




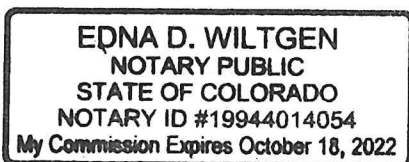
Project Name: Red Cliffs III	
Project Location: 280 Clements Way, Fruita, CO 81521	
Current Zoning District: PUD	Requested Zone:
Tax Parcel Number(s): 2697-202-07-020	Number of Acres: 1.2
Project Type: Planned Unit Development	

<b>Property Owner:</b> <u>Dinosaur Holdings LLC</u>	<b>Developer:</b> <u>Cores LLC</u>
<b>Property Owner:</b> _____	<b>Contact:</b> <u>Darah Galvin</u>
<b>Address:</b> <u>244 N 7th St</u>	<b>Address:</b> <u>244 N 7th St</u>
<b>City/State/Zip:</b> <u>Grand Junction, CO 81501</u>	<b>City/State/Zip:</b> <u>Grand Junction, CO 81501</u>
<b>Phone:</b> <u>(970) 270-9985</u> <b>Fax:</b> _____	<b>Phone:</b> <u>(970) 263-2956</u> <b>Fax:</b> <u>(970) 241-6223</u>
<b>E-mail:</b> <u>kevinbray@brayandco.com</u>	<b>E-mail:</b> <u>darah@brayandco.com</u>

Owner Rep: <u>Kevin Bray</u>	Engineer: _____
Contact: _____	Contact: _____
Address: <u>244 N 7th St</u>	Address: _____
City/State/Zip: <u>Grand Junction, CO, 81501</u>	City/State/Zip: _____
Phone: <u>(970) 270-9985</u> Fax: _____	Phone: _____ Fax: _____
E-mail: <u>kevinbray@brayandco.com</u>	E-mail: _____

Dinosaur Holdings LLC		10/28/21
Name of Legal Owner	Signature	Date
Kevin Brany		
Name of Legal Owner	Signature	Date
Name of Legal Owner	Signature	Date

Edna D. Wiltgers  
Notary Public



# Project Narrative

## Red Cliffs II

### November 9, 2021

#### Project Information

<b>Applicant:</b>	Dinosaur Holdings LLC
<b>Owner:</b>	Dinosaur Holdings LLC
<b>Representative:</b>	Darah Galvin, Cores LLC Kevin Bray, Manager, Dinosaur Holdings LLC
<b>Location:</b>	280 Clements Way, Fruita, CO 81521
<b>Parcel #:</b>	2697-202-07-020
<b>Application Type:</b>	Preliminary PUD Plan
<b>Current Zoning</b>	PUD with no PUD Guide

#### Project Overview:

Dinosaur Holdings LLC is proposing the subdivision and development of 8 single family lots with adequate parking and access on 1.18 acres located at 280 Clements Way, parcel number 2697-202-07-020. This property is located off of Highway 340 and Red Cliffs Drive in South Fruita and is within the City limits of Fruita. It is currently in a PUD zoning, but a new PUD guide has been established for this property and is included in this submittal. This property is also known as Lot B in Red Cliffs Mobile Home Village. For this subdivision, CC&Rs will be provided through the process, but not as part of the initial PUD submittal as to decrease the number revisions needed.

#### Neighborhood Meeting

A neighborhood meeting was not held for this project, but discussion with the existing Red Cliffs Mobile Home Village HOA was conducted, and a letter allowing a variance request for the use of short-term-rentals on Lot B, the project lot. This variance also granted a request for a sub HOA to manage the Red Cliffs III HOA as a separate HOA. This letter signed by Andrea James, current Red Cliffs Mobile Home Village HOA President, is included with this submittal.

#### Modifications:

##### Setbacks

The conceptual layout takes into account the 35' utility easement along the western border of the property where a high capacity gas line is located. There will be no structures located in this easement, and it will be included in the back yards, and as a common area landscaping strip. In addition, the following minimum setbacks would be included in the bulk requirements of the Planned Unit Development:

Front Yard Setback	Rear Yard Setback	Side Yard Setback
5'	10'	5'

In addition, a 10' landscaping buffer would be included along the Applewood Way frontage

## Site Analysis:

### Location Map



The site consists of one parcel of land that totals 1.18 acres and is located within the City Limits of the City of Fruita. The property is flat with an elevation of 4484 ft.

This site is a rectangular shaped property. The property is currently vacant land and is covered by natural grasses and a line of trees along the western boundary providing a natural buffer between Highway 340 and the site.

Current access to the site is from Red Cliffs Drive and Applewood Way.

The site is a conveniently located parcel of land, in that it is directly adjacent to City of Fruita Bike Park, across Highway 340 from Fruita State Park, on route to both McInnis Canyons and Colorado National Monument, and only 1 Mile to downtown Fruita.

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

### Adopted Plans and policies

This plan meets the intent of the 2020 Community plan and follows all requirements of the City of Fruita Land Use Code.

