# AGENDA ITEM or FINAL CONTRACT REVIEW SUBMITTAL FORM

**Agenda Item:** Gunnison Secure Storage Lot Subdivision; LUC-17-00

**Action Requested:**

**Parties to the Agreement:**

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

**Summary:**

The applicant is proposing a mixed use facility comprised of up to a 5,000 sq. ft. light industrial shop with two residential, deed restricted units and a maximum 250 unit, phased self-storage complex. The 4.43-acre parcel will be subdivided into two lots: Lot 1 with existing residence is .84 acres and

**Fiscal Impact:**

**Submitted by:** Rachel Sabbato **Submitter's Email Address:** rsabbato@gunnisoncounty.org

**Finance Review:** ○ Required ◉ Not Required

Comments:

Reviewed by: Discharge Date:

**County Attorney Review:** ◉ Required ○ Not Required

Comments:
ok db 10/13/17 Only if: In the Resolution, condition 4, the following words are added at the end of the final sentence: " . . . and the financial security required is provided by the applicant."

Reveiwed by: GUNCOUNTY1\dBaumgarten Discharge Date: 10/13/2017 Certificate of Insurance Required Yes ○ No ◉

**County Manager Review:**

Comments:
The changes requested by the CAO are reflected in the draft documentation.

Reveiwed by: GUNCOUNTY1\khaase Discharge Date: 10/13/2017

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

Agenda Date: 10/17/2017

*Revised April 2015*

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

October 12, 2017

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

**FROM:** **Rachel Sabbato**
**Planner II**

**SUBJECT:** **Gunnison Secure Storage Lot Subdivision**
**LUC-17-00015**
**Planning Commission Recommendation**

The Planning Commission approved a Minor Impact Land Use Change Recommendation for the Gunnison Secure Storage Subdivision on September 15, 2017.

**Attachments:**
Planning Commission Recommendation
Board Resolution

**TO:** **Board of County Commissioners and Planning Commission**

**SUBJECT:** **Minor Impact Decision**
**Gunnison Secure Storage**
**LUC #2017-00015**

**DATE:** **Planning Commission Meeting of September 15, 2017**

**PREPARED BY:** **Rachel Sabbato, Planner II**

**APPLICANT:** **Gunnison Secure Storage, LLC represented by AJ Cattles**
**A Texas LLC, 3500 Oakmont Blvd, Suite 200 Austin TX 78731**
**Post Office Box 276 Gunnison, CO 81230**

At its regular meeting on September 15, 2017, Vince Rogalski was seated and the Planning Commission unanimously approved the Minor Impact Recommendation Subdivision of the 4.43 acre parcel into two lots, Lot 1 – .84 acres with existing residence and Lot 2 – 3.64 acres.

At its regular meeting on September 15, 2017, Vince Rogalski was seated and the Planning Commission unanimously approved the following Minor Impact Decision, moved by Jack Diani and seconded by Vince Rogalski.

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**PROJECT DESCRIPTION:**
The applicant is proposing a mixed use facility comprised of up to a 5,000 sq. ft. light industrial shop with two residential, deed restricted units and a maximum 250 unit, phased self-storage complex. The 4.43-acre parcel will be subdivided into two lots; Lot 1 with existing residence is .84 acres and Lot 2 with self-storage units and light industrial shops is 3.64 acres. Water supply will be by central well and augmentation water from the Upper Gunnison River Water Conservancy District and sewer by connection to the North Gunnison Sewer District sewer system. The complex will be secured by gated access and an onsite manager.

**LOCATION:**
The site is located on 4.430 acres, adjacent to the City of Gunnison's Northern boundary, in the SE4SW4, Section 25 Township 50 North, Range 1 West NMPM at, 1012 Highway 135.

**ADJACENT LAND USES:**
The adjacent land to the north is Rocky Mountain Christian Ministries and the electrical substation. Residential lots, within Rock Creek subdivision, are located to the south. Moderate density single family homes and county road 13 are west of the site. The parcel is adjacent to Highway 135, on the east.

**DOCUMENTS INFORMING THIS REVIEW AND ACTION:**
Plans, reports, and other submittal documents informing this Decision and Recommendation include, but are not limited to:

- Minor Impact Land Use Change Application and site plan.
- "Estimated Trip Generation Report", prepared by Gerald Burgress, P.E., SGM dated June 1, 2017.
- "Water Supply Plan", prepared by Gerald Burgress, P.E., SGM dated July 6, 2017
- "CDOT Permit", dated August 29, 2017.
- "Upper Gunnison Water Agreement", prepared by Colorado Division of Water Resources, dated August 15, 2017.

- "Gunnison Secure Storage Phasing", prepared by AJ Cattles Big C Builders, dated September 7, 2017.
- "Building Elevations and Color", prepared by AJ Cattles Big C Builders, dated September 7, 2017.
- "Exterior Lighting Plan", prepared by AJ Cattles Big C Builders, dated September 7, 2017.
- "Sage Grouse Site Analysis", prepared by Brooke Vasquez Gunnison Conservation District, dated September 7, 2017.
- "Residential Housing Restrictive Covenant", prepared by Jennifer Kermode, Executive Director of Gunnison Valley Regional Housing Authority and Jacob A. With**,** Law of the Rockies, received September 12, 2017.
- "Notice of Lien and Memorandum of Acceptance of Residential Housing Restrictive Covenant and Notice of Lien", prepared by Jennifer Kermode, Executive Director of Gunnison Valley Regional Housing Authority and Jacob A. With**,** Law of the Rockies, received September 12, 2017.
- "Sewer Easement Draft", prepared for SGM by Robert E. Brandeberry, Colorado PLS, dated July 7, 2017.

This review, Decision and Recommendation incorporates, but is not limited to, all the documentation submitted to the County and included within the Planning Department file relative to this application; including all exhibits, references, testimony and documents as included therein.

**REVIEW AGENCY REFERRAL COMMENTS:**
The following entities or agencies provided referral comments.

**City of Gunnison:**
Greg Larson, Chair, Planning and Zoning Commission, letter of July 26, 2017:

> "While this property is designated as moderate density residential (1-6 units/acres) and is located within the Urban Growth Boundary, the proximity to the electrical substation and other adjacent uses in this unincorporated area, this land is considered appropriate."

