

# Table of Contents

File 1985-0018A ( Possibility of duplication with 0018)

Project Name Neighbor's R.V. Park - Rezone PREC to PRVR

P r e s e n t	S c a n n e d	<p>A few items are denoted with an asterisk (*), which means they are to be scanned for permanent record on the in some instances, not all entries designated to be scanned by the department are present in the file. There are also documents specific to certain files, not found on the standard list. For this reason, a checklist has been provided.</p> <p>Remaining items, (not selected for scanning), will be marked present on the checklist. This index can serve as a quick guide for the contents of each file.</p> <p>Files denoted with (**) are to be located using the ISYS Query System. Planning Clearance will need to be typed in full, as well as other entries such as Ordinances, Resolutions, Board of Appeals, and etc.</p>
		<p><b>Table of Contents</b></p>

		<p><b>Review Sheet Summary</b></p>
--	--	------------------------------------

		Application form
--	--	------------------

		Review Sheets
--	--	---------------

		Receipts for fees paid for anything
--	--	-------------------------------------

		<b>*Submittal checklist</b>
--	--	-----------------------------

		<b>*General project report</b>
--	--	--------------------------------

		Reduced copy of final plans or drawings
--	--	---

X		Reduction of assessor's map
---	--	-----------------------------

		Evidence of title, deeds, easements
--	--	-------------------------------------

X	X	<b>*Mailing list to adjacent property owners</b>
---	---	--

		Public notice cards
--	--	---------------------

		Record of certified mail
--	--	--------------------------

		Legal description
--	--	-------------------

		Appraisal of raw land
--	--	-----------------------

		Reduction of any maps - final copy
--	--	------------------------------------

		<b>*Final reports for drainage and soils (geotechnical reports)</b>
--	--	---

		Other bound or nonbound reports
--	--	---------------------------------

		Traffic studies
--	--	-----------------

		Individual review comments from agencies
--	--	--

		<b>*Petitioner's response to comments</b>
--	--	---

		<b>*Staff Reports</b>
--	--	-----------------------

		<b>*Planning Commission staff report and exhibits</b>
--	--	---

		<b>*City Council staff report and exhibits</b>
--	--	--

		<b>*Summary sheet of final conditions</b>
--	--	---

		<b>*Letters and correspondence dated after the date of final approval (pertaining to change in conditions or expiration date)</b>
--	--	---

**DOCUMENTS SPECIFIC TO THIS DEVELOPMENT FILE:**

X	X	Resolution No. 46-85 - **		
---	---	---------------------------	--	--

X	X	Planning Commission Minutes - ** - 1/28/86		
---	---	--	--	--

X		Notice of Public Hearing - 1/28/86		
---	--	------------------------------------	--	--

X		Sanitary Sewer, Domestic Water & Fire Protection-Sec. D, E, F, G, H, 13C		
---	--	--	--	--

X		Sanitary Sewer System		
---	--	-----------------------	--	--

X		Domestic Water & Fire Protection		
---	--	----------------------------------	--	--

X		Landscape Plan- 14, 15, 16C, 16D, 16E, 16F, 16G, 16H		
---	--	--	--	--

X		Utility Details - Water & Sewer		
---	--	---------------------------------	--	--

X		Index Sheet and Phasing Plan		
---	--	------------------------------	--	--

X		Recreation Center Area Plan		
---	--	-----------------------------	--	--

Colorado Kenworth, Inc.  
4901 York St.  
Denver, CO. 80216

Grand Jct. Tech Center, Inc  
Warren Jacobson  
P.O. Box 363  
Grand Jct, CO 81502

Sam Haupt  
P.O. Box 363  
Grand Junction, CO 81502

E.M. Thrailkill  
766 24 Road  
Grand Junction, CO. 81501

Dallas B. Rondel and  
Leonard Long  
726 24 Road  
Grand Junction, CO. 81505

Leonard Long  
726 24 Road  
Grand Junction, CO. 81505

Jean Urruty  
465 Mesa Court  
Grand Junction, CO. 81501

John and Shirley Murray  
724 23 1/2 Road  
Grand Junction, CO. 81501

Occidental Oil Shale  
Prop. Tax Department  
Box 868  
Houston, Texas 77001

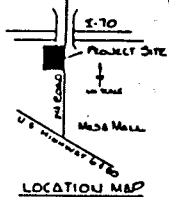
James R. Hardy  
738 23 1/2 Rd.  
Grand Junction, CO. 81501

Charles G. Kohles, etal.  
522 Grand Valley Drive  
Grand Junction, CO. 81504

Original  
Do NOT Remove  
From Office

#18 85

# THE NEIGHBORS R. V. PARK OFFICIAL DEVELOPMENT PLAN



### LAND USE BREAKDOWN

A. 1,000 R.V. LOTS	60.8% / 76%
B. RECREATION COMPLEX	9.0% / 12%
C. OPEN SPACE/LANDSCAPING	30.2% / 10%
TOTAL	100% / 100%

### PARKING BREAKDOWN

- A. TWO OFF-STREET SPACES PER LOT
- B. APPROX. 150 SPACES SERVE THE RECREATION COMPLEX

### UTILITIES

- A. SEWER IN 24 ROAD - APPLETON SD DISTRICT
- B. WATER - INSTALL 4" WATER LINE FROM 14 ROAD TO 6 ROAD - BASED ON PREVIOUS AGREEMENT WITH GRAND JUNCTION TECH CENTER/UTE WATER.
- C. ELECTRIC AND GAS IN 24 ROAD & 6 ROAD - PUBLIC SERVICE.
- D. TELEPHONE IN 24 ROAD & 6 ROAD - MOUNTAIN BELL.
- E. DRAINAGE - EASEMENTS FOR DRAIN ALONG WEST AND SOUTH BOUNDARY WILL BE DEDICATED - GRAND JUNCTION DRAINAGE DISTRICT.
- F. IRRIGATION - THE PROPERTY OWNERS HAVE 110 SHARES OF GRAND VALLEY IRRIGATION WATER STOCK.