### Land use in surrounding areas including parks and open space

The existing land use of this property is vacant land. Adjacent land uses include high-density single-family housing and the City of Fruita Bike Park. The property to the west across Highway 340 is State owned open space.

### Site access and traffic patterns

Future access for this parcel will be taken off of Applewood way, eliminating the current access from Red Cliffs Drive. No direct access is proposed onto Highway 340. This project will also contain dedicated parking for each of the homes, instead of the traditional parking in front of the homes.

### Availability of utilities

All utilities are available to the site and will be extended into Red Cliffs III.

### Special or unusual demands on utilities

The proposed project will not cause any special or unusual demands on utilities.

### Effects on public facilities and services

Due to the site's proximity to the Fruita Bike Park, there will probably be an increased use in the Bike Park, but no more than the addition of 8 lots somewhere else in close proximity. There should be minimal impact to additional public facilities and police and fire.

### Site soils and geology

A geotechnical report is included with this submittal.

### Natural areas

There are no significant natural areas that have been identified or will be affected by the proposed project.

### Development Schedule:

Red Cliffs III will be constructed in a single filing.



August 11, 2020

## Variance Request for Lot B

Request was to allow for short term rentals for the future eight homes that will be located on Lot B after development is completed to the Lot. Currently the city of Fruita allows for homes to be listed as short term rentals by filing appropriate documents. Short term rentals have specific requirements needed that are addressed by the current layout of the proposed development to Lot B. Interior requirements are likely to be applicable due to the new construction of the houses.

The Board has found that the development of the property is beneficial to the entire subdivision regardless of whether short term rentals are allowed and has approved the development as is.

The Board has also found that the proposed "Bed and Breakfast inns" should provide a benefit to the community as our community could benefit from its use for visiting friends and family. The proximate locations of several attractions nearby would give visitors a chance to stay in the heart of Fruita while being right next to said attractions.

The request to have a sub HOA manage the property to ensure the Lot maintains the green space and area in general will also benefit the community by encouraging others to update and maintain their landscaping.

The Board has decided to grant the Short Term Rental Variance for Lot B, including the request for a sub HOA to manage the property with some stipulations for the protection of the community.

First, all paperwork required for having and maintaining the short term rentals as required by Fruita must be filed with the Board and updated as required or needed by the city of Fruita.

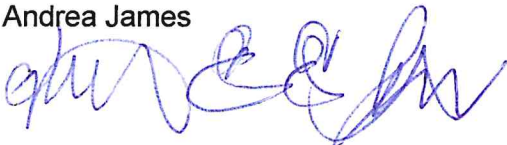
Second, to ensure that peace is maintained in the community short term renters must be notified of the city quiet time ordinances in writing and at least one visibly posted sign must state quiet hours on the Lot. Renters that violate the noise ordinances must be removed immediately should police be called.

Third, in the event a short term renter causes property damage, causes injury to a person, or pet, the renter must be removed immediately from the subdivision and information shall be shared to ensure that damages can be compensated for or warrants issued if needed.

Fourth, failure to follow these guidelines will result in fines and or the revocation of this approval.

Fifth, these restrictions are on top of the existing Covenants and Bylaws.

Andrea James



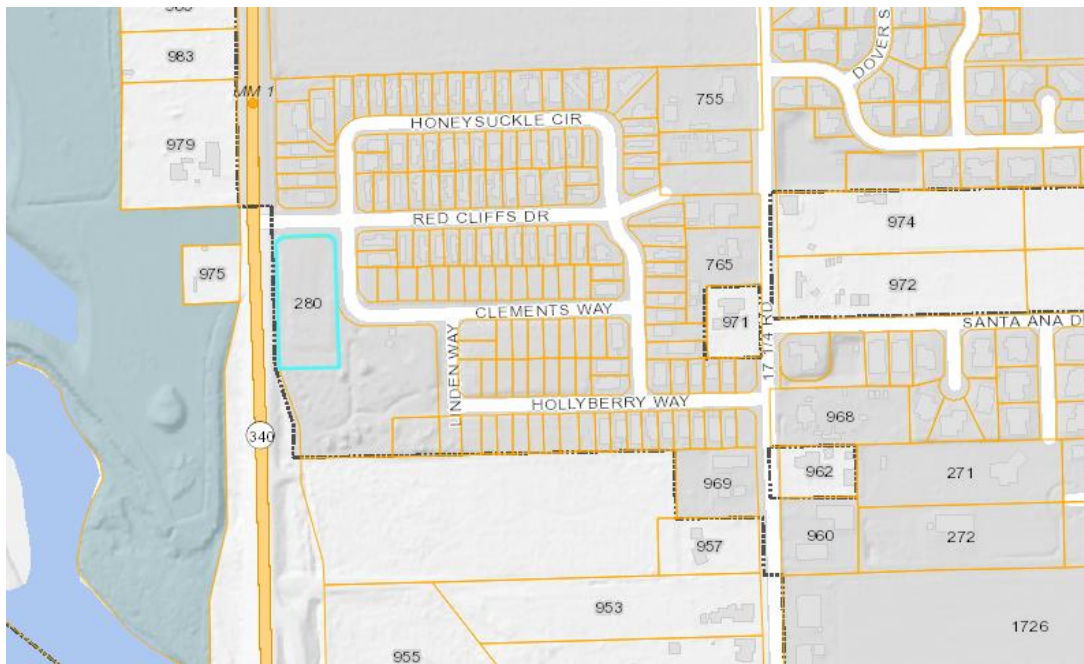
Red Cliffs Mobile Home Village HOA President