**Colorado Division of Water Resources:**
Megan Sullivan, Colorado Division of Water Resources, letter dated August 3rd, 2017

> "Although the existing residence has a well, augmentation will also be needed for the existing single family residence and the existing well will also have to obtain and maintain a well permit."
>
> A water plan assessment was completed and additional augmentation water was purchased from the Upper Gunnison River Water Conservancy District in compliance with Colorado Division of Water Resources.

**Gunnison County Fire Protection District:**
A referral was sent to Dennis Spritzer, GCFPD. No written comments have been received, but in a phone message on August 2, 2017, Dennis Spritzer City of Gunnison Fire Marshal stated, "That we have reviewed the proposal and have no concerns".

**Gunnison County Public Works Department:**
In an email on August 3, 2017 Public Works Director Marlene Crosby stated, "The Public Works Department submits the following comments:

1. The access is off of the State Highway, so we have no access concerns;
2. The internal road system meets, or exceeds our Standards;
3. The application states that the residence will be served by the North Gunnison Sewer Division, if there is an office and/or bathroom in the shop area my assumption is that it will be connected as well;

4. Proof of an easement from the lateral on Clark Boulevard to the property will be required;
5. Since this is a commercial property, pursuant to the Wastewater Treatment Agreement between the City and the County, the City would need to approve the connection. If there are not going to be any retail sales it should not be a problem. The concern was loss of sales tax to the City."

**Colorado Parks and Wildlife:**

In an email on August 1, 2017, Brandon Diamond stated,

"Thank you for the opportunity to review this project. Based on the level of human development that currently exists in that area, CPW does not anticipate any significant wildlife impacts and will not be submitting a formal comment. With that said, if there are any specific issues that you would like to discuss further, please don't hesitate to contact us."

**SITE VISIT:**

A site visit was held on August 18, 2017. The Commission members viewed the location of the proposed site and surrounding properties. Observations by the Commission are summarized as follows:

- The site is conducive to the proposed use with the surrounding electrical substation and similar building construction of Rocky Mountain Christian Ministries.
- The two deed restricted residential units will assist in the providing needed workforce housing.
- The storage buildings will be well screened since they will be constructed on the back half of the parcel. The project will have fencing, well established row of willows on the south boundary line and new trees screening on the north.

**JOINT PUBLIC HEARING:**

The Planning Commission and the Board of County Commissioners conducted a joint public hearing on September 15, 2017. All testimony, both written and oral, is hereby incorporated as part of this record of review and evaluation. At that time, no public was present and one public comment was received by the Commission.

**MEETINGS WITH PLANNING COMMISSION:**

August 18, 2017 – Work session and site visit
September 15, 2017 – Joint Public Hearing

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

**Section 9-301: *Commercial and Industrial Uses.***

The applicant is proposing a commercial self-storage facility and four light industrial shops.

**E: Design Standards for Light Industrial Uses.**

**1:Maximum Aggregate Building Size:** Maximum aggregate building size shall be not greater than 5,000 square feet, except that when an employee or owner residence is included, the maximum may increase to 5,850 square feet. Shop buildings will be light industrial and will not exceed 5,000 sq.ft.**:** There will be up to 4 shops and hours of operation will be from 7am- 7pm.

**E.1a: Residence in Light Industrial Shop Shall be Subordinate To The Light Industrial Use Building.** The two residential units will be subordinate to the four light industrial shops. The purpose of the units is light industrial.

**E.1b: Limited to 850 Square Feet.** Please see compliance exemption under Section 9-600: *Essential Housing.*

**E.1c: Adequate Parking.** This project complies because there is adequate parking to serve both the light industrial use and the residence, pursuant to Section 13-110: *Off-Road Parking and Loading.*

**E.1d: Adequate Water Supply And Wastewater Treatment System.** This project is compliant because the residential uses are structurally integrated within the same building as the light industrial uses and are legally and physically served by the same water and wastewater treatment systems that serve the light industrial shops.

**E.1e: Structurally Integrated.** This project complies because the residential units will be structurally integrated on the north side of the light industrial shops.

**E.1f: Complies With Deed Restrictions or Protective Covenants.** There are no deed restrictions or protective covenants applicable to the parcel on which the light industrial use is located.

**E.1g: Kitchen and Sewage Disposal Facilities.** Each residential unit will contain their own full kitchen and sanitation facilities.

**E.1h: Complies With Applicable Codes.** This project is compliant to applicable building code, adopted and amended by Gunnison County, and the requirements of the applicable fire protection district.

**E.2: Operation Contained Within Buildings:**The light industrial operations will be wholly contained within the buildings and shall not produce any offensive noise, vibration, electrical or magnetic interference, glare, fumes odors, smoke, dust, heat or waste at or beyond the property boundaries. A fence will be constructed on the perimeter of the storage area and will buffer the existing single family residence and surrounding residences along with existing and additional trees and willows to further mitigate any visibility. The operation, as described will comply with the standards.

**Section 9-600: *Essential Housing:***

There will be two deed restricted units built on the north side of the light industrial shops that will not exceed 1,000 sq. ft. each. Pursuant to Section 9-604:A6 *Incentives to Provide Essential Housing: Modified Development Standards,* design criteria can be waived to incentivize the development of workforce housing provided that the requested modification will result in residences that will be more energy-efficient, will provide more amenities, or improved design, and will not jeopardize public health, safety or welfare. In Section 9-301:E1b *Design Standards For Light Industrial Uses: Limited to 850 Sq. Ft.,* the floor area of the integrated residence shall be no larger than 850 sq. ft. Section 9-301 *Design Standards For Light Industrial Uses* was adopted with no changes to the Section 9-604 *Incentives to Provide Essential Housing: Modified Development Standards* that would allow for waivers or modifications of the square footage. The Director of Community Development, Cathie Pagano has made the interpretation that Section 9-301:E is applicable to Section 9-604. Planning Commission is approving proposed modification of the increased square footage from 850 to 1,000 sq. ft. for each deed restricted unit and they will not have an internal access. The residential uses will be structurally integrated within the same building as the light industrial uses and will be legally and physically served by the same water and wastewater treatment systems that serve the light industrial shops. Each residential unit will contain their own full kitchen and sanitation facilities. Currently, the applicant has contacted Ms. Jennifer Kermode, Executive Director of Gunnison Valley Regional Housing Authority, and is finalizing a deed restriction limiting occupancy to: 1) individuals with an income that does not exceed 180% of the AMI, 2) individuals that have their primary residence in Gunnison County, and 3) work a minimum of 30 hours per week from a business operating in and serving Gunnison County. Please see the attached documents, “Residential Housing Restrictive Covenant” and “Notice of Lien and Memorandum of Acceptance of Residential Housing Restrictive Covenant and Notice of Lien”, prepared by Jennifer Kermode, Executive Director of Gunnison Valley Regional Housing Authority and Jacob A. With, Law of the Rockies, received on September 12, 2017.