### SCREENING/LANDSCAPING

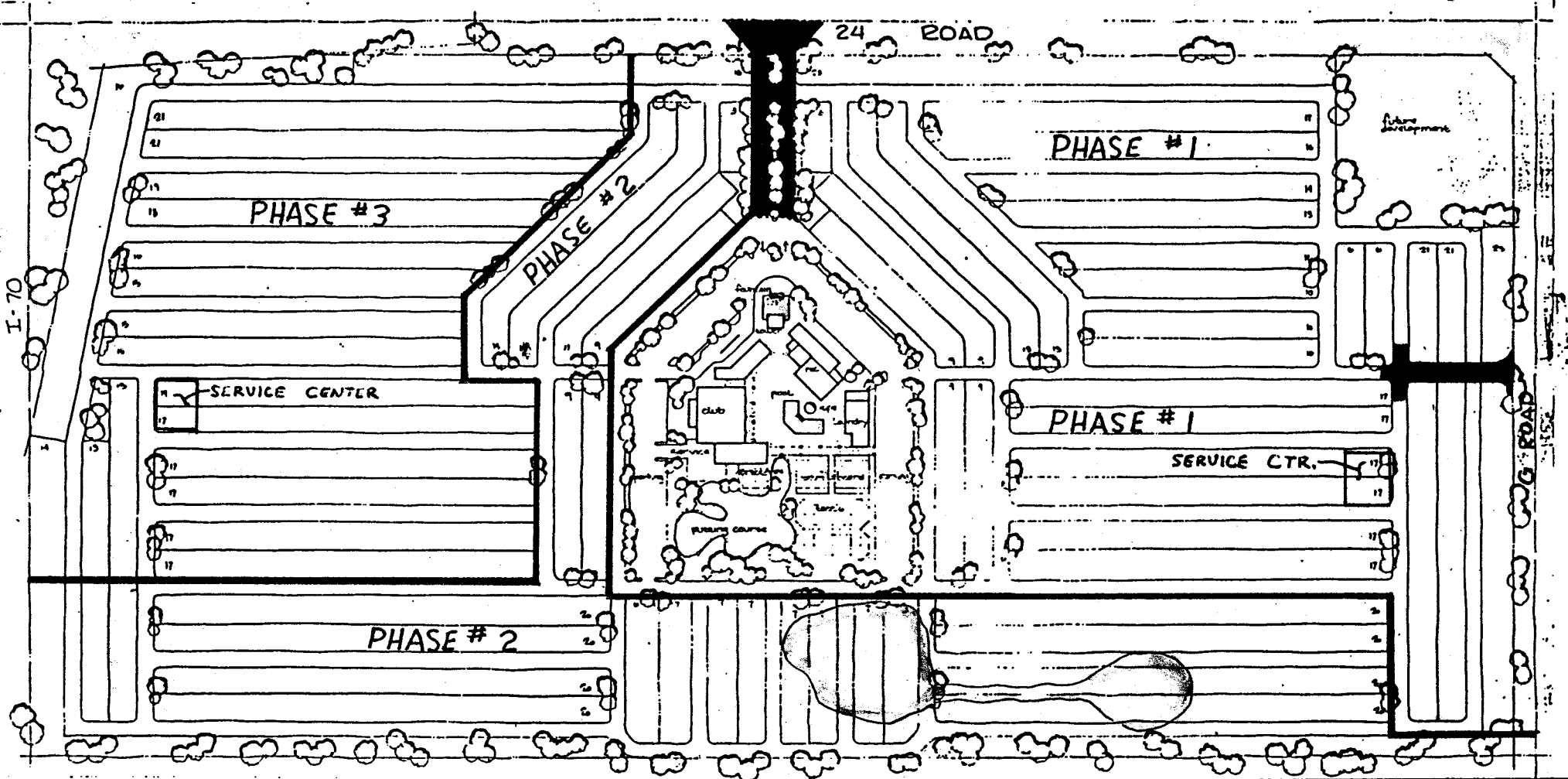
- A. GRAPHICALLY ILLUSTRATED ON THIS O.D.P.

### WATERSCAPE/DRAINAGE LAKES

- A. GRAPHICALLY ILLUSTRATED ON THIS O.D.P.

*Shuman & Associates*  
PLANNERS ARCHITECTS ENGINEERS

SCALE: 1" = 80'





WESTERN LEISURE & ASSOCIATES

INITIAL PLAN

(Subject to Refinement)

DESIGN CRITERIA

I-70/24 Road

Recreational Vehicle Resort

GRAND JUNCTION, COLORADO

GENERAL COMMENTS

1. All lots 40' wide by 50' deep minimum.
2. All facilities on first floor.
3. All facilities handicapped (wheel chair) accessible.
4. Square footage given is approximate.
5. Square footage given is net usable. Does not include halls, voids, wall dimensions, etc.
6. Square footage given, where possible, uses 4-foot module for dimensions (Social Hall is odd--plugged to meet totals).
7. Theoretical maximum seating capacity for main assembly hall and social hall combined is 1200. Restrooms, etc. should be included as appropriate. Use of 1/2 baths in lobby and swimming pool bathhouses can be included.
8. A separate design criteria will be prepared for those rooms and spaces which can be powered down during the winter.
9. It is important to remember that the number one activity is socializing. The design should reflect ample opportunities to gather in small (8-10 people) and medium (15-20 people) sized groups. Niches, arcades (particularly if they can be used for art fairs, etc. outside when the weather is nice) can be exploited to provide gathering spots.
10. While the heaviest single concentration of people will be to and from the main assembly hall/social hall complex before and after a major program, heavy concentration can be expected and need to be accommodated around the mail room, swimming pool, and to a slightly lesser extent, the individual shops and rooms. Again, this leads to a design which can accommodate socializing.
11. If for any reason the size of buildings or facilities must be reduced to meet code or cost goals, we would appreciate being consulted before the reduction is made. There is, in fact, an inner priority, and we can scale down on that priority if necessary.

