AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

Agenda Item: Request for Variance to Riverland Industrial Park,

Action Requested: Motion

Parties to the Agreement:

Term Begins: **Term Ends:** **Grant Contract #:**

Summary:

Lot 28, Riverland Industrial Park, F#2, request for variance to allow an increase in square footage for 404 square foot storage loft within existing industrial building.

Fiscal Impact:

Submitted by: Neal Starkebaum **Submitter's Email Address:** nstarkebaum@gunnisoncounty.org

Finance Review: ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date:

County Attorney Review: ◉ Required ○ Not Required

Comments:
ok - gs

Reveiwed by: GUNCOUNTY1\gstuhr Discharge Date: 8/30/2016 Certificate of Insurance Required Yes ○ No ◉

County Manager Review:

Comments:

Reveiwed by: GUNCOUNTY1\mbirnie Discharge Date: 8/31/2016

○ Consent Agenda ◉ Regular Agenda ○ Worksession Time Allotted: 5

Agenda Date: 9/6/2016

Revised April 2015

Gunnison County Community
Development Department
Offices of Planning, Building and Environmental Health
221 N. Wisconsin St., Ste. D
Gunnison, CO 81230
Phone: (970) 641-0360 Fax: (970)641-8585

August 29, 2016

TO: **Board of County Commissioners**
Matthew Birnie, County Manager
David Baumgarten, County Attorney

FROM: **Neal Starkebaum**
Assistant Director

SUBJECT: **John Murphy, Lot 28, Riverland Industrial Park, Filing No. 2**
Request for variance to Riverland Industrial Park F#2 building square footage

John Murphy has submitted a building permit application to construct a 404 square foot storage loft within the existing industrial building on Lot 28, Riverland Industrial Park, Filing No. 2.

The Planning Commission approved LUC #2006-54, construction of a 6,000 square foot industrial building in 2006. Pursuant to the covenants of Riverland Industrial Park, Filing No. 2, the maximum square footage on Lots 22 – 33, Filing No 2, is 4500 square feet. The Board of County Commissioners approved the increase in square footage on November 7, 2006. The Riverland HOA approved the variance for the 6,000 square foot structure at that time.

The Riverland Industrial Park HOA approved the requested increase in square footage, letter of April 26, 2016.

Staff recommends approval of the request.

Attachments:
Riverland Industrial Park HOA approval

RIVERLAND LOT OWNERS ASSOCIATION
P.O. BOX 561
CRESTED BUTTE, CO 81224

April 29, 2016

Planning and Community Development Department
221 N. Wisconsin
Suite D
Gunnison, CO 81230

RE: Lot 28 John Murphy

The Riverland Lot Owners Association design review committee met on April 18, 2016 to review John Murphy Lot 28, for a change in square footage size pertaining only to the loft in the current building. The Architectural Review Board agreed to grant an adjustment from a 560 square foot loft to a 376 square foot loft, there is to be no foot print impact to the building. The loft shall have no plumbing extended into the loft. This will be added to the current footprint of 4210 giving a total of 4586 square feet.

Please review submitted plans by Colorado Structural Engineering Services, signed on July 30,2015.

Construction will meet all county regulations and engineering.

All building approvals and permits will be issued by Gunnison County.

This approval is valid for one year from the date of this letter. The proponent has two years from County permit to complete his proposal. If these dates are not met, the proponent must come back for further approvals.

Sincerely,

Daniel M. D'Aquila
President
Riverland Lot Owners Association
Board of Director