**Section 10-102: *Locational Residential Development:***

The project is adjacent to an existing population center and will connect to central wastewater treatment and is within the City of Gunnison’s three mile plan. See comments from Greg Larson in Section 10-103.

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

A letter dated July 26, 2017 from Greg Larson, Chairperson of the City of Gunnison Planning and Zoning Commission, states that "While this property is designated as moderate density residential (1-6 units/acres) and is located within the Urban Growth Boundary, the proximity to the electrical substation and other adjacent uses in this unincorporated area, this land is considered appropriate."

**Section 10-104:** ***Locational Standards for Commercial, Industrial and Other Non-Residential Development***

The site meets the Primary Locational Standard. B.

1. The site does meet the Primary Locational Standard, as it is located within a municipal three-mile plan area. See City of Gunnison comments.

**Section: 11-102:** ***Voluntary Best Management Practices***

Voluntary; not mandated.

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

The site is not located within an area subject to flood hazards, according to County mapping.

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

The subject parcel is not located within an area of geologic hazards, according to County mapping.

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

The subject parcel is in a low wildfire hazard area, according to County mapping.

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

The proposed project is in sage grouse occupied habitat according to County mapping. In an email dated August 1, 2017 from Brandon Diamond from Colorado Parks and Wildlife he states, "Based on the level of human development that currently exists in that area, CPW does not anticipate any significant wildlife impacts."

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

Not applicable. The site is not located within 125 feet of a water body.

**Section 11-109:** ***Development That Affects Agricultural Lands.***

Not applicable. Adjacent lands are non-agricultural lands.

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

Access to the facility is via a gated access road from Highway 135 and shall comply with standards of this section. A commercial CDOT highway access permit has been issued. A Gunnison County access permit shall also be required. In an email on August 3rd, 2017 from Marlene Crosby, PW Director she said, "The access is off of the State Highway, so we have no access concerns; and the internal road system meets, or exceeds our Standards."

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

Not applicable. No trails are proposed.

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

The water supply plan prepared by Gerald Burgress P.E., SGM dated July 5, 2017, included a Groundwater Resource Evaluation prepared by Mesahydrologic, LLC predicted "at least 20 to 40 gpm should be obtainable from a 80-100 ft. deep well. A minimum of 20 gpm well can be obtained on this site and could produce up to 28,000 gallons of water per day if needed. Peak day calculations for this proposal would equate to 7,125 gallons needed." This project complies because average combined daily demands of residential, commercial/light industrial and irrigation are 2,375

gallons and supply calculations for this proposed well could produce up to 28,000 gallons of water per day if needed. Appropriate augmentation water has also been purchased from the Upper Gunnison River Water Conservancy District.

**Section 12-106:** ***Sewage Disposal/Wastewater Treatment.***
This project will connect to the North Gunnison Sewer District system, with an easement running parallel to Highway 135 from the Clark Boulevard lateral line across Rocky Mountain Christian Ministries to the proposed project. Please see the attached drafted document "Sewer Easement Draft", prepared for SGM by Robert E. Brandeberry, Colorado PLS, dated July 7, 2017. The applicant is currently working on finalizing the agreement.

**Section 12-107:** ***Fire Protection*****.**
A referral was sent to Dennis Spritzer, GCFPD. No written comments have been received. In a phone message from Dennis Spritzer on August 2, 2017 he stated, "That we have reviewed the project and have no concerns." He did request that the applicant provide the gate code for the security gate, upon completion.

**Section 13-103:** ***General Site Plan Standards and Lot Measurements.***
The proposed location complies with property line setback requirements. Site Plan submitted with application.

**Section 13-104:** ***Setbacks from Property Lines and Road Rights-of-Way.***
The site plan submitted with the application complies with the setback requirements of this section.

**Section 13-106:** ***Energy and Resource Conservation.***
Applicable to the residential units of the proposed project.

**Section 13-107:** ***Installation of Solid Fuel-Burning Devices.***
Not applicable. No installation of solid-fuel burning devices are contemplated in this application.

**Section 13-108:** ***Open Space and Recreation Areas.***
Not applicable.

**Section 13-109:** ***Signs.***
The applicant is required to obtain a sign permit in compliance with this Section.

**Section 13-110:** ***Off-Road Parking and Loading.***
The site provides sufficient off-road parking and loading.

**Section 13-111:** ***Landscaping and Buffering.***
The use complies with standards of this section, as shown on the site plan submitted. Existing and additional trees and fencing are including in the site plan. A significant buffer of willows extends most of the southern property line however it appears to originate mostly from the adjacent City of Gunnison ditch. If this natural buffer is destroyed or removed then the applicant shall replace with a new buffer.

**Section 13-112:** ***Snow storage****.*
Snow storage is provided on site.

**Section 13-113:** ***Fencing.***
The use complies with standards of this section, as shown on the site plan submitted as part of this application.

**Section 13-114:** ***Exterior Lighting.***
The use complies with standards of this section, as shown on the "exterior lighting plan" prepared by Big C Builders on September 7, 2017. The applicant has designed and planned for all direct rays to be confined and shielded to the internal access road of the site; protecting adjacent properties from glare.

**Section 13-115:** ***Reclamation and Noxious Weed Control.***
A Reclamation Permit may be required and the applicant is required to control noxious weeds.

**Section 13-116:** ***Grading and Erosion Control.***
Not applicable.

**Section 13-117:** ***Drainage, Construction and Post-Construction Stormwater Runoff.***
The use complies with standards of this section, as shown on the stamped ""Gunnison Secure Storage Drainage Report", prepared by Gerald Burgress, P.E., SGM dated September 28, 2017.

**Section 13-119: Standards to Ensure Compatible Uses.**
The self-storage, light industrial shops and deed restricted residential units have been designed in a manner that will not adversely affect the character of nearby areas.

