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File 1993-0066

Name: Junction West R. V. Park - 793 22 Rd - Site Plan Review

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 ISYS retrieval system. In some instances, items are found on the list but are not present in the scanned electronic development file because they are already scanned elsewhere on the system. These scanned documents are denoted with (**) and will be found on the ISYS query system in their designated categories.</p> <p>Documents specific to certain files, not found in the standard checklist materials, are listed at the bottom of the page.</p> <p>Remaining items, (not selected for scanning), will be listed and marked present. This index can serve as a quick guide for the contents of each file.</p>
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### DOCUMENT DESCRIPTION:

X	X	Correspondence			
X	X	Application for Driveway Permit - Mesa Co. Road Dept. - 10/28/85			
X	X	Planning Clearance Requirements Checklist			
X		Model Uniform State Code for R.V. Parks and Campgrounds - Recreational Vehicle Parks and Campgrounds - A recommended Approach to Sensible Regulation - Sept. 1993			
X		E-mails			
X	X	Planning Clearance - issued 3/24/93			
X	X	Development Plan for the additional 18 spaces - to be scanned			
X	X	Sewer Plan and Profile - to be scanned			

# JUNCTION WEST R.V. LARK AND CAMPGROUND



Exit 26 - Junction of U.S. 6 & 50  
793 22 Road  
Grand Junction, Colorado 81505  
(303) 245-8531



Ms. Katherine Portner, Planning Supervisor  
Grand Junction Community Development Dept.  
250 N. 5th Street  
Grand Junction, Co. 81501-2668

Subject: Placement of electric pedestals and buried cable.

Dear Katherine,

In March of 1986 we started developing a row of 10 spaces to be used by custom van, pick-up campers and small motor homes who were not equipped with air conditioners.

Blasdel Sod Farms placed the existing grass, 30 ft. X 400 ft. for these campers and we planted Michigan campground trees at the same time. These hybrid poplar-cottonless cottonwood trees are now about 35 ft. high and giving excellent shade.

We find a large number of our guests want power for applicances, etc.

The (11) eleven Heritage pedestals that will be installed 40 ft. apart are equipped with 5 watt lights on the top of the pedestal which will satisfy a need for walk-way lights also.

Bemis Electric Company is our electrical contractor.

My question to you is, do I need a building permit from both the City and County, or do you issue an authorization paper for me to give to the County for their building permit?

Please advise me on how to proceed.

Attached are pictures of the dry camp spaces and an article from the Daily Sentinel.

Thanks.

Yours truly,

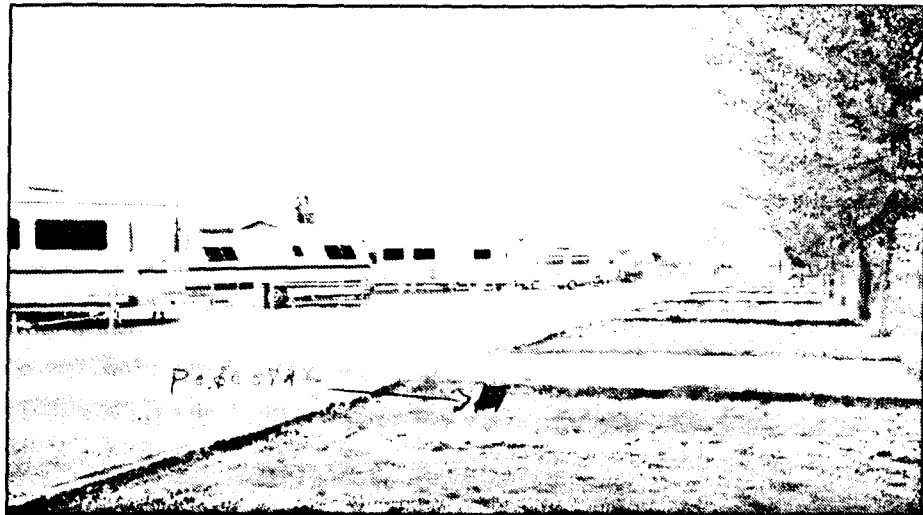
  
Paul G. Patterson

*Plan consultation - 2/9/96 - The 10 spaces are existing and have no existing or proposed water or sewer hookups. Told Mrs. Patterson we would need a Planning Clearance for the electrical pedestals w/out SPR + no top.*  
HP

**R.V. AND BOAT STORAGE**

**Laundromat - Tenting Area - Recreation Area - Hot Showers - Clean Restrooms**

# RVs turn traveling into fun on wheels



Daily Sentinel

One of the neatest things about staying at Junction West RV Park and Campground, according to owner Penny Patterson, is that the travelers are "friendly with each other. They chat back and forth, exchanging notes on what they've seen."

Take all the amenities of home with you when you hit the road

OVER →



**Melissa Schmitt**

Daily Sentinel

**F**or a unique way to see the Grand Valley, why not travel by recreational vehicle? It's fun and convenient, and affords the opportunity to see some of the valley's best-kept secrets.

"One of the best features of traveling by RV is the ability to stop and stay over wherever you'd like," said Penny Patterson, who owns Junction West RV Park and Campground with her husband, Paul.

Penny Patterson described Junction West as a good stop-off place when en route to a more remote destination. It has all the necessities for everyday life, including washers and dryers.

But one of the neatest things about staying in a RV park is the chance to visit with other travelers, she said. "They're very friendly with each other. They chat back and forth, exchanging notes on what they've seen."

Many visitors use the park as a base camp to travel. It's also a stop-off for "snowbirds," people who travel south for the winter.

When Frank Clark retired three years ago, he and his wife, Jo Anne, traded a 25-foot trailer they had used for camping with their kids for a full-sized, fully equipped recreational vehicle. The couple spend summers in Durango and winters in Yuma, Ariz., and much of the rest of their time seeing the country from the windows of their home on wheels.

Last year the Clarks left Durango in

*'The sun comes up in a different direction every day.'*

— Frank Clark,  
RV traveler

August. When they finally made it to Yuma, they had already been to Montana, Idaho, Utah, Canada, Oregon and California.

"It's the people you meet and the places you go," Frank Clark said. "The sun comes up in a different direction every day."

The Clarks pull their Ford - with license plates reading "ME GO 2" — behind their RV. When they find someplace they'd like to tour, they park the RV and drive the car.

"It's the freedom," Clark said. "You try out the restaurants, you cook inside, you cook outside."

The biggest cost the Clarks incur is gasoline. "When we're camping, we use almost no electricity and little water. We don't even use their facilities. We have everything we need right here."

The office at Junction West RV Park is open from 7 a.m. to 10 p.m. Quiet hours are from 10 p.m. to 6 a.m.

Facilities include 30 level pull-throughs, 30 full hookups, a general store, a laundromat, picnic tables, barbecue grills, volleyball, horse-shoes, separate tent area and boat storage. Small pets are welcome.

The park is at 793 Road 22, off Interstate 70 at Exit 26.

**Copy Distribution**  
 White copy to applicant  
 Yellow copy to permit files  
 Pink copy to district foreman

MESA COUNTY ENGINEERING DEPARTMENT

Permit No. 193-199  
 District No. A  
 Road H  
 Foreman Arly

**APPLICATION  
 FOR DRIVEWAY PERMIT**

Permit Fee Received \$ 00  
 By: [Signature]

Application Date 5-3-, 19 93

Paul G. Patterson (herein called "Applicant") hereby requests permission and authority from the Engineering Department to construct a driveway approach(es) on the right-of-way of Mesa County Road H Road adjacent to his/her property located on the South side of the road, at West of 22 Road for the purpose of obtaining access to RV Storage (State nature of business)

Applicant submits herewith for the construction and approval of the Department a sketch of the proposed installation showing all necessary specification detail including, (1) frontage of lot along road, (2) distance from centerline of road to property line, (3) number of driveways requested, (4) width of proposed driveway(s) and angle of approach, (5) distance from driveway to road intersection, if any, (6) size and shape of area separating driveways if more than one approach, and (7) setback distance of building(s) and/or gasoline pump island(s).

The applicant binds and obligates himself to construct and maintain the driveway approach(es) in accordance with the provisions, specifications, and conditions enumerated in this document, and the Mesa County Standard Specifications for Road and Bridge Construction.

**GENERAL PROVISIONS**

- FIRST:** The Applicant represents all parties in interest, and affirms that the driveway approach(es) is to be constructed by him for the bona fide purpose of securing access to his property and not for the purpose of doing business or servicing vehicles on the road right-of-way.
- SECOND:** The Applicant shall furnish all labor and materials, perform all work, and pay all costs in connection with the construction of the driveway(s) and its appurtenances on the right-of-way. All work shall be completed within 30 days of the Permit date.
- THIRD:** The type of construction shall be designated and/or approved by the Engineering Department and all materials used shall be of satisfactory quality and subject to inspection and approval of the Department.
- FOURTH:** The traveling public shall be protected during the installation with proper warning signs and signals and the Department and its duly appointed agents and employees shall be held harmless against any action for person injury or property damage sustained by reason of the exercise of the Permit.
- FIFTH:** The Applicant shall assume responsibility for the removal or clearance of snow, ice or sleet upon any portion of the driveway approach(es) even though deposited on the driveway(s) in the course of the Road Department's snow removal operations.
- SIXTH:** In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the entrance shall be securely braced before the fence is cut to prevent any slacking of the remaining fence, and all posts and wire removed shall be turned over to the Road Department.
- SEVENTH:** No revisions or additions shall be made to the driveway(s) or its appurtenances on the right-of-way without the written permission of the Department.
- EIGHTH:** Provisions and specifications outlined herein shall apply on all roads under the jurisdiction of the Department.

**SPECIAL CONDITIONS**

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

In signing this application and upon receiving Department authorization and permission to install the driveway approach(es) described herein, the Applicant signifies that he has read, understands and accepts the foregoing provisions and conditions and agrees to construct the driveway(s) in accordance with the accompanying specifications plan reviewed and approved by the Department.

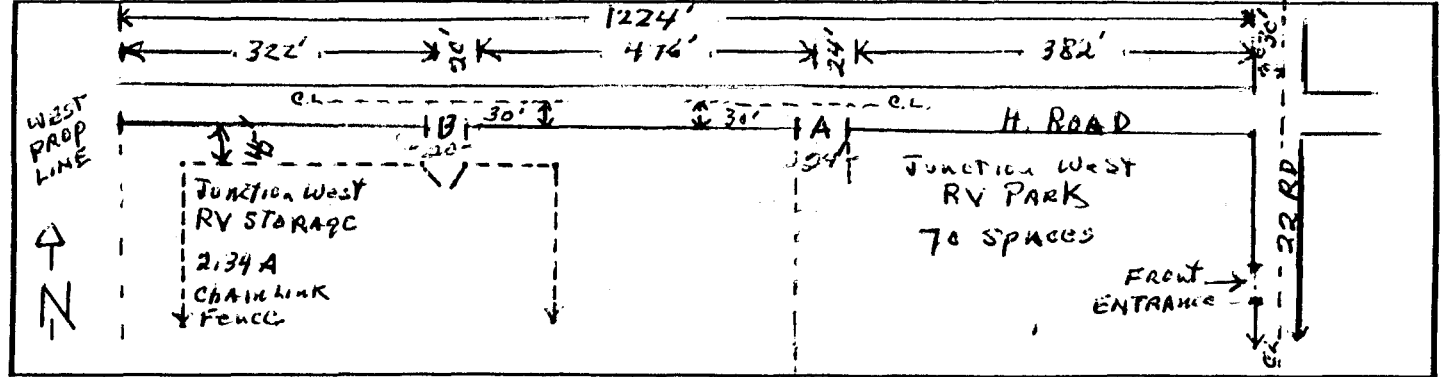
Witness: [Signature] Signed: Paul G. Patterson  
 (Signature of Applicant)  
 793-22 Road  
 Grand Junction, Co. 81505  
 245-8531 (Address)  
 (Telephone Number)

PERMIT GRANTED THIS 3 DAY OF May, 1993 SUBJECT TO THE PROVISIONS, SPECIFICATIONS, AND CONDITIONS STIPULATED HEREIN.

[Signature] 5-3-93 By: \_\_\_\_\_  
 (Permit Coordinator) (Date) (Supervisor)

NOTE TO APPLICANT: This permit shall be made available at the site where and when work is being done.  
 APPLICANT PLEASE NOTE: A work sketch or drawing of the proposed driveway(s) must accompany application. No application will be accepted or processed, nor permit granted, without the required specification plan.

PRESS HARD — YOU ARE MAKING THREE COPIES



The above space is provided for work sketch of proposed installation.  
 (REQUIREMENTS ON REVERSE SIDE)

MESA COUNTY ENGINEERING DEPARTMENT

**ALL DRIVEWAYS SHALL BE INSTALLED IN ACCORDANCE WITH THE  
APPLICABLE SECTIONS OF THE MESA COUNTY STANDARD SPECIFICATIONS  
FOR ROAD AND BRIDGE CONSTRUCTION. REQUIREMENTS FOR DRIVEWAYS  
INCLUDE, BUT ARE NOT LIMITED TO, THE FOLLOWING:**

- Section 1**  
Definition A driveway approach is understood to be that portion of the highway right-of-way between the pavement edge and the property line which is designed and used for the interchange of traffic between the roadway pavement and the abutting property.
- Section 2**  
Intersection Clearance At any intersection, a driveway shall be restricted for a sufficient distance from the intersection to preserve the normal and safe movement of traffic. (It is specified for rural residence entrances that a minimum intersection clearance of 50 feet be provided and for rural commercial entrances a minimum of 100 feet be provided.)
- Section 3**  
Sight Distance All entrances and exits shall be so located and constructed that vehicles approaching or using them will be able to obtain adequate sight distance in both directions along the highway in order to maneuver safely and without interfering with highway traffic.
- Section 4**  
Control Devices The Applicant shall not be permitted to erect any sign or display material, either fixed or moveable, on or extending over any portion of the highway right-of-way.
- Section 5**  
Number of Driveways Generally no more than one approach shall be allowed any parcel of property the frontage of which is less than one hundred (100) feet. Additional entrances or exits for parcels of property having a frontage in excess of one hundred (100) feet shall be permitted only after showing of actual necessity.
- Section 6**  
Property Line Offset All driveways shall be so located that the flared portion adjacent to the traveled way will not encroach upon adjoining property.
- Section 7**  
Driveway Width It is recommended that no commercial driveway shall have a width greater than thirty (30) feet, measured at right angles to the centerline of the driveway, except as increased by permissible radii; and that no noncommercial driveway shall have a width greater than twenty (20) feet measured at right angles to the centerline of the driveway, except as increased by permissible radii; unless such driveways meet the requirements of the Mesa County Standard Specifications for Road and Bridge Construction.
- Section 8**  
Approach Angle The axis of an approach to the road may be at a right angle to the centerline of any angle between ninety (90) degrees and sixty (60) degrees but shall not be less than sixty (60) degrees. Adjustment may be made according to the type of traffic to be served and other physical conditions.
- Section 9**  
Parking The construction of parking or servicing areas on the highway right-of-way is specifically prohibited. Off-the-road parking facilities should be provided by commercial establishments for customers' vehicles.
- Section 10**  
Slope of Drive The grade of entrance and exit shall slope downward and away from the road surface at the same rate as the normal shoulder slope and for a distance equal to the width of the shoulder but in no case less than ten (10) feet from the pavement edge. Approach grades are restricted to not more than 10%.
- Section 11**  
Drainage All driveways and approaches shall be so constructed that they shall not interfere with the drainage system of the street or highway. The Applicant will be required to provide, at his own expense, drainage structures at entrances and exits which will become an integral part of the existing drainage system. The dimensions of all drainage structures must be approved by the Department representative prior to installation. All culverts or other drainage structures installed within the right-of-way shall be a minimum of 12 inches in diameter. This shall be as measured on the inside of the pipe (inside diameter).

# JUNCTION WEST R.V. PARK AND CAMPGROUND

Exit 26 - Junction of U.S. 6 & 50  
793 22 Road  
Grand Junction, Colorado 81505  
(303) 245-8531

Original  
- NOT Remove  
from Office

May 10, 1993

Grand Junction Community Development  
250 North Fifth Street  
Grand Junction, Co. 81501

Subject: Impact Statement/Project Narrative  
Addition/Expansion of Junction West R.V. Park

(1) Proposal: Add 18 recreation vehicle spaces on the south side of the service building.

The R. V. Park was originally engineered for 30 spaces on the north side of the service building and 50 spaces on the south, by Western Engineers in 1972. It was re-engineered in 1977 by Plateau Engineering for Pitt's Campground. 30 spaces were installed on the north. A Mesa County conditional use permit prevented the addition of spaces on the south until the park was connected to a better sewer system. The park connected to the Persigo sewer system in May of 1992.

The service building has twelve showers, twelve basins, 10 toilets. This is more than enough to meet state requirements for a 200 space R. V. park.

(2) Location: 793-22 Road south of the service building. South 162 feet, north 400 feet.

(3) When is proposal to be developed: Additional spaces are needed to be in service as close as possible to June 1, 1993.

Junction West is a seasonal tourist overnight R. V. Park. Our season is from May 1 thru October 31, (68%). The other five months account for 32% of our business.

The addition will be completed in two phases:

Phase I: Add the south row of 9 spaces (31-39) providing sewer, water and electric service to each space. 9 sewer tap fees will be paid prior to start of construction.

Midwest power pedestals will be provided giving the guest a choice of 50 amp, 30 amp or 20 amp G.F.I. receptacles. Bemis Electric is the electrical contractor. Grand Valley Rural Power Co. will provide 400 amp service to a consumer pad.

## R.V. AND BOAT STORAGE

*Laundromat - Tenting Area - Recreation Area - Hot Showers - Clean Restrooms*

Per Gary Mathes, Ute Water Conservancy District, adequate water is on premise serviced by a 2 inch commercial meter.

United Sand and Gravel will cover and pack the area, (100 ft. by 400 ft.) with 4 inches of 3/4 inch road base.

Cedar fencing will be provided in each space identical to the north side. A common green belt of grass, 42 ft. wide and 400 ft. long exists now. 23 hybrid poplar-cottonless cottonwood shade trees exist now.

Phase II: Add the center row of (9) spaces (21-29). These will be equipped with water and electric service, but no sewer connections.

Midwest pedestals will be provided with (2) 30 amp and (1) 20 amp G.F.I. receptacles.

United Sand and Gravel will place 3/4 inch roadbase in this 80 foot by 400 foot area. Cedar fencing will be placed in each space.

(4) Area impacted by the proposal: 3 acres south of the addition is Brown Environmental Co., zoned industrial. The ten acres to the west is part of Junction West R. V. Park. The fifteen acres on the east side of 22-Road is vacant land zoned industrial.

(5) Compatibility of the proposal in relation to the surrounding area and residents: Little impact. R. V.'s presently enter on 22-Road entrance and exit on H Road exit. No change in traffic pattern.

(6) The services to be provided both public and private: Tourist overnight R. V. parking spaces. A 2400 square foot service building now in service includes rest rooms, showers, laundramat, store and game room.

(7) Special considerations to be addressed: None known.

(8) How the proposal meets the criteria for rezones, special uses, etc.: The R. V. Park is now zoned commercial. We were annexed to the City February 9, 1992.

  
Paul G. Patterson

Original  
NOT REMOVE  
Town Office



Fee \$140.00

PLANNING CLEARANCE REQUIREMENTS  
GRAND JUNCTION COMMUNITY DEVELOPMENT

BUILDING ADDRESS: 793 22 Road FILE NO: \_\_\_\_\_

PROPOSAL: Addition / Expansion of RV Campground

DEVELOPER: PAUL PATTERSON TELEPHONE: \_\_\_\_\_

REQUIRED

- A. Impact Statement / Project Narrative
- M. Section 404 Permit (b)
- B. Site Plan  
24" x 32" showing setbacks to all property lines and all streets which abut the parcel and easements. Prepared by a professional engineer. (Scale 1" = 50')
- N. Environmental Site Assessment
- C. Drainage & Grading Plan / Report
- O. Structural Information
  - 1) Heights, Elevations, Square Footage
  - 2) ~~Percent of Building Coverage~~
  - 3) Setbacks
  - 4) Lighting (a)
  - 5) Signage Detail (a) (b)
  - 6) Fences (a) (b)
- P. Subsurface Soils Investigation
- D. Utilities Composite  
Sewer, Water, Gas, Electric, TV, Telephone, Storm Drain, Irrigation, Ditches
- Q. Sewer/Water Tap (Power of Attorney)
  - 1) Water Supply
  - 2) Water Usage
  - 3) Sewage Generation Estimates
- E. Landscaping / Screening / Buffering
  - 1) Types of Open Space (a)
  - 2) Maintenance
  - 3) Irrigation Rights.
  - 4) Irrigation Plan
- F. Roadway Plan / Profile
- R. Parking Plan
  - 1) Total Number (a)
  - 2) Handicapped Spaces / Symbols
  - 3) Space Dimensions / Striped / Blocks
- G. Traffic Circulation Patterns
  - 1) Pedestrian / Bike paths / Crosswalks
  - 2) Curb Cuts (a)
  - 3) Dimensions of Curb Cuts / Driveways
  - 4) Internal Circulation Detail
- S. Improvements Agreement
- H. Traffic Analysis / Impact Study
- T. Improvements Guarantee
- I. Floodplain Analysis and/or Permit (b)
- U. Application / Planning Clearance
- J. Geology Report / Soils Report
- V. Review Sheet
- K. Gamma Radiation Report
- W. Other: \_\_\_\_\_
- L. ~~C~~ DOT Access Permit (b)
- X. R.O.W \_\_\_\_\_

SHOW EXISTING SEWER LINES  
SHOW FUTURE SEWER LINES

SHOW MAIN WATER LINE ON SITE PLAN

ON SITE PLAN

ON SITE PLAN

ON SITE PLAN

ON SITE PLAN

Original NOT Returned to Office

(a) Existing and Proposed (b) Requires a Separate Permit

NUMBER OF REVIEW PACKETS REQUIRED: 6

- Community Development
- City Property Agent
- Police Department
- City Attorney
- City Traffic Engineer
- Building Department
- City Utilities Engineer
- Parks & Recreation
- GJ Drainage District
- City Development Engineer
- Fire Department
- State Health (Dick Bowman)

REQUIRED FOR ALL BUSINESS, COMMERCIAL, INDUSTRIAL, MULTI-FAMILY AND INSTITUTIONAL USES UNLESS EXEMPTED BY STAFF

NOT Required, per Dick Bowman

# REVIEW COMMENTS

Page 1 of 3

FILE NO. #66-93

TITLE HEADING: Site Plan Review - Junction West  
RV Park

LOCATION: 793 22 Road

PETITIONER: Paul Patterson

PETITIONER'S ADDRESS/TELEPHONE: 793 22 Road  
Grand Junction, CO  
245-8531

PETITIONER'S REPRESENTATIVE: Wayne Lizer

STAFF REPRESENTATIVE: David Thornton

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**NOTE: WRITTEN RESPONSE BY THE PETITIONER TO THE REVIEW COMMENTS IS  
REQUIRED ON OR BEFORE 5:00 P.M., JUNE 2, 1993.**

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**CITY UTILITIES ENGINEER**  
**Bill Cheney**

**5/14/93**  
**244-1590**

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Sewer is available as outlined in the narrative.

