



**Gunnison County, CO**  
**Community Development Department**

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**To:** Planning Commission  
**From:** Community Development Department Services Manager Beth Baker  
**CC:** Director of Community Development- Russ Forest  
Assistant Director of Community Development- Neal Starkebaum  
Planner- Cathie Pagano  
**Date:** **October 24, 2013**

<b>Re: Packet Materials</b>	
<b>Planning Commission Regular Meeting</b>	
<b>November 1, 2013</b>	
• <b>Agenda- Draft</b>	
<b>November 1</b>	
• <b>Draft Minutes-</b>	
<b>October 11</b>	
<b>October 18</b>	
• <b>Scarp Ridge- Work Session – LUC-13-00005</b>	
<b>Planner- Memo</b>	
<b>Leinsdorf - Memo</b>	
• <b>Pilgrim Communications – 1<sup>st</sup> work session- LUC-13-00023</b>	
<b>Application</b>	
<b>Staff Report</b>	

We will e-mail any documents that are not available yet, and anything that is submitted after we distribute the packets.

See You Friday, November 1<sup>st</sup>, 2013,

Beth Baker  
Community Development Department  
Planning Services Manager  
970-641-7932  
[bbaker@gunnisoncounty.org](mailto:bbaker@gunnisoncounty.org)

Scarp Ridge, LUC-13-00005 and Pilgrim Communications- LUC-13-00023 can be viewed in Citizen Access using <http://gunnisoncounty.org/436/Citizen-Access-Portal>

**Project # LUC-13-00005**  
**Project # LUC-13-00023**

You can view the entire file by clicking on attachments.

**GUNNISON COUNTY PLANNING COMMISSION**  
**PRELIMINARY AGENDA: Friday, November 1, 2013**

- 8:45 a.m.**
- **Call to order; determine quorum**
  - **Approval of Minutes**
  - **Unscheduled citizens:** A brief period in which the public is invited to make general comments or ask questions of the Commission or Planning Staff about items which are not scheduled on the day's agenda.

- 9:00 a.m. Scarp Ridge LLC, LUC-13-00005-work session/no action, Sketch Plan application.** The applicant is requesting approval for a master plan for the Scarp Ridge LLC (aka Irwin) property to include use of the existing lodge for weddings and events and as a conference center; six new single-family residences on adjoining mining claims; one storage structure, one elevated overlook structure, two alpine huts; expansion of the existing maintenance barn; the addition of a roof deck to the existing parking barn; outdoor pavilion that would seat approximately 170 people; new mountain bike trails; zipline; kids' village to include playground equipment; reroute of the existing Scarp Ridge trail. The proposed structures and facilities will comprise a year-round commercial resort.

The property is located 12 miles west of the Town of Crested Butte, accessed from Kebler Pass Road (CR 12), Lake Irwin Campground Road (FSR 826), Green Lake Road (FSR 826.1E) and Irwin Lodge Road (FSR 826.1C). The parcel is legally described as the following 19 lode mining claims, all in the Ruby Mining District: Aumego, U.S. Survey No. 2703; Capitol U.S. Survey No. 3466; Clara U.S. Survey No. 2801; Fourth of July U.S. Survey No. 3467; Zumo U.S. Survey No. 2702; Crystal, U.S. Survey No. 1156; Diquita, U.S. Survey No. 2786; Double Dyke U.S. Survey No. 5511; Lead Chief U.S. Survey No. 2731; Legal U.S. Survey No. 4149; Silver Hill U.S. Survey No. 2813; Justice U.S. Survey No. 2867; Pickwick, U.S. Survey No. 2814; Tacoma U.S. Survey No. 2701; Lottie S U.S. Survey No. 5322; US Treasury, U.S. Survey No. 5322; Lower Chloride, U.S. Survey No. 17240A; Little Minnie, U.S. Survey No. 4421; Staten Island, U.S. Survey No. 3716.

- 11:00 a.m. Pilgrim Communications/KVLE-FM work session/no action,** request for the replacement of existing telecommunications tower, located at 1445 Highway 135, 1.2 –acres, in the NW/4SW/4 Section 25, T50N, R1W, N.M.P.M, approximately 1.5 miles north of the City of Gunnison, west of Highway 135

- End of Meeting**
- Report of actions taken by BOCC.
  - A brief period in which Commission debriefs on the day's processes, etc. No discussion or action on any specific Land Use Change Permit applications will take place at this time.

**Adjourn**

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

**GUNNISON COUNTY PLANNING COMMISSION**  
**PRELIMINARY AGENDA: Friday, October 11, 2013**

- 8:45 a.m.**
- **Call to order; determine quorum**
  - **Approval of Minutes**
  - **Unscheduled citizens:** A brief period in which the public is invited to make general comments or ask questions of the Commission or Planning Staff about items which are not scheduled on the day's agenda.

- 9:00 a.m. Scarp Ridge LLC, LUC-13-00005**-continued joint public hearing/no action, Sketch Plan application. The applicant is requesting approval for a master plan for the Scarp Ridge LLC (aka Irwin) property to include use of the existing lodge for weddings and events and as a conference center; six new single-family residences on adjoining mining claims; one storage structure, one elevated overlook structure, two alpine huts; expansion of the existing maintenance barn; the addition of a roof deck to the existing parking barn; outdoor pavilion that would seat approximately 170 people; new mountain bike trails; zipline; kids' village to include playground equipment; reroute of the existing Scarp Ridge trail. The proposed structures and facilities will comprise a year-round commercial resort.

The property is located 12 miles west of the Town of Crested Butte, accessed from Kebler Pass Road (CR 12), Lake Irwin Campground Road (FSR 826), Green Lake Road (FSR 826.1E) and Irwin Lodge Road (FSR 826.1C). The parcel is legally described as the following 19 lode mining claims, all in the Ruby Mining District: Aumego, U.S. Survey No. 2703; Capitol U.S. Survey No. 3466; Clara U.S. Survey No. 2801; Fourth of July U.S. Survey No. 3467; Zumo U.S. Survey No. 2702; Crystal, U.S. Survey No. 1156; Diquita, U.S. Survey No. 2786; Double Dyke U.S. Survey No. 5511; Lead Chief U.S. Survey No. 2731; Legal U.S. Survey No. 4149; Silver Hill U.S. Survey No. 2813; Justice U.S. Survey No. 2867; Pickwick, U.S. Survey No. 2814; Tacoma U.S. Survey No. 2701; Lottie S U.S. Survey No. 5322; US Treasury, U.S. Survey No. 5322; Lower Chloride, U.S. Survey No. 17240A; Little Minnie, U.S. Survey No. 4421; Staten Island, U.S. Survey No. 3716.

**Lunch**

- 1:00 p.m. Gunnison Valley Properties, LLC, LUC-12-00010**-work session/no action, Preliminary/Final Plan; request for a year-round sand and gravel operation on 109-acres of a 220-acre parcel; 62-acres of which will be excavated. The operation will include the extraction, crushing, screening, washing and stockpiling of approximately 200,000 tons of sand and gravel per year. Asphalt and concrete batching is also proposed to be conducted at the facility. The property is located approximately ½ mile east of the City of Gunnison, south of Highway 50 to Tomichi Creek, legally described as a being located in the NE/4 SE/4 NW/4 Section 4 and the NE/4NE/4 Section 5, Township 49 North, Range 1 East, N.M.P.M., 43188 Highway 50.

- End of Meeting**
- Report of actions taken by BOCC.
  - A brief period in which Commission debriefs on the day's processes, etc. No discussion or action on any specific Land Use Change Permit applications will take place at this time.

**Adjourn**

**GUNNISON COUNTY PLANNING COMMISSION  
REGULAR MEETING  
October 11, 2013**

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The Gunnison County Planning Commission conducted a regular meeting, in the Commissioners' Meeting Room in the Blackstocks Government Center, Planning Commission meeting room. **Present were:**

Chairman- Kent Fulton	Community Development Director- Russ Forrest
Commissioner- A.J. Cattles	Assistant Director of Community Development- Neal Starkebaum
Commissioner- Warren Wilcox	Planner-Cathie Pagano
Commissioner-Susan Eskew	Community Development Department Services Manager-Beth Baker
Commissioner- Jeremy Rubingh	BOCC- Paula Swenson
Alternate Commissioner- Tom Venard	BOCC- Phil Chamberland
	BOCC-Jonathan Houck

**Others present as listed in text**

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With a quorum present Chairman Kent Fulton opened the regular meeting of the Planning Commission.

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**Moved by:** Cattles seconded by Wilcox to approve Planning Commission minutes dated September 6, 2013 as amended. The motion passed unanimously.

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**Moved by:** Fulton seconded by Wilcox to approve Planning Commission minutes dated September 20, 2013 as amended. The motion passed unanimously.

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**Scarp Ridge LLC, LUC-13-00005-** The Gunnison County Planning Commission (Commission) and Board of County Commissioners (BOCC) conducted a continued joint public hearing. There reviewed the applicant's sketch plan. The applicant is requesting approval for a master plan for the Scarp Ridge LLC (aka Irwin) property to include use of the existing lodge for weddings and events and as a conference center; six new single-family residences on adjoining mining claims; one storage structure, one elevated overlook structure, two alpine huts; expansion of the existing maintenance barn; the addition of a roof deck to the existing parking barn; outdoor pavilion that would seat approximately 170 people; new mountain bike trails; zipline; kids' village to include playground equipment; reroute of the existing Scarp Ridge trail. The proposed structures and facilities will comprise a year-round commercial resort.

Commissioner Jeremy Rubingh has recused himself from the review of this application.

With a quorum present Chairman Kent Fulton opened the continued Joint Public Hearing.

Applicant's attorney David Leinsdorf, engineer Norman Whitehead, project manager John Featherman, representative Laci Wright, water engineer Tyler Martineau, and wildlife biologist John Monarch were present for the hearing.

**Applicant's Presentation:**

Featherman said there had been a site visit with Colorado Parks and Wildlife (CPW,) the applicant's representatives, county staff, and Kent Fulton. The CPW, county staff and applicant's representatives have had an additional meeting since the site visit.

Featherman noted following the site visit and meeting, the applicants have deleted the upper alpine hut, on Claim 17, from their sketch plan. Mining Claims 15, 16 and 17 will be placed in a conservation easement. Within Claim 16 the alpine hut building envelope and the access would be in the language the conservation easement. Featherman added they are

considering purchasing additional off-site mining claims, with similar high alpine habitat, which could be put into a conservation easement.

CPW representative J Wenum said the onsite visit was helpful. He acknowledged, a smaller total footprint would result in better wildlife habitat. He added this approach would help to protect the wildlife habitat by keeping the bulk of activity lower. The Federal government has been shut down so the applicants have not been able to contact the Forest Service. He was encouraged with the condensed version of the zipline, noting at the lower elevation there would be less negative impacts to wildlife habitat. He said the winter recreation will not significantly impact the wildlife. He concurred with the consensus that Lynx do pass through the area, but do not stay in the area, so impacts to Lynx should be minimal. The relocation of the trail is supported by CPW; there are some environmental issues which will be improved with the relocation. In terms of wildlife habitat the relocation of the trail is preferred; the existing trail is a mix of some cap rock, but other areas of severe erosion, which can impact the local aquatic conditions. The proposed realignment would provide a better slope and less erosion for better water quality, while still providing public access.

Biologist John Monarch met with the Fish and Wildlife agency. It was noted the comments made by Fish and Wildlife in reference to wildlife were only relevant to Lynx. They will forward comments when the Federal government reopens, it could be just a stamp on a site plan.

Leinsdorf submitted John Monarch's resume' for the record.

Fulton opened the floor to public comments; the comments were limited to three minutes.

**Public comment:**

Caroline Czenkusch, valley resident, said she was in support of the master plan and these applicants. She has an educational background in the sciences.

Larry Smith, a painter in the area, said quality of life begins with a good job. He said this company does quality work. The applicants hired small companies in the area, when they could have brought their own crews in. They bought all the materials here and purchased local art work. They are on the cutting edge of efficiency. The applicants seem to be in tune to the environment. This company sells fun and treads lightly on the environment.

Deidre Witherell, resident of Crested Butte, said she respects private property rights and acknowledged the local community needs jobs. She said the community at large are private property owners of public land. She noted her concerns; the addition of uses that are not existing uses, changes made to the area can never be changed back once things are torn down, and additional traffic impacts. She urged the applicants to put this type of development in an area that already has the infrastructure in place.

Richard Moody expressed his concern with inaccuracies he discovered on the Eleven website. He said the inaccuracies had been corrected but only after he contacted the applicants. He added he had lived in England, where Eleven had modernized a village, he said it was not popular.

Bill Sieck, resident in the valley, echoed some of the positive comments. He added this is a good project; there is integrity here. These people have a goal of a quality operation.

Rachel Gardner, event planner in the valley, said she has worked with the applicants and has been pleased and impressed. The revitalization of Irwin lodge is needed. She added it would be foolish not to support them.

Cory Brindal, resident of Irwin, said he has observed this project from the beginning. He said there have been many violations; an illegal septic system, illegal tree cutting, and buildings constructed in the easement. He urged the commission to enforce guidelines which require proven success before moving to the next phase. He advised the commission to proceed cautiously.

Pat Del Tredicci agreed with Witherell and Moody. She added zip lines are not a wilderness experience.

Justin Varaljay, community member and owner of a trail building business, said he has worked with Eleven. Eleven has built world class trails in all sorts of conditions. He has designed some of the proposed Scarp Ridge trail realignment.

This new trail is using proper grade and switch backs and will likely be an easier hike. It could broaden the user group. The area the trail goes through would provide beautiful views.

Kurt Feltus, construction company owner in Crested Butte, said he supports the master plan. This company has developed responsibly and used local craftsman.

Jack Barker, 30 year resident, said the issue is this proposal does not adhere to the historical uses of the property. The old Irwin lodge was open to the public, this feels more like a country club, using public land to get there. Using public property changes things. He questioned how the applicants could bring up the needed construction materials in a designated none mechanized area. He asked who would maintain the new proposed trail, and monitor the septic systems after they are installed.

Hall Brill, summer resident of Irwin, said he drives by the operation to get to his residence. He expressed concern with the realignment of the trail, noting it could prevent some individuals from using it. He said both of the upper huts should be deleted, and anything new should be clustered. The ziplines would not be compatible with the current uses. The noise generated by events at the lodge will disturb the area and the fire danger is significant. The increased traffic will be dangerous for the campground. He echoed the sentiment that the track record of the applicants is questionable. They are asking for piecemeal approval.

Jeff Schlabach, resident in the valley, had worked with Eleven for several years. He said they are very environmentally minded and he supports the application.

Chris Hemsley, resident of Crested Butte, is in support of the application and is pleased with Eleven so far. They use local contractors and materials. The County should support low impact recreational development. The public is currently trespassing when using the trail; the owners are offering a solution and they will pay for it. The trail, if built right will last with very little maintenance.

Rick Barnard, contractor in the valley, said he installed solar for the applicants and he is in support of the application.

Allison Elliot, Irwin resident, said the proposal is in the wrong place and in the wrong scale. She questioned how the bike trails could be policed for trespass. It is an intermeshed situation, it is not gated. People have traditionally wandered through this forest. She encouraged the commissioners to reduce the size of the plan and the area impacted. The applicants know how to get this type of thing done by buying an existing operation and increasing the size of it. She urged the commissioners to not give up because of a poor economy, and to be careful to respect the historical uses.

Ted Evans, resident of valley, thanked the commissioners for defining this as a major impact. He appreciates all the jobs provided by Eleven. He suggested using a yurt that could be put up seasonally rather than the Alpine Hut. He urged the applicants to include all the uses into the lodge rather than build new cabins. The proposed trail will be covered with snow for an extra month. The trail should remain where it is and be maintained. The applicants should not be allowed to go back on the original easement agreement.

David Gottorff, resident of Irwin, thanked the commissioners. He was concerned with Eleven's track record, noting if Eleven was a good neighbor the residents of Irwin would be in favor, they are not. He urged the commissioners not to be misled by short term jobs. He pointed out Eleven had already constructed three buildings in the easement. He said the commissioners should protect the community and natural resources. This proposal for mansions, roads and ziplines will forever change the culture of the area. The applicants knew the limitations when they purchased the property. It would be a mistake to allow them change the easement. He pointed out the new trail is partly in avalanche terrain. Travelers on the new trail would be in danger in the winter. He said very few individuals not employed by Eleven support the proposal.

Gary Achenbach, Irwin resident, said he is was one of the closest neighbors. He is favor of an appropriate development. He encouraged the commissioners to consider the thousands of the people who use the campground. He expressed concern with the noise levels, because the music can be played until 1:00 A.M. and liquor can be sold until 2:00 A.M. He said there are safety concerns with people driving home from Irwin after drinking. He proposed the applicants adhere to the same rules as the campground; no loud noise after 10:00 P.M until 6:00 A.M.

Mike Swan, resident of Crested Butte, said he is in favor of the application. He added to allow growth is to succeed.

Ashton Wyckoff, resident of Crested Butte, said he is in full support of the application. He said the applicants have put quality and the environment first. They have reached out to the community in a generous fashion. The proposal is low density compared the total amount of wilderness in the county. Eleven has improved the area since they have owned it.

John Biro, Irwin resident, echoed the traffic concerns. He added that the limited access will become the new norm.

Dan McElroy, resident of Crested Butte, said he is a proponent of private property rights. He added the regulations are too restrictive. The applicants appear to be doing a good job and are using local contractors.

Erin Dalton, resident of the valley, said she is a proponent of Eleven. What they bring to the valley is unique. This proposal would improve the area. Eleven has put a lot of money back into the community.