- The closest residences in Rock Creek subdivision are approximately 100 feet away.
- Activities associated with the light industrial shops and self-storage facility should not contribute significant noise or other off-site impacts. Most of the internal activity associated with the self-storage facility is screened from the residential properties to the north, by virtue of the orientation of the buildings, and a perimeter fence as well as additional tree placement.
- The existing improvements and site topography will create partial, if not full screening, of the storage buildings from the Highway 135 corridor. For northbound traffic, the existing residence adjacent to Highway 135 and a thick row of willows the length of the parcel on south property line will block most of the views of the light industrial shops and storage buildings. For southbound traffic the internal activity associated with the self-storage facility is screened from the north, due to the orientation of the buildings, by a perimeter fence as well as additional tree placement. Due to these factors, any visibility of the storage buildings from Highway 135 will be of short duration to the traveling public. The posted speed limit on this section of Highway 55 m.p.h.
- Little impact is anticipated to the surrounding residential area since it is adjacent to the City of Gunnison, adjacent to a church building of similar construction and design to the proposed light industrial shops and storage units as well as the nearby Rec Center. Adjacent landowners have indicated their support at this juncture. The existing and proposed additional screening of plants and fencing should adequately protect any residential developments in the community. The storage units are not anticipated to generate noise or otherwise have any impact since they are not visited frequently.

**PC RECOMMENDATION FOR SUBDIVISION**

**FINDINGS FOR SUBDIVISION:**
The Commission finds that:

1. The Planning Commission classified the application as a Minor Impact Project, based upon the impact classification found in *Section 6-102: Projects Classified as Minor Impact Projects A, 2-4 Units.*

2. The land use change complies with all applicable requirements of the *Gunnison County and Use Resolution* and *Section 6-10: Standards of Approval for Minor Impact Projects*.

3. The property is within 400 feet of the North Gunnison Sewer District sewer system, and any uses requiring wastewater treatment will connect to the North Gunnison Sewer District sewer system.

4. A water plan assessment has been completed and additional augmentation water was purchased from the Upper Gunnison River Water Conservancy District in compliance with Colorado Division of Water Resources.

5. A fence will be constructed at the perimeter of the storage area and light industrial shops along with existing and additional trees and will shield and buffer the existing single family residence and the surrounding residential neighborhood.

6. The Commission finds that the proposed two-lot subdivision is compatible with existing development in the neighborhood and will result in no significant net adverse impacts to the neighborhood.

7. 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.

**RECOMMENDATION FOR SUBDIVISION:**
The Gunnison County Planning Commission, having considered the submitted plans, exhibits, and public testimony, has reached the above Findings and recommends to the Board of County Commissioners that LUC No. 2017-00015 Gunnison Secure Storage Subdivision, be approved with the following conditions:

1. This permit is limited to activities described within the "Project Description" of this application, and as depicted on the Site Plan submitted as part of this application. Expansion or change of this use will require either an application for amendment of this permit, or submittal of an application for a new permit, in compliance with applicable requirements of the *Gunnison County Land Use Resolution*.

2. The applicant shall comply with the following conditions for the protection of Gunnison Sage-grouse and Sage-grouse habitat:

    1) A Gunnison County Reclamation Permit is not recommended for activities on this parcel unless the surface disturbance is 10,000 sqft or more. That permit will contain specific reclamation conditions.

    2) For activities not requiring a Reclamation Permit, disturbed areas must be reseeded with an appropriate seed mix. Colorado Parks and Wildlife (CPW) and/or the Natural

Resources Conservation Service (NRCS) are available to help identify an appropriate seed mix.

3) Property owners must control or attempt to eradicate any noxious weeds that occur on the property. A list of noxious weeds may be found in the Colorado Noxious Weed list: www.colorado.gov/pacific/agconservation/noxious-weed-species The Gunnison County Weed Management Program should be contacted (970- 641-4393) for additional information and technical assistance.

4) Per Section 11-106 G.3.d.1. of the *Gunnison County Land Use Resolution,* dogs and cats must be kept under appropriate control, by means which may include kenneling or other physically secure methods to ensure that negative effects to wildlife from pets do not occur. This includes construction workers' pets.

3. A mylar subdivision plat, in compliance with Section 6-105, *Gunnison County Land Use Resolution*, shall be provided to the Community Development Department, for signature by the Board of County Commissioners. Approval shall not be effective until and unless the plat is recorded with the Office of the Gunnison County Clerk and Recorder. The applicant shall ensure that the plat will contain required language addressing concerns with domestic animals, fencing and ditch maintenance, pursuant to Section 1-105. L.8.e. of the *Land Use Resolution*.

4. The approval shall be memorialized by Board Resolution. Approval shall not be effective until the Resolution is recorded with the Office of the Gunnison County Clerk and Recorder.

5. 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.

6. 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.

7. 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.

**PC DECISION FOR MINOR IMPACT OF LIGHT INDUSTRIAL AND COMMERCIAL USE FACILITY**

**FINDINGS FOR LIGHT INDUSTRIAL AND COMMERCIAL USE FACILITY:**
The Commission finds that:

1. The Planning Commission classified the application as a Minor Impact Project, based upon the impact classification found in *Section 6-102: Projects Classified as Minor Impact Projects K, New Commercial, Industrial on Five Acres or Less.*

2. The self-storage facility is compatible with the existing neighborhood and the proposed development has been designed in a manner that will not adversely affect the character of nearby residential areas.

3. The closest residences in Rock Creek subdivision are approximately 100 feet away.

4. Activities associated with a self-storage facility should not contribute significant noise or other off-site impacts due to most of the internal activity associated with the self-storage facility is screened from the surrounding residential properties.

5. Uses within the shop buildings will be light industrial and will not exceed 5,000 sq.ft. with separate parking locations specific to the four shops. No covenants are proposed. A fence will be constructed on the perimeter of the storage area and will provide buffering to the existing single family residence and surrounding residences, along with existing and additional trees and willows to further mitigate any visibility.