# 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.

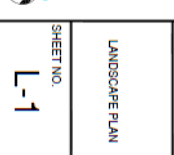
Allowed Residential Uses: Single-Family Detached Homes  
Short Term Residential Property Rental<sup>1</sup>

*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**

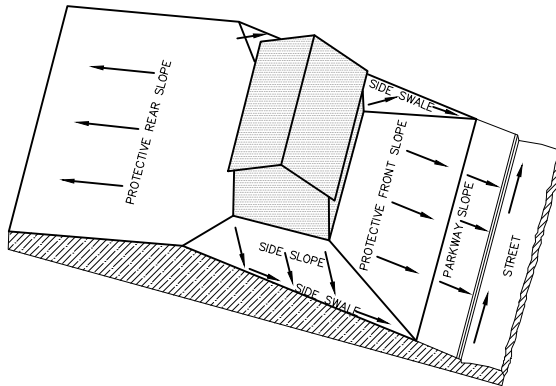
Tract A comprises the parking area for all 8 lots along with the landscaping strips along Applewood Way, and the small open space area south of Lot 5 and north of Lot 6. Upon recording Red Cliffs III Plat, Tract A will be dedicated to Red Cliffs III Homeowners Association. The owners of the subdivision 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.

[illegible]



UTILITY PROVIDERS

Water	Ute Water
Sewer	City of Fruita
Electric	Excel Energy
Gas	Xcel Energy
Telephone	CenturyLink
Cable	Charter Spectrum
Irrigation	Grand Valley Irrigation Co.
Drainage	Grand Valley Drainage District
Fire	Lower Valley Fire District



LOT GRADING - TYPE B

DRAINAGE BOTH TO STREET  
AND TO REAR LOT LINE

SUBDIVISION SUMMARY:

ZONING: PUD  
MINIMUM SETBACKS:  
STREET - 5 FT  
SIDE - 5 F

Site Breakdown

Lots (8)	0.699 ac	58.9%
Tract A (Detention/ Pedestrian/Utility)	0.487 ac	41.1%
Total	1.186 ac	100.0%

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 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 legend & abbreviations (sheet C2).
- Contractor shall use caution when working around neighboring properties irrigation lines and coordinate any service interruptions with affected property owners. Contractor shall be responsible for any required relocation of irrigation systems and/or repair of damage to irrigation systems caused by construction activities.

ACCEPTANCE BLOCK

The City of Fruita review constitutes general compliance with the City's Development Standards, subject to these plans being sealed, signed, and dated by the Professional of Record. Review by the City does not constitute approval of the plan design. The City neither accepts nor assumes any liability for errors or omissions. Errors in the design or calculations remain the responsibility of the Professional of Record. Construction must commence within one year from the date of plan signature.

