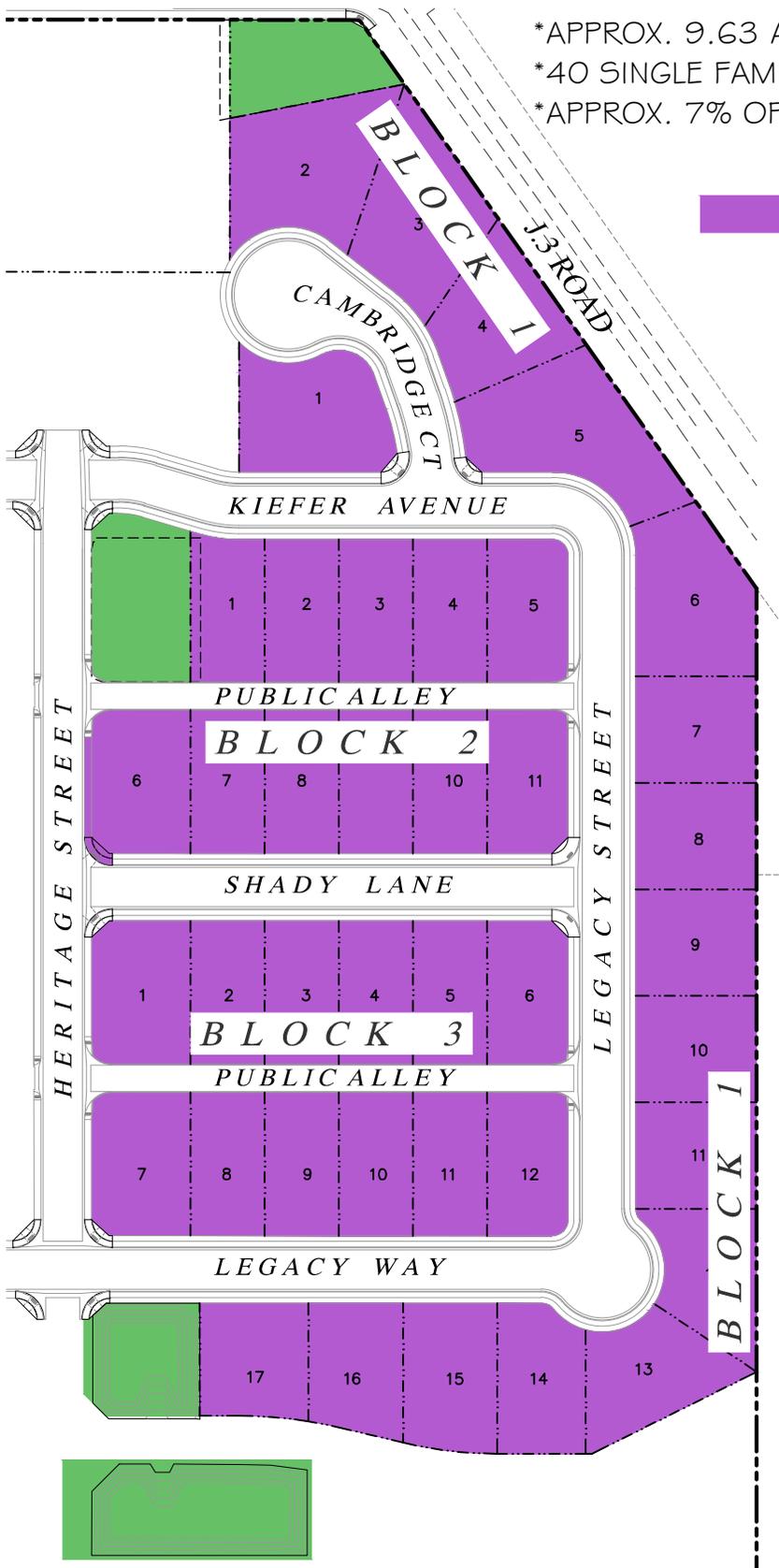
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FILING 1

