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## **North Mesa Minor Subdivision 155 North Mesa Street, Fruita, CO PROJECT NARRATIVE**

### **REPRESENTATIVE:**

#### **JCI Construction, LLC**

708 Limber Pine St., Fruita, CO 81521  
P) 970-250-7025 E) justco@jcij.com

### **PROJECT ARCHITECT:**

#### **Genesis Designs – A+P, LLC.**

917 Main Street, Grand Junction, CO  
P) 970-216-8567 E) genesisdesigns.ap@gmail.com

### **SUBJECT PARCEL LOCATION:** (See Location Map.)

Parcel: Site Address: 155 N. Mesa Street, Fruita, CO 81521.  
Parcel ID: 2697-172-14-005.

### **OWNERSHIP:**

Hennessy Holdings, LLC//708 Limber Pine St., Fruita, CO 81521.

### **GENERAL DESCRIPTION:**

#### **Project Narrative:**

This proposal seeks approval of a minor subdivision for two-lots on a parent parcel located at 155 North Mesa Street, Fruita, CO. (Mesa County tax parcel ID 2697-172-14-005). The existing residence will remain and receive a new ADU. The second lot will be preserved for future development.

#### **Project Overview and Public Benefit:**

The subject parcel, 155 North Mesa Street, Fruita, CO is approximately 0.256 acres in size and is currently zoned DMU (City of Fruita).

The proposed project has been designed to be compatible with existing residential uses within the area, future community growth plans and will maintain and enhance the North Mesa Street housing market within the heart of the community. Existing infrastructure is available to be extended onto the site and appears to be able to meet size and capacity requirements. Community benefits such as a wider variety of housing types, proximity to work, shopping and recreation helps to implement the goals and policies of the City of Fruita for a livable, walkable, enjoyable central district within convenient distance of local community amenities.

**Exhibit #1: Location Map.** (Subject Parcel shown circled.)



**We are experiencing intermittent technical difficulties with this site and are working on resolving.**  
Brent Goff, Assessor

Printer Friendly | Back to Search | Mesa County Assessor - Real Property Public Information Retrieval | Select Other Map

**Property Information** (Report Date: 3/6/2023)

Parcel Number: 2697-172-14-005  
Account Number: R012139  
**Property Use: Residential**  
Location Address: 155 N MESA ST  
FRUITA, CO 81521  
Mailing Address: 708 LIMBER PINE ST  
FRUITA, CO 81521  
Owner Name: HENNESSY HOLDINGS LLC  
Joint Owner Name:  
Neighborhood: Fruita I (26.70)  
Associated Parcel: N/A  
Approx. Latitude: 39.160184  
Approx. Longitude: -108.733993

[TAC \(Tax Area Code\) Book](#)  
[Manufactured Homes Purging Titles/Classifying to Real Property](#)  
[Real Property Valuation F.A.Q.'s](#)

