



FRUITA PLANNING COMMISSION AGENDA

Date: Tuesday, 11.8.2016

Time: 7:00 p.m.

Place: Fruita Civic Center, 2nd Floor Council Chambers, 325 E. Aspen Avenue, Fruita, CO

The following items will be presented at this public hearing of the Fruita Planning Commission for their consideration. The Planning Commission will formulate a recommendation that will be forwarded to the Fruita City Council. If you have an interest in an item on the agenda, please call (970) 858-0786 or come to the Community Development Department office located at 325 E. Aspen Avenue to review the information in the file. If you have a concern with an item on the agenda, your appearance at both hearings is encouraged to ensure your concerns are accurately represented or you can write a letter detailing your concerns and submit it to the Community Development Department prior to the meetings. Physically disadvantaged persons, who wish to obtain information or need assistance in attending the public hearing, may call (970) 858-0786. The hearing impaired may call Relay Colorado at 1-800-659-2656, or visit our website: www.fruita.org

General Rules

Land use public hearings are similar to a court proceeding. Proper procedures will ensure a fair hearing for all and allow the land use items to be acted on in a timely manner. In the interests of time and to assure a fair hearing for everyone, the following rules will be followed:

1. There will generally be a 15 minute presentation (maximum) by the applicant.
2. Individual speakers will normally be limited to 3 minutes each.
(Additional comments may be submitted in writing.)
3. The applicant will then have a rebuttal time of approximately 5 minutes.

Each person wishing to speak will raise their hand and be recognized by the Chair and asked to come forward and speak into the microphone stating their name and address. The purpose of a land use hearing is to have the facts of a case presented in a manner that will assist the decision-makers in making a fair, legal, and complete decision. The hearing is a fact-finding forum by unbiased decision-makers. Unruly behavior, such as booing, hissing, cheering, applause, verbal outbursts, or other inappropriate behavior, detract from the hearing and will not be permitted.

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. AMENDMENTS TO THE AGENDA**
- D. APPROVAL OF THE AGENDA**
- E. WITHDRAWN ITEMS**
- F. CONTINUED ITEMS**
- G. CONSENT ITEMS**

APPROVAL OF MINUTES

H. HEARING ITEMS:

Application #:	2016-17
Application Name:	Mineral House
Application Type:	Conditional Use Permit
Property Owner:	Danny Gene Mitchell Jr.
Representative:	Danny Gene Mitchell Jr.
Location:	626 Mineral Court
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.

Other Business

1. Community Development Activity Reports.
2. Visitors and Guests.

ADJOURNMENT

RULES OF PROCEDURE

1. THE HEARING IS OPENED BY THE CHAIR OF THE PLANNING COMMISSION

The Chair reads the item on the agenda.

2. THE PETITIONER SUMMARIZES THE PROJECT

The petitioner or his/her representative is asked to present the proposal. Presentations should be brief and to the point, but covering all of the main aspects of the project.

3. THE STAFF PRESENTS THE STAFF REPORT

The Fruita City staff present their reports.

4. PUBLIC COMMENTS

People speaking should step up to the microphone and speak clearly, stating their name and address. They should be brief and to the point and try not to repeat what others have said. The Chair asks for those in favor of the item to speak and then those opposed to the item to speak. Any others who wish to speak are then asked to come up to the microphone.

5. REBUTTAL

The Chair asks for the petitioner's rebuttal. During this brief time, the petitioner should address the major questions raised by the public and the Commission.

6. THE HEARING IS CLOSED TO PUBLIC COMMENTS AND THE ITEM IS DISCUSSED

The Chair closes the public hearing to public comments. No further comments from the public are allowed at this time. The Commission discusses the item and may ask the petitioner, staff or members of the public to come back to the microphone to answer questions.

7. VOTE

The Chair asks the Commission for a motion on an item. After the motion is seconded, the Chair asks for a discussion on the motion. The motion may be amended and if it is amended, the Commission votes on whether to accept the amendment. After discussion and consideration of any amendments, the Commission votes on the motion. If the motion fails, or if there is a tie vote, another motion may be made and voted on using the same procedure. In addition to recommending an item be approved, approved with conditions or denied, the Commission may also table an item or continue an item to a later date.

8. FOLLOW UP

The Planning Commission's decision is forwarded to the Fruita City Council. Once a project is approved by the City Council it must be revised to reflect all the conditions placed on it by the City Council before documents are recorded and/or building permits are issued. If the project fails to meet the Fruita Land Use Code time limits for final documents, the project approval of the project lapses and the project must be resubmitted.

9. The Planning Commission may also continue a project, or deny a project. At the request of the Planning Commission, the City Council may continue a scheduled public hearing to allow the Planning Commission more time to consider or reconsider the application.



**Community Development Department
Staff Report
November 8, 2016**

Application #: 2016-17
Application Name: Mineral House
Application Type: Conditional Use Permit
Property Owner: Danny Gene Mitchell Jr.
Representative: Danny Gene Mitchell Jr.
Location: 626 Mineral Court
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.

Project Description:

At the August 9, 2016 Planning Commission meeting, the applicants agreed to continue this development application to the October 11, 2016 Planning Commission meeting so that they could resolve some issues pertaining to the allowed uses within the Stone Mountain Estates covenants relating to Vacation Rentals or short term rentals. By the time of the October 11, 2016 meeting, no new information had been received from the applicants regarding the reason for continuance. New information has since been received from the applicants regarding the change in covenants has been included in the Planning Commissioner packets. Public notice and legal notice have been redone to inform those who may be interested in the new hearing date for this application.

The following is the Staff Report as provided to the Planning Commission at the August 9, 2016 Planning Commission meeting. The only addition other than the paragraph above, is shown in italics on page 5. The section of the August 9 Planning Commission minutes during which this issue was discussed also is included with the Planning Commissioner information packets.

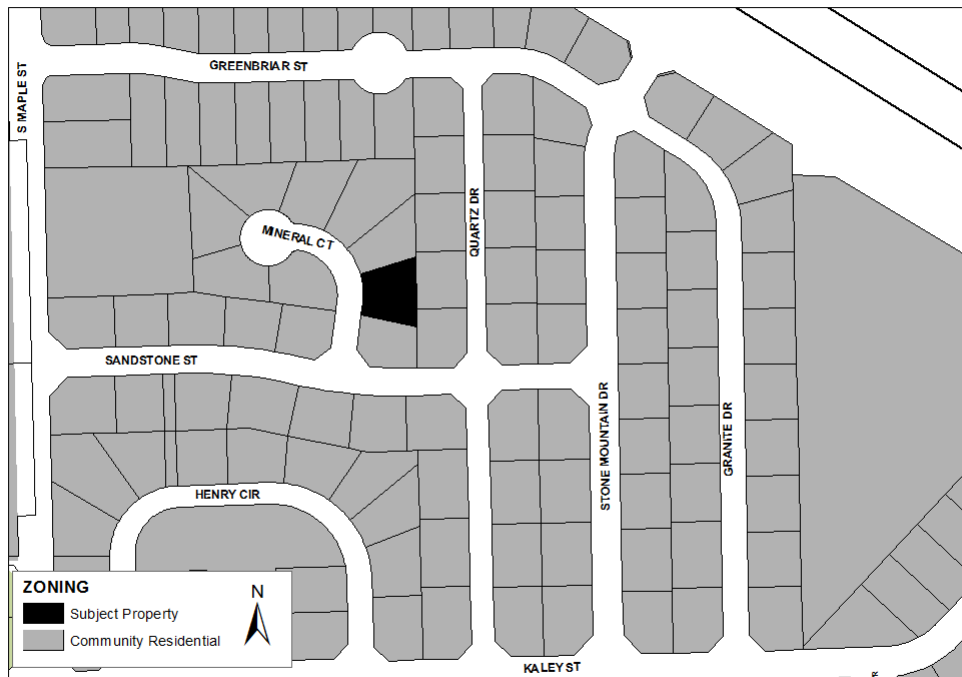
The subject property contains a 1,196 square foot detached single family house on an approximately 9,150 square foot lot. The house has 3 bedrooms and 2 bathrooms. The property owner has requested a Conditional Use Permit (CUP) to use the property for a vacation rental by owner.

