RECEIVED
SEP 10 2015
TOWN OF NEW CASTLE, CO
BUILDING DEPARTMENT

Administration Department
(970) 984-2311
Fax: (970) 984-2716
www.newcastlecolorado.org

Town of New Castle
PO Box 90
450 W. Main Street
New Castle, Co 81647

DEVELOPMENT APPLICATION

Applicant:	RIVERSIDE RV PARK, INC		
Address:	7051 CR 335 NEW CASTLE, CO	Phone: (970) 948-6018 FAX: E-mail: RVPARK@RIVERSIDERVPARK.CO	
Property Owner:	SAME		
Address:	SAME	Phone: FAX: E-mail:	
Contact Person:	ROBERT CHATMAS		
Address:	3363 S. GRAND GLENWOOD SPRINGS, CO	Phone: (970) 948-2018 FAX: E-mail: RC@RONET	
Property Location/Address:	7051 CR 335, NEW CASTLE, CO		
Legal Description:		Acres: 3,5	
Existing Zone (Not sure? Click here for help):	HIGHWAY BUSINESS		
Existing Land Use:	VACANT		

TYPE(S) OF LAND USE(S) REQUESTED

- ☐ Pre-Annexation Agreement
- ☐ Annexation
- ☐ Subdivision (including Minor and Major Subdivisions, Lot Splits, Sketch Plans, Subdivision Preliminary Plans, Subdivision Final Plans, & Condominiumizations)
- ☐ Amended Plat
- ☑ Planned Unit Development (including PUD Sketch Plans, Preliminary PUD Development Plans, PUD Master Plans and Final PUD Development Plans)
- ☐ Floodplain Development Permit
- ☐ Lot Line Adjustment or Dissolution
- ☐ Site Specific Development Plan/Vested Rights
- ☐ Variance
- ☐ Zoning
- ☐ Zoning Amendment
- ☐ Re-zoning
- ☐ R-1-HC Identification
- ☐ Conditional Use Permit or Special Review Use Permit
- ☐ Other

This development would create 0 residences and 0 square feet of commercial space.

Applicant must also complete and submit the appropriate checklist for the type of land use requested. Both the applicant and the property owner must sign this application.

Applicants are encouraged to schedule a pre-application meeting with the Town Administrator and/or Town Consultants prior to submitting this application.

AGREEMENT TO PAY CONSULTING FEES AND EXPENSES

It is the policy of the Town of New Castle that all land use applications must be filed in the Office of the Town Clerk to receive formal consideration. Please refer to the Town Clerk's Office for all applicable procedures.

However, the Town encourages land use applicants to consult informally with members of the Town Staff, including outside consultants, prior to filing applications if the applicant has questions regarding areas within Staff members' particular expertise; PROVIDED THAT THE POTENTIAL APPLICANT AGREES TO REIMBURSE THE TOWN FOR ALL FEES AND EXPENSES RELATING TO SUCH INFORMAL MEETINGS.

The Town employs outside consultants for engineering, surveying, planning, and legal advice. These consultants bill the Town on an hourly basis as well as for expenses including but not limited to copies, facsimile transmissions, and long distance telephone calls.

It is the Town's policy that all persons wishing to hold informal meetings with members of the Town Staff acknowledge responsibility for all fees and expenses charged by outside consultants by signing this Agreement below.

I acknowledge and agree to pay the Town of New Castle all actual costs incurred by the Town in relation to legal, engineering, surveying, planning, or other services performed by consultants to the Town as a result of such consultants' review and comment upon, or other services related to, land use proposals and/or applications proposed by me or on my behalf, regardless of whether or not such application is formally filed with the Town. Interest shall be paid at the rate of 1.5% per month on all balances not paid within thirty (30) days of the date of the statement. In the event the Town is forced to pursue collection of any amounts due and unpaid, the Town shall be entitled to collect all costs of collection in addition to the amount due and unpaid, including but not limited to reasonable attorney's fees and costs.

SO AGREED this 10 day of SEPT, 2015

RIVERSIDE RV PARK, INC — Robert W. Chatten
Applicant (Print Name) — Signature

(970) 948-6018 — 7051 CR 335, NEW CASTLE
Telephone — Mailing Address

RIVERSIDE RV PARK, INC — _____
Property Owner — Mailing Address If Different From Above

_____
Relationship to Applicant or Potential Applicant

Type of application: PUD

Property description: _____

Table of Contents:

Proof of Legal Ownership
- Addresses of Ownership
- Authorization to Leasees
- Mineral Ownership

Existing Topography

Site Plan (with Emergency Vehicle Traffic Circulation)

Utility Infrastructure Plan

CDOT – Traffic Study

Geological Hazards
- Rock Fall Mitigation and Grading Plan
- Waste Engineering Site Report, No further Action Required

Stormwater Analysis Engineering Report

Signage, Lighting, Bike Path, and Landscaping

Irrigation Report

Written Statement

Names/Addresses of Adjacent Property Owners

Graphics
- Views of Riverside RV Park with 'overlays' of RV's
- Pictures of guests at RV Parks in Silt and No Name, July 2015

RIVERSIDE RV PARK, INC
7051 County Road 335
New Castle, CO 81647
(970) 948-6018 rvpark@riversidervpark.co

To All Concerned:

This property was acquired with the intent and eventual goal of building a motel/hotel at this location. However, for the foreseeable term, lodging in the form of a motel is not a viable economic decision.

The land continuing to remain vacant (currently collecting discarded tires and bottles) is not in the best interest of New Castle... or the land owner.... and, the probability of it remaining vacant and underutilized, in any form, is an economic reality.

If a hypothetical interim business, requiring construction of a permanent building/structure was established on the site, it would further delay the progression into the eventual 'highest and best use' of constructing a motel on the land.

Therefore, I am proposing a '*motel lite*' as an alterative... utilizing the land as a small Recreational Vehicle Park for self-contained traveling motorhomes. I am currently operating this type of small limited RV Park successfully on other properties that are in 'holding patterns' until the land can be fully optimized.

The reasoning behind the RV Park choice is multi-fold:

- infrastructure improvement is minimal compared to a business constructing a building
- installed infrastructure can be easily and economically removed when it becomes feasible to build the motel without deconstructing a building and discarding the debris
- income can be generated utilizing the land as a productive asset rather than a vacant lot
- it will create additional recognition and visibility for New Castle and the eventual motel
- the RV Park will generate direct income for the city of New Castle
    - 2.5% lodging tax @ occupancy projections = $5,000 income (estimated)
    - indirectly, sales tax generated by tourists = $5,000 income (guestimated)
- increased community and recognition of New Castle among the park's seasonal guests
- additional name recognition and marketing for New Castle by adding it to currently published tourist and RV 'maps', both in print and web based

Every town, desiring to be an attractive stop to the interstate highway traveler, needs to offer its own: gas stations, restaurants, motels, grocery store, and ... RV Park. New Castle is the only town between Grand Junction and Gypsum without its own interstate-adjacent RV Park. The RV traveler currently by-passes New Castle to spend the night/weekend/month/season elsewhere.

I strongly anticipate constructing and operating the RV Park ... on 'the path to a motel' at Exit 105, I-70... as an opportunity for New Castle, travelers, and the best progression for the land.

Sincerely,

Robert Chatmas

Robert Chatmas
for Riverside RV Park, Inc.

RIVERSIDE RV PARK, INC
7051 County Road 335
New Castle, CO 81647
(970) 948-6018 rvpark@riversidervpark.co

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Proof of Ownership:

The current ownership is Riverside Partnership, LLC, owned by Gino Rossetti and the estate of his deceased partner.

Riverside Partnership, LLC.
In Care of: Sterling Peak Properties
600 East Main Street, Suite 103
Aspen, CO 81611
(970) 920-2300

Riverside RV Park, Inc. is leasing the land from the above partnership with an option to purchase, based on several decisions, including the approvals to build the RV Park.

Riverside RV Park, Inc
In Care of: Robert Chatmas
3363 South Grand
Glenwood Springs, CO 81601
(970) 948-2018

- or -

Riverside RV Park
7051 County Road 335
New Castle, CO 81647
(970) 948-6018

Mr. Rossetti (for Riverside Partners, LLC) has included a letter authorizing the Riverside RV Park, Inc to proceed through the application process as a provision of the lease/option to purchase. (see attached)

Also, included is a portion of the lease/option including the agreement between lease/landlord/option holder to proceed through approvals. (see attached)

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ONE REPORT

Land Title GUARANTEE COMPANY WWW.LTGC.COM

To: ROBERT CHATMAS **Date Ordered:** 06-22-2015

Attn: ROBERT CHATMAS **Order Number** 575864

Fax: **Phone:** 970-948-2018

Address: 7051 COUNTY ROAD 335 NEW CASTLE, CO 81647 **County:** GARFIELD

LEGAL DESCRIPTION

LOT 1, SECTION 2 TOWNSHIP 6 RANGE 91 SUBDIVISION RIVERSIDE PARK SUBDIVISION, COUNTY OF GARFIELD, STATE OF COLORADO.