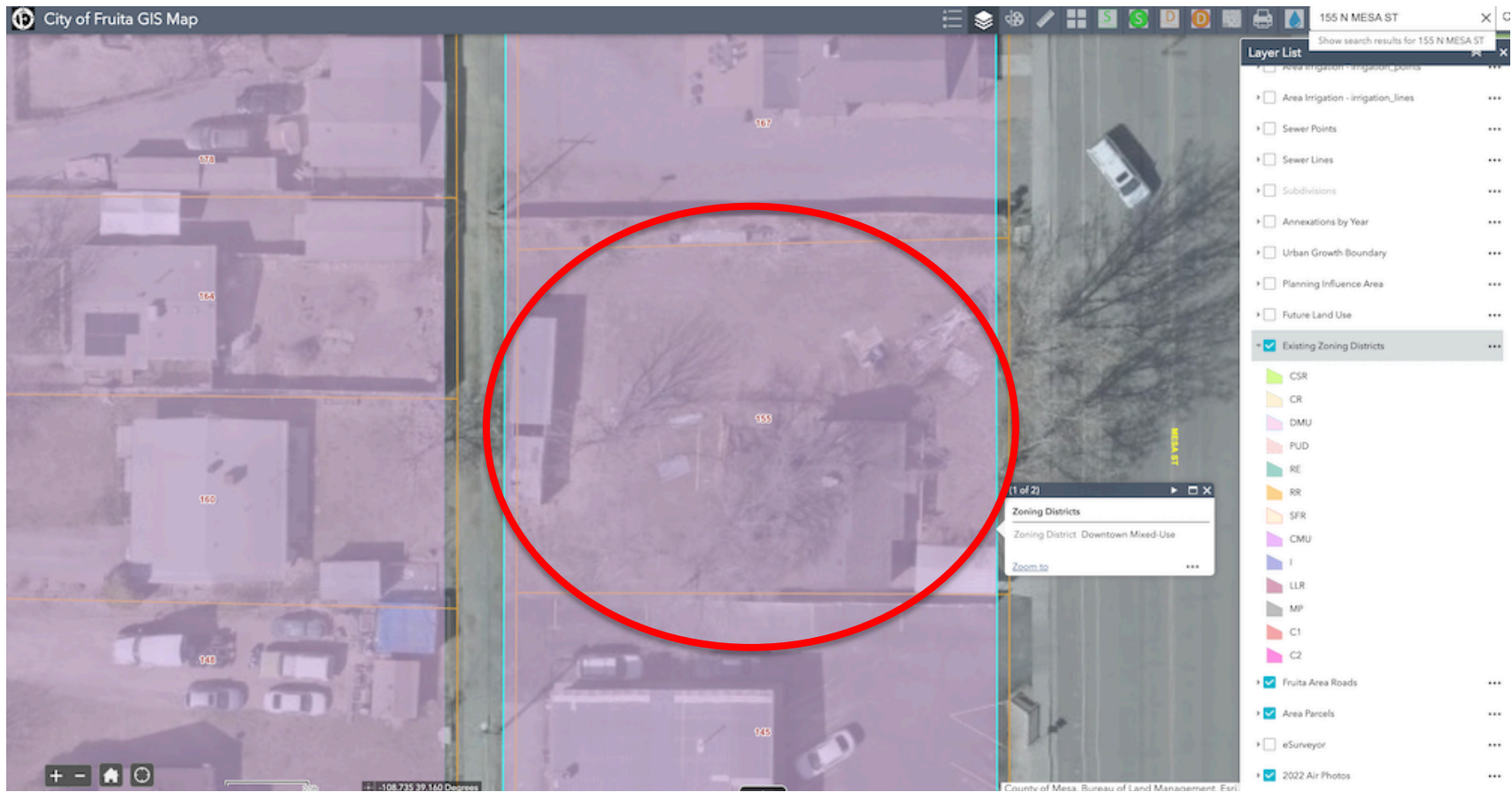


Date of Aerial Photo: 2019 & 2022

**Legal Description**

S 40FT OF LOT 3 & ALL OF LOT 4 BLK 5 TOWN OF FRUITA SEC 17 1N 2W U M

**Exhibit #2: City of Fruita, CO - Zoning Map – Current zoning. (Subject Parcel shown circled.)**

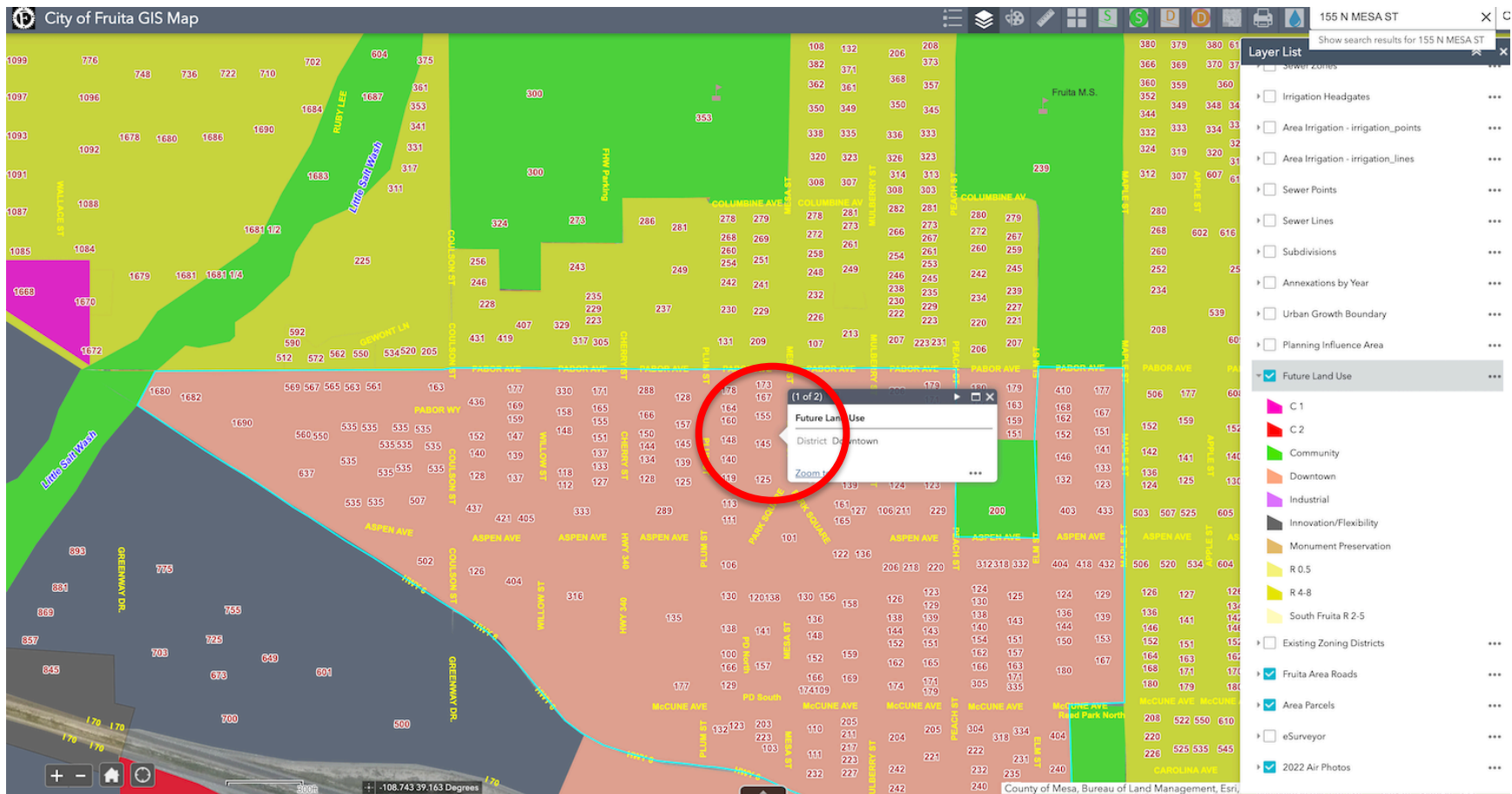


**Note: Current Zoning is Downtown Mixed Use (DMU).**





**Exhibit #4: City of Fruita, CO – Land Use Map. (Area surrounding subject parcel shown circled.)**



**Note:** Subject Parcel is designated as Downtown Use.

**Exhibit #5: City of Fruita, CO – DMU Bulk Standards**

**17.03.060 COMMERCIAL AND MIXED-USE ZONE DISTRICTS.**

Commercial and Mixed-Use zone districts are established to provide for a variety of commercial areas suited to the difference neighborhoods and commercial needs if the city. The intent of these zones is to consolidate complimentary commercial uses in areas or nodes that are served by roads and sidewalks. These are considered Base Zone Districts.