City Development Engineer

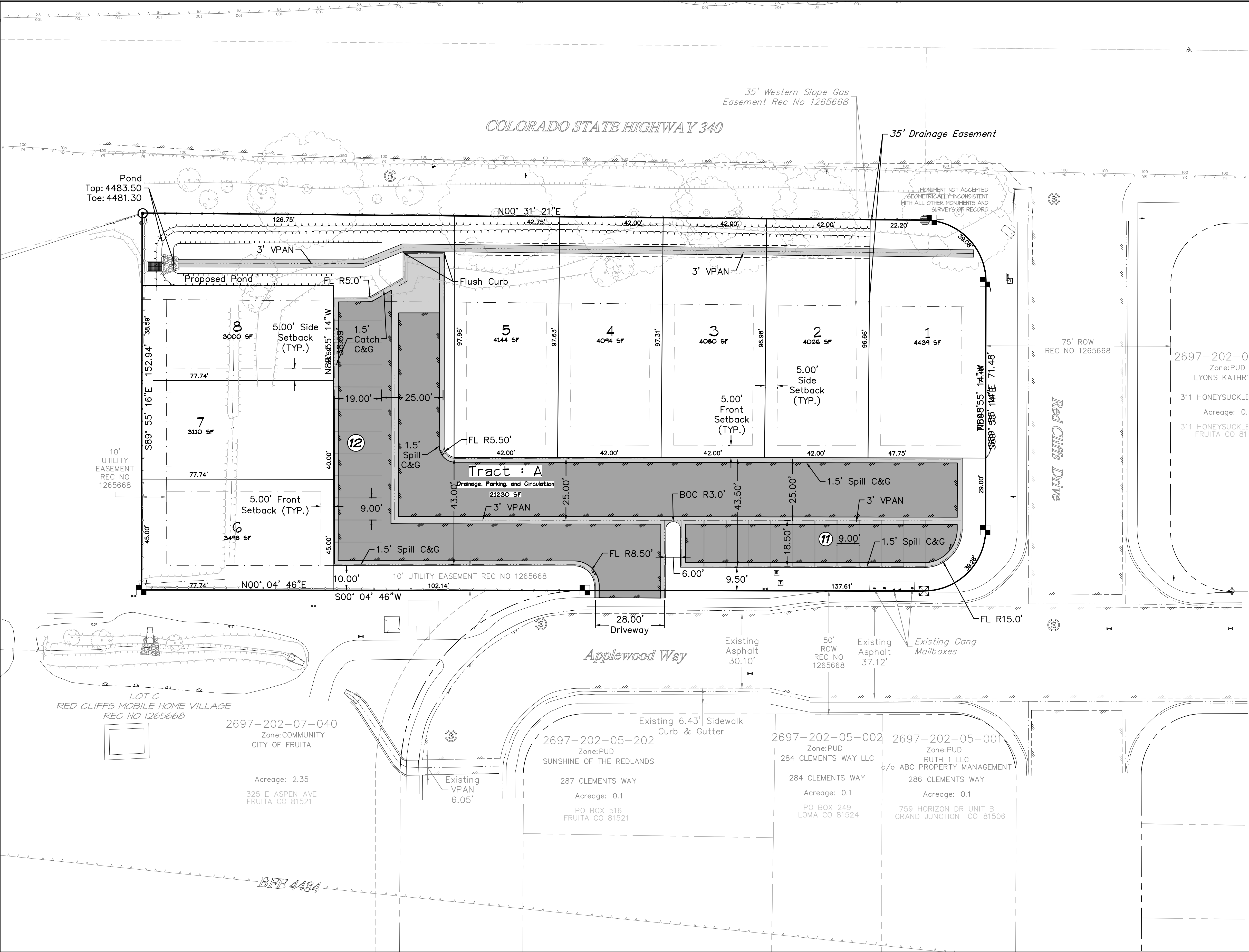
Date

DINOSAUR HOLDINGS LLC

Red Cliffs III

Site Plan

C3



UNCC  
800.922.1987  
www.uncc.org  
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE  
YOU DIG, GRADE, OR EXCAVATE FOR THE  
MARKING OF UNDERGROUND MEMBER UTILITIES.

Project Benchmark

PLS 31160 2" Aluminum Cap  
W 1/2 NW 1/4 Section 20, 1N 2W  
Clements Way  
NORTHING: 64344.88  
EASTING: 42196.93  
ELEVATION: 4482.75  
DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)



SCALE

(FEET)

1" = 20'

HORIZONTAL

VERTICAL:

