
2023-02 Residences at Fruita Concept Plan

Consolidated Review Comments

City of Fruita Public Works

John and I have both reviewed and given it is still just a conceptual plan we don't have a lot to comment on at this time. One thing that may be required is a hydraulic study on EQR based for the Raptor Road lift station as this could potentially reach hydraulic load capacity. Thanks.

Grand Valley Drainage District

Please make further details available to the District as they become available.

Based on the information provided, the District has no objections or comments at this time.

Grand Valley Irrigation Company

GVIC has no comment for this project.

Grand Valley Power

Thanks for the opportunity to review this project.
It is not in the GVP Service Area.

Mesa County Transportation

Mesa County Traffic does not have any comments on this application. Thank you for giving me the opportunity to review it.

Mesa County Building Department

MCBD has no objections

Ute Water

- No objection to the overall concept plan.

- ALL FEES AND POLICIES IN EFFECT AT TIME OF APPLICATION WILL APPLY.
- If you have any questions concerning any of this, please feel free to contact Ute Water.

Xcel Energy

Xcel has no objections, however the Developer needs to be aware that at the time of submitting an application with Xcel the following will be required and could happen:

1. Accurate BTU loads for the new construction will be required.
2. If determined by area engineer that reinforcement is needed to Xcel's gas main to support added loads from subdivision, said reinforcement will be at Developers expense.
3. Reinforcement costs are required to be paid prior to installation.
4. Tariff changes have taken effect as of 10/1/2019 affecting the cost of subdivision lots averaging less than 60'. They will have a standard cost per lot.