



**Community Development Department  
Staff Report  
July 7, 2016**

**Application #:** 2016-14 (Annexation) & 2016-15 (Preliminary Plan)  
**Project Name:** Aspen Village Subdivision and Annexation  
**Application:** Annexation and Preliminary Plan  
**Property Owner:** McCurter Land Company, LLC  
**Representative:** River City Consultants, Inc.  
**Location:** 1062 18 Road (northeast corner of Aspen and Pine)  
**Zone:** Currently zoned Agricultural Forestry Transitional (AFT - County zoning)  
**Request:** This is a request for annexation with a Community Residential zone and Preliminary Plan approval.

**Project Description:**

The subject property contains approximately 6.8 acres and is located at the north east corner of the intersection of East Aspen Avenue and North Pine Street. Until very recently, there was an old house and a mobile home on the property but they have been removed so the property currently is vacant.

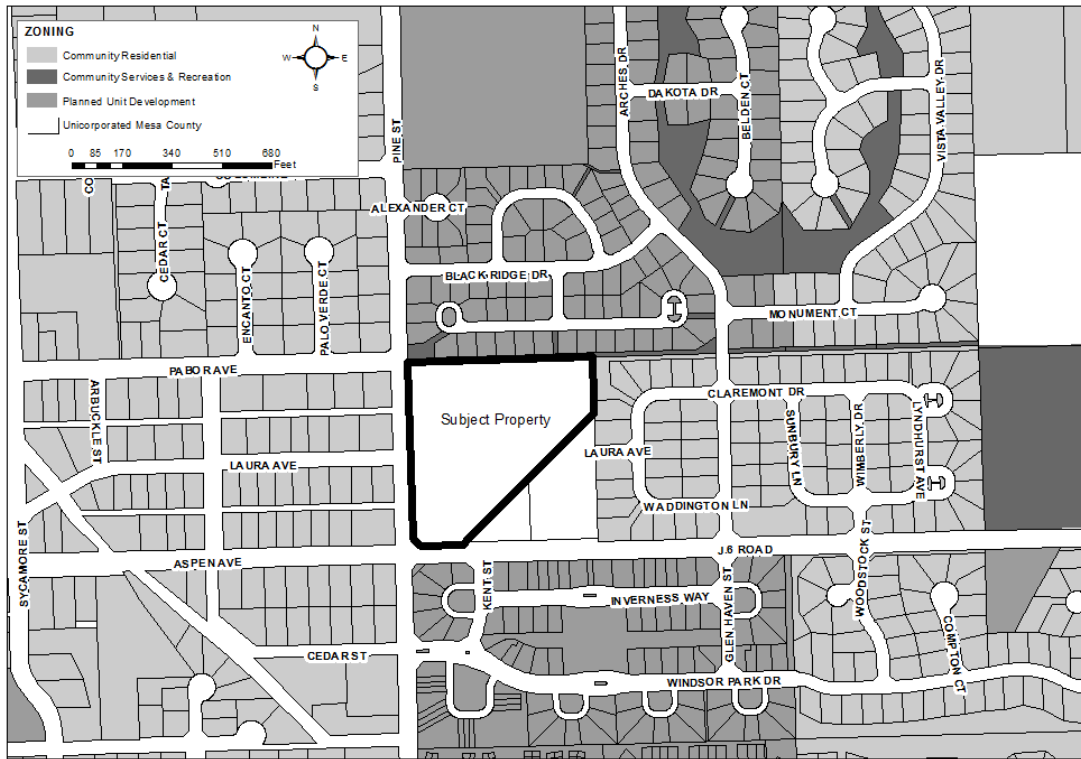
The applicants are requesting annexation into the city limits with a Community Residential (CR) zone to allow for development of 22 single family detached residential lots. The proposed Preliminary Plan shows access to the lots will be by an extension of Laura Avenue to the east with three cul-de-sacs. The lots are to be between 8,000 and 13,000 square feet in size. A pedestrian connection is provided to the existing trail at the north side of the property and another trail connection, combined with a short utility corridor, is provided to the south to Aspen Ave. A landscaped water detention pond is to be located at the corner of Aspen Ave. and Pine St. Pressurized underground irrigation will be provided to each lot. The development is intended to be constructed in one phase.

The next step in the development process is a Final Plat application. A resolution to find the property eligible for annexation is scheduled for the August 2, 2016, City Council public meeting. The final annexation and zoning of the property will be completed along with the Final Plat application.

**Surrounding Land Uses and Zoning:**

Surrounding land uses are primarily single family detached residential. The map below identifies the various zones in this area and the properties that are not currently within the city limits.

**LOCATION AND ZONING MAP**



## 2015 AERIAL PHOTOGRAPH



### **Review of Applicable Land Use Code Requirements:**

#### **ANNEXATION**

Section 17.06.040 of the Land Use Code sets out the criteria that must be considered for annexation requests. The property is within the City's Urban Growth Area.

**Section 17.06.040.A.1 of the Code states that if the property is located within the City's Urban Growth Area as identified by the Fruita Community Plan, annexation may be approved only after considering the following criteria:**

**a. The annexation meets the requirements of the State Statutes;**

This annexation request meets the requirements of state laws. The property has the required 1/6<sup>th</sup> contiguity with existing city limits. It is within Fruita's Urban Growth Area and abuts existing urban development. The city's Master Plan recommends urban development for this area. All required public facilities and services are available to the property at this

time. A community of interest exists between the area proposed to be annexed and the City of Fruita and the property is capable of being integrated into the urbanizing area. This criterion has been met. These issues are discussed in more detail below.

**b. The area is or can be efficiently served by city utilities and capital investments, including water, sewer, parks, drainage systems and streets;**

As an enclave within the city limits with urban development currently existing on all sides, all required utilities are available to the subject property. There are public parks, trails and an elementary school within ½ mile of the development. This criterion has been met.

**c. The area is contiguous with existing urban development;**

The subject property is contiguous to the city limits on three sides and those three sides are contiguous with existing urban development - Vista Valley subdivision to the north, Canterbury subdivision to the east, Leesdale subdivisions to the west (from the 1950s) and Windsor Park to the south along with two larger lots still in the County. This criterion has been met.

**d. The area is or can be efficiently served by police and other municipal services;**

Because access to the property is through roads within the existing City limits, is surrounded by urban development, and all required utilities are currently available, the property can be efficiently served by police and other municipal services. This criterion has been met.

**e. The development is consistent with community goals, principles, and policies as expressed in the Fruita Community Plan;**

The proposed annexation and requested zone meet the approval criteria that must be considered for annexations and changes to the Official Zoning Map as identified by the Land Use Code. The Land Use Code is one of the primary documents to implement the Fruita Community Plan. This criterion has been met.

**f. The annexation is supported by local residents and landowners;**

The annexation meets the goals and policies of the city's Master Plan and the applicants held a neighborhood meeting regarding their intended annexation and development. At this time staff has received no written



comments that would indicate that this annexation is not supported. This criterion has been met.

**g. Water and ditch rights can be provided, as applicable, in accordance with city policies;**

It appears that water and ditch rights can be provided in accordance with city policy. This criterion has been met.

**h. The area will have a logical social and economic association with the city, and;**

Because the property has been enclaved by the city for many years, and is surrounded by urban development and major roadways, the area will have a logical social and economic association with the city. This criterion has been met.

**i. The area meets or can meet the existing infrastructure standards set forth by the city.**

To help ensure that infrastructure can be constructed in this area without great difficulty, staff recommends that 30 feet of right-of-way and 14 foot wide multi-purpose easements be provided for both Pine Street and Aspen Avenue. This is a standard requirement of all annexations and/or development in the City of Fruita and is discussed in more detail below. This criterion can be met.

Based on this information, the annexation of the subject property meets or can meet the approval criteria that must be considered for annexations with the condition that right-of-way and 14-foot wide multi-purpose easements are provided for both Pine Street and Aspen Avenue. It should be noted that there are no current aspects of the property that would be considered legal non-conforming (aka, grandfathered) after the annexation is completed.

## REZONE

**Section 17.13.060, Amendment to the Official Zoning Map (Rezone), of the Land Use Code (2009, as amended) states that the Official Zoning Map may be amended when the following findings are made:**

- 1. The proposed amendment is compatible with surrounding land uses, pursuant to Section 17.07.080, and is consistent with the city's goals, policies and Master Plan; and**

The Fruita Community Plan (a major portion of the city's Master Plan) recommends Community Residential (CR) type zoning for this area. The CR zone is primarily a single family residential zone and the subject property is surrounded by single family residential development and with CR zoning and development to the east and west, and Planned Unit Development zoning for mainly single family residential development to the north and south. This criterion has been met.

- 2. The land to be rezoned was previously zoned in error or the existing zoning is inconsistent with the city's goals, policies and Master Plan; or**

This criterion is not applicable because the land is not yet in the Fruita city limits.

- 3. The area for which the amendment is requested has changed substantially such that the proposed zoning better meets the needs of the community; or**

Although there have been changes in the area, this criterion is not applicable because the land is not yet in the Fruita city limits.

- 4. The amendment is incidental to a comprehensive revision of the city's Official Zoning Map which recognizes a change in conditions and is consistent with the city's goals, policies and Master Plan; or**

This criterion is not applicable because there is no comprehensive revision of the Official Zoning Map for this area.

- 5. The zoning amendment is incidental to the annexation of the subject property and the proposed zoning is consistent with the city's goals, policies, and Master Plan.**

The requested zoning amendment is incidental to the annexation and, as explained above, the requested CR zone is consistent with the city's goals and policies as expressed in the Master Plan.

Based on this information, the requested CR zone meets the approval criteria that must be considered for a rezone (Official Zoning Map amendment).

## MAJOR SUBDIVISION PRELIMINARY PLAN

**Section 17.05.070.C of the Land Use Code requires the following approval criteria to be considered for Preliminary Plan applications in addition to**

**compliance with all approval criteria required to be considered for Sketch Plan applications:**

**1. Adequate resolution of all review comments,**

As discussed in detail below, it appears that review comments can be adequately resolved without a significant redesign of the proposed development. This criterion can be met if all review comments are resolved with the Final Plat application.

**2. Compliance with conditions of approval on the Sketch Plan, if any.**

No Sketch Plan application was submitted or required for this proposed development. This criterion does not apply.

**The following are the approval criteria that must be considered for Sketch Plan applications:**

**1. Conformance to the City of Fruita's Master Plan, Land Use Code, Design Criteria and Construction Specifications Manual and other city policies and regulations;**

With some changes, the proposed development can be in conformance with the city's Master Plan, Land Use Code, and all other city policies and regulations. The Fruita Community Plan (FCP, a major component of the city's Master Plan) recommends Community Residential (CR) type zoning and development for this area. The applicants have requested a CR zone and the development meets most of the CR zoning requirements (lot size, setbacks, etc.). The following is a summary of the changes to the development which are necessary to meet the minimum requirements for subdivision development in the CR zone.

Roads to be built internal to the subdivision are standard local roads with 44 feet of right-of-way, 28 feet of pavement, curbs, gutters, and attached sidewalks. The only improvements required to adjacent existing roadways is to remove curb cuts that are no longer necessary, and replace a small section of missing curb, gutter and sidewalk as identified in the City Engineer's comments.

Pine Street is classified as a collector roadway which requires a minimum width of 60 feet. It is unclear how much right-of-way exists for Pine Street in this area, which is classified as a collector roadway. To avoid potential future problems, 30 feet of right-of-way for Pine Street should be dedicated to the public. There may be an issue with dedicated right-of-way for Aspen Avenue also, so 30 feet of right-of-way also should be dedicated for Aspen Avenue to avoid future potential problems.

Review comments from the Lower Valley Fire Protection District (LVFPD) recommend that the cul-de-sacs meet a minimum 96-foot radius size which will require at least one cul-de-sac to be bigger. Additionally, the LVFPD recommends that Laura Avenue be extended to the east edge of the property so that it can connect to the existing Laura Avenue stub street on the east in the future. This also is a requirement of the Land Use Code.

Section 17.43.030.D of the Land Use Code states that all developments should be planned to provide both vehicle and pedestrian/bicycle connectivity to adjacent properties. Wherever possible, street stubs to adjacent parcels and connections for pedestrian/bicycle paths shall be incorporated into the design of the development. Section 17.43.040.C requires that cul-de-sacs not exceed 600 feet in length. The roads in this subdivision are essentially one large cul-de-sac exceeding 600 feet in length. This issue can be resolved with a stub street somewhere in the vicinity of proposed Lot 14 to provide a logical connection to the adjacent property and the existing Laura Street stub farther to the east.

Section 17.39.080 of the Land Use Code requires that there be at least one on-street parking space for every lot with access from the bulbs. To comply with this requirement, some of the lot lines around the bulbs may need to be changed or driveway widths will be required to be limited. As an alternative as provided in this section of the Code, if one additional off-street parking space is provided for each dwelling unit, this requirement can be reduced up to 50%.

Regarding parks, open space, and trails, the proposed development provides a 10-foot wide pedestrian/bicycle connection to a public trail at the end of the northeast cul-de-sac, identified as Tract C on the plans submitted. Tract C also includes a 5-foot wide strip of land along the north edge of the entire property to encompass an existing pedestrian trail easement on the subject property. A 20-foot wide utility corridor at the south end of the property also is available for pedestrian and bicycle use. The applicants have requested credit against the Parks, Open Space and Trails Impact Fee for providing these transportation connections.

Section 17.29.030.B of the Land Use Code requires trails to be provided: to link to existing or planned future trails; to provide valuable links to destinations such as schools, parks and other neighborhoods, and; to avoid out-of-direction travel by pedestrians and bicyclists. This will require a trail corridor to be provided at the end of each cul-de-sac. The short trail corridors are required to be at least 16-feet wide with an 8-foot wide paved trail. This Code section indicates that the land area required for a public trail is not eligible for credit against the impact fee and the construction of

on-site trails necessary to provide an adequate bicycle and pedestrian transportation network internal to the development are not eligible for credits against the impact fee.

This section of the Code also requires that corridors for Primary Trails be at least 30 feet wide. The existing trail on the north side of the property is classified as a Primary Trail and is in a 20-foot wide corridor. Additional land area for this trail is necessary so that it is at least 30 feet wide and should be part of Tract C. As pointed out by the City Engineer, this additional land area also will avoid fences being built too close to the existing trail pavement.

There is a concern about drainage on the lots along the southeast property line. Instead of a swale to contain and direct drainage, a permanent feature, such as an underground pipe with catch basins or a v-pan, should be used instead to make it clear to future lot owners that a water drainage system runs along the back end of their property.

Review comments from the City Engineer also point out other technical concerns with roadway design and irrigation and Grand Valley Power and the LVFPD also have additional technical issues that must be adequately resolved with the Final Plat application.

If these issues are adequately resolved with the Final Plat application, then this criterion can be met.

**2. Compatibility with the area around the subject property in accordance with Section 17.07.080;**

Section 17.07.080 of the Code states that for all land uses, “compatibility” is provided when a proposed land use can coexist with other existing uses in the vicinity without one use having a disproportionate or severe impact on the other use(s). The city decision-making body may consider other uses existing and approved, and may consider all potential impacts relative to what customarily occurs in the applicable zone and those which are foreseeable, given the range of land uses allowed in the zone.

There are many single family houses in this area, including some on relatively small lots to the north and south of the subject property. There also are houses on relatively large lots to the south (currently outside of the city limits) which could redevelop with higher residential density. The proposed single family detached residential subdivision with lots well over the bare minimum required in the CR zone. The city's Master Plan recommends Community Residential type of zoning and development in this area. This criterion has been met.

**3. Adequate provision of all required services and facilities (roads, bicycle and pedestrian facilities, parks, police protection, fire protection, domestic water, wastewater services, irrigation water, storm drainage facilities, etc);**

If all review comments and issues identified in this Staff Report are adequately resolved with the Final Plat application, this criterion can be met.

**4. Preservation of natural features and adequate environmental protection;**

The subject property had been farmed for many years, and has been fallow for many years. There do not appear to be any natural features on the property worthy of protection. The developer intends to save as many existing trees as possible according to the project narrative.

Stormwater management issues must be addressed and sedimentation and weed controls will be required as part of the construction process.

This criterion can be met.

**5. Ability to resolve all comments and recommendations from reviewers without a significant redesign of the proposed development.**

Although some redesign will be required in order to meet the minimum requirements of the Land Use Code and other city regulations, it does not appear that resolving concerns necessarily leads to a significant redesign of the development that would require another Preliminary Plan review.

In addition to the review comments identified above, Ute Water and Grand Valley Power have technical issues which would not require a significant redesign of the proposal, but which must be resolved with the Final Plat application. Grand Valley Drainage District and Xcel Energy comments indicated that they have no concerns with the subdivision as proposed.

This criterion can be met.

Based on this information, the approval criteria that must be considered for Preliminary Plan applications either has been met or can be met if all review comments and issues identified in this Staff Report are adequately resolved with the Final Plat application.

**Impact Fees**

The following impact fees are applicable to this development:

Transportation Impact Fee:	\$3,200 per lot
School Land Dedication Fee:	\$920 per lot
Parks, Open Space, and Trails Impact Fee:	\$1,860 per lot
Chip/Seal Impact Fee:	\$3.85 per square yard of asphalt on the internal roads
Drainage Impact Fee:	\$16,913.56 (unless more water detention is provided to reduce this fee)

According to the information submitted, the applicants intend to defer the impact fees until the time of planning clearance for each individual lot. The required improvements will be guaranteed with a letter of credit.

**Review Comments:**

All review comments received are included with this Staff Report. All review comments must be adequately resolved with the Final Plat application.

**Public Comments:**

No written public comments have been received regarding this application.

On April 25, 2016, the applicants held a neighborhood meeting at Rim Rock Elementary School to explain the proposed development to surrounding property owners. According to the information submitted, there were 19 people at the meeting, in addition to the developers and their representatives, who asked about house sizes, materials, height and similar questions. There were questions about emergency access and concerns about the annexation. Included with this Staff Report is the invitation sent for this neighborhood meeting, the attendance sheet, and a summary of the meeting.

**Staff Recommendation:**

Annexation

Staff recommends approval of the annexation application with the condition that 30 feet of right-of-way and 14-foot multi-purpose easements are dedicated for both Pine Street and Aspen Avenue before the annexation is completed.

Official Zoning Map Amendment (Rezone)



Staff recommends approval of the rezone to Community Residential with no conditions.

Preliminary Plan

Staff recommends approval of the Aspen Village Preliminary Plan with the condition that all review comments and all issues identified in the Staff Report are adequately resolved with the Final Plat application.

**Fruita Planning Commission:** July 12, 2016

**Fruita City Council:** August 2, 2016

**CITY OF FRUITA**  
**CITY ENGINEER & PUBLIC WORKS REVIEW SHEET**

PROJECT: Aspen Village Subdivision

Petitioner: James McCurter  
McCurtter Land Company LLC

Reviewer: Sam Atkins

Date: May 16, 2016

REVIEW TYPE:    \_\_\_ Minor Subdivision            X Major Subdivision - Preliminary Plan  
(Check One)    \_\_\_ Lot Line Adjustment            \_\_\_ Final Plat  
                  \_\_\_ Site Design Review            \_\_\_ Conditional Use Permit  
                  \_\_\_ Other:

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REVIEW COMMENTS

1. **General:** This application is for a new single family residential subdivision of 22 lots on 6.846 acres location on North Pine Street.
  
2. **Preliminary Plan (Sheet C3):**
  - a. A provision to stub to the west to Laura Avenue should be provided.
  - b. With the location of the existing pedestrian trail in the east-west section of Tract C, it appears there will only be about a foot or two between what is the edge of path and the property line to the south. This will potentially place a fence too close to the trail. Chapter 17.29 of the Land Use Code states "The width of land required for local trails must be at least 16 feet for short connections (such as between cul-de-sacs) and wider for longer connections (such as a trail behind rear property lines along a block). Vertical clearance on all trails must be at least eight (8) feet. Horizontal clearance must be at least 3 feet on both sides. An additional strip of land will be required to be dedicated as part of Tract C to obtain the 3-ft clearance to the south edge of the trail.
  - c. Per the code reference in the above comment, the width of Tract C needs to be 16-ft in width instead of the 10-ft proposed between lots 10 and 11.
  - d. Street light locations should be shown on the plan.
  - e. Show location of mail delivery cluster, or call it out. I think there is a pad shown on the plan for it.
  - f. Signage for Stop and street names not shown. End of Road markers shall be placed at Laura Avenue if just stubbed toward Laura Avenue to the east.
  - g. If Laura Avenue is not connected through, then "No Outlet" signage will be required at the entrance to the subdivision.
  - h. There are curb cuts on Aspen Ave. and on Pine St. that are leftover from the old existing house. Those curb cuts are to be removed and replaced with vertical curb, gutter and sidewalk. Additionally, there is a section of curb gutter and sidewalk missing on Pine St. just north of the curb return from the Aspen Ave./Pine St. intersection that needs to be replaced with new curb, gutter and sidewalk.

# CITY OF FRUITA

## CITY ENGINEER & PUBLIC WORKS REVIEW SHEET

### 3. **Drainage Report and Grading Plan (Sheet C-5):**

- a. The northernmost portion of the site appears to drain to the north to a location on the existing trail where there are manholes with grated lids. These grated lids are in the existing path which is not the most desirable, but given that they already receive nuisance flow from the properties to the north, it does not make a lot of sense to try and do anything differently for this project. Can you call out on the plans the existing manholes so that it is clear on the plan that you have something to drain to? Additionally the drainage report shows all of the north end of the project draining to the south instead of breaking off some of it to the north. Is this area considered in the detention release and/or total release rate?
- b. The southeast legs of Lots 12-19 have a proposed swale running the entire length of that leg of the subdivision. An underground pipe with catch basins or other permanently defined feature (v-pan or curb and gutter) should run this length rather than a earth swale. The pipe and inlets should run to the downstream edge of the second to last (upstream) lot and have catch basins every other lot line. The v-pan or curb and gutter would start at the downstream end of the second to last (upstream) lot and continue to the point at which it would be picked up by a storm drain.
- c. Calculation for the drainage impact fee for over-detention is based on the recapture agreement between the City of Fruita and Constructors West, Inc. dated 1/21/2003 for the Cottonwoods Subdivision. That recapture has expired (10 year limit). The recapture was based on 53 cfs of over-detention by Cottonwoods Subdivision that could be purchased from other developments within the Murray Drain drainage basin which lies within the 117 Major Drainage Base (4.09 sq. mi. as defined by Mesa County). The calculations for recapture vary depending on where the property is located within the system, but the recapture for this parcel (which is in Area 3) is -  $(CDR-0.173) \times \text{Developed Acres} \times \$14,591.98$ . There was not a provision in the recapture agreement for inflation, but the Engineering Dept. is willing to accept the payment in lieu of providing the additional detention. The 100-year historic runoff for the project is 1.62 cfs. The required runoff reduction is 48% of historic which would be  $0.48 \times 1.62 \text{ cfs} = 0.78 \text{ cfs}$ . Therefore the new available over-detention from Cottonwoods Sub. Detention facility is 52.22 cfs.

### 4. **Landscape/Irrigation Plan:**

- a. Verify that the site triangle for the detention area meets the requirements of Sheet 4.71 of the City of Fruita Design Criteria and Construction Specifications Manual.
- b. With lot sizes in the 10K to 12K range, the use of 9 gal/min per unit seems too low. Section 7.2 of the Manual specifies A minimum flow rate of 15 gpm is to be delivered to each lot.
- c. Unless approved by all the dry utility providers for the current plan location for the irrigation main, I would prefer that the irrigation main either be placed in the rear of the lots or in a separate easement just outside of the 14'MPE. I would accept a 5' easement adjacent to the 14' MPE with the line being placed 1-foot off the MPE.
- d. Is it implied that no lot can have a turf area larger than 1900 sf? I assume that with the lot sizes being in the 10,000 range, some owners are not going to want to be restricted that much. If this is the restriction, will it be recorded on the site plan or contained within the CCR's? I did not see anything in the CCR's that reference the amount of water available to each lot in gpm or the area restriction for turf.

**CITY OF FRUITA**  
**CITY ENGINEER & PUBLIC WORKS REVIEW SHEET**

**5. Impact Fees:**

- a. **Transportation Impact Fee:** The fee required will be \$3,200 per residential unit. This amounts to \$3,200/residential unit x 22 units = \$70,400.
- b. **Chip and Seal Fee Calculation:** This is calculated using the surface area of the interior streets at a rate of \$3.85/square yard.
- c. **Drainage Impact:** This fee was calculated by the applicant and resulted in a fee of \$16,913.56. If detention (100 year release of 52% of historic) is provided, there will not be a Drainage Impact Fee. The fee of \$16,913.56 is acceptable for the over-detention require for this basin.
- d. **Parks, Open Space, and Trails:** The fee required will be \$1,860 per residential unit. This amounts to \$1,860/residential unit x 22 units = \$40,920.
- e. **School Land Dedication Fee:** The fee required will be \$920 per residential unit.

**SIA:** Engineering has reviewed the submitted draft Subdivision Improvement Agreement Exhibit B and has no issues.

**RECOMMENDATION:**

The Engineering and Public Works Departments recommends approval of this Preliminary Plan upon the satisfactory resolution of the items cited above.

**From:** [Jim Daugherty](#)  
**To:** [Henry Hemphill](#)  
**Subject:** Aspen Village  
**Date:** Friday, June 17, 2016 9:42:36 AM

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**Ute Water Conservancy District**

**Date: 17 June 2016**

<b>Review Number</b>	<b>2016-15</b>
<b>Review Name</b>	<b>Aspen Village</b>

- **Water mains shall be C900, minimum DR18 PVC. Installation of all pipe, fittings, valves, and services, including testing and disinfection shall be in accordance with Ute Water standard specifications and drawings.**
- **Developer is responsible for installing meter pits and yokes (pits and yokes supplied by Ute Water)**
- **Construction plans required 48 hours before construction begins. If plans change the developer must submit a new set of plans.**
- **Electronic drawings of the utility composite for the subdivision, in Autocad.dwg format, must be provided prior to final acceptance of the water infrastructure.**
- **Water meters will not be sold until final acceptance of the water infrastructure.**
- **Abandoned services shall be removed and capped at main.**
- **Change water line note six to read Fruita and/or Mesa County.**
- **Provide Plan & Profile for SS for review.**
- **Move irrigation to the rear of lots.**
- **Eliminate the valve to the west at the intersection of Laura and North South cul-de-sacs.**
- **All fire hydrants shall be moved to the beginning of the radius for the cul-de-sacs.**
- **Just past the fire hydrants show a reducer and water main as four-inch.**
- **Wet tap for connection in Aspen shall be an eight on ten wet tap, not an eight by eight by eight tee and valves as indicated.**

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**From:** Henry Hemphill [mailto:hhemphill@fruita.org]  
**Sent:** Wednesday, June 01, 2016 9:53 AM  
**To:** daniel.roussin@state.co.us; arthur.valdez@charter.com; Dick Pippenger; segodfrey.survey@gvdd.org; gvic@sprynet.com; Tim Ryan; Jim Daugherty; scott.hendricks@xcelenergy.com; ed@sandslawoffice.com; Ken Haley; Sam Atkins; Judy Macy; Mark Angelo  
**Cc:** Dahna Raugh  
**Subject:** Projects for your Review

Hey,

Here are 2 projects for your review. They are set to be annexed as well. Please send me your comments and indicate project number. Thank you!

Application #           2016-13  
Application Name       Adobe View North  
Application Type       Preliminary Plan  
Applicant               Adobe View Development  
Representative         Steve Hejl  
Location                965 18 Road

<http://www.fruita.org/cd/page/2016-13-adobe-view-north-preliminary-plan>

Application #	2016-15
Application Name	Aspen Village
Application Type	Preliminary Plan
Applicant	McCurter Land Company
Representative	River City Consultants- Tracy States
Location	1062 18 Road

<http://www.fruita.org/cd/page/2016-15-aspen-village-preliminary-plan>

**Henry Hemphill | Planning Tech. | City of Fruita, CO | (970) 858-0786 | [hhemphill@fruita.org](mailto:hhemphill@fruita.org)**



## COMMUNITY DEVELOPMENT DEPARTMENT **REVIEW SHEET**

**DATE: JUNE 1, 2016**

**TO: REVIEW AGENCIES**

Application #: 2016-15  
Applicant: River City Consultants  
Application Name: Aspen Village  
Application Type: Preliminary Plan  
Location: 1062 18 Road  
Zone: Unincorporated Mesa County, AFT.

Description: This is a request to approve a Preliminary Plan for a 22 lot single family residential subdivision

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The attached plan has been submitted to your office for review and comment. To ensure any concerns you have are taken into consideration please comment by **JUNE 23, 2016**.

**RETURN TO THE CITY OF FRUITA COMMUNITY  
DEVELOPMENT**

Or e-mail to [hhemphill@fruita.org](mailto:hhemphill@fruita.org)

**GVP Comments for 2016-15 Aspen Village Preliminary Plan (Fruita)**

- 1. The project is in the Grand Valley Power (GVP) service area.**
- 2. Single-phase underground power is available for this project, along East Aspin Avenue.**
- 3. There may be space issues with the irrigation system in the 14' MPE. A possible conflict with gas line and transformer locations. A detail of the cross section of the MPE would be useful.**
- 4. Is the space in Tract B for a power line trench and 3- 3" ducts.**
- 5. Need GVP electric layout on FINAL Utility Composite Plan. Showing the locations of streetlights, transformers, junction**



- boxes, road crossings (number of conduits, type, size, depth & length) and any other needed equipment.**
- 6. Please make application for service by calling 242-0040, to start the design process. A cost estimate will also be prepared.**
  - 7. Need Final Plat with addresses before going to Contract for Construction with Grand Valley Power.**
  - 8. No trees to be planted over utility portion of Multi-Purpose Easement.**
  - 9. Any Utility / Multi-Purpose Easement that is also used for landscaping will need to have underground power lines built in duct system.**
  - 10. Irrigation and drainage lines should not be in the utility portion of the Multi-Purpose Easement.**
  - 11. Any relocation of existing overhead power lines, poles, guy/anchors, underground lines, transformers or any other Grand Valley Power equipment is at the developer's expense.**

**LOWER VALLEY FIRE PROTECTION DISTRICT**  
**168 N. Mesa**  
**Fruita, CO. 81521**  
**Phone: (970) 858-3133 Fax: (970) 858-7189**

June 15, 2016

City of Fruita Community Development  
325 East Aspen  
Fruita, CO 81521

Application: 2016-14  
Applicant: River City Consultants  
Application Name: Aspen Village  
Application Type: Annexation  
Location: 1062 18 Road.  
Zone: AFT

Review Comments:

All cul-de-sacs must meet the 96 foot diameter required by Appendix "D" of the IFC.

Fire Hydrants must be located just prior to entering a cul-de-sac. A hydrant must be installed at the intersection of Laura Court and Aspen Village Court.

Laura Court should be renamed as Laura Avenue and continue as a through street and connect with the existing Laura Avenue to the East. If this is not possible the street should be stubbed out for future connection to Laura Avenue. Note if Laura Avenue cannot be connected as a through street an emergency access must be provided at an acceptable location near lots 11, 12, or 13

The second access road shall comply with the requirements of Section 503.2 of the 2012 IFC.

In lieu of the second access road all residences in the subdivision could be protected by residential sprinkler systems.

Richard Pippenger  
Fire Marshal

## Henry Hemphill

---

**From:** Hendricks, Scott [scott.hendricks@xcelenergy.com]  
**Sent:** Monday, June 13, 2016 2:06 PM  
**To:** Henry Hemphill  
**Subject:** Application # 2016-15 Aspen Village  
**Attachments:** Land Development Application.pdf

Application # 2016-15  
Application Name Aspen Village  
Application Type Preliminary Plan  
Applicant McCurter Land Company  
Representative River City Consultants- Tracy States  
Location 1062 18 Road

I have reviewed this project and have no objections at this time

Completion of this City/County review approval process does not constitute an application with Xcel Energy for utility installation. Applicant will need to contact Xcel Energy's Builder's Call Line/Engineering Department to request a formal design for the project. A full set of plans, contractor, and legal owner information is required prior to starting any part of the construction. Failure to provide required information prior to construction start will result in delays providing utility services to your project. Acceptable meter and/or equipment locations will be determined by Xcel Energy as a part of the design process. Additional easements may be required depending on final utility design and layout. Engineering and Construction lead times will vary depending on workloads and material availability. Relocation and/or removal of existing facilities will be made at the applicant's expense and are also subject to lead times referred to above. Any and all existing & future Xcel Energy facilities must be granted easement.

