

# Rezone Project Narrative *for* **958 17 ½ Road**

Prepared for:

Thomas E Karp, Robin S Karp & William R Karp  
958 17 ½ Road  
Fruita, CO 81521

Prepared by:

**A · C · G**

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123 N. 7th Street, Suite 300  
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June 5, 2024

**NAME AND ADDRESS INFORMATION:**

Landowner:

Thomas E Karp, Robin S Karp & William R Karp  
958 17 ½ Road  
Fruita, CO 81521

Representative:

Austin Civil Group, Inc.  
123 N. 7<sup>th</sup> Street  
Grand Junction, CO 81501

Property Information:

958 17 ½ Road  
Fruita, CO 81521  
2697-201-00-038  
53.61 Acres  
Mesa County AFT

**TYPE OF PROJECT**

The purpose of this narrative and application is to rezone 958 17 ½ Road from Mesa County Agricultural, Forestry, Transitional District (AFT) to South Fruita Residential (SFR) with a density range of 2-5 units per acre in accordance with Chapter 3 of City of Fruita Comprehensive Plan. Listed below is the subject property:



**Rezone Parcel**

**EXISTING PROPERTY CONDITIONS**

The subject property currently consists of approximately 53.61 acres and located at 958 17 ½ Road in Fruita, Colorado and also known as Lot 1 Karp Rural Land Division. It lies at the southeast intersection corner of 17 ½ Road (S Maple Street) and I ½ Road. The property is currently zoned Mesa County Agricultural, Forestry, Transitional (AFT).

The property currently contains a primary resident and accessory dwelling unit with several agricultural outbuildings. The majority of the property is agricultural farmland with an approximate 9.5-acre gravel pit lake within the southern half. Access to the property is from 17 ½ Road and the intersection corner of 17 ½ Road & I ½ Road. Karp Avenue (partially improved) is stubbed to the eastern boundary.

The gravel permit operator of the South Fruita Gravel Pit historically leased the southern half of the subject property for mining operations. The lease agreement between the property owners and the gravel permit operator has since expired with no extension granted.

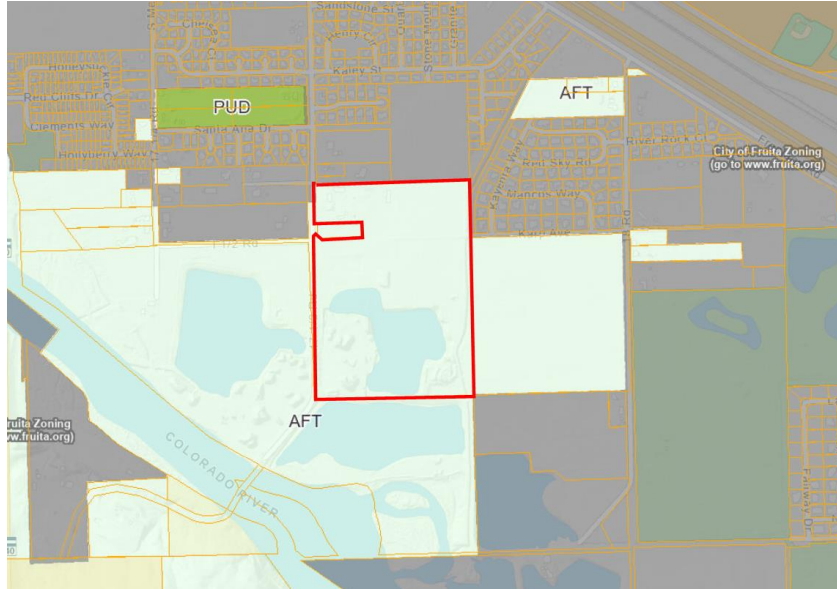
FEMA has identified a 500-year (0.2% annual chance flood) and 100-year (1% annual Chance Flood) across the southern side of the property. The limits extend to within the northern limits of the gravel pit lake. Listed below is the FEMA floodplain map:



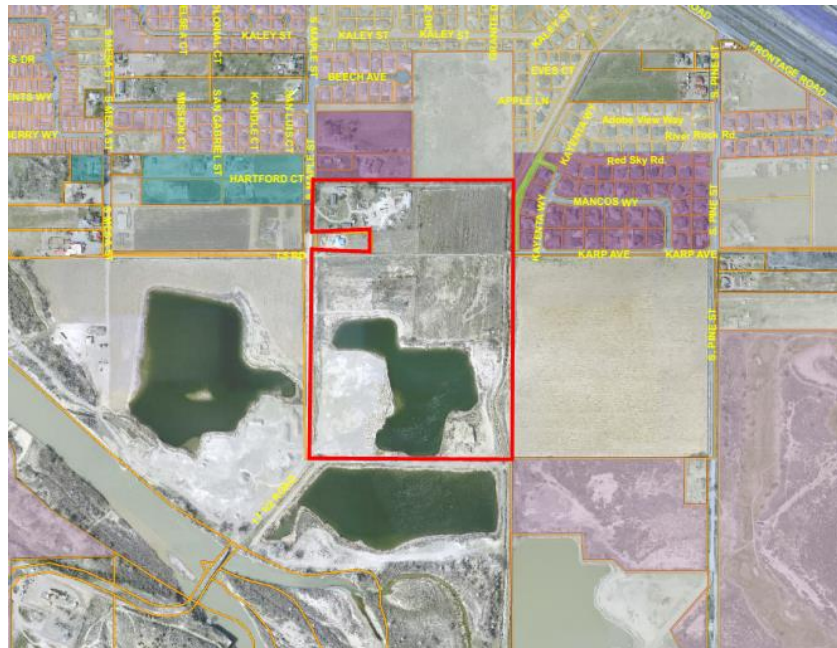
**FEMA Floodplain Mapping**

**ZONING**

The property is currently zoned Mesa County AFT. In general, property(s) north of the subject property are within City of Fruita jurisdiction with zone districts ranging from Rural Estates to Large-Lot Residential to South Fruita Residential. The majority of the immediate property(s) to east, west and south remain Mesa County AFT. Listed below are GIS Zoning Mapping for Mesa County and City of Fruita:



**Mesa County Zoning**



**City of Fruita Zoning**

## **SITE UTILITIES AND SERVICES**

### Access

Access as noted previously is provided by 17 ½ Road and from the intersection corner of 17 ½ Road & I ½ Road. Karp Avenue is stubbed to the eastern boundary. 17 ½ Road right-of-way, north of I ½ Road currently exists and appears to be within Mesa County jurisdiction, with an exception of right-of-way near the northwest corner of the subject property. Petitioned right-of-way exists for 17 ½ Road south of I ½ Road.

### Domestic Water Service

Ute Water District owns and operates water mains within 17 1/2 Road, I ½ Road and Karp Avenue. These lines are assumed to be of adequate size domestic water service and fire protection.

### Sanitary Sewer Service

City of Fruita owns and operates an 8-inch sanitary sewer main that runs across the middle of the property in location of where I ½ Road/Karp Avenue would be located. Lot 2 of Karp Rural Land Division currently gains service from the existing 8-inch main. The remaining structures on the property that require sanitary sewer service are serviced by on-site wastewater treatment systems (OWTS).

### Stormwater

Site generated runoff historically conveys sheet flow and/or tailwater ditches to the south and either discharges directly into the gravel pit lake and/or the Murray Drain along the east or the Arcuby Drain along the west.

### Irrigation

The property owners currently have rights to 56 shares of irrigation delivered by Independent Ranchmans Turnout 155. Irrigation water enters the property at the northeast corner.

### Electric & Natural Gas

Electric and natural gas is provided by Public Service Xcel.

## **ZONING MAP AMENDMENT (REZONE)**

**(1) The proposed amendment is compatible with surrounding land uses, pursuant to Section 17.05.080 (C), and is consistent with the City's goals, policies and Master Plan; and**

The request to rezone to SFR is compatible with similarly zoned properties in the general north direction. City of Fruita zoning districts to the north consist of Rural Estate to Large Lot Residential to South Fruita Residential. Map 8 "Future Land Use Map" provided in Chapter 3 of the City of Fruita Comprehensive Plan identifies the property and surrounding property(s) to fall within South Fruita Residential Future Land Use district. The South Fruita Residential 2-5 land use category is intended for residential neighborhoods south of I-70. Much of this land is already built out at 1-4 units per acre. Being next to the river, some of this area is in the 100-year floodplain and not suitable for higher density development. Additionally, the access to the area from the rest of Fruita is constrained to Highway 340 and a frontage road that crosses under I-70 at 20 Road.

**(2) The Land to be rezoned was previously zoned in error or the existing zoning is inconsistent with the City's goals, policies and Master Plan; or**

The land to be rezoned is currently zoned Mesa County AFT but within the City's Urban Growth Boundary. A gravity sanitary sewer line currently conveys east to west across the middle of the property (along the alignment of I ½ Road) that would allow for urban development and higher densities.

**(3) The area for which the amendment is requested has changed substantially such that proposed zoning better meets the needs of the community; or**

Urban development has occurred within the proximity of subject property due to gravity sanitary sewer service. Adobe View Subdivision directly to the east is an example of urban development meeting the goals and policies of the Master Plan. A request of SRF zoning is an appropriate zoning for the subject property.

**(4) The amendment is incidental to a comprehensive revision of the City's Official Zoning Map which recognizes a change in conditions and is consistent with the City's goals, policies and Master Plan; or**

A new Comprehensive Plan was adopted in February 2020. The SFR zoning is an appropriate zoned district based on the adopted Comprehensive Plan and the subject property's location within the urban growth boundary and presence of gravity sanitary sewer.

**(5) The zoning amendment is incidental to the annexation of the subject property and the proposed zoning is consistent with the City's goals, policies, and Master Plan.**

The requested rezone to SFR zone district is consistent with the City's goals and policies as expressed in the Master Plan.