

ORDINANCE 2015-09

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP FOR THE CITY OF FRUITA BY AMENDING THE PLANNED UNIT DEVELOPMENT (PUD) ZONE AND PUD GUIDE FOR BRANDON ESTATES SUBDIVISION, FILING 1, PHASE 2; CONTAINING APPROXIMATELY 18 ACRES AND LOCATED EAST OF FREMONT STREET AND NORTH OF OTTLEY AVENUE, AND INCREASING THE DENSITY BY NINE (9) SINGLE FAMILY RESIDENTIAL UNITS AND OTHER CHANGES (Brandon Estates Filing 3, Application #2014-12)

WHEREAS, the subject property is shown and described in attached Exhibit A, and

WHEREAS, the City received an application from Allan E. & Lola M. Ledebur, the owners of the subject property, to rezone the subject property from Planned Unit Development (PUD) to a PUD zone with different requirements, and

WHEREAS, a PUD Control Guide, as required by Section 17.17.040 of the Fruita Land Use Code (2009, as amended), and entitled "Brandon Estates PUD - Guide" contains information regarding the uses, density and other development standards for the Brandon Estates Filing 1, Phase 2, PUD zone, and

WHEREAS, at their August 12, 2014, public hearing, the Fruita Planning Commission recommended approval of the application to change the requirements of the PUD zone with conditions, and

WHEREAS, the requested rezone to PUD meets all approval criteria that must be considered for PUD zones and rezones pursuant to Sections 17.17.030 and 17.13.060 of the Fruita Land Use Code (2009, as amended) including general compliance with the city's Master Plan, and

WHEREAS, public hearings were held by the City Council on April 7, 2015, and May 5, 2015.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRUITA, COLORADO AS FOLLOWS:

Section 1: That the Official Zoning Map adopted pursuant to Section 17.07.020 of the Fruita Land Use Code (2009, as amended) is hereby amended and that the property shown and described on the attached Exhibit A, containing approximately 18 acres, is hereby rezoned from PUD (Planned Unit Development) to a PUD zone with different requirements.

Section 2: That the PUD Guide entitled "Brandon Estates PUD - Guide", attached as Exhibit B, establishes the uses, densities and other zoning and development standards for the Brandon Estates Filing 1, Phase 2, PUD zone.

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL, THIS
5th DAY OF MAY, 2015.**

City of Fruita

ATTEST:

Lori Buck, Mayor

City Clerk

EXHIBIT A
Ordinance 2015-09
(Legal Description and Location Map)

