

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:**

1. Adjacent parcel lines are taken from the Mesa County GIS Website and are shown for reference only.
2. This project is not affected by any previously mapped floodplain as shown on FEMA FIRM Map 08077C0439F.
3. 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 %

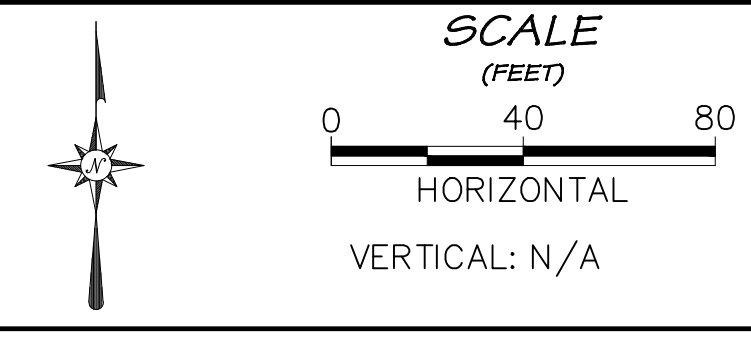
2697-153-01-001  
 Zone: AFT  
 GERALD KIMBERLY R  
 1002 19 RD  
 Acreage: 6.061

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



**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)



PROJECT PHASE: Preliminary				DATE ISSUED: 08.MAR.2023	
NO.	DATE	REVISION	BY		

**PRELIMINARY**

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

**FUTURADO DEVELOPMENT LLC**  
 Adeles Acres Subdivision  
 Site Plan Overall  
 C4