PROJECT PHASE: Preliminary/Review

DATE ISSUED: 23 Sep 2021

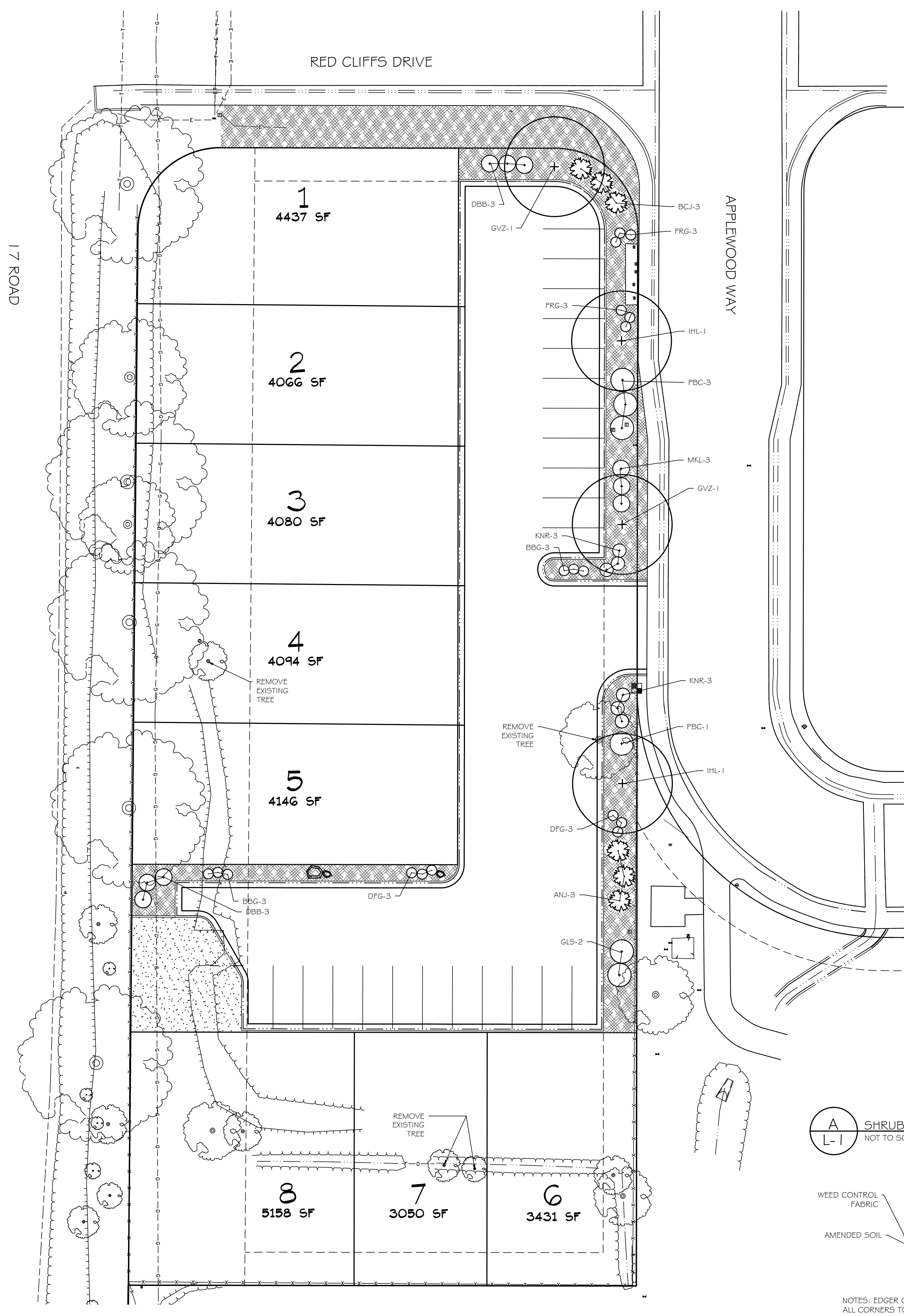
NO.	DATE	REVISION	BY



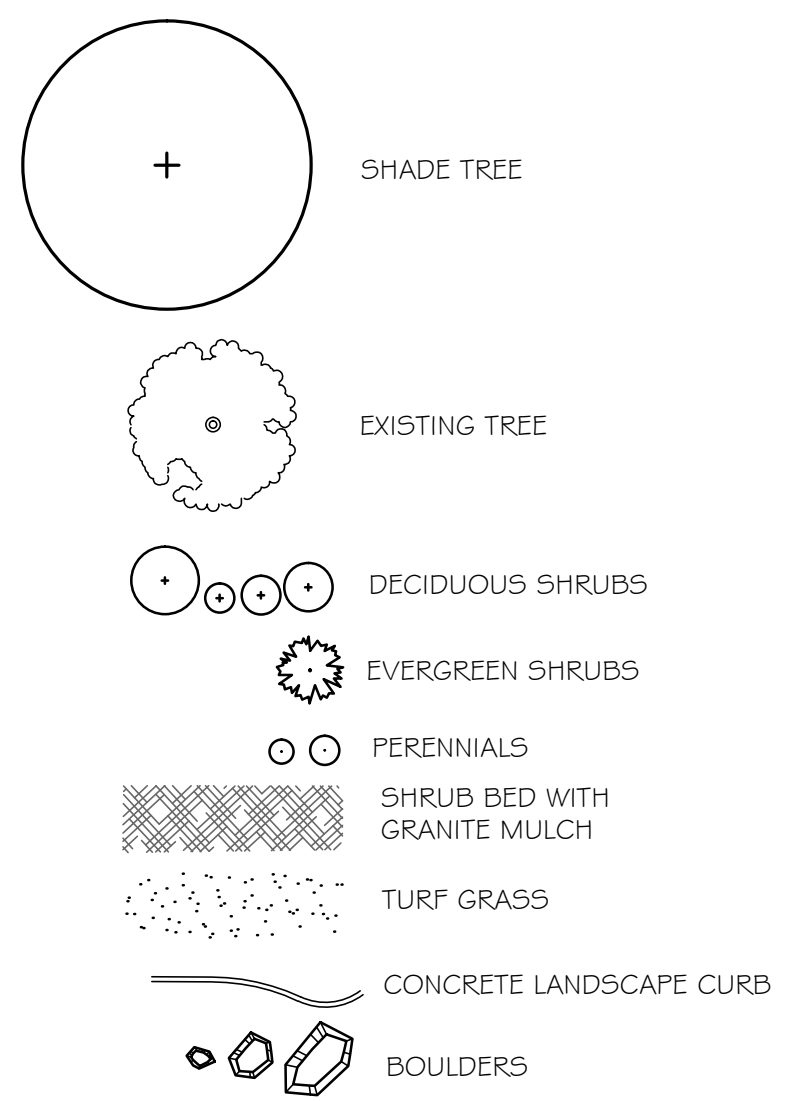
215 Pitkin Avenue, Unit 201  
Grand Junction, CO 81501  
Phone: 970.241.4722  
Fax: 970.241.8841  
www.rcwest.com  
DRAWN BY: GAM/PROJECT:0422-038  
CHECKED BY: JWM  
ORIGINAL SHEET SIZE: 22 x 34

