

**GUNNISON COUNTY PLANNING COMMISSION**  
**PRELIMINARY AGENDA: FRIDAY, July 19, 2019**

- 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.**     **Commnet Four Corner, work session**, request to replace a 14' utility pole within a 5 ft. x 5ft. lease ground approximately 50 ft. southeast of the Taylor Park Trading Post main building. The parcel is located at 23044 CR 742.  
**LUC-19-00006**
- 9:45 a.m.**     **Gunnison Secure Storage, Cont. Public Hearing**, request to remove the existing single family residence adjacent to State Highway 135 and construct a commercial, mixed use building not to exceed 9,999 sq. ft. Tenants will include an engineering office and the second office will be built to suit. Water supply will be by central well and sewer by connection to the No. Gunnison Sewer District system. The site is located on .84 acres, just no. of Gunnison at 1012 Highway 135.  
**LUC-19-00007**
- 10:30 a.m.**     **Hunter Ridge, work session**, request to develop sixteen residential units on an approximately 10-acre parcel. Four triplex unit (12 units total) and four single-family residential lots. Lot sizes range from 0.33 to 0.75 acres. Single family homes are proposed to be no greater than 8,500 sq. ft. Triplex buildings are proposed to be not greater than 8,500 sq. ft. Two of the triplex units are proposed to be deed restricted as workforce housing. The parcel is located at 45 Hunter Hill Rd., It is adjacent to the Town of Mt. Crested Butte.  
**LUC-19-00008**
- 11:30 a.m.**     **Gallegos Corporation, work session**, request to construct a new road to access the 112 Construction Materials Reclamation Permit area (112 Permit) on U.S. Forest Service land. There is an existing permitted rock harvesting operation at the site. The parcel is generally located approximately 1.5 miles west of the Town of Marble, north of County Rd. 3.  
**LUC-18-00053**
- 12:15 p.m.**     **Colorado Parks and Wildlife (CPW), work session**, CPW and the Planning Commission will conduct an information work session.
- 1:30 p.m.**     **Roper Subdivision, Site Visit**, request to subdivide four lots on an approximately 189-acre parcel. Lot 1-3.37 acres, Lot 2-3.38 acres, Lot 3-8.22 acres and Lot 4- 174 acres (remainder of the ranch.) The parcel is generally located 8 miles northeast of the City of Gunnison; approx. ½ mile east of Highway 135, on the east side of the Gunnison River.  
**LUC-19-00012**
- 3:00 p.m.**     **Hunter Ridge, Site Visit** , request to develop sixteen residential units on an approximately 10-acre parcel. Four triplex unit (12 units total) and four single-family residential lots. Lot sizes range from 0.33 to 0.75 acres. Single family homes are proposed to be no greater than 8,500 sq. ft. Triplex buildings are proposed to be not greater than 8,500 sq. ft. Two of the triplex units are proposed to be deed restricted as workforce housing. The parcel is located at 45 Hunter

Hill Rd., It is adjacent to the Town of Mt. Crested Butte.  
**LUC-19-00008**

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Click application #

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## Adjourn

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