Doug Hudson, Crested Butte resident and business owner, said is in favor of the project as proposed. He said the owners would regulate the traffic. He added more amenities for our visitors is critical. He said Eleven as an operator is well organized and provides excellent visitor experiences.

Ted Colvin, Crested Butte resident, said he is a proponent of the proposal. He added cleaning up the area with an economically viable business is preferred. Operating a business in the area is difficult, Eleven is showing they have the ability to do it.

#### **Applicant's Response:**

Featherman explained the applicants have proposed the cabins as a way of taking sleeping rooms out of the lodge and putting them into the cabins. It was done because running a facility the size of Irwin lodge in that area is very difficult. Having the cabins will allow the space to be used only as needed. They will build one cabin and if needed then they will build another one. This will allow them to not run the lodge for only six guests. The point is not to build an operation destined to fail. The lodge will be an event center it will allow the opening and closing the rooms as there is demand. The Forest Service and Eleven have agreed on the relocation of the trail.

Featherman said the original Irwin lodge business model has changed from using over 1,000 acres and accommodating 24 skiers to bringing fewer clients in and increasing fees. He noted anyone can buy a seat on the cat and go skiing.

Featherman addressed the avalanche terrain and noise concerns; the skiers will most likely set their tracks in the winter. They will adhere to noise level / decibel level of a maximum of 65 decibels.

Featherman said all guest mountain bikers will be accompanied by at least two guides. He added it is the public's responsibility to know where they are hiking, and if they are trespassing.

Featherman explained the propane tank for the movie cabin was taken care of. There were twelve trees that were illegally cut in the past; that will not happen again. He said products being brought in from offsite reduces the time the contractor is on site, and increases the efficiency. Eleven does employ local contractors and use local vendors. The buildings are meant to be highly efficient to benefit the short building season. He acknowledged there was a mistake made on the website and it has been corrected. He said any traffic impacts would have to be mitigated. The campsite and increased construction traffic would be addressed in the preliminary plan. The Alpine Hut will be a similar use to the Movie Cabin- it is ideal for guests who need to get out of the elements. It will have incinerator toilets, and they will haul water to the site.

Leinsdorf noted sketch plan is a negotiation, the LUR prohibits submitting engineering in the sketch plan phase. Ziplines are very low impact. They will address the ziplines in detail in preliminary plan. The applicants had discussed dinner tours with county staff; they would have had to do a land use change, and decided not to do the dinner tours. Since Featherman has been on the project adherence to detail has greatly increased. Eleven did build the buildings in the easement, but it does not impede traffic; it was not intentional.

Leinsdorf noted the density proposed is much lower than the LUR allows. The LUR would allow the construction of 12 homes. This proposal of half the number. The sites have been chosen for natural defensible space and minimizing visual impacts. He said this has been a very good back and forth with the community and represents the conflicting goals which must be addressed by the commissioners.

**Staff Comments:**

Planner Pagano clarified the county environmental health official is Crystal Lambert and monitoring of septic systems will be done by her office. Pagano has spoken to the State concerning Advantex septic systems; the State has approved the technology.

**Review Body Comments:**

BOCC Chamberland commented he would like to see how the night time noise would affect the campground; mitigating noise will have to be addressed. He said using a seasonal yurt rather than construction of the Alpine hut could be considered. The late night traffic back to town should be addressed and mitigated. There are also concerns with construction traffic.

BOCC Houck echoed Chamberland's concerns and comments. He said there is more information needed on the Alpine huts. He added a commercial application if approved should reflect the community values, so the business would work for the applicant and the public.

Wilcox said the sketch plan is a concept phase; details will be flushed out in the preliminary plan phase. The noise impacts could be mitigated with good time limitations. It would benefit the applicant to address the drinking and driving back to town.

Venard thanked Leinsdorf for his presentation. He noted sketch plan is the concept phase, He also echoed Houck's comments.

Eskew appreciated the public comments. She acknowledged the public does not want to lose something they have. A change in business model makes sense. The new Irwin ownership has done a good job so far.

Cattles agreed with the comments made by the commissioners.

Fulton thanked the public for their participation. He said there will be more work sessions. They are welcome to attend, but public comment will not be taken after the public hearing is closed.

**The commission outlined the items still needed as;**

- The Forest Service input on the easement
- Have discussion about trail 421, the secondary trail
- Provide a letter specifically addressing the bike trails
- Comments from Crested Butte concerning water and sewer and the impacts to the water shed
- Discussion of the zipline, and the kid village- need specifics
- Rope courses- what is involved in it and where would it go

The commissioners thanked J Wenum and his staff at CPW.

The next work session will be conducted November 1, 2013.

**Close the Public Hearing;**

Chairman Fulton closed the continued joint public hearing at 12:05 P.M.

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**Gunnison Valley Properties, LLC, LUC-12-00010;** The Gunnison County Planning Commission conducted a work session. They discussed the Preliminary/Final Plan; request for a year-round sand and gravel operation on 109-acres of a 220-acre parcel; 62-acres of which will be excavated. The operation will include the extraction, crushing, screening, washing and stockpiling of approximately 200,000 tons of sand and gravel per year. Asphalt and concrete batching is also proposed to be conducted at the facility. The property is located approximately ½ mile east of the City of Gunnison, south of Highway 50 to Tomichi Creek, legally described as a being located in the NE/4 SE/4 NW/4 Section 4 and the NE/4NE/4 Section 5, Township 49 North, Range 1 East, N.M.P.M., 43188 Highway 50.

Commissioner Wilcox has recused himself from the review of this application.

With a quorum present Chairman Kent Fulton opened the work session.

Fulton seated Commissioner Tom Venard for the work session.

The applicant Dick Bratton, and the applicant's representative Ben Langenfeld of Greg Lewicki and Associates, were both present for the work session.

Starkebaum noted the planning office had received comments from Camron Dirks, Shan Hays, the MacLeanan Family, Dick Bratton, and Ben Lagenfeld. Bratton submitted comments on October 11, 2013, concerning the neighbors and their concerns.

Lagenfeld drew the commissioners' attention to the applicant's October 3, 2013, submittal in response to the public and the commissioners' comments. They have made efforts to reach out to the neighbors to ensure protection of the neighbors' wells. The mine operator will submit copies of permits, enforcement documents and regulatory documents to the county.

Neighbor Arron MacLeanan asked how the wells would be monitored and if there would be a bond set. Bratton agreement to monitor the wells and extend that agreement to any future operator.

Rubingh acknowledged the great effort put forth by the applicant and adjacent owners. He noted the adjacent owners remained concerned with the traffic impacts. Bratton said it had been addressed in his response letter of October 11 2013.

Assistant Director Starkebaum clarified the planning office did not prepare the map referred to in Bratton's letter. He said it was prepared for planning not by planning.

Fulton clarified the need for acceleration and deceleration traffic lanes is not a decision made by the County, it is made by CDOT.

Fulton asked if the county airport has the capability to monitor and retrieve the data for the meteorological parameters; Langenfeld said it was his understanding they could; if not there will have to be a site close enough to be accurate and useful.

Fulton asked what amount of precipitation would be a problem; Lagenfeld it would likely have to be a significant precipitation event.

Cattles appreciated the owners and applicant had gotten together.

Rubingh asked about the air quality monitoring and establishing a baseline record for five years; Starkebaum was not aware of any precedent for the number of years. Langenfeld was in favor of the option to reduce or eliminate the monitoring once it's been proven successful for a number of years.

Fulton said any new operator could need to be monitored; Langenfeld explained monitoring is not tied to the state permit. If the county decides monitoring is needed, it is between the county and a new operator. Starkebaum said we should take into consideration what is being monitored.

Language that gives the operator the opportunity to discontinue the monitoring after five years was discussed; a five year monitoring plan with an option for the operator to petition lowering the number of days after three years.

MacLeanan noted his concerns with his well and the potential impacts to it, from the gravel operation. Bratton has agreed to sign an agreement to protect the neighbor's wells and would agree to have future operators adhere to the agreement.

Starkebaum said a private agreement between the homeowners and the operator cannot be monitored by the county. Following a brief discussion, Bratton agreed the county would not monitor their private agreement. MacLeanan said he was just concerned if an agreement wasn't monitored it could be lost.

Neighbors Arron MacLeanan and Bob Delahay said while they have made some good progress with the applicants, no one in the neighborhood wants another gravel pit next door, even with the mitigation.

The commissioners agreed to monitor for five years- three times per year. The operator can petition for a reduction or elimination after three years.

The Commission directed staff to prepare a draft recommendation of approval.

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Fulton adjourned the meeting at 2:20 P.M.

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/S/ Beth Baker  
Community Development Department Services Manager  
Gunnison County Community Development Department

DRAFT

**GUNNISON COUNTY PLANNING COMMISSION**  
**PRELIMINARY AGENDA: Friday, OCTOBER 18, 2013**

- 12:45 p.m.**
- **Call to order; determine quorum**
  - **Approval of Minutes**
  - **Election of Vice-Chair**
  - **Unscheduled citizens:** A brief period in which the public is invited to make general comments or ask questions of the Commission or Planning Staff about items which are not scheduled on the day's agenda.
- 1:00 p.m. Board of County Commissioners/Planning Commission Joint Meeting:**  
Items to be discussed by the Board and Planning Commission:
- Amendment 64 – Russ Forrest
  - Gunnison Sage-grouse – Status update from Jim Cochran
  - Scheduling - April/October Meetings
- 2:00 p.m. Dana and Larry Darien,** Lot 3 Darien River Subdivision, work session/possible action, request for approval for development of a single family residence and individual sewage disposal system on Lot 3, Darien River Subdivision. The lot was created in 2000, but no specific use was approved for the lot. The lot is located approximately two miles west of the Town of Marble on County Road 3; adjacent to the Crystal River. The public hearing will be held at the Marble Community Church, 121 West State Street, Marble, CO
- End of Meeting**
- Report of actions taken by BOCC.
  - A brief period in which Commission debriefs on the day's processes, etc. No discussion or action on any specific Land Use Change Permit applications will take place at this time.
- Adjourn**

**GUNNISON COUNTY PLANNING COMMISSION  
REGULAR MEETING  
October 18, 2013**

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The Gunnison County Planning Commission conducted a regular meeting, in the Commissioners' Meeting Room in the Blackstocks Government Center, Planning Commission meeting room. **Present were:**

Chairman- Kent Fulton

Commissioner- A.J. Cattles

Commissioner- Warren Wilcox

Commissioner-Susan Eskew

Alternate Commissioner- Tom Venard

Alternate Commissioner- Jeremy Rubingh

Assistant Director of Community Development- Neal Starkebaum

Planner-Cathie Pagano

Community Development Department Services Manager-Beth Baker

BOCC- Jonathon Houck

BOCC-Phil Chamberland

County Attorney- David Baumgarten

**Others present as listed in text**

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With a quorum present Chairman Kent Fulton opened the regular meeting of the Planning Commission.

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The Planning Commissioners unanimously voted in favor of Jeremy Rubingh for Vice Chairman of the Planning Commission.

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**Board of County Commissioners/Planning Commission Joint Meeting:** Items to be discussed by the Board and Planning Commission:

- Amendment 64 – Russ Forrest
- Gunnison Sage-grouse – Status update from Jim Cochran
- Scheduling - April/October Meetings

With a quorum present Chairman Kent Fulton opened the work session.

BOCC Jonathan Houck and Phil Chamberland attended the meeting.

**Amendment 64:**

Director of Community Development Russ Forrest discussed Amendment 64. He noted the Board of County Commissioners had decided to address the cultivation of marijuana first. They have directed staff to research both indoor and outdoor cultivation. They have debated whether or not marijuana cultivation could be done as an agricultural operation. They had discussed where it would be appropriate and what sort of notice of requirements would be mandatory.

Forrest said testing could be done in a laboratory or done less formally as well. There are additional elements including manufacturing, labeling, and edible items. The BOCC has directed staff to prepare temporary regulations on marijuana cultivation early in 2014, for BOCC review.

Staff will be looking at other Colorado counties and how they are handling Amendment 64. Forrest said it could be reviewed using the Land Use regulations or possibly through licensing. Licensing would eliminate the vesting of rights, allowing the County more flexibility. The needs of the neighborhood have to be established during a licensing process.

Forrest pointed out the need for security can be a major component of a marijuana cultivation operation. He reiterated the needs of the neighborhood have to be established during a licensing process.

BOCC Chamberland noted Gunnison County will discourage the sale of marijuana in unincorporated Gunnison County. BOCC Houck said the Board wants to honor what the citizens have voted for; but also balance the health, welfare and

safety of its citizens. Chamberland said most jurisdictions have banned it; those jurisdictions have taken a wait and see attitude.

**Gunnison Sage-grouse:**

BOCC Houck noted Gunnison County has reached out to 11 other counties involved in the Sage-grouse issues. Gunnison County has said we are not asking, but rather we are offering to locally administer Gunnison Sage-grouse regulations. The local land owners and government agencies have been very proactive and successful in their dealing with land development and the protection of the Gunnison Sage-grouse. Chamberland pointed out it is much more economically prudent to have the local jurisdictions monitor the species, rather than the Federal government.

County Attorney Baumgarten noted Gunnison County has gotten the support of two United States Senators. The senators along with the county have delivered comments to the Fish and Wildlife agency. This was done in the summer of 2013. He said to date the Fish and Wildlife agency has not responded. Houck and Chamberland acknowledged the Fish and Wildlife agency is in a very difficult situation; any decision will likely result in a law suit, by the opposing side.

BOCC Chamberland and Houck said county GIS Director Mike Pelletier and Wildlife Coordinator Jim Cochran have both been instrumental in the creation and utilization of the digital habitat prioritization tool. Staff has used the tool with land owners to create a “win-win,” outcome for the landowners and the Gunnison Sage-grouse.

**Other Items:**

Baumgarten, Chamberland and Houck each thanked the Planning Commission for their ongoing efforts with the Gunnison Sage-grouse and the Gunnison County Oil and Gas regulations.

Houck and Chamberland encouraged the Planning Commission to adopt the general philosophy of looking for ways to say “yes,” to applicants, while protecting the neighbors’ rights.

Forrest said the Planning Commission will be looking at the *Gunnison County Land Use Resolution* (LUR) to improve efficiency and push out ambiguity. The commission will also be looking at Three-Mile Plans etc. to ensure they allow for clear expectations for the public and the applicants.

**Scheduling:**

The BOCC and Planning Commission have agreed to continue meeting three times per year; on the second Planning Commission meeting in April, August and October. If it is decided there is no need for one of the meetings, one could be canceled.

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**Dana and Larry Darien, Lot 3 Darien River Subdivision:** The Gunnison County Planning Commission conducted a work session. They discussed the request for approval for development of a single family residence and individual sewage disposal system on Lot 3, Darien River Subdivision. The lot was created in 2000, but no specific use was approved for the lot. The lot is located approximately two miles west of the Town of Marble on County Road 3; adjacent to the Crystal River. The public hearing will be held at the Marble Community Church, 121 West State Street, Marble, CO.

With a quorum present Chairman Kent Fulton opened the work session.

Fulton noted the commissioners had received copies of the Environmental Health Board’s variance and the planning draft decision.

Following a brief discussion of the Environmental Health Board variance, the Planning Commission reviewed the draft decision of approval.

**Moved;** by Rubingh seconded by Cattles, to approve LUC-13-00013 for the development of a single family residence and ISDS on Lot 3, Darien River Subdivision. The motion passed unanimously.

**PROJECT DESCRIPTION:**

Applicants own Lot 3, Darien River Subdivision. The applicants are proposing a single-family residence, attached garage and installation of an associated individual sewage disposal system (ISDS). There are existing wetlands on the parcel and the parcel is adjacent to the Crystal River. The applicants have demonstrated that they can meet the setback requirements of Section 11-107: *Protection of Water Quality* but cannot meet the Gunnison County *ISDS Regulations* setbacks from wetlands to ISDS components.

The parcel was approved as part of the Darien River Subdivision in 2000, however Lot 3 was specifically conditioned: “no use is approved for this lot by Gunnison County. Any use is subject to the County review and may require the owner to obtain a land use change permit.” During the review of the Darien River Subdivision in 1999 and 2000, the applicants stated their intention to exchange Lot 3 with the White River National Forest (U.S. Forest Service). The three parcels that are part of Darien River Subdivision were originally part of a larger (185 acres) tract owned by the Dariens.

The Planning Commission minutes from September 9, 2000 state: “A wetlands study conducted on the whole parcel showed the third parcel (3.5 acres, Lot 3) is not usable for building, and the applicants are contemplating donating it to the U.S. Forest Service; they want to sever it as a separate parcel so they can sell it or otherwise separately dispose of it. The Commission asked staff if approving a new lot with no specific use (which the third lot would be) would be of concern to the Board; the staff responded that past experience would indicate that is true. The applicants do not want to designate a specific use on this lot, as it may affect how or whether it could be offered as a donated parcel....She (Commissioner Zanetell) suggested that the County Attorney be requested to recommend language which could indicate no use was approved, and not jeopardize the applicants’ ability to donate it and gain credit for it...Staff indicated that what has been done previously was to include language within a Planning Commission recommendation that specifically notes that the permit includes no specific use on the unique lot, and that a separate and additional land use change permit would be required for any use on it. If the property is traded to the Forest Service, or another entity, the County would have to make a determination at that time whether or not a permit would be required.” The 2000 subdivision file notes that Lot 3 could not be developed because of the wetlands that encumbered the lot.