\*\*\*\*\*  
PROPRIETARY INFORMATION FOR THE EXCLUSIVE USE OF CLIENT. DO NOT  
RELEASE WITHOUT THE EXPRESS PERMISSION OF WESTERN LEISURE AND  
ASSOCIATES.

GENERAL LAYOUT OF LOTS

The market perceives of lots containing certain characteristics as being more desirable than others. Such lots can command premium prices. As it is our goal to increase the maximum gross sales potential, the more of the desirable lots which can be incorporated into the general layout, the greater the profit potential. A specific buyer might have different perceptions of a characteristic; some characteristics actually cancel each other out and others can reinforce. The following is given only as a general guide to the majority of customers' perception of lot layout. The numerical factors are arbitrary and indicate only relative importance for the market in general. No attempt should be made to add them or in any way mathematically manipulate them. Actual lot location pricing will be accomplished only when lot layout is final.

- No intervening lots between lot and recreation complex.....8
- Corner lot.....7
- Within one block of recreation complex.....6
- Odd shaped lot.....6
- Adjacent to pet exercise area (for pet owners only).....5
- Cul-de-sac lot.....5
- Over-sized lot.....5
- One lot removed from bathhouse.....4
- View of activity within resort (dependent on activity).....4
- Along wall with no lot immediately behind.....4
- View of scenery outside resort (dependent on scenery).....4
- On main traffic street.....3
- Adjacent to bathhouse.....3
- Proximity to main gate with ease of exit.....3
- At head of "T" intersection looking down intersecting street.....2
- Adjacent to corner lot.....2
- Exactly in the center of long straight block.....1

The following are considered characteristics that detract from a lot's desirability and should be avoided where possible:

- Along wall next to major highway if noise can be heard....-2
- Anywhere in long block of identical lots if other factors not present.....-1

\*\*\*\*\*  
PROPRIETARY INFORMATION FOR THE EXCLUSIVE USE OF CLIENT. DO NOT  
RELEASE WITHOUT THE EXPRESS PERMISSION OF WESTERN LEISURE AND  
ASSOCIATES.

The obvious conclusion is that the maximum number of lots should be placed immediately adjacent to or within a short distance of the recreation center. Long straight blocks of identical lots should be avoided.

\*\*\*\*\*  
PROPRIETARY INFORMATION FOR THE EXCLUSIVE USE OF CLIENT. DO NOT  
RELEASE WITHOUT THE EXPRESS PERMISSION OF WESTERN LEISURE AND  
ASSOCIATES.

THE NEIGHBORS (I-70/24 Rd)

<u>Element</u>	<u>Under Roof Climate Controlled</u>	<u>Special</u>	<u>Land Use</u>	<u>Total</u>
<u>I. SALES/ADMINISTRATION</u>				
Customer Service:				
Lobby/Customer Service	348			
Sales office, 3 @ 144	432			
Admin/Secretarial	256			
Financial Services/ Data Processing	256			
Manager's office	256			
Employees' lounge	144			
Equipment Room	144			
Storage	128			
1/2 bath, 2 @ 64	128			
	<u>2,092</u>			<u>2,092</u>
<u>II. RECREATION, INDOOR</u>				
Assembly Hall:				
Floor area	6,400			
Stage	400			
Storage, 2 @ 105+	210			
	<u>7,010</u>			
Social Hall	<u>2,857</u>			
Kitchen:				
Work area	576			
Storage	115			
	<u>691</u>			<u>10,558</u>
Billiards/Pool/Table Games	1,452			
Craft Rooms:				
Ceramics	800			
Storage	100			
	<u>900</u>			
Silversmith/Lapidary	800			
Storage	64			
	<u>864</u>			
Art Studio	600			
Storage	64			
	<u>664</u>			
Exercise Room	480			
Storage	64			
	<u>544</u>			

\*\*\*\*\*  
 PROPRIETARY INFORMATION FOR THE EXCLUSIVE USE OF CLIENT, DO NOT RELEASE WITHOUT  
 THE EXPRESS PERMISSION OF WESTERN LEISURE AND ASSOCIATES.  
 \*\*\*\*\*



<u>Element</u>	<u>Under Roof Controlled</u>	<u>Special</u>	<u>Land Use</u>	<u>Total</u>
Class Room/Multipurpose	400			
Card Room/Multipurpose	400			
Library/Multipurpose	400			
Recreation Administration:				
Coordinator's office	144			
Volunteers' office/ticket sales	256			
Newspaper/publications	256			
Storage	64			
	<u>720</u>			<u>6,344</u>
<b>III. <u>INDUSTRIAL AREA</u></b>				
Woodcrafts	576			
Rod and Gun Club	600			
Storage	64			
	<u>664</u>			
Resort Maintenance:				
Shop	576			
Tool Room	64			
Equipment Shed				
	<u>640</u>	600	800	
Laundry	570			
				<u>3,850</u>
<b>IV. <u>RECREATION, AQUATIC</u></b>				
Jacuzzies (Indoor/Enclosed):				
Water area, 2 @ 400	800			
Decking	1,600			
Mechanical Room (with main pumps)	0			
	<u>2,400</u>			<u>2,400</u>
Swimming Pool (Design not analyzed as to outdoor, outdoor enclosed, indoor or combination/special design):				
Water area		2,400		
Decking		6,000		
Mechanical Room (with Jacuzzi)		240		
		<u>8,640</u>		
Vending Machine Alcove	72			
Pool Shower/Bathhouse, 2 @ 360	720			
	<u>792</u>			<u>9,432</u>

\*\*\*\*\*  
 PROPRIETARY INFORMATION FOR THE EXCLUSIVE USE OF CLIENT. DO NOT RELEASE WITHOUT  
 THE EXPRESS PERMISSION OF WESTERN LEISURE AND ASSOCIATES.

