

ORDINANCE 2007-12

AN ORDINANCE AMENDING THE OFFICIAL ZONING MAP OF THE CITY OF FRUITA TO REZONE APPROXIMATELY FIVE ACRES OF PROPERTY LOCATED AT 972 17 ½ ROAD, FROM RURAL AGRICULTURAL TO PLANNED UNIT DEVELOPMENT IN THE CITY OF FRUITA KNOWN AS RIVER ROCK SUBDIVISION.

WHEREAS, the property to be rezoned is shown and described in attached Exhibit A, incorporated herein by this reference (the “Property”), and

WHEREAS, the Property is currently zoned Rural Agricultural and the Fruita Community Plan 2020 shows the recommended zoning to be South Fruita Residential within the Transfer Development Rights Receiving Area, and

WHEREAS, the City Council has received an application by Karl R. Clemmons (the “Applicant”) to rezone the Property to Planned Unit Development (PUD), and

WHEREAS, the Fruita Planning Commission recommended approval of the application to zone the Property PUD to the Fruita City Council, and

WHEREAS, a PUD Control Guide, as required by Section 17.17.080 of the Fruita Land Use Code (2004, as amended), and entitled “River Rock P.U.D. Guide”, contains information regarding the uses, density and development standards for the River Rock Subdivision PUD, and

WHEREAS, based on the evidence, testimony, exhibits, study of the City’s Master Plan, staff reports including review comments, Planning Commission public hearing minutes, and comments from all interested parties, the City Council finds as follows:

- A. Proper publication and other public notices were provided as required by law for the hearings before the Planning Commission and City Council.
- B. Pursuant to Section 17.17.100 of the Fruita Land Use Code (2004, as amended) the City Council finds that the proposed PUD is desirable because it meets one or more of the standards and criteria set forth in Section 17.17.050 of the Fruita Land Use Code (2004, as amended) required for approval of a PUD including general conformity with the City’s Master Plan, and accomplishes one or more of the purposes of a planned unit development as set forth in Section 17.17.010 of the Fruita Land Use Code (2004, as amended).

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF FRUITA, COLORADO:

Section 1: That the Official Zoning Map adopted pursuant to Section 17.13.060 of the Fruita Land Use Code (2004, as amended) is hereby amended and that the Property shown and described on the attached Exhibit A, containing approximately five acres, be and the same is hereby rezoned as a Planned Unit Development (PUD).

Section 2: That the PUD Control Guide entitled “River Rock P.U.D. Guide”, attached hereto as Exhibit B, and incorporated herein by this reference, establishes the uses, densities, and development standards for the River Rock Subdivision PUD. The zoning designation herein approved is specifically conditional upon the Applicant’s and any owner’s full compliance with said PUD Control Guide.

Section 3: It shall be a Class B municipal offence, as defined in the Fruita Municipal Code, for any person to knowingly erect, construct, use, or alter any building or structure or knowingly use any land in violation of the PUD Control Guide herein adopted.

Section 4: The City Clerk is directed to:

1. File the original of this Ordinance including attached Exhibits in the office of the City Clerk of the City of Fruita, Colorado;
2. File one copy of this Ordinance including attached Exhibits in the office of the Mesa County Colorado Assessor; and
3. File for the record one certified copy of this Ordinance including attached Exhibits with the Mesa County Colorado Clerk and Recorder.

**PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL
THIS 7th DAY OF AUGUST, 2007.**

ATTEST:

City of Fruita

City Clerk

E. James Adams, Mayor

RIVER ROCK

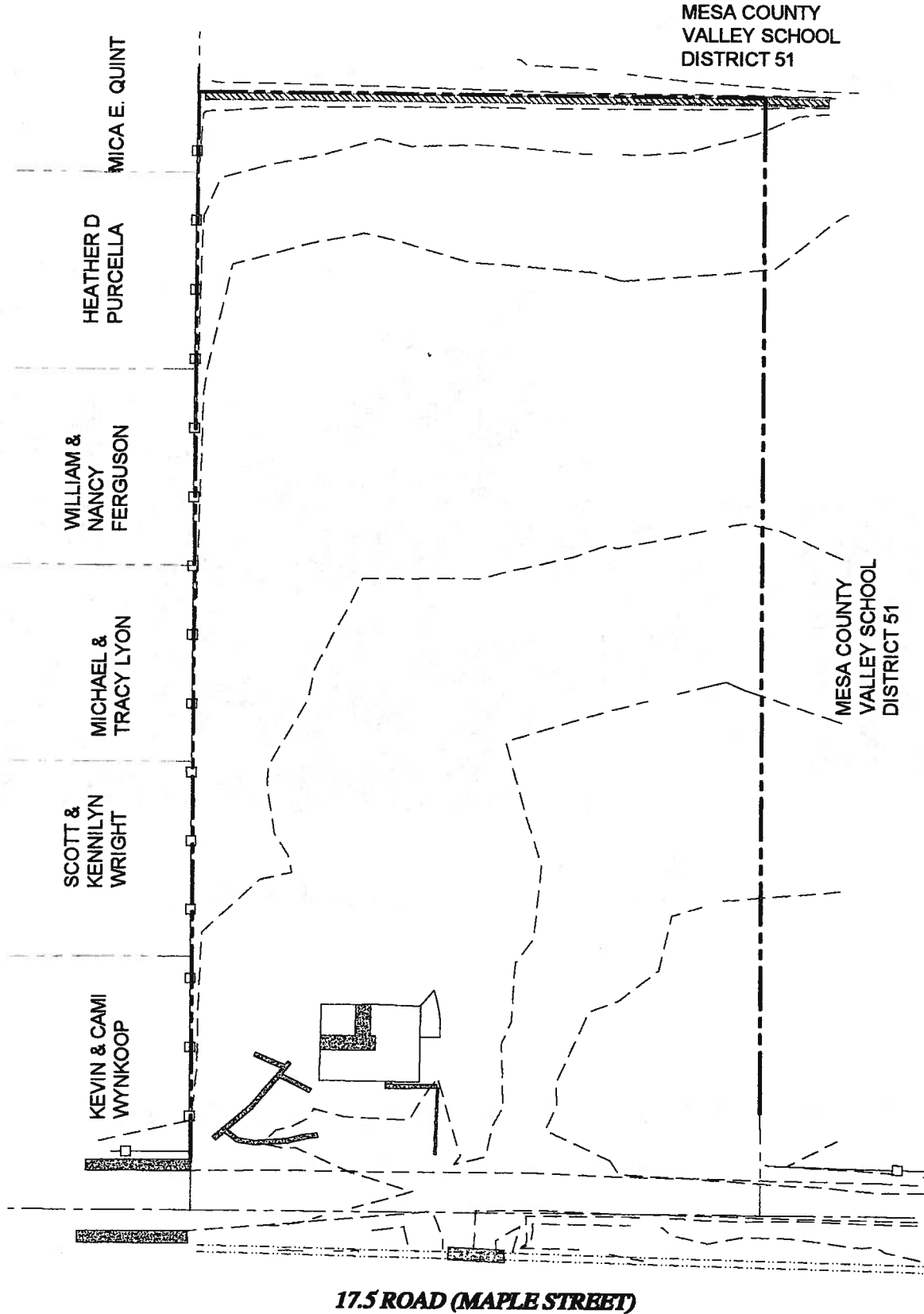


~P.U.D. GUIDE~

*RIVER ROCK PUD is a large lot neighborhood
with rural views and atmosphere.*

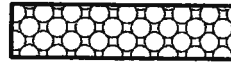
VORTEX ENGINEERING, INC.
PROJECT MANAGERS CIVIL & CONSULTING ENGINEERS
CONSTRUCTION MANAGERS & SITE PLANNERS
1225 Valley View Drive
Pike, Colorado 81512
Phone: (719) 583-0071