### ***Scott Hendricks***

Xcel Energy | Responsible By Nature  
Planner / Design Department  
2538 Blichman Avenue, Grand Junction, CO 81505  
P: 970.244.2727 F: 970.244.2606  
E: [scott.hendricks@xcelenergy.com](mailto:scott.hendricks@xcelenergy.com)



# LAND DEVELOPMENT APPLICATION

Project Name: Aspen Village Subdivision and Annexation  
 Project Location: 1062 18 Rd, Fruita, Co  
 Current Zoning District: AFT (Mesa County) Requested Zone: CR  
 Tax Parcel Number(s): 2697-162-00-020 Number of Acres: \_\_\_\_\_  
 Project Type: Major Subdivision + Annexation

Property Owner: McCurter Land Company LLC Developer: Same  
 Property Owner: \_\_\_\_\_ Contact: Tim McCurter  
 Address: P.O. Box 2007 Address: P.O. Box 2007  
 City/State/Zip: Grand Junction, Co 81502 City/State/Zip: Grand Junction, Co 81502  
 Phone: 970-260-0604 Fax: \_\_\_\_\_ Phone: 970-260-0604 Fax: \_\_\_\_\_  
 E-mail: mccurters@yahoo.com E-mail: mccurters@yahoo.com

Please designate a representative as the coordinator for this application. The representative should attend all conferences/hearings, will receive all correspondence, and communicate all information to the property owners.

Owner Rep: RiverCity Consultants, Inc. Engineer: RiverCity Consultants, Inc.  
 Contact: Tracy States Contact: Jeff Mace  
 Address: 744 Horizon Ct. #110 Address: 744 Horizon Ct. #110  
 City/State/Zip: Grand Junction, Co 81506 City/State/Zip: Grand Junction, Co 81506  
 Phone: 970-241-4722 Fax: 970-241-8841 Phone: 970-241-4722 Fax: 970-241-8841  
 E-mail: tstates@rccwest.com E-mail: jmace@rccwest.com

This Notarized application authorizes the owner's representative, if designated, to act on behalf of the property owners regarding this application.

The above information is correct and accurate to the best of my knowledge.

Name of Legal Owner	Signature <u>James R. [Signature]</u> Member/Manager	Date <u>4/19/16</u>
Name of Legal Owner	Signature	Date
Name of Legal Owner	Signature	Date

STATE OF COLORADO) ) ss.  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of April, 2016,

My Commission expires: 11/06/2018

Tracy A. States  
 Notary Public

TRACY A. STATES  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID #20064045541  
 My Commission Expires November 6, 2018

**Project Narrative**  
**Name: Aspen Village Subdivision**  
**Application: Annexation/Rezone and Preliminary Plan**  
**May 5, 2016**

**Project Information**

<b>Applicant:</b>	McCurter Land Company, LLC - Owner
<b>Representative:</b>	Tracy States – River City Consultants, Inc.
<b>Location:</b>	1062 18 Road, Fruita, Colorado
<b>Parcel No:</b>	2697-162-00-020
<b>Zoning:</b>	Current Mesa County AFT – Proposed Community Residential (CR) within the City of Fruita

**Project Description:**

The project is located at the northeast corner of the intersection of Pine St. and Aspen Ave. The project is proposing annexation and zoning to CR within the City of Fruita limits. It is proposed to create a 22 lot single family detached residential subdivision. The total acreage of the project is 6.73 acres. The lot sizes conform to the CR zone district standards. The lots range in size from 8,282 square feet to 12,633 square feet and is similar to densities in the immediate area the subject property. All of the setback requirements for the CR zone district can easily be met with lots of this size. The existing structures will be removed.

Two trail connections totaling 0.14 acres are proposed and the applicant is requesting credit for these trail connection towards the Public Sites, Parks and Open Spaces Dedication/Fee. No other open space/trails are proposed with this subdivision. There is a small detention pond located at the northeast corner of the project which will be landscaped, providing a pleasing aesthetic for this intersection corner.

**Neighborhood Meeting:**

A neighborhood meeting was held on April 25, 2016, at Rim Rock Elementary at 6 pm. 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.



## **Annexation and Zoning – Within the City’s Urban Growth Area**

### ***Does the annexation meet the requirements of State law (Title 31, Article 12)?***

The annexation of the subject property does meet the requirements of Colorado State Law (Title 31, Article 12). A Petition for Annexation and Annexation Map have been included with this submittal and the subject property has the 1/6 contiguity with the City limits required for annexation. The legal description of the annexation, including right-of-way can be found on the Annexation Map. All land adjacent to the subject property has been developed, with the exception of the two parcels adjacent to the southeast.

### ***Can the area to be annexed be efficiently served by urban services and facilities (police and fire protection, sanitary sewer service, potable and irrigation water, drainage structures, streets and trails, etc.) and what will the impact be to these urban services and facilities?***

There is water and sewer service available adjacent to the property. The developer will dedicate road and pedestrian systems within the development. There should be minimal impact to the provision of police and fire protection services and other municipal services with this annexation.

The developer/owner owns four shares of Grand Valley Irrigation Company irrigation water. An Irrigation Design Report is included with submittal. Storage is proposed as well as a pumped, pressurized system. It is estimated that an additional four shares of irrigation water will need to be purchased to increase water availability. Please refer to the Irrigation Design Report. Stormwater detention is proposed for the subdivision and drainage from the project will be released at less than historical rates into the existing drainage system.

### ***Is the area to be annexed contiguous with existing urban development?***

As explained above, the property has the 1/6 contiguity with the City limits required for annexation and all land adjacent to the subject property has been developed, with the exception of the two parcels adjacent to the southeast.

### ***Is the annexation consistent with the City’s Master Plan?***

The subject parcel is an in-fill parcel and has ready access to all urban services. The project and annexation are consistent with the City’s Master Plan including the Fruita Community Plan. The project provides higher density residential housing near the downtown area.

### ***Is the annexation supported by local residents and landowners?***

The project was accepted favorably by most of the public that attended the neighborhood meeting on April 25, 2016.

### ***Will the annexed land have a logical social and economic association with the City?***

The annexation and project proposes trail connections and will provide the City with increased tax revenues.

## **Preliminary Plan**

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

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

The project meets the intent of the 2008 Community Plan, as well as the requirements of the City of Fruita Municipal Code, updated through December 31, 2013.

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

Existing land uses in the area include both townhouses and single-family houses on lots ranging in size from just less than 3,400 square feet (Vista Valley and Windsor Park PUD subdivisions to 1.69 acres (County parcel). Rim Rock Elementary School is located less than one-half mile to the east on J 6/10 Road (Aspen Ave.). Windsor Park PUD Subdivision, located on the south side of Aspen Ave., contains a small community park and trail system.

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

Site access is proposed from 18 Road, extending into three cul-de-sacs. The proposed right-of-way is consistent with Fruita's street standards, as well as requirements for fire department access. Both Pine St. and Aspen Ave. are classified as major collector roadways and will accommodate the traffic from this and further urban development in the area.

#### ***Availability of utilities***

All utilities are extended to the site and will be extended into the subdivision. Please see previous comments regarding irrigation.

#### ***Special or unusual demands on utilities***

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

#### ***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 annexation and subdivision.

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

A geologic hazards and geotechnical investigation was performed on the site by Huddleston-Berry Engineering and Testing. The site is suitable for the proposed development.

#### ***Natural areas***

There are several large trees on the property and the developer intends to save as many of these trees as possible.



April 15, 2016

**RE: Annexation and Major Subdivision of the property located at 1062 18 Road  
(Aspen Village Subdivision), Fruita, CO – 22 single-family detached residential lots  
on approximately 6.73 Acres**

**Dear Neighbor:**

This letter is to inform you that the property owners of the above mentioned property are holding a neighborhood meeting to discuss the subdivision and status of this property. This project is being submitted for review in accordance with the City of Fruita code requirements in order to obtain approval of the subdivision. The property is currently zoned AFT in unincorporated Mesa County. It is proposed to annex this property into the City of Fruita limits with the proposed zoning of CR (Community Residential).

We invite you to attend this neighborhood meeting which will be held at Rim Rock Elementary, located at 1810 J 6/10 Road, on Monday, April 25, 2016, at 6:00 PM in the library. This meeting is designed to provide you with as much information as possible and hear/address your concerns.

**Sincerely,**



**Tracy States  
Project Coordinator**

**EXHIBIT A**  
**ASPEN VILLAGE SUBDIVISION**  
**1062 18 ROAD**  
**FRUITA, CO**

**SUMMARY OF NEIGHBORHOOD MEETING**  
**MONDAY, APRIL 25, 2016**  
**RIM ROCK ELEMENTARY**  
**1810 J 6/10 ROAD @ 6:00 PM**

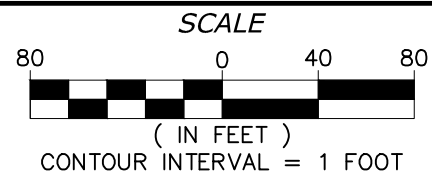
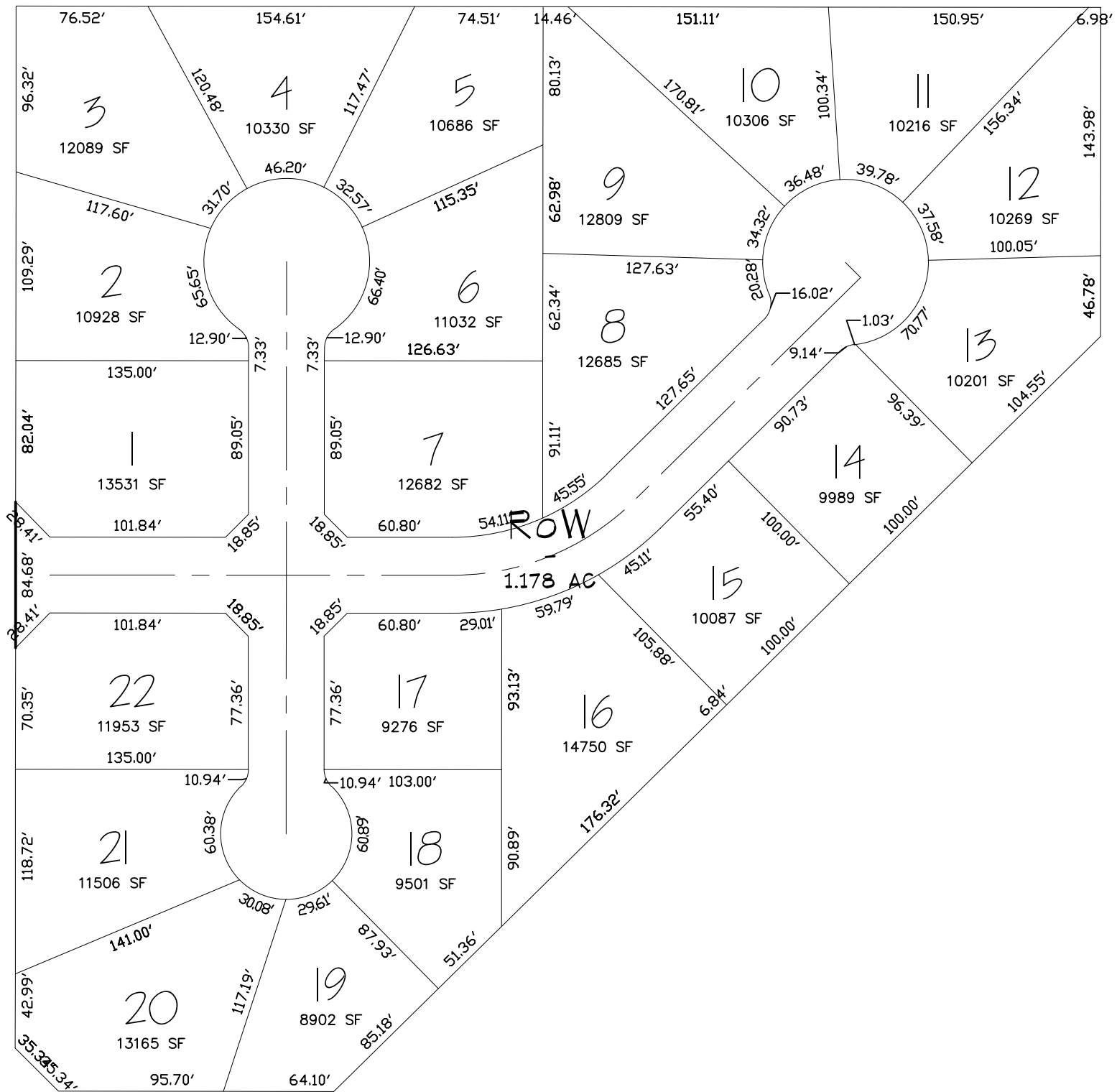
A neighborhood meeting for the above referenced subdivision was held Monday, April 25, 2016, at Rim Rock Elementary School, located at 1810 J 6/10 Road, at 6:00 PM. A letter notifying the neighbors was sent on April 15, 2016, per the mailing list received from the City. The meeting was facilitated by Tracy States with River City Consultants, Inc., representing James and Debra McCurter (McCurter Land Company, LLC), the project Developers, who were also in attendance. Jeff Mace, the Project Engineer with River City Consultants, was also present to answer technical questions. There were nineteen neighbors that attended the meeting. An attendance list is provided as part of this Exhibit.

The meeting was an informal presentation with a copy of the Composite Site Plan for Aspen Village presented as an exhibit (attached). Ms. States explained what was planned for the subdivision and the proposed zoning of Community Residential (CR). Most all of the attendees were happy that townhomes were no longer being proposed and some were very excited about the project. The attendees presented questions that were answered by Ms. States, Mr. Mace and Mr. McCurter.

Most of the questions were regarding the size of the homes and height (would there be two-story homes), where the fire department would access the site from, would there be restrictions as far as building materials, etc. (CCRs). Some asked about perimeter fencing. It was explained that two-story homes are allowed in the proposed CR zone district and that there would be CCRs to regulate the type of construction allowed within the subdivision.

There were a few of the neighbors that were not happy about this piece annexing into the City's limits. It was asked if the neighbors could be forced to annex as well. It was explained that with the exception of this property and the two adjoining properties to the east, that all of the surrounding development was already within the City's limits. These concerns came from neighbors that were on larger agricultural properties with farming activities a little further to the east.

The meeting adjourned at 6:45 PM.



REVISIONS		
NO.	DATE	DESCRIPTION

PRELIMINARY

McCurter Land Company  
*Aspen Village Single Family*  
 Concept 2

DRAWN BY:	JWM	RCC PROJECT #:	1071-006
CHECKED BY:		DATE ISSUED:	15.MAR.2016
HORZ SCALE:	AS SHOWN	ORIGINAL SHEET SIZE:	11 x 17
VERT SCALE:	N/A		

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.







**Monday, April 25, 2016 – Aspen Village SFR/Annexation  
 Neighborhood Meeting @ 6:00 PM  
 Rim Rock Elementary  
 1810 J 6/10 Road, Fruita, CO**

	Name	Address	Phone # (Optional)
1.	Leni Chesnick	1806 J 6/10 Rd.	
2.	Terri Brown	1982 J Rd	
3.	Jim & Deb McCarter	2458 Home Ranch Ct GJ	
4.	Bob Major	1804 J 6/10 Rd	712-7055
5.	Amy & Dawn McLeod	1176 Wolf Creek Ct.	
6.	Gayle & Curtis Meyer	1142 Wolf Creek Ct.	
7.	<del>Cheryl</del>	1075 E. Aspen Ave	
8.	Paul McFarland	1078 E Laura Ave	
9.	<del>James Kramer</del>	120 W. Park Dr.	
10.	Ray Rickard	2115 Red Hook Dr	
11.	Jacksons	1074 E. Paton Ave	
12.	Domenicacci	1223 Wolf Creek	
13.	West Helen Wade	1223 Wolf Ct Ct	
14.			
15.			
16.			
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23.			
24.			
25.			

**Monday, April 25, 2016 – Aspen Village SFR/Annexation**  
**Neighborhood Meeting @ 6:00 PM**  
**Rim Rock Elementary**  
**1810 J 6/10 Road, Fruita, CO**

Name	Address	Phone # (Optional)
1. Judy Johnson	1083-19 Rd.	
2. Jim & Penny Hassell	111 Kent St.	
3. GEORGE E JOHNSON II	1083 19 ROAD	
4. Tracy States	River City Consultants	241-4722
5. Jeff Mace	RCC	241-4722
6.		
7.		
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# ASPEN VILLAGE SUBDIVISION

## 1062 18 ROAD

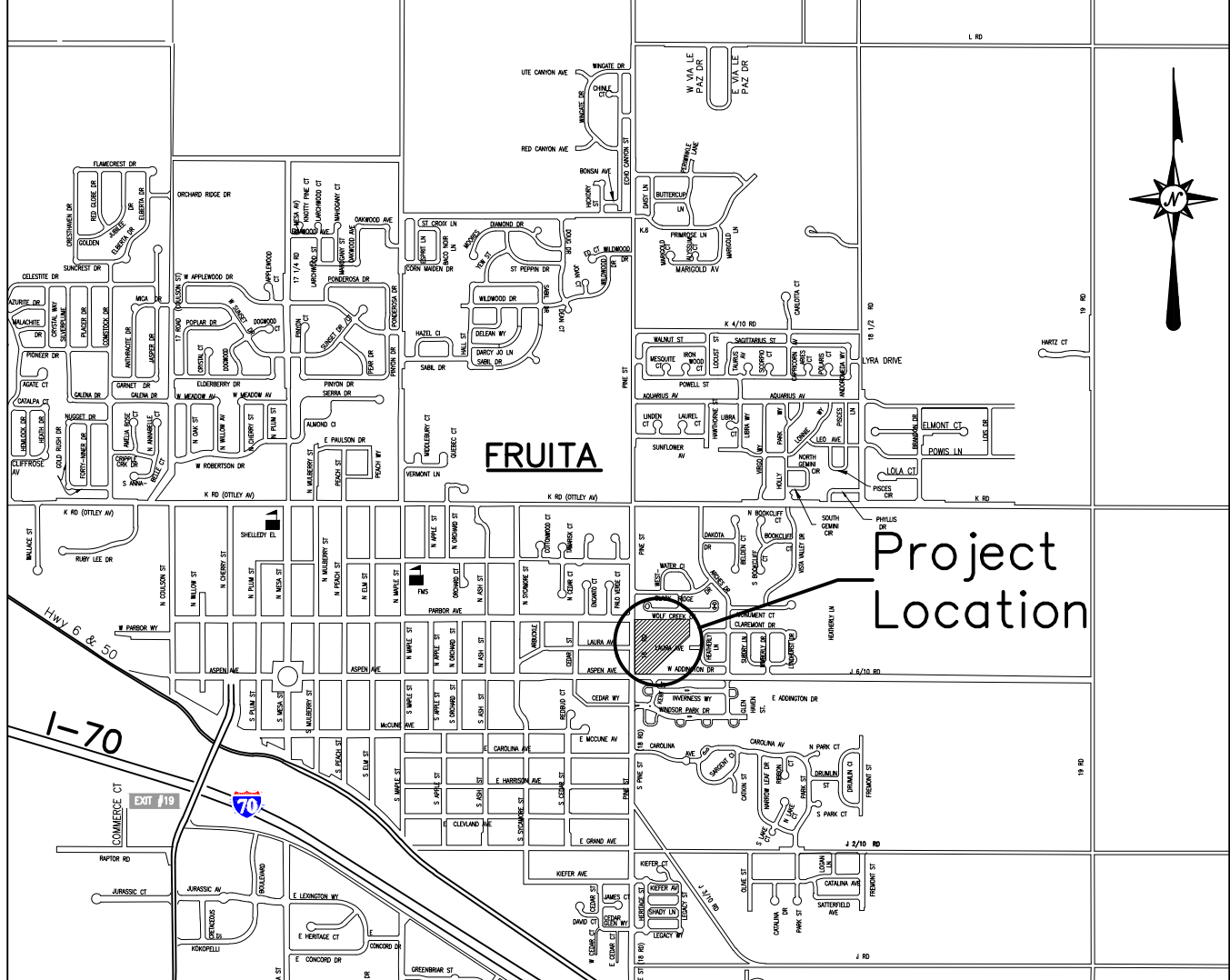
### CONSTRUCTION PLANS FRUITA, COLORADO

**DRAFT**  
 Review Set  
 (NOT FOR CONSTRUCTION)

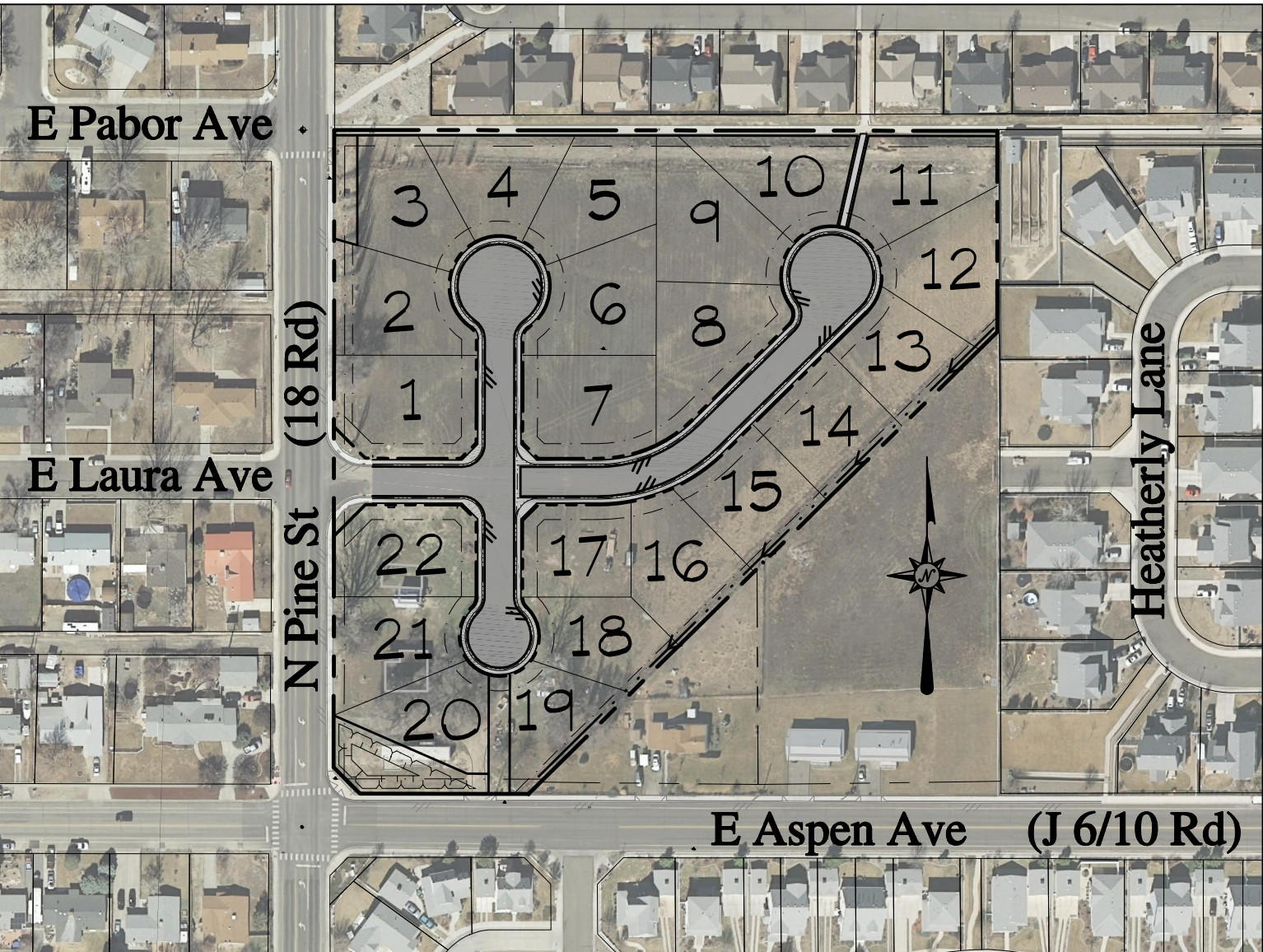
#### INDEX OF SHEETS

Sheet No.	Description
C0	Cover Sheet
C1	General Notes & Legend
C2	Horizontal Control
C3	Preliminary Plan
C4	Composite Site Plan
C5	Preliminary Grading & Drainage Plan
C6	Utility Composite
C7	Preliminary Irrigation Plan
C8	Typical Street Cross Sections
1	Ute Water District Standard Details
2	Ute Water District Standard Details
L-1	Landscape Plan

\* Faded sheets are work in progress and will be included in future submittal



PROJECT LOCATION MAP  
(N.T.S.)



PROJECT OVERVIEW  
(1" = 150')

#### UTILITY CONTACTS

Sewer – City of Fruita	Contact.....	970-858-9558
Water – Ute Water District	Contact.....	970-242-7491
Electric – Grand Valley Power	Contact.....	970-242-0040
Gas – Xcel Energy	Contact.....	970-242-2626
Phone – CenturyLink	Contact.....	970-244-4311
Cable – Charter Communications	Contact.....	970-210-2550
Irrigation – Grand Valley Irrigation District	Contact.....	970-242-2762

#### DESIGN TEAM CONTACTS

<b>OWNER/DEVELOPER:</b> McCURTER LAND COMPANY, LLC Jim McCurter PO Box 2007 Grand Junction, CO 81502-2007 970.241.2795 mccurters@yahoo.com	<b>CIVIL:</b> RIVER CITY CONSULTANTS Jeff Mace, P.E. 744 Horizon Ct Suite 110 Grand Junction, CO 81506 970.241.4722 jmace@rccwest.com
<b>LANDSCAPE ARCHITECT:</b> Julee Wolverton 61945 Nighthawk Dr Montrose, CO 81403 970.249.9392 wolverton@montrose.net	

#### REVISIONS

NO.	DATE	DESCRIPTION	BY

**RIVER CITY CONSULTANTS**  
 744 Horizon Ct Suite 110  
 Grand Junction, CO 81506  
 DATE ISSUED: 06 May 2016 | DRAWN BY: rmmr | CHECKED BY: jwm  
 PROJECT # 1071-006

**McCURTER LAND COMPANY**  
 Aspen Village Subdivision  
 Cover Sheet  
**C0**







**BENCHMARK**  
MCSM 1050-1  
N 1/16 Cor. Sec 16-17 T1N R2W  
Intersection of  
E Pabor Ave & N Pine St  
Northing: 69867.065  
Easting: 47250.742  
Elevation: 4529.454

**BASIS OF BEARINGS**  
THE BEARINGS HEREON ARE GRID BEARINGS OF THE MESA COUNTY LOCAL COORDINATE SYSTEM ZONE "GVA".

**MCLCS\_ZONE "GVA"**  
TRANSVERSE MERCATOR PROJECTION  
POINT OF ORIGIN (SN01) AND CENTRAL MERIDIAN:  
LATITUDE: 39°06'22.72756"N  
LONGITUDE: 108°32'01.43463"W  
NORTHING: 50,000FT  
EASTING: 100,000FT  
SCALE FACTOR: 1.000218181798  
PROJECT/SCALE FACTOR HEIGHT: 4644FT (NAVD88)

**SUBDIVISION SUMMARY:**  
ZONING: CR  
MINIMUM SETBACKS:  
STREET - 25 FT  
REAR - 15 FT  
SIDE - 8 FT  
MAXIMUM HEIGHT - 35 FT  
MAXIMUM LOT COVERAGE - 45%

**Site Breakdown**

Lots (22)	5.313 ac
Tract A (Detention)	0.137 ac
Tract B (Utility)	0.051 ac
Tract C (Open Space)	0.093 ac
Tract D (Irrigation)	0.051 ac
Right of Way (Dedicated)	1.201 ac
<b>Total</b>	<b>6.846 ac</b>

Lot	SF	AC
1	12,632.55	0.290
2	11,264.17	0.259
3	10,218.15	0.235
4	9,570.49	0.220
5	10,747.88	0.247
6	11,604.20	0.266
7	12,030.82	0.276
8	12,550.88	0.288
9	12,266.27	0.282
10	10,130.98	0.233
11	10,722.73	0.246
12	10,933.96	0.251
13	9,286.42	0.213
14	10,000.00	0.230
15	9,904.52	0.227
16	10,491.51	0.241
17	8,921.76	0.205
18	9,044.00	0.208
19	8,281.67	0.190
20	8,849.20	0.203
21	10,762.65	0.247
22	11,234.51	0.258
<b>Total</b>	<b>231,449.32</b>	<b>5.313</b>

**UTILITY PROVIDERS**

DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT
WATER	UTE WATER DISTRICT
SEWER	CITY OF FRUITA
GAS	XCEL ENERGY
ELECTRIC	GRAND VALLEY POWER
IRRIGATION	GRAND VALLEY IRRIGATION COMPANY
TELEPHONE	CENTURYLINK
CABLE TV	CHARTER COMMUNICATIONS

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

Grand Valley Drainage District Representative \_\_\_\_\_ Date \_\_\_\_\_

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

Ute Water District Representative \_\_\_\_\_ Date \_\_\_\_\_

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

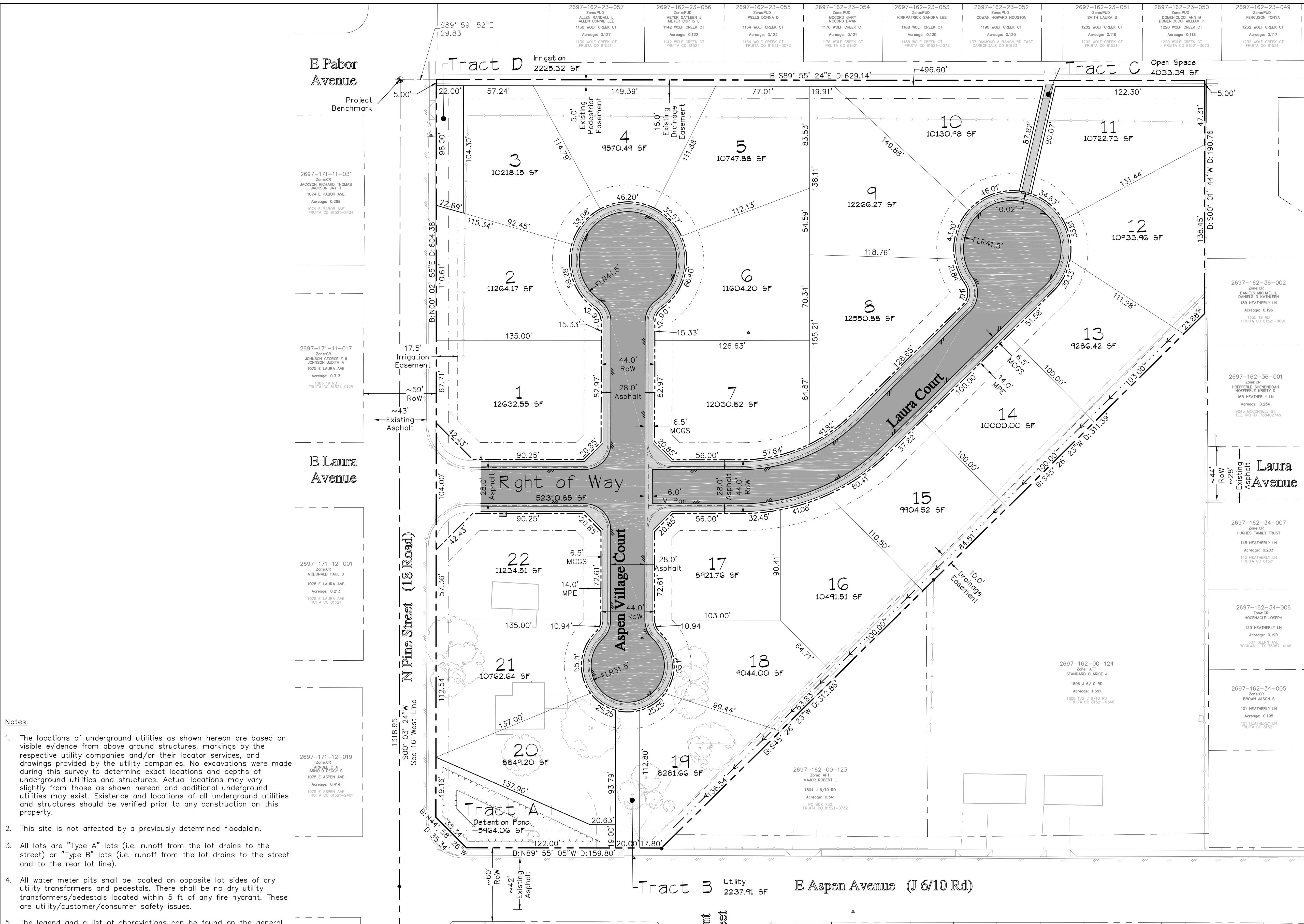
Acceptance of these plans does not relieve the developer, contractor, or the engineer from conformance with the City of Fruta Construction Specifications.