<u>Element</u>	<u>Under Roof Climate Controlled</u>	<u>Special</u>	<u>Land Use</u>	<u>Total</u>
<b>V. RECREATION, OUTDOOR</b>				
Shuffleboard Courts:				
12 @ 312			3,744	
Circulation			4,512	
Storage/Ramada		<u>144</u>		
			<u>8,256</u>	
Horseshoes:				
4 @ 120			480	
Circulation			632	
Storage/Ramada		<u>144</u>		
			<u>1,112</u>	
Tennis Courts:				
2 @ 2,808			5,616	
Circulation			1,440	
Storage/Ramada		<u>144</u>		
			<u>7,056</u>	
Putting Green:				
@ approx. 10,000			10,000	
Storage Ramada		<u>64</u>		
			<u>10,000</u>	
Driving Cages:				
3 @ 380			1,140	
Circulation		<u>576</u>		
			<u>27,564</u>	<u>28,140</u>
<b>VI. SUPPORT FACILITIES</b>				
Bathhouses (conform to appli- cable Colorado Dept. of Health Code)-two bldgs.:				
Men's shower/toilet-urinal/ lavatory (12 stations total)	516			
Women's shower/toilet/lava- tory (12 stations total)	516			
Janitors' closet (2 total)	<u>128</u>			
NOTE: Above is minimum; desirable, add 50%	1,160			<u>1,160</u>
Information Kiosks:				
Two @ 36		<u>72</u>		<u>72</u>

\*\*\*\*\*  
 PROPRIETARY INFORMATION FOR THE EXCLUSIVE USE OF CLIENT. DO NOT RELEASE WITHOUT  
 THE EXPRESS PERMISSION OF WESTERN LEISURE AND ASSOCIATES.

<u>Element</u>	<u>Under Roof Climate Controlled</u>	<u>Special</u>	<u>Land Use</u>	<u>Total</u>
Dump Station (use two lots back to back. Connect driveway. Lots will be sold in final sales period)				
Exercise Course - layout pending final resort layout				
Pet area - designation pending final resort layout				
VII. <u>SECURITY</u>				
Gate House	<u>72</u>			<u>72</u>
VIII. <u>MISCELLANEOUS</u>				
Cable T.V. dish (optional)				
Private phone system (vault)				
IX. <u>PARKING</u>				
Automobile - see comments				
Bicycle (approximate)			<u>10,000</u>	<u>10,000</u>
Totals	<u>25,868</u>	<u>9,888</u>	<u>38,364</u>	<u>74,120</u>

\*\*\*\*\*  
 PROPRIETARY INFORMATION FOR THE EXCLUSIVE USE OF CLIENT, DO NOT RELEASE WITHOUT  
 THE EXPRESS PERMISSION OF WESTERN LEISURE AND ASSOCIATES.

THE NEIGHBORS (I-70/24 RD); GRAND JUNCTION, CO

SPACE AND LAND DESIGN STANDARDS, INITIAL LAYOUT #1

1. Lobby/Customer Service Counter
  - a. Leave blank wall on right as entering for sales display, table model and sales material.
  - b. Customer service immediately on left.
  - c. Location of sales offices should be apparent on entering.
2. Sales Offices
  - a. Interior windows to lobby so salesperson can see customers entering and reverse highly desirable.
3. Administration/Secretarial
  - a. Should not be visible from lobby or customer service area.
4. Financial Services/Data Processing
  - a. - Should not be visible from lobby or customer service area.
5. Manager's Office
  - a. Easy access to customer service and lobby.
6. Employee Lounge
  - a. Should not be visible from any public area.
7. Equipment Room
  - a. Centrally located in administrative area.
  - b. Should not be visible from any public area.
8. Storage
  - a. Should not be visible from any public area.

\*\*\*\*\*  
PROPRIETARY INFORMATION FOR THE EXCLUSIVE USE OF CLIENT. DO NOT  
RELEASE WITHOUT THE EXPRESS PERMISSION OF WESTERN LEISURE AND  
ASSOCIATES.

9. 1/2 Baths
  - a. Accessible to customers in lobby.
  - b. Reasonably accessible to administrative staff.
  
10. Assembly Hall Floor Area
  - a. Accessible to kitchen.
  - b. If windows used, they will have to have light filtering shades. Suggest minimum (or no) windows.
  - c. Accessibility to social hall through folding wall.
  - d. Accessibility to pool side highly desirable.
  - e. Use of lobby as one of the main entrances desirable.
  
11. Assembly Hall Stage
  - a. Should be visible from maximum amount of seating in assembly hall and social hall, through folding wall.
  - b. Check eye level visibility for seating.
  
12. Assembly Hall Storage
  - a. One opening off stage for storage of piano, organ, etc.
  - b. One opening off floor for storage of chairs, etc.
  - c. Folding tables on dollies to be stored under stage.
  
13. Social Hall
  - a. Must connect with main assembly hall by folding wall.
  - b. Check eye level visibility of stage for seating.
  - c. Accessibility to the pool area desirable.
  - d. Must be accessible from kitchen via serving counter.
  - e. Windows O.K. and desirable.
  