EXISTING CONDITIONS

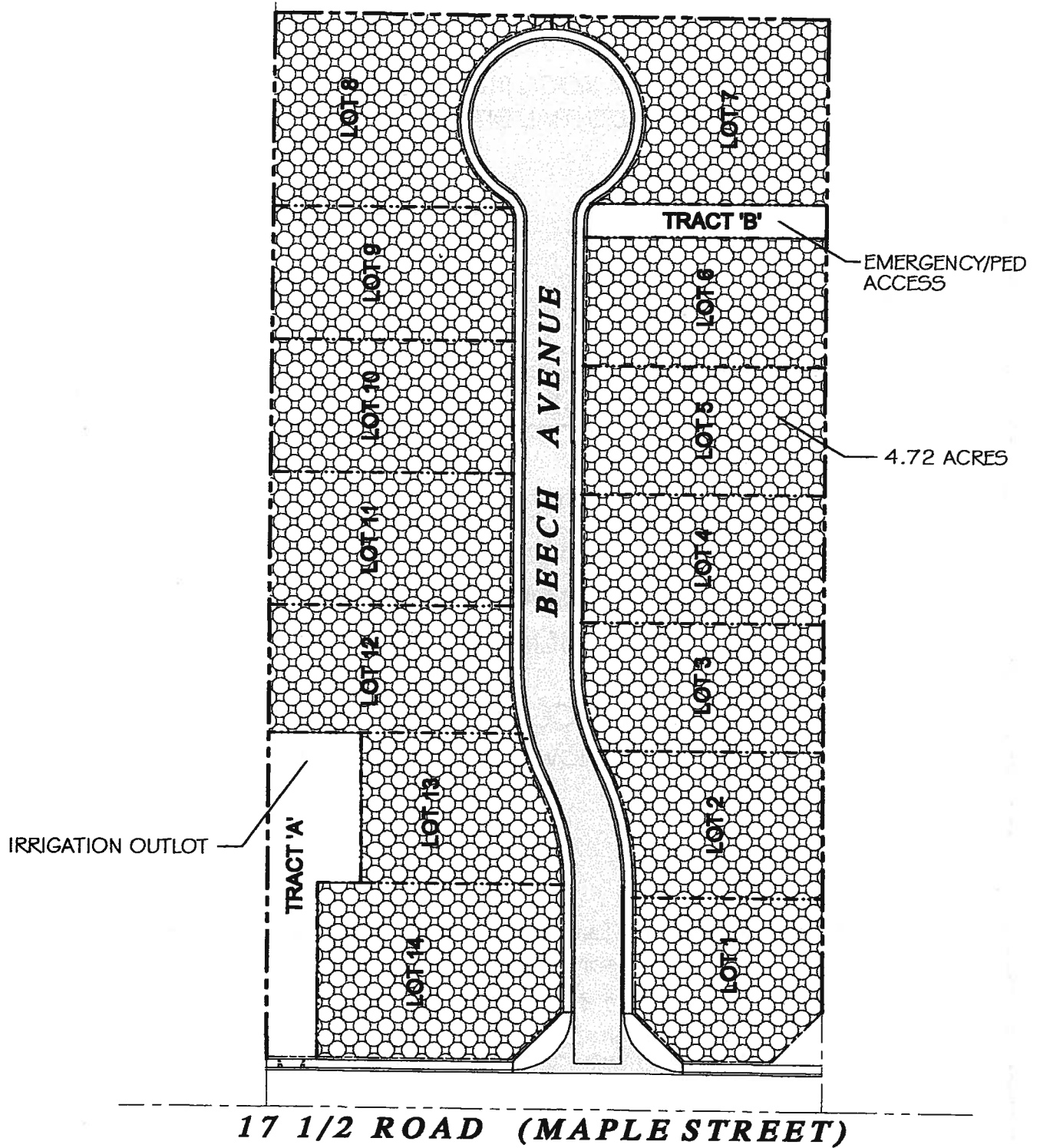


RIVER ROCK PUD

CONTEXT PLAN



RESIDENTIAL LOTS



RIVER ROCK PUD

VORTEX ENGINEERING, INC.
PROJECT MANAGERS • CIVIL & CONSULTING ENGINEERS
CONSTRUCTION MANAGERS • SITE PLANNERS
2205 Vista Valley Drive
Folsom, California 95757
Phone: (916) 946-8051

