

**Project Narrative**  
**Name: PSE Minor Subdivision**  
**Application: Minor Subdivision**  
**May 30, 2023**

**Project Information**

**Applicant(s):** Precision Service Equipment LLC - owner  
**Representative:** Tyson Smith - PSE  
**Location:** 1558 River Road, Fruita, CO  
**Parcel No(s):** 2693-124-03-001  
**Zoning:** Industrial

**Project Description:**

The project is proposing to create two Industrial lots from one existing Industrial lot containing approximately 22.42 acres in the CUDD MINOR SUBDIVISION. Infrastructure and buildings are already in place and no new construction is currently planned.

The new lots will be 18.722 Acres (Lot 1) and 3.698 Acres (Lot 2) and meet the zoning requirements for the Industrial zone district.

A private Ingress and Egress Easement will be created and recorded for the benefit of Lot 2 and will be located at the Southwest Corner of Lot 1.

There is an existing waterline to supply Fire Hydrant's on both Lot 1 and Lot 2. A 10' wide Waterline Easement for the benefit of Lot 1 and Lot 2 will be created and recorded.

**Neighborhood Meeting:**

Because of the nature of this, being located in an existing Industrial Area it was felt a neighborhood meeting was not necessary and none was held.

**Project compliance with, compatibility with and impacts on:**

***Adopted plans and policies:***

The project meets the requirements of the City of Fruita Municipal Code, updated through December 31, 2019.

***Land use in surrounding area including parks and open space***

The project parcel is adjacent to the railroad on the North, an occupied industrial parcel to the East, vacant parcels and a cell tower site to the South and a vacant industrial parcel to the West.

***Site access and traffic patterns***

Site access is from River Road. Traffic patterns will not change as a result of the Minor Subdivision.

***Availability of utilities***

All utilities are extended to the proposed lots. No new construction is proposed with the Minor Subdivision.

***Special or unusual demands on utilities***

The Minor Subdivision will not cause any special or unusual demands on utilities.

***Effects on public facilities and services***

The Minor Subdivision will not create any extra demands on public facilities and services.

***Site soils and geology***

No improvements are proposed with the Minor Subdivision.

***Stormwater Management***

No construction is proposed with the Minor Subdivision.