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LANDSCAPE LEGEND



**LANDSCAPE CALCULATIONS**  
ZONING FUD  
3,294 SF PARKING LOT LANDSCAPE AREA  
LANDSCAPE REQUIREMENTS:  
\* 1 TREE/7 SPACES = 4 TREES  
\* 10% OF TOTAL SF LANDSCAPE AREA TO BE LANDSCAPED  
DESIGN INCLUDES:  
\* 4 LARGE (SHADE) TREES  
\* 000 SHRUBS (23%)  
\* 000 SF TURF (31%)

**FINE LEAF TALL FESCUE LAWN**  
**SEED MIX:**  
HYDROSEED TO lbs/1,000 sf  
"BRONCO BLEND"  
-FINE LEAF TALL FESCUE: "RENEGADE" 80%  
-PERENNIAL RYE: "OMEGA III" 10%  
-KENTUCKY BLUEGRASS: 10%  
HYDROMULCH:  
FOLLOWING SEED APPLICATION,  
HYDROMULCH 50 lbs/1,000 sf.

PLANT LIST					
Qty	Key	Common Name	Scientific Name	Size	Mature Height
Deciduous Trees					
2	GVZ	Green Vase Zelkova	Zelkova serrata 'Green Vase'	2"	40-60'
2	IHL	Imperial Honeylocust	Gleditsia tinacanthos var. inermis 'Imperial'	2"	30-40'

Deciduous Shrubs					
6	DBB	Dwarf Burning Bush	Euonymus alata 'Compacta'	5 gal	3-5'
2	GLS	Gro Low Sumac	Rhus aromatica 'Gro-Low'	5 gal	1.5-3'
6	KNR	Knock Out Rose	Rosa 'Radrazz'	5 gal	2-3'
3	MKL	Miss Kim Lilac	Syringa velutina 'Miss Kim'	5 gal	4-6'
4	PBC	Pawnee Buttes Sand Cherry	Prunus besseyi 'Pawnee Buttes'	5 gal	1-2'

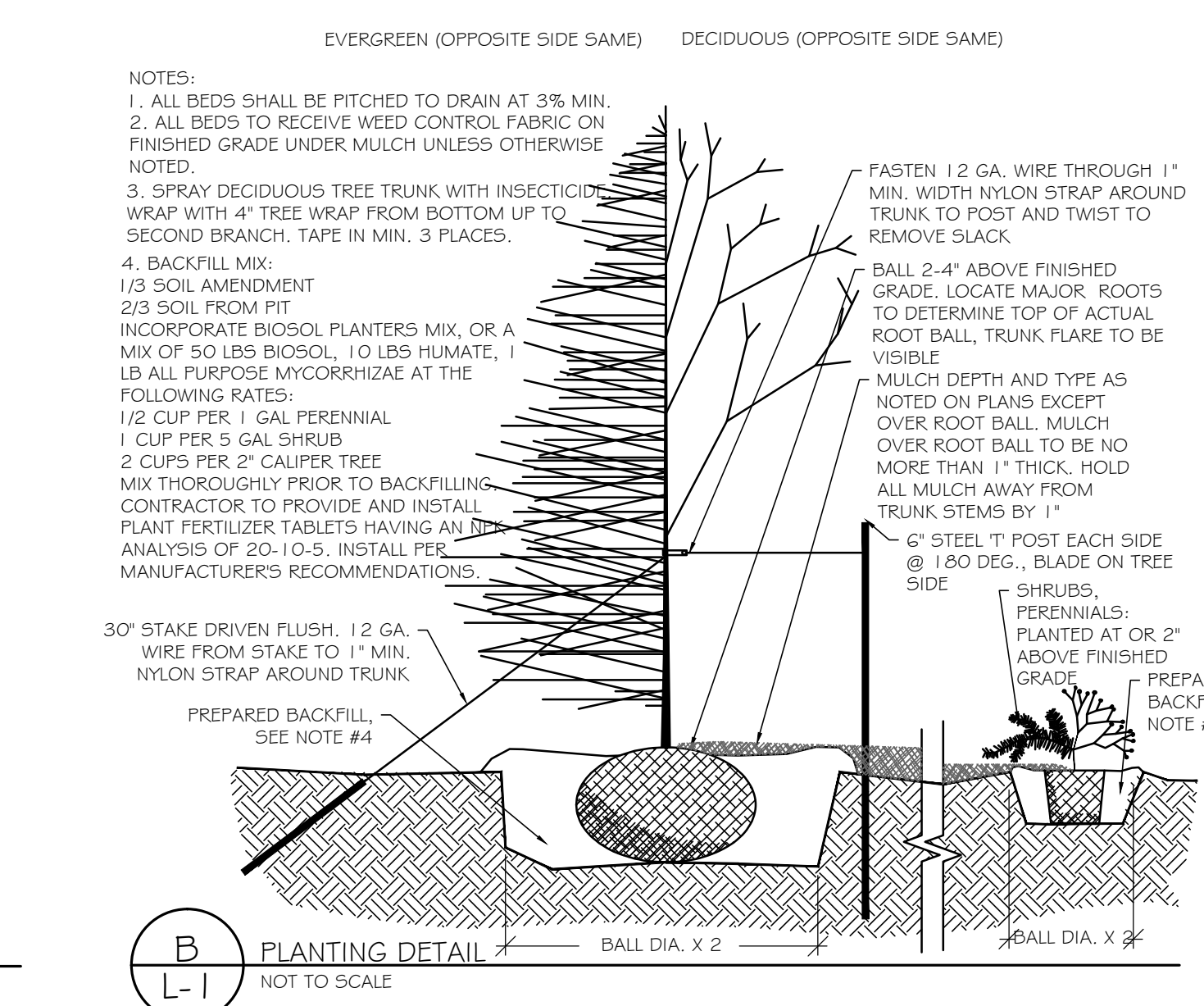
Evergreen Shrubs					
3	ANJ	Andorra Juniper	Juniperus horizontalis 'Andorra'	5 gal	1-1.5'
3	BCI	Blue Chip Juniper	Juniperus horizontalis 'Blue Chip'	5 gal	.5-1'

