

**Project Narrative  
For  
Fruita RV Resort  
Conditional Use Permit**

Date: September 24, 2020

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VEI # F16-051

Submitted To: City of Fruita  
Community Development Department  
325 E. Aspen Avenue  
Fruita, Colorado 81521

Type of Design: RV Resort

Applicant: 1235 Greenway Drive, LLC  
Attn: Janice Burtis  
120 W Park Drive #200  
Grand Junction, CO 81505

Property Address: 1235 Greenway Drive  
Fruita, CO 81521

Tax Schedule No.: 2697-181-18-012

## **I. Introduction/Site History**

### **A. Property Location**

The site is located along the north side of I-70 and east of Sooner Court in the City of Fruita, Colorado. The site is within the Fruita Industrial Park and is near commercial and industrial property uses.

By legal description, the property is described as:

TR D Fruita Industrial Park F1 SEC 18 1N 2W, Ute Meridian, Mesa County, Colorado. This property is approximately 15.493 +/- acres

### **B. Description of Property**

As stated above, the project is approximately 15.493 +/- acres in size. The site is currently vacant property and is bounded on the west by Sooner Court, on the north is a Union Pacific railroad track adjacent to River Road and vacant land, to the south I-70, and to the east Little Salt Wash and vacant land.

According to the USDA National Resource Conservation Service (NRCS), the soils across the site consist of Sagers silty clay loam (Bc), 0 to 2 percent slopes; Fruitland sandy clay loam (Rc), 0 to 2 percent slopes; and Oxyaquic Torrfluvents (Rs), 0 to 2 percent slopes. The hydrologic class of these soil group Type B.

### **C. Purpose of General Project Report**

The purpose of this Project Narrative is to provide a general review and discussion of the Site, Zoning, and Planning of the subject site for Staff to properly determine the compatibility of the improvements in relation to the surrounding uses and classifications.

The parcel is presently zoned Light Industrial, Research & Development by the City of Fruita. Section 17.07.010.K of the City of Fruita Land Use Code states the purpose of the Industrial zone is as follows: "The purpose of this zone district is to encourage non-polluting industrial and research and development activities designed to meet acceptable state and locally established standards for noise, dust, effluent (e.g., sewage pre-treatment), odor, and other impacts typically associated with industrial uses."

### **Surrounding Land Use/Zoning**

**LAND USE** - The following Land-uses surround the subject property:

- **North:** Vacant property (LIRD Zoned)
- **South:** I-70
- **East:** Vacant property (LIRD Zoned)
- **West:** Vacant property (LIRD Zoned)

**ZONING** - The subject property is currently zoned by the City of Fruita as Light Industrial, Research and Development (LIRD). Within a ½ mile radius of the subject property, properties are zoned by the City of Fruita as:

- **North:** City of Fruita LIRD
- **South:** I-70 Corridor & City of Fruita Community Services & Recreation
- **East:** City of Fruita LIRD
- **West:** City of Fruita LIRD & Community Services & Recreation

## **II. Existing Drainage Conditions**

### **A. Major Basin Characteristics**

The majority of the site is located in the Little Salt Wash basin. The existing drainage is comprised of sheet flow and shallow concentrated flow across the site towards the Little Salt Wash.

According to FIRM PANEL 0436F of 1725 for the City of Fruita, the south part of this site is in flood zone AE. The floodway is in the channel of a stream and any adjacent floodplain areas must be kept free of encroachment so that the 1% annual chance flood is carried away and does not increase the flood heights. The remainder of the site is in Flood Zone X in an area of 0.2% annual chance of flood hazard from a 1% annual chance of flood.

### **B. Site Characteristics**

The site slopes towards the Little Salt Wash, located to the southeast of the site. The grades vary from 0.5% to 8%, to 2 to 1 slopes at the bank of the Little Salt Wash. The minimum elevation on the site is 4468 and the maximum elevation is 4501.

The site, in predevelopment conditions, is covered with native grasses, shrubs, and along the banks tamarisk. The soils on site are classified as hydrologic group B. Currently the runoff from the site drains to Little Salt Wash via overland flows and shallow concentrated flows.