In 2002 the Dariens were cited by the Army Corps of Engineers for bank reclamation work without a permit. The Corps began an investigation to determine the impact of the work on the public interest and the course of action that should be taken. The applicant had filled the river channel and stabilized the river bank. The applicants received a permit from the Army Corps in 2004 and are currently in compliance with the Corps’ regulations.

The parcel on which the land use change is proposed is legally described as Lot 3, Darien River Subdivision and is on the south side of County Road 3, approximately 4.1 miles east of Highway 133. The parcel is bordered by County Road 3 to the north and the Crystal River to the south.

#### **PLANS/REPORTS/SUBMITTALS:**

Plans, reports, letters and other submittal documents informing this decision include, but are not limited to:

- “Darien River Subdivision Lot 3, Gunnison County, Colorado, Site & Existing Conditions Plan,” dated June 21, 2013 and prepared by Sopris Engineering, LLC, stamped by Colorado-licensed engineer, Yancy Nichol, #28377.
- “Darien River Subdivision Lot 3, Gunnison County, Colorado, Site Utility Plan,” dated June 21, 2013 and prepared by Sopris Engineering, LLC, stamped by Colorado-licensed engineer, Yancy Nichol, #28377.
- “Darien River Subdivision Lot 3, Gunnison County, Colorado, Grading, Drainage, and Erosion Control Plan,” dated June 21, 2013 and prepared by Sopris Engineering, LLC, stamped by Colorado-licensed engineer, Yancy Nichol, #28377.
- “Darien River Subdivision Lot 3, Gunnison County, Colorado, Driveway Access Improvement Plan & Profile,” dated June 21, 2013 and prepared by Sopris Engineering, LLC, stamped by Colorado-licensed engineer, Yancy Nichol, #28377.
- “Darien River Subdivision Lot 3, Gunnison County, Colorado, Onsite Water System Detail Sheet,” dated June 21, 2013 and prepared by Sopris Engineering, LLC, stamped by Colorado-licensed engineer, Yancy Nichol, #28377.
- Letter from Paul Rutledge and Yancy Nichol, P.E. # 28377, Sopris Engineering, LLC dated August 22, 2013 regarding “Response to request for additional information in regard to the Onsite Wastewater Treatment

System (OWTS) proposed for Lot 3, Darien River Subdivision, LUC-13-00003, Gunnison County, Colorado, SE Job No. 29190.02.

**IMPACT CLASSIFICATION:**

The project, by definition, is a Minor Impact pursuant to *Section 6-102: Projects Classified as Minor Impact Projects.*

**MEETING DATES:**

The Planning Commission held work sessions and public hearings to discuss the application on the following dates:

- August 23, 2013 Work session
- September 20, 2013 Site Visit and Public Hearing
- October 18, 2013 Work session

**SITE VISIT:**

The Planning Commission conducted a site visit on September 20, 2013. The Commission members noted concerns about the close proximity of development to the Crystal River. They also expressed concern about the proximity of the individual sewage disposal system to the water bodies but stated that since the Environmental Health Board had previously approved the variance application it was appropriate. Commissioners also expressed concern about the driveway access from County Road 3.

**PUBLIC HEARING:**

The Planning Commission conducted a public hearing on September 20, 2013. No comments were submitted for the public hearing and the public present gave no testimony.

**REVIEW AGENCY REFERRAL COMMENTS:**

A copy of the complete application was sent via electronic mail to review agencies for comments. A referral was sent to Colorado Parks and Wildlife, Gunnison County Fire Protection District, and Gunnison County Public Works.

No comments were received.

**COMPLIANCE WITH APPLICABLE SECTIONS OF THE GUNNISON COUNTY LAND USE RESOLUTION:**

**Section 9-100: *Uses Secondary to a Primary Residence.***

Not applicable. The Protective Covenants for Darien River Subdivision allow a secondary residence, however due to the site constraints the applicants have indicated that they are willing to restrict the use of Lot 3, Darien River to only one single-family residence.

**Section 9-200: *Special Residential Uses.***

Not applicable. No special residential uses are proposed.

**Section 9-300: *Commercial and Industrial Uses.***

Not applicable, no commercial or industrial uses are proposed as part of this application.

**Section 9-400: *Exploration, Extraction and Processing of Minerals and Construction Materials.***

Not applicable. No exploration, extraction or processing of materials is proposed.

**Section 9-500: *Miscellaneous Uses and Activities.***

Not applicable. No miscellaneous uses or activities are proposed.

**Section 10-102: *Locational Standards for Residential Development.*** Not applicable, this Section only applies to a new subdivision.

**Section 10-103: *Residential Density.***

Not applicable, this Section only applies to a new subdivision.

**Section 10-104: Locational Standards for Commercial, Industrial or Other NonResidential Development**

Not applicable, no commercial or industrial development is proposed as part of this application.

**Section 11-103: Development In Areas Subject to Flood Hazards.**

Applicable, the subject parcel and proposed development is located within the 100-year floodplain of the Crystal River.

The applicants submitted a letter from Sopris Engineering, LLC dated July 25, 2013 regarding how the flood hazard will be avoided or mitigated pursuant to the general and specific standards of this Section. The letter notes, "The placement of the improvements and any fill associated with limited landscape improvements within the flood fringe will not affect base flood elevations or cause adverse changes in flood patterns downstream. No construction or alteration is proposed within the floodway and the designated wetlands on the site. All disturbed areas on the site within the flood fringe area will be stabilized and/or re-vegetated at grades shown on the grading plan. Best management erosion control practices shall be in place and maintained as needed."

**Section 11-104: Development in Areas Subject to Geologic Hazards.**

Not applicable, the portion of the parcel proposed for development is not within a geologic hazard area. There is a portion of the parcel, adjacent to County Road 3, that is identified as unstable slopes but no development is proposed in that area.

**Section 11-105: Development In Areas Subject to Wildfire Hazards.**

Applicable, a portion of the subject parcel is located in a high wildfire hazard area. The applicant will be required to sign an acknowledgement and disclaimer relative to the wildfire hazard prior to issuance of the building permit. The applicant is required to prepare a wildfire mitigation plan, at the time of building permit application that incorporates applicable methods of fire prevention as recommended within publications by the Colorado State Forest Service.

**Section 11-106: Protection of Wildlife Habitat Areas.**

The application was referred to the Colorado Parks and Wildlife. No comments were received.

**Section 11-107: Protection of Water Quality.**

Applicable, the applicant proposes development within 125 feet of a water body (Crystal River and jurisdictional wetlands). A certified wetlands delineation was prepared by Rocky Mountain Ecological Services in November 2009 and certified by the Army Corps of Engineers on June 11, 2010.

The applicant has submitted a Plan for Water Quality Protection as part of the design plans prepared by Sopris Engineering, LLC dated June 21, 2013 on sheet C-3, "Darien River Subdivision, Lot 3, Gunnison County, Colorado." The plan includes identification of erosion control measures, grading plans, and drainage facilities. Sopris Engineering also submitted a separate letter dated July 25, 2013 stating that, "...the development and construction of the site improvements does not include the storage of equipment or waste materials. Only temporary construction debris containers may be on site during construction however the construction management of this site proposes that all debris be removed from the site daily."

The proposed building complies with the 25-foot inner restrictive buffer setback.

**Section 11-108: Standards For Development On Ridgelines.** Not applicable. The site is not located on a ridgeline.

**Section 11-109: Development That Affects Agricultural Lands.** Not applicable, the subject parcel will not affect agricultural lands.

**Section 11-110: Development Of Land Beyond Snowplowed Access.** Not applicable, the site is not located beyond snowplowed access.

**Section 11-111: Development On Inholdings In The National Wilderness.** Not applicable, the site is not located on a National Wilderness inholding.

**Section 11-112: *Development On Property Above Timberline.*** Not applicable, the site is not located above timberline.

**Section 12-103: *Road System.***

Applicable, a copy of the application was sent to Gunnison County Public Works. There is an existing temporary access to the parcel; the permanent driveway will be installed in the same location and shall be subject to Gunnison County Road and Bridge Standards.

**Section 12-104: *Public Trails.***

Not applicable, there is no public trail existing or proposed on this site.

**Section 12-105: *Water Supply.***

Applicable, there is an existing permitted well on the parcel. Well permit No. 77224-F was issued on May 14, 2013 and expires May 14, 2014. The well permit is valid for ordinary household purposes inside one single family dwelling; the ground water shall not be used for irrigation or other purposes. The applicants received a decree of water rights from the State of Colorado in Case No. 98CW245 in April 2002.

**Section 12-106: *Sewage Disposal/Wastewater Treatment.***

Applicable, the applicants propose to install an individual sewage disposal system on the subject parcel. The applicants have applied for the ISDS permit but it has not yet been issued.

The Dariens applied for an ISDS permit on July 17, 2009. The application was denied because it did not meet the setback requirements of Section 5-110: B. *Limited Installation Within 100 Feet of Wetland* of the Gunnison County ISDS Regulations.

Section 5-110 states that, "No ISDS, except an approved composting or incinerator toilet without an associated gray water system, will be allowed within a horizontal distance of 100 feet of a wetland." The applicants requested a special review, as allowed by the ISDS Regulations, and were granted a variance on October 8, 2009 from the Regulations by the Environmental Health Board. The variance allowed the installation of an Advantex System no less than 50 feet from the wetlands boundary.

**Section 12-107: *Fire Protection.***

Applicable, a copy of the application was referred to Gunnison Fire Protection District for review; no comments were received.

**Section 13-103: *General Site Plan Standards And Lot Measurements.***

The site plan for this proposed development must meet the site plan criteria of this section, including proposed and existing roads, driveways, lot lines, building sites, and natural features of the site. The site plan titled, "Darien River Subdivision Lot 3, Gunnison County, Colorado, Site & Existing Conditions Plan," dated June 21, 2013 and prepared by Sopris Engineering, LLC, stamped by Colorado-licensed engineer, Yancy Nichol, #28377 complies with this Section.

**Section 13-104: *Setbacks from Property Lines and Road Rights-of-Way.***

This section applies; the proposed improvements meet the setback requirements.

**Section 13-105: *Residential Building Sizes and Lot Coverages.***

Applicable, the proposed residence shall comply with the requirements of this Section.

**Section 13-106: *Energy and Resource Conservation.***

Applicable, the proposed development is a residence and this Section does apply and will be reviewed at the time of building permit application.

**Section 13-107: *Installation of Solid Fuel-Burning Devices***

Applicable, the proposed development is a residence and this Section does apply and will be reviewed at the time of building permit application.

**Section 13-108: *Open Space And Recreation Areas***

Not applicable, no requirement of open space is required for this application.

**Section 13-109: *Signs.***

Not applicable, no sign is proposed as part of this application.

**Section 13-110: *Off-Road Parking And Loading.***

Applicable, the applicant has proposed adequate parking in compliance with this Section.

**Section 13-111: *Landscaping And Buffering.***

Applicable, the applicant has submitted a landscaping plan, in compliance with this Section. The applicant intends to maintain existing vegetation with the exception of 5-8 trees that will need to be removed for sight distance from the driveway to County Road 3 and for installation of the ISDS. The applicant will also consult with the Colorado State Forest Service regarding defensible space protection for wildfire hazards which may require the removal of additional vegetation.

**Section 13-112: *Snow storage.***

Applicable, adequate room for snow storage is available and a copy of this application was referred to Gunnison County Public Works for review.

**Section 13-113: *Fencing***

Not applicable, no new fencing is proposed.

**Section 13-114: *Exterior Lighting.***

Applicable, this section applies and any exterior lighting proposed shall comply with this section and be reviewed at the time of building permit application.

**Section 13-115: *Reclamation And Noxious Weed Control.***

A reclamation permit is required for road cutting and/or construction, homesite clearing and berm construction, or installation of an individual sewage disposal system.

**Section 13-116: *Grading And Erosion Control.***

Grading activities are required to secure a Reclamation Permit from the Public Works Department, pursuant to Section 13-115: *Reclamation and Noxious Weed Control.*

**Section 13-117: *Drainage, Construction And Post-Construction Stormwater Runoff.*** Applicable, grading and erosion control plans are identified on Sheet C-3 of the plans prepared by Sopris Engineering. The applicant may be required to obtain a Stormwater Discharge permit from the State of Colorado.

**Section 13-118: *Water Impoundments.***

Not applicable, this project does not propose a water impoundment.

**Section 13-119: *Standards to Ensure Compatible Uses.***

The proposed development has been designed in a manner that will not adversely affect the character and tranquility of nearby residential or public use areas.

**Article 15: *Right-to-Ranch Policy.***

This section is not applicable; there are no agricultural lands that will be affected by the uses on the subject parcel.

**FINDINGS:**

The Gunnison County Planning Commission finds that:

1. The applicant has proposed development within 125 feet of a water body and has proposed a plan for water quality protection.
2. A portion of the subject parcel is in a high wildfire hazard area, according to Colorado State Forest Service mapping.
3. The parcel is in the 100-year floodplain of the Crystal River and the applicant has submitted a letter from Sopris Engineering, LLC dated July 25, 2013 regarding mitigation and avoidance of the flood hazard.
4. An onsite wastewater treatment system is proposed to serve the project. The Gunnison County Environmental Health Board approved a Special Review in 2009 approving the use of an AdvanTex system at the site with setbacks of no less 50 feet from the jurisdictional wetlands and Crystal River.
5. The applicants have stated that they do not intend to build a secondary residence on the subject parcel due to site constraints.
6. There is an existing well permit (Permit No. 77224-F) and court approved augmentation plan for the subject parcel.
7. This application complies with the standards and requirements of the *Gunnison County Land Use Resolution*.
8. 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.

**DECISION:**

The Gunnison County Planning Commission, having reviewed all the documentation submitted to the County and included within the Community Development file relative to this application, including all exhibits, references and documents as included therein, and having reached the above findings, classifies LUC-13-00013 Lot 3, Darien River Subdivision as a Minor Impact project, and approves it with the following conditions and notations:

1. The applicant shall comply with the plan for water quality protection as outlined in, "Darien River Subdivision Lot 3, Gunnison County, Colorado, Grading, Drainage, and Erosion Control Plan," dated June 21, 2013 and prepared by Sopris Engineering, LLC, stamped by Colorado-licensed engineer, Yancy Nichol, #28377.
2. All improvements to the subject parcel shall comply with letter from Sopris Engineering, LLC dated July 25, 2013 regarding mitigation and avoidance of the flood hazard.
3. Prior to issuance of a building permit the applicant shall submit a Flood Elevation Certificate and a Floodplain Development Permit in compliance with the Section 11103: *Development in Areas Subject to Flood Hazards*.
4. A portion of the subject parcel is in a high wildfire hazard area and the property owner shall be required to sign and have notarized an acknowledgement and disclaimer relative to the wildfire hazard, prior to the issuance of the building permit.
5. The applicant shall comply with all applicable standards in the Gunnison County *Road and Bridge Standards*.
6. The applicant shall comply with all conditions of the Environmental Health Board Special Review approval.
7. No secondary residence shall be allowed on the subject parcel.
8. The applicant shall obtain a Storm water Discharge permit, if required by the State of Colorado.

9. This permit is limited to activities described within the “Project Description” of this application, and as depicted on the 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*.

10. This approval is founded on each individual requirement. Should the applicant successfully challenge any such finding or requirement, this approval is null and void.

11. 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.

12. 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.

13. 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.

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Fulton adjourned the meeting at 3:10 P.M.

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/S/ Beth Baker  
Community Development Department Services Manager  
Gunnison County Community Development Department



**Gunnison County, CO**  
**Community Development Department**  
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**To:** Planning Commission  
**From:** Cathie Pagano, Planner  
**Date:** October 23, 2013  
**Re:** Scarp Ridge Land Use Change application

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This memo is to summarize the issues that have been discussed with the Scarp Ridge applicants, the Planning Commission and the public to date. David Leinsdorf submitted a letter, dated October 21, 2013 responding to outstanding issues identified at the October 11 meeting and following up on several other issues.

The applicants, Colorado Parks and Wildlife (CPW) and Community Development staff have had an on-site visit and a meeting to discuss wildlife issues. The applicant has agreed to remove the upper alpine hut from the proposal and has proposed to encumber at least three entire mining claims and half of one claim with a conservation easement. CPW has indicated that they are comfortable, at this time, with that proposal and believe that may mitigate impacts to wildlife.

Jim Cochran, Gunnison County Wildlife Coordinator stated, at a previous meeting, that the subject parcel is in mapped lynx habitat. The lynx is currently identified as a Threatened Species by the U.S. Fish and Wildlife Service (FWS). The applicant and the County have been in touch with Kurt Broderdorp, of FWS, he indicated via phone to staff that the letter from Monarch and Associates regarding their meeting was not entirely correct. He explained that he was only commenting on lynx habitat and that he did not intend to, nor will he comment on other wildlife issues—that is left to CPW. Staff has sent FWS referral, due to the shutdown comments have been delayed and Mr. Broderdorp is out of the office until October 28.

The Planning Commission has also asked for a response on several issues from the U.S. Forest Service. Please find the USFS responses (in italics) to my questions below.