City of Fruta Community Development Director \_\_\_\_\_ Date \_\_\_\_\_

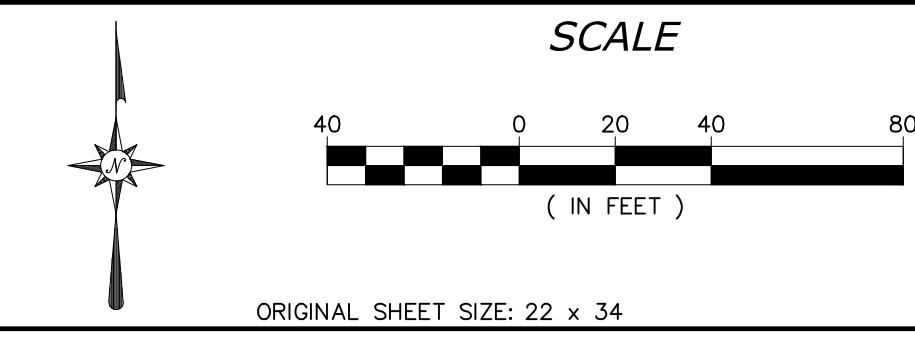
APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

Acceptance of these plans does not relieve the developer, contractor, or the engineer from conformance with the City of Fruta Construction Specifications.

City of Fruta Development Engineer \_\_\_\_\_ Date \_\_\_\_\_



- Notes:**
- The locations of underground utilities as shown hereon are based on visible evidence from above ground structures, markings by the respective utility companies and/or their locator services, and drawings provided by the utility companies. No excavations were made during this survey to determine exact locations and depths of underground utilities and structures. Actual locations may vary slightly from those as shown hereon and additional underground utilities may exist. Existence and locations of all underground utilities and structures should be verified prior to any construction on this property.
  - This site is not affected by a previously determined floodplain.
  - All lots are "Type A" lots (i.e. runoff from the lot drains to the street) or "Type B" lots (i.e. runoff from the lot drains to the street and to the rear lot line).
  - All water meter pits shall be located on opposite lot sides of dry utility transformers and pedestals. There shall be no dry utility transformers/pedestals located within 5 ft of any fire hydrant. These are utility/customer/consumer safety issues.
  - The legend and a list of abbreviations can be found on the general notes and legend (sheet C1).



NO.	DATE	REVISIONS DESCRIPTION	BY



**RIVER CITY CONSULTANTS**  
744 Horizon Court, Suite 110  
Grand Junction, Co. 81506  
Phone: 970.241.4722  
Fax: 970.241.8941  
www.rcwccom.com

PROJECT #: 1071-006 DATE ISSUED: 06.May.2016  
DRAWN BY: nmr HORIZ: 1" = 40'  
CHECKED BY: jwm VERT: N/A

**McCURTER LAND COMPANY**  
Aspen Village Subdivision  
Preliminary Plan  
C 3



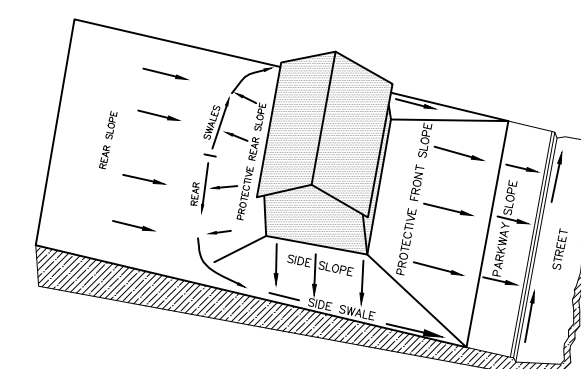
**BENCHMARK**  
 MCSM 1050-1  
 N 1/16 Cor Sec 16-17 T1N R2W  
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**BASIS OF BEARINGS**

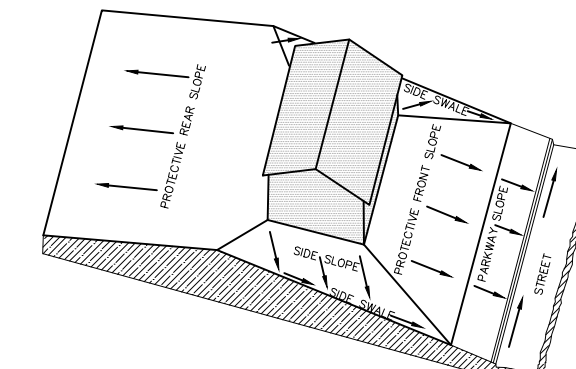
THE BEARINGS HEREON ARE GRID BEARINGS OF THE MESA COUNTY LOCAL COORDINATE SYSTEM ZONE "GVA".

**MCLCS\_ZONE "GVA"**

TRANSVERSE MERCATOR PROJECTION  
 POINT OF ORIGIN (SN01) AND CENTRAL MERIDIAN:  
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 NORTHING: 50,000FT  
 EASTING: 100,000FT  
 SCALE FACTOR: 1.000218181798  
 PROJECT/SCALE FACTOR HEIGHT: 4644FT(NAVD88)



**LOT GRADING - TYPE A**  
 ALL DRAINAGE TO STREET



**LOT GRADING - TYPE B**  
 DRAINAGE BOTH TO STREET AND TO REAR LOT LINE

**Notes:**

- The locations of underground utilities as shown hereon are based on visible evidence from above ground structures, markings by the respective utility companies and/or their locator services, and drawings provided by the utility companies. No excavations were made during this survey to determine exact locations and depths of underground utilities and structures. Actual locations may vary slightly from those as shown hereon and additional underground utilities may exist. Existence and locations of all underground utilities and structures should be verified prior to any construction on this property.
- This site is not affected by a previously determined floodplain.
- All lots are "Type A" lots (i.e. runoff from the lot drains to the street) or "Type B" lots (i.e. runoff from the lot drains to the street and to the rear lot line).
- All water meter pits shall be located on opposite lot sides of dry utility transformers and pedestals. There shall be no dry utility transformers/pedestals located within 5 ft of any fire hydrant. These are utility/customer/consumer safety issues.
- The legend and a list of abbreviations can be found on the general notes and legend (sheet C1).
- Lot owners shall comply with individual grading requirements as shown on this Composite Site Plan.

STATE OF COLORADO )  
 ) SS  
 COUNTY OF MESA )

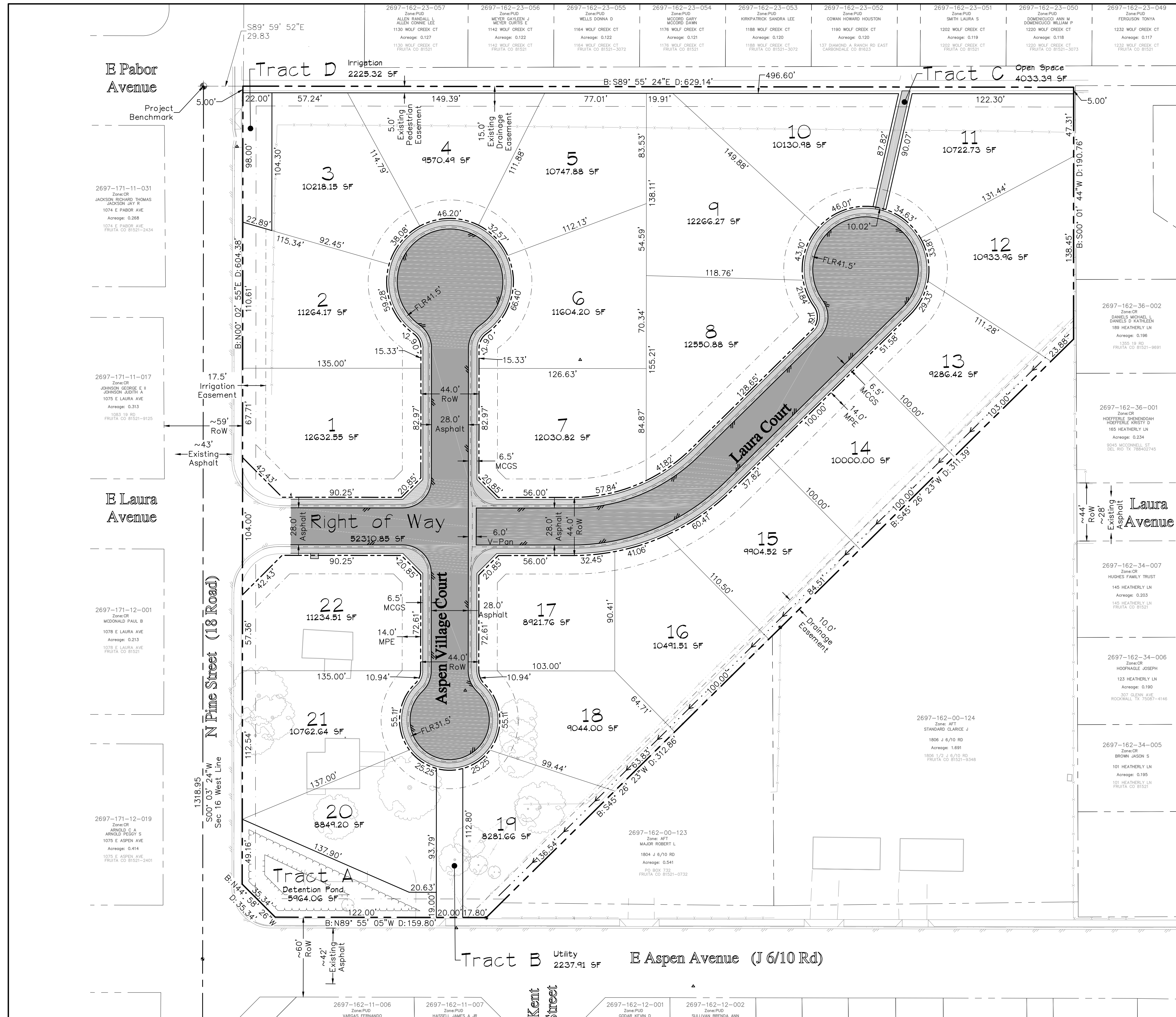
I certify that this instrument was filed in my office at \_\_\_\_\_ o'clock \_\_\_\_ M., on the \_\_\_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ A.D. and was recorded in Plat Book \_\_\_\_\_, Page No. \_\_\_\_\_

Reception No. \_\_\_\_\_, Drawer No. \_\_\_\_\_, Fees \_\_\_\_\_

By: \_\_\_\_\_ Clerk and Recorder Deputy

APPROVED FOR RECORDING.

City of Fruita Development Engineer Date



**UNCC**  
 811 Know what's below. Call before you dig.  
 CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

**SCALE**  
 0 20 40 80  
 ( IN FEET )  
 ORIGINAL SHEET SIZE: 22 x 34

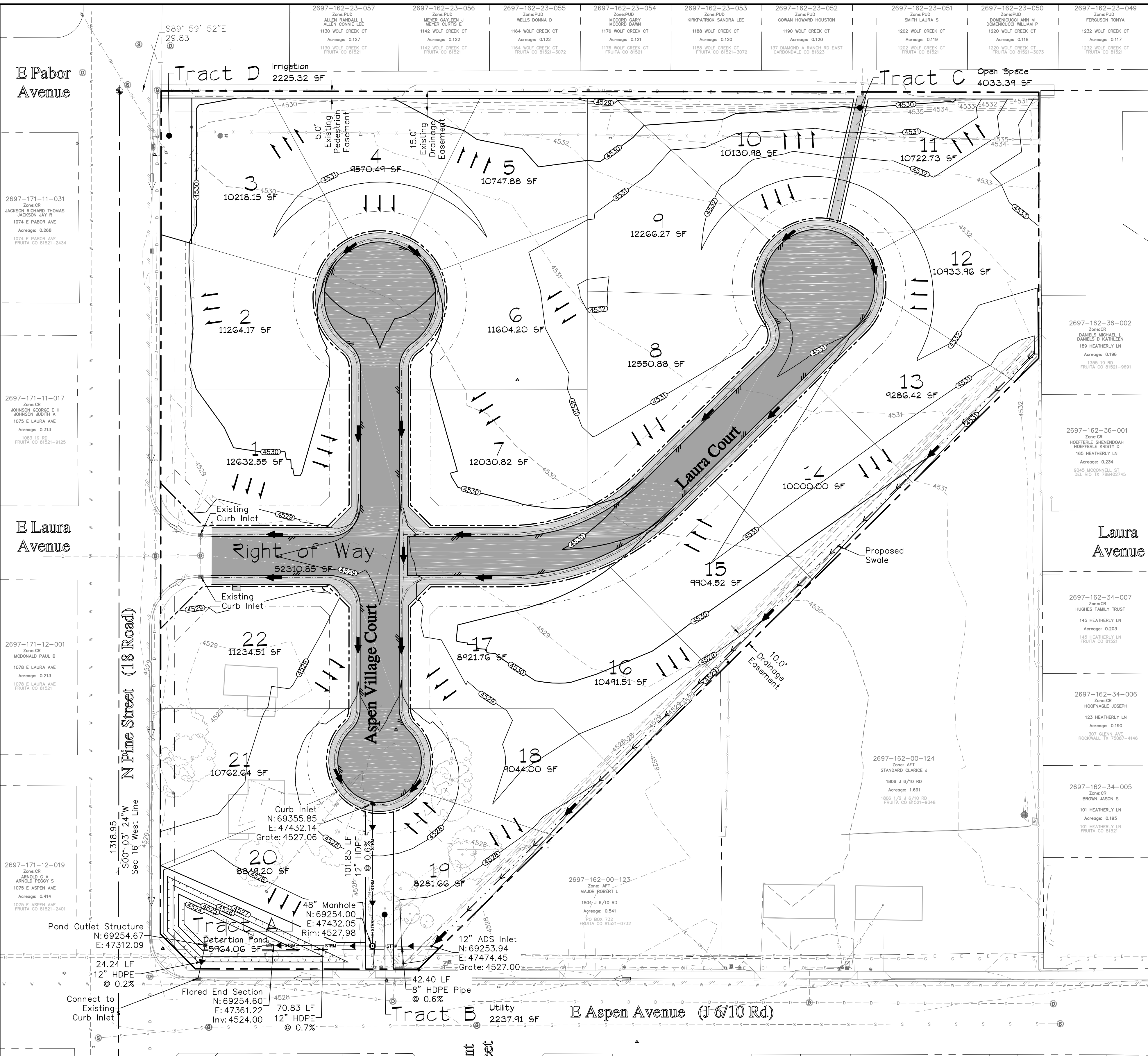
NO.	DATE	REVISIONS DESCRIPTION	BY



**RIVER CITY CONSULTANTS**  
 744 Horizon Court, Suite 110 Grand Junction, Co. 81506  
 Phone: 970.241.4722 Fax: 970.241.8941  
 PROJECT #: 1071-006 DATE ISSUED: 06.May.2016  
 DRAWN BY: nmr HORIZ: 1" = 40'  
 CHECKED BY: jwm VERT: N/A

**McCURTER LAND COMPANY**  
 Aspen Village Subdivision  
 Composite Site Plan  
 C 4



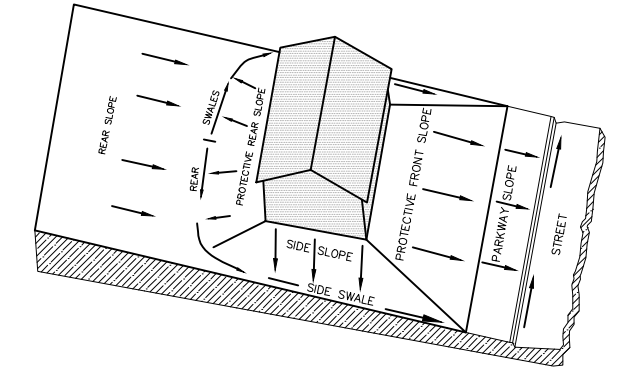


**Notes:**

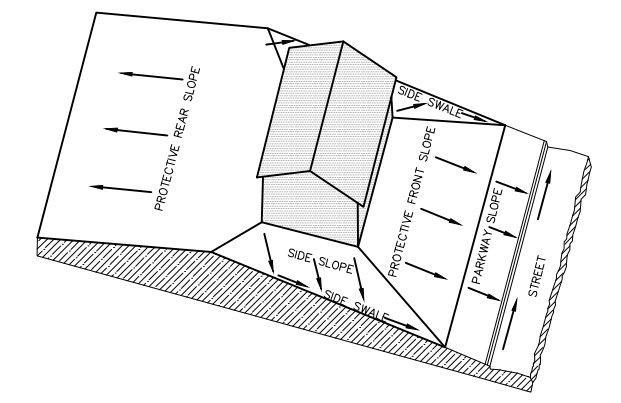
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- The legend and a list of abbreviations can be found on the general notes and legend (sheet C1).

**BENCHMARK**  
MCSM 1050-1  
N 1/16 Cor Sec 16-17 T1N R2W  
Intersection of  
E Pabor Ave & N Pine St  
Northing: 69867.065  
Easting: 47250.742  
Elevation: 4529.454

Detention Pond		
	WSEL	Volume (CF)
WQCV	TBD	TBD
10-YR	TBD	TBD
100-YR	TBD	TBD
WQCV + 10-YR	TBD	TBD
Top of Pond (w/ 1' Freeboard)	TBD	TBD



LOT GRADING - TYPE A  
ALL DRAINAGE TO STREET



LOT GRADING - TYPE B  
DRAINAGE BOTH TO STREET AND TO REAR LOT LINE

Top of Foundation Elevations			
Lot	Type	Max	Min
1	B	TBD	TBD
2	B	TBD	TBD
3	B	TBD	TBD
4	B	TBD	TBD
5	B	TBD	TBD
6	B	TBD	TBD
7	B	TBD	TBD
8	B	TBD	TBD
9	B	TBD	TBD
10	B	TBD	TBD
11	B	TBD	TBD
12	B	TBD	TBD
13	B	TBD	TBD
14	B	TBD	TBD
15	B	TBD	TBD
16	B	TBD	TBD
17	B	TBD	TBD
18	B	TBD	TBD
19	B	TBD	TBD
20	B	TBD	TBD
21	B	TBD	TBD
22	B	TBD	TBD

**FLOW ARROW LEGEND**

- Existing Concentrated Flow
- Existing Sheet Flow
- Proposed Concentrated Flow
- Proposed Sheet Flow
- Storm Drain Flow Direction

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

Acceptance of these plans does not relieve the developer, contractor, or the engineer from conformance with the City of Fruita Construction Specifications.

City of Fruita Development Engineer \_\_\_\_\_ Date \_\_\_\_\_

**UNCC**  
**811**  
Know what's below.  
Call before you dig.  
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

**SCALE**  
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(IN FEET)  
CONTOUR INTERVAL = 1 FOOT  
ORIGINAL SHEET SIZE: 22 x 34

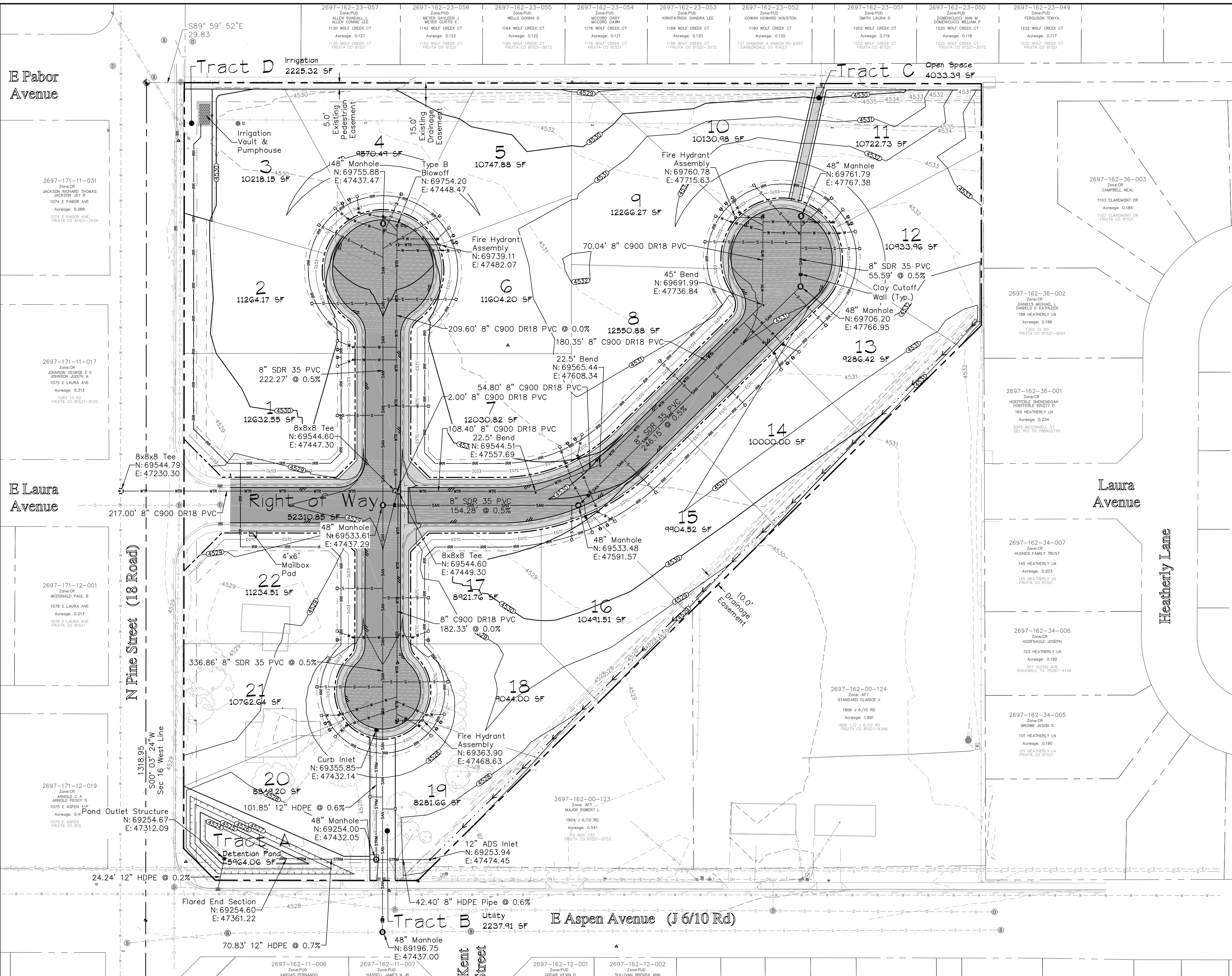
NO.	DATE	REVISIONS DESCRIPTION	BY



**RIVER CITY CONSULTANTS**  
744 Horizon Court, Suite 110  
Grand Junction, Co. 81506  
Phone: 970.241.4722  
Fax: 970.241.8841  
PROJECT #: 1071-006 DATE ISSUED: 06.May.2016  
DRAWN BY: nmr HORIZ: 1" = 40'  
CHECKED BY: jwm VERT: N/A

**McCURTER LAND COMPANY**  
Aspen Village Subdivision  
Preliminary Grading & Drainage Plan  
C5





**BASIS OF BEARINGS**  
 THE BEARINGS HEREON ARE GRID BEARINGS OF THE MESA COUNTY LOCAL COORDINATE SYSTEM ZONE "GVA".

**MCLCS ZONE "GVA"**

TRANSVERSE MERCATOR PROJECTION  
 POINT OF ORIGIN (SNO1) AND CENTRAL MERIDIAN:  
 LATITUDE: 39°06'22.72756"N  
 LONGITUDE: 108°32'01.43463"W  
 NORTHING: 50,000FT  
 EASTING: 100,000FT  
 SCALE FACTOR: 1.000218181798  
 PROJECT/SCALE FACTOR HEIGHT: 4644FT(NAVD88)

**BENCHMARK**  
 MCSM 1050-1  
 N 1/16 Cor Sec 16-17 T1N R2W  
 Intersection of  
 E Pabor Ave & N Pine St  
 Northing: 69867.065  
 Easting: 47250.742  
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  - The legend and a list of abbreviations can be found on the general notes and legend (sheet C1).

**UTILITY PROVIDERS**

DRAINAGE	GRAND VALLEY DRAINAGE DISTRICT
WATER	UTE WATER DISTRICT
SEWER	CITY OF FRUITA
GAS	XCEL ENERGY
ELECTRIC	GRAND VALLEY POWER
IRRIGATION	GRAND VALLEY IRRIGATION COMPANY
TELEPHONE	CENTURYLINK
CABLE TV	CHARTER COMMUNICATIONS

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

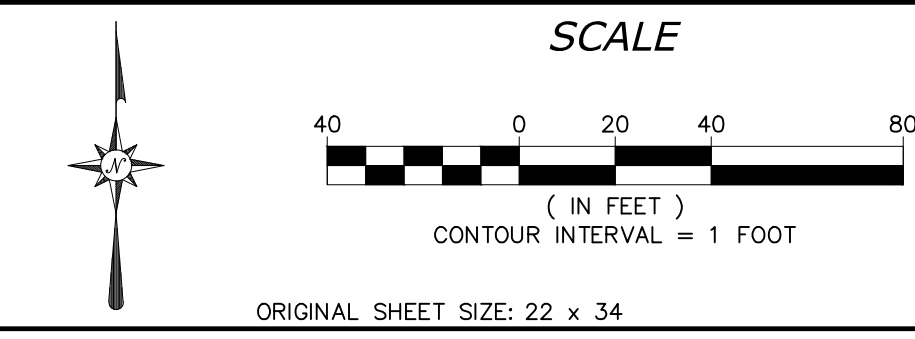
Grand Valley Drainage District Representative \_\_\_\_\_ Date \_\_\_\_\_

APPROVED FOR CONSTRUCTION FOR ONE YEAR FROM THIS DATE.

Ute Water District Representative \_\_\_\_\_ Date \_\_\_\_\_

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City of Fruita Development Engineer \_\_\_\_\_ Date \_\_\_\_\_



NO.	DATE	REVISIONS DESCRIPTION	BY



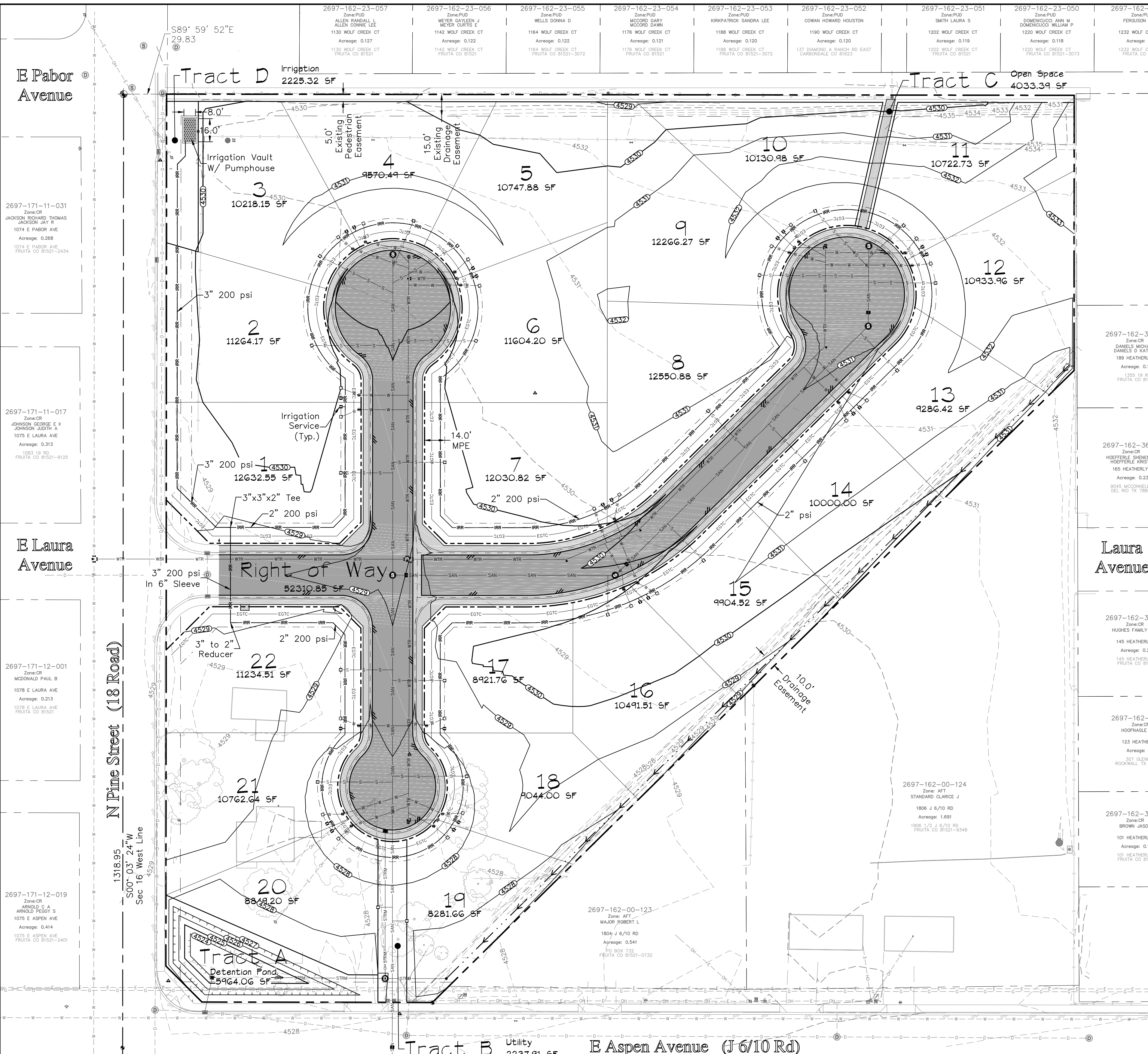
**RIVER CITY CONSULTANTS**  
 744 Horizon Court, Suite 110  
 Grand Junction, Co. 81506 www.rcwconsult.com  
 Phone: 970.241.4722 Fax: 970.241.8841

PROJECT #: 1071-006 DATE ISSUED: 06.May.2016  
 DRAWN BY: nmr HORIZ: 1" = 40'  
 CHECKED BY: jwm VERT: N/A

**McCURTER LAND COMPANY**  
 Aspen Village Subdivision  
 Utility Composite

**C 6**

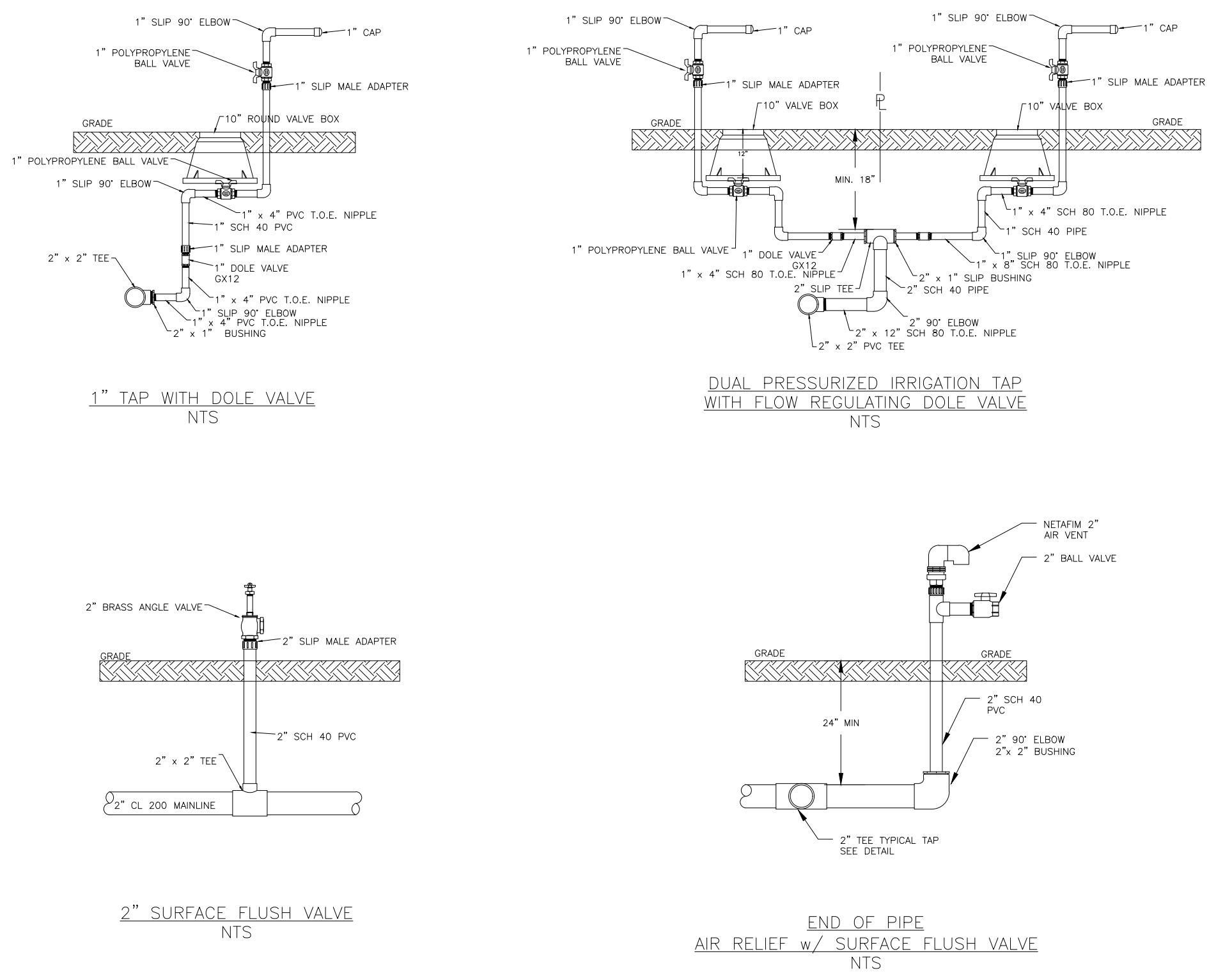




### ASPEN VILLAGE GVIC

WATER MANAGEMENT RECOMMENDATIONS			
<b>SUPPLY</b>			
IRRIGATION PROVIDER:	GVIC		
IRRIGATED ACRES	4.0		
FLOW AVAILABLE (GPM)	19		
<b>TOTAL AREA SUMMARY</b>			
TOTAL LOT / COMMON ACREAGE	5.5		
IRRIGATED ACREAGE	1.7		
<b>WATER (GPM) NEEDED BASED ON TOTAL AREA</b>	21		
<b>WATER SCHEDULE &amp; TURF LIMITATION SUMMARY</b>			
LOTS WATERING PER DAY	11		
DAYS WATERING / LOT / WEEK	3		
WATER WINDOW (HOURS)	18		
LOTS WATERING AT ONE TIME	5		
COMMON AREA IRRIGATION ACREAGE	0.8		
<b>WATER (GPM) NEEDED BASED ON SCHEDULE &amp; TURF LIMITS PER LOT</b>	43		
<b>WORST CASE WATER NEED (GPM)</b>	43		
<b>STORAGE REQUIRED</b>			
GALLONS	6685		
AVERAGE DEPTH (FEET)	7		
ACREAGE	0.0029		
SQUARE FEET	128		
<b>WATER MANAGEMENT RECOMMENDATION</b>			
<b>LOT TYPE A</b>	<b>LOT TYPE B</b>	<b>LOT TYPE C</b>	<b>COMMON</b>
average	>7000 & <9000 SF	>9000	
TURF SF:	1900	TURF SF:	TURF AC:
GPM:	9	GPM:	GPM:
HRS/DAY:	6.0	HRS/DAY:	HRS/DAY:
DAYS/WK:	3	DAYS/WK:	3
LOT/TIME	5	LOT/TIME	3

Calculations based on Irrigation Association of America Standards, and peak ET requirements based on closest available agronomic data.