Check with Fire Department to see if additional fire hydrants are required. Existing water lines may not be adequate to provide required flows for fire protection.

**CITY DEVELOPMENT ENGINEER**  
**Gerald Williams**

**5/17/93**  
**244-1591**

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No comment.

**GRAND JUNCTION FIRE DEPARTMENT**  
**Ken Johnson**

**5/21/93**  
**244-1400**

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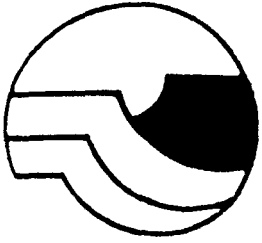
The Fire Department has no objections to the proposal.

**COMMUNITY DEVELOPMENT DEPARTMENT**  
**David Thornton**

**5/25/93**  
**244-1447**

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See attached comments.



Mesa County  
Planning

559 White Ave. Rm. 60  
Grand Junction, Colorado  
81501-2643

(303) 244-1628

*Fence gone - Lagoon  
has been filled  
BARRELS Replace w/ Dumps N.P.*

CERTIFIED RETURN RECEIPT REQUESTED

September 30, 1985

Paul & Penny Patterson  
793 22 Road  
Fruita, CO 81521

Dear Mr. & Mrs. Patterson:

This letter is to inform you that the Mesa County Commissioners approved a conditional use permit for Monument Camper Court Campground on April 11, 1977 with the following conditions:

- That the sewage pond be enclosed completely by a 6' fence.
- That the trash storage area also be enclosed completely by a 6' fence.
- That a visitor parking area be provided.
- That all landscaping and trees be installed as per Mesa County Campground Regulations.
- Subject to the incorporation of an aeration process into the lagoon type sewage disposal system.
- A maximum of 31 spaces to be allowed.

It was also stated that further expansion of the total camp facility would require an acceptable alternate sewage disposal system or hook-up to a conventional sewage disposal line.

According to the Mesa County Zoning Regulations at the time of approval, a conditional use is subject to review at any time to assure that the use is in full compliance with the conditions set forth.

If I can be of help, please give me a call.

Sincerely,

Kirk Pittman  
Zoning Administrator

KP/dw

FILE: #66-93 Grand Junction West RV Park

DATE: May 25, 1993

STAFF: David Thornton

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STAFF COMMENTS:

I. The following standards are required by Section 5-4-7 of the Zoning and Development Code for all Public Recreational Campgrounds. **Please respond in writing to each standard as to how the Grand Junction West RV Park meets these requirements.**

1. Campgrounds shall not be used as permanent residences except for the owner or manager and permanent maintenance personnel.
2. Towed vehicles within the campground shall not exceed eight feet in width.
3. No person shall stay in any campground more than ninety (90) days per calendar year. Extensions for one additional ninety-day period may be granted by the administrator on an individual basis. An extension shall be requested, in writing, by the owner or manager of the campground.
4. Separate camping areas shall be maintained for independent units, dependent units, and tents.
5. Camping sites shall be a minimum of one thousand two hundred fifty (1,250) square feet and at least 25 feet in width.
6. Campsites shall be spaced so that there is at least: ten feet between sites; eight feet from the interior roadways; fifty feet from exterior roadways; and fifteen feet from property lines.
7. Parking spaces and interior roadways shall be paved or treated to reduce dust.
8. Sewage facilities shall be connected to a public sewer collection and treatment system.
9. If provided, electric and gas service shall meet all state and local electric and gas regulations. All utilities shall be underground.
10. At least one public telephone shall be provided.
11. Interior roadways must comply with Colorado Department of Health standards in addition to the requirements of this code.
12. Walkways within the campground area shall be at least 4 feet wide with an all-weather surface.
13. Streets and walks shall be lighted every four hundred feet, conforming to the overall design of the campground.
14. Service buildings with restrooms and other facilities shall be provided in accordance with Colorado Department of Health standards.
15. All areas within the campground must have an acceptable form of groundcover to prevent erosion and blowing dust.
16. One tree of a species suitable for the area shall be provided for each two camping spaces, and shall be located in close proximity to those spaces.
17. All trash collection areas shall be screened, and protective fencing shall be provided around hazardous areas.
18. Recreational campgrounds shall comply with all requirements of this Code.

19. At least one clothes washing machine shall be provided for the first ten spaces, plus one machine per each additional fifteen spaces. One clothes dryer shall be provided per each 20 spaces.

20. Each campground shall provide a recreational area consisting of one hundred and five square feet per campground space.

21. Adjoining residential areas shall be screened by a six foot solid fence.

22. Each campground shall provide at least one full-time attendant. A permanent record of registrations must be maintained.

II. The Zoning and Development code currently requires half street improvements for all abutting right-of-ways when a building permit is issued. Current cost estimates are \$50.00 per linear foot. This site has 493 feet of frontage along 22 Road and 1224 feet along H Road for a combined total of 1717 feet which equals \$85,850.00 in road improvements required at today's costs. Under the Conditional Use permit for this project issued by the County in 1977, 31 RV spaces were approved. To bring this site up to the approved 31 spaces will not require the petitioner to pay for the half street improvements for 22 Road and H Road. At such time when more than 31 spaces are built, the current policy for road improvements will be in effect.

Of the 18 additional spaces being requested in addition to the 22 existing RV spaces, (as shown on the site plan), Staff can only approve 9 additional spaces (or Phase I as submitted) without requiring half street improvements for both 22 Road and H Road. **Approving the 9 additional RV spaces is also contingent on a signed statement by the owner that those existing spaces with two hook-ups, currently being used a single RV space and shown on the site plan as such, will only be used as a single space in the future, therefore allowing only a total of 31 RV's in the park at any given time.** If on occasion, two tenants desire to use one of the existing two hook-up spaces jointly, then an additional space in the park would have to remain vacant for that occupancy period, maintaining the maximum of 31 RV spaces allowed.

STAFF REVIEW: Grand Junction West RV Park

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FILE: #66-93

DATE: May 25, 1993

STAFF: David Thornton

REQUEST: Expansion of a RV Campground approved as a Conditional Use in the County prior to annexation.

LOCATION: 793 - 22 Road. (22 and H Roads)

APPLICANTS:

Representative: Paul Patterson

---

EXISTING LAND USE: RV PARK

PROPOSED LAND USE: RV PARK

SURROUNDING LAND USE:

NORTH --

EAST --

SOUTH -- Brown Environmental Company

WEST -- Vacant

EXISTING ZONING: Heavy Commercial (C-2)

PROPOSED ZONING: No Change

SURROUNDING ZONING:

NORTH --

EAST --

SOUTH --

WEST --

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RELATIONSHIP TO COMPREHENSIVE PLAN/POLICIES/GUIDELINES:N/A

STAFF ANALYSIS:

The following standards are required by Section 5-4-7 of the Zoning and Development Code for all Public Recreational Campgrounds. **The petitioner needs to respond in writing to each standard as to how the Grand Junction West RV Park meets these requirements.**

1. Campgrounds shall not be used as permanent residences except for the owner or manager and permanent maintenance personnel.
2. Towed vehicles within the campground shall not exceed eight feet in width.
3. No person shall stay in any campground more than ninety (90) days per calendar year. Extensions for one additional ninety-day period may be granted by the administrator on an individual basis. An extension shall be requested, in writing, by the owner or manager of the campground.
4. Separate camping areas shall be maintained for independent units, dependent units, and tents.
5. Camping sites shall be a minimum of one thousand two hundred fifty (1,250) square feet and at least 25 feet in width. **According to the site plan submitted this requirement is being met.**
6. Campsites shall be spaced so that there is at least: ten feet between sites; eight feet from the interior roadways; fifty feet from exterior roadways; and fifteen feet from property lines.
7. Parking spaces and interior roadways shall be paved or treated to reduce dust. **This requirement appears to be met by the proposal of 4 inches of 3/4 inch road base.**
8. Sewage facilities shall be connected to a public sewer collection and treatment system. **This requirement is being met.**
9. If provided, electric and gas service shall meet all state and local electric and gas regulations. All utilities shall be underground. **This requirement will have to be met by the developer.**
10. At least one public telephone shall be provided.
11. Interior roadways must comply with Colorado Department of Health standards in addition to the requirements of this code.
12. Walkways within the campground area shall be at least 4 feet wide with an all-weather surface.
13. Streets and walks shall be lighted every four hundred feet, conforming to the overall design of the campground.
14. Service buildings with restrooms and other facilities shall be provided in accordance with Colorado Department of Health standards.
15. All areas within the campground must have an acceptable form of groundcover to prevent erosion and blowing dust.
16. One tree of a species suitable for the area shall be provided for each two camping spaces, and shall be located in close proximity to those spaces.
17. All trash collection areas shall be screened, and protective fencing shall be provided around hazardous areas.
18. Recreational campgrounds shall comply with all requirements of this Code.
19. At least one clothes washing machine shall be provided for the first ten spaces, plus one machine per each additional fifteen spaces. One clothes dryer shall be provided per each 20 spaces.
20. Each campground shall provide a recreational area consisting of one hundred and five square feet per campground space.
21. Adjoining residential areas shall be screened by a six foot solid fence.
22. Each campground shall provide at least one full-time attendant. A permanent record of registrations must be maintained.

II. The Zoning and Development code currently requires half street improvements for all abutting right-of-ways when a building permit is issued. Current cost estimates are \$50.00 per linear foot. This site has 493 feet of frontage along 22 Road and 1224 feet along H Road for a combined total of 1717 feet which equals \$85,850.00 in road improvements required at today's costs. Under the Conditional Use permit for this project issued by the County in 1977, 31 RV spaces were approved. To bring this site up to the approved 31 spaces will not require the petitioner to pay for the half street improvements for 22 Road and H Road. At such time when more than 31 spaces are built, the current policy for road improvements will be in effect.

Of the 18 additional spaces being requested in addition to the 22 existing RV spaces, (as shown on the site plan), Staff can only approve 9 additional spaces (or Phase I as submitted) without requiring half street improvements for both 22 Road and H Road. **Approving the 9 additional RV spaces is also contingent on a signed statement by the owner that those existing spaces with two hook-ups, currently being used a single RV space and shown on the site plan as such, will only be used as a single space in the future, therefore allowing only a total of 31 RV's in the park at any given time.** If on occasion, two tenants desire to use one of the existing two hook-up spaces jointly, then an additional space in the park would have to remain vacant for that occupancy period, maintaining the maximum of 31 RV spaces allowed.

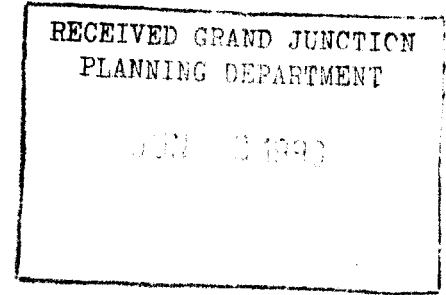
STAFF RECOMMENDATIONS: "See above"



# JUNCTION WEST R.V. PARK AND CAMPGROUND

Exit 26 - Junction of U.S. 6 & 50  
793 22 Road  
Grand Junction, Colorado 81505  
(303) 245-8531

May 28, 1993



David Thornton  
Community Development Department  
City of Grand Junction  
250 N. 5th Street  
Grand Junction, Co. 81501

Dear Mr. Thornton,

I wish to purchase a full copy of Section 5-4-7 of the Zoning and Development Code for all Public Recreational Campgrounds.

Also I will appreciate an answer on the following questions.

- 1) Has the road improvement, ordinance #2511 applied to all commercial building permits issued since March 20, 1991. If not, why not.
- 2) The total size of the campground will not exceed five (5) acres. The remaining nine (9) acres is R. V. and boat storage, which was established in 1985.

Because of the history of bad odors from Persigo, this area will not develop into anything more than low grade industrial or commercial business. What action will have to be taken to sell or develop this 9 acres into mini-storage or something similar?

I will appreciate a reply.

Yours truly,

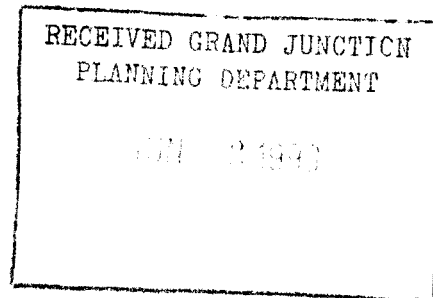
  
Paul G. Patterson

## R.V. AND BOAT STORAGE

*Laundromat - Tenting Area - Recreation Area - Hot Showers - Clean Restrooms*

# JUNCTION WEST R.V. PARK AND CAMPGROUND

Exit 26 - Junction of U.S. 6 & 50  
793 22 Road  
Grand Junction, Colorado 81505  
(303) 245-8531



May 28, 1993

Review Comments

File #66-93

Site Plan Review - Junction West R. V. Park

--add nine spaces equipped with sewer, water and electric service.

City Utilities Engineer - A 2 inch water meter with 100-110 PSI serves the park.

Community Development Department -

- 1) Junction West is an overnite campground. We do not accept permanent residents.
  - 2) Federal law limits trailers to 8 foot or under in width.
  - 3) The only time we have had guests stay over 90 days were those building new homes here. This is a fair rule.
  - 4) The park has a dry camp area and a four space tent area.
  - 5) All R. V. spaces are over 1250 square feet.
  - 6) The ten original spaces on the north are not 50 feet from the road. The nine new spaces meet these requirements.
  - 7) All parking spaces and interior roads are made of seasoned 3/4 inch road base. There is no dust.
  - 8) The park is on city sewer.
  - 9) All electric and gas service meet all regulation.
  - 10) One outside public phone is in place.
  - 11) The Colorado Department of Health requires 10 feet for one traffic lane and 20 feet for a two way traffic lane. These are met.
  - 12) The total developed R. V. area is seasoned all weather 3/4 inch roadbase.
  - 13) Lighting of streets is being met.
  - 14) The service building has six showers, 5 toilets and six basins for each sex.
  - 15) The soil from St. Mary's to fill the lagoon was tested. Chemical fertilizer and orchard grass were planted. We have no other dust problems.
  - 16) Campground trees from Michigan were planted in 1986. These are hybrid poplar-cottonless cottonwood. This keeps branches above R.V. height. There is a row of 23 trees surrounded by sod farm grass in close proximity to the nine new spaces.
  - 17) We have a B.F.I. four yard dumpster. This is not screened. All garbage going into this dumpster is in plastic bags to avoid fly problems.
  - 18) We cannot comply with 50 foot from exterior road way in item 6.
  - 19) We have six washers and six dryers.
  - 20) We have swing, slide, teeter totter and tether ball in one area. A basketball hoop, horse-shoe pit and volley ball in another area.
  - 21) There are no adjoining residential areas.
  - 22) The park has attendants 24 hours per day, 365 days per year.
- A permanent record of registrations is maintained.

## R.V. AND BOAT STORAGE

*Laundromat - Tenting Area - Recreation Area - Hot Showers - Clean Restrooms*

II. I need information on road improvement policy:

1) Exactly what road improvements are involved, ie. curbs, gutters, sidewalks, paving, or what? H Road and 22 Road now exist.

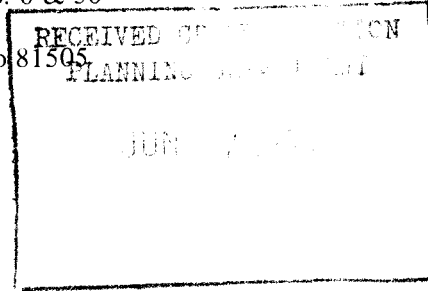
Before the additional spaces are added, a statement will be issued agreeing to maximum of 31 R. V.'s in the 31 R. V. spaces.

A handwritten signature in cursive script that reads "Paul G. Patterson". The signature is written in black ink and is positioned above the printed name.

Paul G. Patterson

# JUNCTION WEST R.V. PARK AND CAMPGROUND

Exit 26 - Junction of U.S. 6 & 50  
793 22 Road  
Grand Junction, Colorado 81505  
(303) 245-8531



June 4, 1993

Dave Thorton, C. D. D.  
City of Grand Junction  
Grand Junction, Co. 81501

Subject: Request for clarification of C. D. D. Staff comments.

Dear Mr. Thorton,

I need clarification on the few items highlighted.

- 2) Federal law limits R. V.'s to 8 foot in width. Park Models, (non self contained) exceed this. We have never accepted any park models in this park. Most newer expensive fifth wheel travel trailers have electrically operated 3 ft. by 6 ft tip-outs in the rear section of the unit. These are always located on the drivers side of the trailer.
- 3) Please specifically give basis for extension. Examples: 1. Of our six short term monthly spaces, one is occupied by Mr. and Mrs. Harry Gardner, former residents of the area who now reside in Arizona most of the year, returning to Grand Junction to visit and vacation with their family members still residing here. Mr. and Mrs. Gardner plan to return to Arizona in the early fall. 2. Mr. and Mrs. Harold Katzenburg are the only other couple who may go over three months stay as they are here while Mrs. Katzenburg undergoes chemo-therapy and any resulting treatment for cancer.
- 4) Any properly run campground will keep tents separated from all others. The new spaces, 21-29, 40 ft. X 35 ft., are designed for units not requiring sewer, but wanting electricity. This could be an independent (totally self contained) or a custom van that needs rest rooms and electricity, (dependent units.) Many of these vans are in the \$30,000 to \$40,000 range and are equiped with toilet facilities, but no showers.
- 5) Need "camping sites" defined. Our very smallest sites, 35 ft. X 40 ft. are larger than most sites at K. O. A., Fruita Junction and Big J. This is 1400 sq. feet. The Colorado Department of Health specifies 900 sq. feet for tent sites.
- 6) There are 18,000 commercial (modern) campgrounds listed in Trailer Life Directory and Woodalls Campground Directory. None of these could meet the 50 ft. spacing/ 8 ft. spacing without removing the vast majority of all spaces. Example:

## R.V. AND BOAT STORAGE

*Laundromat - Tenting Area - Recreation Area - Hot Showers - Clean Restrooms*

1. Our new nine spaces 31-39 are 60 ft. long and 35 ft. wide pull through spaces equipped with 50 amp electric service for large units. 8 ft. spacing from each end reduces the 60 ft. space to 44 ft. A 35 ft. Air-stream pulled by a 20 ft. van will not fit. A 35 ft. \$200,000 motorhome pulling a tow vehicle will not fit.

2. The new 40 ft. spaces minus 16 ft. equals 24 ft. Nothing fits.

The Colorado regulations call for 25 ft. spacing from a public highway. A fifty foot spacing would eliminate the whole north row.

Monument Campground was engineered to meet Mesa County and the Colorado Department of Health Campground Regulations in 1977. In 1985, the Mesa County Planning Department reviewed the 26 page Colorado Campground Regulations with me. While we have spent thousands of dollars renovating the park, installing city sewer, removing the lagoon and planting 43 trees, nothing has been changed since 1985.

There are only two private businesses that inspect and rate campgrounds in the United States:

1. Trailer Life Directory. Has Good Sam Club with 1,500,000 members. Has strict standards for facilities, cleanliness and environmental. Of the 18,000 campgrounds rated by their teams, 195 are in Colorado. Of the 195, one has a rating of 10, seven a rating of 9.5 (these are newer campgrounds) and 19 have a rating of 9. We are one of those rated 9, and carry the highest rating in Mesa County. If we had a rating of under 9, we would be bankrupt.