## **III. Proposed Drainage Conditions**

### **A. Design Criteria & Approach**

As expected in most developments, conversion and development of this property from bare ground to an RV Park will increase the stormwater runoff, both in peak rates and volumes. There is a small amount of detention proposed for the water quality capture volume (WQCV) and 10-year storm events. The 100-year storm event will be direct discharge due to the proximity of the site to Little Salt Wash and ultimately to the Colorado River, south (downstream) of the I-70 bridge. The proposed runoff is to be collected in area inlets or curb inlets in Greenway drive, routed through water quality ponds and then discharged off-site.

## **IV. General Performance Standards**

Every development and change in land use in the City of Fruita must meet the General Performance Standards found in Section 17.07.070 of the *Code*. The review of the General Performance Standards in Section 17.07.70 is as follows:

## A. Neighborhood Impact

### 1. Is the project compatible with surrounding land uses?

The current Fruita Industrial Park is bounded on the west by Sooner Court, vacant land and a commercial business, I-70 to the south and Railroad track to the north and vacant land to the east. All surrounding areas are zoned Light Industrial uses. This development is compatible with the surrounding area. The project **MEETS** this element of consideration.

### 2. Is the project's scale, height & bulk of buildings consistent with that of the surrounding development?

The City of Fruita's Land Use Code Chapter 17.27 has specific Development Standards for development of Recreational Vehicle Parks and Campgrounds. The majority of the guidelines and requirements of this Chapter 17.27 will be complied with.

However, the following is a list of items that an exemption from the guidelines and requirements are being requested for:

- a) Section 17.27.050 A - Park Size: An exemption to the maximum gross area of the park to be 10 acres is being requested. The parcel size of the property is 15.493 acres.
- b) Section 17.27.060 A – Interior Streets: An exemption to the requirement to have all interior streets paved is being requested. The proposal is to construct gravel access roadway that will support fire trucks, RV's and other heavy vehicles in all weather conditions. The roadways being gravel will reduce the "heat-sink" effect of the paved roadways in the RV Park and make the surrounding environment more natural.
- c) Section 17.27.100 C - Boundary Fencing: An exemption for the requirement to install a 8' high solid fence (wood, or concrete material) along the sides and rear of the property is being requested. The east side of the property abuts Little Salt Wash and landscaping and trail connections are proposed to integrate the existing Trail System to the RV Park for aesthetics and functionality. The south side of the property abuts I-70. A landscape berm with trees and bushes is proposed instead of the fence to mitigate noise, and present a more attractive edge along the highway frontage. The west side of the project abuts an undeveloped piece of LIRD zoned property and has an electrical power line easement along the edge. Again, a heavily landscaped perimeter is proposed instead of the perimeter fence for this side of the site.
- d) Section 17.27.140 B – Hand Fire Extinguishers: An exemption from the requirement to install hand fire extinguishers at the ratio of 1 per 8 RV spaces. Conversations with Lower Valley Fire Department (LVFD) personnel have indicated that this is not a necessary requirement for protection. Adequate hydrants and access for LVFD is preferred.
- e) Section 17.27.140 D – Fire Hydrant Spacing: An exemption to the requirement that all rv spaces within the park be reached with 300 feet of hose is being requested. Conversations with Lower Valley Fire Department personnel have indicated that this is not necessary. Standard hydrant spacing per the International Fire Code is sufficient for fire protection purposes.

This proposal **MEETS** the majority of this General Performance Standard.

**3. Does the project comply with City of Fruita historic preservation design standards if the building is on the state or national register of historic places?**

There are no existing buildings on this property, this criteria is **NOT APPLICABLE** since no historic buildings exist on the subject property.

**4. If the project is a multi-family development is it within ¼ mile of a neighborhood commercial area and a City or School District 51 park/playground?**

The subject property is not a multi-family development. So this criteria is **NOT APPLICABLE**. The project **MEETS** the neighborhood Impact General Performance Standard.

