

# **GUNNISON COUNTY PLANNING COMMISSION**

**PRELIMINARY AGENDA: July 17, 2025**

**221 N. Wisconsin, Suite D Gunnison CO, 81230**

**In person or on Zoom**

*Disclaimer: agenda discussion item times are approximate. Public hearings may start on or after the posted notice time. Work sessions may start earlier or later than the posted time.*

- 8:45 a.m.**
- Gunnison County Planning Commission call to order; determine quorum.
  - Approval of Minutes from the July 10, 2025 Planning Commission meeting.
  - **Unscheduled Citizens:** A brief period in which the public is invited to make general comments or has questions of the Commission or Staff about items which are not scheduled on the day's agenda.
  - Miscellaneous/Staff Reminders/Announcements
- 9:00 a.m.**     **Joint Public Hearing- BOA, PC, BOCC: LUC-23-00032 | Discount/Centennial Storage Major Impact Preliminary Plan**  
LPG 1825 HIGHWAY 135 LLC, DDCM 164 LUDLOW LLC (Applicant), represented by Centennial Storage Partners LLC, Law of the Rockies, and Michael O'Loughlin, Esq. of Schumacher & O'Loughlin, LLC, request an expansion of an existing Commercial use and a setback variance to allow for an additional 115 outdoor vehicle storage spaces adjacent to the Discount Storage facility at 1825 State Highway 135, Gunnison, CO 81230, Parcel No. [3701-250-06-008](#) (Application). The request would increase outdoor vehicle storage units from 134 to 249 spaces. The proposal would not increase the approximate 21,000 sq. ft. of interior retail storage.
- 10:00 a.m.**     **Planning Commission Work Session: LUC-25-00017 | CBMR Cell Tower Minor Impact**  
The Applicant, Crested Butte LLC, requests to install a wireless node, including 8'x14' equipment hut and 35' monopole for antennas, at the base of Crested Butte Mountain Resort.
- 10:30 a.m.**     **Planning Commission Work Session: LUC-24-00013 | Coconut Holdings Minor Impact**  
The Applicant, Coconut Property Holdings LLC, represented by Wright Angle Construction, is proposing a residence over 5,000 square feet on Lot 9, Wilder on the Taylor, commonly known as 874 Wildwater Way.
- 11:00 a.m.**     **Planning Commission Work Session: LUC-24-00056 | Aspen Leaf Hunting Lodge Minor Impact**  
The Applicant requests a change of use to their existing hunting lodge from private to commercial.
- 11:45 a.m.**     **Adjourn- PC Meeting**

**Packet Materials are available online: [Planning Commission Meeting Packets](#)**

Or by visiting <https://gunnisoncounty.org/197/Planning-Commission> and selecting "View Most Recent Meeting Packet"

**Use this link to join the Webinar on Zoom: <https://gunnisoncounty-org.zoom.us/j/86337231015>**

**Phone one-tap:**

**+17193594580,,86337231015# US**

**+14086380968,,86337231015# US (San Jose)**

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.

**GUNNISON COUNTY PLANNING COMMISSION  
REGULAR MEETING MINUTES  
Thursday, July 10, 2025**

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The Gunnison County Planning Commission conducted a regular meeting in the Planning Commission Meeting Room in the Blackstock Government Center, 221 N. Wisconsin, Gunnison, Co. and on Zoom **Present:**

Chairperson - Roland Mason Vice-Chairperson - Eric Phillips Commissioner - Julie Baca Commissioner - Fred Niederer Alt. Commissioner - Sean Patrick	Director of Community and Economic Development - Cathie Pagano Director of Planning - Hillary Seminick Planner II - Rachael Blondy Planner I – Caroline Danielson
BOCC - Jonathan Houck BOCC - Liz Smith BOCC - Laura Puckett Daniels	City of Gunnison – Anton Sinkewich Others present as listed in text

**Absent:** Barvitski, McBreen

**Recused:**

**Zoom:** Phillips, Baca

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With a quorum present Chairperson Mason opened the July 10, 2025 regular meeting of the Planning Commission at 8:46 am.

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**Moved by** Baca, seconded by Niederer to approve Planning Commission meeting minutes, dated July 1, 2025. The motion passed unanimously in support.

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Staff announcements/ miscellaneous:

n/a

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**Work Session: SG-25-00001 | Gunnison Area Plan Special Area Regulations**

Discussion of the proposed Gunnison Area Plan Special Area Regulations with Gunnison County Planning Commission, Gunnison County Board of Commissioners, and City of Gunnison.

Seminick noted that per recommendation by the group, the consultant team had started moving forward with the Gunnison Area Plan draft. She explained that this meeting was scheduled to continue the discussion surrounding the Special Area Regulations (SAR), specifically exemptions based upon unit quantity, density requirements, development incentives, and utility connection requirements.

Staff summarized that they received generally positive feedback from the boards regarding exemptions for single family residences. Noted that the exemptions for four or fewer units could potentially create a loophole in the regulations.

Group discussed the proliferation of wells and septic systems, and how this could impact City of Gunnison water. They also discussed the end goal of housing, and how these exemptions may not align. Puckett Daniels noted that this plan is not the end, and that further infrastructure planning would need to occur after adopting this plan. Phillips noted that he was comfortable with removing the 4-unit exemption. Mason, Patrick, and Baca agreed. Pagano clarified that these regulations would still allow someone to build a Single-Family Residence.

Niederer inquired about how density potential was identified. Seminick explained that the City calculated this based upon how many units could currently be served, and how many units could be served upon infrastructure improvements. She clarified that the pre-annexation agreements would exist to help determine what connection would look like. Sinkewich further explained that the utility study that was performed assumed an average of 12.5 dwelling units/acre, assuming not every parcel will be developed to maximum allowed density.

Houck inquired about existing projects that are in progress, and what impact they could have on this plan. Sinkewich explained that there is not a hierarchy of service areas, and that having this plan in place would put the jurisdictions in a good place to seek grant funding for further infrastructure improvements. Pagano noted that determining a timeline for utility extension would not be possible at that time, and that finalizing the plan would be the first step in determining next steps.

Group discussed density, Pagano outlined the deed restriction requirements based upon density.

Niederer expressed general support for these restrictions, but inquired about building height. Group discussed maximum building heights, maximum square footages for lot sizes, the requirement to build to the setback line, and sidewalk requirements. Group agreed that 9,000 sf seemed appropriate.

Group discussed development incentives, which included increased maximum height allowances and parking requirements.

Group agreed that they were ready to schedule a public hearing. Pagano notified the group of the public hearing scheduled for August 7, 2025 at the courthouse.

Mason adjourned the meeting at 11:24AM.



**GUNNISON COUNTY, COLORADO  
PLANNING DEPARTMENT STAFF REPORT  
for PRELIMINARY PLAN**

Land Use Change Permit Application: LUC-23-00032  
Discount Storage Expansion of Commercial Use

Date application scheduled with Planning  
Commission: May 15, 2025  
Prepared by: Hillary I Seminick, Planning Director

<b>Applicant Name:</b>	Centennial Storage Partners LLC and Michael O’Loughlin, Esq., Schumacher & O’Loughlin, LLC
<b>Property Owner Name:</b>	LPG 1825 Highway 135, LLC, a Colorado limited liability company and DDCM 164 Ludlow LLC, a New York limited liability company
<b>Project Description:</b>	<p><i>The following project description was provided by the applicant in section C.6. PROJECT DESCRIPTION of “Narrative for Discount Self Storage preliminary plan application GUC Land Use Change No. LUC-23-00032,” February 4, 2025.</i></p> <p><i>“(a) USES AND ACTIVITIES. The proposed use is an expansion of the current outdoor parking storage area for motor vehicles, RVs, boats, and OHVs, and as more particularly shown on the site plan that is attached to this application and which has previously been provided to GUC. The plan is to add 115 parking spaces to the parking storage area. This will increase the total number of parking storage spaces from 134 to 249 spaces, as shown on the site plan.</i></p> <p><i>As part of this proposal, the applicant has requested a variance from the 50’ setbacks that GUC is contending apply to this parking storage expansion project. The proposal, as shown on the site plan, is a 2’ setback. The current parking storage area on the site has no property line setbacks since that was not required by GUC as part of the initial parking storage area development in 2018. The applicant has also filed legal action on this setback question but has stayed the litigation pending the acceptance of the variance application by GUC. The land use change proposal also seeks to make a minor adjustment to the boundaries between the subject parcel (Resultant Lot 3, Flying E Ranch) and the adjacent “island parcel” owned by Tucker Roberts (Resultant Lot 2, Flying E Ranch). The proposed boundary adjustment plat was submitted to GUC and is incorporated as part of this major impact application process. The proposed boundary adjustment is also shown on the most recent version of the project site plan.</i></p> <p><i>(b) NUMBER OF UNITS OR OTHER SIZES OF USES. The proposed parking lot storage expansion seeks to add 115 parking spaces to the existing parking area and is contained within a portion of Resultant Lot 3 of the Flying E Ranch Subdivision, as shown on the most recent version of the project site plan. Resultant Lot 3, as</i></p>

	<p>shown on the site plan and proposed boundary adjustment plat, is 9.22 acres. The entirety of Resultant Lot 3 will be used for storage business purposes, as shown on the site plan, if and when the expanded parking storage area is approved by GUC. The area of the proposed expanded parking storage area is approximately 103,072.91 square feet or 2.366 acres.</p> <p><i>(c) DESCRIPTION OF STRUCTURES. There are no structures proposed for this application. There is, however, a privacy/boundary fence proposed to enclose the expanded parking lot storage area and to shield said parking area from the adjacent properties and Highway 135, as shown on the site plan. The proposal is to use the same or similar fencing as to what is found currently on the site. Colorado Parks &amp; Wildlife (“CPW”) has provided an opinion that using the same or similar fencing as what currently exists at the site is appropriate for the expanded parking area. See email from Clayton BonDurant of CPW to Abigail Grimmitt dated January 23, 2025, which is included with this application packet.</i></p> <p><i>(d) DESCRIPTION OF OFF-SITE RESOURCES. Procuring and constructing the proposed privacy/boundary fence will be one off-site resource purchased and used for the proposed expansion. In addition, the applicant plans to add more gravel to the top surface of the proposed parking storage area and a small amount of concrete for the headwall at the ditch culvert/pipe inflow area. The structural fill that is already in place is likely adequate for the expanded parking area given the length of time it has been in place. In addition, the applicant plans to add several inches of washed crushed gravel which will then be compacted to provide a quality surface for the expanded parking area. Once these additional improvements occur, the expanded parking storage area will then match the existing parking storage area that was developed with GUC approval in 2018.”</i></p>
<p><b>Property Location:</b></p>	<p>The property is legally described as Resultant Lot 3, FLYING E RANCH SUBDIVISION, according to the plat recorded September 17, 2019 as Reception No. 662373, County of Gunnison, State of Colorado, and more commonly described as: <a href="#">1825 State Highway 135, Gunnison, CO 81230, parcel no. 3701-250-06-008.</a></p>
<p><b>Surrounding Land Uses:</b></p>	<p><b>Adjacent Uses of Contiguous Parcels</b>  370125000009, Mixed Use Residential and Commercial  370125000008, Residential  370100000119, Agriculture/vacant residential  370100000165, Residential  370125006005, Agriculture/vacant residential  370125006007, Vacant  370125006009, Residential</p>
<p><b>Agency and Department Review:</b></p>	<p>The application was referred to the following agencies by email on TBD:</p> <ul style="list-style-type: none"> <li>• Gunnison County Public Works</li> <li>• Gunnison Fire Protection District</li> <li>• Colorado Dept. of Transportation</li> <li>• Colorado Parks and Wildlife</li> <li>• US Forest Service</li> <li>• City of Gunnison</li> <li>• Gunnison County Building and Environmental Health Official</li> </ul>

	Comments received are integrated in the applicable section(s) of the Report below. Comments were not received from the following: <ul style="list-style-type: none"> <li>Gunnison County Building and Environmental Health Official</li> </ul>	
<b>Pre-Application Conference:</b>	NA	
<b>Preliminary Plan Status of Application:</b>	Applicant submitted the Preliminary Plan on February 13, 2025. The <i>Land Use Resolution</i> requires that Preliminary Plan review accomplishes: Discussion of the proposal. A process to formulate detailed, design/engineered solutions to issues and concerns identified during Sketch Plan review and to address, in a site-specific manner, all other issues that are relevant to the Preliminary Plan. Submittal by the applicant is required to address specific sections of the <i>Land Use Resolution</i> and to address compliance with Sketch Plan conditions.	
<b>Attached Exhibits:</b>	The entire land use application can be reviewed on <a href="#">Citizen Access</a> → Projects → LUC-23-00032 → Attachments.	
<b>Planning Commission Tasks at Initial Work Session:</b>	<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>— Review staff comments identifying compliance of application with standards, and other standards with which the application must comply in order to be approved</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>— Set site visit date, if necessary.</li> </ul>	
<b>PROTECTIVE COVENANTS OUTLINE INCLUDING DESIGN CRITERIA:</b>		
	<b>Complies with Preliminary Plan submittal requirements</b>	<b>General Comments/References to specific documentation</b>
Conditions of Sketch Plan approval	<input type="checkbox"/> Yes <input type="checkbox"/> No	<p>The following project-specific conditions were identified in BOCC Resolution No. 54, Series 2024.</p> <ol style="list-style-type: none"> <li>1. <i>“The Preliminary Plan application shall address how the application and proposed development will address the following issues identified during the Sketch Plan review process:</i> <ol style="list-style-type: none"> <li>a. <i>A 25’ maintenance easement must be maintained from either side of the ditch. The Applicant may obtain written notarized consent from the ditch owner(s), that distance may be decreased, and existing historical</i></li> </ol> </li> </ol>

		<p><i>easements used to gain access to ditches, headgates, and fences for maintenance or operational purposes shall be preserved or replaced with reasonable alternate easements suitable for continuation of the historic use.</i></p> <p><i>b. The applicant shall provide explanation on how the ditch culvert shall be maintained.</i></p> <p><i>c. The applicant shall work with Colorado Parks and Wildlife to identify if fencing is appropriate and a design that will accommodate wildlife movement.”</i></p>
Responsibilities of property owners or homeowners’ association defined	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<p>NA, protective covenants are not required as part of the Application.</p>
Property owners enforcement; and Gunnison County is party to enforcement.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Amendment or termination of the protective covenants is subject to approval by Gunnison County.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A <input type="checkbox"/> o	
Defined building heights, compatibility with terrain, and sizes of all structures.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Architectural style, types and colors of exterior materials to be used, including siding and roofing.	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Solid fuel-burning devices requirements	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Open space maintenance and allowed uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Notices that signs require permits	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Parking restrictions described	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Requirements for landscaping on individual lots	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Snow removal required of homeowners association	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Fencing requirements	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Exterior lighting requirements	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Reclamation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Standards included to ensure compatible use	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Limits on domestic animals	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
Geotechnical Studies	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	
▪ Grading and Erosion Control	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	

**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
7-102: Standards that apply to all Major Impact applications:		
7:102: A.: The proposed land use change is required to comply with, and the burden is on the applicant to demonstrate through competent evidence, that the proposed land use change complies with all applicable requirements of this <i>Resolution</i> .		
7-102: B.: Compatibility with community character; no adverse impact future development of the development area.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Applicable, the Applicant shall demonstrate the proposal complies with the following standard:</i>  <i>B. COMPATIBILITY WITH COMMUNITY CHARACTER. The proposed land use change 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.</i>
7-102: C.: Phases stand alone	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable, no phases proposed.</i>
7-102: D.: Uses identified on all subdivision lots	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable, subdivision is not proposed.</i>
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	<i>Not Applicable, not proposed in the Application.</i>
9-102: Home occupations	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable, not proposed in the Application.</i>
9-103: Bed and breakfast	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable, not proposed in the Application.</i>
9-203: Mobile home communities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable, not proposed in the Application.</i>
9-301.D Commercial and Industrial Uses, General Standards	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Applicable, compliance to be determined during review.</i>  The majority of the General Standards in Section 9-301:D do not apply to the proposal. Applicable standards have been addressed below.  <i>9-301:D.1 Non-Residential Accessory Uses.</i> While there is an existing residential use on the property, the residence is secondary to the primary commercial use.

		<p><i>9-301:D.2. Food Service Requirements</i> No food service proposed.</p> <p><i>9-301:D.3 Electrical Disturbances</i> Not applicable, no utilities required for the proposed use.</p> <p><i>9-301:D.4. Fire And Explosive Hazards</i> The proposed use does not include materials that decompose by detonation.</p> <p><i>9-301:D.5. Glare And Heat</i> Any glare reflected by vehicles will be shielded from adjacent uses by an eight-foot high chain link, slatted fence.</p> <p><i>9-301:D.6 Exterior Lighting</i> No exterior lighting is proposed.</p> <p><i>9-301.D 7. Odors</i> Vehicular storage is generally a passive use and not expected to generate specific odors.</p> <p><i>9-301:D.8. Radioactivity</i> The project does not include storage of radioactive materials.</p> <p><i>9-301:D.9 Vibration</i> Vehicle storage should not create vibrations detectible beyond the property boundary.</p>
9-302: Farm or ranch stand	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
9-303: Dude ranches and resorts	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
9-304: Adult-oriented uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
9-305: Seasonal recreational vehicle parks and campgrounds	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
9-400: Minerals and construction materials	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
9-501: Special events	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
9-502: Temporary structures	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
9-503: Satellite dishes	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
9-504: Attached wireless communications devices	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
9-505: Freestanding wireless communications structures	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
9-506: Child care center	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
9-507: Group home	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.

9-508: Keeping of livestock not on an agricultural operation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
9-509: Camping on individual parcel	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
9-600: Essential housing	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
10-102: Locational standards for residential development	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
10-103: Residential density	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not proposed in the Application.
10-104: Locational standards for commercial, industrial or other non-residential uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>Applicable</i>, compliance to be determined during review. The responses to this section have not changed since the Sketch Plan application.</p> <p>Note: <i>June 27, 2019 BOCC Policy Direction</i> states “An applicant should assume that commercial, industrial and nonresidential uses outside of platted or zoned areas that allow these uses will be difficult and/or unlikely to be permitted,” and further directing these uses to existing commercial/industrial parks.</p> <p><i>B. Primary Locational Standard, 1. Adjacent To Incorporated Municipality.</i></p> <p><i>Staff Response:</i> The property is not adjacent to the City of Gunnison, therefore, the proposal shall meet the Standards of 10-104:C Alternative Locational Standards.</p> <p><i>C. Alternative Locational Standards.</i></p> <p><i>When the applicant has demonstrated that a proposed commercial, light industrial, industrial or other non-residential development cannot satisfy the primary locational standard, the location may be approved if the Board finds that in addition to meeting all of the other applicable requirements of this Resolution, the cumulative impacts of the proposed development and existing development will result in no significant net adverse impact to neighborhood uses, wildlife, visual quality, air or water quality, and the proposed use complies with the following:</i></p> <p><i>1. Locational Considerations.</i></p> <p><i>a. Necessary Location.</i></p> <p><i>The location is necessary because of specific circumstances including location of minerals, unique transportation needs or geologic conditions; or</i></p> <p><i>b. No Site Is Reasonably Attainable In Or Adjacent To The Nearest Municipality Or Existing Permitted Business Or Industrial Park. There is no site reasonably attainable within or adjacent to the municipality or existing permitted businesses or industrial park nearest the proposed development site, in an area that qualifies for annexation, or is consistent with a municipal Three Mile Plan area. Evaluation of suitability shall consider size of parcel needed, reasonable availability of necessary utilities and other infrastructure, and the applicant shall provide documentation of</i></p>

*comparable sites. Economic feasibility or practicality of comparable sites may be considered, but shall not be the deciding factor in determining suitability; or*

*c. Location Well-Suited To Specific Use.*

*The proposed location is particularly well-suited for the specific use (recreational facilities, including dude ranches or resorts); provided, however, that location in a high traffic area or on a highway artery shall not, in and of itself, qualify a proposed commercial development for approval; or*

*d. Need Or Use Is Well-Suited In A Particular Area.*

*There is a documented need for the specific use in the proposed location; or*

*e. Use Is Designed To Serve A Specific Residential Area.*

*The development will be located and designed primarily to serve an integral part of a specific residential area or development, and shall provide services that are reasonably likely to reduce vehicle trips between the residential area and population centers.*

*Applicant response October 6, 2023:*

In addition to satisfying the primary locational standard, this proposal also satisfies the alternative locational standards set forth in LUR Section 10-104.C.

The first consideration in the alternative locational standards is whether “the cumulative impacts of the proposed development and existing development will result in no significant net adverse impact to neighborhood uses, wildlife, visual quality, air or water quality.” LUR Section 10-104.C. As noted, the proposal is to add around 125 parking spaces to an existing commercial parking and storage area on the property. It will have no significant impact on neighborhood uses, as it is not in, or adjacent to, a neighborhood. It will also have a negligible impact, if any, on wildlife. This proposal will also not result in high traffic or heavy commercial use. Rather, it is simply an area to park recreational and personal vehicles and boats for storage that already exists on the site. The proposed parking area will also have very little to no impact on visual quality. The parking area is directly behind the existing storage area and is barely visible from Highway 135. Finally, the proposed development will have no impact on air or water quality. No additional air or water use or pollution will result from the storage of personal and recreational vehicles, other than minor emissions from the small increase of vehicle traffic that is expected in order to access the expanded parking area. The applicant is currently working with the Colorado Department of Transportation (“CDOT”) to solidify its current access permit from State Highway 135 and will provide any revised or new access permit that CDOT may require in order to expand the outdoor parking areas.

The next consideration in the LUR’s alternative locational standards deals with the suitability of the specific location for the proposed use. LUR Section 10-104.C.1.a.-.e. In this instance,

the proposed parking development is consistent with at least four of the five locational considerations.

First, the location of the proposed parking development is “particularly well suited for the specific use.” LUR Section 10-104.C.1.c. As set forth previously, this proposed parking area expansion is immediately adjacent to the current outdoor parking area and storage facility. This is the perfect location for this development since it already exists onsite, is barely noticeable from State Highway 135, and would simply not sense for such a parking area to occur elsewhere and be noncontiguous with the existing facility.

Secondly, the “need or use [of the proposed development] is well-suited in a particular area.” LUR Section 10-104.C.1.d. In Gunnison County, there is a need for additional storage and parking facilities. As the population of the County continues to increase, demand for storage and vehicle parking also increases. The applicant has seen this firsthand, as there are little to no current storage spaces available, whether for parking or otherwise, at the subject facility. Most, if not all, storage facilities in the County have waitlists. As contemplated in the LUR, the need for additional storage has been “documented.” 1 LUR Section 10-104.C.1.d. As such, additional storage is well suited for the area.

Next, the proposed location for the parking and storage area is a “necessary location.” LUR Section 10-104.C.1.a. Specifically, the proposed location is necessary because it offers an open, flat area that is the appropriate size for the proposed use with minimal to no adverse impacts. Additionally, the applicant owns the proposed location, which makes the proposed location the only viable and feasible location for the development.

With regard to the five locational considerations, there is “no site... reasonably attainable in or adjacent to the nearest municipality or existing permitted business or industrial park.” LUR Section 10-104.C.1.b. Purchasing multiple acres in the City of Gunnison – with the existing skyrocketing real estate prices – is not reasonably attainable for the applicant. Further, it is unknown if there are any areas currently within the City that are suitable for the proposed project (even if property within the City was financially attainable). For example, there are currently no 2-to-3- acre level lots suitable for a parking storage area that are for sale within City limits. Moreover, it is not consistent with the objectives of the Three Mile Plan or the primary and alternative locational standards to put a new facility in place, rather than adding on to a current facility where the same use already exists.

The next consideration in the alternative locational standards is whether the “proposed use is compatible with the uses established in the impact area.” LUR Section 10-104.C.2. In this matter, the answer is unequivocally yes. This is a proposed parking storage area that is an extension of the current parking storage area. And, because this is simply parking areas for vehicles, boats and RVs, the “impact area” will not extend outside the boundaries of the parking area itself.

The final consideration in the alternative locational standards is whether the proposed development will have “no significant net adverse effect... of the proposed and existing developments on adjacent land uses, County or other infrastructure, or public health, safety or welfare, or the environment.” LUR Section 10-104.C.3. This project is consistent with this standard since it will have no adverse impact on the existing storage facility or the adjacent land uses. Further, the only infrastructure anticipated to be used by the project is Highway 135, as it will be used to access the parking facility. The parking facility will have no adverse impact on Highway 135. Finally, the proposed parking facility will have no significant adverse impact on public health, safety or welfare, or the environment.

*Compliance with Draft Gunnison Subarea Master Plan*

It is worth noting that this proposed development is also in compliance with the draft Gunnison Subarea Master Plan. In the March 1, 2023 Subarea Master Plan, developed by Houseal Lavigne Associates, the area of the proposed storage development is already classified as “Storage” in the existing land uses. See Draft Gunnison Subarea Master Plan, p. 5. Additionally, the proposed development is in the “central area” of the “northern gateway,” which has been identified as an area for commercial land use “along State Highway 135.” See Draft Gunnison Subarea Master Plan, p. 15. The proposed development is a commercial land use along State Highway 135. As such, the proposed development will likely be in compliance with the new Subarea Master Plan.

*Applicant response April 29, 2024:*

In addition to satisfying the primary locational standard, the parking storage area expansion proposal also satisfies the alternative locational standards set forth in LUR Section 10-104.C.

The first consideration in the alternative locational standards is whether “the cumulative impacts of the proposed development and existing development will result in no significant net adverse impact to neighborhood uses, wildlife, visual quality, air or water quality.” LUR Section 10-104.C. The proposal, as shown by the revised site plan dated April 3, 2024, is to add 115 parking spaces to the existing commercial outdoor parking and storage area located on the Discount Self Storage property. It will have no significant impact on neighborhood uses, as it is not in, or adjacent to, a neighborhood. It will also have a negligible impact, if any, on wildlife. This proposal will also not result in high traffic or heavy commercial use. Rather, it is simply an area to park recreational and personal vehicles and boats for storage that already exists on the site. The proposed parking storage area will also have very little to no impact on visual quality. The parking area is directly behind the existing storage area and is barely visible from Highway 135. Finally, the proposed development should have no adverse impact on air or water quality. Negligible additional air or water use, or pollution, will result from the storage of personal and recreational vehicles, in the form of minor emissions from the small increase of vehicle traffic that is expected in order to access the expanded parking area. The applicant has also obtained a new Colorado Department of Transportation

("CDOT") access permit to the subject property to solidify its current access from State Highway 135.

The next consideration in the LUR's alternative locational standards deals with the suitability of the specific location for the proposed use. LUR Section 10-104.C.1.a.-.e. In this instance, the proposed parking development is consistent with at least four of the five locational considerations.

First, the location of the proposed parking development is "particularly well suited for the specific use." LUR Section 10-104.C.1.c. As set forth previously, this proposed parking area expansion is immediately adjacent to the current outdoor parking area and storage facility. This is the perfect location for this development since it already exists onsite, is barely noticeable from State Highway 135, and would simply not make sense for such a parking area to occur elsewhere and be non-contiguous with the existing facility.

Secondly, the "need or use [of the proposed development] is well-suited in a particular area." LUR Section 10-104.C.1.d. In Gunnison County, there is a need for additional storage and parking facilities. As the population of the County continues to increase, demand for storage and vehicle parking also increases. The applicant has seen this firsthand, as there are little to no current storage spaces available, whether for parking or otherwise, at the subject facility. Most, if not all, storage facilities in the County have waitlists. As contemplated in the LUR, the need for additional storage has been "documented."<sup>1</sup> LUR Section 10- 104.C.1.d. As such, additional storage is well-suited for the area.

Next, the proposed location for the parking and storage area is a "necessary location." LUR Section 10- 104.C.1.a. Specifically, the proposed location is necessary because it offers an open, flat area that is the appropriate size for the proposed use with minimal to no adverse impacts. Additionally, the applicant owns the proposed location, which already provides the same parking storage use, and which makes the proposed location the only viable and feasible location for this type of development. With regard to the five locational considerations, there is "no site... reasonably attainable in or adjacent to the nearest municipality or existing permitted business or industrial park." LUR Section 10-104.C.1.b. Purchasing multiple acres in the City of Gunnison – with the existing sky-rocketing real estate prices – is not reasonably attainable for the applicant, and is not a realistic use of property anymore given today's market and prices. Further, it is unknown if there are any areas currently within the City that are suitable for the proposed project (even if property within the City was financially attainable). For example, there are currently no 2-to-3-acre level lots suitable for a parking storage area that are for sale within City limits. Moreover, it is not consistent with the objectives of the Three Mile Plan or the primary and alternative locational standards to put a new facility in place, rather than adding on to a current facility where the same use already exists.

The next consideration in the alternative locational standards is whether the “proposed use is compatible with the uses established in the impact area.” LUR Section 10-104.C.2. In this matter, the answer is unequivocally yes. This is a proposed parking storage area that is an extension of the current parking storage area. And, because this is simply parking areas for vehicles, boats, and RVs, the “impact area” will not extend outside the boundaries of the parking area itself. The final consideration in the alternative locational standards is whether the proposed development will have “no significant net adverse effect... of the proposed and existing developments on adjacent land uses, County or other infrastructure, or public health, safety or welfare, or the environment.” LUR Section 10- 104.C.3. This project is consistent with this standard since it will have no adverse impact on the existing storage facility or the adjacent land uses. Further, the only infrastructure anticipated to be used by the project is Highway 135, as it will be used to access the parking facility. CDOT has confirmed that this is an acceptable use from Highway 135, as it has granted a new access permit to the property to allow for this expanded use. The new permit was granted because the expanded parking facility will not adversely impact Highway 135. Finally, the proposed parking facility will have no significant adverse impact, or likely any impact at all, on public health, safety, welfare, or the environment.

*Compliance with Draft Gunnison Subarea Master Plan*

It is worth noting that this proposed development is also in compliance with the draft Gunnison Subarea Master Plan. In the March 1, 2023 Subarea Master Plan, developed by Houseal Lavigne Associates, the area of the proposed storage development is already classified as “Storage” in the existing land uses. See Draft Gunnison Subarea Master Plan at p. 5. Additionally, the proposed development is in the “central area” of the “northern gateway,” which has been identified as an area for commercial land use “along State Highway 135.” *Id.* at p. 15. The proposed development is for commercial land use along State Highway 135. As such, the proposed development is in compliance with the new draft Subarea Master Plan.

**2. COMPATIBLE WITH EXISTING USES ESTABLISHED IN IMPACT AREA.**  
*The proposed use is compatible with uses established in the impact area.*

*Applicant response:*

The Applicant addresses this standard in the response provided above (LUR Section 10-104:C.1 *Locational Considerations*).

**3. NO SIGNIFICANT NET ADVERSE EFFECT.** *There will be no significant net adverse effect, including cumulative impacts when there is a reasonable probability*

		<p><i>that there are cumulative impacts, of the proposed and existing developments on adjacent land uses, County or other infrastructure, or public health, safety or welfare, or the environment.</i></p> <p>The Applicant addresses this standard in the response provided above (LUR Section 10-104:C.1 <i>Locational Considerations</i>).</p>
11-102: Voluntary best management practices	No submittal requirements; no standard of compliance	
11-103: Development in flood hazard areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable</i> , not located within a flood hazard area.
11-104: Development in geologic hazard areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<p><i>Not applicable</i>, not located within a mapped geologic hazard area.</p> <p>Jill Carlon, Land Use Review Program of the Colorado Geological Survey provided the following comment in a May 5, 2025 email:</p> <p><i>“The LUC-23-00032 applicant states (Narrative for Discount Self Storage preliminary plan application, GUC Land Use Change No. LUC-23-00032, February 4, 2025) that a new 12” HDPE culvert pipe now conveys water through the ditch or drainage traversing the proposed expanded storage area. This satisfactorily addresses the comment in our 6/27/2024 review letter”.</i></p>
11-105: Development in wildfire hazard areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Applicable</i> , located in a Very High wildfire hazard area. Any development shall be required to comply with the provisions of this section at Building Permit.
11-106: Protection of wildlife habitat areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>Applicable</i>, located in Occupied Sage-Grouse Habitat.</p> <p>Certificate of Administrative Review No. 140, Series 2023 memorialized compliance of the proposal for development in Sage-Grouse Habitat pursuant to the analysis in “Gunnison Sage-Grouse Habitat Site Specific Analysis Permit Application Number LUC-23-00032”, August 31, 2023, Aleshia Rummel, Gunnison Conservation District Wildlife Biologist. The letter found the proposal “will not adversely impact Gunnison sage-grouse or their habitats beyond which has already occurred,” with the following conditions.</p> <ol style="list-style-type: none"> <li>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 shall contain specific reclamation conditions. For activities not requiring a Reclamation Permit, disturbed areas shall 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.</li> <li>2) Property owners shall control or attempt to eradicate any noxious weeds that occur on the property. A list of noxious weeds may be found in the Colorado</li> </ol>

Noxious Weed list: [www.colorado.gov/pacific/agconservation/noxious-weedspecies](http://www.colorado.gov/pacific/agconservation/noxious-weedspecies) The Gunnison County Weed Management Program should be contacted (970-641-4393) for additional information and technical assistance,

- 3) Per Section 11-106 G.3.d.1. of the Gunnison County Land Use Resolution, dogs and cats shall 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 and maintenance workers' pets.
- 4) Per Section 11-106 I of the Gunnison County Land Use Resolution, design of fences other than those with agricultural operations shall ensure they do not adversely impact wildlife. Woven wire fencing shall not be allowed for perimeter fencing or as interior cross fencing. Perimeter and cross fencing should be built using specifications from the most recent edition of the Colorado Parks and Wildlife (CPW) publication *Fencing with Wildlife in Mind*,
- 5) A separate analysis will be required, which may include additional conditions for any proposed development in the future not addressed in this site analysis.

The Applicant provided a response to the following project-specific condition in BOCC Resolution No. 54, Series 2024. *section C.7(c) of "Narrative for Discount Self Storage preliminary plan application GUC Land Use Change No. LUC-23-00032,"* February 4, 2025.

*(c) The applicant shall work with Colorado Parks & Wildlife to identify if fencing is appropriate and a design that will accommodate wildlife movement.*

Project agent and attorney Michael O'Loughlin's legal assistant and office manager, Abigail Grimmett, emailed local Colorado Parks & Wildlife ("CPW") representatives, Brandon Diamond and Nick Gallowich, on January 16, 2025 requesting an opinion from CPW on the current privacy/boundary fencing at the property and whether that fencing is also appropriate for the proposed parking lot expansion. A copy of that email, along with pictures of the current fencing that was provided with said email, is attached to this application.

Attorney O'Loughlin received a call back from CPW's Nick Gallowich on January 21, 2025 regarding the proposed fencing. Mr. Gallowich indicated that CPW had no problem with the use of the same or similar fencing for the expanded parking lot area that is already on the site for the current parking storage area. Mr. Gallowich indicated that it is best to keep these storage areas within the same area, rather than having smaller satellite locations throughout the vicinity, in order to minimize any wildlife disturbance. Mr. Gallowich also indicated it is best practice to enclose the proposed expanded parking storage area with a fence to keep wildlife out. In

		<p>response to this conversation with Mr. Gallowich, Ms. Grimmatt received an email confirming CPW's position in an email dated January 23, 2025 from CPW's local District Wildlife Manager, Clayton BonDurant, a copy of which is included with this application.</p> <p>Clayton BonDurant, District Wildlife Manager, Colorado Parks and Wildlife provided the following comment in an email on April 15, 2025:</p> <p><i>"Thank you for offering CPW the ability to comment on this project, LUC-23-00032. After review of this application and its location, CPW does not have any major concerns or formal comments on this project".</i></p> <p>The application included the proposed fencing materials, which would be an extension of the existing chain link, slatted fencing around the current storage area.</p>
11-107: Protection of water quality	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , it appears that "wetlands that are created and used for the primary purpose of agricultural operations" was/are present at the project site; therefore, the provisions of these standards do not apply.
11-108: Standards for development on ridgelines	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , not within a Ridgeline Vantage.

<p>11-109: Development that affects agricultural lands</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>The Applicant provided a response to the following project-specific conditions in BOCC Resolution No. 54, Series 2024. <i>section C.7 of "Narrative for Discount Self Storage preliminary plan application GUC Land Use Change No. LUC-23-00032,"</i> February 4, 2025.</p> <p><i>(a) A 25' maintenance easement must be maintained from either side of the ditch. The Applicant may obtain written notarized consent from the ditch owner(s), that distance may be decreased, and existing historical easements used to gain access to ditches, headgates, and fences for maintenance or operational purposes shall be preserved or replaced with reasonable alternate easements suitable for continuation of the historic use.</i></p> <p>This issue was previously addressed by adding a 25-foot easement to the site plan on both sides of the ditch that runs through the proposed expanded parking lot. Despite an exhaustive search of the Gunnison County ditch records, real property records, and the records maintained by the Division of Water Resources, along with correspondence from former Whipp Ditch managers and our local Water Commissioner Tommy Rozman, we were not able to find any specific ownership information for the subject ditch. We believe that the subject ditch is a tailwater ditch of the larger Whipp Ditch. Regardless, a ditch easement has been placed on the site plan to preserve the ditch maintenance rights in the event an owner does, in fact, exist.</p> <p><i>(b) The applicant shall provide an explanation on how the ditch culvert shall be maintained.</i></p> <p>The subject ditch, which is believed to be a tailwater ditch of the Whipp Ditch, was not maintained and was historically filled with vegetation and debris. So, a culvert was constructed to allow for the ditch water to more easily pass through the subject parcel without interruption or interference.</p> <p>In Colorado, if a ditch passes through your property, you are allowed to pipe it, and the pipe or culvert must be sized according to the amount of water that could potentially flow through it. See generally C.R.S. §§ 37-84-101 &amp; -119. The advantage to adding culverts to ditches is that it relieves maintenance responsibilities within that area, decreases evaporation, and increases flow volumes since the stormwaters are not infiltrating into the natural ground. See Drainage Report and Plan dated August 17, 2024 by project engineers Sara Bergstrom and Jerry Greene at p. 3.</p>
<p>11-110: Development beyond snowplowed access</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A</p>	<p><i>Not Applicable</i>, property is accessible year-round.</p>

11-111: Development on Inholdings in national wilderness	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , the Property is not an inholding in a National Wilderness.
11-112: Development above timberline	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Not Applicable</i> , the Property is not located above timberline.
12-103: Road system	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>Applicable</i>, access has been approved to CO-135 in CDOT Access Permit #324052. <u>A Gunnison County Public Works Access Permit and/or Review will be required as a condition of any Land Use Change approval.</u> The Public Works Department did not provide comment on the Application.</p> <p>Colorado Dept. of Transportation (CDOT) Access permit #318068 was issued on May 24, 2018 for mini/self-storage and single family detached housing.</p> <p>CDOT Access permit No. 324052 was issued on April 26, 2024. Additional Terms and Condition No.4 states that:</p> <p>“4. This permit is for an as-constructed access for Mini-Warehouse/Self Storage (34.464 ksf) &amp; RV Storage (5.8 acres).”</p> <p>CDOT provided the following comment on June 5, 2024:  <i>Thanks for sending this review to CDOT. CDOT recently issued a permit for this expansion.</i></p> <p><i>For a brief history CDOT originally issued a permit in 2018 and then waived the need for a new permit when they did an expansion soon after since it was less than a 20% increase. With this most recent expansion we required a new traffic study and permit for the total volume. We issued the attached permit and have no other comments.</i></p> <p>Brian Killan, CDOT Region 3 Access Program Manager, provided the following comment in an April 30, 2025 email:</p> <p>“The existing access permit for this parcel covers the expansion of the parking area. Due to that, CDOT has no comment”.</p> <p>Martin Schmitt, Assistant Manager for Gunnison County Public Works provided the following comment in an April 30, 2025 email:</p> <p>“With the CDOT comments and access permit and the site plan as submitted, public works has no comments”.</p>
12-104: Trails	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , no trails are proposed.
12-105: Water Supply	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , water supply is not required for this passive use.
12-106: Wastewater treatment	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , wastewater treatment is not required for this passive use.
12-107: Fire protection	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Applicable</i> . The Property is in the Gunnison Fire Protection District.

		<p>Hugo Ferchau, Chief of the Gunnison County Fire Protection District provided the following comment in an April 30, 2025 email:</p> <p>“No concerns from the Fire District”.</p>
<p>13-102: B.: Location within municipal three-mile plan area</p>	<p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>Applicable. Compliance with the City of Gunnison Three Mile Plan shall be considered. The applicant has not changed their responses to this section since Sketch Plan.</p> <p>The Applicable standards to consider are:</p> <p>B. DEVELOPMENT SHALL CONSIDER MUNICIPAL THREE MILE PLANS. When the proposal is for development located within a municipal three-mile plan area, the development proposal shall address how it comports with the objectives and policies of the applicable municipal Three-Mile Plan. The County shall consider how the proposed development has addressed those objectives and policies, and any further intergovernmental agreement between the County and the municipal government regarding the Three-Mile Plan area. Where there is a conflict between the objectives or policies of a Three-Mile Plan or the intergovernmental agreement, and County standards, County standards shall apply.</p> <p>1. MUNICIPAL THREE MILE PLAN AREAS MAY HAVE DIFFERENT OR ADDITIONAL REVIEW STANDARDS. Parcels that are located within an area designated within a three-mile area of a municipality, for which an intergovernmental agreement has been adopted between the County and the municipality, may be subject to different or additional review standards, based upon the specific requirements of that agreement and plan.</p> <p>2. COUNTY STANDARDS APPLY WHEN STANDARDS CONFLICT. Where there is a conflict between the objectives or policies of a Three Mile Plan or the intergovernmental agreement, and County standards, County standards shall apply.</p> <p>C. STANDARDS ARE MINIMUM. These improvements standards are intended to ensure a minimum level of performance. If an alternate design, process, or material can be shown to provide performance equal to or better than that established by these standards, or where it can be shown that strict compliance with these standards would cause unacceptable environmental impacts, or would result in adverse conditions on- or off-site because of unusual topography, size or shape of the property, existing vegetation, or other exceptional situations or condition, then the Community Development Director may recommend that the decision-making body accept the alternative. The evaluation shall consider whether the alternative will provide for an equivalent level of public safety and whether the alternative will be equally durable, so that normally anticipated maintenance costs will not be increased.</p>

Applicant Sketch Plan response:

*“Primary Locational Standard and Three Mile Area Plan*

*The primary locational standard from the LUR contemplates that a land use change proposal be consistent with the municipal three-mile plan. LUR Section 10-104.B.2. Specifically, “[w]hen a proposal is for development located within a municipal three-mile plan area, the development proposal shall address how it comports with the objectives and policies of the applicable three mile plan.” Id. This proposal is located within the City of Gunnison’s Three Mile Plan area.*

*The first objective in the Gunnison Three Mile Plan is to “[p]romote a compact, efficient development pattern in the Gunnison area, in order to maintain the quality and availability of the City’s water supply, to minimize the need for new infrastructure, and to limit future increases of traffic.” Three Mile Plan, p. 27. This proposal will have no effect on the City’s water supply, will not result in any new infrastructure, and any impact on traffic would be negligible and is thus consistent with this first objective.*

*The second objective in the Gunnison Three Mile Plan is to “[p]reserve sensitive environmental features, cultural resources, and agricultural lands.” Three Mile Plan, p. 28. The subject proposal will have no effect on sensitive environmental features or cultural resources, and the proposed development is not on agricultural land. While there are agricultural lands adjacent to the proposed expanded parking area, the parking areas will have no adverse effects on said lands and the requirements of this second objective are met.*

*The third objective in the Gunnison Three Mile plan is to “[m]aintain and enhance water quality and water quantity.” Three Mile Plan, p. 28. This proposal will not have any adverse effects on water quality or water quantity, and in fact, has no effect on water at all, as there will be no water use for the parking are expansion. Thus, this third objective is met because water quality and quantity will be maintained by this proposal.*

*The fourth objective in the Gunnison Three Mile Plan is to “[m]ake capital investments that support the urban growth boundary.” Three Mile Plan, p. 29. Specifically, the Three Mile Plan objective is to “[f]ocus capital improvements on filling infrastructure gaps within the City limits, to encourage infill industrial, commercial, and residential growth.” Id. This proposal, while not in City limits, would result in infill of commercial growth since it is an expansion of an existing commercial use and is directly adjacent to the existing use. This proposal thus presents a capital investment that supports the urban growth boundary and is consistent with objective four.*

		<p><i>Additionally, the overall policy of the Gunnison Three Mile Plan is that “growth in the unincorporated area should occur in a compact form, primarily on lands immediately contiguous to the City.” Three Mile Plan, p. 34. While the proposed development is not immediately contiguous to the City-County border, it is quite close. Additionally, the parking lot expansion satisfies a great need to the community and presents a compact form of development since the expanded parking area would be contiguous with the current storage facilities and parking areas.</i></p> <p><i>Because the outdoor parking expansion proposal is consistent and in accordance with the objectives and policies of Gunnison Three Mile Plan, it complies with the LUR’s primary locational standard, and we hope, given these facts and the great need for additional outdoor parking facilities in Gunnison County, that Gunnison County will lend its support for the project and approve it.</i></p> <p><i>Compliance with Draft Gunnison Subarea Master Plan</i>  <i>It is worth noting that this proposed development is also in compliance with the draft Gunnison Subarea Master Plan. In the March 1, 2023 Subarea Master Plan, developed by Houseal Lavigne Associates, the area of the proposed storage development is already classified as “Storage” in the existing land uses. See Draft Gunnison Subarea Master Plan, p. 5. Additionally, the proposed development is in the “central area” of the “northern gateway,” which has been identified as an area for commercial land use “along State Highway 135.” See Draft Gunnison Subarea Master Plan, p. 15. The proposed development is a commercial land use along State Highway 135. As such, the proposed development will likely be in compliance with the new Subarea Master Plan”.</i></p> <p>Anton Sinkewich, Community Development Director of the City of Gunnison provided the following comment in an April 19, 2025 email:</p> <p>“The City does not have additional comment on this application”.</p>
13-103: General Site Plan Standards And Lot Measurements	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable.</i> This section generally pertains to building envelopes, the size of new lots, and the dimensions of buildings.
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	<p><i>Applicable,</i> the required setback between Commercial and Residential uses in 50’. The Applicant has proposed a 2’ setback from property lines, and has submitted a variance application pursuant to this section.</p> <p>Section 13-104:D.1. States: The Board of Adjustment and Planning Commission shall jointly conduct the public hearing, and the notice shall so indicate. The</p>

		<p>chairperson of the Planning Commission shall preside and the Adjustment shall be the body that determines the variance.</p> <p>a. Section 13-104:D.1.2.b states: When the proposed land use change is classified as a Major Impact Project, the joint hearing shall be conducted during, and shall meet the requirements of the Preliminary Plan review process, pursuant to Section 7-302: <i>Preliminary Plan Review Process for Major Impact Projects</i>.</p> <p>b. SECTION 7-302:H.1 states: The Planning Commission and BOCC shall jointly conduct a public hearing to consider the Preliminary Plan application</p>
13-105: Residential Building Sizes And Lot Coverages	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable</i> , no residential development proposed.
13-107: Installation Of Solid-Fuel-Burning Devices	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Not applicable</i> , no fuel burning devices proposed.
13-108: Open Space And Recreation Areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>Applicable, compliance shall be determined during Preliminary Plan review.</i></p> <p>Generally this requirement would be met in the provision of landscape and buffering areas within the required setbacks. The Applicant has not proposed open space that complies with this section, rather, has requested a variance to the setback requirement.</p> <p>Major Impact projects shall comply with this Section by providing open space by including landscaping elements pursuant to Section 13-111: <i>Landscaping and Buffering</i>, and setbacks from property lines pursuant to Section 13-104: <i>Setbacks from Property Lines and Road Rights-of-Way</i>.</p> <p>Pursuant to Section 7-201:i.4.4, the Applicant is required to show “general locations” of open space, and the requirements of Section 13-108 shall guide the design of the Sketch Plan.</p> <p>The Applicant has requested to apply the existing landscaping along the CO-135 ROW to the standards in Section 13-111 <i>Landscaping and Buffering</i>. The Applicant has not proposed landscaping between uses; however, intends to buffer the proposal from adjacent uses with an eight-foot-high chain link fence with tan slatting matching existing fencing. The Applicant has requested a variance from the standards of Section 13-104 <i>Setbacks from Property Lines and Road Rights-of Way</i> from adjacent residential uses.</p>
13-109: Signs	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not Applicable</i> , no additional signage proposed.