- Does the USFS believe that parking is allowed within the existing 60-ft. easement? *No. The 60 foot easement is for maintenance of the road. It was never intended to accommodate a parking area for the public.*
- If a new trail alignment and trailhead are created, will the existing easement continue to exist or will it be voided? The public has asked if they would still be able to use the road up to the Irwin Lodge for access to public lands. The applicant has currently proposed a gate at the new trailhead, ostensibly prohibiting public access. *The original proposal included vacating the easement from the new trailhead to the lodge. The Scarp Ridge trail easement from the lodge going up the mountain that is no longer needed would be vacated too. This is a Regional Forester decision and has not been discussed with the Regional Office yet.*
- There has been discussion of another trail that connects to the existing Scarp Ridge trail, Trail 421. Is this a legal trail and if so, what is the fate of this trail, if the Scarp Ridge trail is realigned? *Trail #421 is the Scarp Ridge Trail. I believe that the other trail you are referring to is Trail #419 (the Ridge 70 trail). There has been no discussion as to whether this trail would be affected by the realignment of the Scarp Ridge trail but this is a good question.*

- If the trail realignment is approved by the USFS, the public has asked how proper maintenance (by Scarp Ridge LLC) will be ensured over time, especially if the owner goes out of business or sells to another owner. *The Forest Service has maintenance responsibilities for all system trails so there would be no effect if they were to go out of business.*
- Does the USFS have concerns related to the campground? The public has expressed concerns about traffic from the Scarp Ridge project causing safety issues at the campground (particularly if there are large events or parties that will have more traffic than usual). Also, the public has expressed concern about noise levels relative to events at the Irwin Lodge and how that may impact the campground, considering the campground has identified quiet hours. *We have not discussed either of these concerns. The Forest Service does not generally comment on noise coming from private property. If safety issues arise from increased traffic by construction equipment on a Forest Service road this would be addressed and possibly mitigated when we issue a road use permit.*
- The public has stated, and the applicant has acknowledged, that the existing Parking Barn encroaches 1-foot into the easement. *The 60 foot easement is for maintenance of the road so the building extending one foot onto the easement is not a concern for us since it does not impede our ability to maintain the road.*
- A member of the public asked if the USFS will allow Scarp Ridge, LLC to transport construction materials via snowcat during the winter months so that they construct the alpine cabin without creating roads. *The Forest Service considers all proposals. Since we don't have a proposal in hand I can't say how we would respond. On the surface it appears that allowing over the snow access as opposed to constructing a new road would result in reduced environmental impacts.*

The Planning Commission members need to carefully consider the following issues and determine whether or not the applicant has demonstrated compliance.

*Section 7-102: C. Phases Stand Alone.* The applicant has proposed that the development will be done in phases. However, the applicant has not described what development will occur when or in what phase. For phased projects that are Major Impact Projects, all uses and their locations proposed in the application shall be addressed and reviewed through Preliminary Plan approval; Final Plan submittals for individual phases then may be sequentially reviewed and approved. Proposed and specific phasing will be required to be submitted as part of Preliminary Plan, if Sketch Plan is approved.

*Section 9-301: Applicability and General Standards for Commercial and Industrial Uses.*

*Commercial and industrial developments, including buildings, shall be designed according to the same principles governing the design of residential developments, and shall be sited to complement the topography, avoiding environmentally sensitive areas to the maximum extent feasible. Factors including drainage, noise, and odor and surrounding land uses shall be considered in siting buildings; sufficient access shall be provided, and impacts mitigated.*

The Commission shall determine whether the applicant has submitted sufficient evidence to demonstrate compliance with this Section. In a letter from David Leinsdorf, dated October 21, 2013, the applicants propose to end live outdoor music by 10:00 pm and that "partying will move inside." Traffic from large events will be mitigated by requiring most guests to utilize large vans operated by local transportation providers. Leinsdorf also noted in the letter that, "Four of the proposed cabin sites were selected to take advantage of naturally occurring defensible space. Applicants have sited the largest cabin on the Silverhill Lode to minimize visual impacts. Applicants have already agreed not to develop at least 3 ½ of their fifteen legal parcels..."

*Section 10-102: 3. Location Results in No Significant Net Adverse Impact to the Neighborhood* states, "...the cumulative impacts of the proposed development and existing development will result in no significant net adverse impact to neighborhood lands or land uses, wildlife, visual quality, air or water quality..." The residential development and density standards are referenced here because Section 9-301, as noted above, states that commercial developments shall be designed according to the same principles as residential developments. The applicant noted that proposed cabins were located to reduce visual impacts from the Lake Irwin area. The Commission and staff viewed the sites during the site visit but did not make a visual assessment from the Lake area. It would be appropriate to require a visual assessment or modeling as a Preliminary Plan submittal requirement.

Section 10-103: *Residential Density* was also considered during initial review of this application. Based on the evolution of the project and the impacts to wildlife being mitigated through conservation easements and removal of the upper alpine hut, staff finds that the application is in general compliance with this Section.

Nearby landowners have argued that there is a significant net adverse impact to the neighborhood through noise, traffic and the realignment of the Scarp Ridge Trail. The applicant has proposed noise mitigation by limiting outdoor music and events to 10 p.m. and has also proposed to shuttle guests via vans to and from Crested Butte for events which they say would mitigate safety issues associated with traffic. The applicant and CPW have also stated that the realignment of the trail will mitigate wildlife and water quality impacts and will be a better designed and maintained trail.

Section 10-104: *Locational Standards for Commercial, Industrial or Other Non-Residential Uses.*

*The existing and proposed commercial use shall be considered under the alternative locational standards and meet the standards of this Section. The proposed shall comply with the following:*

1. *Locational Considerations*
  - a. *Necessary Location*
  - b. *No site is reasonably attainable in or adjacent to the nearest municipality or existing permitted business or industrial park.*
  - c. *Location well suited to specific use*
  - d. *Need or use is well suited in a particular area.*
  - e. *Use is designed to serve a specific residential area*
2. *Compatible with existing uses established impact area.*
3. *No significant net adverse effect.*

The Planning Commission will need to step through each of the above standards to determine compliance. The applicant has stated that the use is existing and is compatible with uses in the impact area. The Planning Commission must find that the applicant has demonstrated compliance and the proposed use is compatible (10-104: C.2.) and that there will be no significant net adverse effect (10-104:C.3.).

Section 11-105: *Development in Wildfire Hazard Areas* and Section 12-103: *Road Systems.* The applicant has demonstrated compliance with these Sections relative to the development of access roads; Public Works has concurred that "road design plans at this point in the process are adequate." Section 12-107: B. *Standards for Vehicle Access*, states that "All sites proposed for land use changes shall provide access that is sufficient for emergency vehicles, and for service and other vehicles that need access to the property, except when the site is a patented mining claim..." The subject parcels that are included as part of the Scarp Ridge, LLC application are patented mining claims and thus are not required to provide access sufficient for emergency vehicles. Although both the Gunnison and Crested Butte Fire Districts have expressed concern about emergency vehicle access to the residential building sites, Public Works has indicated that they agree with the applicant's plan for proposed access.

Section 11-106: G.1. *Mitigation of Adverse Impacts to Sensitive Habitat.*

*A proposed land use change must mitigate adverse impacts it causes to lands determined to be sensitive wildlife habitat including but not limited to a Gunnison Sage-grouse lek or occupied habitat. Proposed land use changes that are found to have a significant net adverse impact that cannot be mitigated upon sensitive wildlife habitat, shall be denied.*

The applicant has demonstrated that the development can mitigate adverse impacts to wildlife habitat with the removal of the upper alpine hut and the proposed conservation easements; CPW has concurred that this is acceptable mitigation.

Section 12-104: *Trails.*

*When there is an issue of contested, or newly proposed, public trail, the applicant and County shall review the issue, including the history of use, impact on the proposal, public concerns, existing and proposed public trails in the Gunnison County Trails Master Plan, and whether access over the subject land is advisable.*

There has been public opposition to the trail realignment. CPW and the Gunnison County Trails Commission have expressed their support for the trail realignment and identified that a better designed and constructed trail would reduce impacts to natural resources. The public has stated that the realignment will lengthen the trail, make it more difficult for less fit hikers and may possibly stay wet longer into the summer because it is in the trees. The realignment of the trail will be reviewed by the U.S. Forest Service which will perform their own scoping process and determine whether an Environmental Assessment, Environmental Impact Statement or Categorical Exclusion will be required.

Section 13-119: *Standards to Ensure Compatible Uses.*

*The proposal shall be designed, constructed, and maintained in a manner that will not adversely affect the character and tranquility of nearby residential or public use areas.*

The Planning Commission shall determine whether the applicant has demonstrated compliance with the above standard. There may be additional detailed information that the Planning Commission may request as part of a Preliminary Plan submittal.

Please feel free to contact me with any questions or concerns. Thanks.

**DAVID LEINS DORF**  
ATTORNEY AT LAW

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October 21, 2013

Gunnison County Planning Commission  
Board of County Commissioners  
Blackstock Government Center  
221 N. Wisconsin Avenue, Suite D  
Gunnison, CO 81230

**By Courier and Email**

**Re: Land Use Change Application #13-00005**  
**Scarp Ridge L.L.C.**  
**Justice Lode LLC**  
**Robinson Basin L.L.C.**  
**Little Minnie LLC**  
**Ruby Peak L.L.C.**

Dear Planning Commission and Board of County Commissioners,

Section 7-102 of the *Gunnison County Land Use Resolution (LUR)*, **STANDARDS FOR APPROVAL FOR MAJOR IMPACT PROJECTS**, starts with the following language:

An application for a Land Use Change Permit for a Major Impact Project shall comply with the standards of this section. Compliance of the proposed land use change with these standards shall be determined **broadly and conceptually during Sketch Plan review**, in detail during Preliminary Plan review, and definitively during Final Plan review.

That explains why LUR Section 7-103.B.2 provides that "detailed engineering plans and other overly detailed information shall not be required **nor accepted** by the County" at Sketch Plan. Section 7-102 goes on to require that a proposed land use change must comply with all applicable LUR standards and that it "shall be compatible with, or an enhancement of, the character of existing land uses in the development area, and shall not adversely impact the future development of the development area." As Colorado Parks and Wildlife's District Wildlife Manager Chris Parmeter noted at the September 25, 2013 site visit, the Lake Irwin area is already heavily impacted by recreation.

Scarp Ridge is unusual, if not unique, because, unlike most major impact proposals involving a single parcel, Scarp Ridge's 145 acres consist of 15 separate legal parcels on 19 lode mining claims, 5 of which are clustered into one parcel and 12 of which are vacant. That brings into play LUR Section 1-107.

**SECTION 1-107: ONE RESIDENCE PER LEGAL LOT, SUBJECT TO COMPLIANCE WITH THIS RESOLUTION.**

Unless otherwise provided by this *Resolution*, there shall be a right to have one residence per each legal lot existing as of the effective date of this *Resolution* if that residence fully complies with:

- A. **APPLICABLE REQUIREMENTS OF THIS RESOLUTION.** All applicable requirements of this *Resolution* . . . .
- B. **OTHER REGULATIONS.** All other regulations and ordinances that are general in nature and are applicable to all property subject to land use regulation by Gunnison County . . . .

Scarp Ridge is not a proposal to establish a new commercial use. Rather, it is an application to expand an existing commercial use, first established about 35 years ago. The opponents of Scarp Ridge who claim that Scarp Ridge will increase impacts ignore the history of the Irwin Lodge operation under prior owners that involved twice as much ski terrain as at present and many dozens of snowmobilers roaring indiscriminately all over Robinson Basin, Independence Basin and the entire Lake Irwin area. Historically, Irwin Lodge has also been a popular venue for large, noisy parties and wedding receptions as well as for retreats and conferences.

Applicants have developed a "low density, high revenue" business plan, the opposite of predecessors who have struggled financially operating the Irwin Lodge. Scarp Ridge's opponents, many of whom have attacked applicants for proposing what some of them have done themselves, such as constructing a residence that is visible from Lake Irwin, decry the Scarp Ridge proposal as "elitism," a "country club" or "yuppification". However, the Scarp Ridge business plan is designed to succeed as well as to comply with the applicable standards in the Land Use Resolution by generating less impact from fewer customers.

Although numerous letters in the newspaper by opponents, most of whom receive their tax notices outside of Gunnison County, have created the impression that the local community is opposed to the Scarp Ridge proposal, the reality is actually the opposite. Supporters, almost all of whom receive their tax notices and earn their living in Gunnison County, outnumber opponents by more than two to one. However, this is not a popularity poll. Rather, it is all about compliance with the *Land Use Resolution*.

Like all development, Scarp Ridge will generate impacts that must be minimized and/or mitigated. The *Land Use Resolution*, which has grown from 101 pages to more than 300 pages in the last twenty years, contains a myriad of requirements, many of which are in tension and must be harmonized with each other. Although numerous

issues have been raised by the public, the Planning Commission, County Commissioners and County staff, two issues have received more attention than the others - impacts on wildlife and relocation of the Scarp Ridge Trail.

### Wildlife

On September 25, the applicants hosted a site visit for Colorado Parks & Wildlife (CPW) District Wildlife Manager J Wenum and his staff and Gunnison County representatives to view the development layout, including all six proposed cabin sites and the hut locations. On October 7 applicants met with J Wenum, his staff and Gunnison County representatives to explore alternatives for mitigating wildlife impacts. After noting that the proposed bike paths were not a problem because they will be located in an area that already has development, J Wenum suggested that the applicants encumber some of their high elevation property with conservation easements to prohibit future development.

Accordingly, applicants will delete the Upper Alpine Hut located on the Justice Lode from the preliminary plan and encumber approximately 40 acres of their property with conservation easements to provide a wildlife buffer. Applicants' preliminary plan will include the mountain bike trails depicted on the site plan because CPW representatives have said that eliminating those trails would not benefit wildlife.

As the Planning Commission and Board of County Commissioners address the wildlife issues, it is important to keep in mind LUR Section 1-104.D.3, which states an LUR purpose to preserve wildlife habitat:

It is the intent of this *Resolution* that private land owners do not lose reasonable use of their land . . . .

Applicants have already reduced by 50% the one residence per legal lot to which they are entitled as a matter of right under Section 1-107. Four of the proposed cabin sites were selected to take advantage of naturally occurring defensible space. Applicants sited the largest cabin on the Silverhill Lode to minimize visual impacts. Applicants have already agreed not to develop at least 3½ of their fifteen legal parcels, the Justice, Pickwick and Little Minnie Lodes and the upper half of the Tacoma Lode. No provision in the *Land Use Resolution* compels them to surrender more of their development rights than they have already volunteered to give up.

### Scarp Ridge Trail

Although relocation of the Scarp Ridge Trail has generated more controversy among some members of the public than any other issue, representatives of the United States Forest Service, Gunnison County Trails Commission and Colorado Parks &

Wildlife are comfortable with or overtly supportive of the new trail proposal. That is because they recognize, as some opponents apparently do not, that a new trail designed and constructed to Forest Service standards will avoid environmental impacts, such as fall-line erosion and sedimentation, caused by the existing social trail. The new trail will also provide a better hiking experience.

As John Featherman mentioned at the September 25 site visit, the Forest Service has asked the applicants to have their approved trail building contractor stake out the trail location for Forest Service trails personnel to review. Since the trail is on public land and is subject to Forest Service jurisdiction, the main trail-related task of Gunnison County will be to evaluate the trailhead facilities, which are all proposed to be located on applicants' private land.

Much of the upset over the Scarp Ridge Trail proposal stems from the public's misunderstanding of its existing rights. Because Scarp Ridge L.L.C. has tolerated public parking on the Irwin Lodge parking lot, most members of the public think, and some have argued, that they have the right to do so. Their claim that they should be allowed to continue trespassing on the Irwin Lodge property is an example of the adage that "no good deed goes unpunished." With the benefit of hindsight, Scarp Ridge L.L.C., which owns the Clara Lode on which the Irwin Lodge is located, might have been better served had it placed boulders in positions that would have prevented all parking on the Irwin Lodge parking lot.

At the June 21, 2013 Planning Commission work session, Cathy Mask, who is responsible for road issues in the Forest Service's Gunnison District Ranger office, noted that the *Existing Road and Trail Easement* does not mention parking. It does, however, limit public use of the easement to times "when authorized by the Grantee," which is the United States of America. Furthermore, it is doubtful that the opponents who have written such passionate attacks in the local newspapers have scrutinized the easement document, as the Forest Service and landowners have done, to understand and fully appreciate the easement's ambiguities and shortcomings. For example, the *Existing Road and Trail Easement* says that it encumbers 4,224 feet of the Irwin Lodge Road, which leaves it about 1,600 feet short of the Irwin Lodge.

#### Other Issues

At the October 11, 2013 continued public hearing, members of the Board of County Commissioners and Planning Commission suggested that the applicants address the following issues:

**Noise.** For consistency with quiet hours at the Lake Irwin campground, applicants will end live and outdoor music by 10:00 PM. Furthermore, at 10:00 PM all partying will move inside. Applicants will ensure compliance with the noise standards of LUR Section 9-301.D.10.

**Traffic.** Traffic impacts generated by large weddings, receptions, conferences and other large events will be reduced by requiring most guests to access Scarp Ridge in vans operated by local transportation providers. The sponsors and organizers of large conferences and large wedding receptions will be allowed to park at the Irwin Lodge parking lot. However, most conference attendees and wedding reception guests will have to park in the Town of Crested Butte and travel to the Irwin Lodge by van.

Construction personnel will be required to carpool as much as practicable.

**Kids' Village.** The Kids' Village shown on the site plan will consist of a wilderness playground with features such as a wilderness fort and a spider web ropes course sized for children.

