



**PLANNING & DEVELOPMENT DEPARTMENT
STAFF REPORT
MAY 9, 2023**

Application #: 2023-11
Project Name: Adeles Acres Preliminary Plan
Application: Preliminary Plan
Representative: River City Consultants
Location: 1024 19 Road
Zone: Community Residential (CR)
Request: This is a request for approval of a Preliminary Plan application for the development of 48 single family lots over approximately 15.01 acres located in the Community Residential (CR) zone.

PROJECT DESCRIPTION:

This is a request for approval of a 48-lot subdivision over approximately 15.01 acres located southeast of the intersection of 19 and J 2/10 Road. The subject property was annexed (Ordinance 2022-19) and zoned (Ordinance 2022-20) in August 2022.

The proposed subdivision has primary access coming from the north along J 2/10 Road with an emergency access point from 19 Road. The proposed internal rights-of-ways (ROW) are designed to the city standards of 44 total feet of ROW with curb, gutter, and sidewalk. There is also a street stub to the south to allow for future development on the property to the south. Off-site ROW improvements will be required along J 2/10 Road and a Transportation Impact Fee collected at approval of a Building Permit will be required to be paid. This impact fee is then allocated to 19 Road Improvements in the near future. The City plans to utilize these impact fees to construct 19 Road improvements in a manner that is consistent with the City's circulation plan. The city intends that 19 Road improvements happen in larger phases as opposed to piecing together smaller development projects as applications get built out over a longer period of time.

Sanitary sewer service is proposed to be extended with this development. There are currently 20 irrigation water shares allocated to the subject property with plans to construct a pressurized irrigation system to serve the subdivision.

Surrounding land uses are primarily single family detached residential with some small-scale farming scattered nearby. This is typical of subdivisions built at the city's edge.



2022 AERIAL PHOTO



REVIEW OF APPLICABLE LAND USE CODE REQUIREMENTS:

PRELIMINARY PLAN (MAJOR SUBDIVISION)

Section 17.21.040 (A) states, Major Subdivisions are reviewed based on the following criteria:

1. **Conformance to the City of Fruita's Master Plan, Land Use Code, Design Criteria and Construction Specifications Manual and other city policies and regulations;**

Conformance to the City of Fruita's Master Plan (Comprehensive Plan):

Influenced by the community values expressed on page 2 of the Comprehensive Plan, the Plan Vision states, *“The City of Fruita values quality of place. It’s an inclusive city, with a small-town feel and vibrant downtown, surrounded by public lands. People love to live, work, and play in Fruita because the City facilitates community, safe neighborhoods, family-friendly events, and walking and biking. The City governs in a way that’s responsive to its citizens and prioritizes high-impact services and projects. Fruita fosters a fun and funky ambiance around the arts, agriculture, and recreation.”*

Community Values were built into the plan and some to keep in mind for residential development applications include the following:

- *Fruita is a place where you run into neighbors, friends, and acquaintances at local stores and restaurants, parks, and the community center. (Community Values, Page 2, Comprehensive Plan)*
- *Fruita is a community where people are invested and constantly work to make the community better. (Community Values, Page 2, Comprehensive Plan)*
- *Fruita is committed to a land use pattern and supporting policies that promote access to housing across the income spectrum of its residents. (Community Values, Page 2, Comprehensive Plan)*

Community Snapshot – *The Comprehensive Plan must suit the needs of the current Fruita community and remain relevant as the city changes and grows in the future. Thus, a thorough analysis of city and regional demographic and economic trends was conducted for this plan. This data-driven approach has informed many elements of this plan, from the future land use goals to economic development strategies and education policies. (Community Snapshot, Page 10, Comprehensive Plan).*

The City of Fruita’s Master Plan, Fruita In Motion: Plan Like a Local, encourages Efficient Development as one of its Plan Themes. The Plan Themes section is found in Chapter 1 (page 5) of the plan and states that, *“The City of Fruita encourages infill over sprawl and development within the existing city limits and Urban Growth Boundary (UGB). Efficient development reduces the demand for infrastructure and city services, supports community connectivity, and encourages a thriving downtown core.”* This subdivision is within the UGB and will meet the intents of creating a definitive city edge. An urban-rural edge defines Fruita as a freestanding community separate from Grand Junction. Undeveloped parcels within the edge are encouraged to develop at higher densities than beyond the edge where rural densities are desired.

Connectivity is another Plan Theme within Fruita’s Master Plan. This Plan Theme reads, *“It is easy for vehicles, cyclists, and pedestrians to get around Fruita and to visit local destinations. The City of Fruita offers safe, intuitive, and well connected on- and off-street trail networks for pedestrians and cyclists.”* Overall, the proposed subdivision meets the intents and purposes of the connectivity Plan Theme which is ultimately meant to create an overall development pattern that is positive for vehicular and pedestrian movement.

***Conformance to Land Use Code, Design Criteria and Construction Specifications
Manual and other city policies and regulations:***

The property is zoned Community Residential (CR). The purpose of the CR zone is to allow moderate density with a mix of housing types. The CR zone has a minimum lot size of 7,000 square feet for subdivisions with up to 6 dwelling units per acre, with a supported density of between 4-6 dwelling units per acre.

The subdivision is proposing an overall density of 3 dwelling units per acre; however, this includes a larger proportion of the property retaining the existing house on approximately 1.77 acres.

The internal streets meet the city's standards. As part of the development, the developer will be required to construct improvements along J 2/10 Road which include curb, gutter, sidewalk.

The city requires 1-1.5 irrigation water shares per irrigated acre. From the information submitted, it appears that the subject property has 20 shares. The application is proposing to construct a pressurized irrigation system to serve all the lots.

There are two (2) platted access locations and a permanent emergency access location to 19 Road.

With some changes, the proposed development can be in conformance with the city's Master Plan, Land Use Code, and all other city policies and regulations based on the more technical responses as expressed in the Consolidated Review Comments included with the Staff Report.

Review comments from the City Engineer, Planning & Development Department, Ute Water, Grand Valley Power (GVP), Grand Valley Drainage District (GVDD), Lower Valley Fire District (LVFD) and others address technical issues within the development and are attached with this Staff Report. If these issues are adequately resolved with the Final Plat application, then this criterion can be met.

2. Compatibility with the area around the subject property in accordance with Section 17.05.080 (C);

The City seeks to provide a fair and consistent manner in which to consider compatibility within the overall context of the Fruita Comprehensive Plan, existing adjacent land uses, applicable zoning district requirements, and other city codes and regulations. Section 17.05.080 (C) of the Code states that 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 primary use surrounding the subject property is single-family detached residential with some secondary small-scale farming nearby. Mesa County allows for residential development nearby. Both Mesa County and the City of Fruita support residential developments in this area. This criterion has been met.