**A. Downtown Mixed Use (DMU).** The purpose of the DMU zone is to maintain and enhance downtown as a vibrant, pedestrian-oriented commercial and residential area and as the civic heart of the community. Mixed-use development, such as commercial on the ground floor and residential above the ground floor is encouraged within this zone. The intent of this zone with regard to housing is to allow existing residential uses and provide housing options within walking distance of commercial and civic uses without compromising the integrity of the downtown commercial core.

1. Dimensional and Other Standards

DENSITY AND DIMENSIONAL STANDARDS TABLE							
ZONE DISTRICT	MAX RES. DENSITY (GROSS) (A)	MIN LOT AREA (B)	MIN FRONT/ STREET YARD (C)	MIN SIDE YARD (D)	MIN REAR YARD (E)	MAX STRUCTURE HEIGHT (F)	MIN/MAX LOT COVERAGE (G)

Chapter 17.03, Zoning Districts  
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Downtown Mixed Use (DMU) – Core  (as designated in the Fruita Community Plan - south of Peñon Avenue and west of Elm Street)	N/A	2,500 sq ft	0 feet, or as required per building code	0 feet, or as required per building code	0 feet, or as required per building code	Primary Structures: 4 stories; At least 2 upper stories must be residential;  Ground story floor-to-ceiling heights shall not exceed 15 feet.  All stories above the ground story shall not exceed a floor-to-ceiling height of 11 feet.  Accessory Structures: 25 feet	50% minimum  90% maximum
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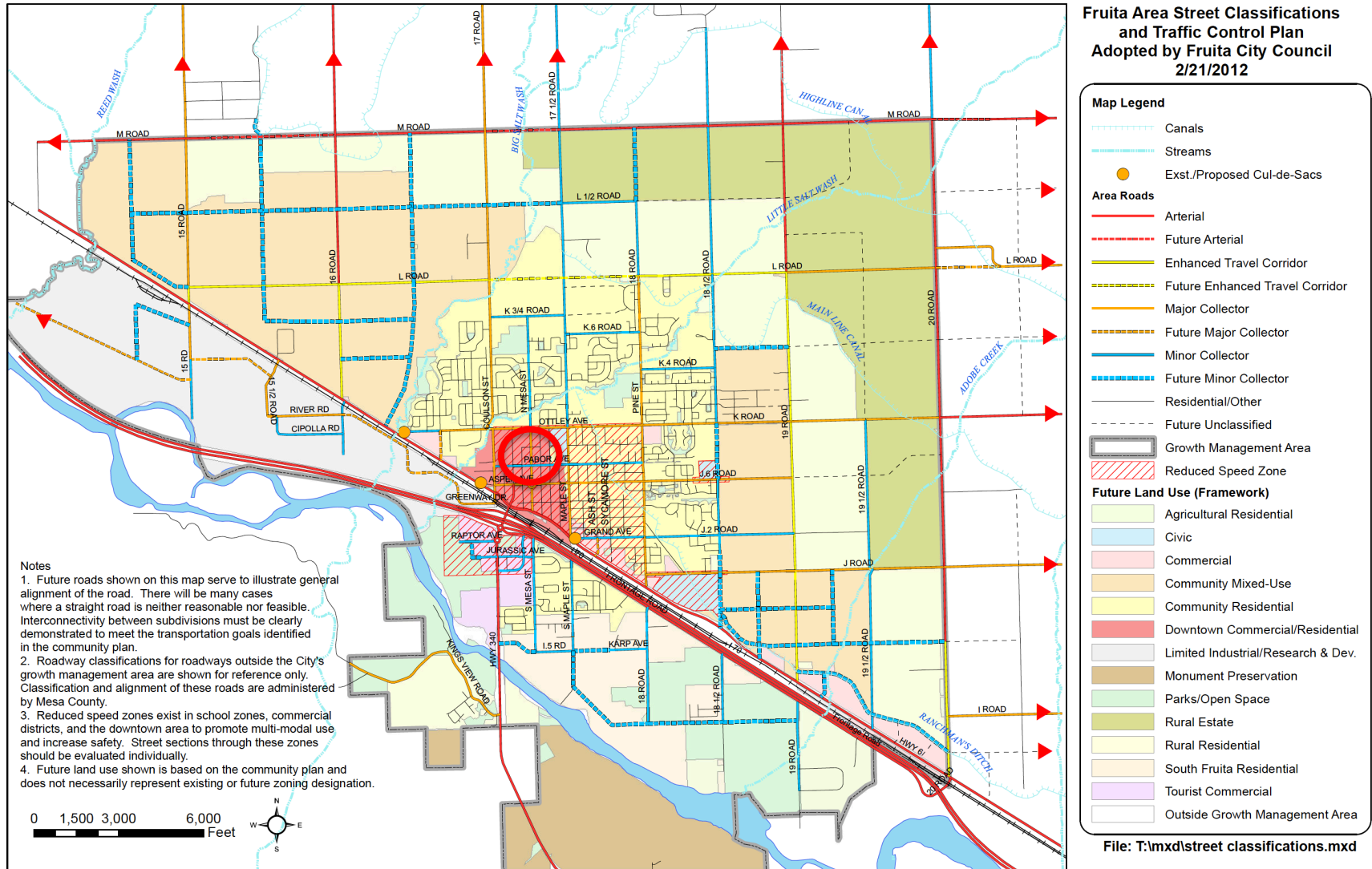
Exhibit #6: City of Fruita, CO – 12.05.090 Land Use Table.

