

Final Plat Narrative for:

For

Sunset Pointe

Filing One

Petitioner/Owner:

Sunshine of Delta, Inc

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Submitted to the City of Fruita on May 1, 2024

Project Introduction

Sunset Pointe Filing One is the first phase of a larger Planned Unit Development (PUD) known as Kingsview Estates. With this Filing, Sunshine is dedicating the ROW for Kingsview Road and is dedicating a new trail easement through Tract A. This Filing encompasses two lots with the only infrastructure requirement being the extension of water and sewer inside the property lines.

History

Sunset Pointe PUD was approved by Fruita City Council on November 7th, 2023. The conditions of approval require that a traffic study be completed prior to final plat. It was later agreed by staff and CDOT that the traffic study be completed not sooner than Memorial Day. This would put the timing of Filing One outside to the permissible 6 months from City Council approval. It was agreed that as this phase only consists of 2 lots that it be allowed to proceed.

Property Description

The project presented herein contains 2 Lots that are accessed from Squire Court. The required infrastructure consists of connection to both Water and Sewer and to dry utilities.

Sunset Pointe Filling One Development Elements

The development as currently designed includes the following:

- 2 Lots with Access from Squire Court
- New pedestrian trail to replace existing trail from Squire Court to Snooks Bottom Park.
- New Trail will run through Tract A

- Access from HWY 340 onto Kingsview Drive and into Squire Court.
- Drainage into existing draws and released into the Colorado River.

Access to Squire will be provided from Kingsview Road. This area is served by the city of Fruita Police Department, Lower Valley Fire District, Ute Water District, Grand Valley Power, Xcel Energy (Gas), CenturyLink, Charter Communication/Spectrum and the Mesa County School District.

Storm Water Management plans are not being provided at this time. These plans will be done based on the submittal of each particular building.

No Subdivision Improvements Agreement (SIA) has been provided with this plan as there will simply be water and sewer tie ins.

Meeting Performance Standards

NEIGHBORHOOD IMPACT

This development complies with the existing zoning parameters. The design for Filing One takes into consideration the existing homes within Kingsview and along Squire Court.

The existing trail that leads to Snooks Bottom Park will be relocated to the area west of these lots known as Tract A.

Each lot will accommodate one home of at least 1,500sq ft each, minimum garage space for 2 vehicles as well as sufficient driveway space to accommodate off-street parking for 2 additional vehicles. Homes will be allowed to be built to the City of Fruita standards of 35 feet in height or less (see PUD Guide for more specifics). Exterior porches and covered patios will be encouraged in order to take advantage of the moderate climate and provide outdoor living.

TRANSPORTATION AND TRAFFIC

It has been agreed that Filing One can proceed prior to the final Traffic Report. A new traffic study has been commissioned to be performed after Memorial Day, 2024.

PHASING PLAN

This is Filing One of many consisting of 2 lots off of Squire Court.

SEWER

Both homes will connect to the City of Fruita sewer system. There is an existing sewer lift station along HWY 340 that can accommodate the added flow generated from these lots.

WATER

Ute Water has an existing main line in Squire Court. These lots would connect to this line.

DRAINAGE

The drainage from these lots would flow to the west into an existing drainage channel.

FLOOD HAZARD

According to the FEMA maps, the 100-year flood plain is consistently well below any possible building envelope on this site.

IRRIGATION

No water rights run with this property.

FIRE PROTECTION

This project is designed to meet the standards necessary to provide fire flow for the Lower Valley Fire Department.

HISTORIC PRESERVATION

Since there are no structures or historic sites on the property, this standard is not applicable.

NOISE, DUST AND ODOR

This residential project will be constructed as two separate dwelling units. Erosion and sedimentation controls will be used during and after construction.

NATURAL FEATURES/ENVIRONMENTAL PROTECTION

Natural features will be preserved to the largest extent possible. The most important natural features of the site are the areas along the natural drainage. Tract A will remain undisturbed except for the construction of a walking path. The path will be placed to take advantage of the natural topography and native vegetation.