2. American Automobile Association. Has about 32,000,000 members. You must meet all inspection requirements or you cannot be included in their directory. Only Junction West and Clifton K. O. A. meet their standards. No other campgrounds in the area are considered for their directory.

I am hoping the above helps and I will appreciate clarification.

  
Paul G. Patterson

Mr. Dave Thornton

FILE: #66-93 Grand Junction West RV Park

DATE: May 25, 1993

STAFF: David Thornton

---

STAFF COMMENTS:

I. The following standards are required by Section 5-4-7 of the Zoning and Development Code for all Public Recreational Campgrounds. **Please respond in writing to each standard as to how the Grand Junction West RV Park meets these requirements.**

1. Campgrounds shall not be used as permanent residences except for the owner or manager and permanent maintenance personnel.

✓ 2. Towed vehicles within the campground shall not exceed eight feet in width.

✓ 3. No person shall stay in any campground more than ninety (90) days per calendar year. Extensions for one additional ninety-day period may be granted by the administrator on an individual basis. An extension shall be requested, in writing, by the owner or manager of the campground.

4. Separate camping areas shall be maintained for independent units, dependent units, and tents.

✓ 5. Camping sites shall be a minimum of one thousand two hundred fifty (1,250) square feet and at least 25 feet in width.

✓ 6. Campsites shall be spaced so that there is at least: ten feet between sites; eight feet from the interior roadways; fifty feet from exterior roadways; and fifteen feet from property lines.

✓ 7. Parking spaces and interior roadways shall be paved or treated to reduce dust.

8. Sewage facilities shall be connected to a public sewer collection and treatment system.

9. If provided, electric and gas service shall meet all state and local electric and gas regulations. All utilities shall be underground.

10. At least one public telephone shall be provided.

11. Interior roadways must comply with Colorado Department of Health standards in addition to the requirements of this code.

✓ 12. Walkways within the campground area shall be at least 4 feet wide with an all-weather surface.

✓ 13. Streets and walks shall be lighted every four hundred feet, conforming to the overall design of the campground.

14. Service buildings with restrooms and other facilities shall be provided in accordance with Colorado Department of Health standards.

15. All areas within the campground must have an acceptable form of groundcover to prevent erosion and blowing dust.

✓ 16. One tree of a species suitable for the area shall be provided for each two camping spaces, and shall be located in close proximity to those spaces.

✓ 17. All trash collection areas shall be screened, and protective fencing shall be provided around hazardous areas.

18. Recreational campgrounds shall comply with all requirements of this Code.

19. At least one clothes washing machine shall be provided for the first ten spaces, plus one machine per each additional fifteen spaces. One clothes dryer shall be provided per each 20 spaces.

✓ 20. Each campground shall provide a recreational area consisting of one hundred and five square feet per campground space.

✓ 21. Adjoining residential areas shall be screened by a six foot solid fence.

22. Each campground shall provide at least one full-time attendant. A permanent record of registrations must be maintained.

II. The Zoning and Development code currently requires half street improvements for all abutting right-of-ways when a building permit is issued. Current cost estimates are \$50.00 per linear foot. This site has 493 feet of frontage along 22 Road and 1224 feet along H Road for a combined total of 1717 feet which equals \$85,850.00 in road improvements required at today's costs. Under the Conditional Use permit for this project issued by the County in 1977, 31 RV spaces were approved. To bring this site up to the approved 31 spaces will not require the petitioner to pay for the half street improvements for 22 Road and H Road. At such time when more than 31 spaces are built, the current policy for road improvements will be in effect.

Of the 18 additional spaces being requested in addition to the 22 existing RV spaces, (as shown on the site plan), Staff can only approve 9 additional spaces (or Phase I as submitted) without requiring half street improvements for both 22 Road and H Road. **Approving the 9 additional RV spaces is also contingent on a signed statement by the owner that those existing spaces with two hook-ups, currently being used a single RV space and shown on the site plan as such, will only be used as a single space in the future, therefore allowing only a total of 31 RV's in the park at any given time.** If on occasion, two tenants desire to use one of the existing two hook-up spaces jointly, then an additional space in the park would have to remain vacant for that occupancy period, maintaining the maximum of 31 RV spaces allowed.

# Trailer Life Campground & RV Services Directory

Your TL Representative

8/24

Paul & Penny

Enclosed is a photo-copy of the ad layout for your 1/8 page ad for your use when the proof comes.

The restroom rating we submitted to the office is a "9", to reflect less than new in appearance. As discussed with you, all across the state we've had to lower the ratings to comply with the new guidelines. This was also true at all the campgrounds around you. You still carry the highest rating in the area.

Thanks again -



Norma & Chuck Huffaker.

P.O. Box 6500  
Agoura, CA 91376-6500  
Tel: 1-800-685-6246  
Fax: 1-818-991-8102



# JUNCTION WEST R.V. PARK AND CAMPGROUND

Exit 26 - Junction of U.S. 6 & 50  
793 22 Road  
Grand Junction, Colorado 81505  
(303) 245-8531



HOW DID OUR GUESTS FIND OUR CAMPGROUND JANUARY 1 - DECEMBER 31, 1991

	<u>REGISTRATIONS</u>	<u>PERCENT</u>
1. TRAILER LIFE	700	45.2
2. REPEAT VISITS	282	18.3
3. A.A.A. DIRECTORY	219	14.2
4. ROAD SIGNS	208	13.8
5. WOODALLS	42	2.7
6. WORD OF MOUTH	38	2.6
7. ALLSTATE-RAND McNALLY	16	1.0
8. ACORN GAS	17	1.1
9. TELEPHONE DIRECTORY	9	.6
10. COLO. CAMPGROUND ASSN. DIR.	11	.7
11. CAMPING WORLD (WOODALL'S)	3	.2
12. V.C.B.	1	0
13. GRAND JCT. C of C.	1	0
14. WHEELERS	2	.1
15. FRUITA WELCOME CENTER	2	.1
16. FRUITA C of C.	0	0
		<u>100%</u>

TOTAL REGISTRATION	1548
TOTAL OVERNIGHT	2148
TOTAL MONTHLY	1863
TOTAL R. V. NIGHTS	4011

## R.V. AND BOAT STORAGE

*Laundromat - Tenting Area - Recreation Area - Hot Showers - Clean Restrooms*

GENERAL STORE

1992 Income ~

Registrations	25527.
Hook ups	28211.
Extra Persons	910.
Monthly	9402.
Landry	1944
	<hr/>
	40604.

22 space Income = \$40,604.

31 space Income = 56,845

40 space Income = 73,825

1992 Expense - 22 spaces.

Maintenance & Utilities & Advertising	\$ 29419
Mortgage, Insurance & Taxes <del>12710.</del>	\$ 29691
	<hr/>
	\$ 59110

## JUNCTION WEST R.V. PARK & CAMPGROUND

R.V. & BOAT STORAGE



I-70 Exit 26  
793 - 22 Road  
Grand Junction, Colorado 81505



VISA & MASTER CARD ACCEPTED

Paul & Penny Patterson

(303) 245-8531

- \* Paper Back Book Exchange
- \* Country Quiet
- \* 4 Blocks from I-70
- \* Scenic Views
- \* Clean
- \* Convenient Location
- \* Good Sam Park
- \* Propane
- \* Group Rate
- \* 14 Acres
- \* Boat & R.V. Storage

\* FINE DINING - GAS - DIESEL  
ARE AVAILABLE NEARBY

**PET TALK:** We welcome small indoor pets, for which there is no charge. But we do ask that they be supervised when out of doors and that no indiscretions are left in the camp spaces.

And please...

We ask that you not leave your dog unattended at any time.

---

We ask that no vehicles of any kind be towed down or washed in the parking area. Please use the office for the nearest car wash.

Thank you for visiting Junction West.  
Enjoy your stay in Beautiful Western Colorado.

# JUNCTION WEST R.V. PARK AND CAMPGROUND

Exit 26 - Junction of U.S. 6 & 50  
793 22 Road  
Grand Junction, Colorado 81505  
(303) 245-8531



January 18, 1994

## INFORMATIONAL

Junction West R. V. Park: An Urban Enroute Recreational Vehicle Park.  
(Tourist Overnight)

Member of:

Colorado Campground Association  
National Association of R. V. Parks and Campgrounds-ARVC  
Grand Junction Area Chamber of Commerce  
Grand Junction Visitor and Convention Bureau  
Club 20  
Fruita Chamber of Commerce

There are only two associations that inspect and rate R. V. Parks and Campgrounds in the U. S.: Trailer Life Directory (Good Sam) and the American Automobile Association.

Trailer Life inspections rate the following:

- a. Restroom construction and cleanliness.
- b. Facilities: roads, hookups, security, recreation, store and laundry.
- c. Visual appeal and environmental quality.

---There are 218 K.O.A. and Independent R. V. Parks and Campgrounds listed in the 1994 Trailer Life directory in Colorado. Only 67 qualified to be "Good Sam Parks", (minimum 7.5 points out of 10.)  
---only one R. V. Park in Colorado scored "10".(must be less than two years old.)  
---only 37 R. V. Parks scored "9.0-9.5".  
---only 12 R. V. Parks west of the Continental Divide scored "9.0-9.5".  
---only 2 R. V. Parks in Mesa County scored "9.0-9.5". Junction West R. V. Park and K. O. A. Kampground in Clifton.

American Automobile Association:

---only 2 R. V. Parks-Campgrounds in the Grand Junction area met the stringent requirements of construction and cleanliness to be listed in the A.A.A. directory: Junction West R. V. Park and K.O.A. Kampground in Clifton.

Other Facts:

---Only R. V. Park in Mesa County to guarantee quiet hours from 10:00 p.m. to 6:00 a.m.

- a. no registrations or reservations taken after 10:00 p.m. and front gates closed for security.
- b. no dogs in tents, no outside dogs and no dogs left unattended, which eliminates barking problems.

---Junction West is the only R. V. Park in Mesa County that has never solicited or accepted permanent residents.(since 1985)

---Junction West has fence on the north and cement ditch on the east

**R.V. AND BOAT STORAGE**

# JUNCTION WEST R.V. PARK AND CAMPGROUND

Exit 26 - Junction of U.S. 6 & 50  
793 22 Road  
Grand Junction, Colorado 81505  
(303) 245-8531



APPROVED  
CAMPGROUND



## INFORMATIONAL

Page 2

to keep late night vehicles out.

---total demand for tent spaces from June through September is approximately 10 per month. Tents are accepted on a nightly basis only and must be removed each day. No person is permitted to sleep in the open. (safety)

---Junction West is the only R. V. Park in Mesa County to guarantee 35 ft. width between recreational vehicles and 100% pull through spaces.

---Junction West has had several hundred guests stay here in R. V.'s while buying property, building homes, or looking for property.

---Junction West has a general store with an average \$10,000 inventory for the convenience of our guests.

### Statistics:

---1993 R. V. unit nights 3986. Total guests 8521.

---1987 through 1992 R. V. unit nights 24490. Total guests 51,851.

---1985-1994 Fire Department calls: None

---1985-1994 Disturbance calls: None

---1985-1994 Vehicle accidents on property: None

---1985-1994 Personal injuries: None

---1985-1994 Insurance claims: 1992-Bill Board blew down in high winds.

---1985-1994 Calls to Mesa County Sherriff: None

---1992-1994 Calls to Grand Junction Police Department:

1992-thief in park 3:00 a.m. (april)

1993- two bicycles chained to table near 22-Road taken during night. A billfold left on top of a pick-up truck was lost between Junction West and Acorn Convenience Store.

1994-Attempted theft of Junction West air compressor.

(2:40 p.m.-January 5.)

---Approximately 50 R. V.'s are in the 2½ acre, security fenced, storage area. Four R. E. A. vapor lights are in place. Fence sensors are in place every 40 feet and bring an alarm into the office in case anyone should try to tamper with, cut or jump the fence. No thefts or attempted theft have occurred since opening storage in 1985.

---Tourist dollars: A tourist enroute will average \$100 per day spent in the community. Junction West had approximately 4000 R.V.unit nights in 1993, or \$400,000. The park will average 10,000 unit nights-April through October-when it completes its development to 60 spaces on 6 acres. This will equate to \$1,000,000 per year in tourist dollars spent in the Grand Junction area.

**R.V. AND BOAT STORAGE**

# JUNCTION WEST R.V. PARK AND CAMPGROUND



Exit 26 - Junction of U.S. 6 & 50  
793 22 Road  
Grand Junction, Colorado 81505  
(303) 245-8531



August 28, 1995

Kathy Portner  
Grand Junction Community Development Department  
250 North 5th Street  
Grand Junction, Co. 81501

Subject: Subdividing 13.93 acres at Junction West R. V.  
Park, 793-22 Road.

Dear Kathy,

Will appreciate your advising what procedure I follow to  
subdivide the 13.93 acres.

As you know, we have installed sewer line and manholes  
throughout the 13.93 acres.

Ute Water will be replacing water lines south on 22 Road  
and adding new water lines going west on H Road starting about  
September 15, Fire hydrants are to be installed every 300  
feet. My cost has been estimated by Ute Water to be about \$6,400.

With the many thousands of dollars we have spent on improvements  
it seems economically unfeasible to leave this land idle.

You will note from the "As Built" print that future plans call  
for adding 18 more R. V. spaces to the west. This will give  
a total of 69 spaces which should be the ultimate size of the  
R. V. Park.

The park will then have 7.5 acres, the undeveloped area 6.43 acres.

Will appreciate hearing from you.

Yours truly,

A handwritten signature in cursive script that reads 'Paul G. Patterson'.

Paul G. Patterson

## R.V. AND BOAT STORAGE

*Laundromat - Tenting Area - Recreation Area - Hot Showers - Clean Restrooms*

EXTRA COPY

# JUNCTION WEST R.V. PARK AND CAMPGROUND



*Kathy  
Here's a short  
response to some  
of the items  
mentioned in Mr.  
Patterson's letter.*

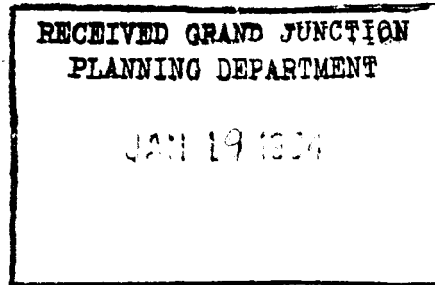
U.S. 6 & 50  
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.8531

January 18

Mr. Larry  
Grand Jun  
250 North  
Grand Ju

at Department

*DAVE*



Subject: Appeal ty Council.

Dear Mr. Timm,

Last May I had to cancel long awaited additions of R. V. spaces to Junction West R. V. Park because of a demand for \$85,500 cash up front payment for curbs, gutters, sidewalks and paving that will either never be constructed or will be constructed after the year 2050.

At that time I was advised that studies were being made by someone to identify areas to be excluded from the 1/2 street assessment that will never have pedestrian traffic to warrant sidewalks, curbs and gutters.

Persigo Waste Water Plant has a history of bad odors (H<sub>2</sub>S) that started in 1985. Development in the nine square miles surrounding Persigo has been almost nil since 1985. Malls, retail, food and other commercial businesses will not develop in this environment, therefore there will never be a need for sidewalks in this area.

It will not be economically possible for this R. V. Park to pay \$85,500 for improvements it will never receive.

The R. V. Park also cannot continue indefinitely to operate as a seasonal tourist urban enroute recreational vehicle park with 31 spaces that are empty from November to April each year. 31 spaces will not generate enough income to cover operating expenses and a return on our \$400,000 investment. We must have more spaces!

Two other problems to be resolved are:

---The two principal reasons we wanted annexed into Grand Junction were for minimum acceptable road maintenance and some semblance of traffic control.

With the flagpole annexation none of H Road, one half of 22 Road and the north 500 feet of 21 1/2 Road were not annexed.

*This is TRUE  
IN FACT  
the Anticipated  
changes were  
going to  
be favorable  
for this  
development.*

Until the streets are annexed we will not receive city services as promised. We are on Ute Water, have police coverage on our private property but not the roads, and found B. F. I. dumpster service to be of better quality and cheaper than city trash service.

---We were county zoned Light-Commercial plus Conditional Use Campground. The Conditional Use restricted the R. V. Park to 31 spaces until we went off the aeration pond and onto a better sewer system. We attached to Persigo system in 1992. We should be zoned identical to our competitor K. O. A., the only other urban enroute park in the area. Instead, the planning department has added 22 more conditions, most of which are duplication of the Colorado Campground Regulations, but some of which cannot be met by any of the 18,000+ K. O. A. and other independent R. V. Parks in the U. S. No member of the planning department has made a premise visit to this park.

The R. V. Park was engineered and constructed to comply with the Colorado Department of Health "Standards and Regulations for Campgrounds and Recreation Areas", adopted March 15, 1976. These Colorado standards and regulations can be found word for word in Planning Advisory Service Report # 326 of the American Society of Planning Officials, Zoning for Recreational Vehicle Parks.

*our ordinance needs to be updated*

All cities should have a recreation vehicle park ordinance to regulate zoning and siting which are not covered by state regulations. Grand Junction has no such ordinance.

*NOT TRUE see STAFF COMMENTS*

In summary, the Planning Department refused to issue any building permits for any reason which stops all growth and improvements. It also makes it impossible to sub-divide, add any additional commercial functions and makes the property completely unsalable.

If there have not been any changes in the above since May 1993, we are planning to appeal to the City Council in February of this year.

One more important request: I need to know the identity of the Mesa County employee who initially ordered the \$85,500 charge to be assessed against this property.

Yours truly,

*Paul G. Patterson*  
Paul G. Patterson

*I spoke on the phone with Mr. Patterson on July 9, 1993 and he sent thru previous questions and letters sent over July 3, 1993.*

*This was a result of the Review Process. 1717 linear feet of frontage x \$50.00 per ft equals \$85,850.00.*



FILE: #66-93 Grand Junction West RV Park

DATE: May 25, 1993

STAFF: David Thornton

---

STAFF COMMENTS:

I. The following standards are required by Section 5-4-7 of the Zoning and Development Code for all Public Recreational Campgrounds. **Please respond in writing to each standard as to how the Grand Junction West RV Park meets these requirements.**

1. Campgrounds shall not be used as permanent residences except for the owner or manager and permanent maintenance personnel.
2. Towed vehicles within the campground shall not exceed eight feet in width.
3. No person shall stay in any campground more than ninety (90) days per calendar year. Extensions for one additional ninety-day period may be granted by the administrator on an individual basis. An extension shall be requested, in writing, by the owner or manager of the campground.
4. Separate camping areas shall be maintained for independent units, dependent units, and tents.
5. Camping sites shall be a minimum of one thousand two hundred fifty (1,250) square feet and at least 25 feet in width.
6. Campsites shall be spaced so that there is at least: ten feet between sites; eight feet from the interior roadways; fifty feet from exterior roadways; and fifteen feet from property lines.
7. Parking spaces and interior roadways shall be paved or treated to reduce dust.
8. Sewage facilities shall be connected to a public sewer collection and treatment system.
9. If provided, electric and gas service shall meet all state and local electric and gas regulations. All utilities shall be underground.
10. At least one public telephone shall be provided.
11. Interior roadways must comply with Colorado Department of Health standards in addition to the requirements of this code.
12. Walkways within the campground area shall be at least 4 feet wide with an all-weather surface.
13. Streets and walks shall be lighted every four hundred feet, conforming to the overall design of the campground.
14. Service buildings with restrooms and other facilities shall be provided in accordance with Colorado Department of Health standards.
15. All areas within the campground must have an acceptable form of groundcover to prevent erosion and blowing dust.
16. One tree of a species suitable for the area shall be provided for each two camping spaces, and shall be located in close proximity to those spaces.
17. All trash collection areas shall be screened, and protective fencing shall be provided around hazardous areas.
18. Recreational campgrounds shall comply with all requirements of this Code.

19. At least one clothes washing machine shall be provided for the first ten spaces, plus one machine per each additional fifteen spaces. One clothes dryer shall be provided per each 20 spaces.

20. Each campground shall provide a recreational area consisting of one hundred and five square feet per campground space.

21. Adjoining residential areas shall be screened by a six foot solid fence.

22. Each campground shall provide at least one full-time attendant. A permanent record of registrations must be maintained.

II. The Zoning and Development code currently requires half street improvements for all abutting right-of-ways when a building permit is issued. Current cost estimates are \$50.00 per linear foot. This site has 493 feet of frontage along 22 Road and 1224 feet along H Road for a combined total of 1717 feet which equals \$85,850.00 in road improvements required at today's costs. Under the Conditional Use permit for this project issued by the County in 1977, 31 RV spaces were approved. To bring this site up to the approved 31 spaces will not require the petitioner to pay for the half street improvements for 22 Road and H Road. At such time when more than 31 spaces are built, the current policy for road improvements will be in effect.