Perennials/Ground Covers					
6	BBG	Blond Ambition Blue Grama Grass	Bouteloua gracilis 'Blond Ambition'	1 gal	2-3'
6	DFG	Dwarf Fountain Grass	Pennisetum alopecuroides 'Hameln'	1 gal	1.5-3'
6	FRG	Feather Reed Grass	Calamagrostis x acutiflora 'Karl Foerster'	1 gal	2-4'

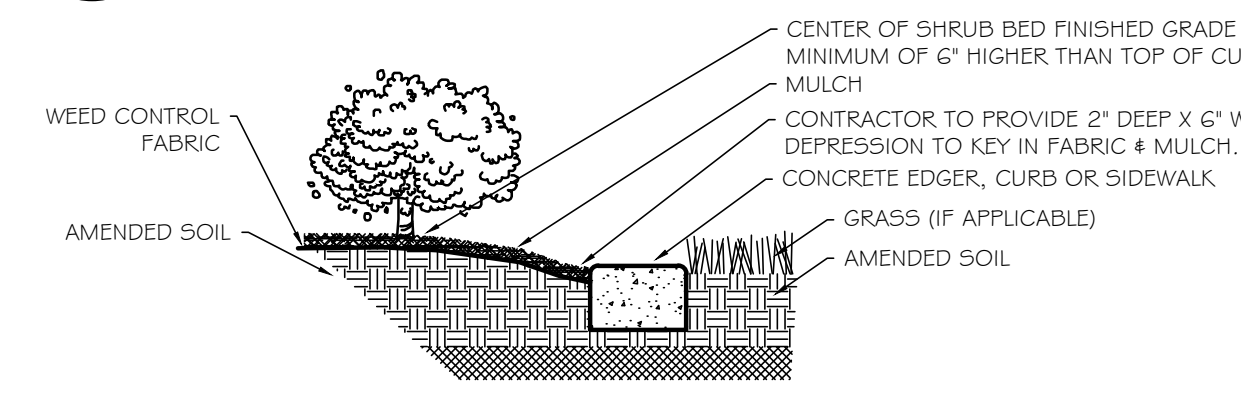
NOTES:  
1. PLANT GROWTH CHARACTERISTICS VARY DUE TO ENVIRONMENTAL CONDITIONS, THEREFORE A RANGE OF AVERAGE MATURE HEIGHTS ARE INDICATED.  
2. ALL LANDSCAPE AREAS TO BE WATERED WITH AN UNDERGROUND, PRESSURIZED IRRIGATION SYSTEM.

