



## **FRUITA PLANNING COMMISSION AGENDA**

**Date:** Tuesday, 02.14.2017

**Time:** 7:00 p.m.

**Place:** Fruita Civic Center, 2nd Floor Council Chambers, 325 E. Aspen Avenue, Fruita, CO

The following items will be presented at this public hearing of the Fruita Planning Commission for their consideration. The Planning Commission will formulate a recommendation that will be forwarded to the Fruita City Council. If you have an interest in an item on the agenda, please call (970) 858-0786 or come to the Community Development Department office located at 325 E. Aspen Avenue to review the information in the file. If you have a concern with an item on the agenda, your appearance at both hearings is encouraged to ensure your concerns are accurately represented or you can write a letter detailing your concerns and submit it to the Community Development Department prior to the meetings. Physically disadvantaged persons, who wish to obtain information or need assistance in attending the public hearing, may call (970) 858-0786. The hearing impaired may call Relay Colorado at 1-800-659-2656, or visit our website: [www.fruita.org](http://www.fruita.org)

### **General Rules**

Land use public hearings are similar to a court proceeding. Proper procedures will ensure a fair hearing for all and allow the land use items to be acted on in a timely manner. In the interests of time and to assure a fair hearing for everyone, the following rules will be followed:

1. There will generally be a 15 minute presentation (maximum) by the applicant.
2. Individual speakers will normally be limited to 3 minutes each.  
(Additional comments may be submitted in writing.)
3. The applicant will then have a rebuttal time of approximately 5 minutes.

Each person wishing to speak will raise their hand and be recognized by the Chair and asked to come forward and speak into the microphone stating their name and address. The purpose of a land use hearing is to have the facts of a case presented in a manner that will assist the decision-makers in making a fair, legal, and complete decision. The hearing is a fact-finding forum by unbiased decision-makers. Unruly behavior, such as booing, hissing, cheering, applause, verbal outbursts, or other inappropriate behavior, detract from the hearing and will not be permitted.

- A. CALL TO ORDER**
- B. PLEDGE OF ALLEGIANCE**
- C. AMENDMENTS TO THE AGENDA**
- D. APPROVAL OF THE AGENDA**
- E. WITHDRAWN ITEMS**
- F. CONTINUED ITEMS**
- G. CONSENT ITEMS**

Application #:	2016-28
Project Name:	Selover Annexation
Application:	Annexation
Property Owner:	Kathleen Selover
Representative:	Kathleen Selover
Location:	1024 18 Road
Request:	This is a request to annex approximately 1.59 acres of property into the city limits of Fruita and designate a Community Residential zone.

## APPROVAL OF MINUTES

November 8, 2016 Planning Commission meeting

### H. HEARING ITEMS:

Application #: 2016-27  
Project Name: Fruita RV Resort  
Application: Conditional Use Permit  
Property Owner: LSC Northwest Colorado, LLC  
Representative: Robert Jones II, Vortex Engineering, Inc.  
Location: 1235 Greenway Drive  
Zone: Industrial  
Request: This is a request for approval of a Conditional use Permit for a recreational vehicle campground in an Industrial zone.

Application #: 2016-29  
Project Name: Fruita RV Storage  
Application Type: Site Design Review  
Property Owner: LSC Northwest Colorado, LLC  
Representative: Robert Jones II, Vortex Engineering, Inc.  
Location: 1232 Greenway Drive.  
Zone: Industrial  
Description: This is a request for approval of a Conditional use Permit for a recreational vehicle park in an Industrial zone.

### Other Business

1. Community Development Activity Reports.
2. Visitors and Guests.
3. Other Business
  - a. Time Change for Planning Commission Meeting
  - b. Planning Commissioner Training

## ADJOURNMENT

### RULES OF PROCEDURE

#### **1. THE HEARING IS OPENED BY THE CHAIR OF THE PLANNING COMMISSION**

The Chair reads the item on the agenda.

#### **2. THE PETITIONER SUMMARIZES THE PROJECT**

The petitioner or his/her representative is asked to present the proposal. Presentations should be brief and to the point, but covering all of the main aspects of the project.

#### **3. THE STAFF PRESENTS THE STAFF REPORT**

The Fruita City staff present their reports.

#### **4. PUBLIC COMMENTS**

People speaking should step up to the microphone and speak clearly, stating their name and address. They should be brief and to the point and try not to repeat what others have said. The Chair asks for those in favor of the item to speak and then those opposed to the item to speak. Any others who wish to speak are then asked to come up to the microphone.

#### **5. REBUTTAL**

The Chair asks for the petitioner's rebuttal. During this brief time, the petitioner should address the major questions raised by the public and the Commission.

#### **6. THE HEARING IS CLOSED TO PUBLIC COMMENTS AND THE ITEM IS DISCUSSED**

The Chair closes the public hearing to public comments. No further comments from the public are

allowed at this time. The Commission discusses the item and may ask the petitioner, staff or members of the public to come back to the microphone to answer questions.

#### **7. VOTE**

The Chair asks the Commission for a motion on an item. After the motion is seconded, the Chair asks for a discussion on the motion. The motion may be amended and if it is amended, the Commission votes on whether to accept the amendment. After discussion and consideration of any amendments, the Commission votes on the motion. If the motion fails, or if there is a tie vote, another motion may be made and voted on using the same procedure. In addition to recommending an item be approved, approved with conditions or denied, the Commission may also table an item or continue an item to a later date.

#### **8. FOLLOW UP**

The Planning Commission's decision is forwarded to the Fruita City Council. Once a project is approved by the City Council it must be revised to reflect all the conditions placed on it by the City Council before documents are recorded and/or building permits are issued. If the project fails to meet the Fruita Land Use Code time limits for final documents, the project approval of the project lapses and the project must be resubmitted.

9. The Planning Commission may also continue a project, or deny a project. At the request of the Planning Commission, the City Council may continue a scheduled public hearing to allow the Planning Commission more time to consider or reconsider the application.

**Fruita Planning Commission**

**Tuesday, November 8, 2016**

**A. CALL TO ORDER**

Chair Doug Van Etten called the meeting to order at 7:00 pm. Members in attendance were: Richard Hctor, Whitney Rink, Doug Van Etten, Keith Schaefer, Dave Karisny. Heidi Jo Elder and Mel Mulder were excused absent.

**B. PLEDGE OF ALLEGIANCE**

Doug Van Etten led the Pledge of Allegiance.

**C. AMENDMENTS TO THE AGENDA**

Dahna Raugh proposed that the hearing item (Mineral House) be moved from a hearing item and put on consent. She believes that all issues have been resolved, the applicants are here but no one from the neighborhood is in attendance.

Keith Schaefer made a motion to move the hearing item to consent, amending the agenda.

Richard Hctor seconded.

5-0 yes votes.

**D. APPROVAL OF THE AGENDA**

**E. WITHDRAWN ITEMS**

None.

**F. CONTINUED ITEMS**

None.

**G. CONSENT ITEMS**

Doug Van Etten read the consent item as follows:

Application #:	2016-17
Application Name:	Mineral House
Application Type:	Conditional Use Permit
Property Owner:	Danny Gene Mitchell Jr.
Representative:	Danny Gene Mitchell Jr.
Location:	626 Mineral Court
Zone:	Community Residential

Description: This is a request for approval of a Conditional Use Permit for a Vacation Rental by Owner (Bed And Breakfast). The Fruita Land Use Code requires a Conditional Use Permit to operate a Bed and Breakfast in a Community Residential zone.

Keith Schaefer made a motion to approve the consent agenda.

Whitney Rink seconded.

5-0 yes votes. Motion passes.

### **APPROVAL OF MINUTES**

There were no minutes to approve for this meeting. The Planning Commission met on October 11, 2016 to discuss the Lagoon Property concept ideas with the Public Works Director, Ken Haley, and to have Planning Commissioner training with the City Manager, Mike Bennett. The Lagoon property ideas were brought to the Planning Commission for input and Mike Bennett went over city goals and the direction the city is going.

### **H. HEARING ITEMS**

None.

### **I. COMMUNITY DEVELOPMENT ACTIVITY REPORT**

None

### **J. VISITORS AND GUESTS**

Keith Schaefer suggested that we think about changing the definition of Bed and Breakfast and Vacation Rental by Owner. He feels that it could be confusing to applicants.

### **Adjournment at 7:15pm**

Respectfully submitted,

Henry Hemphill  
City of Fruita Planning Technician



**Community Development Department  
Staff Report  
February 8, 2017**

**Application #:** 2016-28  
**Project Name:** Selover Annexation  
Application: Annexation  
Property Owner: Kathleen Selover  
Representative: Kathleen Selover  
Location: 1024 18 Road  
Request: This is a request to annex approximately 1.59 acres of property into the city limits of Fruita and designate a Community Residential zone.

**Project Description:**

This is a request to annex approximately 1.59 acres of property located at the southeast corner of the intersection of J 2/10 Road and Pine Street. The applicants have requested a Community Residential (CR) zone.

The property is currently occupied by a single family residential dwelling unit, a detached garage, and two sheds. There is no specific development associated with this annexation request at this time other than connection to the city's sewer system. The septic system connected to the dwelling unit on the property failed and connection to the city's public sewer system was required because the property is within 400 feet of the sewer system. Fruita's rules require annexation in order to connect to the city's sewer system. A contract to allow immediate connection to the city's sewer system with the condition that the property be annexed into the city was agreed to between the property owners and the city at the June 7, 2016 City Council meeting.

The property is scheduled to be found eligible for annexation at February 21, 2017 City Council meeting. The next step in the annexation process is approval by the City Council of an ordinance to annex the property and an ordinance to establish a city zone on the property. The first reading of these ordinances is scheduled for the March 7, 2017, City Council public hearing and the second reading of the ordinances is scheduled for the April 4, 2017, City Council public hearing.

**Surrounding Land Uses and Zoning:**

Community Residential (CR) zoning is to the west. Planned Unit Development (PUD) zoning for commercial and residential uses in the Legacy subdivisions is to the south. Unincorporated Mesa County- AFT zoning is to the north and east. Surrounding Land

uses consist mostly of residential to the north, east, and west, with the exception of the Family Dollar store directly to the south within the PUD zoning of the Legacy subdivision. The map below identifies the various zones in this area and the properties that are not within the city limits.

### LOCATION AND ZONING MAP



## 2015 AERIAL PHOTOGRAPH



### **Review of Applicable Land Use Code Requirements:**

#### **ANNEXATION**

Section 17.06.040 of the Land Use Code sets out the criteria that must be considered for annexation requests. The property is within the City's Urban Growth Area.

**Section 17.06.040.A.1 of the Code states that if the property is located within the City's Urban Growth Area as identified by the Fruita Community Plan, annexation may be approved only after considering the following criteria:**

- a. The annexation meets the requirements of the State Statutes;**



This annexation request meets the requirements of state laws. The property has the required 1/6<sup>th</sup> contiguity with existing city limits and is enclaved by the city. It is within Fruita's Urban Growth Area and abuts existing urban development to the south and west. The city's Master Plan identifies this area for urban development. All required public services and facilities are available to the property including sanitary sewer service. A community of interest exists between the area proposed to be annexed and the City of Fruita and the property is capable of being integrated into the urbanizing area. This criterion has been met. These issues are discussed in more detail below.

**b. The area is or can be efficiently served by city utilities and capital investments, including water, sewer, parks, drainage systems and streets;**

Because the subject property is within the city's Urban Growth Area and is enclaved by the city, it can be efficiently served by city utilities and capital investments. All required utilities are readily available to the property. J 3/10 Road provides the primary access to the property (driveway location). There also are public parks and trails within ½ mile of the property. This criterion has been met.

**c. The area is contiguous with existing urban development;**

The subject property is contiguous to the city limits on two sides and those two sides are contiguous with existing urban development – Legacy Commercial Subdivision to the south, the Town of Cleveland (1890) to the west. The property to the north and east are still in the county. This criterion has been met.

**d. The area is or can be efficiently served by police and other municipal services;**

Because access to the property is through roads within the existing city limits (as an enclave) and all required utilities are currently available, the property can be efficiently served by police and other municipal services.

**e. The development is consistent with community goals, principles, and policies as expressed in the Fruita Community Plan;**

This annexation request complies with the criteria that must be considered for annexations as identified in the Land Use Code. The Land Use Code is one of the primary documents used to implement the Master Plan, and the Fruita Community Plan is a significant part of the city's Master Plan. This criterion has been met.

**f. The annexation is supported by local residents and landowners;**

The annexation meets the goals and policies of the city's Master Plan. At this time staff has received no written comments that would indicate that this annexation is not supported. This criterion has been met.

**g. Water and ditch rights can be provided, as applicable, in accordance with city policies;**

It appears that water and ditch rights can be provided in accordance with city policy. This criterion has been met.

**h. The area will have a logical social and economic association with the city, and;**

Because access to the property is through the city limits, the property has a logical social and economic association with the city. Pine Street (18 Road) and J 2/10 Road abutting the subject property are identified as major collector roads and J 3/10 Road is identified as a minor collector road by the city's Street Classification and Traffic Control Plan. This criterion has been met.

**i. The area meets or can meet the existing infrastructure standards set forth by the city.**

The subject property is currently occupied and meets the city's infrastructure standards. Future development of the property must meet the city's infrastructure standards and staff has no reason to believe that the standards cannot be met.

To help ensure that infrastructure can be constructed in this area without great difficulty, staff recommends that 30-feet of right-of-way be dedicated to the public for J 2/10 Road and Pine Street (18 Road) and 14-foot wide multi-purpose easements be provided along all street frontages to accommodate public utilities. This is a standard requirement for all annexations and all development in the city. This criterion can be met.

Based on this information, the annexation of the subject property meets or can meet the approval criteria that must be considered for annexations.

It should be noted that there have been two or more horses on the subject property at various times throughout the years. The applicants request that two horses be considered legal non-conforming (aka, grandfathered) after the annexation is completed. The applicant is aware that if the horses are removed from the property for a continuous one year period, the legal non-conforming status is forfeited as per Section 17.07.090 of the Code.

Additionally, the Annexation Map must show the property's contiguity with the Fruita city limits, and must include a Surveyor's Certificate, A Certification of Ownership, and a Title Certificate.

## REZONE

**Section 17.13.060, Amendment to the Official Zoning Map (Rezone), of the Land Use Code (2009, as amended) states that the Official Zoning Map may be amended when the following findings are made:**

- 1. The proposed amendment is compatible with surrounding land uses, pursuant to Section 17.07.080, and is consistent with the city's goals, policies and Master Plan; and**

According to the project narrative, the applicant has requested a Community Residential (CR) zone and to grandfather in the use of two horses on the property. Staff understands this property has been used for agricultural purposes in the past.

The requested CR zone is consistent with the recommendations of the city's Master Plan. The uses permitted in the requested CR zone are compatible with existing land uses in the area which are primarily residential. As per section 17.07.010 D of the Land Use Code, the purpose of the CR zone is to allow for moderate density detached single-family residential neighborhoods with the inclusion of other housing types such as attached dwelling units.

- 2. The land to be rezoned was previously zoned in error or the existing zoning is inconsistent with the city's goals, policies and Master Plan; or**

Because this zoning request is incidental to the annexation request, this criterion does not apply.

- 3. The area for which the amendment is requested has changed substantially such that the proposed zoning better meets the needs of the community; or**

Because this zoning request is incidental to the annexation request, this criterion does not apply.

- 4. The amendment is incidental to a comprehensive revision of the city's Official Zoning Map which recognizes a change in conditions and is consistent with the city's goals, policies and Master Plan; or**

Because this zoning request is incidental to the annexation request, this criterion does not apply.

**5. The zoning amendment is incidental to the annexation of the subject property and the proposed zoning is consistent with the city's goals, policies, and Master Plan.**

As identified above under approval criterion 1, the requested CR zone is consistent with the City's Master Plan. This criterion has been met.

Based on this information, the requested CR zone meets the approval criteria that must be considered for an amendment to Fruita's Official Zoning Map.

Keeping horses is permitted in the CR zone with a Conditional Use Permit. The keeping of two horses on the property also could be identified as a legally permitted non-conforming land use in the CR zone with the annexation of the property and be subject to the legal non-conforming requirements of the Code as identified above.

**Review Comments:**

All review comments received are included with this Staff Report. Fruita's Code Compliance Officer has recommended that the large tree located at the southwest corner of the property be removed.

**Public Comments:**

No written public comments have been received at this time.

**Staff Recommendation:**

Annexation

Staff recommends approval of the proposed annexation with the condition that all review comments and issues identified in this Staff Report must be adequately resolved within six months of the annexation approval by the City Council.

Additionally, staff recommends that keeping two horses on the property be considered a legal non-conforming land use after the annexation and zoning are completed.

Zoning

Staff recommends approval of the requested Community Residential (CR) zone.

**Fruita Planning Commission:** February 14, 2017  
**Fruita City Council:** March 7, 2017 & April 4, 2017



# LAND DEVELOPMENT APPLICATION

Project Name: Selover Annexation  
 Project Location: 1024 18 Road Fruita CO 81521  
 Current Zoning District: AFT Requested Zone: CR  
 Tax Parcel Number(s): 2697-163-00-042 Number of Acres: 1.59  
 Project Type: Annexation

Property Owner: Kathleen Selover Developer: \_\_\_\_\_  
 Property Owner: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Address: 1359 Horseshoe Drive Address: \_\_\_\_\_  
 City/State/Zip: Fruita CO 81521 City/State/Zip: \_\_\_\_\_  
 Phone: 970 858-1617 Fax: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-mail: Kselover@carlink.net E-mail: \_\_\_\_\_

**Please designate a representative as the coordinator for this application. The representative should attend all conferences/hearings, will receive all correspondence, and communicate all information to the property owners.**

Owner Rep: \_\_\_\_\_ Engineer: \_\_\_\_\_  
 Contact: \_\_\_\_\_ Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_ Address: \_\_\_\_\_  
 City/State/Zip: \_\_\_\_\_ City/State/Zip: \_\_\_\_\_  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Phone: \_\_\_\_\_ Fax: \_\_\_\_\_  
 E-mail: \_\_\_\_\_ E-mail: \_\_\_\_\_

**This Notarized application authorizes the owner's representative, if designated, to act on behalf of the property owners regarding this application.**

The above information is correct and accurate to the best of my knowledge.

Kathleen M. Selover Kathleen M Selover 12/5/16  
 Name of Legal Owner Signature Date

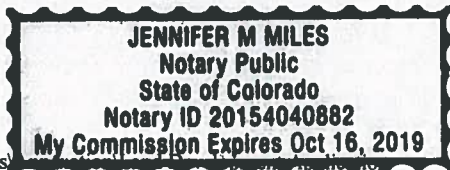
\_\_\_\_\_  
 Name of Legal Owner Signature Date

\_\_\_\_\_  
 Name of Legal Owner Signature Date

STATE OF COLORADO )  
 ) ss.  
 COUNTY OF MESA )

The foregoing instrument was acknowledged before me this 5 day of December, 2016

My Commission expires: Oct 16, 2019



*Jennifer M. Miles*  
Notary Public

Project Narrative

12/5/2016

Property 1024 18 Road, Fruita, CO 81521

I am requesting to annex the property at 1024 18 Road, Fruita, CO 81521 as a community residential zone. The sewer has been connected, therefore, I am requesting annexation.

Yes, the annexation meet the requirement of State law (Title 31, Article 12)

Yes, the area to be annexed can be efficiently served by urban services and facilities. The impact will be minimal.

Yes, the annexed are is contiguous with existing urban development.

Yes, the annexation is consistent with the City's Master Plan.

Annexation will not affect local residents or landowners.

Yes, the annexed land has logical social and economic association with the city.

The property has been used for 2 horses and I would like to continue that as a possible use.

Thank you for your consideration.

Kathleen Selover

A handwritten signature in cursive script that reads "Kathleen Selover".

## PETITION FOR ANNEXATION

**WE, THE UNDERSIGNED**, in accordance with the Municipal Annexation Act of 1965, Part 1, Article 12, Title 31, Colorado Revised Statutes, as amended, hereby petition the City Council of the City of Fruita, Colorado, for the annexation of the following described unincorporated area located in the County of Mesa, State of Colorado, to wit:

(Insert Legal Description or attach as Exhibit A.)

In support of this Petition, the Petitioners state:

1. It is desirable and necessary that the above-described area be annexed to the City of Fruita, Colorado.
2. The requirements of Section 31-12-104, C.R.S., as amended, exist or have been met, to wit:
  - a. Not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous with the City of Fruita;
  - b. A community interest exists between the area proposed to be annexed and the City of Fruita;
  - c. The area proposed to be annexed is urban or will be urbanized in the near future; and
  - d. The area proposed to be annexed is integrated with or is capable of being integrated with the City of Fruita.
3. The requirements of Section 31-12-105 C.R.S., as amended, exist or have been met, to wit:
  - a. In establishing the boundaries of the territory to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, has been divided into separate parts or parcels without the written consent of the landowners thereof unless such tracts or parcels are separated by a dedicated street, road, or other public way;
  - b. In establishing the boundaries of the area proposed to be annexed, no land held in identical ownership, whether consisting of one tract or parcel of real estate or two or more contiguous tracts or parcels of real estate, comprising twenty acres or more (which, together, with the buildings and improvements situated thereon) has a valuation for assessment in excess of two hundred thousand dollars for ad valorem tax purposes for the year



next preceding the annexation is included within the area proposed to be annexed without the written consent of the landowner or landowners;

- c. No annexation proceedings have been commenced for the annexation of part or all of the subject property to another municipality;
  - d. The annexation of the area proposed to be annexed will not result in the detachment of the area from any school district and the attachment of same to another school district;
  - e. The annexation of the area proposed to be annexed will not have the effect of extending the boundary of the City of Fruita more than three miles in any direction from any point of the City's boundary in any one year;
  - f. If any portion of the platted street or alley is to be annexed, the entire width of said street or alley is included within the area to be annexed; and
  - g. Reasonable access shall not be denied to landowners, owners of easements, or the owners of franchises, adjoining any platted street or alley to be annexed that will not be bordered on both sides by the City of Fruita.
4. The Petitioners are the landowners of more than fifty percent (50%) of the area sought to be annexed, exclusive of streets and alleys.
  5. This Petition for Annexation satisfies the requirements of Article II, Section 30, of the Colorado Constitution in that it is signed by persons comprising more than fifty percent (50%) of the landowners in the area proposed to be annexed who own more than fifty percent (50%) of said area, excluding public streets and alleys and any land owned by the City of Fruita.
  6. Attached hereto and incorporated by reference is an Annexation Map showing:
    - a. The boundary of the area proposed to be annexed including a legal description of the property;
    - b. The location of each ownership tract in unplatted land and, if part or all of the area is platted, the boundaries and the plat numbers of plots or of lots and blocks; and
    - c. The contiguous boundary of the City of Fruita and the contiguous boundary of any other municipality abutting the area proposed to be annexed.

7. All of the petitioners signed this Petition for Annexation no more than 180 days prior to the date of the filing of this Petition for Annexation.

**WHEREFORE**, the Petitioners request that the Fruita City Council approve the annexation of the area proposed to be annexed.

Dated this 5 day of December, 2014.

Kathleen M Selover  
Property Owner

\_\_\_\_\_  
Property Owner

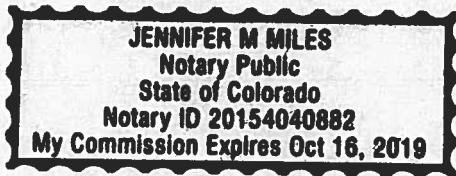
City Of Fruita        )  
County of Mesa     ) ss.  
State of Colorado    )

Subscribed and sworn to before me this 5 day of December, 2014 by  
Kathleen M. Selover

Witness my hand and official seal.

Jennifer M Miles  
Notary Public

My commission expires: Oct 16, 2019



W1/4 CORNER SECTION 16, T1N, R2W, U.M. MCSM 1049-1 IN MONUMENT BOX

18 ROAD CITY LIMITS  
N00°03'25"E 1319.34' (Basis of Bearings)

18 ROAD CITY LIMITS  
N00°03'25"E 310.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

30.00'

52.60'

N89°56'44"W 13.99'

N00°03'25"E 310.00'

S00°03'26"W 432.07'

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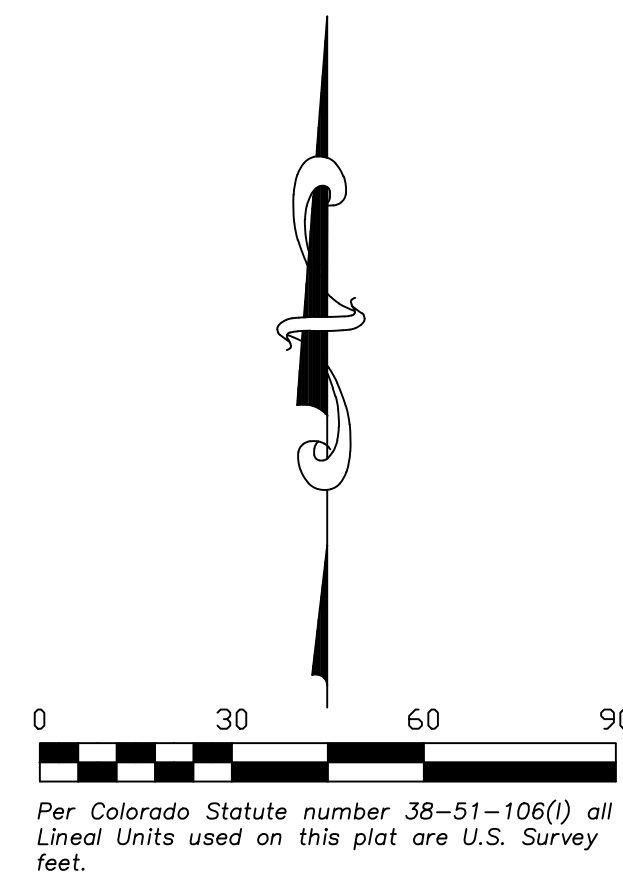
S00°03'13"W 417.07'

S00°03'13"W 417.07'

NOTE:  
APPARENT AREA DESCRIBED IN RECEPTION #257776 APPEARS THAT TIE IN ERROR

NOTE:  
RIGHT-OF-WAY DETERMINED BY USING LEGACY PUD SUBDIVISION PLAT (RECEPTION #2373523) AND (RECEPTION #1111937)

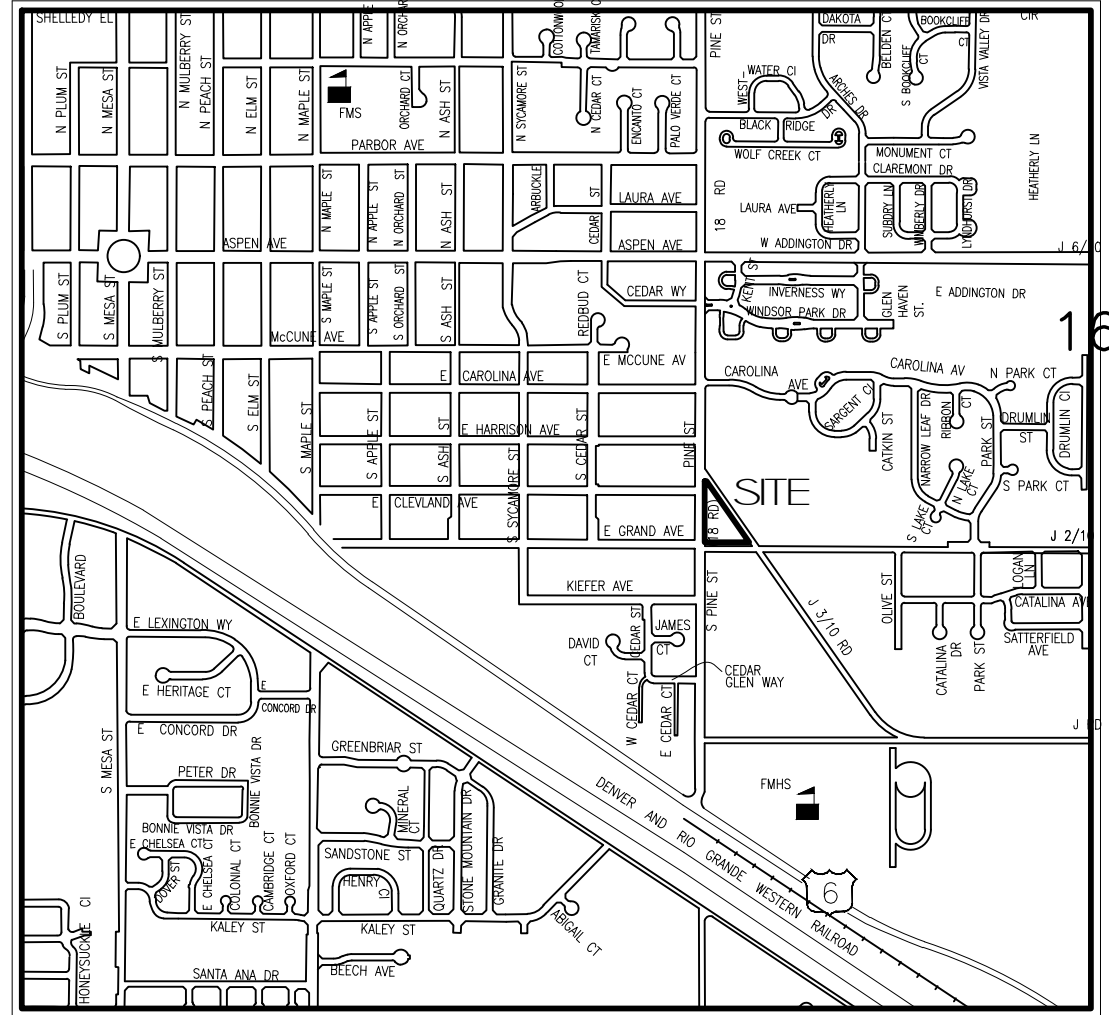
NOTE:  
THIS AREA (0.55 Acres) LYING WITHIN APPARENT ROAD RIGHT OF WAY WAS CONVEYED FROM MESA COUNTY IN RECEPTION #417710



Description:  
That part of the S1/2 NW1/4 SW1/4 of Section 16, Township 1 North, Range 2 West of the Ute Meridian, lying South and West of State Highway No. 50, Except that portion described in Book 5175 Page 424 of the Mesa County Clerk and Recorders Office.

- Notes:
1. Deeds were provided by client.
  2. A Title search was not provided and a Title Search was not performed by me.
  3. Found Monuments that represent property corners are within .25± of calculated position.

- LEGEND
- ◆ FOUND MESA COUNTY SURVEY MARKER (A 3" Alloy Cap set in Concrete)
  - FOUND SURVEY MONUMENT AS DESCRIBED
  - SET NO.5 REBAR W/CAP L.S. 30111
  - ◆ FOUND ALIQUOT CORNER AS DESCRIBED

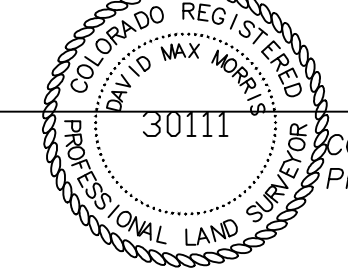


Vicinity Map (NOT TO SCALE)

Basis of Bearings Statement:  
Bearings are based on the Mesa County Local Coordinate System, locally determined by GPS observations on the Mesa County Survey markers at the S1/16 corner ON West Line Section 16, T1N, R2W, Ute Meridian (a Mesa County Survey Marker found in place) and the W1/4 Section 16, T1N, R2W, U.M. (a Mesa County Survey Marker found in place).

The measured bearing of this line is N00°03'25"E

CERTIFICATION  
I, DAVID MAX MORRIS, CERTIFY THAT THIS PLAT IS PREPARED FROM FIELD NOTES OF A SURVEY MADE UNDER MY DIRECT SUPERVISION IN JUNE OF 2016, AND THE INFORMATION SHOWN HEREON IS BASED ON THIS SURVEYOR'S KNOWLEDGE, INFORMATION AND BELIEF, AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED. I FURTHER CERTIFY THAT THIS SURVEY HAS BEEN COMPLETED IN ACCORDANCE WITH THE STANDARDS OF PRACTICE AND THE LAWS OF THE STATE OF COLORADO.



COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR L.S. 30111

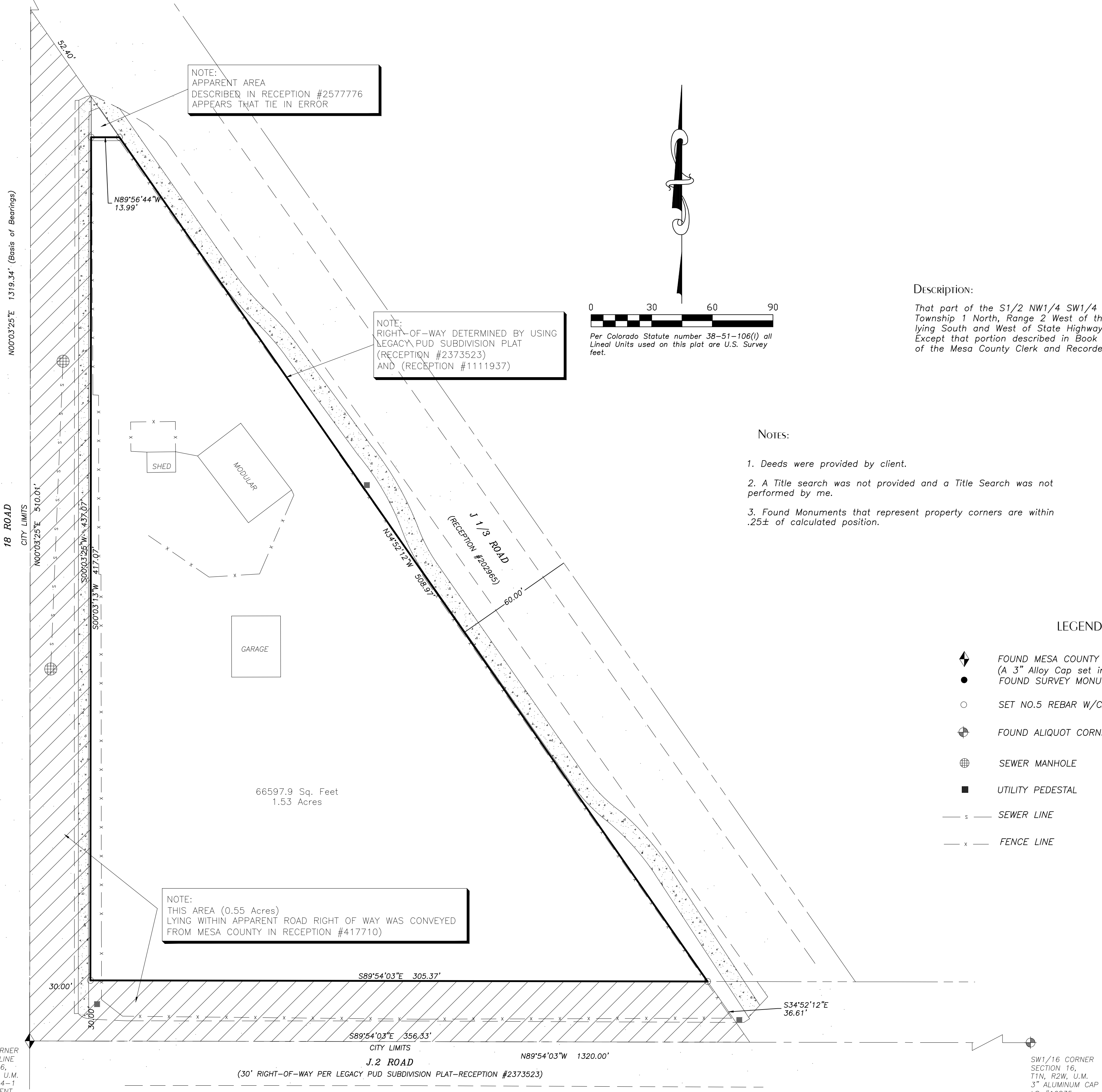
LAND SURVEY DEPOSITS  
MESA COUNTY SURVEYORS OFFICE

DATE: \_\_\_\_\_  
BOOK: \_\_\_\_\_ PAGE: \_\_\_\_\_  
DEPOSIT NUMBER: \_\_\_\_\_

ANNEXATION PLAT		
SITUATED IN THE S1/2 NW1/4 SW1/4 SECTION 16, T1N, R2W OF THE UTE MERIDIAN		
FOR: PERCNAL		SURVEYED BY: RM
ACAD ID: 1024 18		DRAWN BY: DMM
SCALE: 1" = 30'	QED SURVEYING SYSTEMS, Inc. 2718 Sierra Vista Rd Grand Junction, CO 81503-2232 (970) 241-2370 Fax: 241-7025	CHECKED BY: MEM
DATE: 6/24/16		SHEET NO.
		FILE: 2016-155

NOTICE:  
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

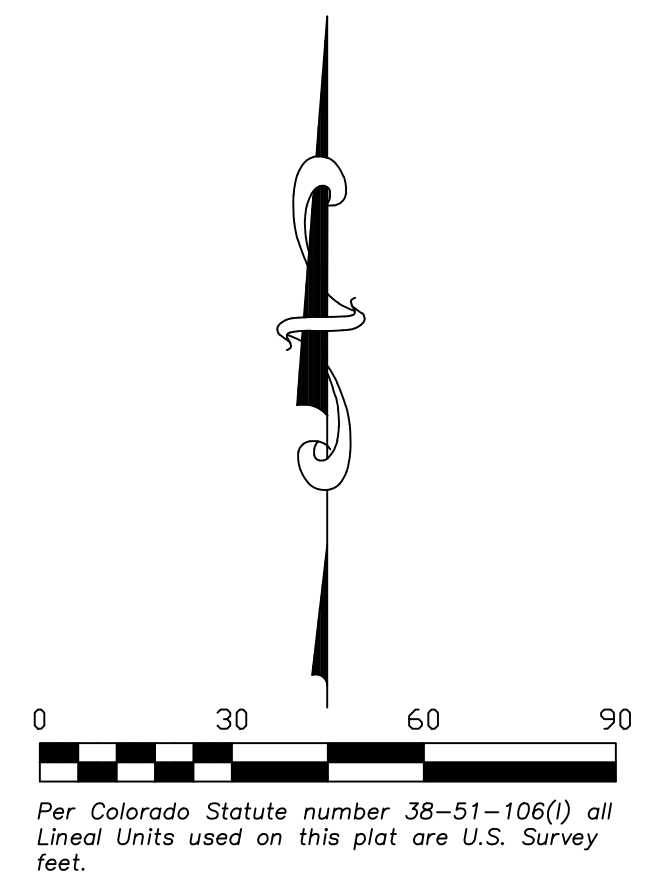
W1/4 CORNER SECTION 16, T1N, R2W, U.M. MCSM 1049-1 IN MONUMENT BOX



NOTE: APPARENT AREA DESCRIBED IN RECEPTION #257776 APPEARS THAT TIE IN ERROR

NOTE: RIGHT-OF-WAY DETERMINED BY USING LEGACY PUD SUBDIVISION PLAT (RECEPTION #2373523) AND (RECEPTION #1111937)

NOTE: THIS AREA (0.55 Acres) LYING WITHIN APPARENT ROAD RIGHT OF WAY WAS CONVEYED FROM MESA COUNTY IN RECEPTION #417710



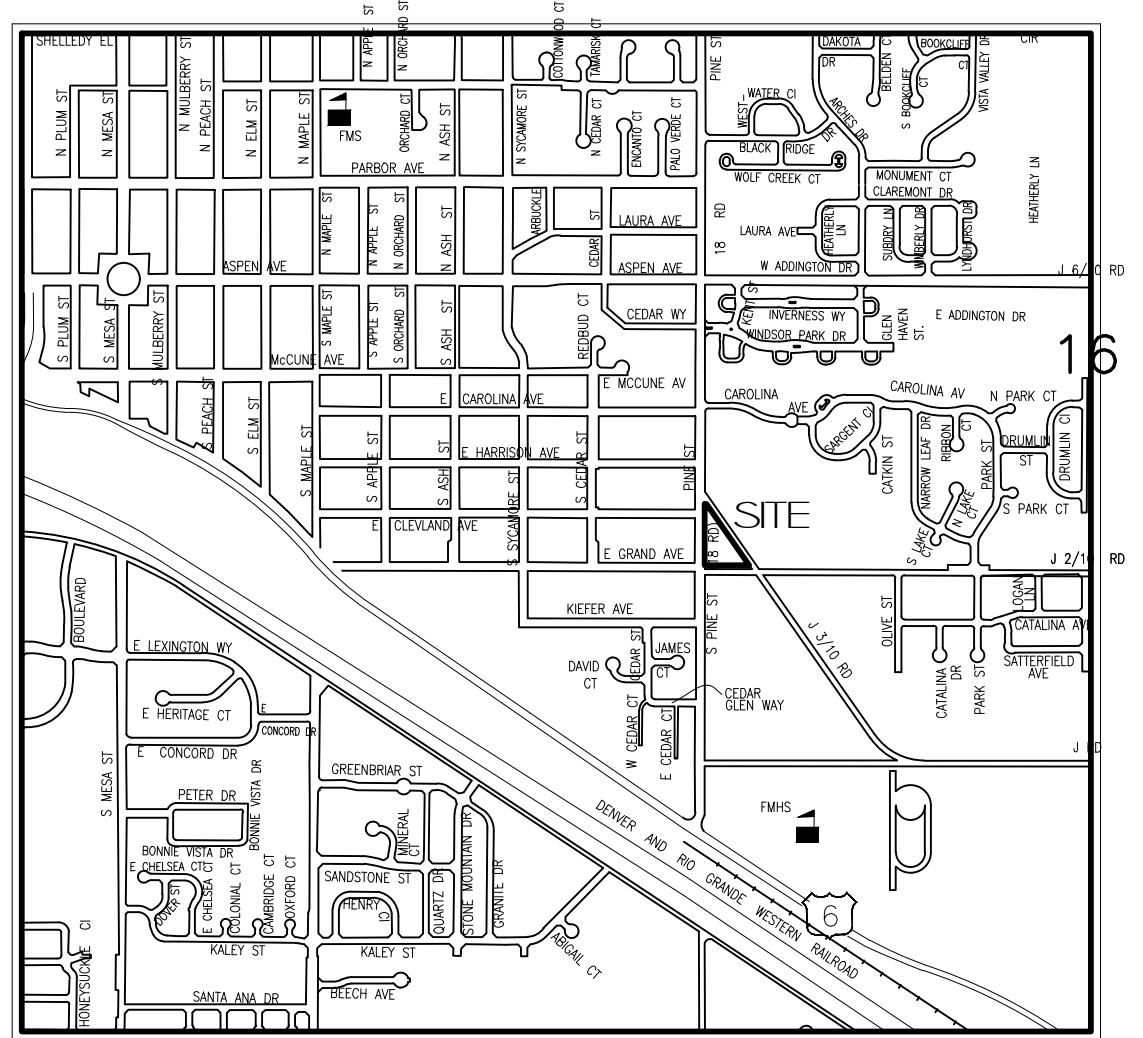
Description:  
That part of the S1/2 NW1/4 SW1/4 of Section 16, Township 1 North, Range 2 West of the Ute Meridian, lying South and West of State Highway No. 50, Except that portion described in Book 5175 Page 424 of the Mesa County Clerk and Recorders Office.

