



FRUITA
COLORADO

LAND DEVELOPMENT APPLICATION

Project Name: Raptor Crossing RV Park
 Project Location: 853 Raptor Road
 Current Zoning District: General Commercial Requested Zone: Planned Development
 Tax Parcel Number(s): 2697-184-11-001 Number of Acres: 4.89
 Project Type: Motor Coach Resort

Property Owner: Sitner Construction LLC Developer: Sitner Construction LLC
 Property Owner: _____ Contact: _____
 Address: 1386 Horseshoe Drive Address: 1386 Horseshoe Drive
 City/State/Zip: Fruita, CO 81521 City/State/Zip: Fruita, CO 81521
 Phone: 970-628-6261 Fax: _____ Phone: 970-628-6261 Fax: _____
 E-mail: ed@softgelco.com E-mail: ed@softgelco.com

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

Owner Rep: Kaart Planning (formerly Clavonne, Roberts) Engineer: Atkins and Associates
 Contact: Ted Clavonne Contact: Richard Atkins
 Address: 734 Main Street Address: 518 28 Road Suite B-105
 City/State/Zip: Grand Junction, CO 81501 City/State/Zip: Grand Junction, CO 81502
 Phone: 970-241-0745 Fax: _____ Phone: 970-261-2807 Fax: _____
 E-mail: ted.clavonne@kaart.com E-mail: richard.atkinsandassociates@gmail.com

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

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

SITNER CONST. LLC

Name of Legal Owner

[Signature]

Signature

8/17/21

Date

Name of Legal Owner

Signature

Date

Name of Legal Owner

Signature

Date

STATE OF COLORADO)

) ss.

COUNTY OF MESA)

The foregoing instrument was acknowledged before me this 17 day of August, 2021

My Commission expires: 04/22/2025

Gabriel Baldwin
Notary Public

GABRIEL BALDWIN
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20214015849
MY COMMISSION EXPIRES APRIL 22, 2025

Raptor Crossing

A Proposed Planned Development

**853 Raptor Road
Fruita, Colorado**

The property, currently zoned General Commercial (GC), is sandwiched between the Western Colorado Truck Center / Volvo and the City's retired sewer lagoons. The parcel dimensions are approximately 214 feet wide by 1,300 feet long, which is a challenging configuration for most conventional development and often best used for storage as displayed by properties to the east.

With the City of Fruita showing interest in repurposing the lagoon properties into a multi-use and recreational 'showpiece', this proposed project lends itself to be both: a transitional land use from the GC to the east; and a supportive land use for the future redevelopment of the lagoon properties which will likely require a Planned Development Zone. This Raptor Crossing Development is seeking a Planned Development Zone as its proposed use is somewhat unique to the town, successful across the country, and an excellent fit with the visions and needs of Fruita.

Raptor Crossing is proposing a community for 39 residential recreational vehicle 'lots'; it is not a campground, it is not an RV-short term-rental park, nor is it a subdivision with permanent dwelling units, but it is a residential ownership community for Motor Coaches. Attractive to individuals who own large motor homes and are wanting a 'home base', this will be a place for ownership of a lot (or possibly a 'pad site' – TBD with City Staff input), in a secure community with significant HOA managed amenities. This growing demographic is not just active retirees, but also includes professionals whose jobs allow them to work virtually. Ownership of a secured landscaped property with full utility hook-ups, centralized laundry and postal services, access to a community room, and open space for dog walking and exercise, allows these mobile dwellers to have a home base with the ability to explore in their RV's for days, weeks, or even months.

The proposed Site Plan shows:

- 39 lots with full utility hook-ups (sewer, water, electrical), each with the ability to lengthen their parking pad, construct a patio space, or possibly even a small casita or storage area;
- A central common area with: a Community Building with laundry, small gathering area; limited kitchenette; central mailboxes; central trash;
- Perimeter and internal landscape areas that are predominantly sited within existing utility easements for buffering, aesthetics, dog walking, exercise, and with a soft surface path that provides trail loop opportunities;
- Landscaped entry area, security gate, visitor parking (11 spaces), and perimeter fence (solid screen on the east, more open fencing elsewhere).