3. Adequate provision of all required services and facilities (roads, bicycle and pedestrian facilities, parks, police protection, fire protection, domestic water, wastewater services, irrigation water, storm drainage facilities, etc.);

It appears that most required services and facilities are available to the subject property and the proposed subdivision. The subdivision is required to extend sanitary sewer to the subject property from 19 Road north.

The irrigation water shares document shows 20 shares, this should be adequate to serve the irrigation needs of the proposed subdivision in accordance with the Land Use Code. It should be noted that private irrigation systems are owned, operated, and maintained by the HOA. In the design and development stage, the City of Fruita is involved to ensure the system will work and that there are adequate water shares.

More technical details pertaining to the roads, drainage facilities, domestic water systems are contained in the review comments. All review agencies have had an opportunity to comment on this application and continued coordination will take place as the application continues to move forward.

If all review comments and issues identified in this Staff Report are adequately resolved with the Final Plat application, this criterion can be met.

4. Preservation of natural features and adequate environmental protection; and

There doesn't seem to be any elements of the subject property that are in need of preservation at this time.

Any stormwater management issues must be addressed and sedimentation, weed, and dust controls will be required as part of the construction process.

This criterion can be met.

5. Ability to resolve all comments and recommendations from reviewers without a significant redesign of the proposed development.

Although some redesign will be necessary in order to meet the minimum requirements of the Land Use Code and other city regulations, it does not appear that resolving concerns necessarily leads to a significant redesign of the development that would require another Preliminary Plan review.

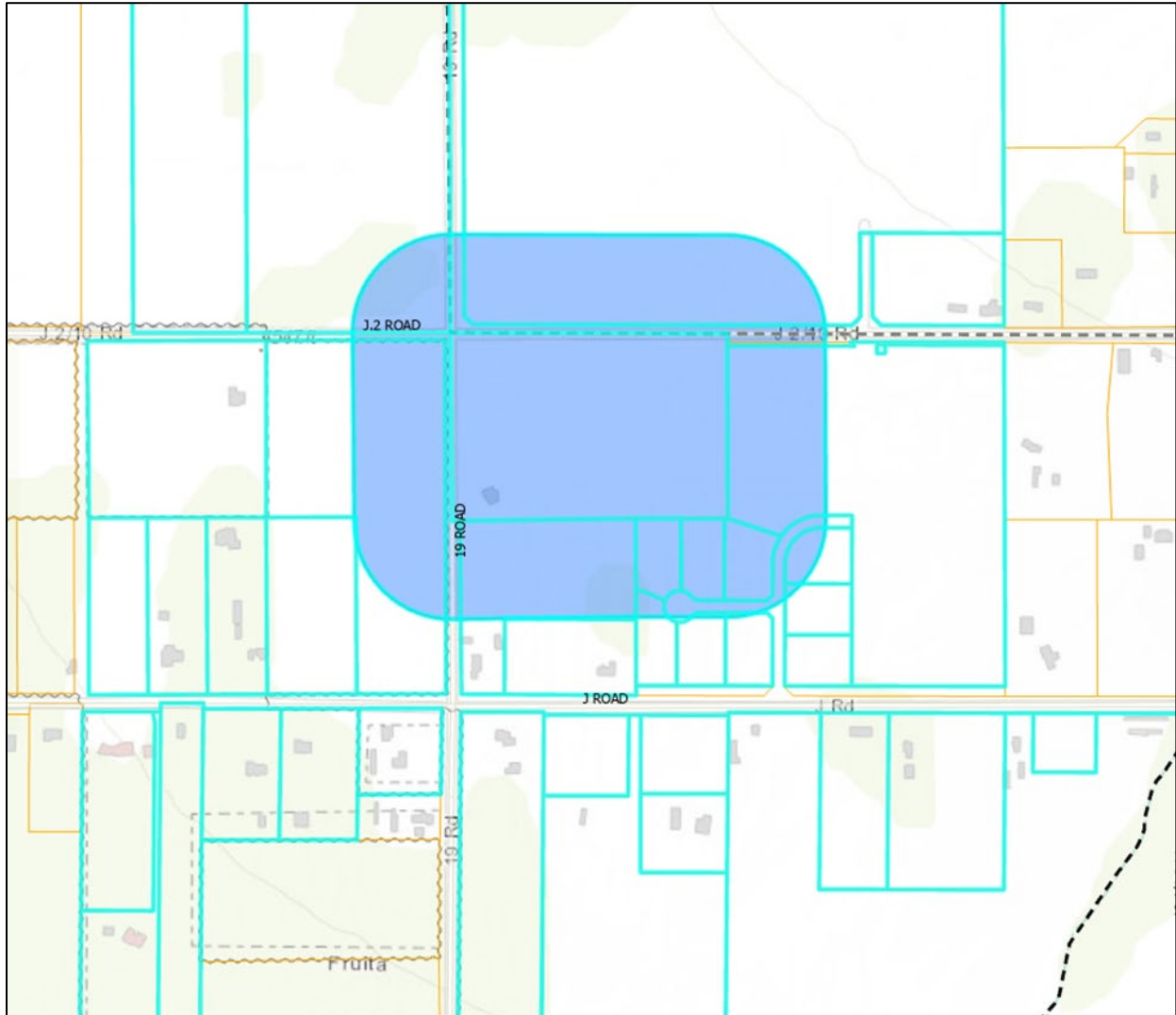
As mentioned before, review comments from the City Engineer, Planning & Development Department, Ute Water, Grand Valley Power (GVP), Grand Valley Drainage District (GVDD), Lower Valley Fire District (LVFD) and others address technical issues within the development and are attached with this Staff Report. If these issues are adequately resolved with the Final Plat application, then this criterion can be met.

Based on this information, the approval criteria that must be considered for Preliminary Plan applications either have been met or can be met if all review comments and issues identified in this Staff Report are adequately resolved with the Final Plat application.

LEGAL NOTICE:

Legal Notice (minimum of 15 days prior to Planning Commission)	
April 19, 2023 (20 days prior)	Post Cards [17.07.040 (E)(1)(d)]
April 12, 2023 (27 days prior)	Sign Posting [17.07.040 (E)(1)(c)]
April 19, 2023 (20 days prior)	Legal Ad [17.07.040 (E)(1)(a)]





REVIEW COMMENTS:

All review comments received are included with this Staff Report. All review comments must be adequately resolved with the Final Plat application.

PUBLIC COMMENTS:

No written public comments been received at this time.

It should be noted that the Land Use Code requires a neighborhood meeting to be held by the applicant in accordance with Section 17.07.040 (D). The applicant held a neighborhood meeting on December 7, 2022. The meeting notes are provided in the application materials.

STAFF RECOMMENDATION:

Staff recommends approval of application 2023-11, Adeles Acres Preliminary Plan, with the condition that all review comments and all issues identified in the Staff Report are adequately resolved with the Final Plat application.