OWNERSHIP & ENCUMBRANCES

Certification Date: 05-22-2015

OWNERSHIP: RIVERSIDE PARTNERSHIP, LLC

Doc Type	Doc Fee	Date	Reference#
WARRANTY DEED	$69.00	10-04-2007	734503

ENCUMBRANCES AND OTHER DOCUMENTS

Item	Payable To	Amount	Date	Reference#
NONE				

Cust Ref#

By: TAMMY SAMMON
Land Title
Property Resource Specialist
Mail: tsammon@ltgc.com
Phone: 303-850-4192
Fax:

This ONE REPORT is based on a limited search of the county real property records and is intended for informational purposes only. The ONE REPORT does not constitute any form of warranty or guarantee of title or title insurance, and should not be used by the recipient of the ONE REPORT as the basis for making any legal, investment or business decisions. The recipient of the ONE REPORT should consult legal, tax and other advisors before making any such decisions. The liability of Land Title Guarantee Company is strictly limited to (1) the recipient of the ONE REPORT, and no other person, and (2) the amount paid for the ONE REPORT.

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May 27, 2015

Town of New Castle Planning Department
New Castle Town Hall
450 West Main Street
PO Box 90
New Castle, Colorado 81647

Re: RIVERSIDE PARK SUBDIVISION Lot: 1, Garfield County Colorado.

To Whom it May Concern:

Riverside RV Park Inc. currently holds a Commercial Land Lease with Option to Purchase dated March 1, 2015 for my property which is located at Riverside Park Subdivision Lot: 1, Garfield County Colorado. This letter shall serve as my authorization for Robert Chatmas, Authorized Executive of Riverside RV Park Inc. to take the necessary steps with the Town of New Castle to develop an RV Park on this site including but not limited to:

- Engineering work
- Development submissions and approvals with the Town of New Castle
- Purchase and installation of water and sewer taps
- Development of all other utility lines and connections
- All site improvement and construction to build RV Park including site pads, pay stations, office, laundry and vending structures
- Rock Fall Mitigation requirements
- RV Park Related Signage

All Improvements shall remain within the terms of the above mentioned lease. Please contact me with any questions.

Cordially,

Gino Rossetti
Riverside Partnership LLC
Principal

STIRLING PEAK PROPERTIES LLC
600 East Main Street Suite 103
Aspen, Colorado 81611
(970) 920-2300 Fax (970) 920-2131

Commercial Real Estate Land Lease With Option To Purchase

This Lease Agreement (this "Lease") is dated as of March 2, 2015, by and between Riverside Partnership LLC ("Landlord"), and Robert Chatmas or Assignee ("Tenant"). The parties agree as follows:

1. **LEASED PREMISES.** Landlord, in consideration of the lease payments provided in this Lease, leases to Tenant RIVERSIDE PARK SUBDIVISION Lot: 1 (the "Property") located at 007051 335 COUNTY RD, New Castle, Colorado 81647.

2. **LEGAL DESCRIPTION.** The legal description for the Property is: RIVERSIDE PARK SUBDIVISION Lot: 1, Garfield County Colorado.

3. **TERM.** The lease term will begin on April 01, 2015 and will terminate on March 31, 2020.

4. **LEASE PAYMENTS.** Tenant shall pay to Landlord monthly installmentsof $XXX per month for the first year of the lease or until the RV Park opens for business, whichever occurs first. There after the lease payment shall be $XXX per month, payable in advance on the first business day of each month, through the term of the lease or closing for a total lease payment of up to $XXX.

   All payments shall be made payable to Stirling Peak Properties, LLC and received at 600 E. Main, Ste. 103, Aspen, CO 81611 by due date. Once payments have been received by Stirling Peak Properties, LLC and have cleared Alpine Bank, Aspen, then Stirling Peak Properties, LLC may write a check to the Landlord, minus its commission as provided for in the Exclusive Right to Sell Listing agreement by and between Stirling Peak Properties and Landlord.

5. **LATE PAYMENTS.** For each payment that is not paid within five days after its due date, Tenant shall pay a late fee equal to 10 % of the required payment.

6. **NON-SUFFICIENT FUNDS.** Tenant shall be charged $35.00 for each check that is returned to Landlord for lack of sufficient funds.

7. **DEPOSIT AMOUNT.** At the time of the signing of this Lease, Tenant shall pay to Landlord $XXX, which shall be considered first month's rent.

8. **USE OF PROPERTY AND RV PARK.** Tenant may use the Property for a Recreational Vehicle Park RV Park,, herein after called "RV Park", where people with recreational

Property Profile

Account: R008240 | **Tax Year:** 2015 | **Account Type:**
Mill Levy: 50.394000 | **Version:** 10/27/2010 | **Area ID:** 079
Estimated Tax: $0.00 | **Parcel:** 8079-001-07-000 | **Map Number:**
...s mill levy is from the most recent tax roll | **Status:** Inactive

2

INACTIVE SINCE OCT 27, 2010

...me and Address Information

CB MINERALS COMPANY LLC
PO BOX 1827
PEBBLE BEACH, CA 93953-1827

Property Location

Legal Description

Section: 2 Township: 6 Range: 91 100 PCT MINERAL INTEREST IN A TR IN LOT 1 SEC 2, CONT 7.53 AC. SURFACE OWNERS 2181-021-08-001, 2181-012-08-002

Assessment Information

2015	Actual	Assessed	Sq Ft	Acres	Taxable
Land	$50	$10		7.530	
Improvements					
Exempt					
Total	$50	$10		7.530	10

2014	Actual	Assessed	Sq Ft	Acres	Taxable
Land	$50	$10		7.530	
Improvements					
Exempt		$10			
Total	$50	$10			$10

User Remarks

Garfield County

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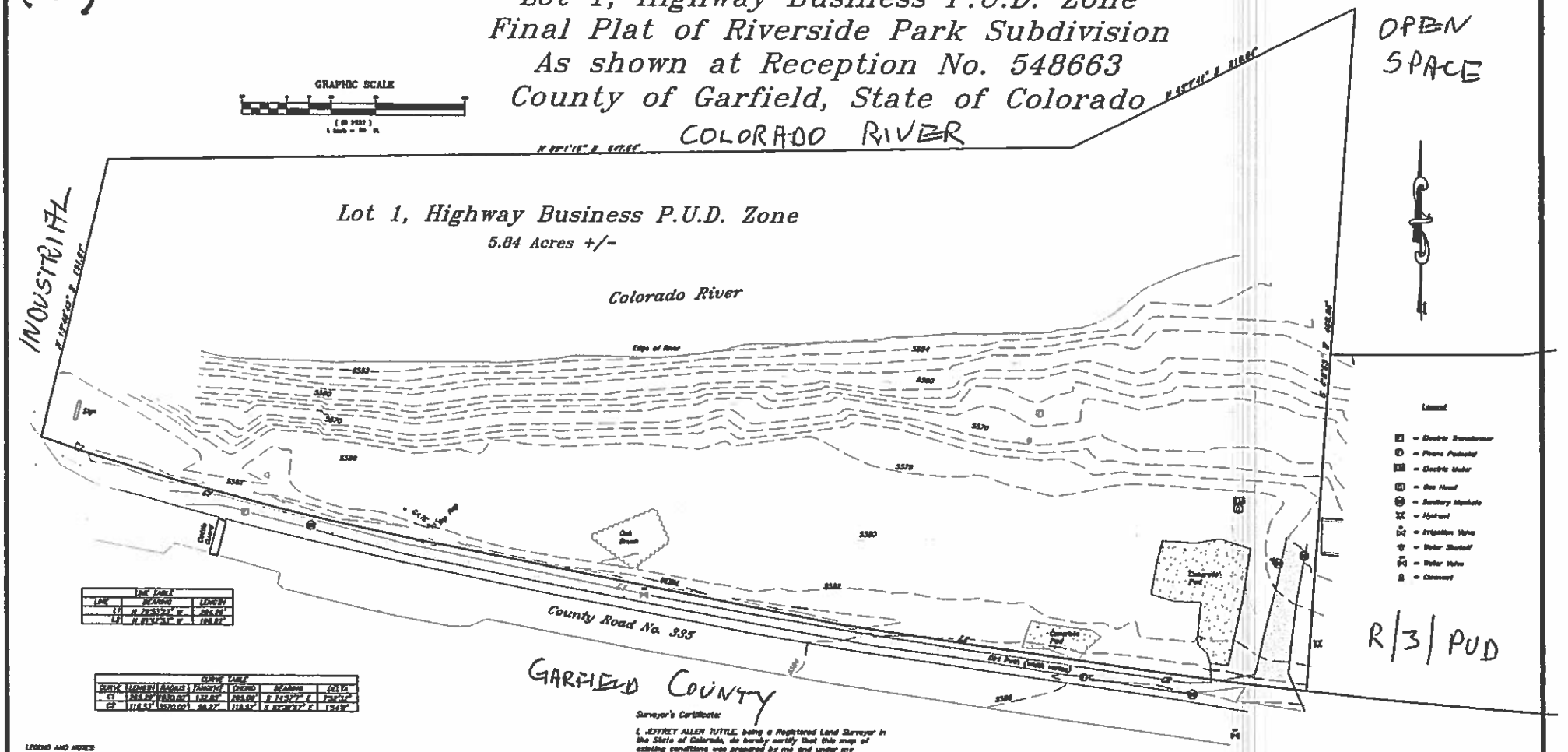
TOPOGRAPHICAL SURVEY MAP
Lot 1, Highway Business P.U.D. Zone
Final Plat of Riverside Park Subdivision
As shown at Reception No. 548663
County of Garfield, State of Colorado