The entire home is intended to be available for rent on a less than month-to-month basis. The Land Use Code defines this type of use as a Bed & Breakfast which requires a CUP in the Community Residential (CR) zone.

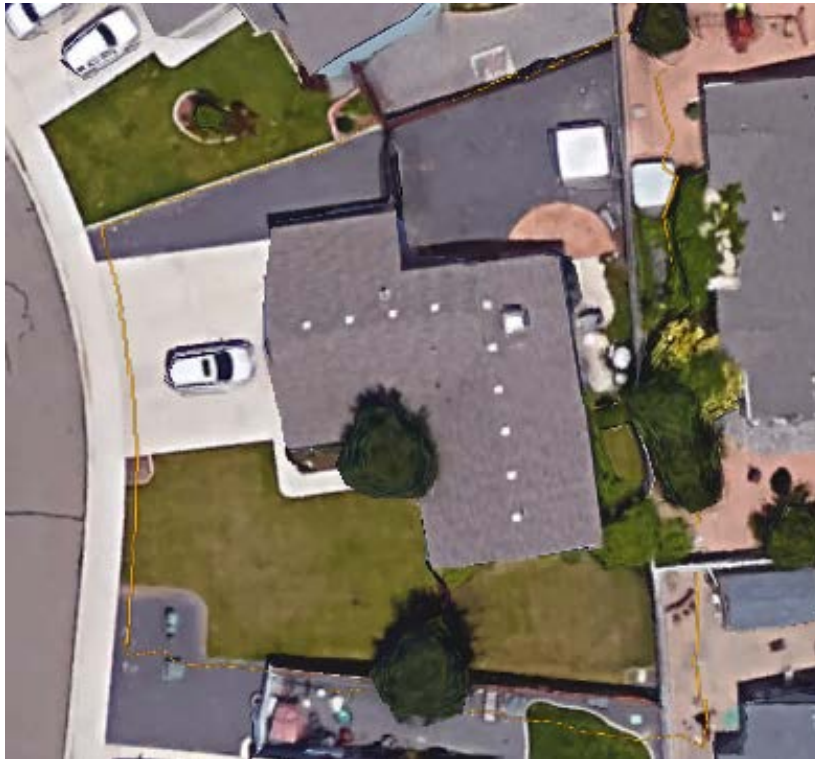
Surrounding Land Uses and Zoning:

The property is surrounded by Community Residential zoning and is located in the Stone Mountain subdivision. All surrounding land uses are single family detached residential houses.

ZONING MAP



2015 AERIAL PHOTOGRAPH



Review of Applicable Land Use Code Requirements:

Table 17.07.060(F) of the Land Use Code requires a Conditional Use Permit (CUP) for Bed & Breakfast type of land use in the Community Residential zone. The Land Use Code defines a Bed & Breakfast as a facility of residential character that provides sleeping accommodations with or without meals for hire on a day-to-day basis with no more than four guest rooms. It is not required to be owner occupied.

Section 17.07.070, Supplemental Zoning Regulations and Standards, Section A, identifies conditions and standards that must be met for a Bed & Breakfast use:

1. **Where the applicable zoning district allows bed and breakfast uses as a Conditional Use, the use must be a residential dwelling that contains no more than four (4) guest bedrooms where overnight lodging, with or without meals, is provided for compensation. Bed and Breakfast uses with more than four (4) guest bedrooms are considered hotels or motels;**

The entire dwelling unit is intended to be used as the Bed and Breakfast. According to the project narrative and the Mesa County Assessor, this home contains 3 bedrooms and 2 bathrooms.

2. **Kitchen and dining facilities in bed and breakfast dwellings may serve only residents and guests and shall not be operated or used for any commercial activity other than that necessary for bed and breakfast purposes;**

The applicants know and understand that the kitchen and dining facilities may only serve the guests. According to the project narrative "The kitchen will be outfitted for guests to do their own cooking if they desire. No food service or meal preparation will be provided for them."

3. **The bed and breakfast use shall not change the residential character of the dwelling if located in a residential zone or area;**

The project narrative states that no changes to the exterior of the building are intended and Staff believes that the residential character of this property will not change based on the information submitted.

4. **In residential zones (including residential developments in the CMU zone), there shall be no advertising display or other indication of the bed and breakfast use on the premises other than a sign that is in compliance with the provisions of Chapter 17.41;**

Chapter 17.41 of the Land Use Code permits an Address or Identification Sign, identifying the address and/or the occupants of a dwelling unit or of an establishment, with a maximum size of two square feet and a maximum height of four feet for a sign in this zone. No illumination of this sign is permitted. There are no signs on the subject property at this time.

5. **A minimum of one parking space per guest bedroom and resident bedroom shall be required. Screening may also be required;**

Parking for guests will be provided on the driveway and an adjacent graveled area. It appears that at least four vehicles can fit in this area. The garage also may be available for parking. Screening of the parking area is not recommended.

6. The bed and breakfast facility shall comply with all Building Codes adopted by the city;

This house was constructed in 2003, according to the Mesa County Assessor's website. Staff has no reason to believe that the house does not meet building codes.

7. It shall be the responsibility of the applicant to demonstrate that the relevant subdivision's declarations, covenants, conditions or restrictions allow for a bed and breakfast use and/or associated signing; and

There is a HOA associated with this property and they have been contacted by the applicants. According to the project narrative, "We have already approached the home owners' association to ensure their support. They conducted a survey of surrounding homeowners and have given their support in the form of a letter". The letter of support is provided with the project narrative.

Since the continuance, the applicants have been able to work with the Stone Mountain Estates HOA in regards to changing the Covenants to address the use of vacation rentals. It appears the HOA is okay with property owners using their properties for short term rentals or vacation rentals for less than 30 days as long as they comply with the City of Fruita's rules and regulations.

8. Where a bed and breakfast use is subject to Conditional Use Permit approval, any existing or proposed uses in addition to that of a dwelling unit (e.g. home occupation, accessory dwelling unit, etc.) are considered as part of the conditional use review.

Staff is unaware of any other existing or intended use of this property other than as a dwelling unit and/or as a short term rental as proposed by this CUP request.

Based on this information, this CUP request for a Bed & Breakfast meets or can meet the supplemental zoning regulations and standards of the Land Use Code.

