

**Addendum Documents
for
Final RV Application**

RIVERSIDE RV PARK, INC

7051 County Road 335

New Castle, CO 81647

(970) 948-6018 rvpark@riversidervpark.co

RECEIVED

SEP 10 2015

TOWN OF
NEW CASTLE, CO
BUILDING DEPARTMENT

Landscape Plan:

First and foremost, there will be no native and existing vegetation removed below the upper bench that extends down to the river. The upper bench currently consists of weeds and grasses over a gravel base. The weeds will be removed and the gravel base will be restored after underground utilities have been constructed.

There will be a 6.5 foot high 'rock fall mitigation berm' running parallel to County Road 335 for approximately 480 feet along the southern border of the improved portion of the property. This berm will be built of native dirt and rocks and will be seeded with native grasses and bushes designed to thrive in the current environment. Further irrigation will subliminate the initial and ongoing growth to make this berm match the existing native areas. This irrigation will be supplied by water taken from the Colorado River. This berm will have the added benefit of blocking visibility of the property and its contents from County Road 335.

There is no further landscaping anticipated at this stage of the application. However, to beautify the 'parking lot' designed for RVs, there will be addition 'shrubbery' placed at chosen spots after the construction is completed and analyzed.

RIVERSIDE RV PARK, INC

7051 County Road 335

New Castle, CO 81647

(970) 948-6018 rvpark@riversidervpark.co

RECEIVED

SEP 10 2015

TOWN OF
NEW CASTLE, CO
BUILDING DEPARTMENT

Reclamation Plan:

The land, prior to any improvement, sat idle for a number of years as a gravel lot infilled naturally with native grasses and weeds.

Therefore, the reclamation will consist to returning the land to its native state without any new hazards presented to any trespassers.

Improvements that will occur above ground;

- 1) check in kiosk (not on a permanent foundation)
- 2) utility pedestals
- 3) picnic tables
- 4) trash receptacles
- 5) signage

All of the above ground improvements have 'salvage value', and will be removed and sold.

The entrance will be blocked, either by securing the gates and/or obstructing the roadways with natural impediments (such as boulders).

All the utilities will be disconnected at their respective sources.

DRAFT 9/17/15

RIVERSIDE RV PARK, INC

7051 County Road 335

New Castle, CO 81647

(970) 948-6018 rvpark@riversidervpark.co

EQRs:

At a meeting between Riverside RV Park (Robert Chatmas) and city engineer Jeff Simonson (of SGM) on 9/17/15:

The agreement was reached that, due to no public showers, toilets, or laundry facilities that an acceptable EQR would be .1 (one tenth) EQR per RV site.

Since there is no standard-of-use, in New Castle, for RV site EQRs, both parties agreed to allow (and pay) for any adjustment after one year's metered use is re-analyzed.

In summary:

Water tap fee:	\$1,500
Sewer Tap fee:	\$2,000
Water Replacement Fee:	\$6,000
Utility Extension fee:	<u>\$3,500</u>
Total: \$13,000	

At:

\$13,000 / EQR

18 RV sites

x .1 EQR / site

\$23,400 tap fees due

Rules and Regulations

All Tenants agree to take full responsibility, FOR THEMSELVES AND THEIR GUESTS, to abide by the following:

These Rules and Regulations are intended to make the use of Riverside RV Park a safe and pleasant experience FOR ALL TENANTS AND GUESTS and our neighbors. To insure certain aspects of these safety and comfort regulations, a termination of site rental will be enforced. Upon a second warning, or without compliance within 24 hours of the first warning, removal of the RV from the campground, without any refund, will be mandated in accordance with the terms listed in the Rental Agreement.