13-110: Off-Road Parking And Loading	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable.</i> While the Application is for a change to Commercial use, the proposed outdoor vehicle storage does not generate additional parking needs.
13-111: Landscaping And Buffering	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>Applicable.</i></p> <p>The Applicant has provided the current landscaping plan for the expansion of Commercial Use. Section 13-111:M.3.a. <i>Buffering, Different Abutting Uses</i> requires a 50' (landscaped) "buffer strip" between Residential and Commercial uses. There is no landscaping or buffering proposed between the adjacent parcels or within the parcel between the residential and commercial uses.</p> <p>Section 3-111:M.1. <i>Buffering, Applicability</i> requires a Major Impact project to provide landscaped buffering between adjacent uses when topographical or other natural barriers do not provide reasonable screening and when the County finds that:</p> <p><i>a. NEIGHBORING PROPERTIES</i>  <i>There is a need to shield neighboring properties from any adverse external effects of a proposed land use change; or</i></p> <p><i>b. ADVERSE IMPACTS</i>  <i>There is a need to shield the land use change from negative impacts or adjacent land uses in high-density land use changes, and/or when building design and siting do not provide privacy.</i></p> <p>A landscaped buffer is required when the county finds that there is a need to shield neighboring properties or adverse impacts.</p>
13-112: Snow Storage	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Applicable.</i> Snow storage is required for the use and is shown on the plan. The application was referred to Gunnison County Public Works, who had no additional concerns with the application.
13-113: Fencing	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Applicable</i> An eight-foot high chain-link fence with slats is proposed. Commercial fencing is not subject to dimensional limitations. Compatibility of the proposed fencing with wildlife-friendly requirements should be determined as identified in Section 11-106 of this Report.
13-114: Exterior Lighting	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable,</i> no exterior lighting is proposed.
13-115: Reclamation And Noxious Weed Control	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Applicable,</i> the Gunnison County Public Works Department will determine if a Reclamation Permit is required.
13-116: Grading And Erosion Control	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Applicable,</i> a grading and erosion control plan has been submitted.
13-117: Drainage, Construction And Post-Construction Storm Water Runoff	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<i>Applicable,</i> a drainage, construction, and post-construction stormwater runoff plan has been submitted.

13-118: Water Impoundments	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<i>Not applicable, no Water Impoundments are proposed.</i>
13-119: Standards To Ensure Compatible Uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p><i>Applicable, shall be determined during review. The review body will determine if the proposal is (1) a “hazard or nuisance” or if there are “adverse impacts to adjoining land.” The review body will determine if the “additional compatibility requirements” should be required as a condition of approval to mitigate any of these impacts. Outdoor vehicular storage is generally passive use and it is unlikely that the proposal would generate the need for additional conditions. There is overlap between some conditions of this section and others, such as Section 13-111 <i>Landscaping and Buffering</i>.</i></p> <p><i>A. GENERAL. Proposed land use changes 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, as well as the following:</i></p> <ol style="list-style-type: none"> <li><i>1. HAZARDS OR NUISANCES. Land use changes shall not subject other uses to undue noise, dust, fumes, odor, explosion, aircraft flight patterns, or other hazards or nuisances, whether the result of design, location, basic character, or of planned or reasonably expected growth.</i></li> <li><i>2. ADVERSE IMPACTS TO ADJOINING LAND. Land use changes shall eliminate or minimize or mitigate conflict between adjoining land uses and to the maximum extent feasible, avoid changes that will result in significant net adverse impact to adjoining land.</i></li> </ol> <p><i>B. ADDITIONAL COMPATIBILITY REQUIREMENTS. As a condition of approval for Land Use Change Permits and in addition to any other requirements of this Resolution, the applicable review body may recommend and the decision making body shall be authorized to impose conditions that are necessary to minimize any potentially adverse impacts.</i></p> <p><i>Such conditions may include the following:</i></p> <ol style="list-style-type: none"> <li><i>1. HOURS. Limitation on hours of operation and deliveries;</i></li> <li><i>2. NOISE AND GLARE. Relocation on a site of activities that generate potential adverse impacts neighborhood uses including noises and glare;</i></li> <li><i>3. TRASH. Appropriate placement of trash receptacles;</i></li> <li><i>4. LOADING AND DELIVERY. Appropriate location of loading and delivery areas;</i></li> <li><i>5. ILLUMINATION. Appropriate lighting location, intensity, and hours of illumination;</i></li> <li><i>6. OUTDOOR SERVICES. Appropriate placement and illumination of outdoor vending machines, telephones, and similar outdoor services and activities;</i></li> <li><i>7. LANDSCAPING. The requirement of additional landscaping and buffering;</i></li> <li><i>8. HEIGHT AND SIZE RESTRICTIONS. The imposition of height and size restrictions to preserve light, privacy,</i></li> </ol>

		<p><i>views of significant features from public property and rights-of-way, and to ensure reasonable compatibility of structure sizes;</i></p> <p><i>9. NATURAL LIGHTING. Preservation of natural lighting;</i></p> <p><i>10. SOLAR ACCESS. Preservation of solar access;</i></p> <p><i>11. ODORS AND FUMES. Ventilation and control of odors and fumes; and</i></p> <p><i>12. DUST CONTROL. The imposition of paving or other means as a dust control measure.</i></p>
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**Gunnison County, CO**  
**Community Development Department**  
221 N. Wisconsin St. Ste. D, Gunnison, CO 81230  
Phone: (970) 641-0360 FAX: (970) 641-8585  
Website: [www.gunnisoncounty.org](http://www.gunnisoncounty.org)  
Email: [planning@gunnisoncounty.org](mailto:planning@gunnisoncounty.org)

To: BOCC  
From: Cathie Pagano, Director of Community and Economic Development  
Date: June 27, 2019  
Re: Policy Direction

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**On July 2, 2019 at the regularly scheduled Gunnison County Board of Commissioners meeting, Commissioner Messner made a motion to approve the following policy direction. Commissioner Mason seconded the motion, the motion passed unanimously.**

The Gunnison County Board of Commissioners, adopted the 2019 Gunnison County Strategic Plan and result D.4.:

*“By December 31, 2020, Gunnison County will establish a regulatory framework to encourage and direct industrial and commercial development into existing platted or zoned areas and enable opportunities for new commercial and industrial developments and newly developed Special Geographic Areas in order to:*

- a) Preserve our rural heritage.*
- b) Protect our community corridors (Hwy 50 and Hwy 135) and view sheds along those corridors.*
- c) Support the community values described in the One Valley Prosperity Strategy. d) Support compact development patterns.”*

In the past twelve to eighteen months, staff from the Gunnison County Community and Economic Development Department have identified an increased number of applications and interest in parcels of land that are not within a platted commercial and/or industrial park and are also outside of the City of Gunnison’s commercial and industrial zones. There are three platted commercial/industrial parks in the area around the City of Gunnison including: Gold Basin Industrial Park, Signal Peak Industrial Park, and Vista Business Park. There are vacant parcels for sale and for lease in those three parks.

The increased demand to locate commercial, industrial and non-residential uses outside of platted or zoned areas for these uses is a concern. Community members and constituents identified during the One Valley Prosperity Project a desire for compact, walkable communities. The Gunnison Valley community values our landscapes, intact agricultural lands and compact development patterns. Potential sprawl and leap-frog development patterns are detrimental to community values and sound planning practice.

The City of Gunnison is currently working through a comprehensive planning process to update their master plan and also review and analyze the three-mile area around the City of Gunnison. It is expected that the process will be completed by the end of 2019.

For many years there has been a policy approach of “get to yes.” That does not mean the Land Use process has been easy or simple for applicants but since 2001 only two commercial/industrial use applications have been denied. The County Commissioners seek to reframe the policy and locate commercial, industrial and non-

residential uses in appropriate places that are consistent with the purposes and standards of the Gunnison County Land Use Resolution and align with the City's Comprehensive Plan.

The staff of the Gunnison County Community and Economic Development Department, along with the Gunnison County Planning Commission shall consider the Board's strategic results in their review and analysis of Land Use Change permit applications for commercial, industrial and other non-residential uses. The staff and Planning Commission shall also rigorously apply the standards of the Gunnison County *Land Use Resolution*, especially Section 10-104: *Locational Standards*. An applicant should assume that commercial, industrial and non-residential uses outside of platted or zoned areas that allow these uses will be difficult and/or unlikely to be permitted.

The Gunnison County Board of Commissioners recognize the immense value and importance that our local businesses bring to the community—the strength, resilience and success of local business is critical for the success of the community. We support the businesses of our community and want to help them grow and succeed. As part of the City of Gunnison's Comprehensive Planning process, the City has asked their consultant to conduct a market analysis identifying the demand and need for commercial and industrial space in the south valley.

County staff is directed to identify additional areas of opportunity that would be appropriate for designation as commercial/industrial platted parks. The staff is also directed to consider the use of a portion of Gold Basin Industrial Park to also accommodate these needs. Staff shall continue to work with applicants, property owners, and business owners in a positive, forthright and diligent manner to help them achieve their goals in the bounds of County regulations and policy. Staff shall also continue to work with the City of Gunnison in developing their comprehensive plan and identifying how the area around the City shall develop in a manner that reflects the values of the community.

This policy directive is intended to provide clarify for staff, Planning Commission, property and business owners in Gunnison County.



**BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY  
RESOLUTION NO. 24 - 54**

**A RESOLUTION APPROVING LUC-23-00032, A LAND USE CHANGE PERMIT APPLICATION FOR SKETCH PLAN REVIEW OF A MAJOR IMPACT LAND USE CHANGE FOR AN EXPANSION OF COMMERCIAL USE AT DISCOUNT (AKA CENTENNIAL) STORAGE ON THE PARCEL OF LAND COMMONLY KNOWN AS PARCEL NO. 3701-250-06-008, 825 STATE HIGHWAY 135, GUNNISON, COLORADO; LEGALLY DESCRIBED AS LOT 3, FLYING RANCH SUBDIVISION, ACCORDING TO THE PLAT FILED SEPTEMBER 17, 2019 AT RECEPTION NO. 662373, COUNTY OF GUNNISON, COLORADO**

**WHEREAS**, the Applicant, Centennial Storage Partners, LLC, represented by Jennifer Barvitski and Schumacher & O'Loughlin, LLC, requests a 2.75-acre expansion of commercial use to allow for 115 additional outdoor fenced vehicular storage spaces adjacent to the existing Discount Storage ("Property"); and,

**WHEREAS**, the Discount Storage Expansion of Commercial Use Sketch Plan ("Application") was submitted on July 10, 2023 and determined a complete application on May 20, 2024; and,

**WHEREAS**, the Planning Commission held public work sessions and public hearings to discuss the Application on the following dates

- August 1, 2024 Work Session
- October 3, 2024 Work Session and Site Visit
- November 21, 2024 Joint Public Hearing; and,

**WHEREAS**, a joint public hearing was conducted on November 21, 2024 by the Planning Commission and Board of County Commissioners, in which the Commission and BOCC received and considered both written and oral public comment; and

**WHEREAS**, at the November 21, 2024 joint public hearing; after a review of the application and all information, documentation, and testimony related to it, the Gunnison County Planning Commission tendered a Recommendation of Approval with findings and conditions to the Board of County Commissioners; and

**NOW THEREFORE**, the Board of County Commissioners hereby adopts in full the Planning Commission's recommendation and the findings of fact therein, and makes these findings of fact:

1. The project is a Major Impact pursuant to Section 7-101:C. Expansion or Change of Commercial or Industrial Use Larger than 10,000 sq. ft. or More.
2. Pursuant to Section 7-102: Standards of Approval for Major Impact Projects, the Commission hereby finds and concludes:
  - a. This Sketch Plan application is generally consistent with the standards and requirements of the Resolution, pursuant to Section 7-103, i.e., compliance of the proposed land use change with the standards of the Resolution are required to be determined broadly and conceptually during Sketch Plan review. This application has addressed, and the Commission has evaluated this submittal for its integration of the standards of the Resolution within its conceptual presentation of the proposed development pursuant to the foregoing standard.



- b. The applicant has submitted sufficient evidence at this stage of the process to demonstrate that the project concept is compatible with the community character, taking into account the appropriate modifications discussed above.
  - c. Phasing has not been proposed by the applicant within this Sketch Plan submittal.
  - d. All uses have been identified on lots within this proposed development.
3. The following have been identified as potential issues related to this application during the Sketch Plan review process:
- a. It is unclear if the Applicant has permission from the ditch owners to have placed a culvert through the subject property and how the culvert will be maintained over time.
  - b. Proposed fencing at the site may cause wildlife conflicts.
  - c. How the project complies with the June 27, 2019 BOCC Policy Direction, which states "An applicant should assume that commercial, industrial and nonresidential uses outside of platted or zoned areas that allow these uses will be difficult and/or unlikely to be permitted," and further directing these uses to existing commercial/industrial parks.
4. This review and decision incorporates, but is not limited to, 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.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Gunnison County, Colorado, that no additional public hearing on the Application need be conducted by the BOCC, and further, the BOCC hereby approves the Application for LUC-23-00032 as recommended by the Planning Commission, with the following conditions:

1. Pursuant to Section 7-103: C., in the submittal of Preliminary Plan, the applicant shall formulate detailed, designed/engineered solutions to the issues and concerns identified during this Sketch Plan review, and shall address, in a site-specific manner, all other issues that are relevant to the Preliminary Plan.
2. The Preliminary Plan application shall address how the application and proposed development will address the following issues identified during the Sketch Plan review process:
  - a. A 25' maintenance easement must be maintained from either side of the ditch. The Applicant may obtain written notarized consent from the ditch owner(s), that distance may be decreased, and existing historical easements used to gain access to ditches, headgates, and fences for maintenance or operational purposes shall be preserved or replaced with reasonable alternate easements suitable for continuation of the historic use.
  - b. The applicant shall provide explanation on how the ditch culvert shall be maintained.
  - c. The applicant shall work with Colorado Parks and Wildlife to identify if fencing is appropriate and a design that will accommodate wildlife movement.
3. Per LUR Section 7-202(O), approval of this Sketch Plan application constitutes a final decision of approval for the general development concept only but shall not constitute approval of any detailed design or engineering submittals or proposed solutions to specific



problems revealed during the Sketch Plan review or later in the review process. Sketch Plan approval by the Board shall not constitute approval of the Major Impact project, or permission to proceed with construction of any aspect of the proposed land use change. Approval at this stage only authorizes the applicant to submit a Preliminary Plan application. If, during the Preliminary and Final Plan reviews, the applicants are unable to fulfill all the requirements of this Resolution or any requirements imposed as part of the Preliminary or Final Plan review, then the application shall be denied at the Preliminary or Final Plan review stage.

4. The applicant shall be required to submit and actively pursue the completion of the Preliminary Plan application within twelve (12) months after the date of approval of the Sketch Plan. Per Section 7-202: Q. Extension of Submittal Deadline, the Board may extend the deadline to submit a Preliminary Plan application for no more than 12 months beyond the date of the 12-month expiration, and only one extension may be granted. Failure to submit a complete Preliminary Plan application within this time period shall render the Sketch Plan approval null and void and require the applicant to begin the Sketch Plan review process again.
5. This approval is founded on each individual finding and condition. Should the applicant successfully challenge, in a judicial proceeding, any such finding or condition, this approval is null and void.
6. This Sketch Plan approval 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.
7. 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 application.
8. 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.
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.

**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.

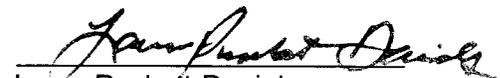
INTRODUCED by Commissioner Smith,

seconded by Commissioner Puckett Daniels, and passed on this 17<sup>th</sup> day of December, 2024.

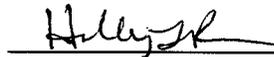
BOARD OF COUNTY COMMISSIONERS

  
Jonathan Houck,  
Chairperson

  
Elizabeth Smith,  
Commissioner

  
Laura Puckett-Daniels  
Commissioner

ATTEST:

  
Deputy County Clerk



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**TO:** GUNNISON COUNTY BOARD OF COUNTY COMMISSIONERS

**SUBJECT:** Planning Commission Sketch Plan DRAFT Recommendation  
Discount Storage Expansion of Commercial Use  
LUC-23-00032

**DATE:** July 17, 2025

**PREPARED BY:** Hillary Seminick, Planning Director

**APPLICANT:** LPG 1825 HIGHWAY 135 LLC, DDCM 164 LUDLOW LLC (Applicant),  
represented by Centennial Storage Partners LLC, Law of the Rockies,  
and Michael O’Loughlin, Esq. of Schumacher & O’Loughlin, LLC

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Commissioner \_\_\_\_\_ made a motion to approve the Sketch Plan recommendation seconded by Commissioner \_\_\_\_\_ the motion was/was not passed \_\_\_\_\_.

The project is a Major Impact pursuant to Section 7-101:C. *Expansion or Change of Commercial or Industrial Use Larger than 10,000 sq. ft. or More* and is governed by the following standards set forth in the Section 7-103: C. and D. as follows:

**PRELIMINARY PLAN PROVIDES DETAILED SOLUTIONS AND DESIGN.** Preliminary Plan review requires the applicant to formulate detailed, designed/engineered solutions to the issues and concerns identified during Sketch Plan review, and to address, in a site-specific manner, all other issues that are relevant to the Preliminary Plan. The burden in the Preliminary Plan review is on the applicant to provide detailed information and mitigation proposals for evaluation.

**1. PRELIMINARY AND FINAL PLANS MAY BE COMBINED.** The Preliminary Plan and Final Plan may be combined and processed together based upon consideration of the following factors: design, size, public concern, public facilities and services.

**D. FINAL PLAN FORMALIZES PROJECT.** The purpose of the Final Plan review procedure is to provide a permanent and accurate public record of the development plan: exact size, shape and location of all approved activities and uses, and, as applicable, lots, blocks, streets, easements and other parcels of land within the development, together with all applicable protective covenants, conditions, use restrictions and design and development criteria. A Final Plan or plat shall conform in all respects to the Preliminary Plan previously reviewed and approved by the BOCC and shall incorporate all modifications and special conditions required by the BOCC.

**PROJECT DESCRIPTION:**

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LPG 1825 HIGHWAY 135 LLC, DDCM 164 LUDLOW LLC (Applicant), represented by Centennial Storage Partners LLC, Law of the Rockies, and Michael O’Loughlin, Esq. of Schumacher & O’Loughlin, LLC, request an expansion of an existing Commercial use and a setback variance to allow for an additional 115 outdoor vehicle storage spaces adjacent to the Discount Storage facility at 1825 State Highway 135, Gunnison, CO 81230, Parcel No. [3701-250-06-008](#) (Application). The request would increase outdoor vehicle storage units from 134 to 249 spaces. The proposal would not increase the approximate 21,000 sq. ft. of interior retail storage. The Applicant has requested a consolidation of Preliminary and Final Plan reviews, which was approved by the Planning Commission at the May 15, 2025 work session. The setback variance shall be considered by the Board of Adjustment (BOA).

**CHANGES BETWEEN SKETCH PLAN AND PRELIMINARY/FINAL PLAN** The programming of the site has not changed since Sketch Plan approval. The applicant has addressed questions regarding the ditch and wildlife-friendly fencing.

**PLANS/REPORTS/SUBMITTALS:**

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

- Major Impact Application Form
- General Information Narrative
- Soil Map and Soil Information
- Geologic Hazards Map
- FEMA Floodplain Map
- Sage Grouse Habitat Map
- Conserved Land Map
- Wetlands Map
- Wildfire Risk Map
- CDOT Access Permit
- Administrative Certificate No. 140, Series 2023 Sage Grouse Habitat Assessment
- Narrative: Locational Standards
- Narrative: Locational Standards and Three Mile Area Standards
- Site Plan
- 2019 BOCC Policy Directive
- August 1, 2024 Staff Report
- August 1, 2024 Staff Memo
- November 21, 2024 Staff Memo
- August 1, 2024 Work Session Minutes
- October 3, 2024 Work Session Minutes
- Resolution No. 54, Series 2024
- July 17, 2025 Staff Report
- July 17, 2025 Staff Memo

**IMPACT CLASSIFICATION:**

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The project is a Major Impact pursuant to Section 7-101:C. *Expansion or Change of Commercial or Industrial Use Larger than 10,000 sq. ft. or More.*

**MEETING DATES:**

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The Planning Commission held work sessions and public hearings to discuss the Discount Storage Expansion of Commercial Use Preliminary and Final Plan application on the following dates:

- May 15, 2025: Work Session
- July 17, 2025 Joint Public Hearing

**SITE VISIT:**

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The Planning Commission conducted a site visit on October 3, 2024. The Commission noted the following:

1. The Planning Commission requested clarification on how the new vehicular storage area would be accessed. The area would be accessed through the existing development and existing highway access point.

2. The site is more tucked away than expected.
3. Concerns regarding the ditch, ditch ownership, statutory ditch easement requirements, and how the ditch culvert would be maintained over time.
4. Concerns regarding ditch owners and requests the applicant provide this detail at the November 21, 2024 public hearing.

**PUBLIC HEARING:**

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The Planning Commission and the Board of County Commissioners conducted a joint public hearing on July 17, 2025. Comments received included the following but are not limited to:

- Place card for public comment.

**ADJACENT AND NEARBY USES:**

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*Adjacent Uses of Contiguous Parcels*

370125000009, Mixed Use Residential and Commercial  
370125000008, Residential  
370100000119, Agriculture/vacant residential  
370100000165, Residential  
370125006005, Agriculture/vacant residential  
370125006007, Vacant  
370125006009, Residential

**REVIEW AGENCY REFERRAL COMMENTS:**

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The application was referred to the following agencies by email on April 14, 2025:

- Gunnison County Public Works
- Gunnison Fire Protection District
- Colorado Dept. of Transportation
- Colorado Parks and Wildlife
- US Forest Service
- City of Gunnison
- Gunnison County Building and Environmental Health Official

Comments received include, but are not limited to, the following:

**Gunnison Fire Protection District, Hugo Ferchau, Chief, April 30, 2025:**

*“No concerns from the Fire District.”*

**Colorado Department of Transportation, Kandis Aggen, Region 3 Assistant Access Program Manager, dated June 5, 2024, comments included:**

*“Thanks for sending this review to CDOT. CDOT recently issued a permit for this expansion.*

*For a brief history CDOT originally issued a permit in 2018 and then waived the need for a new permit when they did an expansion soon after since it was less than a 20% increase. With this most recent expansion we required a new traffic study and permit for the total volume. We issued the attached permit (Access Permit No. 324052) and have no other comments.”*

**City of Gunnison Planning and Zoning Commission, dated July 10, 2024:**

*“Planning and Zoning Commission find that Centennial Storage is an existing commercial storage use looking to expand on their property which is in proximity to the City's Commercial Zone. The Commission finds the expansion of this storage facility as a means of addressing a need for storage in the community. Increasing storage capacity for the community will help the City meet its goal of creating higher density residential development.”*

**City of Gunnison, April 19, 2025:**

*“The City does not have additional comment on this application”.*

**Gunnison County Public Works, dated April 30, 2025:**

*“With the CDOT comments and access permit and the site plan as submitted, public works has no comments”.*

**USFS, dated May 2, 2025:**

*“Thank you for providing the opportunity to review. No comments from the FS- please let us know if there may be opportunities with CDOT for a AC/DC lane or roundabout”.*

**Colorado Geological Survey, May 5, 2025:**

*“The LUC-23-00032 applicant states (Narrative for Discount Self Storage preliminary plan application, GUC Land Use Change No. LUC-23-00032, February 4, 2025) that a new 12” HDPE culvert pipe now conveys water through the ditch or drainage traversing the proposed expanded storage area. This satisfactorily addresses the comment in our 6/27/2024 review letter”.*

**Colorado Dept. of Transportation, April 30, 2025:**

*“The existing access permit for this parcel covers the expansion of the parking area. Due to that, CDOT has no comment”.*

**Colorado Parks and Wildlife, April 15, 2025:**

*“Thank you for offering CPW the ability to comment on this project, LUC-23-00032. After review of this application and its location, CPW does not have any major concerns or formal comments on this project”.*

*Full referral agency comments available in the project file.*

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

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**7-102: A. Compliance with All Applicable Standards.**

Applicable, the applicant has submitted evidence in compliance with the applicable standards. The analysis in each of the following LUR sections identifies if and how the application complies with the applicable standards.

**7-102: B. Compatibility with Community Character**

Applicable, the applicant has demonstrated that the Sketch Plan is compatible with community character, or an enhancement of the character of existing land uses in the development area and does not adversely impact the future development of the development area.

The *Land Use Resolution* (LUR) defines compatible as “means consistent with, harmonious with, similar and complementary to, the use and/or function of natural systems and/or existing land

uses in an area. The LUR defines development area as, “those geographic areas within the county that will be developed or altered directly by the construction or operation of a proposed project.”

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

Applicable. The majority of the General Standards in Section 9-301:D do not apply to the proposal. Applicable standards are addressed below.

*9-301:D.5. Glare And Heat*

Any glare reflected by vehicles will be shielded from adjacent uses by an eight-foot high chain link, slatted fence.

*9-301.D 7. Odors*

Vehicular storage is generally a passive use and not expected to generate specific odors.

**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 9-600: Essential Housing.**

Not applicable, no Essential Housing proposed.

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

Not applicable, no new Residential uses proposed.

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

Applicable.

Note: June 27, 2019 BOCC Policy Direction states “An applicant should assume that commercial, industrial and nonresidential uses outside of platted or zoned areas that allow these uses will be difficult and/or unlikely to be permitted,” and further directing these uses to existing commercial/industrial parks.

**B. Primary Locational Standard, 1. Adjacent To Incorporated Municipality.**

The property is not adjacent to the City of Gunnison, therefore, the proposal shall meet the Standards of 10-104:C Alternative Locational Standards.

**C. Alternative Locational Standards.**

When the applicant has demonstrated that a proposed commercial, light industrial, industrial or other non-residential development cannot satisfy the primary locational standard, the location may be approved if the Board finds that in addition to meeting all of the other applicable requirements of this Resolution, the cumulative impacts of the proposed development and existing development will result in no significant net adverse impact to neighborhood uses, wildlife, visual quality, air or water quality, and the proposed use complies with the following:

**1. Locational Considerations.**

**a. Necessary Location.**

The location is necessary because of specific circumstances including location of minerals, unique transportation needs or geologic conditions; or

**b. No Site Is Reasonably Attainable In Or Adjacent To The Nearest Municipality Or Existing Permitted Business Or Industrial Park.** There is no site reasonably attainable within or adjacent to the municipality or existing permitted businesses or industrial park nearest the proposed development site, in an area that qualifies for annexation, or is consistent with a municipal Three Mile Plan area. Evaluation of suitability shall consider size of parcel needed, reasonable availability of necessary utilities and other infrastructure, and the applicant shall provide documentation of comparable sites. Economic feasibility or practicality of comparable sites may be considered, but shall not be the deciding factor in determining suitability; or

**c. Location Well-Suited To Specific Use.**

The proposed location is particularly well-suited for the specific use (recreational facilities, including dude ranches or resorts); provided, however, that location in a high traffic area or on a highway artery shall not, in and of itself, qualify a proposed commercial development for approval; or

**d. Need Or Use Is Well-Suited In A Particular Area.**

There is a documented need for the specific use in the proposed location; or

**e. Use Is Designed To Serve A Specific Residential Area.**

The development will be located and designed primarily to serve an integral part of a specific residential area or development, and shall provide services that are reasonably likely to reduce vehicle trips between the residential area and population centers.

Applicant response October 6, 2023:

*"In addition to satisfying the primary locational standard, this proposal also satisfies the alternative locational standards set forth in LUR Section 10-104.C.*

*The first consideration in the alternative locational standards is whether "the cumulative impacts of the proposed development and existing development will result in no significant net adverse impact to neighborhood uses, wildlife, visual quality, air or water quality." LUR Section 10-104.C. As noted, the proposal is to add around 125 parking spaces to an existing commercial parking and storage area on the property. It will have no significant impact on neighborhood uses, as it is not in, or adjacent to, a neighborhood. It will also have a negligible impact, if any, on wildlife. This proposal will also not result in high traffic or heavy commercial use. Rather, it is simply an area to park recreational and personal vehicles and boats for storage that already exists on the site. The proposed parking area will also have very little to no impact on visual quality. The parking area is directly behind the existing storage area and is barely visible from Highway 135. Finally, the proposed development will have no impact on air or water quality. No additional air or water use or pollution will result from the storage of personal and recreational vehicles, other than minor emissions from the small increase of vehicle traffic that is expected in order to access the expanded parking area. The applicant is currently working with the Colorado Department of Transportation ("CDOT") to solidify its current access permit from State Highway 135 and will provide any revised or new access permit that CDOT may require in order to expand the outdoor parking areas.*

*The next consideration in the LUR's alternative locational standards deals with the suitability of the specific location for the proposed use. LUR Section 10-104.C.1.a.-.e. In this instance, the proposed parking development is consistent with at least four of the five locational considerations.*

*First, the location of the proposed parking development is “particularly well suited for the specific use.” LUR Section 10-104.C.1.c. As set forth previously, this proposed parking area expansion is immediately adjacent to the current outdoor parking area and storage facility. This is the perfect location for this development since it already exists onsite, is barely noticeable from State Highway 135, and would simply not sense for such a parking area to occur elsewhere and be noncontiguous with the existing facility.*

*Secondly, the “need or use [of the proposed development] is well-suited in a particular area.” LUR Section 10-104.C.1.d. In Gunnison County, there is a need for additional storage and parking facilities. As the population of the County continues to increase, demand for storage and vehicle parking also increases. The applicant has seen this firsthand, as there are little to no current storage spaces available, whether for parking or otherwise, at the subject facility. Most, if not all, storage facilities in the County have waitlists. As contemplated in the LUR, the need for additional storage has been “documented.” 1 LUR Section 10-104.C.1.d. As such, additional storage is well suited for the area.*

*Next, the proposed location for the parking and storage area is a “necessary location.” LUR Section 10-104.C.1.a. Specifically, the proposed location is necessary because it offers an open, flat area that is the appropriate size for the proposed use with minimal to no adverse impacts. Additionally, the applicant owns the proposed location, which makes the proposed location the only viable and feasible location for the development.*

*With regard to the five locational considerations, there is “no site... reasonably attainable in or adjacent to the nearest municipality or existing permitted business or industrial park.” LUR Section 10-104.C.1.b. Purchasing multiple acres in the City of Gunnison – with the existing skyrocketing real estate prices – is not reasonably attainable for the applicant. Further, it is unknown if there are any areas currently within the City that are suitable for the proposed project (even if property within the City was financially attainable). For example, there are currently no 2-to-3- acre level lots suitable for a parking storage area that are for sale within City limits. Moreover, it is not consistent with the objectives of the Three Mile Plan or the primary and alternative locational standards to put a new facility in place, rather than adding on to a current facility where the same use already exists.*

*The next consideration in the alternative locational standards is whether the “proposed use is compatible with the uses established in the impact area.” LUR Section 10-104.C.2. In this matter, the answer is unequivocally yes. This is a proposed parking storage area that is an extension of the current parking storage area. And, because this is simply parking areas for vehicles, boats and RVs, the “impact area” will not extend outside the boundaries of the parking area itself.*

*The final consideration in the alternative locational standards is whether the proposed development will have “no significant net adverse effect... of the proposed and existing developments on adjacent land uses, County or other infrastructure, or public health, safety or welfare, or the environment.” LUR Section 10-104.C.3. This project is consistent with this standard since it will have no adverse impact on the existing storage facility or the adjacent land uses. Further, the only infrastructure anticipated to be used by the project is Highway 135, as it will be used to access the parking facility. The parking facility will have no adverse impact on Highway 135. Finally, the proposed parking facility will have no significant adverse impact on public health, safety or welfare, or the environment.*

## *Compliance with Draft Gunnison Subarea Master Plan*

*It is worth noting that this proposed development is also in compliance with the draft Gunnison Subarea Master Plan. In the March 1, 2023 Subarea Master Plan, developed by Houseal Lavigne Associates, the area of the proposed storage development is already classified as "Storage" in the existing land uses. See Draft Gunnison Subarea Master Plan, p. 5. Additionally, the proposed development is in the "central area" of the "northern gateway," which has been identified as an area for commercial land use "along State Highway 135." See Draft Gunnison Subarea Master Plan, p. 15. The proposed development is a commercial land use along State Highway 135. As such, the proposed development will likely be in compliance with the new Subarea Master Plan."*

Staff notes that the proposed storage use would not be in compliance with the current draft of the Gunnison Area Community Plan which has not yet been adopted by the County.

Applicant response April 29, 2024:

*"In addition to satisfying the primary locational standard, the parking storage area expansion proposal also satisfies the alternative locational standards set forth in LUR Section 10-104.C.*

*The first consideration in the alternative locational standards is whether "the cumulative impacts of the proposed development and existing development will result in no significant net adverse impact to neighborhood uses, wildlife, visual quality, air or water quality." LUR Section 10-104.C. The proposal, as shown by the revised site plan dated April 3, 2024, is to add 115 parking spaces to the existing commercial outdoor parking and storage area located on the Discount Self Storage property. It will have no significant impact on neighborhood uses, as it is not in, or adjacent to, a neighborhood. It will also have a negligible impact, if any, on wildlife. This proposal will also not result in high traffic or heavy commercial use. Rather, it is simply an area to park recreational and personal vehicles and boats for storage that already exists on the site. The proposed parking storage area will also have very little to no impact on visual quality. The parking area is directly behind the existing storage area and is barely visible from Highway 135. Finally, the proposed development should have no adverse impact on air or water quality. Negligible additional air or water use, or pollution, will result from the storage of personal and recreational vehicles, in the form of minor emissions from the small increase of vehicle traffic that is expected in order to access the expanded parking area. The applicant has also obtained a new Colorado Department of Transportation ("CDOT") access permit to the subject property to solidify its current access from State Highway 135.*

*The next consideration in the LUR's alternative locational standards deals with the suitability of the specific location for the proposed use. LUR Section 10-104.C.1.a.-e. In this instance, the proposed parking development is consistent with at least four of the five locational considerations.*

*First, the location of the proposed parking development is "particularly well suited for the specific use." LUR Section 10-104.C.1.c. As set forth previously, this proposed parking area expansion is immediately adjacent to the current outdoor parking area and storage facility. This is the perfect location for this development since it already exists onsite, is barely noticeable from State Highway 135, and would simply not make sense for such a parking area to occur elsewhere and be non-contiguous with the existing facility.*

*Secondly, the "need or use [of the proposed development] is well-suited in a particular area." LUR Section 10-104.C.1.d. In Gunnison County, there is a need for additional storage and*

parking facilities. As the population of the County continues to increase, demand for storage and vehicle parking also increases. The applicant has seen this firsthand, as there are little to no current storage spaces available, whether for parking or otherwise, at the subject facility. Most, if not all, storage facilities in the County have waitlists. As contemplated in the LUR, the need for additional storage has been “documented.”<sup>1</sup> LUR Section 10- 104.C.1.d. As such, additional storage is well-suited for the area.

Next, the proposed location for the parking and storage area is a “necessary location.” LUR Section 10- 104.C.1.a. Specifically, the proposed location is necessary because it offers an open, flat area that is the appropriate size for the proposed use with minimal to no adverse impacts. Additionally, the applicant owns the proposed location, which already provides the same parking storage use, and which makes the proposed location the only viable and feasible location for this type of development. With regard to the five locational considerations, there is “no site... reasonably attainable in or adjacent to the nearest municipality or existing permitted business or industrial park.” LUR Section 10-104.C.1.b. Purchasing multiple acres in the City of Gunnison – with the existing sky-rocketing real estate prices – is not reasonably attainable for the applicant, and is not a realistic use of property anymore given today’s market and prices. Further, it is unknown if there are any areas currently within the City that are suitable for the proposed project (even if property within the City was financially attainable). For example, there are currently no 2-to-3-acre level lots suitable for a parking storage area that are for sale within City limits. Moreover, it is not consistent with the objectives of the Three Mile Plan or the primary and alternative locational standards to put a new facility in place, rather than adding on to a current facility where the same use already exists.

The next consideration in the alternative locational standards is whether the “proposed use is compatible with the uses established in the impact area.” LUR Section 10-104.C.2. In this matter, the answer is unequivocally yes. This is a proposed parking storage area that is an extension of the current parking storage area. And, because this is simply parking areas for vehicles, boats, and RVs, the “impact area” will not extend outside the boundaries of the parking area itself. The final consideration in the alternative locational standards is whether the proposed development will have “no significant net adverse effect... of the proposed and existing developments on adjacent land uses, County or other infrastructure, or public health, safety or welfare, or the environment.” LUR Section 10- 104.C.3. This project is consistent with this standard since it will have no adverse impact on the existing storage facility or the adjacent land uses. Further, the only infrastructure anticipated to be used by the project is Highway 135, as it will be used to access the parking facility. CDOT has confirmed that this is an acceptable use from Highway 135, as it has granted a new access permit to the property to allow for this expanded use. The new permit was granted because the expanded parking facility will not adversely impact Highway 135. Finally, the proposed parking facility will have no significant adverse impact, or likely any impact at all, on public health, safety, welfare, or the environment.

#### *Compliance with Draft Gunnison Subarea Master Plan*

It is worth noting that this proposed development is also in compliance with the draft Gunnison Subarea Master Plan. In the March 1, 2023 Subarea Master Plan, developed by Houseal Lavigne Associates, the area of the proposed storage development is already classified as “Storage” in the existing land uses. See Draft Gunnison Subarea Master Plan at p. 5. Additionally, the proposed development is in the “central area” of the “northern gateway,” which has been identified as an area for commercial land use “along State Highway 135.” *Id.* at p. 15. The proposed development is for commercial land use along State Highway 135. As such, the proposed development is in compliance with the new draft Subarea Master Plan.”

Again, staff notes that the proposed storage use would not be in compliance with the current draft of the Gunnison Area Community Plan which has not yet been adopted by the County.

**2. COMPATIBLE WITH EXISTING USES ESTABLISHED IN IMPACT AREA.**

The proposed use is compatible with uses established in the impact area.

Applicant response: “The Applicant addresses this standard in the response provided above (LUR Section 10-104:C.1 Locational Considerations).”

**3. NO SIGNIFICANT NET ADVERSE EFFECT.**

There will be no significant net adverse effect, including cumulative impacts when there is a reasonable probability that there are cumulative impacts, of the proposed and existing developments on adjacent land uses, County or other infrastructure, or public health, safety or welfare, or the environment. The Applicant addresses this standard in the response provided above (LUR Section 10-104:C.1 Locational Considerations).

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

Not applicable, the subject parcel is not within the 100-year floodplain, according to FEMA maps.

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

Not applicable, the subject parcel is not in an area of mapped geologic hazards.

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

Applicable, the parcel is in a very high wildfire hazard area. A copy of the application was referred to the Gunnison Fire Protection District. The proposed development shall comply with the standards of this Section and the Preliminary Plan design shall be guided by these standards and the *2021 International Wildland Urban Interface Code*.

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

Applicable, located in occupied Sage-Grouse Habitat.

Certificate of Administrative Review No. 140, Series 2023 memorialized compliance of the proposal for development in Sage-Grouse Habitat pursuant to the analysis in “Gunnison Sage-Grouse Habitat Site Specific Analysis Permit Application Number LUC-23-00032”, August 31, 2023, Aleshia Rummel, Gunnison Conservation District Wildlife Biologist. The letter found the proposal “will not adversely impact Gunnison sage-grouse or their habitats beyond which has already occurred,” with the following conditions.

- 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 shall contain specific reclamation conditions. For activities not requiring a Reclamation Permit, disturbed areas shall 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.*
- 2) *Property owners shall 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-weedspecies](http://www.colorado.gov/pacific/agconservation/noxious-weedspecies) The Gunnison County Weed Management Program should be contacted (970-641-4393) for additional information and technical assistance,*

- 3) *Per Section 11-106 G.3.d.1. of the Gunnison County Land Use Resolution, dogs and cats shall 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 and maintenance workers' pets.*
- 4) *Per Section 11-106 I of the Gunnison County Land Use Resolution, design of fences other than those with agricultural operations shall ensure they do not adversely impact wildlife. Woven wire fencing shall not be allowed for perimeter fencing or as interior cross fencing. Perimeter and cross fencing should be built using specifications from the most recent edition of the Colorado Parks and Wildlife (CPW) publication Fencing with Wildlife in Mind,*
- 5) *A separate analysis will be required, which may include additional conditions for any proposed development in the future not addressed in this site analysis."*

The Application was referred to Colorado Parks and Wildlife who did not provide comment on the application.

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

Not applicable, wetlands that may have been present on site would have been due to the presence of a ditch and not wetlands as defined by the LUR.

**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.**

Applicable, Section 7-201:R *Development Impacting Agricultural Lands* notes that a Sketch Plan application should be informed by the standards of Section 11-109, and the applicant should provide the "location(s), name(s) of owner(s), size(s), and decreed capacity(ies) of any agricultural ditch crossing...the development property, as available from the Colorado Division of Water Resources, or ditch commissioner's records.

While there were no ditches identified on the provided site plans, in review of historic aerial photos, it appears there is a ditch lateral initiates in the middle of the project area that was graded without a permit, flowing south to the adjacent property and beyond, generally parallel to CO-135.

If it is determined there is a ditch ROW on the subject parcel, a 25' maintenance easement must be maintained from either side of the ditch. The Applicant may obtain written notarized consent from the ditch owner(s), that distance may be decreased, and existing historical easements used to gain access to ditches, headgates, and fences for maintenance or operational purposes shall be preserved or replaced with reasonable alternate easements suitable for continuation of the historic use. On November 14, 2024, the applicant submitted additional information related to the ditch on the parcel titled, "LUC-23-00032 Water Rights Analysis" which states:

*"The ditch located on the subject parcel is a tailwater ditch of the Whipp Ditch. The drainage report and plan by engineers Sara Bergstrom and Jerry Greene describe the improved drainage plan as having added culverts and three retention storage areas where water collects and then naturally replenishes the groundwater table. As stated in the drainage report and plan: "No existing irrigation ditches will be impacted by the development. With full retention there are no offsite impacts." Additionally, the capacity of the retention areas is more than the required volume for a 24-hour 25-year rainfall. See attachments 15 and 16.*

*Ownership information on this tailwater ditch does not exist. Our project engineer, Sara Bergstrom contacted Tom Rozman, our local water commissioner with the Division of Water*

*Resources, who instructed us to contact his point of contact for the Whipp Ditch, Bill Ketterhagen with Goddard Ranch. We contacted Bill Ketterhagen who then told us that he is no longer the point of contact for the Whipp Ditch and referred us to Kelly Hildreth as the new point of contact. We then contacted and spoke with Kelly Hildreth. Mr. Hildreth is familiar with the tailwater ditch on the subject parcel but does not know of any specific owners of the tailwater ditch. Mr. Hildreth has owned water rights in the Whipp Ditch since 1989 and is not aware of historic or current ownership. We have also confirmed with the Division of Water Resources that they do not have any specific ownership information for the subject tailwater ditch. We also researched the Gunnison County real property records and ditch records to attempt to determine the owner of the subject tailwater ditch. No ownership information was discovered in these resources either. There are no deeds or plats, current or prior, to the subject parcel containing or conveying ownership information to the subject tailwater ditch.*

*Notwithstanding the lack of ownership information for the subject tailwater ditch on the Centennial property, a 25-foot maintenance easement for the tailwater ditch was added to the site plan in accordance with LUR Section 11-109.G.”*

The applicant has also identified the ditch easement on the updated site plan, “Site Plan Rev. w ditch and access easement” dated November 13, 2024. The County finds that this is appropriate and ensures that any individual claiming ownership has an access easement.

**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.**

access has been approved to CO-135 in CDOT Access Permit #324052. A Gunnison County Public Works Access Permit and/or Review will be required as a condition of any Land Use Change approval. The Public Works Department did not provide comment on the Application.

Colorado Dept. of Transportation (CDOT) Access permit #318068 was issued on May 24, 2018 for mini/self-storage and single family detached housing.

CDOT Access permit No. 324052 was issued on April 26, 2024. Additional Terms and Condition No.4 states that: “4. This permit is for an as-constructed access for Mini-Warehouse/Self Storage (34.464 ksf) & RV Storage (5.8 acres).”

CDOT provided the following comment on June 5, 2024:

*“Thanks for sending this review to CDOT. CDOT recently issued a permit for this expansion. For a brief history CDOT originally issued a permit in 2018 and then waived the need for a new permit when they did an expansion soon after since it was less than a 20% increase. With this most recent expansion we required a new traffic study and permit for the total volume. We issued the attached permit and have no other comments.”*

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

Not applicable, none proposed.

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

Not applicable, the development does not require water supply.

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

Not applicable, the development does not require sewage/wastewater treatment. .

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

Applicable, the Application was referred to the Gunnison Fire Protection District who did not have concerns about the Application.

**Section 13-102: Location with a Municipal Three Mile Plan**

Applicable. Compliance with the City of Gunnison Three Mile Plan shall be considered “broadly and conceptually” at Sketch Plan Review.

Applicant response:

*“Primary Locational Standard and Three Mile Area Plan*

*The primary locational standard from the LUR contemplates that a land use change proposal be consistent with the municipal three-mile plan. LUR Section 10-104.B.2. Specifically, “[w]hen a proposal is for development located within a municipal three-mile plan area, the development proposal shall address how it comports with the objectives and policies of the applicable three mile plan.” Id. This proposal is located within the City of Gunnison’s Three Mile Plan area.*

*The first objective in the Gunnison Three Mile Plan is to “[p]romote a compact, efficient development pattern in the Gunnison area, in order to maintain the quality and availability of the City’s water supply, to minimize the need for new infrastructure, and to limit future increases of traffic.” Three Mile Plan, p. 27. This proposal will have no effect on the City’s water supply, will not result in any new infrastructure, and any impact on traffic would be negligible and is thus consistent with this first objective.*

*The second objective in the Gunnison Three Mile Plan is to “[p]reserve sensitive environmental features, cultural resources, and agricultural lands.” Three Mile Plan, p. 28. The subject proposal will have no effect on sensitive environmental features or cultural resources, and the proposed development is not on agricultural land. While there are agricultural lands adjacent to the proposed expanded parking area, the parking areas will have no adverse effects on said lands and the requirements of this second objective are met.*

*The third objective in the Gunnison Three Mile plan is to “[m]aintain and enhance water quality and water quantity.” Three Mile Plan, p. 28. This proposal will not have any adverse effects on water quality or water quantity, and in fact, has no effect on water at all, as there will be no water use for the parking are expansion. Thus, this third objective is met because water quality and quantity will be maintained by this proposal.*

*The fourth objective in the Gunnison Three Mile Plan is to “[m]ake capital investments that support the urban growth boundary.” Three Mile Plan, p. 29. Specifically, the Three Mile Plan objective is to “[f]ocus capital improvements on filling infrastructure gaps within the City limits, to encourage infill industrial, commercial, and residential growth.” Id. This proposal, while not in City limits, would result in infill of commercial growth since it is an expansion of an existing commercial use and is directly adjacent to the existing use. This proposal thus presents a*

capital investment that supports the urban growth boundary and is consistent with objective four.