Chapter 13 of the Land Use Code identifies the approval criteria that must be considered for CUP requests. The Code defines a CUP as a use which, because of its unique or varying characteristics, cannot be properly classified as an allowed use in a particular zone district. After due consideration, as provided for in Section 17.13.040 of the Land Use Code, of the impact upon neighboring

land and of the public need for the particular use at a particular location, such conditional use may or may not be approved.

Section 17.13.040, Conditional Uses, of the Land Development Code requires that a conditional use be approved after considering the following:

- 1. The proposed use is consistent with the provisions and purposes of this Title, with the purposes of the zone in which it is located, and with the city's Master Plan;**

Based on this review, the proposed conditional use can be consistent with the provisions and purposes of this Title (the Land Use Code), which is to promote the health, safety and welfare of the present and future inhabitants of the community, and with the purposes of the Community Residential zone, which is to allow for moderate density single-family neighborhoods . If the supplemental zoning regulations and standards (identified above) are met along with the approval criteria for CUPs, this criterion can be met. The Land Use Code is one of the main documents used to implement the goals and policies of the city's Master Plan.

- 2. The proposed use is compatible with existing and allowed uses surrounding or affected by the proposed use, pursuant to the criteria in Section 17.07.080;**

Section 17.07.080 requires that a proposed development be compatible with adjacent properties, considering both existing and potential land uses on adjacent properties. 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 review authority may require conditions of approval to promote compatibility between a proposed use and existing uses in the vicinity to ensure compatibility.

It appears that this proposed vacation rental will be compatible with the surrounding CR zones as the residential character is not intended to be affected. This criterion has been met.

- 3. The proposed use will not materially endanger the public health or safety; and**

Use of the house for a vacation rental is not expected to endanger the public health or safety. According to the project narrative the applicants

have provided their contact information to the HOA “in case an emergency arises or a customer is not following the house rules”. This criterion has been met.

4. Public services and facilities including, but not limited to, transportation systems, wastewater disposal and treatment, domestic water, fire protection, police protection, and storm drainage facilities are adequate to serve the proposed use.

Public services and facilities have been available to this property and will continue to be available to this property while it is used as a vacation rental. The impacts are not expected to be any greater than those generated by a single family residence. This criterion has been met.

Based on this information, this requested Conditional Use Permit meets or can meet all approval criteria for Conditional Use Permits and all supplemental zoning standards.

Review Comments:

All review comments received are included with this Staff Report. There are no concerns from reviewers regarding this Conditional Use Permit request.

Public Comments:

At this time, staff has received three letters of written comments from surrounding neighbors requesting that this CUP be denied. These letters are included with this Staff Report.

Staff Recommendation:

Because all of the approval criteria for Conditional Use Permits and all supplemental zoning standards and regulations either are or can be met, Staff recommends approval of the proposed Bed & Breakfast. No conditions of approval are recommended.

Fruita Planning Commission: November 8, 2016

Fruita City Council: December 6, 2016

**Fourth Amendment to the Declaration
of Covenants, Conditions and Restrictions of
Stone Mountain Estates Subdivision**

The undersigned, as a result of a special meeting on September 21, 2016, held at the Community Center in Fruita, Colorado and the decision of those in attendance to allow a proxy vote to reach a quorum of the 33 1/3%. The acting Board along with the votes of Stone Mountain Estates hereby amends the Declaration of Covenants, conditions and Restrictions recorded in Book 2805, page 639, Mesa County records as follows:

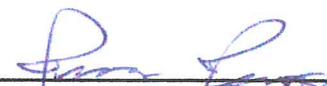
Article XI Restrictions, Section 17 Leases, page 19 is amended to say the following:

The term "lease," as used herein, shall include any agreement for the leasing or rental of a Lot or any portion thereof, specifically include vacation rentals, as well as long term rentals. An owner shall have the right to lease his lot under the following condition:

- a. All leases shall be in writing;
 - 1. Vacation rentals will have to comply with the City of Fruita regulation and requirements.
- b. All leases shall provide that the terms of the lease and lessee's occupancy of the lot shall be subject to all respects to the provisions of this Declaration, and the Articles of Incorporation, Bylaws and rules and regulations of the Association, and the failure by the lessee to comply with any of the aforesaid documents, in any respect shall be a default under the lease.
- c. Vacation Rental Lease can be for less than 30 days while long term lease must be for 30 days or more.

Dated this 7th day of October 2016

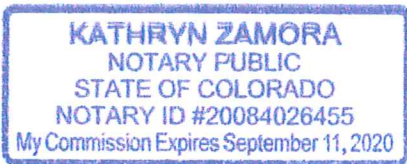
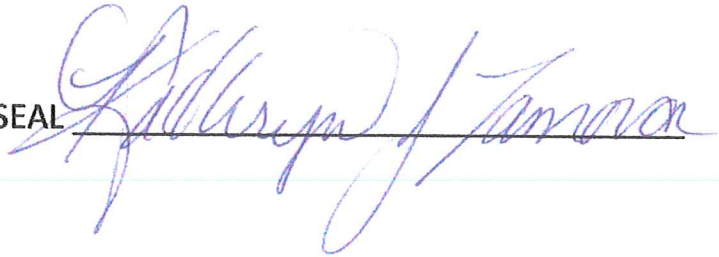
Stone Mountain Estates Homeowner Association

By 
James Jessop, President, Stone Mountain Estates HOA

STATE OF COLORADO)
)ss.
COUNTY OF MESA)

Subscribed and sworn to before me this 7th day of October, 2016, by James Jessop, President of Stone Mountain Estates Homeowners Association, of Fruita, Colorado.

WITNESS MY HAND AND OFFICIAL SEAL



My commission expires 09/11/2020

* Fourth Amendment
to the Relaxation of
COVENANTS - Conditions +
Restrictions of Stone Mountain
Page 2 of 2



LAND DEVELOPMENT APPLICATION

Project Name: Mineral House
 Project Location: 626 Mineral Ct, Fruita, CO 81521
 Current Zoning District: residential Requested Zone: residential
 Tax Parcel Number(s): 2697-201-22-013 Number of Acres: 0.21 Acre
 Project Type: Vacation rental home

Property Owner: Danny Gene Mitchell Jr. Developer: N/A
 Property Owner: _____ Contact: _____
 Address: 1956 S. Broadway Address: _____
 City/State/Zip: Grand Junction, CO 81507 City/State/Zip: _____
 Phone: 970-201-2260 Fax: _____ Phone: _____ Fax: _____
 E-mail: gene.mitchell@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.

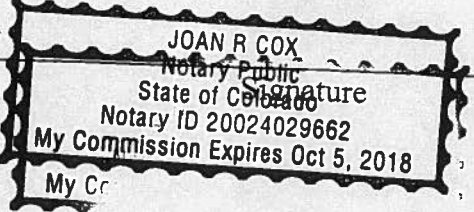
Owner Rep: Danny Gene Mitchell Jr. Engineer: N/A
 Contact: _____ Contact: _____
 Address: 1956 S. Broadway Address: _____
 City/State/Zip: Grand Junction, CO 81507 City/State/Zip: _____
 Phone: 970-201-2260 Fax: _____ Phone: _____ Fax: _____
 E-mail: gene.mitchell@bresnan.net E-mail: _____

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.

Danny Gene Mitchell Jr [Signature] 6-12-16
 Name of Legal Owner Signature Date

 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 12th day of June, 20 16.