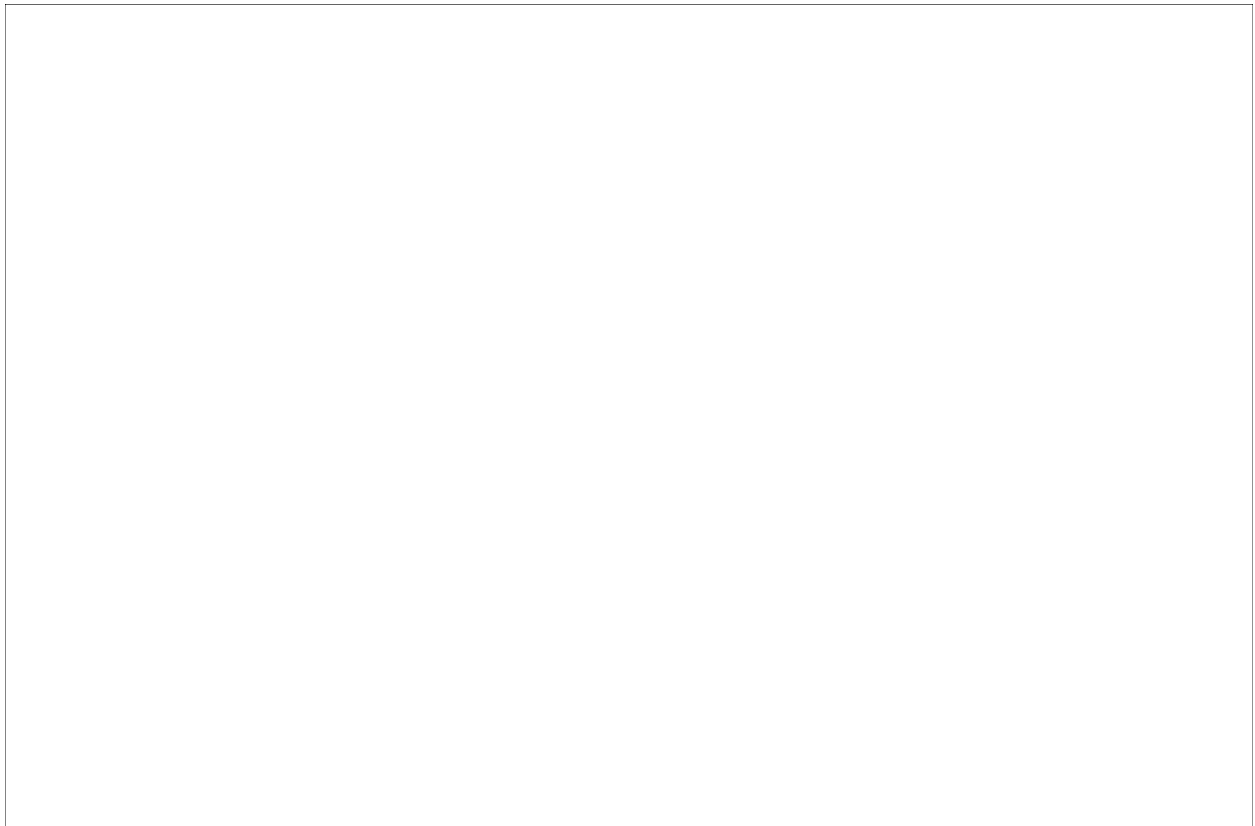
Brandon Estates Filing III

A Replat of Lots 1-38, Tracts F, G, and H, and a portion of Tracts D and G of Brandon Estates Filing 1, in the S ½ of SE ¼, of Section 9, Township 1 North, Range 2 West, U.M. City of Fruita, Mesa County, Colorado

and

Tracts I & J of Brandon Estates Filing I,

in the S ½ of SE ¼, of Section 9, Township 1 North, Range 2 West, U.M. City of Fruita, Mesa County, Colorado