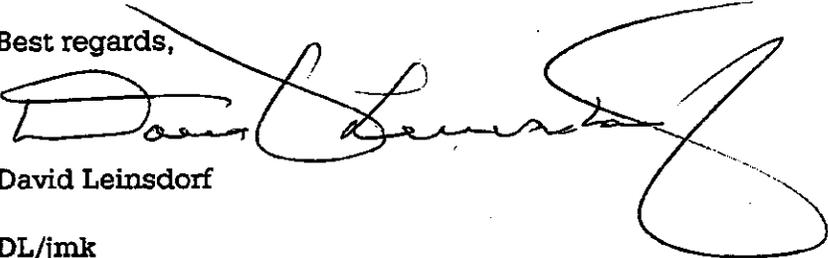
### Conclusion

Although opponents of Scarp Ridge have requested more time to deal with what they claim are "last minute changes", the negotiation and evolution that has occurred is exactly what Gunnison County regulations encourage at Sketch Plan. LUR Section 7-103 provides that "it is expected that the proposal will evolve during Sketch Plan review." Furthermore, that same section provides that "approval at any step of the process does not ensure approval at the next step."

Section 7-202.J of the LUR states a goal for the Planning Commission to make a Sketch Plan recommendation to the Board of County Commissioners within sixty days following closure of the public hearing. Accordingly, we look forward to our November 1, 2013 work session to discuss the issues and explore how to mitigate impacts related to the applicants' vision for their fifteen legal parcels.

Many thanks for your consideration.

Best regards,



David Leinsdorf

DL/jmk

xc:

John Featherman, Scarp Ridge Project Manager  
J Wenum, Colorado Parks and Wildlife

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**GUNNISON COUNTY, COLORADO**  
**PLANNING DEPARTMENT STAFF REPORT**  
**MINOR IMPACT**  
**Pilgrim Communications**  
**KVLE Radio**

Land Use Change Permit Application: Pilgrim Communications KVLE-FM  
 Application No: LUC-2013-23  
 Date application scheduled with Planning Commission: November 1, 2013  
 Prepared by: Neal Starkebaum, Assistant Director

<p><b>APPLICANT NAME:</b></p> <p>Ron Crider          Pilgrim Communications          P.O. Box 884          1445 State Highway 135          Gunnison, CO 81230</p>	<p><b>PROPERTY OWNER NAME:</b></p> <p>Represented by Marty Grantham, General Manager, KVLE-FM          Pilgrim Communications</p>
<p><b>PROJECT DESCRIPTION:</b></p> <p>The request is for the replacement of the existing 200' telecommunication tower, and would include the following improvements:</p> <ul style="list-style-type: none"> <li>▪ A new 198' steel triangular lattice telecommunication tower, with tensioned guyed wires at three anchor points, with concrete base deadman.</li> <li>▪ Replace existing equipment shed with new 12' x 14' equipment building.</li> </ul> <p>Additional antennas may be located on the tower in the future.</p>	<p><b>PROPERTY LOCATION:</b></p> <p>The site is located at 1445 Highway 135, 1.2-acres, in the NW/4SW/4 Section 25, T50N, R11W, N.M.P.M, which is approximately 1.5 miles north of the City of Gunnison, west of Highway 135</p>
<p><b>SURROUNDING LAND USES:</b></p> <p>Residential Uses</p>	

<p><b>BACKGROUND:</b></p> <p>The Board of County Commissioners approved LUC#1978-70, May 1, 1978, Mountain Valley Broadcasting Corporation, for a new 200' FM radio tower and new building for residence and broadcast station.</p>	
<p><b>INITIAL IMPACT CLASSIFICATION:</b></p> <p>Minor Impact, pursuant to Section 6-102: <i>Projects Classified as Minor Impact Projects. N. Freestanding Wireless Telecommunication Structures.</i> Construction and siting of a freestanding structure, building, pole, tower or antenna that provides wireless telecommunications services requires, pursuant to Section 9-505: <i>Freestanding Wireless Telecommunication Structures.</i></p>	
<p><b>AGENCY AND DEPARTMENT REVIEWS:</b></p>	<ul style="list-style-type: none"> <li>▪ GC Public Works</li> <li>▪ GC Wildlife Conservation Coordinator</li> <li>▪ City of Gunnison</li> </ul>
<p><b>ATTACHED EXHIBITS:</b></p>	<ul style="list-style-type: none"> <li>▪ Copy of Minor Impact application</li> <li>▪ Charles Steckly Architecture, Site Plan &amp; Exhibits October 9, 2013</li> <li>▪ World Tower Company, Inc., letter August 9, 2013, from Brent Walker, Vice President. -- Fall Zone Requirement</li> <li>▪ World Tower Company, Inc. - Structural design plans, stamped by Kirk R. Hall, Professional Engineer, dated October 10, 2013.</li> </ul>
<p><b>STATUS OF APPLICATION:</b></p>	<p>Work session with applicant November 1, 2013</p>
<p><b>PLANNING COMMISSION TASKS AT INITIAL WORK SESSION:</b></p>	<ul style="list-style-type: none"> <li>— Acknowledge receipt of application by applicant name, name of development (if applicable) and date of application</li> <li>— Hear applicant presentation</li> <li>— Identify and consider issues</li> <li>— Create list at end of meeting of items to be addressed at next meeting, and the date by which related information is to be submitted</li> <li>— Determine if application is ready to be set for public hearing, or if other work session is required</li> <li>— Set site visit date and determine if application is ready for public hearing</li> </ul>
<p>EA or EIS is required for this project</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Project located in Special Geographic Area</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Phasing proposed</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p>Is a Partially Exempted land use change (Section 1-106)</p>	<p><input type="checkbox"/> Yes <input checked="" type="checkbox"/> No</p>
<p><b>PRE-APPLICATION CONFERENCE:</b></p>	<p>A pre-application conference was conducted with the applicant</p>

**APPLICABILITY OF LAND USE RESOLUTION STANDARDS:**

STANDARD, BY LUR SECTION, DIVISION AND/OR ARTICLE	Plan complies, or compliance will be determined during review	Staff Comments/ References to specific documentation
9-101: E. and F.: Secondary residences are allowed, and standards are addressed in covenants	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	No secondary uses are proposed as part of this application.
9-102: Home occupations	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	No home occupation is proposed as part of this application.
9-103: Bed and breakfast	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	No bed and breakfast is proposed as part of this application.
9-203: Mobile home communities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	A mobile home community is not proposed as part of this application.
9-302: Farm or ranch stand	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	No farm or ranch stand is proposed as part of this application.
9-303: Dude ranches and resorts	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	No dude ranch or resort is proposed as part of this application.
9-304: Adult-oriented uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	No adult-oriented use is proposed as part of this application.
9-305: Seasonal recreational vehicle parks and campgrounds	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	No R.V. parks or campgrounds are proposed as part of this application.
9-400: Minerals and construction materials	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	No exploration, extraction, or processing on minerals and construction materials is proposed as part of this application.
9-501: Special events	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	No special events are proposed as part of this application.
9-502: Temporary structures	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	No temporary structures are proposed as part of this application.
9-503: Satellite dishes	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	No satellite dishes are proposed as part of this application.
9-504: Attached wireless communications devices	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	No attached wireless communication devices are proposed as part of this application.
9-505: Freestanding wireless communications structures	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	A freestanding telecommunication structures is proposed.

<p>9-505: B. 1. <b>SAFETY SETBACK.</b> To ensure the safety of surrounding properties in the event of collapse, and to protect against the accumulation of snow and ice, it shall be set back from all property lines by one foot for every one foot of its height, or shall comply with the applicable setback requirements from Section 13-104: <i>Setbacks from Property Lines and Road Rights-of-Way</i>, whichever is greater.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The tower will be sited in the same location that has existed for approximately the last 25 years. Guyed towers are not subject to the same fall radius as free standing non-guyed monopole towers. Documented design safety setback distances have been submitted with the application.</p>
<p>9-505: B. 2. <b>DESIGN.</b> It shall be designed and sited to be compatible with the surroundings in terms of materials, roof form, scale, mass, color, texture and character. A design that masks or camouflages the structure, so it blends with the surrounding or built environment, is required to the maximum extent feasible.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The design of the tower is for a steel triangular, lattice tower, with tensioned guyed wires attached to concrete anchors, similar to the existing tower.</p>
<p>9-505: B. 3. <b>HEIGHT.</b> Towers and antennae shall be sited to minimize their height.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The new tower will replace the existing tower. The applicant submitted elevation drawings in application.</p>
<p>9-505: B. 4. <b>BUFFERING.</b> In addition to any buffering required by Section 13-111: <i>Landscaping and Buffering</i>, landscaping and screening shall be required to achieve a total screening effect at the base of the structure and to screen any associated support buildings. Screening shall use trees (unless a source of water necessary for the survival of the trees is not available, in which case other vegetation appropriate for the site shall be installed) and may also secondarily use fences (wood, masonry, stucco, or similar opaque materials) or berms.</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> To be determined</p>	<p>A six foot fence is proposed to be installed around the base of the tower and the perimeter of the equipment building, to provide buffering.</p>
<p>9-505: B. 5. <b>EXTERIOR LIGHTING.</b> Security or other lighting shall feature down-directional, sharp cutoff luminaries that comply with the requirements of Section 13-114: <i>Exterior Lighting</i>. Safety lighting of telecommunication structures that is required by the Federal Aviation Administration shall be exempt from this standard.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>There will be no exterior lighting needed, according to the application. The applicant indicates that the new tower may not need to have an FAA navigational light at the top of the tower, which is not required below 200'.</p>
<p>9-505: B. 6. <b>ACCESS ROADS.</b> Access roads to the structure shall be minimal and capable of supporting equipment necessary to maintain the structure.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>No new access roads are proposed; the site will be accessed from the existing driveway.</p>

<p>9-505: B. 7. <b>DESIGN SAFETY.</b> The structure's design shall be certified by a qualified professional structural engineer as structurally sound and presenting no risk to public safety. When applicable, the applicant shall also demonstrate that the location, height, and operation of the structure have been determined not to be an aviation hazard by the Federal Aviation Administration.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>The applicant has submitted structural design plans, stamped by Kirk R. Hall, Professional Engineer, dated October 10, 2013. The applicant will be required to provide a navigational light on the new tower if required by the FAA.</p>
<p>9-505: B. 8. <b>UTILITIES SHALL BE LOCATED UNDERGROUND.</b> To the maximum extent feasible, all utilities shall be installed underground.</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>Existing utilities will be replaced. Noted in application.</p>
<p>9-506: Child care center</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>	<p>No child care center is proposed as part of this application.</p>
<p>9-507: Group home</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>	<p>No group home is proposed as part of this application.</p>
<p>9-508: Keeping of livestock not on an agricultural operation</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>	<p>No livestock is proposed to be kept on the subject parcel as part of this application.</p>
<p>9-509: Camping on individual parcel</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>	<p>No camping is proposed as part of this application.</p>
<p>9-600: Essential housing</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>	<p>The essential housing linkage fee will be assessed as part of the Building Permit.</p>
<p>10-102: Locational standards for residential development</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>	<p>Not applicable.</p>
<p>10-103: Residential density</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>	<p>Not applicable.</p>
<p>10-104: Locational standards for commercial, industrial or other non-residential uses</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>	<p>Not applicable.</p>
<p>11-102: Voluntary best management practices</p>	<p>No submittal requirements; no standard of compliance</p>	
<p>11-103: Development in flood hazard areas</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>	<p>The subject parcel is not a floodplain, according to County mapping.</p>
<p>11-104: Development in geologic hazard areas</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>	<p>No geologic hazards are identified.</p>
<p>11-105: Development in wildfire hazard areas</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>	<p>The subject parcel is not in a severe wildfire hazard area.</p>

11-106: Protection of wildlife habitat areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The site is within sage grouse occupied habitat. No impacts with the replacement of the existing tower are expected. A referral was sent to the Wildlife Conservation Coordinator.
11-107: Protection of water quality	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	There are no water bodies within 100' of the proposed improvements.
11-108: Standards for development on ridgelines	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The proposed development is not on a ridgeline.
11-109: Development that affects agricultural lands	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The proposed development is not adjacent to any agricultural lands nor does it affect agricultural lands.
11-110: Development beyond snowplowed access	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The subject parcel is not beyond snowplowed access.
11-111: Development on Inholdings in national wilderness	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The subject parcel is not an inholding in national wilderness.
11-112: Development above timberline	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The proposed development is not above timberline.
12-103: Road system	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	No new access roads are proposed; the site will be accessed from the existing driveway.
12-104: Trails	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	No trails are impacted or associated with this application.
12-105: Water Supply	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	No water is required or proposed for the proposed use.
12-106: Wastewater treatment	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	No sewage disposal is required for the proposed use.
12-107: Fire protection	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The site is in the Gunnison Fire Protection District and subject to their regulations and standards.
13-102: B.: Location within municipal three-mile plan area	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The parcel is within the City of Gunnison's three-mile plan area. A referral was sent to the City of Gunnison.
13-103: General Site Plan Standards And Lot Measurements	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The site plan submitted as part of this application and complies with standards of this section.
13-104: Setbacks From Property Lines And Road Rights-Of-Way	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The site plan submitted with the application complies with the setback requirements of this section.

13-105: Residential Building Sizes And Lot Coverages	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	No residential use is proposed.
13-106: Energy And Resource Conservation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	This section does not apply to non-residential buildings.
13-107: Installation Of Solid-Fuel-Burning Devices	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	No solid-fuel burning devices are proposed.
13-108: Open Space And Recreation Areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	There is no open space required for this application.
13-109: Signs	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	There are no signs proposed as part of this application.
13-110: Off-Road Parking And Loading	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The use complies with standards of this section, as shown on the site plan submitted as part of this application.
13-111: Landscaping And Buffering	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The site has existing trees and shrubs.
13-112: Snow Storage	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Additional snow storage is not required.
13-113: Fencing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Fencing is proposed for buffering the new equipment building.
13-114: Exterior Lighting	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The application identifies that there will be no exterior lighting associated with the proposed use.
13-115: Reclamation And Noxious Weed Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The amount of new disturbance will be minimal. A reclamation permit may be required by Public Works. A referral was sent to Public Works.
13-116: Grading And Erosion Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	The amount of new disturbance will be minimal. A reclamation permit may be required by Public Works.
13-117: Drainage, Construction And Post-Construction Storm Water Runoff	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> To be determined	A limited area will be disturbed. No substantive changes to the site drainage are contemplated.
13-118: Water Impoundments	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	There is no water impoundment proposed as part of this application.

13-119: Standards To Ensure Compatible Uses

Yes  No  To be determined

The proposed land use change shall be designed, constructed, and maintained in a manner that will not adversely affect the character and tranquility of nearby residential or public use areas.

LUC-13-0023



### GUNNISON COUNTY, COLORADO MINOR IMPACT REVIEW PROJECT LAND USE CHANGE PERMIT APPLICATION

GUNNISON COUNTY COMMUNITY DEVELOPMENT DEPARTMENT  
PLANNING OFFICE

221 N. WISCONSIN ST, STE D., GUNNISON, CO 81230

TELEPHONE: 970-641-0360 FAX: 970-641-8585

Website: <http://www.gunnisoncounty.org/planning.html> Email: [planning@gunnisoncounty.org](mailto:planning@gunnisoncounty.org)

*pd/100*

DATE RECEIVED BY COMMUNITY DEVELOPMENT DEPARTMENT :   /  /    
APPLICATION FEE \$1,000.00 - SUBMITTED AT TIME OF APPLICATION :   /  /  

**APPLICANT:**

*RONALD CRIDER / PILGRIM COMMUNICATIONS*

**MAILING ADDRESS:**

*PO BOX 884*

CITY: *GUNNISON* STATE: *CO* ZIP: *81230*

PHONE (day): *365 970-648-4253* (evening): *(KYLE)*

FAX: E-MAIL ADDRESS: *marty@gunnisonradio.com*

PROPERTY OWNER (If other than applicant, a copy of a contract of sale or lease between applicant and owner, or a notarized letter from the property owner consenting to this application, must be submitted.):

**NAME:**

**MAILING ADDRESS:**

CITY: STATE: ZIP:

PHONE (day): (evening):

FAX: E-MAIL ADDRESS:

PRIMARY CONTACT PERSON and AUTHORIZED REPRESENTATIVE (The person the Community Development Department should contact regarding scheduling of meetings and information for this application. A NOTARIZED LETTER from the property owner authorizing the representative must be submitted. )

NAME: *MARTY GRANTHAM*

**MAILING ADDRESS:**

*PO BOX 884*

CITY: *GUNNISON* STATE: *CO* ZIP: *81230*

PHONE (day): *970-648-4253* (evening):

FAX: E-MAIL ADDRESS: *marty@gunnisonradio.com*

CANCEL

received  
10-2-13ms

**PROPERTY LOCATION and LEGAL DESCRIPTION OF PROPERTY:**

1. **Legal Description.** Cite lot and block or tract numbers, mining claim or homestead references; attach copy of deed and/or metes and bounds description(s).  
1445 HWY 135 N, GUNNISON - 1.2 acres in NW 1/4 of SW 1/4 of Sec. 25, T50N, R1W, N14PM (KULE RADIO TOWER)
2. **Property Address.** 1445 HWY 135 N, GUNNISON
3. **Common Description (include mileage from highway or County road, or other recognized landmarks).**  
KULE RADIO TOWER, NORTH OF TOWN +/- 2 miles on WEST side of HWY.