My Commission expires: 10/5/18

[Signature]
 Notary Public

VESTED RIGHTS OPTION FORM

Chapter 17.47 of the Fruita Land Use Code requires a landowner to request vested rights in writing at the time a Land Development Application is submitted IF the landowner wishes the approval of the Land Development Application to create a vested property right pursuant to Sections 24-68-101, et. seq., C.R.S.

The purpose of this document is to clearly identify whether or not a property owner is requesting creation of a vested right.

I, Danny Gene Mitchell Jr., understand the City's requirements regarding vested rights and the need to request vested rights at the time a Land Development Application for a Site Specific Development Plan is submitted IF I want a vested property right to be created with the approval of my Land Development Application.

Name of the Land Development Application: Mineral House

Address of subject property: 626 Mineral Ct., Fruita, CO 81507

Tax Parcel Number(s): 2697-201-22-013

Application Type:

- Site Design Review Conditional Use Permit Minor Subdivision
 Major Subdivision Planned Unit Development Other _____

Vested Rights ARE requested for this development. I understand and acknowledge that certain delays in my project's approval time may result in order to meet the hearing and notice requirements of state law for the creation of a vested property right.

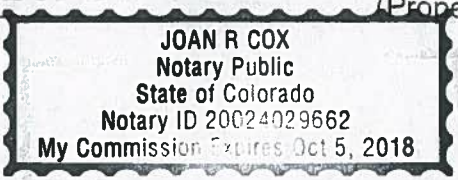
Vested Rights ARE NOT requested for this development, and I choose to voluntarily waive this right. I have been advised by the City to consult an attorney prior to signing this waiver. Further, I understand that this waiver does not abridge any common law vested rights which I may acquire nor does it diminish any right which may exist under the City's land use regulations, except for Chapter 17.47 of the Fruita Land Use Code.

Property Owner Signature: Danny Gene Mitchell Jr.

Property Owner Signature: _____

STATE OF COLORADO)
)
COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 12 day of June, 20 16
by Danny Gene Mitchell, Jr. (Property Owners name(s)).



WITNESS MY HAND AND OFFICIAL SEAL

My Commission Expires: 10/5/18 Notary Public: Joan R Cox

Project Narrative for Mineral House Project

The house at 626 Mineral Court is an 1196 square foot; ranch style single dwelling built in 2003 and located in Stone Mountain Estates. There are 3 bedrooms and 2 bathrooms. (See Attachment A) There will be no change to the exterior of the dwelling and no signage placed. The house is currently insured by State Farm (see Attachment B).

The house will only be utilized for short term vacation rentals such as those listed on websites such as VRBO and Air B-N-B. We will accept a maximum of 6 people for the dwelling. Short tem rentals will allow us to ensure that the inside and outside of the property is kept in acceptable condition and will have the least effect on the surrounding neighborhood.

We have already approached the home owners' association to ensure their support. They conducted a survey of surrounding homeowners and have given their support in the form of a letter. (See Attachment C)

We have already provided the home owners' association board members, one of whom lives immediately behind our property, with our immediate contact information in case an emergency arises or a customer is not following the house rules. The house rules (See Attachment D) pertaining to the potential effects on surrounding residences are: quiet time after 10PM every night, no smoking on the property and no illegal drug use on the property.

For safety, the house is already equipped with a fire extinguisher in the kitchen, smoke detectors (3) and a carbon monoxide detector.

The kitchen will be outfitted for guests to do their own cooking if they desire. No food service or meal preparation will be provided for them.

The driveway and RV gravel parking can hold up to 5 vehicles which exceeds the parking requirement. This will prevent vehicles from needing to park in the street.

The yard area will be maintained by us personally as will the driveway and walkway snow removal.





1555 Promontory Circle
Greeley, CO 80638-0001

Attachment B

C-20- 2383-FAD1 H W F

004152 0001
MITCHELL, DANNY GENE & SABRINA
1956 S BROADWAY
GRAND JCT CO 81507-8502



ST-0306-0000

Location: 626 MINERAL CT
FRUITA CO
81521-2454

Loss Settlement Provisions (See Policy)
A1 Replacement Cost - Similar Construction
B1 Limited Replacement Cost - Coverage B

Forms, Options, and Endorsements

Homeowners Policy	FP-7955
Increase Dwlg up to \$37,000	OPT ID
Ordinance/Law 10%/ \$18,500	OPT OL
Jewelry and Furs \$1,500/\$2,500	OPT JF
Homeowners Policy Endorsement	FE-3425.1
Amendatory Endorsement	FE-2340
Civil Union Endorsement	FE-8790
Back-Up Dwel/Listed Property	FE-5706.3
Vacancy	* FE-7470.1

*Effective: OCT 02 2015

POLICY NUMBER 86-B6-Z718-7

Homeowners Policy
OCT 02 2015 to OCT 02 2016

TO BE PAID BY MORTGAGEE

Coverages and Limits

Section I

A Dwelling		\$185,000
Dwelling Extension	Up To	18,500
B Personal Property		138,750
C Loss of Use		Actual Loss Sustained

Deductibles - Section I

All Losses 2.00%	3,700
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Section II

L Personal Liability	\$300,000
Damage to Property of Others	500
M Medical Payments to Others (Each Person)	1,000

Annual Premium

Annual Premium	\$646.00
Previous Balance Due	30.90

Premium Reductions

Utility Rating Credit	48.00
Home Alert Discount	13.00
Home/Auto Discount	370.00
Claim Record Discount	80.00

Inflation Coverage Index: 229.9

Please help us update the data used to determine your premium. Contact your agent with the year each of your home's utilities (heating/cooling, plumbing, or electrical) and roof were last updated.

Thanks for letting us serve you...

5030 H2,DR,NP,6E 401B 1
Agent SEAN BRUMELLE CLU, CHFC
Telephone (970) 523-9700 or (303) 674-1121

Moving? See your State Farm agent.
See reverse for important information.
Prepared AUG 03 2015

REB

Attachment C

**STONE MOUNTAIN ESTATES
P.O. BOX 441
FRUITA, COLORADO 81521**

August 13, 2015

Dear Sabrina and Gene Mitchell


Thank you for presenting your request at the annual meeting in April 2015; at the meeting there did not seem to be anyone against it, also an email was sent out to the Homeowners and there has not been any comment, thus the HOA Board of Stone Mountain Estates does not have a problem with you making your house at 626 Mineral Court available for short term rental.

The Board with your help in working with them will add an amendment to the By-Laws and the Covenant.

We trust that you will keep us abreast of your progress in obtaining the documentation of this.

The Board's would like a (record only) copy of any Fruita City approvals for this type of property use if the City requires any such documentation in case any issues come up with belaboring home owners in the future.

Regards,



James Jessop

President

Stone Mountain Estates HOA

Mineral House 2015 – “Good to know!”

Welcome to the Mineral House!

We hope your stay is a pleasant one and that you will tell your friends about us!

Please familiarize yourself with these (4) pages of information.

It is provided to ensure well-being for you and for our future guests as well.

It is also information that will be “good to know” during your stay with us!

POLICY –

Check out – 12 PM (NOON) – no exceptions.

We must ready the property for the next guest.

If you see that you will overrun this time, please call us immediately.

An hourly rate of \$80/hr will be charged in ½ hour increments for time beyond 12 PM unless prior arrangements are made.