LEGACY PUD FILING 1

- *APPROX. 9.63 ACRES
- *40 SINGLE FAMILY RESIDENTIAL LOTS
- *APPROX. 7% OPEN SPACE (0.70 ACRES)

 RES. LOTS-FILING-1
 OPEN SPACE



Amended for Filing 2
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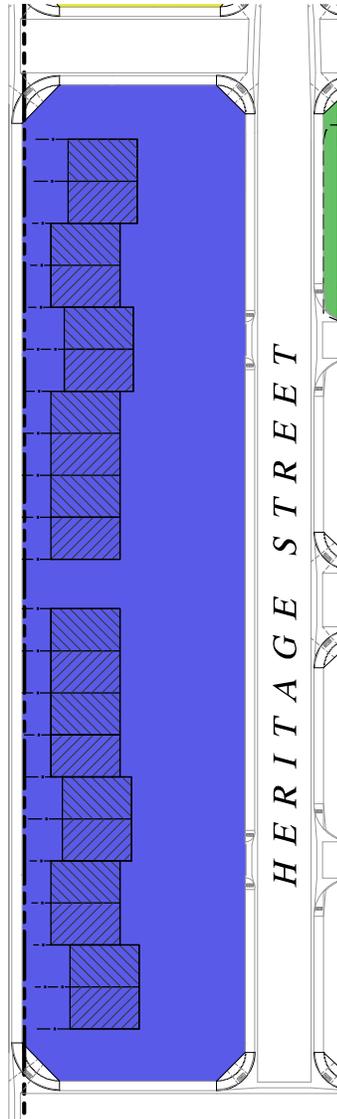
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FILING 2

LEGACY PUD FILING 2

*APPROX. 1.38 ACRES

*20 TOWN HOMES




RESIDENTIAL
TOWN HOMES
FILING-2

MINIMUM LOT AREA	MINIMUM FRONT YARD	MINIMUM SIDE YARD	MINIMUM REAR YARD	MAXIMUM BUILDING HEIGHT
N/A	15'	0'	10'	35'

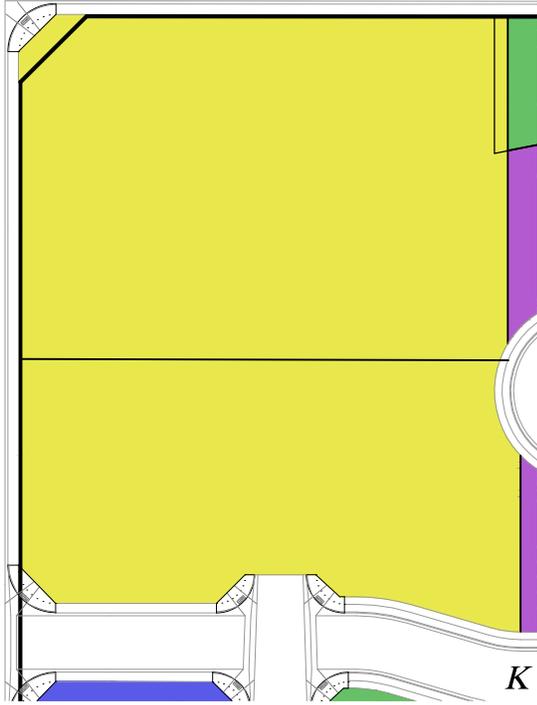
- * 1 TREE & 2 SHRUBS SHALL BE PLANTED IN THE FRONT YARD OF EVERY UNIT.
- * MIN. 3 PARKING SPACES PER UNIT
- * NO ACCESSORY STRUCTURES ALLOWED
- * 10' BUILDING SETBACK FROM LEGACY WAY & KIEFER AVE.