**AFFECTED LANDOWNERS.** List all landowners and land uses that are within 500 feet of the boundaries of the entire parcel on which the land use change is proposed, including all properties separated from the parcel by a road or would be adjacent if the road did not exist. The best-available, most current information of this listing of current owners is in the Gunnison County Assessor's Office:

AFFECTED LANDOWNER'S NAME	PARCEL LOCATION RELATIVE TO PROPOSED LAND USE CHANGE PARCEL	CURRENT LAND USE ON ADJACENT PARCEL
SNOWFLAKE FAMILY TRUST	WEST & NORTHWEST	VACANT
JOHN GREGORY, ORANGE	NORTH	VACANT
DOAL WILSON, GUNNISON	EAST & SOUTH	RESIDENTIAL
KATH. HAYNES LIVING TRUST	SOUTH WEST	AGRICULTURAL

**PROJECT DESCRIPTION.** Describe in detail what the applicant wants to do on the parcel, including new uses, division of land, adjustment of boundaries, expansion of existing uses, number of units, estimated amount of new traffic, new structures to be constructed, proposed phases and a description of off-site resources and haul routes (including those used by vehicles related to construction) necessary to accomplish the project. If the proposed land use change is a subdivision, identify the use of each lot (single family residence, duplex, commercial, etc.):

- REPLACE & REMOVE EXISTING RADIO TOWER FOR KULE, VERIZON, GOGO. ORIGINAL TOWER WAS PUT UP IN 1978.
- REPLACE EXISTING EQUIPMENT SHED (NON-HEATED) w/ 11.5' x 14' SHED
- REPLACE EXISTING ELECTRIC LINES TO TOWER
- NO INCREASED TRAFFIC AFTER CONSTRUCTION MAINTENANCE 1x PER MONTH +/-
- EXISTING ROAD & ACCESS WILL BE REUSED. NO NEW ROAD/FACILITIES OTHER THAN SHED NEEDED

**MINING AND CONSTRUCTION ACTIVITIES.** As applicable, information pursuant to the individual sections of Division 9-400: *Exploration, Extraction and Processing of Minerals and Construction Materials.*

— ONLY CONSTRUCTION OF REPLACEMENT TOWER & SHED REQUESTED

**COMMERCIAL AND INDUSTRIAL USES.** As applicable, information pursuant to the individual sections of Division 9-300: *Commercial and Industrial Uses.*

— RADIO STATION & RADIO TOWER

**PRESENT LAND USE:** identify present land uses and locations and sizes of structures that exist on the property:

— RADIO STATION & RADIO TOWER, 2 EXIST. EQUIP SHEDS FOR TOWER  
— RENTAL RESIDENCE (1 UNIT) w/OFFICE SINCE 1978

**IDENTIFY PREVIOUSLY-APPROVED USES.** List Land Use Change Permits and/or subdivision approval have been previously approved for the property, and the year in which they were approved.

N/A — RADIO TOWER GRAND FATHERED IN.

**CHARACTERISTICS and CURRENT CONDITION OF LAND.** List physical characteristics and conditions of the land, including streams, irrigation ditches, ponds, soils, roads, vegetation, geologic hazards, any work that has been done to clear the property, etc.) — NO CLEARING OF PROPERTY NECESSARY.

TWO DITCH ONE OLD VAN DYKE DITCH NOT ACTIVE, ONE LATERAL VAN DYKE USED FOR IRRIGATION ON SOUTHERLY PROPERTY.

**PROJECT DESIGN.** As applicable, all elements of the project design must address and comply with the individual sections of Article 13: *Project Design Standards* in the *Gunnison County Land Use Resolution*; the staff will advise the applicant which of these requirements apply to a specific application:

**SECTION 13-103:** *General Site Plan Standards and Lot Measurements.*

**SECTION 13-104:** *Setbacks from Property Lines and Road Rights-of-Way.*

**SECTION 13-105:** *Residential Building Sizes and Lot Coverages.*

**SECTION 13-107:** *Installation of Solid-Fuel-Burning Devices.*

**SECTION 13-108:** *Open Space and Recreation Areas.*

**SECTION 13-109:** *Signs.*

**SECTION 13-110:** *Off-Road Parking and Loading.*

**SECTION 13-111:** *Landscaping and Buffering.*

**SECTION 13-112:** *Snow Storage.*

**SECTION 13-113:** *Fencing.*

**SECTION 13-114:** *Exterior Lighting.*

**SECTION 13-115:** *Reclamation and Noxious Weed Control.*

**SECTION 13-116:** *Grading and Erosion Control.*

**SECTION 13-117:** *Drainage, Construction and Post-Construction Storm Water Runoff.*

**SECTION 13-118:** *Water Impoundments.*

**SECTION 13-119:** *Standards to Ensure Compatible Uses.*

**ADDITIONAL SUBMITTALS BASED UPON INFORMATION AVAILABLE ON MAPS USED BY THE COUNTY.** If a land use change is proposed on a parcel located within any of the following areas additional submittals may be required to be submitted (Section numbers refer to sections in the *Gunnison County Land Use Resolution*). The Community Development Department will provide assistance to the applicant to determine the specific information that must be submitted:

1. **LOCATION OF SITE WITHIN FLOODPLAIN HAZARD AREA.** As applicable, an application proposing a land use change on a parcel located within a floodplain hazard area, pursuant to Section 11-103: *Development in Areas Subject to Flood Hazards*.
2. **LOCATION OF SITE WITHIN GEOLOGIC HAZARD AREA.** As applicable, an application proposing a land use change on a parcel located in a geologic hazard area may be required to submit a geotechnical report that evaluates and predicts the impact of specific geologic conditions on the proposed land use change and measures to mitigate these hazards, pursuant to Section 11-104: *Development in Areas Subject to Geologic Hazards*.
3. **LOCATION OF SITE WITHIN WILDFIRE HAZARD AREA.** As applicable, an application proposing a land use change on a parcel located within a wildfire hazard area, pursuant to Section 11-105: *Development in Areas Subject to Wildfire Hazards*.
4. **LOCATION OF SITE WITHIN AREA POTENTIALLY AFFECTED BY WETLANDS AND WETLANDS PERMITTING.** As applicable, an application proposing a land use change on a parcel located in an area in which there are wetlands, pursuant to Section 11-107: *Protection of Water Quality*.
5. **LOCATION OF SITE VISIBLE FROM RIDGELINE VANTAGE.** As applicable, an application proposing a land use change that is visible from a ridgeline vantage, pursuant to Section 11-108: *Standards for Development on Ridgelines*.
6. **DEVELOPMENTS IMPACTING AGRICULTURAL LANDS.** If a proposed project adjoins agricultural lands, involves land through which irrigation ditches flow, or over which there are general or exclusive easements for stock drives, the application shall address the requirements of Section 11-109: *Development That Affects Agricultural Lands*, and Section 15-103: *Right-to-Ranch Policy* which shall identify, in written and/or graphic form, the following:
  - a. **AGRICULTURAL DITCHES.** The location(s), name(s), name(s) of owner(s), size(s), and decreed capacity(ies) of any agricultural ditch crossing or adjoining the development property, as available from the Colorado Division of Water Resources, or ditch commissioner's records.
  - b. **EASEMENTS.** The location of historical easements used to gain access to headgates, ditches, and fences for maintenance or operations.
  - c. **LIVESTOCK DRIVES AND FENCELINES.** Historic or recorded stock drive easements crossing or adjoining the development property, including the location of any existing fences along property lines, and the location of new fences or other obstacles proposed to be built across any such stock drive.
7. **AGRICULTURAL LAND OWNER.** The location(s) and name(s) of owner(s) of any agricultural land(s) adjoining or possibly impacted by the proposed land use change.
  - a. **AGRICULTURAL DITCHES.** The location(s), name(s), name(s) of owner(s), size(s), and decreed capacity(ies) of any agricultural ditch crossing or adjoining the development property, as available from the Colorado Division of Water Resources, or ditch commissioner's records.
  - b. **EASEMENTS.** The location of historical easements used to gain access to headgates, ditches, and fences for maintenance or operations.
  - c. **LIVESTOCK DRIVES AND FENCELINES.** Historic or recorded stock drive easements crossing or adjoining the development property, including the location of any existing fences along property lines, and the location of new fences or other obstacles proposed to be built across any such stock drive.
8. **DEVELOPMENT ON LAND BEYOND SNOWPLOWED ACCESS.** As applicable, an application that proposes development at a location that currently receives no snowplowing services for access, pursuant to Section 11-110: *Development of Land Beyond Snowplowed Access*.
9. **DEVELOPMENT ON LAND ON AN INHOLDING WITHIN NATIONAL WILDERNESS.** As applicable, an application that proposes development on an inholding within a National Wilderness Area, pursuant to Section 11-111: *Development on Inholdings in the National Wilderness*.
10. **DEVELOPMENT ON PROPERTY ABOVE TIMBERLINE.** As applicable, an application that proposes development on a parcel located above timberline, pursuant to Section 11-112: *Development on Property Above Timberline*.

**VICINITY MAP: (Submit 12 copies).** The attached sample vicinity map can be used as a guide. Minimum scale of 1"=100' is preferred. Sheet size cannot exceed 34" x 36". The following are required to be included on a vicinity map:

1. **PROPERTY LOCATION AND NEARBY PARCEL SIZES AND LAND USES.** Location of the property on a United States Geological Survey quadrangle map or on a recorded plat if the proposed development is within an approved subdivision, with the location highlighted so that it is easy to see, and that clearly shows sizes of parcels and land uses within a half-mile of the proposed project.
2. **ROADS.** All U.S. and state highways and nearest County or Forest Service, Bureau of Land Management, and/or subdivision/private roads that provide access to the proposed project.
3. **EASEMENTS.** Easements recorded or historically used that provide access to or across, or other use of, the property.
4. **BOUNDARIES OF DISTRICTS, MUNICIPALITIES OR SUBDIVISIONS.** Locations of special district boundaries, municipalities or residential subdivisions within a half mile of the property.
5. **PROXIMITY OF MINING OR PROCESSING ACTIVITY.** Any parcel located within 1,000 feet of the property

proposed for land use change on which there exists an operation involving mineral exploration or extraction or construction materials processing.

**SITE PLAN/LAYOUT.** (Submit 12 copies.) This is a drawing; the attached sample site plan can be used as a guide. Minimum scale of 1"=100' is preferred. Sheet size cannot exceed 34" x 36". When multiple sheets are used, provide an index sheet stating the contents of each sheet. All the listed information **MUST** be shown on the drawing before you can be scheduled to meet with Planning Commission.

1. **ALL PROPERTY PROPOSED FOR DEVELOPMENT.** Include all land proposed for immediate and anticipated for future development. This can be a simple, hand-drawn layout, but it must be legible, clearly marked, drawn to scale, and signed and dated by the person who drew it.
2. **PHASING.** Any proposed phases of the development, and their timing.
3. **TOTAL ACREAGE OF CONTIGUOUS PROPERTY OWNED BY THE APPLICANT.** Total acreage and location of all contiguous property owned by the applicant.
4. **TOTAL ACREAGE IN PROPOSED LAND USE CHANGE PERMIT AREA.** Total acreage of the site on which the applicant wants to obtain approval for the Land Use Change Permit.
5. **ADJACENT LOT SIZES.** Lot size(s) of properties adjacent to and in the impact area of the site proposed for the land use change.
6. **ADJACENT LAND OWNERS.** Names and actual land uses of adjacent landowners (including federal, State of Colorado and other publicly owned lands), to the site (in addition to the separate narrative listing). This includes properties that may be across a road, stream or river from the applicant's property.
7. **UTILITY LOCATIONS IN AREA.** Location of all existing utilities on the property (septic tanks, wells, electric, gas, telephone or cable lines) that will serve the property.
8. **TOPOGRAPHIC FEATURES.** Streams, lakes, ponds, wetlands, contour lines and elevations, any prominent ridgelines, and any other significant visual resource areas on the property.
9. **LIVESTOCK DRIVES AND FENCELINES.** Historic or recorded stock drive easements crossing or adjoining the development property, including the location of any existing fences along property lines, and the location of new fences or other obstacles proposed to be built across any such stock drive.
10. **IRRIGATION DITCHES.** The location(s), and name(s), of any irrigation ditch crossing or adjoining the development property, as available from the Colorado Division of Water Resources, or ditch commissioner's records. **ABANDONED OLD UANTUUL? DITCH & ONE LATERAL DITCH TO FEED SOUTH PARCEL**  
 There are no irrigation ditches on or adjacent to the subject parcel.
11. **DRAINAGE.** Drainage patterns, on and adjacent to the project property.
12. **DRIVEWAYS AND PARKING.** Driveways/parking areas, both existing and proposed.
13. **EXISTING STRUCTURES.** Locations and sizes of existing structures.
14. **PROPOSED STRUCTURES.** Locations and sizes of proposed structures.
15. **BOUNDARIES.** Boundaries and related measurements.

**ACCESS:** Indicate the name of the road or highway (name and number) that is the primary access for the proposed land use change. If either a County Access Permit or a Colorado Department of Transportation Highway Access Permit exists for existing access, submit a copy of the permit. Submit copies of deeded easements over the area of private or public lands that will provide access to the parcel proposed for land use change.

- ALL SETTLED @ B485 P 495**
1. County Access Permit attached: \_\_\_\_\_ **SEE ATTACHED (1975)**
  2. Colorado Department of Transportation Highway Access Permit attached: \_\_\_\_\_
  3. Easement documents attached: **X**

**TRAFFIC:** Estimate traffic to be generated by the proposed project, including whether it will be residential, commercial or industrial, or a mix of all uses, and the estimated numbers of vehicle trips per day.

1. Residential trips (estimate ten trips per day per dwelling unit): 10
2. Commercial or industrial uses (describe type and/or weight of vehicles, estimated trips per day and time of day trips will occur): 1 COMM. PICKUP TRUCK / MONTH FOR MAINTENANCE & 10 TRIPS FOR OFFICE / DAY
3. Easement documents attached: \_\_\_\_\_  
                                   B                                  P

**N/A ROAD SYSTEM.** If the development is to include a road or roads, location and design, must be submitted with this application, in compliance with Section-103: Road System and the Gunnison County Specifications for Road and Bridge Construction Standards.

N/A **TRAILS.** If the parcel on which the development is proposed is land over which there is a public trail, the application must comply with Section 12-104: *Trails*. Applicants also are encouraged to include public trails and other amenities for non-motorized travel in an application to link existing adjacent public trails or trails easements, and should provide information pursuant to that section if they are interested in providing such trails.

**WATER SUPPLY.** Indicate which of the following will be used to supply water for the proposed use (s):

N/A **WILL TIE ONTO AN EXISTING CENTRAL SYSTEM.** Indicate the name of the municipality, district or other existing system which will provide the service. Attach a copy of a notarized letter of intent to provide, signed agreement or contract between the applicant and the supplier indicating the amount of water and conditions of tie-on.

N/A **WILL PROVIDE NEW CENTRAL SYSTEM.** Attach copies of approved well permits, court decrees, augmentation plan, or other deeded water rights. Indicate what operational system is proposed, including treatment options and proposed plans for operation and maintenance, and including information about water available for fire suppression.

N/A **WILL HAVE AN INDIVIDUAL WELL OR SPRING SYSTEM.** List, and attach copies of approved well permits, court decrees, augmentation plans, or other deeded water rights. If the source of the supply is not located on your property, indicate on the vicinity map where it is located.

N/A **WATER AUGMENTATION PLAN.** If the Colorado Division of Water Resources requires that a plan of water augmentation be approved for the project, a copy of the application for the augmentation, as submitted to the Division.

N/A **SUBDIVISION WATER SUPPLY INFORMATION SUMMARY SHEET.** If the application is for a subdivision, complete the attached Colorado Division of Water Resources State Engineer's Office Memorandum and *Water Supply Plan Information* for subdivisions. The County is required to submit this information to the Division for review.

**FIRE PROTECTION.** An applicant for a land use change classified as a Minor Impact project that is located in a specific fire protection district must contact the district before submitting the application, for the purpose of being informed of the District's design and construction standards that will apply to the application. Section 12-107: *Fire Protection*.

- Parcel located in Crested Butte Fire Protection District
- Parcel located in Gunnison County Fire Protection District
- Parcel located in Carbondale and Rural Fire Protection District

**WASTEWATER TREATMENT:**

N/A **WILL TIE ONTO AN EXISTING CENTRAL SYSTEM.** Indicate which system (municipal, special district, subdivision, as applicable), and attach a copy of a notarized letter of the service provider's intent to provide, or contract between applicant and the provider that the provider has capacity and is willing to provide.

N/A **WILL PROVIDE NEW CENTRAL SYSTEM.** Indicate what operational system is proposed, including treatment options and proposed plans for operation and maintenance, as required by the Colorado Department of Public Health and Environment

N/A **INDIVIDUAL SEWAGE DISPOSAL SYSTEM(S).** Contact the Gunnison County Environmental Health Office (641-5105) to determine if your existing system is adequate for the proposed use, and/or requirements for any new system. You will be required to pay the standard site-visit costs that may be necessary for that office to review your proposed site. An individual sewage disposal system permit will be issued only after a land use change permit has been approved, unless the Community Development Department approves the issuance of a system repair permit for an existing system.

**MINERAL RESOURCES:**

Is this property known to contain, or reasonably believed to contain mineral resources?

Yes  No

Has this area been the site of underground or surface mining activity in the past?

Yes  No

Has an original patent been issued to this property under the mining laws of the United States or Colorado?

Yes  No

On a separate sheet, list the owners or lessees of underlying mineral estates, if applicable.

**PROTECTIVE COVENANTS, CONDOMINIUM OR TOWNHOME DECLARATIONS, OR DEED RESTRICTIONS.** Any existing, or a draft of proposed, protective covenants, a condominium declaration or deed restrictions that will be imposed on the development.

Covenants and/or deed restriction document attached.

Homeowners'/ property owners' association letter attached

Not applicable.