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City of Fruita Community Development Director \_\_\_\_\_ Date \_\_\_\_\_

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City of Fruita Development Engineer \_\_\_\_\_ Date \_\_\_\_\_

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**SCALE**

( IN FEET )  
CONTOUR INTERVAL = 1 FOOT

ORIGINAL SHEET SIZE: 22 x 34

NO.	DATE	REVISIONS DESCRIPTION	BY

**PROFESSIONAL ENGINEER**  
 37443  
 2/16/2016

**PROJECT #:** 1071-006

**DRAWN BY:** nmr

**CHECKED BY:** jwm

**DATE ISSUED:** 06.May.2016

**HORIZ:** 1" = 40'

**VERT:** N/A

**RIVER CITY CONSULTANTS**

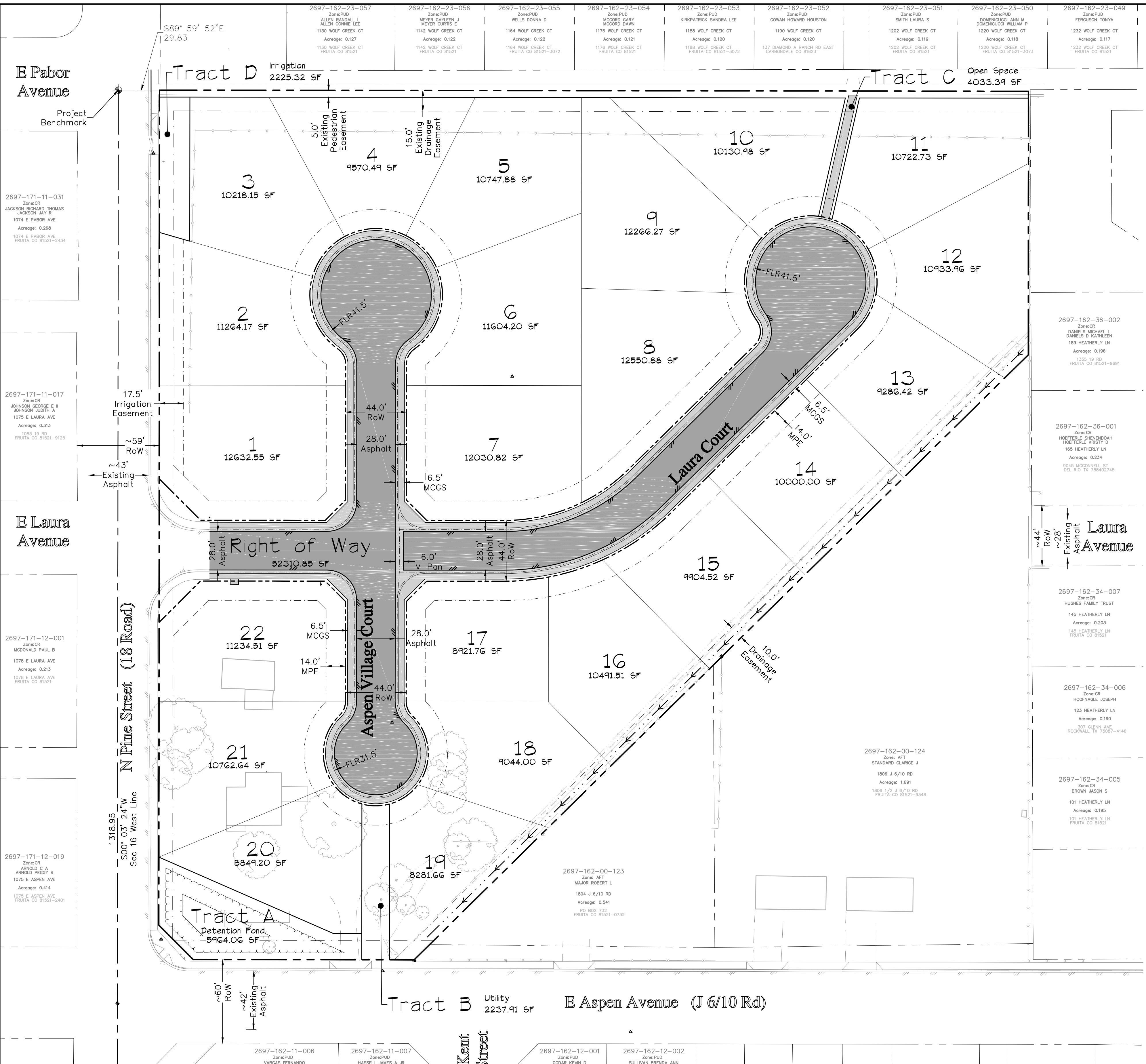
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 www.rcwconsult.com

**McCURTER LAND COMPANY**

*Aspen Village Subdivision*

Preliminary Irrigation Plan

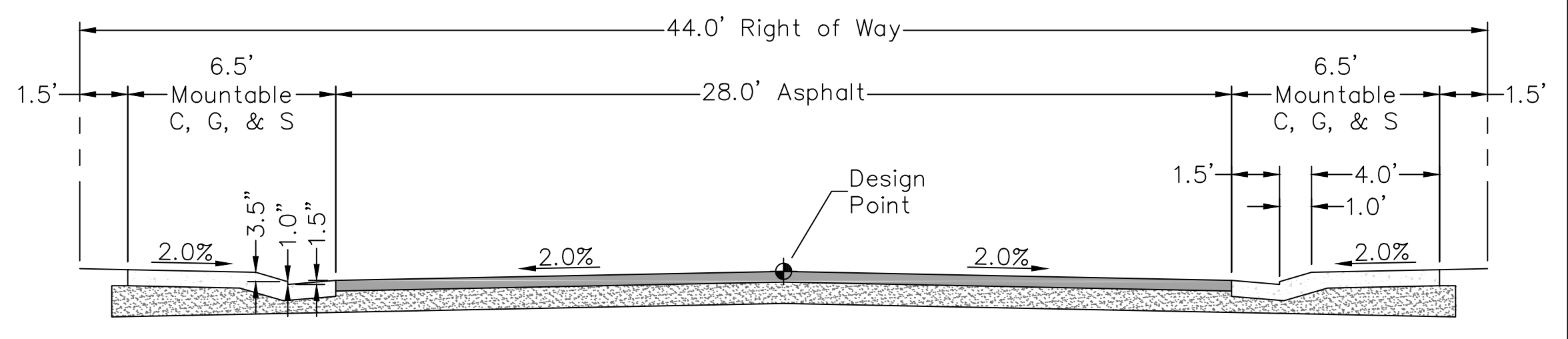




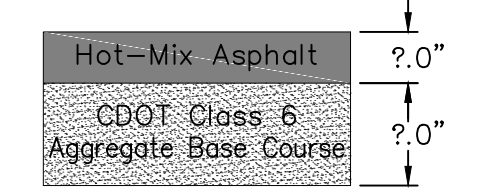
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Easting: 47250.742  
Elevation: 4529.454



Typical Road Section (NTS)



Typical Pavement Section (NTS)

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City of Fruita Development Engineer \_\_\_\_\_ Date \_\_\_\_\_

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DRAWN BY: nmr HORIZ: 1" = 40'  
CHECKED BY: jwm VERT: N/A

**McCURTER LAND COMPANY**  
Aspen Village Subdivision  
Typical Street Cross Sections C 8



## PLANT LEGEND: TREES

SYM.	BOTANICAL NAME:	COMMON NAME:	SIZE:	QUANTITY:	REMARKS:
(MAL)	MALUS 'RADIANT'	RADIANT CRABAPPLE	2" CALIPER	6 TOTAL	18' TALL, 15' SPREAD, PINK RED FLOWERS
(PIN)	PINUS NIGRA	AUSTRIAN PINE	6 FT. B&B	6 TOTAL	40' TALL, 15' SPREAD, GREEN EVERGREEN
(PYR)	PYRUS 'AUTUMN BLAZE'	AUTUMN BLAZE PEAR	2" CALIPER	5 TOTAL	40' TALL, 25' SPREAD, WHITE SPRING FLOWERS

## PLANT LEGEND: SHRUBS

SYM.	BOTANICAL NAME:	COMMON NAME:	SIZE:	QUANTITY:	REMARKS:
(BER)	BERBERIS THUNBERGII AUTROPURPUREA	RED-LEAF BARBERRY	5 GALLON	12 TOTAL	4 FT. TALL, 3 FT. SPREAD, RED FOLIAGE
(CAL)	CALAMAGROSTIS 'KARL FOERSTER'	BLUEMIST SPIREA	5 GALLON	12 TOTAL	3 FT. TALL, 4 FT. SPREAD, BLUE FLOWERS
(CAR)	CARYOPTERIS 'DARK KNIGHT'	ISANTI DOGWOOD	5 GALLON	3 TOTAL	5 FT. TALL, 5 FT. SPREAD, RED TWIGS
(EUO)	EUONYMUS ALATUS COMPACTA	DWARF BURNING BUSH	5 GALLON	6 TOTAL	4' TALL, 4' SPREAD, UPRIGHT, RED FALL COLOR
(JUN)	JUNIPERUS 'BLUE CHIP'	VERTICAL SPARTAN JUNIPER	15 GALLON	5 TOTAL	20' TALL, 6' WIDE, EVERGREEN SCREEN SHRUB
(PPG)	PICEA PUNGENS GLAUCA 'GLOBOSA'	DWARF GLOBE SPRUCE SHORT GRAFT	5 GALLON	3 TOTAL	3' TALL, 3' SPREAD, BLUE DWARF, SHORT GRAFT
(RMF)	ROSA X 'MEIDLAND FIRE'	RED GROUNDCOVER ROSE	5 GALLON	16 TOTAL	2' TALL, 4' SPREAD, RED FLOWERS
(VIB)	VIBURNUM DENTATUM 'BLUE MUFFIN'	BLUE MUFFIN VIBURNUM	5 GALLON	12 TOTAL	5' TALL, 5' SPREAD, WHITE FLOWERS, BLUE BERRIES, RED FALL COLOR

## LEGEND: SITE FEATURES

SYM.	DESCRIPTION:	QUANTITY:	REMARKS:
(CDB)	COBBLE DETENTION BASIN	4,000 SF	PLACE OVER LANDSCAPE FABRIC FOR COMPLETE COVERAGE
(GSM)	3/4" GREY SCREENED GRAVEL MULCH	7,004 SF	PLACE 3" DEEP OVER LANDSCAPE FABRIC THROUGHOUT DESIGNATED AREAS
(LB)	LANDSCAPE BOULDER	(6) LARGE (6) MEDIUM	3'X3'X4' = LARGE, 2'X2'X3' = MEDIUM BURY 2" DEPTH INTO GRADE.

## LANDSCAPE NOTES:

1. FOR GRADING PLAN, REFER TO CIVIL ENGINEER DRAWINGS. ALL LANDSCAPE AREAS SHALL NOT EXCEED 4:1 SLOPE.

2. CONTRACTOR TO UTILIZE STOCKPILED TOPSOIL FROM GRADING OPERATION AS AVAILABLE. PLACE THROUGHOUT AREAS TO BE LANDSCAPED. TILL INTO TOP 6" OF SOIL.

3. SOIL AMENDMENT: ALL TREES, SHRUBS, & PERENNIALS TO RECEIVE A BACKFILL MIXTURE OF 1/3 SOIL AMENDMENT (MIXTURE TO BE 100% DECOMPOSED BARK MULCH) INTO 2/3'S EXISTING PLANT PIT TOPSOIL. EACH PLANT PIT TO BE EXCAVATED 2 TIMES THE WIDTH OF THE PLANT ROOTBALL. SEE THE DETAIL ON SHEET L-3.

4. INSTALL A NEW IRRIGATION SYSTEM FOR THE HOA LANDSCAPE TRACTS AT THE SITE USING DITCH WATER IRRIGATION. DESIGN BUILT BY THE LANDSCAPE CONTRACTOR. INSTALL A DITCH WATER IRRIGATION PUMP SYSTEM WHERE SHOWN ON THE NORTHWEST CORNER OF THE SITE, AND A NEW AUTOMATIC CONTROLLER.

5. ALL TREES TO BE STAKED WITH 3 STAKES AROUND PERIMETER PER INDUSTRY STANDARDS.

6. BURY THE LANDSCAPE BOULDERS APPROXIMATELY 2" BELOW GRADE TO LOOK INTEGRAL IN THE LANDSCAPE.

7. PLANT MATERIAL WAS CHOSEN FOR ITS SPECIFIC VARIETY, HEIGHT, AND COLOR. ANY PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

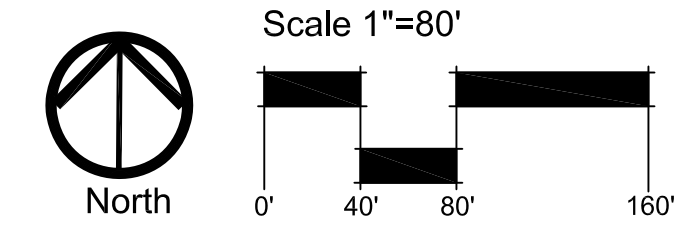
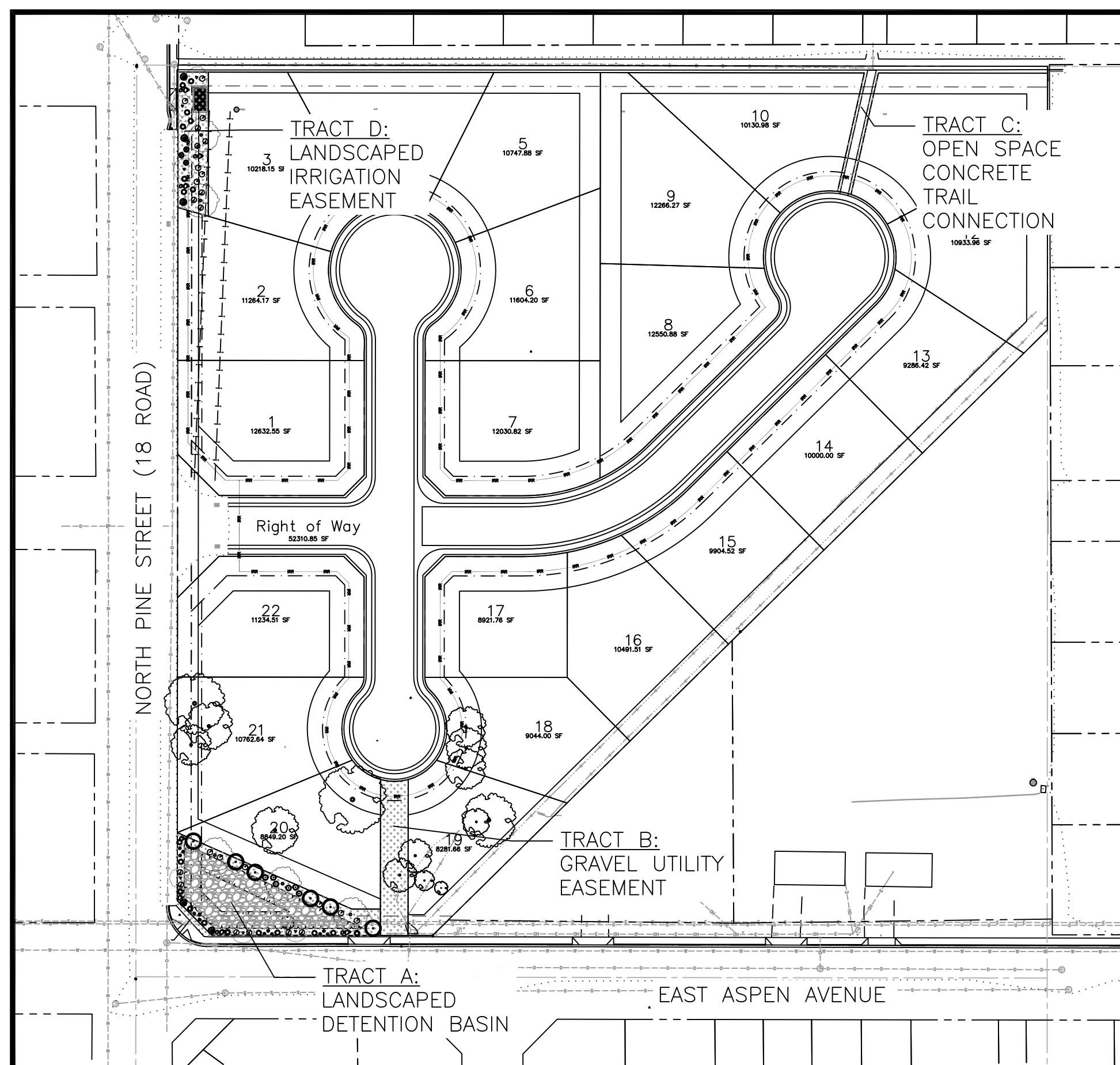
8. PLACE 3" DEEP STONE MULCH OVER LANDSCAPE FABRIC THROUGHOUT THE DESIGNATED AREAS AS SHOWN.

9. LOCATE AND MARK LOCATIONS OF ALL UTILITIES PRIOR TO INSTALLING PLANT MATERIAL. DO NOT PLANT ANY TREES OR SHRUBS DIRECTLY OVER BURIED UTILITY LINES, OR ANY TREES UNDER OVERHEAD UTILITY LINES.

10. WHEN PLANTING TREES OR SHRUBS, THOROUGHLY SOAK PLANTING HOLE WHILE BACKFILLING. PRUNE DEAD OR DAMAGED BRANCHES IMMEDIATELY AFTER PLANTING. FERTILIZE WITH AGRIFORM 21 GRAM PLANT TABLETS, 20-10-5. 6 TABLETS PER TREE, 3 PER SHRUB, & 1 PER PERENNIAL.

11. ALL PLANT MATERIAL SHALL CONFORM TO THE AMERICAN STANDARDS FOR NURSERY STOCK, CURRENT EDITION. PLANTING SHALL BE DONE IN CONFORMANCE WITH THE ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO (A.L.C.C.) SPECIFICATIONS. THE CONTRACTOR SHALL GUARANTEE IRRIGATION SYSTEM AND ALL PLANT MATERIAL FOR A PERIOD OF ONE YEAR FROM FINAL ACCEPTANCE. ANY DEAD OR DYING PLANT SHALL BE REPLACED. THE CONTRACTOR SHALL WINTERIZE IRRIGATION SYSTEM IN FALL AND PROVIDE SPRING START-UP DURING ONE-YEAR WARRANTY PERIOD.

## ASPEN VILLAGE SUBDIVISION:



### SUBDIVISION TRACTS:

TRACT A = LANDSCAPE DETENTION BASIN TRACT, 4,000 SF COBBLE THROUGHOUT BASIN, AND 2,200 SF GRAVEL TOP PERIMETER

TRACT B = GRAVEL UTILITY EASEMENT, 2,238 SF GRAVEL

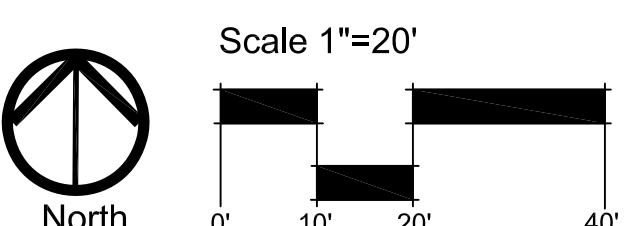
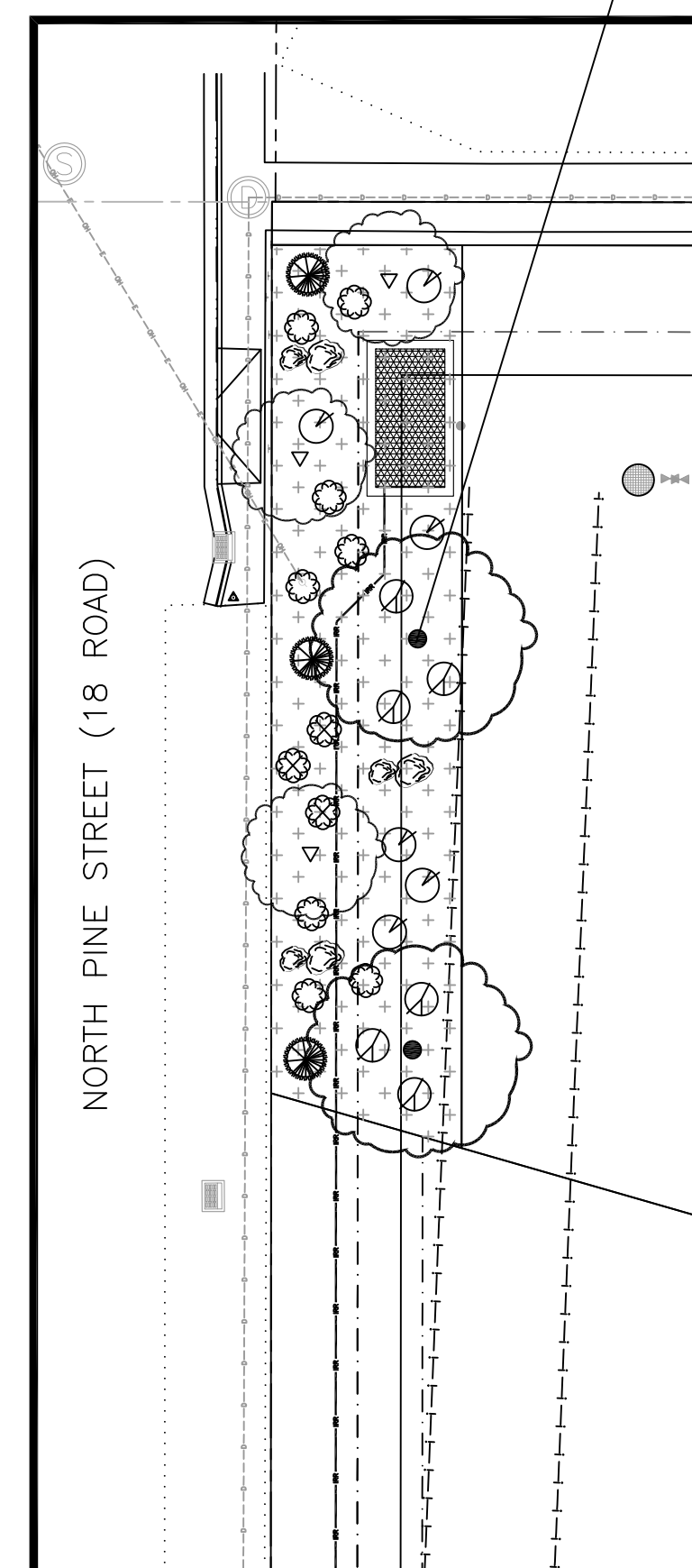
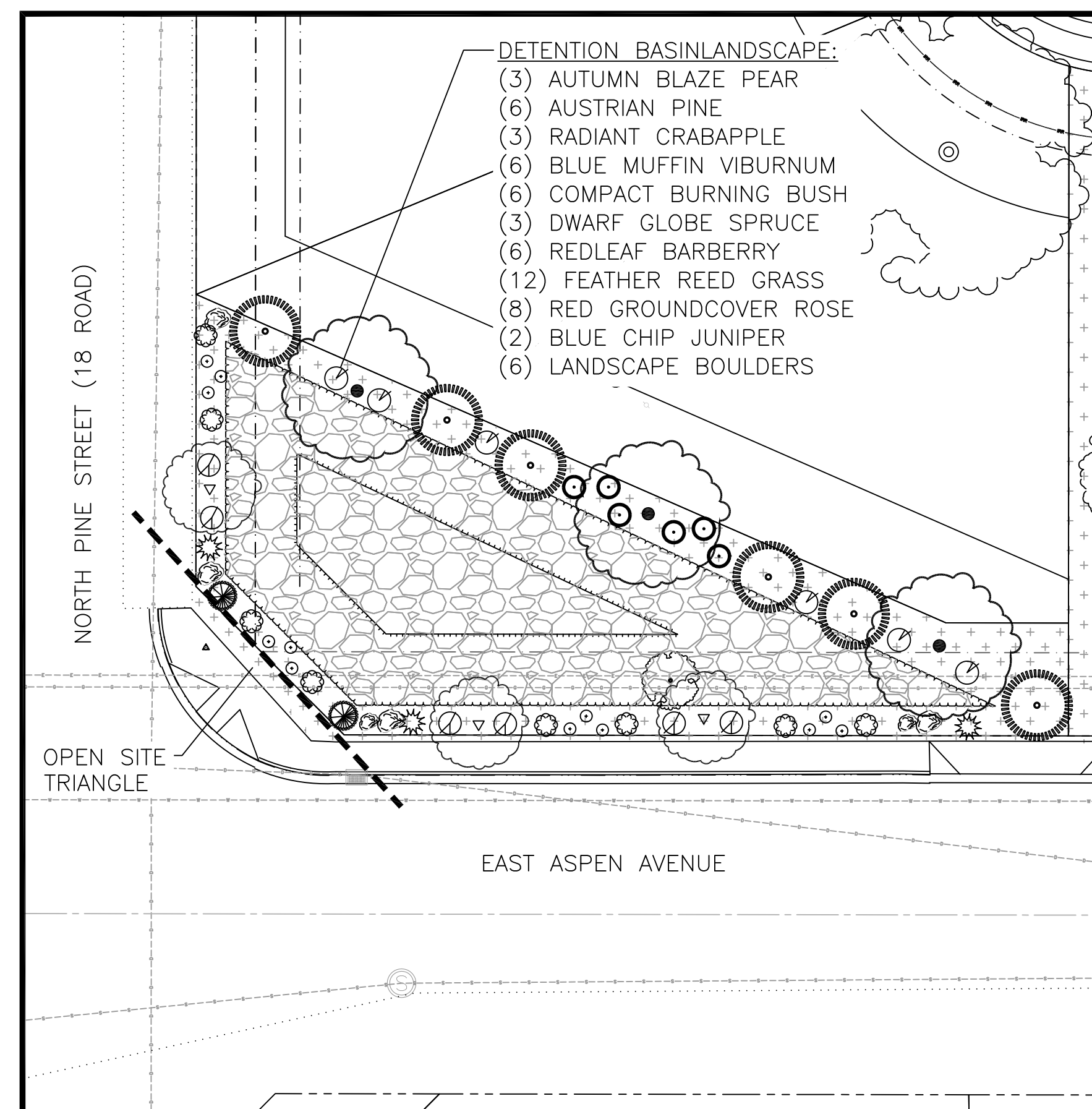
TRACT C = OPEN SPACE CONCRETE TRAIL CONNECTION WITH GRAVEL ON EACH SIDE, 366 SF GRAVEL

TRACT D = LANDSCAPED IRRIGATION EASEMENT, 2,200 SF GRAVEL.

### IRRIGATION EASEMENT LANDSCAPE:

- (2) AUTUMN BLAZE PEAR
- (3) RADIANT CRABAPPLE
- (6) BLUE MUFFIN VIBURNUM
- (6) REDLEAF BARBERRY
- (8) RED GROUNDCOVER ROSE
- (3) BLUE MIST SPIREA
- (3) BLUE CHIP JUNIPER
- (6) LANDSCAPE BOULDERS

## TRACT A ENLARGEMENT:



# ASPEN VILLAGE SUBDIVISION FRUITA, COLORADO

Julee Wolverton,  
Landscape Architect



www.juleewolverton.com  
61945 Nighthawk Road  
Montrose, CO 81403  
p: 970.249.9392  
c: 970.417.1779  
wolverton@montrose.net

### LANDSCAPE PLAN

### CONST DOCUMENTS

### REVISIONS DATE:

△ ?? 00/00/15

Date: 05/06/16

Project #: ASPEN VILLAGE

Drawn by: JW

Sheet #:

L-1





# LAND DEVELOPMENT APPLICATION

Project Name: Aspen Village Subdivision and Annexation  
 Project Location: 1662 18 Rd, Fruita, Co  
 Current Zoning District: AFT (Mesa County) Requested Zone: CR  
 Tax Parcel Number(s): 2697-162-00-026 Number of Acres: \_\_\_\_\_  
 Project Type: Major Subdivision + Annexation

Property Owner: McCurter Land Company LLC Developer: Same  
 Property Owner: \_\_\_\_\_ Contact: Tim McCurter  
 Address: P.O. Box 2007 Address: P.O. Box 2007  
 City/State/Zip: Grand Junction, Co 81502 City/State/Zip: Grand Junction, Co 81502  
 Phone: 970-260-0604 Fax: \_\_\_\_\_ Phone: 970-260-0604 Fax: \_\_\_\_\_  
 E-mail: mccurters@yahoo.com E-mail: mccurters@yahoo.com

Please designate a representative as the coordinator for this application. The representative should attend all conferences/hearings, will receive all correspondence, and communicate all information to the property owners.

Owner Rep: RiverCity Consultants, Inc. Engineer: RiverCity Consultants, Inc.  
 Contact: Tracy States Contact: Jeff Mace  
 Address: 744 Horizon Ct. #110 Address: 744 Horizon Ct. #110  
 City/State/Zip: Grand Junction, Co 81506 City/State/Zip: Grand Junction, Co 81506  
 Phone: 970-241-4722 Fax: 970-241-8841 Phone: 970-241-4722 Fax: 970-241-8841  
 E-mail: tstates@rccwest.com E-mail: jmace@rccwest.com

This Notarized application authorizes the owner's representative, if designated, to act on behalf of the property owners regarding this application.

The above information is correct and accurate to the best of my knowledge.

Name of Legal Owner	Signature <u>James R. [Signature]</u> Member/Manager	Date <u>4/19/16</u>
Name of Legal Owner	Signature	Date
Name of Legal Owner	Signature	Date

STATE OF COLORADO) ) ss.  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 19<sup>th</sup> day of April, 2016.