BRANDON ESTATES PUD - GUIDE

FILING 1 - PHASE 2



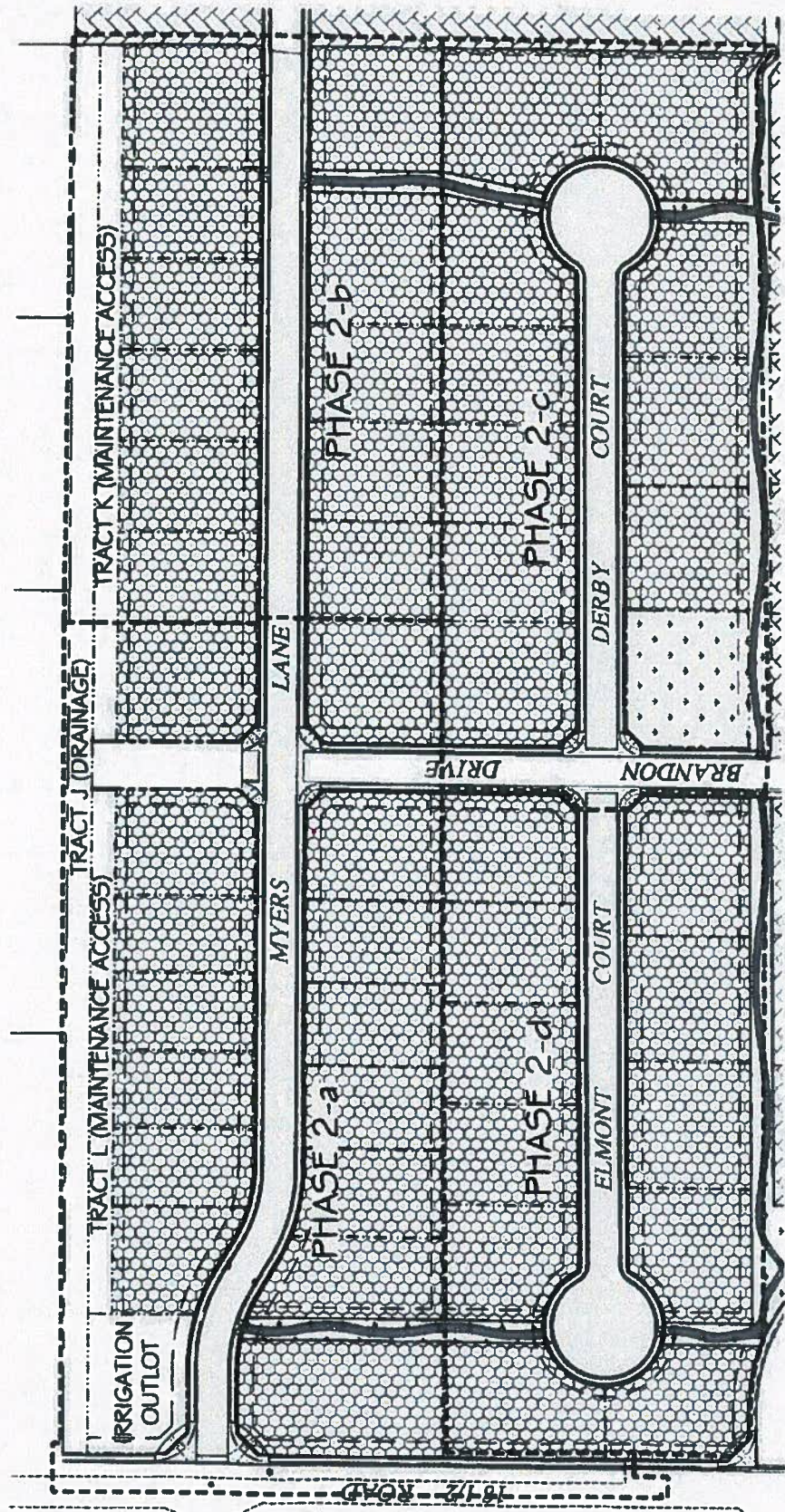
APPROVED: Allan C. Seeburgh, Jr. M. Fredrick #15/15
Property Owner Date

ANOTHER QUALITY COMMUNITY PLANNED BY:

VORTEX
ENGINEERING, INC.