We believe this project requires a PD Zone due to its uniqueness. The design incorporates practical ideas found in the Fruita Land Use Code for a Campground, which is a conditional use in a GC Zone and will be considered as the underlying default standard for this PD zone request. Yet it is a residential

ownership project which creates the need for the PD Zone at this location. Part of the feedback we hope to receive is some discussion on the idea of selling individual lots (as drawn) vs. selling pad sites.

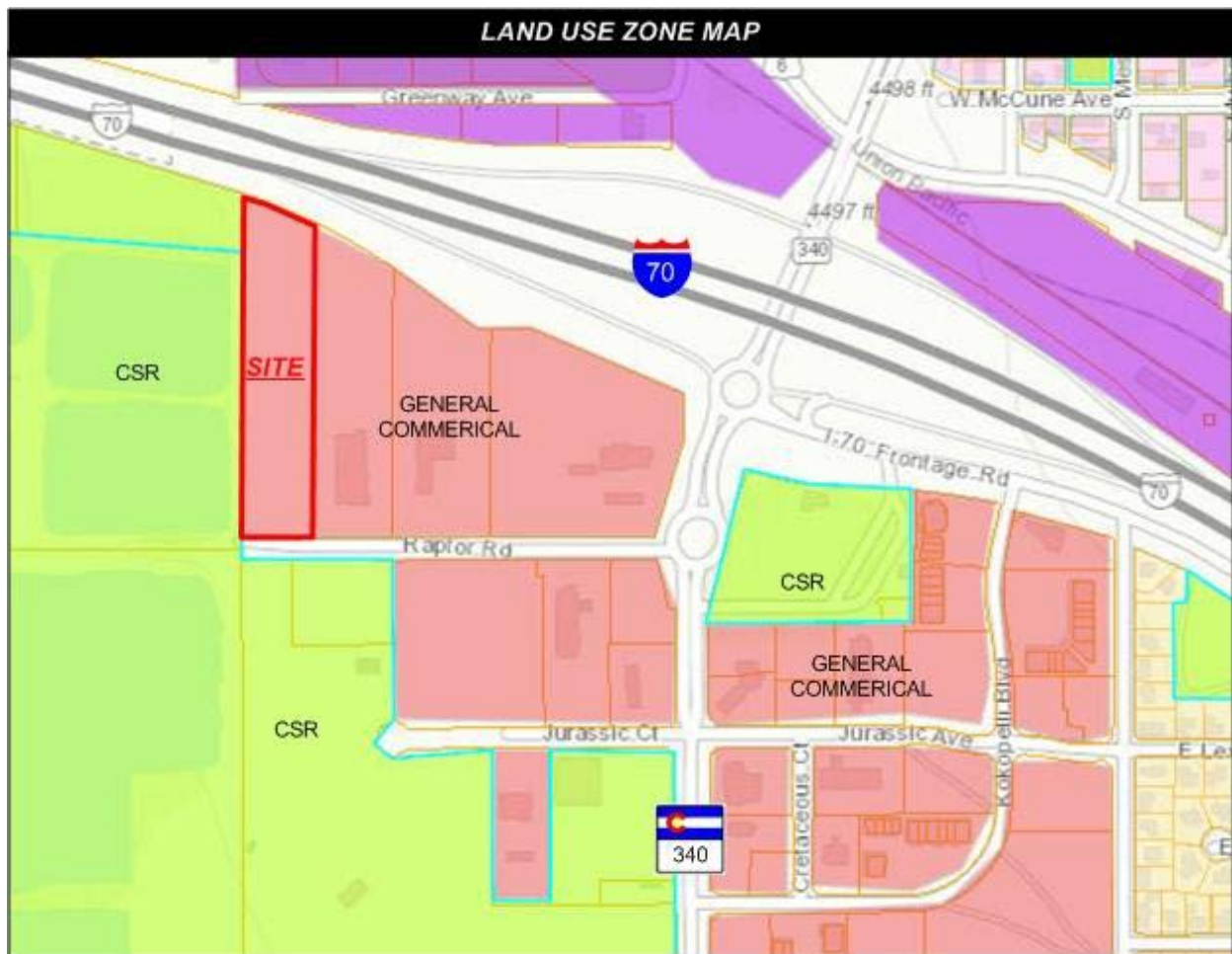
As noted above this land use is popular and successful in other communities, and attractive to a diverse demographic. Purchasers of these lots enjoy a recreation based life style where they will be able to 'park' their home while living and recreating throughout our region, while being mobile to explore areas further away ... always having Raptor Crossing as their place to come home to. These motor coach communities have substantially less traffic impacts, as well as lesser demands on public services; and the establishment of a solid Home Owners Association insures that the attractiveness of the community, both with the type of motor home and the landscape, is maintained.