- NOTES:
1. Deeds were provided by client.
  2. A Title search was not provided and a Title Search was not performed by me.
  3. Found Monuments that represent property corners are within .25± of calculated position.

Basis of BEARINGS STATEMENT:  
Bearings are based on the Mesa County Local Coordinate System, locally determined by GPS observations on the Mesa County Survey markers at the S1/16 corner ON West Line Section 16, T1N, R2W, Ute Meridian (a Mesa County Survey Marker found in place) and the W1/4 Section 16, T1N, R2W, U.M. (a Mesa County Survey Marker found in place).  
The measured bearing of this line is N00°03'25"E

LEGEND

- ◆ FOUND MESA COUNTY SURVEY MARKER (A 3" Alloy Cap set in Concrete)
- FOUND SURVEY MONUMENT AS DESCRIBED
- SET NO.5 REBAR W/CAP L.S. 30111
- ⊕ FOUND ALIQUOT CORNER AS DESCRIBED
- ⊕ SEWER MANHOLE
- UTILITY PEDESTAL
- s — SEWER LINE
- x — FENCE LINE



Vicinity Map (NOT TO SCALE)



COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR L.S. 30111

S1/16 CORNER ON WEST LINE SECTION 16, T1N, R2W, U.M. MCSM 11214-1 IN MONUMENT BOX

SW1/16 CORNER SECTION 16, T1N, R2W, U.M. 3" ALUMINUM CAP L.S. #16835 IN MONUMENT BOX

NOTICE:  
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

SITE PLAN		
SITUATED IN THE S1/2 NW1/4 SW1/4 SECTION 16, T1N, R2W OF THE UTE MERIDIAN		
FOR: PERCNAL	<p>QED SURVEYING SYSTEMS, Inc. 2718 Sierra Vista Rd Grand Junction, CO 81503-2232 (970) 241-2370 Fax: 241-7025</p>	SURVEYED BY: RM
ACAD ID: 1024 18		DRAWN BY: DMM
SCALE: 1" = 30'		CHECKED BY: MEM
DATE: 6/24/16		SHEET NO.
		FILE: 2016-155

**From:** [Mark Angelo](#)  
**To:** [Dahna Raugh](#); [Henry Hemphill](#)  
**Cc:** [John McBride](#)  
**Subject:** 2016-28 Selover Annexation  
**Date:** Thursday, February 9, 2017 9:27:29 AM  
**Attachments:** [2-9-17 #1.JPG](#)  
[2-9-17 #2.JPG](#)

---

Review comments:

I went by and checked to see if the tree located at the SW corner of the property is within the sight distance triangle for westbound traffic on J 2/10 Road at S. Pine Street.

Knowing J 2/10 Road will eventually become a Minor Collector Roadway, the tree will fall within the sight distance triangle. And, it currently does create a problem for WB traffic to see southbound traffic on S. Pine St.

Attached pictures show me stopping at the stop sign and pulling forward further to see if I could see SB traffic better.

I recommend the tree be removed all the way to the ground.

I also ask the property owner contact me, see below, to coordinate the removal of the tree.

*Mark Angelo  
City of Fruita  
Code Compliance Officer  
325 E. Aspen Avenue  
Fruita, CO. 81521  
970-858-0763  
mangelo@fruita.org*

WARNING



OBJECTS IN MIRROR ARE SMALLER THAN THEY APPEAR



VOL - PUSH ON

SIDE REW FF

6

5

4

3

2

AIRBAG

**From:** [Chris Dehmel](#)  
**To:** [Henry Hemphill](#)  
**Subject:** RE: for your review please  
**Date:** Tuesday, January 10, 2017 2:51:15 PM  
**Attachments:** [image001.png](#)

---

30' on J.2 Rd. and 30' on Pine St.

Chris Dehmel  
Project Manager  
City of Fruita  
970-858-8377 p  
970-858-0210 f  
[cdehmel@fruita.org](mailto:cdehmel@fruita.org)

---

**From:** Henry Hemphill  
**Sent:** Tuesday, January 10, 2017 2:49 PM  
**To:** Chris Dehmel  
**Subject:** for your review please

Selover Annexation.

What do you (public works) need? I think 30 feet of J.2 right?

**HENRY HEMPHILL** **PLANNING TECH.** **CITY OF FRUITA** **970-858-0786**





**CITY OF FRUITA, COLORADO  
AGREEMENT CONCERNING EXTRATERRITORIAL WASTEWATER  
COLLECTION SERVICE AND ANNEXATION**

**Percival Property**

THIS AGREEMENT is made and entered into as of the 7<sup>th</sup> day of June, 2016, by the **City of Fruita, Colorado**, a municipal corporation, whose address is 328 East Aspen, Fruita, Colorado 81521 ("City"), and **Gregory A. Percival**, whose address is 1024 18 Road, Fruita, Colorado, ("the Percivals").

**RECITALS**

WHEREAS, the City owns and operates the City of Fruita wastewater collection and treatment system in accordance with the laws of the State of Colorado and the municipal ordinances, rules, regulations, policies and resolutions of the City; and

WHEREAS, the Percivals are the owners of the property described in Exhibit A, attached hereto and incorporated herein by this reference ("Property"), which is located outside the corporate limits of the City; and

WHEREAS, the Percivals desire to obtain wastewater collection service for a single family dwelling unit located on the Property and desire to annex the Property to the City when eligible for annexation; and

WHEREAS, the Property is situated in a manner so that the Percivals will be able to connect to the City's wastewater collection system; and

WHEREAS, the City has determined that this Agreement and all covenants contained herein are necessary to comply with the Fruita Municipal Code and the goals, policies and plans of the City, and the City is not hereby representing that it is a regulated public utility; and

WHEREAS, the City is authorized by Sections 31-35-402 and 31-12-121, C.R.S., to provide wastewater service to properties located outside of its boundaries by means of contract; and

WHEREAS, pursuant to Section 31-12-121, C.R.S., as a condition precedent to the supplying of municipal services pursuant to contract, the City will require a consent to the annexation of the area to be supplied with wastewater service; and

WHEREAS, the City desires to provide municipal wastewater collection and treatment service to the Property on the terms and conditions contained in this Agreement.

NOW, THEREFORE, for and in consideration of the mutual promises and covenants contained herein, and other good and valuable consideration, the receipt and adequacy of which is hereby acknowledged, the parties agree as follows:

SECTION 1  
WASTEWATER COLLECTION AND TREATMENT SERVICE

1.1 Provision of Wastewater Collection Treatment Service. The City agrees to provide municipal wastewater collection and treatment service to the Property under the terms and conditions specified in this Agreement and pursuant to all requirements as set forth in the Fruita Municipal Code and the City's rules, regulations and policies. This agreement to provide service is subject to the condition that the property is annexed into the City. The City shall be the sole municipal wastewater collection and treatment service provider to the Property. Wastewater collection and treatment service for the Property pursuant to this Agreement shall not exceed service to one (1) single family residential unit. Provision of wastewater service within the Property shall be made on a first come/first served basis with the City's other wastewater service customers, subject to system capacity and any prior commitments, and payment of all fees as set forth in this Agreement.

1.2 Payment of Required Fees. The Percivals shall purchase and the City agrees to sell, subject to the terms and conditions of this Agreement, one (1) single family residential sewer tap to be used for the Property at the rate in effect at the time of connection for property located inside the city limits (currently \$6,600.00). Said amount shall be paid prior to the issuance of a building permit for connection of the sewer to the Property. The Percivals shall be responsible for arranging for connection of the dwelling unit to the City's sewer main with a private contractor and payment of all costs incurred for installation of said sewer lateral from the City's main sewer line to the dwelling unit.

1.3 User Fees. Upon connection of the dwelling unit to the City's wastewater collection and treatment system, the Percivals shall pay applicable monthly user charges for use of the City's wastewater system. Until such time as the Property is annexed to the City, the City shall charge user fees at the prevailing out-of-city rates as established pursuant to the Fruita Municipal Code. Upon annexation of the Property, the City shall charge such fees at the prevailing in-city rates established under the Fruita Municipal Code. Any nonpayment of monthly user charges, shall, at the option of the City, give rise to immediate discontinuance of all water service to the Property in accordance with the terms of an Agreement dated December 27, 1983, between the City of Fruita and the Ute Water Conservancy District. In addition, at the option of the City, all wastewater services may be disconnected under the provisions of Section 3.20.025 of the Fruita Municipal Code, a copy of which is attached as Exhibit B and incorporated herein by this reference. The Percivals expressly agree to be bound by all provisions thereof. All wastewater service fees, charges and delinquent charges assessed thereon from the time the same shall become due and payable, shall become and remain a lien against the Property until said fees and charges have been paid to the City. Said lien may be foreclosed by an action at law or in equity in the name of the City in any court having jurisdiction thereof. If the City is required to resort to legal action for collection of any fees, charges or assessments due, the City shall be entitled to its reasonable attorney's fees and other expenses incurred in such action if the City prevails.

In the event said fees, charges and assessments are not paid when due, the City's Finance

Director may certify the amount of the same to the Mesa County Treasurer, to be placed upon the tax rolls for the current year, and to be collected in the same manner as other taxes are collected, with ten percent (10%) per annum added thereto to defray the costs of collection, pursuant to Section 31-20-105, C.R.S. All laws of the State of Colorado for the assessment and collection of general taxes, including laws for the sale of property for taxes and redemption of the same, shall apply.

1.4 Limited Service. The Percivals acknowledge and agree that the sewer tap obtained pursuant to this Agreement shall be used to collect and treat wastewater from one (1) single family residential dwelling unit only, through one (1) four inch (4") diameter lateral only. The Percivals further understand and agree that the City, in providing said sewer tap, is under no further obligation to provide sewer taps for wastewater collection and treatment service to new developments such as parcels created by subdivision of the existing Property, and that once annexed, any future subdivision or development of the Property shall be subject to the provisions of the Fruita Municipal Code as it exists at the time of any subdivision or development application.

## SECTION 2 COMPLIANCE WITH RULES AND REGULATIONS

Provision of wastewater collection and treatment service to the Property shall be subject to the laws of the State of Colorado and all applicable ordinances, rules and regulations of the City concerning the provision of wastewater treatment and collection service as they may be amended from time to time as if the Property was located within the corporate limits of the City. The City reserves the right to require the Percivals to provide information needed to determine compliance with said rules, regulations and ordinances, and if the discharge of wastewater from the Property is in violation of any such rules, regulations, and ordinances, require pretreatment, control over rates and quantities of discharge, or additional payments to cover the costs of treatment. A copy of the City's regulations in effect at the time of this Agreement, Chapter 13.24, Sewer Service Regulations, of the Fruita Municipal Code is attached hereto as Exhibit C and incorporated herein by this reference.

## SECTION 3 ANNEXATION; POWER OF ATTORNEY

3.1 Annexation Required. The Percivals or their successors in interest, shall petition the City for annexation of the Property to the City at such time as the Property becomes eligible for annexation and upon request by the Fruita City Council. Failure of the Percivals and/or their successors in interest to commence annexation proceedings, as herein required, shall authorize the City to commence such annexation on the Property owner's behalf in accordance with Section 31-12-121, C.R.S., in which event the City shall charge the Percivals, or their successors in interest, all costs and fees associated with such annexation. In accordance with Section 31-12-121, C.R.S., this requirement to annex the Property shall be enforceable by an action for specific performance filed in the Mesa County District Court.

3.2 Power of Attorney Granted. The Percivals hereby designate and irrevocably appoints the City Clerk of the City of Fruita, Colorado, as their attorney-in-fact and agent to sign any petition for annexation of the Property. As a further covenant to run with the land, the Percivals, and for their successors in interest, hereby agree that in the event a counter-petition or objection to the proposed annexation is filed, any signature on such petition or objection purporting to be the Percivals or their successors in interest of the Property may be disregarded and shall be given no force and effect by the City or any court of competent jurisdiction. The provisions contained in this subsection concerning the Power of Attorney herein granted shall be valid for the maximum period set forth under Colorado law.

3.3 Additional Remedies. The Percivals state and agree that the primary consideration for granting their request for municipal wastewater treatment and collection service is the Percivals covenant and promise that they will consent to the annexation of the Property to the City. The Percivals, and their successors and assigns, further understand and agree that should they fail to abide by each and every covenant contained in this Section 4, then, in that event, the right to municipal wastewater treatment and collection service as provided under this Agreement may be terminated by the City upon the giving of sixty (60) days written notice of its intention to do so.

#### SECTION 4 ENFORCEMENT

4.1 Default; Notice; Termination. In the event of any default or breach by the Percivals, or their successors and assigns, of a covenant, term, condition or obligation under this Agreement, and if such default or breach continues after notice thereof for sixty (60) days, this Agreement may be forthwith terminated with respect to such party at the option of the City. Any declaration of termination of the Agreement shall be effective only after and upon a resolution to that effect duly authorized by the Fruita City Council. All rights concerning remedies or attorney's fees shall survive any termination of this Agreement.

4.2 Legal Action. The parties to this Agreement shall have all rights available at law or in equity to enforce the terms of this Agreement, including the right of specific performance. In the event that any action is filed or maintained by either party in relation to this Agreement, the substantially prevailing party shall be entitled to its costs and reasonable attorney's fees or the reasonable value of a salaried attorney's time.

#### SECTION 5 MISCELLANEOUS PROVISIONS

5.1 Waiver of Defects. In executing this Agreement, the Percivals and the City waive all rights they may have concerning defects, if any, of the form of this Agreement, the formalities whereby it is executed; and concerning the procedure, substance and form of the ordinances or resolutions adopting this Agreement. The Percivals further waive all rights they may have concerning the power of the City to impose conditions on the Percivals as set forth herein.

5.2 Failure to Exercise Rights. No waiver of any provision of this Agreement will be deemed or constitute a waiver of any other provision, nor will it be deemed or constitute a continuing waiver unless expressly provided for by written amendment to this Agreement signed by the City and the Percivals. The waiver of any default under this Agreement shall not be deemed a waiver of any subsequent default or defaults of the same type. The City's failure to exercise any right under this Agreement will not constitute the approval of any wrongful act by the Percivals. The Percivals failure to exercise any right under this Agreement will not constitute the approval of any wrongful act by the City.

5.3 Complete Agreement. This Agreement contains all of the understandings, conditions and agreements between the City and the Percivals relating to the provision of wastewater treatment collection service at this time, and no other prior or current representation, oral or written, shall be effective or binding upon the City and the Percivals.

5.4 Authorization. The signatories to this Agreement affirm and warrant that they are fully authorized to enter into and execute this Agreement, and all necessary actions, notices, meetings and/or hearings pursuant to any law required to authorize their execution of this Agreement have been made.

5.5 Amendments. This Agreement may be amended from time to time by written agreement duly authorized by the parties, provided however, the subsequent owners of any portion of the Property shall be subject to this Agreement and shall be entitled to receive wastewater treatment and collection service pursuant to the terms of this Agreement without amendment to this Agreement and shall be considered beneficiaries hereof.

5.6 Covenants; Binding Effect. This Agreement shall extend to, be binding upon, and inure to the benefit of the parties hereto and the successors and assigns of the respective parties hereto. Specifically, by accepting a deed to any or all of the Property any grantee of the Percivals expressly agrees to be bound by the terms of this Agreement, including, but not limited to, the appointment of the City Clerk as attorney-in-fact for the purposes of annexation as set forth in Section 3 above, and this Agreement shall be deemed to be a restrictive covenant running with the Property for the benefit of the City of Fruita wastewater treatment and collection system and the real property owned by the City for such system.

5.7 Time of the Essence. Time is of the essence of this Agreement.

5.8 Colorado Law Applicable. This Agreement is made and delivered within the State of Colorado, and the laws of the State of Colorado shall govern its interpretation, validity and enforceability.

5.9 Provision deemed Severable. If any part, term or provision of this Agreement is held by the courts to be illegal or otherwise unenforceable, such illegality or unenforceability will not affect the validity of any other part, term or provision and the rights of the parties will be construed as if the part, term, or provision was never part of the Agreement.

5.10 Recordation of Agreement. The City shall record a copy of this Agreement in the

office of the Clerk and Recorder of Mesa County, Colorado.

IN WITNESS WHEREOF, the parties have caused this Agreement to be executed on the day and year first above written.

CITY OF FRUITA, COLORADO, a municipal corporation, acting by and through its City Council,

By: *Lori Buck*  
Lori Buck, Mayor

ATTEST:

*Margaret Sell*  
Margaret Sell, City Clerk

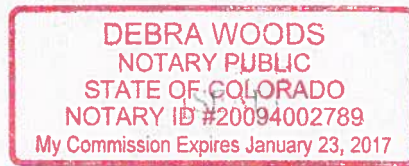
STATE OF COLORADO )  
                                          )ss.  
COUNTY OF MESA        )

Subscribed and sworn to before me by LORI BUCK, and MARGARET SELL this 7th day of June, 2016.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: 1/23/2017

*Debra Woods*  
Notary Public



Gregory A. Percival, Property Owner

Gregory A Percival 5-20-16

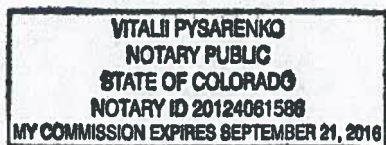
STATE OF COLORADO )  
 )ss.  
COUNTY OF MESA )

Subscribed and sworn to before me by Gregory Allan Percival this  
20 day of May, 2016.

WITNESS MY HAND AND OFFICIAL SEAL.

My commission expires: 9-21-2016

Vitalii Pysarenko  
Notary Public



**EXHIBIT A**  
**LEGAL DESCRIPTION**

BEG SW COR S2NW4SW4 SEC 16 1N 2W N 440FT SELY 535FT ALG HWY W 316FT TO  
BEG  
EXC HWY & EXC RD ROW AS DESC IN B-5175 P-424 MESA CO RECDS - 1.60AC  
known as No. 1024 18 Road, Fruita, CO 81521,





**Community Development Department  
Staff Report  
February 9, 2017**

**Application #:** 2016-17  
**Project Name:** Fruita RV Resort  
Application: Conditional Use Permit & Site Design Review  
Property Owner: LSC Northwest Colorado, LLC  
Representative: Robert Jones II, Vortex Engineering, Inc.  
Location: 1235 Greenway Drive  
Zone: Industrial  
Request: This is a request for approval of a Conditional use Permit for a recreational vehicle park in an Industrial zone.

**Project Description:**

The subject property contains approximately 15.5 acres and is located on the south side of Greenway Drive directly west of the Little Salt Wash and directly north of Interstate 70. The property currently is vacant and is zoned Industrial. The applicants propose a recreational vehicle park (RV park) and the Fruita Land Use Code requires a Conditional Use Permit (CUP) for this use in the Industrial zone. This also is a Site Design Review application which is being reviewed together with the CUP as one application.

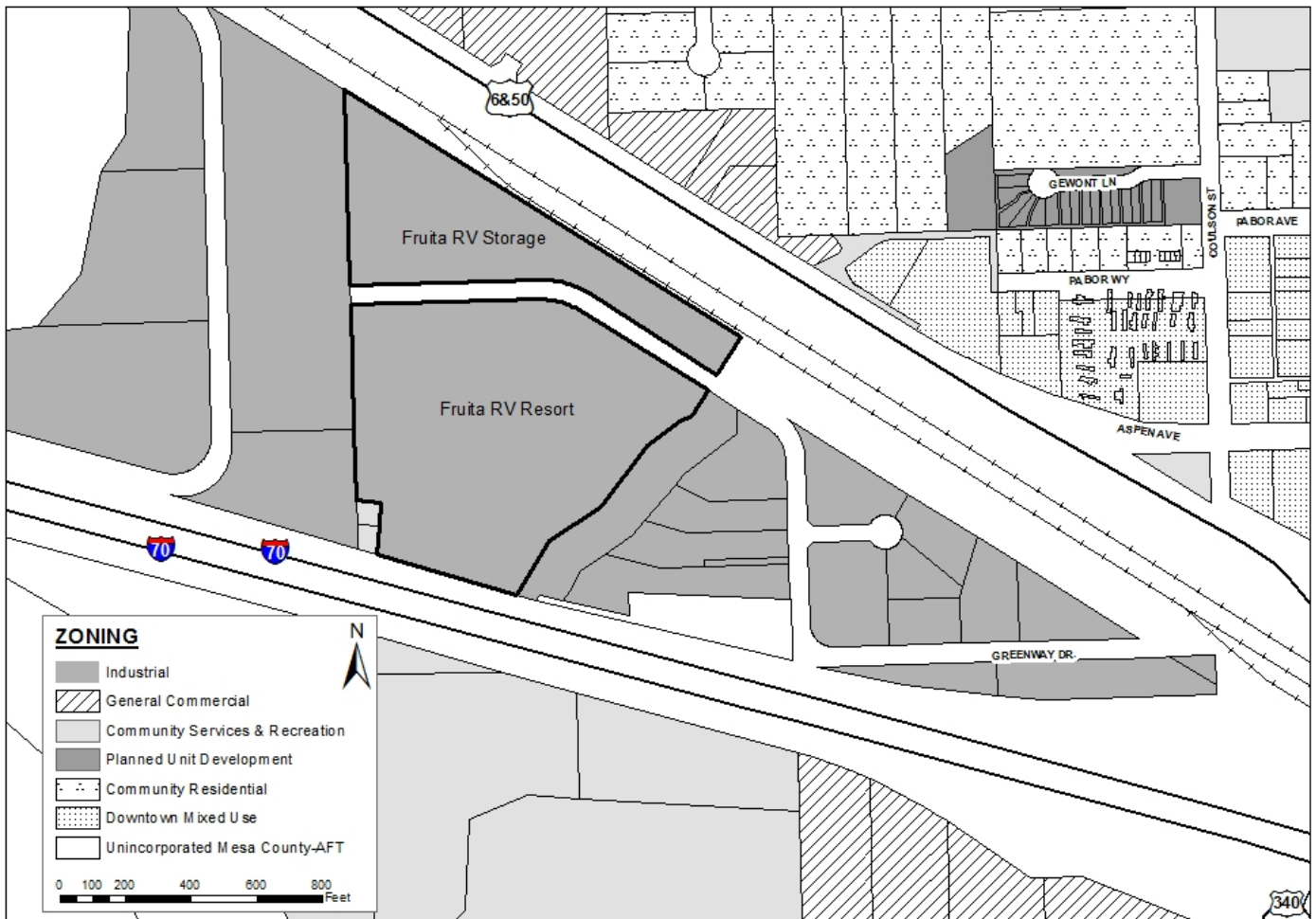
The site plan shows 140 RV spaces in this RV park. The largest RV space will measure 2,625 square feet and there will be 26 of these spaces. Thirty-eight spaces will measure 2,275 square feet. All these spaces will allow an RV to pull through the space. Sixty-four spaces are back-in spaces measuring 1,800 square feet. It appears that all of these spaces will have individual access to sewer, water, and electricity. Twelve spaces are intended to be occupied by what are called "park model" RVs. Park model RVs are recreational vehicles that are designed for long term placement. This RV park will include an on-site manager's residence along with a pool, park areas and a playground, an irrigation pond, bathrooms with showers, a convenience store, and a game room. No tent camping is included with this proposed development.

Access to the property will be from two points along Greenway Drive and a connection to the Little Salt Wash Trail will be at the southeast corner of the property. The Riverfront Trail is intended to be constructed in the near future in an existing easement along the south side of the property.

**Surrounding Land Uses and Zoning:**

All surrounding land between Interstate 70 and the railroad tracks is zoned Industrial with the exception of a small residential property to the southeast which is zoned AFT (Agricultural Forestry Transitional) in the County. Most of the land area is vacant. Existing land uses include one gas and oil support services business to the west, one to the east, and a house near the southeast corner of the property on the other side of the Little Salt Wash.

**LOCATION AND ZONING MAP**



2015 AERIAL PHOTOGRAPH



## **Review of Applicable Land Use Code Requirements:**

This is a Conditional Use Permit application and also a Site Design Review application which are being reviewed together as one application.

A conditional use is defined as a use which, because of its unique or varying characteristics, cannot be properly classified as an allowed use in a particular zone district. After due consideration of the impact upon neighboring land and of the public need for the particular use at a particular location, and the approval criteria that must be considered for conditional uses, such conditional use may or may not be approved.

For a Site Design Review application, there are no specific approval criteria to consider but all city requirements must be met.

The purpose of the Industrial zone is to encourage non-polluting industrial and research and development activities designed to meet acceptable state and locally established standards of noise, dust, effluent, odor and other impacts typically associated with industrial uses.

Chapter 27 of the Land Use Code, Campgrounds and Recreational Vehicle Parks, identifies the standards that must be met for these types of uses. The following is a review of these standards as they pertain to the proposed development.

Section 17.27.010 requires that the site not be exposed to objectionable smoke, noise, odors, or other adverse influence. This is perhaps the biggest concern with the proposed RV park. Other than a small amount of Industrial zoning along Highway 6 & 50 near the downtown, this is Fruita's only industrial area. Although most land in the area currently is vacant, all kinds of industrial land uses are permitted and encouraged to locate in this area, and whereas certain amounts of smoke, noise, odors and other land use impacts may not be objectionable to other industrial land uses in the area, this may become objectionable to the operators/owners of an RV park. Inversely, an RV park in this location has the potential to hinder future industrial development due to these compatibility concerns.

The Fruita Greenway Business Park Plan, a component of Fruita's Master Plan, did not anticipate and does not support RV parks in this area planned for industrial uses. The city of Fruita should not hinder its ability to attract, promote, encourage and expand industrial development in the industrial area by protecting an RV park from impacts of industrial development when located in an industrial zone. As industrial development takes place, the applicants must be aware that industrial development that potentially will negatively affect the operations and attractiveness of the RV park are to be expected.

The location of the subject property directly adjacent to the open space along the Little Salt Wash with good visibility from the interstate, combined with the fact that there is almost no industrial development taking place right now in the area, makes this an attractive location for an RV park at this time. However, there are many places in Fruita that could support an RV park business without creating compatibility concerns, but limited space is available for industrial uses without creating compatibility concerns. The wash provides a buffer to future industrial development on the east side, but there are no buffers to the west and north.

Unlike the subject property, land to the west of the Big Salt Wash already has all necessary infrastructure to support industrial development and staff expects these “shovel ready” lots to develop before other parts of the Fruita Greenway Business Park Plan area develop. Also, many modern industrial uses do not necessarily create significant impacts to surrounding property. The proposed RV park may be a good use of the land until such time that industrial uses build up in this area and potentially negatively impact the RV park.

The applicants should be aware that a major sewer lift station that handles almost all Fruita sewage is located at the southwest corner of the subject property and this lift station often emits an unpleasant odor. The lift station was constructed with a large and expensive filter that eliminates most, but not all, odor. Odors of this type typically are considered acceptable in areas with industrial zoning and land uses which the city’s Master Plan recommends for this area. The applicants should be aware of this and know that Fruita is not intending to take actions to eliminate odors from the lift station.

The Code also requires that no portion of the subject property be subject to unpredictable flooding which would expose persons or property to hazards. Portions of the property are within the floodplain but with recent construction of the Little Salt Wash Trail and previous construction of the Greenway Drive bridge over the Little Salt Wash, the potential flood conditions in this area are being reevaluated and a Letter of Map Revision (LOMR) will be sent to the Federal Emergency Management Agency (FEMA) to recognize changes to the potential flood conditions. Review comments from the City Engineer point out drainage issues that must be resolved.

Section 17.27.020 sets out the size and density of RV spaces for RV parks. It is unclear how many spaces are proposed – 140 or 142. It appears that there are only 12 park model RV sites, but the written information indicates that there are 14 park model sites.

With the exception of the 12 park model RV sites, the minimum RV space size provided is 1,800 square feet with a minimum width of 30 feet (the Code requires a minimum of 1,500 square feet with a minimum 25 foot width). Although concrete pads are intended to be provided for the RVs it is unclear if the pads are

the required length. Car parking spaces are not intended to be paved as required by the Land Use Code but staff recommends pavement as required by the Land Use Code to avoid maintenance and erosion problems including blowing dust. No detailed information about the park model RVs has been provided but it appears that the size and space requirements are not intended to apply to the park model RV spaces. Some consideration should be given to provide more space around the park model RVs. All other requirements of this section have been met or can be met.

Section 17.27.030 requires the interior streets to be paved. The applicants have requested an exception to this requirement, along with unpaved parking at each RV space, to allow gravel roads and parking instead. According to the project narrative, the applicants have asked for no pavement on the interior roads to allow the RV park to have a more natural appearance and potentially create less sources for heat in the summer. Staff does not support this exception to the requirement for pavement. Pavement requires less maintenance and helps avoid erosion problems especially blowing dust created by both wind and traffic on the roads, and avoid debris from being tracked onto the public sidewalks and roads. If the issues of a natural appearance and micro-climate heat are of major concern, the issues can be resolved by providing more green space within the RV park, especially shade trees.

The only on-site pavement intended to be provided will be concrete pads for setting up an RV at each space, and pavement at the entrances, the dump station and the parking areas in front of the office/convenience store buildings. A perimeter trail is proposed and will be surfaced with crushed rock.

Internal two-way roads are required to be a minimum of 28 feet wide and the applicants request an exception to allow the roads to be only 24 feet wide. Staff does not believe that the reduced width will adequately support two-way RV traffic (and the Code reflects this by requiring a minimum width of 28 feet). The one-way streets proposed meet the minimum 20-foot width required. A couple more car parking spaces are needed to meet the minimum requirements for number of parking spaces required in addition to the car parking space at each individual RV space.

Traffic compatibility and access also are major concerns with the proposed RV park. As per the Fruita Greenway Business Park Plan, Greenway Drive is intended to be a major collector road through this industrial area with major access points into the area coming from 17 Road (Coulson Street), 16 Road and 15 Road. However, Greenway Drive does not yet connect between these roads and the subject property is located at the end of Greenway Drive as accessed from Coulson Street, basically a long dead-end road. With the amount of traffic expected to be generated by the RV park, a second, permanent, full access (not just an emergency access) is necessary avoid traffic and access problems. The Land Use Code requires a secondary access for this development based on the

expected traffic volumes. This requirement also is identified in the review comments from the City Engineer. Staff is aware that this will be difficult to provide due to the lack of public access currently available from Highway 6 & 50, across the railroad tracks and the Big Salt Wash, and the lack of public right-of-way existing to the west.

The applicants intend to pave and provide curb, gutter and sidewalk for the portion of Greenway Drive that is directly adjacent to the subject property. To the east, Greenway Drive is mostly unpaved and has minimal gravel improvements on the unpaved portions. This lack of infrastructure will not support the traffic, both motorized and pedestrian traffic, expected to be generated by the proposed RV park. To adequately support the proposed development, Greenway Drive, must be constructed as a major collector roadway to connect to Highway 6 & 50 to the east, and connect to 16 Road on the west (as per the Fruita Greenway Business Park Plan).

Management headquarters including a manager's residence, a convenience store, game room, and a dump station will be provided as accessory uses (not intended for general public use). These accessory uses comply with the Code (Section 17.27.040) because they do not take up more than 5% of the land area, and appear to be located to focus inward to the guests of the RV park and not toward the traveling public in general.

Section 17.27.050 requires that at least 10% of an RV park site be developed for passive or active recreational uses. The minimum size of open space for this requirement must be at least 5,000 square feet measuring no less than 50 feet on a side. Although it appears that the proposed development will be just a bit under this 10% requirement, the provision of a perimeter trail, a game room, a swimming pool with a hot tub, a playground, and picnic areas provide additional amenities to support the intent of this requirement.

The proposed RV park appears to meet the setbacks required by Section 17.27.060 of the Code with a setback of 25 feet from Greenway Drive and Interstate 70, and 15 feet from all other property lines. These setback areas are required to be landscaped and used for no other purpose. As per this section of the Code, landscaping in the RV park is required to be designed to "mitigate the visual impact of the campground or recreational vehicle park on the surrounding area". The Code also requires that the RV park be enclosed by a solid wall or fence at least six feet in height. The applicants propose a heavily landscaped border instead of a solid fence or wall. Because the property abuts the Little Salt Wash, I-70 and vacant land, heavily landscaped edges appear to be more appropriate for this development than a fence or wall. The Code requires that irrigation water be used for irrigation purposes where it is physically and legally available.

Section 17.27.070 of the Code identifies the requirements for utilities for an RV park. All utilities are required to be underground and it appears that this requirement is intended to be met. Potable water, sewer service, and electric are intended to be provided to each RV space and must be constructed and used in accordance with all local, state and federal regulations.

Review comments from Ute Water Conservancy District state that the developer's representative has been in contact with the District to work out the water main design. Staff is unaware of any major concerns Ute Water may have with the proposed development. Sanitary facilities including bathrooms with showers must be provided as required in Section 17.27.090 of the Code.

Outdoor lights are required to be provided at the entrance to all service buildings and street and yard lights are required to be provided to ensure safe movement of vehicle and pedestrians at night. A lighting plan must be provided to ensure that this requirement has been met. The lighting plan also must meet the requirements of Section 17.07.070.R of the Code regarding new outdoor lighting. Light fixtures must be fully shielded and the total light output cannot exceed the limits identified in this section.

Section 17.27.080 of the Code requires RV parks to comply with the building codes and the National Fire Protection Association (NFPA) standards for RV parks. The Lower Valley Fire Protection District (LVFPD) requires a 12-inch water main to be connected to an existing water line to the west (in the Sooner Industrial Park subdivision) and automatic fire protection sprinklers for all buildings greater than 2,000 square feet in size. Other technical concerns pointed out by the LVFPD must be adequately resolved along with the exceptions to the fire protection standards requested by the applicants. Staff relies on the LVFPD and the Mesa County Building Department to help ensure all local, state and federal requirements for RV parks have been met.

The RV park also must meet the other requirements of the Code regarding enforcement of regulations in the park (such as no fires outside fire rings), length of stay, maintenance, and management duties. It may be an oversight, but only the 64 back-in spaces are shown to have a picnic table and a fire pit. None of the other typical layout illustrations show a fire pit or a picnic table.

There are impact fees that apply to this development, a Transportation Impact Fee (TIF), a Drainage Impact Fee (DIF) and potentially a Chip/Seal Impact Fee. The TIF will be calculated once the required traffic impact study has been completed and the DIF will be calculated with the final Drainage Report. Both CDOT and the city's Codes Compliance Officer identify the need for a traffic impact study to identify what impacts are to be expected at the intersection of Greenway Drive and Highway 6 & 50 and what improvement may be necessary to avoid traffic problems. The Chip/Seal Impact Fee is based on the square footage of new asphalt for new public roadway required to be constructed.



There is a recapture agreement that affects the subject property. A recapture agreement allows a developer to recapture some of the infrastructure construction costs when the developer extends public infrastructure, such as sewer lines and streets, which are expected to serve other nearby developments in the future. If a new development uses the infrastructure constructed for a previous development with a recapture agreement, the new development must pay back a portion of the infrastructure construction cost.

The recapture agreement in place for sewer line construction that affects the subject property was approved by City Council Resolution 2008-48. The additional fee is \$11.62 for each EQR (equivalent residential unit). The developer of this RV park can request a recapture agreement for the infrastructure that is necessary to serve the RV park.

Because a substantial amount of public infrastructure must be built to serve the proposed development, a development improvements agreement (DIA) is necessary. The DIA guarantees that the required public improvements will be constructed and the DIA should include only the public improvements to be constructed, not the private improvements on the subject property.

The applicants should be aware that the Colorado Department of Public Health and Environment (CDPHE) has additional rules for RV parks that must be met. This also is identified in the review comments from the City Engineer. It appears that the proposed development either have met or can meet these additional regulations.

In the project narrative, the applicants request a blanket 10% variance in the drawings to allow flexibility in the design. Staff is not in favor of a blanket 10% variance for development applications.

**Section 17.13.040, Conditional Uses, of the Land Development Code requires that a conditional use be approved “provided the City Council finds as follows”:**

- 1. The proposed use is consistent with the provisions and purposes of this Title, with the purposes of the zone in which it is located, and with the city's Master Plan;**

The proposed RV park can be consistent with the provisions and purposes of the Land Use Code if all review comments and issues identified in this Staff Report are adequately resolved. The requirements of the Land Use Code are intended to implement the Master Plan. If the RV park does not hinder industrial development in the surrounding industrial zone, the RV park can be considered to be consistent with the purpose of the Industrial zone and the Master Plan.

- 2. The proposed use is compatible with existing and allowed uses surrounding or affected by the proposed use, pursuant to the criteria in Section 17.07.080;**

As per Section 17.07.080, compatibility is provided when a proposed land use can coexist with other existing uses in the vicinity without one use having a disproportionate or severe impact on the other uses. RV parks typically are incompatible with most industrial land uses because of the disproportionate impact many industrial land uses can have on an RV park. Although this RV park will be located in an industrial area, Fruita has a lot of other industrial land available with all necessary services and facilities already in place to support industrial development and this other industrial land is expected to develop before the industrial land adjacent to the subject property. Most land surrounding the subject property currently is vacant and an RV park is compatible with the current vacant lands. The compatibility issue will become a bigger concern when an industrial land use is proposed near the RV park.