LINE TABLE		
LINE	BEARING	LENGTH
L1	N 29°51'27" W	284.84'
L2	N 81°47'30" W	186.97'

CURVE TABLE						
CURVE	LENGTH	RADIUS	TANGENT	CHORD	BEARING	DELTA
C1	265.19'	9130.00'	132.62'	265.08'	S 24°37'7" E	1°39'54"
C2	118.53'	9570.00'	59.27'	118.53'	S 81°48'57" E	1°25'18"

LEGEND AND NOTES:

- ⊙ INDICATES INDICATES FOUND MONUMENT AS DESCRIBED
- DATE OF SURVEY: MAY, 2015.
- UNIT OF MEASUREMENT: US SURVEY FOOT
- BEARINGS ARE BASED UPON A FOUND #6 REBAR WITH RED PLASTIC CAP (ILLEGIBLE) FOUND AT THE ANGLE POINT ON THE SOUTHERLY LINE AND AT THE POINT OF CURVATURE ON THE SOUTHERLY LINE OF SUBJECT LOT 1, USING A BEARING OF N 76°53'33" W BETWEEN THE TWO DESCRIBED MONUMENTS.
- THIS SURVEY DOES NOT REPRESENT A TITLE SEARCH BY THIS SURVEYOR TO DETERMINE OWNERSHIP OR TO DISCOVER EASEMENTS OR OTHER ENCUMBRANCES OF RECORD. ALL INFORMATION PERTAINING TO OWNERSHIP, EASEMENTS OR OTHER ENCUMBRANCES OF RECORD, NO TITLE COMMITMENT WAS PROVIDED.

Surveyor's Certificate:

I, JEFFREY ALLEN TUTTLE, being a Registered Land Surveyor in the State of Colorado, do hereby certify that this map of existing conditions was prepared by me and under my supervision from a survey made by me and under my supervision on May 19, 2015 and that both the survey and map are true and accurate to the best of my knowledge and belief.

JEFFREY ALLEN TUTTLE, L.S.33638 DATE

Note: This topography map complies with National Map Accuracy Standards for topographic maps. Where checked 90% of points should be within 1/2 the contour interval and well defined points should be plotted within 1/50" of their true position. Critical design should be based upon spot elevations, please contact Tuttle Surveying Services for the spot elevation information.

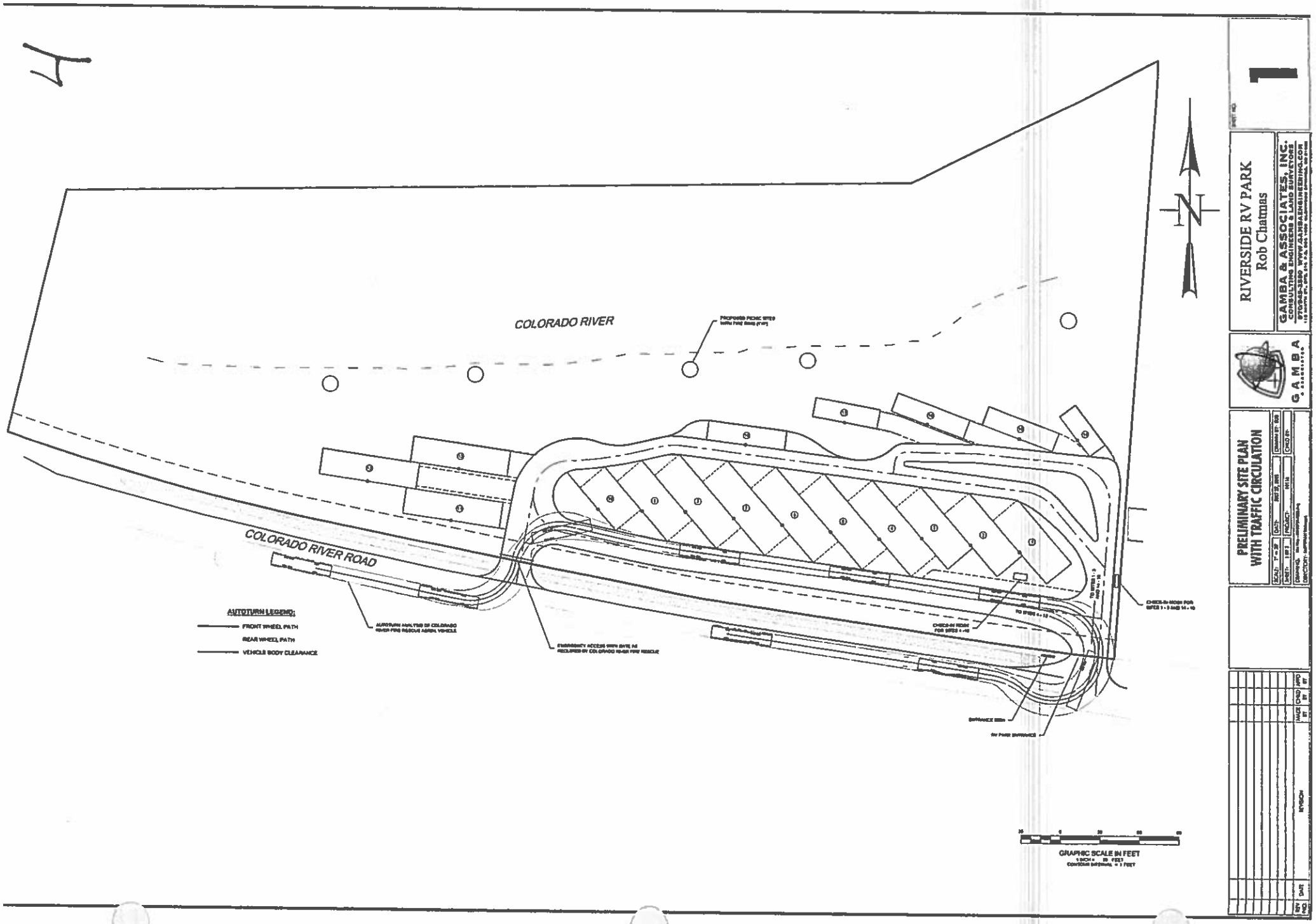
TUTTLE SURVEYING SERVICES
727 Blake Avenue
Glenwood Springs, Colorado 81601
(970) 928-9708 (FAX 947-9007)
Email- jat@tss-us.com

TOPOGRAPHICAL SURVEY MAP

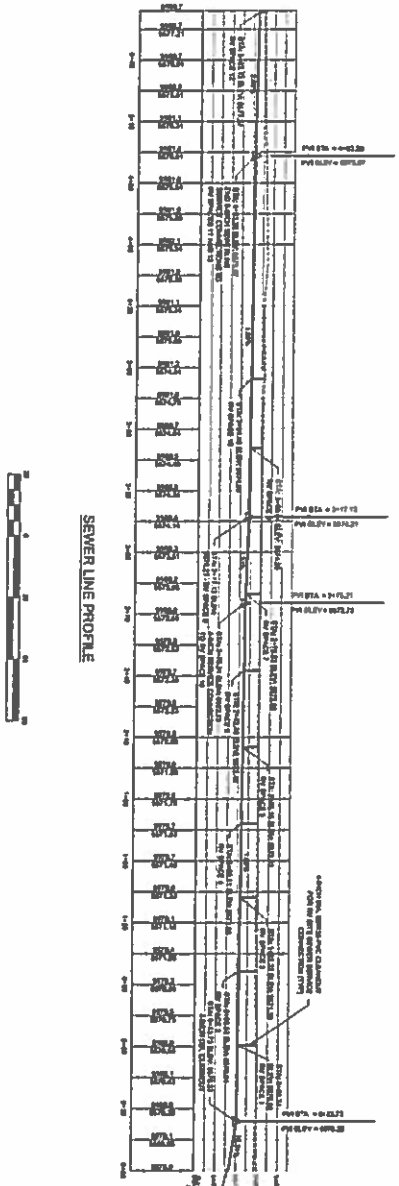
TBD County Road 335
New Castle, Colorado