PLANNING COMMISSION SUGGESTED MOTION:

Mr. Chair, I move we (approve/deny) application 2023-11, the Adeles Acres Preliminary Plan to the City Council with the condition that all review comments and all issues identified in the Staff Report be adequately resolved with the Final Plat application.

FRUITA PLANNING COMMISSION: May 9, 2023

FRUITA CITY COUNCIL: June 6, 2023



Application Type: Preliminary Plan
Application Name: Adeles Acres Subdivision
Application Number: 2023-11
Location: 1024 19 Road

- Application sent out for review: March 20, 2023
- Legal Notice –
 - Paper – 4/19/2023
 - Postcards – 4/19/2023
 - Sign – 4/12/2023
- Planning Commission: May 9, 2023
- City Council: June 6, 2023

Description:

This is a request for approval of a preliminary plan application to create a 48-lot subdivision over approximately 15 acres located at the southeast corner of 19 Road and J 2/10 Road.

General:

1. Access to Lot 48 should now come from Isla Street, interior to the subdivision.
2. Highway 6 & 50 sewer recapture (reception #2898098) applies to this development application.
 - a. Each platted lot will be required to pay \$2,000 toward this recapture at the time of Building Permit submission.
3. Residential Design Standards require either a street connection or trail connection for every 300-600 linear feet.
 - a. Provide a trail connection on the north. Between Lots 11 and 12 may be a good place to add this with an ADA ramp alignment with the Lot 18 intersection.
 - b. This must be placed in a Tract dedicated to the HOA.
 - c. Must be at least 16 feet wide with a trail surface of at least 8 feet and landscaping on both sides.
4. The existing telecommunications tower on the northwest corner needs to be removed.
5. The water shares document represents 20 shares, please provide a headgate report showing these shares being allocated to the subject property.
6. The Land Use Code states that Community Residential development be between 4-6 dwelling units per acre. The application is proposing less than the minimum supported. The plans show retaining 1.77 acres for the existing house on the northwest corner. Staff

recommends the development increase the density closer to the minimum of 4 dwelling units per acre.

Plat

1. Provide a 14-foot multi-purpose easement along 19 Road and J 2/10 Road.
2. Looks like the subdivision title is spelled “Adaeles” and should be “Adeles”
3. There are references to the Mesa County Land Development Code, these references should be removed.

****Responses to comments must be shown with redlines so the comments addressed can be identified by Staff. This applies to responses to comments where the plan set is to be revised. Revision dates must also be placed on any revised plans. To ensure a timely review of your responses to comments, please redline the construction drawings with any changes from the original plans submitted. Also, you must include a revision date on all your plans to ensure the correct plans are being reviewed. If this is not done, the review of your resubmittal may be delayed.**

CITY OF FRUITA

CITY ENGINEER & PUBLIC WORKS REVIEW SHEET

PROJECT: Adele' Acres

Petitioner: 1024 19 Road, LLC
River City Consultants

Reviewer: Sam Atkins

Date: April 26, 2023

REVIEW TYPE: ☐ Minor Subdivision ☒ Major Subdivision - Final Plan/Plat
(Check One) ☐ Lot Line Adjustment ☐ Final Plat
☐ Site Design Review ☐ Conditional Use Permit
☐ Other:

REVIEW COMMENTS

1. **General:** This application is for a 15.01-acre subdivision located at 1024 19 Road comprised of 48 single family lots.

Review Comments

2. **Plat:**
 - a. Drainage and irrigation easements should be a minimum of 10-ft in width and shall not be split by a lot line.
 - b. Add a 14-ft MPE along the frontage of lots along J.2 Road and 19 Road.
 - c. There does not appear to be a sewer easement through Tract A. Add an easement to the City if this is a public sewer.
 - d. Ensure that the ROW fillet at 19 Rd. and J.2 rd. is big enough to accommodate a large flowline radius and the resulting ramp (35' is specified for this type of intersection).
 - e. There are several references to Mesa County which should be the City of Fruita that show up on page 1.
 - f. The irrigation easement on Lot 4 has a dimension of 42' in length but it is not the full length of what is drawn. Verify the dimension.
 - g. Add a sanitary sewer/drainage easement through Tract A.
3. **Site Plan:**
 - a. Half street road improvements will be required on J.2 Road as it will be the only access to the site.
 - b. There are a bunch of dimension labels along the top of lot 34.
 - c. There are both 10-ft and 6-foot v-pans within the site. What is the reason? If 10 is to be used, what are the vertical dimensions?
 - d. Provide a ramp on the opposite side of tee intersections so there is a way to cross at each intersection without having to go all the way around.
4. **Composite Site Plan:**
 - a. What is the shading on the curb, gutter and sidewalk near lots 3, 18, 25, 26, 33 & 36?

CITY OF FRUITA

CITY ENGINEER & PUBLIC WORKS REVIEW SHEET

- b. I did not see where the streetlights were called out. There is one on sheet C49.
- c.

5. Utility Composite Plan:

- a. Sewer for this property is to connect to the trunk line in 19 Road. The sewer is on the west side of 19 Road at Iron Wheel Subdivision.
- b. Will the manhole at 19 and J 2/10 Road for irrigation going to end up in a curb ramp when constructed? If so, we would want to relocate the manhole elsewhere by extending the pipe.
- c. Call out storm drains through Tract A as private, no City maintenance.

6. Drainage Report/Grading:

- a. Where in the SWMM does it use a 1-hour storm?
- b. What drainage basin area was used for the storm drain in J Road. It should be for more than just the project drainage.
- c. What is the capacity of the receiving facility. It has been our policy that if there is a GVDD facility that is receiving the discharge from development that the facility needs to be checked for capacity. If it does not have the capacity, then the project needs to release at 50% of historic rate.
- d. The maximum top of concrete elevations are such that driveways will be too steep. Fruita has a maximum driveway grade of 10%. Checking Lot 42 for example, with a Max ToC 4552.71, the 2 front corners are 4548.08 and 4548.47 giving driveway grades of 17.0% and 18.5%. All the TOC elevations should be reviewed and adjusted accordingly.
- e. Corner elevations might suggest the back of the ramp would exceed a 2% cross-slope in some locations. Assuming a square intersection, the maximum elevation difference on a location intersection would be 0.42 ft to keep a straight grade of 2%. I think in cases where those dimensions are greater (both ramps at Isla/Ava) there should be a note added that says the ramp will need to be warped to meet ADA or something like that. I would probably want that information on the plan and profile sheets for the streets and not necessarily on the grading plan because they will build from the profiles.

7. Sanitary Sewer Profiles:

- a. Sewer is to go down 19 Road for this parcel. The sewer from J.2 Road to J Road to be sized at a 12-inch line and from J Road to Iron Wheel Subdivision as a 15-inch line.
- b. Add a manhole to SS Line F as the 459.45' exceeds our maximum length between manholes.
- c. Add all existing utilities to SD Line N. There has to be at least gas out there. Call out waterline size in profile. Does Ute Water not know the size?
- d. Sewer should be extended to the north boundary of the property.
- e. A recapture would be available for sewer constructed from where you connect to the south end of your project.