RESIDENTIAL DEVELOPMENT

RIVER ROCK PUD SUBDIVISION
RESIDENTIAL SITE: 4.97 ACRES

BUILDING SETBACK (MAIN UNIT/ ACCESSORY) *

FRONT - 25'
SIDE - 10' / 5'
REAR - 15' / 3'
HEIGHT - 35' / 6**

MAX. LOT COVERAGE - 40% / 3%
See Below For Allowed Uses

* Per City Of Fruita Land Use Code for large lot residential (LLR)

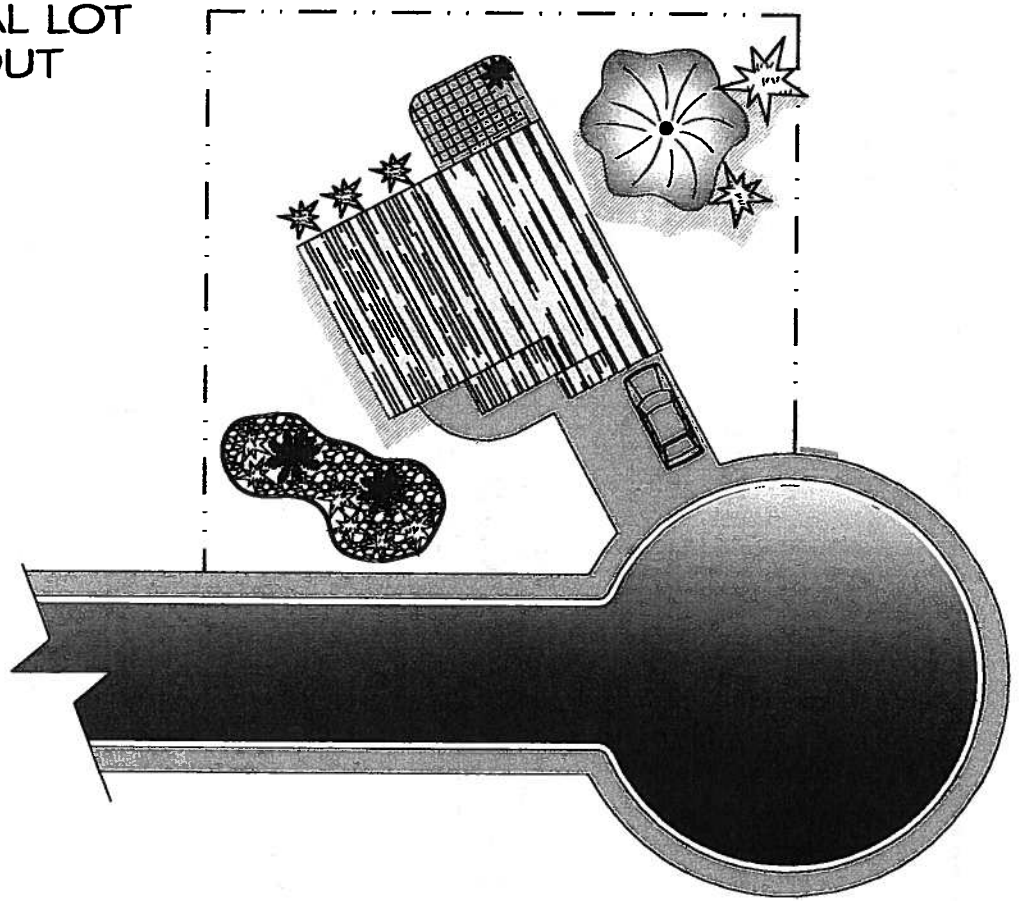
** Accessory dwelling unit on second story
Of a garage shall not exceed 25'