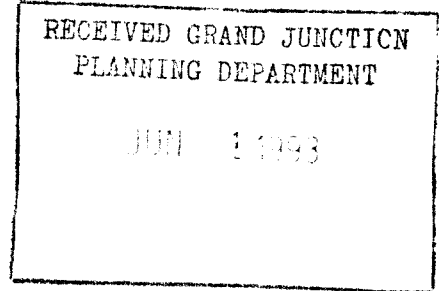
Of the 18 additional spaces being requested in addition to the 22 existing RV spaces, (as shown on the site plan), Staff can only approve 9 additional spaces (or Phase I as submitted) without requiring half street improvements for both 22 Road and H Road. **Approving the 9 additional RV spaces is also contingent on a signed statement by the owner that those existing spaces with two hook-ups, currently being used a single RV space and shown on the site plan as such, will only be used as a single space in the future, therefore allowing only a total of 31 RV's in the park at any given time.** If on occasion, two tenants desire to use one of the existing two hook-up spaces jointly, then an additional space in the park would have to remain vacant for that occupancy period, maintaining the maximum of 31 RV spaces allowed.

STAFF  
COMMENTS

*original to having  
copy to Dave, me  
JMS/SPG*

# JUNCTION WEST R.V. PARK AND CAMPGROUND

Exit 26 - Junction of U.S. 6 & 50  
793 22 Road  
Grand Junction, Colorado 81505  
(303) 245-8531



May 26, 1993

*Sum/West  
lets have  
another  
discussion  
on this.  
Mark  
6/1/93*

Mr. Mark Achen, City Manager  
City of Grand Junction  
250 N. 5th Street  
Grand Junction, Co. 81501

Subject: Addition of R. V. spaces at Junction West R. V. Park.

Dear Mr. Achen,

My wife and I purchased the Monument Campground in September, 1985 from Intra West Bank. During the 1977-1982 boom it operated as a shanty-town type park and was filled with permanent residents. When the bust came it went into bankruptcy and foreclosure.

We spent the next several years restoring the park and turning it into a seasonal tourist overnight park with no permanent residents.

A conditional use permit issued by Mesa County in 1977 limited the park to 31 spaces for R. V.s, until it tied on to a sewer system other than the aeration pond.

I sent a letter to Greg Trainor February 14, 1990 explaining our desire to be annexed to the city and to be attached to the Persigo Sewer System. I worked with Bill Cheney from that point on. Engineering was completed in 1991 and we attached to the Persigo system in May of 1992. We paid the full cost of construction for the seven manhole system, and then turned it over to the city, along with  $\frac{1}{2}$  acre of 15 foot easements.

In December 1992, I purchased 500 truck loads of fill dirt (5,000 cubic yards) from United Sand and Gravel. They filled and packed the  $\frac{1}{2}$  acre aeration pond.

On March 6, 1993 I contracted with W. H. Lizer and Associates to re-engineer the area south of the service building for the addition of two (2) rows of nine (9) R. V. spaces. This originally was engineered for fifty (50) spaces by Western Engineers in 1972.

Engineering was to be complete by March 16 and construction was to be completed by May 1, the start of our season.

I took a copy of my sketch plan along with a two page letter outlining our plans to Dave in the development office on April 5, 1993.

I didn't receive the engineered drawings from Lizer until May 12. On May 13 I delivered five (5) packets to Dave in the Community Development Dept.

## R.V. AND BOAT STORAGE

Laundromat - Tenting Area - Recreation Area - Hot Showers - Clean Restrooms

On May 24 Dave advised that under ordinance #2511, adopted March 20, 1991, I would have to pay \$85,000 for 1717 feet of street improvements on H Road and 22 Road before I could add to the 31 spaces.

This ordinance is for developers, I am not a developer. I also do not have \$85,000 to add to the several hundred thousands we have invested to date.

Our plans called for adding eighteen (18) spaces by May 1, 1993, and twenty (20) additional to the west in 1994. This will complete the 5 acre campground area.

In 1992, the park had income of \$63,688 and expenses of \$61,005, excluding depreciation. All income is plowed back into the park. We do not take any monetary draws. We have two pensions for personal expenses.

If the park is to become profitable and salable, which now it is not, we must have sixty (60) spaces to work with. We must have a chance to compete with K. O. A. in Clifton for tourist groups. We cannot now compete with 31 spaces.

Since we cannot have construction during our three busiest months (June, July and August) I had to cancel my construction plan with Ben Dowd Construction Company and Bemis Electric.

The only member of the Community Development team to visit the R. V. Park was Officer Mark Angelo, from the Police Department.

The Grand Junction Development Department apparently does not have a copy of the 26 page Standards and Regulations for Campgrounds and Recreation Areas from the Colorado Department of Health.

I am requesting that we not be considered a developer, and be allowed to proceed with construction later this fall.

Yours truly,



Paul G. Patterson

Attachments:

- 1) Letter of March 16. Mesa County Planning Commission to W. A. Pitts.
- 2) Conditional Use Permit 4-11-77.
- 3) Letter of May 10 to Grand Junction Community Development.
- 4) Ordinance #2511 Development Code.
- 5) Letter from Kirk Pittman to Patterson Sept. 30, 1985.
- 6) Registration Data.
- 7) Letter from Trailer Life Inspection Team.

March 11, 1977

William A. Pitts  
Monument Camper Court, Inc.  
793 22 Road  
Fruita, CO 81521

Mr. Pitts,

This letter is to inform you that the Mesa County Planning Commission has recommended approval of your Conditional Use Permit for an overnight campground facility located at 22 and H Roads. Please note that this action recommended approval subject to the incorporation of an aeration process into the lagoon-type sewage disposal system, and that a maximum of 31 camp units be installed. It was also stated that further expansion of the total camp facility would require an acceptable alternate sewage disposal system, or hook-up to a conventional sewage disposal line.

Your application is scheduled for a public hearing by the Mesa County Board of County Commissioners at 11:30 a.m. on April 11, 1977.

If we may assist you in this matter, please contact this office.

Sincerely,

Jim Clark  
Department Planner

cc: File #C 24-77

JC/tm

Activity CONDITIONAL USE - OVERNIGHT CAMPGROUND

Phase \_\_\_\_\_ Date Submitted FEB 22, 1977

Review Period 14 DAYS

REVIEW AGENCIES:

Send	Comment	Send	Comment
<input checked="" type="checkbox"/>	_____ COUNTY ROAD DEPARTMENT	_____	_____ SCHOOL DISTRICT
<input checked="" type="checkbox"/>	_____ COUNTY HEALTH DEPT.	<input checked="" type="checkbox"/>	_____ FIRE <u>LOWER VALLEY RFD</u>
<input checked="" type="checkbox"/>	_____ COUNTY SURVEYOR	_____	_____ IRRIGATION
<input checked="" type="checkbox"/>	_____ PUBLIC SERVICE	_____	_____ WATER
<input checked="" type="checkbox"/>	_____ MOUNTAIN BELL	_____	_____ SEWER
<input checked="" type="checkbox"/>	_____ GRAND VALLEY RURAL POWER	<input checked="" type="checkbox"/>	_____ TRANSAMERICA TITLE
_____	_____ COMTRONICS	<input checked="" type="checkbox"/>	_____ <u>STATE HWY</u>
<input checked="" type="checkbox"/>	_____ UTE WATER	<input checked="" type="checkbox"/>	_____ <u>FRUITA</u>
<input checked="" type="checkbox"/>	_____ GRAND JUNCTION DRAINAGE	_____	_____
_____	_____ STATE HEALTH - RADIOLOGICAL	_____	_____
<input checked="" type="checkbox"/>	_____ STATE GEOLOGICAL	_____	_____
<input checked="" type="checkbox"/>	_____ SOIL CONSERVATION SERVICE	_____	_____

STAFF COMMENTS COMMON LOCATION SW 22 + H ROADS

Board	Date	Action
<u>VCC</u>	<u>3-2-77</u>	<u>Approved subj. to aerators in lagoon</u>
<u>MCPC</u>	<u>3-8-77</u>	<u>And only 31 units. Alternatives to sewage expected w/ expansion</u>
<del>MCPC</del>		<del>_____</del>
<u>MCC</u>	<u>4-11-77</u>	<u>Approved subj. to PC recommendation and <del>it</del> would look favorable on additional sites when other sewer is available.</u>

Documents:

- |  |  |
|--|--|
| _____ Improvements Agreement   | _____ Title Investigation                                  |
| _____ Improvements Guarantee   | _____ Appraisal  |
| _____ Covenants  | _____ 5% Open Space  |
| _____ Annexation   | <input checked="" type="checkbox"/> Roadway X-sections     |
| _____ Drainage   | <input checked="" type="checkbox"/> Sewer                  |
| <input checked="" type="checkbox"/> Plot Plan                        | _____ Roadway Plan   |
| _____ Reclamation Plan   | <input checked="" type="checkbox"/> Petition - Application |
| <input checked="" type="checkbox"/> List of Adjacent Property Owners | _____ Assessor's Map                                       |

Publication Date \_\_\_\_\_ Hearing Date \_\_\_\_\_

# JUNCTION WEST R.V. PARK AND CAMPGROUND

Exit 26 - Junction of U.S. 6 & 50  
793 22 Road  
Grand Junction, Colorado 81505  
(303) 245-8531

May 10, 1993

Grand Junction Community Development  
250 North Fifth Street  
Grand Junction, Co. 81501

Subject: Impact Statement/Project Narrative  
Addition/Expansion of Junction West R.V. Park

(1) Proposal: Add 18 recreation vehicle spaces on the south side of the service building.

The R. V. Park was originally engineered for 30 spaces on the north side of the service building and 50 spaces on the south, by Western Engineers in 1972. It was re-engineered in 1977 by Plateau Engineering for Pitt's Campground. 30 spaces were installed on the north. A Mesa County conditional use permit prevented the addition of spaces on the south until the park was connected to a better sewer system. The park connected to the Persigo sewer system in May of 1992.

The service building has twelve showers, twelve basins, 10 toilets. This is more than enough to meet state requirements for a 200 space R. V. park.

(2) Location: 793-22 Road south of the service building. South 162 feet, north 400 feet.

(3) When is proposal to be developed: Additional spaces are needed to be in service as close as possible to June 1, 1993.

Junction West is a seasonal tourist overnight R. V. Park. Our season is from May 1 thru October 31, (68%). The other five months account for 32% of our business.

The addition will be completed in two phases:

Phase I: Add the south row of 9 spaces (31-39) providing sewer, water and electric service to each space. 9 sewer tap fees will be paid prior to start of construction.

Midwest power pedestals will be provided giving the guest a choice of 50 amp, 30 amp or 20 amp G.F.I. receptacles. Bemis Electric is the electrical contractor. Grand Valley Rural Power Co. will provide 400 amp service to a consumer pad.

## R.V. AND BOAT STORAGE

*Laundromat - Tenting Area - Recreation Area - Hot Showers - Clean Restrooms*

Per Gary Mathes, Ute Water Conservancy District, adequate water is on premise serviced by a 2 inch commercial meter.

United Sand and Gravel will cover and pack the area, (100 ft. by 400 ft.) with 4 inches of 3/4 inch road base.

Cedar fencing will be provided in each space identical to the north side. A common green belt of grass, 42 ft. wide and 400 ft. long exists now. 23 hybrid poplar-cottonless cottonwood shade trees exist now.

Phase II: Add the center row of (9) spaces (21-29). These will be equipped with water and electric service, but no sewer connections.

Midwest pedestals will be provided with (2) 30 amp and (1) 20 amp G.F.I. receptacles.

United Sand and Gravel will place 3/4 inch roadbase in this 80 foot by 400 foot area. Cedar fencing will be placed in each space.

(4) Area impacted by the proposal: 3 acres south of the addition is Brown Environmental Co., zoned industrial. The ten acres to the west is part of Junction West R. V. Park. The fifteen acres on the east side of 22-Road is vacant land zoned industrial.

(5) Compatibility of the proposal in relation to the surrounding area and residents: Little impact. R. V.'s presently enter on 22-Road entrance and exit on H Road exit. No change in traffic pattern.

(6) The services to be provided both public and private: Tourist overnight R. V. parking spaces. A 2400 square foot service building now in service includes rest rooms, showers, laundramat, store and game room.

(7) Special considerations to be addressed: None known.

(8) How the proposal meets the criteria for rezones, special uses, etc.: The R. V. Park is now zoned commercial. We were annexed to the City February 9, 1992.

Paul G. Patterson



ORDINANCE No. 2511

AMENDING SECTION 5-4-1(D) OF THE CITY OF GRAND JUNCTION  
ZONING AND DEVELOPMENT CODE

RECITALS.

This text amendment clarifies the current language in the code concerning dedication and improvement requirements for streets, trails and bikepaths. It will only hold developers responsible for those streets, rights-of-way and trails and bikepaths that have been publicly adopted by the City Council and the Metropolitan Planning Organization. It will clarify the method of assessing new development that happens to front on a Collector or Arterial Street. It also allows two modes of improvement for exterior roads:

- (1) at the time of development-half road improvement
- (2) after development-escrowed funds for inclusion in a capital project.

NOW THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GRAND JUNCTION:

That the Grand Junction Zoning and Development Code be amended by deleting existing section 5-4-1(D) and replacing it with the following:

D. A developer shall dedicate to the City such rights-of-way (e.g., public streets, sidewalks, trails, bicycle paths and easements) that are needed to serve the area being developed in accordance with: (a) the Right of Way, Functional Classification Map, Grand Junction Urbanized Area dated July, 1983 as it may be amended from time to time (prepared by the Metropolitan Planning Organization of Grand Junction/Mesa County and adopted by the City); and, (b) any sidewalks, trails and/or bicycle plans or maps that the City may adopt, including riverfront trails and bikepath maps.

Streets, sidewalks, trails and bikepaths shall be constructed in accordance with applicable City of Grand Junction standards. The developer of all developments (except for one single family house on a single parcel of land) shall be responsible for one-half road improvements to the center line of all exterior (abutting and not interior) rights-of-way in accordance with Sections 5-4-10, 5-4-11, and 5-4-12.

If a development adjoins or abuts a Collector or Arterial Street, the developer thereof shall be responsible for improving the street to one-half of a local Residential, Commercial or Industrial street section as applicable and as shown on the adopted City street standards.

# 2511a for what?

In addition, if the traffic to be generated by the development as determined by the City Public Works Department (based on "Transportation and Land Development" by the Institute of Transportation Engineers), is sufficient to warrant construction of an one-half Arterial or Collector road section, the street must be improved to such standards.

The developer shall pay to the City that amount of money equal to the City Engineer's estimate of the cost of half road improvements. In lieu thereof, the City Engineer may require that the improvements be installed at the time of development. The developer shall improve the right-of-way.

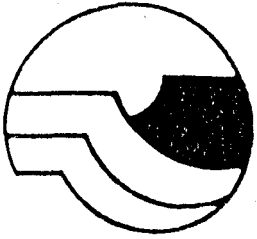
Introduced this 20 day of February, 1991.

Passed and adopted this 20 day of March, 1991.

William E. McLaughlin  
President of the Council

ATTEST:

Reva S. Lockhart, CMC  
City Clerk



Mesa County  
Planning

559 White Ave. Rm. 60  
Grand Junction, Colorado  
81501-2643

(303) 244-1628

*Fence gone - Lagoon  
has been filled*

*BAPPLS Replaced w/ Dump <sup>N.R.</sup>*

CERTIFIED RETURN RECEIPT REQUESTED

September 30, 1985

Paul & Penny Patterson  
793 22 Road  
Fruita, CO 81521

Dear Mr. & Mrs. Patterson:

This letter is to inform you that the Mesa County Commissioners approved a conditional use permit for Monument Camper Court Campground on April 11, 1977 with the following conditions:

- That the sewage pond be enclosed completely by a 6' fence.
- That the trash storage area also be enclosed completely by a 6' fence.
- That a visitor parking area be provided.
- That all landscaping and trees be installed as per Mesa County Campground Regulations.
- Subject to the incorporation of an aeration process into the lagoon type sewage disposal system.
- A maximum of 31 spaces to be allowed.

It was also stated that further expansion of the total camp facility would require an acceptable alternate sewage disposal system or hook-up to a conventional sewage disposal line.

According to the Mesa County Zoning Regulations at the time of approval, a conditional use is subject to review at any time to assure that the use is in full compliance with the conditions set forth.

If I can be of help, please give me a call.

Sincerely,

Kirk Pittman  
Zoning Administrator

KP/dw

# JUNCTION WEST R.V. PARK AND CAMPGROUND

Exit 26 - Junction of U.S. 6 & 50  
793 22 Road  
Grand Junction, Colorado 81505  
(303) 245-8531



## HOW DID OUR GUESTS FIND OUR CAMPGROUND    JANUARY 1 - DECEMBER 31, 1991

	<u>REGISTRATIONS</u>	<u>PERCENT</u>
1. TRAILER LIFE	700	45.2
2. REPEAT VISITS	282	18.3
3. A.A.A. DIRECTORY	219	14.2
4. ROAD SIGNS	208	13.8
5. WOODALLS	42	2.7
6. WORD OF MOUTH	38	2.6
7. ALLSTATE-RAND McNALLY	16	1.0
8. ACORN GAS	17	1.1
9. TELEPHONE DIRECTORY	9	.6
10. COLC. CAMPGROUND ASSN. DIR.	11	.7
11. CAMPING WORLD (WOODALL'S)	3	.2
12. V.C.B.	1	0
13. GRAND JCT. C of C.	1	0
14. WHEELERS	2	.1
15. FRUITA WELCOME CENTER	2	.1
16. FRUITA C of C.	0	0
		100%

	<u>1991</u>	<u>1992</u>
TOTAL REGISTRATION	1548	
TOTAL OVERNIGHT	2148	2343
TOTAL MONTHLY	1863	1660
TOTAL R. V. NIGHTS	4011	4003

### R.V. AND BOAT STORAGE

*Laundromat - Tenting Area - Recreation Area - Hot Showers - Clean Restrooms*

GENERAL STORE

FILE: #66-93 Grand Junction West RV Park

DATE: May 25, 1993

STAFF: David Thornton

---

STAFF COMMENTS:

I. The following standards are required by Section 5-4-7 for all Public Recreational Campgrounds. **Please respond how the Grand Junction West RV Park meets these**

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2. Towed vehicles within the campground shall not exceed eight feet in width.
3. No person shall stay in any campground more than ninety (90) days per calendar year. Extensions for one additional ninety-day period may be granted by the administrator on an individual basis. An extension shall be requested, in writing, by the owner or manager of the campground.
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9. If provided, electric and gas service shall meet all state and local electric and gas regulations. All utilities shall be underground.
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17. All trash collection areas shall be screened, and protective fencing shall be provided around hazardous areas.
18. Recreational campgrounds shall comply with all requirements of this Code.

LIPPY

Here's a copy  
of my review  
comments to  
Mr. Patterson

19. At least one clothes washing machine shall be provided for the first ten spaces, plus one machine per each additional fifteen spaces. One clothes dryer shall be provided per each 20 spaces.

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**Copy Distribution**  
 White - Applicant  
 Yellow - Road Supervisor  
 Blue - District Foreman

MESA COUNTY ROAD DEPARTMENT

APPLICATION  
 FOR DRIVEWAY PERMIT

Permit No. 414D  
 District No. A  
 Road H  
 Foreman DOUGHERTY

Junction West RV Park Application Date October 28, 1985  
 (herein called "Applicant") hereby requests permission and authority from the Road Department to construct a driveway approach(es) on the right-of-way of Mesa County Road ~~XXXXXXX~~ H Road adjacent to his property located on the North (Direction) side of the road, at 900 ft. North of 22 Road on H Road, Grand Jct., CO (Road Name, Number, Jct., City Limit or convenient landmark) for the purpose of obtaining access to Business (State nature of business)

Applicant submits herewith for the construction and approval of the Department a sketch of the proposed installation showing all necessary specification detail including, (1) frontage of lot along road, (2) distance from centerline of road to property line, (3) number of driveways requested, (4) width of proposed driveway(s) and angle of approach, (5) distance from driveway to road intersection, if any, (6) size and shape of area separating driveways if more than one approach, and (7) setback distance of building(s) and/or gasoline pump island(s).  
 The applicant binds and obligates himself to construct and maintain the driveway approach(es) in accordance with the provisions, specifications, and conditions enumerated in this document.

GENERAL PROVISIONS

- FIRST:** The Applicant represents all parties in interest, and affirms that the driveway approach(es) is to be constructed by him for the bona fide purpose of securing access to his property and not for the purpose of doing business or servicing vehicles on the road right-of-way.
- SECOND:** The Applicant shall furnish all labor and materials, perform all work, and pay all costs in connection with the construction of the driveway(s) and its appurtenances on the right-of-way. All work shall be completed within 30 days of the Permit date.
- THIRD:** The type of construction shall be as designated and/or approved by the Road Department and all materials used shall be of satisfactory quality and subject to inspection and approval of the Department.
- FOURTH:** The traveling public shall be protected during the installation with proper warning signs and signals and the Department and its duly appointed agents and employees shall be held harmless against any action for personal injury or property damage sustained by reason of the exercise of the Permit.
- FIFTH:** The Applicant shall assume responsibility for the removal or clearance of snow, ice or sleet upon any portion of the driveway approach(es) even though deposited on the driveway(s) in the course of the Department's snow removal operations.
- SIXTH:** In the event it becomes necessary to remove any right-of-way fence, the posts on either side of the entrance shall be securely braced before the fence is cut to prevent any slacking of the remaining fence, and all posts and wire removed shall be turned over to the Road Department.
- SEVENTH:** No revisions or additions shall be made to the driveway(s) or its appurtenances on the right-of-way without the written permission of the Department.
- EIGHTH:** Provisions and specifications outlined herein shall apply on all roads under the jurisdiction of the Department.

