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

DATE RECEIVED BY COMMUNITY DEVELOPMENT DEPARTMENT .: 12/27/16
APPLICATION FEE $1,275.00 - SUBMITTED AT TIME OF APPLICATION : 12/27/16
Additional fees will be assessed according to the Gunnison County Land Use Change Fee Schedule

APPLICANT: David McGuinness and Tina McGuinness		
MAILING ADDRESS: 723 D N 10th St		
CITY: Gunnison	**STATE:** CO	**ZIP:** 81230
PHONE (day): 970-275-8534	**(evening):** 970-275-8534	
FAX: 970642-4259	**E-MAIL ADDRESS:** gunnisonmentors@gmail.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: David McGuinness		
MAILING ADDRESS: PO Box 1555		
CITY: Gunnison	**STATE:** CO	**ZIP:** 81230
PHONE (day): 970-275-8532	**(evening):** 970-275-8532	
FAX: n/a	**E-MAIL ADDRESS:** drgw5505@gmail.com	

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: Tina McGuinness		
MAILING ADDRESS: 723 D N 10th St		
CITY: Gunnison	**STATE:** CO	**ZIP:** 81230
PHONE (day): 970-275-8534	**(evening):** 970-275-8534	
FAX: 970-642-4259	**E-MAIL ADDRESS:** gunnisonmentors@gmail.com	

SCANNED

received 12-27-16

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).
3,827 acres in NE4NE4 SEC 19 50N1E B657 P753 #606280

2. **Property Address.** 2375 County Road 10 Gunnison, CO 81230

3. **Common Description (include mileage from highway or County road, or other recognized landmarks).**
Property sits on the N side of Cty Rd 10, across the road from Cranor Ski Hill and Fletcher Subdivision, and is bordered on the N and W by the Esty Ranch.

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
Mike Clark	N and W	ranch
Donna Baker / Donna Wilson	E neighbor	residential

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.):

Purpose: Subdivide original 3.82 acres into three parcels. 1.82 acres will contain the current residence. The remaining two acres to the west of the current residence are to be divided into two - one acre parcels.

The one acre parcel at the West end of the property will be deeded to Tina McGuinness. On this one acre parcel, Tina is planning to build a single family residence with two new structures. Building one is a 1500 sq foot primary residence in which Tina & Dustin McGuinness plan to reside. This new, primary residence is planned with 3 bedrooms, 2 baths, utilizing passive and active solar systems to the greatest extent possible. Building two is a 440 sq ft, two-bay garage with ~300 sq ft mother-in-law apartment in the upstairs space above the garage, attached to the proposed single family residence by covered walk way. The center one-acre parcel remains the property of David McGuinness. There are currently no plans for the use of this parcel. No adjustment of boundaries are requested, other than sub-division. The estimated amount of new traffic is two cars averaging two round-trips between County Road 10 and Hwy 135 daily. The project is estimated to be completed in two Phases. Phase 1 is construction of a bridge and driveway over the existing O'Fallon's Ditch directly off of County Road 10. This will serve as the haul route. Phase 2 is completion of the two proposed structures. The estimated start date for Phase 1 is May 2017 with an estimated completion of Phase 2 by September 2017.

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.*

n/a

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

n/a

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

Presently, on the east side of the property, there is one single family residence with a 2200 sq ft house, detached 1400 sq ft garage to the east of the house, and detached 150 sq ft shed to the SW of the house.

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.

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.)

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.*

McGuinness Sub divide project

Site Plan/Layout

1) 12 Copies of attached.
2) PHASING:
It is anticipated that the garage w/apartment will be built first, followed by the house. We are looking to begin the project in early summer of 2017 and complete both structures by fall, 2017.
3) TOTAL ACERAGE OF CONTIGUOUS PROPERTY OWNED BY APPLICANT: 3.837 acres
4) TOTAL ACERAGE IN PROPOSED LAND USE CHANGE PERMIT: 2 acres
5) ADJACENT LOT SIZES: There is one lot to the east that is one acre in size. The property is bordered by the Esty ranch to the N and W. County Road 10 is to the S.
6) ADJACENT LAND OWNERS: Mike Clark, Esty Ranch – working ranch. Donna Baker / Donna Wilson – residential house currently rented.
7) UTILITY LOCATIONS IN AREA: These are marked on the attached map – E side of property.
8) TOPOGRAPHIC: see attached map
9) LIVESTOCK DRIVES AND FENCELINES: see attached map. No historic stock drive easements.
10) IRRIGATION DITCHES: see attached map. O'Fallons ditch runs on the S side of the property.
11) Through 15) see attached map

ACCESS: County Road 10. No easements.

TRAFFIC:
1) Residential use only. Estimated trips per day: 6
2) No commercial vehicles other than during construction. Trips would be between 8 am and 5 pm, Monday through Friday, utilizing the usual equipment necessary for building a house.
3) N/A

ROAD SYSTEM: N/A
TRAILS: N/A
WATER SUPPLY: Unable to determine until after approval of subdivision. We would like your expert advice on this and time to thoroughly explore our options.
FIRE PROTECTION DISTRICT: Gunnison
WASTEWATER TREATMENT: Unable to determine until after approval of subdivision. We would like your expert advice on this and time to thoroughly explore our options.
MINERAL RESOURCES: No
PROTECTIVE COVENANTS: N/A
PROPERTY TAX CERTIFICATE: attached