Drawn by: DMC
Date: 05/19/2015
P:\2015\RIVERVALLEY RANCH\BLOCK 1\RVR1.DWG

1 OF 1



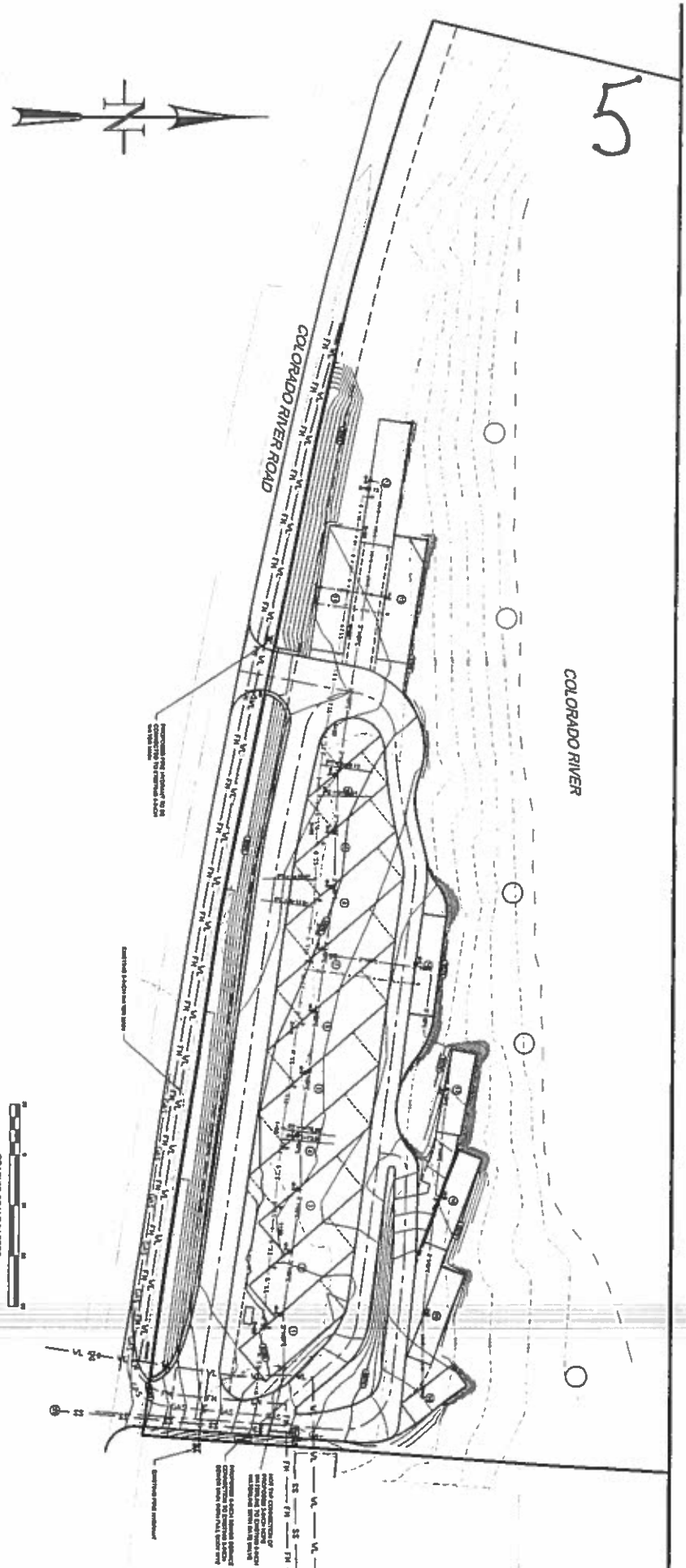
COLORADO RIVER
COLORADO RIVER ROAD
AUTOTURN LEGEND:
FRONT WHEEL PATH
REAR WHEEL PATH
VEHICLE BODY CLEARANCE
GRAPHIC SCALE IN FEET
N
RIVERSIDE RV PARK
Rob Chatmas
GAMBA & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
PRELIMINARY SITE PLAN
WITH TRAFFIC CIRCULATION
1



SEWER LINE PROFILE

GRAPHIC SCALE IN FEET

GRAPHIC SCALE IN FEET



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REV NO.	DATE	REVISION	MADE BY	CHKD BY	APPD BY

PRELIMINARY UTILITY PLAN

SCALE: AS NOTED | DATE: | DRAWN BY:

SHEET: 3 of 3 | PROJECT: | CHKD BY:

DRAWING:

DIRECTORY:

GAMBA & ASSOCIATES

RIVERSIDE RV PARK
Rob Chatmas

GAMBA & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
970-945-2550 WWW.GAMBAENGINEERING.COM

SHEET NO.

3

GAMBA
& ASSOCIATES
CONSULTING ENGINEERS
& LAND SURVEYORS
WWW.GAMBAENGINEERING.COM

July 30, 2015

Rob Chatmas
Riverside RV Park, Inc.
7051 County Road 335
New Castle, CO 81647

RE: Vehicle Trip Generation Analysis for Riverside RV Park, 7051 County Road 335, New Castle

Dear Mr. Chatmas:

Per your request, this Vehicle Trip Generation Analysis has been prepared to support your preliminary PUD application to the Town of New Castle for an RV Park to be located at 7051 County Road 335 in New Castle. Following are our calculations of vehicle trips generated by the proposed RV Park on this site.

According to the Institute of Transportation Engineer's (ITE) *Trip Generation Manual, 8th Edition,* The Average Daily Trip (ADT) rate for an RV park is 74.38 vehicle trips per acre, and the PM Peak Hour rate of trip generation for an RV Park is 0.39 vehicle trips per acre. The proposed RV Park is situated on approximately 1.63 acres of the property. The resulting calculation based on the published ITE trip generation rates is for an ADT of 121 vehicle trips per day and a PM Peak Hour traffic of 1 vehicle trip per hour.

The ITE Manual notes that the Trip Generation rates for the RV Park are based on a single traffic study which was performed quite a few years ago. Therefore, for comparison purposes, we also reviewed the ITE Trip Generation Rates for a Mobile Home Park, which are an ADT rate of 4.99 per residential unit and a PM Peak Hour rate of 0.59 per residential unit. For the 18 RV spaces proposed within the Park, this would calculates to an ADT of 90 vehicle trips per day and a PM Peak Hour traffic of 11 vehicle trip per hour.

Following is a summary of the anticipated traffic generated by the proposed 18 unit RV Park assuming full occupancy:

ITE Description	Average Daily Traffic Rate	PM Peak Hour Traffic Rate	Calculated Average Daily Traffic	Calculated PM Peak Hour Traffic
RV Park	74.38 per acre	0.39 per acre	121 vpd	1 vph
Mobile Home Park	4.99 per residential unit	0.59 per residential unit	90 vpd	11 vph

PHONE: 970/945-2550
FAX: 970/945-1410
113 NINTH STREET,
SUITE 214
P.O. BOX 1458
GLENWOOD SPRINGS,
COLORADO 81602-1458

HP Geotech
HEPWORTH-PAWLAK GEOTECHNICAL

Hepworth-Pawlak Geotechnical, Inc.
5020 County Road 154
Glenwood Springs, Colorado 81601
Phone: 970-945-7988

Fax: 970-945-8454
Email: hpgeo@hpgeotech.com

July 21, 2015

Robert Chatmas
3363 South Grand Avenue
Glenwood Springs, Colorado 81601
rc@rof.net

Job No. 115 321A

Subject: Review of Rockfall Mitigation Plan, 7051 County Road 335, Lot 1, Riverside Park PUD, New Castle, Colorado

Gentlemen:

As requested, the undersigned representative of Hepworth-Pawlak Geotechnical, Inc. observed the subject site on July 18, 2015 and reviewed previous studies conducted at the site for suitability of the proposed rockfall mitigation plan for the current proposed development. The findings of our observations and review are presented in this report. The services were performed in accordance with our agreement for professional engineering services to Robert Chatmas, dated July 10, 2015.

Previous Studies: The property was identified by CTL/Thompson in their report dated July 22, 1997, Job No. GS-2204 to potentially have rockfall impacts. Rocks on the property and in the uphill slope were observed to be typically 4 to 6 feet in size. Hepworth-Pawlak Geotechnical previously conducted a rockfall simulation analysis for an average rockfall size of 5 feet and developed recommended barrier wall heights for various exceedance probability values, report dated April 16, 2004, Job No. 101 449. The findings of these studies have been considered in review of the current development plan.

Proposed Development: The current development plan consists of an 18 space RV Park with the entrance at the east end of the lot which is immediately adjacent to the Riverside Park Condominium development. A rockfall mitigation barrier is proposed along the south property line above the RV spaces except at the entrance. The barrier consists of an uphill, vertical face mechanically stabilized earth (MSE) embankment 6.5 feet high with a top width of 5 feet and graded back slope of 2 horizontal to 1 vertical down toward the RV Park.

Findings and Recommendations: The previous rockfall simulation analysis is acceptable for the current proposed development plan. In our opinion, for the proposed RV Park development plan, an exceedance probability value of 25% and a maximum rock size of 5 feet can be used. The calculated bounce height for a rock size of 5 feet will be

6¼ feet (measured to the rock center) for the previous rockfall simulation analysis. Based on our review, the proposed barrier height of 6.5 feet will achieve an exceedance value of 25% or less for the maximum average rock size of 5 feet. The backslope grade of the barrier can be increased to 1¾ horizontal to 1 vertical for a granular structural fill material compacted to at least 95% of standard Proctor density at near optimum moisture content. We can review the completed grading plan when requested. If the development plan changes to include permanent housing, a lower exceedance value should be used.

If you have any questions or need further assistance, please call our office.