- 3. The proposed use will not materially endanger the public health or safety; and**

If all review comments and issues identified in this Staff Report are adequately resolved, the proposed RV park is not expected to material endanger the public health or safety.

- 4. Public services and facilities including, but not limited to, transportation systems, wastewater disposal and treatment, domestic water, fire protection, police protection, and storm drainage facilities are adequate to serve the proposed use.**

All required public facilities and services can be available to serve the subject property if all review comments and issues identified in this Staff Report are adequately resolved.

Based on this review, it appears that the proposed RV park meets or can meet all requirements if all issues identified in this Staff Report and all review comments are adequately resolved.

### **Review Comments:**

All review comments received are included with this Staff Report. All review comments must be adequately resolved.

**Public Comments:**

No written public comments have been received regarding this application.

**Staff Recommendation:**

Staff recommends approval of a Conditional Use Permit for the proposed Fruita RV Resort with the condition that all review comments and issues identified in the Staff Report are adequately resolved. If all all review comments and issues identified in the Staff Report are adequately resolved, the proposed development can meet all city requirements.

**Fruita Planning Commission:** (February 14, 2017)

**Fruita City Council:** (March 7, 2017)

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

Date: November 18, 2016

Prepared by: Robert W. Jones, II, P.E.  
Vortex Engineering & Architecture, Inc.  
2394 Patterson Rd., Ste. 201  
Grand Junction, CO 81505  
970-245-9051  
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





# LAND DEVELOPMENT APPLICATION

Project Name: Fruita RV Resort  
 Project Location: 1235 Greenway Drive, Fruita, CO 81521  
 Current Zoning District: LIRD Requested Zone: LIRD  
 Tax Parcel Number(s): 2697-181-18-012 Number of Acres: 23.11 acres  
 Project Type: Development of an RV Park & RV Storage Buildings

Property Owner: LSC Northwest Colorado, LLC Developer: Janice Burtis  
 Property Owner: C/O William Clark Contact: \_\_\_\_\_  
 Address: 5570 DTC Parkway Address: 120 W. Park Drive #200  
 City/State/Zip: Greenwood Village, CO 80111 City/State/Zip: Grand Junction, CO 81505  
 Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ Phone: (970) 683-2545 Fax: (970) 244-9445  
 E-mail: \_\_\_\_\_ E-mail: Janice@JaniceBurtis.com

**Please designate a representative as the coordinator for this application. The representative should attend all conferences/hearings, will receive all correspondence, and communicate all information to the property owners.**

Owner Rep: Vortex Engineering, Inc. Engineer: Vortex Engineering, Inc.  
 Contact: Robert W. Jones II, P.E., CFM Contact: Robert W. Jones II, P.E., CFM  
 Address: 2394 Patterson Rd., Ste 201 Address: 2394 Patterson Rd., Ste 201  
 City/State/Zip: GJ, CO 81505 City/State/Zip: GJ, CO 81505  
 Phone: (970) 245-9051 Fax: (970) 245-7639 Phone: (970) 245-9051 Fax: (970) 245-7639  
 E-mail: rjones@vortexeng.us E-mail: rjones@vortexeng.us

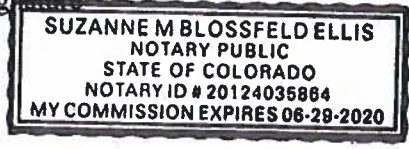
**This Notarized application authorizes the owner's representative, if designated, to act on behalf of the property owners regarding this application.**

The above information is correct and accurate to the best of my knowledge.

LSC Northwest Colorado, LLC \_\_\_\_\_ 11/14/16  
 Name of Legal Owner Signature Date

\_\_\_\_\_  
 Name of Legal Owner Signature Date

\_\_\_\_\_  
 Name of Legal Owner Signature Date

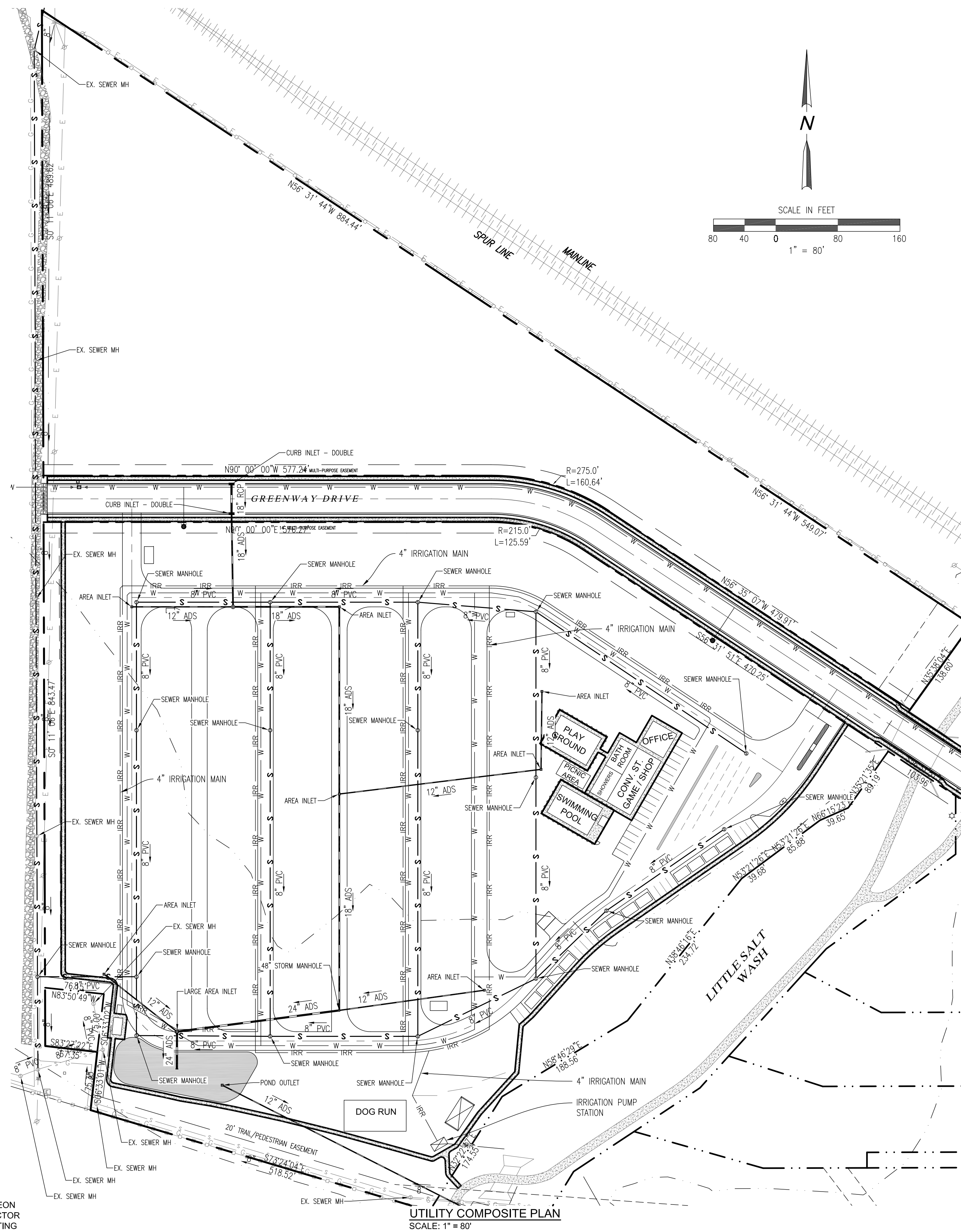


STATE OF COLORADO )  
 ) ss.  
 COUNTY OF MESA )  
Asapano

The foregoing instrument was acknowledged before me this 14th day of November, 2016,  
 My Commission expires: 6/29/20

Suzanne M Blossfeld Ellis  
 Notary Public

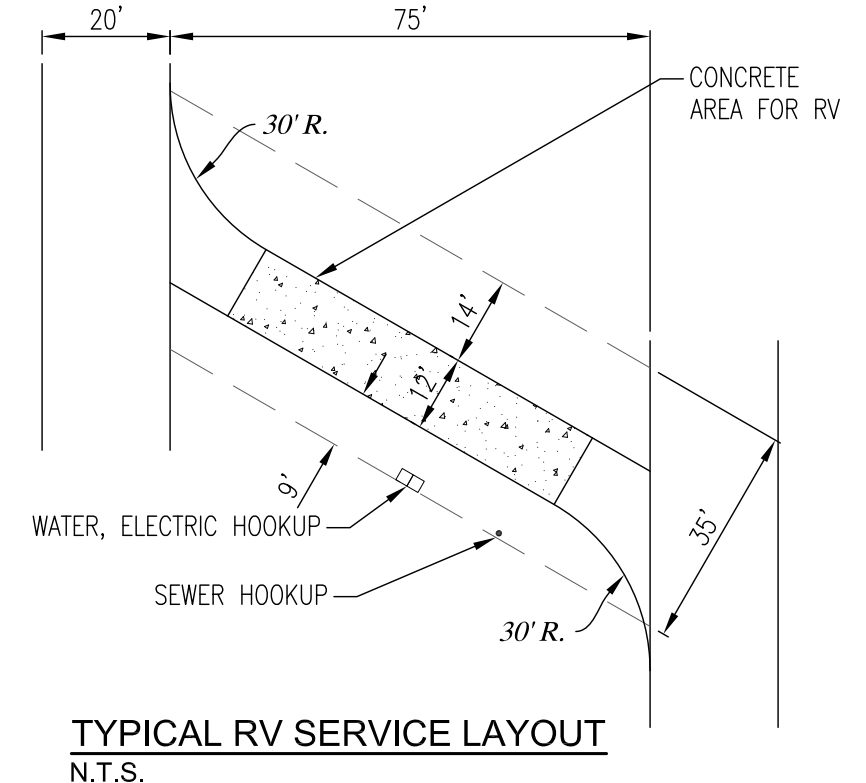




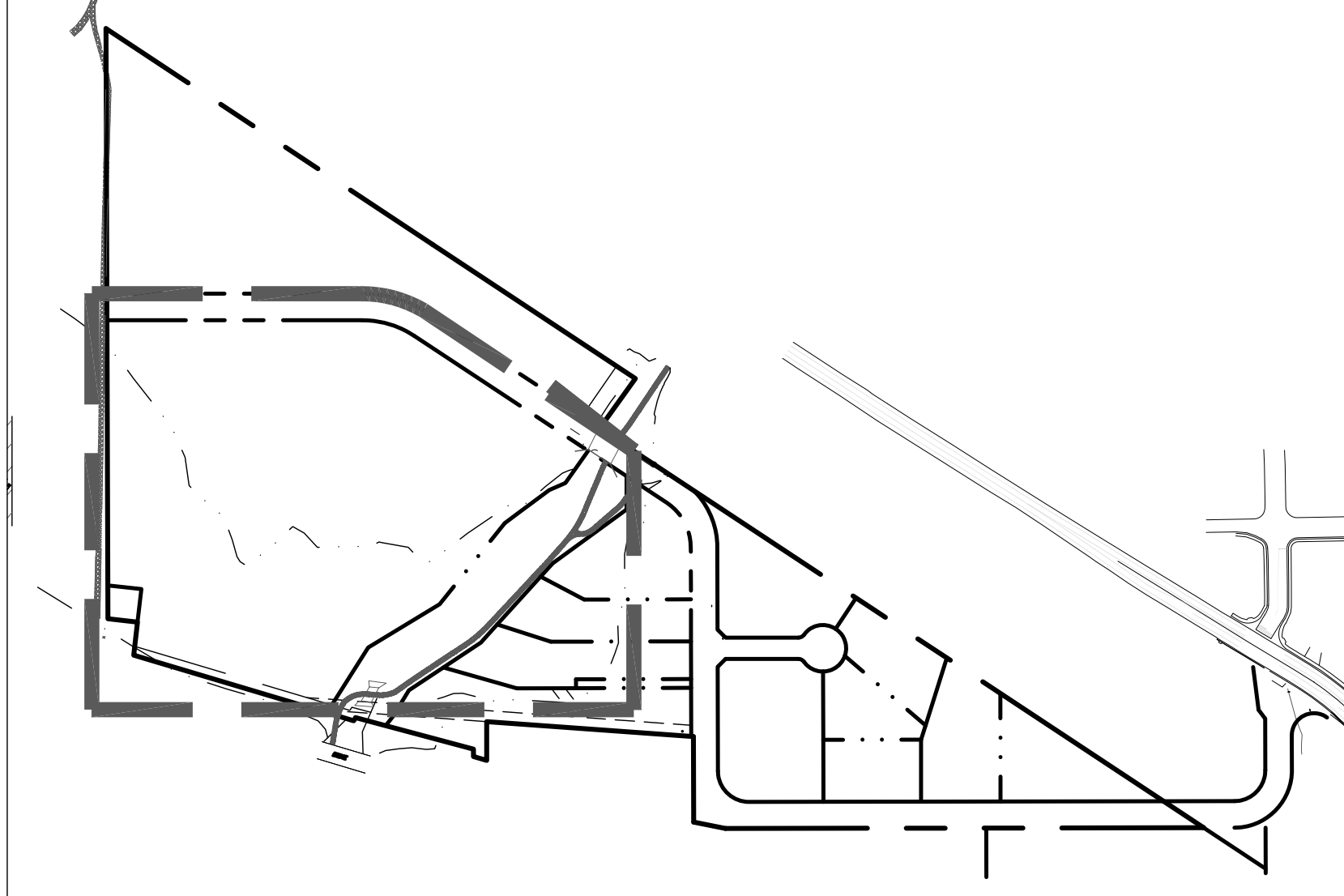
UTILITY COMPOSITE PLAN  
SCALE: 1" = 80'

LOCATION OF UTILITIES SHOWN HEREON WAS PROVIDED BY OTHERS. CONTRACTOR MUST VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

Know what's below.  
Call before you dig.  
Colorado 811  
1-800-922-1987  
co811.org

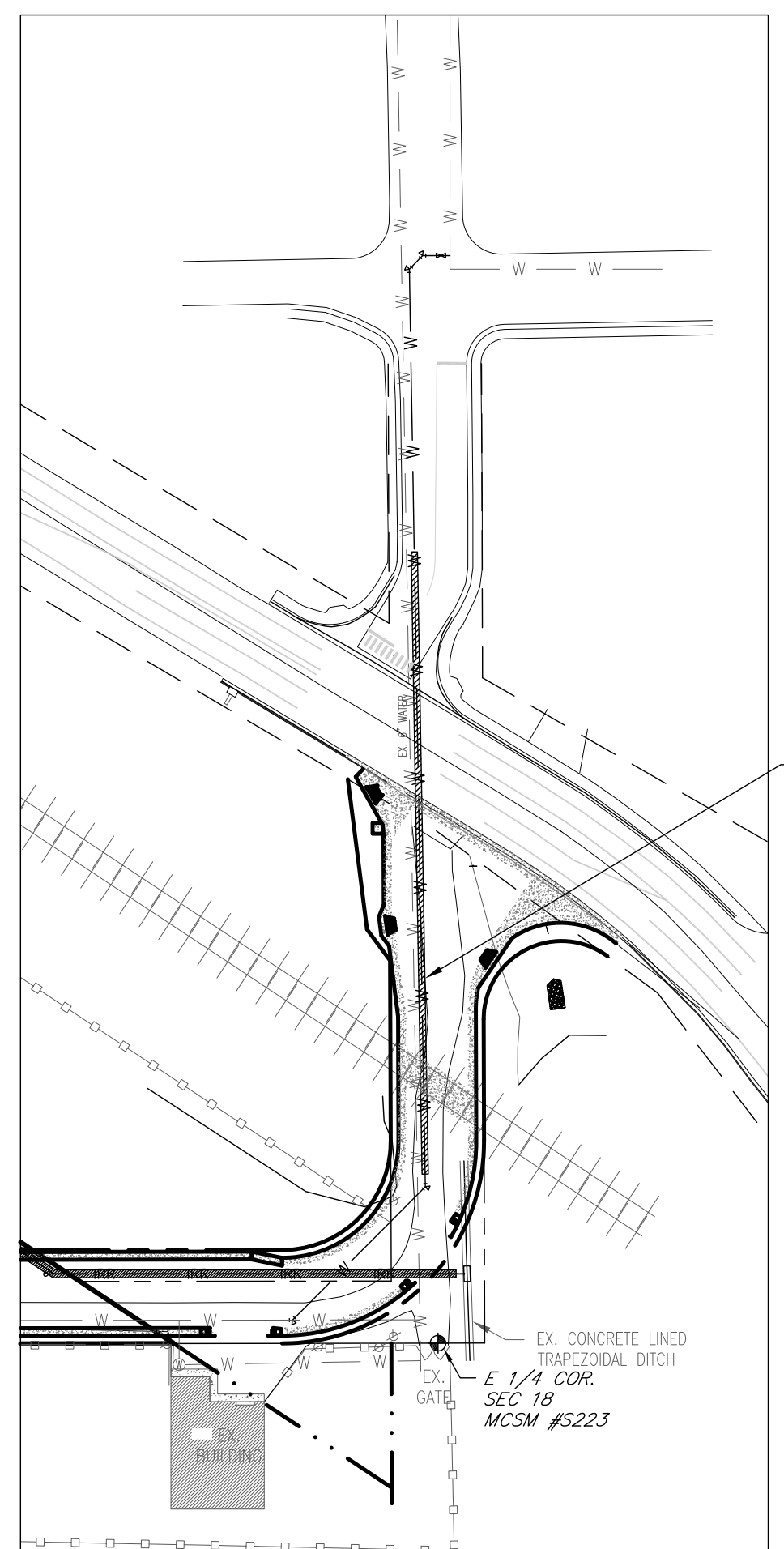


TYPICAL RV SERVICE LAYOUT  
N.T.S.



KEY MAP  
N.T.S.

- UTILITY NOTES:
- REFER TO APPLICABLE CITY OR COUNTY CONSTRUCTION STANDARDS & SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
  - IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO REVIEW ALL OF THE DRAWINGS AND SPECIFICATIONS ASSOCIATED WITH THE PROJECT WORK SCOPE PRIOR TO THE INITIATION OF CONSTRUCTION. SHOULD THE CONTRACTOR FIND A CONFLICT WITH THE DOCUMENTS RELATIVE TO THE SPECIFICATIONS OR THE RELATIVE CODES, IT IS THE CONTRACTOR'S RESPONSIBILITY TO NOTIFY THE PROJECT ENGINEER OF RECORD IN WRITING PRIOR TO THE START OF CONSTRUCTION. FAILURE BY THE CONTRACTOR TO NOTIFY THE PROJECT ENGINEER SHALL CONSTITUTE ACCEPTANCE OF FULL RESPONSIBILITY BY THE CONTRACTOR TO COMPLETE THE SCOPE OF WORK AS DEFINED BY THE DRAWINGS AND IN FULL COMPLIANCE WITH LOCAL REGULATIONS AND CODES.
  - LOCATION OF ALL EXISTING AND PROPOSED SERVICES ARE APPROXIMATE AND MUST BE CONFIRMED INDEPENDENTLY WITH LOCAL UTILITY COMPANIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION. SANITARY SEWER AND ALL OTHER UTILITY SERVICES CONNECTION POINTS SHALL BE CONFIRMED INDEPENDENTLY BY THE CONTRACTOR IN FIELD PRIOR TO THE COMMENCEMENT OF CONSTRUCTION. ALL DISCREPANCIES SHALL BE REPORTED IMMEDIATELY IN WRITING TO THE ENGINEER. CONSTRUCTION SHALL COMMENCE BEGINNING AT THE LOWEST POINTS. CROSSINGS WITH EXISTING UNDERGROUND INSTALLATIONS SHALL BE FIELD VERIFIED BY TEST PIT PRIOR TO COMMENCEMENT OF CONSTRUCTION.
  - UTILITY TRENCHES ARE TO BE SLOPED OR BRACED AND SHEETED AS NECESSARY FOR THE SAFETY OF THE WORKMAN AND THE PROTECTION OF OTHER UTILITIES IN COMPLIANCE WITH APPLICABLE STATE AND FEDERAL REQUIREMENTS.
  - MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL GUIDELINES FOR PRIVATE STORMWATER MANAGEMENT FACILITIES AND SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE ASSIGNEES.
  - ALL STORM DRAINS SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE LATEST EDITION OF THE GENERAL CONDITIONS AND STANDARDS AND SPECIFICATIONS OF THE CITY OR COUNTY.
  - FOR TYPES OF STRUCTURES, REFER TO THE LATEST STORMWATER MANAGEMENT STANDARD DETAILS FOR THE DOT AND THE CITY UNLESS OTHERWISE NOTED.
  - TRENCHES FOR PIPES IN FILL SHALL BE FILLED WITH SELECT COMPACTED GRANULAR MATERIAL TO INSURE FIRM BEDDING FOR PIPE.
  - CONTRACTOR TO PERFORM TEST PITS TO CONFIRM ALL UTILITY LOCATIONS PRIOR TO CONSTRUCTION. SHOULD UTILITY CONFLICTS ARISE DURING CONSTRUCTION, AN ALTERNATIVE DESIGN WILL BE REQUIRED THAT IS FUNCTIONALLY EQUIVALENT TO THE PERMITTED DESIGN AND WILL REQUIRE APPROVAL FROM THE GOVERNING AGENCY.



OFFSITE WATER PLAN  
SCALE: 1" = 100'

PROPOSED 741 LF. OF OFFSITE WATER IMPROVEMENTS  
400' JACK & BORE UNDER RAILROAD AND HIGHWAY

FOR REVIEW - NOT FOR CONSTRUCTION

Utility Composite Plan  
**Fruita RV Resort**  
1235 Greenway Drive  
Fruita, Colorado

PROJECT NO: F16-051  
DATE: 11/21/16  
SCALE: SEE SHEET  
CAD ID: kokopelli-concept.dwg

~SHEET~  
**C3.0**

**VORTEX**  
ENGINEERING, INC.  
CONSTRUCTION MANAGERS & SITE PLANNERS  
PROJECT MANAGERS  
CIVIL & CONSULTING ENGINEERS

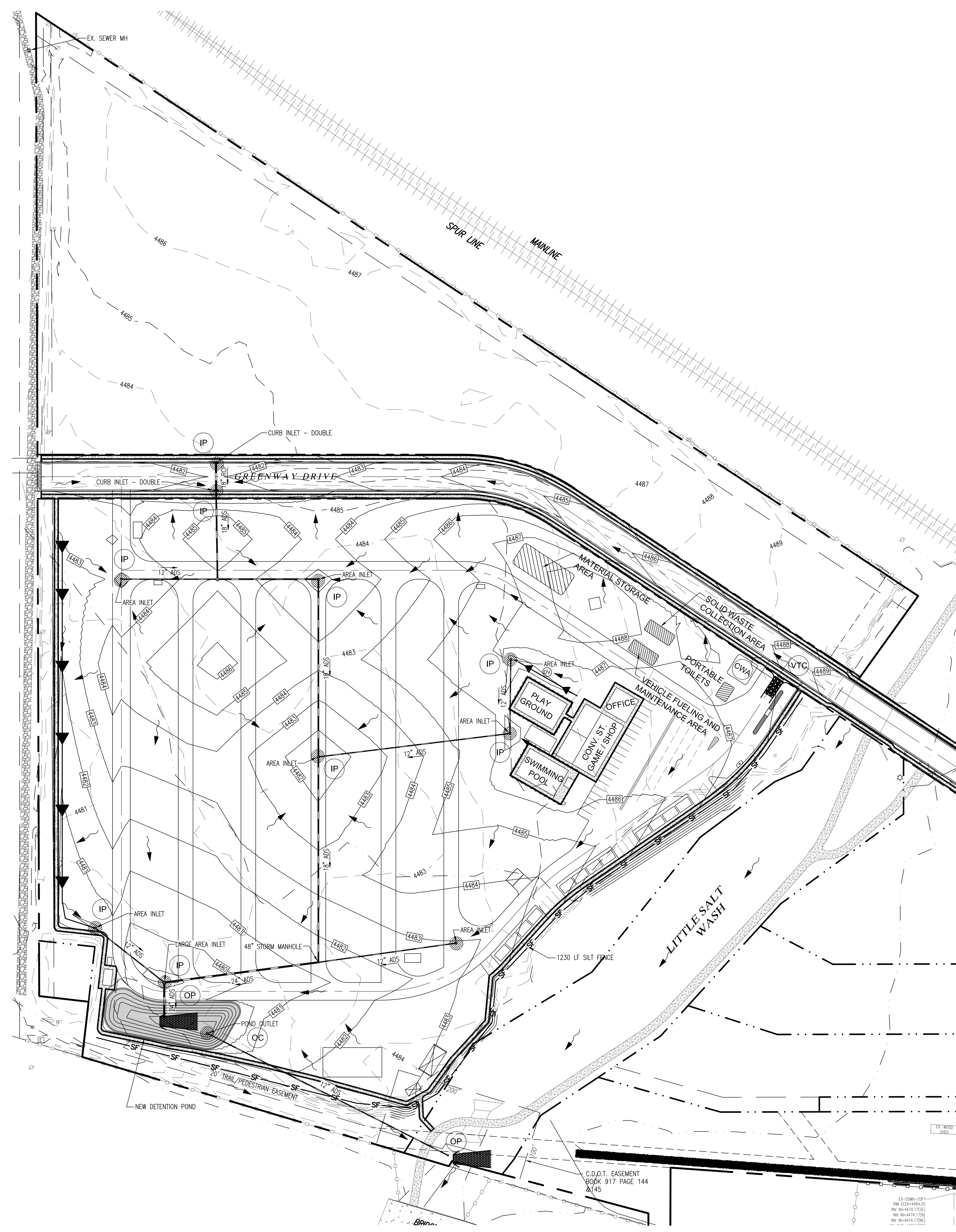
2304 Patterson Road, Suite 201  
Grand Junction, CO 81505  
Phone: (970) 245-9051  
Fax (970) 245-7639

**James C. Atkinson**  
PROFESSIONAL ENGINEER  
COLORADO LICENSE NO. 19828

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REV.	DATE	COMMENT	BY





- GRADING NOTES:**
- REFER TO APPLICABLE CITY OR COUNTY CONSTRUCTION STANDARDS & SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
  - CONTOURS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB, OR GROUND. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY. CONTOUR INTERVAL = 1 FOOT UNLESS OTHERWISE NOTED ON PLANS.
  - ALL DISTURBED AREAS THAT ARE UNSURFACED OR ARE NOT DESIGNATED AS LANDSCAPE AREAS ARE TO BE SEED, FERTILIZED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
  - IF DURING THE OVERLOT GRADING PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE SOILS ENGINEER SHALL BE CONTACTED FOR RECOMMENDATIONS.
  - SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND STANDARDS OF THE GOVERNING AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED, LICENSED, SOILS ENGINEER, CERTIFYING THAT THE SUBBASE WITHIN THE AREAS TO BE PAVED HAS BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS.
  - NO PROPOSED SLOPE SHALL EXCEED THREE (3) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION.
  - IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, TOPSOIL MAY BE PLACED TO A HEIGHT OF FIVE FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEED WITH NATIVE SEED MIX IMMEDIATELY AFTER STRIPING OPERATIONS ARE COMPLETE.
  - ON-SITE MATERIALS SUITABLE FOR FILL BENEATH DRIVES, AND PARKING AREAS BEYOND 5' OF THE BUILDING SHALL BE COMPACTED IN ACCORDANCE WITH THE GUIDELINES PRESENTED IN THE SOILS REPORT.
  - CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHY AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL GUTTERS TO PREVENT PUDDLING. ANY DISCREPANCIES SHALL BE PROVIDED TO THE ENGINEER IN WRITING IMMEDIATELY.
  - SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
  - SPOT ELEVATIONS REPRESENT FLOWLINE OR TOP OF ASPHALT UNLESS OTHERWISE NOTED.
  - SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB AND GUTTER AND UTILITIES.
  - ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
  - ALL EARTH MOVING AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS IDENTIFIED IN THE SOILS REPORT. THE CONTRACTOR SHALL HAVE A SIGNED AND SEALED COPY OF THE SOILS REPORT ON THE SITE AT ALL TIMES.
  - THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.
  - WHERE NEW CURB AND GUTTERS IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. THE CONTRACTOR SHALL NOTIFY THE ENGINEER IMMEDIATELY OF ANY SECTION WHICH DOES NOT CONFORM TO THE DESIGN OR TYPICAL CROSS SECTION. THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR CURB AND GUTTER POURS WITHOUT APPROVAL OF THE ENGINEER.
  - MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL GUIDELINES FOR PRIVATE STORMWATER MANAGEMENT FACILITIES AND SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE ASSIGNEES.
  - SURFACE RESTORATION SHALL BE AS FOLLOWS:
    - FINE GRADE ALL AREAS DISTURBED BY THE CONSTRUCTION OPERATIONS AFTER COMPLETION OF BACKFILLING AND COMPACTING; AREAS WHICH ARE TO RECEIVE PAVEMENTS, SURFACING, TOPSOIL OR LANDSCAPING SHALL BE GRADED AS REQUIRED TO ALLOW INSTALLATION OF THE SPECIFIC SURFACE TREATMENT. GRADE ALL OTHER AREAS TO MATCH THE EXISTING GROUND LINE.
    - REPLACE AND REPAIR ANY SURFACE IMPROVEMENTS DAMAGED OR REMOVED. CONFORM TO CITY STANDARDS & SPECIFICATIONS.
  - BITUMINOUS PAVEMENT
    - BITUMINOUS PAVEMENT SHALL BE REMOVED TO CLEAN STRAIGHT LINES AT THE LOCATIONS INDICATED ON PLANS. WIDTH OF REMOVAL FOR PIPELINES SHALL BE KEPT TO A MINIMUM AS DICTATED BY TRENCHING OPERATIONS, BUT SHALL EXTEND AT LEAST 6 INCHES BEYOND THE LIMITS OF TRENCH EXCAVATION.
    - THE CUT SHALL BE MADE WITH PAVEMENT CUTTING WHEEL, SAW OR OTHER APPROVED METHOD, SO AS TO PROVIDE A REASONABLY STRAIGHT AND SQUARE EDGE.

TITLE	KEY	SYMBOL
CONCRETE WASHOUT AREA	CWA	
DIVERSION CHANNEL	DV	
CONCRETE V-PAN		
STORM DRAIN INLET	IP	
PROTECTION		
OUTLET PROTECTION	OP	
SILT FENCE	SF	
VEHICLE TRACKING CONTROL	VTC	
SILT FENCE		
TEMP. POND OUTLET CONTROL	OC	

LOCATION OF UTILITIES SHOWN HEREON WAS PROVIDED BY OTHERS. CONTRACTOR MUST VERIFY LOCATION OF ALL EXISTING UTILITIES PRIOR TO CONSTRUCTION.

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2304 Patterson Road, Suite 201  
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Phone: (970) 245-9051  
Fax (970) 245-7639

**James C. Atkinson**  
PROFESSIONAL ENGINEER  
COLORADO LICENSE No. 19828

FOR REVIEW - NOT FOR CONSTRUCTION

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REV.	DATE	BY	COMMENT

Grading & Stormwater Management Plan

**Fruita RV Resort**  
1235 Greenway Drive  
Fruita, Colorado

PROJECT NO: F16-051  
DATE: 11/21/16  
SCALE: 1" = 80'  
CAD ID: kokopelli-grading.dwg

~SHEET~  
**C4.0**

**BENCHMARK:**  
PROJECT BENCHMARK IS LOCATED AT THE SOUTHEAST CORNER OF THE PROJECT, IS THE EAST 1/4 CORNER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN. THE ELEVATION USED 4495.07 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA SHEET GPS ID NO: S223



GREENWAY DRIVE

GREENWAY DRIVE

LITTLE SALT WASH

PLAYGROUND

OFFICE

PICNIC

STORE

POOL

TURF GRASS

NATIVE SEED

POND

DOG RUN



0 40' 80'  
SCALE: 1" = 40'-0"

Overall Rendered Landscape Plan

**VORTEX ENGINEERING, INC.**  
 CONSTRUCTION MANAGERS & SITE PLANNERS  
 PROJECT MANAGERS  
 CIVIL & CONSULTING ENGINEERS  
 2304 Patterson Road, Suite 201  
 Grand Junction, CO 81505  
 Phone: (970) 245-9051  
 Fax: (970) 245-7639

**MRLA**  
 MITCH REWOLD, LANDSCAPE ARCHITECT  
 LANDSCAPE ARCHITECTURE AND LAND PLANNING  
 386 34 1/2 Road  
 Palisade, Colorado 81526 (970) 361-4345

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REV. DATE	COMMENT	BY

LANDSCAPE PLAN  
**FRUITA RV RESORT**  
 703 Greenway Drive  
 Fruita, Colorado

SCALE: 1"=40' DATE: 11/18/16 DRAWN BY: MLR  
 CHECKED BY: MLR PROJECT NO: F16-051

~SHEET~  
**L1** of **L7**

**CITY OF FRUITA**  
**CITY ENGINEER & PUBLIC WORKS REVIEW SHEET**

PROJECT: Fruita RV Resort

Petitioner: Janice Burtis (Developer)

Engineer (Civil): Robert Jones, II Vortex Engineering, Inc.

Reviewer: Sam Atkins

Date: January 16, 2017

REVIEW TYPE:         Minor Subdivision         Major Subdivision  
(Check One)         Lot line Adjustment         Final Plat  
                          Site Design Review         Conditional Use Permit  
                          Other: PUD Guide Amendment

---

**REVIEW COMMENTS**

1. **General:** This application is for a 15.49 acre RV Park in Fruita Industrial Park, Filing 1, located at 1235 Greenway Drive. There are 142 proposed units between the back-in sites, executive sites, premium sites, and the 14 park model cabins. Additionally, a pool/playground and office/C-Store/game room is being proposed.
  
2. **Site Plan/Utility Plan:**
  - a. The City is currently having River City Consultants prepare a LOMR for the Greenway Drive bridge and Little Salt Wash Trail improvements. Due to more accurate survey data than the original study, there may be impacts to the Base Flood Elevation adjacent to the RV Park. As the City moves further along in the process, we will inform the applicant of our findings. Regardless, the permanent structures' finished floor elevation shall be 1-foot above the Base Flood Elevation.
  - b. *In the Land Use Code, Section 17.27.020 Size And Density of Camping Spaces and Recreational Vehicle Spaces, B. Parking. Each camping or recreational vehicle space shall contain one (1) paved vehicle parking space with a minimum length of twenty (20) feet and a minimum width of nine (9) feet. For recreational vehicle camping spaces, an additional paved area with a minimum length of thirty-five (35) feet and a minimum width of 12 (twelve) feet shall be provided. The pad lengths are not dimensioned to determine if that is met.*
  - c. *In the Land Use Code, Section 17.27.030 Streets and Parking, A. Interior Streets. All interior two-way streets shall be twenty-eight (28) feet minimum width and all interior one-way roads shall be twenty (20) feet minimum width. All streets shall be paved and shall be designed for the safe and convenient movement of vehicles, bicyclists and pedestrians. The 2-way street does not appear to meet the minimum width requirement. Additionally the*

**CITY OF FRUITA**  
**CITY ENGINEER & PUBLIC WORKS REVIEW SHEET**

internal streets must be paved and appear to not be proposed that way.

- d. Access immediately adjacent to the Greenway Drive bridge over Little Salt Wash may create a sight distance problem with the railing. Applicant should demonstrate there is adequate sight distance.
- e. *In the Land Use Code, Section 17.43.040 Minimum Requirements for Local Circulation Systems.*

*A. Development Access.*

*Any development exceeding two hundred fifty (250) average daily trips (ADT) or twenty-five (25) units shall have a minimum of two (2) fully platted ingress/egress points (dedicated rights-of-way), or one (1) fully platted ingress/egress point plus a secondary access point for emergency vehicles. Any development exceeding three hundred fifty (350) ADT or thirty-five (35) units shall have a minimum of two (2) fully platted ingress/egress points. Any development exceeding seven hundred fifty (750) ADT or seventy-five (75) units shall have a minimum of three (3) fully platted ingress/egress points.*

*B. Phased Developments.*

*For phased developments, secondary access shall be installed at or prior to the time at which the total number of units served by a single access exceeds twenty-five (25) units.*

CDOT is requiring Traffic Study which will develop the proposed ADT for the access to S.H. 6.

- f. This development will be required to pave Greenway Drive from the S.H. 6 to the west end of the proposed site. As this was a condition of the original subdivision, a recapture agreement would be considered to offset the costs.
- g. Where is the source of the irrigation water? There are lines on the plan within the site, but the line does not seem to connect to anything offsite.
- h. The applicant should refer to State guidance for number of sanitary facilities ([www.sos.state.co.us/CCR/GenerateRulePdf.do?ruleVersionId=410](http://www.sos.state.co.us/CCR/GenerateRulePdf.do?ruleVersionId=410)).

**3. Grading and Drainage Plan:**

- a. The drainage for Greenway drive should not drain through the site as the Greenway Drive drainage infrastructure would be public and the drainage infrastructure inside the site would be private. There also should not be drainage from another site (the RV Storage) draining to the Fruita RV Resort on the south side of Greenway. The RV Storage should drain to a storm drain in Greenway Drive that would have a direct outfall to Little Salt Wash. The RV Storage would have its own water quality/detention facility.

**4. Drainage Report:**

The impact fee as calculated is an acceptable method. However, it will need revision with the addition of paved surface for drive isles, etc. per comments above. Drainage Letter should be in letter format with name of firm preparing the letter, drainage calculations indicating pre/post runoffs for the 10-year/100-year events, capacity of receiving drainage infrastructure, and signed and sealed by a Professional Engineer. If the pre-development and post-development

**CITY OF FRUITA**  
**CITY ENGINEER & PUBLIC WORKS REVIEW SHEET**

runoffs are the same, then note the minimal changes in impervious surface and provide the developed runoff values. Included in the letter should be a calculation for Drainage Impact Fee is calculated by the equation  $Fee=B(C_{100D}-C_{100H})A^{0.7}$  where the fee factor B = \$17,058, C<sub>100</sub> is Rational Method composite runoff coefficient for developed and historic conditions, and A is the area in acres. If the C<sub>D</sub> is less than or equal to the C<sub>H</sub>, then state so with backup calculation and state there would be no resulting Drainage Impact Fee.

**5. Impact Fees:**

17.19.090 Public Parks, Open Space, and Trails Dedication/Fee: Not applicable to non-residential development.

17.19.100 School Land Dedication: Not applicable to non-residential development.

17.19.130 Transportation Impact Fee: The transportation impact fee for commercial uses shall be a base rate of \$1,589 multiplied by the factors for each use per unit (usually per 1000 sf floor). The Transportation Impact fee for a change in use shall be the results of developed impacts less the impacts for the pre-existing uses. The Impact Fee Factor for RV Park is 0.5 and the unit is the number of RV spots. Accessory buildings will be calculated as well per their factor(s).

17.19.140 Chip and Seal Impact Fee: Not applicable when new public streets are not being constructed within the development.

17.19.150 Drainage Impact Fee: Impact fee calculated as indicated in previous item (Drainage Letter).

Use Tax: A use tax of 3% of the valuation of the building structure (addition) will be charged based on the IBC Code as shown on the Fruita Use Tax Table

The above fee structure is based on the fees in effect through 2017. Fee factors and rates may change in subsequent years.

**RECOMMENDATION:** The Public Works Department and Engineering Department recommend approval of this Site Plan/CUP upon satisfactory addressing the above comments.

**From:** [Henry Hemphill](#)  
**To:** [Sam Atkins](#)  
**Cc:** [Dahna Raugh](#)  
**Subject:** FW: Review Comments needed  
**Date:** Friday, January 20, 2017 10:51:00 AM  
**Attachments:** [image001.png](#)

---

fyi

---

**From:** Mark Barslund [mailto:markb@gjcity.org]  
**Sent:** Friday, January 20, 2017 10:36 AM  
**To:** Henry Hemphill <hhemphill@fruita.org>; Mary Sparks <marysp@gjcity.org>  
**Subject:** Re: Review Comments needed

Henry

Any disturbance of One acre or more will require a CDPHE and 521 Drainage Authority storm water permit.