As proposed, Raptor Crossing is an excellent land use to transition from the more commercial / truck / vehicle uses along Raptor Road to the anticipated repurposing of the lagoon properties into a multi-use and recreational 'showpiece'. With 39 lots it is smaller than most motor coach communities, however the following 'links' are examples of similar projects.

<https://www.portalrvresort.com/vacation-homes-and-rv-lots-for-sale.html>
<https://polsonrvresort.com/resort-site-plan/>

This mobile-residential land use is expanding with the growing popularity of recreationally minded people.





Surrounding Land Use

The surrounding land uses in the vicinity of the subject property consist of commercial and vacant land, CSR zoned park/open space and connected trails following the Colorado River and Little Salt Wash. Interstate 70 forms the north boundary. The dominate feature in the area is the existing James Robb Colorado River State Park and adjacent Fruita Lagoon Redevelopment Area. Land to the east is vehicle and heavy truck Sales and Service.

Site Access and Circulation

Vehicular access to this site is from Raptor Road on the south property line: The adjacent frontage roadway is un-improved. East of the property, Raptor Road includes curb gutter and a sidewalk along the north side of the right of way with a 22 foot wide paved surface. According to Fruita's adopted *Fruita Area Street Classifications and Traffic Control Plan*, Raptor Road is identified as a "Minor Collector". The traffic control plan indicates that the section of Raptor Road adjacent to the subject site is within a "Reduced Speed Zone" area. According to the plan, "Reduced speed zones exist in school zones, commercial districts, and the downtown area to promote multi-modal use and increase safety." Raptor Road serves as an important connection between the surrounding properties and Colorado Highway 340 and Interstate 70.

A private road is proposed within Raptor Crossing. The proposed road width meets City Standards, and provides a cul-de-sac turnaround at the mid-point and terminus of its length. Care has been taken in the design of the road and lots to consider the maneuverability of motor coaches. As noted above, a traffic analysis confirms a lesser impact from traffic than typical residential or commercial uses.

Available Utilities:

All utilities are available in Raptor Road:

- Ute Water has a 6 inch main a short distance east of the property in Raptor Road. A 6x10 reducer will be placed at the end of the current main and 10 inch main extended to the west property line of the project. Proposed water service will include one single water tap and meter that will provide service within a rear yard easement to each of the 39 pedestals and the Community Building, as well as a second 6 inch fire suppression line in the private street servicing two fire hydrants. Ute Water also has a high pressure water line in the easement paralleling Interstate 70, but this is not being utilized for this project.
- Sewer is provided by the City of Fruita within Raptor Road, and likewise sewer can run within the rear yard easement to each of the 39 pedestals and the Community Building.
- The following “dry” Utilities;
 - Xcel Energy natural gas and electric service. Note, a high pressure gas line is located in an Xcel energy easement on the west side of the property.
 - Century Link and Charter / Spectrum telecommunication service including broadband, ISDN, and DSL.
 - The North Young Drain, owned by Grand Valley Drainage District is within Raptor Road.