**17.05.090 LAND USE TABLE**

Table 17.05.090 – LAND USE TABLE											
RE	LLR	CR	SFR	MP	DMU	C-1	C-2	I	CSR	NCO	FLU
<b>RESIDENTIAL</b>											
<b>Household Living</b>											
Business Residence	*	C	*	*	A	A	A	A	*	A	*
Dwelling, Single-Family Attached	C	A	A	*	A	*	*	*	*	A	A
Dwelling, Single-Family Detached	A	A	A	A	A	*	*	*	*	A	A
Duplex	C	*	A	*	A	*	*	*	*	A	C
Dwelling, Multi-Family	*	A	*	*	A	A	A	*	*	A	*
Manufactured Housing Park (See Chapter 31)	*	C	*	*	*	*	*	*	*	*	*
Mobile Home Park (See Chapter 31)	*	C	*	*	*	*	*	*	*	*	*
Manufactured Home (See Chapter 31)	C	C	C	C	C	*	*	*	*	*	*
Mobile Home (See Chapter 31)	C	C	C	C	C	*	*	*	*	*	*
Accessory Dwelling Unit (See Section 17.05.100.C)	A	A	A	A	A	A	*	*	*	A	A
Dwelling, Caretaker	*	*	*	*	*	A	A	A	*	A	A
Short Term Rental (See Section 17.09.060)	A	A	A	*	A	A	A	*	*	A	A
Home Occupation	Home Occupations are permitted as accessory to any permitted residential use, subject to the Home Occupation standards in Section 17.05.100.B										
Cultivation of Medical Marijuana by Patients and Caregivers in Residential Dwelling Units.	Medical Marijuana cultivation is permitted as accessory to any permitted residential use, subject to the supplemental standards of Section 17.05.110										
Child Care Home, Daycare Home	A	A	A	A	A	A	A	A	*	A	*
<b>Group Living</b>											
Small Group Homes	C	A	A	C	A	A	A	*	*	A	*
Large Group Homes	*	*	C	*	C	C	C	*	*	C	*
<b>INSTITUTIONAL &amp; CIVIC</b>											
<b>Community Service &amp; Government Offices</b>											
Public Building Uses	C	C	C	C	A	A	A	A	A	A	*
Museum, Art Galleries, Opera Houses	C	C	C	C	A	A	A	C	A	A	*
Public Safety and Emergency Response Services	C	C	C	C	C	C	C	C	A	A	*
Other Community Services	C	C	C	C	A	A	A	C	C	A	*
<b>Daycare/Child Care</b>											
Daycare Center	C	C	C	C	A	A	A	*	*	A	*
Child Care Center	C	C	C	C	A	A	A	*	*	A	*

Note: Proposed residential use for the subject parcel are allowed under this section.