Additionally, the overall policy of the Gunnison Three Mile Plan is that “growth in the unincorporated area should occur in a compact form, primarily on lands immediately contiguous to the City.” Three Mile Plan, p. 34. While the proposed development is not immediately contiguous to the City-County border, it is quite close. Additionally, the parking lot expansion satisfies a great need to the community and presents a compact form of development since the expanded parking area would be contiguous with the current storage facilities and parking areas.

Because the outdoor parking expansion proposal is consistent and in accordance with the objectives and policies of Gunnison Three Mile Plan, it complies with the LUR’s primary locational standard, and we hope, given these facts and the great need for additional outdoor parking facilities in Gunnison County, that Gunnison County will lend its support for the project and approve it.

*Compliance with Draft Gunnison Subarea Master Plan*

It is worth noting that this proposed development is also in compliance with the draft Gunnison Subarea Master Plan. In the March 1, 2023 Subarea Master Plan, developed by Houseal Lavigne Associates, the area of the proposed storage development is already classified as “Storage” in the existing land uses. See Draft Gunnison Subarea Master Plan, p. 5. Additionally, the proposed development is in the “central area” of the “northern gateway,” which has been identified as an area for commercial land use “along State Highway 135.” See Draft Gunnison Subarea Master Plan, p. 15. The proposed development is a commercial land use along State Highway 135. As such, the proposed development will likely be in compliance with the new Subarea Master Plan.”

The application was referred to the City of Gunnison. The City Planning and Zoning Commission provided the following comment and the letter in its entirety can be found on the project file.

*“Planning and Zoning Commission find that Centennial Storage is an existing commercial storage use looking to expand on their property which is in proximity to the City’s Commercial Zone. The Commission finds the expansion of this storage facility as a means of addressing a need for storage in the community. Increasing storage capacity for the community will help the City meet its goal of creating higher density residential development.”*

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

Not applicable. This section generally pertains to building envelopes, the size of new lots, and the dimensions of buildings.

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

Applicable, the required setback between Commercial and Residential uses is 50’. The Applicant has proposed a 2’ setback from property lines and has submitted a variance application pursuant to this section. The Variance request shall not be considered at Sketch Plan but will be considered at Preliminary Plan.

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

Not applicable, no new Residential development proposed.

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

Not applicable, no solid fuel burning devices are proposed.

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

Applicable, compliance shall be determined during Preliminary Plan review.

Generally, this requirement would be met in the provision of landscape and buffering areas within the required setbacks. The Applicant has not proposed open space that complies with this section, rather, has requested a variance to the setback requirement.

Major Impact projects shall comply with this Section by providing open space by including landscaping elements pursuant to Section 13-111: *Landscaping and Buffering*, and setbacks from property lines pursuant to Section 13-104: *Setbacks from Property Lines and Road Rights-of-Way*.

Pursuant to Section 7-201:1.4.4, the Applicant is required to show “general locations” of open space, and the requirements of Section 13-108 shall guide the design of the Sketch Plan.

The Applicant has requested to apply the existing landscaping along the Highway 135 right-of-way to the standards in Section 13-111: *Landscaping and Buffering*. The Applicant has not proposed landscaping between uses; however, intends to buffer the proposal from adjacent uses with an eight-foot-high chain link fence with tan slatting matching existing fencing. The Applicant has requested a variance from the standards of Section 13-104 *Setbacks from Property Lines and Road Rights-of-Way* from adjacent residential uses.

**Section 13-109: Signs.**

Not applicable, no additional signage proposed.

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

Not applicable. While the Application is for a change to commercial use, the proposed outdoor vehicle storage does not generate additional parking needs.

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

Applicable, compliance shall be considered “broadly and conceptually” at Sketch Plan review.

The Applicant has provided the current landscaping plan for the expansion of Commercial Use. Section 13-111: M.3.a. *Buffering, Different Abutting Uses* requires a 50’ (landscaped) “buffer strip” between Residential and Commercial uses. There is no landscaping or buffering proposed between the adjacent parcels or within the parcel between the residential and commercial uses.

Section 3-111: M.1. *Buffering, Applicability* requires a Major Impact project to provide landscaped buffering between adjacent uses when topographical or other natural barriers do not provide reasonable screening and when the County finds that:

*a. NEIGHBORING PROPERTIES*

*There is a need to shield neighboring properties from any adverse external effects of a proposed land use change; or*

*b. ADVERSE IMPACTS*

*There is a need to shield the land use change from negative impacts or adjacent land uses in high-density land use changes, and/or when building design and siting do not provide privacy.*

A landscaped buffer is required when the county finds that there is a need to shield neighboring properties or adverse impacts. The provision of a landscaped buffer should be considered at Preliminary Plan.

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

Applicable, the applicant has identified areas of snow storage on the site plan and additional detail shall be provided at Preliminary Plan.

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

Applicable, an eight-foot high chain-link fence with slats is proposed. Commercial fencing is not subject to dimensional limitations. Compatibility of the proposed fencing with wildlife-friendly requirements should be determined as identified in Section 11-106 of this Report.

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

Applicable, the standards of this Section shall be applied at the time of building permit application.

All lighting proposed on the parcel shall comply with this Section and Section 9-301: D.6. *Exterior Lighting* for commercial and nonresidential development.

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

Applicable, a Reclamation Plan, prepared in compliance with this Section, shall be required at Preliminary Plan.

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

Applicable, the design of the sketch plan has been guided by the standards of this Section.

The Preliminary Plan is the step of this overall review in which engineered details are required to be indicated and assure compliance with this Section. Details of grading and erosion control are appropriately required at Preliminary Plan level of review as elements of detailed engineered plans.

**Section 13-117: *Drainage, Construction And Post-Construction Stormwater Runoff.***

Applicable, the Sketch Plan shall be guided by the requirements of this Section, however specific details are not required at Sketch Plan. A drainage, construction, and post-construction stormwater runoff plan will be required at Preliminary Plan Review.

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

Not applicable, no water impoundments, as defined in this Section, are proposed as part of this application.

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

Applicable. The review body will “broadly and conceptually” determine if the proposal is (1) a “hazard or nuisance” or if there are “adverse impacts to adjoining land.” The review body will determine if the “additional compatibility requirements” should be required as a condition of approval to mitigate any of these impacts. Outdoor vehicular storage is generally passive use and it is unlikely that the proposal would generate the need for additional conditions. There is overlap between some conditions of this section and others, such as Section 13-111 *Landscaping and Buffering*. Further analysis of these standards and optional conditions will be considered at Preliminary Plan Review.

**1. Hazards or Nuisances.** Land use changes shall not subject other uses to undue noise, dust, fumes, odor, explosion, aircraft flight patterns, or other hazards or nuisances, whether the result of design, location, basic character, or of planned or reasonably expected growth.

**2. Adverse Impacts to Adjoining Land.** Land use changes shall eliminate or minimize or mitigate conflicts between adjoining land uses and to the maximum extent feasible, avoid changes that will result in significant net adverse impact to adjoining land.

#### **FINDINGS:**

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The Gunnison County Planning Commission finds, for purposes of approval of the Preli Plan phase of the Major Impact project application, that:

1. The project is a Major Impact pursuant to Section 7-101:C. *Expansion or Change of Commercial or Industrial Use Larger than 10,000 sq. ft. or More.*
2. Pursuant to Section 7-102: *Standards of Approval for Major Impact Projects*, the Commission hereby finds and concludes:
  - a. This combined Preliminary and Final Plan application is generally consistent with the standards and requirements of the Resolution, pursuant to Section 7-103, i.e., compliance of the proposed land use change with the standards of the Resolution are required to be determined in detail during Preliminary Plan review, and definitively during Final Plan review. This application has addressed, and the Commission has evaluated this submittal for its integration of and compliance with the standards of the Resolution within its final presentation of the proposed development pursuant to the foregoing standard.
  - b. The applicant has submitted sufficient evidence at this stage of the process to demonstrate that the project concept is compatible with the community character, taking into account the appropriate modifications discussed above.
  - c. Phasing has not been proposed by the applicant.
  - d. All uses have been identified on lots within this proposed development.

#### **RECOMMENDATION:**

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The Gunnison County Planning Commission, having considered the submitted plan, site observations and public testimony, has reached the above findings and recommends that LUC-23-00032 be classified as a Major Impact Preliminary and Final Plan, and that the Preliminary and Final Plan be approved with the following conditions:

1. The Preliminary Plan application shall address how the application and proposed development will address the following issues identified during the Sketch Plan review process:
  - a. A 25' maintenance easement must be maintained from either side of the ditch. The Applicant may obtain written notarized consent from the ditch owner(s), that distance may be decreased, and existing historical easements used to gain access to ditches, headgates, and fences for maintenance or operational purposes shall be preserved or replaced with reasonable alternate easements suitable for continuation of the historic use.
  - b. The applicant shall provide explanation on how the ditch culvert shall be maintained.
  - c. The applicant shall work with Colorado Parks and Wildlife to identify if fencing is appropriate and a design that will accommodate wildlife movement.

2. Compliance with Certificate of Administrative Review No. 140, Series 2023 for development in Sage-Grouse Habitat pursuant to the analysis in “Gunnison Sage-Grouse Habitat Site Specific Analysis Permit Application Number LUC-23-00032”, August 31, 2023, Aleshia Rummel, Gunnison Conservation District Wildlife Biologist. The letter found the proposal “will not adversely impact Gunnison sage-grouse or their habitats beyond which has already occurred,” with conditions.
3. A 25' maintenance easement must be maintained from either side of the ditch. The Applicant may obtain written notarized consent from the ditch owner(s), that distance may be decreased, and existing historical easements used to gain access to ditches, headgates, and fences for maintenance or operational purposes shall be preserved or replaced with reasonable alternate easements suitable for continuation of the historic use. This does not prevent piping the ditch across the property, which is allowed pursuant to C.R.S. §§ 37-84-101 & -119.
4. Fence materials shall be constructed to exclude wildlife and reduce wildlife permeability at the project site.
5. This approval is founded on each individual finding and condition. Should the applicant successfully challenge, in a judicial proceeding, any such finding or condition, this approval is null and void.
6. This Sketch Plan approval 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.
7. 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 application.
8. 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.
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.

**TO:** Gunnison County Board of Adjustment

**SUBJECT:** Board of Adjustment Decision Document  
Discount Storage Setback Variance  
LUC-23-00032

**DATE:** July 17, 2025

**PREPARED BY:** Hillary I. Seminick, Planning Director

**APPLICANT:** LPG 1825 HIGHWAY 135 LLC, DDCM 164 LUDLOW LLC (Applicant), represented by Centennial Storage Partners LLC, Law of the Rockies, and Michael O’Loughlin, Esq. of Schumacher & O’Loughlin, LLC

At a Joint Public Hearing with the Planning Commission on July 17, 2025, the Board of Adjustment approved the following setback variance request in a \_\_\_\_ ( ) to \_\_\_\_ ( ) vote; moved by Member \_\_\_\_\_ and Seconded by Member \_\_\_\_\_.

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**PROJECT DESCRIPTION:**

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LPG 1825 HIGHWAY 135 LLC, DDCM 164 LUDLOW LLC (Applicant), represented by Centennial Storage Partners LLC, Law of the Rockies, and Michael O’Loughlin, Esq. of Schumacher & O’Loughlin, LLC, request an expansion of an existing Commercial use and a setback variance to allow for an additional 115 outdoor vehicle storage spaces adjacent to the Discount Storage facility at 1825 State Highway 135, Gunnison, CO 81230, Parcel No. [3701-250-06-008](#) (Application). The request would increase outdoor vehicle storage units from 134 to 249 spaces. The proposal would not increase the approximate 21,000 sq. ft. of interior retail storage. The Applicant has requested a consolidation of Preliminary and Final Plan reviews, which was approved by the Planning Commission at the May 15, 2025 work session. The setback variance shall be considered by the Board of Adjustment (BOA).

Legal Description: TOWNSHIP 49 NORTH, RANGE 1 WEST, N.M.P.M., SECTION 11: TWO PARCELS OF LAND LOCATED IN THE SE ¼ NW ¼ NW ¼ OF SAID SECTION 11, AND FURTHER DESCRIBED IN THE SPECIAL WARRANTY DEED AT RECEPTION NO. 612691, GUNNISON COUNTY CLERK AND RECORDER, COUNTY OF GUNNISON, STATE OF COLORADO.

**PLANS/REPORTS/SUBMITTALS:**

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

- Major Impact Application Form
- General Information Narrative
- Soil Map and Soil Information
- Geologic Hazards Map
- FEMA Floodplain Map

- Sage Grouse Habitat Map
- Conserved Land Map
- Wetlands Map
- Wildfire Risk Map
- CDOT Access Permit
- Administrative Certificate No. 140, Series 2023 Sage Grouse Habitat Assessment
- Narrative: Locational Standards
- Narrative: Locational Standards and Three Mile Area Standards
- Site Plan
- 2019 BOCC Policy Directive
- August 1, 2024 Staff Report
- August 1, 2024 Staff Memo
- November 21, 2024 Staff Memo
- August 1, 2024 Work Session Minutes
- October 3, 2024 Work Session Minutes
- Resolution No. 54, Series 2024
- July 17, 2025 Staff Report
- July 17, 2025 Staff Memo

**MEETING DATES:**

The Board of Adjustment held a public hearing to discuss the application on the following date(s):

- July 17, 2025 Public Hearing

**SITE VISIT:**

A site visit was not conducted.

**PUBLIC HEARING:**

The Board of Adjustment conducted a public hearing on July 17, 2025. Comments received included the following but are not limited to:

- Place card for public comment.

**REVIEW AGENCY REFERRAL COMMENTS:**

The application was referred to the following agencies by email on *April 14, 2025*:

- Gunnison County Public Works
- Gunnison Fire Protection District
- Colorado Dept. of Transportation
- Colorado Parks and Wildlife
- US Forest Service
- City of Gunnison
- Gunnison County Building and Environmental Health Official

Comments received include, but are not limited to, the following:

**Gunnison Fire Protection District, Hugo Ferchau, Chief, April 30, 2025:**

*“No concerns from the Fire District.”*

**Colorado Department of Transportation, Kandis Aggen, Region 3 Assistant Access Program Manager, dated June 5, 2024, comments included:**

*"Thanks for sending this review to CDOT. CDOT recently issued a permit for this expansion.*

*For a brief history CDOT originally issued a permit in 2018 and then waived the need for a new permit when they did an expansion soon after since it was less than a 20% increase. With this most recent expansion we required a new traffic study and permit for the total volume. We issued the attached permit (Access Permit No. 324052) and have no other comments."*

**City of Gunnison Planning and Zoning Commission, dated July 10, 2024:**

*"Planning and Zoning Commission find that Centennial Storage is an existing commercial storage use looking to expand on their property which is in proximity to the City's Commercial Zone. The Commission finds the expansion of this storage facility as a means of addressing a need for storage in the community. Increasing storage capacity for the community will help the City meet its goal of creating higher density residential development."*

**City of Gunnison, April 19, 2025:**

*"The City does not have additional comment on this application".*

**Gunnison County Public Works, dated April 30, 2025:**

*"With the CDOT comments and access permit and the site plan as submitted, public works has no comments".*

**USFS, dated May 2, 2025:**

*"Thank you for providing the opportunity to review. No comments from the FS- please let us know if there may be opportunities with CDOT for a AC/DC lane or roundabout".*

**Colorado Geological Survey, May 5, 2025:**

*"The LUC-23-00032 applicant states (Narrative for Discount Self Storage preliminary plan application, GUC Land Use Change No. LUC-23-00032, February 4, 2025) that a new 12" HDPE culvert pipe now conveys water through the ditch or drainage traversing the proposed expanded storage area. This satisfactorily addresses the comment in our 6/27/2024 review letter".*

**Colorado Dept. of Transportation, April 30, 2025:**

*"The existing access permit for this parcel covers the expansion of the parking area. Due to that, CDOT has no comment".*

**Colorado Parks and Wildlife, April 15, 2025:**

*"Thank you for offering CPW the ability to comment on this project, LUC-23-00032. After review of this application and its location, CPW does not have any major concerns or formal comments on this project".*

*Full referral agency comments available in the project file.*

**COMPLIANCE WITH SECTION 13-104: F: STANDARDS FOR APPROVAL OF VARIANCE FROM PROPERTY LINE SETBACKS.**

The Board of Adjustment shall consider all relevant materials and testimony and the standards of this Section and shall *approve, approve with conditions, or deny the Setback Variance Application*, and shall, as part of that action, *include specific findings* that the application does or does not comply with Section 13-104: F: *Standards for Approval of Variance from Property Line Setbacks*. If approved, the action will be memorialized in a Certificate of Variance Approval.

The Board of Adjustment shall consider all relevant materials and testimony and the standards of this Section and shall approve, approve with conditions, or deny the application, and shall, as part of that action, include specific findings that the application does or does not comply with Section 13-104: F: *Standards for Approval of Variance from Property Line Setbacks*. A Draft Findings Document (Exhibit B) includes recommended findings and conditions of approval. If approved, the action will be memorialized in a Certificate of Variance Approval.

LUR Table 7. *Setbacks from Property Lines and Road Rights-of-Way* requires a 50' setback between residential and commercial uses. The Applicant has addressed the standards in Section 13-104.F. *Standards for Approval of Variance from Property Line Setback*. The parcel to the west ([3701-000-00-165](#)) of the proposed expansion, while vacant, for the purposes of this section, is considered residential. In review of the site plan, the fence adjacent to this parcel is proposed at the property line and a functional zero-foot setback is proposed. The parcel to the south ([3701-250-06-005](#)) also proposes a zero-foot setback; however, a 60' access easement separates the parcels. The parcel to the east ([3701-250-06-007](#)) is commercial and is not subject to this setback requirement. A zero-foot setback is proposed around the parcel in the center of the existing and proposed development ([3701-250-06-009](#)).

F. STANDARDS FOR APPROVAL OF VARIANCE FROM PROPERTY LINE SETBACKS. An application for a variance for setback from property line requirements shall comply with all of the following standards.

1. SPECIAL CIRCUMSTANCES EXIST. There are special circumstances or conditions, including exceptional topography, or the narrowness, shallowness, or shape of the property, that are peculiar to the land or structure for which the variance is sought, and do not apply generally to land or structures in the neighborhood; and

*Applicant response: The parcel of land proposed for the expansion of the Discount Self Storage outdoor parking storage area, and which is immediately adjacent to the current outdoor parking storage area, is not large enough to provide adequate parking storage, and, at the same time, comply with the setbacks that are currently being required by the Gunnison County Community Development Department. The setbacks alleged to apply by Gunnison County would remove a significant amount of the land area proposed for the parking area and are likely to negate the proposed parking storage expansion altogether.*

*While the applicant does not agree with Gunnison County's position on the applicability of the setback requirement to an outdoor vehicle/RV/boat storage parking area, generally, the applicant is applying for this variance as an attempt to settle the litigation that the applicant has filed against Gunnison County on this issue. Special circumstances exist in this case due to the pending litigation over the applicability of the setbacks, along with the size of the parking area not being*

able to comply with the setbacks and at the same time provide viable parking storage. Additionally, despite no changes occurring to the applicable sections of the Gunnison County Land Use Resolution between 2018 and 2024, Gunnison County approved the initial outdoor parking area with no setbacks in 2018, and now are requiring setbacks for the proposed expansion. This inconsistent application by Gunnison County of its own land use code provides another special circumstance and an additional basis to grant this variance. Avoiding the uncertainty and costs associated with the pending litigation is not in the best interests of either of the parties, especially since a precedent has been set by Gunnison County through its 2018 approval of the parking lot storage areas with no setback required, presumably because such parking areas do not have "foundations" and are not "structures."<sup>1</sup> Lastly, there is a great public need in the Gunnison Valley for more outdoor parking storage areas. Upon information and belief, there are no such spaces currently available at Discount Self Storage, or at any of the other storage business in the Valley. Discount Self Storage receives regular inquiries requesting spaces in its outdoor parking areas, but the current area is full and no additional parking storage is available. This is a public need in this community, which provides an additional special circumstance to grant this variance.

2. SITUATION DOES NOT RESULT FROM ACTION BY APPLICANT. The special circumstances and conditions have not resulted from any act by the applicant or land owner; and

*Applicant response: The special circumstances discussed above are due to the configuration and size of the subject parcel, along with a new setback requirement by the Gunnison County Community Development Department, which was not required in the 2018 development, and have not resulted due to any act of the applicant*

3. STRICT APPLICATION CAUSES PRACTICAL DIFFICULTIES. The special circumstances and conditions are such that the strict application of the requirements of this Resolution would result in peculiar and exceptional practical difficulties for, or an exceptional and undue hardship on, the owner of the land if the requirements of this Resolution were to be strictly applied; and

*Applicant response: Please refer to the discussion above, as strict application of the setback requirements, as determined by Cathie Pagano of the Community Development Department, would result in the setbacks eating up a large portion of the proposed parking storage area, and will likely make the proposed parking area expansion no longer viable. Also, as mentioned previously, the County did not require the setbacks to the initial outdoor parking area and it creates an undue hardship on the applicant to now require them.*

4. NECESSARY TO RELIEVE PRACTICAL DIFFICULTIES. The granting of the variance is necessary to relieve the applicant of the peculiar and exceptional practical difficulties or the exceptional and undue hardship, and is the minimum variance that could be granted to achieve that relief; and

*Applicant response: Please refer to the discussion above about the setbacks currently required by Gunnison County eating up a large portion of the proposed*

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<sup>1</sup> Applicant footnote: Section 13-104.B of the LUR requires a setback to be "measured as the distance between the nearest lot line and the foundation of a structure."

*outdoor parking area expansion, along with the undue hardship this is creating due to the fact the setbacks were not required in 2018. In order to have an economically viable outdoor parking storage area, and to provide adequate additional parking spaces to make this expansion relevant and useful to the public, the applicant is requesting a two-foot setback from the property lines to the fence that will surround the parking storage area. This minimal setback will provide a buffer to the neighboring properties and from the view that may occur from Highway 135. A two-foot setback is also more consistent with the zero lot line setbacks from the initial parking area that Gunnison County approved in 2018.*

5. DOES NOT ADVERSELY AFFECT NEIGHBORHOOD. The granting of the variance will not change the character or otherwise adversely affect the neighborhood surrounding the land where the Variance is proposed, will not have a substantially adverse impact on the enjoyment of land abutting on or across the road from the property in question, will not impair an adequate supply of light or air to adjacent property, and will not increase the danger of fire, or otherwise endanger public safety or the public interest.

*Applicant response: The proposed parking area storage expansion has no adverse impacts on the adjacent property owners. Included with this variance application are notarized letters from two of the three adjacent property owners consenting to the proposed parking area expansion and confirming their support for the expansion.<sup>2</sup> The applicant is in negotiations with the third immediately adjacent property owner, Mr. Tucker Roberts, to obtain his support, even though his specific written consent is not required for Gunnison County to approve of the variance. Additionally, since this is an expansion of a use that already exists and which is immediately adjacent to the currently existing outdoor parking storage area, it will not change or adversely affect the character of the surrounding neighborhood. Similarly, this proposed expansion will not impair the supply of light or air to adjacent properties, and will not increase the danger of fire, or otherwise endanger public safety or the public interest.*

## **FINDINGS:**

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The Gunnison County Board of Adjustment finds that:

1. The Setback Variance request meets the standards of the Gunnison County Land Use Resolution Section 13-104: F: *Standards for Approval of Variance from Property Line Setbacks*.
2. This review and decision incorporates, but is not limited to, 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.

## **RECOMMENDATION:**

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<sup>2</sup> Applicant footnote: Gunnison County recently bought the parcel to the south of the subject property and is now an adjacent property owner but the County is not specifically addressed by these comments as the County would be the 4th immediately adjacent landowner.

The Gunnison County Board of Adjustment, having considered the submitted plan, site observations and public testimony, has reached the above findings and recommends that the Setback Variance request described in LUC-

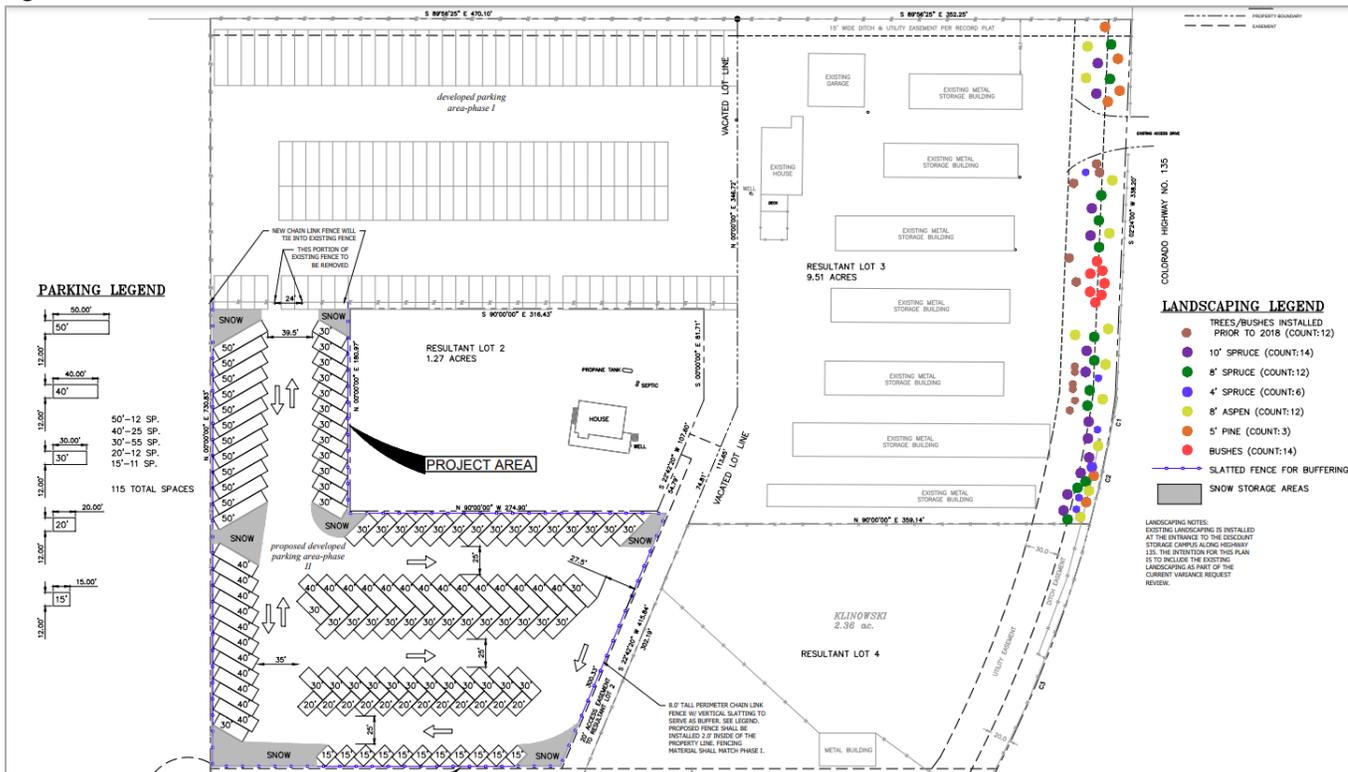
1. This permit is limited to activities described within the “Project Description” of this application, and as depicted on the Plan submitted as part of this application. Expansion or change of this use will require either an application for amendment of this permit, or submittal of an application for a new permit, in compliance with applicable requirements of the *Gunnison County Land Use Resolution*.
2. This approval is founded on each individual requirement. Should the applicant successfully challenge any such finding or requirement, this approval is null and void.
3. 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.
4. 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.
5. 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.

**To:** Gunnison County Planning Commission, Board of County Commissioners, Board of Adjustment  
**Date:** July 7, 2025  
**Meeting Date:** July 17, 2025  
**Re:** Joint Public Hearing | LUC-23-00032: Discount Storage Expansion of Commercial Use, Major Impact, Preliminary Plan Review

### A. Project Description

LPG 1825 HIGHWAY 135 LLC, DDCM 164 LUDLOW LLC (Applicant), represented by Centennial Storage Partners LLC, Law of the Rockies, and Michael O’Loughlin, Esq. of Schumacher & O’Loughlin, LLC, request an expansion of an existing Commercial use and a setback variance to allow for an additional 115 outdoor vehicle storage spaces adjacent to the Discount Storage facility at 1825 State Highway 135, Gunnison, CO 81230, Parcel No. [3701-250-06-008](#) (Application). The request would increase outdoor vehicle storage units from 134 to 249 spaces. The proposal would not increase the approximate 21,000 sq. ft. of interior retail storage. The Applicant has requested a consolidation of Preliminary and Final Plan reviews, which was approved by the Planning Commission at the May 15, 2025 work session. The setback variance shall be considered by the Board of Adjustment (BOA).

Figure 1. Site Plan



**B. Land Use Review Process**

*1. Preliminary and Final Plan Review*

Major Impact applications are subject to a three-step review process. The Applicant has completed the Sketch Plan review process, which was approved by BOCC on December 17, 2024 in Resolution No. 54, Series 2024, with conditions as noted in section D. *Preliminary Plan Review* of this memo. The Applicant has requested a consolidation of Preliminary and Final Plan reviews, which was approved by the Planning Commission at the May 15, 2025 work session. A public hearing is not required for a Final Plan application, which may include but are not limited to final plat, covenants, design guidelines, deed restrictions, declarations, and development improvement agreements. The Final Plan includes a proposed boundary line adjustment with [3701-250-06-009](#), which would allocate the area that is currently an access easement on subject property ([3701-250-06-008](#)) to [3701-250-06-009](#).

The request of the Planning Commission and Board of County Commissioners is to consider how the proposal meets the standards identified in section D. *Preliminary Plan and Final Plan Review* of this memo and attached staff report. At the joint hearing, the Planning Commission shall either continue the hearing; or make a recommendation of approval, approval with conditions; or denial of the application to the BOCC. A Draft Recommendation (Exhibit 4) includes recommended findings and conditions of approval. The BOA shall consider the variance application at the same hearing. At a separate BOCC meeting, the BOCC may take action on the Preliminary and Final application, or determine to hold an optional additional public hearing pursuant to LUR Section 7-302:K.

*2. Variance Request Review*

The BOA may consider a variance request that is part of a Major Impact application is pursuant to LUR Section 13-104:D.1.2.b which states:

*“When the proposed land use change is classified as a Major Impact Project, the joint hearing shall be conducted during, and shall meet the requirements of the Preliminary Plan review process, pursuant to Section 7-302: Preliminary Plan Review Process for Major Impact Projects”.*

The request of the Board of Adjustment is to consider how the proposal meets the standards identified in section E. *Variance Request* of this memo. A Draft Decision (Exhibit 5) includes recommended findings and conditions of approval.

**C. Project Area + Review History**

A. LUC-89-00022 Lot 6 Flying E Ranch New Commercial Use

Approved on December 5, 1989, for a one 30-unit 3,000 sq. ft. storage building.

B. LUC-90-00003 Subdivision of Flying E Ranch Lot 5

Approved on December 7, 1993, the project subdivided Lot 5 of the Flying E Ranch into 5 parcels and approved 9,000 sq. ft of new Commercial floor area: one 30’ x 120’, 3,600 sq. ft. storage unit facility and three 30’ x 60’, 1,800 sq. ft. storage unit facilities.

Figure 2. Discount Storage, Google Earth, September 1994



C. LUC-99-00045 Expansion of Commercial Use

The Minor Impact application approved an expansion of Commercial use for a U-Haul facility at Discount Storage on November 5, 1999. In a September 9, 1999 letter from the City of Gunnison, City staff noted the application was not compatible with Three Mile Plan's objective of limiting new commercial development along CO-135.

D. LUC-04-00002 Discount Storage/U-Haul Expansion of Existing Commercial Use

Approved July 21, 2005. The City of Gunnison Planning and Zoning Commission reviewed the application and provided a letter of denial on July 29, 2004, finding the proposal did not comport with the *Three Mile Plan and Urban Growth Boundary City of Gunnison* or the City's Entrance Overlay District.

E. LUC-18-00003 Expansion of Commercial Use

Minor Impact Certificate No. 3, Series 2018 approved the following expansion of Commercial use on June 1, 2018: two new storage buildings; one 30' x 230' (6,900 sq. ft.), 44-unit storage facility and one 20' x 240' (4,800 sq. ft.), 24-unit storage facility. In an April 11, 2018 letter, the City of Gunnison Planning and Zoning Commission supported the proposal.

Figure 3. Discount Storage, Google Earth, October 2015



F. LUC-18-00036 Expansion of Commercial Use

Approved construction of a 3 acre, 134 space outdoor vehicular storage area. A September 26, 2018 City of Gunnison Planning and Zoning Commission letter provided observations regarding the application but no specific recommendation for approval nor denial. A subsequent letter provided by the Commission provided observations based on an apparent recommendation; however, was neutral regarding any specific recommendation for the proposal.

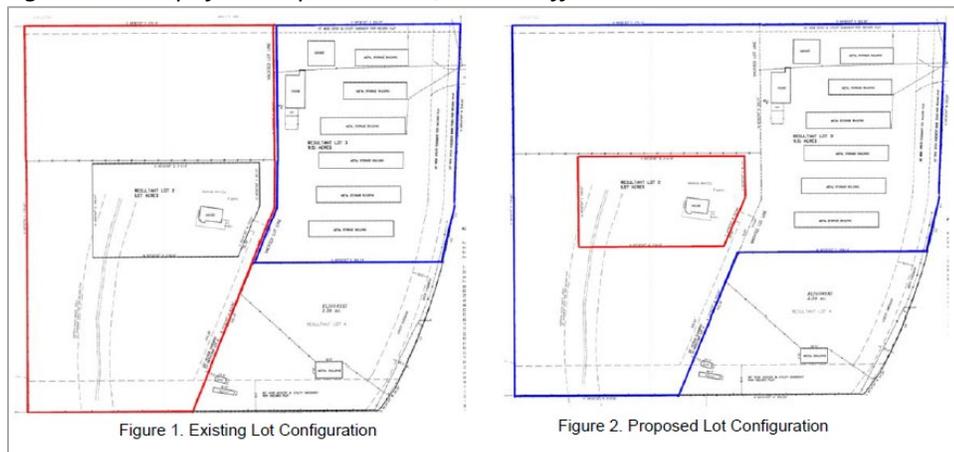
Figure 4. Discount Storage, Google Earth, October 2019



G. LUC-19-00033 Boundary Line Adjustment

The Gunnison County Board of County Commissioners (BOCC) approved an application for a boundary line adjustment between Lot 2 and Lot 3 of the Flying E Ranch Subdivision. Staff noted the proposal would increase the size of Lot 3 from 2.9 acres to 9.51 acres and Lot 2 would be decreased from 7.2 acres to 1.27 acres, and requested the BOCC determine if the proposal met the standards in Land Use Resolution (LUR) Section 5-103.3.a. *Additional Standards Applicable to Boundary Line Adjustments*, and more specifically, LUR Section 5-103.3.a:1: *Insubstantial Change*. The approved Boundary Line Adjustment increased Lot 3 by 277% and decreased Lot 2 by 82%.

Figure 5. Excerpt from September 17, 2019 Staff Memo



H. June 16, 2022 Notice of Violation

The Community Development Department issued a Notice of Violation (NOV) for “improvement and/or clearing of property and possible expansion of a commercial use at 1825 Highway 135”, activities requiring a Guninson County Land Use Change Permit. The NOV referenced a February 18, 2022 correspondence between Community Development staff, Ken Snyder manager of Centennial Storage Partners, LLC, and counsel Mike O’Loughlin, providing the following recommendation:

*Given the myriad applications that have been reviewed as a Minor Impact, I recommend that you review your development plans and propose a master plan for current and future development plans that will be initially be reviewed and classified as a Major Impact project in compliance with the above cited section.*

The letter further states “... the expansion of the commercial use may have challenges complying with the commercial locational standards and the 2019 BOCC policy direction”. The 2019 BOCC Policy is attached as Exhibit 1 to this Staff Memo.

*Figure 6. Discount Storage, Google Earth, June 2023*



*Figures 7 and 8. July 12, 2022 Site Visit Photos*



I. July 25, 2022 Interpretation and Clarification

An interpretation was provided to the Applicant's counsel regarding a June 28, 2022 pursuant to LUR Section 1-114: *Interpretations*, regarding ("1) whether the June 20, 2022 violation letter is appealable to the Board of County Commissioners, and (2) of the definition of 'clearing' as used in the LUR". The letter included photos from a July 12, 2022 site visit where "staff observed, and the owner confirmed, that approximately four feet of 'structural fill' had been placed on the subject property".

J. LUC-23-00032 Sketch Plan Review for Major Impact Review of Expansion of Commercial Use

The Applicant submitted the subject Application. Staff provided a "Determination of Completeness Letter" on August 7, 2023, noting the Application was incomplete at that time, noting the site plan did not comply with LUR Section. 13-104 *Setbacks from Property Lines and Road Rights-of-Way*, specifically, the site plan did not provide the required 50' setback between adjacent residential and commercial uses pursuant to this Section.

K. LUC-23-00048 Request for Interpretation

The Applicant requested an interpretation regarding, but not limited to, the application of LUR Section 13-104: *Setbacks from Property Lines and Road Rights-of-Way*.

L. APPEAL-23-00001 Appeal of Interpretation

On December 15, 2023, the Applicant submitted an Appeal to the interpretation issued on December 1, 2023. The Board of Adjustment affirmed the interpretation on February 8, 2024.

M. LUC-23-00032 Variance Application + Complete Application

The Applicant submitted a variance application pursuant to LUR Section. 13-104 *Setbacks from Property Lines and Road Rights-of-Way*. The application was deemed complete, initiating the formal review process. A variance to the LUR can only be considered by the Board of Adjustment; therefore, the application for variance and how the proposal comports with the applicable standards of the LUR is not discussed in the Sketch Plan Staff Memo nor in the Staff Report.

N. December 17, 2024: the BOCC approved the Sketch Plan application in Resolution No. 54, Series of 2024.

O. April 14, 2025: the Preliminary Plan, Final Plan, and Variance applications were deemed complete.

P. May 15, 2025: the Preliminary Plan and Final Plan applications were discussed at the Planning Commission work session. The Planning Commission approved the applicant's request to consolidate the Preliminary and Final Plan applications, pursuant to LUR Section 7-103.C.1 *Preliminary and Final Plans May Be Combined*. The Planning Commission directed staff to schedule the joint public hearing for the Preliminary Plan and Variance applications; and directed staff to draft decision documents for consideration at the hearing.

**D. Preliminary Plan and Final Plan Review**

In the Preliminary Plan review, the applicant must provide detailed plans and solutions for issues raised during Sketch Plan review and provide detailed studies and engineering plans. Additionally, the Applicant shall address compliance with each condition of Resolution No. 54, Series 2024 pursuant to LUR Section 7-301:G.7. *Compliance With Each Condition Of Sketch Plan Approval*.

The resolution identified the following potential issues during Sketch Plan Review:

- a. *It is unclear if the Applicant has permission from the ditch owners to have placed a culvert through the subject property and how the culvert will be maintained over time.*
- b. *Proposed fencing at the site may cause wildlife conflicts.*
- c. *How the project complies with the June 27, 2019 BOCC Policy Direction, which states “An applicant should assume that commercial, industrial and nonresidential uses outside of platted or zoned areas that allow these uses will be difficult and/or unlikely to be permitted,” and further directing these uses to existing commercial/industrial parks.*

The Applicant addressed condition “a” as outlined in section 4 of this memo that summarizes how the application meets the standards of LUR Section 11-109: *Development That Affects Agricultural Lands*.

The Applicant addressed condition “b” as outlined in section 3 of this memo that summarizes how the application meets the standards of LUR Section 11-106: *Protection of Wildlife Habitat Areas*.

The Applicant has not specifically addressed condition “c” nor amended responses to LUR Section 10-104 *Locational Standards for Commercial, Industrial, or Other Non-Residential Uses* or LUR Section 13-102: B: *Location Within Municipal Three-Mile Plan Area*. Staff and applicant responses in sections 2 and 6 of this memo (respectively) and in the staff report have been carried over from Sketch Plan review at the Applicant’s direction.

Staff outlined the substantive issues in the application in this memo, and all applicable Land Use Resolution (LUR) standards have been addressed in Exhibit 1. Staff Report.

1. Section 7-102: *Standards that Apply to All Major Impact Applications*

Compliance with these standards should be determined “broadly and conceptually” at Sketch Plan review. Applicable standards of this section include “Compliance with all Applicable Standards” and “Compatibility with Community Character”. The review body shall consider how the (1) how Application meets all applicable standards of the LUR; and (2) if the proposal is compatible with existing land uses and if the expansion of the use will or will not adversely affect future development of the area.

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

The project is not adjacent to the City of Gunnison therefore, it shall comply with the Alternative Locational Standard. The location may be approved if addition to meeting all requirements of the LUR, that the cumulative impacts of the proposal will not have a net adverse impact, and the project meets the following:

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

The Applicant provided responses to the above standards in “Narrative Locational Standard and Three Mile Area Standards” and “Narrative Location Standards” and are included in the Staff Report and in the Project File (“Narrative Location Standards, Narrative Locational Standard and Three Mile Area Standards”). The Applicant responses have not been summarized in the Staff Memo to avoid the appearance of editorializing the Applicant’s analysis of how the proposal comports with the LUR. Staff has included Exhibit 2. *June 27, 2019 BOCC Policy Direction* which states “An applicant should assume that commercial, industrial and nonresidential uses outside of platted or zoned areas that allow these uses will be difficult and/or unlikely to be permitted,” and further directing these uses to existing commercial/industrial parks.

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

The project is in occupied Gunnison sage-grouse habitat area. Administrative Review Certificate No. 120, Series 2023 determined the proposal “will not adversely impact Gunnison sage-grouse or their habitats beyond which has already occurred,” with conditions. The proposal includes an eight-foot-high chain link fence with “slatting” to both shield adjacent properties and assets stored in the outdoor vehicle storage area. The proposed fencing appears to be in conflict with condition four in the letter “Gunnison Sage-Grouse Habitat Site Specific Analysis Permit Application Number LUC-23-00032”, August 31, 2023, Aleshia Rummel, Gunnison Conservation District Wildlife Biologist; which states:

*Per Section 11-106 I of the Gunnison County Land Use Resolution, design of fences other than those with agricultural operations shall ensure they do not adversely impact wildlife. Woven wire fencing shall not be allowed for perimeter fencing or as interior cross fencing. Perimeter and cross fencing should be built using specifications from the most recent edition of the Colorado Parks and Wildlife (CPW) publication Fencing with Wildlife in Mind.*

Clayton BonDurant, District Wildlife Manager, Colorado Parks and Wildlife provided the following comment in an email on April 15, 2025:

*“Thank you for offering CPW the ability to comment on this project, LUC-23-00032. After review of this application and its location, CPW does not have any major concerns or formal comments on this project”.*

The application included the proposed fencing materials, which would be an extension of the existing chain link, slatted fencing around the current storage area.

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

The Applicant has provided a 25’ maintenance easement on either side of the ditch, which is believed to be a tailwater ditch of the Whipp Ditch, flowing north-south through the project area. The LUR requires an applicant obtain consent from the ditch owner(s) on the property. The applicant has not been able to obtain this information as further described in the application materials and highlighted below:

*“Despite an exhaustive search of the Gunnison County ditch records, real property records, and the records maintained by the Division of Water Resources, along with correspondence from former Whipp Ditch managers and our local Water Commissioner Tommy Rozman, we were not able to find any specific ownership information for the subject ditch. We believe that the subject ditch is a tailwater ditch of the larger Whipp Ditch. Regardless, a ditch easement has been placed on the site plan to preserve the ditch maintenance rights in the event an owner does, in fact, exist”.*

The applicant piped the ditch prior to receiving land use change approvals, and the Planning Commission requested the applicant provide an explanation as to how the ditch would be maintained as a condition of Sketch Plan approval. The applicant provided the following response:

*“In Colorado, if a ditch passes through your property, you are allowed to pipe it, and the pipe or culvert must be sized according to the amount of water that could potentially flow through it. See generally C.R.S. §§ 37-84-101 & -119. The advantage to adding culverts to ditches is that it relieves maintenance responsibilities within that area, decreases evaporation, and increases flow volumes since the stormwaters are not infiltrating into the natural ground. See Drainage Report and Plan dated August 17, 2024 by project engineers Sara Bergstrom and Jerry Greene at p. 3”.*

5. Section 12-103: *Road system*

There will not be any changes to the existing permitted CDOT access. Neither Gunnison County Public Works nor the Colorado Department of Transportation had additional comments or concerns regarding the application.

6. Section 13-102: B: *Location Within Municipal Three-Mile Plan Area*

The Applicant has not changed responses to these criteria since the Sketch Plan application. They have provided responses to the above standards in “Narrative Locational Standard and Three Mile Area Standards” and “Narrative Location Standards” and are included in the Staff Report and in the Project File (“Narrative Location Standards, Narrative Locational Standard and Three Mile Area Standards”).

The Applicant responses have not been summarized in the Staff Memo to avoid the appearance of editorializing the Applicant’s analysis of how the proposal comports with the LUR.

The City of Gunnison Planning and Zoning Commission provided a letter of support on July 10, 2024. Anton Sinkewich, Community Development Director of the City of Gunnison provided the following comment in an April 19, 2025 email: “The City does not have additional comment on this application”.

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

The required setback between Commercial and Residential uses in 50’. The Applicant has proposed a 2’ setback from property lines and has submitted a variance application pursuant to this section.

Section 13-104:D.1. States: The Board of Adjustment and Planning Commission shall jointly conduct the public hearing, and the notice shall so indicate. The chairperson of the Planning Commission shall preside, and the Adjustment shall be the body that determines the variance.

- a. *Section 13-104:D.1.2.b states: When the proposed land use change is classified as a Major Impact Project, the joint hearing shall be conducted during, and shall meet the requirements of the Preliminary Plan review process, pursuant to Section 7-302: Preliminary Plan Review Process for Major Impact Projects.*
- b. *SECTION 7-302:H.1 states: The Planning Commission and BOCC shall jointly conduct a public hearing to consider the Preliminary Plan application.*

The variance request shall be considered by the BOA at a joint work session and not considered by the Planning Commission during the work session.