Site Soils

The US Department of Agriculture, Natural Resources Conservation Service, has identified a single soil classification within the site. The Fruitland sandy clay loam classification exhibits the following characteristics: Well Drained, Moderate permeability, Low shrink/swell potential, <72 inches minimum water table depth, Low Runoff, Non-saline, and in Hydrologic Group B.

Based on other past construction activities in the vicinity of the property it can be anticipated that shallow groundwater and associated soft soil conditions could likely impact foundation, utility, and pavement construction that may require special attention by qualified geotechnical experts.

Emergency Services

The property is located within the Lower Valley Fire Protection District. Firefighters and Emergency Medication Technicians can respond to emergencies from their fully equipped and staffed Fire Station located slightly more than 0.75 miles from the site. Fire department is virtually a self-sufficient organization that provides a variety of services. Other emergency services are available from the city of Fruita Police Department. Other emergency services are also available from the Colorado State Patrol, Mesa County Sheriff and the Mesa County Emergency Management Department.

Parking Requirement

Each Unit contains one parking space and there are 11 additional parking spaces for a total of 50 parking spaces. The 11 additional parking spaces are distributed in the middle and north end of the site. See Concept Site Plan and Typical Unit Exhibit

Landscape and Irrigation

Landscape will occur with Street frontage, Community Building, and perimeter areas providing landscape between the park and Interstate 70 on the north. Landscape on the west edge will include a walking path and landscape that enhances and preserves views to the west across existing ponds to Colorado National Monument, and on the east side, buffering of adjacent property to the east. All landscape areas will be irrigated.

Site Signage

Signage will be a low monument type sign typical of a residential project.

Drainage

Site drainage is directed toward Raptor Road in the southwest corner of the site into the North Young Drain, which continues to the Colorado River. Approximate water quality basin volumes have been calculated and space has been allocated in the landscape area depicted adjacent to Raptor Road.

Neighborhood Meeting

Not required.

Project Compliance

This project requires a Planned Development Zone, and anticipates utilizing the Fruita Campground Regulations as the underlying default standards. A PD Zone can be requested within the existing General Commercial Zone.

Development Schedule

This project will be built in a single phase, starting as soon as possible.

Attachments

- 1 Raptor Crossing Concept and Site Plan
- 2 McDowell Engineering Project Trip Generation Table
- 3 Typical Motor Coach Unit
- 4 Sittner Court Street Section

DRAWN BY MH
CHECKED TC
JOB NO. 2029
DATE 5-5-2021
REVISIONS

RAPTOR CROSSING

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LAND PLANNING AND
LANDSCAPE ARCHITECTURE
222 N. 7TH STREET
GRAND JUNCTION, CO 81501
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www.clavonne.com