CITY OF FRUITA

CITY ENGINEER & PUBLIC WORKS REVIEW SHEET

8. Storm Drain Plan & Profile/J Rd.

- a. Add road edges, utilities, etc. I would think there is a gas line and power at a minimum. The indication is there is an existing waterline but no size is given. I would think Ute Water could provide that information.
- b. 450' max spacing on storm drains between manholes.

9. Irrigation Plan:

- a. Where are the details for the pumphouse and vault?

10. Traffic Study:

- a. This new traffic study suggests there is a requirement for a northbound right turn lane to J 2/10 Road. This was not a requirement for previous developments and therefore must be generated based on the need of this project. This project should pay for the construction of this auxiliary lane as the city has a project in the future to construct improvements to 19 Road and constructing this lane now would negatively affect the future project.

RECOMMENDATION:

The Engineering and Public Works Departments recommends approval of this Site Plan upon the satisfactory resolution of the items cited above.

ADELES ACRES SUBDIVISION
COSOLIDATED REVIEW COMMENTS

5.1.2023

GVP Comments

1. The project is in the Grand Valley Power (GVP) service area.
 2. This review does not start the design process with GVP. Please make an application for service by calling 242-0040 to start the design process, a cost estimate will be prepared. An engineering deposit may be required.
 3. 3-phase power is available for this project, along the west side of 19 Road.
 4. Need GVP electric layout on FINAL Utility Composite Plan. Showing the locations of street lights, transformers, junction boxes, road crossings (number of conduits, type, size, depth & length), and any other needed equipment.
 5. For new projects, some electrical equipment (transformers, metering, etc.) may have an ordering lead time exceeding twelve months. Please plan accordingly.
 6. Need 14' Multi-Purpose Easement along all Roads and streets.
 7. No trees are to be planted over the utility portion of the Multi-Purpose Easement.
 8. Any Utility / Multi-Purpose Easement that is also used for landscaping will need to have underground power lines buried in a duct system.
 9. Irrigation and drainage lines should not be in the utility portion of the Multi-Purpose Easement.
 10. Any relocation of existing overhead power lines, poles, guy/anchors, underground lines, transformers, or any other Grand Valley Power equipment is at the developer's expense.
- No further comment.

Grand Valley Drainage District

GVDD has reviewed the project and spoken to the Engineer. We understand that the storm water from this development and the subdivision on the west side of 19 Rd will be using new storm water drains in 19 Rd, J Rd that will include replacement of portions of the Coup Drain with 18" RCP to handle the historic drainage and the new MS4 water. Under this scenario the District has no objection.

Lower Valley Fire District

LVFD would like for the hydrant at lot 15-16 be relocated to the main entrance off J2/10 Northwest corner. Hydrant at lots 9-10 be re located to southeast corner of AVA and Isla on the corner of Lot 18. Hydrant between lots 21-22 needs to be moved to corner of Marley and Isla southwest corner of lot 21. Hydrant between lots 31-30 needs to be relocated to corner of Lily and Marley southeast corner of lot 30. Hydrants will follow IFC 2018 Appendix C Table 102.1. Fire flow will follow Appendix B table 105.1 1000 GPM with a 20 psi residual pressure.

Road ways along with CUL-DE-SAC will follow IFC 2018 Appendix D D103.1. Subdivision will follow 2018 Appendix D section D107.1

Mesa County Regional Transportation Planning Office

RTPO does not have major concerns. The sidewalk connection to 19 Rd and the stub street is appreciated to allow for future connectivity to adjacent properties as development continues in the area. It is interesting to note that the numbers from the RTPO Travel Demand Model show a decrease between 2019 and 2045, this is likely due to the model's anticipation of improvements to 18 ½ Rd/Freemont Street by the horizon year of 2045.

Ute Water

Comments submitted via redline drawings from construction plans submitted. Comments given to the applicant's representative, River City Consultants.

Mesa County Stormwater

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

Permit Fees will be assessed once application is received. Please note that "Review Fee" must be paid before Stormwater Management Plan and Site Map(s) can be reviewed.

SWMP in initial submittal is acknowledged and will be reviewed once permit application is completed and 'review fee' is paid.

This project meets the criteria of "New Development", therefore permanent Water Quality is required. Please complete a "Post-Construction Stormwater Control Measure Operations and Maintenance" Agreement. Project will need to provide a copy of its State Discharge Permit (CDPHE) to Mesa County Stormwater Division.



Project Narrative

Name: Adeles Acres Subdivision

Application: Subdivision

March 16, 2023

Project Information

Applicant:	1024 19 Rd LLC - Owner
Representative:	Courtney Patch – River City Consultants, Inc.
Location:	1024 19 Road, Fruita, Colorado 81521
Parcel No:	2697-153-00-181
Zoning:	Community Residential (CR) within the City of Fruita

Project Description:

The proposed project site is located at the southeast corner of the intersection of 19 Road and J.2 Road in Fruita, Colorado. The current project address is 1024 19 Road, Fruita, CO 81521 (Parcel No. 2697-153-00-181). In more legal terms, the project site is in the north half of the SW ¼ of the SW ¼ of Section 15, Township 1 North, Range 2 West of the Ute Meridian, Mesa County, Colorado.

The proposed project parcel is occupied by a single residence and shows signs of recent livestock activities. Onsite structures include fencing, small sheds, a garage, a house, and a tall cell phone tower near the northwest corner of the property.

The project parcel is approximately 15.01 acres of agricultural use consisting of livestock activities and crop cultivation with a single-family residence present. This parcel is being subdivided into 48 single-family residential lots, with supporting right-of-way (ROW), Homeowner's Association Tracts, and easements for utility and access agreements. The project parcel is bounded on the west by 19 Road, on the North by J.2 Road, on the east and southeast by the Palmer Subdivision, and on the south by Parcel No. 2697-153-01-001.

Neighborhood Meeting:

A neighborhood meeting was held on December 16th, 2023, virtually via Zoom at 5:30pm pm. The minutes, attendance sheets and exhibits that were presented at the meeting are included with this submittal. Overall, the project was favorably accepted by the public that attended the meeting.

Preliminary Plan

Project compliance with, compatibility with and impacts on:

Adopted plans and policies

The project meets the intent of the Fruita Land Use Code, as well as the requirements of the City of Fruita 2020 Comprehensive Plan.

Land use in surrounding area including parks and open space

The surrounding area contains a mix of uses, including single family residential and agricultural uses. The proposed project site is zoned Agricultural, along with the parcels located directly to the north, west, south, and northwest. The Palmer Subdivision is located directly to the east and southeast and is zoned Residential.

