

RESOLUTION 2021-01

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO OPERATE A RECREATIONAL VEHICAL PARK IN AN INDUSTRIAL ZONE LOCATED AT 1235 GREENWAY DRIVE

WHEREAS, the property owner at 1235 Greenway Drive has submitted an application for a Conditional Use Permit to operate a Recreational Vehicle Park in an Industrial zone, and

WHEREAS, the City of Fruita requires a Conditional Use Permit to operate a Recreational Vehicle Park in an Industrial zone, and

WHEREAS, the Fruita Planning Commission held a public hearing on December 8, 2020 and recommended approval to the Fruita City Council of the Conditional Use Permit with conditions.

NOW, THEREFORE, BE IT RESOLVED BY THE FRUITA CITY COUNCIL:

- A. The Conditional Use Permit to operate a Recreational Vehicle Park at 1235 Greenway Drive is hereby approved subject to the following conditions:
 - 1. Lodger's tax be paid to the City of Fruita pursuant to Chapter 3.18 of the Fruita Municipal Code.
 - 2. Maintain a current City of Fruita business license.
 - 3. Greenway Drive to be paved as a collector road all the way to Highway 6 & 50.
 - 4. All interior roadways within the park do not need to be paved and can be 24 feet wide.
 - 5. The landscaping of the perimeter is in lieu of the boundary fencing.
 - 6. There will be no blanket 10% variance.
 - 7. An emergency operating plan be developed and put in place.

- B. The City Clerk shall record this Resolution with the Mesa County Clerk & Recorder's Office.

- C. If the Conditional Use is inactive for a period of 1 year or more the permit will be automatically revoked.

PASSED AND ADOPTED BY THE FRUITA CITY COUNCIL

THIS 5TH DAY OF JANUARY 2021.

ATTEST:

City of Fruita

Margaret Sell, City Clerk

Joel Kincaid, Mayor