**B. Transportation and Traffic**

**1. Is the project consistent with the City of Fruita Street Standards?**

There is currently a paved access over the railroad tracks at Coulson Street with lights and barrier arms crossing the railroad. Greenway Drive (a public Right-of-Way) is currently a gravel roadway adjacent to the project site. The right-of-way will be developed to full City Standards. Also, Greenway Drive east of the site has an existing bridge that crosses the Little Salt Wash. The internal drives within the site will not be public rights-of-way, but will instead be gravel surfaced capable of handling RV, Fire Truck and other heavy traffic in an all weather situation. This project **MEETS** this element of consideration for public access to the site.

**2. Does the project have an adequate pedestrian bicycle network?**

Internal pedestrian bicycle circulation throughout the RV Resort with a connection to the Little Salt Wash bike trail will be provided. This application **MEETS** and exceeds this Performance Standard.

**3. Is the proposed road network and road standards consistent with the City of Fruita Road Classification map and the City of Fruita street standards?**

The streets are designed with standard streets and comply with the City of Fruita Street Standards. This application **MEETS** this Performance Standard. This proposal **MEETS** the Transportation and Traffic General Performance Standard.

**C. Wastewater**

**1. Will the project connect to the City of Fruita Wastewater system?**

Yes. The proposed development will be served by the existing sanitary sewer main running through the south end of the property. This application **MEETS** this Performance Standard.

**2. If the sewer connection involves over-sizing does the developer propose a recapture agreement or an assessment district?**

This criterion is **NOT APPLICABLE**

**3. Will the project discharge other than domestic wastewater?**

No other type of sanitary sewer discharge, other than domestic wastewater from an RV Park, is proposed to occur. The proposal **MEETS** the Wastewater General Performance Standard.

**D. Water**

**1. Does the project have adequate fire flow as determined by the Lower Valley Fire Department?**

A "Water System Design Report" will be prepared by Vortex Engineering, Inc. The project will connect to the existing 12" water main located in Greenway Drive and extended to serve the proposed development. Another connection to Aspen Street will also be made beneath the Railroad tracks and Highway 6 & 50. The proposal **CAN MEET** this General Performance Standard.

**2. Does the project have sufficient domestic water to serve the proposed development?**

The project will connect to the existing 12" water main to be constructed in Greenway Drive to serve the proposed development. The proposal **CAN MEETS** this General Performance Standard.

**3. If the water service requires over-sizing does the developer propose a recapture agreement or assessment district?**

This criterion is **NOT APPLICABLE**. The proposal **MEETS** the Water General Performance Standard.

**E. Drainage**

**1. Does the project meet the City of Fruita Drainage standards as defined in the City of Fruita Design Standards for new construction?**

As expected in most developments, conversion and development of this property from bare ground to an RV Park will increase the stormwater runoff, both in peak rates and volumes. There is a small amount of detention proposed for the water quality capture volume (WQCV) and 10-year storm events. The 100-year storm event will be direct discharge due to the proximity of the site to Little Salt Wash and ultimately to the Colorado River, south (downstream) of the I-70 bridge. The proposed runoff is to be collected in area inlets or curb inlets in Greenway drive, routed through water quality ponds and then discharged off-site, this proposal **CAN MEET** this General Performance Standard.

**2. Does the project comply with the Grand Valley Drainage District standards if it is on or adjacent to their drainage systems?**

There is no known Grand Valley Drainage District (GVDD) facilities existing on this project. The GVDD will be consulted in order to determine if any facilities exist and/or if any applicable improvements are required by GVDD. With the approval of the Storm Water Management/Drainage Plan, this project **CAN MEET** this General Performance Standard. The proposal **MEETS** the Drainage General Performance Standard.

## **F. Flood Hazard**

- 1. Does the project adequately address potential Federal Emergency Management Agency regulations and the Fruita flood hazard and meet the flood plain regulations?**

Portions of this site are within the flood plain of the Little Salt Wash. Additional study will be completed to determine the actual flood elevation/location in this vicinity and mitigation measures will be provided. Any building within the floodplain will require approval from the Floodplain administrator. The proposal **MEETS** the Flood Hazard General Performance Standard.