Allowed uses shall be per City Of Fruita Land Use Code
or the River Rock HOA covenants (more restrictive)

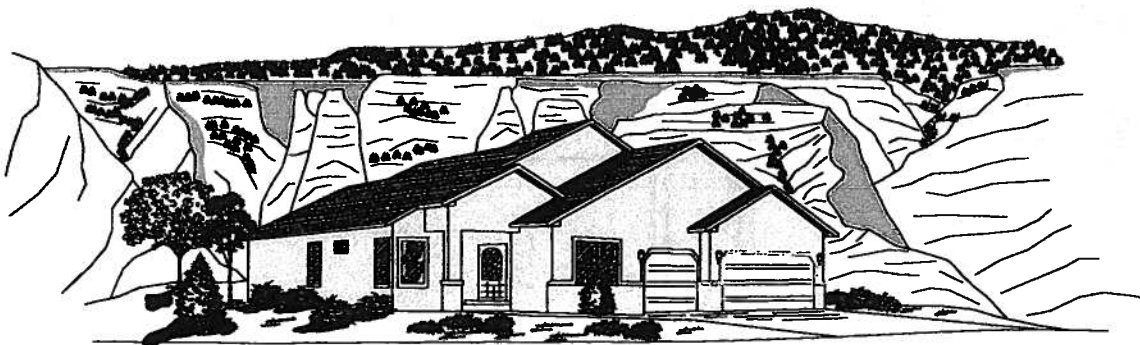
RIVER ROCK PUD

VORTEX ENGINEERING, INC.
PROJECT MANAGERS CIVIL & CONSULTING ENGINEERS
CONSTRUCTION MANAGERS & SITE PLANNERS
2500 Valley View Drive
Fruita, Colorado 81321
Phone: (970) 340-9051

