

GUNNISON COUNTY PLANNING COMMISSION

PRELIMINARY AGENDA: FRIDAY, April 30, 2021

Blackstocks Government Center 221 N. Wisconsin Suite D.

****Public asked to participate using ZOOM – because of current seating limitations**

- 8:30 a.m. Dos Rios Village Townhomes (LUC-20-00015): Site Visit- COMMISSIONERS MEET ON SITE.** The Applicant proposes to build six buildings containing four townhomes each for a total of 24 townhomes. Twelve of the townhomes will be 2-bedroom, 1.5 bath at 900 square feet total. Twelve of the units will be 3-bedroom, 2-bath at 1,125 square feet. The total aggregate floor area of all the buildings is 13,524 square feet. The application spans two lots, Parcels 2 and 3. Property located at 37764 W. Highway 50, Gunnison, Co.
- 9:15 a.m. Dos Rios Village Townhomes (LUC-20-00015): Work Session.** The Applicant proposes to build six buildings containing four townhomes each for a total of 24 townhomes. Twelve of the townhomes will be 2-bedroom, 1.5 bath at 900 square feet total. Twelve of the units will be 3-bedroom, 2-bath at 1,125 square feet. The total aggregate floor area of all the buildings is 13,524 square feet. The application spans two lots, Parcels 2 and 3. Property located at 37764 W. Highway 50, Gunnison, Co.
- 10:00 a.m. Ranch Properties LLC (LUC-20-00048): Work Session.** The Applicant proposes a third residence at 11521 County Road 730 Gunnison Colorado (AKA Castleton Ranch), located in the Ohio Creek Valley. The subject parcel is approximately 211 acres and is developed with a variety of structures: two residences, one structure intended only for sleeping, and seven accessory structures. The proposal would expand the 670 sq. ft. Magazine Building/Hunt Cabin, an accessory structure, by 2800 sq. ft. The remodel would establish a third residence on the property of approximately 3,500 sq. ft.
- 11:00 a.m. CSU 2 Lot Subdivision (LUC-20-00013): Continued Joint Public Hearing.** The Applicant is requesting subdivision. Property located at 1141 State Highway 135 to be subdivided into two new parcels. These parcels are indicated as Lot 1 and Lot 2 on the Plat. The intent of Colorado State University, the applicant, is to sell Lot 1, the southern lot (3.50 acres), to the Valley Housing Fund (VHF) for the purpose of land banking and ultimately the development of affordable housing. No specific development type, site plan, or product has been determined as of this application. The intent of Colorado State University, the applicant, is to retain Lot 2 (15.13 acres) for the purpose of relocating the Colorado State Forest Service currently located at Western Colorado University. Current structures will remain, and adaptation to the new use involves interior remodels of the existing single-family residence and shop building. One main access for both lots will be located across State Highway 135 from Clark Blvd. ***The applicant has amended the application in that the proposed greenhouse building, for the production of seedling plant material, has been removed from this application***
- 11:10 a.m. Approval of Minutes**

Join Zoom Meeting

<https://zoom.us/j/96539161898?pwd=ekRpdDJJNFcvWDZ6NUxCMEJmMjJ2Zz09>

Meeting ID: 965 3916 1898

Passcode: 210140

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Meeting ID: 965 3916 1898

Passcode: 210140

Find your local number: <https://zoom.us/j/96539161898>

Adjourn

NOTE: Unless otherwise noted, all meetings are conducted in the Blackstock Government Center Meeting Room 221 N. Wisconsin St. in Gunnison, across the street from the Post Office. The public is asked to participate with ZOOM, because of current seating limitations. This is a preliminary agenda; agenda times may be changed up to 24 hours before the meeting date. If you are interested in a specific agenda item, you may want to call the Planning Department (641-0360) ahead of time to confirm its scheduled time. Anyone needing special accommodations may contact the Planning Department before the meeting.