**Exhibit #6: City of Fruita, CO – Road Classifications Map. (Subject Parcel shown as circled.)**



**Note:** North Mesa Street is designated as a Major Collector.



Exhibit #8: City of Fruita, CO – Sewer Line & Point Map. (Subject Parcel shown as circled.)

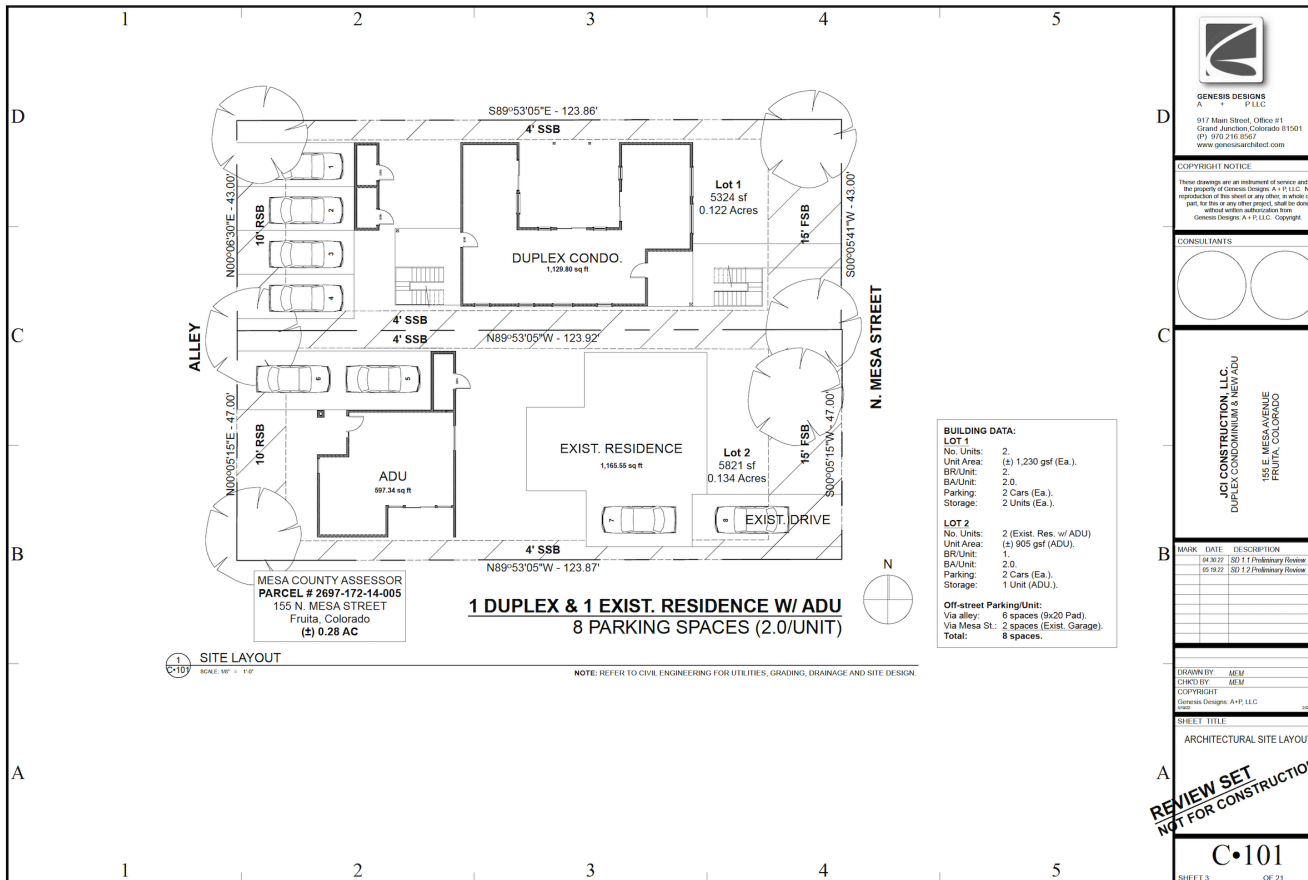


**DATA:**

<b>UTILITIES</b>	<b>Water:</b>	Ute Water Conservancy District.	Per Mesa County GIS.
	<b>Gas/Electricity:</b>	Xcel Energy.	Site accessible. Alley.
	<b>Sewer:</b>	City of Fruita Sanitation.	Site accessible: Grand Avenue & Alley.
	<b>Irrigation:</b>	City of Fruita.	Site accessible. Alley.
	<b>Drainage:</b>	Grand Valley Drainage District.	Per City of Fruita GIS.

<b>SITE</b>	<b>ITEM</b>	<b>REQUIREMENT</b>	<b>REFERENCE / COMMENTS</b>
	<b>Zoning: Current</b>	DMU	Fruita Planning/GIS
	<b>Zoning: Proposed</b>	DMU	No change
	<b>Area: Gross Acreage:</b>	(±) 0.256.	
	<b>Surrounding Zones:</b>	DMU	Fruita Planning/GIS
	<b>Surrounding Uses:</b>	Mixed Use	
	<b>Applicable Codes and Policies:</b>	City of Fruita, Colorado Development/Zoning Codes	Fruita Planning
		Fruita Area FLUP	
	<b>Future Land Use Density - MC FLU (Current):</b>	Downtown	Fruita FLUP
	<b>Proposed Land Use Density:</b>	3 Units/0.256 Ac = 12 DUA	
	<b>Total Density:</b>	<b>3 Dwelling Units</b>	