Site access and traffic patterns

Access to the project site will be from the south side of J.2 Road at the proposed entrance for the development (proposed Lily Street). Currently, J.2 Road is a two-way gravel road east of 19 Road, and a two-lane paved road west of 19 Road. 19 Road is a two-way paved road with gravel shoulders.

Availability of utilities

All utilities are available and will be extended into the subdivision.

Special or unusual demands on utilities

The proposed project will not cause any special or unusual demands on utilities. The infrastructure is in place to support the subdivision.

Effects on public facilities and services

There should be minimal impact to the provision of police and fire protection services and other municipal services with this subdivision.

Site soils and geology

A geologic hazards and geotechnical investigation was performed on the site by Huddleston-Berry Engineering and Testing in January 2023. The site is suitable for the proposed development.

Natural areas

Existing vegetation at the proposed project site consists of desert shrubs and brushes in fair condition (~50% cover), along with several cottonwoods and other deciduous trees dispersed across the property. The existing residence has landscaping and a grass lawn around the house. The property is approximately split into thirds by existing wood and wire fencing. The eastern third of the property appears to be undeveloped rangeland with natural desert vegetation. The western third has a large cell phone tower to be removed, a residence, several sheds, and mostly bare ground. The middle-third of the property shows signs of livestock activities and/or horse boarding.

Web Soil Survey obtained from the NRCS web site shows soils present at the site consist entirely of Fruitland sandy clay loam (0-2% slopes). Fruitland sandy clay loam is classified as Hydrologic Soil Group B. Group B soils have slower infiltration rates than Group A soils, and higher infiltration rates than Group C and Group D soils.

Existing Drainage

Earthen berms and private irrigation ditches border the project parcel on the north, east, and parts of the southern boundary. These existing features act as drainage boundaries keeping offsite runoff from entering the proposed project parcel and maintaining historic drainage patterns.

A roadside swale on the east side of the 19 Road corridor carries local runoff to the south along the western boundary of the project parcel. Runoff generated from the project area travels from east-to-west and ultimately discharges at the southwest corner of the parcel into the roadside swale. The swale drains south within the 19 Road corridor to an existing irrigation structure at the northeast corner of the J Road & 19 Road intersection. From there, flows are conveyed west and collected into the Grand Valley Drainage District's (GVDD) Coup Drain.

The proposed development is entirely within the 117 Major Drainage Basin in Mesa County, CO. The 117 Major Drainage Basin flows to the Colorado River, approximately 1.5 miles south of the site.

Proposed Drainage

The proposed project will include lot grading, vertical curb and gutter, back lot drainage, storm drain, and a detention pond with outlet structure. Runoff from the developed areas will sheet flow to the curb and gutter sections of the proposed road or to the back-lot v-pans. From there, runoff will be directed to storm drain inlets where it will be collected and conveyed through the site to the stormwater pond at the western end of the development.

The proposed detention pond is a permanent stormwater solution designed to adequately provide water quality and stormwater detention measures for the Adeles Acres Subdivision. The pond is positioned within HOA Tract A of the development. The pond has been designed to hold the required water quality capture volume (WQCV), while providing detention storage for excess runoff during the 10-year and 100-year storm events

December 7, 2022
Neighborhood Meeting Notes
Adele's Acres Subdivision
1024 19 Rd LLC

In attendance was the property owner Darrell Cordova, River City Consultant employee Courtney Patch, and 2 neighbors joined the call.

The meeting was started at 5:30pm via zoom. The group waited approximately 10 minutes before starting the presentation to allow time for callers to join. Courtney started the presentation by describing the project proposal to subdivide the property into 48 single-family residential lots. She showed several maps including a Location Map, Urban Growth Boundary and Zoning Map, Future Land Use Designation Map, Fruita's Future Land Use Map, and the Fruita Comprehensive Master Plan. The proposed site plan for the subdivision was also presented. All maps listed are attached to the neighborhood meeting notes for the subdivision application submittal. Courtney gave a brief description of the process moving forward and that it is an administrative process per Fruita's Land Development Code.

Project information given in presentation:

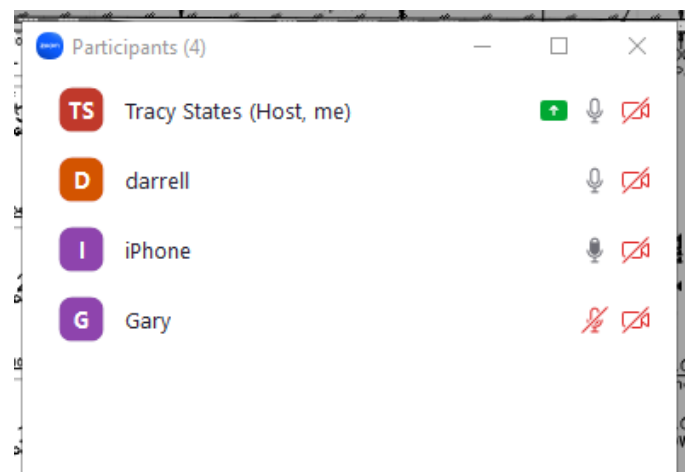
This is a request for a major subdivision of the property located at 1024 19 Rd, Fruita, CO. The property was annexed into the city limits in the summer of 2022. The proposal includes subdividing the existing 15.1 acres into 48 single family residential lots. The existing home in the southwest corner will remain on a single lot included in the proposed 48. The current zoning is Community Residential (4-8 DU/Acre). The property is approximately 15.1 acres which would allow for a range of 60-120 dwelling units. Our proposal includes a density of 3.18 which has been discussed and approved to move forward with by the city of Fruita.

The meeting was then opened for public comments and questions.

The public had no questions.

The meeting was adjourned at 5:50 pm.