14. Kitchen Work Area
  - a. Not a commercial or restaurant kitchen. Design should reflect a "church basement" kitchen.
  - b. Accessible to social hall via serving counter.
  - c. Accessible to main assembly hall. (Door O.K.)
  - d. Accessible to pool side via serving counter very desirable.
  
15. Kitchen Storage
  - a. For equipment and supplies. No major appliances.
  - b. Accessible only from kitchen.

\*\*\*\*\*  
 PROPRIETARY INFORMATION FOR THE EXCLUSIVE USE OF CLIENT. DO NOT  
 RELEASE WITHOUT THE EXPRESS PERMISSION OF WESTERN LEISURE AND  
 ASSOCIATES.

- h. Largest flagpole budget will allow erected at front entrance. Lighted at night. Should be clearly visible from interchange and, preferably, I-70.
- i. Provide for signage at entrance. Display billboards will be used during sales period at entrance, N.E. and N.W. corners and, if possible, on S.E. corner. Resort logo sign during all periods, including after sales complete.
- j. Resort must be fenced. Masonry walls on east (entrance) side and north (I-70 visible) side highly desirable. Desirable to have masonry around other two sides, but chain link, if screened, is acceptable.
- k. Fencing must have at least one other exit in addition to main entrance. Can be break away gate for emergency vehicles. Exit for pet owners to canal area, or wherever selected, lockable, pedestrians only.

62. Cable T.V.

- a. If using resort satellite dish, place pad with southern orientation in location that does not detract from beauty of the rest of the resort. Roof mounted o.k., so long as cost penalty of structural reinforcement is acceptable.

63. Private Phone System

- a. Resort will most likely have private phone system. Select one electrical vault for system equipment and switchers (approximately 20 square feet).

64. Parking, Auto

- a. At main entrance to sales office require no less than five parking spots for full rigs, approximately 50' long. Highly desirable to have these as "pull throughs" to avoid backing.
- b. Also require 15 conventional parking spots convenient to sales office.
- c. Parking at recreation complex. One of the most effective sales tools is to sponsor dances and events which attract potential customers from other parks and the local retirement community. The lack of adequate parking for guests and visitors to these events can be a real "turn off" to the potential buyer. Our criteria for the recreation center calls for 104 spaces minimum,

\*\*\*\*\*  
 PROPRIETARY INFORMATION FOR THE EXCLUSIVE USE OF CLIENT. DO NOT  
 RELEASE WITHOUT THE EXPRESS PERMISSION OF WESTERN LEISURE AND  
 ASSOCIATES.

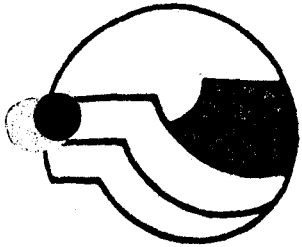
146 desirable. Realizing that this amount is not always possible, just put in as many as you can without jeopardizing the number of lots.

- d. In addition to the laundry, sales and recreation center parking, require six conventional spaces for maintenance personnel (administration and sales will use recreation center spaces).

65. Parking, Bicycle

- a. Due to the flat terrain of the site, heavy use of bicycles by residents can be anticipated. Bicycle parking, if left unstructured, can quickly sprawl over all available sidewalks. Preplanned bicycle parking can prevent this. Though asphalt is acceptable, it tends to soften under the kickstand of bicycles not in racks. Concrete is preferred: Crushed, compacted stone is an acceptable alternative, also.
- b. Bicycle parking should be concentrated around the side and/or rear entrances to the recreation complex.
- c. Small parking areas should be provided at entrance to administrative areas, laundry and industrial type shops.
- d. Large parking areas should be provided to the most likely entrance to the main room, swimming pool and social hall.

\*\*\*\*\*  
PROPRIETARY INFORMATION FOR THE EXCLUSIVE USE OF CLIENT. DO NOT  
RELEASE WITHOUT THE EXPRESS PERMISSION OF WESTERN LEISURE AND  
ASSOCIATES.



# Mesa County Planning

559 White Ave. Rm. 60  
Grand Junction, Colorado

81501-2643

(303) 244-1628

## STAFF REVIEW June 11, 1985

- a. Project: C19-85 Rezone C to PT & ODP - The Neighbors R.V. Park. Petitioner: Warren Jacobson - Grand Junction Tech Center, Inc. Location: SW Corner of I-70 & 24 Road. A request to change the zoning from Commercial (C) to Planned Tourist (PT) and an official development plan of 1,100 units on 77.8 acres.
- b. Surrounding Land Use and Zoning: I-70, farms and irrigated field crops (corn) to the east and north of I-70; portable office building (abandoned) to the west; zoning: Commercial and Planned Business to the east.
- c. Staff Comments: This proposal would allow the subdivision of 77.8 acres into 1,100 lots (or 14 units per acre) at the intersection of I-70 and 24 Road for the purpose of establishing a permanent recreational vehicle subdivision. The project is an unusual blend of a permanent subdivision of lots with the usual more temporary recreational vehicles as a housing type. Under the Mesa County Land Development Code, "Recreational Campgrounds and Camps" are not allowed in the Commercial zone. "Recreational uses" are allowed, however. "Mobile Homes" and "Overnight Campgrounds" are not allowed.

### Code Requirements

Under the Mesa County Land Development Code, there is a clear distinction between mobile homes/manufactured housing and campgrounds.

Mobile Homes are allowed in the R1A, R1B, R2, R2A, R1D, R3, R4 and AFT zones (Section 9.1.5.D). Manufactured Housing is allowed in all residence zones as long as the minimum lot sizes, yard sizes, building spacing dimensions, and off street parking requirements, skirting, minimum width, roof pitch, and exterior appearance standards are met (Sections 8.1 - 8.1.4.D). Mobile Homes and Manufactured Housing that meet these definitions and standards are considered the same as permanent housing since



it meets the minimum requirements for fire code, electrical, plumbing, sanitary facilities, structural integrity and appearance.