SPECIAL CONDITIONS

**NO CEMENT WILL BE POURED ON COUNTY RIGHT-OF-WAY!!!**  
**NO PIPE REQUIRED!!!**

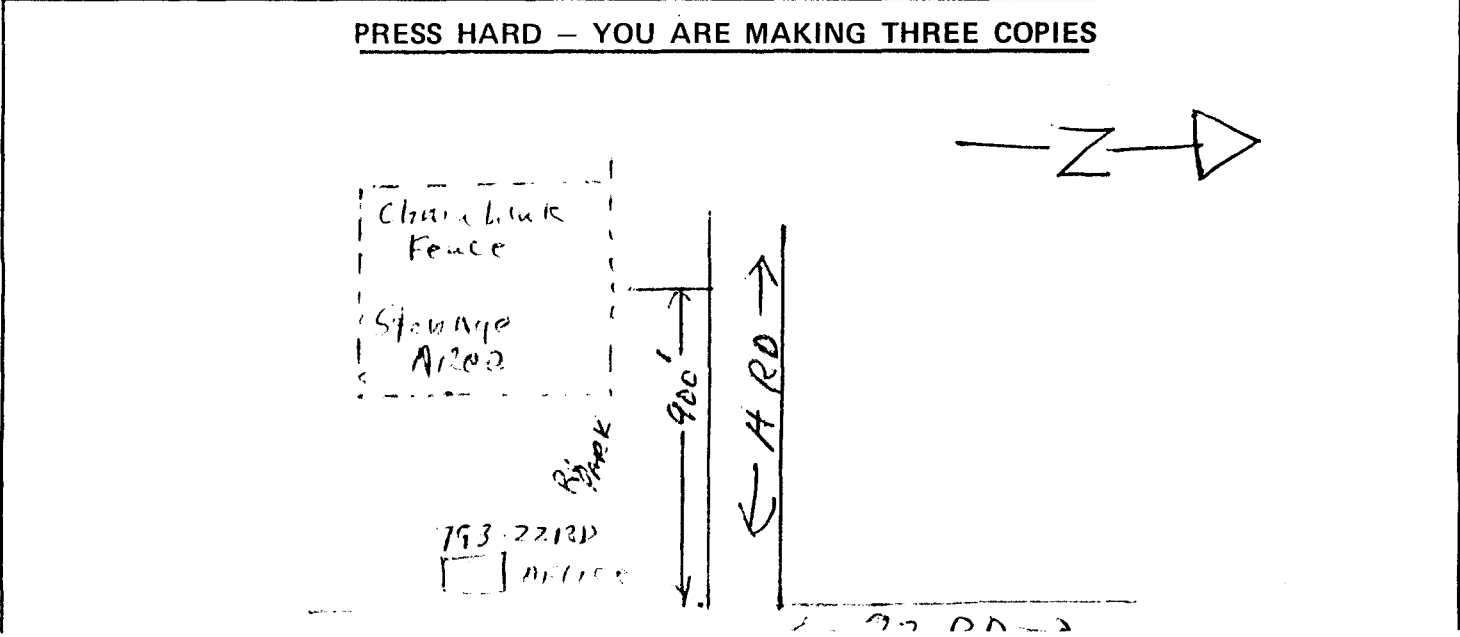
In signing this application and upon receiving Department authorization and permission to install the driveway approach(es) described herein, the Applicant signifies that he has read, understands and accepts the foregoing provisions and conditions and agrees to construct the driveway(s) in accordance with the accompanying specification plan reviewed and approved by the Department.

Witness: [Signature] Signed: [Signature]  
 (Signature of Applicant)  
 Junction West RV Park/Paul G. Patterson  
 793 22 Road, Grand Jct., CO 81505  
 245-8531  
 (Address) (Telephone Number)

PERMIT GRANTED THIS 29th DAY OF October, 1985 SUBJECT TO THE PROVISIONS, SPECIFICATIONS, AND CONDITIONS STIPULATED HEREIN.

[Signature] 10-28-85 By: [Signature]  
 MESA COUNTY ROAD DEPARTMENT  
 (Superintendent)

NOTE TO APPLICANT: This permit shall be made available at the site where and when work is being done.  
 APPLICANT PLEASE NOTE: A work sketch or drawing of the proposed driveway(s) must accompany application. No application will be accepted or processed, nor permit granted, without the required specification plan.



- Section 1**  
**Definition** A driveway approach is understood to be that portion of the highway right-of-way between the pavement edge and the property line which is designed and used for the interchange of traffic between the roadway pavement and the abutting property.
- Section 2**  
**Intersection Clearance** At any intersection, a driveway shall be restricted for a sufficient distance from the intersection to preserve the normal and safe movement of traffic. (It is recommended for rural residence entrances that a minimum intersection clearance of 50 feet be provided and for rural commercial entrances a minimum of 100 feet be provided.)
- Section 3**  
**Sight Distance** All entrances and exits shall be so located and constructed that vehicles approaching or using them will be able to obtain adequate sight distance in both directions along the highway in order to maneuver safely and without interfering with highway traffic.
- Section 4**  
**Control Devices** The Applicant shall not be permitted to erect any sign or display material, either fixed or movable, on or extending over any portion of the highway right-of-way.
- Section 5**  
**Number of Driveways** Generally no more than one approach shall be allowed any parcel of property the frontage of which is less than one hundred (100) feet. Additional entrances or exits for parcels of property having a frontage in excess of one hundred (100) feet shall be permitted only after showing of actual convenience and necessity.
- Section 6**  
**Property Line Offset** All driveways shall be so located that the flared portion adjacent to the traveled way will not encroach upon adjoining property.
- Section 7**  
**Driveway Width** No commercial driveway shall have a width greater than thirty (30) feet measured at right angles to the centerline of the driveway, except as increased by permissible radii. No noncommercial driveway shall have a width greater than twenty (20) feet measured at right angles to the centerline of the driveway, except as increased by permissible radii.
- Section 8**  
**Approach Angle** The axis of an approach to the road may be at a right angle to the centerline of the highway and of any angle between ninety (90) degrees and sixty (60) degrees but shall not be less than sixty (60) degrees. Adjustment will be made according to the type of traffic to be served and other physical conditions.
- Section 9**  
**Parking** The construction of parking or servicing areas on the highway right-of-way is specifically prohibited. Off-the-road parking facilities should be provided by commercial establishments for customers' vehicles.
- Section 10**  
**Slope of Drive** The grade of entrance and exit shall slope downward and away from the road surface at the same rate as the normal shoulder slope and for a distance equal to the width of the shoulder but in no case less than ten (10) feet from the pavement edge. Approach grades are restricted to not more than 10%.
- Section 11**  
**Drainage** All driveways and approaches shall be so constructed that they shall not interfere with the drainage system of the street or highway. The Applicant will be required to provide, at his own expense, drainage structures at entrances and exits which will become an integral part of the existing drainage system. The dimensions of all drainage structures must be approved by the Department representative prior to installation.



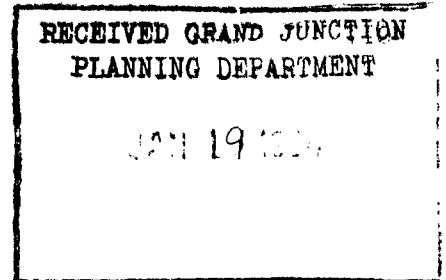
# JUNCTION WEST R.V. PARK AND CAMPGROUND

Exit 26 - Junction of U.S. 6 & 50  
793 22 Road  
Grand Junction, Colorado 81505  
(303) 245-8531



January 18, 1994

Mr. Larry Timm, Director  
Grand Junction Community Development Department  
250 North Fifth Street  
Grand Junction, Co. 81501-2668



Subject: Appeal for relief to City Council.

Dear Mr. Timm,

Last May I had to cancel long awaited additions of R. V. spaces to Junction West R. V. Park because of a demand for \$85,500 cash up front payment for curbs, gutters, sidewalks and paving that will either never be constructed or will be constructed after the year 2050.

At that time I was advised that studies were being made by someone to identify areas to be excluded from the  $\frac{1}{2}$  street assessment that will never have pedestrian traffic to warrant sidewalks, curbs and gutters.

Persigo Waste Water Plant has a history of bad odors ( $H_2S$ ) that started in 1985. Development in the nine square miles surrounding Persigo has been almost nil since 1985. Malls, retail, food and other commercial businesses will not develop in this environment, therefore there will never be a need for sidewalks in this area.

It will not be economically possible for this R. V. Park to pay \$85,500 for improvements it will never receive.

The R. V. Park also cannot continue indefinitely to operate as a seasonal tourist urban enroute recreational vehicle park with 31 spaces that are empty from November to April each year. 31 spaces will not generate enough income to cover operating expenses and a return on our \$400,000 investment. We must have more spaces!

Two other problems to be resolved are:

---The two principal reasons we wanted annexed into Grand Junction were for minimum acceptable road maintenance and some semblance of traffic control.

With the flagpole annexation none of H Road, one half of 22 Road and the north 500 feet of 21 $\frac{1}{2}$  Road were not annexed.

**R.V. AND BOAT STORAGE**

Until the streets are annexed we will not receive city services as promised. We are on Ute Water, have police coverage on our private property but not the roads, and found B. F. I. dumpster service to be of better quality and cheaper than city trash service.

---We were county zoned Light-Commercial plus Conditional Use Campground. The Conditional Use restricted the R. V. Park to 31 spaces until we went off the aeration pond and onto a better sewer system. We attached to Persigo system in 1992. We should be zoned identical to our competitor K. O. A., the only other urban enroute park in the area. Instead, the planning department has added 22 more conditions, most of which are duplication of the Colorado Campground Regulations, but some of which cannot be met by any of the 18,000+ K. O. A. and other independent R. V. Parks in the U. S. No member of the planning department has made a premise visit to this park.

The R. V. Park was engineered and constructed to comply with the Colorado Department of Health "Standards and Regulations for Campgrounds and Recreation Areas", adopted March 15, 1976. These Colorado standards and regulations can be found word for word in Planning Advisory Service Report # 326 of the American Society of Planning Officials, Zoning for Recreational Vehicle Parks.

All cities should have a recreation vehicle park ordinance to regulate zoning and siting which are not covered by state regulations. Grand Junction has no such ordinance.

In summary, the Planning Department refused to issue any building permits for any reason which stops all growth and improvements. It also makes it impossible to sub-divide, add any additional commercial functions and makes the property completely unsalable.

If there have not been any changes in the above since May 1993, we are planning to appeal to the City Council in February of this year.

One more important request: I need to know the identity of the Mesa County employee who initially ordered the \$85,500 charge to be assessed against this property.

Yours truly,

  
Paul G. Patterson

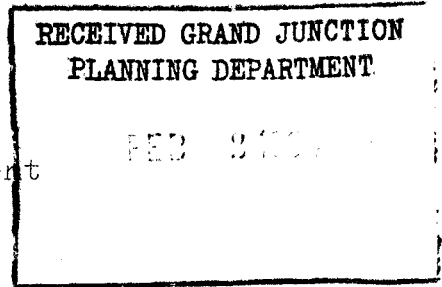
# JUNCTION WEST R.V. PARK AND CAMPGROUND

Exit 26 - Junction of U.S. 6 & 50  
793 22 Road  
Grand Junction, Colorado 81505  
(303) 245-8531



January 31, 1994

Mr. Larry Timm, Director  
Grand Junction Community Development Department  
250 N. 5th Street  
Grand Junction, Co. 81501-2668



Dear Mr. Timm,

As of today I have not received a reply from my two letters to you dated January 18, 1994.

Following the receipt of Dave Thornton's review comments dated May 25, 1993, which added 22 additional conditions plus a request for \$85,500, I sent a letter dated June 4, 1993 to Dave requesting clarifications. I sent another letter dated July 3, 1993 to Dave requesting more information.

I have not had one reply in writing since May 25, 1993.

It does not appear likely that the planning department roadblocks will be resolved soon. This means construction of the 18 additional spaces cannot be completed in 1994.

My revenue loss in 1993 because the nine spaces were not in service June 1 was a conservative \$27,893. My revenue loss for 1994, assuming the 18 spaces will not be constructed by the April 1 deadline will be \$72,264.

Because of acute housing shortages and heavy construction activity in Mesa County, you should note that the only two R. V. Parks that haven't filled with permanent workers are K.O.A. and Junction West R. V. Park. This means there will be another shortage of spaces in 1994 to serve the "Urban Enroute" (tourist overnight) demand.

Yours truly,

  
Paul G. Patterson

## R.V. AND BOAT STORAGE

Laundromat - Tenting Area - Recreation Area - Hot Showers - Clean Restrooms



Grand Junction Community Development Department  
Planning • Zoning • Code Enforcement  
250 North Fifth Street  
Grand Junction, Colorado 81501-2668  
(303) 244-1430 FAX (303) 244-1599

February 2, 1994

Mr. Paul G. Patterson  
Junction West R.V. Park  
793 22 Road  
Grand Junction, CO 81505

Dear Mr. Patterson:

I apologize for the delay in responding to your letter. We've been gathering information and will try to address your concerns with the development requirements for expanding your R.V. park. City Public Works has identified streets for which half street improvements would not be required. Those streets identified were primarily residential streets in developed neighborhoods where there is little likelihood of street improvements. Streets in undeveloped areas and along major routes and section line roads, such as H Road and 22 Road, were not included for waiver of half street improvements. The City is exploring the idea of replacing the half street improvement fee with a transportation impact fee this spring, but at this point we have not decided how that fee will be calculated. This change in the street improvement fee policy would require formal approval by the City Council.

Regarding your comment on the bad odors associated with Persigo, Jim Shanks, the Public Works Director, indicates the City has not had an odor complaint about the plant since 1990 when several changes were made to the treatment process.

As you know, none of the H Road ROW was included in the annexation and only the west half of 22 Road was included. That half of 22 Road will be maintained by the City or through an agreement with Mesa County.

Dave Thornton of our office has record of having had a phone conversation with you on July 9, 1993 and having gone over all the questions raised by you in your letters dated June 4 and July 3, 1993. The original staff comments dated May 25, 1993 stated the following:

...Under the Conditional Use permit for this project issued by the County in 1977, 31 RV spaces were approved. To bring this site up to the approved 31 spaces will not require the petitioner to pay for the half street improvements for 22 Road and H Road. At such time when more than 31 spaces are built, the current policy for road improvements will be in effect.



Printed on recycled paper

Of the 18 additional spaces being requested in addition to the 22 existing RV spaces, (as shown on the site plan), Staff can only approve 9 additional spaces (or Phase I as submitted) without requiring half street improvements for both 22 Road and H Road. **Approving the 9 additional RV spaces is also contingent on a signed statement by the owner that those existing spaces with two hook-ups, currently being used as a single RV space and shown on the site plan as such, will only be used as a single space in the future, therefore allowing only a total of 31 RV's in the park at any given time.** If on occasion, two tenants desire to use one of the existing two hook-up spaces jointly, then an additional space in the park would have to remain vacant for that occupancy period, maintaining the maximum of 31 RV spaces allowed.

So expansion of the park up to 31 spaces could occur without the provision of half street improvements as per the original approval of the County Conditional Use Permit. All other conditions as listed in the staff comments were based on section 5-4-7 of the Zoning and Development Code which lists standards for public recreational campgrounds.

If you wish to pursue the expansion of the park above the additional 9 spaces your options are as follows:

1. Proceed with the original proposal and comply with all conditions as outlined in the staff review.
2. Proceed with the original proposal and request a variance from the half street improvement requirement from the Director of Public Works. His decision can be appealed to the City Council.
3. Put the project on hold until a new transportation impact fee system is in place (which may or may not be more favorable for your development) and resubmit the proposal for review under the new regulations.

I hope this answers your questions. If you would like to proceed with one of the above options, or if you have additional questions, please contact Dave Thornton at 244-1447.

Sincerely,

Larry Timm  
Director of Community Development

xc: Mark Achen, City Manager  
Jim Shanks, Director of Public Works

# JUNCTION WEST R.V. PARK AND CAMPGROUND



Exit 26 - Junction of U.S. 6 & 50  
793 22 Road  
Grand Junction, Colorado 81505  
(303) 245-8531



March 8, 1994

Mr. Dave Thornton  
Grand Junction Community Development Dept.  
250 North Fifth Street  
Grand Junction, Co. 81501-2668

Dear Mr. Thornton,

In reply to Mr. Timms letter of February 2, 1994 I wish to request a building permit to add nine spaces, (21-29) equipped with water and electric service only. (It is too late in the year to attempt to install sewer lines because of time, cost factors and customer impact.)

I will sign a statement guaranteeing that no more than 31 R.V.s will occupy the 31 spaces equipped with hook ups at any given time.

Our records for 1993 show that for the months of June, July and August we had 1589 overnight guests for the 92 day period. This gives an average of 17.27 guests per night.

In addition to those guests in our thirty-one spaces, it includes the tenters, dry campers and fully self contained R.V.s that only want a place to safely park but do not want utilities.

R.V. units that do not want utilities are never placed in the 31 spaces equipped with utilities.

I am asking that the sentence in Mr. Timms letter saying "therefore allowing only a total of 31 R.V.s in the park at any given time" be changed to read a "total of 31 R.V.s in the 31 full hookup spaces at any given time."

Mr. Timm further states that all other conditions based on section 5-4-7 of the Zoning and Development Code be complied with.

Paragraph A(6) of section 5-4-7 states that "campsites shall be spaced eight (8) feet from interior roadways." This is a normal requirement of public campgrounds such as the Colorado National Monument Campground.

This is not found in any of the states codes for Recreational Vehicle Parks.

Of the 218 private R.V.Parks and Campgrounds in Colorado such as K.O.A. Campground and Junction West R.V.Park there are over 16,000 spaces. Of these spaces there are probably not more than 5% that are 60 feet long such as our proposed spaces 31-39. These pull-thru spaces are engineered for the expensive 40 foot R.V. with an 18 foot tow vehicle. There cannot be 16 foot of setbacks without making the space unusable for these long units.

## R.V. AND BOAT STORAGE

*Laundromat - Tenting Area - Recreation Area - Hot Showers - Clean Restrooms*

GENERAL STORE

I am enclosing a copy of the American Society of Planning Officials Planning Advisory Service Report #326. This report was published in 1977 and the bulk of the report was based on Colorado regulations. The centerfold, pages 12 and 13 show a typical pull-through campsite arrangement for overnight parks. The design of Junction West is nearly identical to this typical park. Note there are not, and cannot be, 16 foot setbacks.

I am asking that the 8 foot setback on each end be waived. The other setback in section 5-4-7 are more than being met with our proposed 18 new spaces.

Paragraph A (5): I strongly recommend that you increase the 25 foot width to 35 foot for these reasons:

1. The R. V. is 8 foot wide and the awning when extended is 8 foot wide. Most state regulations consider the awning as part of the R. V. Most of the expensive new motorhomes and travel trailers now are equipped with 3 foot slideouts. Adding the normal 10 foot spacing between R.V.s this now totals 29 feet.

2. The consumer wants more space, both in width and also longer lengths of space so he is not forced to unhook his travel trailer or tow vehicle each night.

Please do not confuse slideouts with "Park Model trailers". Park models have been ruled out of the recreational vehicle class by the R.V.I.A. Three states have recently outlawed use of park models and many more apparently are following suit.

Assuming the Model Uniform State Code for Recreational Parks and Campgrounds will be adopted and published in April 1994, it is being assumed that the A.S.P.O. "Zoning for Recreational Vehicle Parks" P.A.S. Report will be updated to reflect the many changes in the R. V. industry since 1977.

I am enclosing for your information the 1993 edition of A.N.S.I. A 119.4 and N.F.P.A. 501D covering Recreational Vehicle Parks and Campgrounds. You may keep both booklets in your files. I have duplicate copies.

Mr. Timm listed options to pursue to waive or reduce the \$85,500 fee that has blocked expansion of the park. I will appreciate your sending forms necessary to request a variance from Mr. Shanks, Director of Public Works.

Yours truly,

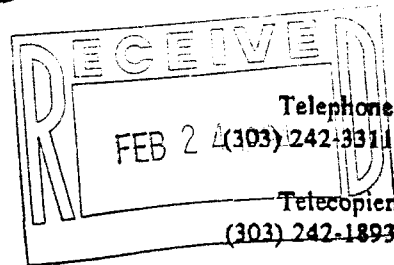


Paul G. Patterson

Comm Dec

COLEMAN, JOUFLAS & WILLIAMS  
ATTORNEYS AT LAW  
2452 Patterson Road  
P.O. Box 55245  
Grand Junction, Colorado 81505

Joseph Coleman  
Gregory Joufflas  
John Williams



TELECOPY COVER SHEET

DATE: 2/24/94

RE: Grand Jct West RV Park

all 3  
COPY TO ~~John S~~ pages  
David D  
Larry T  
3/2/94  
cf

DELIVER TO:

NAME: Dan Wilson

TELECOPIER NO.: 244-1456 3/2/94 cf

COMPANY: City Attorney

NO. OF PAGES: 3  
(Including this page)

MESSAGE FROM:

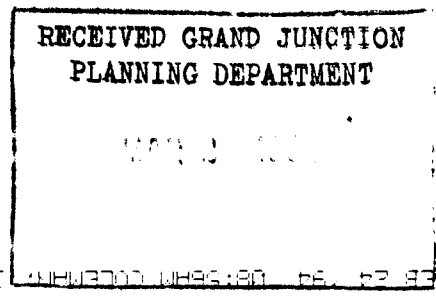
NAME: Joe Coleman

ADDITIONAL COMMENTS: Dan, Two basic issues. First, the \$85,850 kills the project & was not disclosed initially. Also, I understand that H Road was not annexed. Why is City imposing fees for a County Road? Second issue, Paul Patterson is operating an RV Park, not a Campground. Some thought should be given to RV regulations, not inappropriate Campground regs. I would like to discuss this with you next week.