My Commission expires: 11/06/2018

Tracy A. States  
 Notary Public

TRACY A. STATES  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID #20064045541  
 My Commission Expires November 6, 2018

**Project Narrative**  
**Name: Aspen Village Subdivision**  
**Application: Annexation/Rezone and Preliminary Plan**  
**May 5, 2016**

**Project Information**

<b>Applicant:</b>	McCurter Land Company, LLC - Owner
<b>Representative:</b>	Tracy States – River City Consultants, Inc.
<b>Location:</b>	1062 18 Road, Fruita, Colorado
<b>Parcel No:</b>	2697-162-00-020
<b>Zoning:</b>	Current Mesa County AFT – Proposed Community Residential (CR) within the City of Fruita

**Project Description:**

The project is located at the northeast corner of the intersection of Pine St. and Aspen Ave. The project is proposing annexation and zoning to CR within the City of Fruita limits. It is proposed to create a 22 lot single family detached residential subdivision. The total acreage of the project is 6.73 acres. The lot sizes conform to the CR zone district standards. The lots range in size from 8,282 square feet to 12,633 square feet and is similar to densities in the immediate area the subject property. All of the setback requirements for the CR zone district can easily be met with lots of this size. The existing structures will be removed.

Two trail connections totaling 0.14 acres are proposed and the applicant is requesting credit for these trail connection towards the Public Sites, Parks and Open Spaces Dedication/Fee. No other open space/trails are proposed with this subdivision. There is a small detention pond located at the northeast corner of the project which will be landscaped, providing a pleasing aesthetic for this intersection corner.

**Neighborhood Meeting:**

A neighborhood meeting was held on April 25, 2016, at Rim Rock Elementary at 6 pm. 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.

## **Annexation and Zoning – Within the City’s Urban Growth Area**

### ***Does the annexation meet the requirements of State law (Title 31, Article 12)?***

The annexation of the subject property does meet the requirements of Colorado State Law (Title 31, Article 12). A Petition for Annexation and Annexation Map have been included with this submittal and the subject property has the 1/6 contiguity with the City limits required for annexation. The legal description of the annexation, including right-of-way can be found on the Annexation Map. All land adjacent to the subject property has been developed, with the exception of the two parcels adjacent to the southeast.

### ***Can the area to be annexed be efficiently served by urban services and facilities (police and fire protection, sanitary sewer service, potable and irrigation water, drainage structures, streets and trails, etc.) and what will the impact be to these urban services and facilities?***

There is water and sewer service available adjacent to the property. The developer will dedicate road and pedestrian systems within the development. There should be minimal impact to the provision of police and fire protection services and other municipal services with this annexation.

The developer/owner owns four shares of Grand Valley Irrigation Company irrigation water. An Irrigation Design Report is included with submittal. Storage is proposed as well as a pumped, pressurized system. It is estimated that an additional four shares of irrigation water will need to be purchased to increase water availability. Please refer to the Irrigation Design Report. Stormwater detention is proposed for the subdivision and drainage from the project will be released at less than historical rates into the existing drainage system.

### ***Is the area to be annexed contiguous with existing urban development?***

As explained above, the property has the 1/6 contiguity with the City limits required for annexation and all land adjacent to the subject property has been developed, with the exception of the two parcels adjacent to the southeast.

### ***Is the annexation consistent with the City’s Master Plan?***

The subject parcel is an in-fill parcel and has ready access to all urban services. The project and annexation are consistent with the City’s Master Plan including the Fruita Community Plan. The project provides higher density residential housing near the downtown area.

### ***Is the annexation supported by local residents and landowners?***

The project was accepted favorably by most of the public that attended the neighborhood meeting on April 25, 2016.

### ***Will the annexed land have a logical social and economic association with the City?***

The annexation and project proposes trail connections and will provide the City with increased tax revenues.

## **Preliminary Plan**

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

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

The project meets the intent of the 2008 Community Plan, as well as the requirements of the City of Fruita Municipal Code, updated through December 31, 2013.

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

Existing land uses in the area include both townhouses and single-family houses on lots ranging in size from just less than 3,400 square feet (Vista Valley and Windsor Park PUD subdivisions to 1.69 acres (County parcel). Rim Rock Elementary School is located less than one-half mile to the east on J 6/10 Road (Aspen Ave.). Windsor Park PUD Subdivision, located on the south side of Aspen Ave., contains a small community park and trail system.

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

Site access is proposed from 18 Road, extending into three cul-de-sacs. The proposed right-of-way is consistent with Fruita's street standards, as well as requirements for fire department access. Both Pine St. and Aspen Ave. are classified as major collector roadways and will accommodate the traffic from this and further urban development in the area.

#### ***Availability of utilities***

All utilities are extended to the site and will be extended into the subdivision. Please see previous comments regarding irrigation.

#### ***Special or unusual demands on utilities***

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

#### ***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 annexation and subdivision.

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

A geologic hazards and geotechnical investigation was performed on the site by Huddleston-Berry Engineering and Testing. The site is suitable for the proposed development.

#### ***Natural areas***

There are several large trees on the property and the developer intends to save as many of these trees as possible.

## PETITION FOR ANNEXATION

**WE, THE UNDERSIGNED**, in accordance with the Municipal Annexation Act of 1965, Part 1, Article 12, Title 31, Colorado Revised Statutes, as amended, hereby petition the City Council of the City of Fruita, Colorado, for the annexation of the following described unincorporated area located in the County of Mesa, State of Colorado, to wit:

~~(Insert Legal Description or attach as Exhibit A.)~~

In support of this Petition, the Petitioners state:

1. It is desirable and necessary that the above-described area be annexed to the City of Fruita, Colorado.
2. The requirements of Section 31-12-104, C.R.S., as amended, exist or have been met, to wit:
  - a. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of Fruita;
  - b. A community interest exists between the area proposed to be annexed and the City of Fruita;
  - c. The area proposed to be annexed is urban or will be urbanized in the near future; and
  - d. The area proposed to be annexed is integrated with or is capable of being integrated with the City of Fruita.
3. The requirements of Section 31-12-105 C.R.S., as amended, exist or have been met, to wit:
  - a. In establishing the boundaries of the territory to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road, or other public way;
  - b. In establishing the boundaries of the area proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising twenty acres or more (which, together, with the buildings and improvements situated thereon) has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year

- next preceding the annexation is included within the area proposed to be annexed without the written consent of the landowner or landowners;
- c. No annexation proceedings have been commenced for the annexation of part or all of the subject property to another municipality;
  - d. The annexation of the area proposed to be annexed will not result in the detachment of the area from any school district and the attachment of same to another school district;
  - e. The annexation of the area proposed to be annexed will not have the effect of extending the boundary of the City of Fruita more than three miles in any direction from any point of the City's boundary in any one year;
  - f. If any portion of the platted street or alley is to be annexed, the entire width of said street or alley is included within the area to be annexed; and
  - g. Reasonable access shall not be denied to landowners, owners of easements, or the owners of franchises, adjoining any platted street or alley to be annexed that will not be bordered on both sides by the City of Fruita.
4. The Petitioners are the landowners of more than fifty percent (50%) of the area sought to be annexed, exclusive of streets and alleys.
  5. This Petition for Annexation satisfies the requirements of Article II, Section 30, of the Colorado Constitution in that it is signed by persons comprising more than fifty percent (50%) of the landowners in the area proposed to be annexed who own more than fifty percent (50%) of said area, excluding public streets and alleys and any land owned by the City of Fruita.
  6. Attached hereto and incorporated by reference is an Annexation Map showing:
    - a. The boundary of the area proposed to be annexed including a legal description of the property;
    - b. The location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks; and
    - c. The contiguous boundary of the City of Fruita and the contiguous boundary of any other municipality abutting the area proposed to be annexed.



7. All of the petitioners signed this Petition for Annexation no more than 180 days prior to the date of the filing of this Petition for Annexation.

**WHEREFORE**, the Petitioners request that the Fruita City Council approve the annexation of the area proposed to be annexed.

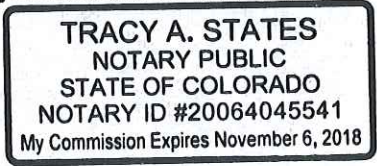
Dated this 19<sup>th</sup> day of April, 2016.

McCurter Land Company LLC  
James R. McCurter  
Property Owner      Member Manager      Property Owner

City Of Fruita      )  
County of Mesa    ) ss.  
State of Colorado )

Subscribed and sworn to before me this 19<sup>th</sup> day of April, 2016 by  
James R. McCurter

Witness my hand and official seal.



Tracy A. States  
Notary Public

My commission expires: 11/06/2018

**AFFIDAVIT OF CIRCULATOR**

The undersigned, being of lawful age, being first duly sworn upon oath, deposes and says:

That he/she was the circulator of the foregoing Petition for Annexation consisting of 5 pages, including this page and that each signature thereon was witnessed by your affidavit and is the true signature of the person whose name it purports to be.

*James R. McCurter*  
Circulator

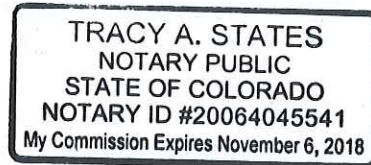
State of Colorado )  
                                  ) ss.  
County of Mesa    )

The foregoing Affidavit of Circulator was subscribed and sworn to before me this 19<sup>th</sup> day of April, 2016, by James R. McCurter.

Witness my hand and official seal.

*Tracy A. States*  
Notary Public

My commission expires: 11/06/2018





## EXHIBIT A

All of the NW1/4 of the SW1/4 of the NW1/4 of Section 16, Township 1 North, Range 2 West of the Ute Meridian;

EXCEPT a triangular piece of land located in the Southeast Corner of said NW1/4 of the SW1/4 of the NW1/4 of Section 16, Township 1 North, Range 2 West of the Ute Meridian described as beginning at the Southeast Corner thereof;

thence West 475 feet along the South boundary line of the said tract;

thence Northeasterly in a straight line 667 feet to a point on the East boundary line of the said tract;

thence South along said East boundary line to the Point of Beginning;

AND EXCEPT that parcel conveyed in instrument recorded in Book 3879 at Page 292;

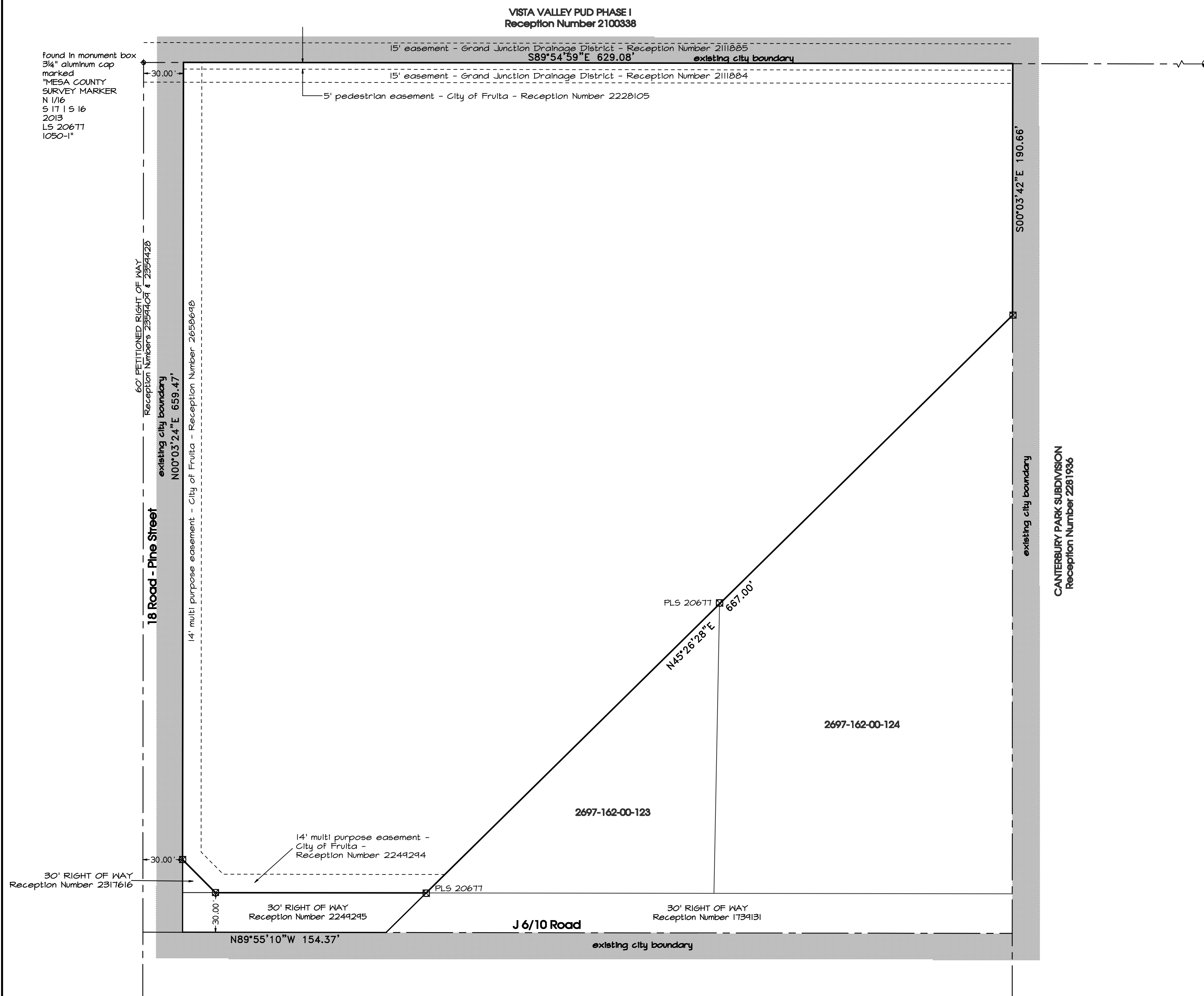
AND ALSO EXCEPT that parcel conveyed in instrument recorded in Book 4158 at Page 948.

County of Mesa, State of Colorado

# McCURTER ANNEXATION TO THE CITY OF FRUITA

SW 1/4 NW 1/4 Section 16, Township 1 North, Range 1 West, Ute Meridian

County of Mesa, State of Colorado



### LEGAL DESCRIPTION AND CERTIFICATION OF OWNERSHIP

We, McCurter Land Company LLC, an Arkansas limited liability company, the owners of 100 percent of the following described property, excluding any public streets and alleys, to wit:

All of the NW1/4 of the SW 1/4 of the NW1/4 of Section 16, Township 1 North, Range 2 West of the Ute Meridian;  
 EXCEPT a triangular piece of land located in the Southeast Corner of said NW1/4 of the SW 1/4 of the NW1/4 of Section 16,  
 Township 1 North, Range 2 West of the Meridian described as beginning at the Southeast Corner thereof,  
 thence West 475 feet along the South boundary line of the said tract;  
 thence Northeasterly in a straight line 667 feet to a point on the East boundary line of the said tract;  
 thence South along said East boundary line to the Point of Beginning;

County of Mesa, State of Colorado

have by these presents laid out and platted the same as shown hereon and designate the same as McCurter Annexation to the City of Fruita, County of Mesa, State of Colorado.

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

James McCurter, HMC  
 McCURTER LAND COMPANY LLC  
 an Arkansas limited liability company

STATE OF COLORADO }  
 COUNTY OF MESA } ss

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_  
 by \_\_\_\_\_

Witness my hand and official seal.

My commission expires: \_\_\_\_\_

Notary Public

### PLANNING COMMISSION CERTIFICATION

This plat approved by the City of Fruita Planning Commission the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Chairman

### CITY COUNCIL CERTIFICATE (Annexation Plat)

The City Council of the City of Fruita, Colorado, by Resolution Number \_\_\_\_\_, duly adopted on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, found and determined that annexation of the property designated herein complies with the requirements contained in Article 12, Title 31, C.R.S., as amended, and that said property is eligible for annexation to the City of Fruita.

The City Council of the City of Fruita, Colorado, by Ordinance Number \_\_\_\_\_, duly adopted on the \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_, did annex the property herein described to the City of Fruita, Colorado.

Mayor

ATTEST:

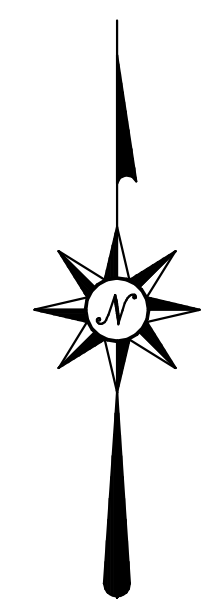
City Clerk

### TITLE CERTIFICATE (Annexation and Subdivision Plats)

\_\_\_\_\_ does hereby certify that it has examined the title to all lands shown on this Plat and that title to such lands is vested in \_\_\_\_\_ free and clear of all liens, taxes, and encumbrances, except as follows:

EXECUTED this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

Found in monument box  
 3/4" brass cap  
 marked  
 MESA COUNTY  
 SURVEY MARKER  
 TIN R2N  
 1/4  
 S 17 1 S 16  
 2000  
 PLS 18464  
 1044-1"

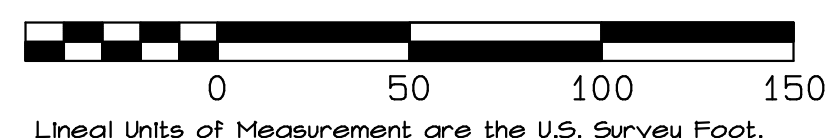


### BASIS OF BEARINGS

The bearings hereon are grid bearings of the Mesa County SIMSLOS determined by GPS observation on Mesa County Survey Marker #1679 at the center-north sixteenth corner of Section 17 and Mesa County Survey Marker #48-1 as a witness corner to the center-north sixteenth corner of Section 17, Township 1 North, Range 2 West of the Ute Meridian. The bearing of this line is South 89°48'47" West.

MCLGS ZONE "GVA"  
 TRANSVERSE MERCATOR PROJECTION  
 POINT OF ORIGIN (SNO) AND CENTRAL MERIDIAN:  
 LATITUDE: 39°06'22.12756N  
 LONGITUDE: 109°32'01.43463W  
 NORTHING: 50,000 FT  
 EASTING: 100,000 FT  
 SCALE FACTOR: 1.0002181798  
 PROJECT/SCALE FACTOR HEIGHT: 4644 FT (NAVD88)

GRAPHIC SCALE 1"=50'



Lineal Units of Measurement are the U.S. Survey Foot.

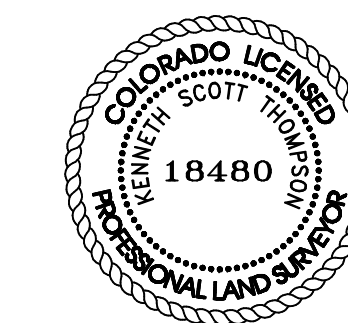
### LEGEND

- ⊕ found PLS brass monument
- ⊕ found PLS aluminum monument
- ⊕ found aluminum monument as noted
- found rebar and cap as noted
- ◊ calculated position - no monument
- ◊ set aluminum cap PLS 18480 in concrete
- set 24" #5 rebar/aluminum cap PLS 18480
- ⊗ benchmark
- △ control point

### SURVEYOR'S STATEMENT

I, Kenneth Scott Thompson, a registered Professional Land Surveyor in the State of Colorado, do hereby state; the Survey represented hereon was performed by me or under my responsible charge; it is based upon my knowledge, information and belief; it is in accordance with Colorado Revised Statute 38-51-102 (4); it is in accordance with applicable standards of practice; that no less than one-sixth (1/6) of the perimeter of the area as shown hereon is contiguous with the existing boundaries of the City of Fruita; that the external boundaries of the property, excepting the existing public streets and alleys, have been monumented on the ground. This statement is not a guaranty, either expressed or implied.

Kenneth Scott Thompson,  
 Colorado PLS 18480



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

## McCURTER ANNEXATION TO THE CITY OF FRUITA

County of Mesa, State of Colorado

SW 1/4 NW 1/4 Section 16, Township 1 North, Range 1 West, Ute Meridian

Sheet 1 of 1	Date: May 6, 2016	Job No. 1071-006
Surveyed: kst/slg	Drawn: kst	Checked: akt
Approved: _____		

\\RCCSERVER\Data\PROJ\EGT\1071\Freeway Properties (McCurter)\006 Aspen Village 5FR\Survey\2016.pr

**RIVERCITY**  
CONSULTANTS

www.rccwest.com

744 Horizon Court, #110 - Grand Junction, CO 81506 - Phone: 970-241-4722



**Fruita Community Development Department  
Staff Report  
July 7, 2016**

**Application #:** 2016-13  
**Project Name:** Adobe View North Subdivision  
Application: Annexation and Preliminary Plan  
Property Owner: Adobe View Development Company, LLC  
Representative: Steve Hejl  
Location: 965 18 Road and the lot directly to the south  
Zone: AFT (Agricultural, Forestry Transition) in the county (north side) and Large Lot Residential (LLR) in the city (south side)  
Request: This is a request for approval of an annexation of approximately eight acres with an South Fruita Residential (SFR) zone, and Preliminary Plan approval for a 34 lot subdivision on a total of approximately 12.6 acres.

**Project Description:**

This property is located on the west side of Pine Street (18 Road) approximately 600 feet south of the frontage road along I-70. The Murray Drain runs along the west edge of the property. There are three parcels: one is approximately four acres in the city currently zoned Large Lot Residential (LLR); another parcel is a 0.58 acre triangle on the west side of the Murray Drain also zoned LLR; and an eight acre parcel zoned AFT (Agricultural, Forestry Transition) in the county. The eight acre parcel is requested to be annexed into the city with a South Fruita Residential (SFR) zone. The properties currently are vacant.

This approximately 12.6 acres of land is proposed to be subdivided into a total of 34 single family detached residential lots measuring between 10,000 and 14,000 square feet in size. The development density equates to approximately 2.7 dwelling units per acre. It appears that the development is intended to follow the LLR zoning standards. A Transferred Development Right has been acquired to justify this development density in this area.

There is a large drainage easement for the Raley drain which is piped and generally follows the alignment of the proposed Fruitland Avenue which is intended to provide access to this subdivision from Pine Street. Kayenta Way will be extended to the north.

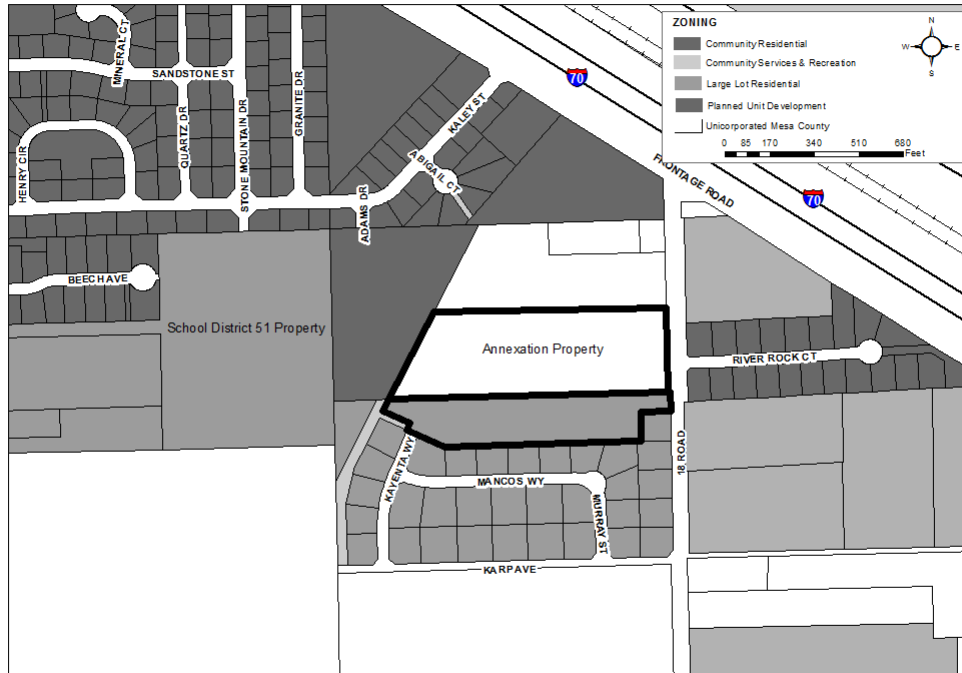
This subdivision (or very similar) was approved by the city in 2008, but economic conditions caused the development to be delayed. The city updated the Master Plan in 2008, and amended the Land Use Code in 2009 to implement the Master Plan. Because of these changes, the approval of the subdivision expired.

The next step in the development process is a Final Plat application. The property is scheduled to be found eligible for annexation at the August 2, 2016, City Council public meeting. The annexation and zoning of the property typically is completed with the approval of the Final Plat application.

**Surrounding Land Uses and Zoning:**

Surrounding land uses are primarily single family detached residential and limited agricultural land uses. The map below identifies the various zones in this area and the properties that are not currently within the city limits. School District 51 owns a 13+ acre property to the west.

**LOCATION AND ZONING MAP**



## AERIAL PHOTOGRAPH



### **Review of Land Use Code Requirements:**

#### **ANNEXATION**

Section 17.06.040 of the Land Use Code sets out the criteria that must be considered for annexation requests. The property is within the City's Urban Growth Area.

**Section 17.06.040.A.1 of the Code states that if the property is located within the City's Urban Growth Area as identified by the Fruita Community Plan, annexation may be approved only after considering the following criteria:**

**a. The annexation meets the requirements of the State Statutes;**

This annexation request meets the requirements of state laws. The property has the required 1/6<sup>th</sup> contiguity with existing city limits and is enclaved by the city. It is within Fruita's Urban Growth Area and abuts existing urban development to the south. The city's Master Plan identifies this area for urban development. All required public services and facilities are available to the property including sanitary sewer service. A community of interest exists between the area proposed to be annexed and the City of Fruita and the property is capable of being integrated into the urbanizing area. This criterion has been met. These issues are discussed in more detail below.

- b. The area is or can be efficiently served by city utilities and capital investments, including water, sewer, parks, drainage systems and streets;**

Because the subject property is within the city's Urban Growth Area and is enclaved by the city, it can be efficiently served by city utilities and capital investments. All required utilities are readily available to the property. Pine Street (18 Road) provides the primary access to the property. There also are public parks and trails within ½ mile of the property and School District 51 owns a 13+ acre property to the west. This criterion has been met.

- c. The area is contiguous with existing urban development;**

The subject property is contiguous to the city limits on three sides and is enclaved by the city. Urban development exists to the south (Adobe View south subdivision) and the northeast (River Rock subdivision). This criterion has been met.

- d. The area is or can be efficiently served by police and other municipal services;**

Because access to the property is through roads within the existing city limits and all required utilities are currently available, the property can be efficiently served by police and other municipal services. This criterion has been met.

- e. The development is consistent with community goals, principles, and policies as expressed in the Fruita Community Plan;**

This annexation request complies with the criteria that must be considered for annexations as identified in the Land Use Code. The Land Use Code is one of the primary documents used to implement the Master Plan, and the Fruita Community Plan is a significant part of the city's Master Plan. This criterion has been met.

- f. The annexation is supported by local residents and landowners;**

At this time, no public comments have been received regarding this annexation request and the request meets the goals of the city's Master Plan. This criterion has been met.

- g. Water and ditch rights can be provided, as applicable, in accordance with city policies;**



From the information submitted, it appears that water and ditch rights can be provided in accordance with city policy. This criterion has been met.

**h. The area will have a logical social and economic association with the city, and;**

Because the property is within the Urban Growth Area, is enclaved by the city limits, and access to the property is through the city limits, the property has a logical social and economic association with the city. This criterion has been met.

**i. The area meets or can meet the existing infrastructure standards set forth by the city.**

The subject property is currently vacant and meets the city's infrastructure standards. Development of the property must meet the city's infrastructure standards and staff has no reason to believe that the standards cannot be met. To help ensure that infrastructure can be constructed in this area without great difficulty, staff recommends that 30-feet of right-of-way be dedicated to the public for Pine Street and a 14-foot wide multi-purpose easement be provided along Pine Street to accommodate public utilities. This criterion can be met.

Based on this information, the annexation of the subject property meets or can meet the approval criteria that must be considered for annexations with the condition that right-of-way and a multi-purpose easement be provided for Pine Street. It should be noted that there are no current aspects of the property that would be considered legal non-conforming (aka, grandfathered) after the annexation is completed.

## REZONE

**Section 17.13.060, Amendment to the Official Zoning Map (Rezone), of the Land Use Code (2009, as amended) states that the Official Zoning Map may be amended when the following findings are made:**

**1. That the proposed amendment is compatible with surrounding land uses, pursuant to Section 17.07.080, and is consistent with the city's goals, policies and Master Plan; and**

The proposed SFR zone is compatible with surrounding land uses. There are a few SFR zones in the area to the west, and the LLR zone exists to the south and east. The LLR zone is very similar to SFR zone. The main

differences between the two zones are that the SFR zone allows a minimum lot size of 7,000 square feet and a density of up to three dwelling units per acre with a density bonus, and the LLR zone allows a minimum lot size of 10,000 square feet and a density of up to three dwelling units per acre without a density bonus.

Because the property owners have intended the subject property as a continuation of the Adobe View subdivision development to the south which is already zoned LLR, along with 4.6 acres of vacant land already zoned LLR for this development, staff recommends that the subject property be rezoned LLR instead of SFR.

The city's Master Plan recommends SFR type zoning for this area, and because LLR zoning is so similar to SFR zoning, it appears that the LLR zone will be consistent with the city's goals and policies and Master Plan.

This criterion has been met.

- 2. That the land to be rezoned was previously zoned in error or the existing zoning is inconsistent with the city's goals, policies and Master Plan; or**

The land currently is zoned Agriculture Forestry Transitional (AFT) by the County and this does not appear to be a zoning error, but the AFT zone requires large lots and allows a wide range of agricultural land uses which is inconsistent with the city's goals, policies and Master Plan recommendations for this area. This criterion has been met.

- 3. That the area for which the amendment is requested has changed substantially such that the proposed zoning better meets the needs of the community; or**

The emerging development pattern in this area is smaller lots and mainly residential land uses. These changes and the annexation necessitate a different zone to accommodate the development planned for this area. This criterion has been met.

- 4. That the amendment is incidental to a comprehensive revision of the city's Official Zoning Map which recognizes a change in conditions and is consistent with the city's goals, policies and Master Plan; or**

This criterion does not apply because there is no comprehensive revision of the Official Zoning Map taking place.

- 5. That the zoning amendment is incidental to the annexation of the**



**subject property and the proposed zoning is consistent with the city's goals, policies, and Master Plan.**

This zoning amendment is incidental to the annexation of the property. As identified above, the proposed SFR zone is consistent with the city's goals, policies and Master Plan, but to avoid confusion, the property should be zoned LLR instead of SFR. The LLR zone is consistent with the city's goals, policies and Master Plan. This criterion has been met.

The approval criteria that must be considered for a rezone have been met. The property could be rezoned to either SFR or LLR and still meet the approval criteria required to be considered for a zone change; however, staff recommends that the property be rezoned to LLR to avoid two separate zones within the same subdivision and across single lots in the development proposed with this annexation.

#### MAJOR SUBDIVISION PRELIMINARY PLAN

**Section 17.05.070.C of the Land Use Code requires the following approval criteria to be considered for Preliminary Plan applications in addition to compliance with all approval criteria required to be considered for Sketch Plan applications:**

**1. Adequate resolution of all review comments,**

As discussed in detail below, it appears that review comments can be adequately resolved without a significant redesign of the proposed development. This criterion can be met if all review comments are resolved with the Final Plat application.

**2. Compliance with conditions of approval on the Sketch Plan, if any.**

No Sketch Plan application was submitted or required for this proposed development. This criterion does not apply.

**The following are the approval criteria that must be considered for Sketch Plan applications:**

**1. Conformance to the City of Fruita's Master Plan, Land Use Code, Design Criteria and Construction Specifications Manual and other city policies and regulations;**

With some changes, the proposed development can be in conformance with the city's Master Plan, Land Use Code, and all other city policies and regulations.

There is a zoning issue involved with this proposed development. The Fruita Community Plan (FCP, a major component of the city's Master Plan) recommends SFR type zoning in this area. This proposed Adobe View North development is intended to mirror the existing Adobe View subdivision to the south. The development to the south and the four acres on the south side of the subject property currently are zoned LLR. The LLR zone allows a maximum density of three dwelling units per acre with minimum lot size of 10,000 square feet. The SFR zone has a base density of two dwelling units per acre but an increase to three dwelling units per acre are permitted with a density bonus (Chapter 8 of the Land Use Code). The LLR zone does not provide for density bonuses.

If the eight acres of land on the north were zoned SFR and no density bonus provided, the maximum density permitted across the entire 12.6 acre property would be 29 dwelling units. The applicants propose the SFR zone on the north eight acres to allow a density bonus with the use of a Transferred Development Right (TDR) to raise the density from two to three dwelling units per acre. The maximum number of residential lots then would be 37. Thirty-four lots are proposed.

Here is the math:

4.6 acres zoned LLR allowing 3 dwelling units to the acre = 13.8 lots

8 acres zoned SFR allowing 3 dwelling units to the acre = 24 lots

$24 + 13 = 37$  dwelling units (lots)

Thirty four dwelling units (lots) are proposed across 12.6 acres which makes the density of residential development approximately 2.7 dwelling units to the acre.