1. Quiet hours are from 10:00 pm to 8:00 am. Loud noises, loud music, generator operation, and violent behavior, at any time, will result in police intervention. Any tenant or guest that warrants New Castle Police intervention will be evicted immediately with no refund.
2. You, as the legal Tenant, are responsible for the actions of your guests, and will be held liable for their misconduct.
3. In order to keep the access roads safe for users, no parking of vehicles or storage of personal items will be allowed on the roads or outside of your designated site. No tent camping is allowed. No ATV operation is allowed.
4. To maintain the health and safety of all, sites must be kept FREE OF TRASH and debris. You will be notified to remove these items as a first warning. If a second warning is required, a trash removal fee of \$25/hour (minimum 1 hour) will be charged for removing trash.
5. Parking of additional vehicles, UNLESS TOWED OR REGISTERED, at your site is not allowed. Any vehicles that are NOT REGISTERED will pay a rental fee of \$25/day and/or towed at the owner's expense. .
6. No open flames, other than charcoal or gas fired BBQ grills, are allowed. Riverside RV Park is within the city limits of New Castle, and the city ordinance says (paraphrased):

'due to potential fire hazard, no open wood fires are not allowed from April thru October'

7. All pets must be kept on a leash, cleaned up after, and not left unattended at the campground. Visitors are NOT allowed to bring pets to the campground. Barking is an irritant to other guests and will not be tolerated.
8. Firearms, outside of the vehicle, are prohibited. No fireworks are allowed...EVER!
9. No extended generator operation, temporary structures, containers, outside appliances, window air conditions, outside clothes lines, and skirting are allowed without management's pre-approval. No inside furniture is allowed to be used outside your vehicle.
10. A positive sewer seal is required at both ends of any sewer connection (state requirement).
11. All vehicles in the campground are required to have full liability insurance. This protects other tenants (and you) from damage (and lawsuits) caused by someone else and potential LARGE fines from the US Environmental Protection Agency (EPA).
12. No credits or refunds will be made due to: discomfort of weather, for early departure, for eviction... or, for any reason what-so-ever.
13. Management reserves the right to evict or refuse entry to any person who has evidenced a disregard for these rules without a refund or judicial process. No subleasing of RVs is permitted.
14. Tenant agrees to not hold Riverside RV Campground liable for any loss due to any disruption of any utilities, either accidental or intentional.

By paying for your campsite, you acknowledge that you have read, received a copy of, and will abide by the above safety regulations, and agree to these Terms and Conditions of these Rules and Regulations while a Tenant and/or receiving guests at Riverside RV Park.

RIVERSIDE RV PARK, INC

7051 County Road 335

New Castle, CO 81647

(970) 948-6018 rvpark@riversidervpark.co

Mediation Meeting, Sept 22, 2015:

Following the recommendation by the P&Z Commissioners meeting held on Sept 9, a meeting between the Riverside RV Park developer and the attending owners of the adjacent condominiums was held at the New Castle Community Center.

Present at the meeting:

Robert Chatmas, representing Riverside RV Park

Tim Cain, representing the City of New Castle

Larry Dragon, acting as a paid mediator (facilitator)

Approximately 20 condo owners and their representatives and management

An outline of the meeting's topics and its considerations are as follows: (please note: the items listed below were taken from 'notes' made by Larry Dragon (the meeting's mediator) during the meeting, and the 'Responses' are transcribed and condensed by Robert Chatmas from the meeting's interactions between him and the attendees)

1) Topic: Enforcement of Rules

Response: The Rules and Regulations (see attached), set forth by the rental contract will be enforced by the Host Campers on duty and the park management

2) Topic: Length of Stay

Response: Park management suggests that the longest contract offered to a tenant is 30 days. This addresses several concerns: the city's lodging tax will be collected on all tenants as the 30 maximum will not be exceeded, the tenants will be 'evaluated' for good citizenship every 30 days and will not be renewed if management chooses to not extend, and it does not promote the park as a long term residency.

3) Topic: Late Arrivals

Response: Late arrivals will be accommodated as highway travel is unpredictable. There will be no nightly gate closure. All reservations will be handled, in advance, online, therefore, the RV will proceed directly to their assigned parking spot as per their reservation. The occasional 'emergency' drop in RV will be able to check availability and check-in via the park's kiosk/computer.

Topic: Night Time Noise

Response: The Rules and Regulations will include: 'noise abatement after 10:00 pm, and no generators operated after 10:00 pm.