Developments such as this would normally only be approved in campgrounds for which the Land Development Code sets specific regulations and standards (Section 10.8). In this section we find the following:

"10.8.1 Use It is intended by this regulation that campgrounds provide overnight or temporary space for tents, truck campers, dependent travel trailers, independent travel trailers, dependent motorized camper units and independent motorized camper units. It is not intended that campground space(s) be used as permanent residence(s) for any occupants other than the owner or manager of the campground." Other pertinent sections of the campground regulation include Section "10.8.3 Length of Stay - The maximum allowable length of stay in any campground shall be fourteen (14) days"; with certain exemptions the length of stay may be up to ninety days.

The applicant's proposal appears to mix the concept of a mobile home park with that of a campground without providing the basic standards of either.

- There is no minimum standard for recreational vehicles to be brought into the park -- presumably any age or condition of campers, trailers, etc. could be brought into the site.
- There is no minimum sanitary standard and no provision for common restroom and bathing facilities. Most recreational vehicles do not have either, and the provision of common restrooms is a prerequisite for a campground.
- There is no minimum fire code, electrical or other building code standard as would normally be required in a mobile home subdivision.
- There is no minimum proposed time of stay for the recreational vehicles which could lead to prolonged living in units which are not designed or suitable for year-round living, thereby creating a group of substandard housing units, densely packed in a large subdivision.

### Utilities

Utilities generally seem to be adequate. Sewer service will be via the Appleton Local Improvement District sewer line on 24 Road with internal sewer lines to each lot.

Water is via the Ute Water 10" line in H Road, which is to be extended by the applicant. However, fire flow will have to be adequate and fire hydrants will be required in accordance with the Land Development Code and the Grand Junction Fire Department.

### Drainage

Since a large portion of the site will be paved, or covered by gravel or roofs, drainage and runoff will be much greater than now exists. No provision for drainage is made in the plan, except for the provision of a drainage easement along the west and south boundary to accommodate existing drains.

Section 4.1.7 of the Land Development Code requires that storm water be retained to not exceed the historic runoff. The plan shows no provision for this type of drainage.

### Irrigation

The project proposal states that there are 118 shares of Grand Valley Irrigation Water, but no provision is made to store or deliver this water to each of the 1,100 lots on the plan.

### Compliance with County Land Use Policies and Master Plan

The project raises a number of significant questions with regard to the County's master plan.

The northwest vicinity plan, which included this area, designates it as a "commercial" site.

The original intent of the property owners was approved by the Planning Commission and County Commissioners in March of 1982 as a minor subdivision to be known as the Grand Junction Tech Center. The approved plan at that time included a landscaped office park and motel complex similar to the Denver Tech Center.

The Fantus report on economic development noted that the Grand Junction area was lacking in well-designed office parks and pointed to the Grand Junction Tech Center as a positive move in that direction. This report was also critical of the entry ways to Grand Junction and the poor first impression one has of the area due to the hodge-podge of land uses along Business I-70 and I-70. The 24 Road entrance is one of the last remaining entrances to the area that could be attractive and a major center for office park development. The R.V. park would make that concept virtually impossible. With 1,100 individual property owners, future land assembly for a higher use would become extremely difficult.

#### Traffic and Transportation

The applicant estimates that a maximum of 4,000 trips/day would be generated from 1,000 R.V. spaces. This traffic would funnel onto 24 Road, which was scheduled for widening to four lanes in the 1982 sales tax project and which was designed as a landscaped boulevard. This project has been delayed indefinitely due to the downturn in the economy. The applicant is proposing to dedicate sufficient right-of-way for widening, but no half road improvements at this time.

#### Buffering, Landscaping and Open Space

Some landscaping is proposed, but the minimum requirement of 20' buffer strips on all sides and 20% of the parcel in open space (Section 4.3.2.A) standards of the Code must be met. A network of common open space between the units with connecting walkways would be preferable.

d. Staff Recommendation: Denial for the following reasons:

1. The project does not meet minimum requirements of either a mobile home park or a recreational vehicle campground of the Mesa County Land Development Code (Sections 8.1 - 8.1.4.D and Section 10.8).
2. The project could have serious impacts on public health and safety for sanitary, fire, and electrical code compliance.
3. The project does not have an adequate drainage plan.

File No. C19-85  
Staff Review  
June 11, 1985  
Page 5

4. The project does not have an adequate irrigation plan.
5. The project and zone change do not comply with the Northwest Vicinity plan.
6. The project does not further the goals of the economic development strategy proposed in the Fantus Report.
7. The original zoning and approval of the Grand Junction Tech Center plan have not been shown to be in error or in need of change.
8. The applicant has not shown a willingness to participate in the upgrading of 24 Road to accommodate the traffic from the project.

If the project is approved, we recommend that each of the issues identified above be addressed.

# REVIEW SHEET SUMMARY

FILE NO. C19-85 DUE DATE 7/5/85  
ACTIVITY The Neighbors R.V. Park  
PHASE Rezone and ODP  
LOCATION SW Corner of I-70 & 24 Road  
PETITIONER Sam T. Haupt  
PETITIONER ADDRESS P.O. Box 363, Grand Junction, CO 81502  
ENGINEER Shrum & Assoc., Inc., 918 North 7th, Grand Junction, CO 81501