6. There will be two deed restricted units built on the north side of the light industrial shops that will not exceed 1,000 sq. ft. each. Pursuant to Section 9-604:A6 *Incentives to Provide Essential Housing: Modified Development Standards,* design criteria can be waived to incentivize the development of workforce housing provided that the requested modification will result in residences that will be more energy-efficient, will provide more amenities, or improved design, and will not jeopardize public health, safety or welfare. In Section 9-301:E1b *Design Standards For Light Industrial Uses: Limited to 850 Sq. Ft.,* the floor area of the integrated residence shall be no larger than 850 sq. ft. Section 9-301 *Design Standards For Light Industrial Uses* was adopted with no changes to the Section 9-604 *Incentives to Provide Essential Housing: Modified Development Standards* that would allow for waivers or modifications of the square footage. The Director of Community Development, Cathie Pagano has made the interpretation that Section 9-301:E is applicable to Section 9-604. Planning Commission is approving proposed modification of the increased square footage from 850 to 1,000 sq. ft. for each deed restricted unit and they will not have an internal access. The residential uses will be structurally integrated within the same building as the light industrial uses and will be legally and physically served by the same water and wastewater treatment systems that serve the light industrial shops. Each residential unit will contain their own full kitchen and sanitation facilities. Currently, the applicant has contacted Ms. Jennifer Kermode, Executive Director of Gunnison Valley Regional Housing Authority, and is finalizing a deed restriction limiting occupancy to: 1) individuals with an income that does not exceed 180% of the AMI, 2) individuals that have their primary residence in Gunnison County, and 3) work a minimum of 30 hours per week from a business operating in and serving Gunnison County. Please see the attached documents, “Residential Housing Restrictive Covenant” and “Notice of Lien and Memorandum of Acceptance of Residential Housing Restrictive Covenant and Notice of Lien”, prepared by Jennifer Kermode, Executive Director of Gunnison Valley Regional Housing Authority and Jacob A. With, Law of the Rockies, received on September 12, 2017.

7. The site meets the Primary Locational Standard, as it is located within a municipal three-mile plan area.

8. A CDOT highway access permit has been issued. A Gunnison County access permit shall also be required. Access to the facility is via a gated access road and shall comply with County standards.

9. A water plan assessment has been completed and additional augmentation water was purchased from the Upper Gunnison River Water Conservancy District in compliance with Colorado Division of Water Resources for two domestic wells.

10. This project will connect to the North Gunnison Sewer District system, with an easement running parallel to Highway 135 from the Clark Boulevard lateral line across Rocky Mountain Christian Ministries to the proposed project. The applicant is currently working on finalizing the agreement.

11. The self-storage, light industrial shops and deed restricted residential units have been designed in a manner that will not adversely affect the character of nearby areas.

12. The existing improvements and site topography will create partial, if not full screening, of the storage buildings from the Highway 135 corridor. For northbound traffic, the existing residence adjacent to Highway 135 and a thick row of willows the length of the parcel on south property line will block most of the views of the light industrial shops and storage buildings. For southbound traffic the internal activity associated with the self-storage facility is screened from the north, due to the orientation of the buildings, by a parameter fence as well as additional tree placement. Due to these factors, any visibility of the storage buildings from Highway 135 will be of short duration to the traveling public. The posted speed limit on this section of Highway 55 m.p.h. The use complies with standards of this section, as shown on the site plan submitted. Existing and additional trees and fencing are including in the site plan. A significant buffer of willows extends most of the southern property line however it appears to originate mostly from the adjacent City of Gunnison ditch. If this natural buffer is destroyed or removed then the applicant shall replace with a new buffer.

13. Gunnison Conservation District Wildlife Biologist Brooke Vasquez provided comments in a site analysis prepared September 7, 2017 indicating no on-site impacts to Sage-Grouse, but due to potential off-site impacts, identified recommended conditions of approval to minimize impacts to the Gunnison Sage-grouse.

14. The Planning Commission determines that the landscaping proposed is appropriate for this use and provides sufficient buffering of the aggregate improvements purposed.

15. This permit is limited to activities described within the "Project Description" of this application, and as depicted on the site plan as submitted. 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.*

16. 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 Planning Office file relative to this application, including all exhibits, references and documents as included therein, and including provision of a public hearing, and having reached the above cited Findings, classifies LUC No. 2017-15, Gunnison Secure Storage as a Minor Impact Project, approves the Land Use Change Permit with the following conditions, and that said approval shall be memorialized by recordation of a Minor Impact Certificate with the Gunnison County Clerk and Recorder:

1. This permit is limited to activities described within the "Project Description" of this application, and as depicted on the site plan submitted as part of this application. Expansion or change of this use will require either an application for amendment of this permit, or submittal of an application for a new permit, in compliance with applicable requirements of the *Gunnison County Land Use Resolution.*

2. A Development Improvements Agreement shall be executed by the applicant and Gunnison County, including identified infrastructure costs, subject to review and approval by the Gunnison County Attorney, referencing the infrastructure plans, to include: constructing the asphalt access road and parking areas, two additional 8 foot spruce trees and the installation of utilities as rendered within plans identified in the “Documents Informing this Review and Action.”

3. The Development Improvements Agreement shall require the applicant to provide to the County a guarantee of financial security, acceptable to the County, in an amount established by the Board based on no less than 125 percent of the estimated cost of the project, and payable on demand to the County. Said surety shall be retained by the County to a date acceptable to the County to certify completion of improvements.

4. Approval of the Commercial Minor Impact application is contingent upon Board of County Commissioners approval of the subdivision.

5. The applicant shall provide a final, executed sewer easement agreement subject to the approval of Gunnison County prior to the recordation of the Certificate of Minor Impact.

6. Subject to review and approval by the County Attorney, the “Residential Housing Restrictive Covenant” and the “Notice of Lien and Memorandum of Acceptance of Residential Housing Restrictive Covenant and Notice of Lien” for Gunnison Secure Storage workforce housing, shall be recorded with the Gunnison County Clerk and Recorder. Certificate of Minor Impact shall not be recorded until this condition is completed.

7. The applicant shall submit a drainage report and certification pursuant to Section 13-117: *Drainage, Construction and Post-Construction Stormwater Runoff* prior to the recordation of the Certificate of Minor Impact.

8. The applicant shall coordinate the construction of the Highway 135 driveway access with the Gunnison County Public Works Department and the City of Gunnison.

9. A Certificate of Occupancy for the commercial and light industrial elements of Phase One shall not be issued unless and until a Certificate of Occupancy has been issued for the Essential Housing units.

10. If the natural buffer of willows along the southern property line is destroyed or removed then the applicant shall replace with a new buffer.

11. The applicant shall provide the security gate access code to the Gunnison County Fire Protection District, after the gate has been installed.

12. Normal business hours for the light industrial shops shall be limited from 7am to 7pm.

13. The following requirements will be applied as conditions of all Gunnison County permits issued for projects on this parcel to protect Gunnison Sage-grouse:

    1) A Gunnison County Reclamation Permit is not recommended for activities on this parcel unless the surface disturbance is 10,000 sqft or more. That permit will contain specific reclamation conditions.