NO SMOKING

This is a “non-smoking” property in its entirety. In order to provide the very best stay for you and all future guests, we ask that you refrain from smoking on this property for, both the health concerns of future guests, and in light of recent Colorado legislation, we do not wish to incur this particular liability.

NOTE: Failure to follow this request will result in early termination of stay and being barred from any future rentals here. **Deposit will be forfeited. NO REFUND.** Consider yourself warned.

CURFEW

We must ask for quiet after **10 PM**, and we would *prefer it after 9 PM* – remember, you are in a neighborhood of working families. Not everyone is on a vacation in the homes around you. **Please respect their space too.**

BREAKAGE

It happens. Face it. Sometimes it does. You break something but you really didn't mean to – *please let us know when this happens.*

YOU are responsible for any and all breakage, loss, stolen or missing items from this house!

Many times we will overlook small incidences, BUT *unreported or gross negligence will result in being charged replacement costs and/or a loss of security deposit.*

CHECK OUT

- Please **strip all bedding** and leave it on top of the bed.
- Please check that the **gas valve is turned off at the wall for the gas grill.**
- Leave key on kitchen counter.
- Lock door behind you as you leave.

Mineral House – “Amenities”

There is a “map” of the Mineral House showing the fire exits and location of it’s contents.

Telephone – (970) 639-7474

Includes long distance in the U.S. – you may also receive calls at this number.

Washer & Dryer -

Please empty the dryer lint trap at upon use. This will help maintain longevity.

Towels and washcloths are located on the shelves directly above the washer & dryer.

Rags and cleaning cloths are here too.

Kitchen –

Leftover foods – eat at your own risk. We will throw out any food that is questionable, but at times may leave unopened or non-risk items for consumption. Again, this is at your own risk but they are free for your consumption.

***NOTE:** Please do not remove any item for use outside of this home. All utensils, pots, pans, cups, glasses, etc., are for use exclusively for this house and while occupied, not for camping, hiking, nor any other day/week excursions outside this property. Even the best of intent lends to loss of convenience items. Please respect the next guest’s stay.*

Clean up after yourself – please place soiled dishes in the dishwasher and run it as needed and at least, on your check-out date. Dishwasher soap is below the sink, along with other cleaning supplies if needed.

Consumables and paper products –

A “starter” supply of toilet paper and paper towels has been provided.

Please do not flush any hygiene products down the toilet, but wrap and place them in a trash receptacle.

Lost Door Key - a lost key will incur a \$75.00 charge to cover locksmith fees to re-key locks.

Mineral House – “Odds & Ends”

It is truly our intent to provide a comfortable and enjoyable environment for you to stay in.

We dislike having to state the obvious, but for some, it is a necessity and the reason you read these pages now.

A few more noteworthy items:

Heating & Cooling -

SUMMER - the house is cooled by evaporative cooling (aka “swamp cooler”)

which uses much less energy than typical refrigerated air conditioning but will provide comfortable living when operated properly.

Please **do not** leave exterior doors or windows open with the swamp cooler in operation. This will create “muggy” air and ineffective cooling.

DO leave ALL bedroom doors cracked open at night to ensure proper airflow and cooling. Each bedroom has a ceiling duct (UpDux) to keep air moving throughout the house and up through the attic area. Failure to leave bedroom doors slightly open will stop air flow and your room will get HOT quickly.

The swamp cooler is operated via thermostat and may be adjusted to your comfort level. However, swamp coolers have their limitations too.

Outside temperatures in excess of 100 degrees, you may experience slightly warmer temperatures in the house. This is normal, and to be expected.

Note: the humidified air sometimes causes the doors to swell making them difficult to open or close so please do not force doors or windows.

This is normal with swamp cooler operation.

WINTER - heat comes from radiant in-floor heat. Please do not adjust the thermostat. This type of in-floor heating requires a set temperature.

Exterior doors left open too long can result in up to a 6 hour recovery time. We encourage you to keep doors shut tightly during cold weather when possible. *Adjusting the thermostat will not make it get warm any faster.*

Automatic sprinklers – In the summer, these may come on at any given time. Be aware.

Parking – is preferred in the driveway – not in the street.

Vehicles that leak oil should be parked in the gravel area only!

Trash Can – is located out the back door and around the side of the house. Please keep the lid on tightly to ward off unwanted pests!

Gas Grill - PLEASE PULL IT OUT AWAY FROM THE HOUSE BEFORE LIGHTING!!
If the unit is too close to the house it WILL MELT THE SIDING!!

Grill Lighting Procedure:

- After making sure all grill valves are "OFF" turn "ON" the **main gas valve** for the gas line to the stove. This valve has a **RED HANDLE**, located on the house.

- Open the grill.
- Turn one burner valve ON to the "LIGHT" icon position.
- Ignite by pushing the red button on the grill panel, repeatedly until lit. If the unit does not light after several pushes, turn all burners OFF and wait 30 seconds before retrying. This will allow excess gas to safely disperse.
- Turn all burners OFF and CLOSE THE MAIN GAS VALVE AT THE HOUSE when done grilling.

Fire Extinguisher – located just inside the back door, mounted on the lower cabinet.

Safety is no laughing matter! There are smoke detectors and carbon monoxide detectors for your safety. In the event there is any "chirping" noise from the units or other problems, contact us immediately – DO NOT DISABLE THESE UNITS!