Mark L. Barslund  
Development Inspector - City of Grand Junction  
5-2-1 Drainage Authority Inspector  
250 N 5th St  
Grand Junction, CO 81501  
P- 970-256-4106  
C- 970-201-1362  
F- 970-256-4031  
[markb@gjcity.org](mailto:markb@gjcity.org)

---

**From:** Henry Hemphill <[hhemphill@fruita.org](mailto:hhemphill@fruita.org)>  
**Sent:** Friday, January 20, 2017 10:16:23 AM  
**To:** Mary Sparks; Mark Barslund; [scott.hendricks@xcelenergy.com](mailto:scott.hendricks@xcelenergy.com); [jdaugherty@utewater.org](mailto:jdaugherty@utewater.org); Tim Ryan; [gvic@sprynet.com](mailto:gvic@sprynet.com); [ed@sandslawoffice.com](mailto:ed@sandslawoffice.com); dustie@sandslawoffice.com ([dustie@sandslawoffice.com](mailto:dustie@sandslawoffice.com)); [arthur.valdez@charter.com](mailto:arthur.valdez@charter.com); [daniel.roussin@state.co.us](mailto:daniel.roussin@state.co.us); Sam Atkins; Ken Haley; Judy Macy; Mark Angelo; Dick Pippenger  
**Subject:** Review Comments needed

Just wanted to send this out again to see if anyone had any comments for this project. I only received comments from Lower Valley Fire and Fruita Police.

<http://www.fruita.org/cd/page/2016-27-fruita-rv-resort>

---

[2016-27 Fruita RV Resort | City of Fruita Colorado](#)

[www.fruita.org](http://www.fruita.org)

This is a request for approval of a Conditional Use Permit (CUP) to develop an RV Park in an Industrial Zone. The Fruita Land Use Code requires approval of a CUP to ...

---

Review Comments needed for the above Conditional Use Permit application. Please follow the link above for project information and submit review comments back to me.

Thank you!

**HENRY HEMPHILL PLANNING TECH. CITY OF FRUITA 970-858-0786**



**LOWER VALLEY FIRE PROTECTION DISTRICT**  
**168 N. Mesa**  
**Fruita, CO. 81521**  
**Phone: (970) 858-3133 Fax: (970) 858-7189**

January 4, 2017

City of Fruita  
Community Development Department  
325 East Aspen  
Fruita, CO 81521

Application: 2016-27 Fruita RV Resort Land Development Application  
Owner Rep: Vortex Engineering.  
Location: 1235 Greenway Drive (Greenway Business Park)  
Zone: Limited Industrial and Research and Development

After the DRT meeting today we noted that LVFD overlooked the request in the project narrative to eliminate the requirement for one fire extinguishers per every eight sites. Please add the following comments.

The fire extinguisher requirement may be modified to delete the 1 per 8 site requirement provided fire extinguishers are mounted outside of each restroom building and the office building.

This waiver does not eliminate the requirements for fire extinguishers required by NFPA58 for propane facilities or inside of the office building complex.

Site identification per 5.1.7 and compliance with Chapter 6 Fire Safety of NFPA 1194.-2014 Edition. Submit details on how these requirements will be met.

Richard Pippenger  
Fire Marshal



**From:** Roussin - CDOT, Daniel  
**To:** [Henry Hemphill](#)  
**Cc:** [Dahna Raugh](#); [Sam Atkins](#)  
**Subject:** Re: Review Comments needed  
**Date:** Tuesday, January 24, 2017 3:33:52 PM  
**Attachments:** [image002.png](#)

---

Henry - Thank you for the opportunity to review the Fruita RV Resort at 1235 Greenway Drive. Primary access is off Coulson Avenue and US 6. There currently is an access permit for Coulson (#308021 for 56 DHV). I recommend the applicant to provide a traffic study to show the impacts of RV park on to the state highway system. Please have their traffic engineer meet with us to go over a traffic study methodology.

If you have any questions, please let me know.

thanks

Dan Roussin  
Permit Unit Manager  
Traffic and Safety



P 970.683.6284 | F 970.683.6290  
222 South 6th Street, Room 100, Grand Junction, CO 81501  
[daniel.roussin@state.co.us](mailto:daniel.roussin@state.co.us) | [www.codot.gov/](http://www.codot.gov/) | [www.cotrip.org](http://www.cotrip.org)



On Thu, Dec 15, 2016 at 1:38 PM, Henry Hemphill <[hhemphill@fruita.org](mailto:hhemphill@fruita.org)> wrote:

<http://www.fruita.org/cd/page/2016-27-fruita-rv-resort>

Review Comments needed for the above Conditional Use Permit application. Please follow the link above for project information and submit review comments back to me.

Thank you!

**HENRY HEMPHILL**   **PLANNING TECH.**   **CITY OF FRUITA**   **[970-858-0786](tel:970-858-0786)**

**From:** [Mark Angelo](#)  
**To:** [Henry Hemphill](#)  
**Cc:** [Dahna Raugh](#)  
**Subject:** RE: Review Comments needed  
**Date:** Monday, January 23, 2017 8:39:09 AM  
**Attachments:** [image001.png](#)

---

Henry,

Here are my recommendations:

1. A traffic study to determine the impact of additional traffic, large Motor Homes, large RV's pulled behind trucks, on Hwy 6&50 at S. Coulson St. There is very limited stacking available north of the railroad tracks between the tracks and Hwy 6&50. There is also limited stacking for large vehicles/trucks with trailers on S. Coulson St. between Aspen Avenue and Hwy 6&50. I believe a traffic study will show a need for:
  - a. A right turn lane for eastbound traffic on Hwy 6&50 @ S. McCune Avenue.
  - b. A left turn lane for westbound traffic on Hwy 6&50 @ S. McCune Avenue.
  - c. And an additional public roadway/entrance to the RV Park from Hwy 6&50.
2. A lighting plan for Greenway and for the RV Park.

Mark

---

**From:** Henry Hemphill  
**Sent:** Friday, January 20, 2017 10:16 AM  
**To:** Mary Sparks (marysp@gjcity.org); Mark Barslund (markb@gjcity.org); scott.hendricks@xcelenergy.com; jdaugherty@utewater.org; Tim Ryan; gvic@sprynet.com; ed@sandslawoffice.com; dustie@sandslawoffice.com (dustie@sandslawoffice.com); arthur.valdez@charter.com; daniel.roussin@state.co.us; Sam Atkins; Ken Haley; Judy Macy; Mark Angelo; Dick Pippenger  
**Subject:** Review Comments needed

Just wanted to send this out again to see if anyone had any comments for this project. I only received comments from Lower Valley Fire and Fruita Police.

<http://www.fruita.org/cd/page/2016-27-fruita-rv-resort>

Review Comments needed for the above Conditional Use Permit application. Please follow the link above for project information and submit review comments back to me.

Thank you!

**HENRY HEMPHILL PLANNING TECH. CITY OF FRUITA 970-858-0786**



**From:** Tim Ryan  
**To:** [Henry Hemphill](#)  
**Subject:** Re: Review Comments needed  
**Date:** Tuesday, January 24, 2017 8:37:35 AM  
**Attachments:** [image001.png](#)

---

GVDD has no comment on the plan.

Tim Ryan

Sent from my Verizon 4G LTE Smartphone

On Jan 20, 2017 10:16 AM, Henry Hemphill <[hhemphill@fruita.org](mailto:hhemphill@fruita.org)> wrote:

Just wanted to send this out again to see if anyone had any comments for this project. I only received comments from Lower Valley Fire and Fruita Police.

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**HENRY HEMPHILL PLANNING TECH. CITY OF FRUITA 970-858-0786**



**From:** Jim Daugherty  
**To:** [Henry Hemphill](#)  
**Cc:** [Dave Priske](#)  
**Subject:** RE: Review Comments needed  
**Date:** Friday, January 20, 2017 4:04:40 PM  
**Attachments:** [image001.png](#)

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Hi Henry:

The developer's representative has been in contact with the District to work out the water main design.

As further submittals are provided to the City of Fruita and upon notification they are available for review; the District will review and further comment and/or approve the drawings.

Jim.

---

**From:** Henry Hemphill [mailto:hhemphill@fruita.org]  
**Sent:** Friday, January 20, 2017 10:16 AM  
**To:** Mary Sparks (marysp@gjcity.org); Mark Barslund (markb@gjcity.org); scott.hendricks@xcelenergy.com; Jim Daugherty; Tim Ryan; gvic@sprynet.com; ed@sandslawoffice.com; dustie@sandslawoffice.com (dustie@sandslawoffice.com); arthur.valdez@charter.com; daniel.roussin@state.co.us; Sam Atkins; Ken Haley; Judy Macy; Mark Angelo; Dick Pippenger  
**Subject:** Review Comments needed

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Review Comments needed for the above Conditional Use Permit application. Please follow the link above for project information and submit review comments back to me.

Thank you!

**HENRY HEMPHILL PLANNING TECH. CITY OF FRUITA 970-858-0786**





**Community Development Department  
Staff Report  
February 9, 2016**

**Application #:** 2016-29  
**Project Name:** Fruita RV Storage  
Application: Site Design Review  
Property Owner: LSC Northwest Colorado, LLC  
Representative: Vortex Engineering, Inc.  
Location: 1232 Greenway Drive  
Zone: Industrial  
Request: This is a request for Site Design Review approval for an indoor and outdoor recreational vehicle storage business.

**Project Description:**

This is a request to approve a Site Design Review application for an indoor and outdoor recreational vehicle (RV) storage business located the north side of Greenway Drive directly west of the Little Salt Wash. The property contains approximately 7.6 acres, is zoned Industrial, and currently is vacant.

The development is intended to create 288 indoor and outdoor stalls for storage of recreational vehicles (RVs). One hundred and twenty stalls will be enclosed and provided with heating and electricity. Eighty-seven stalls will be covered and 91 stalls will be open surface parking. One small office building (20' x 20') will be provided also. There is no indication that this facility is intended to allow storage of anything other than recreational vehicles.

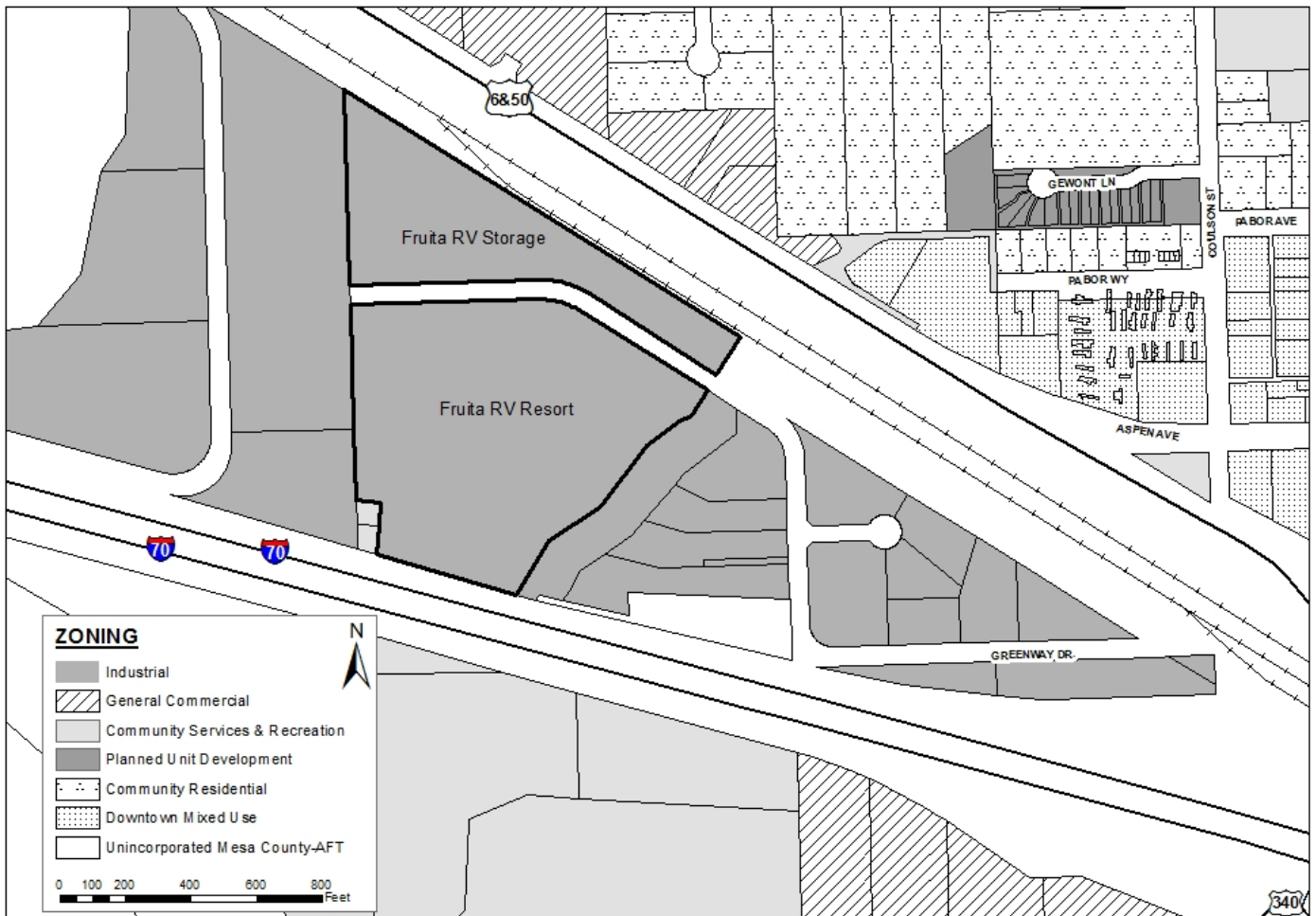
Access is intended to be from two points along Greenway Drive with landscaping concentrated along the roadway. The property is intended to be surrounded by a 6-foot tall fence with three stands of barbed wire on top.

Site Design Review applications typically are reviewed and approved by staff, but the applicants have requested vested rights. All land development applications for which vested rights have been requested are required to be approved by the City Council through the public hearing process.

## Surrounding Land Uses and Zoning:

All surrounding land between Interstate 70 and the railroad tracks is zoned Industrial with the exception of a small residential property to the southeast zoned AFT (Agricultural Forestry Transitional) in the County. Most of the land area is vacant. Existing land uses include one gas and oil support services business to the west, one to the east, and a house near the southeast corner of the property on the other side of the Little Salt Wash.

## LOCATION AND ZONING MAP



## 2015 AERIAL PHOTOGRAPH



### **Review of Applicable Land Use Code Requirements:**

There are no specific approval criteria that must be considered for Site Design Review applications but all city requirements must be met. The following is a review of some of the concerns regarding this development.

The purpose of the Industrial zone is to encourage non-polluting industrial and research and development activities designed to meet acceptable state and locally established standards of noise, dust, effluent, odor and other impacts typically associated with industrial uses. Most land surrounding the subject property south of the railroad tracts is vacant and zoned industrial and the proposed RV storage business is compatible with uses permitted in the industrial zone.

Table 17.07.070.F of the Land Use Code identifies indoor and outdoor storage of vehicles as a permitted use in the Industrial zone. Table 17.07.060.I of the Code identifies the building setback, height, and lot coverage requirements. The proposed development meets these requirements because all buildings are setback at least 20 feet from all property lines, no building is taller than 35 feet, and lot coverage does not exceed 80%.

The 6-foot tall security fence with three stands of barbed wire on top meets the fencing standards of the Code. The barbed wire is not closer than 10 feet to the public right-of-way as required.

Ten percent of the site is landscaped with almost all the landscaping in the front half of the development, including trees, as required by the Code. Irrigation water must be used where it is physically and legally available.

For safety and security purposes, outdoor lighting should be provided as pointed out in the review comments from Fruita Police Chief, Judy Macy. A lighting plan must be submitted showing the areas to be lit at night. The lighting plan must meet the requirements of the Code by including only full cut off fixtures and the total lumen output must not exceed the total lumen output as identified in Section 17.07.070.R of the Code.

All storage areas, driving aisles and parking spaces are intended to be paved. For stormwater drainage, a water detention area for water quality control is required as pointed out in review comments from the city engineer.

Access is from two points on Greenway Drive. As per the Fruita Greenway Business Park Plan, Greenway Drive is intended to be a major collector road through this industrial area with major access points into the area coming from 17 Road (Coulson Street), 16 Road and 15 Road. However, Greenway Drive does not yet connect between these roads and the subject property is located at the end of Greenway Drive as accessed from Coulson Street, basically a long dead-end road. For developments with expected traffic exceeding 250 average daily trips (ADT), Section 17.43.040 of the Code requires at least one fully platted access and a secondary emergency access.

A traffic impact study is required to identify what impacts are to be expected at the intersection of Greenway Drive and Highway 6 & 50 and what improvement



may be necessary to avoid traffic problems. The traffic impact study will help determine ADTs for this development.

Greenway Drive is classified as a major collector roadway but it is unpaved and has minimal gravel improvements. This lack of infrastructure will not support the traffic expected to be generated by the proposed RV storage business. To adequately support the proposed development, Greenway Drive must be constructed as a major collector roadway to connect to Highway 6 & 50 to the east.

Because these public improvements are necessary to support this development, a development improvements agreement (DIA) is necessary. The DIA guarantees that the required public improvements will be constructed and the DIA should include only the public improvements to be constructed, not the private improvements on the subject property. The office building will be provided with sewer, water and electricity. Some of these utilities must be extended to the site and also will need to be included in the DIA. No service provider reviewer expressed a significant concern regarding this application.

The applicants have indicated that no street construction or utility extensions will be necessary because the Fruita RV Resort business proposed on property directly to the south is expected to construct infrastructure that also can be used by this RV storage business. However, there is no guarantee that the Fruita RV Resort business will be approved or that the infrastructure will be constructed. The applicants should develop a DIA that applies to both developments (both developments are under the same ownership and with the same developer and same representative) to ensure that the necessary infrastructure will be constructed before the RV storage business becomes operational.

There is a recapture agreement that affects the subject property. A recapture agreement allows a developer to recapture some of the infrastructure construction costs when the developer extends public infrastructure, such as sewer lines and streets, which are expected to serve other nearby developments in the future. If a new development uses the infrastructure constructed for a previous development with a recapture agreement, the new development must pay back a portion of the infrastructure construction cost.

The recapture agreement in place for sewer line construction that affects the subject property was approved by City Council Resolution 2008-48. The additional fee is \$11.62 for each EQR (equivalent residential unit). The developer of this RV storage business can request a recapture agreement for the infrastructure that is necessary to serve the RV storage business.

There are impact fees that affect this development - a Transportation Impact Fee (TIF), a Drainage Impact Fee (DIF), and potentially a Chip/Seal Impact Fee. The TIF will be calculated once the required traffic impact study has been completed

and the DIF will be calculated with the final Drainage Report. The Chip/Seal Impact Fee is based on the square footage of new asphalt for new public roadway required to be constructed.

If all review comments and issues identified in this Staff Report are adequately resolved, this proposed development can meet all city requirements.

**Review Comments:**

All review comments received are included with this Staff Report. All review comments must be adequately resolved.

**Public Comments:**

No written public comments have been received regarding this application.

**Staff Recommendation:**

Staff recommends approval of the Site Design Review application for Fruita RV Storage with the condition that all review comments and issues identified in the Staff Report must be adequately resolved. If all review comments and issues identified in the Staff Report are adequately resolved, this development can meet all city requirements.

**Fruita Planning Commission:** (February 14, 2017)

**Fruita City Council:** (March 7, 2017)

**Project Narrative  
For  
Fruita RV Storage**

Date: December 20, 2016

Prepared by: Robert W. Jones, II, P.E.  
Vortex Engineering & Architecture, Inc.  
2394 Patterson Rd., Ste. 201  
Grand Junction, CO 81505  
970-245-9051  
VEI # F16-051

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

Type of Design: RV Storage

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

Property Address: 1232 Greenway Drive  
Fruita, CO 81521

Tax Schedule No.: 2697-181-18-013

## 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 E Fruita Industrial Park F1 SEC 18 1N 2W, Ute Meridian, Mesa County, Colorado. This property is approximately 7.61 +/- acres

### B. Description of Property

As stated above, the project is approximately 7.61 +/- 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:** Tract "D" Fruita Industrial Park (LIRD Zoned)
- **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 southwest corner of the site is located in Zone X. None of the property is in Zone AE or the floodway of Little Salt Wash. Flood Zone X is defined as an area of 0.2% annual chance of flood hazard from a 1% annual chance of flood.

### **B. Site Characteristics**

The site slopes from the north property line toward Greenway Dr. to the south. More specifically, from the Northeast corner of the property to the Southwest corner. Runoff from the site eventually drains to Little Salt Wash, located to the southeast of the site. The grades vary from 0.5% to 2% across the property. The minimum elevation on the site is 4483 and the maximum elevation is 4489.

The site, in predevelopment conditions, is covered with native grasses, shrubs, and along the banks some 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 Storage Facility will increase the stormwater runoff, both in peak rates and volumes. The drainage scheme is to route the runoff from the Storage facility into the storm drainage system for the RV Resort to the south. There is a small amount of detention proposed for the water quality capture volume (WQCV) and 10-year storm events within the detention pond on the RV Resort property. 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 tracks 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 has specific Development Standards for development of a project in a LIRD zoned district. Recreational Vehicle Storage is an acceptable use. The 7.61 acre site will contain approximately 288 RV storage stalls. The stalls will vary from large enclosed spaces within buildings, to roof covered stalls, to stalls that are completely open to the elements. The totally enclosed stalls (approx. 15'x45' ea.) will be grouped into long rectangular shaped buildings with access along the sides. These stalls will be equipped with electricity and heat to accommodate large RV units. Slightly smaller stalls (12'x35-45' ea.) will be covered with open-air roofs only. The remaining stalls (12'x24') are to be totally open-air with no protective structures. At some point in the future, market conditions may dictate that the covered open-air structures be converted to totally enclosed spaces. The design of the structures will be such that interior separation walls, and overhead doors can be added to enclose the buildings. All of the setback and building height requirements will be adhered to. The height of the enclosed storage buildings and associated office will be less than 35 feet.

This proposal **MEETS** 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 criterion 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 with the current RV Resort project currently under review by the City. 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 be a paved 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?**

There is no internal pedestrian circulation for this project. However, there is an existing pedestrian bicycle circulation trail located in Little Salt Wash adjacent to this property to the east. This application **MEETS** 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 existing street network will be utilized to access the site. The streets have been designed with standards that comply with the City of Fruita Street requirements. 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 (office building) will be served by the existing sanitary sewer main running through the RV Resort project directly south of this site. 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 a small office facility, 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 Preliminary review of the project has been made by the Lower Valley Fire Department, and found to have adequate fire protection. The existing office building and enclosed storage buildings will be sprinkled, and fire hydrants located along Greenway Dr. will provide hydrant coverage to the site. The project will connect to the existing 12" water main located in Greenway Drive and extended domestic water service to the office. The proposal **MEETS** 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 **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 Storage facility 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 in the detention pond located on the RV Resort property. 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 are 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?**

There is an existing floodplain designation to the south of the property. Additional study will be completed to determine the actual flood elevation/location in the vicinity of this project to see if there are any mitigation measures needed. Any building within a designated floodplain will require approval from the Floodplain administrator. At this time, none is anticipated. 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.?**

As mentioned above, a preliminary review by Lower Valley Fire Dept. was conducted with no adverse findings. Wide circulation corridors and turning radiuses are provided for site circulation for the fire trucks. A water system design report will be prepared to determine the adequacy of the existing fire flows to provide the necessary volume of water in this Industrial Park area. The site will be designed to conform to 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. This proposal **MEETS** this General Performance Standard.

## **V. Conclusion**

The Fruita RV Storage project meets 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 Storage project.

### **Limitations/Restrictions**

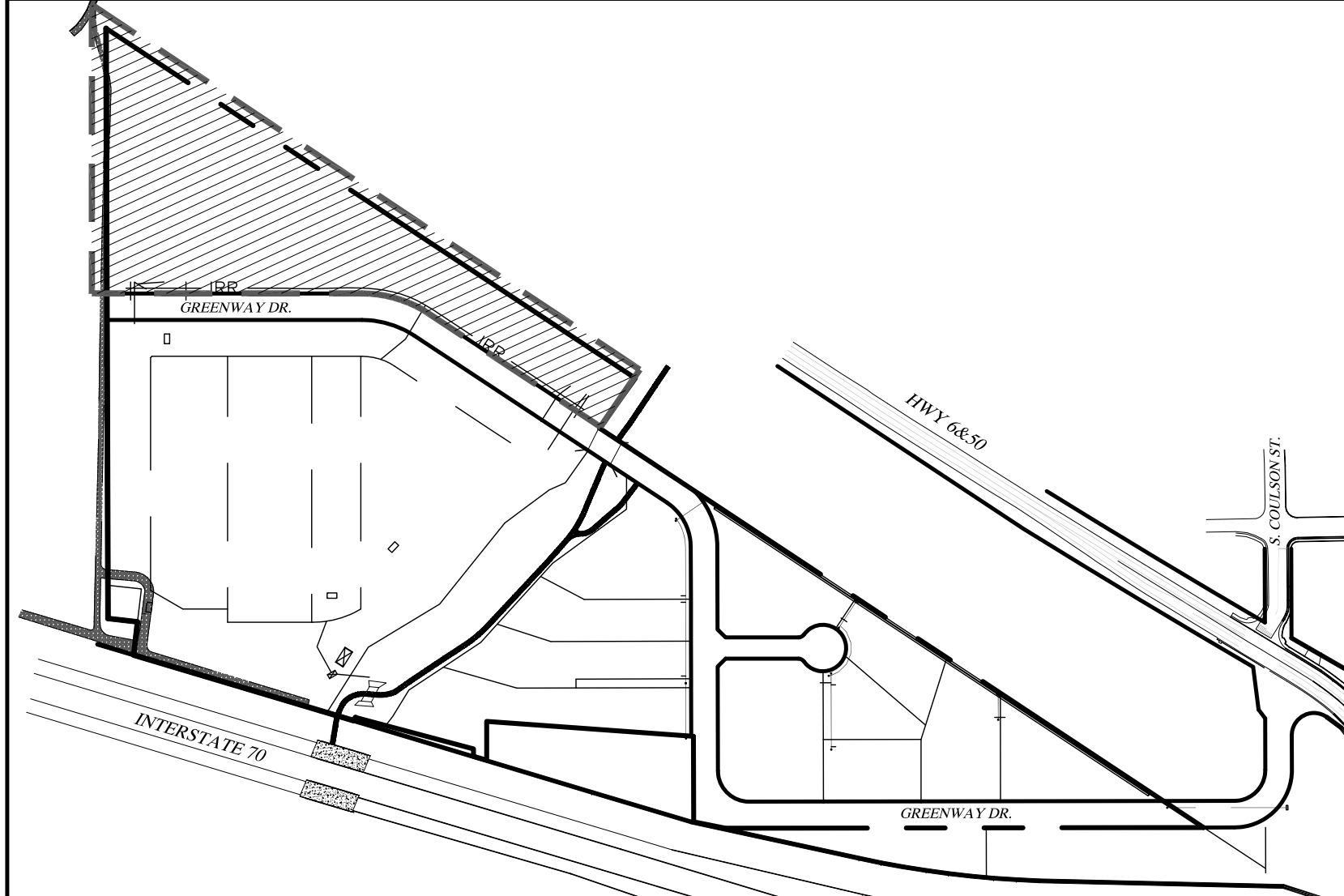
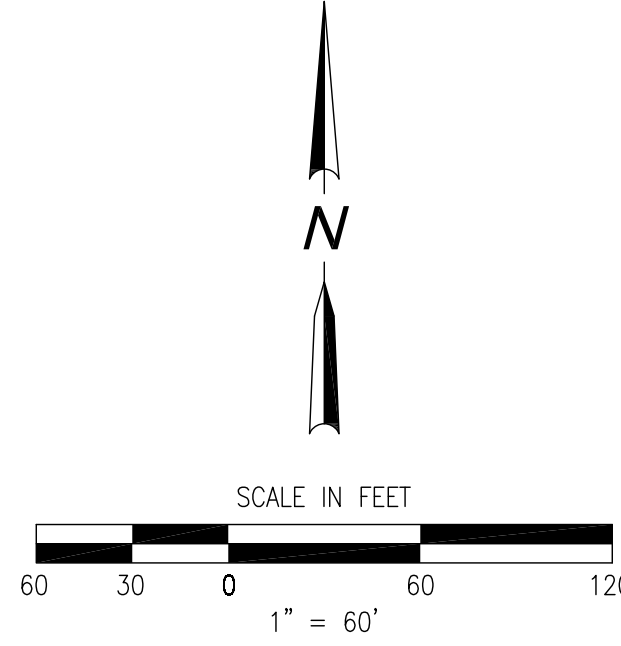
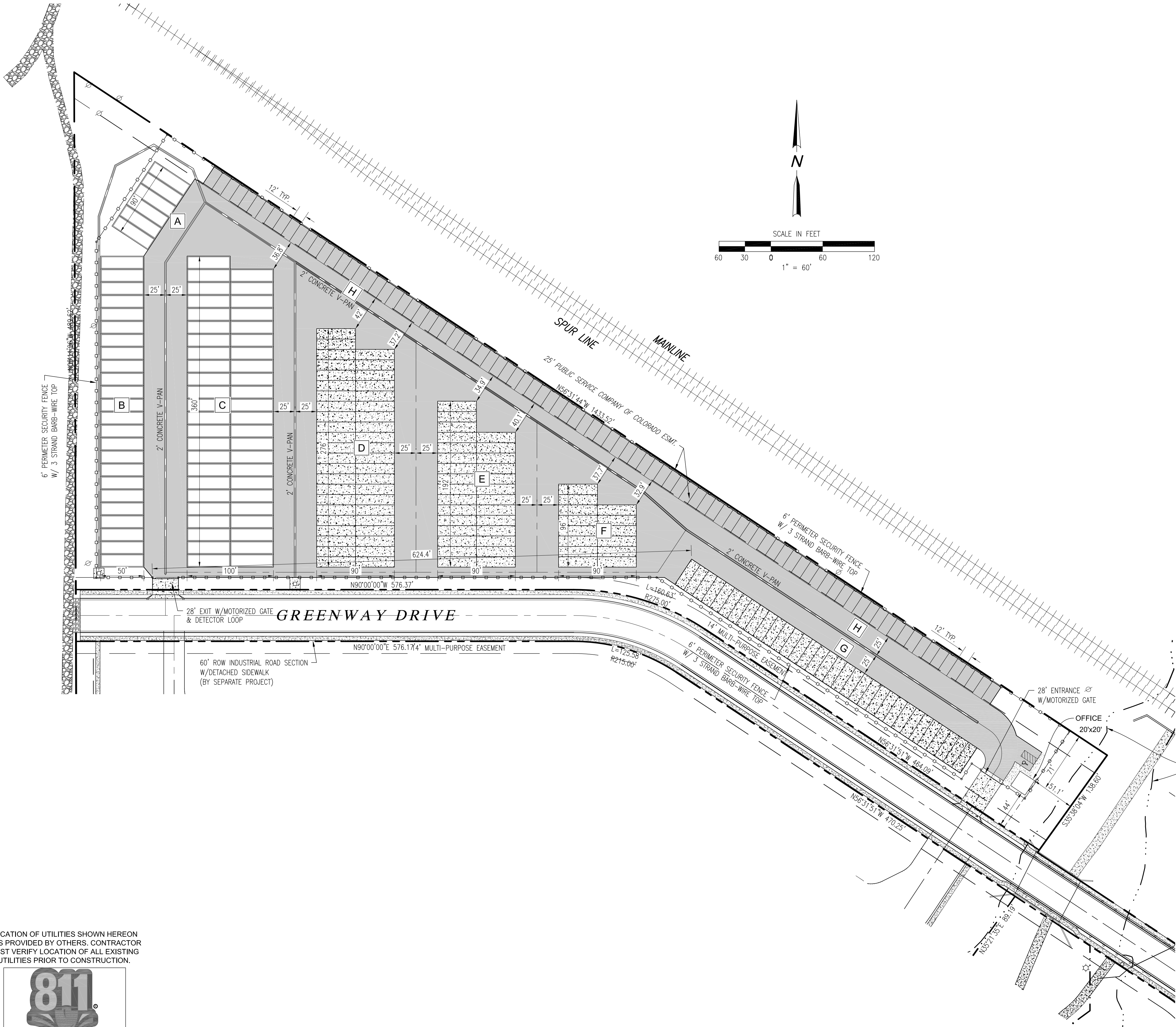
This report is a site-specific report and is applicable only for the client for whom our work was performed. The review and use of this report by City of Fruita, affiliates, and review agencies is fully permitted and requires no other form of authorization. Use of this report under other circumstances 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.

# LOCATION MAP





**KEY MAP**  
N.T.S.

**NOTES:**

1. THIS PLAN REFERENCES A TOPOGRAPHIC & BOUNDARY SURVEY COMPLETED BY DH SURVEYS, INC. DATED 11/2016.
2. EXISTING USE = VACANT LOT
3. PROPOSED USE: INDUSTRIAL & COMMERCIAL
4. PROPERTY ZONED: LIRD (LIMITED INDUSTRIAL RESEARCH & DEVELOPMENT)
5. PROPERTY OWNER/APPLICANT:  
LSC NORTHWEST COLORADO, LLC.  
5570 DTC PARKWAY  
GREENWOOD VILLAGE, CO 80111
6. PROPERTY ADDRESS:  
1232 GREENWAY DR.  
FRUITA, COLORADO
7. PROPERTY AREA:  
TRACT E OF FRUITA INDUSTRIAL PARK FILING 1  
331,615 S.F. (7.61 ACRES)
8. PARKING SPACES REQUIRED:  
GENERAL OFFICE = 1 SPACE/400 S.F. = 1 SPACE
9. PARKING SPACES PROPOSED = 1 SPACE + 1 HC VAN ACCESSIBLE
10. TOTAL RV STORAGE SPACES:  
ENCLOSED: 77 (15'x50')  
COVERED, PREMIUM: 87 (12'x45')  
COVERED, STANDARD: 33 (12'x35')  
OPEN PARKING: 91 (12'x25')
11. MINIMUM BUILDING SETBACKS: (PRINCIPAL/ACCESSORY)  
STREET = 20/20  
SIDE = 20/10  
REAR = 20/10
12. MAXIMUM LOT COVERAGE = 80%
13. THIS PLAN IS THE SOLE PROPRIETY OF VORTEX ENGINEERING, INC. (V.E.I.) AND IS NOT TO BE UTILIZED WITHOUT WRITTEN CONSENT FROM V.E.I.