8. Section 13-111: *Landscaping and Buffering*

The amount of landscaping provided in landscaped areas is “at least one tree and three shrubs” per 500 square feet of “landscaped area.” The expansion area does not include additional landscaping beyond what has already been provided and shown on the site plan. The Planning Commission may determine if there is additional landscaping and buffering required, beyond the proposed fencing, based on the following standards:

*Section 13-111:M.3.a. Buffering, Different Abutting Uses requires a 50’ (landscaped) “buffer strip” between Residential and Commercial uses. There is no landscaping or buffering proposed between the adjacent parcels or within the parcel between the residential and commercial uses.*

*Section 3-111:M.1. Buffering, Applicability requires a Major Impact project to provide landscaped buffering between adjacent uses when topographical or other natural barriers do not provide reasonable screening and when the County finds that:*

*a. NEIGHBORING PROPERTIES*

*There is a need to shield neighboring properties from any adverse external effects of a proposed land use change; or*

*b. ADVERSE IMPACTS*

*There is a need to shield the land use change from negative impacts or adjacent land uses in high-density land use changes, and/or when building design and siting do not provide privacy.*

A landscaped buffer is required when the county finds that there is a need to shield neighboring properties or adverse impacts.

9. Section 13-108: *Open Space and Recreation Areas*

Generally, this requirement would be met in the provision of landscape and buffering areas within the required setbacks. The Applicant has not proposed open space that complies with this section, rather, has requested a variance to the setback requirement.

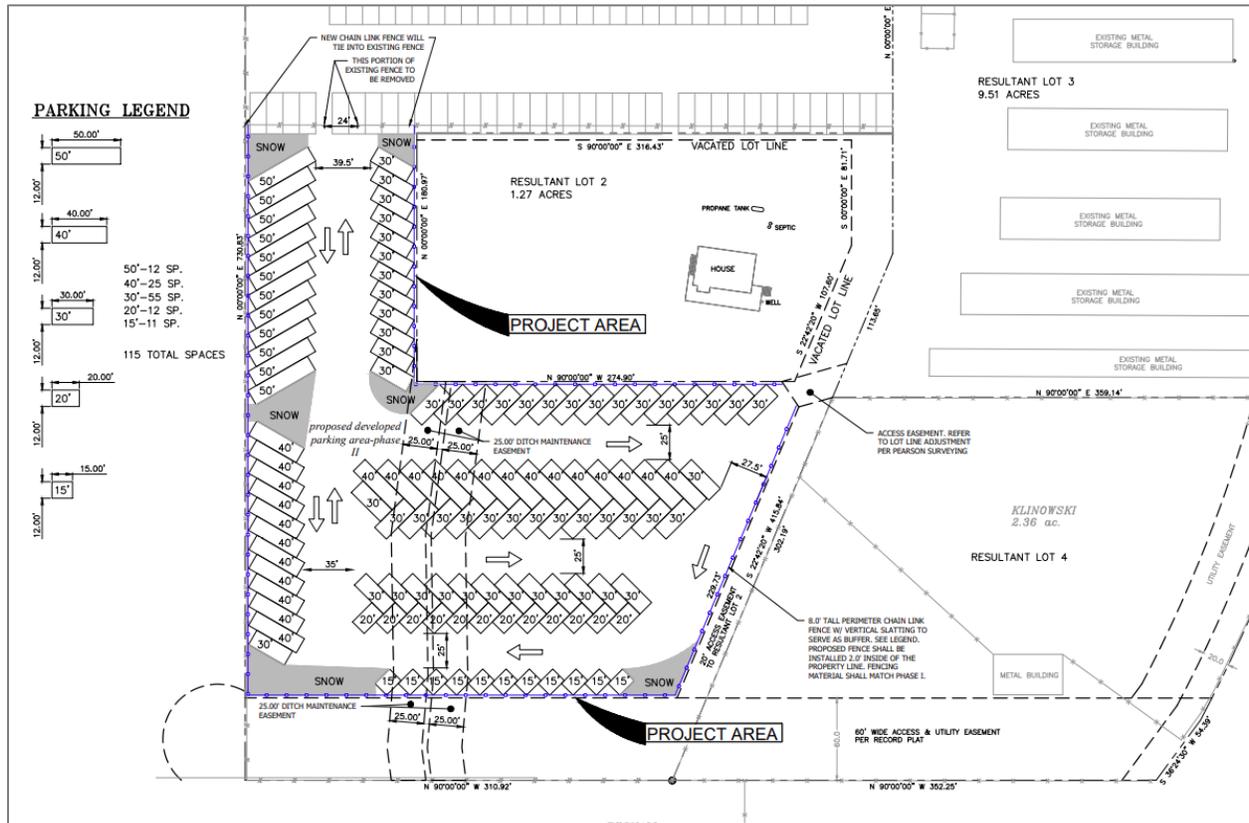
**E. Variance Request**

The Board of Adjustment shall consider all relevant materials and testimony and the standards of this Section and shall approve, approve with conditions, or deny the application, and shall, as part of that action, include specific findings that the application does or does not comply with Section 13-104: F: *Standards for Approval of Variance from Property Line Setbacks*. A Draft Findings Document (Exhibit B) includes recommended findings and conditions of approval. If approved, the action will be memorialized in a Certificate of Variance Approval.

LUR Table 7. *Setbacks from Property Lines and Road Rights-of-Way* requires a 50’ setback between residential and commercial uses. The Applicant has addressed the standards in Section 13-104.F. *Standards for Approval of Variance from Property Line Setback*. The parcel to the west ([3701-000-00-165](#)) of the proposed expansion, while vacant, for the purposes of this section, is considered residential. In review of the site plan, the fence adjacent to this parcel is proposed at the property line and a functional zero-foot setback is proposed. The parcel to the south ([3701-250-06-005](#)) also proposes a zero-foot setback; however, a 60’ access easement separates the parcels. The parcel to the east ([3701-250-06-007](#)) is commercial and is

not subject to this setback requirement. A zero-foot setback is proposed around the parcel in the center of the existing and proposed development ([3701-250-06-009](mailto:3701-250-06-009)).

Figure 9. Setbacks from Property Lines



F. STANDARDS FOR APPROVAL OF VARIANCE FROM PROPERTY LINE SETBACKS. An application for a variance for setback from property line requirements shall comply with all of the following standards.

1. SPECIAL CIRCUMSTANCES EXIST. There are special circumstances or conditions, including exceptional topography, or the narrowness, shallowness, or shape of the property, that are peculiar to the land or structure for which the variance is sought, and do not apply generally to land or structures in the neighborhood; and

*Applicant response: The parcel of land proposed for the expansion of the Discount Self Storage outdoor parking storage area, and which is immediately adjacent to the current outdoor parking storage area, is not large enough to provide adequate parking storage, and, at the same time, comply with the setbacks that are currently being required by the Gunnison County Community Development Department. The setbacks alleged to apply by Gunnison County would remove a significant amount of the land area proposed for the parking area and are likely to negate the proposed parking storage expansion altogether.*

*While the applicant does not agree with Gunnison County's position on the applicability of the setback requirement to an outdoor vehicle/RV/boat storage parking area, generally, the applicant is applying for this variance as an attempt to settle the litigation that the applicant has*

*filed against Gunnison County on this issue. Special circumstances exist in this case due to the pending litigation over the applicability of the setbacks, along with the size of the parking area not being able to comply with the setbacks and at the same time provide viable parking storage. Additionally, despite no changes occurring to the applicable sections of the Gunnison County Land Use Resolution between 2018 and 2024, Gunnison County approved the initial outdoor parking area with no setbacks in 2018, and now are requiring setbacks for the proposed expansion. This inconsistent application by Gunnison County of its own land use code provides another special circumstance and an additional basis to grant this variance. Avoiding the uncertainty and costs associated with the pending litigation is not in the best interests of either of the parties, especially since a precedent has been set by Gunnison County through its 2018 approval of the parking lot storage areas with no setback required, presumably because such parking areas do not have "foundations" and are not "structures."<sup>1</sup> Lastly, there is a great public need in the Gunnison Valley for more outdoor parking storage areas. Upon information and belief, there are no such spaces currently available at Discount Self Storage, or at any of the other storage business in the Valley. Discount Self Storage receives regular inquiries requesting spaces in its outdoor parking areas, but the current area is full and no additional parking storage is available. This is a public need in this community, which provides an additional special circumstance to grant this variance.*

2. SITUATION DOES NOT RESULT FROM ACTION BY APPLICANT. The special circumstances and conditions have not resulted from any act by the applicant or land owner; and

*Applicant response: The special circumstances discussed above are due to the configuration and size of the subject parcel, along with a new setback requirement by the Gunnison County Community Development Department, which was not required in the 2018 development, and have not resulted due to any act of the applicant*

3. STRICT APPLICATION CAUSES PRACTICAL DIFFICULTIES. The special circumstances and conditions are such that the strict application of the requirements of this Resolution would result in peculiar and exceptional practical difficulties for, or an exceptional and undue hardship on, the owner of the land if the requirements of this Resolution were to be strictly applied; and

*Applicant response: Please refer to the discussion above, as strict application of the setback requirements, as determined by Cathie Pagano of the Community Development Department, would result in the setbacks eating up a large portion of the proposed parking storage area, and will likely make the proposed parking area expansion no longer viable. Also, as mentioned previously, the County did not require the setbacks to the initial outdoor parking area and it creates an undue hardship on the applicant to now require them.*

4. NECESSARY TO RELIEVE PRACTICAL DIFFICULTIES. The granting of the variance is necessary to relieve the applicant of the peculiar and exceptional practical difficulties or the exceptional and undue hardship, and is the minimum variance that could be granted to achieve that relief; and

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<sup>1</sup> Applicant footnote: Section 13-104.B of the LUR requires a setback to be "measured as the distance between the nearest lot line and the foundation of a structure."

*Applicant response: Please refer to the discussion above about the setbacks currently required by Gunnison County eating up a large portion of the proposed outdoor parking area expansion, along with the undue hardship this is creating due to the fact the setbacks were not required in 2018. In order to have an economically viable outdoor parking storage area, and to provide adequate additional parking spaces to make this expansion relevant and useful to the public, the applicant is requesting a two-foot setback from the property lines to the fence that will surround the parking storage area. This minimal setback will provide a buffer to the neighboring properties and from the view that may occur from Highway 135. A two-foot setback is also more consistent with the zero lot line setbacks from the initial parking area that Gunnison County approved in 2018.*

5. DOES NOT ADVERSELY AFFECT NEIGHBORHOOD. The granting of the variance will not change the character or otherwise adversely affect the neighborhood surrounding the land where the Variance is proposed, will not have a substantially adverse impact on the enjoyment of land abutting on or across the road from the property in question, will not impair an adequate supply of light or air to adjacent property, and will not increase the danger of fire, or otherwise endanger public safety or the public interest.

*Applicant response: The proposed parking area storage expansion has no adverse impacts on the adjacent property owners. Included with this variance application are notarized letters from two of the three adjacent property owners consenting to the proposed parking area expansion and confirming their support for the expansion.<sup>2</sup> The applicant is in negotiations with the third immediately adjacent property owner, Mr. Tucker Roberts, to obtain his support, even though his specific written consent is not required for Gunnison County to approve of the variance. Additionally, since this is an expansion of a use that already exists and which is immediately adjacent to the currently existing outdoor parking storage area, it will not change or adversely affect the character of the surrounding neighborhood. Similarly, this proposed expansion will not impair the supply of light or air to adjacent properties, and will not increase the danger of fire, or otherwise endanger public safety or the public interest.*

#### **F. Application and Attachments**

The entire land use application can be reviewed on [Citizen Access](#) → Projects → LUC-23-00032 → Attachments.

1. Staff Report
2. June 27, 2019 BOCC Policy Direction
3. Resolution No. 54, Series 2024
4. Planning Commission Draft Recommendation Document
5. BOA Draft Decision Document

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<sup>2</sup> Applicant footnote: Gunnison County recently bought the parcel to the south of the subject property and is now an adjacent property owner but the County is not specifically addressed by these comments as the County would be the 4th immediately adjacent landowner.



**GUNNISON COUNTY, COLORADO  
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT for MINOR IMPACT**

Land Use Change Permit Application: CBMR Cell Tower  
 Application No: LUC-25-00017  
 Date application scheduled with Planning Commission: July 17, 2025  
 Prepared by: Rachael Blondy

<b>Applicant Name:</b>	Crested Butte Mountain Resort / Vail Resorts
<b>Property Owner Name:</b>	Crested Butte LLC
<b>Project Description:</b>	The Applicant requests to install a wireless node including 8'x14' equipment hut and 35' monopole for antennas. The proposed structure is one of 8 nodes that are part of a system which operates together to provide wireless service to users of Crested Butte Mountain Resort. Six of the nodes are under the authority of the US Forest Service and the 7th is within town limits of Mt Crested Butte.
<b>Property Location:</b>	<a href="#">Parcel 3177-261-00-029</a> – base area of CBMR
<b>Surrounding Land Uses:</b>	<a href="#">Parcel 3177-261-40-003</a> – Crested Butte LLC, commercial <a href="#">Parcel 3177-000-00-062</a> – Mt CB Real Estate LLC, USFS, commercial <a href="#">Parcel 3177-264-63-005</a> – Crested Butte Ridge LLC, residential
<b>Agency and Department Review:</b>	A copy of the application was sent to the following referral agencies by email on June 11, 2025:  All comments can be found below in appropriate sections.
<b>Pre-Application Conference:</b>	n/a
<b>Status of Application:</b>	Complete.
<b>Attached Exhibits:</b>	The entire application and all attachments may be viewed at <a href="https://permitdb.gunnisoncounty.org/citizenaccess">https://permitdb.gunnisoncounty.org/citizenaccess</a> , click “Projects”, search by application number LUC-25-00017 , Click on “Attachments”.
<b>Planning Commission Tasks at Initial Work Session:</b>	<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>— Determine impact classification, considering both by definition and criteria of Section 3-111: B. 1.</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> </ul>

		<ul style="list-style-type: none"> <li>— Set site visit date</li> <li>— Determine if application is ready to be set for public hearing, or if other work session is required</li> </ul>
<b>Initial Impact Classification:</b>		Minor Impact Project, based upon classification found in Section 6-102: Projects Classified as Minor Impact Projects
<b>Other Criteria of Impact Classification: (Sec. 3-111. B. 1.)</b>		<p><b>Demand for public services.</b> The proposed land use change is expected to generate a minor or a major demand for public services, including roads, transit, schools, water supply, sewage disposal, fire and police protection, and emergency services.</p> <p><b>Impacts on impact area and the environment.</b> The proposed land use change is expected to generate a minor or a major impact on the impact area.</p> <p><b>Impacts related to all existing and proposed development and proposed development in impact area.</b> The impacts of the proposed land use change, when considered in conjunction with existing and proposed land use changes in the impact area, are expected to be minor.</p>
EA or EIS is required for this project	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Project located in Special Geographic Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Phasing proposed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is a Partially Exempted land use change (Section 1-106)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>APPLICABILITY OF LAND USE RESOLUTION STANDARDS:</b>		
<b>STANDARD, BY LUR SECTION, DIVISION AND/OR ARTICLE</b>	<b>Plan complies, or compliance will be determined during review</b>	<b>Staff Comments/ References to specific documentation</b>
9-101: E. and F.: Secondary residences are allowed, and standards are addressed in covenants	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-102: Home occupations	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-103: Bed and breakfast	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-203: Mobile home communities	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.

9-300: Commercial and Industrial Uses	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>2. ELECTRICAL DISTURBANCES. No use or activity shall be permitted which creates electrical disturbances (electromagnetic radiation) that have a detrimental effect, including radio and television interference, on the operation of any equipment beyond the boundaries of the site. Electrical disturbances affecting operation of equipment beyond the boundaries of a site will require investigation and satisfactory resolution of the disturbance.</p> <p>Non-Residential Accessory Uses, Food Service Requirements, Fire and Explosive Hazards, Glare and Heat, Exterior Lighting, Odors, Radioactivity, Vibration and Noise are not applicable as part of this application.</p> <p><i>Staff Response: Electrical disturbances are not expected as part of this cell tower.</i></p>
9-302: Farm or ranch stand	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-303: Dude ranches and resorts	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-304: Adult-oriented uses	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-305: Seasonal recreational vehicle parks and campgrounds	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-400: Minerals and construction materials	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-501: Special events	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-502: Temporary structures	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-503: Satellite dishes	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-504: Attached wireless communications devices	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested 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	<p>Applicable.</p> <p>1. SAFETY SETBACK. 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: Setbacks from Property Lines and Road Rights-of-Way, whichever is greater.</p>

		<p><i>Staff Response: The proposed cell tower is 35 feet tall, and should be setback 35 feet from each property line. The proposed 35' pole is located ~67' from the East property line and ~63' from the North property line, both of which exceed the required 35' setback.</i></p> <ol style="list-style-type: none"><li>2. DESIGN. 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.</li><li>3. HEIGHT. Towers and antennae shall be sited to minimize their height.</li><li>4. BUFFERING. In addition to any buffering required by Section 13-111: Landscaping and Buffering, 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.</li><li>5. EXTERIOR LIGHTING. Security or other lighting shall feature down-directional, sharp cutoff luminaires that comply with the requirements of Section 13-114: Exterior Lighting. Safety lighting of telecommunication structures that is required by the Federal Aviation Administration shall be exempt from this standard.</li><li>6. ACCESS ROADS. Access roads to the structure shall be minimal and capable of supporting equipment necessary to maintain the structure.</li><li>7. DESIGN SAFETY. 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</li></ol>
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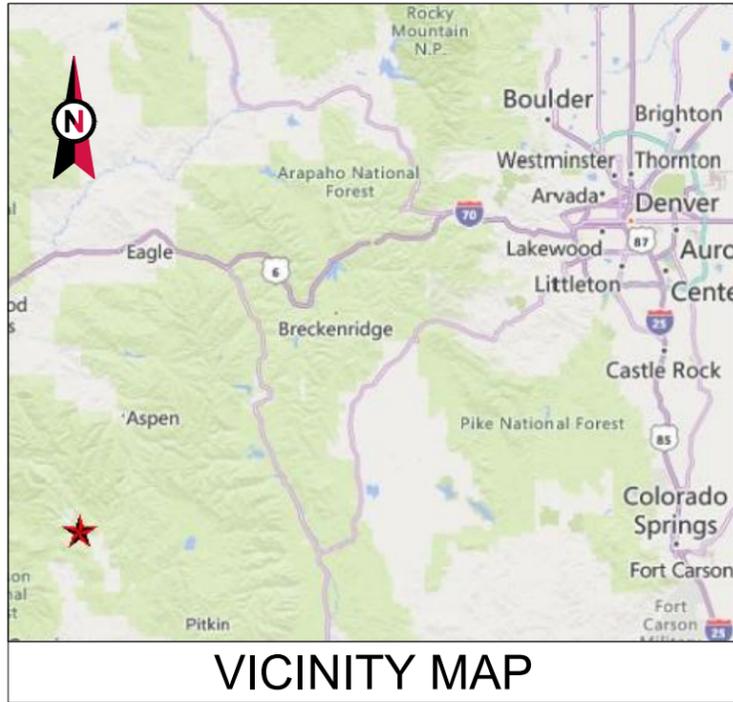
		<p>the location, height, and operation of the structure have been determined not to be an aviation hazard by the Federal Aviation Administration.</p> <p>8. UTILITIES SHALL BE LOCATED UNDERGROUND. To the maximum extent feasible, all utilities shall be installed underground.</p> <p>9. LOCATION. The latitude and longitude coordinates (degrees, minutes, seconds) of the structure shall be provided to the Community Development Department prior to any permit approval.</p>
9-506: Child care center	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-507: Group home	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-508: Keeping of livestock not on an agricultural operation	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-509: Camping on individual parcel	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-600: Essential housing	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
10-102: Locational standards for residential development	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
10-103: Residential density	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
10-104: Locational standards for commercial, industrial or other non-residential uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Not applicable, providing cell service is defined as a public utility per C.R.S. 40-1-103, as shown below.</p> <p><i>"The term "public utility", when used in articles 1 to 7 of this title, includes every common carrier, pipeline corporation, gas corporation, electrical corporation, telephone corporation, water corporation, person, or municipality operating for the purpose of supplying the public for domestic, mechanical, or public uses and every corporation, or person declared by law to be affected with a public interest, and each of the preceding is hereby declared to be a public utility and to be subject to the jurisdiction, control, and regulation of the commission and to the provisions of articles 1 to 7 of this title."</i></p>
11-102: Voluntary best management practices	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p><i>Staff Response: All standards listed in Section 11-102 are voluntary.</i></p>

11-103: Development in flood hazard areas	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
11-104: Development in geologic hazard areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>SECTION 11-104:C.1. AREAS DESIGNATED ON THE GEOLOGIC HAZARD MAPS. Land use changes on lands that are designated on the Gunnison County Geologic Hazards Maps as avalanche areas, landslide areas, rockfall areas, alluvial fans, talus slopes, steep or potentially unstable slopes, Mancos shale, mudflow hazard areas, and faults.</p> <p><i>Staff Response: Development is proposed in an unstable slope mapped hazard area. A geotechnical hazard study was completed and all recommendations will be followed as a part of the building permit process.</i></p>
11-105: Development in wildfire hazard areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p><i>Staff Response: All plans must be passed by Crested Butte Fire Protection District.</i></p> <p>Application referred to CBFPD on June 11, 2025. No comments were received.</p>
11-106: Protection of wildlife habitat areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>SECTION 11-106:B APPLICABILITY. All applications for Land Use Change Permits, including Building Permits, On-Site Wastewater Treatment System Permits, Gunnison County Access Permits, Gunnison County Reclamation Permits, and Land Use Change Permits shall be processed subject to the individual requirements of this Section, and assessed to determine if the location of the proposed activity is within the sensitive wildlife habitat areas designated on the maps referenced in Section 11-106: C.: Maps Used to Identify Sensitive Wildlife Habitats.</p> <p>SECTION 11-106:E.4. REFERRAL TO GUNNISON COUNTY WILDLIFE CONSERVATION COORDINATOR AND ON-SITE CONSULTATION. The Community Development Department and the Public Works Department shall forward a copy of the application(s) to the Gunnison County Wildlife Conservation Coordinator.</p>

		<p><i>Staff Response: Parcel is located within a sensitive wildlife habitat area. Applicant had a environmental assessment done as part of the USFS process and will be sharing results with the County.</i></p> <p>Application referred to Colorado Parks and Wildlife on June 11, 2025. Comments:  “Due to the high traffic and existing development in this area, CPW has no comments at this time for this project.”</p>
11-107: Protection of water quality	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not within 125’ of a water body.
11-108: Standards for development on ridgelines	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not on a ridgeline.
11-109: Development that affects agricultural lands	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not adjacent to agricultural lands.
11-110: Development beyond snowplowed access	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not beyond snowplowed access.
11-111: Development on Inholdings in national wilderness	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not on an inholding of national wilderness.
11-112: Development above timberline	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not above timberline.
12-103: Road system	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, no roads proposed.
12-104: Trails	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, no trails proposed.
12-105: Water Supply	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, no water proposed or required.
12-106: Wastewater treatment	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, no wastewater proposed or required.
12-107: Fire protection	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>12-107:A APPLICANT SHALL CONTACT FIRE PROTECTION DISTRICT</p> <p>12-107:A.3.b.2 SUBMIT WAIVER OF LIABILITY. The applicant shall submit a signed Warning and Waiver of Liability releasing the County and the applicable fire protection district as part of the application.</p> <p><i>Staff Response: All plans must be passed by Crested Butte Fire Protection District.</i></p> <p>Application referred to CBFPPD on June 11, 2025. No comments were received.</p>
13-102: B.: Location within municipal three-mile plan area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Applicable.

		<i>Staff Response: Location is within three miles of Mt. Crested Butte, however there is no adopted three-mile plan for the town of Mt. Crested Butte.</i>
13-103: General Site Plan Standards And Lot Measurements	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable.  SECTION 13-103:B.2 STRUCTURAL LOCATION STANDARDS The location of structures shall complement the natural topography and use existing vegetation.
13-104: Setbacks From Property Lines And Road Rights-Of-Way	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable.  <i>Staff Response: Applicant will be responding to setback requirements. Due to the tower being 35 feet, the setback must be 35 feet from property lines.</i>
13-105: Residential Building Sizes And Lot Coverages	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, no residential building proposed.
13-107: Installation Of Solid-Fuel-Burning Devices	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, no solid-fuel burning devices proposed.
13-108: Open Space And Recreation Areas	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, no open space proposed.
13-109: Signs	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, no signs proposed.
13-110: Off-Road Parking And Loading	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, no off-road parking proposed.
13-111: Landscaping And Buffering	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable.  APPLICABILITY. This Section shall apply to all Land Use Change Permits except for mining operations.  13-111:D NON-RESIDENTIAL LAND USE CHANGES. To the maximum extent feasible, areas of the site that are not occupied by buildings and required improvements shall be landscaped by retaining, maintaining, or planting native grasses, ground cover, shrubs, and trees.  <i>Staff Response: Staff defers to Planning Commission regarding the landscaping and buffering requirements. Applicant response:</i>  <i>“No, there is not landscaping or buffering proposed given that the location is at the edge of the tree cluster that’s just off the ski run and the color/materials proposed for the pole</i>

		<i>and shed have been chosen to blend with the surrounding area.”</i>
13-112: Snow Storage	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, no snow storage required.
13-113: Fencing	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, no fencing proposed as part of this application.
13-114: Exterior Lighting	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, no exterior lighting proposed
13-115: Reclamation And Noxious Weed Control	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application
13-116: Grading And Erosion Control	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application
13-117: Drainage, Construction And Post-Construction Storm Water Runoff	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application
13-118: Water Impoundments	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application
13-119: Standards To Ensure Compatible Uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>Section 13-119:A GENERAL. Proposed land use changes 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, as well as the following (staff responses below each section):</p> <ol style="list-style-type: none"> <li>1. HAZARDS OR NUISANCES. Land use changes shall not subject other uses to undue noise, dust, fumes, odor, explosion, aircraft flight patterns, or other hazards or nuisances, whether the result of design, location, basic character, or of planned or reasonably expected growth.</li> <li>2. ADVERSE IMPACTS TO ADJOINING LAND. Land use changes shall eliminate or minimize or mitigate conflicts between adjoining land uses and to the maximum extent feasible, avoid changes that will result in significant net adverse impact to adjoining land.</li> </ol> <p><i>Staff Response: No hazards, nuisances or adverse impacts are expected as a part of the proposed project.</i></p>



VICINITY MAP



**AMERICAN TOWER®**

**ATC SITE NAME: CRESTED BUTTE MOUNTAIN RESORT HUB**

**SITE NUMBER: 206452**  
**SITE ADDRESS: 620 GOTHIC ROAD MOUNT CRESTED BUTTE, CO 81225**

**ICN FIBER & EQUIPMENT NODE PLANS**

SHEET INDEX				
SHEET NO:	DESCRIPTION:	REV:	DATE:	BY:
G-001	TITLE SHEET	D	10/28/24	EB
C-001	OVERALL SITE PLAN	D	10/28/24	EB
C-102	ER HUB TO RED LADY EXPRESS LIFT BOTTOM TERMINAL	D	10/28/24	EB
C-103	RED LADY EXPRESS LIFT BOTTOM TERMINAL TO BASE AREA NODE	D	10/28/24	EB
C-104	RED LADY EXPRESS LIFT BOTTOM TERMINAL TO TOP TERMINAL	D	10/28/24	EB
C-105	FIBER JUNCTION FAULT #2 TO TEOCALLI LIFT TOP NODE & SITE PLAN	D	10/28/24	EB
C-106	JUNCTION VAULT #2 TO JUNCTION VAULT #3	D	10/28/24	EB
C-107	JUNCTION VAULT #3 TO ULEY'S CABIN NODE & SITE PLAN	D	10/28/24	EB
C-108	JUNCTION VAULT #3 TO PARADISE BOWL NODE & SITE PLAN	D	10/28/24	EB
C-109	JUNCTION VAULT #3 TO TEN PEAKS NODE	D	10/28/24	EB
C-110	JUNCTION VAULT #2 TO JUNCTION VAULT #5	D	10/28/24	EB
C-111	VAULT #5 TO PARADISE WARMING HOUSE NODE & SITE PLAN	D	10/28/24	EB
C-112	JUNCTION VAULT #4 TO EAST RIVER BOTTOM NODE & SITE PLAN	D	10/28/24	EB
C-113	JUNCTION VAULT #4 TO EAST RIVER BOTTOM NODE & SITE PLAN	D	10/28/24	EB
C-201	35' POLE & EQUIPMENT SHED ELEVATION	D	10/28/24	EB
C-202	35' MONOPINE & EQUIPMENT SHED ELEVATION	D	10/28/24	EB
C-203	45' POLE & EQUIPMENT SHED ELEVATION	D	10/28/24	EB
C-401	ANTENNA INFORMATION & SCHEDULE (N1)	D	10/28/24	EB
C-402	ANTENNA INFORMATION & SCHEDULE (N2)	D	10/28/24	EB
C-403	ANTENNA INFORMATION & SCHEDULE (N3)	D	10/28/24	EB
C-404	ANTENNA INFORMATION & SCHEDULE (N4)	D	10/28/24	EB
C-405	ANTENNA INFORMATION & SCHEDULE (N5)	D	10/28/24	EB
C-406	ANTENNA INFORMATION & SCHEDULE (N6)	D	10/28/24	EB
C-407	ANTENNA INFORMATION & SCHEDULE (N7)	D	10/28/24	EB
C-408	ANTENNA INFORMATION & SCHEDULE (N8)	D	10/28/24	EB
C-501	CONSTRUCTION DETAILS	D	10/28/24	EB
C-502	BMP IMPROVEMENT DETAILS	D	10/28/24	EB
C-503	BMP IMPROVEMENT DETAILS	D	10/28/24	EB
C-504	BMP IMPROVEMENT NOTES	D	10/28/24	EB
S-501	SHED FOUNDATION DETAILS	D	10/28/24	EB
S-502	SHED FOUNDATION DETAILS	D	10/28/24	EB
E-101	GROUNDING PLAN	D	10/28/24	EB
E-501	GROUNDING DETAILS	D	10/28/24	EB
E-502	GROUNDING DETAILS	D	10/28/24	EB
E-601	N1 SHED ELECTRICAL ONE-LINE & SCHEDULE	D	10/28/24	EB
E-602	N2 SHED ELECTRICAL ONE-LINE & SCHEDULE	D	10/28/24	EB
E-603	N3 SHED ELECTRICAL ONE-LINE & SCHEDULE	D	10/28/24	EB
E-604	N4 SHED ELECTRICAL ONE-LINE & SCHEDULE	D	10/28/24	EB
E-605	N5 SHED ELECTRICAL ONE-LINE & SCHEDULE	D	10/28/24	EB
E-606	N6 SHED ELECTRICAL ONE-LINE & SCHEDULE	D	10/28/24	EB
E-607	N7 SHED ELECTRICAL ONE-LINE & SCHEDULE	D	10/28/24	EB
E-608	N8 SHED ELECTRICAL ONE-LINE & SCHEDULE	D	10/28/24	EB
	SUPPLEMENTAL SHEETS (3 PAGES)			

**AMERICAN TOWER®**  
**ATC TOWER SERVICES, LLC**  
 3500 REGENCY PARKWAY  
 SUITE 100  
 CARY, NC 27518  
 PHONE: (919) 468-0112

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REV.	DESCRIPTION	BY	DATE
△	REV ADDRESS & ENVIRO EDITS	EB	10/28/24
△			
△			
△			

ATC SITE NUMBER:  
**206452**  
 ATC SITE NAME:  
**CRESTED BUTTE MOUNTAIN RESORT HUB**  
 SITE ADDRESS:  
 620 GOTHIC ROAD  
 MOUNT CRESTED BUTTE, CO 81225

SEAL:

PRELIMINARY:  
NOT FOR  
CONSTRUCTION

DRAWN BY:	EB
DATE DRAWN:	10/28/24
ATC JOB NO:	13713800_E4

**TITLE SHEET**

SHEET NUMBER: <b>G-001</b>	REVISION: <b>D</b>
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COMPLIANCE CODE	PROJECT DESCRIPTION
<p>ALL WORK SHALL BE PERFORMED AND MATERIALS INSTALLED IN ACCORDANCE WITH THE CURRENT EDITIONS OF THE FOLLOWING CODES AS ADOPTED BY THE LOCAL GOVERNMENT AUTHORITIES. NOTHING IN THESE PLANS IS TO BE CONSTRUED TO PERMIT WORK NOT CONFORMING TO THESE CODES.</p> <ol style="list-style-type: none"> <li>2018 INTERNATIONAL BUILDING CODE (IBC)</li> <li>2020 NATIONAL ELECTRIC CODE (NEC)</li> <li>LOCAL BUILDING CODE</li> <li>CITY/COUNTY ORDINANCES</li> </ol>	<p>THE PROJECT CONSISTS OF THE INSTALLATION AND OPERATION OF TELECOMMUNICATION TOWERS AND EQUIPMENT SHEDS FOR A NEW ICN NETWORK AT CRESTED BUTTE MOUNTAIN RESORT AND DEPICTS ALL PROJECT RELATED LAND DISTURBANCES WITHIN UNITED STATES FOREST SERVICE LAND.</p>
	PROJECT NOTES
	<ol style="list-style-type: none"> <li>CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE PROJECT MANAGER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.</li> </ol>
	PROJECT TEAM
<p><b>SITE ADDRESS:</b>          620 GOTHIC ROAD          MOUNT CRESTED BUTTE, CO 81225          COUNTY: GUNNISON</p> <p><b>GEOGRAPHIC COORDINATES:</b>          LATITUDE: 38° 54' 00.7"          LONGITUDE: -106° 57' 59.5"          GROUND ELEVATION: 9,398' AMSL</p>	<p><b>ZONING INFORMATION:</b>          JURISDICTION: GUNNISON          PARCEL NUMBER: 3177-261-44-096</p>
<p><b>VENUE CONTACT INFORMATION</b>          CRESTED BUTTE MOUNTAIN RESORT          SCOTT EARNEST          SCOTT.J.EARNEST@VAILRESORTS.COM</p>	<p><b>ENGINEERED BY:</b>          ATC TOWER SERVICES          3500 REGENCY PARKWAY SUITE 100          CARY, NC 27518</p>
<p><b>ASSET MANAGER - ATC</b>          JIM LIVINGSTON          1450 AMERICAN LANE, SUITE 1025          SCHAUMBURG, IL 60173          (614) 949-5413</p>	<p><b>DESIGN RF - ATC</b>          PRASAN GURUNG          (972) 999-8907</p>
<p><b>DEPLOYMENT MGR. - ATC</b>          JAY HANENKRATT          (419) 782-0866</p>	



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**EQUIPMENT ROOM LOCATION:**

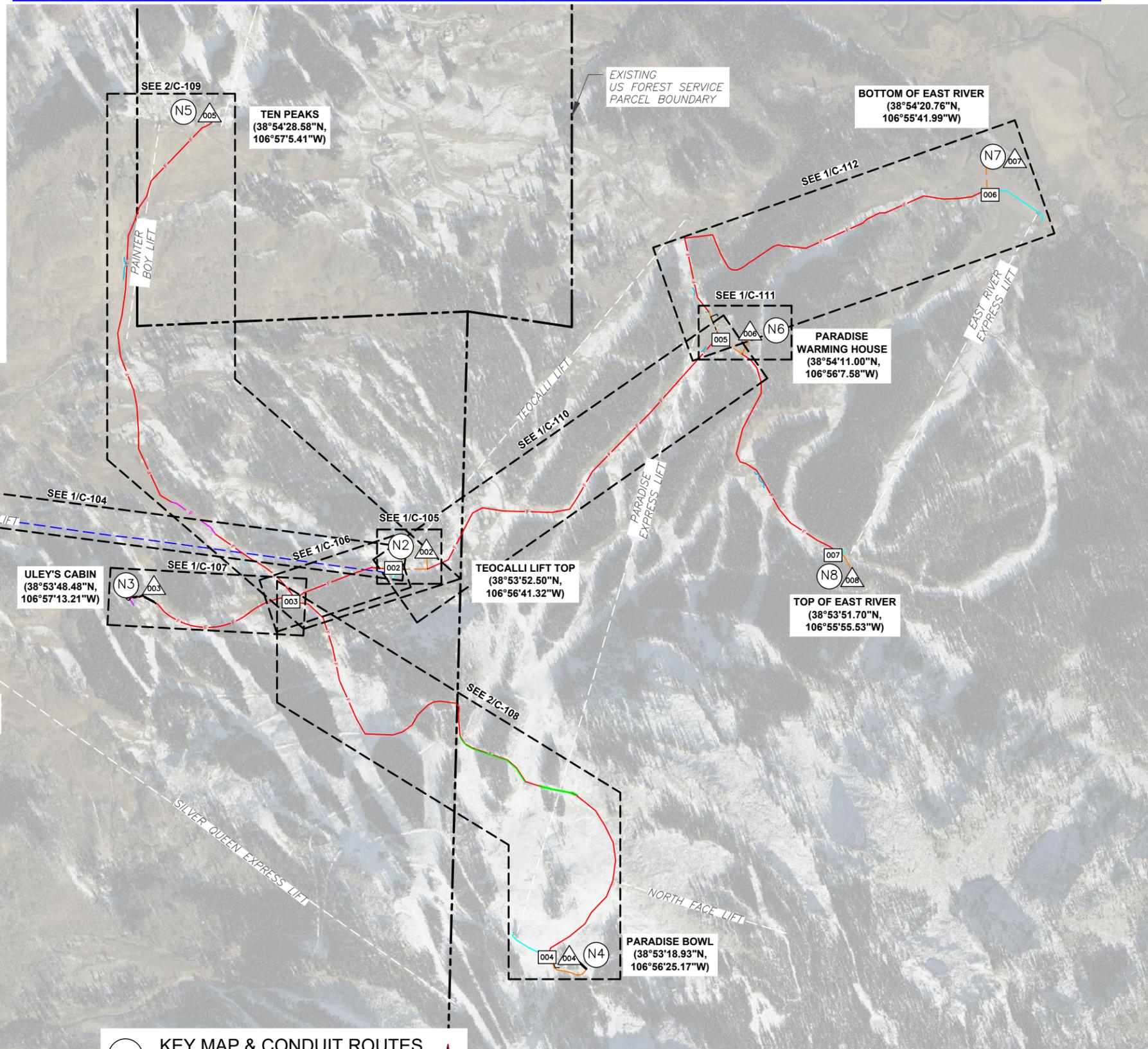
THE "HUB" OR EQUIPMENT ROOM (ER) IS LOCATED WITHIN EXISTING COMPUTER ROOM (M2-245) AT BASEMENT FLOOR OF THE LODGE AT MOUNTAINEER SQUARE.

**NOTES:**

1. PROPOSED FIBER ROUTES TO BE APPROVED BY CRESTED BUTTE MOUNTAIN RESORT REPRESENTATIVES BEFORE CONSTRUCTION INITIATION. GC SHALL CONFIRM VENUE APPROVALS WITH PROJECT DEPLOYMENT MANAGE.
2. GC SHALL ENSURE PROPOSED BURIED FIBER ROUTES FOLLOW PREVIOUSLY DISTURBED LAND/ROADS ON USA FOREST SERVICE LAND.
3. PROPOSED HAND HOLE/PULL BOX AT EVERY 1,000' MAX. FIBER RUN OR 500' MAX. FIBER RUN AT 180 DEGREE BENDS. ESTIMATED NUMBER OF PULL BOXES REQUIRED ±45.

CONDUIT LENGTHS							
LAND OWNER	FIBER ONLY			POWER ONLY		POWER & FIBER RUN	TOTAL:
	BORE	BURIED	AERIAL	BURIED	AERIAL	BURIED	
USFS	470±	21,095±	4,750±	1,178±	-	2,017±	29,510±
PRIVATE OWNER	-	2,460±	700±	730±	-	-	3,890±
<b>TOTAL:</b>	<b>470±</b>	<b>23,555±</b>	<b>5,450±</b>	<b>1,908±</b>	<b>-</b>	<b>2,017±</b>	<b>33,400±</b>

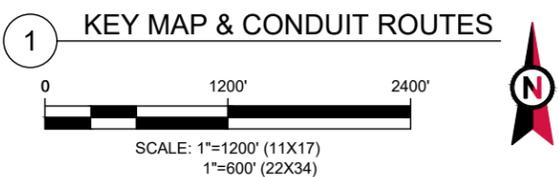
**NOTE: THIS SHEET IS PROVIDED FOR REFERENCE RELATIVE TO THE LARGER PROJECT. ONLY N1 LOCATION IS WITHIN GUNNISON COUNTY JURISDICTION AND IS THE SUBJECT OF THIS APPLICATION.**



This Node is the only one within Gunnison County jurisdiction and is the subject of this application.

**LEGEND**

- PROPOSED UNDERGROUND POWER & FIBER
- PROPOSED UNDERGROUND POWER
- PROPOSED UNDERGROUND FIBER
- PROPOSED FIBER BORE
- PROPOSED ABOVE GROUND FIBER
- PROPOSED EXCLUSION FENCE (BOTRYCHIUM)
- PROPOSED EXCLUSION FENCE (WETLANDS)
- 000 PROPOSED FIBER JUNCTION VAULT
- 000 PROPOSED FIBER DROP
- HUB PROPOSED HUB LOCATION
- N# PROPOSED NODE



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DRAWN BY:	EB
DATE DRAWN:	10/28/24
ATC JOB NO:	13713800_E4

**OVERALL SITE PLAN**

SHEET NUMBER: <b>C-001</b>	REVISION: <b>D</b>
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**NODE LOCATION:**

NODE: BASE AREA  
 COORDINATES: 38°53'55.06"N, 106°57'47.52"W  
 PARCEL ID: 3177-261-00-029  
 LAND OWNER: PRIVATE OWNER

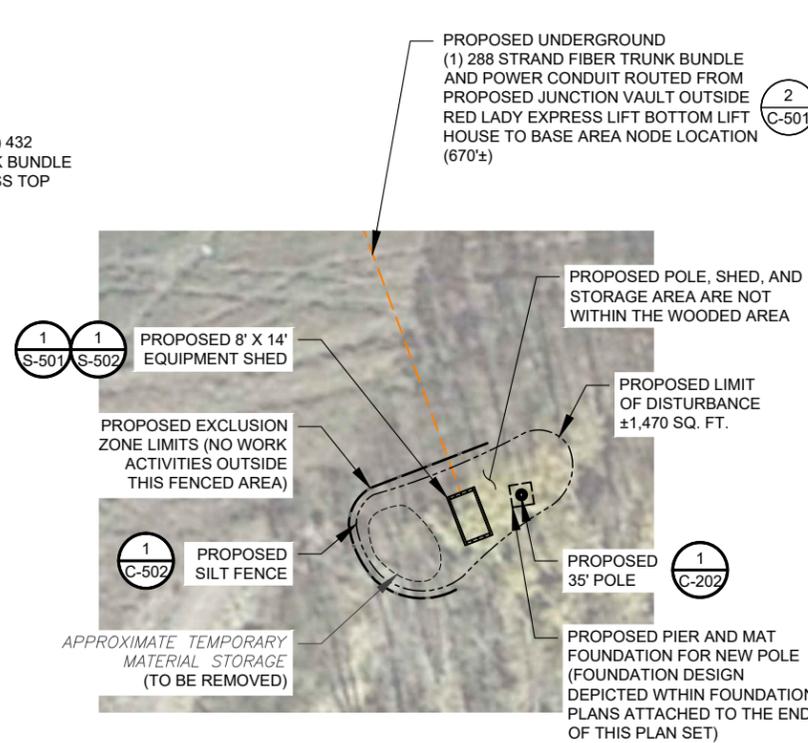
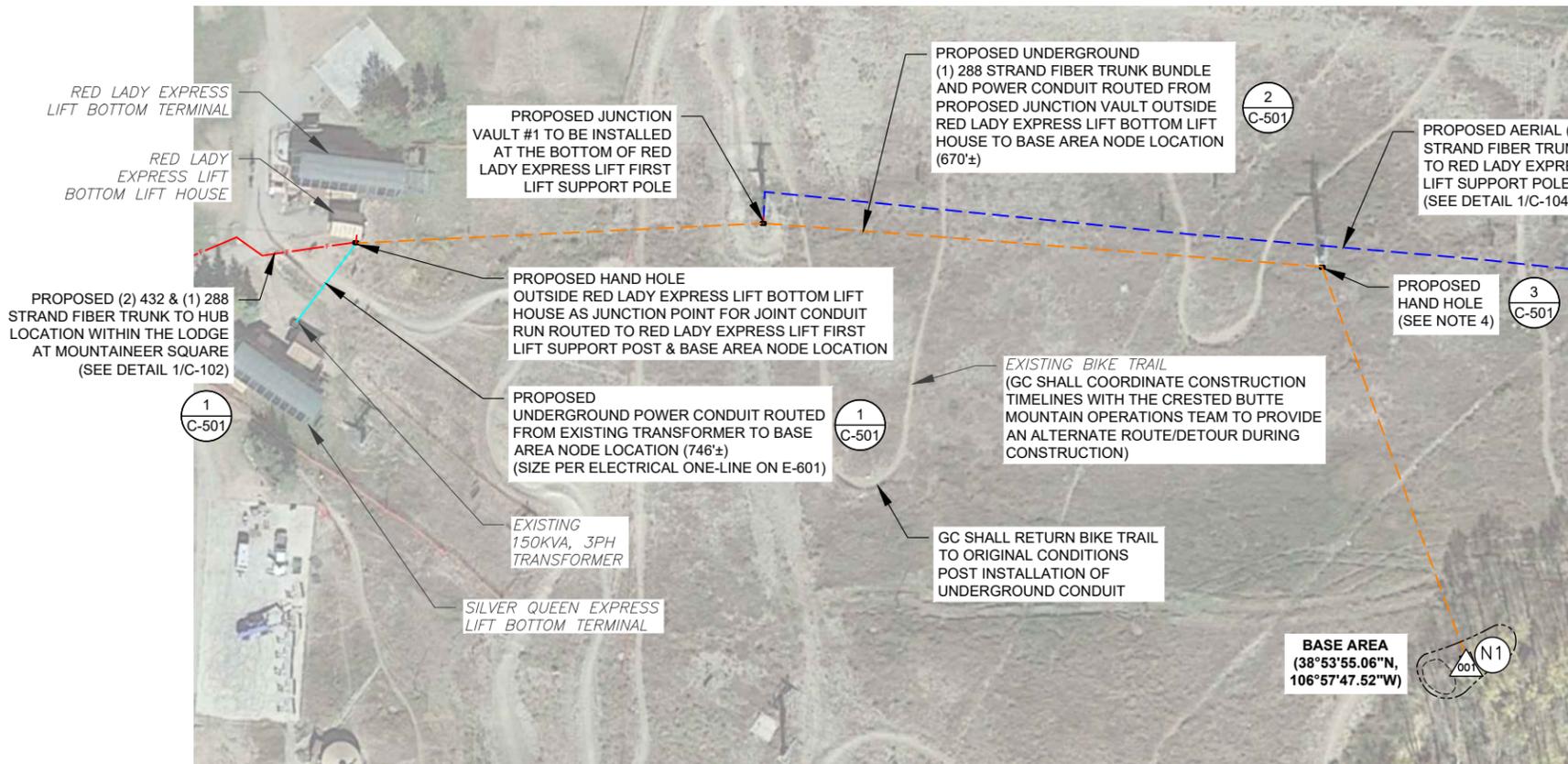
**NOTES:**

- PROPOSED FIBER ROUTES TO BE APPROVED BY CRESTED BUTTE MOUNTAIN RESORT REPRESENTATIVES BEFORE CONSTRUCTION INITIATION. GC SHALL CONFIRM VENUE APPROVALS WITH PROJECT DEPLOYMENT MANAGE.
- GC SHALL ENSURE PROPOSED BURIED FIBER ROUTES FOLLOW PREVIOUSLY DISTURBED LAND/ROADS ON USA FOREST SERVICE LAND.
- EFFORTS HAVE BEEN MADE TO DESIGN THE LOCATIONS TO AVOID REMOVAL. EVERY EFFORT WILL BE MADE TO LIMIT REMOVAL REQUIRED FOR CONSTRUCTION ACCESS TO TREES LESS THAN 8" DBH, AND SHALL BE REMOVED AND DISPOSED OF IN ACCORDANCE WITH USFS PROCEDURE. NO TREES GREATER OR EQUAL TO 8" DBH SHALL BE REMOVED WITHOUT DIRECT CONSULTATION WITH THE USFS PERMIT ADMINISTRATOR.
- PROPOSED HAND HOLE/JUNCTION BOX AT EVERY 1,000' MAX. FIBER RUN OR 500' MAX. FIBER RUN AT 180 DEGREE BENDS.