2394 Patterson Road, Suite 201
Grand Junction, CO 81505
Phone: (970) 245-8051
Fax (970) 245-7639

PS 1 of 4

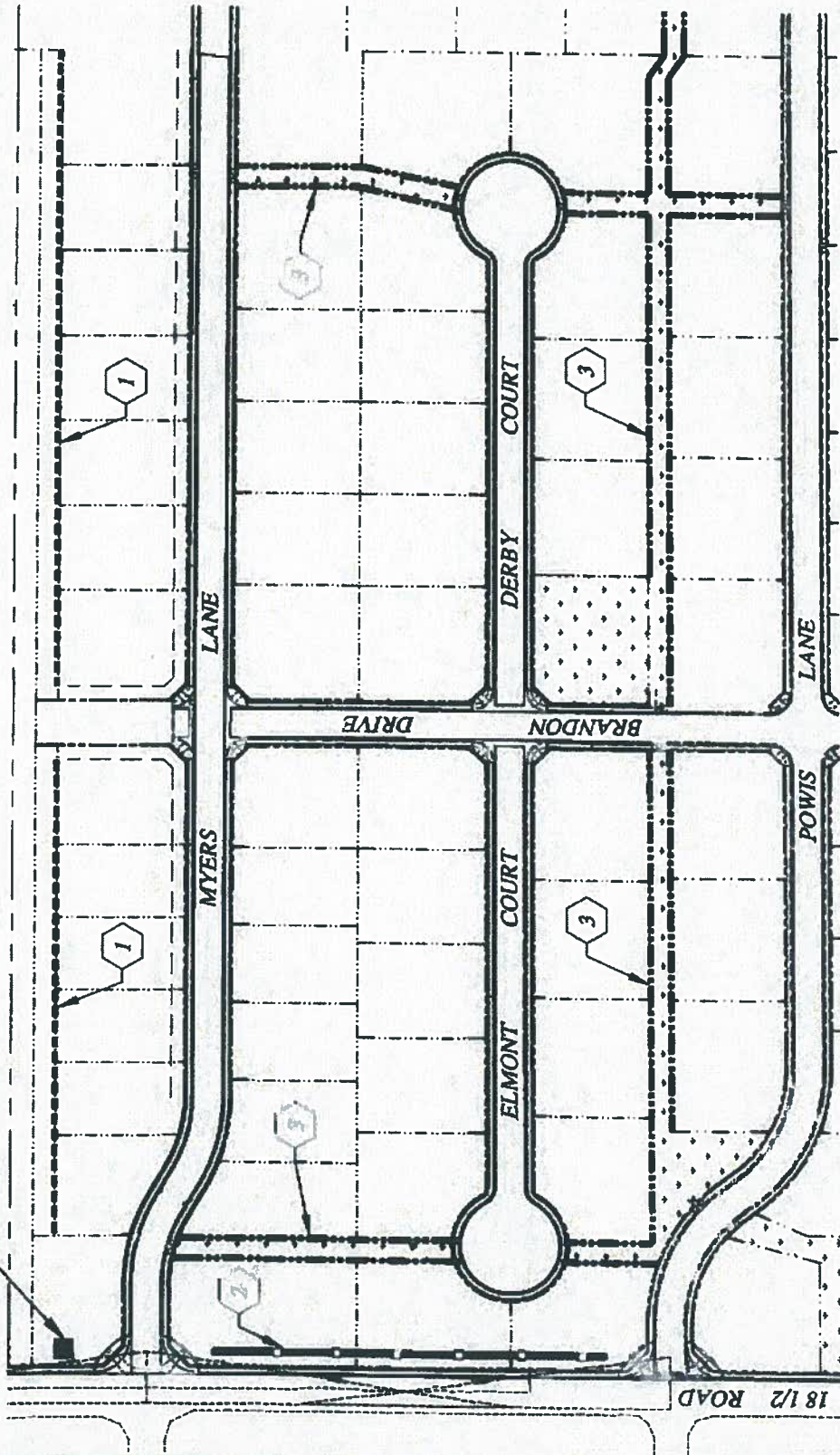


BRANDON ESTATES PHASE 2


- *APPROX. 17.14 ACRES
- *47 SINGLE FAMILY RESIDENTIAL LOTS

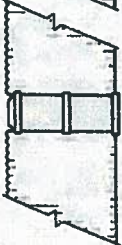
-  RES. LOTS-PHASE-2
-  OPEN SPACE
-  PUBLIC TRAILS
-  PHASE LINE


EXISTING PUMPHOUSE



FENCE LEGEND

- 6' Board on Board Fence


Earth Tone Colored Vinyl or Wood
Developer Installed
- 6' Penimeter Fence


Developer Installed
- 4' Picket/Rail or Board on Board Fence


Earth Tone Colored Vinyl or Wood
Homeowner Installed

OVERALL MASTER FENCE PLAN
 BRANDON ESTATES PUD GUIDE FILING 1 - PHASE 2

VORTEX
 ENGINEERING, INC.