FILING 3

LEGACY PUD FILING 3

*APPROX. 5.84 ACRES

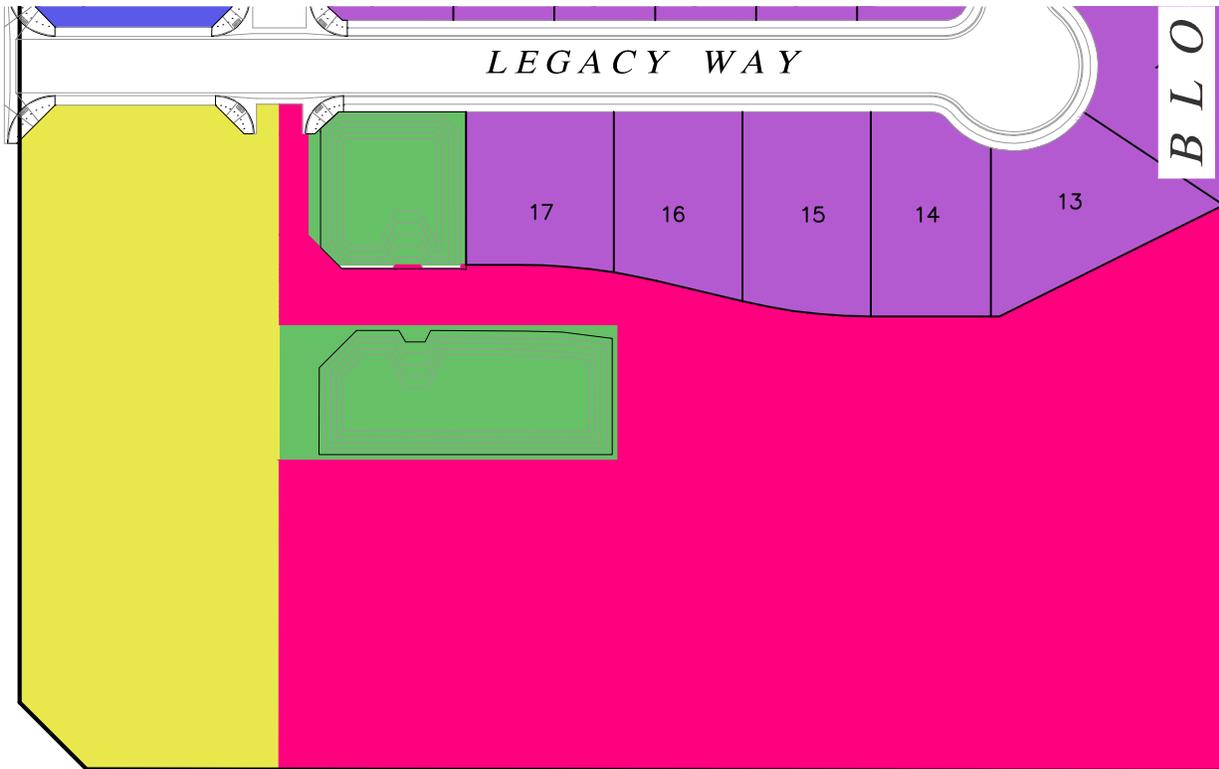
J.2 ROAD (GRAND AVE.)



