

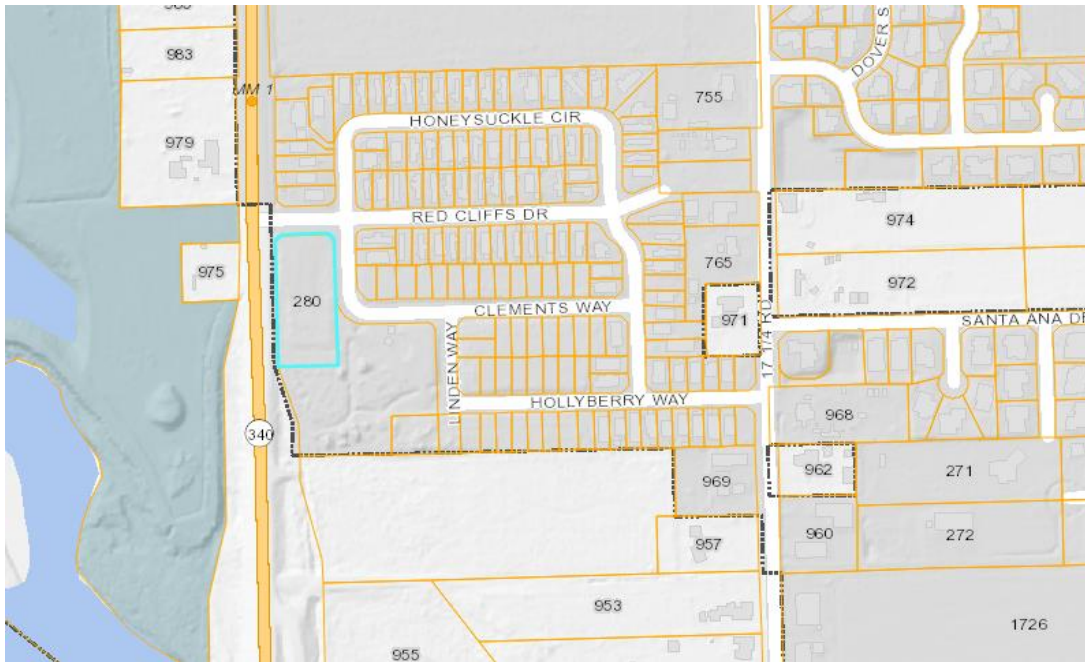
Exhibit B

Red Cliffs III PUD Guide

Red Cliffs III Planned Unit Development

The purpose of the Red Cliffs III Planned Unit Development Guide is to serve as the governing regulation which will control the development of Red Cliffs III. This guide will serve as the Zoning Regulations for the PUD and is in conformance with the Fruita Municipal Code.

This property is located off of Highway 340 and Red Cliffs Drive in South Fruita and is within the City limits of Fruita. The boundary is highlighted below.



Context Plan

Red Cliffs III is a community within the original Red Cliffs Mobile Home Village. This plan consists of 8 single family units designed for 5 double wides and 3 single wides; however, stick-built homes can be constructed if the owner so wishes. Unlike a traditional Mobile Home plan, Red Cliffs III has a dedicated parking area for the residents, keeping cars off of the front of the lots.

Current PUD

The current PUD of this property has no set standards and allows for a mix of singlewides and double wides always with parking in the front as seen below. This PUD plan will set standards between lots in Red Cliffs III. The existing PUD will remain the same for the already existing lots in Red Cliffs Mobile Home Village and in Red Cliffs II. The PUD Guide as defined by this paper will only be valid for Red Cliffs III located at 280 Clements Way.

Land Use Code Deviations

The Overlay Zone District of this PUD Plan is Community Residential (CR). Section 17.07.017 B calls out the requirements for the CR Zone, and deviations will occur in section A, B, C, E, and G of the specified section. These deviations will need to be made in order to maintain the same look and feel of the surrounding neighborhood. If Red Cliffs III were to have no deviations, the style of the lots would not be coherent with the lots around it.

Bulk Standards and Allowed Uses

Anything not mentioned in this PUD Guide will adhere to the Community Residential zoning regulations.

Minimum Lot Area

Single-Family Detached: 3,000sf

Setbacks for Single-Family Detached Homes

Front: 5'

Side: 5'

Back: 10'

Max. Lot Coverage: 80%

Max. Height: 25 Ft

Individual Lot Guidelines

- There is a 10' landscaping buffer located along the Applewood Way frontage.
- There is a 35' high-pressure gas line easement along the western side of the property. No structure shall be built within this easement. Easement is record no. 1265668 at Mesa County Clerk & Recorder.
- All fencing is required to comply with the Fruita Land Use Code.

Allowed Residential Uses: Single-Family Detached Homes
Short Term Residential Property Rental¹

1-Short term rental of property shall be allowed subject to the permitting requirements of the Fruita Land Use code. Short term rentals have also been approved by the existing HOA.

Maintenance & Ownership of Tract A

Tract A comprises the parking area for all 8 lots along with the landscaping strips along Applewood Way, and the small open space area south of Lot 5 and north of Lot 6. Upon recording Red Cliffs III Plat, Tract A will be dedicated to Red Cliffs III Homeowners Association. The owners of the subdivision will be responsible for the maintenance and repair of Tract A through the Red Cliffs III Homeowners Association. Landscaping for Tract A will be installed as defined by the Ciavonne, Roberts & Associates, Inc plan that is included with the PUD Plan and as illustrated below.