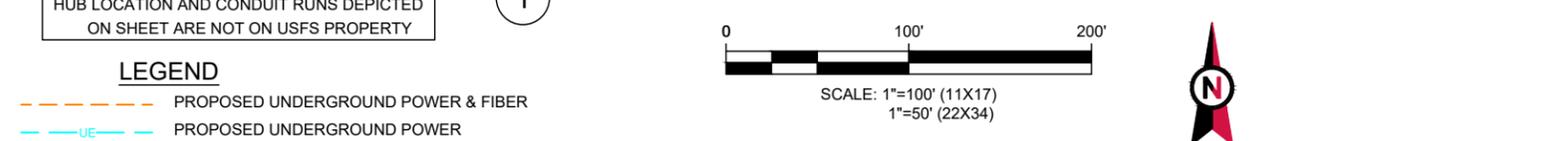
**GENERAL CONSTRUCTION NOTES:**

- CONTRACTOR SHALL VERIFY UTILITY LOCATIONS BEFORE PROCEEDING WITH ANY EXCAVATION SITE WORK OR CONSTRUCTION.
- AREA OF DISTURBANCE SHALL BE MINIMIZED TO THE MAXIMUM EXTENT PRACTICE (AS SHOWN ON DETAILED SITE PLAN) AND ALL DISTURBED AREAS SHALL BE PROTECTED BY INSTALLED STORMWATER BMP'S PRIOR TO GROUND DISTURBANCE.
- THE CONTRACTOR SHALL INSTALL ALL EQUIPMENT AND MATERIALS IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS UNLESS SPECIFICALLY INDICATED OTHERWISE OR WHERE LOCAL CODES OR REGULATIONS TAKE PRECEDENCE.
- ALL WORK PERFORMED AND MATERIALS INSTALLED SHALL BE IN STRICT ACCORDANCE WITH ALL APPLICABLE CODES, REGULATIONS AND ORDINANCES. CONTRACTOR SHALL GIVE ALL NOTICES AND COMPLY WITH ALL LAWS, ORDINANCES, RULES, REGULATIONS AND LAWFUL ORDERS OF ANY PUBLIC AUTHORITY REGARDING THE PERFORMANCE OF THE WORK.
- THE GENERAL CONTRACTOR SHALL SUPERVISE AND DIRECT THE WORK USING THE BEST SKILLS AND ATTENTION.
- THE CONTRACTOR SHALL BE SOLELY RESPONSIBLE FOR ALL CONSTRUCTION MEANS, METHODS, TECHNIQUES, SEQUENCES AND PROCEDURES AND FOR COORDINATING ALL PORTIONS OF THE WORK UNDER THE CONTRACT INCLUDING CONTRACT AND COORDINATION WITH THE ATC SITE REPRESENTATIVE AND WITH VAIL RESORT'S AUTHORIZED REPRESENTATIVE.
- CONTRACTOR SHALL PROVIDE THIRD PARTY INSPECTIONS OF INSTALLED FOUNDATIONS AND PROVIDE PROFESSIONAL ENGINEERED STAMPED AS-BUILTS FOR ATC, VAIL RESORTS AND GOVERNING AGENCY.

- DETAILS ARE INTENDED TO SHOW END RESULT OF DESIGN. MINOR MODIFICATIONS MAY BE REQUIRED TO SUIT JOB DIMENSIONS OR CONDITIONS, AND SUCH MODIFICATIONS SHALL BE INCLUDED AS PART OF THE WORK.
- THE CONTRACTOR SHALL MAKE NECESSARY PROVISIONS TO PROTECT EXISTING IMPROVEMENTS AND UPON COMPLETION OF WORK REPAIR ANY DAMAGE THAT OCCURRED DURING CONSTRUCTION TO THE SATISFACTION OF VAIL RESORTS. FINAL CONTOURS OUTSIDE OF THE INSTALLED FOUNDATIONS SHALL BE RETURNED TO PRE-DEVELOPMENT CONTOURS AT THE COMPLETION OF CONSTRUCTION.
- ALL DISTURBED AREAS SHALL BE REVEGETATED IN ACCORDANCE WITH THE BMP DETAILS REVEGETATION NOTES ESTABLISHED AND ADMINISTERED BY VAIL RESORTS AND STANDARDS AND REQUIREMENTS OF THE GOVERNING AGENCY.
- KEEP GENERAL AREA CLEAN, HAZARD FREE, AND DISPOSE OF ALL DIRT, DEBRIS, RUBBISH AND REMOVE EQUIPMENT NOT SPECIFIED AS REMAINING ON THE PROPERTY. LEAVE PREMISES IN CLEAN CONDITION AND FREE FROM PAINT SPOTS, DUST OR SMUDGES OF ANY NATURE.
- SEE BMP DETAILS FOR SILT FENCE, FIBER ROLL, AND VEGETATION PROTECTION FENCE MATERIALS AND PLACEMENT; MATERIAL STORAGE (STOCKPILE) MANAGEMENT; AND REVEGETATION/SITE STABILIZATION REQUIREMENTS FOR ALL DISTURBED AREAS; AND STORMWATER BMP SPECIFICATIONS.
- INSTALL "EROSION CONTROL FOR TRENCHING" (FIBER ROLL SEDIMENT BARRIERS, LIMITS OF DISTURBANCE, STOCKPILE MANAGEMENT, ETC.) CONSISTENT WITH THE BMP DETAILS.

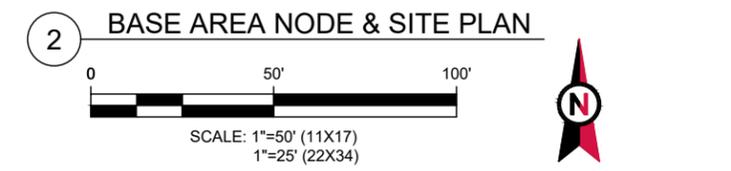


**1 HUB LOCATION AND CONDUIT RUNS DEPICTED ON SHEET ARE NOT ON USFS PROPERTY**



**LEGEND**

	PROPOSED UNDERGROUND POWER & FIBER
	PROPOSED UNDERGROUND POWER
	PROPOSED UNDERGROUND FIBER
	PROPOSED FIBER BORE
	PROPOSED ABOVE GROUND FIBER
	PROPOSED EXCLUSION FENCE (BOTRYCHIUM)
	PROPOSED EXCLUSION FENCE (WETLANDS)
	PROPOSED FIBER JUNCTION VAULT
	PROPOSED FIBER DROP
	PROPOSED HUB LOCATION
	PROPOSED NODE



**AMERICAN TOWER®**  
**ATC TOWER SERVICES, LLC**  
 3500 REGENCY PARKWAY  
 SUITE 100  
 CARY, NC 27518  
 PHONE: (919) 468-0112

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ATC SITE NUMBER:  
**206452**  
 ATC SITE NAME:  
**CRESTED BUTTE MOUNTAIN RESORT HUB**  
 SITE ADDRESS:  
 620 GOTHIC ROAD  
 MOUNT CRESTED BUTTE, CO 81225

SEAL:

PRELIMINARY:  
 NOT FOR  
 CONSTRUCTION

DRAWN BY:	EB
DATE DRAWN:	10/28/24
ATC JOB NO:	13713800_E4

**RED LADY EXPRESS LIFT BOTTOM TERMINAL TO BASE AREA NODE**

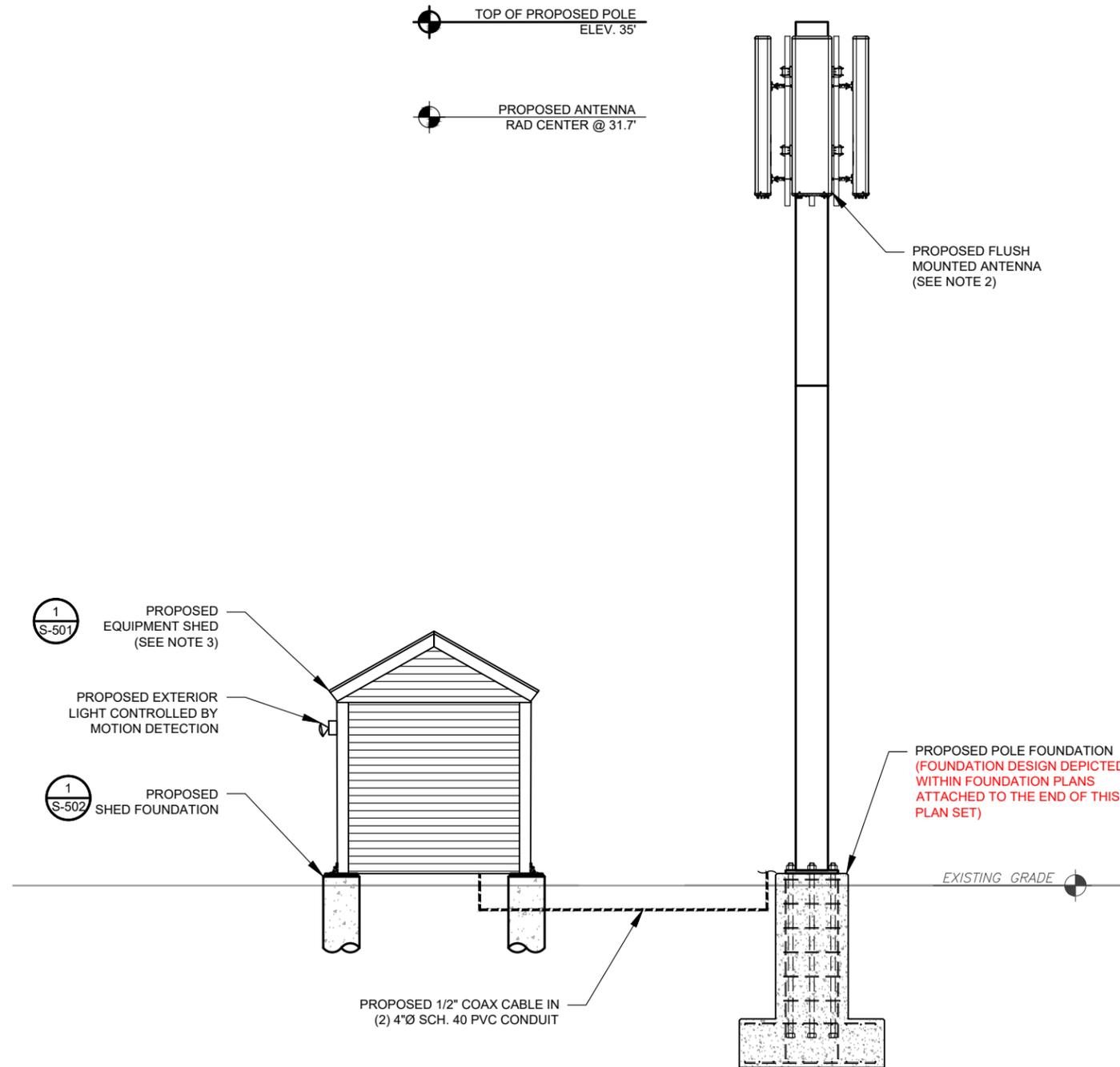
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<b>C-103</b>	<b>D</b>

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**NOTE:**

1. ALL NODE LOCATIONS WILL INCLUDE AN EQUIPMENT SHED AT GRADE.
2. PROPOSED POLE AND MOUNTED EQUIPMENT SHALL BE PAINTED WITH SHERWIN WILLIAMS SW7642 PAVESTONE GREY.
3. PROPOSED EQUIPMENT SHEDS SHALL BE PAINTED AS INDICATED ON THE MATERIALS LEGEND ON SHEET S-501.

TOWER INFORMATION									
NODE NAME	LATITUDE	LONGITUDE	LAND OWNER	HEIGHT	STATUS	POLE BASE Ø	POLE TOP Ø	FOUNDATION PIER Ø	FOUNDATION MAT DIMENSIONS
BASE AREA (N1)	38°53'55.06"N	106°57'47.52"W	PRIVATE OWNER	35'	PROPOSED	16"	16"	3'-6"	8'-6" X 8'-6"



1 35' POLE & EQUIPMENT SHED ELEVATION  
SCALE: NOT TO SCALE



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**35' POLE & EQUIPMENT SHED ELEVATION**

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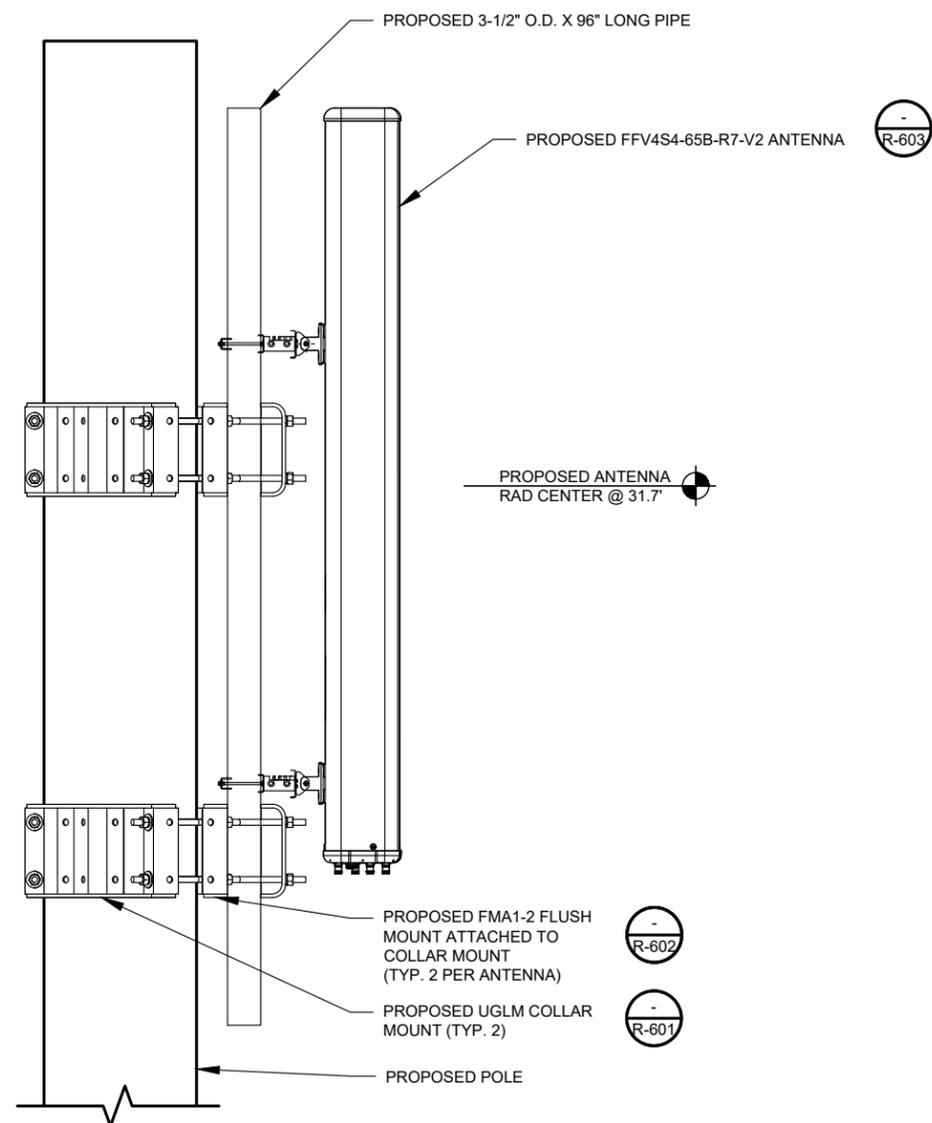
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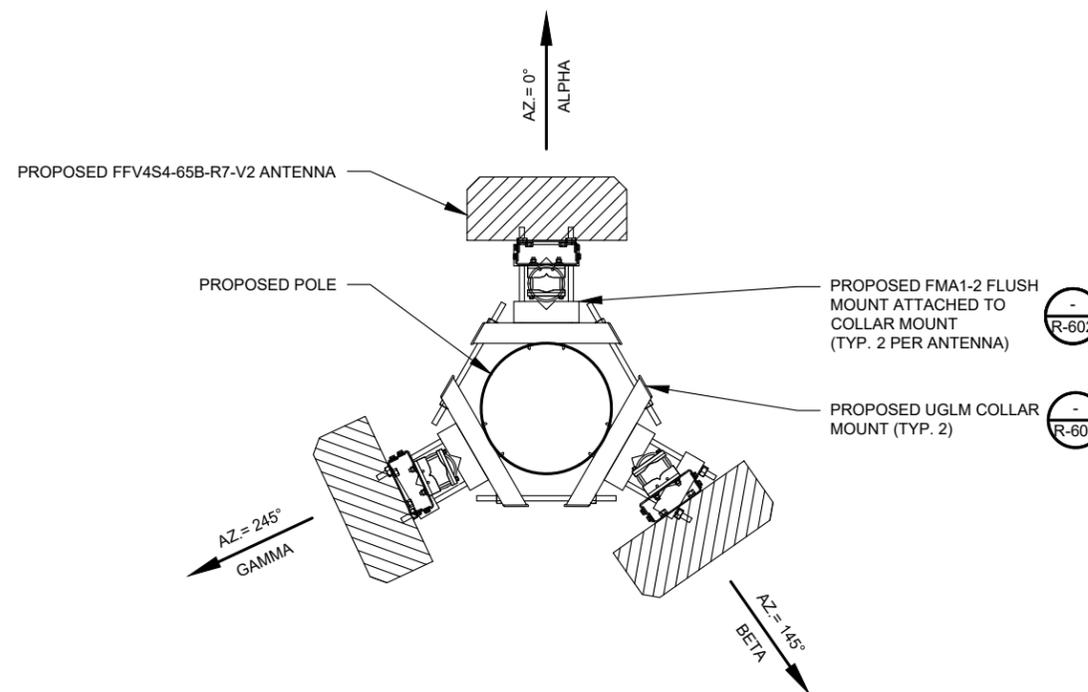
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**ANTENNA INFORMATION & SCHEDULE (N1)**

SHEET NUMBER:	REVISION:
<b>C-401</b>	<b>D</b>



**1 PROPOSED ANTENNA MOUNTING DETAIL (ELEVATION)**  
 SCALE: NOT TO SCALE



**2 PROPOSED ANTENNA PLAN**

ANTENNA PLAN			
ANT.	PANEL MODEL #	RAD CENTER	AZIMUTH (TN)
ALPHA	FFV4S4-65B-R7-V2	31'-7"	0°
BETA	FFV4S4-65B-R7-V2	31'-7"	145°
GAMMA	FFV4S4-65B-R7-V2	31'-7"	245°

**3 ANTENNA SCHEDULE**

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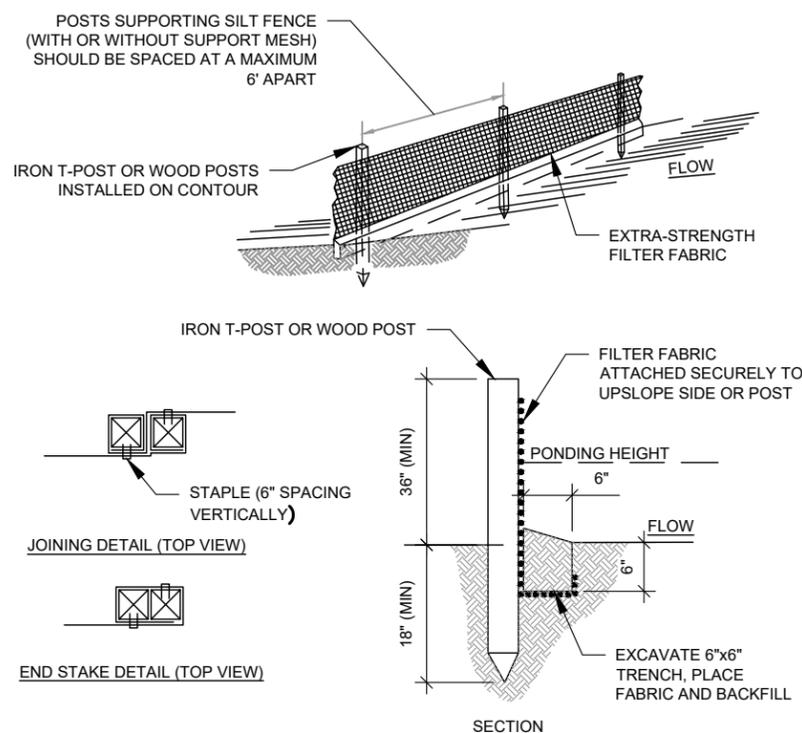
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**BMP IMPROVEMENT  
 DETAILS**

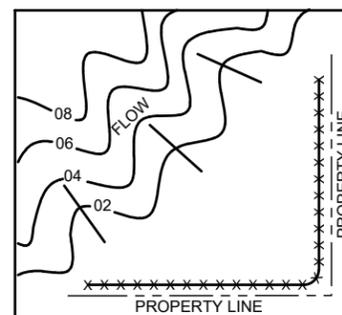
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<b>C-502</b>	<b>D</b>



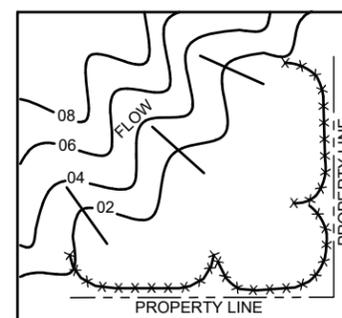
**NOTES:**

1. USED IN AREAS WHERE SHEET FLOW OCCURS.
2. DO NOT USE IN STREAMS, CHANNELS, OR ANYWHERE FLOW IS CONCENTRATED. DO NOT USE SILT FENCES TO DIVERT FLOW.
3. DO NOT USE BELOW SLOPES SUBJECT TO CREEP, SLUMPING, OR LANDSLIDES.
4. SILT FENCE SHOULD BE WOVEN POLYPROPYLENE WITH A MINIMUM WIDTH OF 36 INCHES AND A MINIMUM TENSILE STRENGTH OF 100 LB FORCE.
5. INSTALL ALONG A LEVEL CONTOUR SO WATER DOES NOT POND MORE THAT 1.5 FEET AT ANY POINT ALONG THE SILT FENCE.
6. THE MAXIMUM LENGTH OF SLOPE DRAINING TO ANY POINT ALONG THE SILT FENCE SHOULD BE 200 FEET OR LESS.
7. THE MAXIMUM SLOPE PERPENDICULAR TO THE FENCE LINE SHOULD BE 1:1.
8. PROVIDE SUFFICIENT ROOM FOR RUNOFF TO POND BEHIND THE FENCE AND TO ALLOW SEDIMENT REMOVAL EQUIPMENT TO PASS BETWEEN THE SILT FENCE AND TOES OF SLOPES OR OTHER OBSTRUCTIONS.
9. TURN THE ENDS OF THE SILT FENCE UPHILL TO CREATE A "J" SHAPE, TO PREVENT STORMWATER FROM FLOWING AROUND THE FENCE.
10. LEAVE AN UNDISTURBED OR STABILIZED AREA IMMEDIATELY DOWN SLOPE FROM THE FENCE WHERE FEASIBLE.
11. SILT FENCES SHOULD REMAIN IN PLACE UNTIL THE DISTURBED AREA IS PERMANENTLY STABILIZED.
12. REMOVE SEDIMENT WHEN DEPOSITS REACH APPROXIMATELY 1/3 HEIGHT OF BARRIER.

**1** SILT FENCE  
 SCALE: NOT TO SCALE

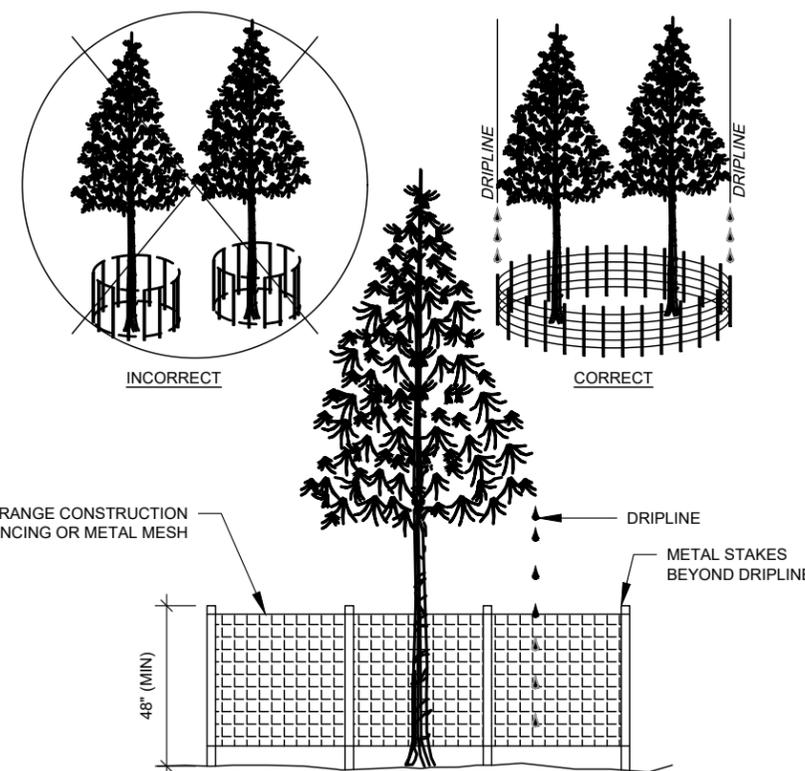


**INCORRECT PLACEMENT**  
 DO NOT LAYOUT PERIMETER CONTROL SILT FENCES ALONG PROPERTY LINES. ALL SEDIMENT-LADEN RUNOFF WILL CONCENTRATE AND OVERWHELM THE SYSTEM.



**CORRECT PLACEMENT**  
 BREAK-UP SILT FENCE INTO SECTIONS TO PREVENT SEDIMENT-LADEN RUNOFF FROM CONCENTRATING AND OVERWHELMING THE SYSTEM.

**2** SILT FENCE PLACEMENT  
 SCALE: NOT TO SCALE



**NOTES:**

1. DO NOT PERMIT PERSONNEL, CONSTRUCTION MATERIALS, OR EQUIPMENT, TEMPORARY OR OTHERWISE, WITHIN PROTECTIVE FENCING.
2. VEGETATION PROTECTION IS REQUIRED FOR ALL PROJECTS AS A CONDITION OF PROJECT APPROVAL.
3. METAL OR WIRE MESH FENCING MAY BE REQUIRED.
4. CALCULATE THE PROTECTIVE PERIMETER FOR SHIELDING LARGER SPECIMEN TREES MEASURING OVER 30" DBH AS FOLLOWS: COMPUTE THE PROTECTIVE RADIUS BY ADDING ONE FOOT, AS MEASURED OUT FROM THE TREE BOLE, FOR EVERY INCH IN DBH. (E.G. A TREE WITH A 30" DBH WOULD RECEIVE A 30' PROTECTIVE PERIMETER)

**3** VEGETATION PROTECTION  
 SCALE: NOT TO SCALE

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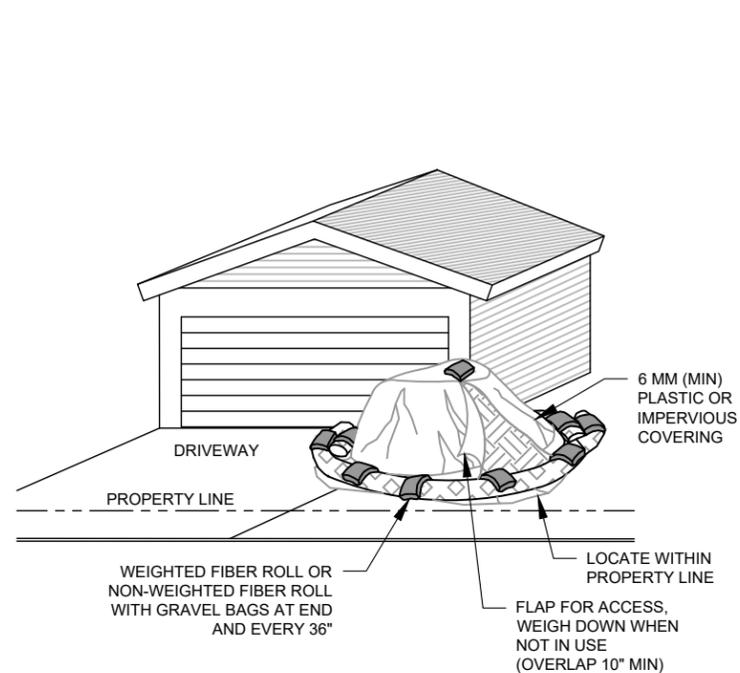
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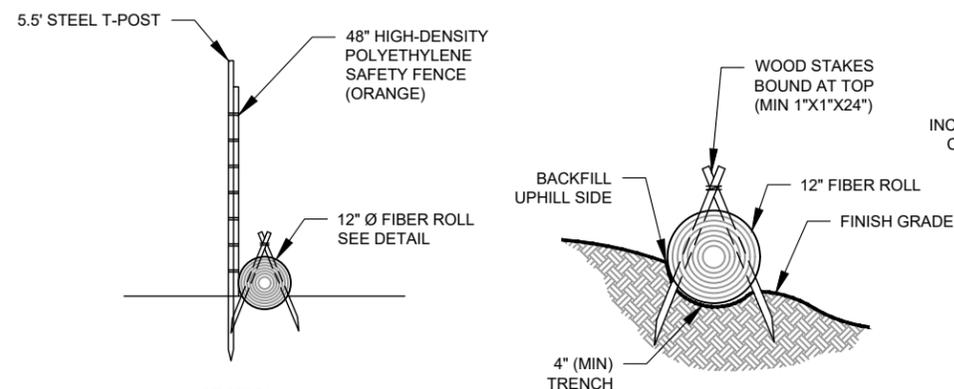
**BMP IMPROVEMENT  
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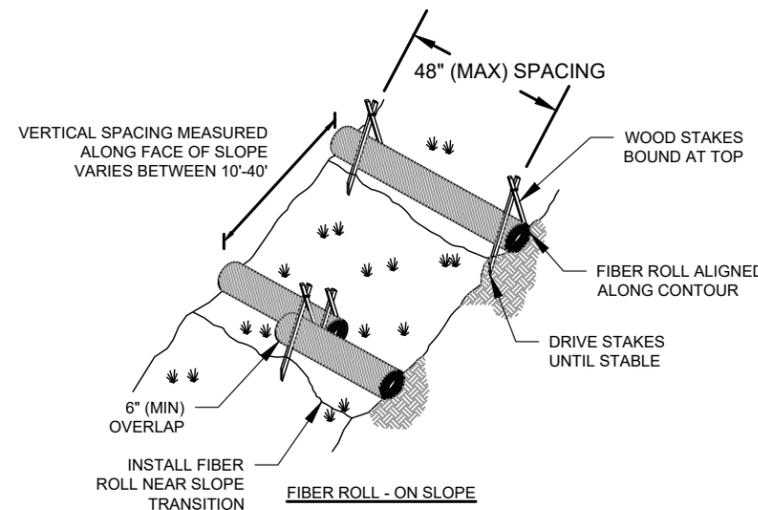
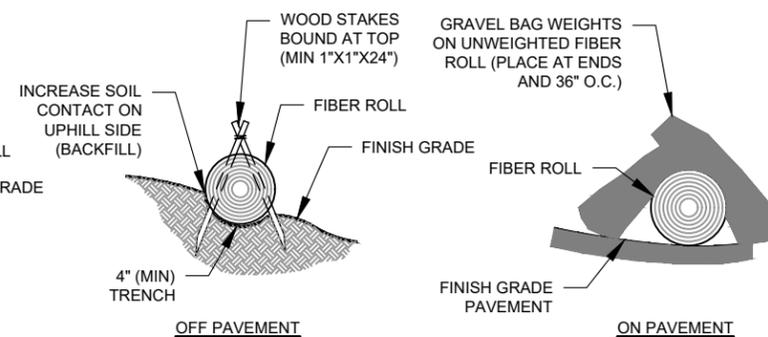
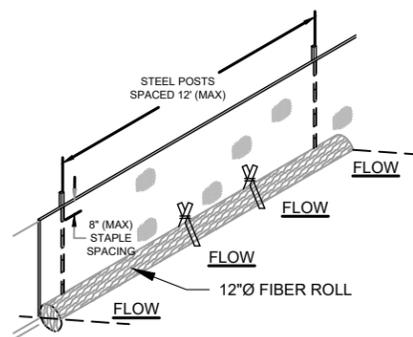
- NOTES:**
1. LOCATE STOCK AND/OR SPOIL PILES AWAY FROM DRAINAGE COURSES, DRAIN INLETS OR CONCENTRATED FLOWS OF STORMWATER.
  2. ALL STOCK AND/OR SPOIL PILE PERIMETERS SHALL BE PROTECTED WITH TEMPORARY LINEAR SEDIMENT BARRIERS.
  3. COVER ALL STOCK AND/OR SPOIL PILES WITH 6 MM PLASTIC, CANVAS TARP OR IMPERVIOUS COVER TO PREVENT WIND AND RAIN EROSION. EVENLY SPACE WEIGHTS (GRAVEL BAGS) ON COVER TO KEEP IN PLACE DURING WIND.
  4. CONDUCT REGULAR INSPECTIONS OF STOCK AND/OR SPOIL PILES DURING AND AFTER RAIN EVENTS
  5. VERY LARGE STOCK AND/OR SPOIL PILES MAY REQUIRE SILT FENCE IN LIEU OF FIBER ROLLS.
  6. REMOVE SPOIL PILES FROM CONSTRUCTION SITE AS SOON AS POSSIBLE.
  7. STOCK/SPOIL PILES MUST BE STORED WITHIN THE APPROVED STAGING AREA.

**1 STOCKPILE MANAGEMENT**  
 SCALE: NOT TO SCALE



- NOTES:**
1. FIBER ROLL SHALL NOT BE MADE FROM STRAW. FIBER ROLLS SHALL BE BOUND BY HIGH STRENGTH COIR NETTING, AND HAVE A MINIMUM WEIGHT OF 5 LBS PER LINEAL FOOT.
  2. ORANGE SAFETY FENCE IS INTENDED TO PROTECT FIBER ROLLS FROM COMPRESSION BY VEHICLES, CONSTRUCTION EQUIPMENT, EXT. FENCES SHALL BE HIGH DENSITY POLYETHYLENE WITH A MESH OPENING OF APPROXIMATELY 1 INCH BY 4 INCHES AND A MINIMUM HEIGHT OF 4 FEET. SAFETY FENCE MAY BE OMITTED IN LOW TRAFFIC AREAS.
  3. FIBER ROLL SILT BARRIER SHALL BE INSTALLED ALONG CONTOUR AND ON SLOPES 5H:1V OR FLATTER UNLESS OTHERWISE APPROVED BY TRPA.
  4. THE INSTALLATION CONFIGURATION SHALL PREVENT RUNOFF FROM LEAVING THE SITE OR ENTERING A WATERCOURSE WITHOUT PASSING THROUGH A SILT BARRIER.
  5. THE MAXIMUM LENGTH OF SLOPE DRAINING TO THE SILT BARRIER SHALL BE 100 FEET.
  6. FIBER ROLL SHALL BE INSTALLED BY SHAPING A 4 INCH DEEP FURROW TO MATCH THE SHAPE OF THE LOG, SECURING IN FURROW WITH WOOD STAKES, AND TAMPING THE GROUND AROUND THE FIBER ROLL TO FILL VOIDS BETWEEN THE LOG AND THE GROUND.

**2 FIBER ROLL AT SILT FENCE BARRIER**  
 SCALE: NOT TO SCALE



**3 FIBER ROLL ON SLOPES**  
 SCALE: NOT TO SCALE

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CIVIL NOTES:

1. SITE SPECIFIC NOTES

- 1.1. CONTRACTOR SHALL BE RESPONSIBLE TO INSTALL AND MAINTAIN ALL TEMPORARY CONSTRUCTION LIMIT FENCING AND EROSION MEASURES TO ENSURE PROPER WORKING CONDITIONS. ROADS USED DURING CONSTRUCTION WILL BE INSPECTED DAILY BY CONTRACTOR FOR DRAINAGE AND GRADING. RUTS WILL BE REPAIRED IMMEDIATELY. CONSTRUCTION LIMIT FENCING WATERBARS, CULVERTS, AND DITCHES (DRAINAGE STRUCTURES) WILL BE MAINTAINED ON A DAILY BASIS DURING CONSTRUCTION.
- 1.2. AN ONSITE INSPECTION BY USFS STAFF AND CBMR-DESIGNATED PERSONNEL IS REQUIRED PRIOR TO ANY CONSTRUCTION OR GRADING ACTIVITY. USFS STAFF AND STORMWATER RUNOFF MANAGER SHALL DETERMINE IF THE ONSITE CONSTRUCTION TEMPORARY EROSION CONTROL MEASURES HAVE BEEN PROPERLY INSTALLED. NO GRADING OR CONSTRUCTION SHALL COMMENCE UNTIL USFS STAFF AND STATE OF COLORADO STORMWATER RUNOFF MANAGER PRE-GRADE CONDITIONS OF APPROVAL ARE MET.
- 1.3. WHEN SNOW COVER IS NOT PRESENT, CONTRACTOR SHALL HAVE ALL TEMPORARY EROSION CONTROL MEASURES IN PLACE AND APPROVED BY USFS. CONTRACTOR SHALL INCORPORATE ADEQUATE DRAINAGE PROCEDURES DURING THE CONSTRUCTION PROCESS TO ELIMINATE EXCESSIVE PONDING AND/OR EROSION.
- 1.4. AFTER A RAINSTORM IN WHICH RUNOFF OCCURRED, ALL SILT AND DEBRIS MUST BE REMOVED FROM TEMPORARY EROSION CONTROL MEASURES, AND ANY DAMAGED EROSION CONTROL MEASURES MUST BE REPAIRED.
- 1.5. SEDIMENT BARRIERS TO BE INSPECTED DAILY DURING CONSTRUCTION BY CONTRACTOR FOR DAMAGE AND APPROPRIATE PLACEMENT. SEDIMENT BARRIERS SHALL BE REPAIRED AND/OR RELOCATED AS NEEDED ON A DAILY BASIS.
- 1.6. DISTURBED AREAS, ROADWAYS, AND STAGING AREAS USED DURING CONSTRUCTION SHALL BE SWEEPED (IF PAVED) AND PROVIDED WITH DUST ABATEMENT SUCH AS A WATER TRUCK AS NEEDED.
- 1.7. TEMPORARY CONSTRUCTION FENCE SHALL BE INSTALLED FOR ALL NATIVE TREES TO REMAIN. FENCE SHALL BE INSTALLED AROUND THE DRIPLINE OF ALL TREES ADJACENT TO THE WORK AREAS, WHERE FEASIBLE, OR OTHER MEASURES USED, AS DEEMED APPROPRIATE BY THE TRPA INSPECTOR.
- 1.8. CONTRACTOR SHALL BE RESPONSIBLE FOR MAINTAINING THE SITE IN A NEAT AND ORDERLY MANNER THROUGHOUT THE CONSTRUCTION PROCESS.
- 1.9. TURNING OR MANEUVERING OF BACKHOE, EXCAVATOR OR OTHER EQUIPMENT OUTSIDE OF ROADWAYS WILL BE MINIMIZED TO REDUCE SOIL DISTURBANCE.

2. REVEGETATION NOTES:

- 2.1. ALL AREAS DISTURBED DURING CONSTRUCTION, INCLUDING ACCESS CORRIDORS, STORAGE AREAS, STAGING AREAS, AND CONSTRUCTION AREAS SHALL BE STABILIZED ACCORDING TO THESE SPECIFICATIONS. REVEGETATION TREATMENTS PERFORMED BY AN OUTSIDE CONTRACTOR SHALL NOT BE INITIATED WITHOUT THE APPROVAL OF CRESTED BUTTE MOUNTAIN RESORT PERSONNEL. THE CONTRACTOR SHALL NOTIFY CRESTED BUTTE MOUNTAIN RESORT AT LEAST FIVE WORKING DAYS PRIOR TO PLANTING TO SCHEDULE THE REQUIRED INSPECTION.
- 2.2. STABILIZATION TREATMENTS SHALL BE INSTALLED AS PER THESE SPECIFICATIONS AND THE PLAN SHEETS AND SHALL CONSIST OF 20% WOOD CHIP INCORPORATION INTO THE TOP 12 INCHES OF SOIL, SEEDING, AND 10% PINE NEEDLE/WOOD CHIP MULCH APPLICATION TO A LOOSE DEPTH OF 2 INCHES.
- 2.3. SEED SHALL BE CBMR MOUNTAIN MIX AND APPROVED BY THE USFS LTBMU BEFORE PURCHASE. SEED SHALL BE DELIVERED TO THE SITE IN ORIGINAL UNOPENED CONTAINERS BEARING THE DEALER'S GUARANTEED ANALYSIS AND GERMINATION PERCENTAGE. NO SUBSTITUTIONS IN THE SEED MIXTURE WILL BE ACCEPTED WITHOUT WRITTEN APPROVAL FROM CRESTED BUTTE MOUNTAIN RESORT.
- 2.4. ALL AREAS TO BE SEEDED SHALL BE LOOSENEED TO A DEPTH OF AT LEAST 12 INCHES TO ALLEVIATE COMPACTION AND TO INCORPORATE MULCH. A UNIFORM 3-INCH LAYER OF MULCH SHALL BE SPREAD ACROSS THE SURFACE OF THE TREATMENT AREAS AND SHALL BE INCORPORATED INTO THE TOP 12 INCHES OF SOIL BY AN APPROVED LOOSENING METHOD. AREAS SHALL BE RAKED SMOOTH FOLLOWING MULCH INCORPORATION.
- 2.5. AREAS DESIGNATED FOR SEEDING SHALL BE UNIFORMLY BROADCAST SEEDED WITH HAND OPERATED BROADCAST SEEDERS. THE CONTRACTOR SHALL PROVIDE CRESTED BUTTE MOUNTAIN RESORT A WRITTEN STATEMENT OR SITE DEMONSTRATION TO VERIFY THAT THE SEEDING BROADCAST EQUIPMENT HAS BEEN CALIBRATED TO THE SPECIFIED APPLICATION RATES. SEEDING SHALL NOT OCCUR UNDER CONDITIONS THAT WOULD ALLOW SEED TO BECOME WIND BORN. SEED SHALL NOT BE INCORPORATED AND APPLIED WITH HYDROMULCH.

IMMEDIATELY FOLLOWING BROADCASTING, THE SEEDED AREAS SHALL BE LIGHTLY HAND-RAKED TO PLACE THE SEED AT DEPTH OF ¼ TO ½ INCH INTO THE SOIL. NO FURTHER VEHICULAR ACCESS WILL BE ALLOWED ON TREATMENT AREAS UPON COMPLETION OF SEEDING. SEEDINGS SHALL NOT BE LEFT OVERNIGHT WITHOUT RECEIVING MULCH TREATMENT.

2.6. ALL SEEDED AREAS SHALL BE MULCHED WITH PINE NEEDLES OR WOOD CHIPS. PINE NEEDLE MULCH SHALL BE SPREAD ACROSS SEEDED AREAS IN A LOOSE 2" LAYER TO ACHIEVE A MINIMUM LAYER TO ACHIEVE A MINIMUM OF 90 PERCENT COVER.