**COPY OF PROPERTY TAX CERTIFICATE.** Copy of certification from the Gunnison County Treasurer's Office indicating that all real property taxes applicable to the subject parcel on which the land use change is proposed have been paid up to the year in which approval is under consideration. Copy of certification from the Gunnison County Treasurer's Office indicating that all real property taxes applicable to the subject parcel on which the land use change is proposed have been paid up to the year in which approval is under consideration. *Treasure will bring up ms*

**LOCATION OF SITE WITHIN SPECIAL GEOGRAPHIC AREA OR DISTRICT.** As applicable, an application proposing a land use change on a parcel located within a designated Special Area or special district may be required to comply with regulations of that Area or district. The Community Development Department will assist the applicant in determining if the property lies within a district or special geographic area, and if so, what regulations apply.

ASR Application Search

**Application A0356210**

Application Detail

File Number A0356210 Constructed 01/01/1978

~~Registration Number 1064204 FAA~~ Dismantled

NEPA No EMI No

Application Information

Status Granted Received 12/01/2003

Purpose Notification Entered 12/01/2003

Mode Interactive

Antenna Structure

Structure Type TOWER - Free standing or Guyed Structure used for Commu

Location (in NAD83 Coordinates)

Lat/Long 38-33-53.0 N 106-55-40.0 W Address 1455 Highway 135

City, State GUNNISON, CO

Zip County

Center of AM Array Position of Tower in Array

Heights (meters)

Elevation of Site Above Mean Sea Level Overall Height Above Ground (AGL)

2359.8 (m) 61.0 (m)

Overall Height Above Mean Sea Level Overall Height Above Ground w/o Appurtenances

2420.8 (m) 60.0 (m)

Proposed Marking and/or Lighting

FAA Notification

FAA Study 78-RM-551-OE ~~FAA Issue Date 01/29/1979~~

Owner & Contact Information

FRN 0006162473 Owner Entity Type

Owner

PILGRIM COMMUNICATIONS P: (317)655-9999  
Attention To: KEVIN WEBB F:  
54 MONUMENT CIRCLE STE 250 E:  
INDIANAPOLIS, IN 46204

Contact

Matheny, Marilyn P: (912)638-8028  
10 Sylvan Drive, Suite 26 F:  
P.O. Box 24466 E: marilyn@grahambrock.com  
St. Simons Island, GA 31522

Authorized Party: Matheny, Mariyn Title: Graham Brock, Inc. - Tower Coordinator

Receipt Date: 12/01/2003

Comments

**Comments**

None

History

**Date**

**Event**

12/01/2003

Application Granted

12/01/2003

Construction Notification Received

Trans Log

Date	Description	Existing Value	Requested Value
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None

Pleadings

Pleading Type	Description	Date Entered
---------------	-------------	--------------

None

Automated Letters

Date	Description
------	-------------

None

Attachments

Type	Description	Date Entered
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None

CLOSE WINDOW

August 9<sup>th</sup>, 2013



Ron Crider  
2300 5th Avenue, Suite 131  
Vero Beach, Florida 32960

1213 Compressor Drive  
P.O. Box 508  
Mayfield, KY 42066  
Phone: 270-247-3642  
Fax: 270-247-0909  
www.worldtower.com

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Re: Fall zone requirements for 200' 36SR Guyed Tower – Gunnison, CO

Tower design is based on EIA/TIA-222G standards for a 90 MPH wind with no ice.

Guyed towers are extremely slender structural members subjected to both lateral and vertical loads. The lateral loads are produced by the wind. Tower weight and the vertical component of the guy wires produce the vertical loads. These combine to produce, in the event of collapse, the primary failure mode of buckling. That is, the tower mast tends to collapse upon itself rather than lay straight out. Variables which have an impact on the orientation of the collapsed debris include, but are not limited to, member sizes, guy wire sizes, face dimensions, bracing scheme, guy anchor distances, the type of loading, and the direction of the winds relative to the mast.

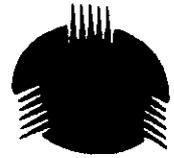
Historical data indicates that this type of tower generally collapses with debris landing less than 48% of the tower height from the base of the structure. This value would produce a fall radius of 96' for a 200' tower.

Please see attached report for additional information.

Thank you for this opportunity to work with you and if you should have any questions, do not hesitate to call at the above number.

Sincerely,

Brent Walker  
Vice President  
World Tower Company, Inc.



**WORLD TOWER  
COMPANY, INC.**

P.O. Box 405  
2579 State Route 45N  
Mayfield, KY 42066  
502-247-3642  
FAX: 502-247-0909  
E-mail: worldtow@tdl.net

## FALL RADIUS FOR GUYED TOWERS

*AVERAGE = 24%*  
*MAXIMUM = 48%*

LOCATION	TOWER HEIGHT (feet)	MAXIMUM DISTANCE from base to debris (feet)	FALL RADIUS TO HEIGHT (%)
KCRG - TV Cedar Rapids, IA	2000	300	15
KWWL - TV Waterloo, IA	2000	500	25
WNFY - TV Palatka FL	949	300	32
Senior Road Antenna Project Houston TX	2000	300	15
KANU - FM Lawrence KS	605	290	48
KSLA - TV Shreveport LA	1830	125	7
KLDH - TV Topeka KS	1440.5	350	24.3
*	528	225	42.6
*	1406	410	29.2
*	1795	460	25.6
*	1910	300	15.7
*	1334	250	18.7
**	920	599	65.2
*	370	75	20.3

\* Data obtained from Stainless, Inc., North Wales, Pennsylvania; LeBlanc & Royle Communications, Inc., Oakville, Ontario; Utility Tower Company, Oklahoma City, Oklahoma

\*\* Of total data relating to 14 actual collapse radii for guyed towers, only (1) had a fall radius to height over 50% and this was a controlled fall to develop engineering data. (Nine guys on one side were connected to one guy and one anchor, and this single guy wire was then cut, freeing support at all nine levels on one side of the tower.)

X



**CHARLES STECKLY ARCHITECTURE, INC.**

ARCHITECTURE • PLANNING • INTERIOR DESIGN

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## Construction Clarification #1

October 09, 2013

To: World Telecom Sites  
Ron Crider  
2300 5<sup>th</sup> Ave.  
Suite 131,  
Vero Beach, FL 32960  
Phone: 772.770.9000  
Cell: 772.913.2209

Site Name: **Gunnison Colorado KVLE Communications Tower**  
Site Address: 1445 State Highway 135, Gunnison, Colorado 81230

This is a construction clarification for redlines received from the client. Please replace sheets A1.0, A2.0, A3.1, A4.0 & E2.0 dated 07/26/13 revision 0, with sheets dated 10/10/13 revision 1.

### Architectural

#### Item 1

*On sheets A1.0, A2.0 & E2.0, the guy anchor points are now shown with a dead man anchor in lieu of the pier type anchor. Also, an 80'-0" x 30'-0" x 6'-0" high fence with (2) 12'-0" wide gates have been added around the perimeter of the telecom equipment and tower per Gunnison County requirements. On sheet A3.1, an elevation of the new fence has been shown. On sheet A4.0 details for this fence have been added.*

**END**

**Thank you,  
Shawna Keen**

**World Telecom Sites**  
 2300 5TH AVENUE, SUITE 131  
 VERO BEACH, FL 32960

PROJECT: GUNNISON  
 GUNNISON COLORADO  
 KULECFM  
 COMMUNICATIONS TOWER  
 1445 STATE HIGHWAY 135  
 GUNNISON, CO 81030

**gogo**  
 1250 N. ARLINGTON HEIGHTS RD.  
 SUITE 500,  
 PLAZA, IL 60145  
 (847) 441-7400

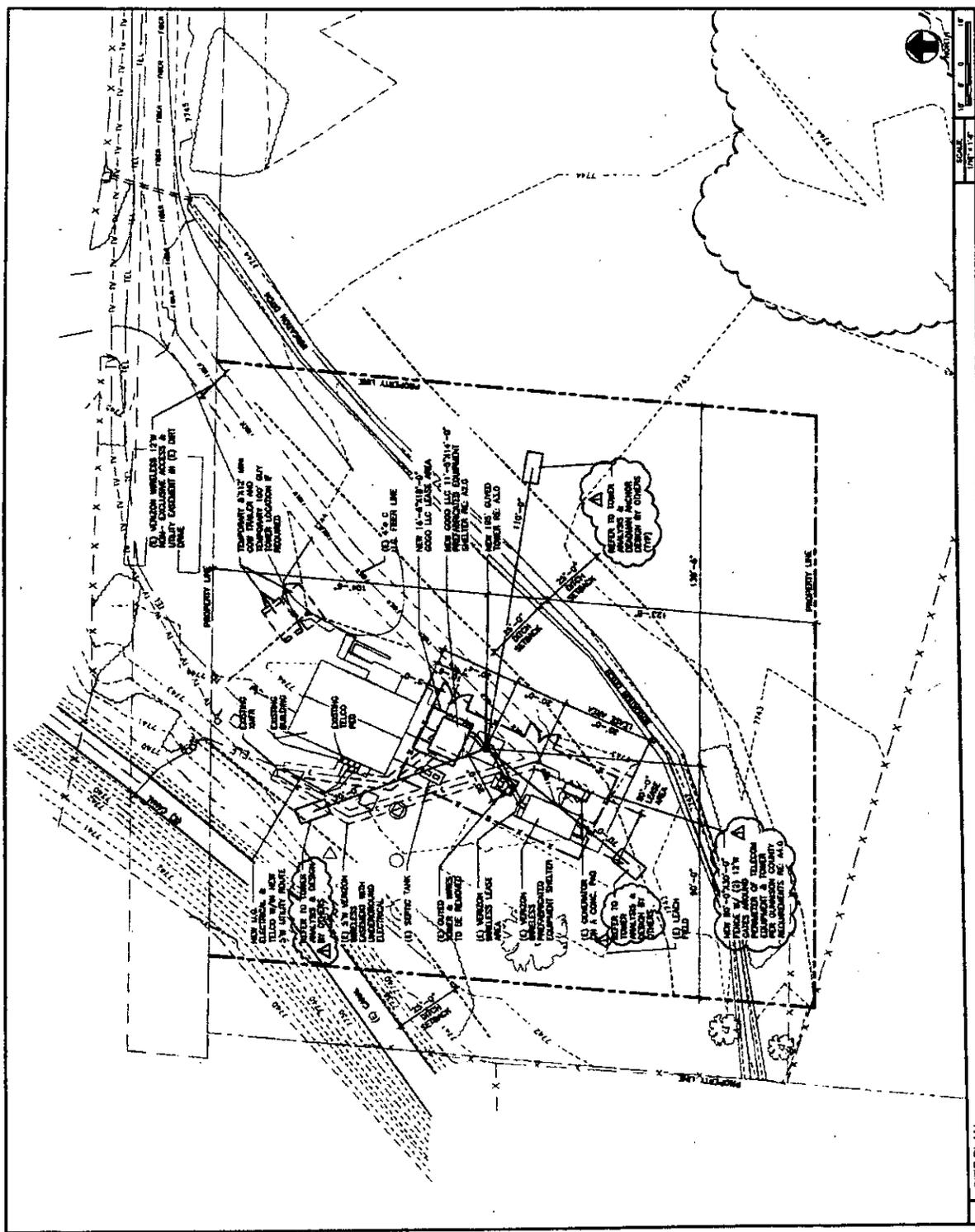
REV.	DATE	DESCRIPTION	BY
1	10/27/11	ISSUED FOR PERMITS	CSAI
2	11/01/11	REVISIONS TO PERMITS	CSAI
3	11/01/11	REVISIONS TO PERMITS	CSAI
4	11/01/11	REVISIONS TO PERMITS	CSAI
5	11/01/11	REVISIONS TO PERMITS	CSAI

**CSAI**  
 CONSULTING SURVEYING & ARCHITECTURAL INC.  
 1400 W. 17TH AVENUE, SUITE 100  
 DENVER, CO 80202  
 (303) 733-8800  
 FAX: 303-733-8801

License No.:  
 Division: Civil  
 State: CO  
 City: CAIRO

**SITE PLAN**

**A1.0**



1 SITE PLAN



**World Telecom Sites**

2300 SW AVENUE, SUITE 131  
VERO BEACH, FL 32980

PROJECT INFORMATION

GUNNISON, COLORADO  
KVLE-FM  
COMMUNICATIONS TOWER  
1449 S STATE, 1/2-1/4 MI. SW  
GUNNISON, CO 81242

**gogo**

1250 N. ANNUNCIATION, FRESH 13 BLD.  
SUITE 500,  
ITASCA, IL 60143  
330.667.1480

REV. DATE DESCRIPTION BY

1	1/27/11	NEW	CSAI
2	4/27/11	REVISED	CSAI
3	4/28/11	REVISED	CSAI

PLANS PREPARED BY:

**CSAI**

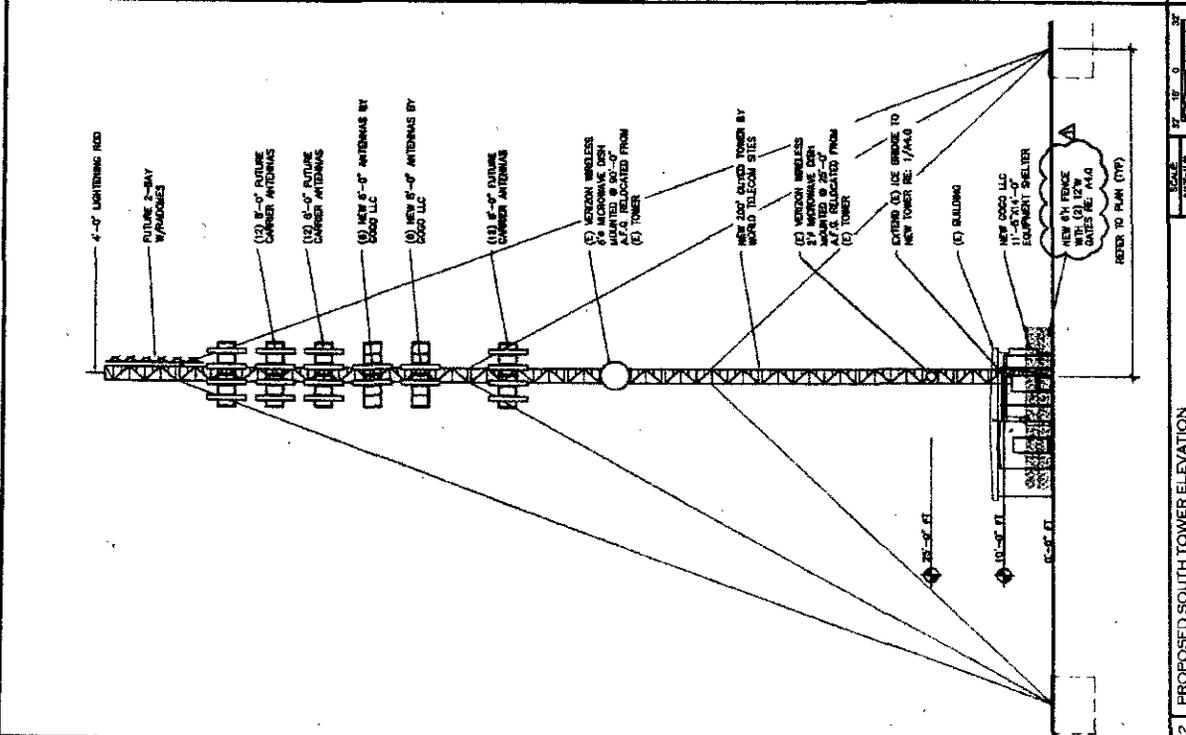
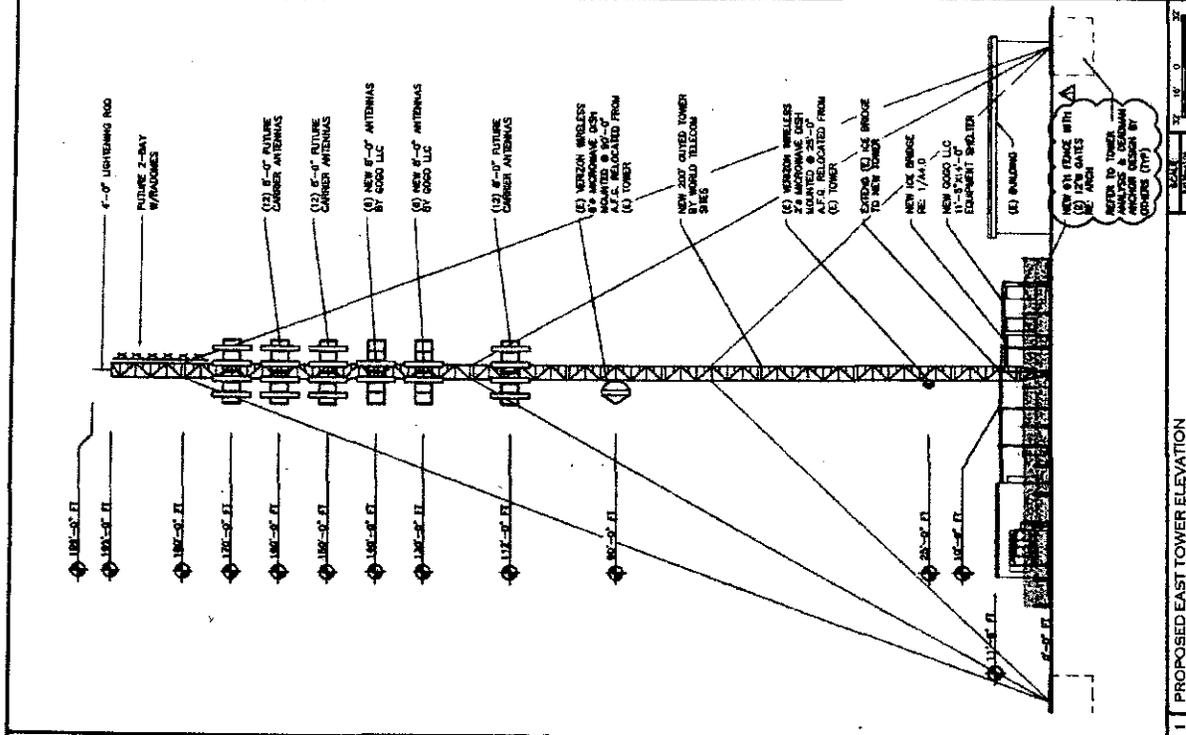
CAROLAN STEGALL ARCHITECTURE, INC.  
ARCHITECTURE PLANNING DESIGN  
CONSTRUCTION ADMINISTRATION  
1425 W. COLLEGE AVENUE, SUITE 200  
DENVER, CO 80202