**NUMBER OF SPACES**

- A 6 ENCLOSED SITES (15'x50')
- B 24 ENCLOSED SITES (15'x50')
- C 47 ENCLOSED SITES (15'x50')
- D 44 COVERED SITES (12'x45')
- E 29 COVERED SITES (12'x45')
- F 14 COVERED SITES (12'x45')
- G 33 COVERED SITES (12'x35')
- H 91 OPEN-AIR SITE (12'x24')

**LEGEND**

- ENCLOSED SITES W/ CONCRETE PAD
- COVERED SITES W/ CONCRETE PAD
- ASPHALT AREAS (OPEN-AIR SITES, DRIVE AISLES)

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**VORTEX ENGINEERING, INC.**  
CONSTRUCTION MANAGERS & SITE PLANNERS  
PROJECT MANAGERS  
CIVIL & CONSULTING ENGINEERS

2304 Patterson Road, Suite 201  
Grand Junction, CO 81505  
Phone: (970) 245-9051  
Fax: (970) 245-7639

**James C. Atkinson**  
PROFESSIONAL ENGINEER  
COLORADO LICENSE No. 19828

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REV.	DATE	COMMENT	BY

Site Plan  
**Fruita RV Storage**  
1232 Greenway Drive  
Fruita, Colorado

PROJECT NO: F16-058  
DATE: 12/23/16  
SCALE: 1" = 60'  
CAD ID: frv-storage-p.dwg

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**C2.0**

REV.	DATE	COMMENT	BY

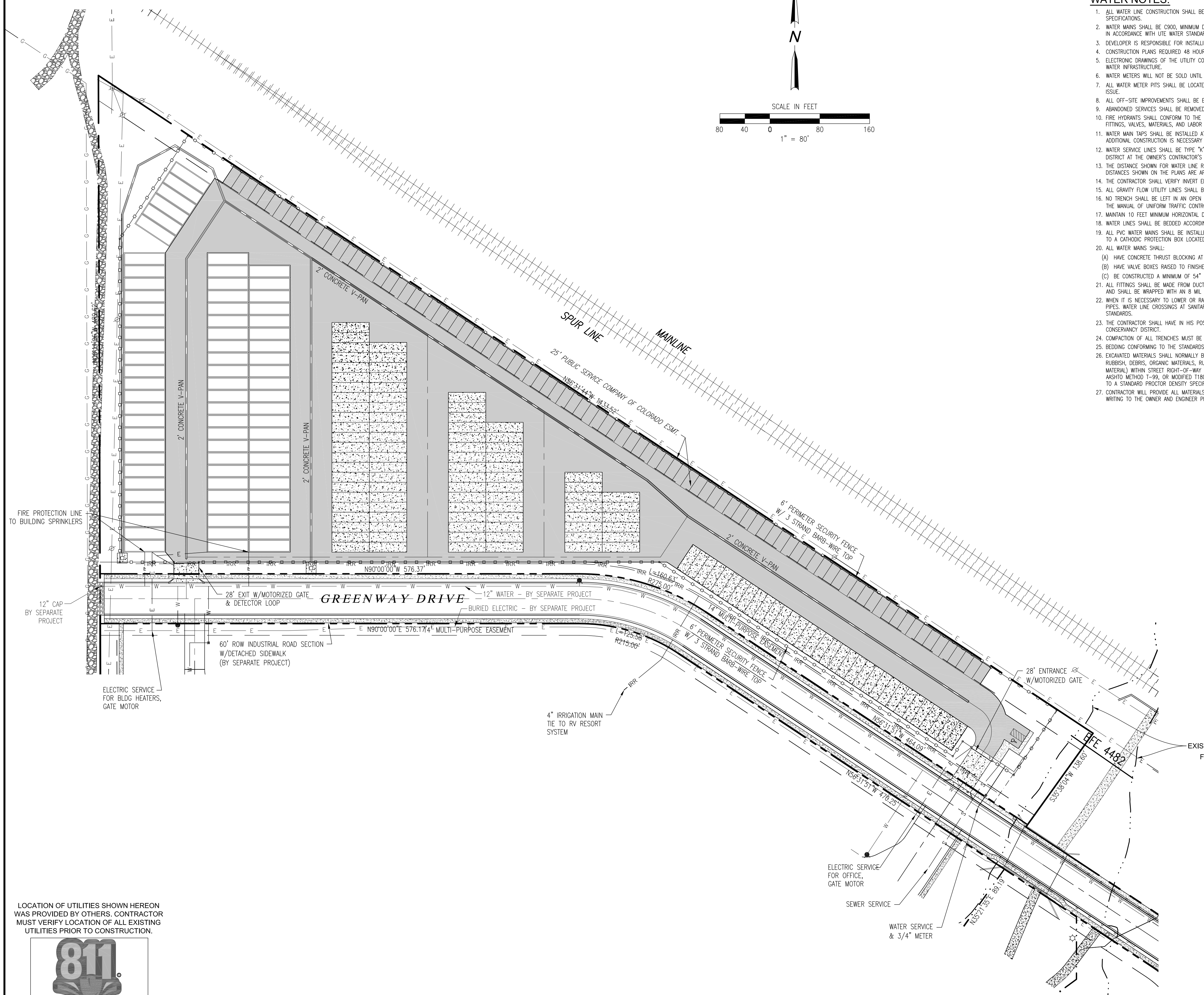
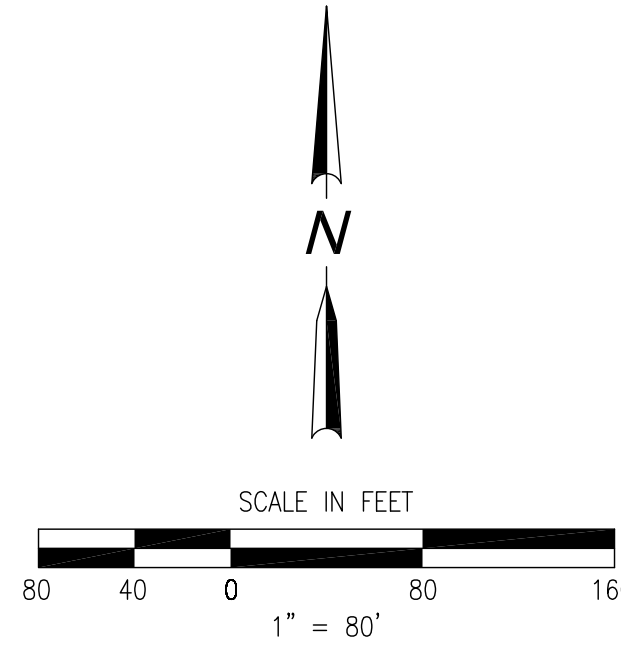
Utility Composite Plan  
**Fruita RV Storage**  
1232 Greenway Drive  
Fruita, Colorado

PROJECT NO: F16-058  
DATE: 12/23/16  
SCALE: SEE SHEET  
CAD ID: frv-storage-p.dwg

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**WATER NOTES:**

- ALL WATER LINE CONSTRUCTION SHALL BE IN CONFORMANCE WITH THE CONSTRUCTION DOCUMENTS AND THE UTE WATER CONSERVANCY DISTRICT STANDARDS AND SPECIFICATIONS.
- WATER MAINS SHALL BE C900, MINIMUM DR18 PVC. INSTALLATION OF ALL PIPE, FITTINGS, VALVES, AND SERVICES, INCLUDING TESTING AND DISINFECTION SHALL BE IN ACCORDANCE WITH UTE WATER STANDARD SPECIFICATIONS AND DRAWINGS.
- DEVELOPER IS RESPONSIBLE FOR INSTALLING METER PITS AND YOKES (PITS AND YOKES SUPPLIED BY UTE WATER)
- CONSTRUCTION PLANS REQUIRED 48 HOURS BEFORE CONSTRUCTION BEGINS. IF PLANS CHANGE THE DEVELOPER MUST SUBMIT A NEW SET OF PLANS.
- ELECTRONIC DRAWINGS OF THE UTILITY COMPOSITE FOR THE SUBDIVISION, IN AUTOCAD.DWG FORMAT, MUST BE PROVIDED PRIOR TO FINAL ACCEPTANCE OF THE WATER INFRASTRUCTURE.
- WATER METERS WILL NOT BE SOLD UNTIL FINAL ACCEPTANCE OF THE WATER INFRASTRUCTURE.
- ALL WATER METER PITS SHALL BE LOCATED ON OPPOSITE LOT SIDE OF DRY UTILITY TRANSFORMERS AND PEDESTALS. THIS IS A CUSTOMER/CONSUMER SAFETY ISSUE.
- ALL OFF-SITE IMPROVEMENTS SHALL BE EXTENDED THE FULL LENGTH OF SUBJECT PROPERTY.
- ABANDONED SERVICES SHALL BE REMOVED AND CAPPED AT MAIN.
- FIRE HYDRANTS SHALL CONFORM TO THE UTE WATER CONSERVANCY DISTRICT MATERIAL SPECIFICATIONS. FIRE HYDRANTS ASSEMBLIES SHALL INCLUDE ALL PIPE, FITTINGS, VALVES, MATERIALS, AND LABOR WHICH ARE NECESSARY TO INSTALL THE HYDRANT COMPLETE IN PLACE.
- WATER MAIN TAPS SHALL BE INSTALLED AT THE CONTRACTOR'S EXPENSE. THE CONTRACTOR SHALL COORDINATE THIS CONSTRUCTION AND PROVIDE WHATEVER ADDITIONAL CONSTRUCTION IS NECESSARY FOR A COMPLETE INSTALLATION, I.E. TRENCHING, BACKFILL, ASPHALT PATCHING, TRAFFIC CONTROL, ETC.
- WATER SERVICE LINES SHALL BE TYPE "K" COPPER AND ARE INSTALLED BY THE OWNER'S CONTRACTOR. WATER METERS ONLY SHALL BE INSTALLED BY THE DISTRICT AT THE OWNER'S CONTRACTOR'S EXPENSE.
- THE DISTANCE SHOWN FOR WATER LINE REPRESENT THE HORIZONTAL DISTANCE FROM CENTER OF FITTING TO CENTER OF FITTING, EXCLUDING VALVES. THEREFORE, DISTANCES SHOWN ON THE PLANS ARE APPROXIMATE AND COULD VARY DUE TO VERTICAL ALIGNMENT AND FITTING DIMENSIONS.
- THE CONTRACTOR SHALL VERIFY INVERT ELEVATIONS OF EXISTING UTILITIES AT CRITICAL LOCATIONS INCLUDING CROSSINGS AND CONNECTIONS.
- ALL GRAVITY FLOW UTILITY LINES SHALL BE CONSTRUCTED PRIOR TO THE CONSTRUCTION OF OTHER UTILITIES
- NO TRENCH SHALL BE LEFT IN AN OPEN CONDITION OVERNIGHT. WARNING SIGNS, BARRICADES, AND OTHER TRAFFIC CONTROL SHALL BE IN CONFORMANCE WITH THE MANUAL OF UNIFORM TRAFFIC CONTROL DEVICES (MUTCD) WHERE TRENCHING OPERATIONS ARE IN PUBLIC ROADWAYS.
- MAINTAIN 10 FEET MINIMUM HORIZONTAL DISTANCE BETWEEN SEWER AND WATER LINES.
- WATER LINES SHALL BE BEDDED ACCORDING TO THE DETAIL DRAWINGS AND MESA COUNTY STANDARDS AND SPECIFICATIONS.
- ALL PVC WATER MAINS SHALL BE INSTALLED WITH WHITE #12 TYPE UF AND USE CABLE SINGLE COPPER CONDUCTOR AS A TRACER WIRE. TO EXTEND FROM MAIN TO A CATHODIC PROTECTION BOX LOCATED ON THE RIGHT SIDE OF ALL FIRE HYDRANTS, PER UTE WATER STANDARD.
- ALL WATER MAINS SHALL:
  - HAVE CONCRETE THRUST BLOCKING AT ALL TEES, BENDS, PLUGS AND HYDRANTS PER THE UTE WATER CONSERVANCY DISTRICT STANDARDS AND SPECIFICATIONS.
  - HAVE VALVE BOXES RAISED TO FINISHED GRADE PRIOR TO THE FINAL LIFT OF ASPHALT. MAINTAIN ACCESS TO VALVES AT ALL TIMES.
  - BE CONSTRUCTED A MINIMUM OF 54" BELOW FINAL GRADE TO TOP OF PIPE, UNLESS OTHERWISE INDICATED.
- ALL FITTINGS SHALL BE MADE FROM DUCTILE IRON AND FURNISHED WITH MECHANICAL JOINT ENDS. ALL FITTINGS SHALL HAVE A PRESSURE RATING OF 250 PSI AND SHALL BE WRAPPED WITH AN 8 MIL MINIMUM THICKNESS POLYETHYLENE MATERIAL PER ANWA STANDARD C-150.
- WHEN IT IS NECESSARY TO LOWER OR RAISE WATER LINES AT STORM DRAINS, A MINIMUM CLEARANCE OF 1.50 FEET SHALL BE MAINTAINED BETWEEN OUTSIDE OF PIPES. WATER LINE CROSSINGS AT SANITARY SEWER MAINS SHALL BE IN ACCORDANCE WITH UTE WATER CONSERVANCY DISTRICT DESIGN AND CONSTRUCTION STANDARDS.
- THE CONTRACTOR SHALL HAVE IN HIS POSSESSION AT ALL TIMES ONE (1) SIGNED COPY OF THE PLANS WHICH HAVE BEEN APPROVED BY THE UTE WATER CONSERVANCY DISTRICT.
- COMPACTION OF ALL TRENCHES MUST BE IN ACCORDANCE WITH THE STANDARDS AND COMPACTION TEST RESULTS SUBMITTED TO THE UTE WATER CONSERVANCY DISTRICT.
- BEDDING CONFORMING TO THE STANDARDS AND SPECIFICATIONS AND SHALL BE USED THROUGHOUT THE PROJECT.
- EXCAVATED MATERIALS SHALL NORMALLY BE CONSIDERED SUITABLE FOR BACKFILL UNLESS ANOMALOUS CONDITIONS ARE DISCOVERED DURING EXCAVATION. NO RUBBISH, DEBRIS, ORGANIC MATERIALS, RUBBLE AND STONES LARGER THAN 3 INCHES IN DIAMETER SHALL BE USED IN THE BACKFILL. BACKFILL (ABOVE BEDDING MATERIAL) WITHIN STREET RIGHT-OF-WAY OR UNDER PAVEMENT SHALL BE COMPACTED TO A MINIMUM DENSITY OF 95% STANDARD PROCTOR AS DETERMINED BY AASHTO METHOD T-99, OR MODIFIED T180 DEPENDING ON SOIL CONDITIONS. BACKFILL NOT IN STREET RIGHT-OF-WAY OR UNDER PAVEMENT SHALL BE COMPACTED TO A STANDARD PROCTOR DENSITY SPECIFIED BY THE GEOTECHNICAL REPORT.
- CONTRACTOR WILL PROVIDE ALL MATERIALS NECESSARY FOR CONSTRUCTION OR INSTALLATION OF PROPOSED IMPROVEMENTS, UNLESS SPECIFICALLY EXCLUDED IN WRITING TO THE OWNER AND ENGINEER PRIOR TO AWARD OF THE CONTRACT.



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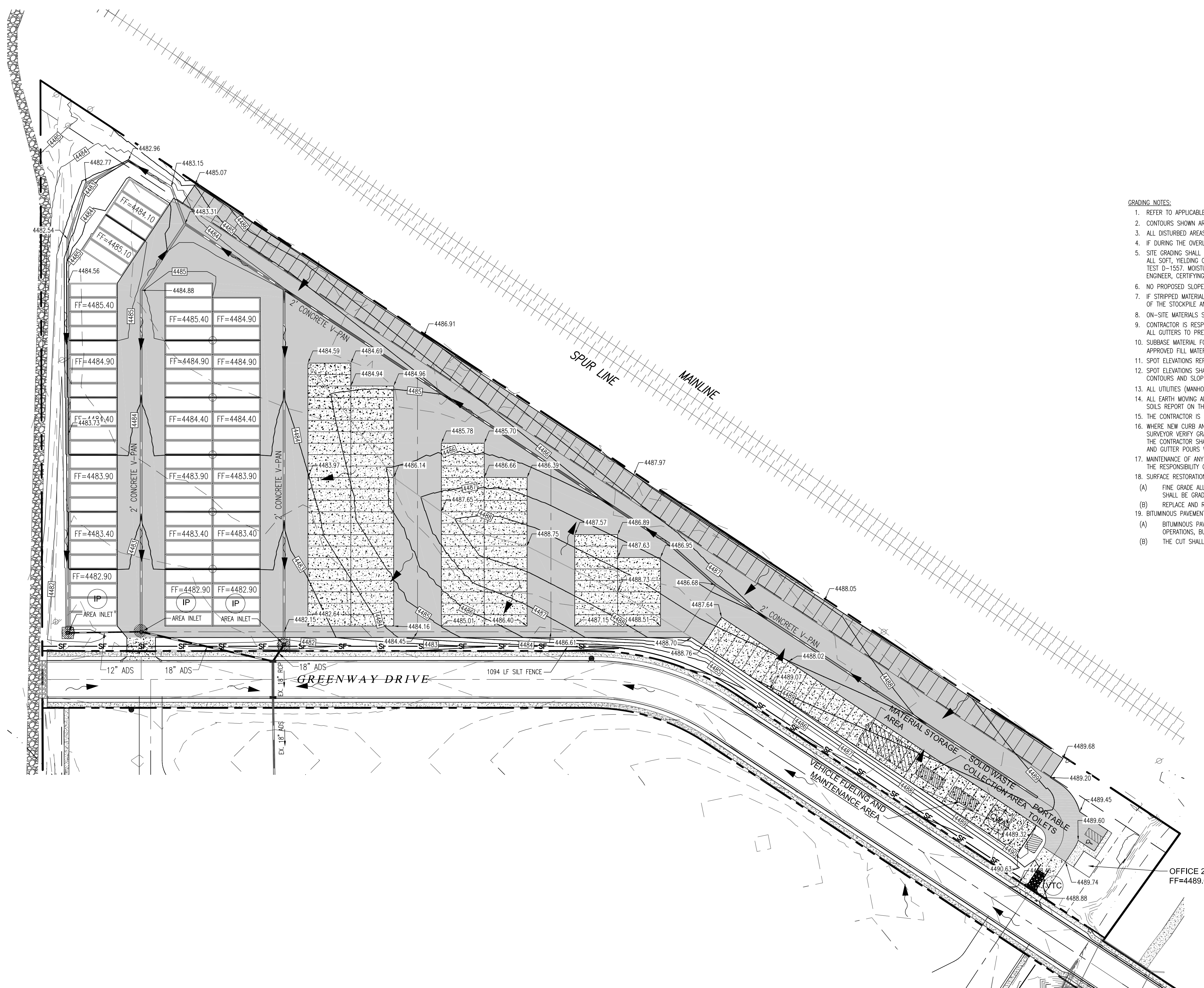
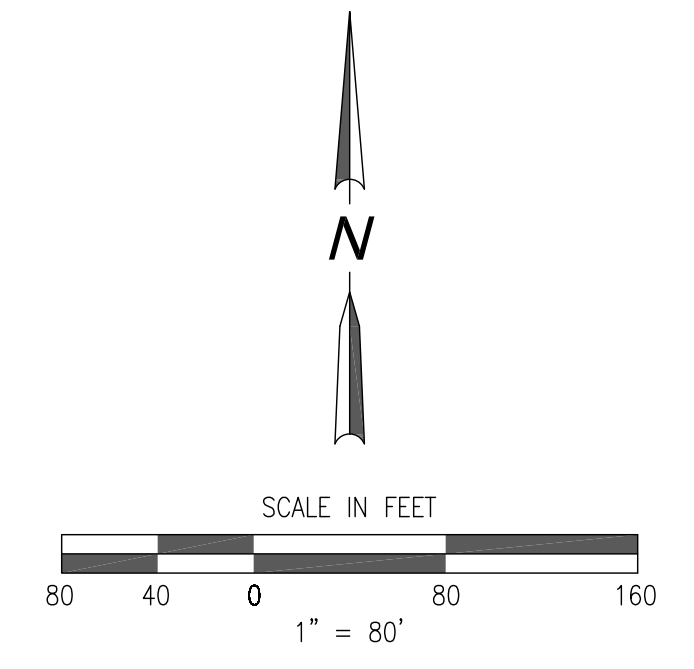
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REV.	DATE	COMMENT

Grading & Stormwater Management Plan  
**Fruita RV Storage**  
1232 Greenway Drive  
Fruita, Colorado

PROJECT NO: F16-058  
DATE: 12/23/16  
SCALE: 1" = 60'  
CAD ID: frv-grading-p.dwg

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**C4.0**



**GRADING NOTES:**

- REFER TO APPLICABLE CITY OR COUNTY CONSTRUCTION STANDARDS & SPECIFICATIONS FOR ADDITIONAL REQUIREMENTS.
- CONTOURS SHOWN ARE FOR FINISHED PAVING, SIDEWALK, SLAB, OR GROUND. ADJUSTMENT TO SUBGRADE IS THE CONTRACTOR'S RESPONSIBILITY. CONTOUR INTERVAL = 1 FOOT UNLESS OTHERWISE NOTED ON PLANS.
- ALL DISTURBED AREAS THAT ARE UNSURFACED OR ARE NOT DESIGNATED AS LANDSCAPE AREAS ARE TO BE SEED, FERTILIZED, AND WATERED UNTIL A HEALTHY STAND OF GRASS IS OBTAINED.
- IF DURING THE OVERLOT GRADING PROCESS, CONDITIONS ARE ENCOUNTERED WHICH COULD INDICATE AN UNIDENTIFIED SITUATION IS PRESENT, THE SOILS ENGINEER SHALL BE CONTACTED FOR RECOMMENDATIONS.
- SITE GRADING SHALL BE PERFORMED IN ACCORDANCE WITH THESE PLANS AND SPECIFICATIONS AND STANDARDS OF THE GOVERNING AGENCY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR REMOVING AND REPLACING ALL SOFT, YIELDING OR UNSUITABLE MATERIALS AND REPLACING WITH SUITABLE MATERIALS. ALL EXCAVATED OR FILLED AREAS SHALL BE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DENSITY PER A.S.T.M. TEST D-1557. MOISTURE CONTENT AT TIME OF PLACEMENT SHALL NOT EXCEED 2% ABOVE NOR 3% BELOW OPTIMUM. CONTRACTOR SHALL SUBMIT A COMPACTION REPORT PREPARED BY A QUALIFIED, LICENSED, SOILS ENGINEER, CERTIFYING THAT THE SUBBASE WITHIN THE AREAS TO BE PAVED HAS BEEN COMPACTED IN ACCORDANCE WITH THESE PLANS AND SPECS.
- NO PROPOSED SLOPE SHALL EXCEED THREE (3) HORIZONTAL TO ONE (1) VERTICAL. ALL SLOPED AREAS MUST BE PROTECTED FROM EROSION.
- IF STRIPPED MATERIALS CONSISTING OF VEGETATION AND ORGANIC MATERIALS ARE STOCKPILED ON THE SITE, TOPSOIL MAY BE PLACED TO A HEIGHT OF FIVE FEET. SILT FENCE SHALL BE PLACED AROUND THE BASE OF THE STOCKPILE AND THE STOCKPILE SHALL BE SEED WITH NATIVE SEED MIX IMMEDIATELY AFTER STRIPING OPERATIONS ARE COMPLETE.
- ON-SITE MATERIALS SUITABLE FOR FILL BENEATH DRIVES, AND PARKING AREAS BEYOND 5' OF THE BUILDING SHALL BE COMPACTED IN ACCORDANCE WITH THE GUIDELINES PRESENTED IN THE SOILS REPORT.
- CONTRACTOR IS RESPONSIBLE FOR VERIFICATION OF EXISTING TOPOGRAPHY AND UTILITY INVERT ELEVATIONS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION. CONTRACTOR TO ENSURE 0.75% MIN. SLOPE AGAINST ALL GUTTERS TO PREVENT PUDDLING. ANY DISCREPANCIES SHALL BE PROVIDED TO THE ENGINEER IN WRITING IMMEDIATELY.
- SUBBASE MATERIAL FOR SIDEWALKS, CURB, OR ASPHALT SHALL BE FREE OF ORGANICS AND OTHER UNSUITABLE MATERIALS. SHOULD SUBBASE BE DEEMED UNSUITABLE, SUBBASE IS TO BE REMOVED AND FILLED WITH APPROVED FILL MATERIAL COMPACTED TO 95% OPTIMUM DENSITY (AS DETERMINED BY MODIFIED PROCTOR METHOD).
- SPOT ELEVATIONS REPRESENT FLOWLINE OR TOP OF ASPHALT UNLESS OTHERWISE NOTED.
- SPOT ELEVATIONS SHALL TAKE PRECEDENCE OVER CONTOURS AND SLOPES SHOWN. THE CONTRACTOR SHALL NOTIFY THE ENGINEER OF SPOT ELEVATIONS WHICH DO NOT APPEAR TO BE CONSISTENT WITH THE CONTOURS AND SLOPES. SPOT ELEVATIONS AND SPECIFIC PROFILE DESIGN SHALL BE USED FOR SETTING ELEVATIONS OF CURB AND GUTTER AND UTILITIES.
- ALL UTILITIES (MANHOLES, VALVE COVERS, CLEANOUTS, VAULTS, BOXES, ETC.) SHALL BE ADJUSTED TO FINAL GRADE PRIOR TO THE FINAL LIFT OF ASPHALT.
- ALL EARTH MOVING AND PLACEMENT OPERATIONS SHALL BE IN CONFORMANCE WITH THE RECOMMENDATIONS IDENTIFIED IN THE SOILS REPORT. THE CONTRACTOR SHALL HAVE A SIGNED AND SEALED COPY OF THE SOILS REPORT ON THE SITE AT ALL TIMES.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING HIS OWN ESTIMATE OF EARTHWORK QUANTITIES.
- WHERE NEW CURB AND GUTTER IS BEING CONSTRUCTED ADJACENT TO EXISTING ASPHALT, THE FOLLOWING SHALL APPLY: PRIOR TO PLACEMENT OF ANY CONCRETE THE CONTRACTOR SHALL HAVE A LICENSED SURVEYOR VERIFY GRADE AND CROSS SLOPE OF THE CURB AND GUTTER FORMS. THE CONTRACTOR SHALL SUBMIT THE SLOPES AND GRADES TO THE ENGINEER FOR APPROVAL PRIOR TO PLACEMENT OF CONCRETE. AND GUTTER POURS WITHOUT APPROVAL OF THE ENGINEER.
- MAINTENANCE OF ANY STORMWATER MANAGEMENT FACILITY SHALL BE IN ACCORDANCE WITH ALL APPLICABLE LOCAL, STATE, AND FEDERAL GUIDELINES FOR PRIVATE STORMWATER MANAGEMENT FACILITIES AND SHALL BE THE RESPONSIBILITY OF THE OWNER AND THE ASSIGNEES.
- SURFACE RESTORATION SHALL BE AS FOLLOWS:
  - FINE GRADE ALL AREAS DISTURBED BY THE CONSTRUCTION OPERATIONS AFTER COMPLETION OF BACKFILLING AND COMPACTING. AREAS WHICH ARE TO RECEIVE PAVEMENTS, SURFACING, TOPSOIL OR LANDSCAPING SHALL BE GRADED AS REQUIRED TO ALLOW INSTALLATION OF THE SPECIFIC SURFACE TREATMENT. GRADE ALL OTHER AREAS TO MATCH THE EXISTING GROUND LINE.
  - REPLACE AND REPAIR ANY SURFACE IMPROVEMENTS DAMAGED OR REMOVED. CONFORM TO CITY STANDARDS & SPECIFICATIONS.
- BITUMINOUS PAVEMENT
  - BITUMINOUS PAVEMENT SHALL BE REMOVED TO CLEAN STRAIGHT LINES AT THE LOCATIONS INDICATED ON PLANS. WIDTH OF REMOVAL FOR PIPELINES SHALL BE KEPT TO A MINIMUM AS DICTATED BY TRENCHING OPERATIONS, BUT SHALL EXTEND AT LEAST 6 INCHES BEYOND THE LIMITS OF TRENCH EXCAVATION.
  - THE CUT SHALL BE MADE WITH PAVEMENT CUTTING WHEEL, SAW OR OTHER APPROVED METHOD, SO AS TO PROVIDE A REASONABLY STRAIGHT AND SQUARE EDGE.

TITLE	KEY	SYMBOL
CONCRETE WASHOUT AREA	CWA	
DIVERSION CHANNEL	DV	
CONCRETE V-PAN		
STORM DRAIN INLET	IP	
PROTECTION	OP	
OUTLET PROTECTION	OP	
SILT FENCE	SF	
VEHICLE TRACKING CONTROL	VTC	
SILT FENCE	SF	
TEMP. POND OUTLET CONTROL	OC	

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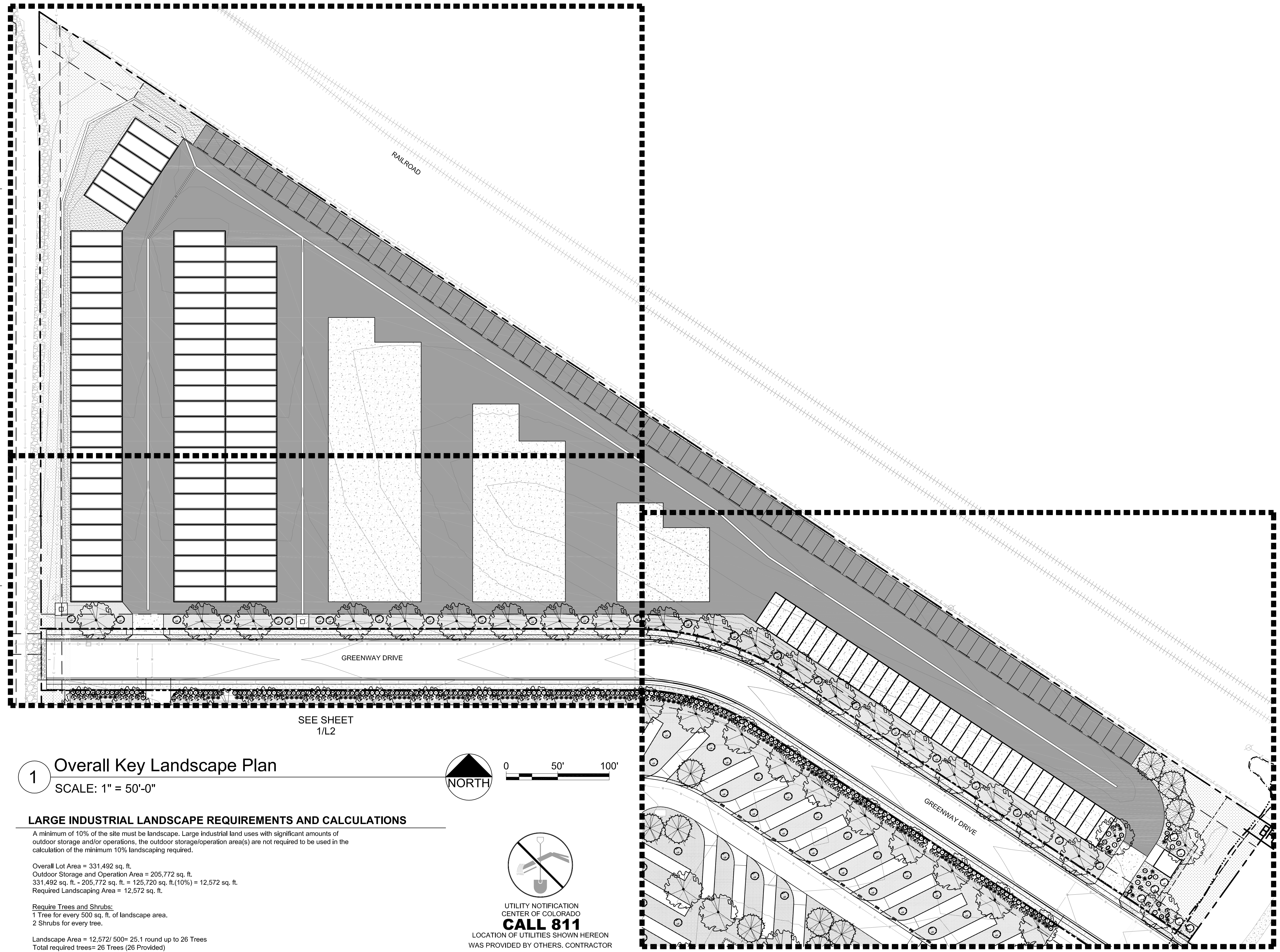
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**BENCHMARK:**  
PROJECT BENCHMARK IS LOCATED AT THE SOUTHEAST CORNER OF THE PROJECT, IS THE EAST 1/4 CORNER OF SECTION 18, TOWNSHIP 1 NORTH, RANGE 2 WEST OF THE UTE MERIDIAN. THE ELEVATION USED 4495.07 (NAVD88), IS BASED ON MESA COUNTY DEPARTMENT OF PUBLIC WORKS SURVEY INFORMATION MANAGEMENT SYSTEM DATA SHEET GPS ID NO: 5223

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REV. DATE	COMMENT	BY

SEE SHEET  
1/L4



SEE SHEET  
1/L2

SEE SHEET  
1/L3

**1 Overall Key Landscape Plan**  
 SCALE: 1" = 50'-0"

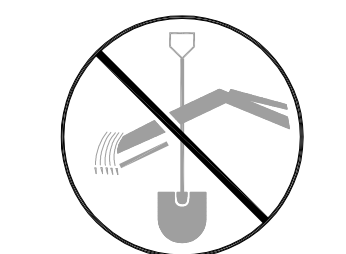
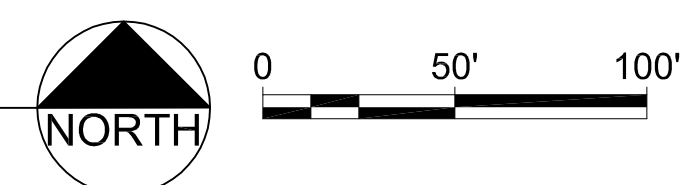
**LARGE INDUSTRIAL LANDSCAPE REQUIREMENTS AND CALCULATIONS**

A minimum of 10% of the site must be landscape. Large industrial land uses with significant amounts of outdoor storage and/or operations, the outdoor storage/operation area(s) are not required to be used in the calculation of the minimum 10% landscaping required.

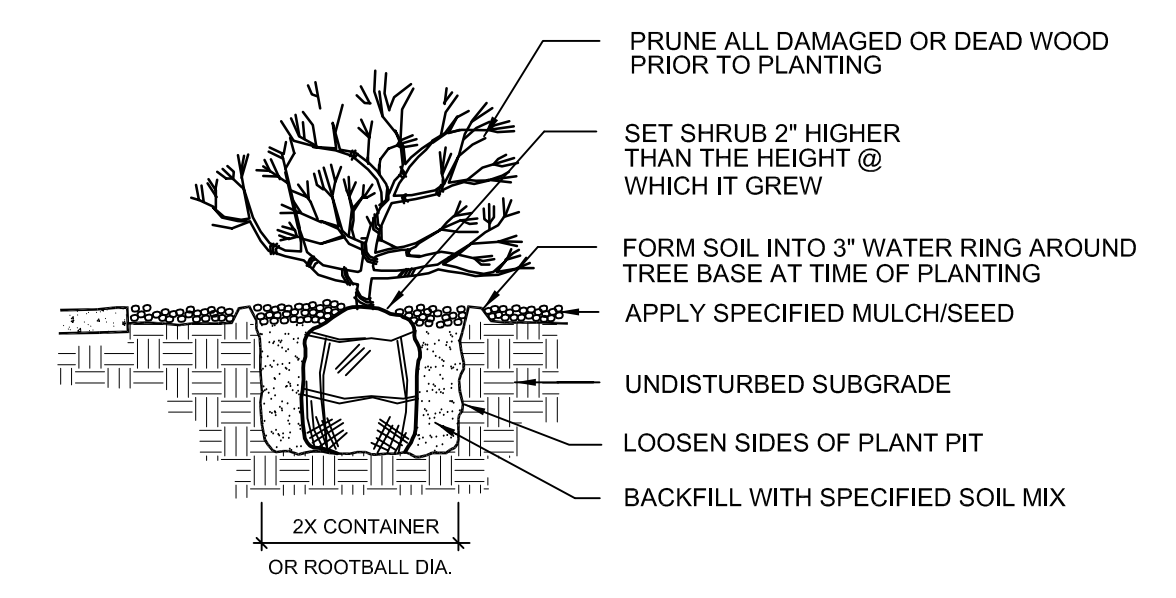
Overall Lot Area = 331,492 sq. ft.  
 Outdoor Storage and Operation Area = 205,772 sq. ft.  
 331,492 sq. ft. - 205,772 sq. ft. = 125,720 sq. ft. (10%) = 12,572 sq. ft.  
 Required Landscaping Area = 12,572 sq. ft.

Require Trees and Shrubs:  
 1 Tree for every 500 sq. ft. of landscape area.  
 2 Shrubs for every tree.

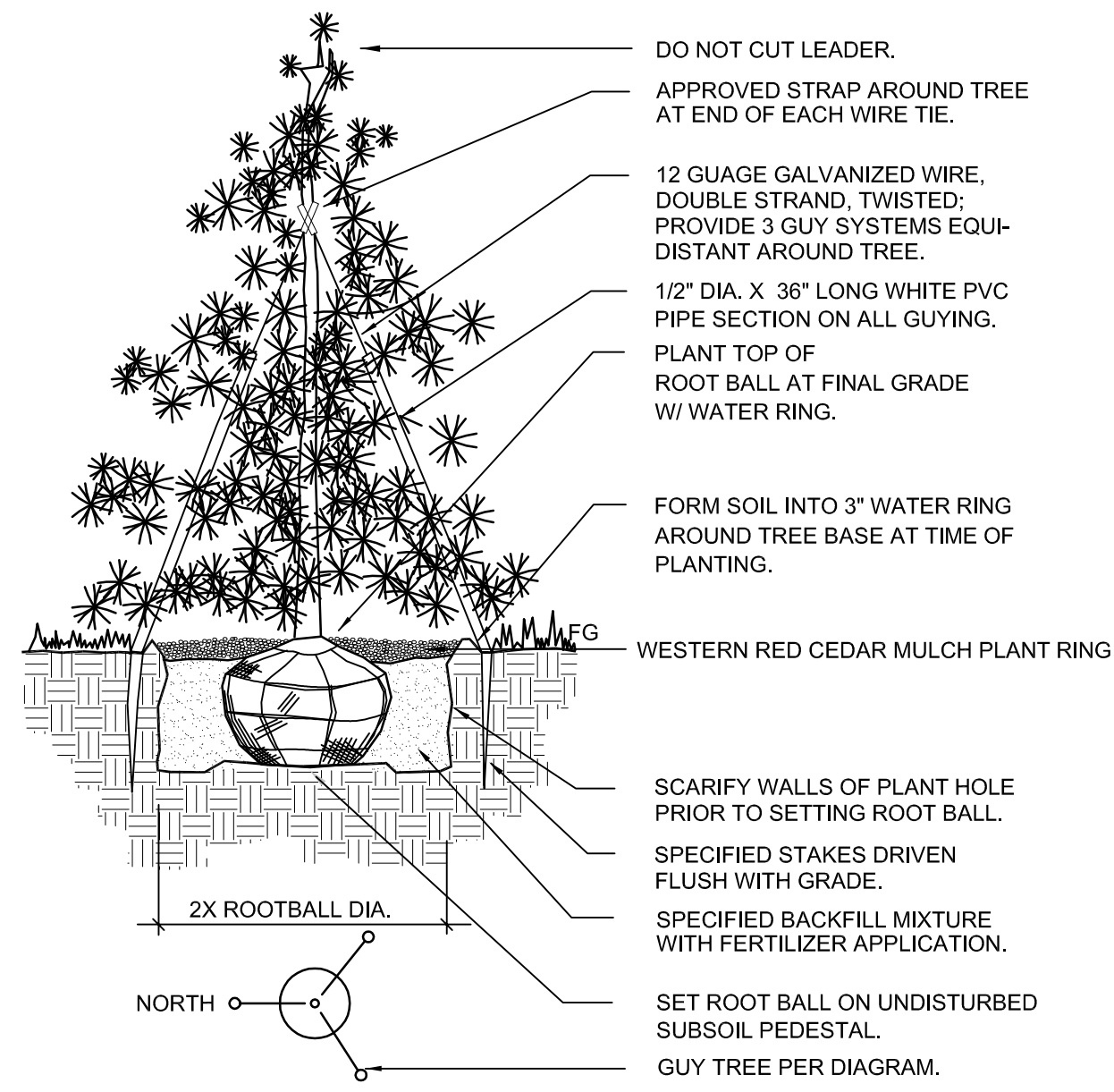
Landscape Area = 12,572/ 500= 25.1 round up to 26 Trees  
 Total required trees= 26 Trees (26 Provided)  
 Total required shrubs 26(2) = 52 Shrubs (52 Provided)



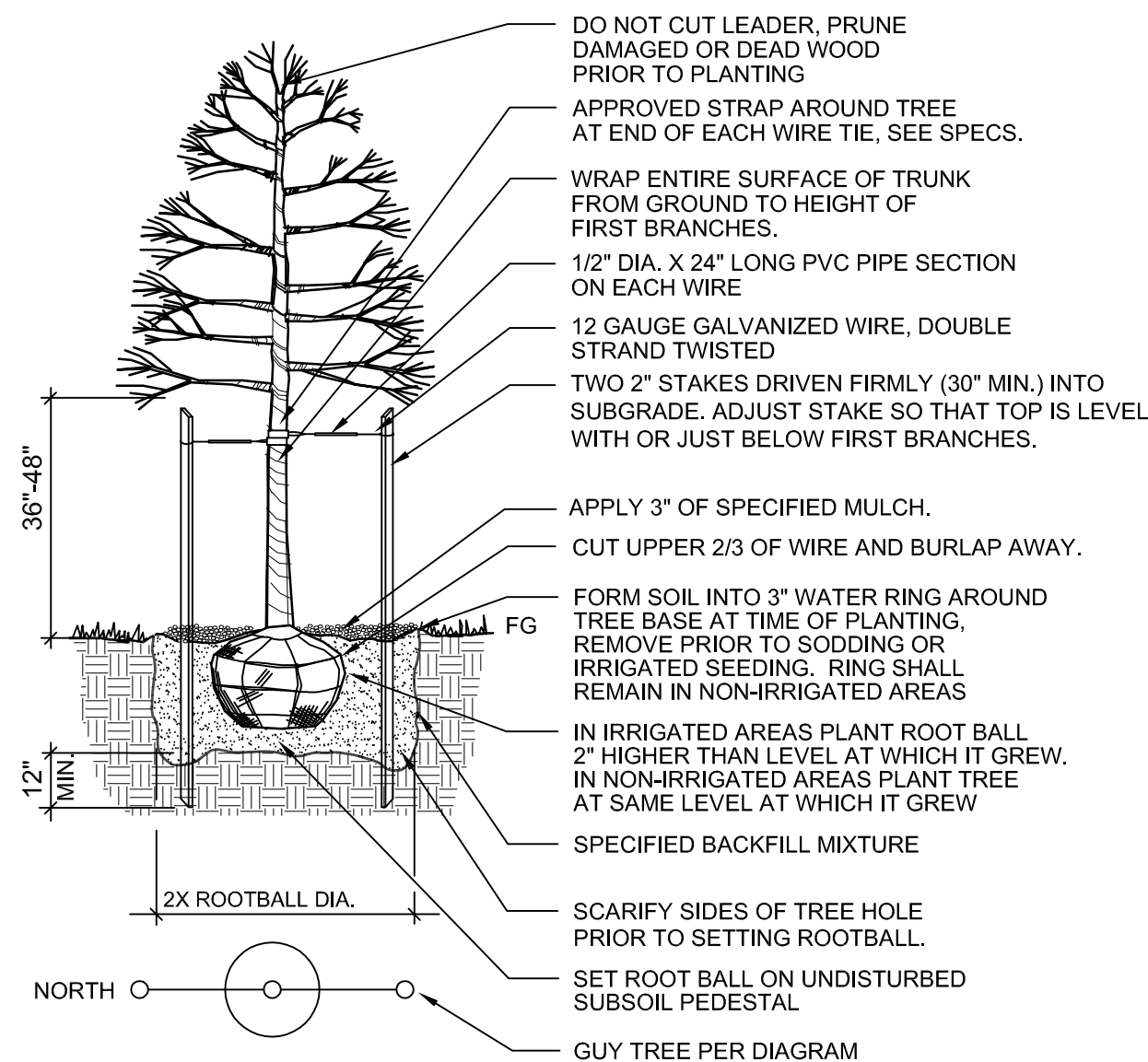
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**2 Shrub Planting Detail**  
 SCALE: NTS