PHASE 2 - SINGLE FAMILY LOT GUIDELINES

1. (/) Indicates setbacks or height limitations for accessory buildings which must be located on the rear half of the lot.
2. No structures are allowed in identified drainage easements. This includes sheds, slabs or raised landscaping areas. See plat and composite site plan for the location of drainage easements.
3. Base zone of community residential shall apply

| Front Yard Setback | Side Yard Setback | Rear Yard Setback | Max. Building Height | Max. Lot Coverage |
|--------------------|-------------------|-------------------|----------------------|-------------------|
| 25' (From R.O.W.) | 8'/3' setback | 15'/3' | 35'/16' | 40%/3% |

BRANDON ESTATES PUD - GUIDE FILING 1 - PHASE 2



APPROVED: Allan C. Seeburgh-John M. Federman #1/5/15
 Property Owner Date

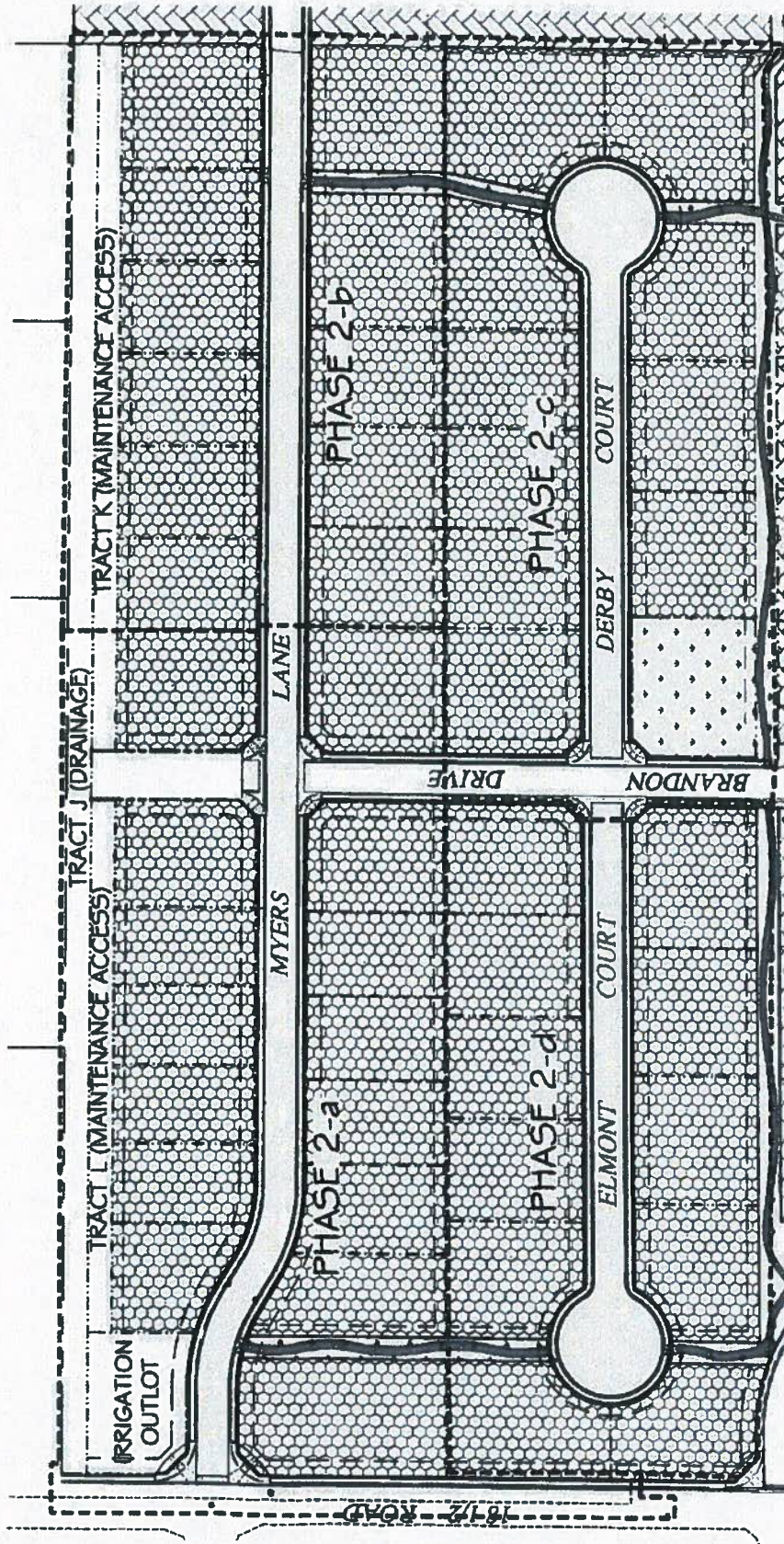
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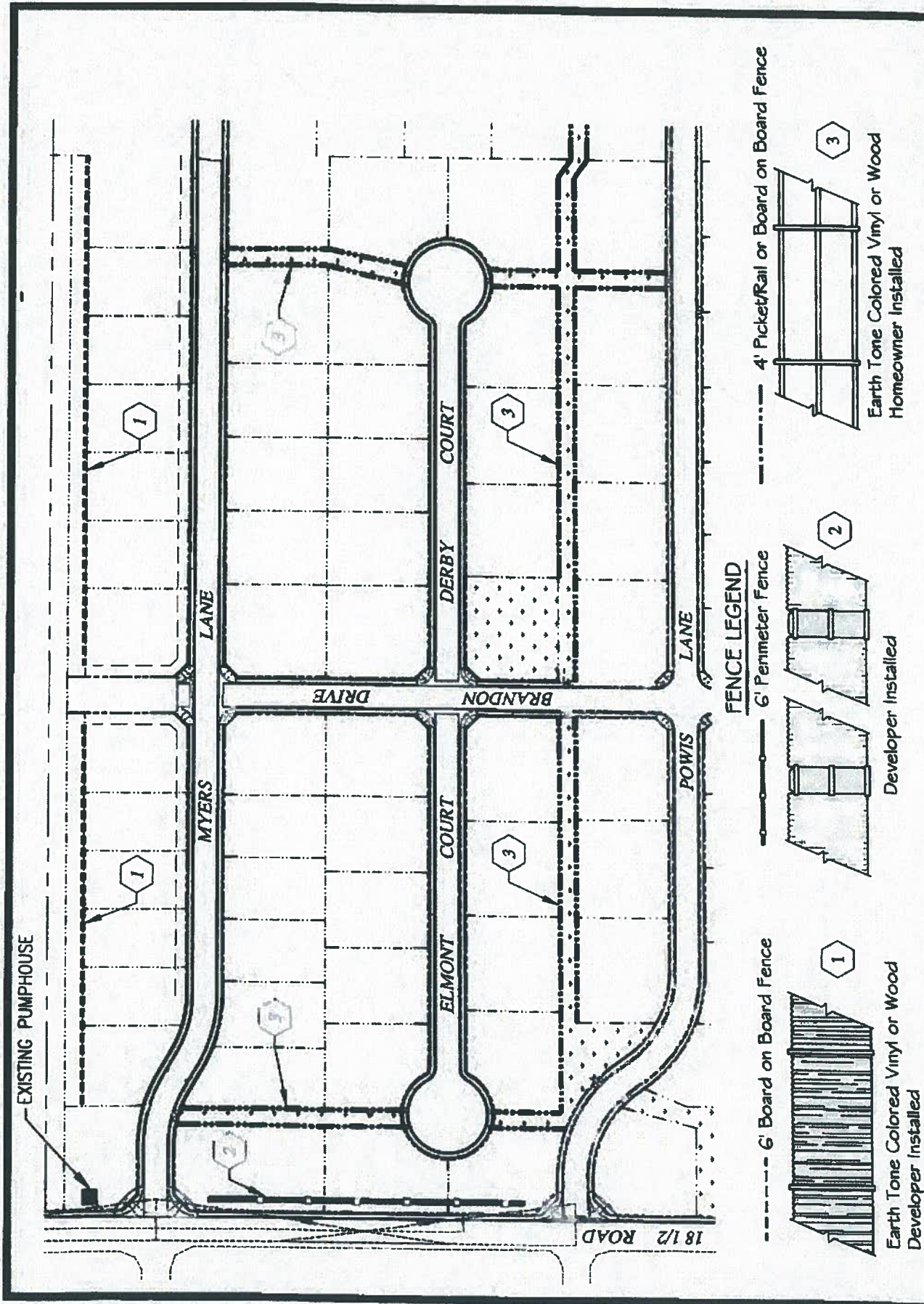
PS 1 of 4






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