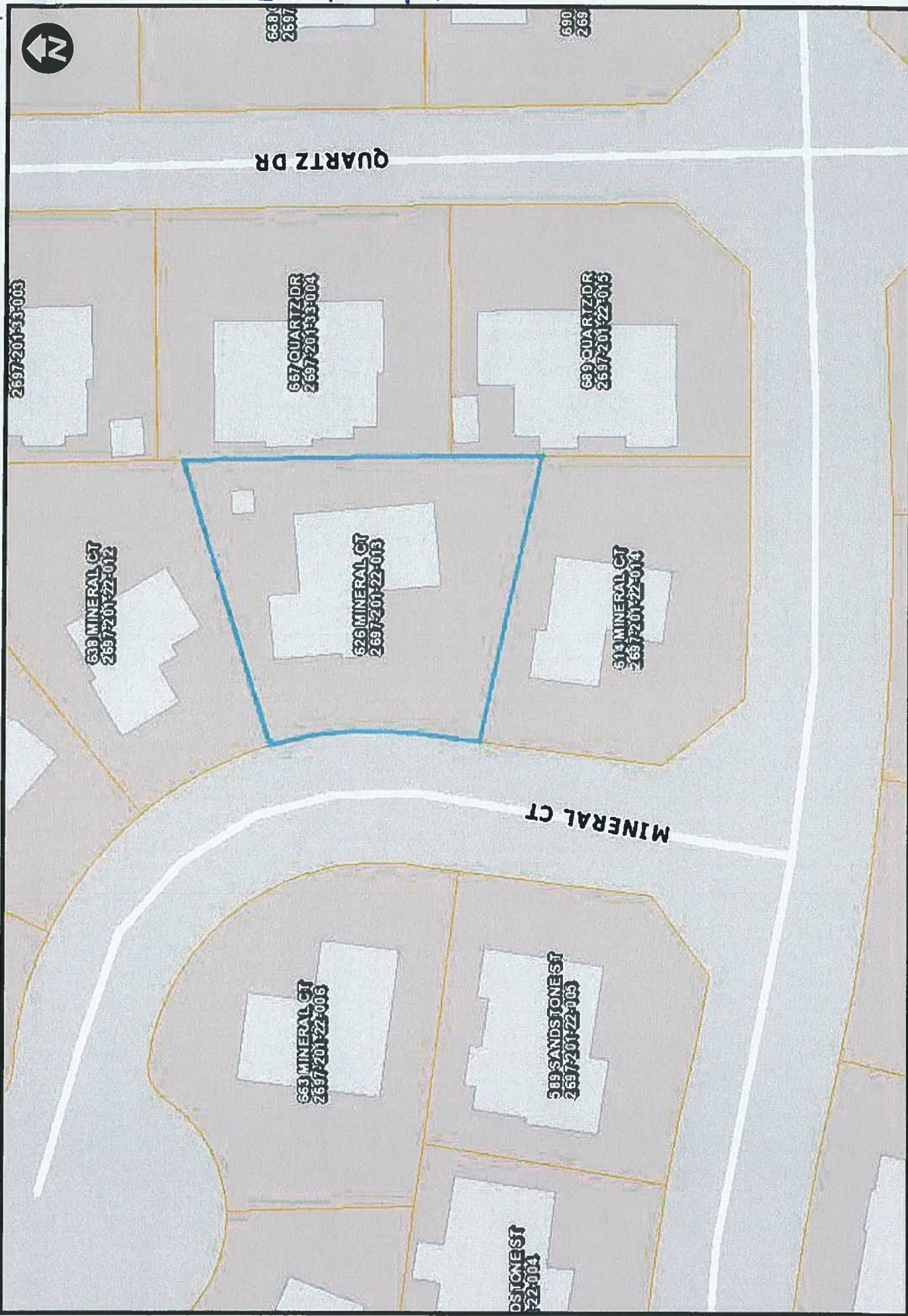
Sometimes these units will be set off upon cooking, if food is burned or spill-over messes. They are very sensitive to any smoke. The loud alarm sound alone will drive you from the house, but most times can be resolved by turning off the stove/oven, open doors and windows, to eradicate the smoke.

We hope that with this information you will have an enjoyable stay!

In the event of an emergency - dial 911

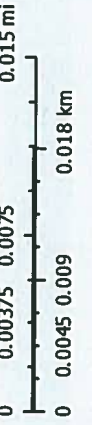
CONTACT INFORMATION – Gene Mitchell – Owner (970) 201-2260

Sabrina Mitchell - Owner (505) 360-8817



Mesa County Map

The Geographic Information System (GIS) and its components are designed as a source of reference for answering inquiries. The information is not intended to be used for legal decisions or to establish legal boundaries. The information is not intended to be used for legal decisions or to establish legal boundaries. The information is not intended to be used for legal decisions or to establish legal boundaries. The information is not intended to be used for legal decisions or to establish legal boundaries.