Although the density bonus standards of Chapter 8 of the Land Use Code require that the first density bonus points come from the Housing Variety category and that the land be zoned SFR, staff believes that the Land Use Code supports the LLR zone and the use of the TDR to increase density in this particular circumstance. Chapter 9, Transfer Development Rights/Credits, indicates that a transferred development right can be used in all zones that allow a density bonus, and additional density bonuses are available under the provisions of Chapter 8, Density Bonuses.

The property owners' intent was/is to have the existing and proposed Adobe View subdivisions match and function as one coherent development with the same or similar covenants, and a very similar Preliminary Plan was approved in 2008. Over 1/3 of the subject property

already is zoned LLR in anticipation of this future development to allow three dwelling units per acre. Based on this information, staff believes that the Land Use Code could support an exception to the requirement that the first density bonus points come from the Housing Variety category. The TDR allows density to be increased by one dwelling unit per acre with the proposed density being approximately 2.7 dwelling units per acre.

To avoid unnecessary confusion and problems with different zones in a single subdivision, and potentially different zoning across individual lots, staff recommends that the annexed property be rezoned to LLR so that the entire subdivision has the same zoning, understanding that the TDR is required to justify the LLR zone instead of the SFR zone as recommended by the city's Master Plan.

Regarding parks, open space, and trails, the Murray Drain abuts the property on the west side. Fruita's Master Plan identifies this area for a Primary Trail. The developer intends to dedicate this drain area to Fruita for a trail along with a pedestrian/bicycle access from Kayenta Way. Fruita currently owns the land over the drain to the south and a portion of the drain farther to the north. Because there is no trail there now, and there currently are no links to the north and south or into other neighborhoods at this time, trail construction is not required. Other than this future trail and the sidewalks which will be provided along the streets, there is no other bicycle or pedestrian transportation infrastructure required for this subdivision.

There is a 0.58 acre piece of property on the west side of the drain which is intended to be given to School District 51 or Fruita. The property abuts land belonging to the school district and staff recommends that the land be given to the school district. There does not appear to be a legal access to this piece of land and if the school district does not accept the property, the access issue must be resolved with the Final Plat application.

Irrigation water will be provided to each lot with an underground pressurized irrigation system. The existing irrigation vault at the southeast corner of the property currently serves the south Adobe View subdivision. Staff understands that this vault is to be used and maintained between the existing and proposed Adobe View subdivisions in exchange for improving the delivery system to the storage facility and site improvements to the lot that will contain the vault as part of the proposed subdivision construction.

Roads to be built internal to the subdivision are standard local roads with 44 feet of right-of-way, 28 feet of pavement, curbs, gutters, and attached sidewalks. Additional pavement along with curb, gutter and sidewalk will be provided on the west side of Pine Street. These off-site improvements

are eligible for credit against impact fees and will be calculated with the Final Plat application.

There is a concern about the location of the Fruitland Avenue connection to Pine Street. As identified in review comments from the City Engineer, spacing of intersecting roadways along collector roadways is required to be at no less than 300-foot intervals (Section 17.43.080 of the Land Use Code). River Rock Court intersects with Pine Street approximately 150 feet north of the proposed Fruitland Avenue intersection with Pine Street. The roadway connection into the proposed subdivision must line up with River Rock Court in order to meet the minimum requirements of the Code.

Review comments from the Grand Valley Drainage District (GVDD) require that this development provide detention for stormwater drainage. This is based on a new requirement from the State Department of Public Health and Environment (CDPHE) which took effect on July 1<sup>st</sup> of this year. Because this development application was submitted before the new rule went into effect, staff does not believe the new rule should be applied to the proposed development. Although staff recommends that stormwater be permitted to be directly discharged into the drainage system if there is capacity in the system, the Murray Drain is controlled by the GVDD whose permission is needed in order to direct stormwater into the drain. This issue must be resolved with the Final Plat application.

Additional review comments from the City Engineer and comments from Ute Water and the Lower Valley Fire Protection District point out other technical issues which also must be resolved.

If these issues are adequately resolved with the Final Plat application, this criterion can be met.

**2. Compatibility with the area around the subject property in accordance with Section 17.07.080;**

Section 17.07.080 of the Code states that for all land uses, “compatibility” is provided when a proposed land use can coexist with other existing uses in the vicinity without one use having a disproportionate or severe impact on the other use(s). The city decision-making body may consider other uses existing and approved, and may consider all potential impacts relative to what customarily occurs in the applicable zone and those which are foreseeable, given the range of land uses allowed in the zone.

The proposed single-family residential development is compatible (including scale, height and bulk) with surrounding land use and the emerging development pattern in the area. The city's Master Plan

supports this and similar development in this area. This criterion has been met.

**3. Adequate provision of all required services and facilities (roads, bicycle and pedestrian facilities, parks, police protection, fire protection, domestic water, wastewater services, irrigation water, storm drainage facilities, etc);**

If all review comments and issues identified in this Staff Report are adequately resolved the Final Plat application, this criterion can be met.

**4. Preservation of natural features and adequate environmental protection;**

The subject property had been farmed for many years and has been vacant for a number of years. There do not appear to be any natural features worthy of protection on the subject property. Stormwater management issues must be resolved and sedimentation and weed controls will be required as part of the construction process. This criterion can be met.

**5. Ability to resolve all comments and recommendations from reviewers without a significant redesign of the proposed development.**

Although providing on-site stormwater detention, along with the need to realign the development's roadway connection with Pine Street will require the development to be redesigned, staff believes that this is possible without a significant redesign necessitating a revised Preliminary Plan review before a Final Plat application is made. This criterion can be met.

Based on this review, the proposed development meets or can meet all approval criteria that must be considered for Preliminary Plans if all review comments and issues identified in the Staff Report are adequately resolve with the Final Plat application.

### **Impact Fees**

The following impact fees are applicable to this development:

- Transportation Impact Fee is \$3200 per residential lot.
- School Land Dedication fee is \$920 per residential lot.
- Parks, Open Space, and Trails impact fee is \$1,860 per residential lot.

- Chip Seal Fee is \$3.85 per square yard of surface area of the interior streets (and will be calculated with the final plat).
- Drainage Impact Fee is calculated to be \$16,560.29 (unless a detention area is developed, in which case, there would be no Drainage Impact Fee).

**Review Comments:**

All review comments received are included with this Staff Report. All review comments must be adequately resolved with the Final Plat application.

**Public Comments:**

No written public comments have been received regarding this development.

**Staff Recommendation:**

Annexation

Staff recommends approval of the annexation application with the condition that 30-feet of right-of-way is dedicated for Pine Street and a 14-foot multi-purpose easement is dedicated along Pine Street before the annexation is completed.

Zoning

Staff recommends that the annexed property be zoned Large Lot Residential (instead of the requested South Fruita Residential zone).

Preliminary Plan

Staff recommends approval of the Adobe View North Subdivision Preliminary Plan with the condition that all review comments and issues identified in this Staff Report be adequately resolved with the Final Plat application.

**Fruita Planning Commission:** July 12, 2016

**Fruita City Council:** August 2, 2016

**CITY OF FRUITA**  
**CITY ENGINEER & PUBLIC WORKS REVIEW SHEET**

PROJECT: Adobe View North Subdivision

Petitioner: Adobe View Development, Steve Hejl  
Rolland Consulting Engineers, Kent Shaffer

Reviewer: Sam Atkins

Date: May 16, 2016

REVIEW TYPE:    \_\_\_ Minor Subdivision            X Major Subdivision - Preliminary Plan  
(Check One)    \_\_\_ Lot Line Adjustment            \_\_\_ Final Plat  
                  \_\_\_ Site Design Review            \_\_\_ Conditional Use Permit  
                  \_\_\_ Other:

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REVIEW COMMENTS

1. **General:** This application is for a new single family residential subdivision of 34 lots on 8.03 acres location on South Pine Street.
  
2. **Preliminary Plan (Sheet 3):**
  - a. Handicap ramp needs to be shown on west side of Kayenta Way at intersection of Fruitland Ave. since the trail connects to that western walk.
  - b. Fruitland Avenue should be aligned with River Rock Court. Pine Street is classified as a collector and per the City of Fruita Design Criteria and Construction Specifications Manual, Chapter 4, Street System Standards, 4.2 Street System Design Criteria, G. Control Standards for Collector Streets, spacing of intersecting streets (that are not major streets) shall be at intervals no less than three hundred feet (300'), provided that access cannot be obtained from a lower classification street.
  - c. 6" HDPE storm drain callout in Block 1, Lot 6 should be removed.
  - d. Will a portion of the GVDD easement be vacated? There are some locations where the easement is significantly into a building setback.
  - e. Show location of mail delivery cluster.
  - f. Signage for Stop, street names, end of road is not indicated.
  - g. Location of proposed street lights is not shown.
  - h. Show dry utilities in MPE.
  
3. **Drainage Report and Grading Plan (Sheet 11):**
  - a. Drainage calculations show C values and areas for the Rational Method runoff. Reference was made to the latest SWMM which uses percent impervious to calculate the C-values. Was this how they were calculated?
  - b. Calculation of the drainage fee is acceptable at \$16,560.29. City of Fruita will allow direct discharge provided the downstream facilities have the capacity without causing flooding under the design storms. The City is also aware of the review comments made by GVDD regarding water quality and detention. It would be the City's position that direct discharge would be allowed as stated above, but the receiving drainage facility is GVDD's. Additionally, the water

# CITY OF FRUITA

## CITY ENGINEER & PUBLIC WORKS REVIEW SHEET

quality component would not be a requirement of the City.

- c. I don't see the purpose of the 3-ft berm along the back of lots in Block 3. Is there a reason for proposing this?

#### 4. **Impact Fees:**

- a. **Transportation Impact Fee:** The fee required will be \$3,200 per residential unit. This amounts to \$3,200/residential unit x 34 units = \$108,800.
- b. **Chip and Seal Fee Calculation:** This is calculated using the surface area of the interior streets at a rate of \$3.85/square yard.
- c. **Drainage Impact:** This fee was calculated by the applicant and resulted in a fee of \$16,560.29. If detention is provided, there will not be a Drainage Impact Fee.
- d. **Parks, Open Space, and Trails:** The fee required will be \$1,860 per residential unit. This amounts to \$1,860/residential unit x 34 units = \$63,240.

**SIA:** Engineering has reviewed the submitted draft Subdivision Improvement Agreement Exhibit B and has no issues.

#### **RECOMMENDATION:**

The Engineering and Public Works Departments recommend approval of this Preliminary Plan upon the satisfactory resolution of the items cited above.



**LOWER VALLEY FIRE PROTECTION DISTRICT**  
**168 N. Mesa**  
**Fruita, CO. 81521**  
**Phone: (970) 858-3133 Fax: (970) 858-7189**

May 31, 2016

City of Fruita  
Community Development Department  
325 East Aspen  
Fruita, CO 81521

Adobe View North  
Location: 965 18 Road, North of Adobe View

Review Comments:

1. Fire Hydrants shall be located as shown on Utility Composite plan dated 4/12/16, sheet 11 of 24.
2. Fire hydrant pumper connections shall be equipped with a five inch non threaded sexless connection and metal cap (commonly referred to as Storz). The two and one half inch butts shall be furnished with National Standard Threads.
3. A fire flow of 1000 gpm measured at 20 psi residual is required at each fire hydrant.
4. Street address numbers shall be at least 4 inches high or larger so that they may be read easily from the street. Numbers must contrast with the background upon which they are installed.

Richard Pippenger  
Fire Marshal



COMMUNITY DEVELOPMENT DEPARTMENT  
**REVIEW SHEET**

**DATE: JUNE 1, 2016**

**TO: REVIEW AGENCIES**

Application #: 2016-13  
Applicant: Steve Hejl  
Application Name: Adobe View North  
Application Type: Preliminary Plan  
Location: 965 18 Road  
Zone: Unincorporated Mesa County, AFT.

Description: This is a request to approve a Preliminary Plan for a 34 lot single family residential subdivision

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The attached plan has been submitted to your office for review and comment. To ensure any concerns you have are taken into consideration please comment by **JUNE 23, 2016.**

**RETURN TO THE CITY OF FRUITA COMMUNITY  
DEVELOPMENT**

Or e-mail to [hhemphill@fruita.org](mailto:hhemphill@fruita.org)

**Not in the GVP service area.**

## Henry Hemphill

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**From:** Hendricks, Scott [scott.hendricks@xcelenergy.com]  
**Sent:** Monday, June 13, 2016 1:54 PM  
**To:** Henry Hemphill  
**Subject:** Application # 2016-13 Adobe View Development  
**Attachments:** development app.pdf

Application # 2016-13  
Application Name Adobe View North  
Application Type Preliminary Plan  
Applicant Adobe View Development  
Representative Steve Hejl  
Location 965 18 Road

I have reviewed this project and have no objections at this time

Completion of this City/County review approval process does not constitute an application with Xcel Energy for utility installation. Applicant will need to contact Xcel Energy's Builder's Call Line/Engineering Department to request a formal design for the project. A full set of plans, contractor, and legal owner information is required prior to starting any part of the construction. Failure to provide required information prior to construction start will result in delays providing utility services to your project. Acceptable meter and/or equipment locations will be determined by Xcel Energy as a part of the design process. Additional easements may be required depending on final utility design and layout. Engineering and Construction lead times will vary depending on workloads and material availability. Relocation and/or removal of existing facilities will be made at the applicant's expense and are also subject to lead times referred to above. Any and all existing & future Xcel Energy facilities must be granted easement.

### ***Scott Hendricks***

Xcel Energy | Responsible By Nature  
Planner / Design Department  
2538 Blichman Avenue, Grand Junction, CO 81505  
P: 970.244.2727 F: 970.244.2606  
E: [scott.hendricks@xcelenergy.com](mailto:scott.hendricks@xcelenergy.com)



# LAND DEVELOPMENT APPLICATION

Project Name: Adobe View North  
 Project Location: 965 18 Road  
 Current Zoning District: County AFT Requested Zone: P.U.D. L.L.R  
 Tax Parcel Number(s): 2697-201-00-043 Number of Acres: ~~8.03~~ 8.03  
 Project Type: ANNEXATION

Property Owner: Adobe View Development Developer: SAME  
 Property Owner: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Address: P.O. Box 903 Address: \_\_\_\_\_  
 City/State/Zip: Bangor, CO 81648 City/State/Zip: \_\_\_\_\_  
 Phone: 970-433-7159 Fax: - Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-mail: KHEJL@vresnan.net E-mail: \_\_\_\_\_

Please designate a representative as the coordinator for this application. The representative should attend all conferences/hearings, will receive all correspondence, and communicate all information to the property owners.

Owner Rep: Steve Hejl Engineer: RCE  
 Contact: \_\_\_\_\_ Contact: Kent Shaffer P.E.  
 Address: 2366 H Rd Address: 405 Ridges Blvd  
 City/State/Zip: G.S. CO 81505 City/State/Zip: CO 81507  
 Phone: 970-216-1999 Fax: \_\_\_\_\_ Phone: 243-8300 Fax: 241-1273  
 E-mail: nwpd@msn.com E-mail: kent@rcej.com

This Notarized application authorizes the owner's representative, if designated, to act on behalf of the property owners regarding this application.

The above information is correct and accurate to the best of my knowledge.

Adobe View Development CO. LLC  
 Name of Legal Owner Kieth A. Hejl Signature Kieth A. Hejl Date 4-29-16  
 Name of Legal Owner \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
SAMUEL TOLLEY Name of Legal Owner \_\_\_\_\_ Signature [Signature] Date 4-29-16  
 Name of Legal Owner \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

STATE OF COLORADO )  
 ) ss.  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of April, 2016

My Commission expires: 08-21-17

Linda G. Wilson  
 Notary Public

LINDA G. WILSON  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID #19934011282  
 My Commission Expires August 21, 2017



# LAND DEVELOPMENT APPLICATION

Project Name: Adobe View North Subdivision  
 Project Location: 965 18 Road  
 Current Zoning District: AFT - L.L.R. Requested Zone: L.L.R. - Pod  
 Tax Parcel Number(s): See below Number of Acres: ~~12.63~~ 12.63  
 Project Type: Major Subdivision - Preliminary Plan

Property Owner: Adobe View Development Developer: Same  
 Property Owner: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Address: P.O. Box 903 Address: \_\_\_\_\_  
 City/State/Zip: Rangely, CO 81648 City/State/Zip: \_\_\_\_\_  
 Phone: 970-435-7596 Fax: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-mail: khsjic@bresnan.net E-mail: \_\_\_\_\_

**Please designate a representative as the coordinator for this application. The representative should attend all conferences/hearings, will receive all correspondence, and communicate all information to the property owners.**

Owner Rep: Steve Hejl Engineer: RCE  
 Contact: \_\_\_\_\_ Contact: Kent Shaffer PE  
 Address: 2366 H Road Address: 405 Ridges Blvd  
 City/State/Zip: G.S. CO 81505 City/State/Zip: G.S. CO 81507  
 Phone: 970-216-1999 Fax: \_\_\_\_\_ Phone: 243-8300 Fax: 241-1273  
 E-mail: nwpd@msn.com E-mail: kent@rceg.com

**This Notarized application authorizes the owner's representative, if designated, to act on behalf of the property owners regarding this application.**

The above information is correct and accurate to the best of my knowledge.

Adobe View Development Co. LLC  
 Name of Legal Owner Signature Date  
Kieth A Hejl Kieth A Hejl 4-29-16  
 Name of Legal Owner Signature Date  
SAMUEL M. TOLLEY Sam M. Tolley 4-29-16  
 Name of Legal Owner Signature Date

STATE OF COLORADO) ) ss.  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of APRIL, 2016,

My Commission expires: 08-21-17

Linda G. Wilson  
 Notary Public

Tax Parcel Numbers:  
2697-201-38-001  
2697-201-38-002  
2697-201-00-043

LINDA G. WILSON  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID #19934011282  
 My Commission Expires August 21, 2017

PROJECT NARRATIVE  
FOR  
**ADOBE VIEW NORTH SUBDIVISION**  
**Annexation and Preliminary Plan**

Prepared for:

Adobe View Development Company LLC.  
P.O. Box 903  
Rangely, CO 81648

Prepared by:

Rolland Consulting Engineers LLC  
405 Ridges Blvd. Suite A  
Grand Junction, CO 81507

April 29, 2016

## **Project Description**

The project site is located at 965 18 Road in Fruita, Colorado. The proposed project is a 34 lot, residential single family home subdivision on an approximate 8.03 acre parcel combined with an adjoining 4.02 acre tract from a previous subdivision. The allowable density for the 2 tracts (4.02 acres) zoned Large Lot Residential, 3 lots per acre, (LLR) is 10,000 sq. ft minimum, which equates to 12 lots. The northern portion of the site 8.03 acres is recommended for South Fruita Residential (SFR) zoning and equates to 8 acres x 2 lots = 16 lots, for a total of 28 lots.

The developer is proposing to add Transfer Development Rights (TDR) of 6 Lots to bring the total to 34 lots for a proposed overall gross density of 2.69 units per acre. The lots will be approximately 0.23 to 0.32 acre in size. The proposed project will be named Adobe View North Subdivision. The 8.03 acre parcel is presently zoned AFT in Mesa County. The Developer is requesting annexation into the City of Fruita with a proposed zoning of South Fruita Residential (SFR) and add a TDR.

The property is within the Urban Growth Area and is adjacent on three sides to existing City of Fruita boundary which easily exceeds the required 1/6 contiguity to that boundary. This project adjoins the existing Adobe View Subdivision along the south boundary creating a natural and logical extension of urban services and economic association with the City.

The developer proposes to use a Plat hold for SIA guarantee.

## **Owner Information**

The owner of the 8.03 acre parcel and the 4.02 acre tract is:

Adobe View Development Company LLC.  
P.O. Box 903  
Rangely, CO 81648

## **Existing site data**

The existing parcels are vacant of any structures and has historically been used for irrigated agricultural production.

## **Compatibility, and Impact**

The Project complies with the future land use plans and policies for this area. The requested site zoning, after annexation will be South Fruita Residential (SFR). The current zoning of properties to the east are Planned Unit Development (PUD) and Community Residential in the City of Fruita. The zoning to the south is Large Lot Residential. The zoning to the west is Community Residential. The property to the North is zoned Mesa County AFT.

All public utility facilities are in close proximity. The extension of these utilities into the site will be done as a part of the subdivision development. The Developer is proposing to Plat and construct the entire subdivision in one filing.

The project is compatible and consistent with existing surrounding land use. It will be the same type and scale of development as the Adobe View Subdivision to the south. There is a proposed residential development to the east and Mesa County Valley School District recently acquired property adjacent to the west boundary for future school development.

## **Transportation and Traffic**

Access to the subdivision will be from 18 Road (Pine Street) on the east and Kayenta way on the south. All internal roads will be the 44 foot wide right-of-way urban section per the City of Fruita Standards. This section has a 28 foot wide asphalt mat and 6-1/2 foot rollover curb, gutter, and sidewalk on both sides of the road. The new subdivision plat will create 14' wide multipurpose easements along all right-of-way frontages for utility locations.

Along 18 Road (Pine Street) frontage, the developer is proposing half-road improvements of widening the asphalt an approximate 15 feet with 7 foot wide vertical curb, gutter, and sidewalk along the west side of the road, matching that which has been constructed with Adobe View Subdivision to the south.

In addition to pedestrian sidewalk on both sides of all proposed streets, there will be a land dedication along the western boundary of the project to the City of Fruita for the purposes of a bicycle and pedestrian trail. The trail will connect on the south with existing Karp Ave. and extend north to northwest corner of the site (approximately 1,000 feet).

### **All utilities are available to the site. Utility providers are as follows:**

Fire -	Lower Valley Fire Department
Water (Domestic) -	Ute Water Conservancy District
Sewer -	City of Fruita
Gas & Electric -	Xcel Energy
Phone -	Century Link
Cable -	Charter Communications
Irrigation -	Grand Valley Irrigation Company
Drainage-	Grand Valley Drainage District (GVDD)

## **Sanitary Sewer**

A 8 inch Sanitary sewer will be extended from the current north end of Kayenta Way near the southwest corner of the site. The sanitary sewer will be part of the City of Fruita sanitary sewer system.

## **Domestic Water**

Domestic water is provided by Ute Water. This project will connect to an existing 8" Ute Water line in Kayenta Way near the sanitary sewer connection and also to an existing 8" stub on the west side of Pine St.(18 Rd) to provide a looped system. The water lines internal to the subdivision will be 8 inch and 6 inch lines.

## **Drainage**

Drainage from this site flows to the southwest corner of the site. All roads and drains will be graded so that the drainage continues to go to the southwest corner of the site. The drainage will then go directly into Murray Drain System undetained, which is preferred by the Grand Junction Drainage District due to this sites' proximity to the Colorado River. The Murray Drain System is



the historic drainage path for this site. In lieu of detention, the developer is proposing to pay the drainage fee as calculated by the City.

### **FEMA Flood Hazard**

The site elevation is above the 500-year FEMA flood hazard elevation. FIRM Map (08077C0438F), dated July 06, 2010 shows this area as outside the 500-year floodplain.

### **Irrigation Water**

Landscape irrigation water will be from Headgate IR140 of the Grand Valley Irrigation Company. The project will add additional 15 shares for a total of 35 shares of irrigation water. All lots will be serviced by an underground irrigation system. There has been an agreement made with the Adobe View Subdivision HOA for the joint use and maintenance responsibility of their existing storage facility in exchange for improving the delivery system to the storage facility and site improvements in the tract containing the storage facility.

### **Fire Protection**

There is an existing 10" Ute Water line in Pine Street and a 8" line stub from Adobe View Subdivision (south) the project will connect to. The water line within Adobe View North Subdivision will be a combination of 6" and 8" Ute Water lines. Fire hydrants within Adobe View Subdivision will be installed in accordance with the requirements of the Lower Valley Fire Protection District.

### **Historic Preservation**

None.

### **Noise, Dust and Odor**

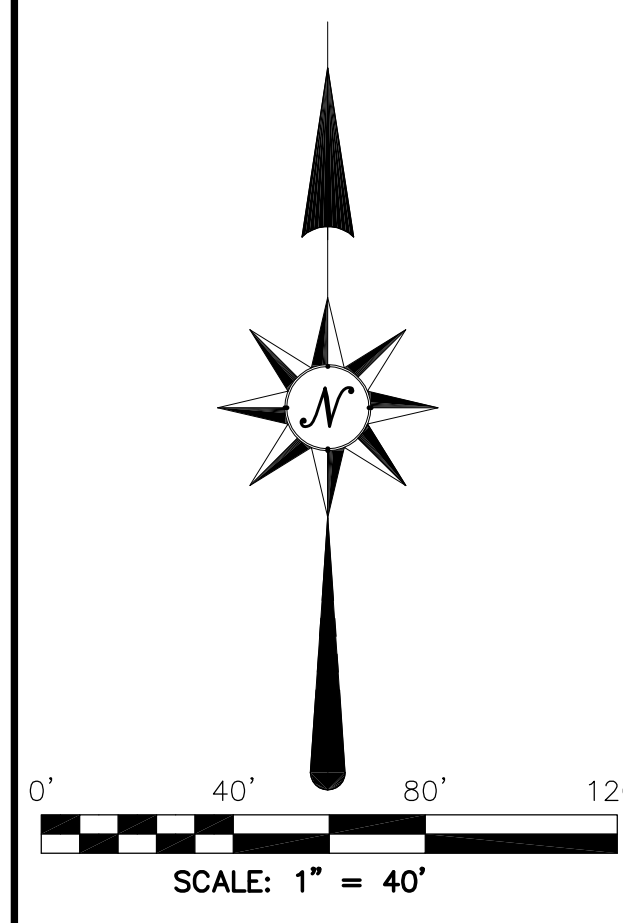
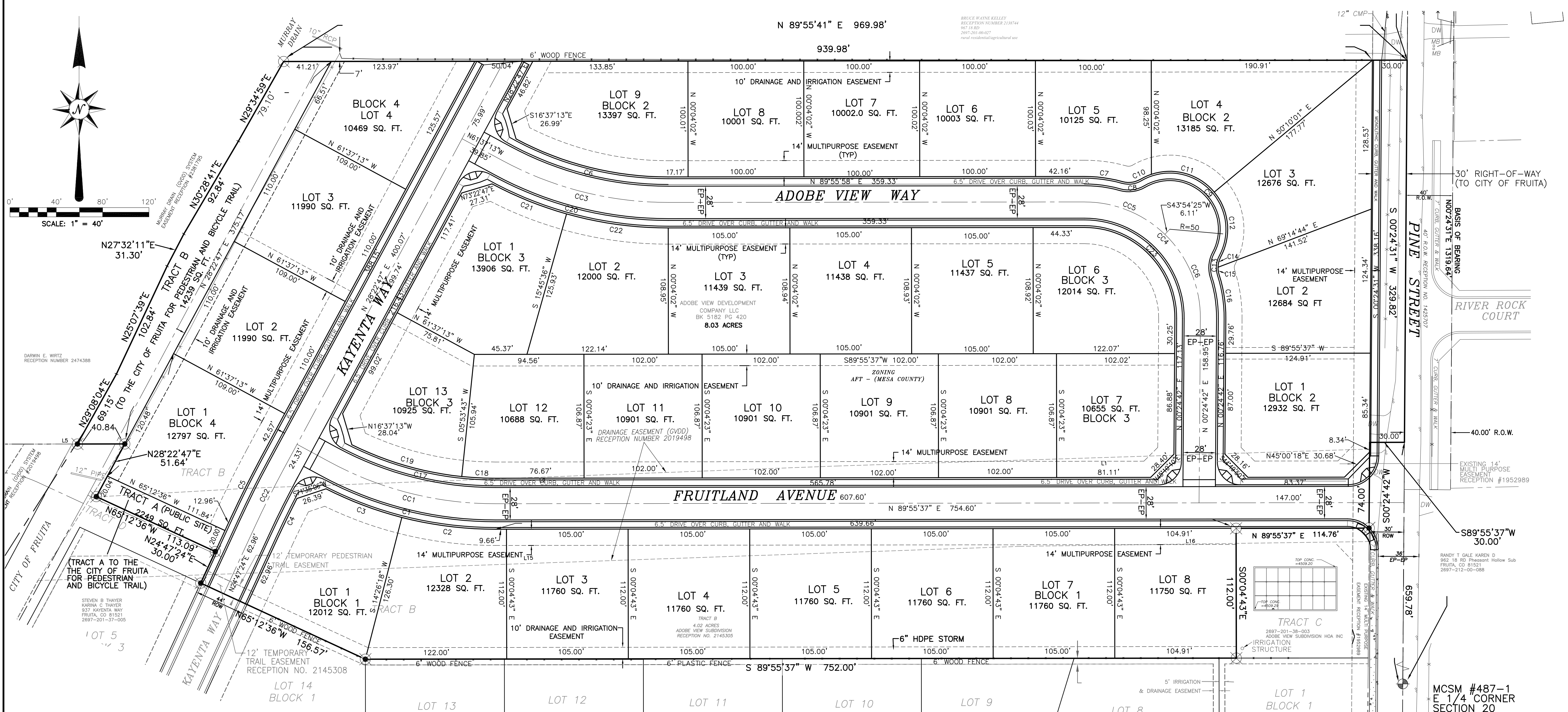
1. The project will comply with federal and state air emission standards.
2. The project will comply with state noise statutes.
3. The project will replace the existing ground with landscaped homes and City of Fruita Standard Residential Street Section.
4. A Storm Water Management Plan will be part of the construction plans. This plan will address the construction and post construction process.

### **Open Space**

2 tracts to be created with the Adobe View North Subdivision plat totaling 0.38 acres will be dedicated to the City of Fruita for trail purposes. Additionally, the existing 0.58 acre tract may be dedicated to the City of Fruita or the school district for open space purposes.

### **Natural Features and Environmental Protection**

There are some large trees in the northwest corner of the property, which most likely will be preserved and would be between the rear of the west lots and the tract dedicated to the city for trail purposes.