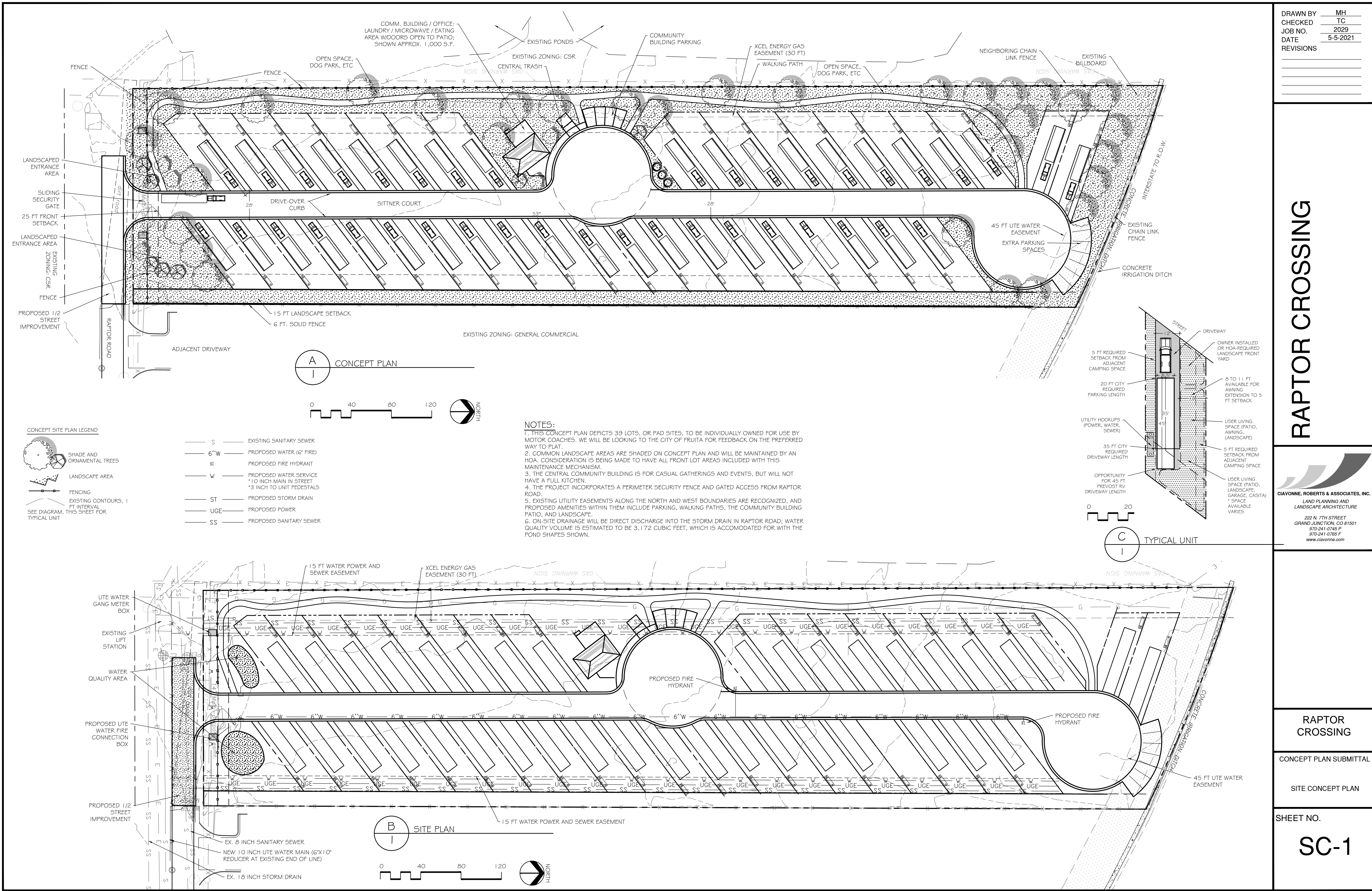
RAPTOR CROSSING