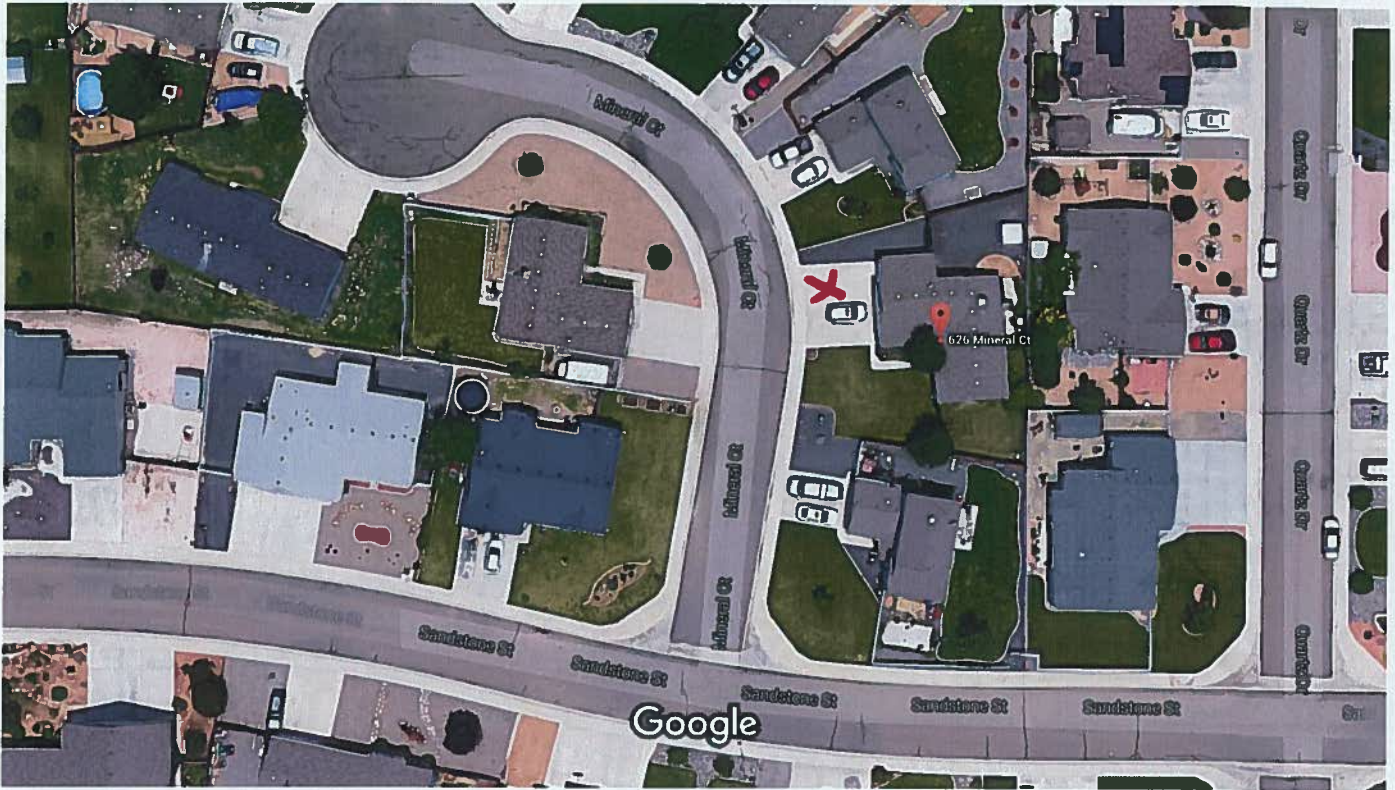
Print Date: January 18, 2016

Mesa County, Colorado



GIS/IT Department
gis.mesacounty.us

Google Maps 626 Mineral Ct



Imagery ©2016 Google, Map data ©2016 Google 20 ft



626 Mineral Ct
Fruita, CO 81521

Google Maps 626 Mineral Ct



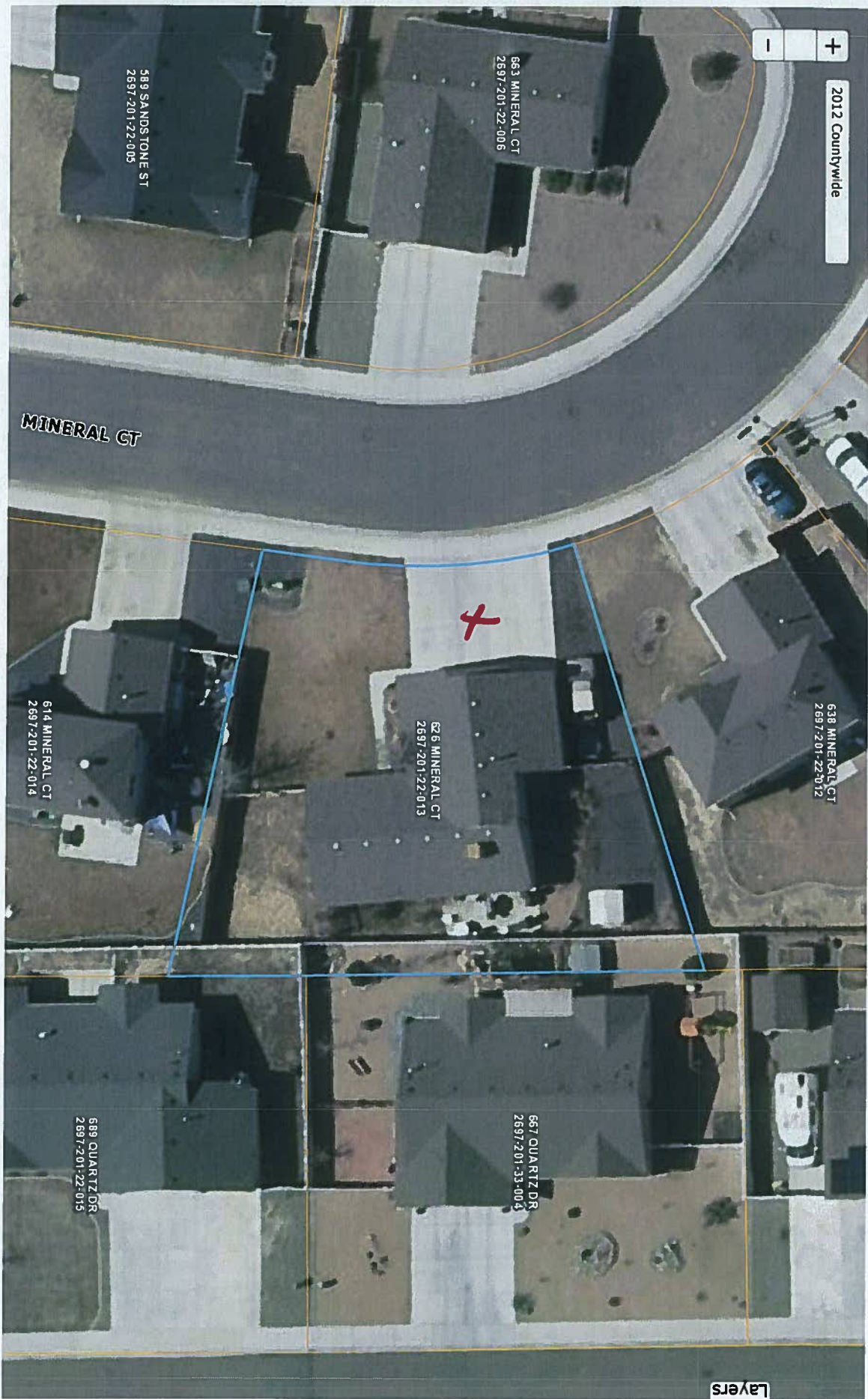
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S.P. page 3 of 5

Assessor (Parcel Info)

Search By...

Share



S.P. page 4 of 5

X=696488.1 Y=4335723.8

0m
20ft



minor ed. 10.1.17

To Whom It May Concern,

I am writing in regard to my next-door neighbor at 626 Mineral Ct. requesting to turn his residence into a Bed and Breakfast. As a mother of two little girls, especially in today's world, I am sure you can understand my constant concern for my daughters' safety and well-being; a neighborhood where my children are familiar with its residents is crucial to me. I am extremely concerned with my neighbor's home being occupied by strangers for any period of time, not to mention the noise and traffic concern of strangers coming and going in my neighborhood.

~~It~~ I'm sure^{it} will come as no
surprise, I am not the only parent in
my neighborhood. In fact, there are
at least 7 small children currently
living in this neighborhood, all of which
enjoy spending time outside riding
bikes and scooters and playing together.
We as residents NEED to feel safe
with our children playing outside
without fear of complete strangers
coming and going with unknown
intentions. I strongly urge you
to NOT allow my neighborhood
to turn into a tourist attraction
and keep it the safe, friendly
RESIDENCE it was meant to be.

Caiti Holder

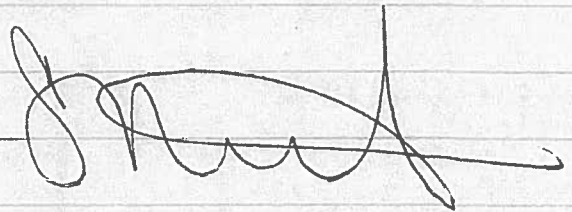
Aug 2, 2016

To Whom it may concern,

I live at 652 Mineral^{crt} & I

have 2 small children who play outside 90% of the day. My biggest reason for choosing this house, was the safety of the cul-de-sac. I do not think its a good idea to have people in & out of 626 Mineral crt.

We are not in favor of a Bed-n-Breakfast on Mineral CA

A handwritten signature in black ink, appearing to be "John", written over a horizontal line.

July 31, 2016

To whom it may concern,

We purchased 652 Mineral Ct. to rent to families long term and feel that having a Bed-&-Breakfast (which is basically the same as a motel) at 626 Mineral Ct. is not appropriate for the culdesac.

The culdesac has young families with young children and safety is a priority.

Having different people and traffic on a daily basis is in no way in the best interest of the families who reside in the culdesac.

We are not in favor of a Bed-&-Breakfast on Mineral Ct.