Sincerely,

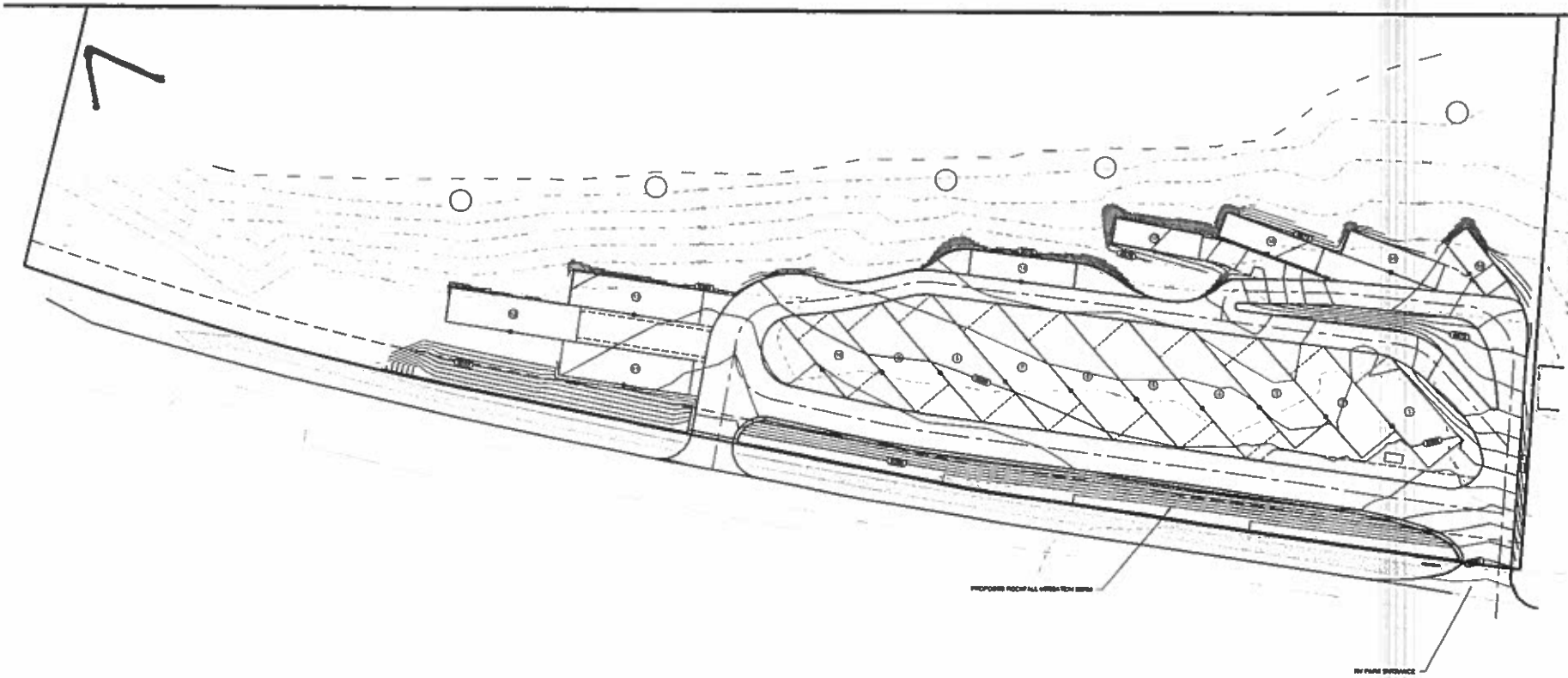
HEPWORTH – PAWLAK GEOTECHNICAL, INC.

Steven L. Pawlak, P.E.

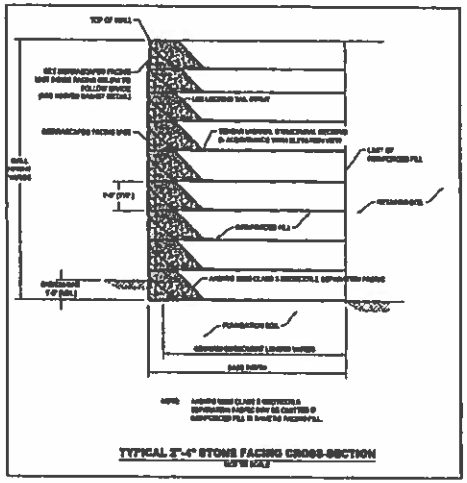
Rev. by: DEH

SLP/ksw

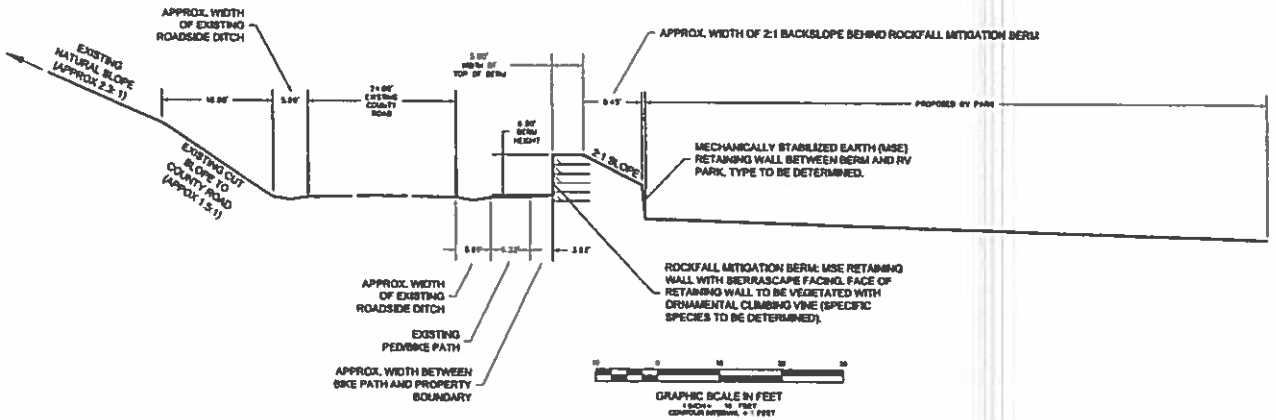
cc: Gamba & Associates – Mike Gamba (mgamba@gambaengineering.com)



GRAPHIC SCALE IN FEET
1 INCH = 50 FEET
CONTOUR INTERVAL = 1 FOOT



TYPICAL 3'-4" STONE FACING CROSS-SECTION



GRAPHIC SCALE IN FEET
1 INCH = 10 FEET
CONTOUR INTERVAL = 1 FOOT

SHEET NO. 2

RIVERSIDE RV PARK
Rob Chatmas

GAMBA & ASSOCIATES, INC.
CONSULTING ENGINEERS & LAND SURVEYORS
970/945-8860 WWW.GAMBAENGINEERING.COM
116 WEST 6TH, UNIT B, P.O. BOX 1746, GLENWOOD SPRINGS, CO 81602

GAMBA

PRELIMINARY GRADING PLAN AND ROCKFALL MITIGATION BERM

SCALE: AS NOTED
DATE: JULY 23, 2025
PROJECT: 1913
DRAWN BY: JMB
CHECKED BY:
DIRECTORY: S:\Projects\1913\Drawings

REV NO.	DATE	REVISION	MADE BY	CHKD BY	APP'D BY

8

WEI
Waste Engineering, Inc.
818 Colorado Avenue, Suite 307, P.O. Box 219
Glenwood Springs, Colorado 81602
(970) 945-7755 TEL
(970) 945-9210 FAX
www.wrightwater.com
e-mail: cheydenberk@wrightwater.com

March 20, 2008

Via Overnight Mail

Colorado Department of Labor and Employment
Division of Oil and Public Safety
Attn: T.R. Kelly
633 17th Street, Suite 500
Denver, CO 80202-3660

Re: Former Burning Mountain RV Park - 7051 County Road 335, New Castle, CO 81647
No Further Action Report

Dear T.R. Kelly:

Waste Engineering, Inc. (WEI) is pleased to present a No Further Action Report for 7051 County Road 335 New Castle, Colorado 81647 (Site).

The soil sample identified as DI – 1 (diesel), with a concentration of 2,700 milligrams per kilograms (mg/Kg) TEPH, represents soil near the diesel dispenser prior to its removal. The sample was obtained near the interface of both cast-in-place concrete pedestals and asphalt pavement. The sample was obtained to evaluate a possible release. Following removal of the concrete pedestal, the underlying soils were evaluated. Diesel staining was not observed. An additional sample was obtained and submitted for analysis. This sample is identified as sample DD @ 4'. A TEPH concentration of 73 mg/Kg was reported. Benzene was not reported at concentrations above the method detection limit in either sample. These results are included in Table 2. Based on our observations, the concentration of TEPH in soil near the diesel dispenser most likely resulted from small spills from customers and is not a release requiring additional site evaluation. As a result of our discussions, a No Further Action Report has been prepared.

Should you have any questions or require additional information, please do not hesitate to call.

Very truly yours,

WASTE ENGINEERING, INC.

By _____
D. Craig Heydenberk
Senior Environmental Scientist

Enclosure

cc: Richard Klamper
Dow Rippy

C:_WORK\WEI\072-108\000mo\NFAR Cover letter.docx

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STORMWATER ANALYSIS

For:

Riverside RV Park, Inc.
7051 County Road 335
New Castle, Colorado

Prepared for:
Rob Chatmas
Riverside RV Park, Inc.
3363 South Grand
Glenwood Springs, Colorado 81601

Prepared by:
Gamba & Associates, Inc.
113 9th Street, Suite 214
Glenwood Springs, Colorado 81601
(970) 945-2550

GAMBA
& ASSOCIATES
CONSULTING ENGINEERS
& LAND SURVEYORS
WWW.GAMBAENGINEERING.COM

Michael J. Gamba, P.E. & P.L.S. 28036

August 3, 2015

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CONSULTING ENGINEERS
& LAND SURVEYORS
www.gambaengineering.com

August 3, 2015

Rob Chatmas
Riverside RV Park, Inc.
7051 County Road 335
New Castle, CO 81647

Re: Stormwater Analysis – Riverside RV Park – 7051 County Road 335, New Castle

Dear Mr. Chatmas:

In accordance with your request, Gamba & Associates, Inc. has prepared the following Stormwater Analysis for the property located at 7051 County Road 335 in New Castle, Colorado.