    2) Disturbed areas must be reseeded with an appropriate seed mix. Colorado Parks and Wildlife (CPW) and/or the Natural Resources Conservation Service (NRCS) are available to help identify an appropriate seed mix.

    3) Property owners must control or attempt to eradicate any noxious weeds that occur on the property. A list of noxious weeds may be found in the Colorado Noxious Weed list: www.colorado.gov/pacific/agconservation/noxious-weed-species The Gunnison County Weed Management Program should be contacted (970- 641-4393) for additional information and technical assistance.

    4) Per Section 11-106 G.3.d.1. of the *Gunnison County Land Use Resolution,* dogs and cats must be kept under appropriate control, by means which may include kenneling or other physically secure methods to ensure that negative effects to wildlife from pets do not occur. This includes construction workers' pets.

14. 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.

15. 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.

**BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY**
**RESOLUTION NO. 17 -**

**A RESOLUTION APPROVING GUNNISON SECURE STORAGE SUBDIVISION**
**SE4SW4, Section 25 Township 50 North, Range 1 West New Mexico Principal Meridian**
**at, 1012 Highway 135, GUNNISON COUNTY, COLORADO**
**LUC #2017-15**

**WHEREAS,** Gunnison Secure Storage, LLC represented by AJ Cattles is proposing a mixed use facility comprised of up to a 5,000 sq. ft. light industrial shop with two residential, deed restricted units and a maximum 250 unit, phased self-storage complex. The 4.43-acre parcel will be subdivided into two lots; Lot 1 with existing residence is .84 acres and Lot 2 with self-storage units and light industrial shops is 3.64 acres. Water supply will be by central well and augmentation water from the Upper Gunnison River Water Conservancy District and sewer by connection to the North Gunnison Sewer District sewer system. The complex will be secured by gated access and an onsite manager. The subdivision is shown on a plat titled *Gunnison Secure Storage Subdivision*, prepared by Robert E. Brandeberry, PLS, for and on behalf of SGM, dated October 12, 2017. A parking easement and an access easement for benefit of the owners of the subdivision, is identified on the plat.

**WHEREAS,** a joint public hearing was conducted by the Planning Commission and Board of County Commissioners on September 15, 2017. The Gunnison County Planning Commission approved a Recommendation of conditional approval of the *Gunnison Secure Storage Subdivision* on September 15, 2017, and forwarded said Recommendation to the Board of County Commissioners for their review; and

**WHEREAS**, the Board of Commissioners did, on October 17, 2017, receive and review the Planning Commission's Recommendation and considered the Recommendation in evaluating the request and intends to approve the request by the adoption in full of the Planning Commission's September 15, 2017 Recommendation, with the following Findings and Conditions of Approval:

**Findings:**
The Board finds that:

1. The Planning Commission has classified the application as a Minor Impact Project, based upon the impact classification found in *Section 6-102: Projects Classified as Minor Impact Projects A. 2-4 Units*.

1. The land use change complies with all applicable requirements of the *Gunnison County Land Use Resolution* and *Section 6-10: Standards of Approval for Minor Impact Projects*.

2. The property is within 400 feet of the North Gunnison Sewer District sewer system, and any uses requiring wastewater treatment will connect to the North Gunnison Sewer District sewer system.

3. The water plan assessment is complete and additional augmentation water was purchased from the Upper Gunnison River Water Conservancy District in compliance with Colorado Division of Water Resources.

4. A fence will be constructed at the perimeter of the storage area and light industrial shops along with existing and additional trees and will shield and buffer the existing single family residence and the surrounding residential neighborhood.

5. The Commission finds that the proposed two-lot subdivision is compatible with existing development in the neighborhood and will result in no significant net adverse impacts to the neighborhood.

6. 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.

7. The subdivision plat was reviewed and approved by the County Attorney's office, as to form.

8. The land use change complies with all applicable requirements of the *Gunnison County Land Use Resolution* and Section 6-10: *Standards of Approval for Minor Impact Projects*.

9. This review and decision incorporates, but is not limited to, all the documentation submitted to the County and included within the Planning Office file relative to this application; including all exhibits, references and documents as included therein.

**Conditions of Approval:**

1. 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*.

2. A mylar subdivision plat, in compliance with Section 6-105, *Gunnison County Land Use Resolution*, shall be provided to the Community Development Department, for signature by the Board of County Commissioners. Approval shall not be effective until and unless the plat is recorded with the Office of the Gunnison County Clerk and Recorder.

3. The approval shall be memorialized by Board Resolution and Certificate of Minor Impact Project Approval. Approval shall not be effective until the Resolution is recorded with the Office of the Gunnison County Clerk and Recorder.

4. A Development Improvements Agreement with Gunnison County, prepared by the Gunnison County Attorney's office, referencing the road construction plans, previously approved by the Gunnison County Public Works Department, prepared by Gerald Burgress, P.E., SGM titled "Gunnison Secure Storage Drainage Report", and "Gunnison Secure Storage Preliminary Drainage Plan, Screening and Road Plan" dated September 28, 2017 shall be

executed by the applicant and the Board of County Commissioners and the financial security required is provided by the applicant.

5. 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.

6. 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.

7. Approval of this use is based upon the facts presented and implies no approval of similar use in the same or different location and/or with different impacts on the environment and community. Any such future application shall be reviewed and evaluated, subject to its compliance with current regulations, and its impact to the County.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Gunnison County, Colorado, that Land Use Change Permit No. 2017-00015 Gunnison Secure Storage Subdivision, is approved as a Minor Impact Project, subject to each and all conditions, as identified above.

