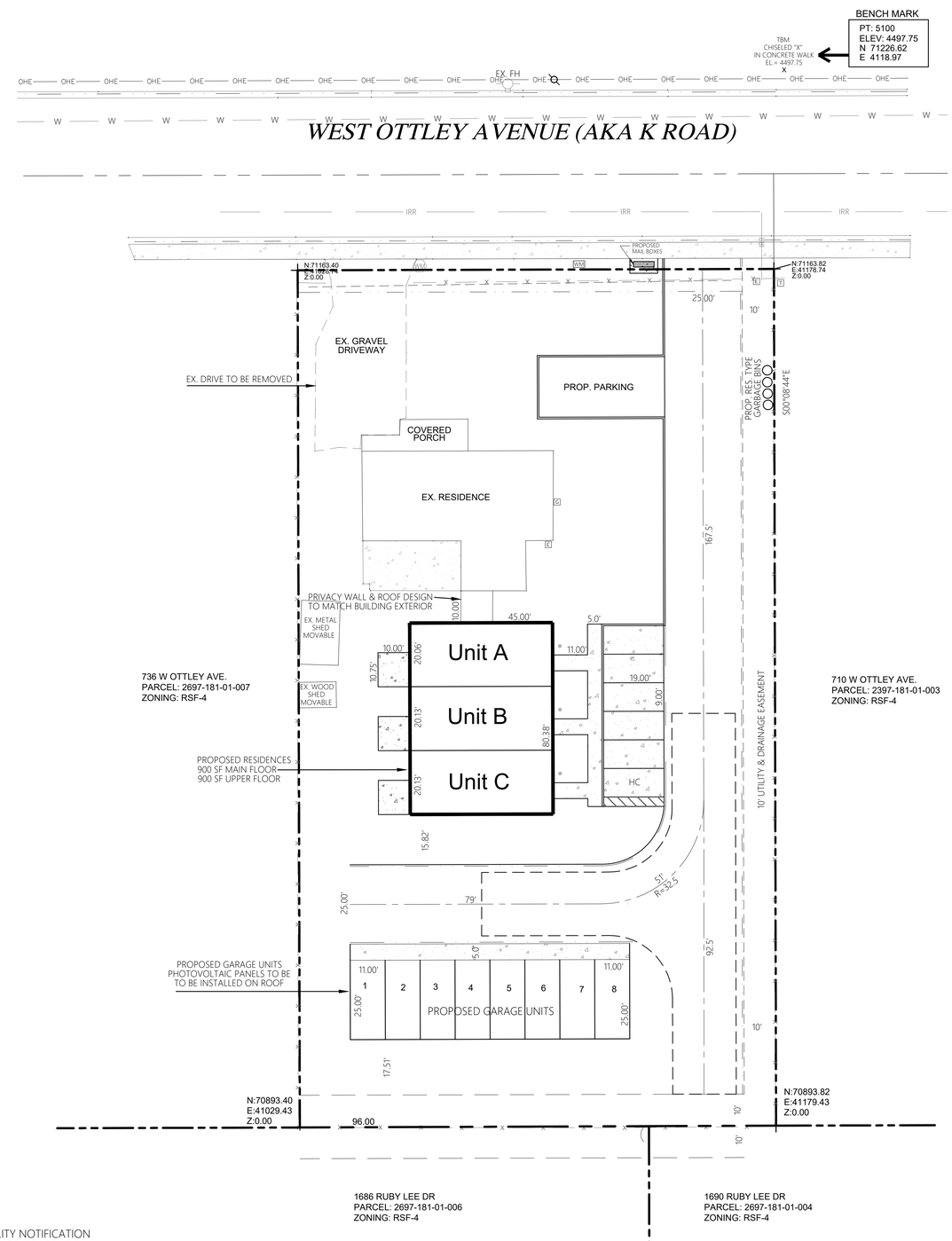

LEGEND

EXISTING SANITARY SEWER MH	Ⓢ
PROPOSED SANITARY SEWER MH	Ⓢ
TOP OF SURVEY CAP	+
FOUND MESA COUNTY SURVEY MARKER	
EXISTING WATER FIRE HYDRANT	
EXISTING UTILITY PEDESTAL	
EXISTING POWER POLE	
EXISTING WATER METER	
PROPOSED WATER METER	
EXISTING GROUND SHOT ELEV	x 4648.69
PROP. GRADE SHOT ELEV	x 4648.69
EXISTING FENCE	x x x
EXISTING OVERHEAD POWER	OHE OHE OHE OHE OHE OHE
EXISTING WATER	W W W W W
PROPOSED WATER	W W W W W W
PROPERTY LINE	
SECTION LINE	
EXISTING CONCRETE	
PROPOSED CONCRETE	
EXISTING ASPHALT	
EXISTING DRIVEWAY	
FIRE DEPARTMENT HAMMER HEAD	

SCALE IN FEET

20 10 0 20 40

1" = 20'

ZONING INFORMATION:

ADDRESS: 722 OTTLEY AVENUE
PARCEL #: 2697-181-01-005
CURRENT ZONING: R-4
CURRENT USE: RESIDENTIAL
PROPOSED USE: RESIDENTIAL

DEVELOPMENT REQUIREMENTS:

SETBACKS:
- FRONT: 20-25 FT.
- SIDE: 16 FT.
- REAR: 15 FT.

MAXIMUM LOT COVERAGE: 60%
MAXIMUM BUILDING HEIGHT:
35 FT. - PRIMARY
16 FT. - ACCESSORY

PROPOSED DEVELOPMENT:

TOTAL NUMBER OF UNITS ADDED: 4 UNITS

CALL UTILITY NOTIFICATION CENTER OF COLORADO
1-800-922-1987
534-6700 IN METRO DENVER
CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

ACCEPTED FOR CONSTRUCTION ONE YEAR FROM THIS DATE
ACCEPTANCE OF THESE PLANS DOES NOT RELIEVE THE DEVELOPER, CONTRACTOR, OR ENGINEER FROM CONFORMANCE WITH THE CITY OF FRUITA DESIGN CRITERIA AND CONSTRUCTION SPECIFICATIONS MANUAL.

CITY OF FRUITA ENGINEERING REPRESENTATIVE DATE

SCALE VERIFICATION
0 1
BAR IS 1-INCH ON ORIGINAL DRAWING.
SCALE: AS NOTED
HORIZ:
VERT:

DRAWN BY: KDF
CHECKED BY: RLA
DATE: 9/6/22
PROJECT NO.:

CLEAR SKYE PROPERTIES, LLC
722 WEST OTTLEY AVE.
FRUITA, COLORADO 81512

COMPOSITE SITE PLAN

DATE	REVISION	BY

REGISTERED LAND SURVEYOR
Richard L. Atkins
12291
9/6/22
STATE OF COLORADO

ATKINS AND ASSOCIATES, INC.
885 Summer Breeze Court
Grand Junction, Colorado 81501
P 970.261.2807

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