PLEASE CHECK TRANSMISSION AFTER LAST PAGE IS RECEIVED. IF NOT COMPLETELY RECEIVED OR POOR COPIES ARE RECEIVED, PLEASE CALL (303) 242-3311.

OPERATOR

\*\*\*\*\*  
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\*\*\*\*\*





Copy to: Mr. Joe Coleman

FILE: #66-93 Grand Junction West RV Park

DATE: May 25, 1993

STAFF: David Thornton

STAFF COMMENTS:

I. The following standards are required by Section 5-4-7 of the Zoning and Development Code for all Public Recreational Campgrounds. Please respond in writing to each standard as to how the Grand Junction West RV Park meets these requirements.

1. Campgrounds shall not be used as permanent residences except for the owner or manager and permanent maintenance personnel.

2. Towed vehicles within the campground shall not exceed eight feet in width.

3. No person shall stay in any campground more than ninety (90) days per calendar year. Extensions for one additional ninety-day period may be granted by the administrator on an individual basis. An extension shall be requested, in writing, by the owner or manager of the campground.

4. Separate camping areas shall be maintained for independent units, dependent units, and tents.

5. Camping sites shall be a minimum of one thousand two hundred fifty (1,250) square feet and at least 25 feet in width. *we have minimum 35'*

*Our plan satisfies national requirements. leads to be discussed.*

6. Campsites shall be spaced so that there is at least: ten feet between sites; eight feet from the interior roadways; fifty feet from exterior roadways; and fifteen feet from property lines.

7. Parking spaces and interior roadways shall be paved or treated to reduce dust.

8. Sewage facilities shall be connected to a public sewer collection and treatment system.

9. If provided, electric and gas service shall meet all state and local electric and gas regulations. All utilities shall be underground.

10. At least one public telephone shall be provided.

11. Interior roadways must comply with Colorado Department of Health standards in addition to the requirements of this code.

*Clarify Only walkways are around service bldg.*

12. Walkways within the campground area shall be at least 4 feet wide with an all-weather surface.

13. Streets and walks shall be lighted every four hundred feet, conforming to the overall design of the campground.

14. Service buildings with restrooms and other facilities shall be provided in accordance with Colorado Department of Health standards.

15. All areas within the campground must have an acceptable form of groundcover to prevent erosion and blowing dust.

16. One tree of a species suitable for the area shall be provided for each two camping spaces, and shall be located in close proximity to those spaces.

17. All trash collection areas shall be screened, and protective fencing shall be provided around hazardous areas.

*Not a recreational campground.*

18. Recreational campgrounds shall comply with all requirements of this Code.

*set backs - 10 ft. Walkways of Campgr.*

31  
18  
49 total planned.

19. At least one clothes washing machine shall be provided for the first ten spaces, plus one machine per each additional fifteen spaces. One clothes dryer shall be provided per each 20 spaces.

20. Each campground shall provide a recreational area consisting of one hundred and five square feet per campground space.

21. Adjoining residential areas shall be screened by a six foot solid fence.

22. Each campground shall provide at least one full-time attendant. A permanent record of registrations must be maintained.

II. The Zoning and Development code currently requires half street improvements for all abutting right-of-ways when a building permit is issued. Current cost estimates are \$50.00 per linear foot. This site has 493 feet of frontage along 22 Road and 1224 feet along H Road for a combined total of 1717 feet which equals \$85,850.00 in road improvements required at today's costs. Under the Conditional Use permit for this project issued by the County in 1977, 31 RV spaces were approved. To bring this site up to the approved 31 spaces will not require the petitioner to pay for the half street improvements for 22 Road and H Road. At such time when more than 31 spaces are built, the current policy for road improvements will be in effect.

Of the 18 additional spaces being requested in addition to the 22 existing RV spaces, (as shown on the site plan), Staff can only approve 9 additional spaces (or Phase I as submitted) without requiring half street improvements for both 22 Road and H Road. Approving the 9 additional RV spaces is also contingent on a signed statement by the owner that those existing spaces with two hook-ups, currently being used a single RV space and shown on the site plan as such, will only be used as a single space in the future, therefore allowing only a total of 31 RV's in the park at any given time. If on occasion, two tenants desire to use one of the existing two hook-up spaces jointly, then an additional space in the park would have to remain vacant for that occupancy period, maintaining the maximum of 31 RV spaces allowed.

H ROAD - owned by County  $1224' \times \$50 = \$61,200$   
22 RD - owned 1/2 by City  $493' \times \$50 = \underline{24,650}$   
\$ 85,850

W.H. LIZER & ASSOCIATES  
*Engineering Consulting and Land Surveying*  
576 25 Road, Unit #8  
Grand Junction, Colorado 81505  
241-1129

May 17, 1993

Dave Thornton, Planner  
City of Grand Junction Planning Department  
250 N. 5th Street  
Grand Junction, Colorado 81501

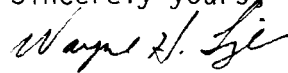
RE: Junction West RV Park Sewer Line

Dear Dave,

An error was made in the length of the 6 inch sewer line design for the above referenced location.

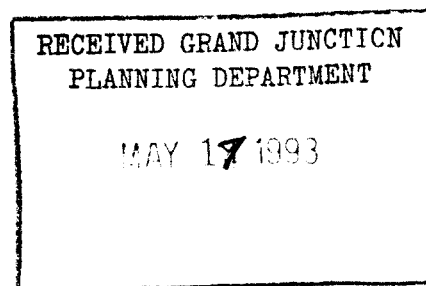
Attached is a revised copy for you and for the Utilities Engineer.

Sincerely yours,



Wayne H. Lizer P.E., P.L.S.

Attachment



FILE: #66-93 Grand Junction West RV Park

DATE: May 25, 1993

STAFF: David Thornton

---

STAFF COMMENTS:

I. The following standards are required by Section 5-4-7 of the Zoning and Development Code for all Public Recreational Campgrounds. **Please respond in writing to each standard as to how the Grand Junction West RV Park meets these requirements.**

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2. Towed vehicles within the campground shall not exceed eight feet in width.
3. No person shall stay in any campground more than ninety (90) days per calendar year. Extensions for one additional ninety-day period may be granted by the administrator on an individual basis. An extension shall be requested, in writing, by the owner or manager of the campground.
4. Separate camping areas shall be maintained for independent units, dependent units, and tents.
5. Camping sites shall be a minimum of one thousand two hundred fifty (1,250) square feet and at least 25 feet in width.
6. Campsites shall be spaced so that there is at least: ten feet between sites; eight feet from the interior roadways; fifty feet from exterior roadways; and fifteen feet from property lines.
7. Parking spaces and interior roadways shall be paved or treated to reduce dust.
8. Sewage facilities shall be connected to a public sewer collection and treatment system.
9. If provided, electric and gas service shall meet all state and local electric and gas regulations. All utilities shall be underground.
10. At least one public telephone shall be provided.
11. Interior roadways must comply with Colorado Department of Health standards in addition to the requirements of this code.
12. Walkways within the campground area shall be at least 4 feet wide with an all-weather surface.
13. Streets and walks shall be lighted every four hundred feet, conforming to the overall design of the campground.
14. Service buildings with restrooms and other facilities shall be provided in accordance with Colorado Department of Health standards.
15. All areas within the campground must have an acceptable form of groundcover to prevent erosion and blowing dust.
16. One tree of a species suitable for the area shall be provided for each two camping spaces, and shall be located in close proximity to those spaces.
17. All trash collection areas shall be screened, and protective fencing shall be provided around hazardous areas.
18. Recreational campgrounds shall comply with all requirements of this Code.

19. At least one clothes washing machine shall be provided for the first ten spaces, plus one machine per each additional fifteen spaces. One clothes dryer shall be provided per each 20 spaces.

20. Each campground shall provide a recreational area consisting of one hundred and five square feet per campground space.

21. Adjoining residential areas shall be screened by a six foot solid fence.

22. Each campground shall provide at least one full-time attendant. A permanent record of registrations must be maintained.

II. The Zoning and Development code currently requires half street improvements for all abutting right-of-ways when a building permit is issued. Current cost estimates are \$50.00 per linear foot. This site has 493 feet of frontage along 22 Road and 1224 feet along H Road for a combined total of 1717 feet which equals \$85,850.00 in road improvements required at today's costs. Under the Conditional Use permit for this project issued by the County in 1977, 31 RV spaces were approved. To bring this site up to the approved 31 spaces will not require the petitioner to pay for the half street improvements for 22 Road and H Road. At such time when more than 31 spaces are built, the current policy for road improvements will be in effect.

Of the 18 additional spaces being requested in addition to the 22 existing RV spaces, (as shown on the site plan), Staff can only approve 9 additional spaces (or Phase I as submitted) without requiring half street improvements for both 22 Road and H Road. **Approving the 9 additional RV spaces is also contingent on a signed statement by the owner that those existing spaces with two hook-ups, currently being used a single RV space and shown on the site plan as such, will only be used as a single space in the future, therefore allowing only a total of 31 RV's in the park at any given time.** If on occasion, two tenants desire to use one of the existing two hook-up spaces jointly, then an additional space in the park would have to remain vacant for that occupancy period, maintaining the maximum of 31 RV spaces allowed.

# JUNCTION WEST R.V. PARK AND CAMPGROUND

Exit 26 - Junction of U.S. 6 & 50  
793 22 Road  
Grand Junction, Colorado 81505  
(303) 245-8531

May 28, 1993

## Review Comments

File #66-93

Site Plan Review - Junction West R. V. Park

--add nine spaces equipped with sewer, water and electric service.

City Utilities Engineer - A 2 inch water meter with 100-110 PSI serves the park.

## Community Development Department -

- 1) Junction West is an overnite campground. We do not accept permanent residents.
- 2) Federal law limits trailers to 8 foot or under in width.
- 3) The only time we have had guests stay over 90 days were those building new homes here. This is a fair rule.
- 4) The park has a dry camp area and a four space tent area.
- 5) All R. V. spaces are over 1250 square feet.
- 6) The ten original spaces on the north are not 50 feet from the road. The nine new spaces meet these requirements.
- 7) All parking spaces and interior roads are made of seasoned 3/4 inch road base. There is no dust.
- 8) The park is on city sewer.
- 9) All electric and gas service meet all regulation.
- 10) One outside public phone is in place.
- 11) The Colorado Department of Health requires 10 feet for one traffic lane and 20 feet for a two way traffic lane. These are met.
- 12) The total developed R. V. area is seasoned all weather 3/4 inch roadbase.
- 13) Lighting of streets is being met.
- 14) The service building has six showers, 5 toilets and six basins for each sex.
- 15) The soil from St. Mary's to fill the lagoon was tested. Chemical fertilizer and orchard grass were planted. We have no other dust problems.
- 16) Campground trees from Michigan were planted in 1986. These are hybrid poplar-cottonless cottonwood. This keeps branches above R.V. height. There is a row of 23 trees surrounded by sod farm grass in close proximity to the nine new spaces.
- 17) We have a B.F.I. four yard dumpster. This is not screened. All garbage going into this dumpster is in plastic bags to avoid fly problems.
- 18) We cannot comply with 50 foot from exterior road way in item 6.
- 19) We have six washers and six dryers.
- 20) We have swing, slide, teeter totter and tether ball in one area. A basketball hoop, horse-shoe pit and volley ball in another area.
- 21) There are no adjoining residential areas.
- 22) The park has attendants 24 hours per day, 365 days per year.

## R.V. AND BOAT STORAGE

*Laundromat - Tenting Area - Recreation Area - Hot Showers - Clean Restrooms*

II. I need information on road improvement policy:

1) Exactly what road improvements are involved, ie. curbs, gutters, sidewalks, paving, or what? H Road and 22 Road now exist.

Before the additional spaces are added, a statement will be issued agreeing to maximum of 31 R. V.'s in the 31 R. V. spaces.



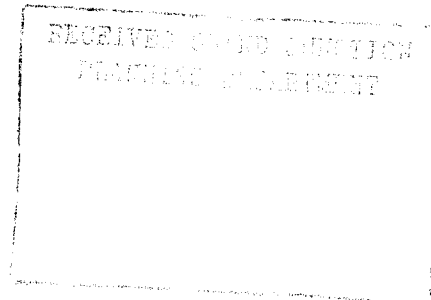
Paul G. Patterson

# JUNCTION WEST R.V. PARK AND CAMPGROUND

Exit 26 - Junction of U.S. 6 & 50  
793 22 Road  
Grand Junction, Colorado 81505  
(303) 245-8531



July 3, 1993



Mr. David Thornton  
Community Development Department  
City of Grand Junction  
250 North 5th Street  
Grand Junction, Co. 81501

Subject: Half street improvement fee, 793-22 Road.

Dear Mr. Thornton,

I will appreciate a response to the following questions about  $\frac{1}{2}$  street improvement fees:

1. I noticed a legal notice about 2 months ago in the Daily Sentinel where Graff Dairy filed a request for waiver of  $\frac{1}{2}$  street improvements on 29 Road. What appeal route is available to me prior to taking legal action?
2. When  $\frac{1}{2}$  street improvement fees are paid does construction follow immediately for curb, gutter, sidewalks and paving or is it probable that improvements will never be added?
3. For the discovery process I will need copies of monthly building permit summaries for Mesa County and the City of Grand Junction for each month starting March 31, 1991 through June 30, 1993. Do I pay the county for copies or the City Clerk? (Residential building permits are not needed.)
4. Will you confirm my understanding that no building permits of any kind will be issued for any reason for any part of the fourteen acres until \$85,500 cash up front is paid?
5. Prior to annexation my county zoning was Commercial with a conditional use for overnight campground. This was the same as K.O.A. in Clifton except that they did not have a conditional use since they are on the Clifton Sewer System. Exactly what is my zoning now?
6. Since  $\frac{1}{2}$  street improvements have never been mentioned in my County-City relationships from August 1985 to May 24, 1993, and building permits have been issued from March 1, 1991 to the present date on this  $\frac{1}{2}$  mile square flagpole annexation, I am requesting the name of the County or City employee who initiated the \$85,500  $\frac{1}{2}$  street improvement fee against me. Veco Drilling Company next

## R.V. AND BOAT STORAGE

*Laundromat - Tenting Area - Recreation Area - Hot Showers - Clean Restrooms*



door added a major building addition last fall, and this is just one of many.

Thank you for your attention to this matter.

Yours truly,

A handwritten signature in cursive script, reading "Paul G. Patterson". The signature is written in black ink and features a prominent, sweeping flourish that extends to the right.

Paul G. Patterson



City Of Grand Junction, Colorado  
Community Development Department  
250 North Fifth Street  
81501-2658

Planning Clearance issued for  
the final 9 units shown on the  
approved plan stamped ~~at~~ 7/22/94.  
TCP of \$ 269/unit paid for a  
total of \$ 2,421.

Kathy Portner  
7/22/94

# JUNCTION WEST R.V. PARK AND CAMPGROUND

Exit 26 - Junction of U.S. 6 & 50  
793 22 Road  
Grand Junction, Colorado 81505  
(303) 245-8531



*Total of 40 units approved.*  
*K.P.*  
*1-4-95*

December 28, 1994

Mr. Bill Cheney, Utility Manager  
City of Grand Junction  
250 N. 5th Street  
Grand Junction, Co. 81501

Subject: Sewer tap fees

Dear Bill,

Enclosed is a copy of the original 30 space R. V. Park plat.

You may recall that we only paid for sewer taps for 20 of those spaces at the time we tied into the sewer line in 1992.

We have need to re-activate the other ten spaces.

The spaces were formerly 21-30, but are now 11-A thru 20-A.

I am enclosing a check for \$750.00 for these ten outlets.

Also, Wayne Lizer was to send an "as built" of our ten spaces on the south.

There were three changes to the plans:

1. I elected to install a 4 foot manhole rather than a clean-out to insure easy maintenance in the future.
2. The print shows the spaces to be 35 foot wide; I increased those to 36 foot wide.
3. Space #40 was added to give 10 spaces rather than nine.

We paid for 10 sewer taps for these spaces on July 22, 1994,  
however, we did not pay for the transportation impact fee of \$269.00 for space #40. This is also being enclosed.

Thanks for your help in getting these new deluxe spaces constructed.

Yours truly,

A handwritten signature in cursive script that reads 'Paul G. Patterson'.

Paul G. Patterson

**R.V. AND BOAT STORAGE**

*Laundromat - Tenting Area - Recreation Area - Hot Showers - Clean Restrooms*

# JUNCTION WEST R.V. PARK AND CAMPGROUND

Exit 26 - Junction of U.S. 6 & 50  
793 22 Road  
Grand Junction, Colorado 81505  
(303) 245-8531



HOW DID OUR GUESTS LOCATE OUR R. V. PARK? JAN. 1 THRU DEC. 31, 1995

	<u>REGISTRATIONS</u>	<u>PERCENT</u>
1. TRAILER LIFE DIRECTORY	1128	52.8
2. REPEAT VISITORS	538	25.1
3. A.A.A. DIRECTORY	201	9.4
4. ROAD SIGNS	103	4.8
5. WORD OF MOUTH	50	2.3
6. WOODALL'S DIRECTORY	47	2.2
7. TELEPHONE DIRECTORY	12	0.6
8. COLORADO CAMPGROUND ASSN. DIRECTORY	12	0.6
9. FRUITA WELCOME CENTER	12	0.6
10. ALL OTHERS	35	1.6
	<hr/>	
	2138	100
TOTAL REGISTRATION		2138
TOTAL OVERNIGHT CAMPER UNIT NIGHTS	3349	
TOTAL MONTHLY CAMPER UNIT NIGHTS	2647	
	<hr/>	
TOTAL R.V. CAMPER NIGHTS	5996	
TOTAL PERSON NIGHTS		12475
TOTAL PERCENT OCCUPANCY (51 spaces)	32.2%	

NOTE: Line #10 includes:

Visitor and Convention Bureau	22
Grand Junction C of C	2
Rand McNally Directory	2
Wheeler's Directory	4
Camping World (Woodall's)	4

## R.V. AND BOAT STORAGE

*Laundromat - Tenting Area - Recreation Area - Hot Showers - Clean Restrooms*

**UTE WATER CONSERVANCY DISTRICT**

560 25 Road, P.O. Box 460  
Grand Junction, CO 81502

Office  
Telephone: 303-242-7491  
FAX: 303-242-9189

Treatment Plant  
Telephone: 303-464-5563  
FAX: 303-464-5443

July 11, 1995

Paul G. and Mary E. Patterson  
793 22 Road  
Grand Junction, CO 81505

RE: City Ordinance-required Fire Protection Services

Dear Mr. and Mrs. Patterson,

The Ute Water Conservancy District is obligated to comply with adopted City Ordinance No. 2497, which establishes fire protection standards throughout the incorporated areas of the City of Grand Junction. This includes an area (see enclosed map) within which Mesa County records show your ownership or interest in the following property:

**Lot No. 43 containing 13.83 acres.**

Preliminary cost estimates for this Fire Protection Project are \$220,220.00 and includes water main and fire hydrant installations in sections of 21 1/2 Road, 22 Road, H Road and Hwy 6/50 west of 21 1/2 Road.

By the terms of an AGREEMENT between the City and the District, the City will provide 1/3 of the project costs, the District will provide 1/3 of the project costs and the benefitting properties will be assessed 1/3 of the project costs.

The 45 individual properties within this identified project area have a combined total of 163.29 acres, which will be assessed equally on a "per acre basis" as follows:

PRELIMINARY PROJECT COST OF \$220,220.00 x 1/3 = \$73,406.66  
BENEFITTING PROPERTY COST SHARE OF \$73,406.66 divided by 163.29 acres =  
\$449.54 PER ACRE.