3. BMP NOTES:

- 3.1. TEMPORARY EROSION CONTROL BMPs
  - 3.1.1. CONSTRUCTION PLANNING AND SCHEDULING (EC-1)
  - 3.1.2. HYDRAULIC MULCH (EC-3)
  - 3.1.3. HYDROSEEDING (EC-4)
  - 3.1.4. SOIL BINDERS (EC-5)
  - 3.1.5. STRAW MULCH (EC-6)
  - 3.1.6. GEOTEXTILE & MATS (EC-7)
  - 3.1.7. WOOD MULCHING (EC-8)
  - 3.1.8. SOIL PREPARATION / ROUGHENING (EC-15)
  - 3.1.9. NON-VEGETATIVE STABILIZATION (EC-16)
  - 3.1.10. WIND EROSION CONTROL (WE-1)
- 3.2. TEMPORARY SEDIMENT CONTROL BMPs
  - 3.2.1. SILT FENCE (SC-1)
  - 3.2.2. SEDIMENT BASIN (SC-2)
  - 3.2.3. CHECK DAM (SC-4)
  - 3.2.4. FIBER ROLLS (SC-5)
  - 3.2.5. GRAVEL BAG BERM (SC-6)
  - 3.2.6. STREET SWEEPING AND VACUUMING (SC-7)
  - 3.2.7. STORM DRAIN INLET PROTECTION (SC-10)
  - 3.2.8. STABILIZED CONSTRUCTION ENTRANCE / EXIT (TC-1)
- 3.3. TEMPORARY NON-STORM WATER BMPs
  - 3.3.1. PAVING AND GRINDING OPERATIONS (NS-3)
  - 3.3.2. VEHICLE EQUIPMENT CLEANING (NS-8)
  - 3.3.3. VEHICLE EQUIPMENT FUELING (NS-9)
- 3.4. MATERIALS MANAGEMENT AND WASTE MANAGEMENT
  - 3.4.1. MATERIAL DELIVERY AND STORAGE (WM-1)
  - 3.4.2. MATERIAL USE (WM-2)
  - 3.4.3. STOCKPILE MANAGEMENT(WM-3)
  - 3.4.4. SPILL PREVENTION AND CONTROL (WM-4)
  - 3.4.5. SOLID WASTE MANAGEMENT (WM-5)
  - 3.4.6. CONCRETE WASTE MANAGEMENT (WM-8)
  - 3.4.7. SANITARY/SEPTIC WASTE MANAGEMENT (WM-9)



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REV.	DESCRIPTION	BY	DATE
△	REV ADDRESS & ENVIRO EDITS	EB	10/28/24
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ATC SITE NUMBER:  
**206452**

ATC SITE NAME:  
**CRESTED BUTTE MOUNTAIN RESORT HUB**

SITE ADDRESS:  
620 GOTHIC ROAD  
MOUNT CRESTED BUTTE, CO 81225

SEAL:

**PRELIMINARY:  
NOT FOR  
CONSTRUCTION**

DRAWN BY:	EB
DATE DRAWN:	10/28/24
ATC JOB NO:	13713800_E4

**BMP IMPROVEMENT NOTES**

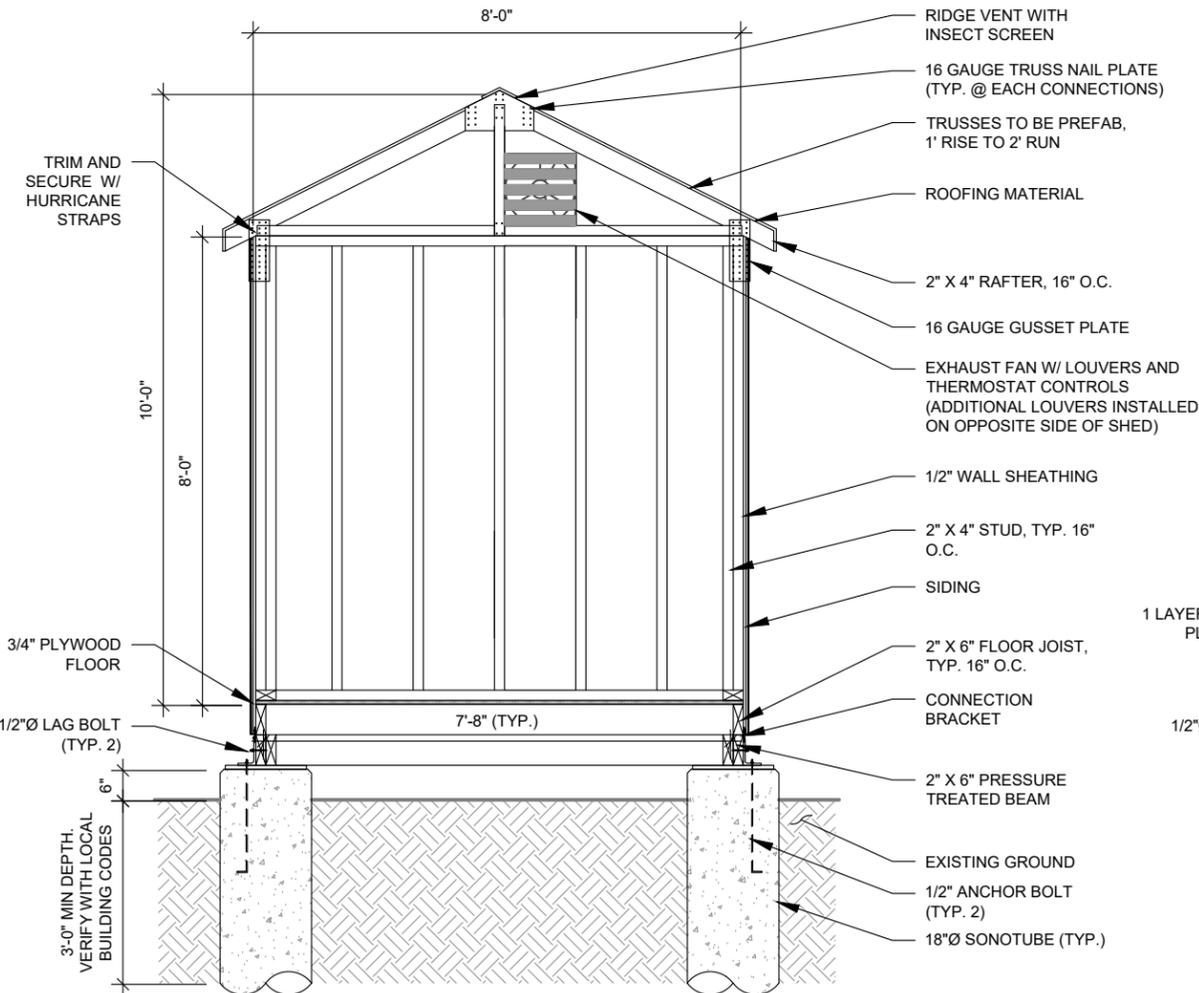
SHEET NUMBER: <b>C-504</b>	REVISION: <b>D</b>
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**MATERIAL LEGEND:**

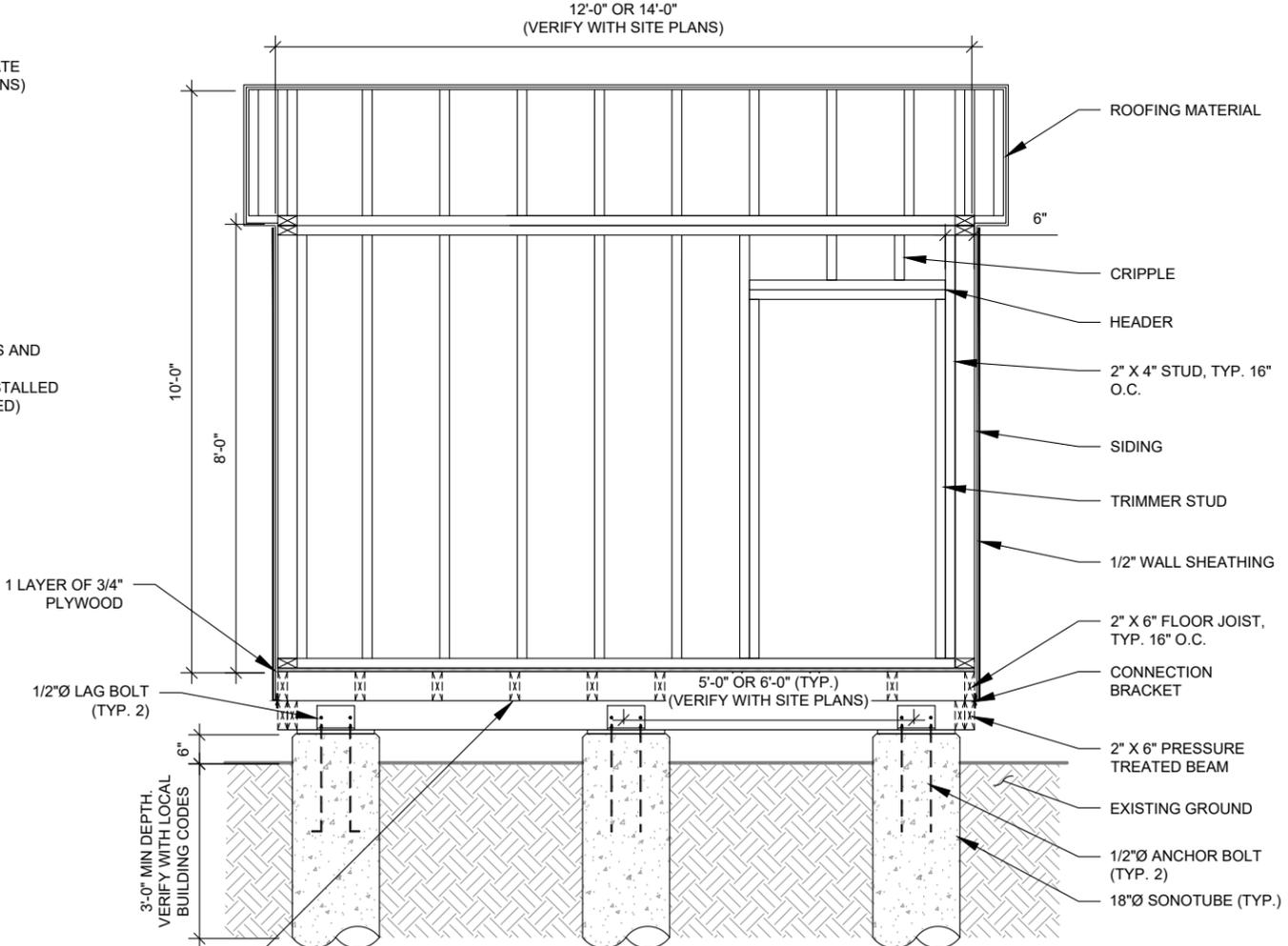
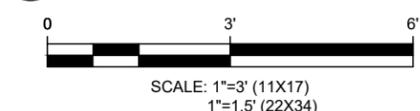
- |                |   |                              |  |
|----------------|---|------------------------------|--|
| <b>SIDING:</b> | HARDIE PLANK STAINED WITH SIKKENS PROLUXE, CETOL SRD RE, TRANSLUCENT MATTE WOOD FINISH (COLOR: SHERWIN WILLIAMS SW7041 VAN DYKE BROWN) (SIDING IS NOT FIRE RATED) | <b>WOOD TRIM AND FASCIA:</b> | ROUGH SAWN CEDAR STAINED WITH SIKKENS PROLUXE, CETOL SRD RE, TRANSLUCENT MATTE WOOD FINISH (COLOR: SHERWIN WILLIAMS SW7041 VAN DYKE BROWN) |
|                |   | <b>ROOF:</b>                 | COMPOSITE SHINGLE COLOR: SHERWIN WILLIAMS SW7041 VAN DYKE BROWN  |
|                |   | <b>PTD METAL DOOR:</b>       | HOLLOW METAL DOOR AND FRAME PAINTED TRPA MUNSELL (COLOR: SHERWIN WILLIAMS SW7041 VAN DYKE BROWN)   |
|                |   | <b>MTL FLASHING:</b>         | ALUMINUM SHEET OR GALVANIZED STEEL (COLOR: SHERWIN WILLIAMS SW7041 VAN DYKE BROWN)   |
|                |   | <b>WOOD POSTS:</b>           | PAINTED WITH COLOR: SHERWIN WILLIAMS SW7041 VAN DYKE BROWN)  |

**NOTE:**

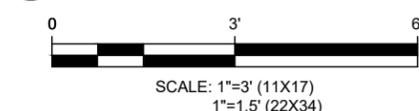
- 8' X 14' SHED TO BE INSTALLED AT BASE AREA NODE LOCATION (N1).
- 8' X 12' SHED TO BE INSTALLED AT ALL OTHER NODE LOCATIONS (N2, N3, N4, N5, N6, & N7).
- THERE WILL BE NO REFLECTIVE OR SHINY METAL SURFACES FROM THE EXTERIOR MECHANICAL EQUIPMENT.
- REFER TO ATC MASTER CONSTRUCTION SPEC.



1 SHED ELEVATION VIEW



2 SHED ELEVATION VIEW



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ATC SITE NUMBER:  
**206452**  
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**CRESTED BUTTE MOUNTAIN RESORT HUB**  
SITE ADDRESS:  
620 GOTHIC ROAD  
MOUNT CRESTED BUTTE, CO 81225

SEAL:

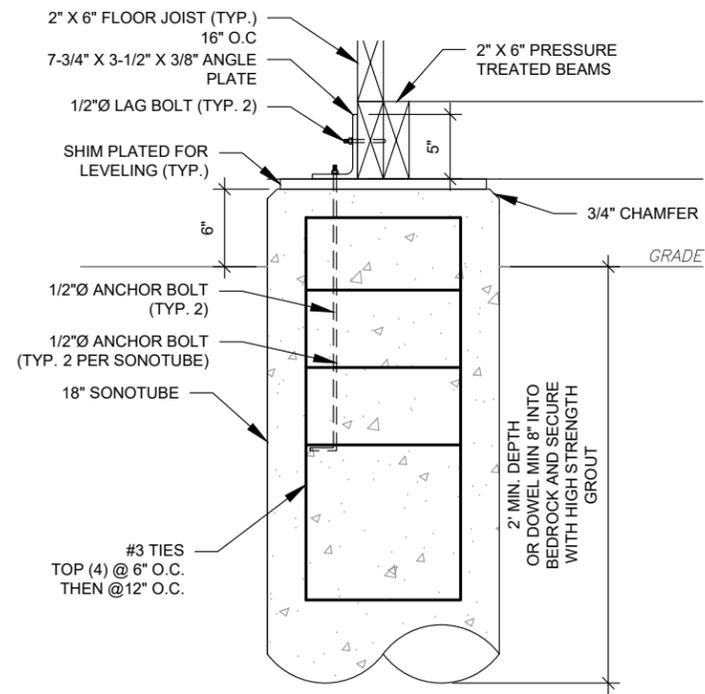
PRELIMINARY:  
NOT FOR  
CONSTRUCTION

DRAWN BY:	EB
DATE DRAWN:	10/28/24
ATC JOB NO:	13713800_E4

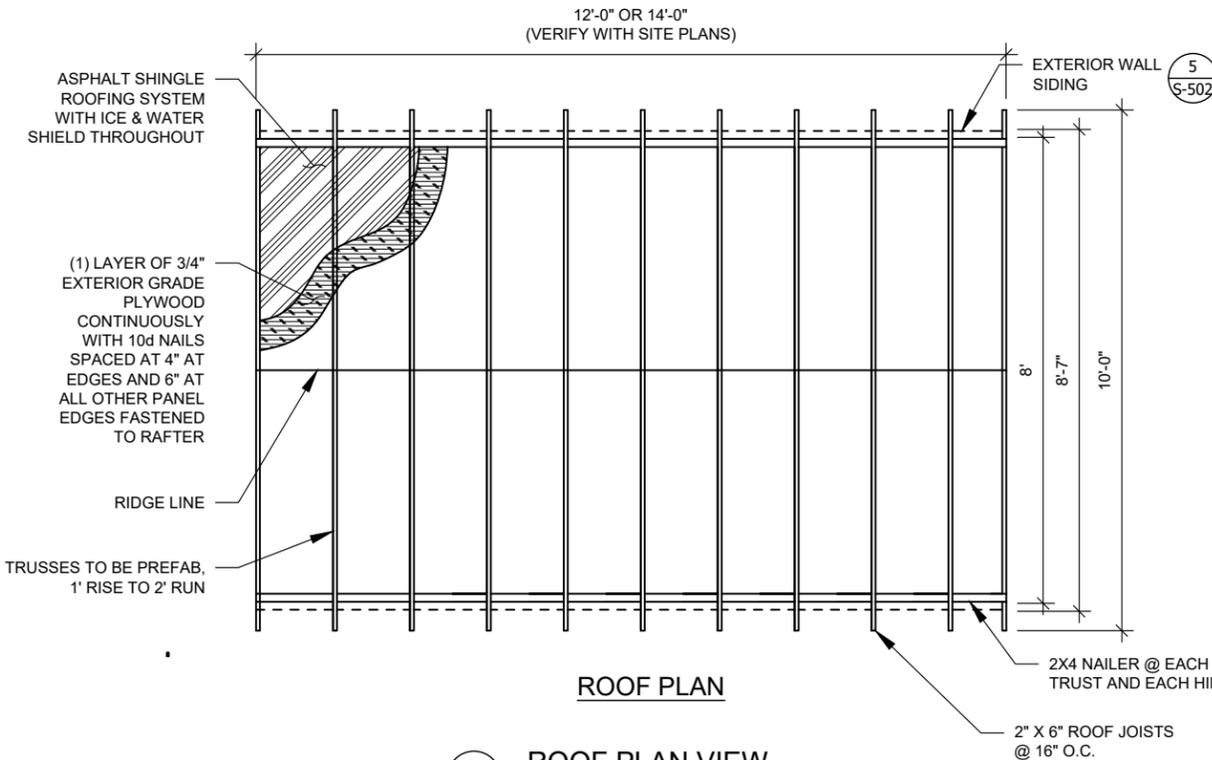
**SHED FOUNDATION DETAILS**

SHEET NUMBER:	REVISION:
<b>S-501</b>	<b>D</b>

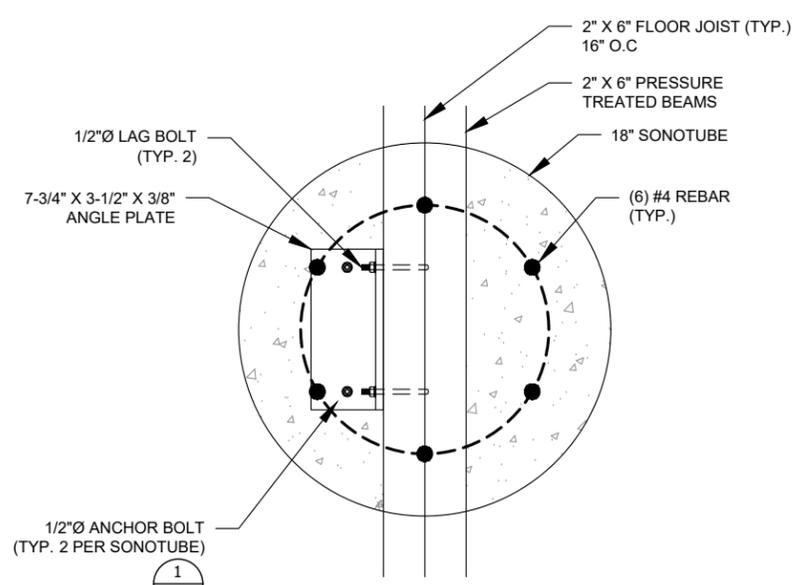
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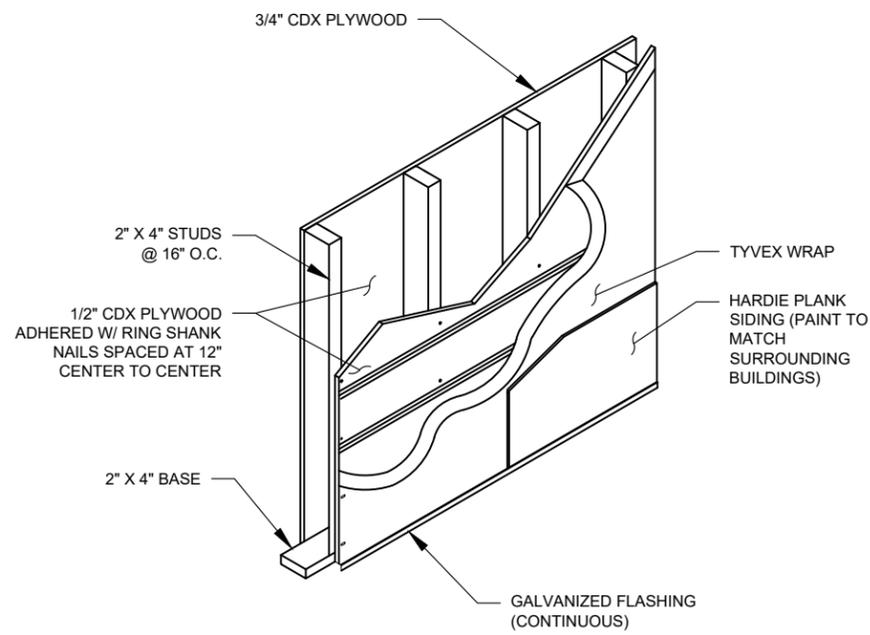
1 TYPICAL SONOTUBE ELEVATION VIEW



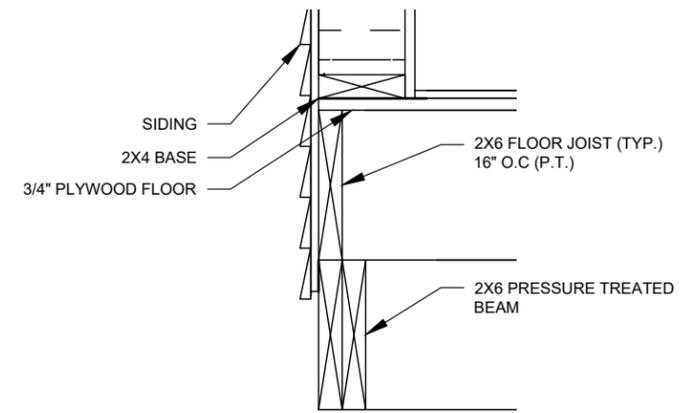
3 ROOF PLAN VIEW



2 TYPICAL SONOTUBE PLAN VIEW



4 EXTERIOR WALL SECTION  
SCALE: NOT TO SCALE



5 WALL SECTION DETAIL  
SCALE: NOT TO SCALE

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ATC SITE NUMBER:  
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PRELIMINARY:  
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 CONSTRUCTION

DRAWN BY:	EB
DATE DRAWN:	10/28/24
ATC JOB NO:	13713800_E4

**SHED FOUNDATION DETAILS**

SHEET NUMBER:	REVISION:
<b>S-502</b>	<b>D</b>

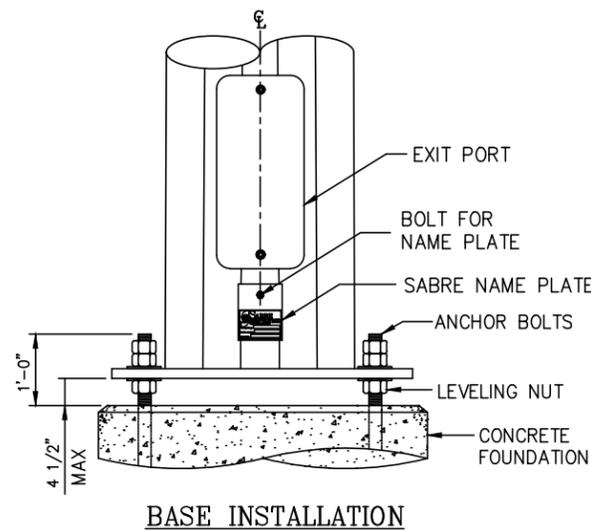
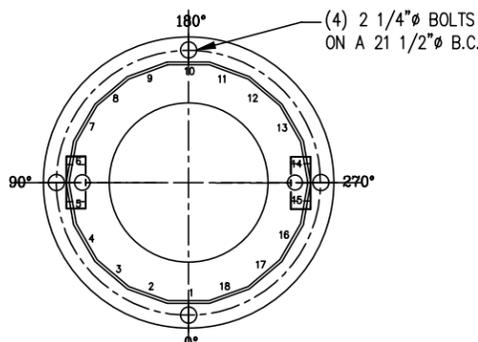
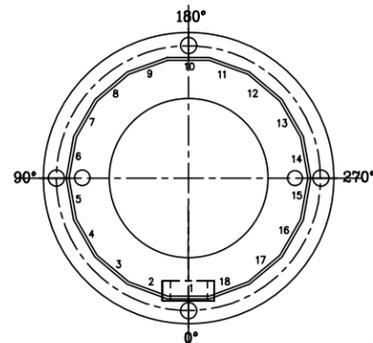
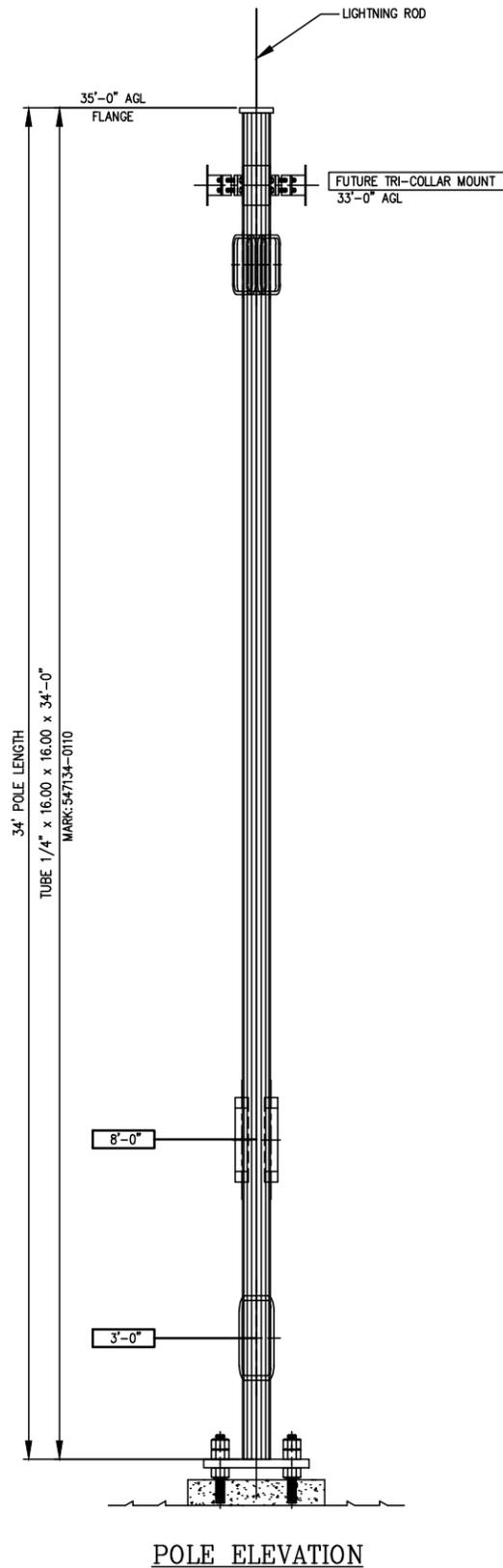
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**NOTICE:** ALL PARTS ARE TO BE INVENTORIED AND ANY SHORTAGES REPORTED WITHIN 48 HOURS OF DELIVERY. SHORTAGES REPORTED AFTER THIS TIME PERIOD WILL BE CHARGED TO THE CONTRACTOR.

CALL 800/369-6690 ASK FOR THE CONTRACTS DEPARTMENT

DRAWING LIST

MONOPOLE ERECTION	547134-MM
MONOPOLE FOUNDATION(S)	▶ 547134-F1 ▶ 547134-F2
MONOPOLE FABRICATION	547134-01
SAFETY CLIMB EXTENSION KIT	C30012089
SAFETY CLIMB EXTENSION KIT	C30012088
LIGHTNING ROD CCS 5/8" X 4'	9025689
BILL OF MATERIALS	▶ BOM-1



WIND INDUCED VIBRATIONS, SUCH AS VORTEX SHEDDING AND HARMONIC OSCILLATION/RESONANCE, OF STRUCTURES OF ALL TYPES DUE TO UNPREDICTABLE INTERACTION WITH WIND AND SURROUNDING STRUCTURES, EXPOSURE AND TERRAIN RARELY OCCUR. THE OWNER'S MAINTENANCE PROGRAM SHOULD INCLUDE OBSERVATIONS FOR VIBRATION AND ANY RESULTING LOOSENING OF CONNECTING HARDWARE OR DAMAGE TO THE STRUCTURE.

ANCHOR ROD INSTALLATION DETAIL

ALL ANCHOR ROD NUTS (TOP & LEVELING NUTS) SHALL BE TIGHTENED TO A SNUG TIGHT CONDITION. TOP NUTS SHALL BE ROTATED, WITH THE LEVELING NUT SECURED AN ADDITIONAL 1/3 TURN FOR ANCHOR RODS 1.5 INCHES OR LESS IN DIAMETER & AN ADDITIONAL 1/6 TURN FOR ANCHOR ROD DIAMETERS GREATER THAN 1.5 INCHES.

BOLT INSTALLATION DETAILS

1. INSTALLATION OF BOLTS: BOLTS FOR TOWERS AND ANTENNAS SHALL BE INSTALLED WITH THE NUTS FACING TO THE OUTSIDE AND/OR TO THE TOP OF THE TOWER, UNLESS PROHIBITED BY LACK OF CLEARANCE.
2. TIGHTENING OF BOLTS: ALL HIGH STRENGTH BOLTS SHALL BE TIGHTENED TO A SNUG-TIGHT CONDITION, AS DEFINED BY AISC.
3. NUT LOCKING DEVICE: ALL NUTS SHALL BE EQUIPPED WITH SOME TYPE OF NUT LOCKING DEVICE. SEE THE INDIVIDUAL DRAWINGS FOR THE TYPE OF NUT LOCKING DEVICE TO BE USED FOR EACH INDIVIDUAL APPLICATION.

UNLESS OTHERWISE SPECIFIED ALL DIMENSIONS INCLUDE FINISHES AND ARE IN INCHES  
 TOLERANCES: FRACTIONS ± 1/16"  
 ANGLES ± 1/2 DEG.  
 DECIMALS ± .010"

MATERIAL:  
 TOLERANCES DO NOT APPLY TO RAW MATERIAL



AMERICAN TOWER CORPORATION  
 CRESTED BUTTE MOUNTAIN RESORT HUB, CO  
 #206452  
 35.00 MONOPOLE

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JOB	547134	SIZE	B	DRAWING NO.	547134-MM	REV	1
DATE	8/16/24	DRAWN BY	PSB	CHECKED BY	MLC	SCALE	N.T.S.
		25-0877-JSS		PAGE		1 of 1	

Rev	DATE	DRW/CHK	DESCRIPTION
1	8/23/24	PSB/MLC	REV. ANCHOR BOLTS IN THESE DRAWINGS.



Rachael Blondy, Planner II  
(970) 641-7932  
rblondy@gunnisoncounty.org  
www.GunnisonCounty.org

**To: Gunnison County Planning Commission**

**RE: LUC-25-00017 | Minor Impact | Work Session | CBMR Wireless Node**

**Memo Date: July 10, 2025**

**Date of Work Session: July 17, 2025**

## **1. Project Summary**

The Applicant, Crested Butte LLC, requests to install a wireless node, including 8'x14' equipment hut and 35' monopole for antennas on [Parcel 3177-261-00-029](#) at the base of Crested Butte Mountain Resort. The proposed structure is one of 8 nodes that are part of a system which operates together to provide wireless service to users of Crested Butte Mtn Resort. Six of the nodes are under the authority of the US Forest Service and the seventh is within town limits of Mount Crested Butte. The other seven nodes have all been approved by their respective governing jurisdictions.

## **2. Impact Classification**

The Project has been classified as a Minor Impact Project, based upon Gunnison County Land Use Resolution Section 6-102:V *Freestanding Wireless Communication Structure*. Construction and siting of a freestanding wireless communication structure, building, pole, tower or antenna that provides wireless telecommunications services, pursuant to Section 9-505: *Freestanding Wireless Telecommunication Structures*.

The Applicant has submitted a request for an Impact Classification Reduction, and Staff requests Planning Commission to determine if the project meets the standards below, as outlined in the request.

Section 3-111.B.1. *ADDITIONAL CRITERIA. In addition to the specific criteria of each section, the County shall also consider the following in determining the impact classification:*

- a. *DEMAND FOR PUBLIC SERVICES. Whether the proposed land use change is expected to generate a minor or a major demand for public services, including roads, transit, schools, water supply, sewage disposal, fire and police protection, and emergency services; and*
- b. *IMPACTS ON IMPACT AREA AND ENVIRONMENT. Whether the proposed land use change is expected to generate a minor or a major impact on the impact area or on the environmental resource and hazard areas defined within and regulated by Article 11: Resource Protection Standards; and*
- c. *IMPACTS RELATED TO ALL EXISTING AND PROPOSED DEVELOPMENT IN IMPACT AREA. The impacts of the proposed land use change, when considered in conjunction with existing and proposed land use changes in the impact area.*

### **3. Land Use Resolution Compliance**

The proposal has been comprehensively reviewed for compliance with applicable standards of the Land Use Resolution in Exhibit A, Staff Report. Staff has outlined how the proposal meets more substantive LUR standards below.

#### Section 10-104: Locational Standards for Commercial Uses

The proposed wireless node meets the locational standards of Section 10-104.B.1, *Adjacent to Incorporated Municipality*. The project is a low-intensity use with no regular traffic, lighting, or noise after construction.

### **4. Exhibits**

You may review the entire application at <https://permitdb.gunnisoncounty.org/citizenaccess>, click "Projects", search by application number LUC-25-00017. Click on "Attachments".

- A. Staff Report
- B. Site Plan and Construction Plans (page 2 shows location of Node 1, page 4 shows a drawing of node)
- C. Request for Impact Classification Reduction

July 9, 2025

**To:** Gunnison County Planning Department  
**From:** Karen Diack, NeuComm Solutions, on behalf of Crested Butte, LLC  
**Re:** LUC-25-0017 Crested Butte Mountain Resort Wireless Site  
Request for Reclassification

Ms. Blondy, on behalf of Crested Butte, LLC, the property owner of record for the proposed wireless node location at the base of Crested Butte Mountain Resort (CBMR), I would like to request a reclassification of impact. While the requested infrastructure does include a “freestanding wireless tower” per Gunnison County definition, design efforts have been implemented to minimize its visual impact. The antenna structure is a 35’ pole, located at the edge of a ski run on the existing resort, and the pole shall be painted to match the surrounding trees.

Please consider the following relative to the County’s Additional Criteria for Classifying Impact:

a. Demand for Public Services

As an unmanned telecommunications facility, the proposed installation does not include any new roads, nor does it impact existing roads, transit, schools, water supply, or sewage disposal. The potential impact on fire, police, and emergency services are very low given its location and use.

b. Impact Area and Environment

The selection of the node location has been closely reviewed and considered with US Forest Service as well as CBMR staff to maximize safety to the public as well as preservation of the environment. It is at the edge of a cluster of trees that forms the very outer, lower edge of a ski run, so that vegetation removal will be minimized (zero trees) while safety of skiers is maintained.

- i. Voluntary BMPs – as the proposed site is under FCC purview, there has been extensive environmental study work completed and the proposed site has been deemed a minimal impact from an environmental perspective. (The environmental report has been provided to the County under separate cover.)
- ii. Flood Hazard – the proposed site is not located within or near a floodplain.
- iii. Geologic Hazard – a geotechnical investigation has been completed for the site location and the foundation designs have been developed in accordance with the geotechnical engineer’s recommendations.
- iv. Wildfire Hazard – given the nature of the proposed site’s use (telecom) and the fact that it’s unmanned, the wildfire risk stemming from the site is low.

- v. Wildlife Habitat – as described above, extensive environmental study work has been completed for the subject location and potential wildlife habitat impacts are considered minimal.
  - vi. Water Quality – no impact to water quality is anticipated.
  - vii. Ridgelines – N/A
  - viii. Agricultural Lands – N/A
  - ix. Beyond Snowplowed Access – the proposed site is located on Crested Butte Mtn Resort, and adjacent to existing ski runs. Any access during the snow season will be on foot, via snowmobile or snowcat. Access via non-snow-terrain vehicle is not required during the winter.
  - x. National Wilderness – USFS has reviewed the proposed site as has no objections.
  - xi. Above Timberline – N/A
- c. Impacts Related to All Existing and Proposed Development in Impact Area  
As described above, the proposed site location is on Crested Butte Mountain Resort, and CBMR staff have been integrally involved in the selection of the node location so as to minimize impact to public safety and the environment, and also to ensure it is not an impact to future development plans. Further, USFS has concurred with the location, as the nearest property owner (to the East).

**To: Gunnison County Planning Commission**

**RE: LUC-24-00013 | Work Session | Minor Impact Residence over 5,000 sq. ft.**

**Date: July 3, 2025**

**Date of Work Session: July 10, 2025**

**1. Project Summary**

The Applicant, Coconut Property Holdings LLC, represented by Wright Angle Construction, is proposing a residence over 5,000 square feet on Lot 9, Wilder on the Taylor, commonly known as 874 Wildwater Way. The property comprises two units: the primary residence and the guest house, with a total aggregate living area of 6,865 square feet. The lot in question currently has the existing guest house.

The primary residence is planned to be 5,338 square feet, including an attached garage of 922 square feet. The existing guest house is 1,527 square feet of residential living space. The proposed residence will remain in the previously approved building envelope as shown in the plat map.

**2. Impact Classification**

The Project has been classified as a Minor Impact Project, based upon Gunnison County Land Use Resolution Section 6-102:B MAXIMUM BUILDING SIZE LARGER THAN 5,000 SQ. FT. AND AGGREGATE SQUARE FOOTAGE LARGER THAN 7,000 SQ. FT. No building on a parcel equal to or larger than 6,500 sq. ft. shall exceed 5,000 sq. ft. and the aggregate of all structures shall not exceed 7,000 sq. ft. unless a land use change permit is approved pursuant to Section 13-105: Residential Building Sizes and Lot Coverages.

**3. Land Use Resolution Compliance**

The proposal has been comprehensively reviewed for compliance with applicable standards of the Land Use Resolution in Exhibit A, Staff Report. Staff has outlined how the proposal meets more substantive LUR standards below.

Section 11-103: Development in Flood Hazard Areas

The proposed development is not within the FEMA National Flood Hazard, per SGM's HEC-RAS Study 100 year Flood Plain Line established December 19, 2007 nor is it mapped within the floodplain per 2013 FEMA mapping.

Section 11-107: Protection of Water Quality

As the proposed development is under 125 feet from the Taylor River (65 feet), all development will need to abide by the requirements listed in Section 11-107:D. The Applicant has provided silt fencing and erosion control plans. These requirements will be reviewed upon submittal of the building permit.

### Section 13-105: Residential Building Sizes and Lot Coverages

Section 13-105:D.2 states that no building on a parcel equal to or larger than 6,500 sq. ft. shall exceed 5,000 sq. ft. unless a land use change permit approves the greater size. Planning Commission must determine if the proposed 5,338 square foot residence meets the required findings for coverage exceeding standard, listed below. The proposed primary and secondary residences will be clustered within the building envelope, and will be sharing access, water and sewage treatment. All utilities will be underground.

### Section 13-105:G Impact Classification And Required Findings For Coverage Exceeding Standard

1. FINDING OF NO OBTRUSIVE VISIBILITY REQUIRED FOR APPROVAL. The structure(s) is found not to be obtrusively visible. Elements to minimize such visibility shall include:
  - a. MINIMIZE VISIBILITY OF STRUCTURE BY SITING. The proposed Project and structures have been sited and shall be constructed using existing topography and natural vegetation for screening to the maximum extent feasible, to minimize the visibility of each structure from outside of the parcel on which it is to be built. During construction and use, disturbance and removal of existing vegetation outside of the permanent footprint of the structures shall be constrained to the maximum extent feasible, and restored substantially to its preconstruction state, to the maximum extent feasible; **and**
  - b. MINIMIZE VISIBILITY OF STRUCTURE BY SCREENING. After such siting, any structure that would be obtrusively visible from outside of the parcel on which it is to be built shall be screened to the maximum extent feasible from such visibility to preserve the natural characteristics of the site by natural vegetation, landscaping and architectural techniques (including colors that blend with the natural background, forms, and textures of the site, non-reflectability and clustering). Natural land forms are acceptable as screening; earth berming is acceptable only if it replicates the natural forms, scale and characteristics of the site. Deciduous vegetation of adequate density in its non-foliage season to provide effective screening is acceptable in combination with other screening techniques.
  - c. LOCATION OF UTILITIES UNDERGROUND. Utilities shall be located and installed, to the maximum extent feasible, to not be visible. If installed underground, the natural environment disturbed by installation shall be restored to the maximum extent feasible to its condition before the utilities were installed.
2. OBTRUSIVE VISIBILITY SHALL CAUSE DENIAL. If, after such siting and screening, any portion of a structure is obtrusively visible from outside of the parcel on which it is to be built, that portion of the Project shall be denied. In order to meet this standard, the entire structure need not be invisible from outside of the parcel on which it is to be built.

Staff has not completed a site visit to determine visibility of the proposed structures from County Road 742. Staff has compared satellite imagery, topographic maps and Google Street View and believes the proposed development will not be visible from County Road 742.

### Section 13-111 Landscaping and Buffering

Every land use change that is classified as Minor or Major Impact Project, pursuant to Section 3-111: Classification of Impact shall provide landscaped buffering between adjacent uses when topographical or other natural barriers do not provide reasonable screening and when the County finds that there is a need to shield neighboring properties from any adverse external effects of a proposed land use change; or there is a need to shield the land use change from negative impacts or adjacent land uses in high-density land use changes, and/or when building design and siting do not provide privacy.

Planning Commission must determine if there is a need to shield neighboring properties from any adverse external effects of this proposed residence, or if there is a need to shield this proposed residence from neighboring properties. Further buffering standards can be found in Section 13-111:M of the LUR.

#### **4. Exhibits**

*You may review the entire application at <https://permitdb.gunnisoncounty.org/citizenaccess>, click "Projects", search by application number LUC-24-00013. Click on "Attachments".*

- A. Staff Report
- B. Site Plans
- C. Building Plans



**GUNNISON COUNTY, COLORADO  
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT for MINOR IMPACT**

Land Use Change Permit Application: Minor Impact, over 5,000 sqft  
 Application No: LUC-24-00013  
 Date application scheduled with Planning Commission: July 10, 2025  
 Prepared by: Rachael Blondy

<b>Applicant Name:</b>	Wright Angle Construction
<b>Property Owner Name:</b>	Coconut Property Holdings LLC
<b>Project Description:</b>	Applicant is requesting approval of a primary residence over 5,000 square feet. The primary residence is proposed to be 5,338 sq. ft. There is an existing guest house on the property that is 1,904 sq. ft. Aggregate square footage on the parcel would be 6,865 sq. ft.
<b>Property Location:</b>	874 Wildwater Way, Wilder on the Taylor <ul style="list-style-type: none"> <li>• <a href="#">Parcel # 3433-000-05-003</a></li> </ul>
<b>Surrounding Land Uses:</b>	Residential, Agricultural, USFS
<b>Agency and Department Review:</b>	A copy of the application was sent to the following referral agencies by email on March 12, 2024: <ul style="list-style-type: none"> <li>• United States Forest Service</li> <li>• Colorado Parks and Wildlife</li> <li>• Gunnison Conservation District</li> <li>• Gunnison County Fire Protection District</li> <li>• Gunnison County Public Works</li> </ul>
<b>Pre-Application Conference:</b>	n/a
<b>Status of Application:</b>	Complete.
<b>Attached Exhibits:</b>	Please refer to <a href="#">Citizen Access</a> → Projects → Application → Search: 'LUC-24-00013' → Click on 'Attachments'
<b>Planning Commission Tasks at Initial Work Session:</b>	<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>— Determine impact classification, considering both by definition and criteria of Section 3-111: B. 1.</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> </ul>

		<ul style="list-style-type: none"> <li>— Set site visit date</li> <li>— Determine if application is ready to be set for public hearing, or if other work session is required</li> </ul>
<b>Initial Impact Classification:</b>		Minor Impact Project, based upon classification found in <i>Section 6-102: Projects Classified as Minor Impact Projects</i>
<b>Other Criteria of Impact Classification: (Sec. 3-111. B. 1.)</b>		<p><b>Demand for public services.</b> The proposed land use change is expected to generate a minor or a major demand for public services, including roads, transit, schools, water supply, sewage disposal, fire and police protection, and emergency services.</p> <p><b>Impacts on impact area and the environment.</b> The proposed land use change is expected to generate a minor or a major impact on the impact area.</p> <p><b>Impacts related to all existing and proposed development and proposed development in impact area.</b> The impacts of the proposed land use change, when considered in conjunction with existing and proposed land use changes in the impact area, are expected to be minor.</p>
EA or EIS is required for this project	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Project located in Special Geographic Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Phasing proposed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is a Partially Exempted land use change (Section 1-106)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>APPLICABILITY OF LAND USE RESOLUTION STANDARDS:</b>		
<b>STANDARD, BY LUR SECTION, DIVISION AND/OR ARTICLE</b>	<b>Plan complies, or compliance will be determined during review</b>	<b>Staff Comments/ References to specific documentation</b>
9-101: E. and F.: Secondary residences are allowed, and standards are addressed in covenants	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>Section 9-101:E STANDARDS FOR DEVELOPMENT OF A DETACHED SECONDARY RESIDENCE OR SECONDARY STRUCTURE INTENDED FOR SLEEPING. A secondary detached residence or secondary structure intended for sleeping shall meet these standards:</p>

		<ol style="list-style-type: none"> <li>1. SECONDARY SMALLER THAN PRIMARY RESIDENCE.</li> <li>2. LOCATION</li> <li>3. DESIGNATION OF BUILDING ENVELOPE</li> <li>4. ADEQUATE PARKING</li> <li>5. SHARED WATER SUPPLY AND WASTEWATER TREATMENT SYSTEM</li> <li>6. COMPLIES WITH DEED RESTRICTIONS OR PROTECTIVE COVENANTS</li> </ol> <p><i>Staff Response: The proposed development, a secondary residence, is within Wilder on the Taylor, which allows secondary residences. The proposed residence is clustered with the existing residence and will share both water supply and wastewater treatment system. The well permit allows up to three single family homes. There will be adequate parking.</i></p> <p><i>The proposed development meets the standards outlined in LUR 9-101:E.</i></p>
9-102: Home occupations	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-103: Bed and breakfast	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-203: Mobile home communities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-300: Commercial and Industrial Uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested 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	Not applicable, not requested 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	Not applicable, not requested as part of this application.
9-304: Adult-oriented uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested 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	Not applicable, not requested 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	Not applicable, not requested as part of this application.
9-501: Special events	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-502: Temporary structures	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-503: Satellite dishes	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested 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	Not applicable, not requested as part of this application.

9-505: Freestanding wireless communications structures	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-506: Child care center	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-507: Group home	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-508: Keeping of livestock not on an agricultural operation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-509: Camping on individual parcel	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
9-600: Essential housing	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
10-102: Locational standards for residential development	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
10-103: Residential density	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
10-104: Locational standards for commercial, industrial or other non-residential uses	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
11-102: Voluntary best management practices	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable.  <i>Staff Response: All standards listed in Section 11-102 are voluntary.</i>
11-103: Development in flood hazard areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Applicable. The proposed development is not within the FEMA National Flood Hazard, per SGM's HEC-RAS Study 100 year Flood Plain Line established December 19, 2007 nor is it mapped within the floodplain per 2013 FEMA mapping.
11-104: Development in geologic hazard areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable.  <i>Staff Response: The Geologic Hazard mapping shows the proposed development area as having a high-water table. Gunnison County does not regulate development within high-water table areas, but the design team should take this element into consideration when designing the structure.</i>

<p>11-105: Development in wildfire hazard areas</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>Applicable.</p> <p><i>Staff Response: The proposed development is mapped as high wildfire hazard. Development will be required to comply with applicable Fire and WUI codes at time of permit. A Warning and Disclaimer of Wildfire Hazards will be required for this development.</i></p> <p><i>All future development will need to be referred to and reviewed by Gunnison County Fire Protection District.</i></p>
<p>11-106: Protection of wildlife habitat areas</p>	<p><input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>Applicable.</p> <p>Section 11-106:F states that The Community Development Department shall refer Land Use Change Permit applications for Minor or Major Impact projects to the local office of the Colorado Division of Parks and Wildlife for that agency’s review and comments to make use of the expertise and judgment of that agency in the protection of sensitive wildlife habitat, and its recommendations, if any, to reduce or eliminate adverse impacts to sensitive wildlife habitat and species that may result from proposed development.</p> <p><i>Staff Response: The proposed development is in a sensitive and critical wildlife habitat, as it is along a main elk migration corridor. It is also mapped sage grouse territory. CPW comments are as follows:</i></p> <p>“This pinch point of the EGBUC occurring on Wilder on the Taylor is highly constricted; potential alternative routes are limited based on the rugged topography and vegetation of the surrounding landscape within the Taylor River Canyon. It’s unknown how elk will respond and/or adapt to increased development and associated human activity within this migratory pinch-point, with what may be limited opportunity for mitigation. However, given that this particular site plan is for a parcel on the eastern margin of the EGBUC pinch-point (ie. Lot 9), it will likely not pose a significant barrier to ungulate movement as most</p>

		migrating animals seem to currently be using the remaining undeveloped space between Lots 5 and 7 during annual movements. With that said, CPW remains concerned that lot owners will continue to propose second residences along the Taylor River, which will create additional barriers, and further diminish landscape permeability for migrating elk and other wildlife over time.
11-107: Protection of water quality	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>Section 11-107:C APPLICABILITY. Unless otherwise exempted, this Section shall apply to all Land Use Change Permit applications that involve uses within 125 feet of water bodies.</p> <p>Section 11-107:D SUBMITTAL REQUIREMENTS</p> <ol style="list-style-type: none"> <li>1. Site Plan</li> <li>2. Plan for Water Quality Protection <ol style="list-style-type: none"> <li>a. Topographic Features, Development and Property Lines</li> <li>b. Grading Plan</li> <li>c. Soil and Soil Stockpiles</li> <li>d. Equipment and Waste Material Storage</li> <li>e. Drainage Facilities</li> <li>f. Water Quality Data</li> <li>g. Location of Proposed Permanent and Temporary Roads</li> </ol> </li> </ol> <p><i>Staff Response: As the proposed development is under 125 feet from the Taylor River (65 feet), all development will need to abide by the requirements listed in Section 11-107:D. These requirements will be reviewed upon submittal of the building permit. Please refer to the Applicant's Protection of Water Quality Narrative found in Citizen Access.</i></p>
11-108: Standards for development on ridgelines	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
11-109: Development that affects agricultural lands	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
11-110: Development beyond snowplowed access	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.