DATE REC.	AGENCY	COMMENTS
6/7/85	County Parks	I highly recommend this type of development in the GJ area. This style of living is a forerunner of the way many of us will be living in the future. I anticipate this community will receive an immediate demand and, if operated properly, will grow as few others in Western Colorado.
6/7/85	City Engineer	I have no problem with this project, however, no utilities composit for review attached. Will need to see construction drawings for sewers.
6/10/85	State Highway	The Department of Highways has no problem with this proposal.
6/11/85	Public Service	Gas & Electric: No objections to project. Developer should contact Public Service Company as to gas and electric loads and requirements and utility easements as project develops.
6/12/85	County Engineer	No objections to rezone. The following comments are intended for information and as a help with future submittals.  Developer shall dedicate row and install improvements along 24 Road in accordance with plans approved and filed in the Mesa County Engineering Dept. Developer will also be responsible for road improvements along G Road.  A detailed drainage plan shall be submitted at preliminary plan stage showing storm drainage within the development plus routing of this storm water outside the development to a designated channel. Interior roads shall be private. The County will not accept into system. An ingress/egress onto G Road should be provided by developer.
6/14/85	Building Dept.	Required to comply with all applicable Building Codes. Building Department would request that the application be tabled for 30 days to allow adequate time for us to review building code and state statutes regarding RV's to be located in permanent spaces. RV's are not normally designed for full time occupancy and do not provide the minimum code requirements for residential use.
6/14/85	City Planning	<p>General Comments:</p> <p>As discussed in the project narrative, the location and promotion of retirement developments in Mesa County have been identified as one method of stimulating the local economy. The concept of a high quality recreational vehicle resort with lot ownership is interesting and could be a benefit to this area if located and planned properly.</p> <p>Site Plan and Design:</p> <ol style="list-style-type: none"><li>1) One of the deficiencies of the Grand Junction area, cited in the Fantus report, was the appearance of the major entranceways into the area. This site is at a critical location and very visible from I-70 and 24 Road. It is unclear from the plan how much buffering and screening is actually proposed. As shown on the</li></ol>

DATE REC.

AGENCY

COMMENTS

City Planning  
(Cont.)

plan, much of the landscaping seems to be in the public right-of-way and on an adjacent property. One area of apparently concentrated landscaping at the intersection of I-70 and 24 Road appears to be on a 60+ grade for the off ramp. Our recommendations for screening and buffering are as follows:

- I-70 and 24 Road: Minimum 50' strip bermed and extensively landscaped.
- G Road: Minimum 10' buffer extensively landscaped.
- West property line: Minimum 20' buffer strip. It should be noted that the property to the west is zoned "C" commercial. This commercial zone allows structures to be placed on property lines and contains no provisions for buffering or screening. These buffer zones should provide the needed screening from adjacent rights-of-way to maintain a quality appearance as well as providing protection to the development from noise, dust, and potential incompatible uses.

2) The site plan only shows one access for the 1,100 proposed lots. This appears inadequate for general traffic circulation as well as emergency vehicle access. The design of the entrance only allows a 1-2 car stacking room. Incoming traffic needing to make a left hand turn at the cross street will not be able to do so if more than two cars are waiting to exit onto 24 Road. This could cause a backup of traffic on 24 Road.

The 24 Road access should be provided with accel/decel lanes and a left hand turn lane in 24 Road. Since design and engineering are completed for 24 Road, we recommend full 1/2 street improvements be installed with Phase I of this development. We also recommend an alternate access onto G Road.

3) The plan indicates that easements for drainage will be provided but does not discuss whether the existing drainage system will handle the additional runoff generated by the development. The drainage ditch to the south is in marginal condition in some areas and, while the ditch itself is fairly large, it is constricted at several points by pipes under driveways. At approximately 22 1/2 Road, the ditch is piped for quite a distance under

Highway 6 & 50 and the D&RGW railroad. A drainage/flow analysis needs to be done on the entire drainage to insure that no downstream flooding or adverse water quality from the large parking areas will result. We recommend that this project provide on-site retention as provided for in the County Land Development Code.

4) A portion of the southeast corner of the site is designated as "future development." We recommend that potential uses be designated at this time and be part of the overall consideration on this proposal.

Since this project would be located at a visible and sensitive area and, since this site will eventually be eligible for annexation, we request you give careful consideration to these recommendations.

6/17/85

G.J. Fire

The Grand Junction Fire Dept. has no objections to this rezone and O.D.P. All buildings must meet Uniform Fire Code and Uniform Building Code requirements. Plans must be submitted showing water main size and fire hydrant placement. Minimum water main size on property to be 6 in. with normal hydrant placement of approximately 500 ft. between hydrants. Water main to be looped from G Rd. to 24 Rd. Access from G Rd. may be required.

6/20/85

Ute Water

The Developer is aware that an Off-Site Water Main Extension will be necessary in order to provide adequate service for this project. Optional points of origin, prerequisites and comparative costs have been discussed in meetings and correspondence. An adequate supply of water can and will be provided. Specific water system design, needs and installation will be addressed as plans become available. The project concept seems to possess a potential for extremely beneficial impact for our community. Policies and Fees in effect at the time of application will apply.

GRAND JUNCTION TECH CENTER, INC.  
P.O. Box 363  
Grand Junction, Colorado 81502

June 19, 1985

Response to Review Comments

- A. County Parks - Favorable Comments
- B. City Engineer - Favorable Comments
- C. State Highway Dept. - Favorable Comments
- D. Public Service - Favorable Comments
- E. County Engineer - Favorable Comments
  - 1. The Developer will dedicate ROW and install improvements on both G Road and 24 Road. The Developer will work in a coordinated manner with the Mesa County Engineering Department to insure that all design and/or construction standards are complied with.
  - 2. A detailed drainage plan will be submitted with the preliminary plan as required by the Mesa County Land Development Code. All storm water exceeding historic flows will be detained on site.
  - 3. All interior roads as recommended will constitute private ROW's and an additional ingress/egress will be designed along G Road.
- F. Building Department
  - 1. All residences are, in fact, vehicles and manufactured under applicable government and industry standards for fire safety.
  - 2. When reviewing the literature, the Building Department will find that the Federal Government has promulgated stricter fire and safety codes for vehicles than the governmental regulations for conventional housing.
  - 3. The developers in conjunction with a full-time resort management staff will undertake industrial safety programs which include fire protection, fire prevention and training and regular inspection of buildings and grounds.