Location and Introduction:

The subject property is a 5.84 acre parcel located on the south bank of the Colorado River, north of County Road 335 and east of the Interstate 70 interchange. The property boundary extends into the Colorado River and the portion of the parcel which is above the water surface of the Colorado River on the date of the topographic survey is approximately 3.32 Acres. There are currently no structures or development on the subject property. The property had previously been developed as an automotive fuel station.

Existing Conditions:

As stated above, although the subject property is currently undeveloped, it has been previously developed as an automotive fuel station. Topographically, the area which was developed as the fuel station has been graded with fairly flat grades ranging between 1.5% and 4.3%. The ground cover for this graded portion of the property consists primarily of poorly vegetated dirt and gravel, and a concrete slab currently covers a portion of this area. The remainder of the "upland" portion of the property consists of the natural river bank extending down to the south edge of the Colorado River. The grades on this portion of the property range from 20% to a little over 60%. The ground cover in this area consists mostly of native shrubs, brush and grasses with generally fair vegetation coverage. The existing conditions are depicted in the attached Pre-Development Conditions Exhibit.

Proposed Improvements

The proposed improvements on the property consist generally of the improvements associated with the development of an 18-unit RV Park. More specifically, the proposed improvements consist of the following:

PHONE: 970/945-2550
FAX: 970/945-1410
113 NINTH STREET,
SUITE 214
P.O. BOX 1458
GLENWOOD SPRINGS,
COLORADO 81602-1458

- Construction of a rockfall mitigation berm along the southern property boundary. The top of the berm will be revegetated with vines to cover the vertical faces of the berm, and native shrubs, brush and grasses to cover the top and the back slope of the berm.
- Removal of the existing concrete slab. Re-grading and a slight expansion of the flat upper bench portion of the property in order to accommodate the proposed 18 RV spaces and associated driveways. Portions of the property, as depicted on the Post Development Conditions Exhibit will be revegetated with native shrubs, brush and grasses

The proposed improvements for the site are depicted in the attached Post-Development Conditions Exhibit.

Hydrologic Area:

There is an existing drainage channel located on the south side of County Road 335, which borders the southern boundary of this property. Additionally, there is a small existing berm located on the north side of the county road. These features function as diversions for the off-site storm drainage emanating from the northern slope of the Grand Hogback, which is located south of the county road. Therefore, the tributary area calculated for both pre-development and post-development conditions on this site is located entirely within the property boundaries of this parcel. The pre-development drainage basin is delineated on the attached Pre-Development Conditions Exhibit (Sheet 1). The post-development drainage basin is delineated on the attached Post-Development Conditions Exhibit (Sheet 2).

Hydrologic Criteria and Methodology:

Runoff flows for the drainage basins were calculated using the U.S. Department of Agriculture Soil Conservation Service Technical Release No. 20 methodology.

The hydrologic calculations were performed with HydroCAD release 8.00 software by HydroCAD Software Solutions LLC. The following data and calculations for both pre-development and post-development conditions for each of the drainage basins are provided in the appendices:

- the drainage basin areas
- hydrologic curve numbers
- times of concentrations
- peak discharges
- calculated hydrographs for the pre-development conditions
- calculated hydrographs for post-development conditions

Attached to this report are the pre and post development hydrologic calculations for this site.

The peak rate of runoff and the stormwater hydrographs for the 25-year and 100-year design frequency storm events were computed for each tributary area using the 25-year and the 100-year frequency rainfall values for the 24-hour Type II storm from the NOAA Atlas 14, Point Precipitation Frequency Estimates. Attached is a printed report from the NOAA Atlas 14, Volume 8, Version 2 which provides the point based precipitation frequency estimates for this specific location.

The times of concentration for each tributary area are determined by separating the overland flows into the different categories of flow types based on the site specific conditions. Typically the overland flow is divided into three flow types, sheet flow, shallow concentrated flow, and channel flow. The specific flow paths for each tributary area are depicted on the exhibits attached to this report. The calculations for the times of concentration for each tributary area are provided in the pre-development and post-development HydroCAD analyses attached to this report.

The TR-20 method also requires the calculation of composite Runoff Curve Numbers (RCN) for each tributary area. The RCN is based on the hydrologic soil type as well as the land use and surface conditions. The hydrologic soil type (A, B, C or D) is determined by the U.S. National Resources Conservation Service (NRCS) and provided on NRCS maps of the specific area. NRCS soils data and maps for the pre and post development tributary areas are attached to this report.

Stormwater Mitigation:

The New Castle town code requires that the site shall be designed with appropriate storm water mitigation measures necessary to restrict the post-development peak rate of stormwater runoff to a rate no greater than the historical pre-development peak rate of runoff. Since this site was previously developed, there is a very minimal increase in the graveled surface on the property associated with the construction of the proposed RV Park. Since the existing concrete slab will be removed in conjunction with the development of the RV Park, there is no change in the composite hydrologic runoff curve number between the pre and post development conditions. The site grading for the post development conditions are such that there is an increase in the length of the flow path, and an associated increase in the time of concentration. As a result of this increase in the time of concentration between pre and post developed conditions, the corresponding peak rate of runoff is reduced following the development of the proposed RV Park.

Summary:

Following are the results of the hydrologic calculations for the pre and post developed conditions for both the 25-year and the 100-year frequency storm events:

Frequency of Storm Event	Pre-Development Peak Flow from the 100-Year Rainfall Event (cfs)	Post-Development Peak Flow from the 100-Year Rainfall Event (cfs)
25-Year 24 Hour	1.50	1.33
100-Year 24 Hour	3.03	2.73

This stormwater analysis demonstrates that the proposed development of the RV Park on this site will not result in a post development increase in the peak rate of stormwater runoff in accordance with the requirements of the Town of New Castle town code.

Please contact us if you have any questions or need additional information.

Sincerely,

Gamba & Associates, Inc.

Michael Gamba, P.E. & P.L.S. 28036

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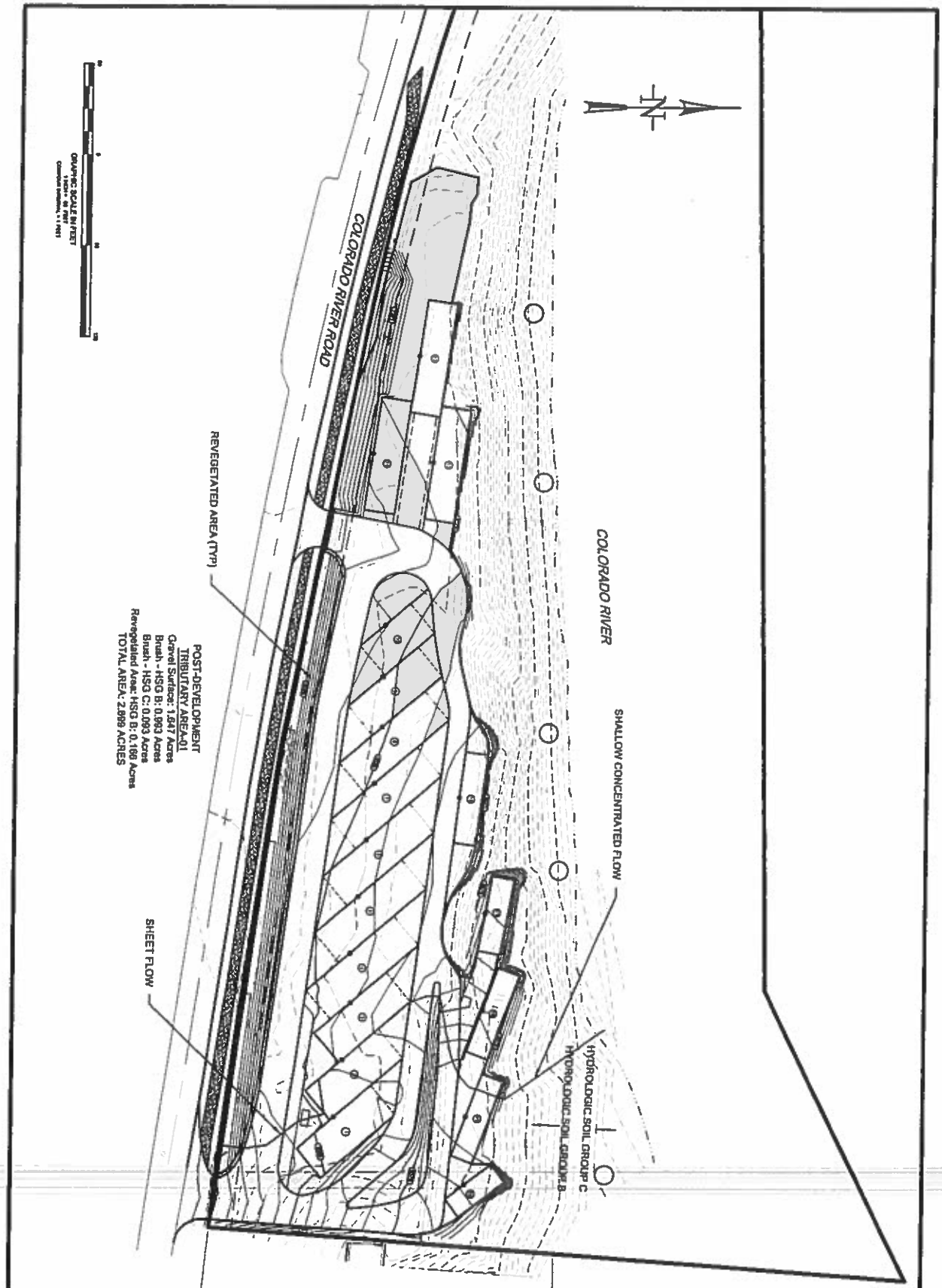