**3 Evergreen Tree Planting Detail**  
 SCALE: NTS



**4 Tree Planting Detail**  
 SCALE: NTS

**SOIL PREPARATION AND PLANTING SPECIFICATIONS**

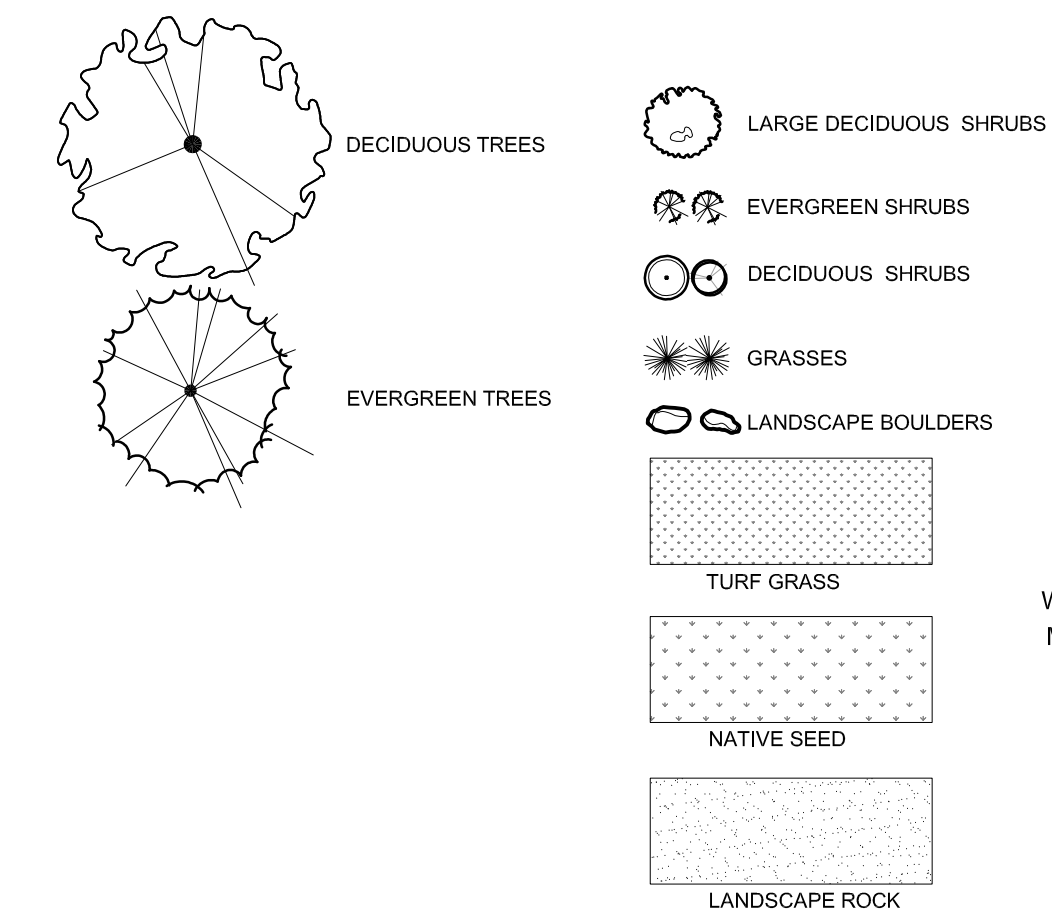
- 1.1 PREPARATION - GENERAL
- Lay out individual tree and shrub locations and areas for multiple plantings. Stake locations and outline areas and secure Architect's acceptance before start of planting work. Make minor adjustments as may be required.
- 1.2 PREPARATION OF PLANTING SOIL
- Before mixing, clean topsoil of roots, plants, stones, clay lumps, and other extraneous materials harmful or toxic to plant growth.
  - Mix soil amendments and fertilizers with topsoil as required based on existing soil conditions. Delay mixing of fertilizer if planting will not follow placing of planting soil within a few days.
  - For pit and trench type backfill, mix planting soil prior to backfilling, and stockpile at site.
  - For planting beds mix planting soil either prior to planting or apply on surface of topsoil and mix thoroughly before planting.
- 1.3 PREPARATION OF PLANTING BEDS
- Spread planting soil mixture to minimum depth required to meet lines, grades, and elevations shown, after light rolling and natural settlement. Place approximately 1/2 of total amount of planting soil required. Work into top of loosened subgrade to create a transition layer, then place remainder of the planting soil.
  - Remove 8 inches to 10 inches of soil and replace with prepared planting soil mixture. Backfill for each bed with three parts topsoil and one part Cow Manure thoroughly mixed prior to placing.
- 1.4 EXCAVATION FOR TREES AND SHRUBS
- Excavate pits, beds, and trenches with vertical sides and with bottom of excavation slightly raised at center to provide proper drainage. Loosen hard subsoil in bottom of excavation.
    - For balled and burlapped trees, make excavations at least half again as wide as the ball diameter and equal to the ball depth, plus following allowance for setting of ball on a layer of compacted backfill.
    - Allow for 3 inch thick setting layer of planting soil mixture.
    - For container grown stock, excavate as specified for balled and burlapped stock, adjusted to size of container width and depth.
  - Dispose of subsoil removed from planting excavations. Do not mix with planting soil or use as backfill.
  - Fill excavations for trees and shrubs with water and allow water to percolate out prior to planting.
  - Backfill pits with three parts topsoil and one part A-1 Compost thoroughly mixed prior to placing.
  - Place Agriform tablets in planting pit prior to backfilling at the following rate: three per each tree, one per each shrub.
- 1.5 PLANTING TREES AND SHRUBS
- Set balled and burlapped (B&B) stock on layer of compacted planting soil mixture, plumb and in center of pit or trench with top of ball at same elevation as adjacent finished landscape grades. Remove burlap from sides of balls; retain on bottoms. When set, place additional backfill around base and sides of ball, and work each layer to settle backfill and eliminate voids and air pockets. When excavation is approximately 2/3 full, water thoroughly before placing remainder of backfill. Repeat watering until no more is absorbed. Water again after placing final layer of backfill.
  - Set container grown stock, as specified, for balled burlapped stock, except cut cans on 2 sides with an approved can cutter an from plantball so as not to damage root balls.
  - Dish top of backfill to allow for mulching.
  - Apply anti-desiccant, using power spray, to provide an adequate film over trunks, branches, stems, twigs and foliage.
    - If deciduous trees or shrubs are moved when in full-leaf, spray with anti-desiccant at nursery before moving and spray again 2 weeks after planting.
  - Remove and replace excessively pruned or misformed stock resulting from improper pruning.
  - Wrap tree trunks of 2 inches caliper and larger. start at ground and cover trunk to height of first branches and securely attach. Inspect tree trunks for injury, improper pruning and insect infestation and take corrective measures before wrapping.
  - Guy and stake trees immediately after planting, as indicated.

**PLANT LIST**

No.	Sym.	Common Name/ Biological Name	Planting Size/ Remarks	Mature Size
<b>Deciduous Shade Trees:</b>				
7	CAL	Western Catalpa/ Catalpa speciosa	2" cal/ B&B	50' Ht. & 30' Spd.
6	KCT	Kentucky Coffeetree/ Gymnocladus dioica	2" cal/ B&B	60' Ht. & 50' Spd.
8	LPT	London Planetree/ Platanus acerifolia	2" cal/ B&B	60' Ht. & 35' Spd.
2	RSP	Redspire Pear/ Pyrus calleryana 'Redspire'	2" cal/ B&B	40' Ht. & 30' Spd.
<b>Evergreen Trees:</b>				
3	PIN	Pinon Pine/ Pinus edulis	8" Tall/ B&B	25' Ht. & 15' Spd.
<b>Deciduous Shrubs:</b>				
4	ATR	Althea- Rose of Sharon/ Hibiscus syriacus	18"-24" Spread/ #5	10' Ht. & 5' Spd.
4	BMS	Blue Mist Spirea/ Caryopteris x clandonensis	18"-24" Spread/ #5	3' Ht. & 3' Spd.
11	CPL	Common Purple Lilac/ Syringa vulgaris	2'-3' Tall/ #5	15' Ht. & 8' Spd.
7	GMA	Ginnala Maple/ Acre ginnala	18"-24" Spread/ #5	20 Ht. & 10' Spd.
9	SBR	Servicberry Saskatoon/ Amelanchier alnifolia	18"-24" Spread/ #5	6' Ht. & 5' Spd.
4	RGB	Rose Glow Barberryl/ Berberis thunbergi 'Rosy Glow'	18"-24" Spread/ #5	4' Ht. & 4' Spd.
4	RSA	Russian Sage/ Perovskia arcticifolia	18"-24" Spread/ #5	4' Ht. & 4' Spd.
4	WPA	Minneapolis Parks/ Rosa x 'Winnipeg Parks'	18"-24" Spread/ #5	3' Ht. & 4' Spd.
<b>Evergreen Shrubs:</b>				
5	MUG	Mugo Pine/ Pinus Mugo	18"-24" Spread/ #5	6' Ht. & 5' Spd.
<b>Grasses/ Perennials/ Ground Cover:</b>				
8	FGH	Fountain Grass/ Pennisetum alopecuroides 'Hamein'	#1	2-3' Ht. & 2' Spd.

\*ALL PLANT TOTALS ON THE PLANT LIST SHALL BE VERIFIED WITH PLANT NUMBERS ON THE LANDSCAPE PLANS.

**LANDSCAPE LEGEND**

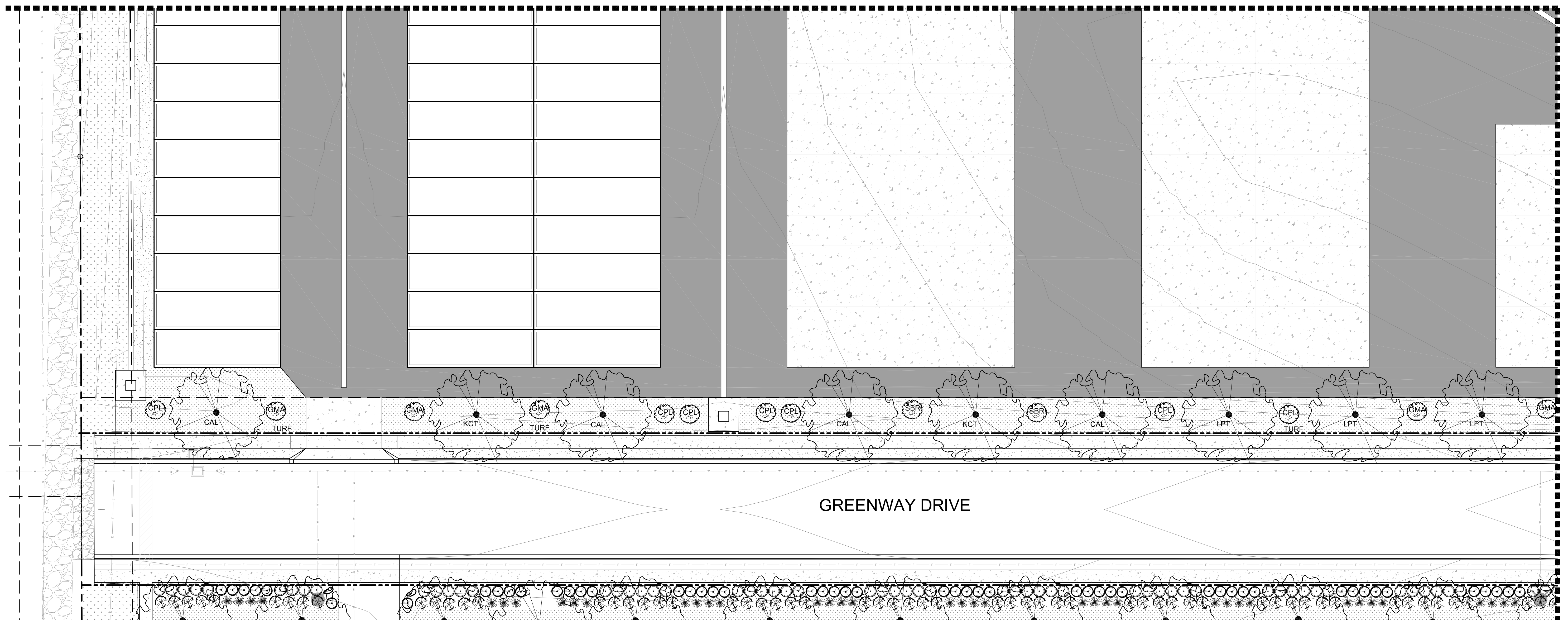


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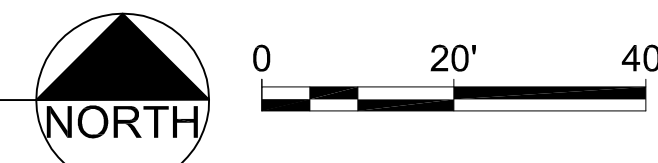
**LANDSCAPE AND IRRIGATION NOTES**

- Planting beds are to have 3" of crushed buff landscape rock over landscape fabric. All plant material shall have a planting ring at the base of each plant with 3" of western red cedar mulch over landscape fabric.
- An underground, pressurized irrigation system will be provided. All planting beds are to be irrigated with an automatic drip system. All turf areas are to be irrigated with an automatic pop-up system. An approved backflow prevention device is required. The protective cover for a backflow prevention device must be tamper-resistant.
- Steel edging is to be installed along the edge of the planting beds.
- Landscape boulders shall be 2' to 4' moss rock boulders.
- Any drainage swales in the planting beds are to be 4" of washed river rock over landscape fabric. The river rock shall be between 3" and 4" in size.

SEE SHEET 1/L4



1 Landscape Plan  
SCALE: 1" = 20'-0"



**VORTEX ENGINEERING, INC.**  
CONSTRUCTION MANAGERS & SITE PLANNERS  
PROJECT MANAGERS  
CIVIL & CONSULTING ENGINEERS  
2334 Patterson Road, Suite 201  
Grand Junction, CO 81505  
Phone: (970) 245-9051  
Fax: (970) 245-7639

**MRLA**  
MITCHELL REWOLD LANDSCAPE ARCHITECTURE AND LAND PLANNING  
386 3/4 Road  
Pallisade, Colorado 81526  
(970) 361-4345

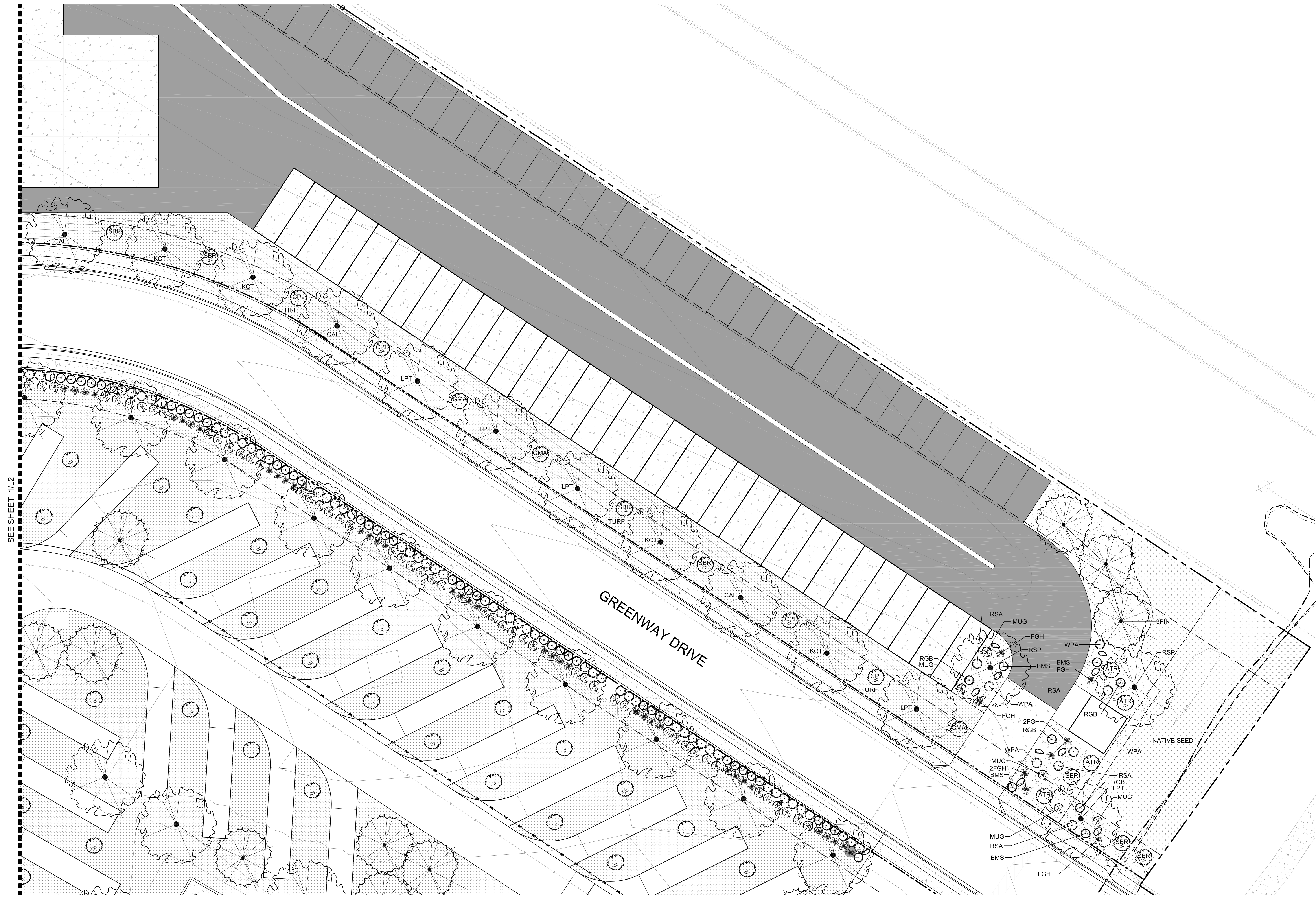
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REV. DATE	COMMENT	BY

LANDSCAPE PLAN  
**FRUITA RV STORAGE**  
1235 Greenway Drive  
Fruita, Colorado

SCALE: 1" = 20'-0" DATE: 12/22/16 DRAWN BY: MLR  
CHECKED BY: MLR PROJECT NO: F16-051  
-SHEET-  
L2 of L4





SEE SHEET 11/2

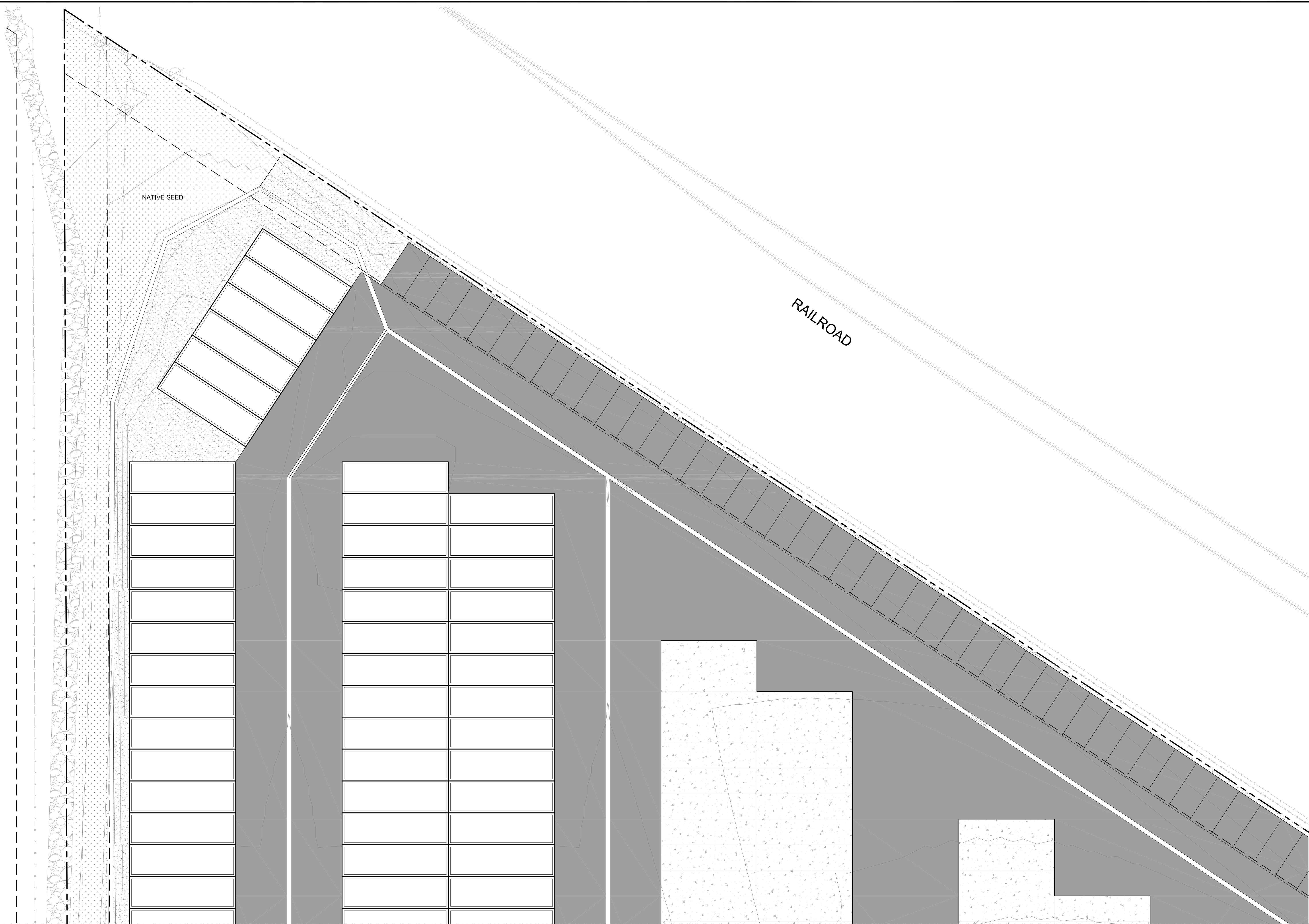
1 Landscape Plan  
SCALE: 1" = 20'-0"

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REV. DATE	COMMENT	BY

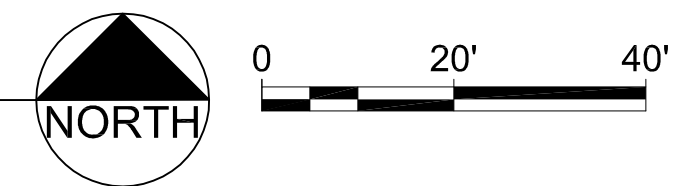
LANDSCAPE PLAN  
**FRUITA RV STORAGE**  
1235 Greenway Drive  
Fruita, Colorado

SCALE: 1"=20'  
DATE: 12/22/16  
DRAWN BY: MLR  
CHECKED BY: MLR  
PROJECT NO: F16-051



**1** Landscape Plan  
SCALE: 1" = 20'-0"

SEE SHEET 1/L2

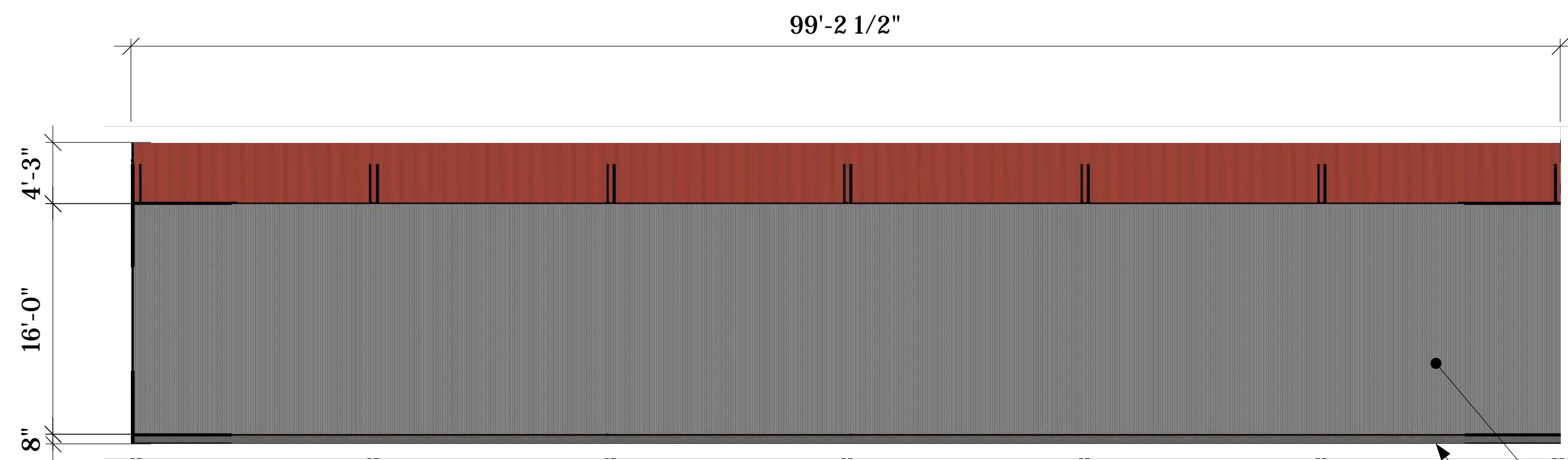


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REV. DATE	COMMENT	BY

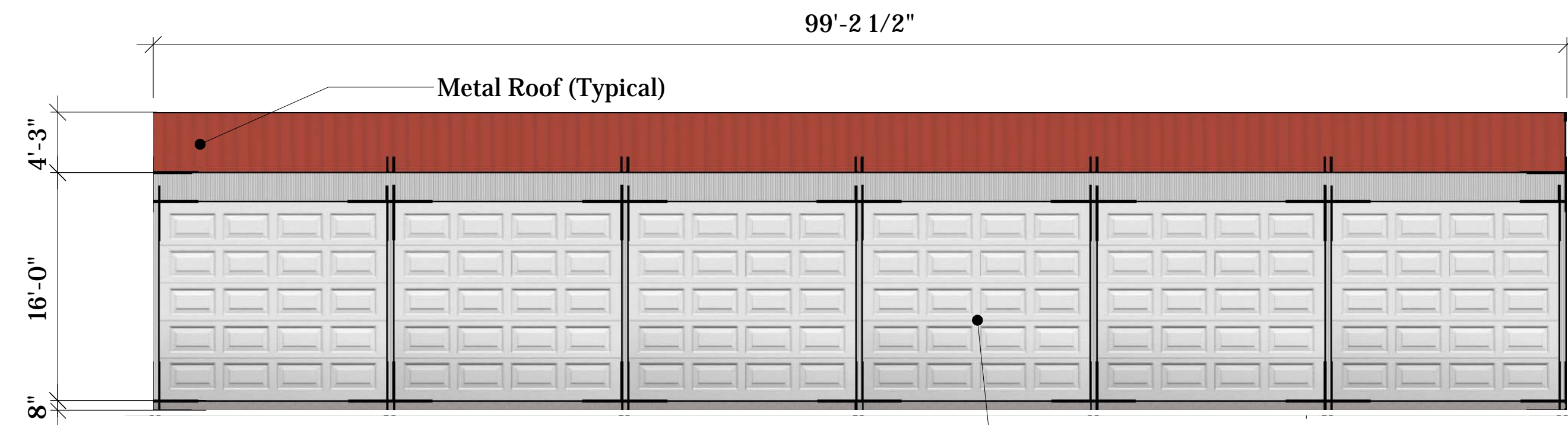
LANDSCAPE PLAN  
**FRUITA RV STORAGE**  
1235 Greenway Drive  
Fruita, Colorado

SCALE: 1" = 20' DATE: 12/22/16 DRAWN BY: MLR  
CHECKED BY: MLR PROJECT NO: F16-051



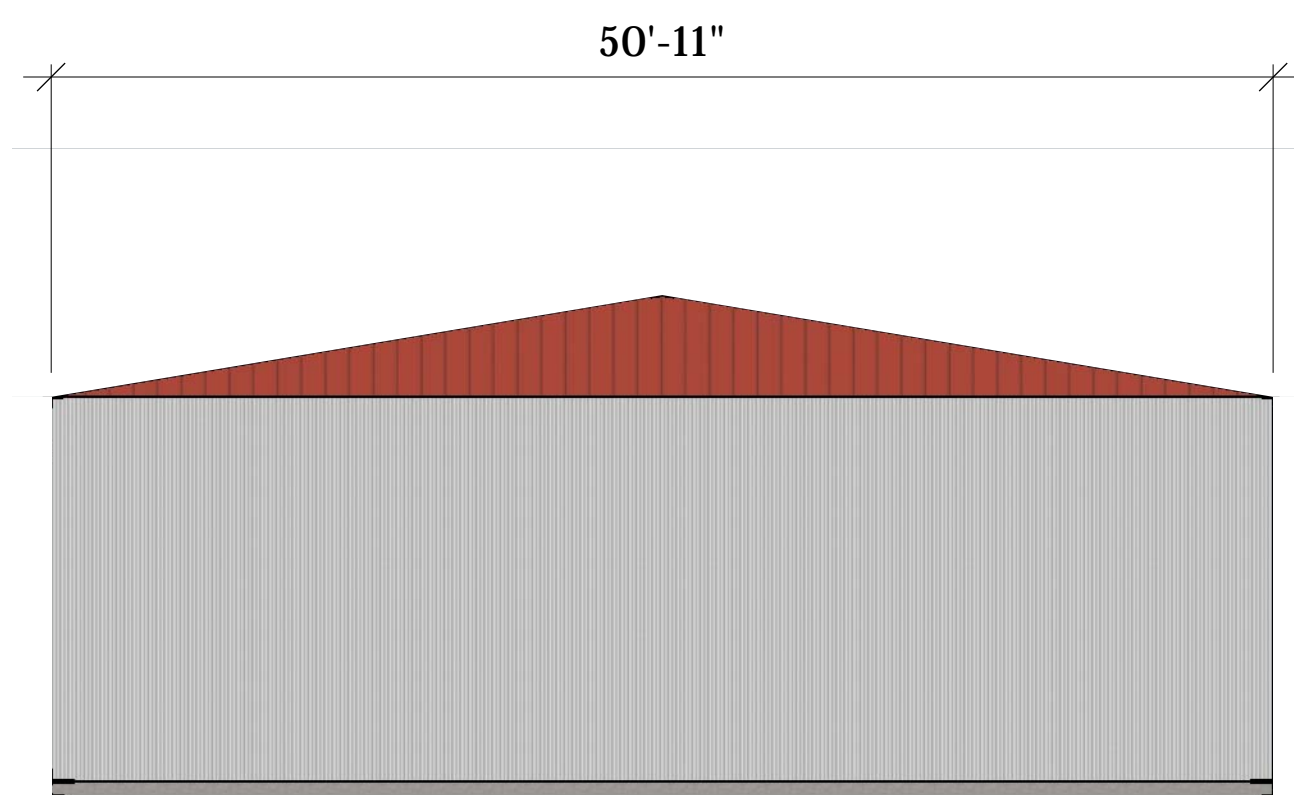
**A** WEST VIEW  
1 OF 1 SCALE: 1/8" = 1'-0"

Metal Exterior Wall (Typical)  
Concrete Foundation (Typical)

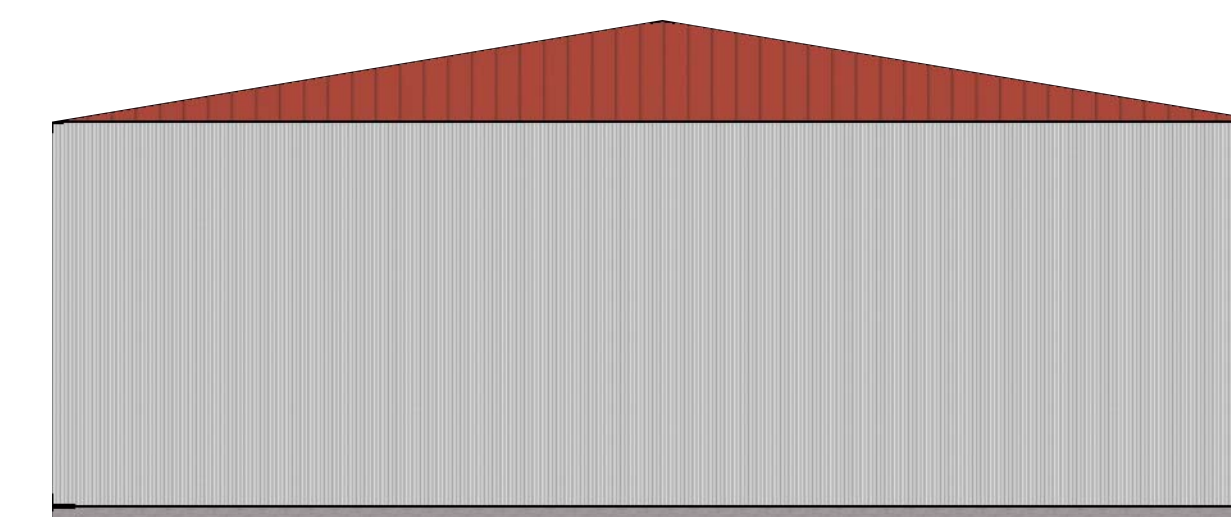


**B** EAST VIEW  
1 OF 1 SCALE: 1/8" = 1'-0"

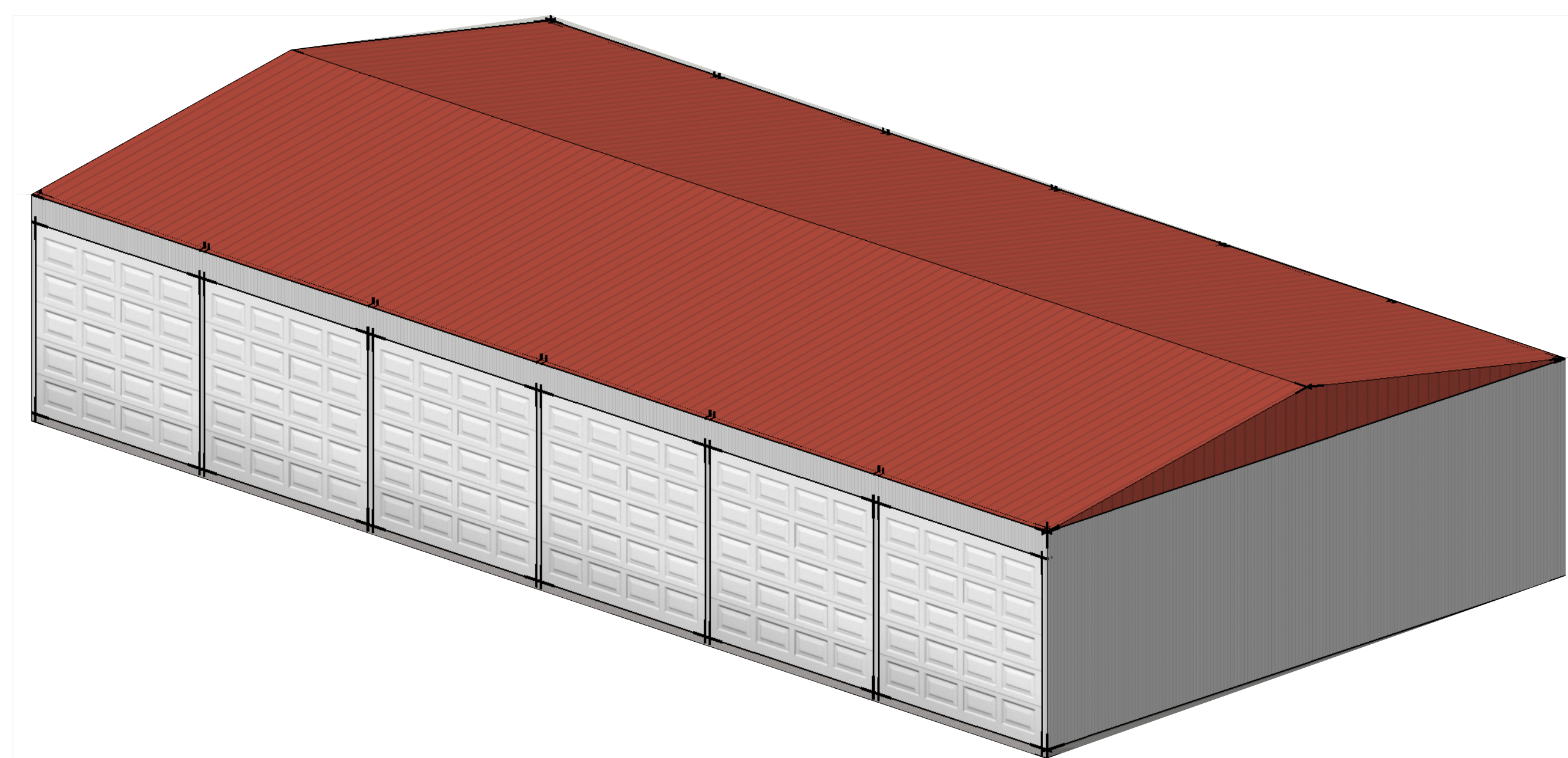
14' x 16' Garage Door (Typical of 6)



**C** NORTH VIEW  
1 OF 1 SCALE: 1/8" = 1'-0"



**D** SOUTH VIEW  
1 OF 1 SCALE: 1/8" = 1'-0"



**E** ISOMETRIC VIEW  
1 OF 1 SCALE: 1/8" = 1'-0"

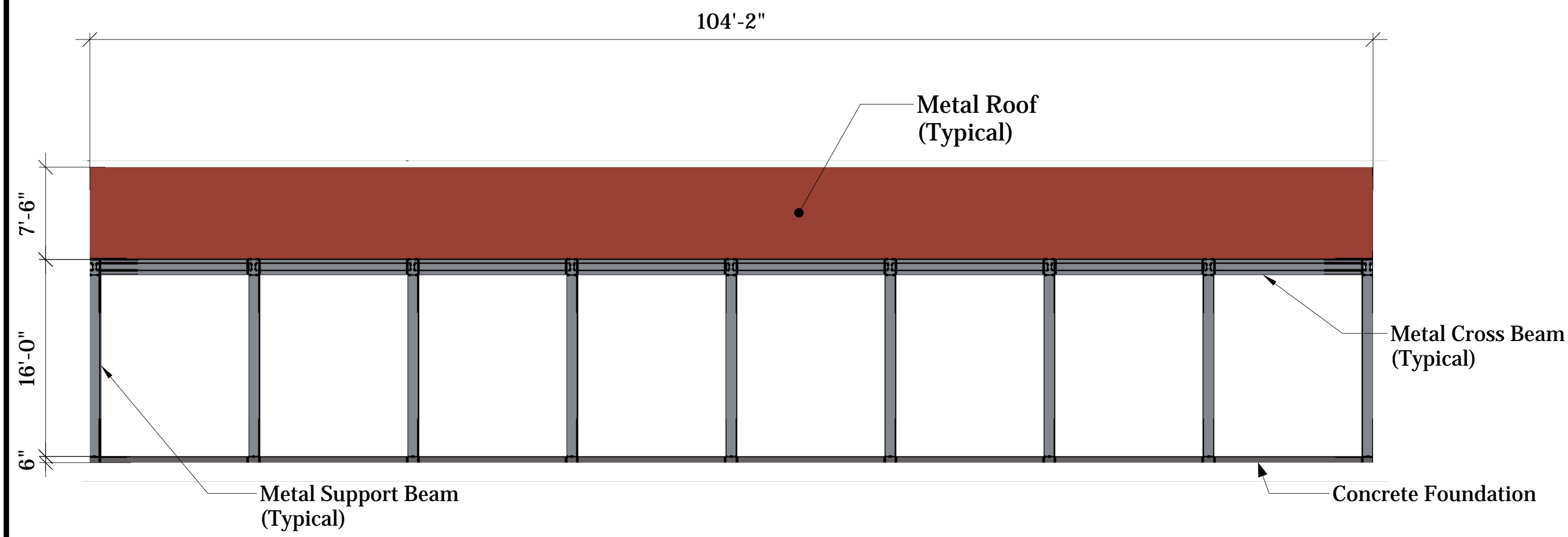
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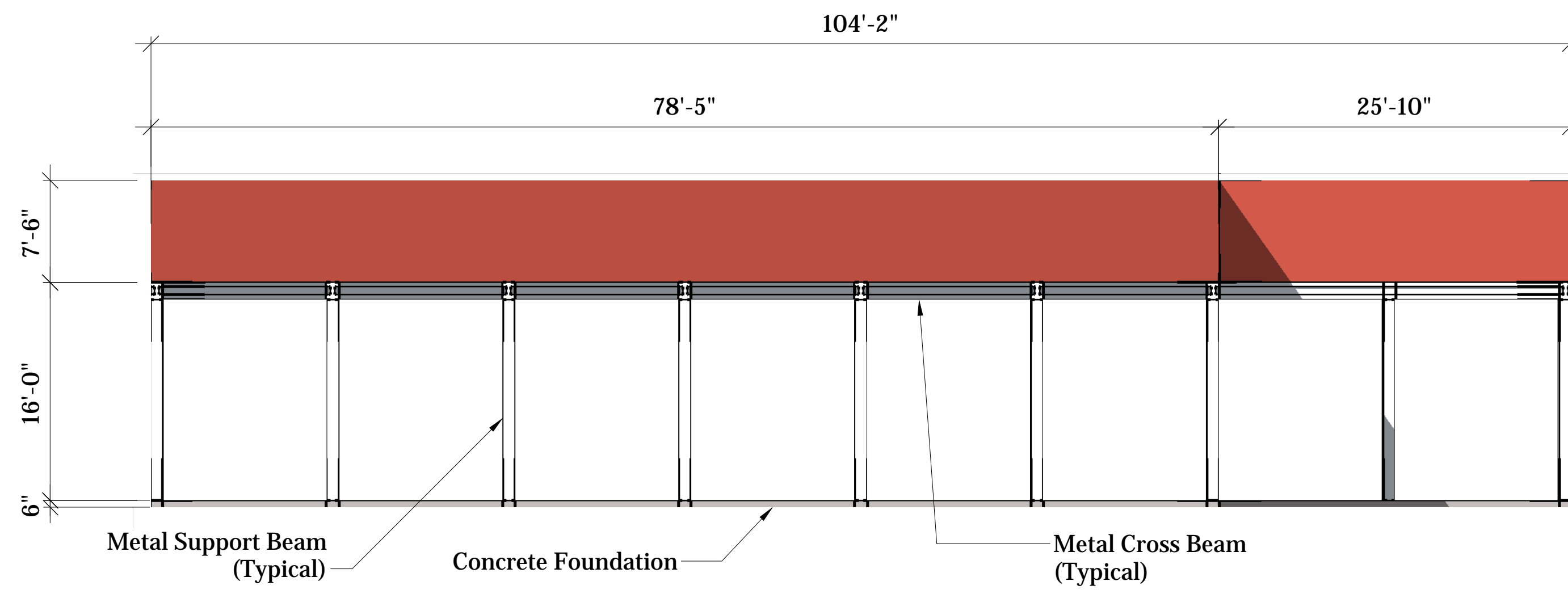
REV.	DATE	COMMENTS	BY