COMMERCIAL - FILING 3



COMMERCIAL / RESIDENTIAL
FILING 3



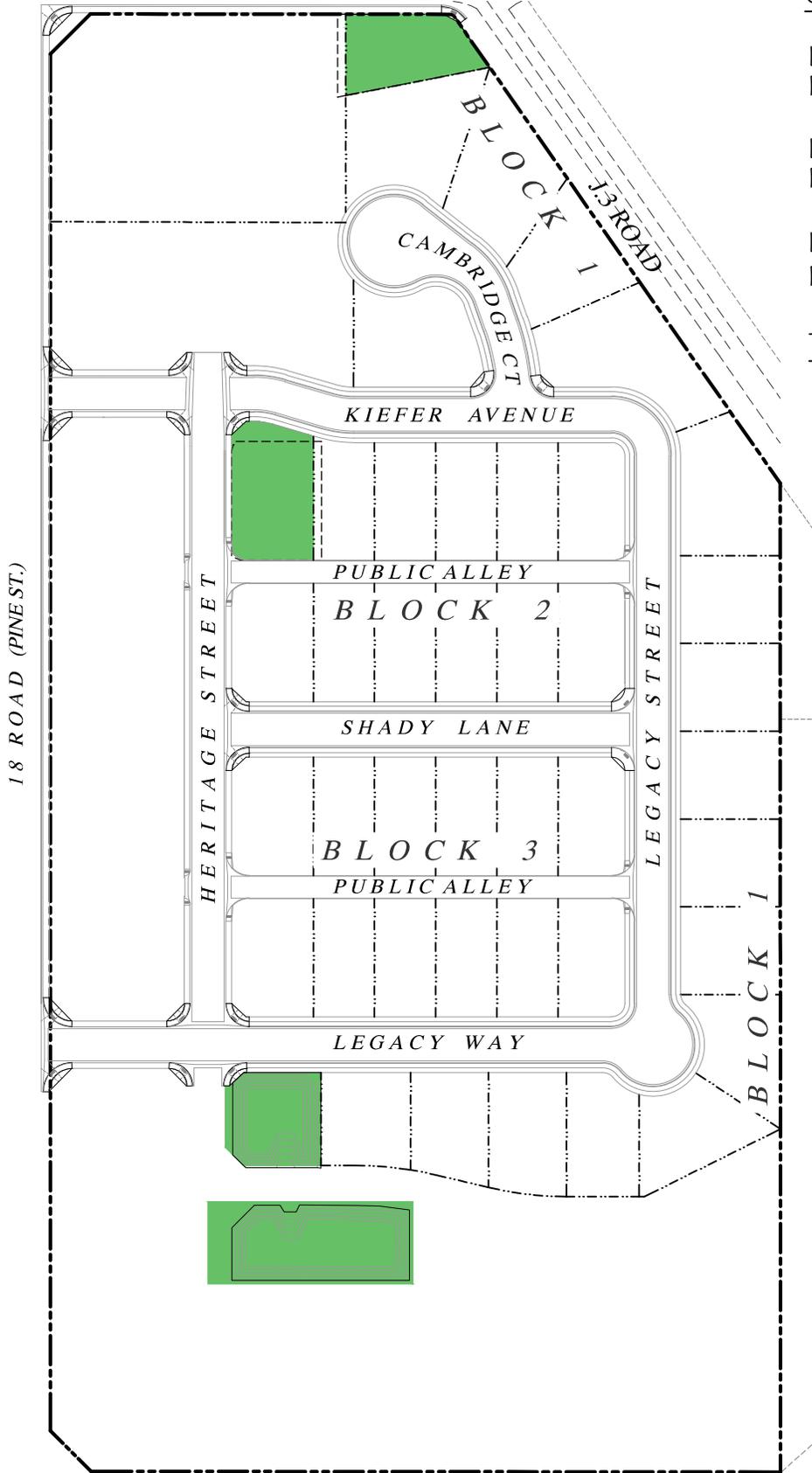
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OPEN SPACE PLAN

J2 ROAD (GRAND AVE.)



