



Application Type: Final PUD Plan and Zoning

Application Name: Red Cliffs 3

Application Number: 2021-44

Location: 280 Clements Way

- Application sent out for review: 12/6/2021 due back by 12/27/2021
- Legal Notice –
 - Paper – 12/22/2021
 - Postcards – 12/17/2021
 - Sign – 12/16/2021
- Planning Commission: January 11, 2022
- City Council: February 15, 2022

Description:

This is a request for approval of a PUD subdivision for 8 lots over approximately 1.2 acres. The Preliminary PUD Plan was approved by Planning Commission on July 13, 2021 and by the City Council on August 3, 2021.

General:

1. It does appear that all the Planning & Development review comments from the Preliminary PUD Plan have been addressed. These are shown as responses to comments that were submitted with the Final PUD plan application.
2. How many irrigation shares are allocated with this project? These will need to be dedicated to the HOA with the final plat documents.
3. A Site Plan for Recording is required and will need to be recorded with the Plat and other documents.
4. Please use the attached City of Fruita's Exhibit B for the improvements cost estimates.
5. A Surveyors Certificate is required to be recorded with the Plat. Please coordinate with Staff prior. See Section 17.21.040 (B)(d) for guidance.

2021-44 Red Cliffs 3 Final PUD Plan Consolidated Review Comments

521 Drainage Authority

Below are my review comments for Red Cliffs Final PUD Plan.

Project will require a Mesa County MS4 Construction Stormwater Permit, application can be completed online at: <https://h9.maintstar.co/MesaCountyportal/#/>

Once application is received, associated permit fees will be assessed and invoiced to the applicant/responsible party.

Mesa County Stormwater Division acknowledges the Stormwater Management Plan that was in submittal package, however, this will not be reviewed until permit fees have been paid. Review comments for the Stormwater Management Plan and Site Map(s) will be provided back to the applicant, these must be revised/addressed in order for the Stormwater Management Plan to be approved.

Landowner(s) will need to complete a "Post-Construction Stormwater Control Measure Operations and Maintenance Agreement" for the permanent water quality detention pond that is proposed. This agreement needs to be signed and notarized. Agreement located at: <https://stormwater.mesacounty.us/forms/>

Project will need to provide a copy of its State Discharge Permit (CDPHE) to Mesa County Stormwater Division. If all the above requirements are met, then an MS4 Permit will be issued.

Grand Valley Drainage District

GVDD has no comment or objections.

Mesa County Engineering

Mesa County Development Engineering has no comments at this time on the proposed subdivision.

Mesa County Building Department

MCBD has no objections.

Ute Water

Red Cliffs 3 Final PUD Plan

- Move the gang box to be placed at the ROW just behind the sidewalk.

- Be mindful of the FH lateral and V, and the 45° bend on the main as to the location for the wet tap placement for the gang box.
- 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 homes 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.

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. All Current and future Xcel Energy facilities' must be granted easement.