**CURVE TABLE FOR RIGHT-OF-WAY**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	322.00'	151.68'	150.28'	N 76°34'41" W	26°59'24"
C2	322.00'	81.55'	81.33'	N 82°49'02" W	14°30'40"
C3	322.00'	70.13'	69.99'	N 69°19'21" W	12°28'44"
C4	878.00'	38.21'	38.21'	S 26°02'13" W	02°29'37"
C5	922.00'	57.77'	57.76'	N 26°35'06" E	03°35'23"
C6	278.00'	136.73'	135.36'	S 75°58'37" E	28°10'50"
C7	122.00'	33.29'	33.19'	S 82°15'01" E	15°38'02"
C8	20.00'	16.06'	15.64'	S 82°33'24" W	46°01'12"
C9	50.00'	129.78'	96.30'	S 46°05'35" E	148°43'14"
C10	50.00'	10.41'	10.39'	S 65°30'31" W	11°55'25"
C11	50.00'	59.97'	56.44'	S 74°10'02" E	68°43'30"
C12	50.00'	59.40'	55.97'	S 05°46'07" E	68°04'19"
C13	20.00'	16.06'	15.64'	S 05°15'26" W	46°01'12"
C14	20.00'	9.49'	9.40'	S 14°40'12" W	27°11'40"
C15	20.00'	6.57'	6.54'	S 08°20'24" E	18°49'32"
C16	122.00'	38.68'	38.52'	S 08°40'14" E	18°09'52"
C17	278.00'	128.23'	127.10'	N 76°51'32" W	26°25'42"
C18	278.00'	28.96'	28.94'	N 87°05'20" W	05°58'05"
C19	278.00'	99.27'	98.75'	N 73°52'29" W	20°27'36"
C20	322.00'	158.35'	156.76'	S 75°58'43" E	28°10'37"
C21	322.00'	69.44'	69.31'	S 68°04'05" E	12°21'21"
C22	322.00'	88.91'	88.63'	S 82°09'24" E	15°49'16"
C23	78.00'	123.17'	110.77'	S 44°49'40" E	90°28'44"

**CURVE TABLE FOR CENTERLINE RIGHT-OF-WAY**

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
CC1	300.00'	148.98'	147.45'	N 75°50'48" W	28°27'10"
CC2	900.00'	56.39'	56.38'	N 26°35'06" E	03°35'23"
CC3	300.00'	148.89'	147.37'	S 75°50'57" E	28°26'10"
CC4	100.00'	157.92'	142.01'	S 44°49'40" E	90°28'44"
CC5	100.00'	76.75'	74.88'	S 68°04'48" E	43°58'27"
CC6	100.00'	81.17'	78.96'	S 22°50'26" E	46°30'17"

- LEGEND:**
- ⊙ MESA COUNTY SURVEY MARKER
  - ⊗ FOUND 5/8 INCH REBAR & CAP PLS-18469
  - ⊙ FOUND 5/8 INCH REBAR & CAP PLS-14113
  - ⊗ SET 5/8 INCH REBAR & CAP PLS-18469
  - R.O.W. RIGHT OF WAY
  - GJDD GRAND JUNCTION DRAINAGE DISTRICT

**UTILITY PROVIDERS:**

UTILITY COMPANY	PHONE NUMBER
City of Fruita (Sanitary Sewer)	(970) 858-9558
Ute Water District	(970) 242-7491
Century Link (Telephone)	(970) 244-4311
Charter Cable Company	(970) 210-2550
Xcel Energy (Electric)	(800) 895-1999
Grand Valley Irrigation District	(970) 242-2762
Xcel Energy (Gas)	(800) 628-2121

**AREA SUMMARY**

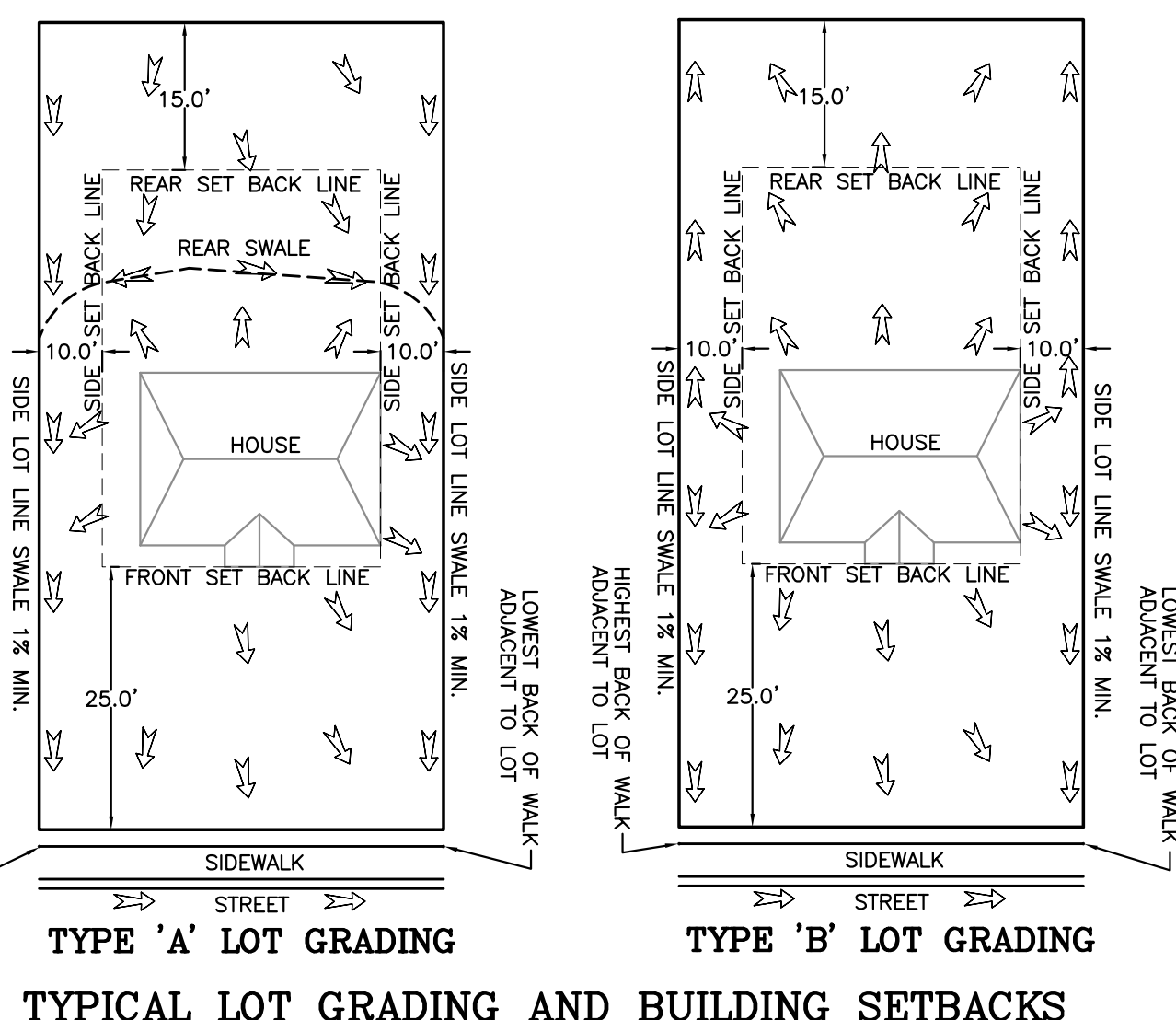
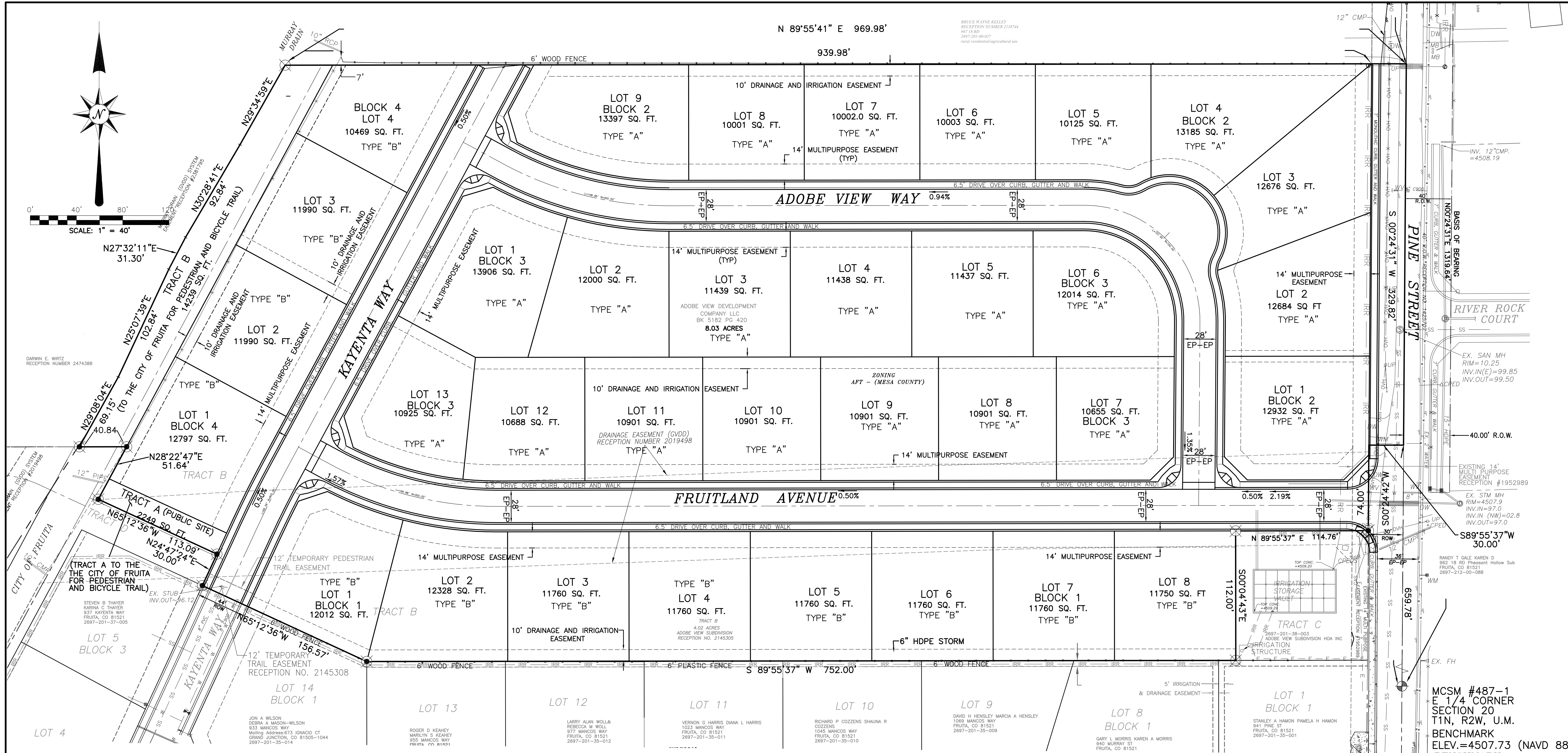
DESC:	ACRES	PERCENT
LOTS (34)	9.08	75.3%
TRACT A	0.05	0.4%
TRACT B	0.33	2.7%
DEDICATED R.O.W. (CITY OF FRUITA)	2.60	21.6%
<b>TOTAL</b>	<b>12.06</b>	<b>100.00%</b>
DENSITY (34 LOTS)= 2.82 LOTS PER ACRE		

**BENCHMARK**  
MCSM #487-1  
E 1/4 CORNER SECTION 20  
T1N, R2W, U.M.  
ELEVATION = 4507.73  
BASED ON N65 BM KMO231  
(NAVD 88)



**ADOBE VIEW NORTH SUBDIVISION PRELIMINARY PLAN**





**OVERLOT GRADING NOTES:**

1. PROPOSED CONTOURS SHOWN ARE FINISHED GRADE CONTOURS. CONSTRUCT FILL OR CUT TO THESE ELEVATIONS

**LOT GRADING NOTES:**

1. MINIMUM TOP OF FOUNDATION ELEVATION SHALL BE 0.5 FT. ABOVE ADJACENT FINISHED GRADE.
2. MINIMUM SLOPE AWAY FROM THE HOUSE SHALL BE 8% FOR AT LEAST 5 FT.
3. SWALES SHALL TYPICALLY HAVE A MINIMUM SLOPE OF 1%.
4. MINIMUM TOP OF FOUNDATION ELEVATION PROVIDED ARE FOR TYPICAL HOUSE LAYOUTS. SOME HOUSE LAYOUTS MAY REQUIRE HIGHER FINISHED FLOORS.

**NOTES:**

- 1) The City of Fruita requires that all subdivisions have engineered foundations consistent with the soils engineering report by Grand Junction Lincoln DeVORE dated 1/18/2007 (or latest addendum)
- 2) Permanent structures including slabs, curbing, and raised landscaping which affect the flow of storm water are not allowed in identified drainage easements.
- 3) Structures such as fences and accessory building units require a City of Fruita Planning Clearance.

**TABLE FOR DRAINAGE TYPE BY LOT**

LOT	BLOCK	TYPE	LOT	BLOCK	TYPE
1	1	B	1	3	A
2	1	B	2	3	A
3	1	B	3	3	A
4	1	B	4	3	A
5	1	B	5	3	A
6	1	B	6	3	A
7	1	B	7	3	A
8	1	B	8	3	A
1	2	A	9	3	A
2	2	A	10	3	A
3	2	A	11	3	A
4	2	A	12	3	A
5	2	A	13	3	A
6	2	A	1	4	B
7	2	A	2	4	B
8	2	A	3	4	B
9	2	A	4	4	B

CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
**1-800-922-1987**  
CALL 2 BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR EXCAVATE  
FOR THE MARKING OF UNDERGROUND  
MEMBER UTILITIES.

ACCEPTED FOR RECORDING

CITY OF FRUITA ENGINEER

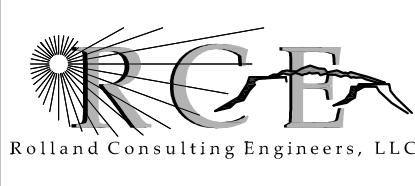
DATE

MCSM #487-1  
E 1/4 CORNER  
SECTION 20  
T1N, R2W, U.M.  
BENCHMARK  
ELEV.=4507.73 (NAVD 88)  
BENCHMARK  
MCSM #487-1  
E 1/4 CORNER SECTION 20  
T1N, R2W, U.M.  
ELEVATION = 4507.73  
BASED ON N65 BM KMO231  
(NAVD 88)

**CLERK AND RECORDER'S CERTIFICATE**

This instrument was filed for record in the office of the Mesa County Clerk and Recorder at \_\_\_\_\_ o'clock of \_\_\_\_\_ M, on this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_, in Book No. \_\_\_\_\_ in Page(s) No. \_\_\_\_\_, Reception No. \_\_\_\_\_ Drawer No. \_\_\_\_\_

MESA COUNTY CLERK AND RECORDER



**ADOBE VIEW NORTH  
SUBDIVISION  
COMPOSITE SITE PLAN**

405 Ridges Blvd, Suite A  
Grand Junction, CO 81507  
Voice: (970) 243-8300  
Fax: (970) 241-1273  
www.rcegi.com

Drawn	ESS	Designed	ESS	Checked	ESS	Proj#	A6216	Rv		Sheet	3
File Name:	C:\PROJECTS\A6216\A6216PrBase.dwg						Date	4/12/16	Of	24	



**GENERAL NOTES:**

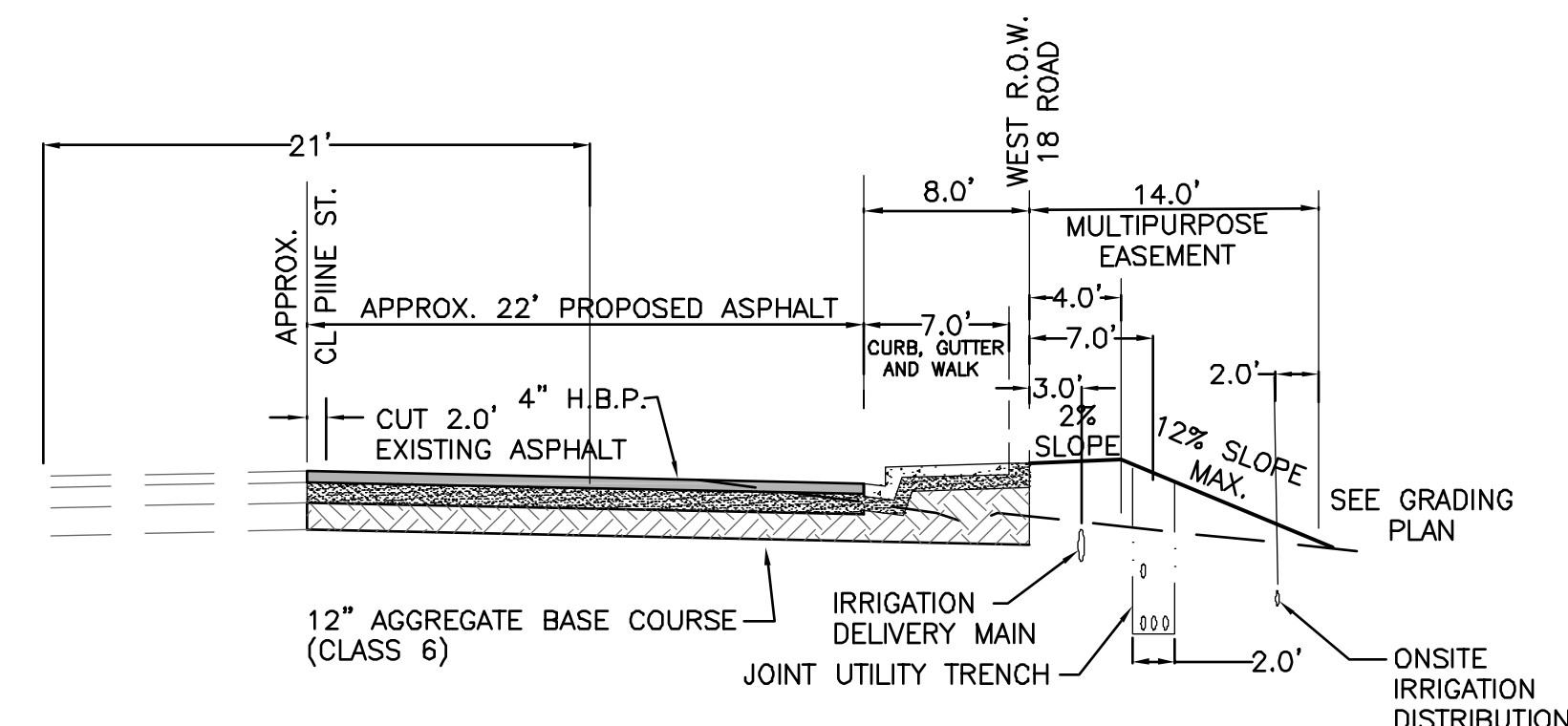
- NOTES GIVEN HERE SHALL APPLY TO ALL SHEETS.
- THE CONTRACTOR SHALL NOTIFY THE CITY OF FRUITA 48 HOURS PRIOR TO THE BEGINNING OF CONSTRUCTION, AND SHALL BE RESPONSIBLE FOR OBTAINING THE NECESSARY PERMITS REQUIRED TO PERFORM CONSTRUCTION WITHIN CITY RIGHT-OF-WAY. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR PROVIDING AND IMPLEMENTING A TRAFFIC CONTROL PLAN FOR ALL CONSTRUCTION ACTIVITIES IN CITY RIGHT-OF-WAY. CONTACT THE PUBLIC WORKS DEPARTMENT AT 858-9558 TO ACQUIRE AN EXCAVATION IN RIGHT-OF-WAY PERMIT AND TO SUBMIT A TRAFFIC CONTROL PLAN.
- INSTALLATION OF NEW IMPROVEMENTS, INCLUDING MATERIALS, CONSTRUCTION, PERFORMANCE, AND TESTING, SHALL BE IN STRICT ACCORDANCE WITH THE LATEST STANDARDS AND REQUIREMENTS ADOPTED BY THE CITY OF FRUITA. ALL MATERIALS AND WORKMANSHIP SHALL BE SUBJECT TO INSPECTION BY THE CITY OF FRUITA. THE CITY RESERVES THE RIGHT TO ACCEPT OR REJECT ANY SUCH MATERIALS AND WORKMANSHIP THAT DOES NOT CONFORM TO THE CITY OF FRUITA'S STANDARDS AND SPECIFICATIONS.
- CONTRACTOR SHALL FAMILIARIZE HIS/HERSELF WITH THE GEOTECHNICAL TESTING REQUIREMENTS OF THE CITY OF FRUITA. THE RESULTS OF THE REQUIRED TYPES OF TESTS AND NUMBERS OF PASSING TESTS SHALL BE FURNISHED TO THE CITY FOR VERIFICATION BEFORE FINAL ACCEPTANCE WILL BE GRANTED. ALL FAILING TESTS SHALL BE BROUGHT TO THE IMMEDIATE ATTENTION OF THE CITY ENGINEER OR HIS/HER REPRESENTATIVE, AND RETESTS SHALL BE PERFORMED UNTIL PASSING RESULTS ARE OBTAINED. ALL UTILITY LINES, INCLUDING SERVICE LINES FALLING WITHIN THE PUBLIC RIGHT-OF-WAY OR PUBLIC EASEMENTS SHALL BE TESTED.
- ONLY MATERIALS ON WHICH A PROCTOR TEST CAN BE PERFORMED AND ACCURATE NUCLEAR DENSITY TESTS CAN BE RUN ARE APPROVED FOR UTILITY TRENCH BACKFILL UNLESS OTHERWISE APPROVED BY THE ENGINEER (FLOWABLE FILL IS ACCEPTABLE).
- IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO CONTACT THE CITY ENGINEER IN ADVANCE OF REQUIRED INSPECTIONS.
- THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF SITE CONDITIONS ARE ENCOUNTERED WHICH ARE DIFFERENT THAN AS SHOWN ON THESE DRAWINGS. CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY IF SITE CONDITIONS WARRANT A CHANGE IN DESIGN FROM THAT SHOWN ON THESE DRAWINGS.
- ALIGNMENT, CENTERLINE CURVE DATA, AND STATIONING TO BE VERIFIED FROM APPROVED SUBDIVISION PLAT BEFORE CONSTRUCTION.
- LOCATIONS OF EXISTING UTILITIES SHOWN ON THESE PLANS ARE APPROXIMATE ONLY. CONTRACTOR IS TO CONTACT AFFECTED UTILITY FOR SPECIFIC LOCATIONS BEFORE DIGGING.
- PRIOR TO BEGINNING INSTALLATION OF NEW UNDERGROUND UTILITIES SHOWN ON THESE DRAWINGS, THE CONTRACTOR SHALL EXCAVATE (POTHOLE) EXISTING UTILITIES AT ALL CROSSING POINTS TO VERIFY LOCATION AND ELEVATION OF EXISTING UTILITIES TO ENSURE THAT THE CROSSING CAN BE MADE AS SHOWN ON THESE DRAWINGS.
- NO CONSTRUCTION WORK SHALL BE PERFORMED OUTSIDE OF THE PROJECT OWNER'S PROPERTY BOUNDARY EXCEPT WITHIN CONSTRUCTION EASEMENTS, PERPETUAL EASEMENTS, AND RIGHT-OF-WAY SHOWN ON THESE DRAWINGS. IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO OBTAIN LEGAL PERMISSION TO OCCUPY PROPERTY OTHER THAN THE PROJECT SITE IF THE CONTRACTOR DETERMINES THAT ACCESS IS REQUIRED. ANY DAMAGE TO PRIVATE FACILITIES OUTSIDE THESE LIMITS SHALL BE REPAIRED BY THE CONTRACTOR AT NO EXPENSE TO THE OWNER.
- ALL ROAD CUTS AND CONSTRUCTION ACTIVITIES WITHIN EXISTING ROAD RIGHTS-OF-WAY SHALL BE PERFORMED IN ACCORDANCE WITH THE REQUIREMENTS OF THE AGENCY CONTROLLING THE RIGHT-OF-WAY.
- ALL SATISFACTORY EXCESS EXCAVATION FROM EITHER UTILITY OR STREET CONSTRUCTION SHALL BE SPREAD UNIFORMLY ACROSS THE LOTS AS DIRECTED BY THE OWNER OR HIS/HER DESIGNATED REPRESENTATIVE. ALL UNSATISFACTORY OR WASTE MATERIAL INCLUDING VEGETATION, ROOTS, CONCRETE, ROCKS, OR OTHER DEBRIS SHALL BE HAULED FROM THE PROJECT BY THE CONTRACTOR. NO SEPERATE PAY.
- IT SHALL BE THE SOLE RESPONSIBILITY OF THE CONTRACTOR TO ENSURE THAT ALL CONSTRUCTION WORK IS ACCOMPLISHED IN ACCORDANCE WITH OCCUPATIONAL SAFETY AND HEALTH ADMINISTRATION (OSHA) RULES AND REGULATIONS.
- ALL QUANTITIES SHOWN ON THESE DRAWINGS ARE ESTIMATES PROVIDED AS AN AID TO BIDDER/CONTRACTOR ONLY. BIDDER/CONTRACTOR SHALL BE RESPONSIBLE FOR SCALING DRAWINGS TO VERIFY QUANTITIES PRIOR TO BIDDING.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR PREPARING AND PERMITTING THE STORM WATER MANAGEMENT PLAN FOR DISCHARGES ASSOCIATED WITH CONSTRUCTION ACTIVITY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR COMPLETING AND MAILING THE APPLICATION, PAYING THE PERMIT FEE, PREPARING THE PLAN, IMPLEMENTING THE PLAN, PERFORMING INSPECTIONS AS REQUIRED AND PERFORMING ALL REQUIRED CLOSE OUT ACTIVITIES. CONTACT THE COLORADO DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT/WATER QUALITY CONTROL DIVISION AT (303) 692-3500 FOR INFORMATION REGARDING THE STORM WATER MANAGEMENT PLAN PROGRAM.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ENSURING THAT WATER SERVICE LINES AND FIRE HYDRANT LEADS MEET THE MINIMUM BURIAL DEPTH ESTABLISHED BY THE ACCEPTING AGENCY FOR INSTALLATIONS CROSSING UNDERNEATH BORROW DITCHES, DRAINAGE DITCHES, DRAINAGE SWALES, AND CANALS.
- ALL MATERIALS SHALL BE HANDLED AND INSTALLED IN STRICT ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
- CONTRACTOR SHALL HAVE ONE SIGNED COPY OF PLANS AT THE JOB SITE AT ALL TIMES.

CITY OF FRUITA ENGINEERING DEPARTMENT	SCALE HORIZONTAL:N/A VERTICAL:N/A	REVISION: 2009 STANDARDS REVISION REVISION: _____ DATE: 3/18/09 DATE: _____	GENERAL NOTES	FILE: SHEET: 1.4A	DRAWN BY: CLD DATE DRAWN: 5/06 CHECKED BY: _____
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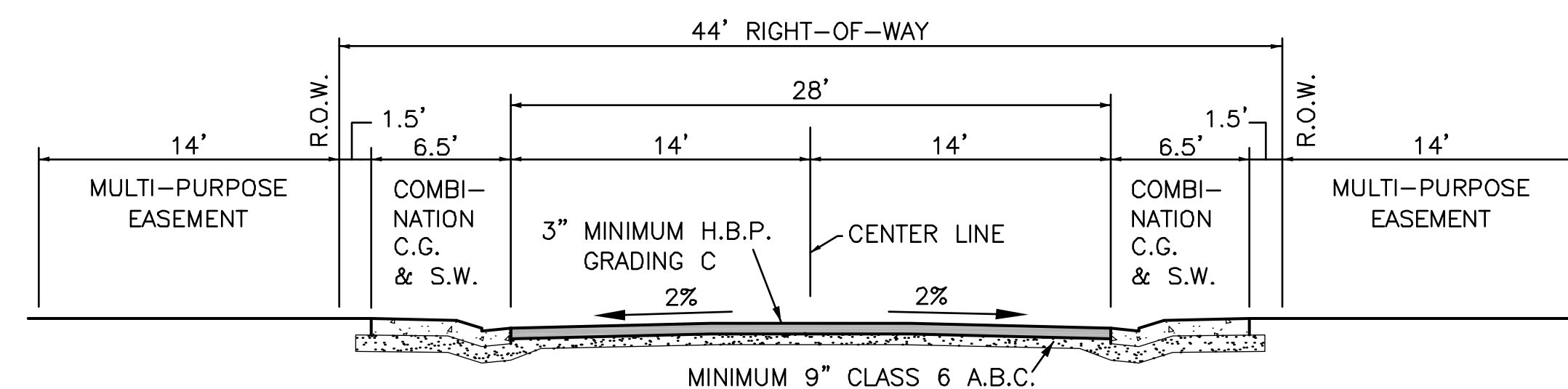
**EASEMENT NOTES:**

- A CONTINUOUS MULTI-PURPOSE EASEMENT SHALL BE PROVIDED ON BOTH SIDES OF ALL ROAD RIGHTS-OF-WAY. THIS EASEMENT SHALL BE RESERVED FOR PURPOSES INCLUDING, BUT NOT LIMITED TO INSTALLATION AND MAINTENANCE OF PUBLIC UTILITIES, TRAFFIC CONTROL SIGNS AND SIGNALS, STREETScape, STREET TREES AND SPRINKLING SYSTEMS, EARTH RETAINING STRUCTURES AND SURFACE SLOPING OR GRADING REQUIRED FOR STREET CONSTRUCTION. UTILITY COMPANIES AND/OR THE CITY OF FRUITA SHALL NOT BE RESPONSIBLE FOR DAMAGE TO PLANTINGS, IRRIGATION SYSTEMS, FENCES OR OTHER APPURTENANCES LOCATED OR CONSTRUCTED WITHIN THE MULTI-PURPOSE EASEMENT WHEN SUCH DAMAGE RESULTS FROM THE INSTALLATION AND/OR REPAIR OF UTILITIES WITHIN SAID MULTI-PURPOSE EASEMENT.
- IRRIGATION DISTRIBUTION LINES SHALL BE LOCATED IN A SEPARATE TRENCH LOCATED ON THE HOUSE SIDE OF THE JOINT UTILITY TRENCH, OR AT THE BACK LOT LINE.
- PROPERTY OWNERS MAY LANDSCAPE THE FULL WIDTH OF THE MULTI-PURPOSE EASEMENTS. SPRINKLING SYSTEMS INSTALLED WITHIN MULTI-PURPOSE EASEMENTS SHALL NOT BE GREATER THAN 18" DEEP.
- ALL FIRE HYDRANTS AND WATER METERS SHALL REMAIN UNOBSTRUCTED AND ACCESSIBLE AT ALL TIMES. NO FENCES, PLANTINGS, STRUCTURES OR OTHER OBSTACLE SHALL BE LOCATED WITHIN 4' OF ANY FIRE HYDRANT, WATER METER, OR UTILITY PEDESTAL. NO FENCES OR OTHER OBSTRUCTION SHALL BE LOCATED ON THE STREET SIDE OF ANY FIRE HYDRANT OR WATER METER.

CITY OF FRUITA ENGINEERING DEPARTMENT	SCALE HORIZONTAL:N/A VERTICAL:N/A	REVISION: 2009 STANDARDS REVISION REVISION: _____ DATE: 3/18/09 DATE: _____	EASEMENT NOTES	FILE: SHEET: 1.4B	DRAWN BY: CLD DATE DRAWN: 5/06 CHECKED BY: _____
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**PINE STREET SECTION**  
N.T.S.



**STREET SECTION - LOCAL RESIDENTIAL**  
N.T.S.

**PAVEMENT NOTES: (BOTH SECTIONS)**

- SEE GEOTECHNICAL INVESTIGATION BY LINCOLN DEVORE DATED 1-18-07 (OR LATEST ADDENDUM) FOR COMPLETE PAVEMENT RECOMMENDATIONS.
- SCARIFY, ADJUST MOISTURE, AND RECOMPACT 10" SUBGRADE TO AT LEAST 90% OF ASTM D-1557 BETWEEN 2% BELOW TO 2% ABOVE THE OPTIMUM MOISTURE CONTENT.
- IT IS THE CONTRACTOR'S RESPONSIBILITY TO CONFIRM THAT POSITIVE DRAINAGE TOWARD THE PROPOSED CURB & GUTTER WILL BE PROVIDED PRIOR TO CONSTRUCTION, BASED ON ACTUAL EXIST ASPHALT GRADES AT TIME OF CONSTRUCTION.

**FUGITIVE DUST CONTROL NOTES:**

- BEFORE STRIPPING OF THE SITE IN PREPARATION FOR OVERLOT GRADING, THE SURFACE IS TO BE PREWETTED TO CONTROL DUST.
- ANY STOCKPILES OF STRIPPED MATERIALS ARE TO BE PERIODICALLY SPRAYED WITH WATER OR A CRUSTING AGENT TO STABILIZE POTENTIALLY WIND-BLOWN MATERIAL.
- HAUL ROADS BOTH INTO AND AROUND THE SITE ARE TO BE SPRAYED AS NEEDED TO SUPPRESS DUST.
- AS NOTED ON THE SITE-SPECIFIC STORMWATER MANAGEMENT PLAN, OR GRADING AND DRAINAGE PLAN, GRAVEL PADS ARE TO BE CONSTRUCTED AT THE ENTRANCES TO THE SITE TO HELP IN REMOVING MUD FROM THE WHEELS OF HAULAGE TRUCKS BEFORE THEY ENTER CITY STREETS (SEE EROSION CONTROL DETAIL SHEET).
- TRUCKS HAULING IMPORT FILL MATERIAL ARE TO BE TARPED TO AID IN THE CONTROL OF AIRBORNE DUST.
- DURING HIGH WIND EVENTS (20 TO 30 MPH SUSTAINED) CONSTRUCTION ACTIVITY SHALL BE LIMITED OR CEASED IF DUST CANNOT BE CONTROLLED BY WETTING.