	<b>Proposed Use:</b>	<ul style="list-style-type: none"> <li>Lot 1: Du[plex (2-units) w/ landscaped buffering.</li> <li>Lot 2: Primary Residence (1-unit) w/ ADU &amp; landscaped buffering.</li> </ul>	
	<b>Use Permit:</b>	<ul style="list-style-type: none"> <li>None.</li> </ul>	
	<b>Proposed Max. Structural Height:</b>	2 Stories	
<b>Roadways:</b>	<b>External Road Classifications:</b>		
	Road/Street #1 - East Grand Avenue.	Major Collector.	Fruita Planning
	<b>Site access:</b>		
	Private drives from alley.		
	On street public access from East Grand Avenue.		
	<b>Flood Zone:</b>	Floor zone X.	Per MC GIS – Flood Plane Map. Per FIRM Panel Number: 08077C0438F
	<b>Fire Protection District:</b>	Lower Valley Fire District	Per MC GIS
	<b>Landscape Requirements:</b>	N/A – TBD.	

**Exhibit #13: Proposed site layout. (Not to scale.)**



**Note:** Site layout proposes a shared private drive from North 1<sup>st</sup> Street to each residential unit that will be HOA owned and maintained.

- Lot 1 (±) 5,324 GSF (0.122 AC): Future Duplex with 15' FSB, 4' SSB & 10' RSB.
- Lot 2 (±) 5,821 GSF (0.134 AC): Retains existing residence and proposes new ADU with 15' FSB, 4' SSB & 10' RSB.
- Total combined all lots: (±) 11,145 GSF (±) 0.256 AC.
- Lot density meets the underlying DMU Zone at twelve (12) DUA (calculated).
- The proposed ADU is allowed under applicable development code provisions.

**END OF DOCUMENT**