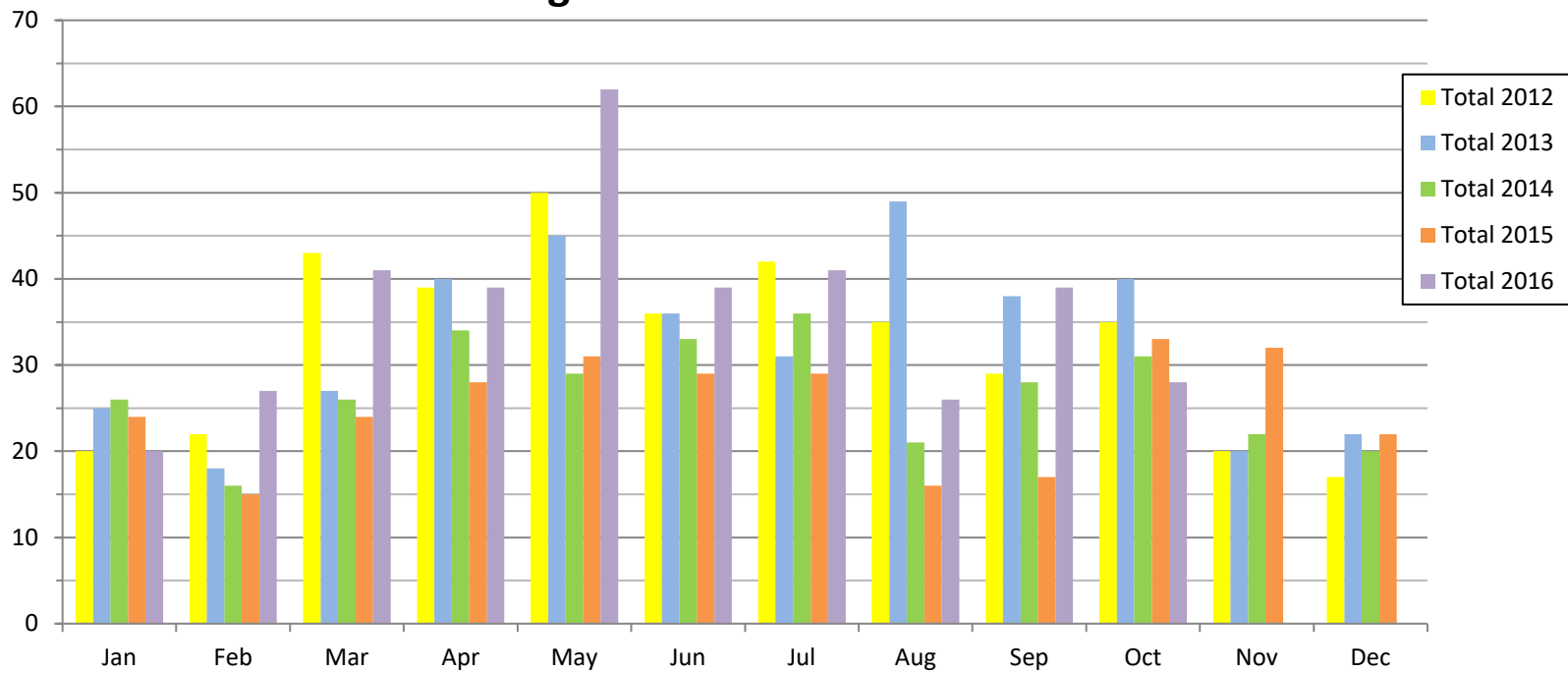
CK Hope MFB REAL LLC

MONTHLY DEVELOPMENT REPORT 2016

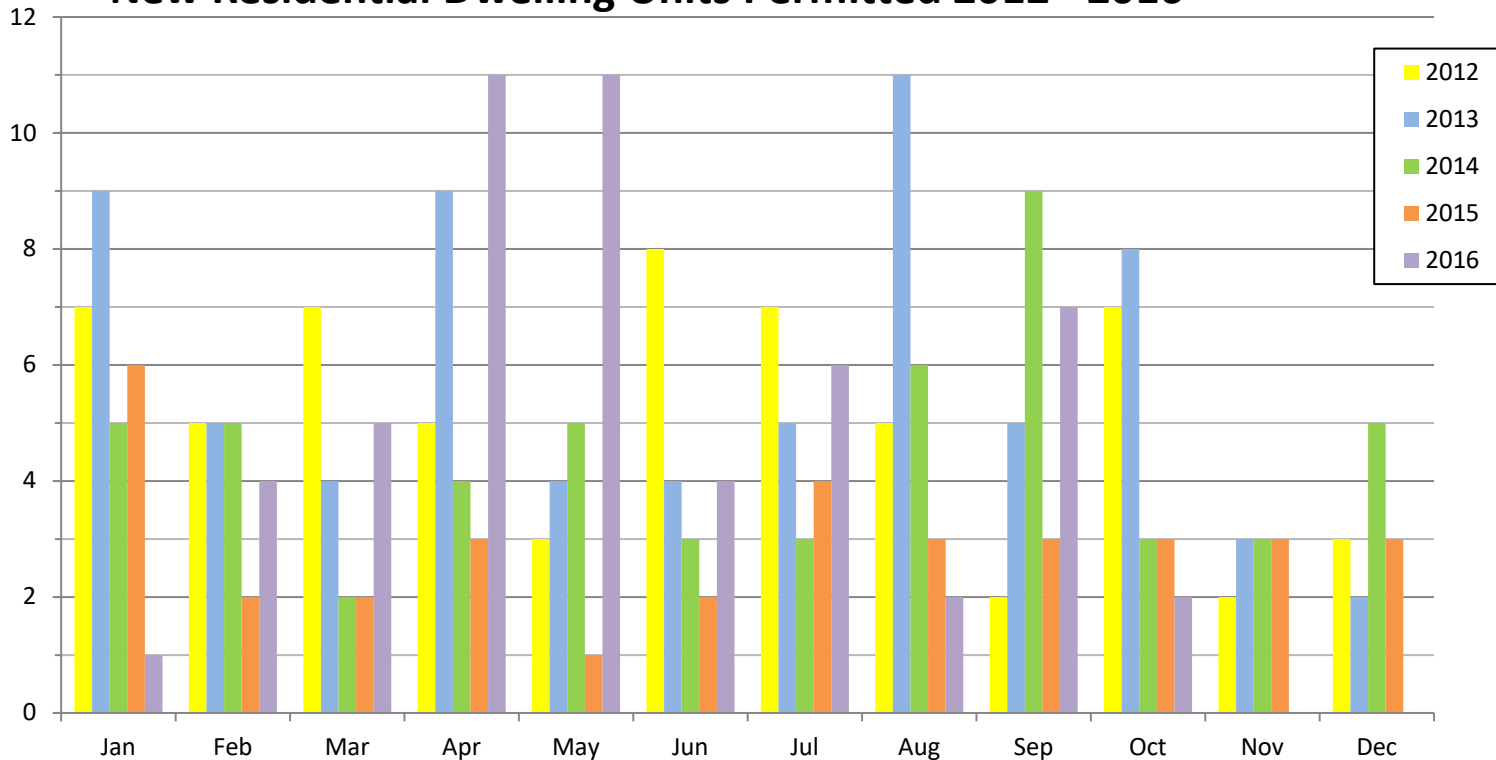
RESIDENTIAL D/U's PERMITTED AND TOTAL PERMITS ISSUED

	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	41	6	5
Aug	27	4	16	3	35	5	49	11	21	6	16	3	26	2	5
Sep	23	2	22	5	29	2	38	5	28	9	17	3	39	7	5
Oct	33	5	35	6	35	7	40	8	31	3	33	3	28	2	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
	349	74	294	46	388	61	391	69	322	53	300	35	362	53	56

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	10	0	2	2	3	4	0	0	3	2	2	0	2	11	41
Aug	5	0	0	0	6	5	0	0	2	2	0	0	0	6	26
Sept	6	1	1	1	7	4	0	1	0	3	0	1	2	12	39
Oct	5	0	0	0	7	8	0	0	0	2	1	1	1	3	28
Nov															0
Dec															0
YTD	63	2	13	14	59	47	2	4	22	27	4	3	6	91	362

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	13	1	0	1	0	0	1	1	0	0	4	0	0	21
Aug	25	4	0	0	0	0	5	1	1	1	2	0	2	41
Sept	7	5	0	0	0	0	0	0	2	0	11	0	2	27
Oct	1	6	0	1	1	0	0	1	0	0	7	0	2	19
Nov														0
Dec														0
YTD	80	26	4	6	14	18	8	9	10	1	33	0	23	232

Breakdown of New Code Enforcement Issues 2016