Therefore, the preliminary cost estimate for your acreage would be 13.83 acres x \$450.00 (rounded) = ~~\$6,223.50~~ \$6,223.50

The District will solicit bids and award a contract for the project in early August. You will be informed of the actual costs at the earliest opportunity and be given the option of paying your share in: 1) one lump sum, 2) partial down and the balance in equal monthly installments, or 3) the entire amount in equal monthly installments. If you choose to pay a part or all of the

**JUNCTION WEST R V PARK 09-85**  
 793 - 22 RD. 970-245-8531  
 GRAND JUNCTION, CO 81505-9727

82-40/1021

4927

Northwest Bank, Grand Junction - Downtown, N.A.  
 (970) 243-1611  
 359 Main Street  
 Grand Junction, Colorado 81501



PAY TO THE ORDER OF

Five thousand one hundred seventy two <sup>12-6</sup>/<sub>100</sub> <sup>55</sup>/<sub>100</sub> 19<sup>95</sup>  
 Ute Water DOLLARS \$ 5172.55

Water line upgrade

*Paul S. Pattern*

⑈004927⑈ ⑆102100400⑆

6200050922⑈

⑈0000517255⑈

**UTE WATER CONSERVANCY DISTRICT**

560 25 Road - P.O. Box 460  
 Grand Junction, Colorado 81502  
 (303) 242-7491

Customer's Acct. # \_\_\_\_\_ Date 12-8 1995

Address \_\_\_\_\_

Name Junction West R.V. Park

CASH	CHECK #	DEPOSIT #	TRX #	TRX NAME
	4927		49	misc.
Quantity	Description			Amount
	10-143-35			5172.55
Received By	<i>Steve Pyke</i>			Total 5172.55

45878

# JUNCTION WEST R.V. PARK AND CAMPGROUND

Exit 26 - Junction of U.S. 6 & 50  
793 22 Road  
Grand Junction, Colorado 81505  
(303) 245 0521



February 23, 1996

INFORMATION

1996

Junction West R. V. Park: A traveler enr

Member of:

Colorado Campground Association  
National Association of R. V. Park  
Grand Junction Area Chamber of Com  
Club 20  
Grand Junction Visitor and Conven

UPDATED

MATERIAL

There are only two associations that ins  
grounds in the U. S.; Trailer Life Direc

Camp-

Trailer Life inspections rate the follow

- Restroom construction and cleanliness.
- Facilities: Roads, Hookups, Security, Recreation, Store and Laundry.
- Visual appeal and environmental quality.

---There are 209 K.O.A. and Independant R.V.Parks and Campgrounds listed in  
the 1996 Trailer Life Directory in Colorado. Only 60 qualified to be "Good  
Sam Parks", (minimum 7.5 points out of 10.)

---Only one R.V.Park in Colorado scored "10". (must be less than two years old)

---Only 49 R.V.Parks scored "9.0-9.5".

---Only two R.V.Parks in Mesa County scored :9.0-9.5. Junction West R.V. Park  
and K.O.A. Kampground in Clifton.

American Automobile Association:

---Only two R. V. Parks-Campgrounds in the Grand Junction area met the  
stringent requirements of construction and cleanliness to be listed in the  
A.A.A. Directory: Junction West R.V.Park and K.O.A. Kampground in Clifton.

Other Facts:

---Only R.V.Park in Mesa County to guarantee quiet hours from 10:00 p.m.-6:00a.:

a. No registrations or reservations taken after 10:00p.m.

Front gates closed for security at 10:00p.m.

b. No dogs in tents, no outside dogs and no dogs left unattended which  
eliminates barking problems.

---Junction West is the only R.V.Park in Mesa County that has never solicited  
or accepted permanent residents (since 1985).

---Junction West has fence on the north and cement ditch on the east to keep  
late night vehicles out, (Security) plus locked entrance and exit gates.

Total demand for tent spaces from June through September is approximately  
10 per month. Tents are accepted on a nightly basis only and must be removed  
each day. No person is permitted to sleep in the open. (safety)

---Junction West is the only R.V.Park in Mesa County to guarantee 35 ft.

width between recreational vehicles and 100% pull-thru spaces.

---Junction West has had several hundred guests stay here in R.V.'s while

## R.V. AND BOAT STORAGE

Laundromat - Tenting Area - Recreation Area - Hot Showers - Clean Restrooms

# JUNCTION WEST R.V. PARK AND CAMPGROUND

Exit 26 - Junction of U.S. 6 & 50  
793 22 Road  
Grand Junction, Colorado 81505  
(303) 245-8531



INFORMATIONAL pg. 2.

buying property, building homes or looking for property.

---Junction West has a general store with an average \$15,000 inventory for the convenience of our guests.

## Statistics:

- 1995 R.V. Unit nights 5996. Total guests 12475.
- 1985-1995 R.V. unit nights 34472. Total Guests 82004.
- 1985-1995 Fire Department calls: None
- 1985-1995 Disturbance calls: None
- 1985-1995 Vehicle accidents on property: None
- 1985-1995 Personal Injuries: None
- 1985-1995 Insurance claims: 1992 billboard blew down in high winds
- 1985-1995 Calls to Mesa County Sheriff: None
- 1985-1995 Calls to Grand Junction Police Department:
  - 1992--Thief in park 3:00a.m. (April)
  - 1993--two bicycles chained to table near 22 Road taken during night.
    - a billfold left on top of a pick-up truck was lost between Junction West and Acorn Convenience Store.
  - 1994--Attempted theft of Junction West air compressor. Jan.5-2:40p.m.

---Approximately 50 R.V.'s are in the 2½ acre, security fenced storage area. Four R.E.A. vapor lights are in place. Fence sensors are in place every 40 feet and bring an alarm into the office in case anyone should try to tamper with, cut or jump the fence. No thefts or attempted theft have occurred since opening storage in 1985.

---Tourist Dollars: A tourist enroute will average \$100 per day spent in the community. Junction West had approximately 6000 R.V. unit nights in 1995, or over \$600,000. The park will average 10,000 unit nights April through October upon completion of its development to 60 spaces on 6 acres. This equates to \$1,500,000 per year in tourist dollars spent in the Grand Junction area.

Paul G. Patterson, owner

## R.V. AND BOAT STORAGE

*Laundromat - Tenting Area - Recreation Area - Hot Showers - Clean Restrooms*



# JUNCTION WEST R.V. PARK AND CAMPGROUND

Exit 26 - Junction of U.S. 6 & 50  
793 22 Road  
Grand Junction, Colorado 81505  
(970) 245-8531



January 7, 1998

Ms. Katherine Portner, Planning Supervisor  
Grand Junction Community Development Department  
250 North 5th Street  
Grand Junction, Co. 81501

Subject: Addition of seven (7) sewer risers to existing  
Spaces #23 thru #29.

Dear Katherine,

Spaces #21 thru #29 and spaces #31-#40 were engineered in May 1993.

Spaces #21 thru #29 were constructed in March 1994 providing water and electric facilities. Ten sewer tap fees were paid for these spaces on January 3, 1995 but construction was delayed on adding the sewer risers and 4 ft. manhole.

Ben Dowd Excavating Company has scheduled the installations of these sewer risers for the first week of February. Do I need another building permit to cover this work?

We have a total of 55 spaces in this park and we have paid for 56 sewer tap fees. After adding these 7 risers, we will still have a credit of 3 taps for the future.

Attached is a copy of engineering for spaces #21-#29 and #31-#40 for you and Trent Prall.

Please advise if you need more prints.

Thanks.

Yours truly,

A handwritten signature in cursive script that reads 'Paul'.

Paul G. Patterson

P.S. We finished our 14 new deluxe spaces in April! We added 26 pagoda lights around the park that are great walk lights for the tourists. Stop by if you are in the area.

A handwritten signature in cursive script that reads 'Paul'.

Paul

**R.V. AND BOAT STORAGE**

*Laundromat - Hot Showers - Clean Restrooms*

Attachments-Junction West R. V. Park letter of January 7, 1997

5-13-93	City Planning Fee	\$140.00
3-14-94	Planning Clearance Sp.#21-29	
3-24-94	Mesa County Building Permit #52730	\$125.00
3-24-94	Permit to Build-Mesa County #048031	
3-24-94	Mesa County Inspection Card #048031	
1-3-95	Grand Junction Wa er and/or sewer tap order #8049	\$750.00
1-3-95	Grand Junction T easurers receipt #67731	\$750.00

JUNCTION WEST R V PARK 09-85

793 - 22 RD. (303) 245-8531  
GRAND JUNCTION, CO 81505-9727

4560

82-40/1021

Norwest Bank Grand Junction-Downtown, N.A.  
(303) 243-1671  
359 Main Street  
Grand Junction, Colorado 81507



PAY TO THE ORDER OF

Seven Hundred Fifty + 00/100  
City of Grand Junction

12-27 1984

DOLLARS \$ 750.00

122353787 01-05-95 602 3853 0 05

122353787 01-05-95 0100498081 07

Sewer tap fee spaces (21-30) 11A-20A

Paul G. Patterson

⑈004560⑈ ⑆102100400⑆ 6 200050922⑈ ⑆0000075000⑆

122353787 01-05-95 0100498081 07

⑈004560⑈ ⑆102100400⑆ 6 200050922⑈ ⑆0000075000⑆

Grand Junction  
Colorado  
12-27-84

12-27-84

DATE 1-31-95 WATER AND/OR SEWER TAP ORDER TAP # 0047  
 ACCOUNT # 4025-465-41-4 SERVICE ADDRESS 793 20th St TYPE Water  
 PAYEE NAME Junction W. Pl Park LOT BLK SUB SET UP DATE 1-95

ADDRESS 793 20th St  
Grand Junction, CO 81501  
 PHONE # 245-8531  
 SERVICE NAME Water  
 MAILING ADDRESS \_\_\_\_\_

DESCRIPTION Water meter at  
11.5 acres 21-30(11-7-204)

EQU COMPUTATIONS 10 PERM. NOX '51 = 150

REV ACCT # 4025-465-41-4 \$ 750  
 REV ACCT # \_\_\_\_\_ \$ \_\_\_\_\_  
 TOTAL \$ 750

TREASURER RECEIPT # 67731

POWER OF ATTORNEY YES  NO   
 2 MILES BEYOND CITY LIMITS YES  NO

OTHER INFORMATION \_\_\_\_\_

PAYEE'S SIGNATURE \_\_\_\_\_ DATE \_\_\_\_\_

CITY-COUNTY BUILDING INSPECTION  
 750 MAIN STREET  
 GRAND JUNCTION, CO 81501

This is to certify that the above service address was cleared through City Hall and a sewer permit should now be secured at the Building Inspection Department. THIS FORM VOID IF NOT USED WITHIN THIRTY (30) CALENDAR DAYS.

**IMPORTANT**

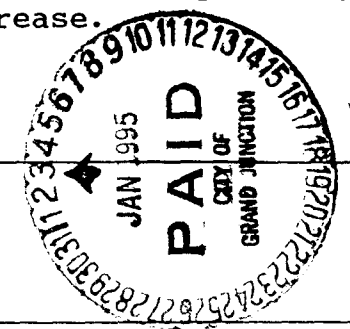
If you have not secured your building permit within the specified thirty (30) days, you must return to City Hall for a new clearance and you must bring this form with you.

If for any other reason you need a new clearance, bring the Treasurer's Receipt with you to City Hall.

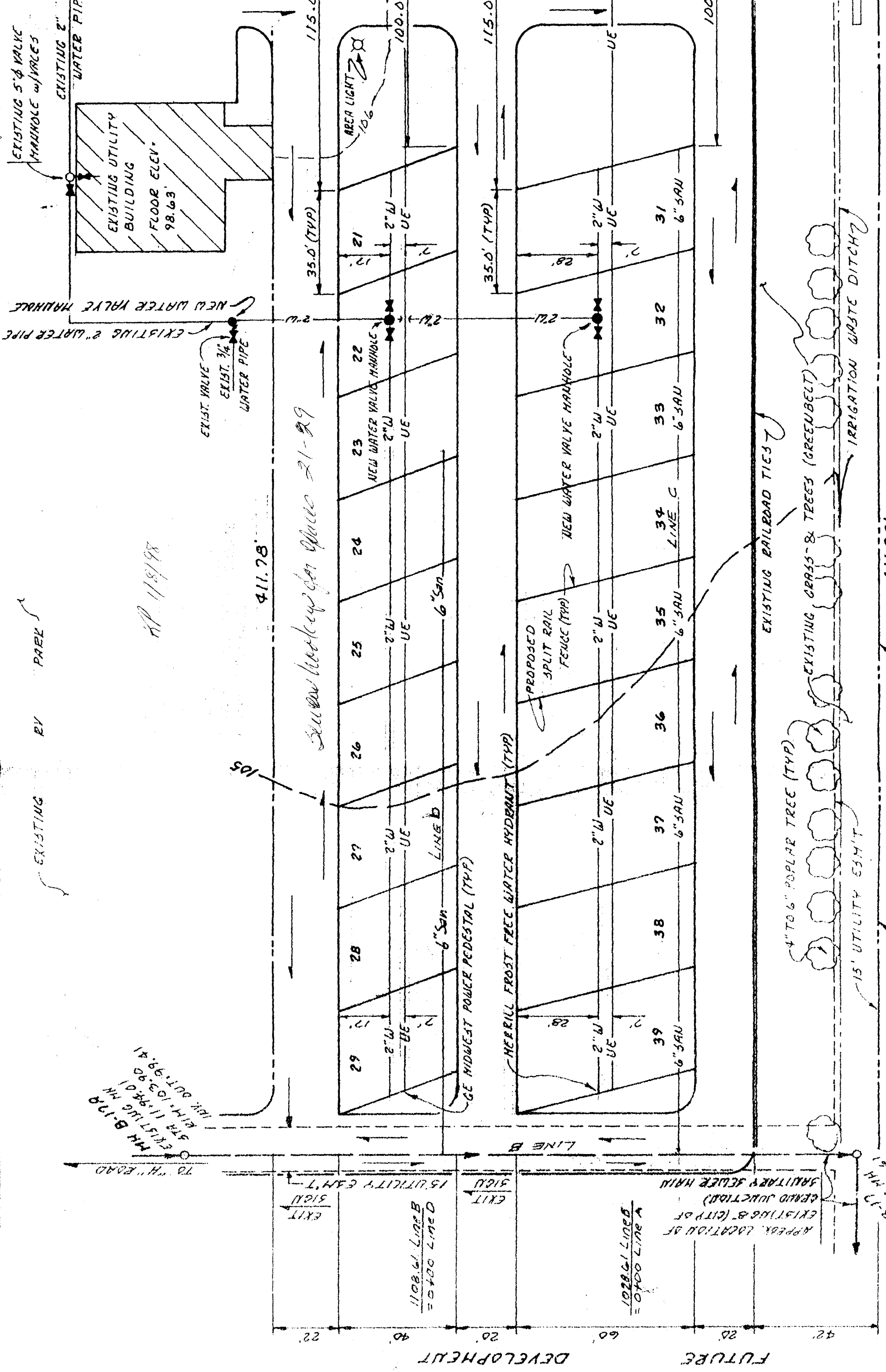
If you have not secured your building permit within the specified period of time and you return for a new clearance, it will be necessary for you to pay an additional amount if there has been a price increase. The additional amount would be the difference between what you originally paid and the price increase.

PAYEE'S SIGNATURE \_\_\_\_\_

UTILITY ACCOUNTING \_\_\_\_\_



Handwritten note: 6-10 COPY



EXISTING 5" VALVE MANDHOLE w/VALVES

EXISTING 2" WATER PIPE

EXISTING UTILITY BUILDING  
FLOOR ELEV. 98.63

NEW WATER VALVE MANDHOLE  
EXISTING 2" WATER PIPE  
EXIST. VALVE  
EXIST. 3/4" WATER PIPE

See new layout for Splice 21-29

411.78'

29 28 27 26 25 24 23 22 21

2" W U.E.

6" SAN

NEW WATER VALVE MANDHOLE

AREA LIGHT 106

115.0'

100.0'

39 38 37 36 35 34 33 32 31

2" W U.E.

6" SAN

NEW WATER VALVE MANDHOLE

PROPOSED SPLIT RAIL FENCE (TYP)

HERRILL FROST FREE WATER HYDRANT (TYP)

115.0'

100.0'

EXISTING RAILROAD TIES

EXISTING GRASS & TREES (GREENBELT)

IRRIGATION WASTE DITCH

4" TO 6" POPLAR TREE (TYP)

15' UTILITY EAS'T

EXISTING BARBED WIRE FENCE

411.78'

MH B-178  
EXISTING MH  
ELEV. 103.90  
IR. OUT. 99.41

70' "H" ROAD

15' UTILITY EAS'T

EXIT

1108.61 LINE B = 0+00 LINE D

1028.61 LINE B = 0+00 LINE A

APPROX. LOCATION OF EXISTING 8" (CTR) OF GRADE JUNCTION

RAILROAD SPLITTER MAIN

42' 20' 60' 40' 22'

DEVELOPMENT

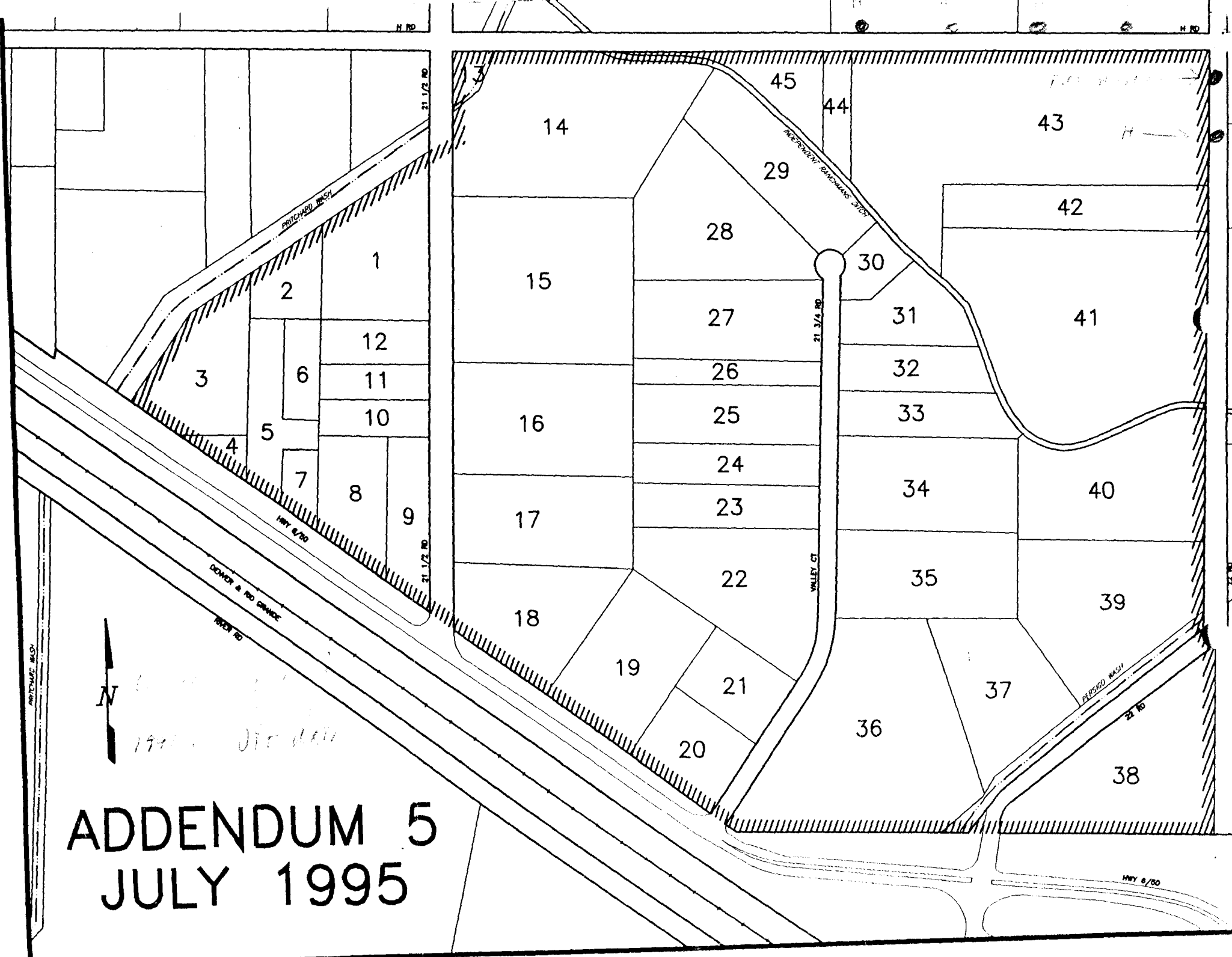
FUTURE

EXISTING "JUNCTION"

411.78'

EXISTING BARBED WIRE FENCE

MH B-178



ADDENDUM 5  
 JULY 1995

1995 JTC 11/11

PITCHARD WASH



DOVER & RD DIVIDE  
 HWY 6/50

21 1/2 RD

21 1/2 RD

21 3/4 RD

VALLEY CT

PRITCHARD WASH

21 RD

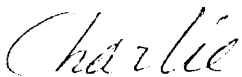
HWY 6/50

Paul G. and Mary E. Patterson  
July 11, 1995  
Page 2

assessment over time, the obligation will include interest and the time frame will not exceed 120 months (10 years).

**NOTE:** Errors in property identification, owners of record, or parcel size, as obtained from the public records of Mesa County, shall not relieve the property or owner from the lawfully determined monetary obligation that is the subject of this correspondence.

Sincerely,

A handwritten signature in cursive script that reads "Charlie".