## **G. Irrigation**

- 1. Does the project provide adequate irrigation water for the proposal including shares of water, method of delivery to each lot and method of draining water from each lot?**

Irrigation water is currently not provided to the site. A study needs be completed to determine the irrigation needs and sources but availability to service the site exists. The proposal **MEETS** the Irrigation Water General Performance Standard.

## **H. Fire Protection**

- 1. Does the project have adequate fire flow as determined by the Lower Valley Fire Dept. and does it meet the other requirements of the fire department with regard to access, cul-de-sac radius, etc.?**

A water system design report will be prepared to determine the adequacy of the existing fire flow. The site will be designed to conform with LVFPD requirements. The proposal **MEETS** the Fire Protection General Performance Standard.

## **I. Historic Preservation**

- 1. Does the project involve the demolition, remodel or reconstruction of a structure or site that is on the national or state register of historic places or eligible for nomination to either of these registers?**

This criterion is **NOT APPLICABLE** since no historic buildings exist on the subject property.

## **J. Noise, Dust and Odor**

- 1. Does the project comply with federal and state air emission standards?**
- 2. Does the project comply with state noise statutes?**
- 3. Does the project minimize disturbance of the natural ground cover, or replacement of natural ground cover with alternative ground cover or pavement?**
- 4. Have erosion and sedimentation controls been proposed during and after construction?**

During construction, the development project will meet federal, state, county and city statutes for noise, dust and odor, all of which are addressed in the four (4) criteria listed. This proposal **CAN MEET** this Noise, Dust and Odor General Performance Standard.

#### **K. Natural Features and Environmental Protection**

**1. Does the proposal preserve natural features to the largest extent possible including existing trees, natural vegetation, hills, rock out-croppings, bluffs, stream & washes, river floodplains, wetlands, etc.?**

No natural features such as hills, rock out-cropping, or bluffs exist on this property. The natural features of the Little Salt Wash will be preserved as much as possible. The intent of the applicant also proposes to landscape portions of the recently completed Little Salt Wash Trail area immediately adjacent to the project. This proposal **MEETS** this General Performance Standard.

#### **V. Conclusion**

The Fruita RV Resort meets the majority of the applicable sections of the Fruita Land Use Code, and the goals and policies of the Fruita Community Plan 2020. We respectfully request your approval of the Fruita RV Resort project. We also, respectfully request that a 10% variation in the approved conditional use permit drawings be given to allow some flexibility in the design.

#### **VI. Limitations/Restrictions**

This report is a site-specific report and is applicable only for the client for whom our work was performed. The review and use of this report by City of Fruita, affiliates, and review agencies is fully permitted and requires no other form of authorization. Use of this report under other circumstances is not an appropriate application of this document. This report is a product of Vortex Engineering, Inc. and is to be taken in its entirety. Excerpts from this report may be taken out of context and may not convey the true intent of the report. It is the owner's and owner's agent's responsibility to read this report and become familiar with recommendations and findings contained herein. Should any discrepancies be found, they must be reported to the preparing engineer within 5 days.

The recommendations and findings outlined in this report are based on: 1) The site visit and discussion with the owner, 2) the site conditions disclosed at the specific time of the site investigation of reference, 3) various conversations with planners and utility companies, and 4) a general review of the zoning and transportation manuals. Vortex Engineering, Inc. assumes no liability for the accuracy or completeness of information furnished by the client or municipality/agency personnel. Site conditions are subject to external environmental effects and may change over time. Use of this report under different site conditions is inappropriate. If it becomes apparent that current site conditions vary from those reported, the design engineering should be contacted to develop any required report modifications. Vortex Engineering, Inc. is not responsible and accepts no liability for any variation of assumed information.

Vortex Engineering, Inc. represents this report has been prepared within the limits prescribed by the owner and in accordance with the current accepted practice of the civil engineering profession in the area. No warranty or representation either expressed or implied is included or intended in this report or in any of our contracts.

**ATTACHMENT “A”**

**LOCATION MAP**

# LOCATION MAP