STORMWATER ANALYSIS POST-DEVELOPMENT CONDITIONS				RIVERSIDE RV PARK	SHEET NO.
SCALE: 1" = 60'	DATE: AUGUST 3, 2015	DRAWN BY: MJG	GAMBA & ASSOCIATES	Rob Chatmas	2
SHEET: 2 OF 2	PROJECT: 141116	CHKD BY:		GAMBA & ASSOCIATES, INC. CONSULTING ENGINEERS & LAND SURVEYORS 970/945-2550 WWW.GAMBAENGINEERING.COM	
DRAWING: Drainage Plan - 20150805-1004.dwg DIRECTORY: G:\DWG\141116\Design\					

RIVERSIDE RV PARK, INC
7051 County Road 335
New Castle, CO 81647
(970) 948-6018 rvpark@riversidervpark.co

Signage:

There is an existing sign on the property that was originally used by the *Phillips 66* gas station, circa 1990-1995 installation.

The RV Park intends to use that sign, in its current structural form, but adding the wording: ***RV Park***, in large letters.

The lighting option considered for this sign will be 'from above spot' directed onto the lettering. This lighting will add additional ambient visibility to the adjacent intersection at the bridge and CR 335.

There will be a sign notating the entrance to the Park at southeast corner of 7051 County Road 335. This also will be 'spotted' for nighttime travelers.

Lighting within the Park:

There will be low wattage/downward facing lighting at each site's utility pedestal for safety and ease-of-connection.

There will also be a lighted 'information' sign (4' by 8') inside the park and adjacent to the information kiosk.

Ambient light from the highway and the adjacent areas' commercial businesses will provide adequate visibility, therefore, no area lighting is anticipated at this time.

Bike Path:

Riverside RV Park is proposing to upgrade the existing temporary 'cinder fines' bike path, parallel to its property along CR 335 to a permanent concrete path meeting city requirements.

Landscape:

The graded surface of the parking sites will be gravel, the preferred/standard choice for RV Parks.
The current landscape of native trees and brush, will not be altered below the existing grade.
Additional native grasses and shrubbery will be added to the 6.5' high rock fall mitigation wall that parallels CR 335 for aesthetics and a visual and sound barrier.
All landscaping will meet the city's requirements.
Irrigation for the added shrubbery will not be city water, and will be non-potable river water. See the attached 'Irrigation Report'.

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July 26, 2015

Rob Chatmas
Riverside RV Park, Inc.
3363 South Grand
Glenwood Springs, CO 81601

RE: Irrigation Water Supply

Dear Rob:

Pursuant to your request, I've evaluated the irrigation water supply for a proposed Recreational Vehicle (RV) Park to be developed on a parcel of land located just south of the Interstate-70 exit for New Castle, CO. More specifically, the physical address of the property is 7051 County Road 335. Your company, Riverside RV Park, Inc. has leased this nearly 6 acre parcel of land from Riverside Partnership, LLC with the long-term intent to develop motel/hotel lodging. In the interim, as the economics do not currently warrant the construction of a motel/hotel structure, a RV Park has been planned consisting of 18 sites. The indoor, potable water supply for this project will be delivered by way of the Town of New Castle's municipal system. This letter, therefore, focuses only on the water supply necessary to meet the projects outdoor irrigation demand.

WATER DEMAND

A majority of the project's landscape plan is associated with a 20 foot wide berm that parallels County Road 335 for approximately 600 feet. This 12,000 square foot feature will consist of trees shrubs, and native grasses. In addition, several small areas of trees and landscaping are planned within the RV Park itself. Conservatively, the total amount of new vegetation is estimated to be approximately 20,000 square feet. The annual irrigation demand for this type and level of vegetation equals approximately 53,500 gallons, which will be delivered between the months of May and October with a peak day demand of 470 gallons in July.

WATER SUPPLY

The water supply to meet the above described irrigation demand will come from the Colorado River. The parcel of land on which the RV Park is planned to be developed extends into the Colorado River along its north boundary. Riverside RV Park, Inc. plans to install a pump in the river channel within this boundary, which will supply a sprinkler irrigation system via a pipeline. The pump and pipeline system will be designed to meet the peak day demand of approximately 470 gallons.

AUGMENTATION

In dry and average years, the Colorado River below New Castle is often under administration from a call placed by the Grand Valley Water Users. The administration of this senior water right is commonly referred to as the "Cameo" call. In order to continue irrigating during periods of administration, Riverside RV Park, Inc. can obtain a water allotment contract with the West Divide Water Conservancy District (District). The District is a water resource management agency that has adjudicated water right plans for augmentation, which provide a legal water supply to constituents within the District's Service Area. The proposed RV Park is within the District's Service Area A boundary and therefore eligible to obtain a water allotment contract.

Sincerely,

Ashley Moffatt

Ashley N. Moffatt, P.E.
Water Resource Engineer

12.

RIVERSIDE RV PARK, INC
7051 County Road 335
New Castle, CO 81647
(970) 948-6018 rvpark@riversidervpark.co

Written Statement:
Riverside RV Park, Inc. (hereinafter 'Riverside') is proposing to construct a Recreational Vehicle Park on its property at 7051 County Road 335.

The property is currently zoned: Highway Business PUD.

Riverside's long term intention for the property is to maximize its highest and best use, with its current goal of building a motel/destination hotel on the property. Current economic conditions do not warrant the investment of a motel in the near term. Any permanent business structure built on this land will significantly postpone the land's evolution to a motel.
However, in the interim while the land sits vacant and non-productive, it offers no advantages to the owner, the City of New Castle, or I-70 travelers. Therefore, a low impact but rewarding interim use is a Recreational Vehicle Park.

Statement of Present Ownership:
Riverside RV Park has leased the land, with an option to purchase, from Riverside Partnership, LLC. This option was structured to be contingent on procurement of required approvals. (see attached lease/purchase agreement)

Anticipated Development Schedule:
The anticipated construction schedule, pending this application's approval, would be to commence infrastructure improvements in the fall of 2015 with the park becoming operational spring of 2016.

With a 2016 opening, the Park will begin offering Recreational Vehicle's travelers the opportunity to stop in New Castle (rather than by-pass New Castle for the other adjacent cities that have Interstate adjacent RV Parks), participate in the area's activities including shopping and dining, promote the city's name and offerings, plus generate tax lodging revenue directly and sales tax revenue indirectly for the city.

Comprehensive Plan Comparison:
The land is in an area designated and specifically zoned to service highway businesses. RV Parks are considered a 'highway business'. All utilities, County Road 335, and a pedestrian bridge are already installed adjacent to the property and sized for this application. This application meets the goals set by the Comprehensive Plan.

This is the ideal interim commercial application for the property as it will eventually transition to a more formal lodging facility.

RV Park Tenants:

The tenants anticipated to stay in the Riverside RV Park fall into three categories:

1. The overnight or short term traveler that is traveling along I-70 and desires to spend one to three nights in the area
2. The week long visitor that desires to spend time partaking of the local amenities and venture over to Glenwood Springs and Aspen on day trips
3. The seasonal traveler that chooses to spend a month or the summer season in the valley

Of the 18 sites projected for the Riverside Park:

- Two will be occupied full time by the park management and a 'host camper'
- Up to six additional sites can be monthly/seasonal occupants (longer term tenants will add a 'sense of community' to the park, adding additional surveillance and security)
- Ten sites will be short term only sites (less than 30 days)

Site Amenities:

Each site will have:

1. Hook ups for 50/30/20 amp electrical service
2. Water connections (yard hydrants)
3. Sewer connection (3" attachment/clean out drain)
4. Picnic table
5. Wifi service
6. Fire ring ???

Picnic Areas:

Each RV Parking site will have a picnic table and a 'fire ring'.

The fire rings that are standard in RV Parks are 30" in diameter, 12" deep and are hinged at the ground for lifting and cleaning out ashes. Also, each fire ring will have a retractable grill for cooking.

There will be several common picnic areas on the river's edge. These will be available for the park's guests to enjoy spending time on the banks of the Colorado River. Each river side picnic area will have a picnic area and a fire ring.

We anticipate these to be very popular spots for our guests to enjoy the river.