4. All recreation and administrative support buildings will be constructed in conformance with the Uniform Building Code and applicable fire safety standards.

G. City Planning.

1. The project will be entirely fenced and landscaped in accordance with the Mesa County Land Development Code and Roadway Landscape Guidelines for Mesa County to foster buffering, screening and project/community beautification. Above all else, the Neighbors will emphasize good site design and aesthetic treatment to insure that the project is successful.
2. Mesa County's open space, landscaping and screening standards will be complied with.
3. An access onto G Road will be designed and constructed. All ingress/egress locations will be designed by a professional engineer with all transportation improvements coordinated with the County Engineering Department and the State Highway Department.
4. The project representatives have discussed the project with the Grand Junction Drainage District. The open ditch along G Road will be tiled and storm water will be detained on the subject parcel.
5. The developers currently have no plans for the southeast corner of the project. Complete preliminary and final plans will be submitted to the County for review at such time that a use is determined.

H. Fire Department.

1. Favorable Comments - all fire safety standards will be met.

I. County Planning Department.

1. Page 1. The applicant is requesting a maximum of 1,000 units which is referenced by the ODP drawing and project narrative. Thus, the maximum project density is 12.9 units per acre, not 14 units per acre.
2. Page 1. Code Requirements. The project requires a planned zone designation for a specific use. As a result, the planning staff recommended in the pre-application conference that a Planned Tourist (PT) zoning classification would be appropriate. A straight zoning classification is not appropriate and the staff's comments regarding "C Zoning, recreational campgrounds and camps, recreational uses, mobile homes, overnight campgrounds and manufactured housing" are not pertinent.



The applicant fully realizes that none of the County's straight zones can be utilized for this highly specialized land use. In fact, to the applicant's knowledge, the County Land Development Code does not address R.V. Resorts.

3. Page 2. Public Safety.

- a. Refer to the Building Department and Fire Department responses.
- b. A complete set of Covenants, Conditions and Restrictions will be submitted with the preliminary plan which sets forth very detailed and strict safety and architectural standards. Some of the key standards and policies include:
  1. A full time park manager will inspect every vehicle prior to acceptance into the park.
  2. All R.V. vehicles must be a minimum of 18 feet long and be fully self contained.
  3. A restroom and tub or shower is required in each unit and must have the necessary sewer and water hookup attachments.
  4. An Architectural Control Committee will review and enforce all exterior fetures on both the individual lots and in the common areas. For example, no canvas material is permitted and each unit must be skirted.
  5. Two satellite restroom and shower house facilities will be constructed in the park. The central recreation complex will also offer restroom and shower facilities.
  6. Some residents may desire to live on their lot on a year-around basis. However, it is anticipated that the peak season will be from Easter to Thanksgiving. A summer type of resort complex is more conducive due to our local climate.
  7. The project is a residential resort and will not permit sub-standard units. The key concept is that the Neighbor is a first class subdivision and resort and should not be confused with campgrounds and mobile home parks.

4. Page 3. Utilities and Drainage.

- A. As discussed, fire hydrants will be installed and fire

flow standards will be maintained.

- B. The applicant will meet all drainage engineering standards that have been adopted by Mesa County and the Grand Junction Drainage District. All storm water exceeding historical flows will be retained on site. It is anticipated that a series of holding basins will be constructed. The sizing and location of the drainage facilities will be shown as a part of the preliminary plan application as required by the Mesa County Land Development Code.
  - C. Each lot and the recreation complex will be served by an engineered and pressurized underground irrigation system that will use Grand Valley Irrigation water as a source of supply. Several holding ponds and pump houses will be installed with the irrigation system entailing specific watering zones. The entire irrigation system including the facilities on private lots will be managed and maintained by park management personnel. In other words, individual residents are not responsible to maintain the irrigation system and on-lot landscaping.
5. Page 3. County Land Use Policies.
- A. The Developers are seeking a "down zone" from commercial to a residential type of use. Land use law has recognized this hierarchical approach since the conception of zoning regulations in the early 1900s.
  - B. Sun Crest Villas to the south of this project was recently rezoned from planned business (recommended by the Northwest Vicinity Plan) to planned residential by the City of Grand Junction. The County Planning Department stated in the staff review that "our office supports the rezone application." The County Commissioners for years have stated that the Task Force Plans developed in the late 1970s are only intended to serve as general land use guidelines and each project must be evaluated on a case by case basis.
  - C. The Developers pursued the Grand Junction Tech Center property when Mesa County was experiencing an economic boom. The favorable comments presented in the Fantus report are appreciated. However, the economic environment has vastly changed over the last three years and there is currently a vast over supply of commercial and industrial parcels, both in terms of zoned and improved property. There is not a market for the Grand Junction Tech Center concept. It is highly unlikely that the subject property will be used for commercial purposes within the next ten years.

6. Page 4. Traffic.

The Developer will install the half road right-of-way if deemed appropriate by the County Commissioners or will place the necessary funds into an escrow account.

7. Page 4. Buffering.

All Mesa County standards will be met.

J. Summary.

It is projected that each resident (mainly retired people) will expend five to eight months a year in Mesa County, which will help stimulate the local economy. The project is designed to serve the needs of the elderly who will bring "new" dollars into the community. The Neighbors represents a new "basic" industry for the County and should be treated no differently than the warm welcome received by Sundstrand.

GRAND JUNCTION TECH CENTER, INC.

By 

Samuel T. Haupt  
Vice President