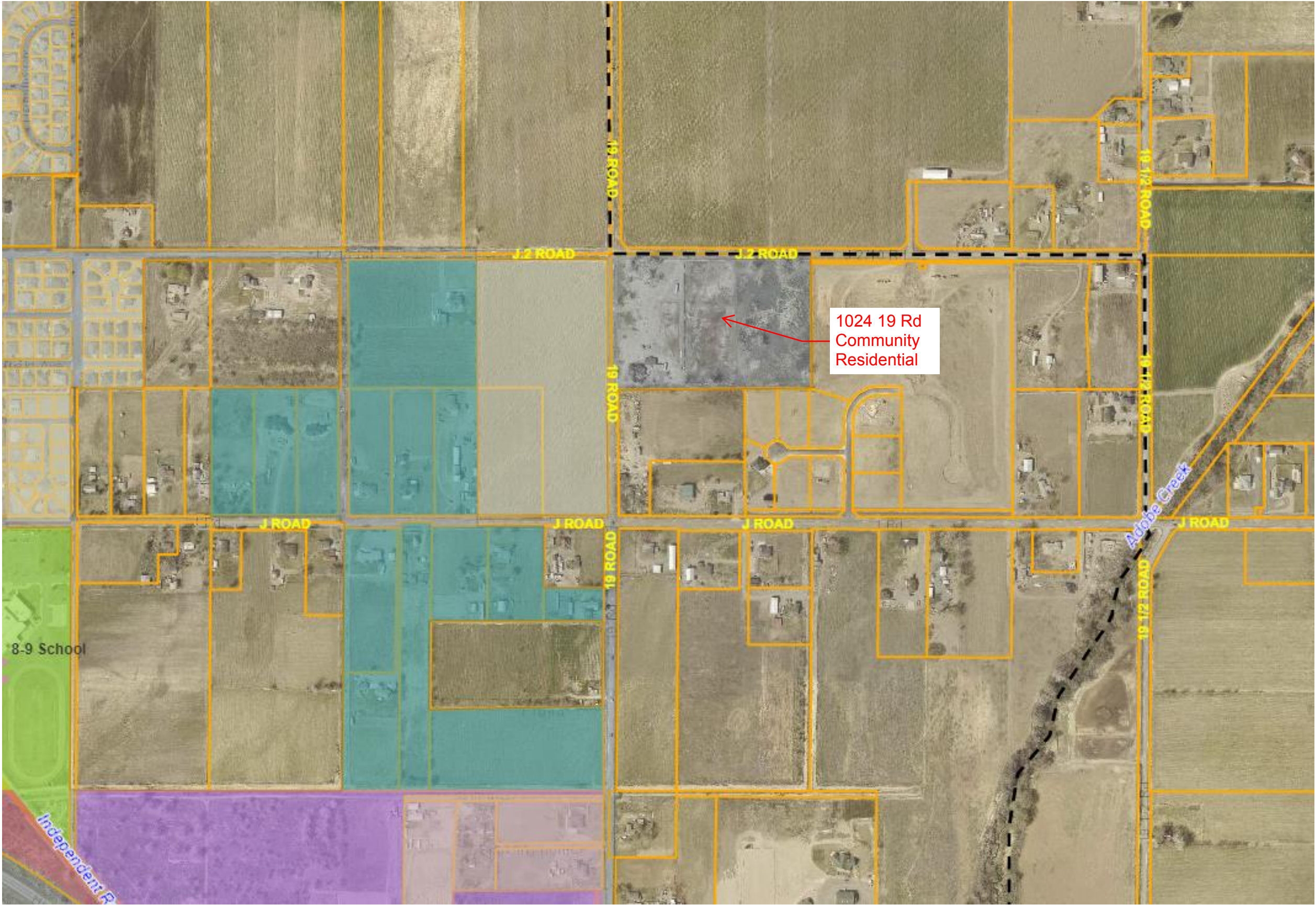
Screenshot of those who attended the Zoom call:



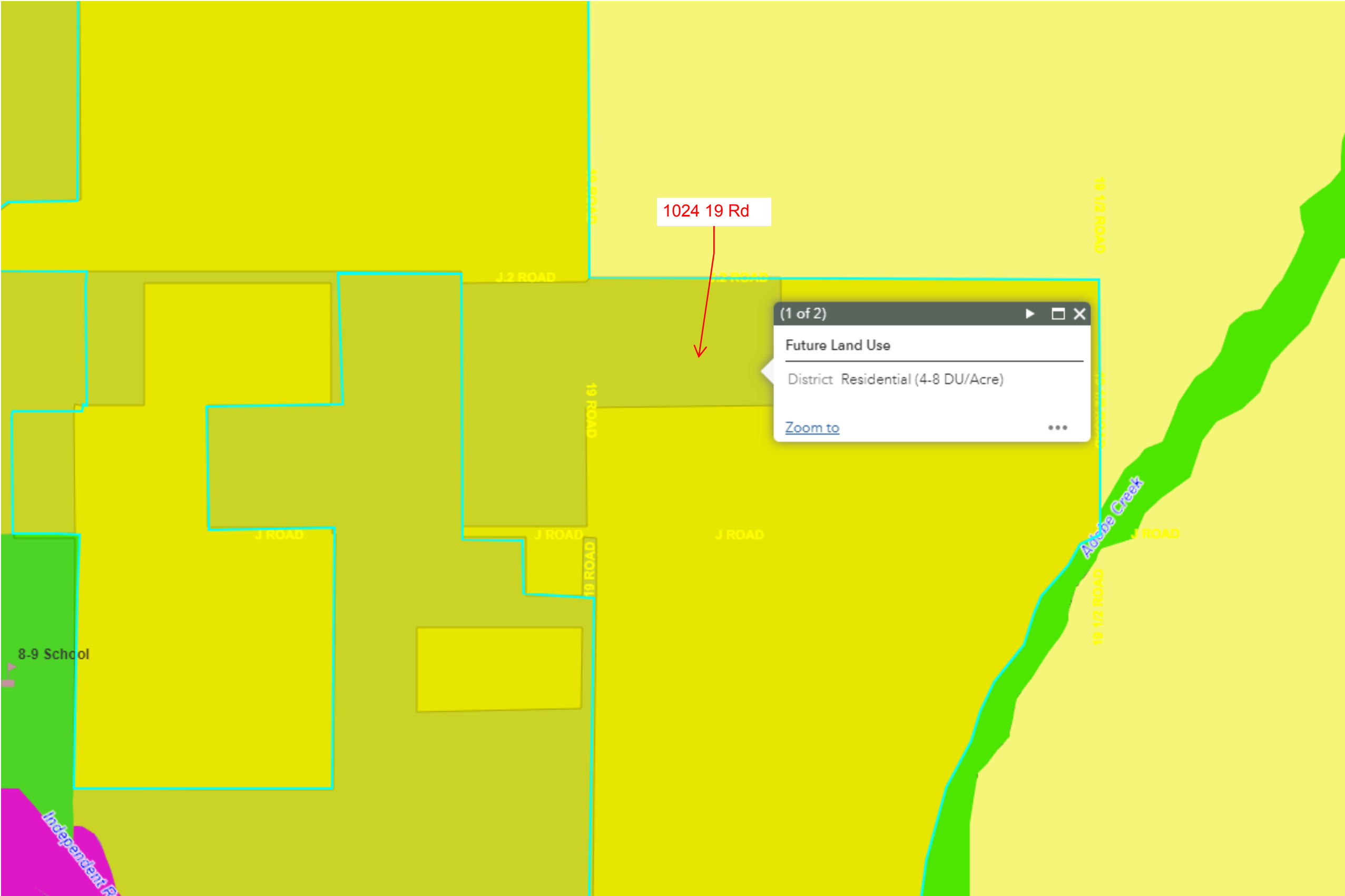
Location Map



Urban Growth Boundary & Zoning

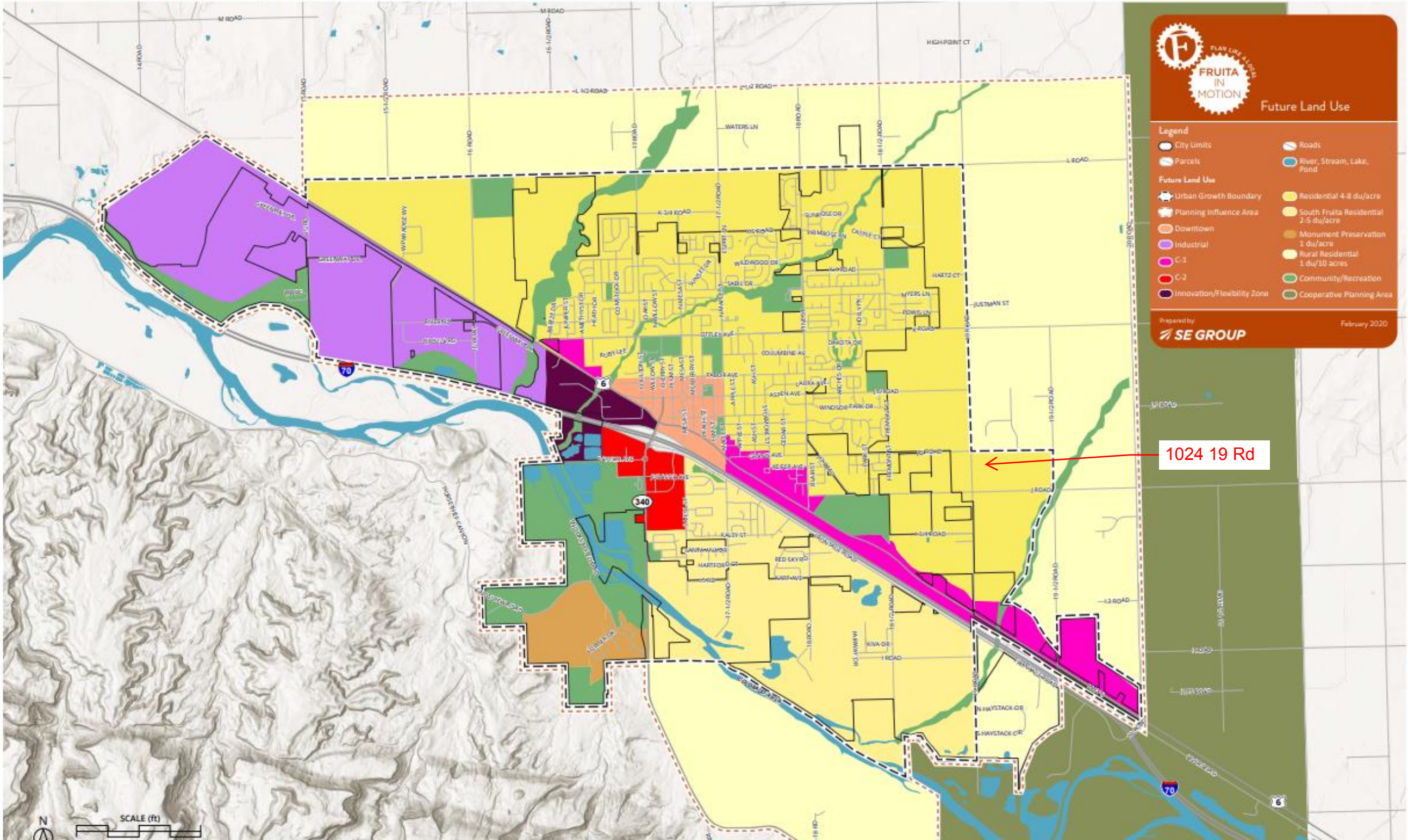


Future Land Use Designation



Fruita Future Land Use Map

MAP 8. FUTURE LAND USE MAP (FLUM)



Fruita Comprehensive Master Plan

RESIDENTIAL 4-8

The Residential 4-8 land use category is intended for undeveloped areas where public infrastructure and services are available and proximal. This land use is also recommended for developed or semi-developed areas that are built out at a minimum of 2 units/acre. In areas that are currently built out at below the minimum density of this zone, it is expected that the minimum density (4 units/acre) is achieved when redevelopment occurs. This plan recognizes that many already-developed areas will remain in their current form for decades to come. However, there are still redevelopment opportunities throughout the city. In areas designated as Residential 4-8, there should be a clear and easily recognized pattern with a regular order to the lots and a recognizable geometry to the spaces between buildings. Innovative neighborhood designs in this land use category are encouraged. Neighborhoods in this area can be developed up to 8 units/acre in order to incentivize developers to provide amenities such as parks and trail connections and different types of housing. Rather than a complex bonus density program to get up to the maximum allowed density, the new Land Use Code should outline the requirements so that up to 8 units/acre can be done as a use-by-right.

TYPICAL FRUITA BLOCK

DENSITY - APPROX. 5 DU/AC

LOT SIZES - 7,500 - 10,000 SF

PRODUCT - SINGLE-FAMILY DETACHED HOMES

GARAGE - SOME ATTACHED; SOME DETACHED

This view is modeled after a typical block in Fruita. Fruita's traditional neighborhoods have very modest homes, typically around 1,000 square feet. Some blocks have alleys and some do not. This example shows an alley. Even when an alley is present, the majority of homes have driveways. Some garages are attached and some are detached, behind the home.



A typical block in Fruita (source: Google Earth)

(NUMBER)

37660

(SHARES)

-20-

INCORPORATED UNDER THE LAWS OF THE STATE OF COLORADO

THE GRAND VALLEY IRRIGATION COMPANY

THE SAID SHARES OF THIS COMPANY ARE ASSESSABLE UNDER ITS BY-LAWS, BY THE BOARD OF DIRECTORS
CAPITAL STOCK, \$240,000 - 48,000 SHARES, \$5.00 EACH

This Certifies that

1024 19 RD LLC

is the owner of _____
Shares of the Capital Stock of

Twenty

THE GRAND VALLEY IRRIGATION COMPANY, Full Paid and Assessable

transferable only on the books of the Corporation by the holder hereof in person or by Attorney upon surrender of this Certificate properly endorsed

IN WITNESS WHEREOF, the said Corporation has caused this Certificate to be signed by its duly authorized officers and its Corporate Seal to be hereunto affixed

this 20th day of January, A.D. 2022

Shirley Mueller
SECRETARY

Robert Rasmussen
PRESIDENT



11. Summary and Recommendations

- The proposed Project will increase the traffic volumes of the roadway network by 41 AM trips, 53 PM trips, and 529 ADT.
- A northbound to westbound deceleration lane is warranted by both County and TEDS warrant thresholds however, the Project does not contribute any traffic to this movement.
- A northbound to eastbound deceleration lane is warranted per MCDS but not per TEDS. The LOS of the intersection is adequate, and APEX is not recommending construction of an auxiliary lane for this movement.
- All sight distance requirements are met.
- The Project will have minimal impact on the surrounding roadway network.
- The Project will improve J 2/10 Road east of 18 Road.