TYPICAL LOT
LAYOUT



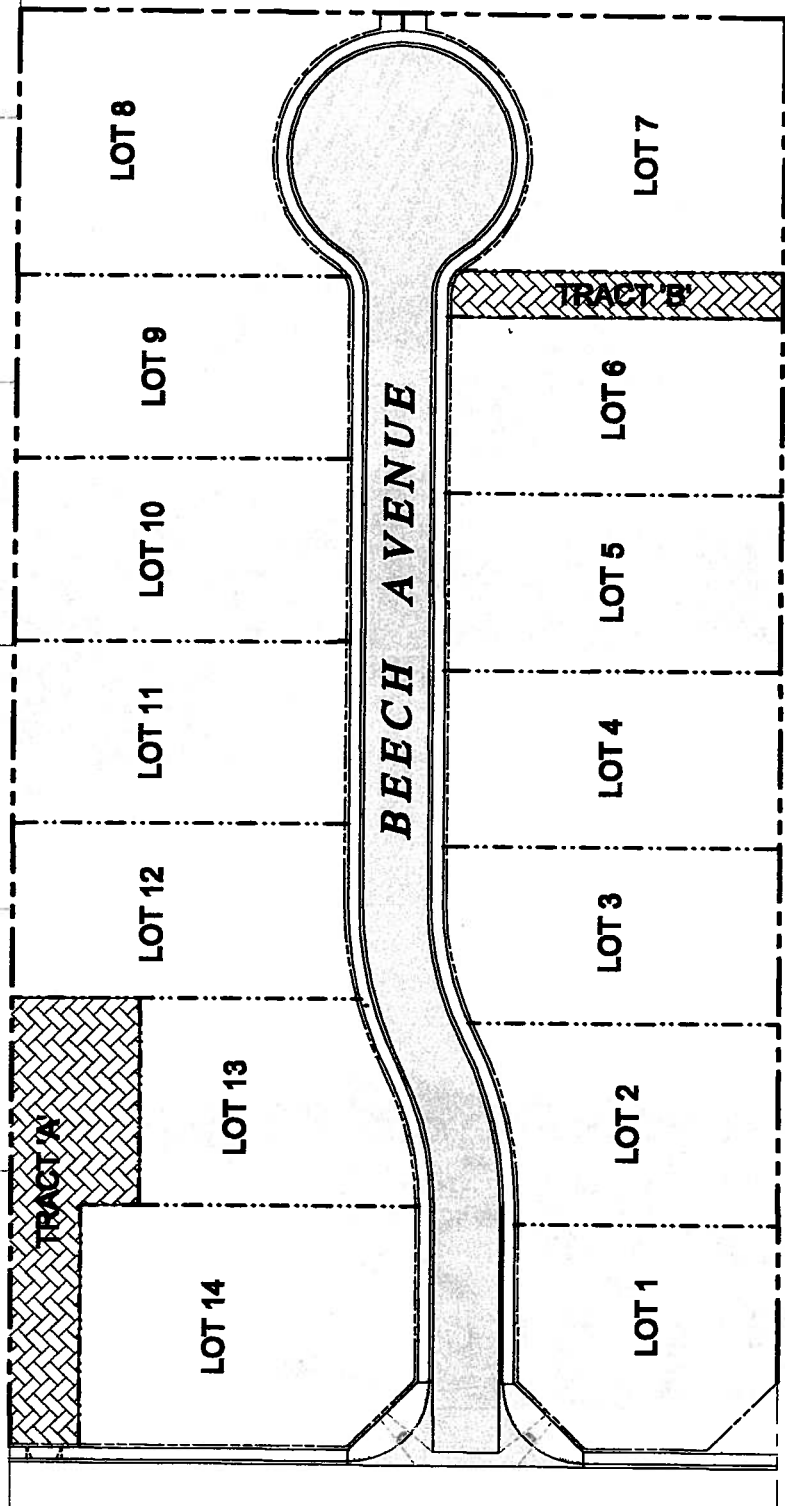
TYPICAL
ELEVATION



RIVER ROCK PUD

VORTEX ENGINEERING, INC.
PROJECT MANAGERS CIVIL & CONSULTING ENGINEERS
CONSTRUCTION MANAGERS & SITE PLANNERS
3220 Vista Valley Drive
Ft. Collins, Colorado 80521
Phone: 970.249.9051

TRACT PLAN



 TRACTS

TRACT A IRRIGATION-
.18 ACRES

TRACT B EMERGENCY/PED-
.06 ACRES

TOTAL: 0.25 ACRES(5.10%)