- PLANTING NOTES**
- CONTRACTOR SHALL VERIFY THE LOCATION AND ELEVATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.
  - ALL LANDSCAPING AND IRRIGATION TO CONFORM TO CURRENT ASSOCIATED LANDSCAPE CONTRACTORS OF COLORADO STANDARDS AND SPECIFICATIONS.
  - EQUAL PART MIXTURE OF ROUND-UP AND 2-4-D DILUTED AS PER MANUFACTURER'S RECOMMENDATIONS SHALL BE APPLIED TO ALL ACTIVELY GROWING WEEDS TWO WEEKS PRIOR TO ANY OPERATIONS.
  - ALL SHRUB BEDS AND LAWN AREAS TO RECEIVE SOIL AMENDMENT. SHRUB BEDS TO RECEIVE WEED FABRIC AND 3 INCH DEPTH OF MULCH.
  - AREAS TO BE PLANTED (AS PER DRAWINGS) TO RECEIVE SOIL AMENDMENT. REMOVE UNSATISFACTORY MATERIAL (INCLUDING ROAD BASE, ASPHALT, CONCRETE AND TRASH) AND REMOVE FROM SITE. ALL LANDSCAPE AREAS TO RECEIVE 6 YDS/1,000 S.F. SOIL AMENDMENT. SCARIFY ALL AREAS TO RECEIVE SOIL AMENDMENT TO A DEPTH OF 6". SOIL AMENDMENT IS TO BE INCORPORATED WITH FERTILIZER BY TILLING AT THE RATE OF 6 CUBIC YARDS/1,000 SF INTO ALL LAWN AND SHRUB AREAS.
  - SOIL IS TO BE COMPACTED TO 85% MODIFIED PROCTOR (WHEEL ROLL) TO MINIMIZE SETTLING. BEDS ARE TO BE FILLED TO A DEPTH OF 6" ABOVE ADJACENT EDGE OF CURB, SHAPED TO FORM MOUNDED PLANTING AREA. SHRUB BED TO BE FINISHED WITH A 4:1 SLOPE FROM 2" BELOW ADJACENT CONCRETE TO FINISH GRADE. SHRUB BEDS ADJACENT TO BUILDINGS ARE TO DRAIN AWAY FROM BUILDING.
  - WEED FABRIC IS TO BE 3.5 OZ. SPINBOND, PERMEABLE MATERIAL BY LANDMASTER, OR EQUAL. WEED FABRIC IS TO OVERLAP 6 INCHES AT SEAMS WITH NO GAPS AT EDGES. FABRIC IS TO BE PINNED IN PLACE WITH SOD STAPLE 5' ON CENTER AND IN ALL CORNERS.
  - SHRUBS AND TREES ARE TO BE SPACED AS SCALED FROM THE PLANTING PLAN.
  - MULCH FOR SHRUB BEDS SHALL BE 3/4" TAN GRANITE. MULCH SHALL BE FREE OF TRASH, STICKS, ROOTS OR OTHER DEBRIS.
  - DI-AMMONIUM PHOSPHATE (18-46-0) SHALL BE SUPPLIED IN QUANTITY NECESSARY TO APPLY 1 LB/1,000 SF TO ALL LAWN SEED AREAS.
  - LAWN AREAS ARE TO BE HYDROSEED WITH SPECIES AND RATES SHOWN ON THIS SHEET AND HYDROMULCHED WITH DYE TO ALLOW INSPECTION FOR COVERAGE. CONTRACTOR IS RESPONSIBLE FOR CLEANING ANY NON-LAWN SURFACES.
  - CONTRACTOR IS TO GUARANTEE ALL PLANT MATERIALS FOR A PERIOD OF ONE YEAR AFTER FINAL ACCEPTANCE OF WORK. CONTRACTOR IS TO MAINTAIN LAWN AREAS AFTER EACH AREA IS SEEDED AND CONTINUE FOR 30 DAYS OR UNTIL FINAL ACCEPTANCE, WHICHEVER IS LONGER.

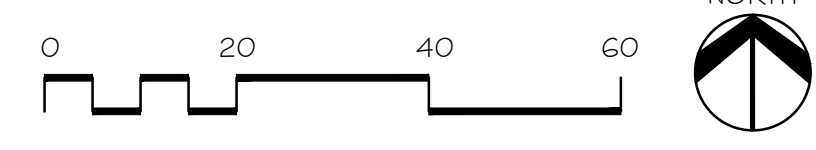
**NOTE:**  
STATE LAW REQUIRES THESE PLANS TO BE PREPARED AND STAMPED BY A LICENSED LANDSCAPE ARCHITECT. SUBSEQUENTLY, ANY CHANGES OR MODIFICATIONS TO THESE PLANS, INCLUDING BUT NOT LIMITED TO LANDSCAPE MATERIAL SUBSTITUTIONS AND/OR RELOCATIONS, MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION. FAILURE TO DO SO IS CONSIDERED A CRIMINAL OFFENSE PER CRS 12-45.



**A** SHRUB BED DETAIL  
NOT TO SCALE



NOTES: EDGER OCCURS WHERE INDICATED ON PLAN. ALL CURVES TO BE SMOOTH IN TRANSITION, ALL CORNERS TO BE SQUARE. TOP OF EDGER TO BE SAME AS ADJACENT FINISHED GRADE.



DRAWN BY MR  
CHECKED TC  
JOB NO. 0000  
DATE 03-23-2021  
REVISIONS

REDCLIFFS III  
FRUITA, CO

CLAVONNE, ROBERTS & ASSOCIATES, INC.  
LAND PLANNING AND  
LANDSCAPE ARCHITECTURE  
222 N. 7TH STREET  
GRAND JUNCTION, CO 81501  
970-241-0745 P  
970-241-0785 F  
www.clavonne.com

REDCLIFFS III

LANDSCAPE PLAN

SHEET NO.  
L-1