11-111: Development on Inholdings in national wilderness	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
11-112: Development above timberline	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
12-103: Road system	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>Section 12-103:A COMPLIANCE WITH ROAD AND BRIDGE CONSTRUCTION STANDARDS  Section 12-103:C MEETING WITH PUBLIC WORKS DEPARTMENT  Section 12-103D RECOMMENDATION OF PUBLIC WORKS DEPARTMENT</p> <p><i>Staff Response: A driveway and parking area are depicted in the site plan. Public Works will determine compliance with road and bridge construction standards upon submission of a Building and Access Permit. The application was referred to Gunnison County Public Works on March 12, 2024 but no comments were received.</i></p>
12-104: Trails	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
12-105: Water Supply	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>All land use changes for Minor or Major Impact Projects, for which water is a required and necessary element of the development, shall provide a water supply that is legally and physically adequate in terms of quality, quantity, dependability, and pressure for the proposed development.</p> <p><i>Staff Response: The property is served by well permit #292170, issued on August 5, 2013, on which no more than three single family dwellings are allowed. As this is a secondary residence, this well can supply the proposed development with adequate water supply.</i></p>
12-106: Wastewater treatment	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>Section 12-106:D. SUBMIT EVIDENCE OF ADEQUACY OF ON-SITE WASTEWATER TREATMENT SYSTEMS</p>

		<i>Staff Response: The existing residence is served by ISDS-13-00030, which is rated for 12 persons. The proposed development will be attaching to the existing wastewater treatment system. The evidence of adequacy will be confirmed upon building permit application.</i>
12-107: Fire protection	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable.  12-107:A APPLICANT SHALL CONTACT FIRE PROTECTION DISTRICT  <i>Staff Response: Applicant will be required to work with the Gunnison County Fire Protection District to ensure they meet standards. The application was referred to GFPD on March 12, 2024 but no comments were received.</i>
13-102: B.: Location within municipal three-mile plan area	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
13-103: General Site Plan Standards And Lot Measurements	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable.  <i>Staff Response: The site and building plans will meet County standards, including height measurements. The proposed height as of May 2025 is 22 feet.</i>
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	Applicable.  <i>Staff Response: The site plan meets County setback requirements of 25' front setback and 15' side and rear setbacks.</i>
13-105: Residential Building Sizes And Lot Coverages	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable.  13-105:E.2 MAXIMUM BUILDING SIZE AND MAXIMUM AGGREGATE OF ALL STRUCTURES. No building on a parcel equal to or larger than 6,500 sq. ft. shall exceed 5,000 sq. ft. and the aggregate of all structures shall not exceed 7,000 sq. ft. unless: a. LAND USE CHANGE PERMIT APPROVES GREATER SIZE  13-105:F. BUILDING ENVELOPE. 1. BUILDNGS SHALL BE CONFINED IN ENVELOPE 2. BUILDINGS SHALL SHARE SAME SERVICES a. SHARE SEWAGE DISPOSAL b. SHARE WATER SUPPLY

		<p>c. BE LOCATED IN SAME DRAINAGE BASIN  d. SHARE ROAD AND DRIVEWAY</p> <p>Section 13-105:G IMPACT CLASSIFICATION AND REQUIRED FINDINGS FOR COVERAGE EXCEEDING STANDARD.</p> <p>1. FINDING OF NO OBTRUSIVE VISIBILITY REQUIRED FOR APPROVAL. The structure(s) is found not to be obtrusively visible. Elements to minimize such visibility shall include:</p> <p>a. MINIMIZE VISIBILITY OF STRUCTURE BY SITING. The proposed Project and structures have been sited and shall be constructed using existing topography and natural vegetation for screening to the maximum extent feasible, to minimize the visibility of each structure from outside of the parcel on which it is to be built. During construction and use, disturbance and removal of existing vegetation outside of the permanent footprint of the structures shall be constrained to the maximum extent feasible, and restored substantially to its preconstruction state, to the maximum extent feasible; <b>and</b></p> <p>b. MINIMIZE VISIBILITY OF STRUCTURE BY SCREENING. After such siting, any structure that would be obtrusively visible from outside of the parcel on which it is to be built shall be screened to the maximum extent feasible from such visibility to preserve the natural characteristics of the site by natural vegetation, landscaping and architectural techniques (including colors that blend with the natural background, forms, and textures of the site, non-reflectability and clustering). Natural land forms are acceptable as screening; earth berming is acceptable only if it replicates the natural forms, scale and characteristics of the site. Deciduous vegetation of adequate density in its non-foliage season to</p>
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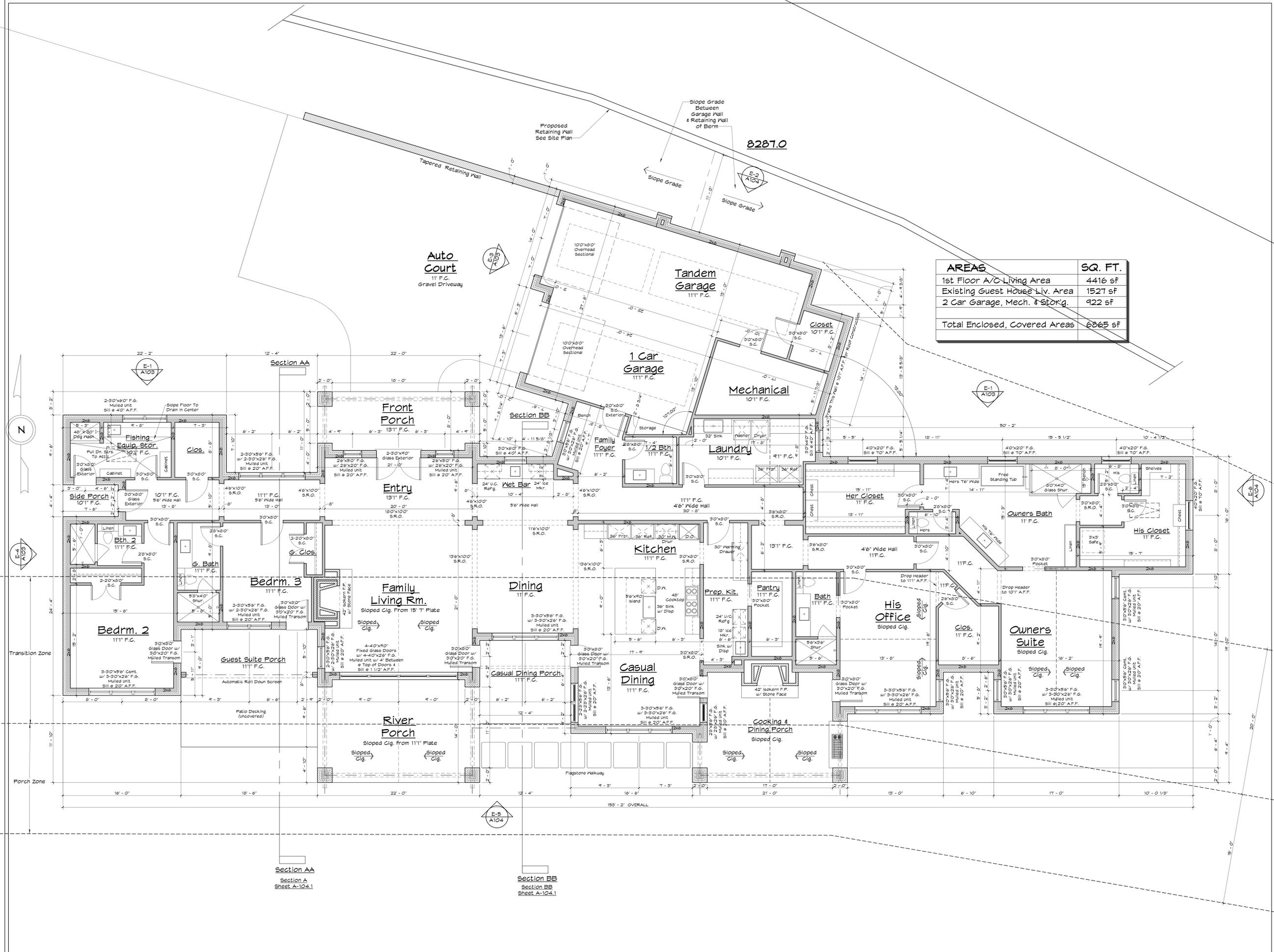
		<p>provide effective screening is acceptable in combination with other screening techniques.</p> <p>c. LOCATION OF UTILITIES UNDERGROUND. Utilities shall be located and installed, to the maximum extent feasible, to not be visible. If installed underground, the natural environment disturbed by installation shall be restored to the maximum extent feasible to its condition before the utilities were installed.</p> <p>2. OBTRUSIVE VISIBILITY SHALL CAUSE DENIAL. If, after such siting and screening, any portion of a structure is obtrusively visible from outside of the parcel on which it is to be built, that portion of the Project shall be denied. In order to meet this standard, the entire structure need not be invisible from outside of the parcel on which it is to be built.</p> <p><i>Staff Response: The proposed development would require approval of square footage of the primary residence being larger than 5,000 sq. ft. The total square footage on the property would be 6,865 sq. ft.</i></p> <ul style="list-style-type: none"> <li>• Existing guest house is 1,904 sq ft.</li> <li>• Main house is proposed to be 5,338 sq. ft</li> </ul> <p><i>The proposed siting of the development is far from CR 742, but is near the residence built on Lot 8 of Wilder on the Taylor. The landscaping plan does minimize visibility of the neighboring buildings.</i></p> <p><i>The buildings are clustered on the lot. They share sewage disposal, water supply and a driveway. All utilities will be underground.</i></p> <p><i>Planning Commission must determine if the proposed development meets the standards listed above in 13-106.</i></p>
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13-107: Installation Of Solid-Fuel-Burning Devices	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable.  <i>Staff Response: When submitted, building plans must abide by Section 13-107.</i>
13-108: Open Space And Recreation Areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
13-109: Signs	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
13-110: Off-Road Parking And Loading	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable.  This section is to determine necessary permanent off-road parking facilities sufficient to minimize traffic congestion and provide safe vehicular access, pursuant to all of the requirements of this Section and with snow storage requirements in 13-112.  <i>Staff Response: The site plan meets County requirements. There is adequate parking for the primary residence, between the garage and the motor court, and there will be two guest parking spots for the second residence. For a three-bedroom home, the minimum required parking spaces is 2 spaces.</i>
13-111: Landscaping And Buffering	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Applicable.  Every land use change that is classified as Minor or Major Impact Project, pursuant to Section 3-111: Classification of Impact shall provide landscaped buffering between adjacent uses when topographical or other natural barriers do not provide reasonable screening and when the County finds that there is a need to shield neighboring properties from any adverse external effects of a proposed land use change; or there is a need to shield the land use change from negative impacts or adjacent land uses in high-density land use changes, and/or when building design and siting do not provide privacy.  <i>Staff Response: Planning Commission must determine if there is a need to shield neighboring properties from any adverse external effects of this proposed residence, or if there is a need to shield this proposed residence from</i>

		<i>neighboring properties. Further buffering standards can be found in Section 13-111:M of the LUR.</i>
13-112: Snow Storage	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable.  <i>Staff Response: Applicant has not yet submitted building plans. The site plan will meet County requirements for snow storage upon building permit application.</i>
13-113: Fencing	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
13-114: Exterior Lighting	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable.  <i>Staff Response: Applicant has not yet submitted building plans. The exterior lighting will meet County requirements.</i>
13-115: Reclamation And Noxious Weed Control	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.
13-116: Grading And Erosion Control	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application.  <i>Staff Response: These items will be assessed at time of building permit.</i>
13-117: Drainage, Construction And Post-Construction Storm Water Runoff	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable.  <i>Staff Response: If development creates 10,000 sq. ft. or more of impervious surface area, applicant will be required to have a Colorado licensed engineer design a drainage plan.</i>
13-118: Water Impoundments	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application.
13-119: Standards To Ensure Compatible Uses	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable.  Section 13-119:A GENERAL. Proposed land use changes 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, as well as the following:  1. HAZARDS OR NUISANCES. Land use changes shall not subject other uses to undue noise, dust, fumes, odor, explosion, aircraft flight patterns, or other hazards or nuisances, whether the result of

		<p>design, location, basic character, or of planned or reasonably expected growth.</p> <p>2. ADVERSE IMPACTS TO ADJOINING LAND. Land use changes shall eliminate or minimize or mitigate conflicts between adjoining land uses and to the maximum extent feasible, avoid changes that will result in significant net adverse impact to adjoining land.</p> <p><i>Staff Response: The proposed development is unlikely to create any hazards or nuisances. It is unlikely to have adverse impacts to adjoining land, as the surrounding uses are also residential.</i></p>
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AREAS	SQ. FT.
1st Floor A/C Living Area	4416 sf
Existing Guest House Liv. Area	1527 sf
2 Car Garage, Mech. & Storg.	922 sf
<b>Total Enclosed, Covered Areas</b>	<b>6865 sf</b>

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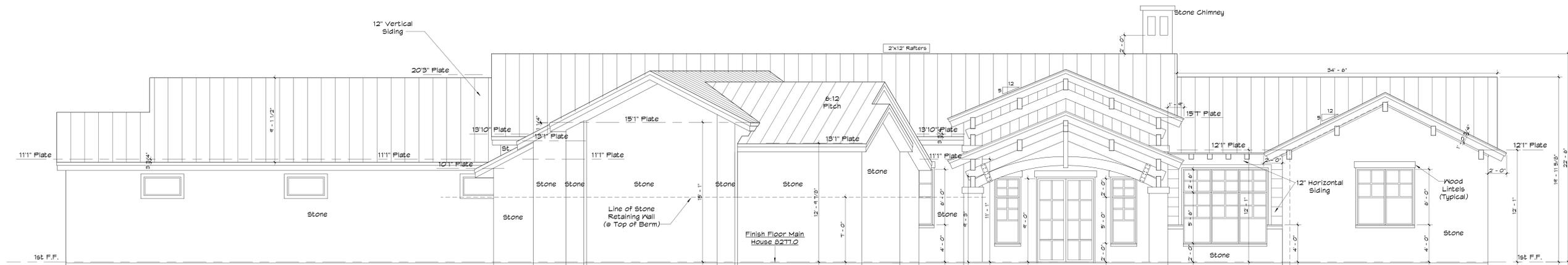
Address:  
 Wilder On The Taylor  
 Gunnison,  
 Colorado  
 Lot/Block: 9  
 Subdivision: Wilder

Preliminary  
 Client: Jim & Sarah Farley  
 Builder: Wright Angle Builders  
 Date: 4-1-25 #20  
 Plan #: (24056)

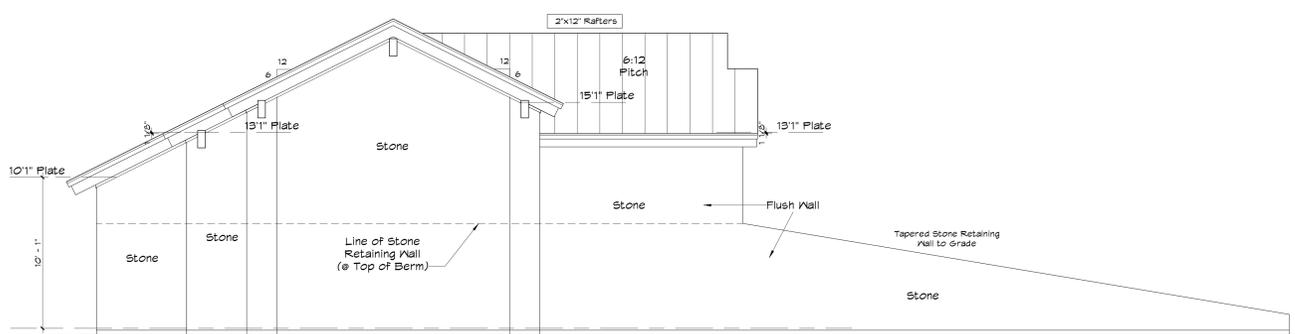
Revision Schedule  
 Date: Description:

Sheet:  
**A-101**

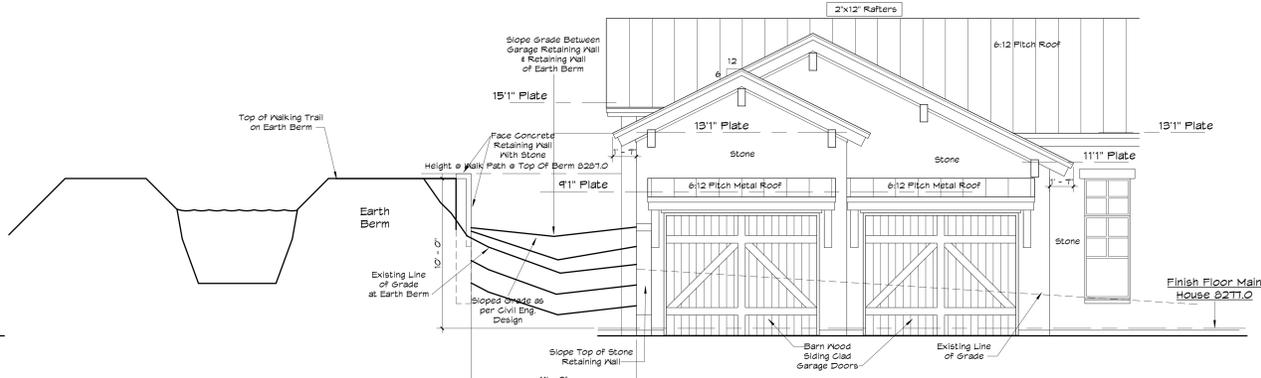
1 1st Floor Plan  
 A-101 1/4" = 1'-0"



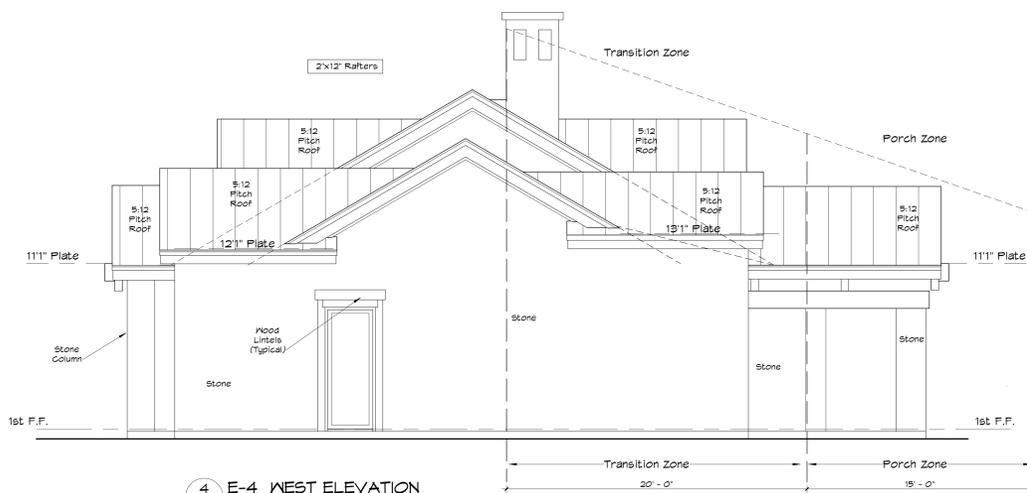
1 E1-NORTH ELEVATION  
A-103 1/4" = 1'-0"



2 E-2 NORTH ELEVATION @ GARAGE  
A-103 1/4" = 1'-0"



3 E-3 WEST ELEVATION @ GARAGE  
A-103 1/4" = 1'-0"



4 E-4 WEST ELEVATION  
A-103 1/4" = 1'-0"

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Address:  
 Wilder On The Taylor  
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 Lot/Block: 9  
 Subdivision: Wilder

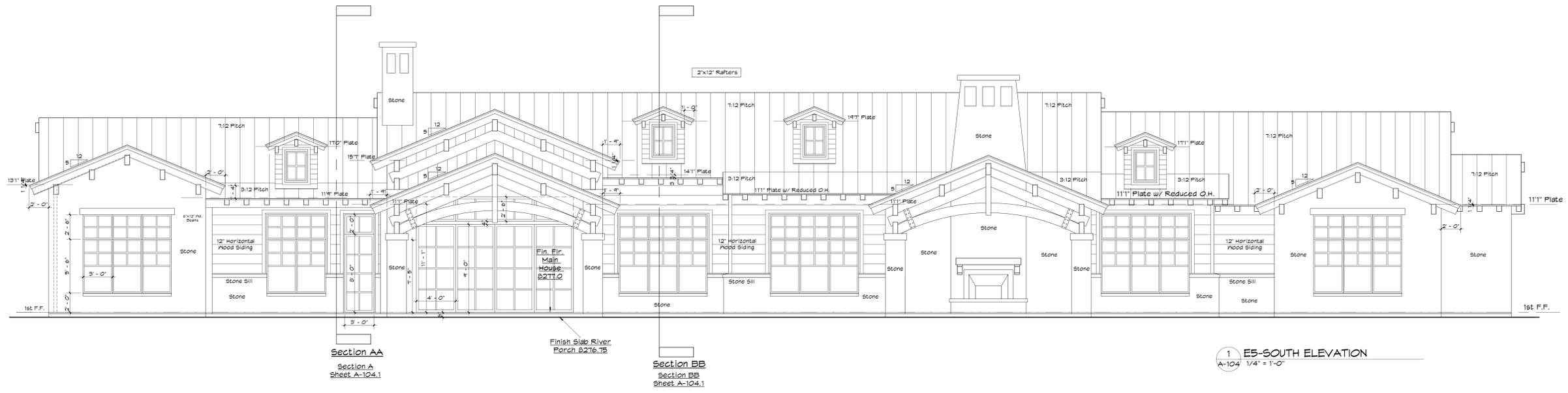
Preliminary

Client: Jim & Sarah Farley  
 Builder: Wright Angle Builders  
 Date: 4-1-25 #20  
 Plan #: (24056)

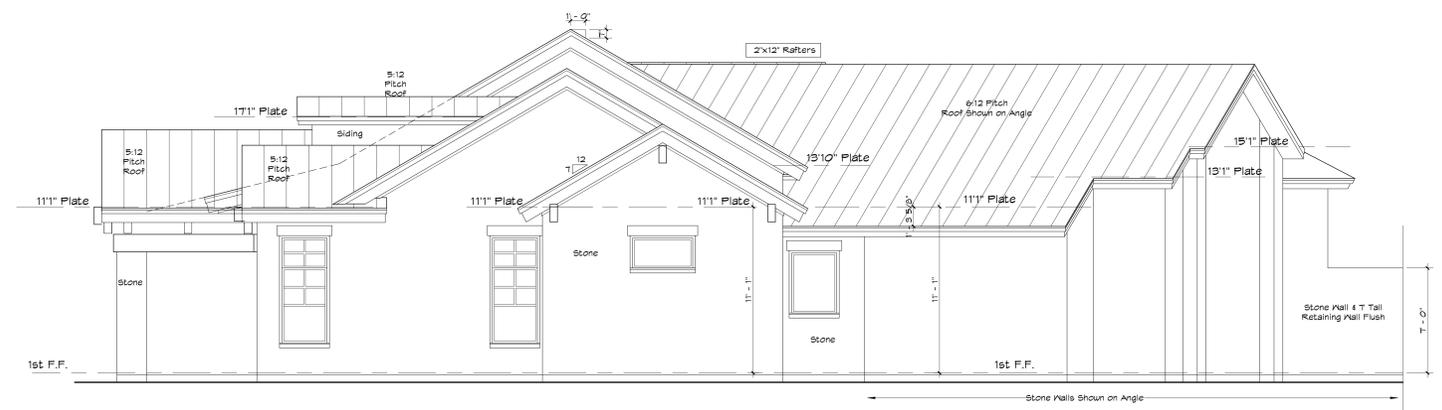
Revision Schedule

Date:	Description:

Sheet:  
 A-103



1 E5-SOUTH ELEVATION  
A-104 1/4" = 1'-0"



2 E6 EAST ELEVATION  
A-104 1/4" = 1'-0"

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Address:  
 Wilder On The Taylor  
 Gunnison,  
 Colorado  
 Lot/Block: 9  
 Subdivision: Wilder

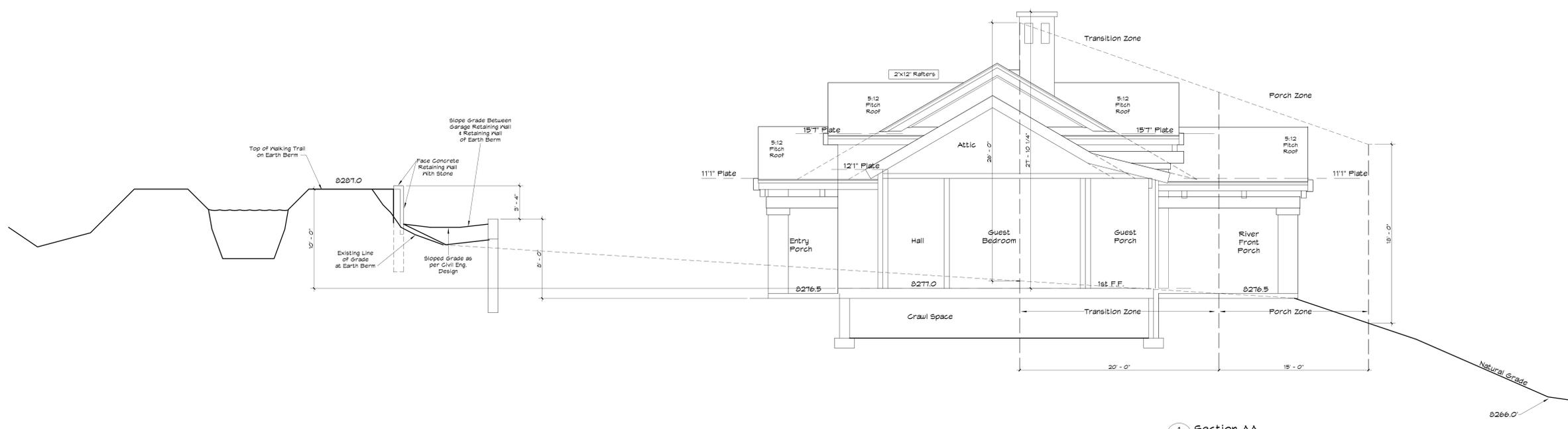
Preliminary

Client: Jim & Sarah Farley  
 Builder: Wright Angle Builders  
 Date: 4-1-25 #20  
 Plan #: (24056)

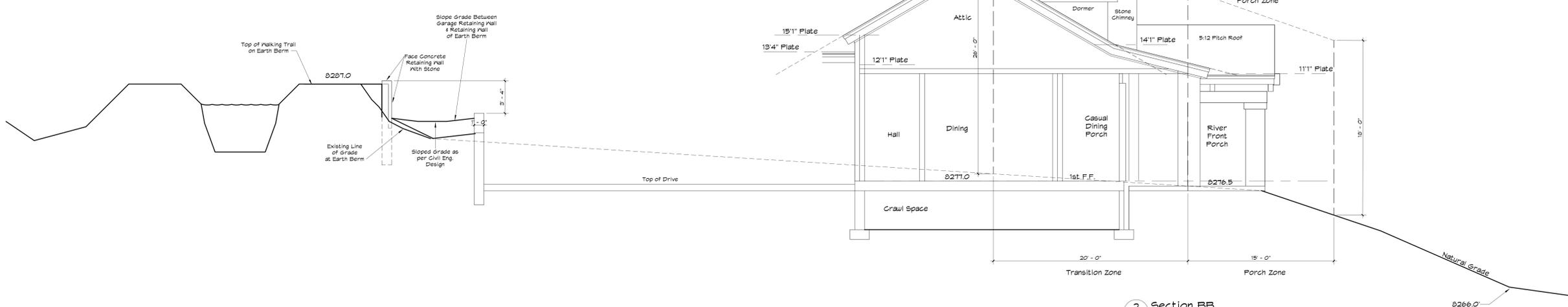
Revision Schedule

Date:	Description:

Sheet:  
 A-104



1 Section AA  
A-104.1 1/4" = 1'-0"



2 Section BB  
A-104.1 1/4" = 1'-0"

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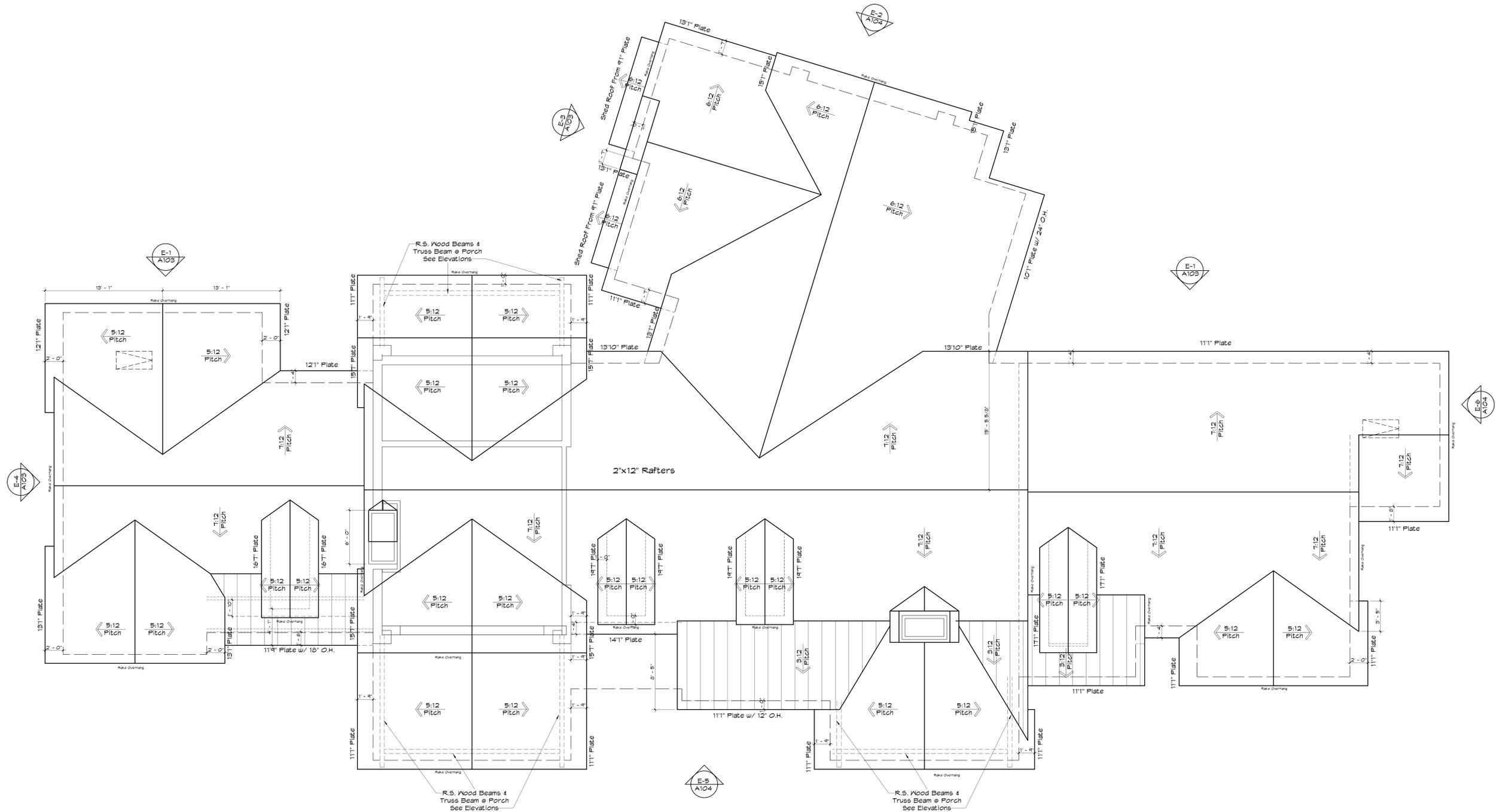
Address:  
 Wilder On The Taylor  
 Gunnison,  
 Colorado  
 Lot/Block: 9  
 Subdivision: Wilder

Preliminary  
 Client: Jim & Sarah Farley  
 Builder: Wright Angle Builders  
 Date: 4-1-25 #20  
 Plan #: (24056)

Revision Schedule

Date:	Description:

Sheet:  
 A-104.1



1 ROOF PLAN  
A-105 1/4" = 1'-0"

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Address:  
Wilder On The Taylor  
Gunnison,  
Colorado  
Lot/Block: 9  
Subdivision: Wilder

Preliminary  
  
Client: Jim & Sarah Farley  
Builder: Wright Angle Builders  
Date: 4-1-25 #20  
Plan #: (24056)

Revision Schedule

Date:	Description:

Sheet:  
A-105



### GENERAL NOTES:

- ALL ON-SITE AND OFF-SITE WORK SHALL BE IN ACCORDANCE WITH ALL THE WILDER ON THE TAYLOR COMMUNITY ASSOCIATION AND GUNNISON COUNTY REQUIREMENTS.
- THE CONTRACTOR SHALL VERIFY UTILITY LOCATIONS AND ELEVATIONS TO AVOID POTENTIAL CONFLICTS, AND SHALL NOTIFY THE ENGINEER IF ANY CONFLICTS ARE DISCOVERED.
- THE CONTRACTOR SHALL NOTIFY THE WILDER ON THE TAYLOR ASSOCIATION, AND OTHER REGULATORY/PERMITTING AGENCIES, AS APPROPRIATE, BEFORE CONSTRUCTION ACTIVITIES BEGIN.
- THE CONTRACTOR SHALL SLOPE ALL TRENCH WALLS AND/OR SHORE WALLS AS REQUIRED TO COMPLY WITH STATE AND FEDERAL CODES TO PROTECT LIFE AND SAFETY OF WORKERS DURING CONSTRUCTION.
- THE CONTRACTOR IS RESPONSIBLE FOR ALL CONSTRUCTION ACTIVITY SAFETY INCLUDING, BUT NOT LIMITED TO, TRENCH EXCAVATION AND SHORING, TRAFFIC CONTROL AND SITE SECURITY. THE CONTRACTOR'S REQUIREMENT TO BE RESPONSIBLE FOR JOBSITE SAFETY SHALL BE CONTINUOUS AND NOT LIMITED TO WORKING HOURS.
- THE CONTRACTOR IS RESPONSIBLE FOR MAINTAINING THE STREETS FREE AND CLEAR OF ANY DEBRIS THAT CAN BE TRACKED FROM THE SITE. ANY DEBRIS OR SOIL ACCUMULATIONS BEYOND THE CONSTRUCTION LIMITS DUE TO HAULING, GRADING, OR EROSION SHALL BE REMOVED IMMEDIATELY.
- ALL EXCAVATIONS WITHIN STREETS AND ROADS SHALL BE BACKFILLED TO THE ADJACENT GRADE BY THE END OF EACH WORK DAY. STREETS AND ROADS IMPACTED BY THE PROPOSED PROJECT WILL BE FULLY FUNCTIONAL DURING OFF-WORK HOURS.
- THE CONTRACTOR SHALL KEEP AND UPDATE AN AS-BUILT SET OF DRAWINGS DURING THE CONSTRUCTION OF THE PROJECT.
- PRIOR TO AND DURING CONSTRUCTION, ALL ACCESS ROADS SHALL BE SERVICEABLE AND MAINTAINED FOR FIRE PROTECTION AND EMERGENCY VEHICLE ACCESS.
- THE CONTRACTOR SHALL MAINTAIN REASONABLE ACCESS TO ALL ADJACENT PROPERTIES, PROVIDING AN EASY RIDING CONNECTION TO TURNOUTS AND DRIVEWAYS.
- THE CONTRACTOR SHALL NOT STORE ANY EQUIPMENT WITHIN THE WILDER ON THE TAYLOR RIGHT-OF-WAY OR PROPERTY WITHOUT APPROVAL.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR REPORTING AND CLEAN-UP OF SPILLS ASSOCIATED WITH THE CONSTRUCTION OF THE PROJECT AND SHALL REPORT ALL AND RESPOND TO SPILLS OF HAZARDOUS MATERIALS, SUCH AS GASOLINE, DIESEL, MOTOR OILS, SOLVENTS, CHEMICALS, TOXIC AND CORROSIVE SUBSTANCES, AND OTHER MATERIALS THAT MAY THREATEN THE PUBLIC OR THE ENVIRONMENT, TO THE APPROPRIATE AUTHORITIES AND THE PROJECT MANAGER. ANY SPILLS OVER 25 GALLONS SHALL BE REPORTED TO THE NATIONAL RESPONSE CENTER AT 1-800-424-8802. ANY SPILLS ASSOCIATED WITH THE PROJECT SHALL BE CLEANED-UP BY THE CONTRACTOR. THE CONTRACTOR SHALL BEAR ALL EXPENSES OF THE COST OF CLEAN UP OF SUCH SPILLS.
- EXISTING ELEVATIONS SHOWN ARE BASED ON INFORMATION PROVIDED BY SGM, INC. SURVEYOR. THE CONTRACTOR WILL BE PROVIDED A POINT FILE FOR CONSTRUCTION STAKING OF THE PROJECT.
- THE CONTRACTOR IS RESPONSIBLE FOR PROVIDING ALL LABOR, MATERIALS, AND APPURTENANCES NECESSARY TO COMPLETE THE WORK INTENDED AND SHOWN ON THE DRAWINGS.
- THE CONTRACTOR SHALL BE RESPONSIBLE FOR ALL OTHER PERMITS REQUIRED TO COMPLETE THE PROJECT.

### EROSION CONTROL NOTES:

- STORM WATER POLLUTION PREVENTION PLANS AND EROSION CONTROL SHALL BE IMPLEMENTED BY CONTRACTOR TO PROTECT PROPERTIES AND PUBLIC FACILITIES FROM THE ADVERSE EFFECTS OF EROSION AND SEDIMENTATION AS A RESULT OF CONSTRUCTION ACTIVITIES.
- EROSION CONTROL MEASURES SHALL BE IMPLEMENTED AND SHALL BE KEPT IN PLACE UNTIL EROSION AND SEDIMENTATION POTENTIAL IS MITIGATED. REMOVAL OF SILT AND SEDIMENT IS REQUIRED ONCE SILT AND SEDIMENT HAS REACHED HALF THE HEIGHT OF THE SILT FENCE.
- EROSION CONTROL DEVICES SHALL BE CHECKED AND MAINTAINED PER USEPA REQUIREMENTS AND THE GENERAL CONSTRUCTION PERMIT.

### BENCH MARK

SITE SURVEY - SGM



BENCHMARK LOCATED ON PROPERTY LINE. SEE I.L.C.

### CONTROL

THE CONTRACTOR SHALL ESTABLISH AND PRESERVE SECONDARY HORIZONTAL AND VERTICAL CONTROL.

### LEGENDS

#### SYMBOL LEGEND

SYMBOL	DESCRIPTION
	GRAVEL PAVEMENT
	SNOW STORAGE
	RAIN GARDEN
	STONE PAVERS
	ROCK RETAINING WALL

#### GENERAL LEGEND

PROPERTY LINE	
BUILDING ENVELOPE	
EXISTING CONTOURS (MAJOR/MINOR)	
PROPOSED CONTOURS (MAJOR/MINOR)	
EDGE OF PAVEMENT	
FLOOD PLAIN LIMITS	
FINAL GRADES	
FLOW DIRECTION	

#### UTILITY LEGEND

	SANITARY SEWER LINE
	WATER LINE
	UNDERGROUND POWER LINE
	ELECTRIC METER
	TELEPHONE PEDESTAL
	ELECTRIC TRANSFORMER
	CABLE

#### EROSION CONTROL LEGEND

	SILT FENCE (SF)
	GRASS LINED SWALE
	VEHICLE TRACKING CONTROL (VTC)
	SEDIMENT CONTROL LOG (SCL)

Sub.#	Date	Description	By	Chkd
1	4.21.25	Issued for Team Review	SLB	JG
2	5.14.25	Issued for HOA Review	SLB	JG

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GENERAL NOTES  
**FARLEY RESIDENCE**  
874 WILDWATER WAY, LOT 9  
WILDER SUBDIVISION  
ALMONT, COLORADO



DATE: 5/14/2025

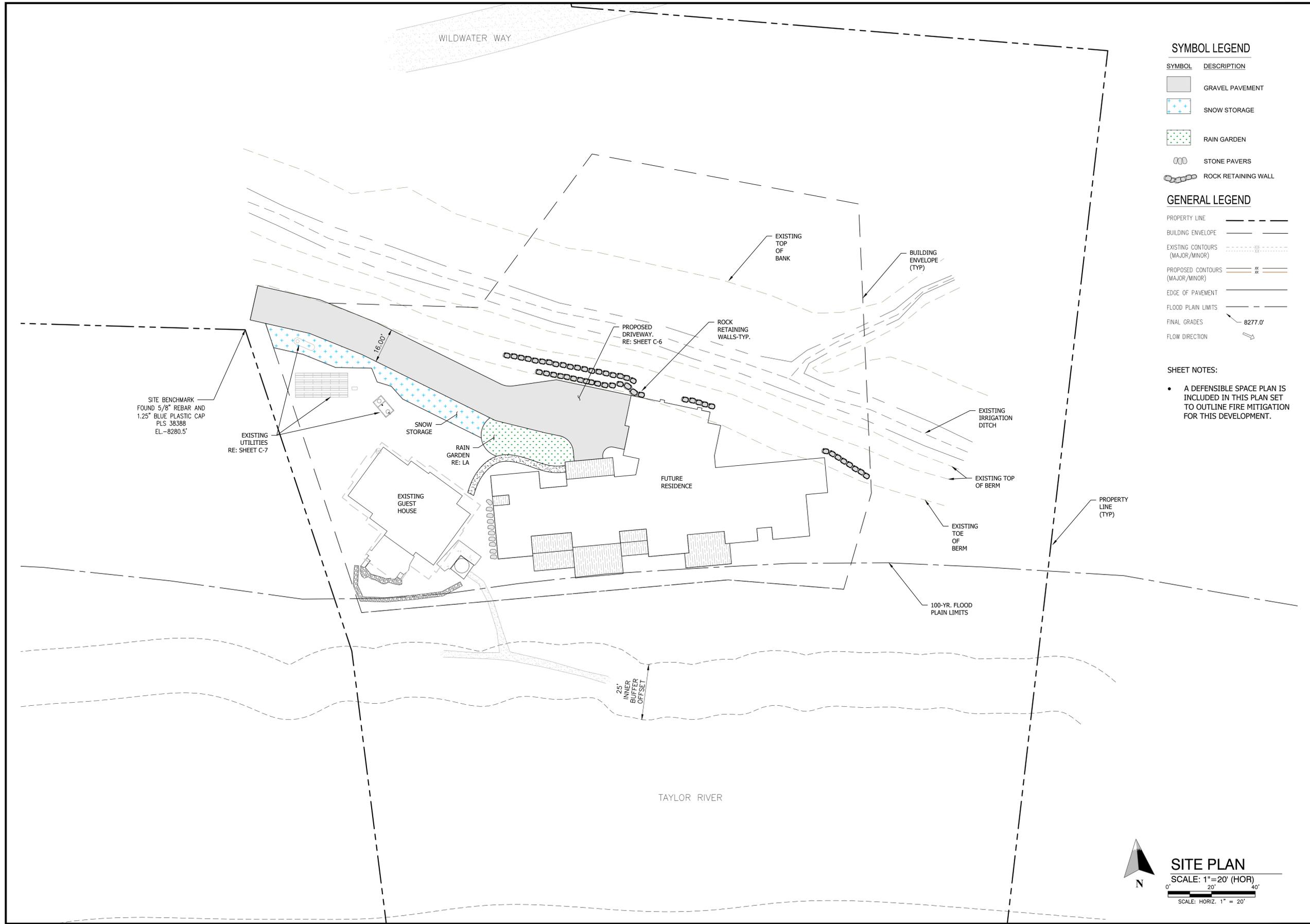
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Date:  
Scale: Horiz: SEE PLAN  
Vert: N/A

Project No: 25-031225

Sheet: C-2





**SYMBOL LEGEND**

SYMBOL	DESCRIPTION
[Hatched Box]	GRAVEL PAVEMENT
[Blue Stars]	SNOW STORAGE
[Dotted Box]	RAIN GARDEN
[Stone Pattern]	STONE PAVERS
[Rock Wall]	ROCK RETAINING WALL

**GENERAL LEGEND**

PROPERTY LINE	---
BUILDING ENVELOPE	---
EXISTING CONTOURS (MAJOR/MINOR)	---x---
PROPOSED CONTOURS (MAJOR/MINOR)	---x---
EDGE OF PAVEMENT	---
FLOOD PLAIN LIMITS	---
FINAL GRADES	8277.0'
FLOW DIRECTION	→

**SHEET NOTES:**

- A DEFENSIBLE SPACE PLAN IS INCLUDED IN THIS PLAN SET TO OUTLINE FIRE MITIGATION FOR THIS DEVELOPMENT.