CITY OF FRUITA ENGINEERING DEPARTMENT	SCALE HORIZONTAL:N/A VERTICAL:N/A	REVISION: 2009 STANDARDS REVISION REVISION: _____ DATE: 3/18/09 DATE: _____	DUST CONTROL NOTES	FILE: SHEET: 1.4C	DRAWN BY: CLD DATE DRAWN: 5/06 CHECKED BY: _____
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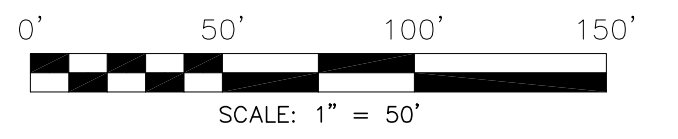
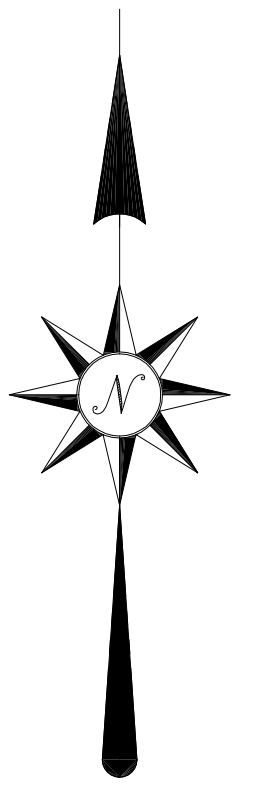


**ADOBE VIEW NORTH  
SUBDIVISION  
GENERAL NOTES  
AND TYPICAL SECTIONS**

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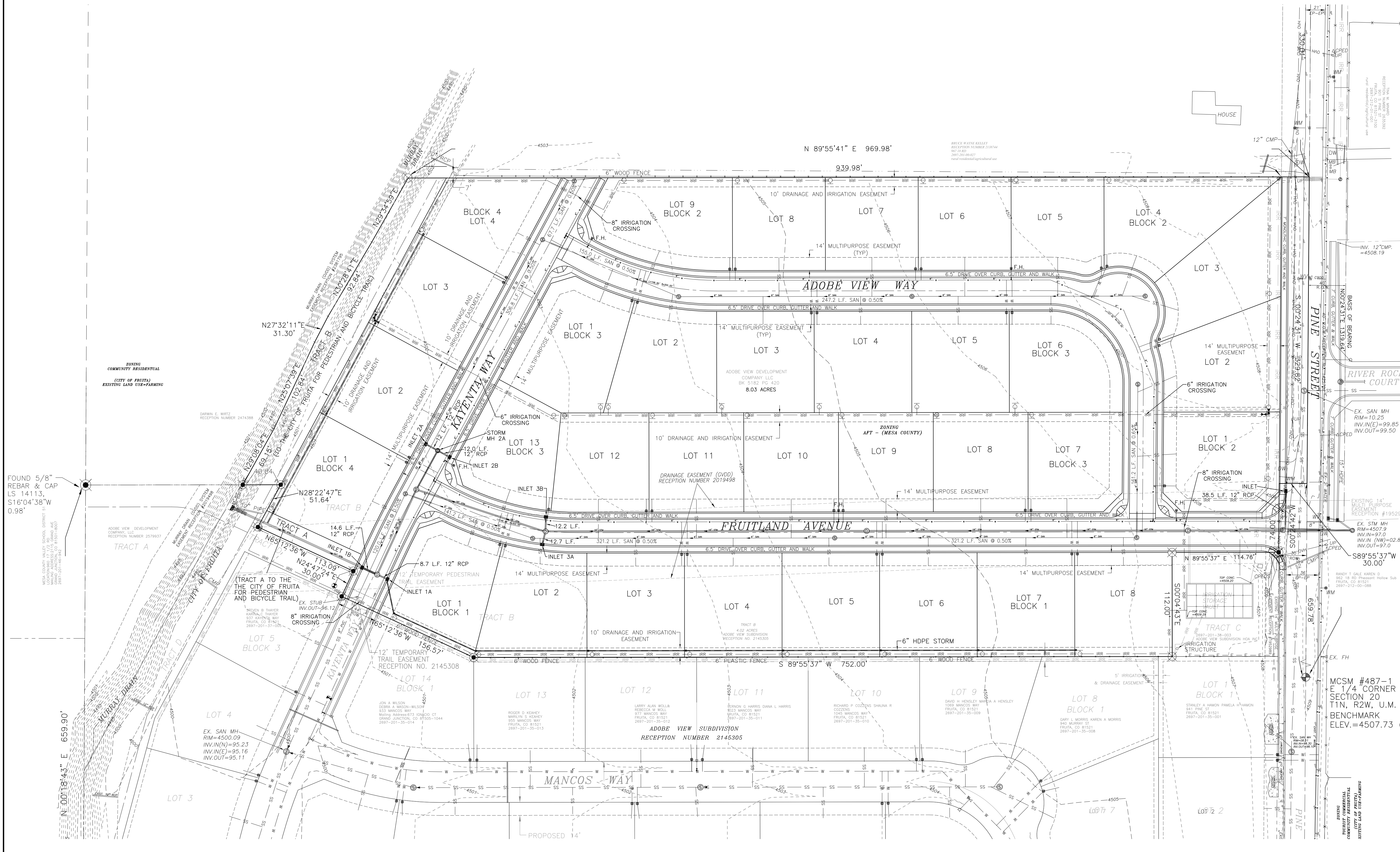


# ADOBE VIEW NORTH SUBDIVISION



## LEGEND AND ABBREVIATIONS

- MESA COUNTY SURVEY MARKER
- SET 5/8 INCH REBAR WITH ALUMINUM
- FOUND 5/8 INCH REBAR WITH CAP, STAMPED PE, PLS 14113
- WATER LINE (PROPOSED)
- IRRIGATION LINE (PROPOSED)
- STORM SEWER INLET (PROPOSED)
- STORM SEWER (PROPOSED)
- SANITARY SEWER LINE (PROPOSED)
- FIRE HYDRANT (PROPOSED)
- WATER VALVE (PROPOSED)
- WATER METER (PROPOSED)
- CURB & GUTTER (PROPOSED)
- WATER METER (EXISTING)
- COMMUNICATION PEDESTAL (EXISTING)
- UTILITY POLE (EXISTING)
- FENCE (EXISTING)
- OVERHEAD UTILITY LINE (EXISTING)
- WATER LINE (EXISTING)
- EXIST. TREE
- EXISTING CONTOUR
- PROPOSED CONTOUR
- R.O.W.
- GRAND VALLEY DRAINAGE DISTRICT
- SQ. FT.



MCSM #487-1  
E 1/4 CORNER  
SECTION 20  
T1N, R2W, U.M.  
BENCHMARK  
ELEV.=4507.73 (1)

**BENCHMARK**  
MCSM #487-1  
E1/4 CORNER SECTION 20  
T1N, R2W, U.M.  
ELEVATION = 4507.73  
BASED ON N65 BM KM0231  
(NAVD 88)

### UTILITY PROVIDERS:

UTILITY COMPANY	PHONE NUMBER
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Ute Water District	(970) 242-7491
Century Link (Telephone)	(970) 244-4311
Charter Cable Company	(970) 210-2550
Xcel Energy (Electric)	(800) 895-1999
Grand Valley Irrigation District	(970) 242-2762
Xcel Energy (Gas)	(800) 628-2121

AREA SUMMARY		
DESCRIPTION	ACRES	PERCENT
LOTS (34 Single Family Residential)	9.08	75.4%
TRACT A (Open Space)	0.05	0.4%
TRACT B (Open Space)	0.33	2.7%
DEDICATED R.O.W. (CITY OF FRUITA)	2.59	21.5%
<b>TOTAL</b>	<b>12.05</b>	<b>100.0%</b>

APPROVED FOR CONSTRUCTION

CITY OF FRUITA ENGINEER

DATE (APPROVAL IS GOOD FOR ONE YEAR FROM ABOVE DATE)

APPROVED FOR CONSTRUCTION

UTE WATER

DATE

CALL UTILITY NOTIFICATION CENTER OF COLORADO CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

405 Ridges Blvd. Suite A  
Grand Junction, CO 81507  
Voice: (970) 243-8300  
Fax: (970) 241-1273  
www.rceej.com

## ADOBE VIEW NORTH SUBDIVISION UTILITY COMPOSITE

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File Name:	C:\PROJECTS\A6216\A6216PrBase.dwg								Date	4/12/16	of	24



# LAND DEVELOPMENT APPLICATION

Project Name: Adobe View North  
 Project Location: 965 18 Road  
 Current Zoning District: County AFT Requested Zone: P.U.D. L.L.R  
 Tax Parcel Number(s): 2697-201-00-043 Number of Acres: ~~8.03~~ 8.03  
 Project Type: ANNEXATION

Property Owner: Adobe View Development Developer: SAME  
 Property Owner: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Address: P.O. Box 903 Address: \_\_\_\_\_  
 City/State/Zip: Bangor, CO 81648 City/State/Zip: \_\_\_\_\_  
 Phone: 970-433-7159 Fax: - Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-mail: KHEJL@vresnan.net E-mail: \_\_\_\_\_

Please designate a representative as the coordinator for this application. The representative should attend all conferences/hearings, will receive all correspondence, and communicate all information to the property owners.

Owner Rep: Steve Hejl Engineer: RCE  
 Contact: \_\_\_\_\_ Contact: Kent Shaffer P.E.  
 Address: 2366 H Rd Address: 405 Ridges Blvd  
 City/State/Zip: G.S. CO 81505 City/State/Zip: GJ Co 81507  
 Phone: 970-216-1999 Fax: \_\_\_\_\_ Phone: 243-8300 Fax: 241-1273  
 E-mail: nwpd@msn.com E-mail: kent@rcej.com

This Notarized application authorizes the owner's representative, if designated, to act on behalf of the property owners regarding this application.

The above information is correct and accurate to the best of my knowledge.

Adobe View Development CO. LLC  
 Name of Legal Owner Keith A Hejl Signature Keith A. Hejl Date 4-29-16  
 Name of Legal Owner \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_  
SAMUEL TOLLEY Name of Legal Owner \_\_\_\_\_ Signature [Signature] Date 4-29-16  
 Name of Legal Owner \_\_\_\_\_ Signature \_\_\_\_\_ Date \_\_\_\_\_

STATE OF COLORADO )  
 ) ss.  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of April, 2016

My Commission expires: 08-21-17

Linda G. Wilson  
 Notary Public

LINDA G. WILSON  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID #19934011282  
 My Commission Expires August 21, 2017



# LAND DEVELOPMENT APPLICATION

Project Name: Adobe View North Subdivision  
 Project Location: 965 18 Road  
 Current Zoning District: AFT - L.L.R. Requested Zone: L.L.R. - Pod  
 Tax Parcel Number(s): See below Number of Acres: ~~12.63~~ 12.63  
 Project Type: Major Subdivision - Preliminary Plan

Property Owner: Adobe View Development Developer: SAME  
 Property Owner: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Address: P.O. Box 903 Address: \_\_\_\_\_  
 City/State/Zip: Rangely, CO 81648 City/State/Zip: \_\_\_\_\_  
 Phone: 970-435-7596 Fax: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-mail: khsjic@bresnan.net E-mail: \_\_\_\_\_

**Please designate a representative as the coordinator for this application. The representative should attend all conferences/hearings, will receive all correspondence, and communicate all information to the property owners.**

Owner Rep: Steve Hejl Engineer: RCE  
 Contact: \_\_\_\_\_ Contact: Kent Shaffer PE  
 Address: 2366 H Road Address: 405 Ridges Blvd  
 City/State/Zip: G.S. CO 81505 City/State/Zip: G.S. CO 81507  
 Phone: 970-216-1999 Fax: \_\_\_\_\_ Phone: 243-8300 Fax: 241-1273  
 E-mail: nwpd@msn.com E-mail: kent@rcej.com

**This Notarized application authorizes the owner's representative, if designated, to act on behalf of the property owners regarding this application.**

The above information is correct and accurate to the best of my knowledge.

Adobe View Development Co. LLC  
 Name of Legal Owner Signature Date  
Kieth A Hejl Kieth A Hejl 4-29-16  
 Name of Legal Owner Signature Date  
SAMUEL M. TOLLEY Sam M. Tolley 4-29-16  
 Name of Legal Owner Signature Date

STATE OF COLORADO) ) ss.  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 29<sup>th</sup> day of APRIL, 2016,

My Commission expires: 08-21-17

Linda G. Wilson  
 Notary Public

Tax Parcel Numbers:  
2697-201-38-001  
2697-201-38-002  
2697-201-00-043

LINDA G. WILSON  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID #19934011282  
 My Commission Expires August 21, 2017

PROJECT NARRATIVE  
FOR  
**ADOBE VIEW NORTH SUBDIVISION**  
**Annexation and Preliminary Plan**

Prepared for:

Adobe View Development Company LLC.  
P.O. Box 903  
Rangely, CO 81648

Prepared by:

Rolland Consulting Engineers LLC  
405 Ridges Blvd. Suite A  
Grand Junction, CO 81507

April 29, 2016



## **Project Description**

The project site is located at 965 18 Road in Fruita, Colorado. The proposed project is a 34 lot, residential single family home subdivision on an approximate 8.03 acre parcel combined with an adjoining 4.02 acre tract from a previous subdivision. The allowable density for the 2 tracts (4.60 acres) zoned Large Lot Residential (LLR) is 10,000 sq. ft minimum, which equates to 20 lots. The northern portion of the site 8.03 acres is recommended for South Fruita Residential (SFR) zoning and equates to 8 acres x 2 = 16 lots.

The total allowed number of lots is 36 but only 34 are being proposed for an overall gross density of 2.69 units per acre. The lots will be approximately 0.23 to 0.32 acre in size. The proposed project will be named Adobe View North Subdivision. The 8.03 acre parcel is presently zoned AFT in Mesa County. The Developer is requesting annexation into the City of Fruita with a proposed zoning of Planned Unit Development with the standards of LLR zoning applying.

The property is within the Urban Growth Area and is adjacent on three sides to existing City of Fruita boundary which easily exceeds the required 1/6 contiguity to that boundary. This project adjoins the existing Adobe View Subdivision along the south boundary creating a natural and logical extension of urban services and economic association with the City.

## **Owner Information**

The owner of the 8.03 acre parcel and the 4.02 acre tract is:

Adobe View Development Company LLC.  
P.O. Box 903  
Rangely, CO 81648

## **Existing site data**

The existing parcels are vacant of any structures and has historically been used for irrigated agricultural production.

## **Compatibility, and Impact**

The Project complies with the future land use plans and policies for this area. The requested site zoning, after annexation will be Planned Unit Development. The current zoning of properties to the east are Planned Unit Development (PUD) and Community Residential in the City of Fruita. The zoning to the south is Large Lot Residential. The zoning to the west is Community Residential. The property to the North is zoned Mesa County AFT.

All public utility facilities are in close proximity. The extension of these utilities into the site will be done as a part of the subdivision development. The Developer is proposing to Plat and construct the entire subdivision in one filing.

The project is compatible and consistent with existing surrounding land use. It will be the same type and scale of development as the Adobe View Subdivision to the south. There is a proposed residential development to the east and Mesa County Valley School District recently acquired property adjacent to the west boundary for future school development.

## **Transportation and Traffic**

Access to the subdivision will be from 18 Road (Pine Street) on the east and Kayenta way on the south. All internal roads will be the 44 foot wide right-of-way urban section per the City of Fruita Standards. This section has a 28 foot wide asphalt mat and 6-1/2 foot rollover curb, gutter, and sidewalk on both sides of the road. The new subdivision plat will create 14' wide multipurpose easements along all right-of-way frontages for utility locations.

Along 18 Road (Pine Street) frontage, the developer is proposing half-road improvements of widening the asphalt an approximate 15 feet with 7 foot wide vertical curb, gutter, and sidewalk along the west side of the road, matching that which has been constructed with Adobe View Subdivision to the south.

In addition to pedestrian sidewalk on both sides of all proposed streets, there will be a land dedication along the western boundary of the project to the City of Fruita for the purposes of a bicycle and pedestrian trail. The trail will connect on the south with existing Karp Ave. and extend north to northwest corner of the site (approximately 1,000 feet).

### **All utilities are available to the site. Utility providers are as follows:**

Fire -	Lower Valley Fire Department
Water (Domestic) -	Ute Water Conservancy District
Sewer -	City of Fruita
Gas & Electric -	Xcel Energy
Phone -	Century Link
Cable -	Charter Communications
Irrigation -	Grand Valley Irrigation Company
Drainage-	Grand Valley Drainage District (GVDD)

## **Sanitary Sewer**

A 8 inch Sanitary sewer will be extended from the current north end of Kayenta Way near the southwest corner of the site. The sanitary sewer will be part of the City of Fruita sanitary sewer system.

## **Domestic Water**

Domestic water is provided by Ute Water. This project will connect to an existing 8" Ute Water line in Kayenta Way near the sanitary sewer connection and also to an existing 8" stub on the west side of Pine St.(18 Rd) to provide a looped system. The water lines internal to the subdivision will be 8 inch and 6 inch lines.

## **Drainage**

Drainage from this site flows to the southwest corner of the site. All roads and drains will be graded so that the drainage continues to go to the southwest corner of the site. The drainage will then go directly into Murray Drain System undetained, which is preferred by the Grand Junction Drainage District due to this sites' proximity to the Colorado River. The Murray Drain System is

the historic drainage path for this site. In lieu of detention, the developer is proposing to pay the drainage fee as calculated by the City.

### **FEMA Flood Hazard**

The site elevation is above the 500-year FEMA flood hazard elevation. FIRM Map (08077C0438F), dated July 06, 2010 shows this area as outside the 500-year floodplain.

### **Irrigation Water**

Landscape irrigation water will be from Headgate IR140 of the Grand Valley Irrigation Company. The project will add additional 15 shares for a total of 35 shares of irrigation water. All lots will be serviced by an underground irrigation system. There has been an agreement made with the Adobe View Subdivision HOA for the joint use and maintenance responsibility of their existing storage facility in exchange for improving the delivery system to the storage facility and site improvements in the tract containing the storage facility.

### **Fire Protection**

There is an existing 10" Ute Water line in Pine Street and a 8" line stub from Adobe View Subdivision (south) the project will connect to. The water line within Adobe View North Subdivision will be a combination of 6" and 8" Ute Water lines. Fire hydrants within Adobe View Subdivision will be installed in accordance with the requirements of the Lower Valley Fire Protection District.

### **Historic Preservation**

None.

### **Noise, Dust and Odor**

1. The project will comply with federal and state air emission standards.
2. The project will comply with state noise statutes.
3. The project will replace the existing ground with landscaped homes and City of Fruita Standard Residential Street Section.
4. A Storm Water Management Plan will be part of the construction plans. This plan will address the construction and post construction process.

### **Open Space**

2 tracts to be created with the Adobe View North Subdivision plat totaling 0.38 acres will be dedicated to the City of Fruita for trail purposes. Additionally, the existing 0.58 acre tract may be dedicated to the City of Fruita or the school district for open space purposes.

### **Natural Features and Environmental Protection**

There are some large trees in the northwest corner of the property, which most likely will be preserved and would be between the rear of the west lots and the tract dedicated to the city for trail purposes.

## PETITION FOR ANNEXATION

**WE, THE UNDERSIGNED**, in accordance with the Municipal Annexation Act of 1965, Part 1, Article 12, Title 31, Colorado Revised Statutes, as amended, hereby petition the City Council of the City of Fruita, Colorado, for the annexation of the following described unincorporated area located in the County of Mesa, State of Colorado, to wit:

(Insert Legal Description or attach as Exhibit A.)

In support of this Petition, the Petitioners state:

1. It is desirable and necessary that the above-described area be annexed to the City of Fruita, Colorado.
2. The requirements of Section 31-12-104, C.R.S., as amended, exist or have been met, to wit:
  - a. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of Fruita;
  - b. A community interest exists between the area proposed to be annexed and the City of Fruita;
  - c. The area proposed to be annexed is urban or will be urbanized in the near future; and
  - d. The area proposed to be annexed is integrated with or is capable of being integrated with the City of Fruita.
3. The requirements of Section 31-12-105 C.R.S., as amended, exist or have been met, to wit:
  - a. In establishing the boundaries of the territory to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road, or other public way;
  - b. In establishing the boundaries of the area proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising twenty acres or more (which, together, with the buildings and improvements situated thereon) has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year

- next preceding the annexation is included within the area proposed to be annexed without the written consent of the landowner or landowners;
- c. No annexation proceedings have been commenced for the annexation of part or all of the subject property to another municipality;
  - d. The annexation of the area proposed to be annexed will not result in the detachment of the area from any school district and the attachment of same to another school district;
  - e. The annexation of the area proposed to be annexed will not have the effect of extending the boundary of the City of Fruita more than three miles in any direction from any point of the City's boundary in any one year;
  - f. If any portion of the platted street or alley is to be annexed, the entire width of said street or alley is included within the area to be annexed; and
  - g. Reasonable access shall not be denied to landowners, owners of easements, or the owners of franchises, adjoining any platted street or alley to be annexed that will not be bordered on both sides by the City of Fruita.
4. The Petitioners are the landowners of more than fifty percent (50%) of the area sought to be annexed, exclusive of streets and alleys.
  5. This Petition for Annexation satisfies the requirements of Article II, Section 30, of the Colorado Constitution in that it is signed by persons comprising more than fifty percent (50%) of the landowners in the area proposed to be annexed who own more than fifty percent (50%) of said area, excluding public streets and alleys and any land owned by the City of Fruita.
  6. Attached hereto and incorporated by reference is an Annexation Map showing:
    - a. The boundary of the area proposed to be annexed including a legal description of the property;
    - b. The location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks; and
    - c. The contiguous boundary of the City of Fruita and the contiguous boundary of any other municipality abutting the area proposed to be annexed.

7. All of the petitioners signed this Petition for Annexation no more than 180 days prior to the date of the filing of this Petition for Annexation.

**WHEREFORE**, the Petitioners request that the Fruita City Council approve the annexation of the area proposed to be annexed.

Dated this 5<sup>th</sup> day of May, 2016.

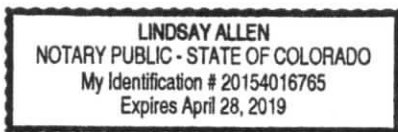
Samuel M. Tolley  
Property Owner

Kieth A. Hejl  
Property Owner

City Of Fruita            )  
County of Mesa         ) ss.  
State of Colorado     )

Subscribed and sworn to before me this 5<sup>th</sup> day of May, 2016 by  
Samuel M. Tolley & Kieth A. Hejl

Witness my hand and official seal.



Lindsay Allen  
Notary Public

My commission expires:

April 28, 2019







## MONTHLY REPORT

### FRUITA COMMUNITY DEVELOPMENT ACTIVITIES

JULY 2016

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JULY 2016

#### PLANNING COMMISSION:

Application #: 2016-11  
Applicant: Travis and Ellen Robinson  
Application Name: Robinson Rental  
Application Type: Conditional Use Permit  
Location: 1424 Niblick Way  
Zone: Adobe Falls PUD  
Description: This is a request for approval of a Conditional Use Permit for a Vacation Rental by Owner (Bed And Breakfast). The Fruta Land Use Code requires a Conditional Use Permit to operate a Bed and Breakfast in this PUD zone.

\*The Applicants of project #2016-11 have requested to continue/postpone this project to the next planning commission meeting on August 9, 2016.

Application #: 2016-13 & 2016-12  
Applicant: Adobe View Development  
Application Name: Adobe View North  
Application Type: Preliminary Plan & Annexation  
Location: 965 18 Road  
Zone: Unincorporated Mesa County, AFT.  
Description: This is a request to approve a Preliminary Plan for a 34 lot single family residential subdivision, and a request to annex and zone 7.33 acres for residential use.

Application #: 2016-15 & 2016-14  
Applicant: River City Consultants  
Application Name: Aspen Village  
Application Type: Preliminary Plan & Annexation



Location: 1062 18 Road  
Zone: Unincorporated Mesa County, AFT.  
Description: This is a request to approve a Preliminary Plan for a 22 lot single family residential subdivision, and a request to annex and zone 6.73 acres for residential use.

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JUNE 2016

## PLANNING COMMISSION:

Application #: 2016-07  
Application Name: Sacred Heart Church  
Applicant: Lance Stewart  
Application Type: Zone Change  
Zone: Community Residential  
Location: 503 E. Aspen Avenue & 433 E. Aspen Avenue  
Description: This is a request for a zone change from a Community Residential zone to a PUD zone. The Fruita Land Use Code requires a public hearing for all zone change requests.

Application #: 2016-08  
Applicant: Vortex Engineering, Inc.  
Application Name: Mesa Grand Minor Subdivision (Lots 2 & 13)  
Application Type: Minor Subdivision with Vested Rights  
Location: 1591 River Road (lot 2) & 1588 Cipolla Road (lot 13)  
Zone: Limited Industrial, Research and Development (LIRD)  
Description: The applicant has requested vested rights for this minor subdivision. State Law and the Fruita Land Use Code require a public hearing for applications wanting vested rights.

Application #: 2016-09  
Applicant: Rick and Tona Goering  
Application Name: Great Divide Villa  
Application Type: Conditional Use Permit  
Location: 1950 Timber Falls Drive  
Zone: Adobe Creek Ranch 2, PUD  
Description: This is a request for approval of a Conditional Use Permit for a Vacation Rental by Owner (Bed And Breakfast). The Fruita Land Use Code requires a Conditional Use Permit to operate a Bed and

Breakfast in a Community Residential zone. Since the zone is a Planned Unit Development (PUD) the underlying zone is Community Residential.

Application #: 2016-10  
Applicant: Mike and Kristy Driver  
Application Name: Sagebrush House Vacation Rental  
Application Type: Conditional Use Permit  
Location: 107 E. Pabor Avenue  
Zone: Community Residential  
Description: This is a request for approval of a Conditional Use Permit for a Vacation Rental by Owner (Bed And Breakfast). The Fruita Land Use Code requires a Conditional Use Permit to operate a Bed and Breakfast in a Community Residential zone.

\*All projects from the June Planning Commission were approved on the consent agenda at the July 5<sup>th</sup> City Council meeting other than #2016-07. Project #2016-07 was discussed by City Council and ultimately a continuance was granted and will be heard again at the August 2<sup>nd</sup> City Council meeting.

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## RECENT SUBMITTALS:

August 9, 2016 Planning Commission meeting:

1. Mineral House VRBO
2. Orchard House VRBO

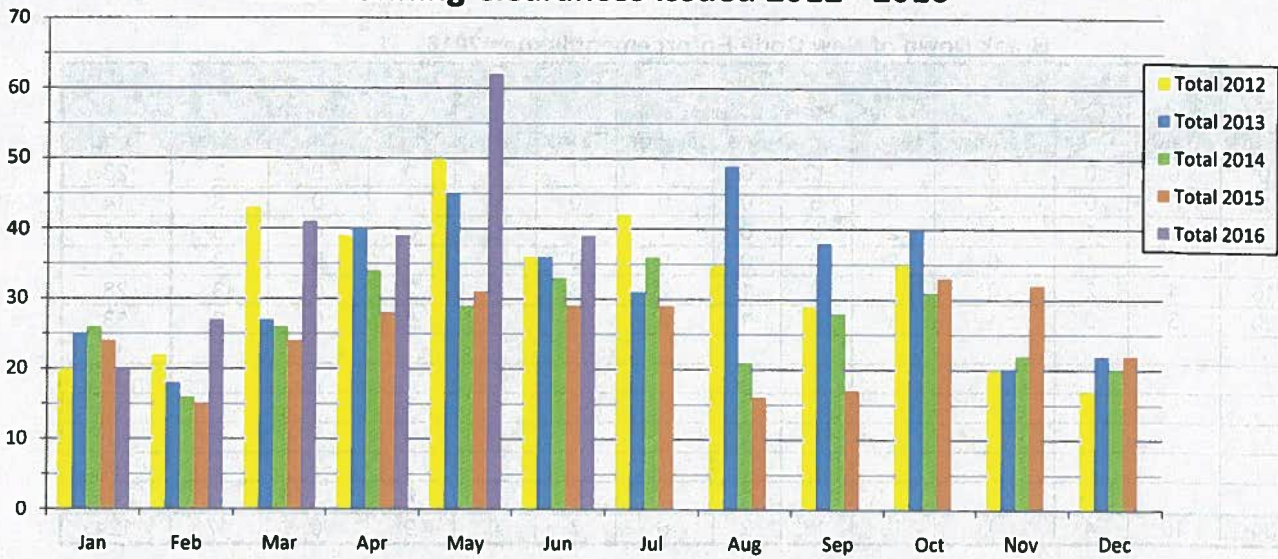
\*Check out [www.fruita.org/cd](http://www.fruita.org/cd) for more details and to see what is going on in the Planning Department.

**MONTHLY DEVELOPMENT REPORT 2016**

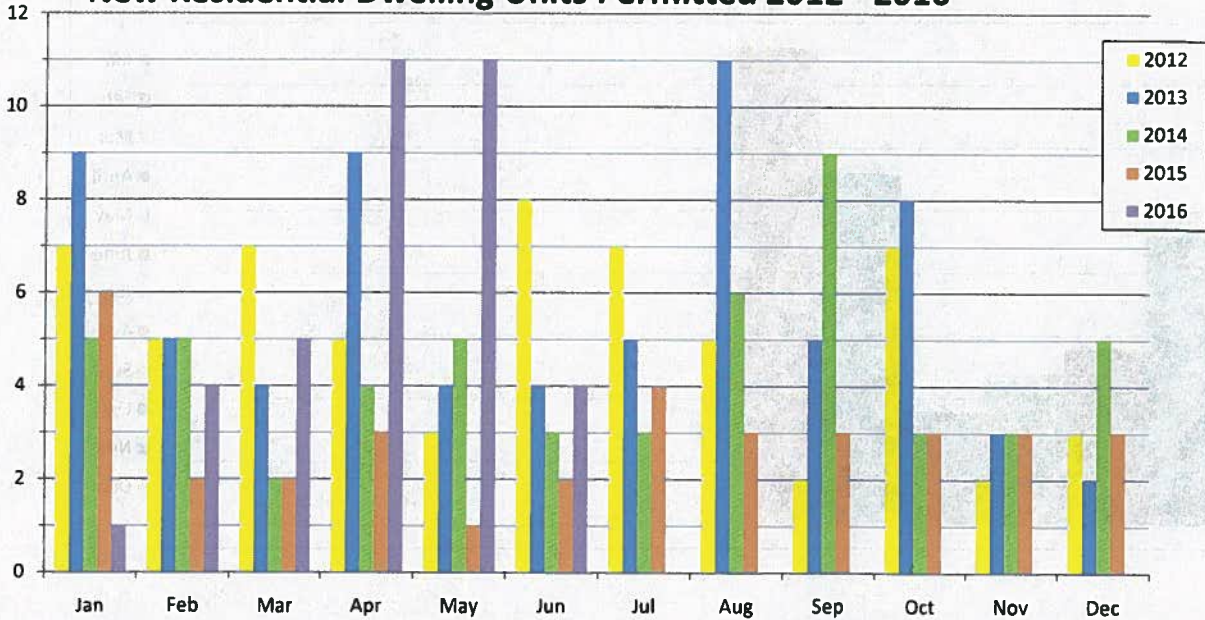
**RESIDENTIAL D/U's PERMITTED AND TOTAL PERMITS ISSUED**

	Total 2010	RES 2010	Total 2011	RES 2011	Total 2012	RES 2012	Total 2013	RES 2013	Total 2014	RES 2014	Total 2015	RES 2015	Total 2016	RES 2016	RES AVER
Jan	16	10	16	2	20	7	25	9	26	5	24	6	20	1	6
Feb	16	5	17	7	22	5	18	5	16	5	15	2	27	4	5
Mar	38	2	41	13	43	7	27	4	26	2	24	2	41	5	5
Apr	45	19	29	3	39	5	40	9	34	4	28	3	39	11	8
May	41	6	28	3	50	3	45	4	29	5	31	1	62	11	5
Jun	36	5	30	0	36	8	36	4	33	3	29	2	39	4	4
Jul	29	9	21	3	42	7	31	5	36	3	29	4			4
Aug	27	4	16	3	35	5	49	11	21	6	16	3			5
Sep	23	2	22	5	29	2	38	5	28	9	17	3			4
Oct	33	5	35	6	35	7	40	8	31	3	33	3			5
Nov	26	4	22	1	20	2	20	3	22	3	32	3			2
Dec	19	3	17	0	17	3	22	2	20	5	22	3			2
	<b>349</b>	<b>74</b>	<b>294</b>	<b>46</b>	<b>388</b>	<b>61</b>	<b>391</b>	<b>69</b>	<b>322</b>	<b>53</b>	<b>300</b>	<b>35</b>	<b>228</b>	<b>36</b>	<b>53</b>

**Total Planning Clearances Issued 2012 - 2016**



**New Residential Dwelling Units Permitted 2012 - 2016**





### Break Down of other Development Permits Issued 2016

	Fence	Com	Remodel	Res Remodel	Upgrade	Roof	ge/C arpo	Addtn	Sign	Shed	Demo	Mobile	Porch/Patio	Misc.	Total
Jan	3	0	2	2	5	1	1	0	2	0	0	0	0	4	20
Feb	1	0	2	2	7	2	0	0	3	2	0	0	1	7	27
Mar	11	0	1	3	5	3	1	1	3	6	0	0	1	6	41
April	10	1	0	0	4	2	0	1	2	3	0	1	0	15	39
May	6	0	3	3	6	15	0	0	4	5	0	0	3	17	62
June	6	0	2	1	9	3	0	1	3	2	1	0	1	10	39
July															0
Aug															0
Sept															0
Oct															0
Nov															0
Dec															0
YTD	37	1	10	11	36	26	2	3	17	18	1	1	6	59	228

### Break Down of New Code Enforcement Issues 2016

	Weeds	Trash	Junk Vehicles	Permits	Business	Snow	Obstructions	Trailer	Signs	Tires	Trees	Appliances	Other	Total
Jan	0	0	0	0	7	12	0	1	1	0	0	0	2	23
Feb	2	0	0	2	0	6	0	0	0	0	1	0	3	14
Mar	1	2	1	1	2	0	0	1	1	0	0	0	3	12
April	1	1	1	0	2	0	0	0	0	0	1	0	3	9
May	10	4	2	0	1	0	1	2	3	0	2	0	3	28
June	20	3	0	1	1	0	1	2	2	0	5	0	3	38
July														0
Aug														0
Sept														0
Oct														0
Nov														0
Dec														0
YTD	34	10	4	4	13	18	2	6	7	0	9	0	17	124

### Breakdown of New Code Enforcement Issues 2016