6 Space Enclosed RV Storage Building  
Sheet 1 of 1  
Fruita RV Storage  
1232 Greenway Drive  
Fruita, CO 81521

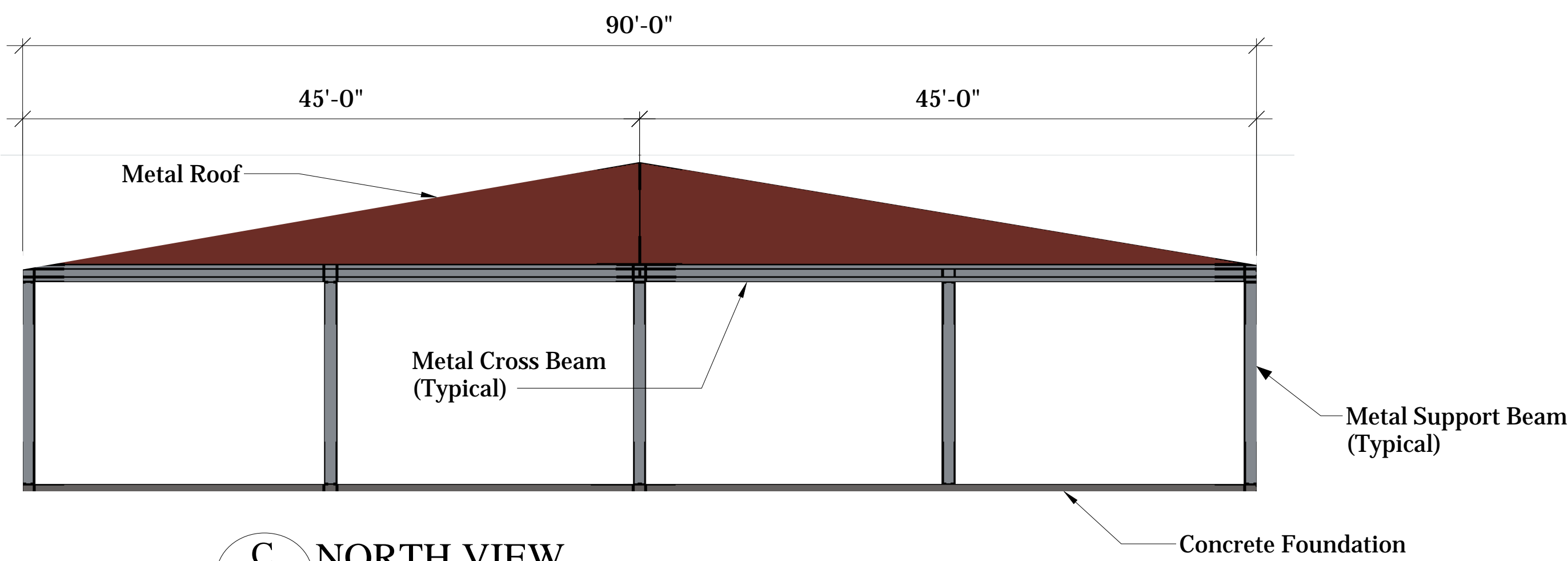
PROJECT NO. F16-058  
DATE: 12/21/16  
SCALE: VARIOUS  
LAYOUT ID: Enclosed Storage\_Small



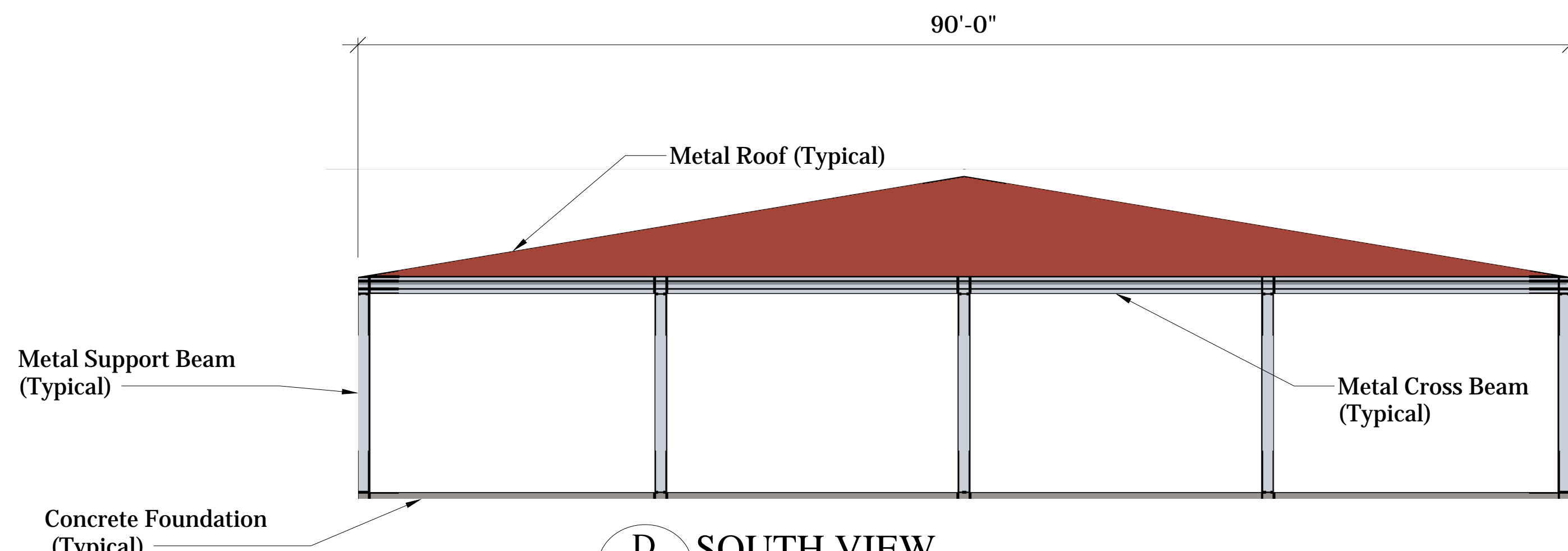
**A** WEST VIEW  
1 OF 1 SCALE: 1/8" = 1'-0"



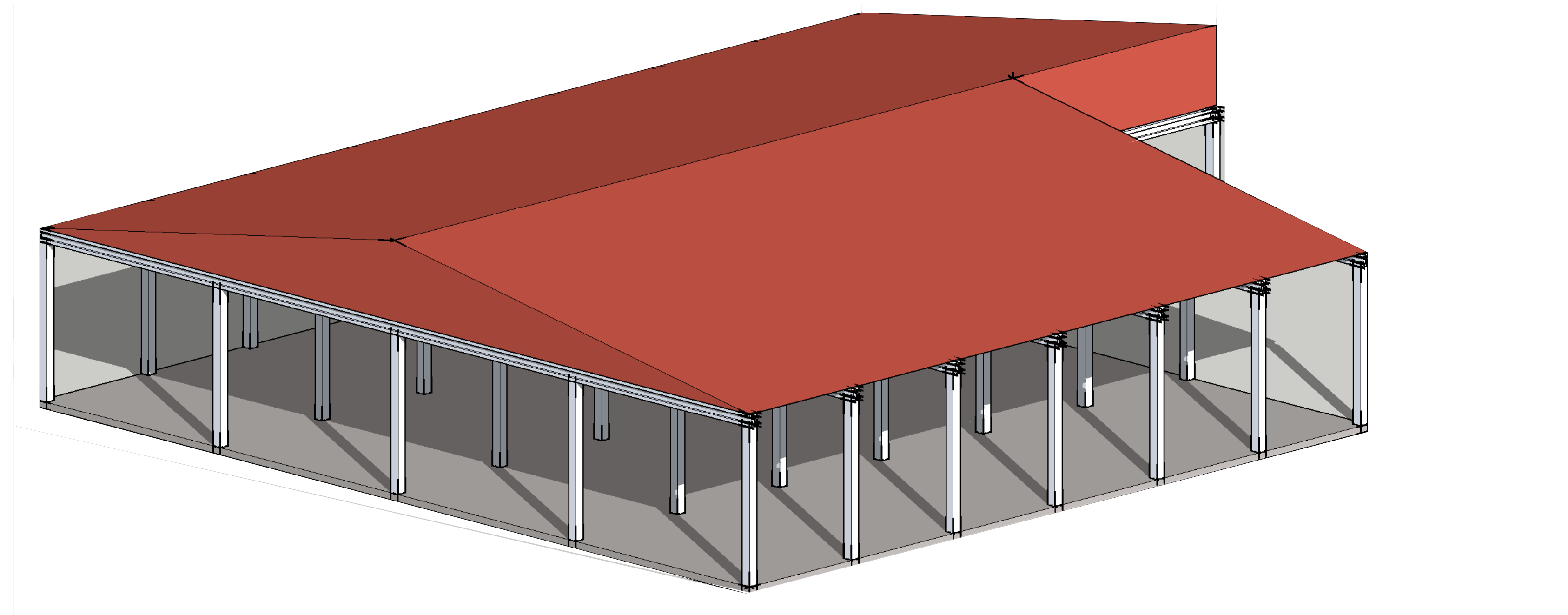
**B** EAST VIEW  
1 OF 1 SCALE: 1/8" = 1'-0"



**C** NORTH VIEW  
1 OF 1 SCALE: 1/8" = 1'-0"



**D** SOUTH VIEW  
1 OF 1 SCALE: 1/8" = 1'-0"

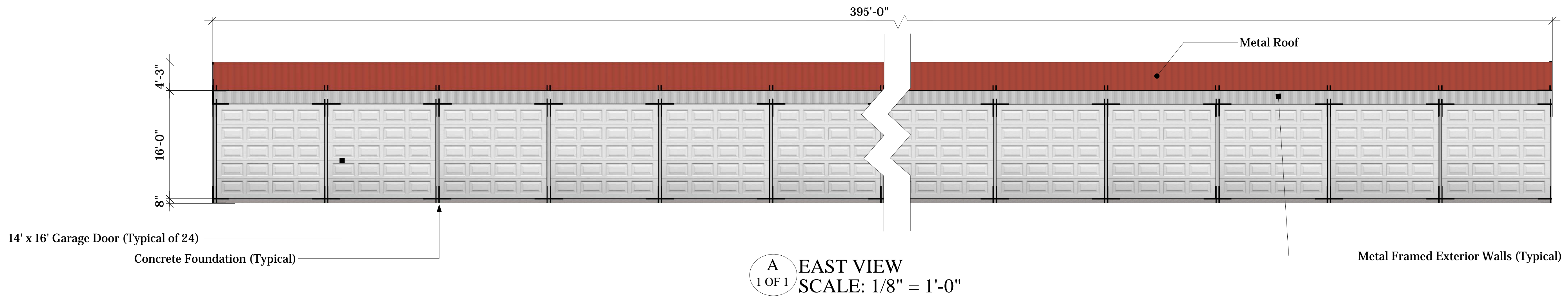


**E** ISOMETERIC VIEW  
1 OF 1 SCALE: 1/8" = 1'-0"

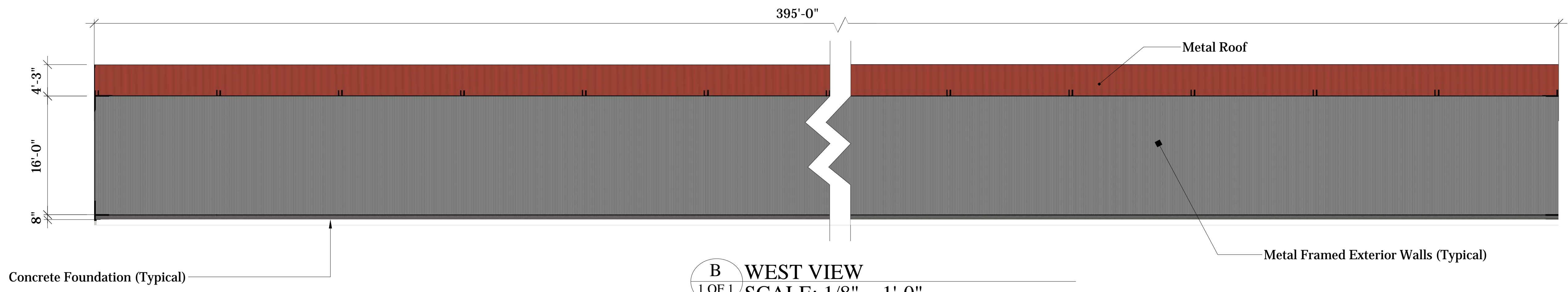
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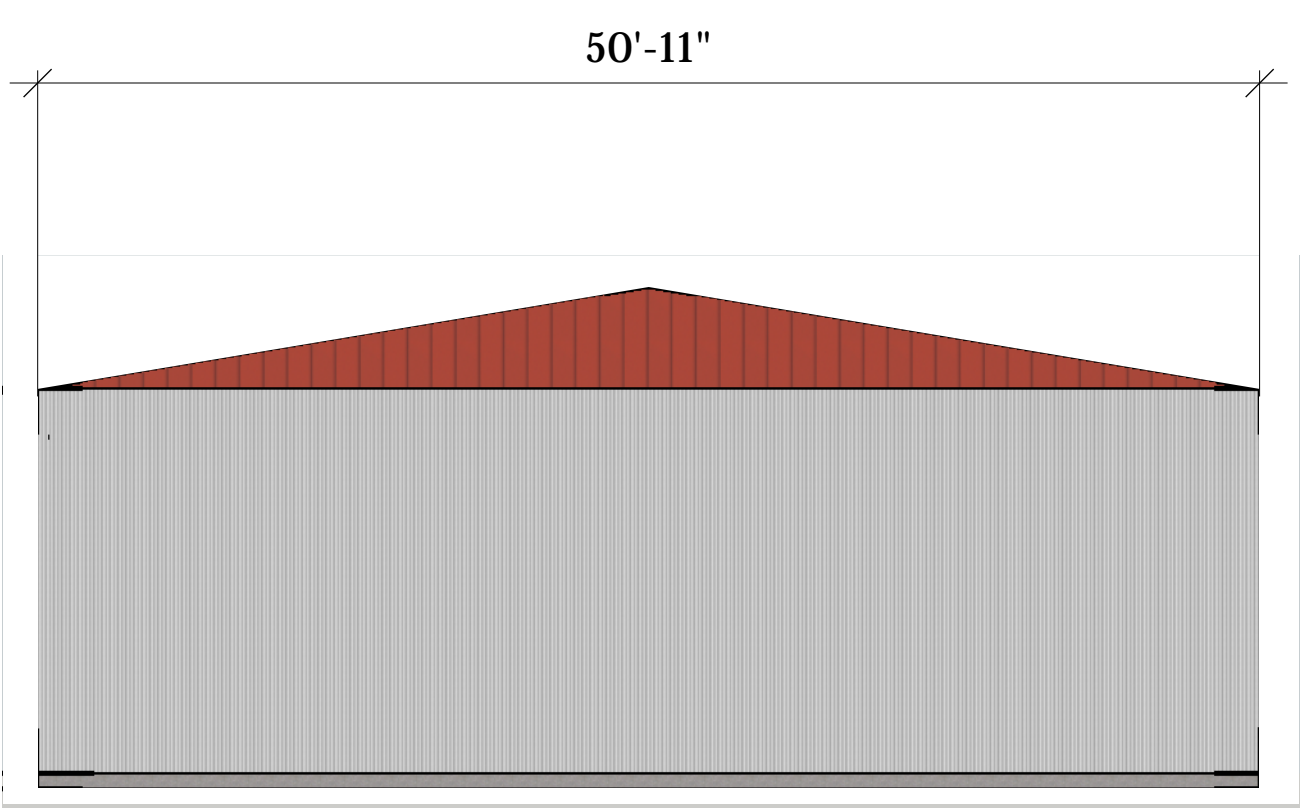
REV. DATE	BY	COMMENT



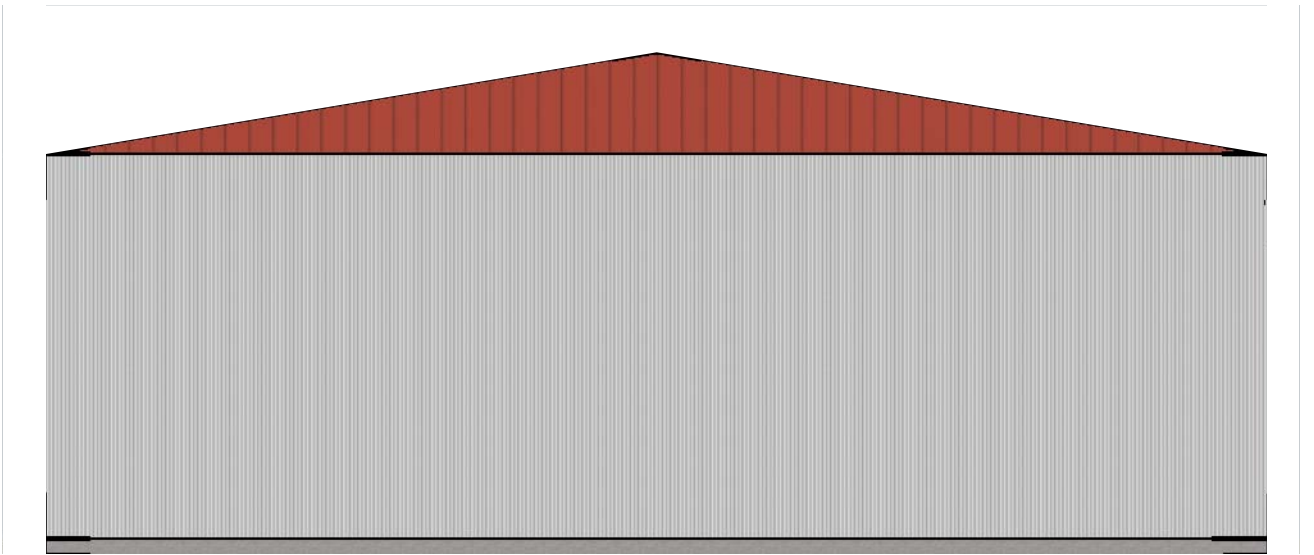
**A** EAST VIEW  
 1 OF 1 SCALE: 1/8" = 1'-0"



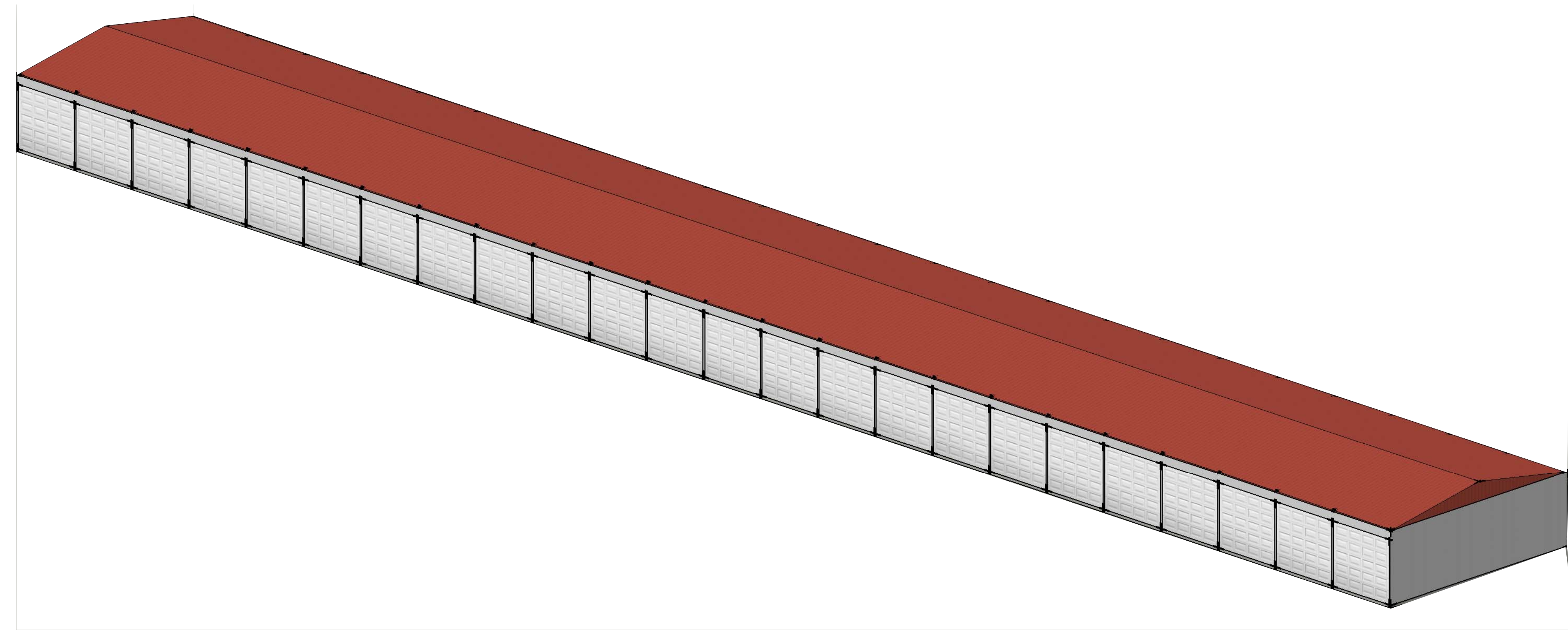
**B** WEST VIEW  
 1 OF 1 SCALE: 1/8" = 1'-0"



**C** NORTH VIEW  
 1 OF 1 SCALE: 1/8" = 1'-0"



**C** SOUTH VIEW  
 1 OF 1 SCALE: 1/8" = 1'-0"



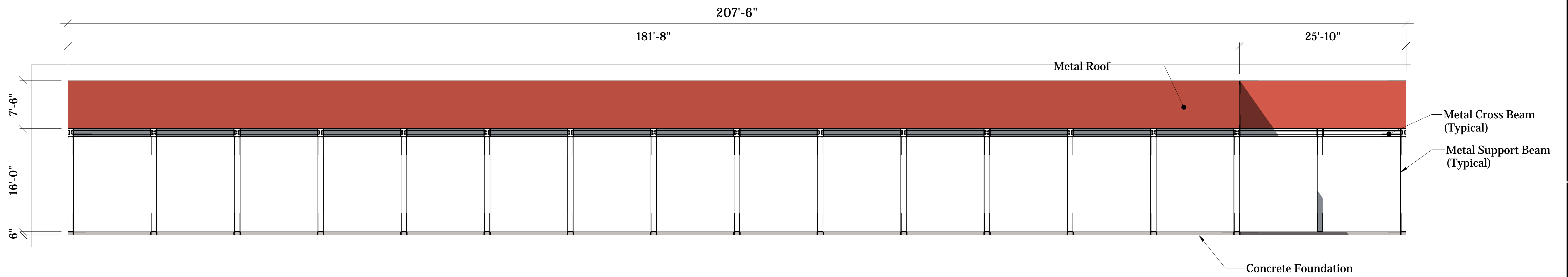
**E** ISOMETRIC VIEW  
 1 OF 1 SCALE: 1/16" = 1'-0"

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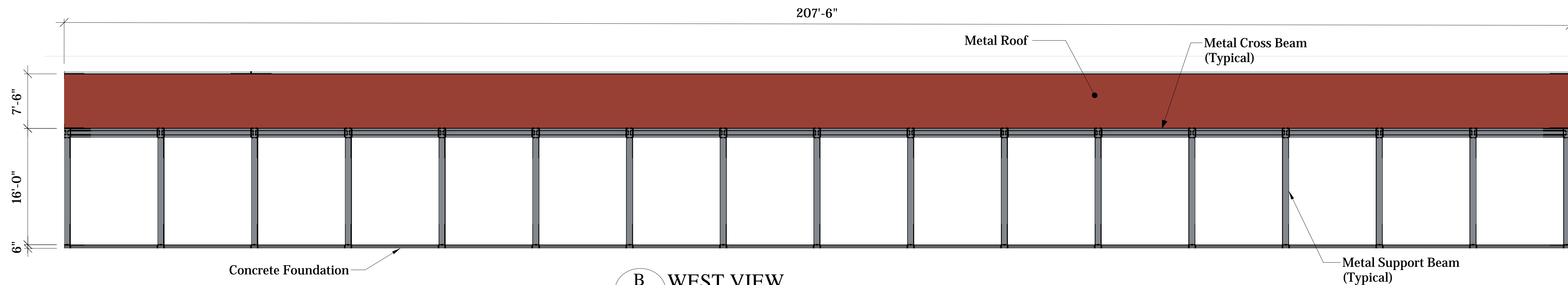
REV. DATE	BY	COMMENT

24 Space Enclosed RV Storage Building  
 Sheet 1 of 1  
 Fruita RV Storage  
 1232 Greenway Drive  
 Fruita, CO 81521

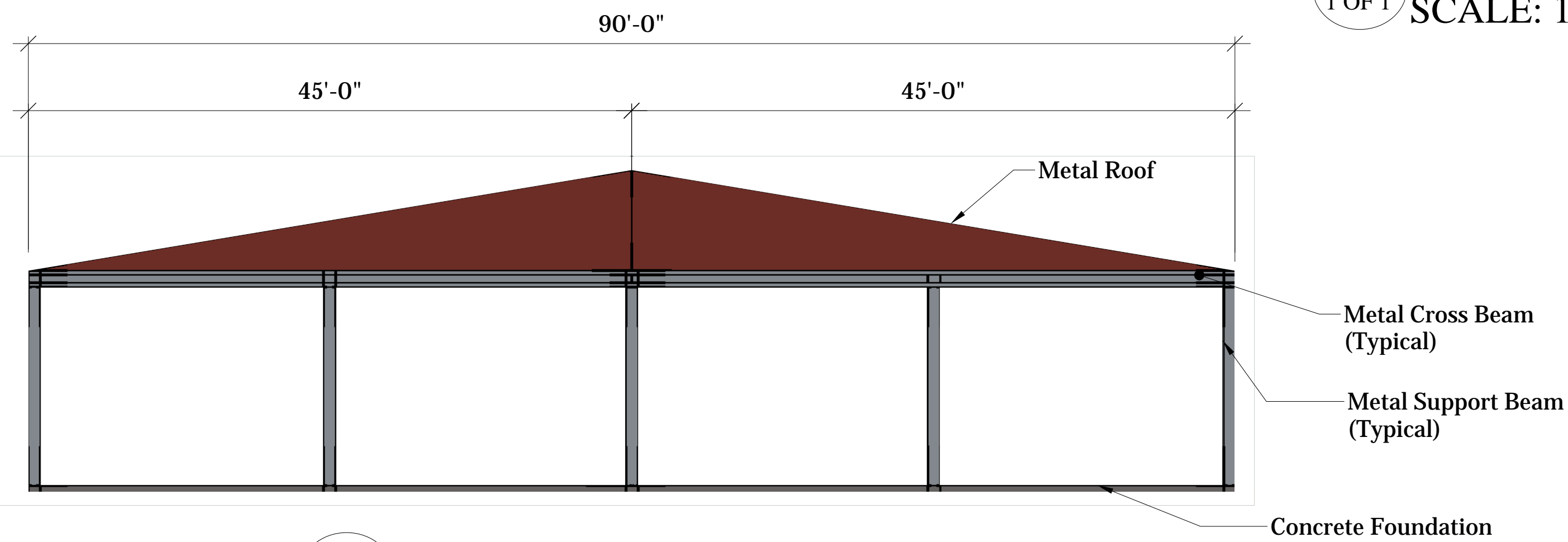
PROJECT NO. F16-058  
 DATE: 12/21/16  
 SCALE: VARIOUS  
 LAYOUT ID: Enclosed Storage\_Medium



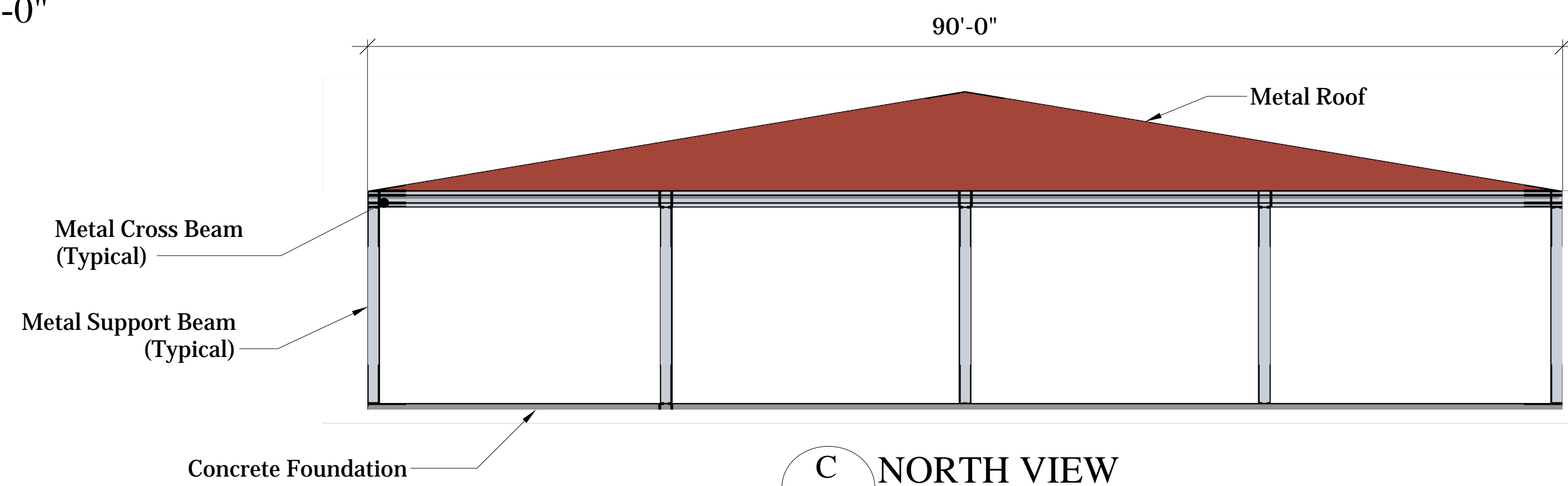
**A EAST VIEW**  
1 OF 1 SCALE: 1/8" = 1'-0"



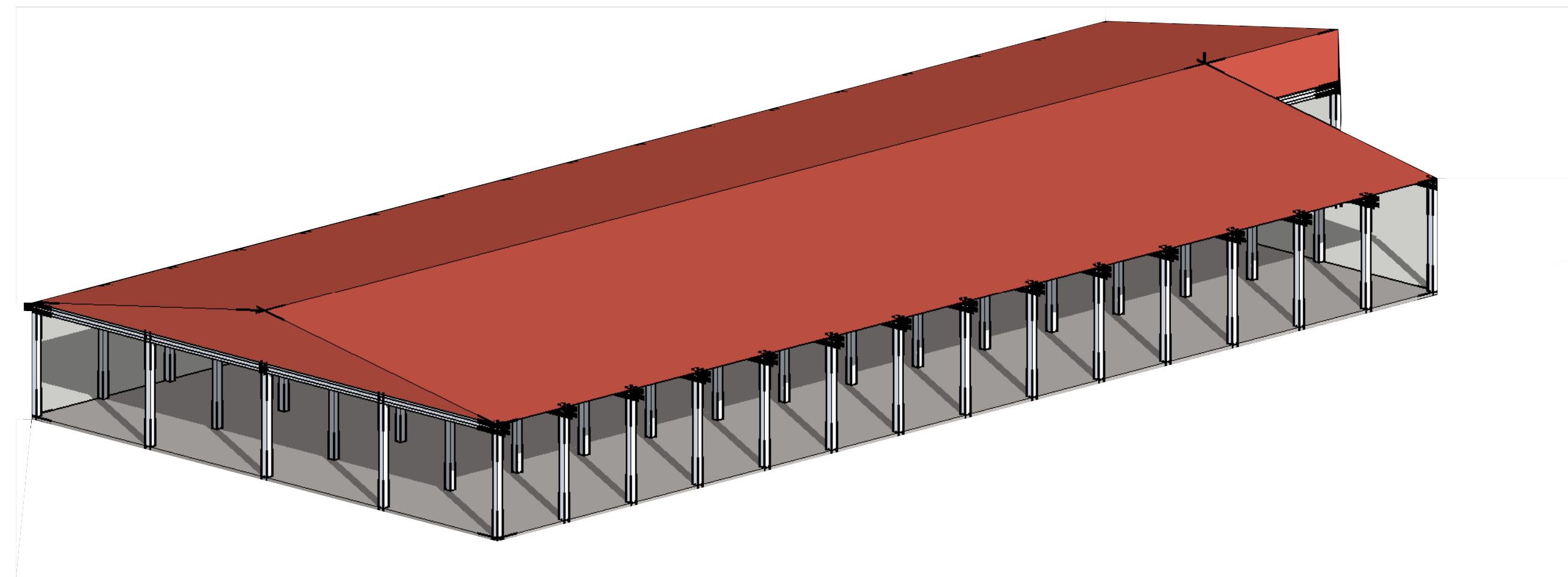
**B WEST VIEW**  
1 OF 1 SCALE: 1/8" = 1'-0"



**C SOUTH VIEW**  
1 OF 1 SCALE: 1/8" = 1'-0"



**C NORTH VIEW**  
1 OF 1 SCALE: 1/8" = 1'-0"

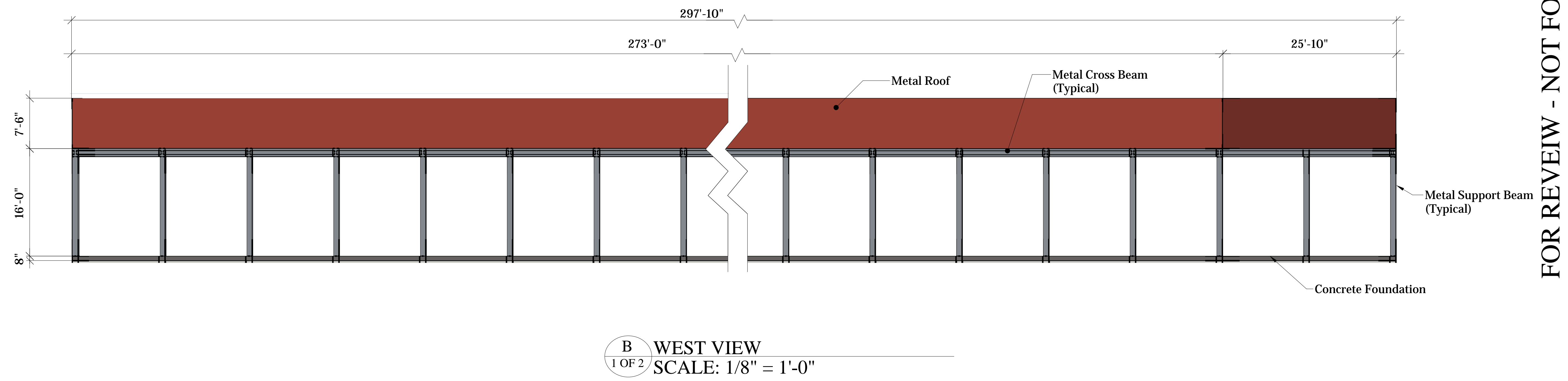
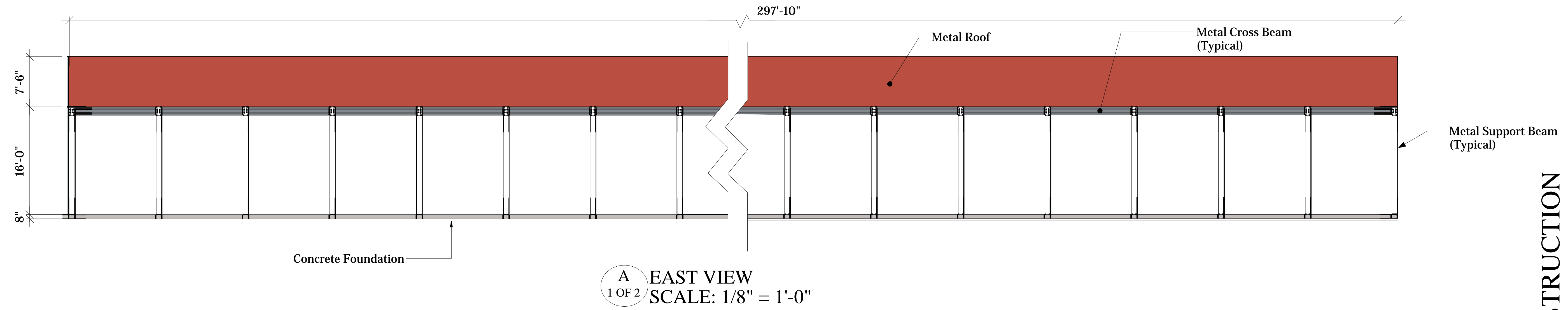