Anticipated Guests:

Today's RV Parks fall into two categories (or a combination of both):

1. Campsites (offering tent sites, with showers and restrooms available to the public)
2. Self-contained motorhomes (RVs containing their own showers and restrooms)

Riverside RV Park is designed to accommodate the larger, self-contained style of RVs (the park will not be providing a swimming pool, laundry, showers, permanent public restrooms, or a community building). No tent camping will be allowed.

It will offer:

1. Pull thru sites for overnight/weekend travelers with 65' sites that will offer sufficient room for a 40' motorhome towing a 20' vehicle plus the ease of not having to 'backup' to exit the site
2. Back in sites for the smaller RVs
3. Selected sites will have unobstructed river views for longer stays
4. Picnic areas with tables will be accessed via footpaths down the bank to the river's edge
5. The Riverside RV Park's interactive web site (www.riversidervpark.co) will show maps (in real time) all occupied and available spaces and offer online booking
6. All reservations will be web based and accessible via any computer or cell phone while traveling

Advantages To All Concerned:

Converting the currently vacant and non-productive 'Highway Business' land into an interim use while it is awaiting its opportunity to a flourish in its highest and best use will benefit:

- the city of New Castle
- the merchants in New Castle
- the I-70 travelers
- the land owners

Since it is an unpredictable economic time line of when a motel site will become economically feasible, the RV Park opportunity is a very viable interim use that will:

1. Allow transition from the park to a motel, seamlessly and economically practical
2. Produce income to the city of New Castle via the RV lodging tax of 2.5%
   ($40/night x 2.5% = $1 in lodging tax/RV/night)
3. Produce income to the New Castle merchants and restaurants being patronized by Riverside RV Park guests
4. Produce income to the city of New Castle via increased sales tax collected by merchants
5. Promote New Castle to the potentially missed clientele that would have otherwise by-passed New Castle for Glenwood Springs or Silt... both cities that currently have I-70 adjacent RV Parks

Riverside RV Park is a win/win for all parties and is a responsible productive interim solution for this vacant 'Highway Business PUD' land.

Property Owners within 250 Feet of 7051 CR 335 Boudary

TERRELL, ALEXANDER G & NATALIE J
315 RIVER VIEW DR. #1804
NEW CASTLE, C0 81647

TAYLOR, MARY ANNE
2418 BLAKE AVENUE
GLENWOOD SPRINGS, CO 81601

LIZOTTE, LUCAS & KARA
PO BOX 1244
BASALT, CO 81621

STONE, PHYLLIS & WORRELL, JAMES
3324 BELSPRING LANE
RALEIGH, NC 27612

JONKER, SARAH E
PO BOX 911
NEW CASTLE, C0 81647

GILLMING, FRANCESCA P
331 BUCK POINT RD
CARBONDALE, CO 81623

GEIS, PETER A & GAUBA, MARY
2575 KAUAPEA RD
LAUEA, HI 96754

NEW CASTLE CONDO, LLC
200 W MAIN STREET
ASPEN, CO 81611

HEWINS, JHON MARTIN & ROSALIE JANE, TRUSTEES
20350 BROOKMONT ROAD
MORRISON, CO 80465

RIVERSIDE PARTNERSHIP, LLC
240 RIVERSIDE DRIVE
BASALT, CO 81621

CLARK, MARK
326 RIVER VIEW DRIVE #104
NEW CASTLE, C0 81647

GITHENS, JAMES S REVOCABLE TRUST
PO BOX 827
CARBONDALE, CO 81623

CASTLEVIEW PROPERTIES, LLC
322 W JAMISON PLACE, #44
TTLETON, CO 80120

HUBBELL, KRISTINE E & ROBERT O
62 BLUE CREEK OVERLOOK
CARBONDALE, CO 81623

WHITTINGTON, PAMELA J
PO BOX 1880
GLENWOOD SPRINGS, CO 81601

NEW CASTLE, TOWN OF
PO BOX 90
NEW CASTLE, C0 81647

CURRAN, IRVING P
6912 7TH AVENUE
DULUTH, MN 55803

TOSCA PROPERTIES LLC
PO BOX 5277
SNOWMASS VILLAGE, CO 81615

MAETZOLD, CINDY & JOHNSON, KENNETH CRAIG
PO BOX 83
SNOWMASS, CO 81654

RIVER PARK HOMEOWNERS ASSOCIATION
PO BOX 1530
AVON, CO 81620

SAKAGUCHI, SHOJI
17400 BURBANK BLVD APT 205
ENCINO, CA 91316

PALMER, BRYAN
56 MARSH CREEK ROAD
AMELIA ISLAND, FL 32034

CROCKETT, RUFUS
PO BOX 3837
ASPEN, CO 81612

BURNS, DOUGLAS
6 AJAX AVENUE
ASPEN, CO 81611

PUBLIC SERVICE COMPANY OF COLORADO
1225 17TH STREET, SUITE 400
DENVER, CO 80202

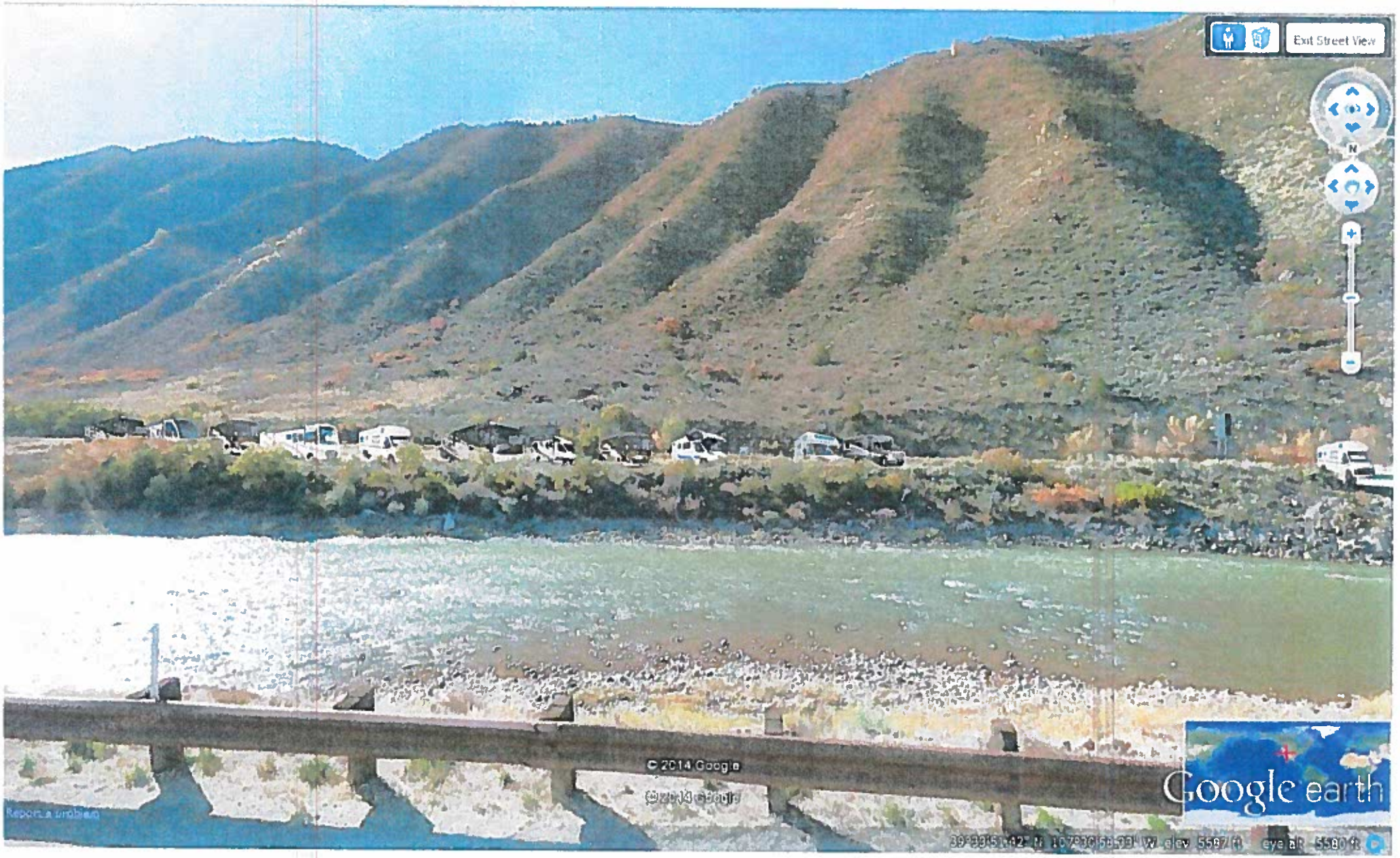
HARKEN-HOUSER, SUE ANNE, JOHN CHARLES
86 SAGEWOOD COURT
BASALT, CO 81621

MCCALLUM, MICHAEL K & DAVID K
605 W COLUMBIA COURT
GLENWOOD SPRINGS, CO 81601

GOODMAN, RAYMI & COATES, INGA
PO BOX 8265
WICHITA FALLS, TX 76307

Riverside RV Park: View from Mall Parking Lot Looking South

Riverside RV Park: View from I-70 East Access Ramp



Guests at RV Park in Silt, July 2015

Guests at RV Park in No Name, July 2015