

# Project Narrative

**Project Name: Lake Weedunno Subdivision**

**City of Fruita Development Application: Minor Subdivision**

## General Location and Description

The subject parcel has an area of 136.73 acres (including some portions of 18 Road and I Road Right-of-way). The property is located at 916 18 Road and is owned by Lake Weedunno, LLC. The Mesa County Tax Parcel Number is 2697-291-00-816. The current access is through an adjacent parcel to the north, also owned by Lake Weedunno, LLC. Public access on 18 Road ends at the gate to the property. The parcel is bounded by I Road Right-of Way and Adobe Creek Golf Course to the north, Adobe Creek Golf Course and rural residential to the east and the Colorado River to the south and west. The northeast corner of the site coincides with the southwest corner of Adobe Falls subdivision. The property consists of two lakes from previous gravel extraction and a residential structure with accessory buildings. The property is Zoned South Fruita Residential (SFR). The property was purchased by Lake Weedunno LLC in 2012. A residence and detached garage were constructed between 2012 and 2016.

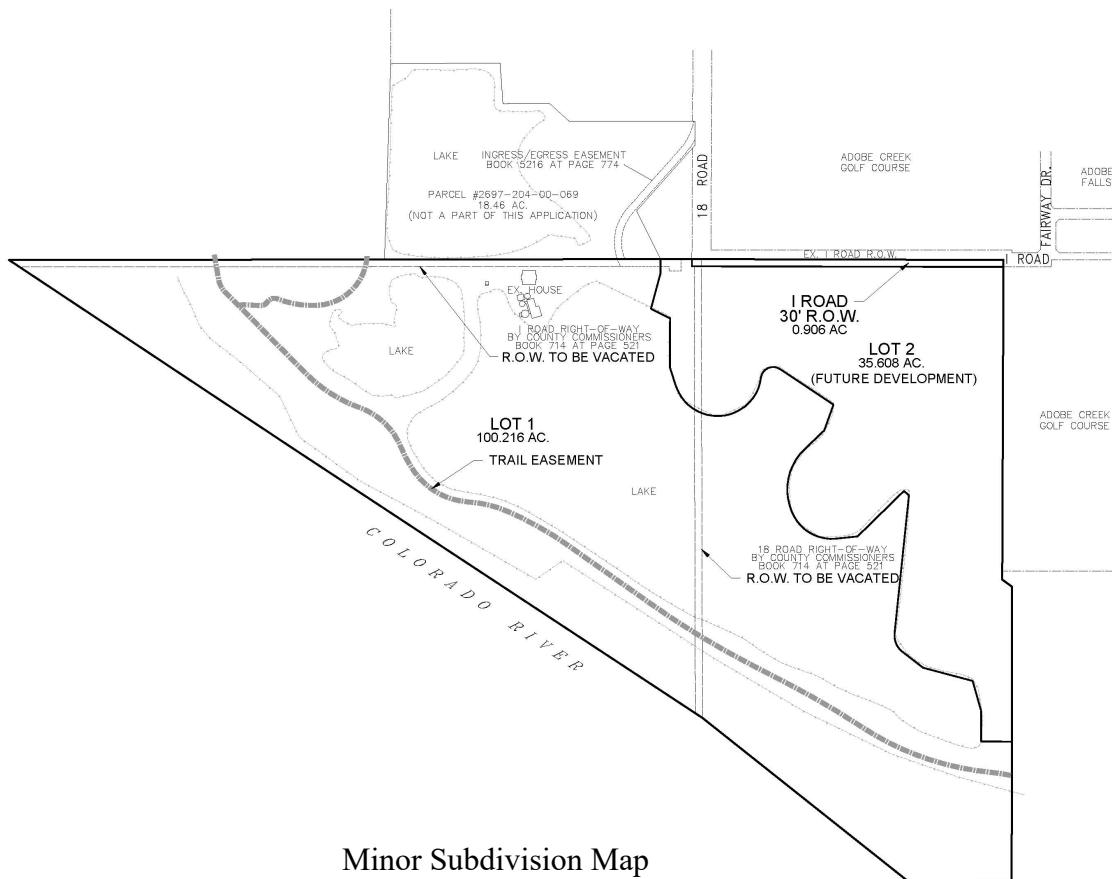


Site Location

**Proposal**

The minor subdivision application is being submitted concurrently with an application requesting to vacate right-of-way for 18 Road south of I Road and for I Road west of 18 Road. The proposed subdivision plat represents an approved and completed right-of-way vacation.

The Minor Subdivision will create two lots and dedicate I Road Right-of-way. Lot 1 will include the existing house and lakes and will have an area of 100.216 acres. Lot 2 will include the undeveloped land in the northeast portion of the existing parcel, having an area of 35.608 acres. Right-of-way for I Road and Multi-purpose Easement between 18 Road and Adobe Falls Subdivision will be dedicated on the plat. The platting of the Subdivision will also dedicate a pedestrian easement, based on a preliminary trail alignment, along the bank of the Colorado River, per the City of Fruita Parks, Open Space and Trails Master Plan.



Minor Subdivision Map

**Access Notes/Roadway Network**

Lot 1 will continue to utilize the access easement and driveway across the parcel to the north. Lot 2 has the potential for future land development. Lot 2 has dedicated Right-of-way access from 18 Road and I Road from Adobe Fall subdivision. These accesses are currently unimproved, but can be improved with a subdivision application for Lot 2. There are no access improvements being proposed with this subdivision.

### **Utilities**

A City of Fruita 8” sanitary sewer is located in the proposed I Road right-of-way, flowing west to a lift station located east of the intersection of 18 Road and I Road. The lift station discharges through a forced main ½ mile north to a gravity sewer at the intersection of 18 Road and Karp Avenue. The Lift Station will be located on Lot 2, near the property line of Lot 1. Ute Water has a 10” water line in 18 Road and an 8” water line in the proposed I Road right-of-way that continues to Adobe Falls subdivision. Electric, Communications, Gas are available at one or both ends of the project. The existing house on Lot 1 has all utilities and is connected to City of Fruita sanitary sewer. All utilities are available to the proposed Lot 2. There are no additional utility main or service extension being proposed with this subdivision. Together with the Parcel north of Lot 1, the owner has 37 shares of Grand Valley Irrigation stock. A portion of the shares will be transferred with the sales of either Lot1 or Lot 2.

#### Utility Providers:

Sanitary Sewer –	City of Fruita
Water –	Ute Water
Irrigation –	Grand Valley Irrigation Co.
Cable -	Charter/Spectrum
Telephone –	Century Link
Electric –	XCEL Energy
Gas –	XCEL Energy

### **Zoning and Land Use**

The property is zoned South Fruita Residential South Fruita Residential, with a maximum density of 4 dwelling unit per acre by right and 5 dwelling units per acre with the density bonus. The Fruita Land Use Code states that the South Fruita Zone is most suitable for a density of 2-5 dwelling units per acre. Adjoining property within the City of Fruita to the north, northeast and east is zoned South Fruita Residential (SFR) and Planned Unit Development (PUD). Adobe Creek Golf Course is located north and east of the proposed Lot 2. Adobe Falls subdivision to the northeast has an overall bulk density of 2.0 dwelling units per ac, with lots ranging from 0.3 acres to 0.5 acres. Other adjacent properties outside the City of Fruita limits to the northwest and south east are zoned Mesa County AFT. Properties in Mesa County across the Colorado River are Zoned AFT and PUD.