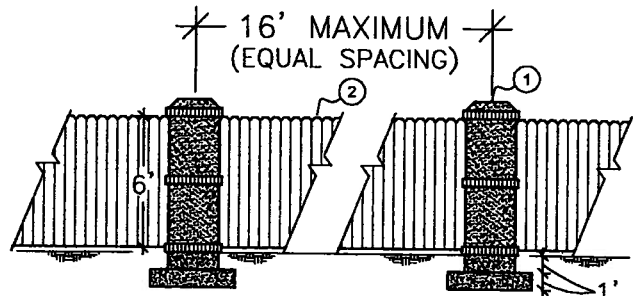
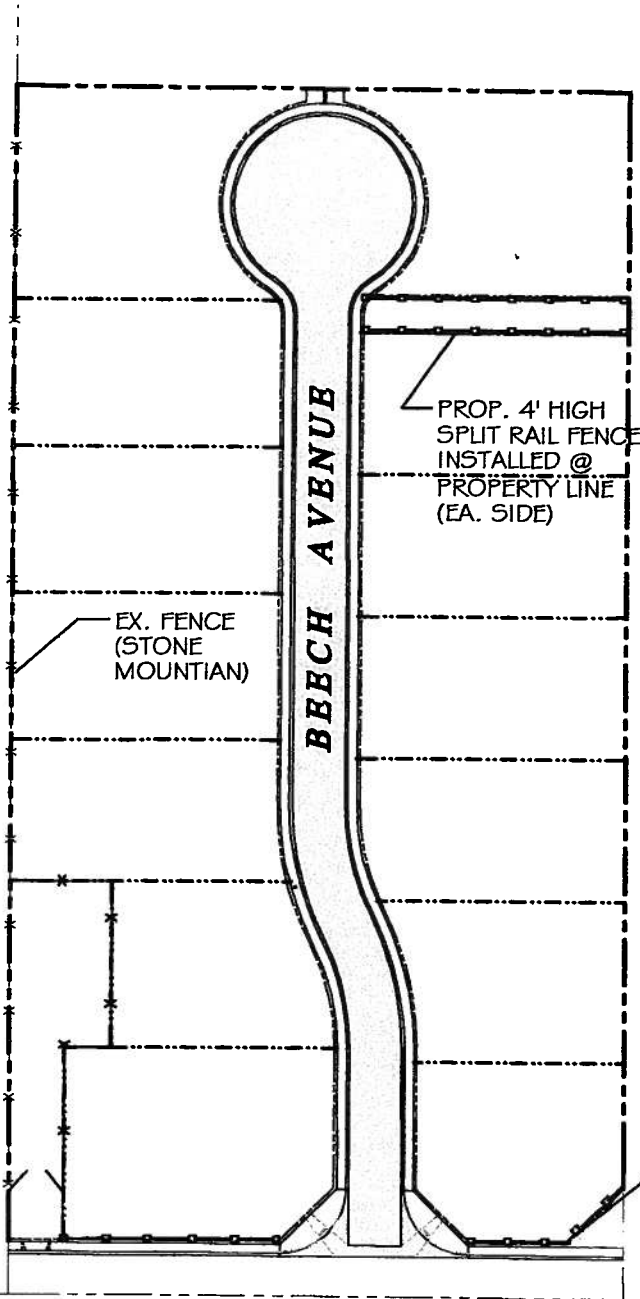
17 1/2 ROAD (MAPLE STREET)

RIVER ROCK PUD

VORTEX ENGINEERING, INC.
PROJECT MANAGERS CIVIL & CONSULTING ENGINEERS
CONSTRUCTION MANAGERS & SITE PLANNERS
2925 North Valley Drive
Frisco, Colorado 81021
Phone: 303.246.8061

FENCE PLAN

—●—●—●—●—●—●— PERIMETER FENCE



MASONRY & BOARD FENCE * 3' *
N.T.S.

- ① COLUMNS SHALL BE FILLED MASONRY BLOCK WITH FOAM / SCREEN WRAP AND STUCCO FINISH COLOR SHALL BE ADOBE RED - SELECTED BY CITY
- ② FENCE SHALL BE 6' CEDAR FENCE PICKETS
- ③ PICKETS TO FACE 17 1/2 ROAD
- ④ PICKETS TO BE PLACED 2- 2x 4 PICKET SUPPORTS ON 4x 4 POSTS AT 8' MAX O.C. SET IN CONCRETE.
- ⑤ FENCING TO START AND END W/ MASONRY COLUMN.

— x — x — x — x — x —
6' HIGH CHAIN LINK FENCE AROUND IRRIGATION OUTLET

MASONRY & BOARD FENCE TO CURB RETURN

17 1/2 ROAD (MAPLE STREET)

*All fencing shall conform to City of Fruita fence code, including site distance, sight triangle, and setback requirements.

RIVER ROCK PUD

VORTEX ENGINEERING, INC.
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CONSTRUCTION MANAGERS & SITE PLANNERS
235 West Valley Drive
Fruita, Colorado 81521
Phone: (970) 845-9251