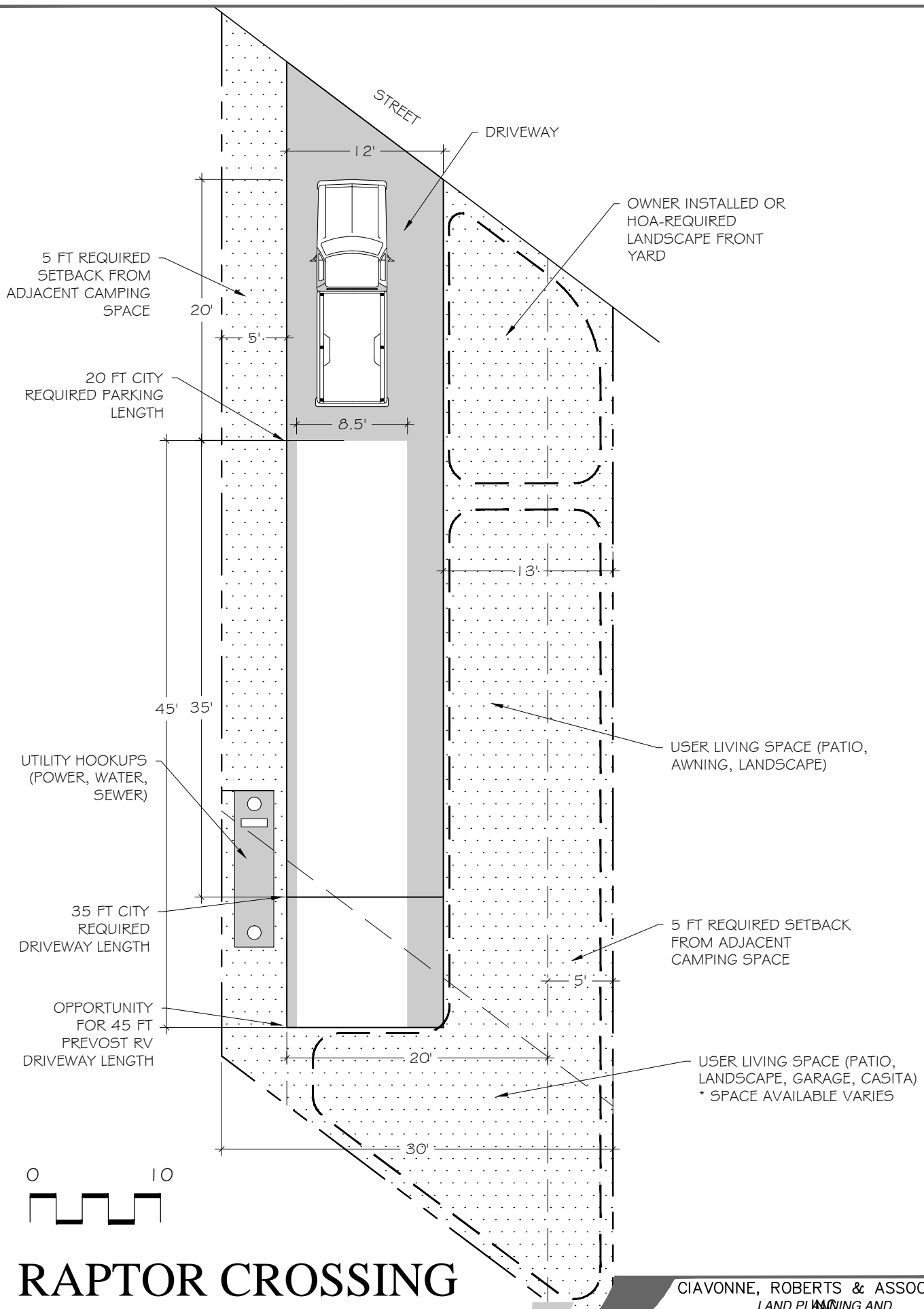
CONCEPT PLAN SUBMITTAL

SITE CONCEPT PLAN

SHEET NO.