Topic: Lighting

Response: All interior lighting will be located at each utility pedestal and will be low wattage 'pagoda' style downward facing. All signage lighting will be downward facing and comply with city regulations.

Topic: River Access

Response: The condo owners want the RV Park to have direct river access on its property so that the RV tenants will not be encouraged to visit the public River Park. Several (up to five) picnic tables, accessed by 4 foot wide trails, will be constructed on the park's property for use by its tenants.

Topic: Dump Station

Response: There will not be a dump station available to the general public. Each RV site will have its own direct sewer connection.

Topic: Dust Control

Response: The drives and sites will be gravel. If there is a dust problem, proper mitigation will be enacted, such as mag chloride application or as suitable product.

Topic: Camp Fires

Response: The Park will follow the rules set for all occupants within the city limits of New Castle, which means no campfires. However, charcoal grills are allowed.

Topic: ATVs

Response: No ATV operations will be allowed on Park property

Topic: Dumpster Location

Response: Dumpsters will be located at the western end of the property

Topic: No Subleasing

Response: Concern was demonstrated over someone subleasing there RV to another party. This will not be allowed and will be added to the Rules and Regulations

Topic: What are the benefits to the town of New Castle?

Response: There are two direct benefits and one indirect benefit:

1. Lodging tax of 2.5% will be paid by all tenants (since there is no contract longer than 30 days...all tenants)

2. Indirectly, sales tax will be paid by the Park's tenant's shopping/eating/etc. at the town's merchants

3) New Castle is 'not currently on any I-70 RV map'. All RVer's currently by pass New Castle for Silt or Glenwood Springs. Riverside RV Park will give an entirely new set of clientele the opportunity to get to know the 'charms' of New Castle.

Topic: Skirting

Response: In order to 'winterize' an RV, skirting must be utilized. However, management's approval of the skirting materials used will be required prior to its installation

Topic: Fencing between the two properties

Response: Discussions between the HOA President and the RV Park resulted in an agreement to work together with the goal toward 'visual privacy' between the two properties. The method currently being considered is a 3' foot earthen berm on the western side of condo's vacant land, built during construction of the RV Park, as the base for thick vegetation to act as a visual and sound barrier.

Topic: 'Make It Beautiful'

Response: Visual pride will be taken seriously in the physical appearance and ongoing upkeep of the park.



REPLY TO
ATTENTION OF

DEPARTMENT OF THE ARMY
U.S. ARMY CORPS OF ENGINEERS, SACRAMENTO DISTRICT
1325 J STREET
SACRAMENTO CA 95814-2922

October 1, 2015

Regulatory Division SPK-2015-00715

Mr. Robert Chatmas
Riverside RV Park
7051 County Road
New Castle, Colorado 81647

Dear Mr. Chatmas:

I am writing in regards to your proposed project which would construct infrastructure associated with a commercial recreational vehicle (RV) park. The approximately 5.84-acre project site is located along the south bank of the Colorado River at 7051 County Road 335, Latitude 39.564°, Longitude -107.515°, Town of New Castle, Garfield County, Colorado.

Based on the information you have provided in your Conceptual Site Plan for the Riverside RV Park dated June 22, 2015, and a Corps site visit by Project Manager Ben Wilson on September 16, 2015, we have determined that the proposed work will not result in the discharge of dredged or fill material within waters of the United States. Therefore, a Department of the Army Permit is not required for this work. Measures should be taken to prevent construction materials and/or activities from entering any waters of the United States. Appropriate soil erosion and sediment controls should be implemented onsite to achieve this end. Additionally, avoiding and maintaining the current vegetation along the banks of the Colorado River is strongly encouraged.

Our disclaimer of jurisdiction is only for this activity as it pertains to Section 404 of the Federal Clean Water Act and does not refer to, nor affect jurisdiction over any waters present on site. Other Federal, State, and local laws may apply to your activities. Therefore, in addition to contacting other Federal and local agencies, you should also contact state regulatory authorities to determine whether your activities may require other authorizations or permits.