**E ISOMETRIC VIEW**  
1 OF 1 SCALE: 1/16" = 1'-0"

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REV. DATE	BY	COMMENT



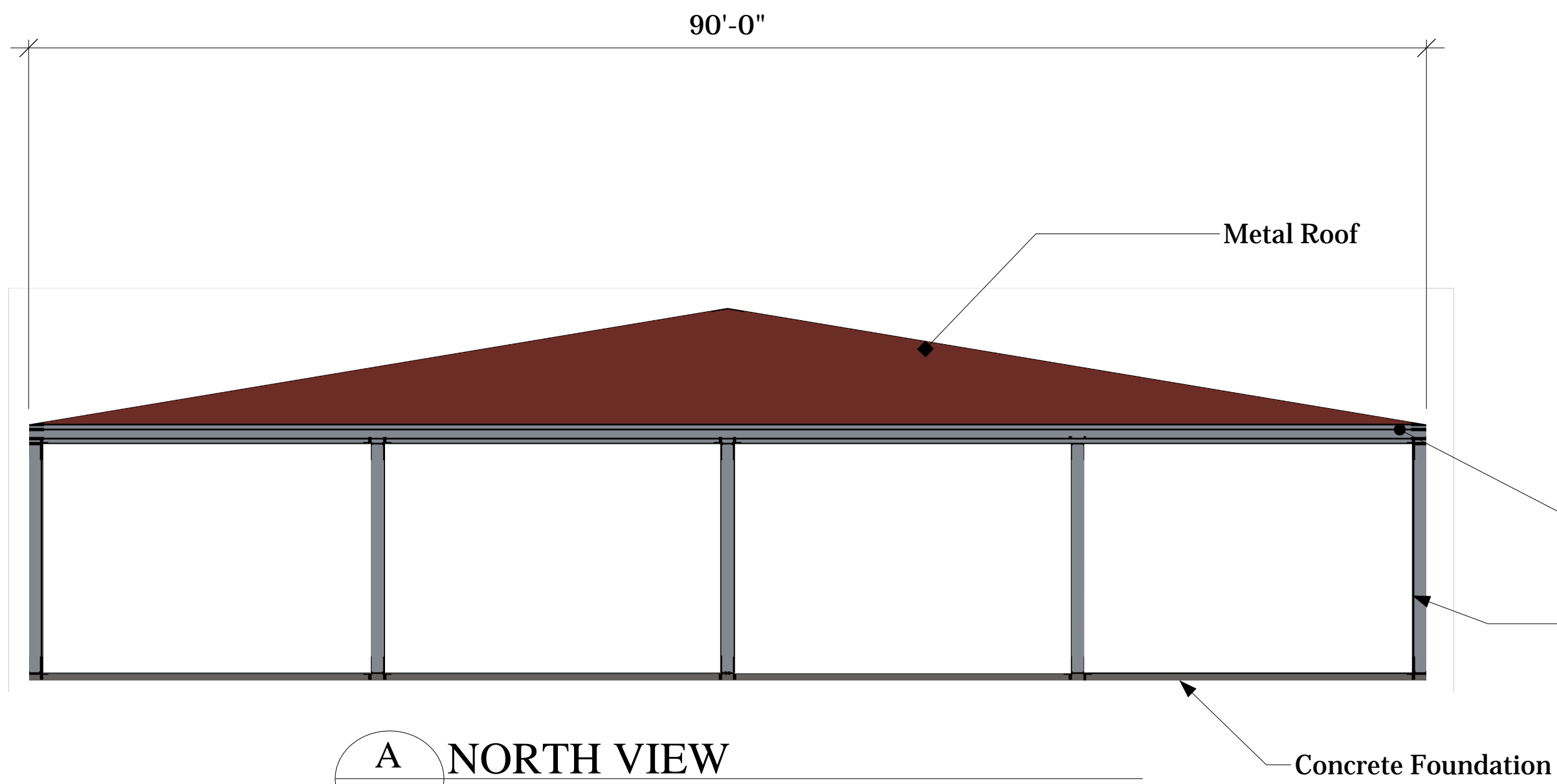
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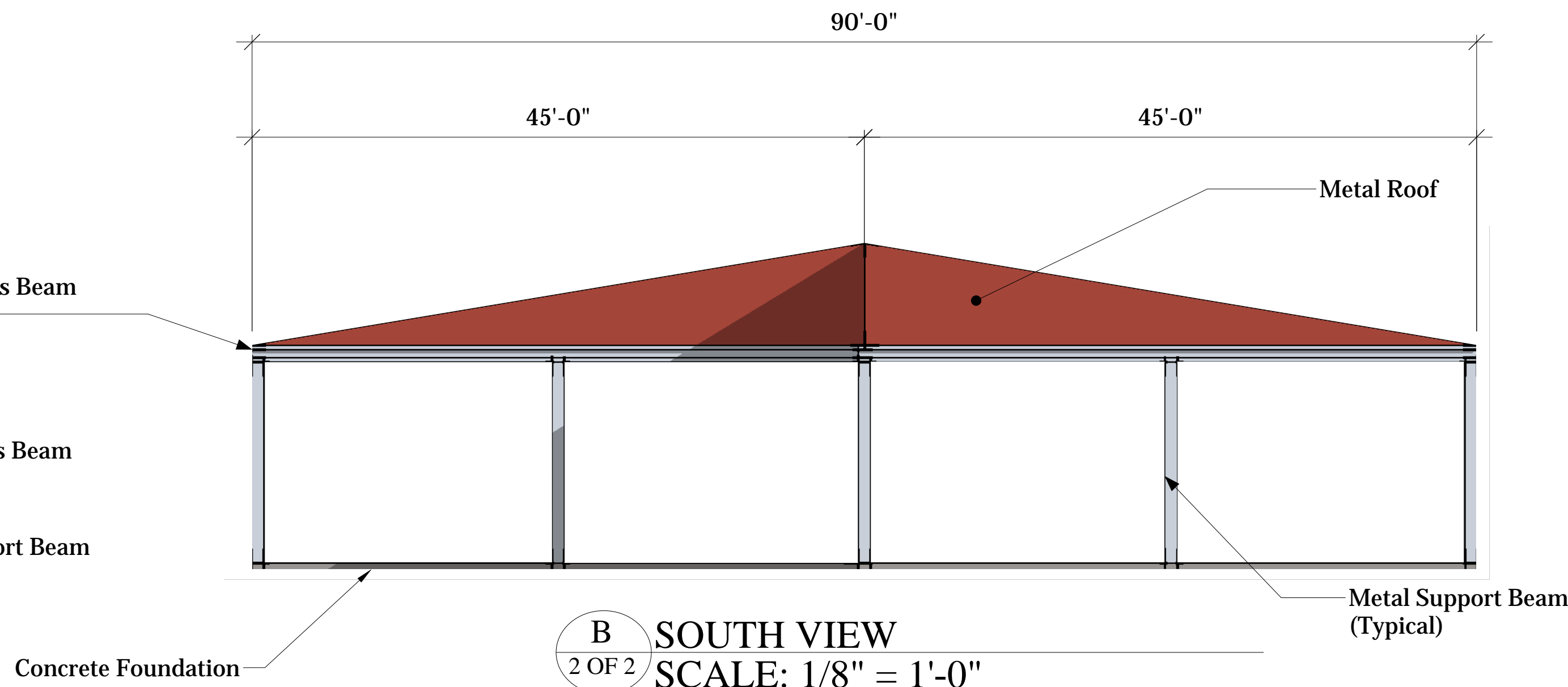
REV.	DATE	COMMENT	BY

44 Space Covered RV Storage Building  
 Sheet 1 of 2  
 Fruita RV Storage  
 1232 Greenway Drive  
 Fruita, CO 81521

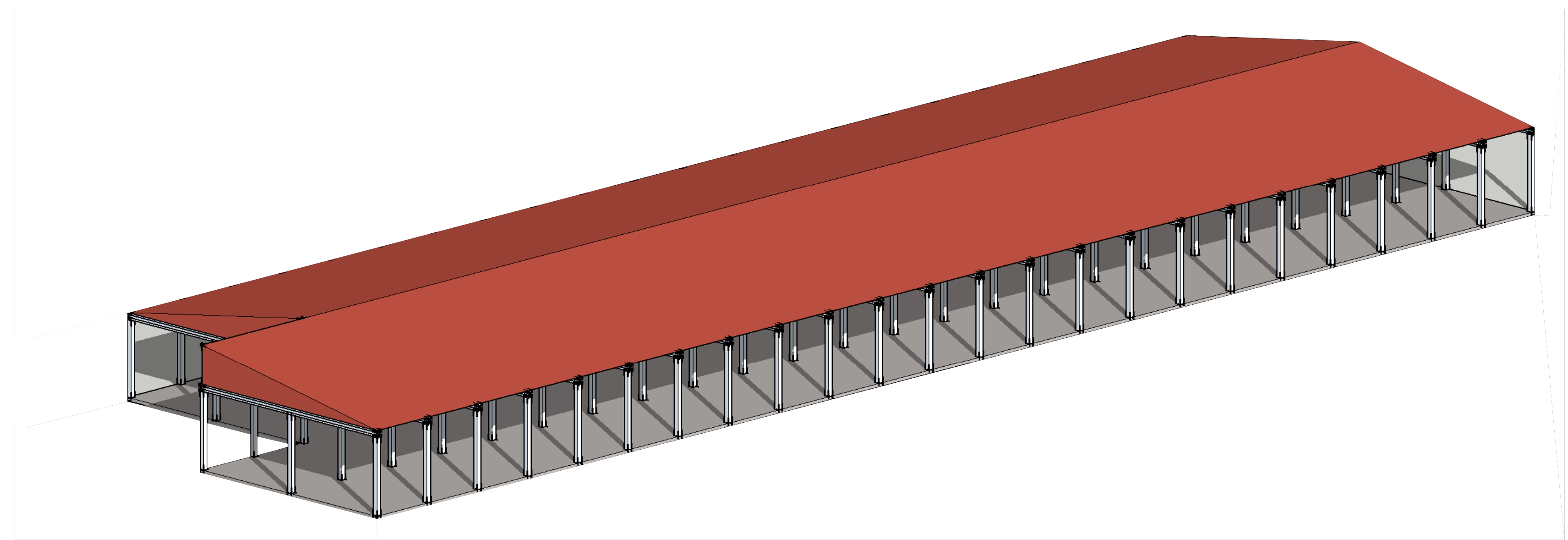
PROJECT NO. F16-058  
 DATE: 12/21/16  
 SCALE: VARIOUS  
 LAYOUT ID: Open Storage\_Large



A NORTH VIEW  
2 OF 2 SCALE: 1/8" = 1'-0"



B SOUTH VIEW  
2 OF 2 SCALE: 1/8" = 1'-0"



C ISOMETRIC VIEW  
2 OF 2 SCALE: 1/16" = 1'-0"

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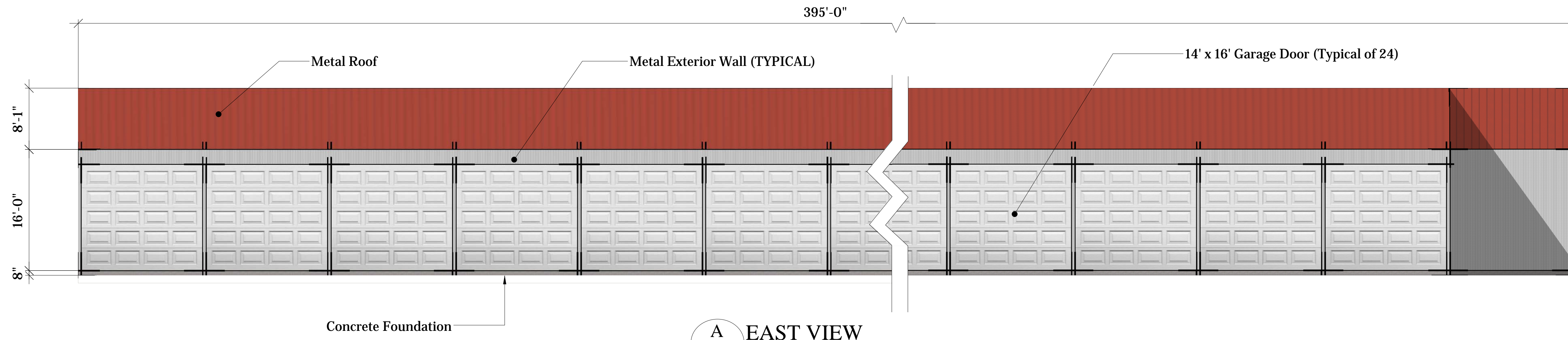
REV. DATE	COMMENTS	BY

FOR REVIEW - NOT FOR CONSTRUCTION

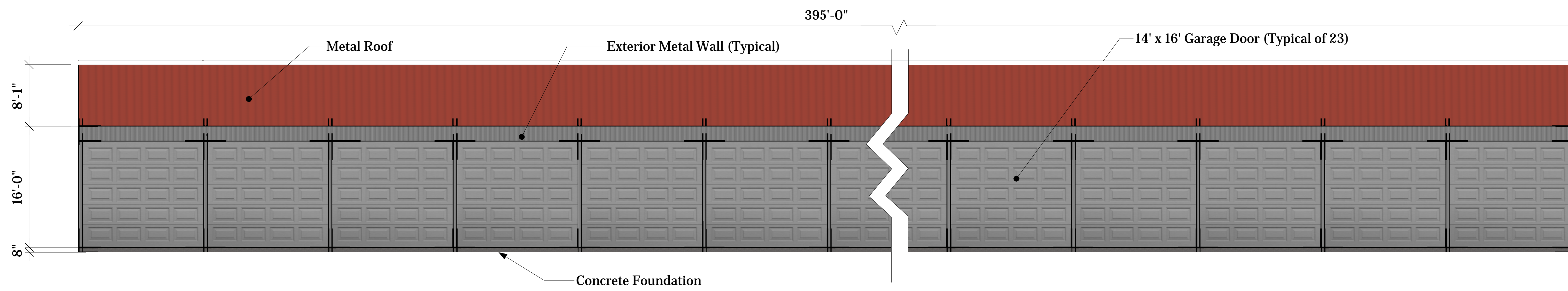
44 Space Covered RV Storage Building  
Sheet 2 of 2  
Fruita RV Storage  
1232 Greenway Drive  
Fruita, CO 81521

PROJECT NO. F16-058  
DATE: 12/21/16  
SCALE: VARIOUS  
LAYOUT ID: Open Storage\_Large





A EAST VIEW  
1 OF 2 SCALE: 1/8" = 1'-0"



B WEST VIEW  
1 OF 2 SCALE: 1/8" = 1'-0"

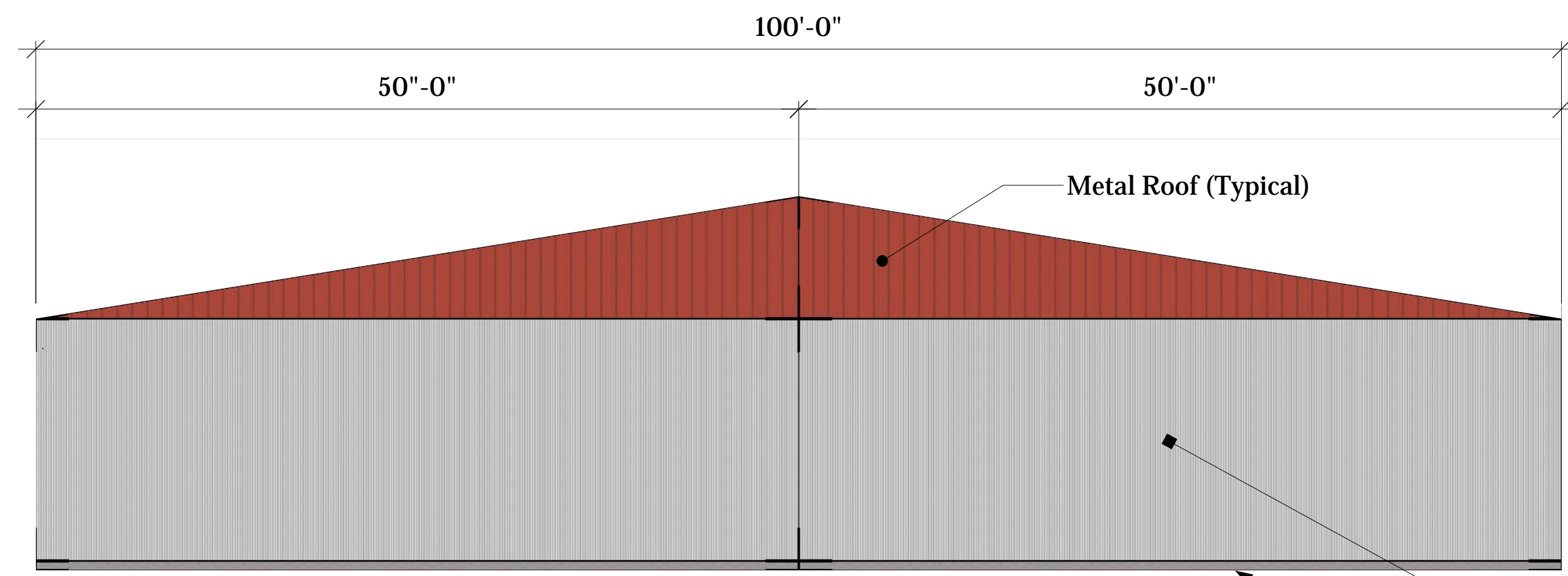
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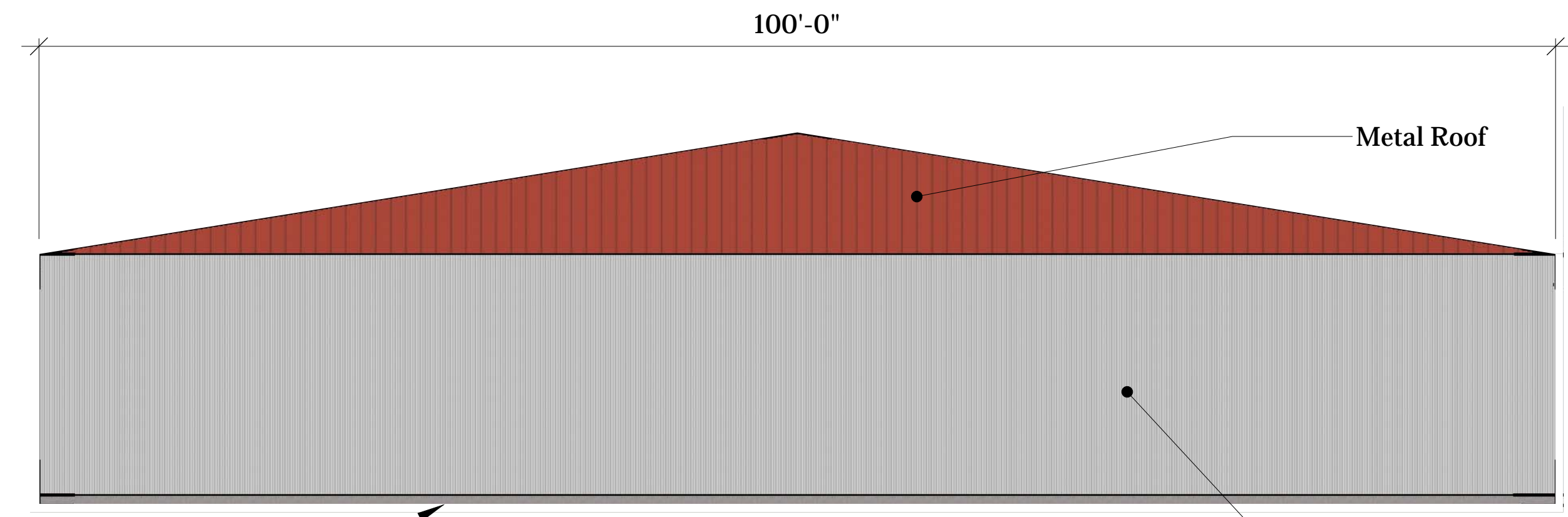
REV.	DATE	COMMENT	BY

58 Space Enclosed RV Storage Building  
 Sheet 1 of 2  
 Fruita RV Storage  
 1232 Greenway Drive  
 Fruita, CO 81521

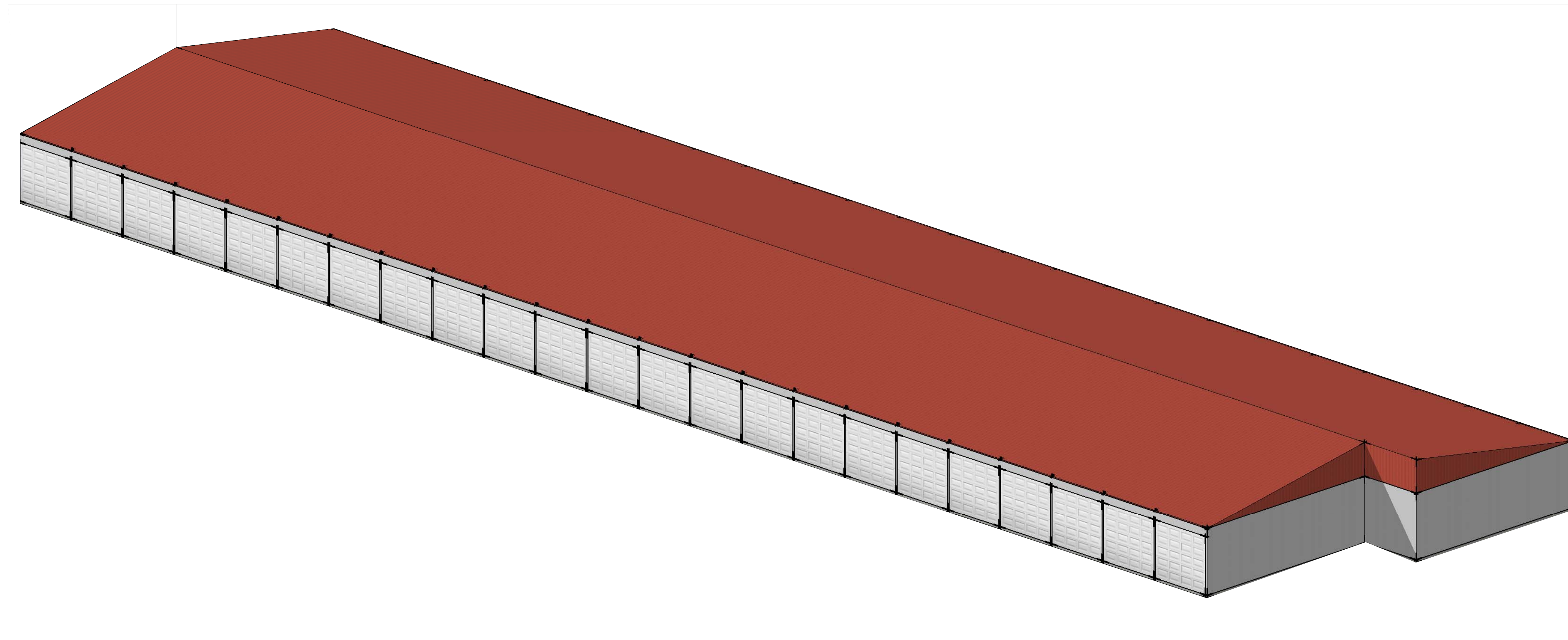
PROJECT NO. F16-058  
 DATE: 12/21/16  
 SCALE: VARIOUS  
 LAYOUT ID: Enclosed Storage.skb



**A** NORTH VIEW  
2 OF 2 SCALE: 1/8" = 1'-0"



**B** SOUTH VIEW  
2 OF 2 SCALE: 1/8" = 1'-0"



**C** ISOMETRIC VIEW  
2 OF 2 SCALE: 1/16" = 1'-0"

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REV. DATE	BY	COMMENT

FOR REVIEW - NOT FOR CONSTRUCTION

58 Space Enclosed RV Storage Building  
Sheet 2 of 2  
Fruita RV Storage  
1232 Greenway Drive  
Fruita, CO 81521

PROJECT NO. F16-058  
DATE: 12/21/16  
SCALE: VARIOUS  
LAYOUT ID: Enclosed Storage.skb

**CITY OF FRUITA**  
**CITY ENGINEER & PUBLIC WORKS REVIEW SHEET**

PROJECT: Fruita RV Storage

Petitioner: Janice Burtis (Developer)

Engineer (Civil): Robert Jones, II Vortex Engineering, Inc.

Reviewer: Sam Atkins

Date: January 26, 2017

REVIEW TYPE:         Minor Subdivision         Major Subdivision  
(Check One)         Lot line Adjustment         Final Plat  
                          Site Design Review         Conditional Use Permit  
                          Other: PUD Guide Amendment

---

**REVIEW COMMENTS**

1. **General:** This application is for a 7.61 acre RV Storage Facility in Fruita Industrial Park, Filing 1, located at 1232 Greenway Drive. There are various enclosed, covered, and open-air sites being proposed. Additionally, a small office is being proposed.
  
2. **Site Plan/Utility Plan:**
  - a. The City is currently having River City Consultants prepare a LOMR for the Greenway Drive bridge and Little Salt Wash Trail improvements. Due to more accurate survey data than the original study, there may be impacts to the Base Flood Elevation adjacent to the RV Park. As the City moves further along in the process, we will inform the applicant of our findings. Regardless, the permanent structures' finished floor elevation shall be 1-foot above the Base Flood Elevation.
  - b. Access immediately adjacent to the Greenway Drive bridge over Little Salt Wash may create a sight distance problem with the railing. Applicant should demonstrate there is adequate sight distance.
  - c. *In the Land Use Code, Section 17.43.040 Minimum Requirements for Local Circulation Systems.*
    - A. *Development Access.*

*Any development exceeding two hundred fifty (250) average daily trips (ADT) or twenty-five (25) units shall have a minimum of two (2) fully platted ingress/egress points (dedicated rights-of-way), or one (1) fully platted ingress/egress point plus a secondary access point for emergency vehicles. Any development exceeding three hundred fifty (350) ADT or thirty-five (35) units shall have a minimum of two (2) fully platted ingress/egress points. Any development exceeding seven hundred fifty (750) ADT or seventy-five (75) units shall have a minimum of three (3) fully platted ingress/egress points.*

**CITY OF FRUITA**  
**CITY ENGINEER & PUBLIC WORKS REVIEW SHEET**

*B. Phased Developments.*

*For phased developments, secondary access shall be installed at or prior to the time at which the total number of units served by a single access exceeds twenty-five (25) units.*

Given this is a project CDOT is requiring Traffic Study which will develop the proposed ADT for the access to S.H. 6.

- d. This development will be required to pave Greenway Drive from the S.H. 6 to the west end of the proposed site. As this was a condition of the original subdivision, a recapture agreement would be considered to offset the costs.
- e. Where is the source of the irrigation water? There are lines on the plan within the site, but the line does not seem to connect to anything offsite.
- f. Applicant should refer to State guidance for number of sanitary facilities ([www.sos.state.co.us/CCR/GenerateRulePdf.do?ruleVersionId=410](http://www.sos.state.co.us/CCR/GenerateRulePdf.do?ruleVersionId=410)).

**3. Grading and Drainage Plan:**

- a. The drainage for Greenway drive should not drain through the site as the Greenway Drive drainage infrastructure would be public and the drainage infrastructure inside the site would be private. There also should not be drainage from another site (the RV Storage) draining to the Fruita RV Resort on the south side of Greenway. The RV Storage should drain to a storm drain in Greenway Drive that would have a direct outfall to Little Salt Wash. The RV Storage would have its own water quality/detention facility.

**4. Drainage Report:**

The impact fee as calculated is an acceptable method. However, it will need revision with the addition of paved surface for drive isles, etc. per comments above. Drainage Letter should be in letter format with name of firm preparing the letter, drainage calculations indicating pre/post runoffs for the 10-year/100-year events, capacity of receiving drainage infrastructure, and signed and sealed by a Professional Engineer. If the pre-development and post-development runoffs are the same, then note the minimal changes in impervious surface and provide the developed runoff values. Included in the letter should be a calculation for Drainage Impact Fee is calculated by the equation  $Fee = B(C_{100D} - C_{100H})A^{0.7}$  where the fee factor B = \$17,058, C<sub>100</sub> is Rational Method composite runoff coefficient for developed and historic conditions, and A is the area in acres. If the C<sub>D</sub> is less than or equal to the C<sub>H</sub>, then state so with backup calculation and state there would be no resulting Drainage Impact Fee.

**5. Impact Fees:**

- 17.19.090 Public Parks, Open Space, and Trails Dedication/Fee: Not applicable to non-residential development.
- 17.19.100 School Land Dedication: Not applicable to non-residential development.
- 17.19.130 Transportation Impact Fee: The transportation impact fee for commercial uses shall be a base rate of \$1,589 multiplied by the factors for each use per unit (usually per 1000 sf floor). The Transportation Impact fee for a change in use shall be the results of developed

**CITY OF FRUITA**  
**CITY ENGINEER & PUBLIC WORKS REVIEW SHEET**

impacts less the impacts for the pre-existing uses. The Impact Fee Factor for RV Park is 0.5 and the unit is the number of RV spots. Accessory buildings will be calculated as well per their factor(s).

17.19.140 Chip and Seal Impact Fee: Not applicable when new public streets are not being constructed internal to the subdivision.

17.19.150 Drainage Impact Fee: Impact fee calculated as indicated in previous item (Drainage Letter).

Use Tax: A use tax of 3% of the valuation of the building structure (addition) will be charged based on the IBC Code as shown on the Fruita Use Tax Table

The above fee structure is based on the fees in effect through 2017. Fee factors and rates may change in subsequent years.

**RECOMMENDATION:** The Public Works Department and Engineering Department recommend approval of this Site Plan/CUP upon satisfactory addressing the above comments.

**From:** [Judy Macy](#)  
**To:** [Dahna Raugh](#)  
**Subject:** Greenway Drive RV Storage  
**Date:** Thursday, January 5, 2017 2:10:55 PM

---

Dahna,

RV storage lots have the potential for criminal trespass and burglary complaints. Therefore, I would recommend there be some lighting installed on the lot in order for officers to enter and clear the area at night without having to work in total darkness.

Thank you,

Judy Macy  
Chief of Police | City of Fruita  
157 S. Mesa St.  
Fruita, Co. 81521  
970.858.3008

**LOWER VALLEY FIRE PROTECTION DISTRICT**  
**168 N. Mesa**  
**Fruita, CO. 81521**  
**Phone: (970) 858-3133 Fax: (970) 858-7189**

January 11 2017

City of Fruita  
Community Development Department  
325 East Aspen  
Fruita, CO 81521

Application: 2016-27 Fruita RV Storage  
Owner Rep: Vortex Engineering.  
Location: 1232 Greenway Drive (Greenway Business Park)  
Zone: Limited Industrial and Research and Development

Fire hydrant locations will be determined in conjunction with Ute Water. Tentative locations will be one by each entrance.

A Knox key switch pedestal shall be provided for each entrance gate.

On sheet C-4 add a note or other use a method that identifies the material storage area, portable toilets, fueling /maintenance area, etc. is temporary during the construction phase.

Show heated dry valve rooms for sprinkler systems. Locate the valve room(s) near the entrance gates.

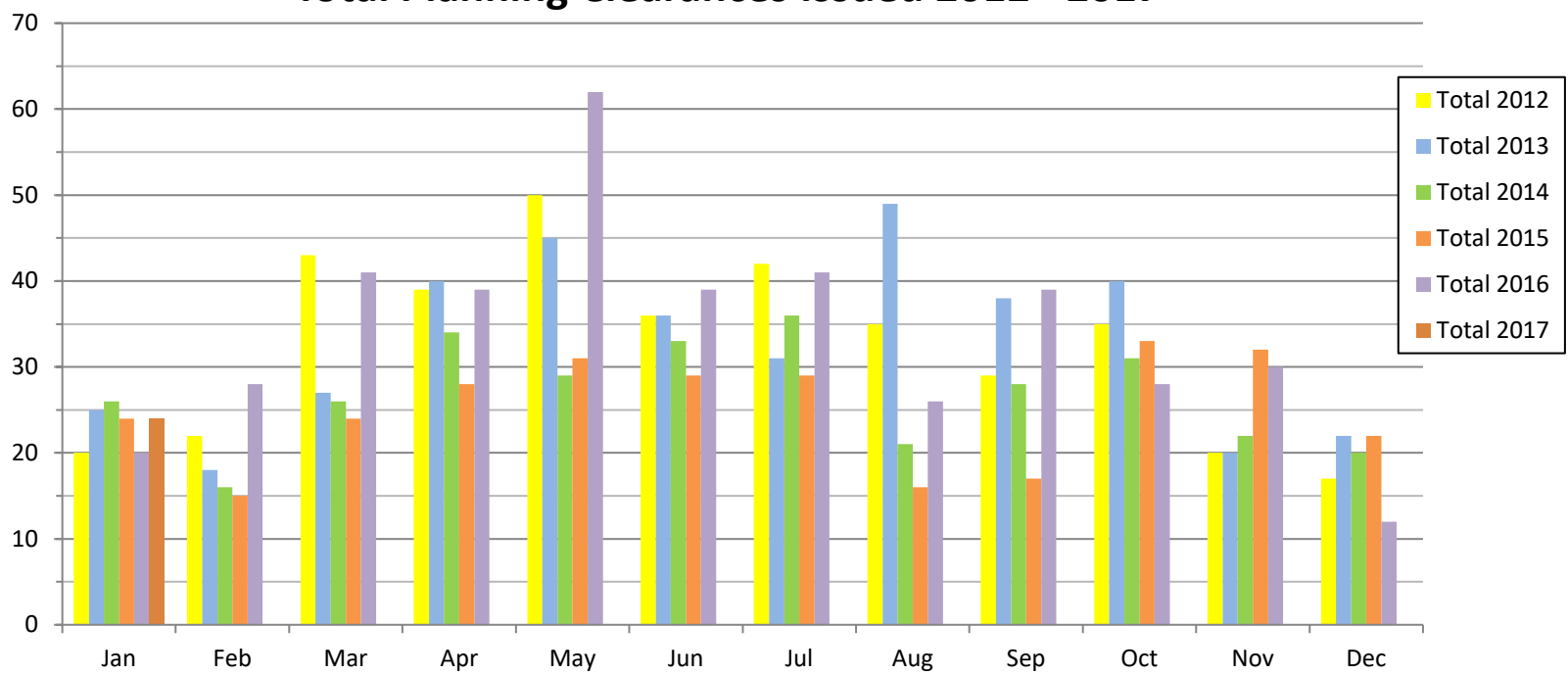
Richard Pippenger  
Fire Marshal

**MONTHLY DEVELOPMENT REPORT 2017**

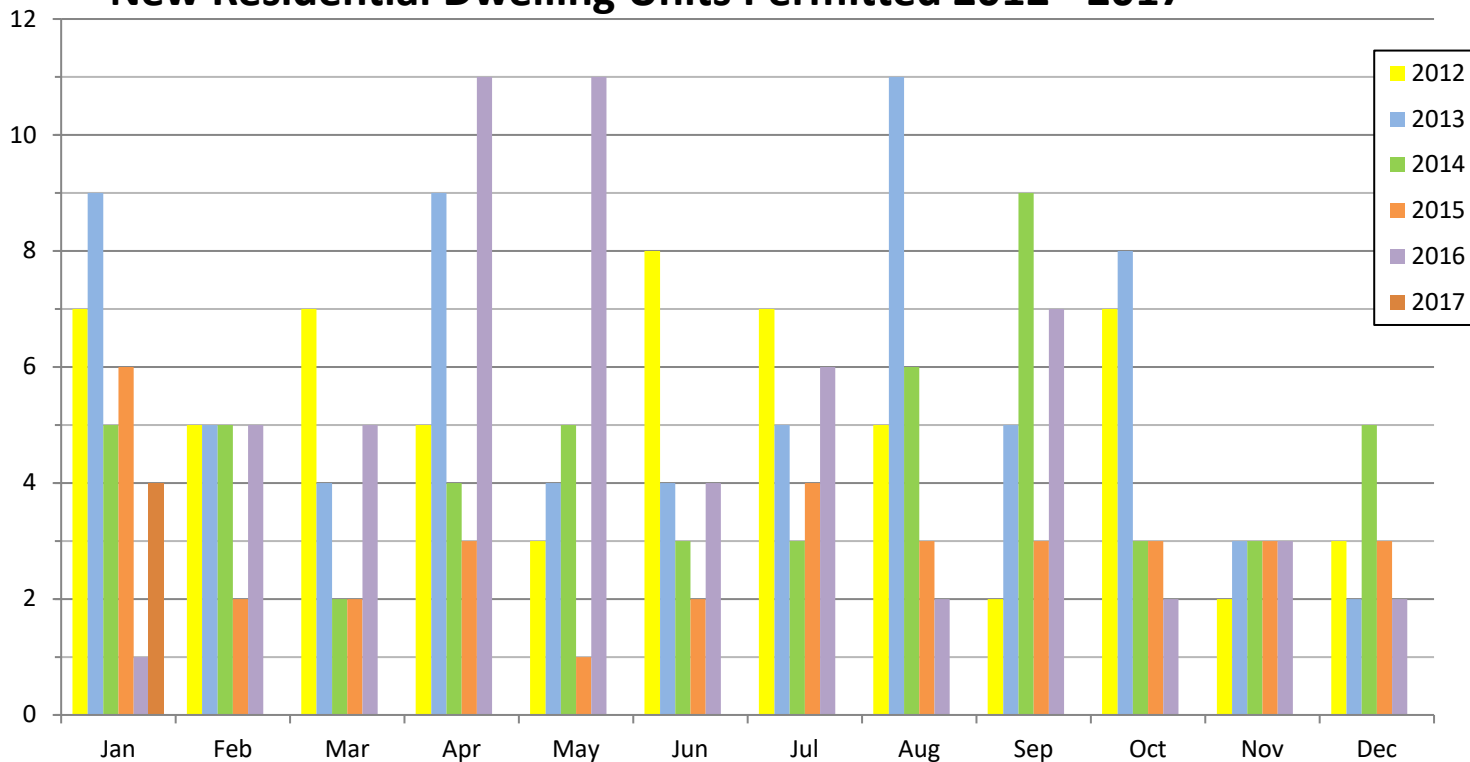
**RESIDENTIAL D/U's PERMITTED AND TOTAL PERMITS ISSUED**

	Total 2011	RES 2011	Total 2012	RES 2012	Total 2013	RES 2013	Total 2014	RES 2014	Total 2015	RES 2015	Total 2016	RES 2016	Total 2017	RES 2017	RES AVER
Jan	16	2	20	7	25	9	26	5	24	6	20	1	24	4	5
Feb	17	7	22	5	18	5	16	5	15	2	28	5			5
Mar	41	13	43	7	27	4	26	2	24	2	41	5			6
Apr	29	3	39	5	40	9	34	4	28	3	39	11			6
May	28	3	50	3	45	4	29	5	31	1	62	11			5
Jun	30	0	36	8	36	4	33	3	29	2	39	4			4
Jul	21	3	42	7	31	5	36	3	29	4	41	6			5
Aug	16	3	35	5	49	11	21	6	16	3	26	2			5
Sep	22	5	29	2	38	5	28	9	17	3	39	7			5
Oct	35	6	35	7	40	8	31	3	33	3	28	2			5
Nov	22	1	20	2	20	3	22	3	32	3	30	3			3
Dec	17	0	17	3	22	2	20	5	22	3	12	2			3
<b>Total</b>	<b>294</b>	<b>46</b>	<b>388</b>	<b>61</b>	<b>391</b>	<b>69</b>	<b>322</b>	<b>53</b>	<b>300</b>	<b>35</b>	<b>405</b>	<b>59</b>	<b>24</b>	<b>4</b>	<b>47</b>

**Total Planning Clearances Issued 2012 - 2017**



**New Residential Dwelling Units Permitted 2012 - 2017**





### Break Down of other Development Permits Issued 2017

	Fence	Com	Remodel	Res Remodel	Upgrade	Roof	ge/Carpo	Addtn	Sign	Shed	Demo	Mobile	Porch/Patio	Misc.	Total
Jan	4	0	2	1	4	1	0	0	2	0	0	0	1	9	24
Feb															0
Mar															0
April															0
May															0
June															0
July															0
Aug															0
Sept															0
Oct															0
Nov															0
Dec															0
YTD	4	0	2	1	4	1	0	0	2	0	0	0	6	9	24

### Break Down of New Code Enforcement Issues 2017

	Weeds	Trash	Junk Vehicles	Permits	Business	Snow	Obstructions	Trailer	Signs	Tires	Trees	Other	Total
Jan	0	1	0	0	1	2	0	0	0	0	0	2	6
Feb													0
Mar													0
April													0
May													0
June													0
July													0
Aug													0
Sept													0
Oct													0
Nov													0
Dec													0
YTD	0	1	0	0	1	2	0	0	0	0	0	2	6

### Breakdown of New Code Enforcement Issues 2017

