



**BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY
RESOLUTION NO. 15-13**

**A RESOLUTION APPROVING LAND USE CHANGE PERMIT NO. 2014-11
A LAND USE CHANGE PERMIT FOR MIKE AND RENEE WRIGHT
RED FEATHER RANCH SUBDIVISION
S1/2SE1/4NE1/4 SECTION 12, TOWNSHIP 14 SOUTH, RANGE 86 WEST, 6TH P.M.,**

WHEREAS, Mike and Renee Wright submitted a land use change application for the subdivision of 18.9-acres into three 6.3-acre single-family residential lots. An existing residence and detached garage, constructed in 2001, is located on proposed lot Ranch 3. Each lot would be served by an individual well, (an existing well and wastewater treatment system is located on proposed lot Ranch 3) and by individual on-site wastewater systems; and

WHEREAS, after a review of the information, documentation and testimony related to it, the Gunnison County Planning Commission did, after a joint public hearing, on May 1, 2015 unanimously approve a Recommendation with certain Findings and Conditions:

FINDINGS:

1. The Planning Commission has classified the application as a Minor Impact Project, based upon the impact classification found in *Section 6-102: Projects Classified as Minor Impact Projects A. 2-4 Units*.
2. The land use change complies with all applicable requirements of the *Gunnison County Land Use Resolution* and *Section 6-10: Standards of Approval for Minor Impact Projects*.
3. This review and decision incorporates, but is not limited to, all the documentation submitted to the County and included within the Planning Office file relative to this application; including all exhibits, references and documents as included therein.

CONDITIONS:

1. This permit is limited to activities described within the "Project Summary" of this application, and as depicted on the Site Plan submitted as part of this application. Expansion or change of this use will require either an application for amendment of this permit, or submittal of an application for a new permit, in compliance with applicable requirements of the *Gunnison County Land Use Resolution*.
2. A mylar subdivision plat, in compliance with Section 6-105, *Gunnison County Land Use Resolution*, shall be provided to the Community Development Department, for signature by the Board of County Commissioners. Approval shall not be effective until and unless the plat is recorded with the Office of the Gunnison County Clerk and Recorder.
3. The approval shall be memorialized by Board Resolution. Approval shall not be effective until the Resolution is recorded with the Office of the Gunnison County Clerk and Recorder.
4. Prior to scheduling the application before the Board of County Commissioners, the applicant shall provide evidence of the purchase of the augmentation water from the Upper Gunnison River Water Conservancy, pursuant to an approved augmentation plan, for all of the lots, to the Community Development Department.
5. The applicant shall provide three copies of the recorded subdivision plat, fourteen (14) by seventeen (17) inches in size, to the Building Official, for inclusion into the rural addressing system.



6. The following shall be completed upon recordation of the Plat:
 - 1) The applicant shall provide two copies of the final plat designating County addresses for each lot, to the appropriate office of Century Link.
 - 2) The applicant shall provide one copy of the final plat, designating County addresses for each lot, to the U.S. Postal Service.
7. This permit may be revoked or suspended if Gunnison County determines that any material fact set forth herein or represented by the applicant was false or misleading, or that the applicant failed to disclose facts necessary to make any such fact not misleading.
8. The removal or material alteration of any physical feature of the property (geological, topographical or vegetative) relied on herein to mitigate a possible conflict shall require a new or amended land use change permit.
9. Approval of this use is based upon the facts presented and implies no approval of similar use in the same or different location and/or with different impacts on the environment and community. Any such future application shall be reviewed and evaluated, subject to its compliance with current regulations, and its impact to the County.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado, that Land Use Change Permit No. 2014-11, for Red Feather Ranch Subdivision is approved as a Minor Impact, subject to each and all conditions of the Planning Commission Recommendation, as identified above.

THIS APPROVAL is affected noting that decision documentation includes, but is not limited to, the application and the entire Community Development Department Land Use Change Permit application file relative to this application. This approval is founded on each individual finding and requirement. Should the applicant successfully challenge any such finding or requirement, this approval is null and void.

THIS RESOLUTION AND THE APPROVAL GRANTED HEREBY shall not be effective unless and until a copy is recorded in the Office of the Clerk and Recorder of Gunnison County.

INTRODUCED by Commissioner Chamberland, seconded by Commissioner Houck, and passed on this 2 day of June, 2015.

BOARD OF COUNTY COMMISSIONERS


Paula Swenson,
Chairperson


Phil Chamberland,
Commissioner


Jonathan Houck,
Commissioner

ATTEST:


Gunnison County Clerk and Recorder