OPEN SPACE SUMMARY

LEGACY PUD
FILING 1 : 0.64 ACRES

LEGACY PUD
FILING 2 : N/A

LEGACY PUD
FILING 3 : N/A

TOTAL: 0.64 ACRES



18 ROAD (PINE ST.)

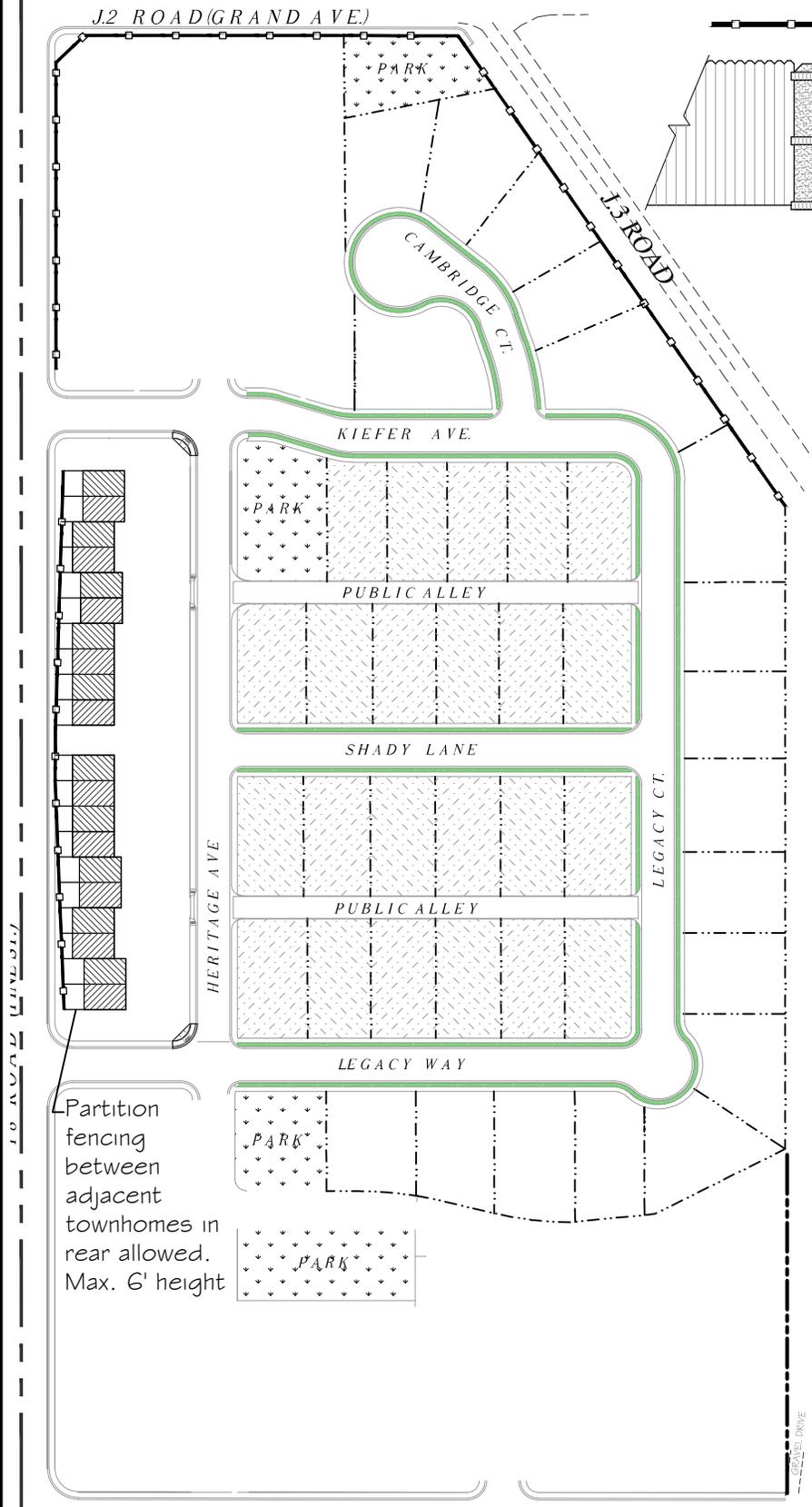
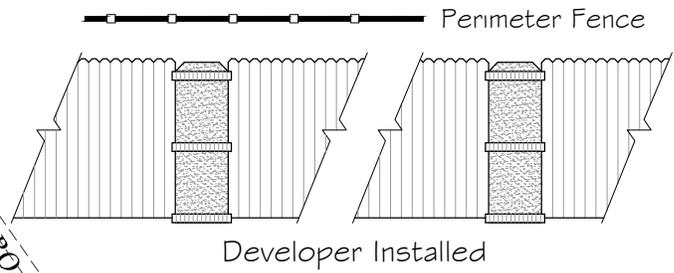
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OVERALL MASTER FENCE PLAN

FENCE LEGEND



*All other fencing shall conform to City of Fruita fence requirements as per Land Use Code as of January 1, 2009.

Partition fencing between adjacent townhomes in rear allowed. Max. 6' height

JROAD (WILDCAT AVE.)

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