C.E. Stockton  
Assistant Manager  
Ute Water Conservancy District



SP 21-29  
SP 31-39



SPACES  
1-30  
NORTH



3 MPH  
SPEED LIMIT

SPACES  
1-30  
NORTH

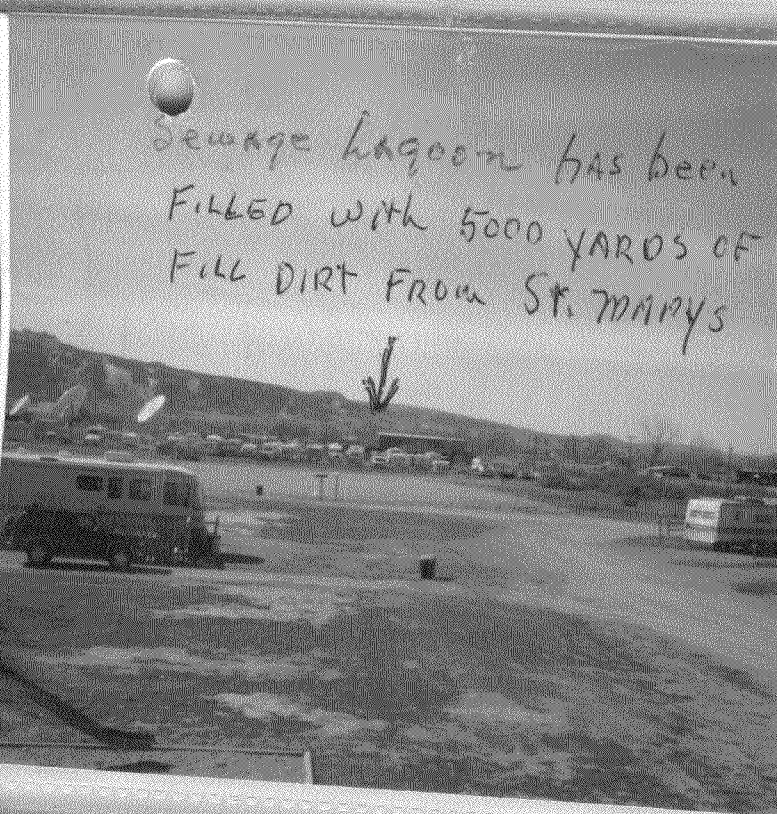


FRONTIER WEST

TELEPHONE BANK MAIL SERVICE MARSHAL SERVICE STATE POLICE

Coke





Sewage lagoon has been  
FILLED WITH 5000 YARDS OF  
FILL DIRT FROM ST. MARYS

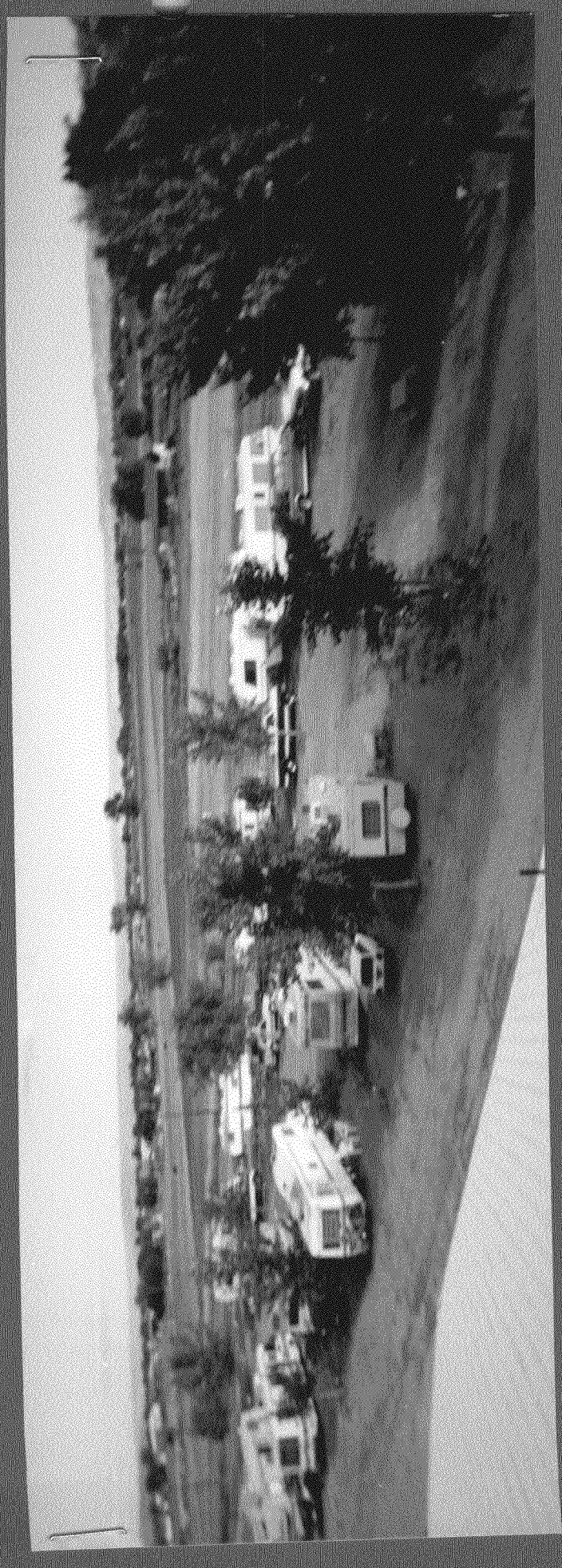
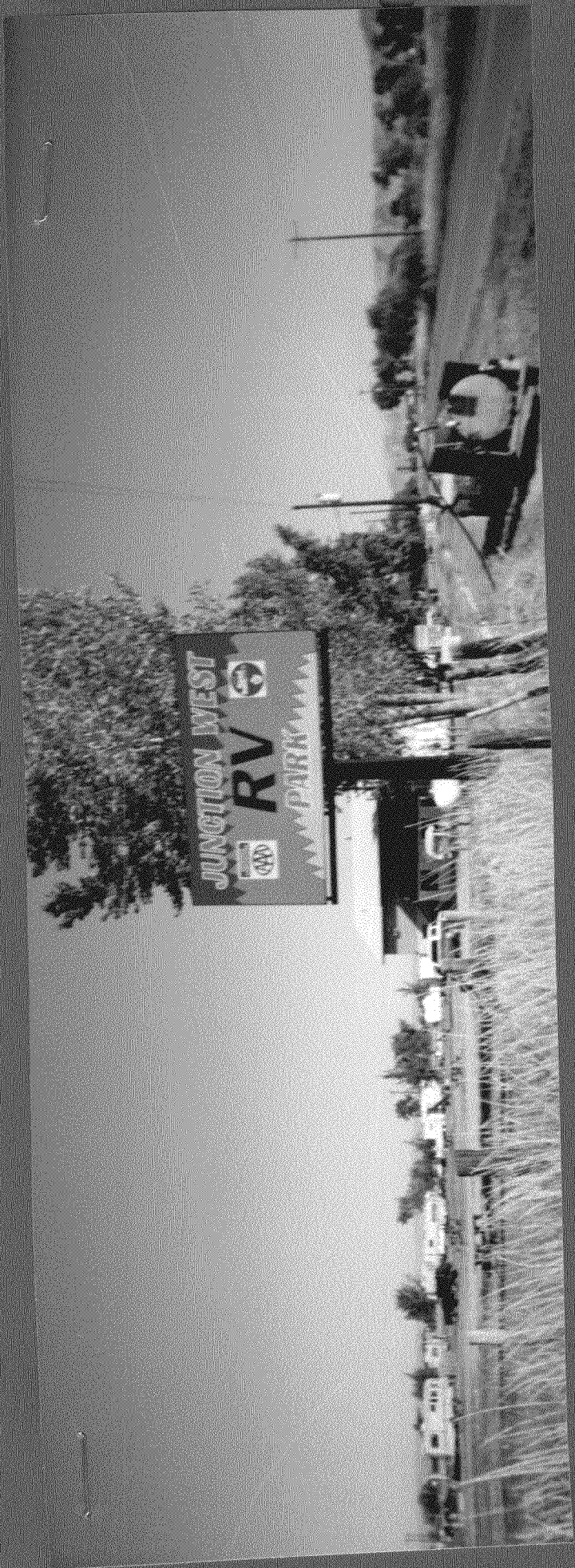


spaces  
1-30



93 3 26







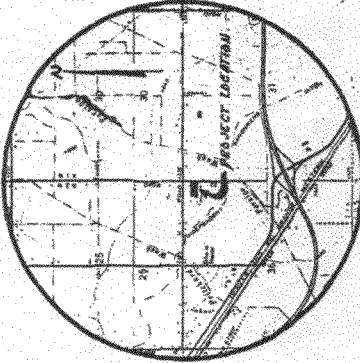
DEC 1993 TO  
APR 1994

Town of West RV Park

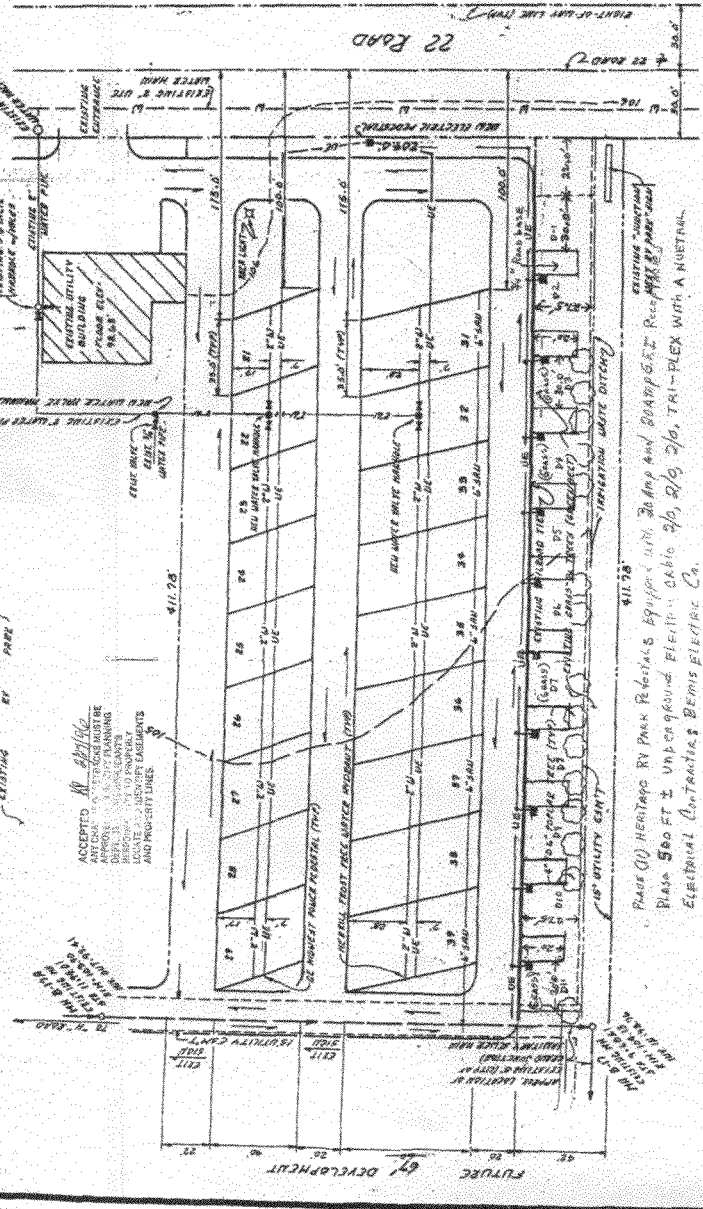




DESIGNER'S PROFESSIONAL ENGINEERING  
 LICENSE NO. 12345  
 STATE OF CALIFORNIA  
 CIVIL ENGINEER



ACCEPTED FOR RECORD  
 BY THE CITY ENGINEER  
 FOR THE CITY OF  
 BERKELEY, CALIFORNIA  
 LOCAL ORDINANCES  
 AND REGULATIONS  
 APPLY.

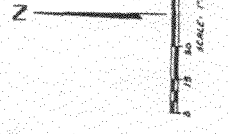


ACCEPTED FOR RECORD  
 ANY CHANGES MUST BE  
 APPROVED BY THE CITY ENGINEER  
 BEFORE RECORDING.

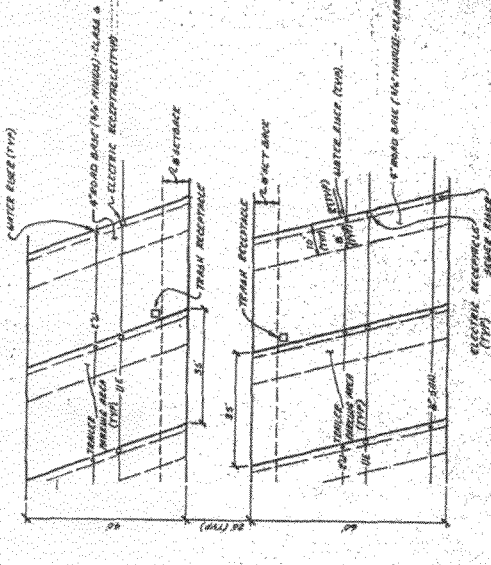
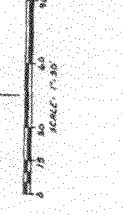
100' UTILITY EASEMENT  
 EXISTING 100' UTILITY EASEMENT  
 100' UTILITY EASEMENT  
 100' UTILITY EASEMENT



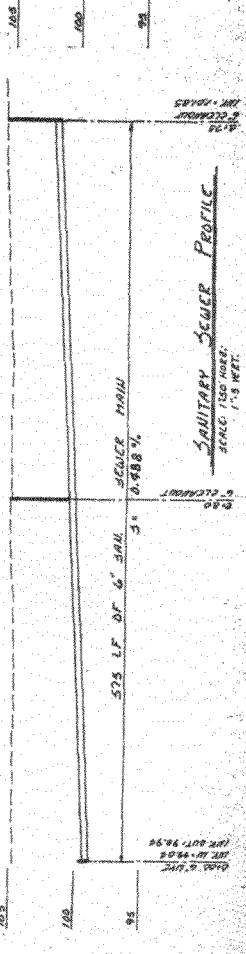
ITEM	QUANTITY	UNIT PRICE	TOTAL
LAND USE DISCONTINUATION			
STREETS	0.15 AC	\$8.00	\$1.20
PAVING SPACES (PARALLEL TO TRAFFIC)	0.15 AC	\$8.00	\$1.20
PAVING SPACES (PERPENDICULAR TO TRAFFIC)	0.15 AC	\$8.00	\$1.20
TOTAL			\$2.40



LEGEND  
 W - 6" WATER MAIN  
 G - 10" GAS MAIN  
 S - 18" SANITARY SEWER  
 TRAFFIC FLOW



Typical Pad Layout



DATE: 6/28/88  
 DRAWN BY: J.S.B.  
 CHECKED BY: J.S.B.

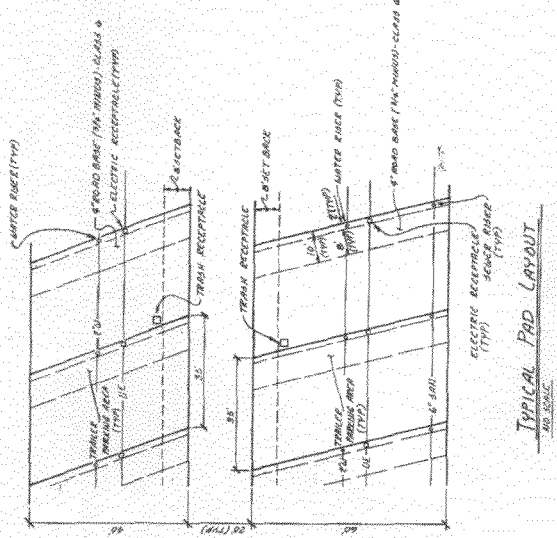
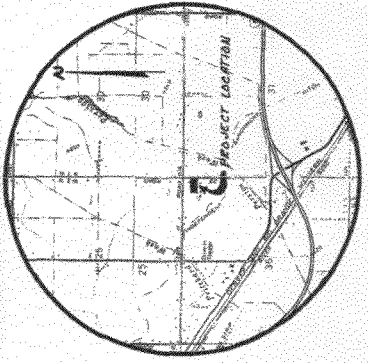
DEVELOPMENT PLAN FOR BUILDING WEST R.V. PARK  
AND CONCRETE  
FOR THE ADDRESS OF 18 R.V. SPACES  
731 22 ROAD  
GRAND JUNCTION, COLORADO  
W.H. LIZEN AND ASSOCIATES  
ENGINEERING CONSULTING AND SURVEYING  
515 22 ROAD 3RD  
GRAND JUNCTION, COLORADO



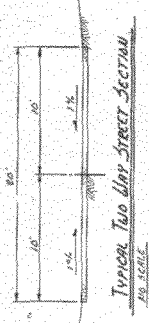
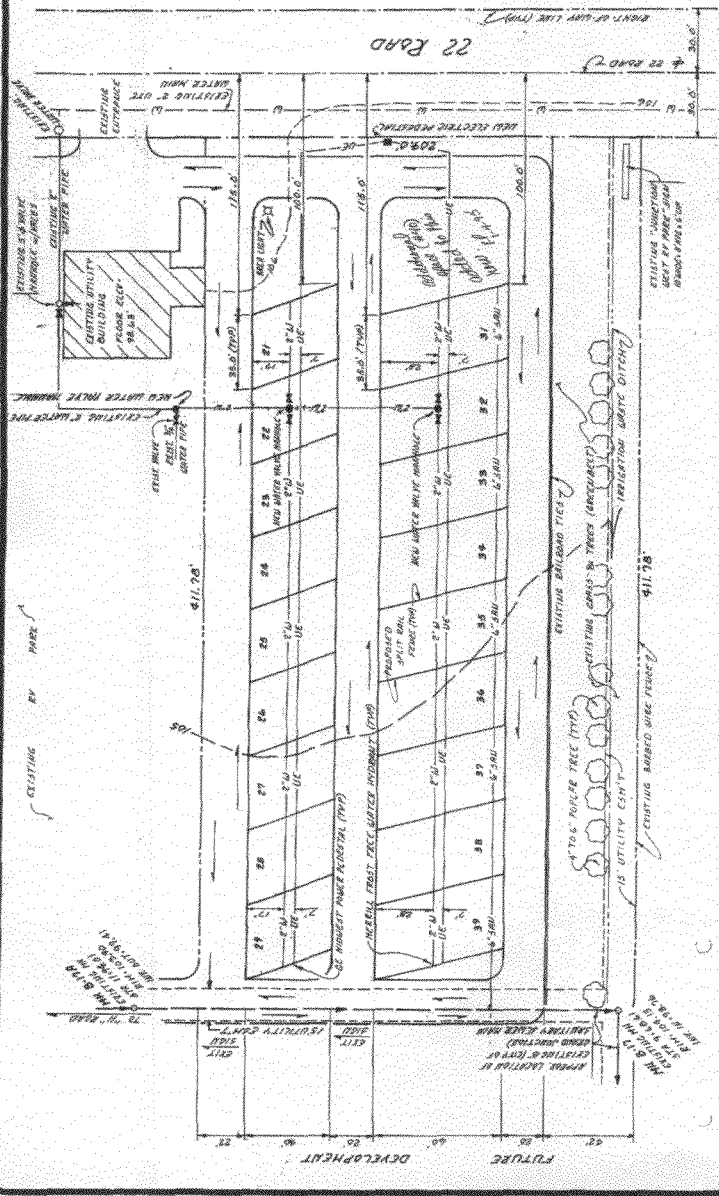
DATE	APR 17 1953
BY	W.H. LIZEN
PROJECT NO.	9900-EGG-1
SHEET NO.	7
TOTAL SHEETS	2

BY	W.H. LIZEN
DATE	APR 17 1953
PROJECT NO.	9900-EGG-1
SHEET NO.	7
TOTAL SHEETS	2

REGISTERED CIVIL ENGINEER  
STATE OF COLORADO  
MAY 17 1953



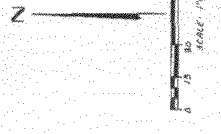
TYPICAL PAD LAYOUT  
1/8" SCALE



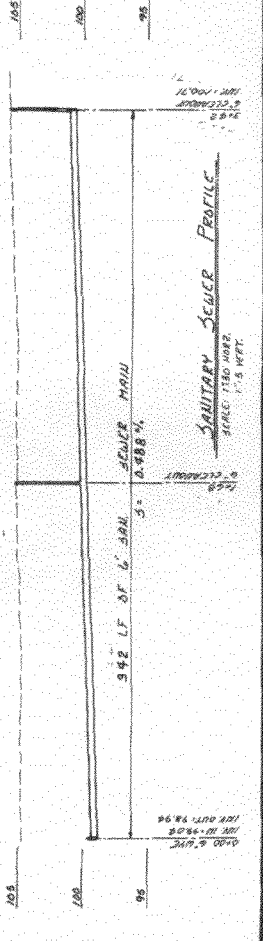
TYPICAL TWO WAY STREET SECTION  
1/8" SCALE

LAND USE BREAKDOWN  
STREETS 0.13 AC 33%  
PARKING SPACES (P) 0.72 AC 26%  
SEWER SPACES 0.58 AC 23%  
TOTAL 1.43 AC 100%

LANDSCAPING  
IN PARKING SPACES (PARKING & SPACES)  
PER SPACE ALLOWED 2.18-2.36 PARKING  
SPACES



LEGEND  
DASHED LINE - EXISTING  
SOLID LINE - PROPOSED  
DOTTED LINE - PROPOSED 6\"/>



SANITARY SEWER PROFILE  
SCALE: 1" = 5' VERT.