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

**INTRODUCED** by Commissioner _____, seconded by Commissioner _____, and passed on this 17th day of October, 2017.

BOARD OF COUNTY COMMISSIONERS

| | | |
|---|---|---|
| _____ | _____ | _____ |
| Phil Chamberland,<br>Chairperson | Jonathan Houck,<br>Commissioner | John Messner,<br>Commissioner |

**ATTEST:**

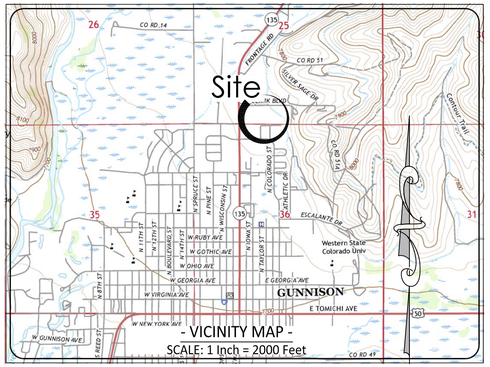
_____

**Gunnison County Clerk and Recorder**

# Gunnison Secure Storage Subdivision

## Situated in the SE1/4SW1/4 Section 25, T.50 N., R.1 W. of the N.M.P.M.

## Gunnison County, Colorado




**COMPLIANCE WITH BOARD OF COUNTY COMMISSIONERS' RESOLUTION**

The property described on this plat is subject to all the requirements, terms and conditions of the Board of County Commissioners' Resolution No. _____, recorded at Reception No._____ of the Records of the Clerk and Recorder of Gunnison County.

**GUNNISON COUNTY PLANNING COMMISSION APPROVAL**

The Planning Commission of Gunnison County, Colorado, hereby recommends _____ approval of this plat of the above subdivision, such recommendation being made at a meeting of said Commission held on this _____ day of _____, A.D. 20_____.

_____
Chairperson, Gunnison County Planning Commission

**BOARD OF COUNTY COMMISSIONERS APPROVAL**

The within plat of GUNNISON SECURE STORAGE SUBDIVISION is approved this _____ day of _____, A.D. 20_____.

_____
Chairperson, Gunnison County Board of Commissioners
Attest:

_____
Gunnison
County Clerk and Recorder

**GUNNISON COUNTY CLERK AND RECORDER'S ACCEPTANCE**

This plat was accepted for filing in the office of the Clerk and Recorder of Gunnison County, Colorado, on this _____ day of _____, A.D. 20_____, Reception Number _____, Time _____, Date _____.

_____
Gunnison County Clerk and Recorder

**ATTORNEY'S OPINION**

I, Jacob A. With, an attorney at law duly licensed to practice in the state of Colorado, hereby certify that I have examined title to all lands herein dedicated and subdivided. Such title is vested in Gunnison Secure Storage, LLC, a Texas limited liability company, and is free and clear of all liens, defects, encumbrances, restrictions and reservations except as follows:

1. Taxes and assessments for the current and subsequent years, a lien not yet due and payable.
2. Any facts, rights, easements, liens, encumbrances, defects, encroachment, violation, variation, adverse circumstance, interests or claims thereof or other matters not shown by the public records.
3. ANY FACTS, RIGHTS, EASEMENTS, LIENS, ENCUMBRANCES, DEFECTS, ENCROACHMENT, VIOLATION, VARIATION, ADVERSE CIRCUMSTANCE, INTEREST OR CLAIMS THEREOF OR OTHER MATTERS SHOWN HEREON.
4. RESERVATIONS AS CONTAINED IN PATENT OF THE UNITED STATES RECORDED JANUARY 16, 1882 IN BOOK 41 AT PAGE 466.
5. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN UTILITY EASEMENT RECORDED NOVEMBER 08, 1996 UNDER RECEPTION NO. 471911.
6. THE EFFECT OF THE CERTIFICATE OF MINOR IMPACT APPROVAL CERT NO. 12, SERIES 2003, RECORDED AUGUST 19, 2003 UNDER RECEPTION NO. 533961.
7. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN GRANT OF PERPETUAL NONEXCLUSIVE EASEMENT FOR PARKING AS RECORDED UNDER RECEPTION NO. 649124.
8. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN GRANT OF PERPETUAL NONEXCLUSIVE EASEMENT FOR SEWER LINE AS RECORDED UNDER RECEPTION NO. 649125.
9. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN RESIDENTIAL HOUSING RESTRICTIVE COVENANT as RECORDED UNDER RECEPTION NO. _____.
10. TERMS, CONDITIONS, PROVISIONS, BURDENS AND OBLIGATIONS AS SET FORTH IN NOTICE OF LIEN AND MEMORANDUM OF ACCEPTANCE OF RESIDENTIAL HOUSING RESTRICTIVE COVENANT AND NOTICE OF LIEN AS RECORDED UNDER RECEPTION NO. _____.
11. THE EFFECT OF CERTIFICATE OF MINOR IMPACT APPROVAL RECORDED UNDER RECEPTION NO. _____.

Dated this _____ day of _____, A.D. 20_____.

_____
Attorney-at-Law

**SURVEYOR NOTES:**

1. Legal Description per the Warranty Deed recorded at Reception No. 647456 of the Gunnison County Clerk and Recorders Office.
2. Basis of Bearings: Bearings shown hereon are based on an assumed bearing of N89°46'00"W, between the southwest corner of Section 25, being a 2.5" Brass Cap, LS 3912 and the south quarter corner of Section 25, being monumented by a 2" Pipe with a threaded Plug, both corners being monumented and shown hereon.
3. Units of linear measurements are displayed in US Survey Feet.
4. SGM will not be responsible for any changes made to this document after it leaves our possession. Any copy, facsimile, etc., of this document must be compared to the original signed, sealed and dated document to insure the accuracy of the information shown on any such copy, and to insure that no such changes have been made.
5. The property shown hereon is subject to all easements, rights-of-way, building setbacks or other restrictions of record, as such items may affect this property. This survey does not represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record.
8. The property shown hereon is subject to all easements, rights-of-way, building setbacks or other restrictions of record, as such items may affect this property. This survey does not represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record. All information pertaining to ownership, easement and other encumbrances of record has been taken from the title insurance commitment issued by Land Title Guarantee Co., Commitment No. GUR88000127, having an effective date of July 7th, 2017.

**GENERAL NOTES:**

1. Confinement of domestic animals: All dogs and cats shall be confined by kenneling, leashing, fencing or other physical constraint at all times. This restriction may be enforced by Gunnison county at the expense of the owner.
2. Colorado's fence out requirements: A property owner is required to construct and maintain fencing in order to keep livestock off his/her property.
3. Floodplain Hazard Area: The subject property is located in Zone X per map number 08051C266D with an effective date of May 16th, 2013. FEMA defines Zone X as areas determined to be outside the 0.2% annual chance floodplain.