SC-1



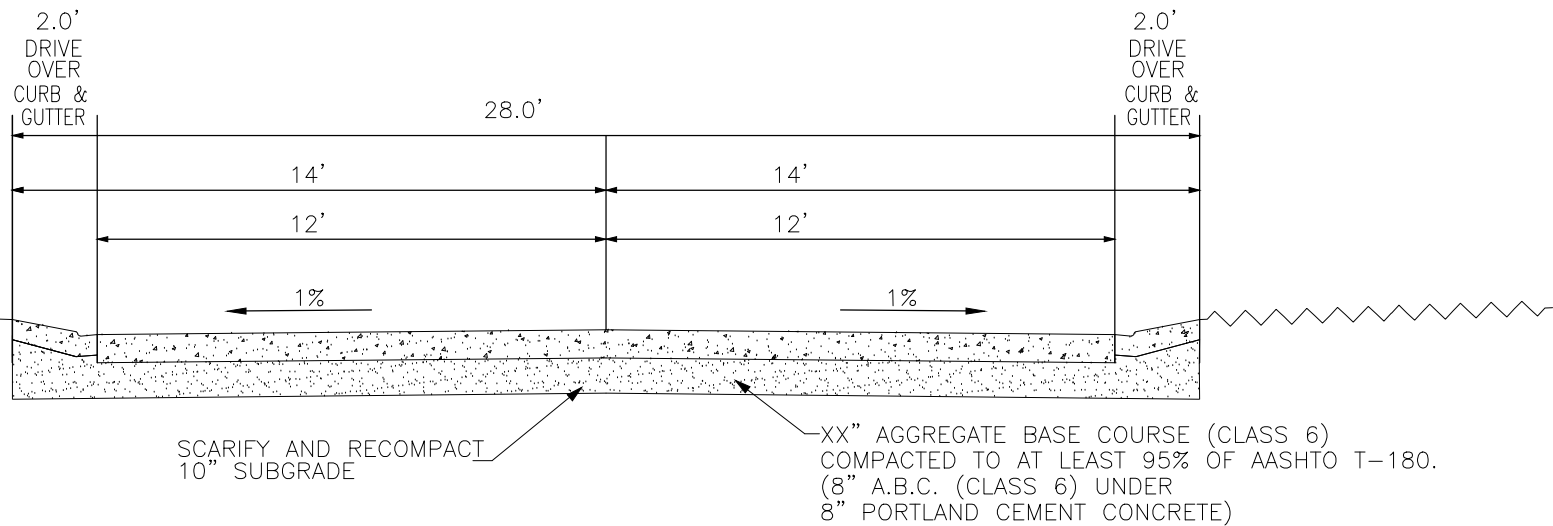


RAPTOR CROSSING TYPICAL UNIT

CIAVONNE, ROBERTS & ASSOCIATES,
LAND PLANNING AND
LANDSCAPE ARCHITECTURE

222 N. 7TH STREET GRAND JUNCTION, CO 81501 www.ciavonne.com
970-241-0745 (P) 970-241-0765 (FX)

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SITTNER COURT ROAD SECTION

N.T.S.

RAPTOR CROSSING SITTNER COURT CROSS SECTION

CLAVONNE, ROBERTS & ASSOCIATES,
LAND PLANNING AND
LANDSCAPE ARCHITECTURE

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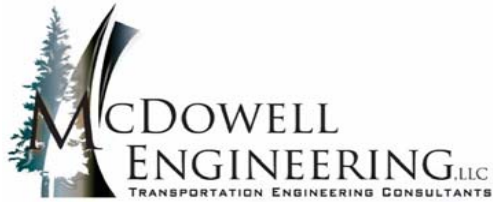


Table 1 - Project Trip Generation *
 Raptor Campground
 Fruita, Colorado
 Estimated Project-Generated Traffic

PROJECT NUMBER: M1519
 PREPARED BY: KJS
 DATE: May 3, 2021
 REVISED:

							Average Weekday	Average Saturday	Morning Peak Hour				Evening Peak Hour				Saturday Peak Hour			
									Inbound		Outbound		Inbound		Outbound		Inbound		Outbound	
ITE Code	Units	Avg. Weekday	Avg. Saturday	AM Peak Hour	PM Peak Hour	SAT Peak Hour	Trips (VPD)	Trips (VPD)	% Trips	Trips	% Trips	Trips	% Trips	Trips	% Trips	Trips	% Trips	Trips	% Trips	Trips
<u>Existing Site Data at Similar Regional Campground</u>																				
Campground ¹	73 Sites	1.51	2.36	0.15	0.15	0.37	110	172	55%	6	45%	5	64%	7	36%	4	48%	13	52%	14
<u>Proposed Land Use</u> ¹																				
Campground ¹	41 Sites	1.51	2.36	0.15	0.15	0.37	62	97	55%	3	45%	3	64%	4	36%	2	48%	7	52%	8
Proposed Land Use Total							62	97		3		3		4		2		7		8
Total New Trips							62	97		3		3		4		2		7		8

* Does not include pass-by trip calculations.

¹ Trip generation rates were calculated from observations at the Silt KOA Campground on June 17, 2016. Includes total number camping sites and is adjusted for Passenger Car Equivalents (PCEs).

DU = Dwelling Units

kSF = 1,000 Square Feet