Please refer to identification number SPK-2015-00715 in any correspondence concerning this project. If you have any questions, please contact Mr. Ben Wilson at the Colorado West Regulatory Branch, 400 Rood Avenue, Room 224, Grand Junction, Colorado 81501, by email at Benjamin.R.Wilson@usace.army.mil, or telephone at 970-243-1199 ext#12. For more information regarding our program, please visit our website at www.spk.usace.army.mil/Missions/Regulatory.aspx. We would appreciate your

RECEIVED

OCT 05 2015

TOWN OF
NEW CASTLE, CO
BUILDING DEPARTMENT

feedback. At your earliest convenience, please tell us how we are doing by completing the customer survey from the link on our website, listed above.

Sincerely,

Original Signed

Susan Bachini Nall
Chief, Colorado West Branch
Regulatory Division

Enclosure:

Conceptual Site Plan, Riverside RV Park, June 22, 2015

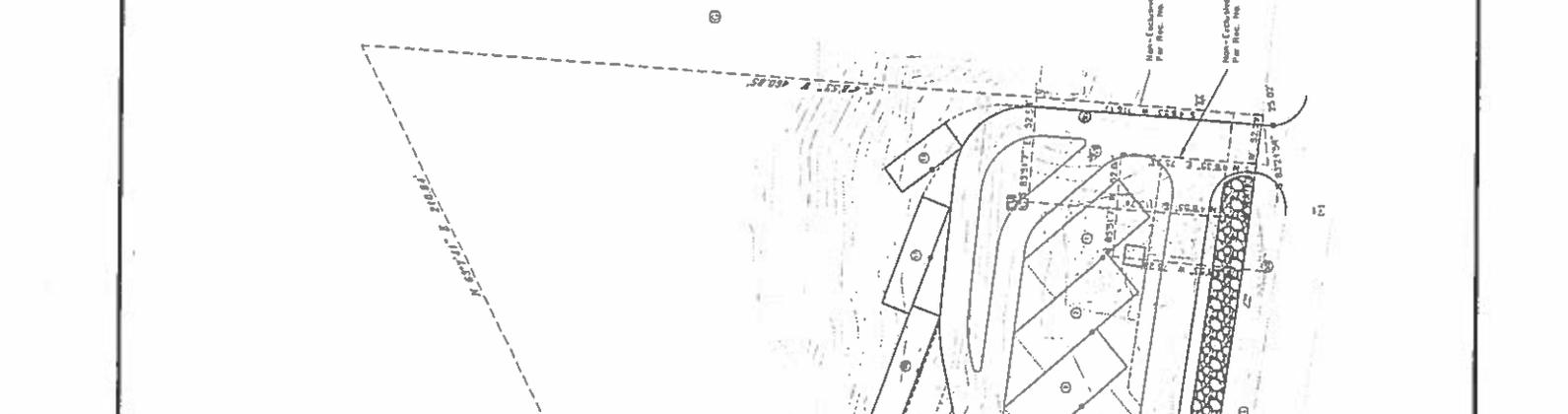
cc: (w/ encl)

Mr. Tim Cain, Town Planner and Code Administrator, Town of New Castle, Post Office
Box 90, New Castle, Colorado 81647



- Legend**
- ⊠ - Electric Transformer
 - ⊙ - Power Pole
 - ⊚ - Electric Meter
 - ⊞ - City Meter
 - ⊕ - Sanitary Manhole
 - ⊗ - Hydrant
 - ⊘ - Irrigation Valve
 - ⊙ - Meter Switch
 - ⊚ - Meter Valve
 - ⊞ - Checkout

Non-Exclusive Utility Easement
 For REC. No. 354715
 Non-Exclusive Utility Easement
 For REC. No. 354711



LINE LABEL		LENGTH	
U	N 82°31'1" W	74.88'	
U	N 87°52'31" W	124.82'	

CURVE TABLE			
CURVE	LENGTH	ANGLE	CHORD
1	283.23'	115.00°	312.85'
2	104.31'	127.00°	119.57'



Lot 1
 254,499 Sq Ft
 5.84 AC

Colorado River

Edge of River

County Road No. 535

100' Right-of-Way Easement
 For REC. No. 354728