**CERTIFICATE OF DEDICATION AND OWNERSHIP:**

We, Gunnison Secure Storage LLC being the owner(s), mortgagee(s) and lien holder(s) of the land described as follows:

A TRACT OF LAND LOCATED IN THE SE1/4 SW1/4 OF SECTION 25, TOWNSHIP 50 NORTH, RANGE 1 WEST, NEW MEXICO PRINCIPAL MERIDIAN, SAID TRACT BEING BOUNDED AND DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE SOUTH BOUNDARY OF SAID SECTION 25 AND THE EAST RIGHT OF WAY LINE OF HIGHWAY 135, WHENCE THE EAST QUARTER CORNER OF SECTION 25 BEARS NORTH 56°23' EAST, A DISTANCE OF 4,734.8 FEET, MORE OR LESS; THENCE ALONG THE SOUTH BOUNDARY OF SAID SECTION 25 SOUTH 89°46' EAST 1198.8 FEET TO A POINT FROM WHENCE THE SOUTH QUARTER CORNER OF SAID SECTION BEARS SOUTH 89°46' EAST 127.2 FEET; THENCE NORTH 0°04' WEST 139.8 FEET; THENCE NORTH 56°40' WEST 42.2 FEET; THENCE NORTH 89°43' WEST 1163.3 FEET TO THE EAST RIGHT OF WAY LINE OF HIGHWAY 135; THENCE SOUTH ALONG SAID RIGHT OF WAY BOUNDARY SOUTH 0°04' EAST 163.9 FEET TO THE POINT OF BEGINNING,

EXCEPTING THEREFROM A TRACT OF LAND TO THE STATE DEPARTMENT OF HIGHWAYS IN DEED RECORDED NOVEMBER 2, 1973 IN BOOK 461 AT PAGE 477,

COUNTY OF GUNNISON, STATE OF COLORADO

Said Parcel being 4.48 acres, more or less in Gunnison County, Colorado, under the name of Gunnison Secure Storage Subdivision, have laid out, platted and/or subdivided the same as shown on this plat.

In witness whereof Gunnison Secure Storage LLC. have subscribed their names this _____day of_____, A.D. 20_____.

By _____
Ahren James Cattles, Chairman Gunnison Secure Storage LLC.

State of _____)
) ss.
County of _____)

The foregoing instrument was acknowledged before me this _____ day of _____, A.D. 20_____, by Gunnison Secure Storage LLC.

My commission expires: _____

My address is: _____

_____
Witness my hand and official seal:

_____
Notary Public

**SURVEYORS CERTIFICATE:**

I, Robert E. Brandeberry, do hereby certify that I am a professional land surveyor licensed under the law of the state of Colorado, that this plat is a true, correct and complete plat of GUNNISON SECURE STORAGE SUBDIVISION as laid out, platted, dedicated and shown hereon, that such plat was made by me from an accurate survey of said property by SGM Inc. and under my supervision and correctly shows the location and dimensions of the boundary and easements of said subdivision as the same are staked upon the ground in compliance with applicable regulations governing the subdivision of land.

Robert E. Brandeberry
Colorado PLS # 38388
For, and on behalf of SGM

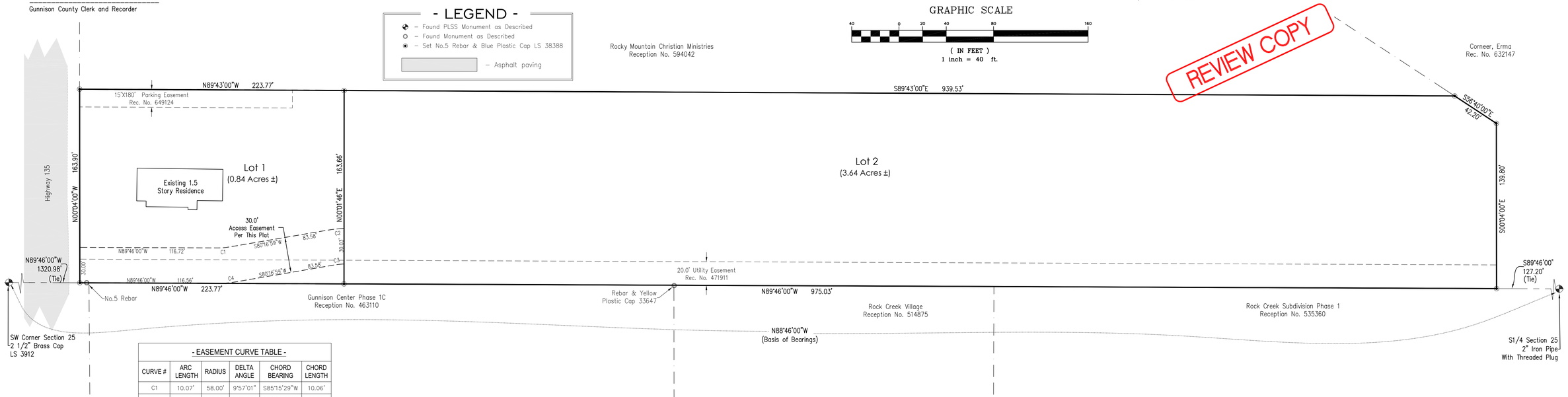
GRAPHIC SCALE

40 0 20 40 80 160

( IN FEET )
1 inch = 40 ft.

- LEGEND -

- Found PLSS Monument as Described
- Found Monument as Described
- Set No.5 Rebar & Blue Plastic Cap LS 38388
- Asphalt paving




- EASEMENT CURVE TABLE -

| CURVE # | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|---|---|---|---|---|---|
| C1 | 10.07' | 58.00' | 9°57'01" | S85°15'29"W | 10.06' |
| C2 | 14.52' | 112.00' | 7°25'38" | S83°59'48"W | 14.51' |
| C3 | 9.41' | 82.00' | 6°34'41" | S83°34'19"W | 9.41' |
| C4 | 15.28' | 88.00' | 9°57'01" | S85°15'29"W | 15.26' |

Notice:
According to Colorado Law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any legal action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.


SGM
118 West Sixth Street, Suite 200
Glenwood Springs, CO 81601
970.945.1004 www.sgm-inc.com


Gunnison Secure Storage Subdivision
Gunnison County, Colorado

| # | Revision | Date | By |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |

Subdivision Plat

| | |
|---|---|
| Job No. | 2016-198.002 |
| Drawn by: | EB |
| Date: | 10/12/17 |
| Approved: | REB |
| File: | Catt Storage Plat |



I:\2016\2016-198-AJCattles\002-CattlesStorage\H-Dwgs\Surv\Dwgs\Base\Maps\Catt Storage Plat.dwg