SCALE: 1/4" = 1'-0"

DATE: 11/20/11

PROJECT NO: 11-0000

SHEET NO: 1



**World Telecom Sites**

2000 5TH AVENUE SUITE 131  
DENVER, CO 80202

**guno**

1230 N. ARLINGTON HEIGHTS RD.  
SUITE 500  
ARLINGTON HEIGHTS, IL 60014  
847.440.1400

**CSAI**

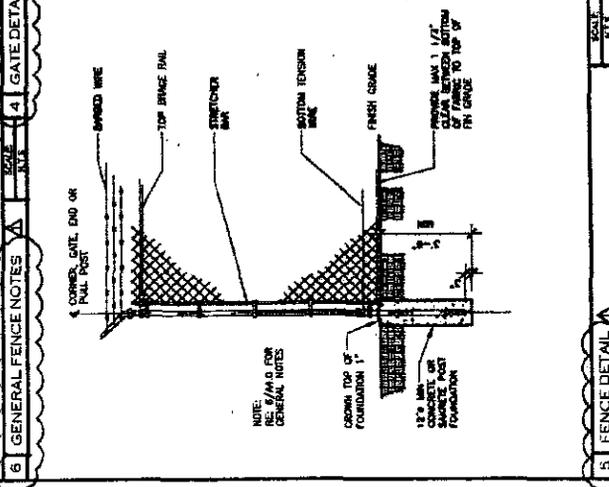
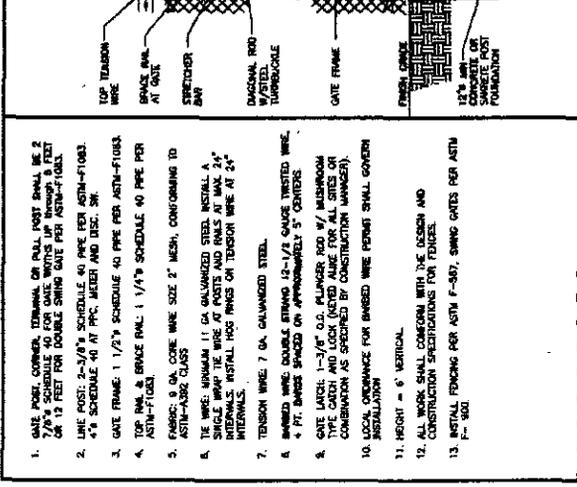
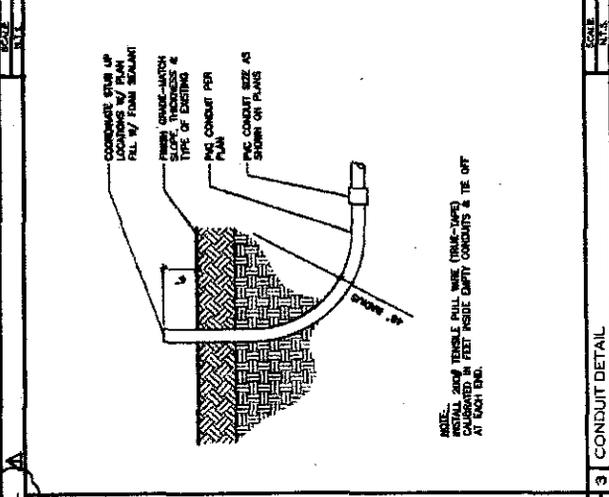
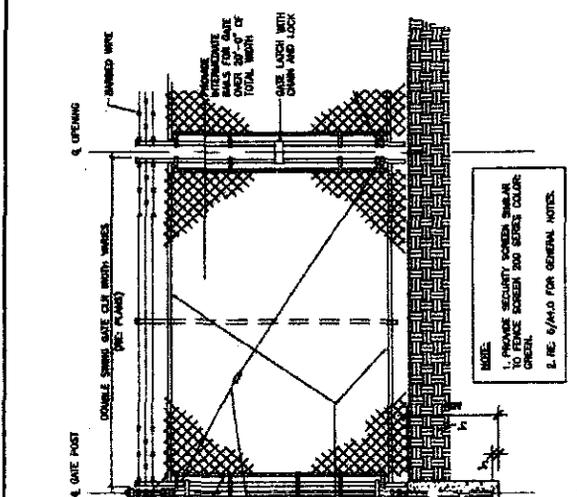
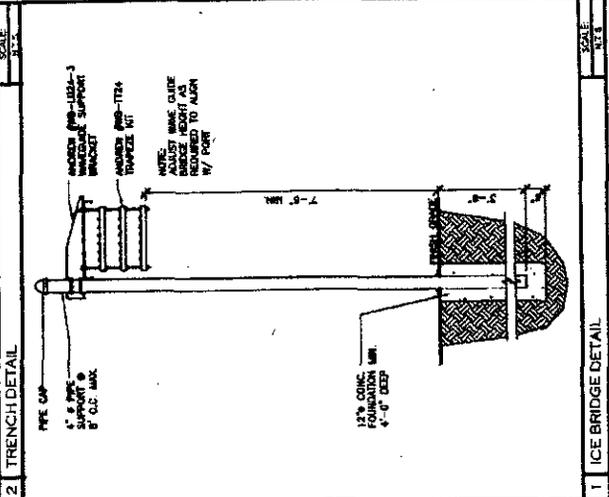
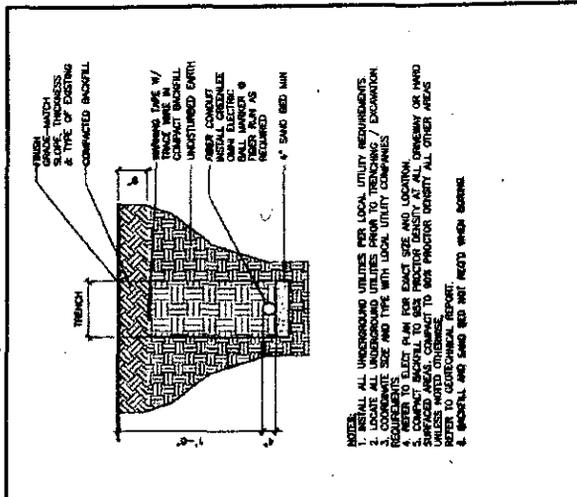
CONSULTANTS IN ARCHITECTURE, PLANNING & DESIGN

1000 W. WASHINGTON ST. SUITE 200  
DENVER, CO 80202  
303.733.1000

DRIVEN BY: CHK APX  
SMT TR CS  
CONSULTANT

PROJECT NUMBER:  
**A4.0**

REV.	DATE	DESCRIPTION	BY
1	10/21/11	ISSUE FOR PERMIT	APX
2	1/10/12	REVISED PER COMMENTS	APX
3	1/10/12	REVISED PER COMMENTS	APX



**1. GATE POST, CORNER, TERMINAL OR PULL POST SHALL BE 2 7/8\"/>

**2. LINK POST: 2-3/8\"/>

**3. SCHEDULE 40 AT P.C. BEHIND AND DIS. 30\"/>

**4. GATE FRAME: 1 1/2\"/>

**5. PAGES 8 ON GATE WIRE SIZE 2\"/>

**6. WIRE SHALL BE 11 GA. GALVANIZED STEEL. INSTALL A DOUBLE WIRE MESH AT POSTS AND RAILS AT 24\"/>

**7. TENSION WIRE: 7 GA. GALVANIZED STEEL.**

**8. BARRIED WIRE DOUBLE ENDING 12-1/2 GAWS TREATED WIRE. 4 FT. BARRIED SPACES AT APPROXIMATELY 5' CENTERS.**

**9. GATE LATCH: 1-3/8\"/>

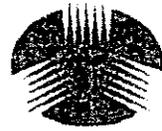
**10. LOCAL JURISDICTION FOR BARRIED WIRE PERMIT SHALL GOVERN INSTALLATION.**

**11. HEIGHT = 6' VERTICAL.**

**12. ALL WORK SHALL CONFORM WITH THE DESIGN AND CONSTRUCTION SPECIFICATIONS FOR FENCES.**

**13. INSTALL FENCING PER ASTM F-387, SWING GATES PER ASTM F-1001.****************





World Tower  
COMPANY, INC.

1211 - Empress Drive  
P.O. Box 509  
Mayfield, KY 42066  
270-217-1641  
FAX: 270-247-0909  
E-mail: [WorldTower@earthlink.net](mailto:WorldTower@earthlink.net)  
Web: [www.worldtower.com](http://www.worldtower.com)

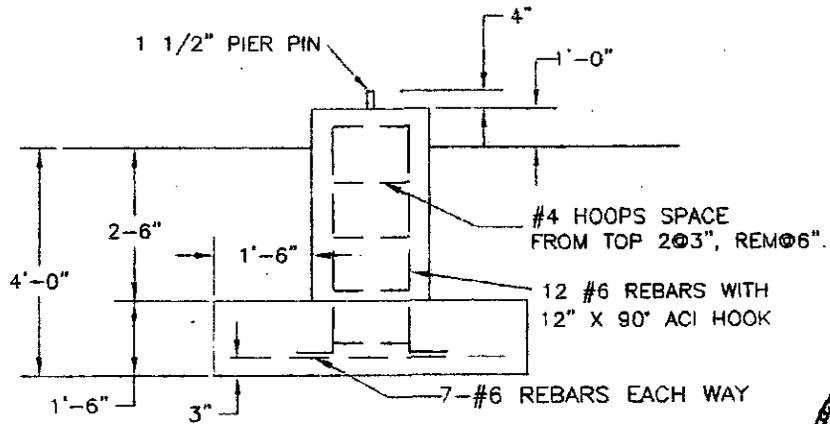
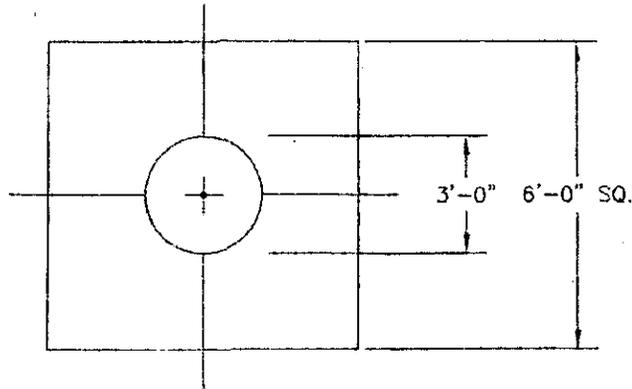
200' TYPE 36SR TOWER  
FOR: KVLE-FM  
SITE: GUNNISON, CO  
DESIGN PACKAGE



10-10-13



2.9 CU. YDS.  
CONCRETE REQ'D.



GENERAL NOTES

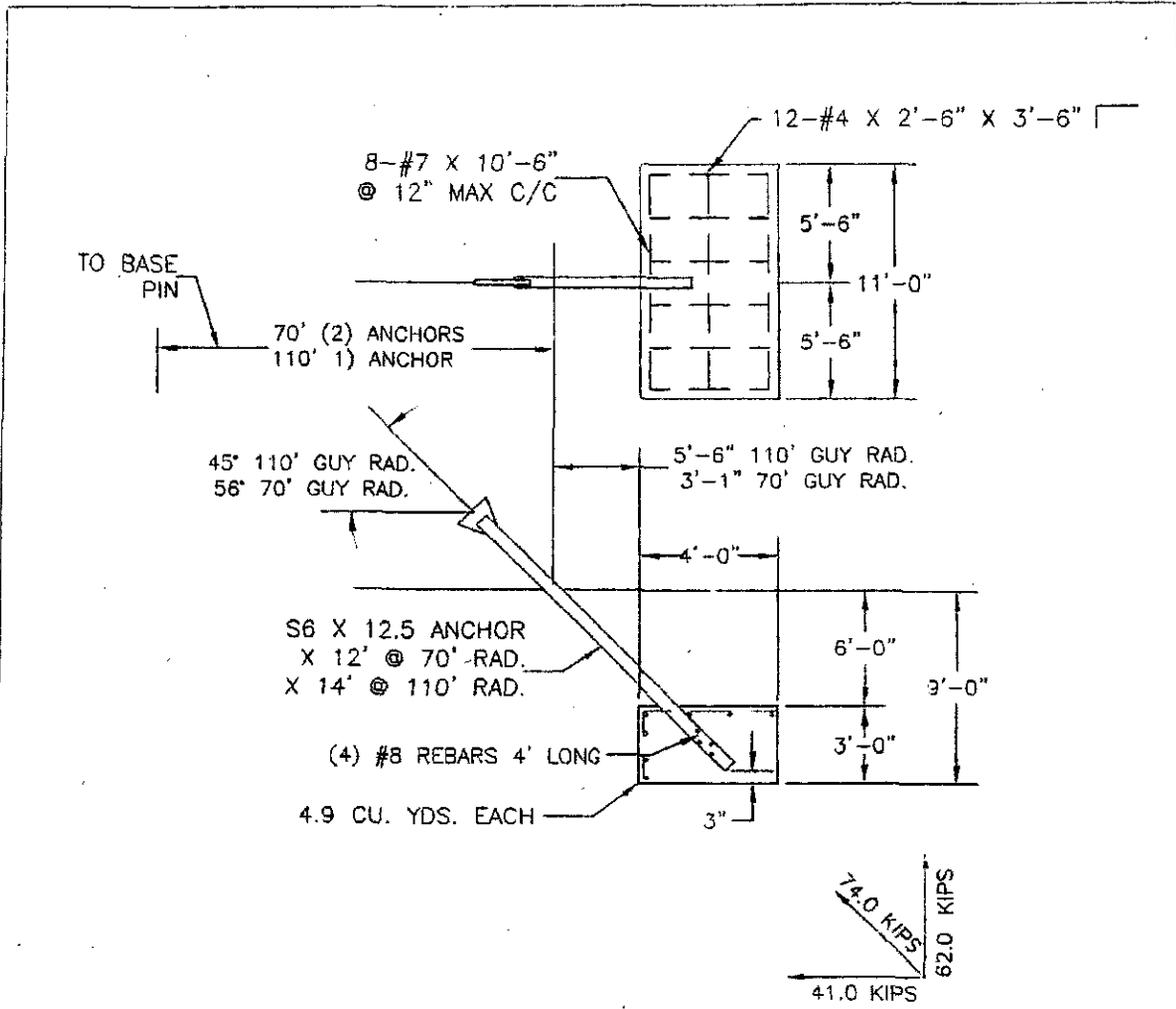
1. CONCRETE TO HAVE 4000 PSI MIN. COMPRESSIVE STRENGTH AFTER 28 DAYS.
2. ALL REINFORCEMENT STEEL IS DEFORMED AND MEETS THE STRENGTH REQUIREMENTS OF ASTM A615 GRADE 60.
3. EMBEDDED STEEL TO HAVE 3" MIN. CONCRETE COVER.
4. FOUNDATION IS BASED UPON CUSTOMER SUPPLIED SOILS DATA FROM BUCKHORN GEOTECH REPORT #13-153-GEO DATED JULY 26, 2013.

REACTIONS	
SHEAR	2.0 MAX KIPS
DOWNLOAD	140.0 KIPS

TITLE: BASE DETAILS  
200' TYPE 36SR TOWER  
FOR: KVLE-FM  
SITE: GUNNISON, CO

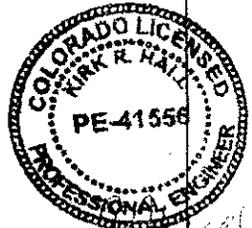
**WORLD TOWER**

SCALE	DWN. WDU	CKD. WDU	DATE 10-9-13
FILE	DWG. NO. Q13940B		



GENERAL NOTES

1. CONCRETE TO HAVE 3000 PSI MIN. COMPRESSIVE STRENGTH AFTER 28 DAYS.
2. REINFORCEMENT STEEL IS DEFORMED AND MEETS THE REQUIREMENTS OF, ASTM A615 GRADE 60.
3. CENTER LINE OF ANCHOR BEAM TO PASS THROUGH CENTROID OF BLOCK.
4. EMBEDDED STEEL TO HAVE A MIN. 3" COVER.
5. FOUNDATION IS BASED UPON CUSTOMER SUPPLIED SOILS DATA FROM BUCKHORN GEOTECH REPORT #13-153-GEO DATED JULY 26, 2013.



TITLE: ANCHOR DETAILS 200' TYPE 36SR TOWER FOR: KVLE-FM SITE: GUNNISON, CO	<b>WORLD TOWER</b>				
	SCALE NTS	DWN. WDU	CKD. WDU	DATE 10-1-13	
	FILE	DWG. NO. Q13940A			