2697-164-00-132
Zone: AFT
COMPTON ROY C
Acreage: 22.070

2697-164-00-050
Zone: AFT
M & D ENTERPRISES LLC
Acreage: 13.909

2697-153-13-013
Zone: URR
Palmer Subdivision Homeowners Association Inc.
Acreage: 0.143

UTILITY PROVIDERS

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

ZONING SUMMARY

Zoning: CR
Min Lot Size: 7,000 SQ FT
Min Lot Width: N/A
Min Lot Frontage: 20 FT
Min Setbacks
Front: 20 FT*
Rear: 15 FT
Side: 5 FT
Max Height (Building): 35 FT
Max Height (Stories): N/A
Max Lot Coverage: 60%
Max Building Size: N/A

*25 feet for the garage portion
of a principle structure and 20
feet for the remainder of the
principle structure.

2697-153-13-009
Zone: URR
M & D ENTERPRISES LLC
Acreage: 21.682

NOTES:

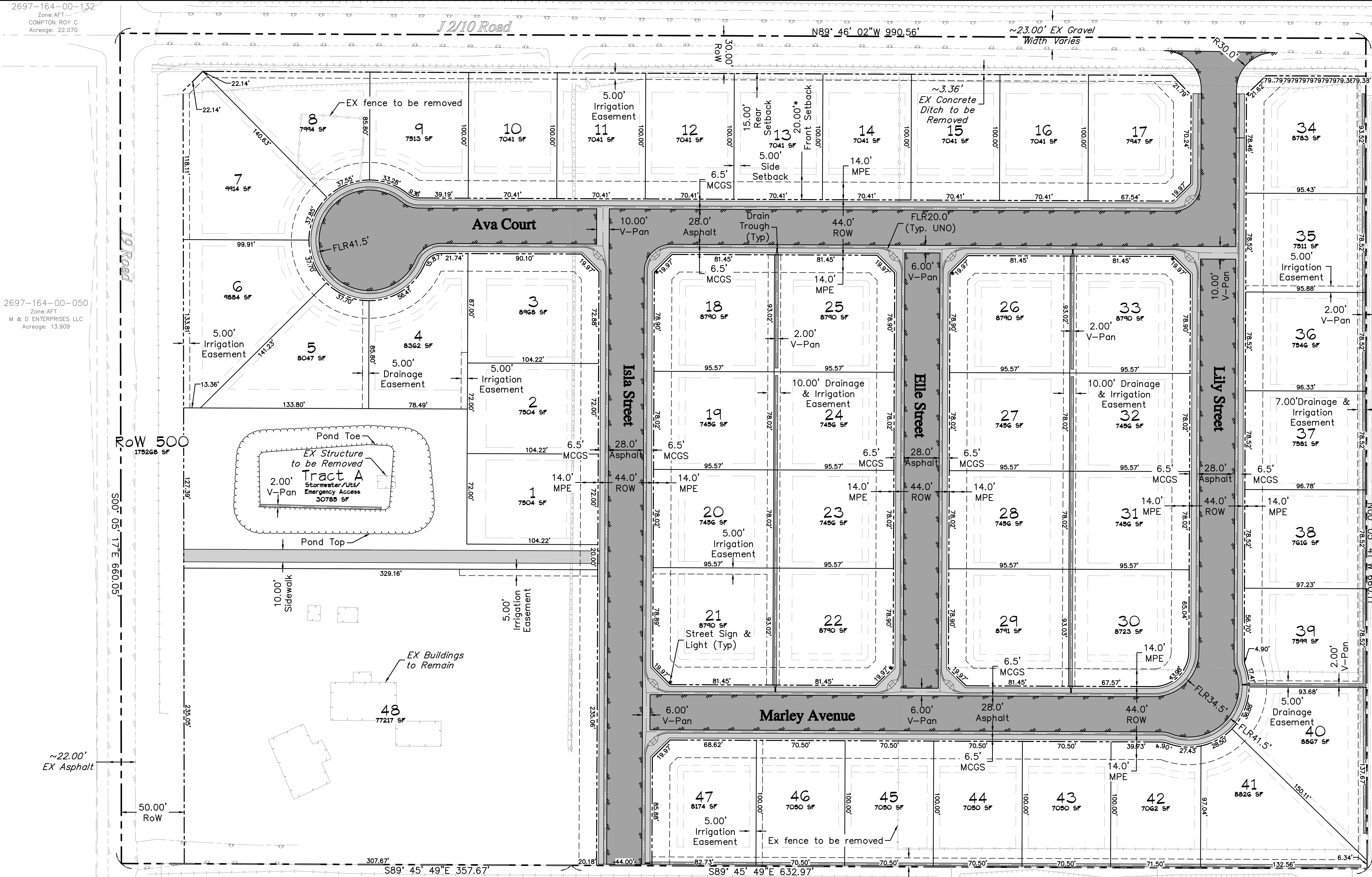
- Adjacent parcel lines are taken from the Mesa County GIS Website and are shown for reference only.
- This project is not affected by any previously mapped floodplain as shown on FEMA FIRM Map 08077C0439F.
- The legend and a list of abbreviations can be found on sheet C3.

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



SITE BREAKDOWN

Lots (48)	10.280 ac	68.49 %
Tract A (Stormwater)	0.707 ac	4.71 %
Right of Way (500)	4.024 ac	26.80 %
Total	15.011 ac	100.00 %

2697-153-01-001
Zone: AFT
GERALD KIMBERLY R
1002 19 RD
Acreage: 6.061

2697-153-13-006
Zone: URR
M & D ENTERPRISES LLC
1918 GRACE CT
Acreage: 0.999

2697-153-13-005
Zone: URR
OESTER TYLER
OESTER KENDRA
1920 GRACE CT
Acreage: 1.010



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

Found 2" Aluminum CapNE Corner
Marked "DH SURVEYS INC"
South of J 1/2 Road
NORTHING: 67185.23
EASTING: 53517.93
ELEVATION: 4551.66
DATUM SOURCE: MCLCS Zone "GVA" (NAVD 88)



SCALE

(FEET)
0 40 80
HORIZONTAL
VERTICAL: N/A

PROJECT PHASE: Preliminary

DATE ISSUED: 08.MAR.2023

NO.	DATE	REVISION	BY

PRELIMINARY



215 Pitkin Avenue, Unit 201
Grand Junction, CO 81501
Phone: 970.241.4722
Fax: 970.241.8841
www.rcwest.com
DRAWN BY: lcf
PROJECT: 2060-001
CHECKED BY: jwm
ORIGINAL SHEET SIZE: 22 x 34

FUTURADO DEVELOPMENT LLC

Adeles Acres Subdivision

Site Plan
Overall

C4