Sub.#	Date	Description	By	Chkd
1	4.21.25	Issued for Team Review	SLB	JG
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**CIVIL SITE PLAN**  
**FARLEY RESIDENCE**  
**874 WILDWATER WAY, LOT 9**  
**WILDER SUBDIVISION**  
**ALMONT, COLORADO**



DATE: 5/14/2025

Designed	Drawn	Checked
SB	SB	JG

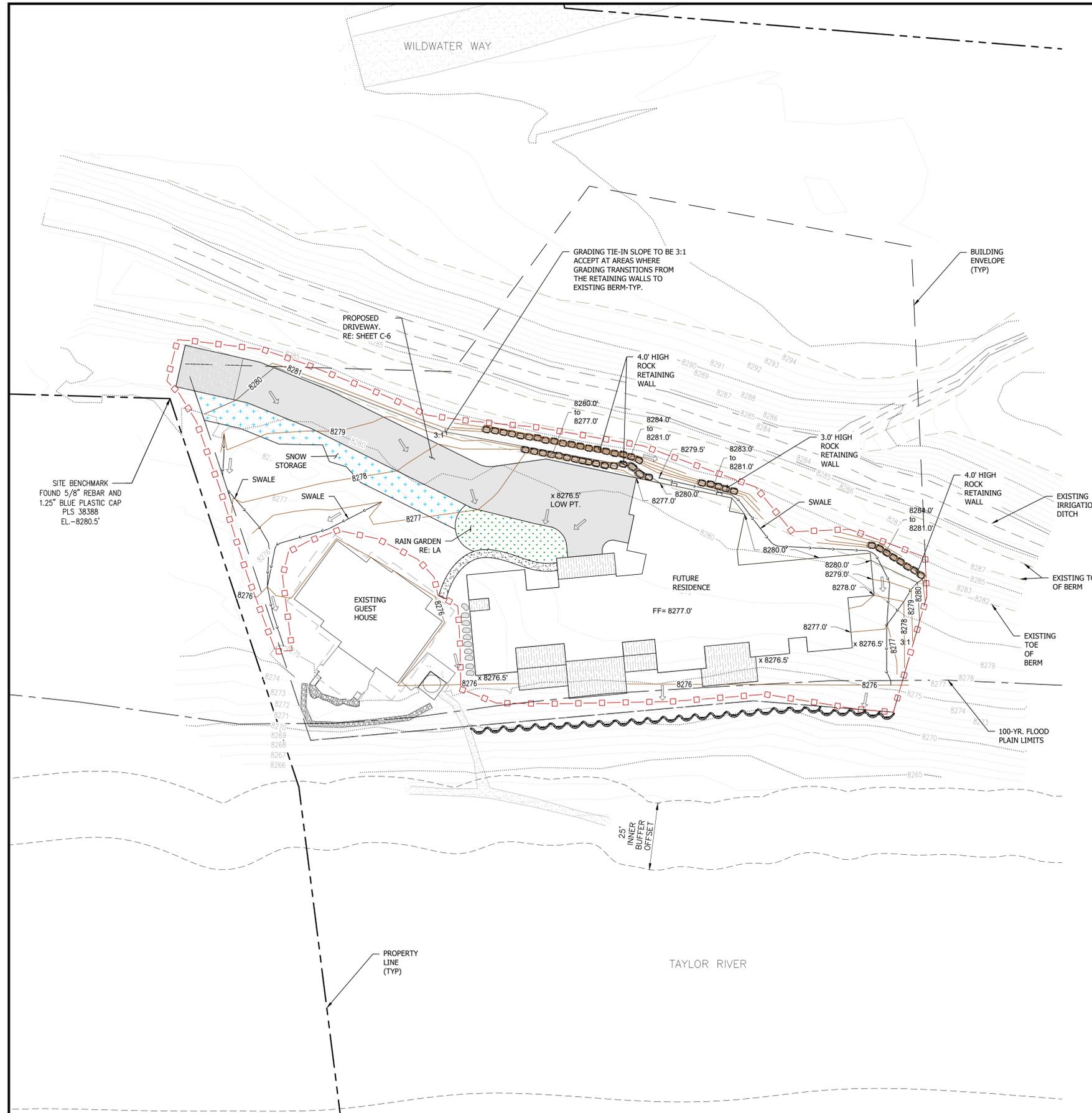
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 Vert: N/A

Project No: 25-031225

Sheet: C-4



**SITE PLAN**  
 SCALE: 1"=20' (HOR)  
 0' 20' 40'  
 SCALE: HORIZ. 1" = 20'



**SYMBOL LEGEND**

SYMBOL	DESCRIPTION
[Grey Box]	GRAVEL PAVEMENT
[Blue Box]	SNOW STORAGE
[Green Box]	RAIN GARDEN
[Circle]	STONE PAVERS
[Wavy Line]	ROCK RETAINING WALL

**EROSION CONTROL LEGEND**

[Red Line]	SILT FENCE (SF)
[Green Line]	GRASS LINED SWALE
[Yellow Line]	VEHICLE TRACKING CONTROL (VTC)
[Black Line]	SEDIMENT CONTROL LOG (SCL)

**GENERAL LEGEND**

[Dashed Line]	PROPERTY LINE
[Solid Line]	BUILDING ENVELOPE
[Dotted Line]	EXISTING CONTOURS (MAJOR/MINOR)
[Solid Line]	PROPOSED CONTOURS (MAJOR/MINOR)
[Dashed Line]	EDGE OF PAVEMENT
[Dotted Line]	FLOOD PLAIN LIMITS
[Arrow]	FINAL GRADES 8277.0'
[Arrow]	FLOW DIRECTION

**GENERAL NOTE:**

1. THE WORK AREA SHALL BE GRADED, SHAPED, AND OTHERWISE DRAINED IN SUCH A MANNER AS TO MINIMIZE SOIL EROSION, SILTATION OF DRAINAGE SWALES AND DITCHES, DAMAGE TO EXISTING VEGETATION, AND DAMAGE TO PROPERTY OUTSIDE THE LIMITS OF THE WORK AREA.
2. STRIPPED TOPSOIL (IF ENCOUNTERED), SHALL BE STOCKPILED, WITHOUT COMPACTION, AND STABILIZED AGAINST EROSION IN THE LOCATION.

**GENERAL EROSION CONTROL NOTES:**

THE GRADING AND DRAINAGE PLANNING FOR THE PROPOSED FARLEY RESIDENCE PROJECT HAS BEEN DEVELOPED TO BEST DIRECT DRAINAGE TO THE EXISTING ON SITE FEATURES. DETENTION AND SNOW STORAGE AREAS HAVE BEEN ADDED TO CAPTURE FLOWS AND INFILTRATE STORM WATER BACK INTO THE GROUND SURFACE. WATER QUALITY BMP'S (BEST MANAGEMENT PRACTICES) HAVE BEEN INCORPORATED AND ARE OUTLINED BELOW:

THE OBJECTIVES FOR EROSION AND STORMWATER QUALITY CONTROL DURING CONSTRUCTION INCLUDE THE FOLLOWING:

1. CONDUCT ALL LAND DISTURBING ACTIVITIES IN A MANNER THAT EFFECTIVELY REDUCES ACCELERATED SOIL EROSION AND REDUCES SEDIMENT MOVEMENT AND DEPOSITION OFF-SITE.
2. SCHEDULE CONSTRUCTION ACTIVITIES TO MINIMIZE THE TOTAL AMOUNT OF SOIL EXPOSED AT ANY GIVEN TIME TO REDUCE THE PERIOD OF ACCELERATED SOIL EROSION.
3. ESTABLISH TEMPORARY OR PERMANENT COVER ON AREAS THAT HAVE BEEN DISTURBED AS SOON AS POSSIBLE AFTER FINAL GRADING IS COMPLETED.
4. DESIGN AND CONSTRUCT ALL TEMPORARY OR PERMANENT FACILITIES FOR THE CONVEYANCE OF WATER AROUND, THROUGH, OR FROM THE DISTURBED AREA TO LIMIT THE FLOW OF WATER TO NON-EROSIVE VELOCITIES.
5. REMOVE SEDIMENT CAUSED BY ACCELERATED SOIL EROSION FROM SURFACE RUNOFF WATER BEFORE IT LEAVES THE SITE.
6. STABILIZE THE AREAS OF LAND DISTURBANCE WITH PERMANENT VEGETATIVE COVER OR STORMWATER QUALITY CONTROL MEASURES.
7. IMPLEMENT OTHER BMP'S SUCH AS SPILL CONTAINMENT AND CONTROL MEASURES AND PROPER MATERIALS STORAGE PRACTICES TO MINIMIZE IMPACTS TO STORMWATER QUALITY.

**BMP'S FOR OTHER POTENTIAL POLLUTANTS INCLUDE:**

8. FUELS, FERTILIZERS, AND OTHER CHEMICALS WILL NOT BE STORED ON THIS SITE.
9. TRASH ON SITE WILL BE PICKED UP AND DISPOSED OF IN COVERED CONTAINERS AND REMOVED FROM SITE.
10. NO VEHICLE WASHING WILL BE PERFORMED ONSITE.

**SEQUENCE FOR INSTALLATION & REMOVAL OF BMP'S**

	BEFORE GRADING ACTIVITIES BEGIN	SITE GRADING	UTILITY INSTALLATION	PAVING OPERATIONS	FINAL STABILIZATION
SILT FENCE	█				
VEHICLE TRACKING PAD	█				
INLET PROTECTION & SEDIMENT CONTROL LOGS		█	█		
REVEGETATE DISTURBED AREAS					█



**GRADING, DRAINAGE, & EROSION CONTROL PLAN**

SCALE: 1"=20' (HOR)  
SCALE: HORIZ. 1" = 20'

Sub #	Date	Description	By	Chkd
1	4.21.25	Issued for Team Review	SLB	JG
2	5.14.25	Issued for HOA Review	SLB	JG

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PRELIMINARY GRADING, DRAINAGE & EROSION CONTROL PLAN  
**FARLEY RESIDENCE**  
874 WILDWATER WAY, LOT 9  
WILDER SUBDIVISION  
ALMONT, COLORADO



DATE: 5/14/2025

Designed	Drawn	Checked
SB	SB	JG

Date: \_\_\_\_\_  
Scale: Horiz: SEE PLAN  
Vert: N/A  
Project No: 25-031225  
Sheet: C-5



SITE BENCHMARK  
FOUND 5/8" REBAR AND  
1.25" BLUE PLASTIC CAP  
PLS 38388  
EL--8280.5'

PROPERTY LINE  
(TYP)

EXISTING GUEST HOUSE

FUTURE GARAGE

FUTURE RESIDENCE

BUILDING ENVELOPE (TYP)

100-YR. FLOOD PLAIN LIMITS

25' INNER BUFFER OFFSET

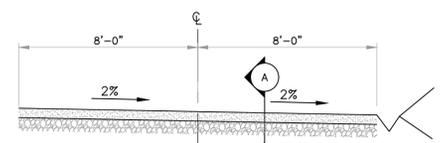
TAYLOR RIVER

**SYMBOL LEGEND**

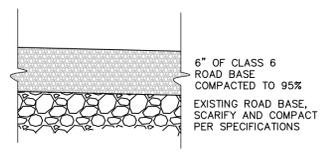
- | SYMBOL             | DESCRIPTION         |
|--------------------|---------------------|
| [Grey Box]         | GRAVEL PAVEMENT     |
| [Blue Dotted Box]  | SNOW STORAGE        |
| [Green Dotted Box] | RAIN GARDEN         |
| [Circle Pattern]   | STONE PAVERS        |
| [Rock Pattern]     | ROCK RETAINING WALL |

**GENERAL LEGEND**

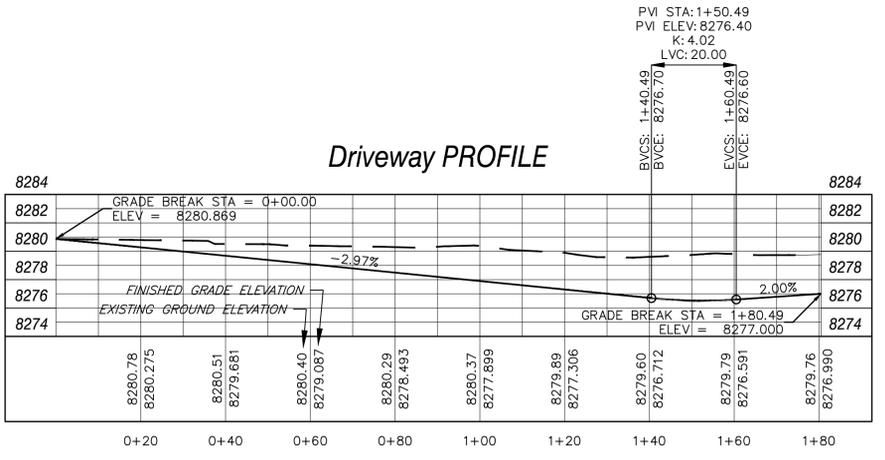
- |                                 |     |
|---------------------------------|-----|
| PROPERTY LINE                   | --- |
| BUILDING ENVELOPE               | --- |
| EXISTING CONTOURS (MAJOR/MINOR) | --- |
| PROPOSED CONTOURS (MAJOR/MINOR) | --- |
| EDGE OF PAVEMENT                | --- |
| FLOOD PLAIN LIMITS              | --- |
| FINAL GRADES                    | --- |
| FLOW DIRECTION                  | →   |



TYPICAL DRIVEWAY X-SECTION -N.T.S.



TYPICAL DRIVEWAY SECTION A-A



**DRIVEWAY PLAN & PROFILE**

SCALE: 1"=20' (HOR)  
SCALE: HORIZ. 1" = 20'

Sub.#	Date	Description	By	Chkd
1	4.21.25	Issued for Team Review	SLB	JG
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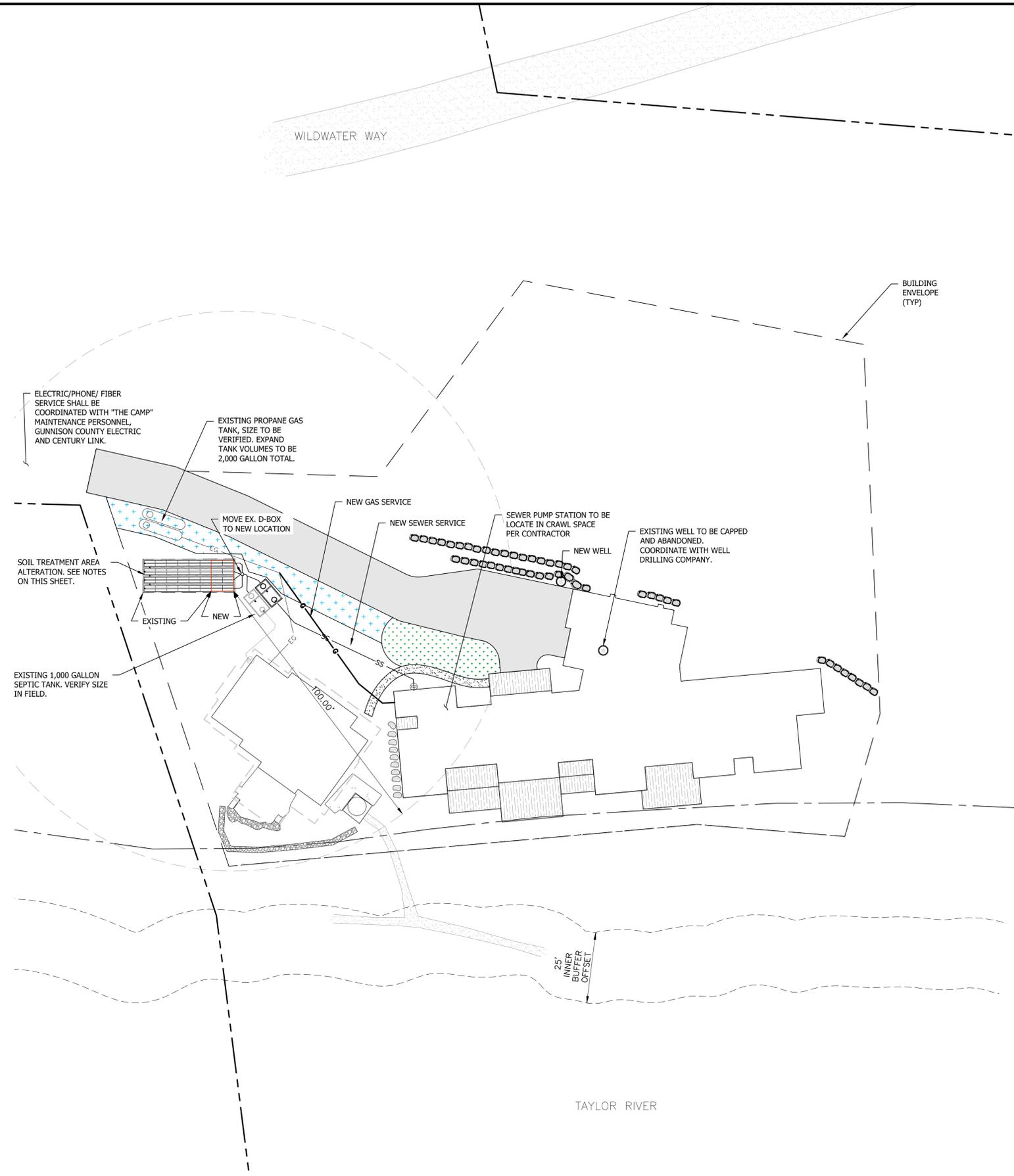
**DRIVEWAY PLAN & PROFILE**  
FARLEY RESIDENCE  
874 WILDWATER WAY, LOT 9  
WILDER SUBDIVISION  
ALMONT, COLORADO



DATE:	5/14/2025
Designed:	SB
Drawn:	SB
Checked:	JG
Date:	
Scale: Horiz:	SEE PLAN
Vert:	N/A
Project No:	25-031225
Sheet:	C-6

GENERAL NOTES:

- RECORDS INDICATE A 1,000 GALLON SEPTIC TANK WAS INSTALLED WHEN THE GUEST HOUSE WAS BUILT. WITH THE ADDITION OF THE NEW RESIDENCE, THE TOTAL MINIMUM TANK SIZE WILL BE 1,750 GALLONS. VERIFY EXISTING TANK SIZE IN THE FIELD.
- THE SOIL TREATMENT AREA WILL NEED TO BE EXPANDED IN ORDER TO MEET CURRENT GUNNISON COUNTY REGULATIONS.
- CALCULATIONS SHALL BE PROVIDED TO GUNNISON COUNTY FOR THE SEPTIC ALTERATION PERMIT.



UTILITY LEGEND

- SS — SANITARY SEWER LINE
- W — WATER LINE
- P — UNDERGROUND POWER LINE
- ⊞ — ELECTRIC METER
- TL — TELEPHONE PEDESTAL
- LT — ELECTRIC TRANSFORMER
- CTV — CABLE

SYMBOL LEGEND

- Gravel Pavement
- Snow Storage
- Rain Garden
- Stone Pavers
- Rock Retaining Wall

GENERAL LEGEND

- Property Line
- Building Envelope
- Existing Contours (Major/Minor)
- Proposed Contours (Major/Minor)
- Edge of Pavement
- Flood Plain Limits
- Final Grades
- Flow Direction

Sub #	Date	Description	By	Chkd
1	4.21.25	Issued for Team Review	SLB	JG
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**UTILITY PLAN**  
**FARLEY RESIDENCE**  
**874 WILDWATER WAY, LOT 9**  
**WILDER SUBDIVISION**  
**ALMONT, COLORADO**



DATE:	5/14/2025		
Designed:	Drawn:	Checked:	
SB	SB	JG	
Date:			
Scale:	Horiz:	SEE PLAN	
	Vert:	N/A	
Project No:	25-031225		
Sheet:	C-7		

**UTILITY PLAN**  
 SCALE: 1"=20' (HOR)  
 0' 20' 40'  
 SCALE: HORIZ. 1" = 20'



**WILDLAND URBAN INTERFACE**  
 LOCAL WILDFIRE HAZARD (GIS): HIGH HAZARD  
 LANDSCAPED WILDFIRE HAZARD (GIS): HIGH HAZARD  
 REQUIRED DEFENSIBLE SPACE (TABLE 603.2): 50 FEET DEFENSIBLE SPACE  
 DEFENSIBLE SPACE: MIN. 50 FEET (USE OF 1.5 X 50' (CONFORMING) = 75 FEET)

WATER SUPPLY: CONFORMING  
 IGNITION-RESISTANT CONSTRUCTION (TABLE 503.1): CLASS IR-3 (MUST MEET SECTION 506 FOR IGNITION RESISTANT CONSTRUCTION)

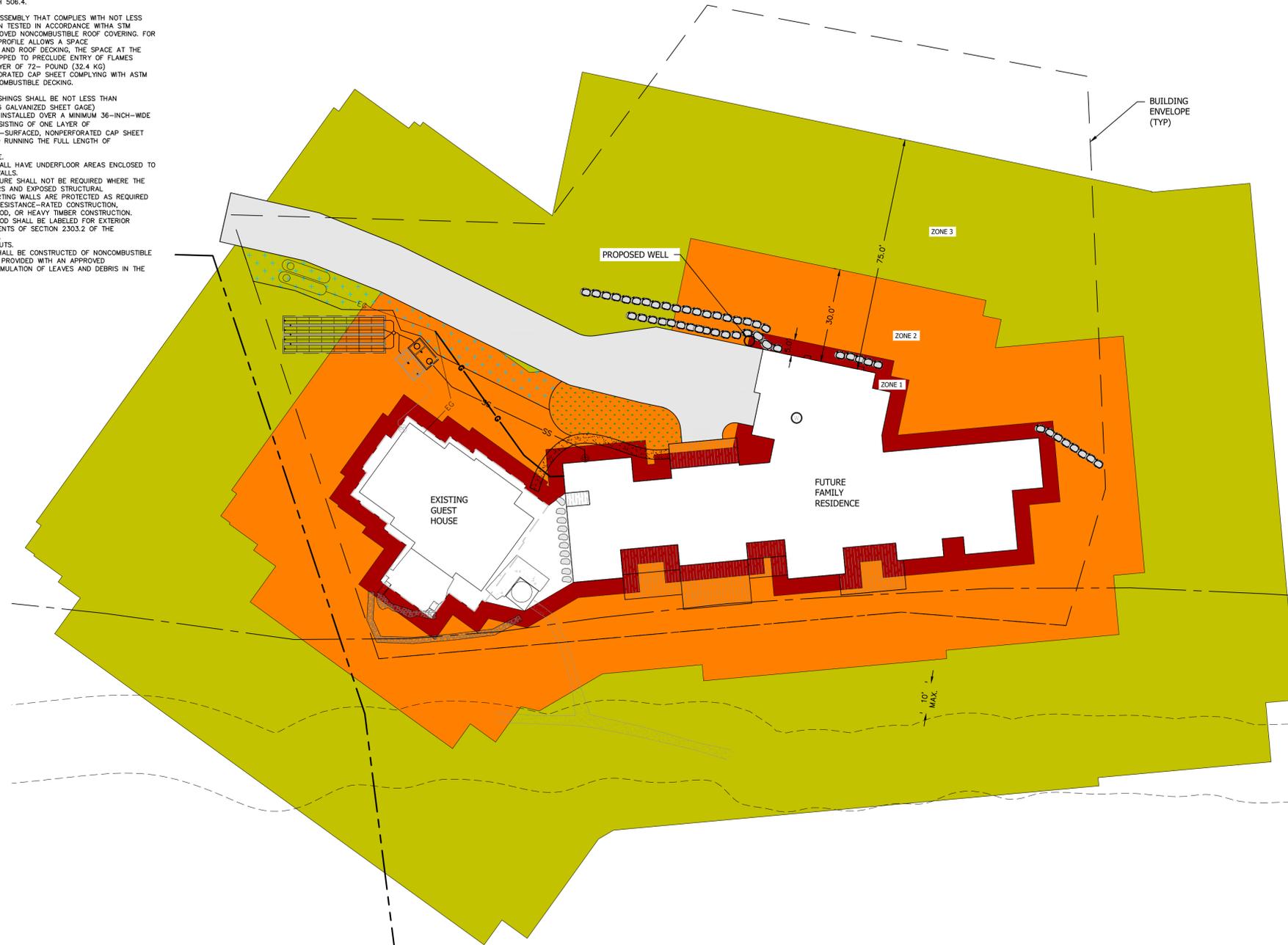
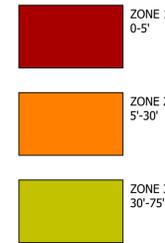
- CONSTRUCTION NOTES**
- 1.) TREES WITHIN DEFENSIBLE SPACE SHALL BE SPACED 10 FEET APART AND 10 FEET FROM ANY STRUCTURE.
  - 2.) HARDENED ZONE: PROVIDE A 5FT NON-COMBUSTIBLE PERIMETER AROUND ENTIRE STRUCTURE USING ROCK, GRAVEL, OR PAVERS.
  - 3.) FUEL GAS CONTAINERS, SUCH AS LP, SHALL BE LOCATED WITHIN THE DEFENSIBLE ZONE. (NONE)
  - 6.) MAINTENANCE OF THE DEFENSIBLE SPACE SHALL BE THE RESPONSIBILITY OF THE OWNER.

**SECTION 506**  
 CLASS 3 IGNITION-RESISTANT CONSTRUCTION  
 506.1 GENERAL  
 CLASS 3 IGNITION-RESISTANT CONSTRUCTION SHALL BE IN ACCORDANCE WITH SECTIONS 506.2 THROUGH 506.4.  
 506.2 ROOF COVERING  
 ROOFS SHALL HAVE A ROOF ASSEMBLY THAT COMPLIES WITH NOT LESS THAN A CLASS C RATING WHEN TESTED IN ACCORDANCE WITH ASTM E108 OR UL 790 OR AN APPROVED NONCOMBUSTIBLE ROOF COVERING. FOR ROOF COVERINGS WHERE THE PROFILE ALLOWS A SPACE BETWEEN THE ROOF COVERING AND ROOF DECKING, THE SPACE AT THE EAVE ENDS SHALL BE FIRESTOPPED TO PRECLUDE ENTRY OF FLAMES OR EMBERS, OR HAVE ONE LAYER OF 72-POUND (32.4 KG) MINERAL-SURFACED, NONPERFORATED CAP SHEET COMPLYING WITH ASTM D3909 INSTALLED OVER THE COMBUSTIBLE DECKING.  
 506.2.1 ROOF VALLEYS  
 WHERE PROVIDED, VALLEY FLASHINGS SHALL BE NOT LESS THAN 0.019-INCH (0.44 MM) (NO. 26 GALVANIZED SHEET GAGE) CORROSION-RESISTANT METAL INSTALLED OVER A MINIMUM 36-INCH-WIDE (914 MM) UNDERLAYMENT CONSISTING OF ONE LAYER OF 72-POUND (32.4 KG) MINERAL-SURFACED, NONPERFORATED CAP SHEET COMPLYING WITH ASTM D 3909 RUNNING THE FULL LENGTH OF THE VALLEY.  
 506.3 UNDERFLOOR ENCLOSURE  
 BUILDINGS OR STRUCTURES SHALL HAVE UNDERFLOOR AREAS ENCLOSED TO THE GROUND WITH EXTERIOR WALLS.  
 EXCEPTION: COMPLETE ENCLOSURE SHALL NOT BE REQUIRED WHERE THE UNDERSIDE OF EXPOSED FLOORS AND EXPOSED STRUCTURAL COLUMNS, BEAMS AND SUPPORTING WALLS ARE PROTECTED AS REQUIRED FOR EXTERIOR 1-HOUR FIRE-RESISTANCE-RATED CONSTRUCTION, FIRE-RETARDANT-TREATED WOOD, OR HEAVY TIMBER CONSTRUCTION. FIRE-RETARDANT-TREATED WOOD SHALL BE LABELED FOR EXTERIOR USE AND MEET THE REQUIREMENTS OF SECTION 2303.2 OF THE INTERNATIONAL BUILDING CODE.  
 506.4 GUTTERS AND DOWNSPOUTS  
 GUTTERS AND DOWNSPOUTS SHALL BE CONSTRUCTED OF NONCOMBUSTIBLE MATERIAL. GUTTERS SHALL BE PROVIDED WITH AN APPROVED MEANS TO PREVENT THE ACCUMULATION OF LEAVES AND DEBRIS IN THE GUTTER.

**TABLE 503.1 IGNITION-RESISTANT CONSTRUCTION**

DEFENSIBLE SPACE <sup>a</sup>	FIRE HAZARD SEVERITY					
	Moderate Hazard		High Hazard		Extreme Hazard	
	Water Supply <sup>b</sup>		Water Supply <sup>b</sup>		Water Supply <sup>b</sup>	
	Conforming <sup>d</sup>	Nonconforming <sup>c</sup>	Conforming <sup>d</sup>	Nonconforming <sup>c</sup>	Conforming <sup>d</sup>	Nonconforming <sup>c</sup>
Nonconforming	IR 2	IR 1	IR 1	IR 1 N.C.	IR 1 N.C.	Not Permitted
Conforming	IR 3	IR 2	IR 2	IR 1	IR 1	IR 1 N.C.
1.5 x Conforming	Not Required	IR 3	IR 3	IR 2	IR 2	IR 1

<sup>a</sup> Access shall be in accordance with Section 403.  
<sup>b</sup> Subdivisions shall have a conforming water supply in accordance with Section 402.1.  
 IR 1 = Ignition-resistant construction in accordance with Section 504.  
 IR 2 = Ignition-resistant construction in accordance with Section 505.  
 IR 3 = Ignition-resistant construction in accordance with Section 506.  
 N.C. = Exterior walls shall have a fire-resistance rating of not less than 1 hour and the exterior surfaces of such walls shall be noncombustible. Usage of log wall construction is allowed.  
<sup>c</sup> Conformance based on Section 603.  
<sup>d</sup> Conformance based on Section 404.  
<sup>e</sup> A nonconforming water supply is any water system or source that does not comply with Section 404, including situations where there is no water supply for structure protection or fire suppression.



**GENERAL NOTES:**

**DEFENSIBLE SPACE ZONES**  
 ZONE 1: 0 - 5 FEET FROM THE STRUCTURE  
 GOAL: THIS ZONE IS DESIGNED TO PREVENT FLAMES FROM COMING IN DIRECT CONTACT WITH THE STRUCTURE. USE NONFLAMMABLE, HARD SURFACE MATERIALS IN THIS ZONE, SUCH AS ROCK, GRAVEL, SAND, CEMENT, BARE EARTH OR STONE/CONCRETE PAVERS.

**CRITICAL STEPS:**

REMOVE ALL FLAMMABLE VEGETATION, INCLUDING SHRUBS, SLASH, MULCH AND OTHER WOODY DEBRIS

DO NOT STORE FIREWOOD OR OTHER COMBUSTIBLE MATERIALS INSIDE THIS ZONE

PRUNE TREE BRANCHES HANGING OVER THE ROOF AND REMOVE ALL FUELS WITHIN 10 FEET OF CHIMNEY

REGULARLY REMOVE ALL PINE NEEDLES AND OTHER DEBRIS FROM ROOF, DECK AND GUTTERS

RAKE AND DISPOSE OF PINE NEEDLES, DEAD LEAVES, MULCH AND OTHER ORGANIC DEBRIS WITHIN 5 FEET OF ALL DECKS AND STRUCTURES. REMOVE ALL DEBRIS WITHIN 5 FEET FROM STRUCTURES. RAKING MATERIAL WILL NOT BE REMOVED UNLESS IT REDUCES THE LIKELIHOOD OF IGNITION AND CAN NEGATIVELY AFFECT OTHER TREES.

DO NOT USE SPACE UNDER DECKS FOR STORAGE

**ZONE 2: 5-30 FEET FROM THE STRUCTURE**

GOAL: THIS ZONE IS DESIGNED TO GIVE AN APPROACHING FIRE LESS FUEL, WHICH WILL HELP REDUCE ITS INTENSITY AS IT GETS NEARER TO YOUR HOME OR ANY STRUCTURES

**CRITICAL STEPS:**

MOW GRASSES TO 4 INCHES TALL OR LESS

AVOID LARGE ACCUMULATIONS OF SURFACE FUELS SUCH AS LOGS, BRANCHES SLASH AND MULCH.

REMOVE ENOUGH TREES TO CREATE AT LEAST 10 FEET OF SPACE BETWEEN CROWNS. MEASURE FROM THE OUTERMOST BRANCH OF ONE TREE TO THE NEAREST BRANCH ON THE NEXT TREE - SMALL GROUPS OF TWO OR THREE TREES MAY BE LEFT IN SOME AREAS OF ZONE 2. SPACING OF 30 FEET SHOULD BE MAINTAINED BETWEEN REMAINING TREE GROUPS TO ENSURE FIRE DOES NOT JUMP FROM ONE GROUP TO ANOTHER.

REMOVE LADDER FUELS UNDER REMAINING TREES. THIS IS ANY VEGETATION THAT CAN BRING FIRE FROM THE GROUND UP INTO TALLER FUELS.

PRUNE TREE BRANCHES TO A HEIGHT OF 6-10 FEET FROM THE GROUND OR A THIRD OF THE TOTAL HEIGHT OF THE TREE, WHICHEVER IS LESS.

REMOVE STRESSED, DISEASED, DEAD OR DYING TREES AND SHRUBS. THIS REDUCES THE AMOUNT OF VEGETATION AVAILABLE TO BURN AND IMPROVES FOREST HEALTH. COMMON GROUND JUNIPERS SHOULD BE REMOVED WHENEVER POSSIBLE BECAUSE THEY ARE HIGHLY FLAMMABLE AND TEND TO HOLD A LAYER OF FLAMMABLE MATERIAL BENEATH THEM - YOU CAN KEEP ISOLATED SHRUBS IN ZONE 2, AS LONG AS THEY ARE NOT GROWING UNDER TREES. KEEP SHRUBS AT LEAST 10 FEET AWAY FROM THE EDGE OF TREE BRANCHES - PERIODICALLY PRUNE AND MAINTAIN SHRUBS TO PREVENT EXCESSIVE GROWTH.

REMOVE DEAD STEMS ANNUALLY

SPACING BETWEEN CLUMPS OF SHRUBS SHOULD BE AT LEAST 2 TIMES MATURE HEIGHT. EACH CLUMP SHOULD HAVE A DIAMETER NO MORE THAN TWICE THE MATURE HEIGHT OF THE VEGETATION. EXAMPLE: FOR SHRUBS THAT GROW 6 FEET TALL, SPACE CLUMPS 15 FEET APART OR MORE (MEASURED FROM THE EDGE OF THE CROWNS OF VEGETATION CLUMPS), EACH CLUMP OR THESE SHRUBS SHOULD NOT EXCEED 12 FEET IN DIAMETER

**ZONE 3: 30-100' FROM THE STRUCTURE**

GOAL: THIS ZONE FOCUSES ON MITIGATION THAT KEEPS FIRE ON THE GROUND, BUT ITS ALSO SPACE TO MAKE CHOICES THAT CAN IMPROVE FOREST HEALTH. HEALTHY FORESTS INCLUDE TREES OF MULTIPLE AGES, SIZES AND SPECIES, WHERE ADEQUATE GROWING ROOM IS MAINTAINED OVER TIME. IF THE DISTANCE OF 100 FEET TO THE EDGE OF ZONE 3 STRETCHES BEYOND YOUR PROPERTY LINES, IT'S ENCOURAGED TO WORK WITH ADJOINING PROPERTY OWNERS TO COMPLETE AN APPROPRIATE DEFENSIBLE SPACE. IF YOUR HOUSE IS ON STEEP SLOPES OR HAS CERTAIN TOPOGRAPHICAL CONSIDERATIONS, THIS ZONE MAY BE LARGER.

**CRITICAL STEPS:**

MOWING GRASSES IS NOT NECESSARY IN ZONE 3

WATCH FOR HAZARDS ASSOCIATED WITH LADDER FUELS. THE CHANCE OF A SURFACE FIRE CLIMBING INTO THE TREES IS REDUCED IN A FOREST WHERE SURFACE FUELS ARE WIDELY SEPARATED AND LOW TREE BRANCHES ARE REMOVED

TREE CROWN SPACING OF 6-10 FEET IS SUGGESTED. CONSIDER CREATING OPENINGS OR MEADOWS BETWEEN SMALL CLUMPS OF TREES SO FIRE MUST TRANSITION TO THE GROUND TO KEEP MOVING

ANY APPROVED METHOD OF SLASH TREATMENT IS ACCEPTABLE IN THIS ZONE, INCLUDING REMOVAL, PILING AND BURNING, LOP AND SCATTER, OR MULCHING, LOP-AND-SCATTER OR MULCHING TREATMENTS SHOULD BE MINIMIZED IN FAVOR OF TREATMENTS THAT REDUCE THE AMOUNT OF WOODY MATERIAL IN THE ZONE. THE FARTHER THIS MATERIAL IS FROM THE HOUSE, THE BETTER.



**DEFENSIBLE SPACE PLAN**

SCALE: 1"=20' (HOR)  
 SCALE: HORIZ. 1" = 20'

Sub #	Date	Description	By	Checked
1	4.21.25	Issued for Team Review	SB	JG
2	5.14.25	Issued for HOA Review	SB	JG

**SB DESIGN AND DRAFTING**  
 Serving the Gunnison Valley  
 sbdesignanddrafting@gmail.com  
 970-331-5847

**DEFENSIBLE SPACE PLAN**  
 FARLEY RESIDENCE  
 874 WILDWATER WAY, LOT 9  
 WILDER SUBDIVISION  
 ALMONT, COLORADO

DATE: 5/14/2025

Designed	Drawn	Checked
SB	SB	JG

Date: \_\_\_\_\_  
 Scale: Horiz: SEE PLAN  
 Vert: N/A  
 Project No: 25-031225  
 Sheet: C-9



FLOODPLAIN MAP OVERLAY



**SYMBOL LEGEND**

SYMBOL	DESCRIPTION
[White box]	GRAVEL PAVEMENT
[Blue box with +]	SNOW STORAGE
[Green box with dots]	RAIN GARDEN
[White circles]	STONE PAVERS
[Grey line with dashes]	ROCK RETAINING WALL

**GENERAL LEGEND**

--- (dashed line)	PROPERTY LINE
--- (solid line)	BUILDING ENVELOPE
--- (dotted line)	EXISTING CONTOURS (MAJOR/MINOR)
--- (dashed line)	PROPOSED CONTOURS (MAJOR/MINOR)
--- (solid line)	EDGE OF PAVEMENT
--- (dashed line)	FLOOD PLAIN LIMITS
--- (solid line)	FINAL GRADES
--- (arrow)	FLOW DIRECTION

**SHEET NOTES:**

- A DEFENSIBLE SPACE PLAN IS INCLUDED IN THIS PLAN SET TO OUTLINE FIRE MITIGATION FOR THIS DEVELOPMENT.

Sub.#	Date	Description	By	CHKD
1	4.2.25	Issued for Team Review	SLB	JG
2	5.14.25	Issued for HOA Review	SLB	JG

**SB DESIGN AND DRAFTING**  
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FLOOD PLAIN EXHIBIT  
**FARLEY RESIDENCE**  
 874 WILDWATER WAY, LOT 9  
 WILDER SUBDIVISION  
 ALMONT, COLORADO



DATE: 5/14/2025

Designed	Drawn	Checked
SB	SB	JG

Date:  
 Scale: Horiz: SEE PLAN  
 Vert: N/A

Project No: 25-031225

Sheet: **C-4A**



**SITE PLAN**

SCALE: 1" = 20' (HOR)

SCALE: HORIZ. 1" = 20'



**GUNNISON COUNTY, COLORADO  
COMMUNITY AND ECONOMIC DEVELOPMENT DEPARTMENT  
STAFF REPORT for MINOR IMPACT**

Land Use Change Permit Application: Aspen Leaf Ranch  
 Application No: LUC-24-00056  
 Date application scheduled with Planning Commission: July 17, 2025  
 Prepared by: Rachael Blondy

<b>Applicant Name:</b>	Aspen Leaf Ranch, Inc represented by Paul Moore and Tez Hawkins
<b>Property Owner Name:</b>	Rosalie Moore and Jack & Gilda Pfifer
<b>Project Description:</b>	<p>The Applicant requests a change of use to their existing hunting lodge from private to commercial. The Applicant proposes seasonal commercial uses including lodging, gatherings, recreation, food service, and wild game processing. All existing seasonal residential and ranching/agricultural uses will be retained. The Ranch will remain closed and inaccessible during the winter months of November through May.</p> <p>Existing buildings include:</p> <ul style="list-style-type: none"> <li>• Building 1, Walk-In Freezer and Open Shed: This building is used to store commercial food for lodge guests and their family members. The freezer also stores packaged and cleaned wild game meat.</li> <li>• Building 2, the Lodge (Habitable): The primary purpose of the Lodge is habitation by the property owner, commercial lodging, and commercial food service. The lodge is two stories and a loft and was originally constructed in 1949. The lodge is approximately 5,000 square feet with 20 rooms, 3 full bathrooms, 1 half bathroom, 1 gathering and dining room, and a commercial kitchen.</li> <li>• Building 3, Storage &amp; Shop: The primary use of this building is vehicle storage and equipment repair. Other ranching and maintenance equipment may also be stored here.</li> <li>• Buildings 4 and 5, Storage: The primary uses of these buildings are lumber, equipment, and supply storage. 3</li> <li>• Building 6, Ranch House, Family Dwelling Unit (Habitable): Is a residential unit for the seasonal ranch hand as well as family members. The building has 4 bedrooms, 1 bathroom, 1 living room, and a kitchen.</li> <li>• Buildings 7, Cellar Supply Storage: The primary uses of these buildings are the storage of ranching tools and equipment.</li> <li>• Building 8, Butcher House: The primary use of this building is to clean and process wild game meat. The meat processing operation is licensed by the State of Colorado.</li> </ul>

- Building 9, Walk-in Freezer: The purpose of this building is to store unprocessed wild game meat.
- Building 10, Family/Lodging Housing Unit, A-Frame (Habitable): The primary use of this building is seasonal residential. The residential unit is used intermittently by members of the family and other guests during the summer. The building features 2 bedrooms, 1 bathroom, 1 living room, and a kitchen.

In March 2024, the Applicant placed the property in a conservation easement with the United States Natural Resource Conservation Service, Reception Number 695504. The conservation easement placed an approximate 984.07-acre conservation easement on the Property leaving a 10-acre development and activity area. The development and activity area surrounds the existing pasture, building area, and wooded foothills area. Per Section 10.4 of the CE, ranching and commercial recreational guiding and outfitting are considered acceptable commercial uses that are consistent with its purpose. The purpose of the CE is to protect grazing uses, protect and provide habitat for threatened, endangered or at risk species, and related Conservation Values by restoring and conserving the Property and to preserve and protect the Conservation Values in perpetuity.

The ranch will host up to three gatherings per year, and they will take place in June, July, and August, with one event each of those months. All three slots for gathering may not be filled each year. There will be a maximum of 30 attendees. The gatherings may be catered by a private company chosen by the event planner or catered by the Aspen Leaf Ranch chef. The duration of the gatherings will be 1-4 days (three nights). Events will take place within the building envelope delineated by the conservation easement. The events/gatherings taking place at the Ranch include but are not limited to, family Reunions (including the Ranch's Family), weddings, small company retreats, and yoga and wellness retreats.

During September and October, the Ranch will host up to 12 hunters, six hunters for approximately 15 days in September and six hunters for approximately 15 days in October. All hunters will have legal hunting permits and Licenses issued by Colorado Parks and Wildlife (CPW). Hunters will participate in designated CPW hunting seasons: Archery, Muzzleloader, and Rifle. The hunters will stay in the lodge and receive meal preparation from the Ranch Chef. Hunting will take place on private and public lands.

Lodging will take place in Building 2, the Aspen Leaf Ranch Lodge, and Building 10, the A-frame. The Lodge will accommodate guests, including oil and gas workers, the guests of the commercial gatherings, hunters, the ranch hand, family members, and lodging guests. Lodging will be available beginning in June with oil and gas workers and ending in the first week of November with the rifle season hunters. Lodging will also take place in Building 10, the A-frame.

There is an existing oil and gas operation on the parcel, approved under Minor Impact Cert. No. 12, Series 2011. The oil and gas workers are lodging seven days a week. The lodge does prepare

	<p>meals for them twice a day, breakfast and dinner. The workers will stay in the lodge. The Ranch hosts up to six workers. Workers go home during the weekends.</p> <p>The Rancher who seasonally leases the Ranch will stay in building 6 for varying durations. A ranch hand is lodged on the Property from approximately May to November. Cattle and sheep are regulars on the Property.</p> <p>The only physical change expected as a part of this application would be the remodeling of the existing kitchen to be commercial, to ensure quality and safety. No additional buildings are proposed. Applicant has applied for a Retail Food License with Gunnison County Health and Human Services. No structures are allowed to be constructed outside of the building envelope depicted on the conservation easement.</p>
<b>Property Location:</b>	3093 County Road 849, accessed off Colorado Highway 133, 7.5 miles north of Paonia State Park <a href="#">Parcel # 2921-000-00-020</a>
<b>Surrounding Land Uses:</b>	Agricultural, vacant, oil & gas and United States Forest Service.
<b>Agency and Department Review:</b>	<p>A copy of the application was sent to the following referral agencies by email on November 13, 2024.</p> <ul style="list-style-type: none"> <li>• Gunnison County Public Works (No comments received.)</li> <li>• Gunnison County Environmental Health (No comments received.)</li> <li>• Gunnison County Health and Human Services (No comments received.)</li> <li>• Ragged Mountain Fire Protection District (No comments received.)</li> <li>• Colorado Parks and Wildlife (No comments received.)</li> <li>• Colorado Geological Survey</li> <li>• Colorado Division of Water Resources</li> <li>• United States Forest Service</li> </ul> <p>Comments can be found in applicable sections below.</p>
<b>Pre-Application Conference:</b>	Applied for similar project LUC-20-00045, but was not complete application and therefore never made it to Planning Commission.
<b>Status of Application:</b>	Complete.
<b>Attached Exhibits:</b>	Please refer to <a href="#">Citizen Access</a> → Projects → Application → Search: 'LUC-24-00056' → Click on 'Attachments'
<b>Planning Commission Tasks at Initial Work Session:</b>	<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>— Determine impact classification, considering both by definition and criteria of Section 3-111: B. 1.</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> </ul>

		<ul style="list-style-type: none"> <li>— Set site visit date</li> <li>— Determine if application is ready to be set for public hearing, or if other work session is required</li> </ul>
<b>Initial Impact Classification:</b>		Minor Impact Project, based upon classification found in Section 6-102: Projects Classified as Minor Impact Projects
<b>Other Criteria of Impact Classification: (Sec. 3-111. B. 1.)</b>		<p><b>Demand for public services.</b> The proposed land use change is expected to generate a minor or a major demand for public services, including roads, transit, schools, water supply, sewage disposal, fire and police protection, and emergency services.</p> <p><b>Impacts on impact area and the environment.</b> The proposed land use change is expected to generate a minor or a major impact on the impact area.</p> <p><b>Impacts related to all existing and proposed development and proposed development in impact area.</b> The impacts of the proposed land use change, when considered in conjunction with existing and proposed land use changes in the impact area, are expected to be minor.</p>
EA or EIS is required for this project	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Project located in Special Geographic Area	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Phasing proposed	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
Is a Partially Exempted land use change (Section 1-106)	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	
<b>APPLICABILITY OF LAND USE RESOLUTION STANDARDS:</b>		
<b>STANDARD, BY LUR SECTION, DIVISION AND/OR ARTICLE</b>	<b>Plan complies, or compliance will be determined during review</b>	<b>Staff Comments/ References to specific documentation</b>
9-101: E. and F.: Secondary residences are allowed, and standards are addressed in covenants	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-102: Home occupations	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-103: Bed and breakfast	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-203: Mobile home communities	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-300: Commercial and Industrial Uses	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable.

		<p>1. NON-RESIDENTIAL ACCESSORY USES. <i>Staff Response: There are multiple accessory uses on the property, including an existing oil &amp; gas operation, wild game processing and agriculture &amp; ranching.</i></p> <p>2. FOOD SERVICE REQUIREMENTS. <i>Staff Response: Any food services will require appropriate license and inspection.</i></p> <p>6. EXTERIOR LIGHTING <i>Applicant Response: "No new exterior lighting is proposed. The existing lighting is dark sky compliant and is limited to porch light for the lodge, a-frame, and accessory ranch unit. Additional lighting for events will be shut off by 10 pm and will be exclusive of decorative lighting that will not create glare beyond the property line."</i></p> <p>10. NOISE <i>Staff Response: Events may create noise above the allowed decibels for commercial use but given the size of the parcel, they will not be heard beyond the property boundary.</i></p> <p>The following are not applicable.</p> <p>3. ELECTRICAL DISTURBANCES. 4. FIRE AND EXPLOSIVE HAZARDS. 5. GLARE AND HEAT. 6. ODORS. 7. RADIOACTIVITY. 8. VIBRATION.</p>
9-302: Farm or ranch stand	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-303: Dude ranches and resorts	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>RESORT (INCLUDING INNS, LODGES, DUDE RANCHES AND GUEST RANCHES) means those establishments used for housing and providing either organized entertainment or recreational opportunities for overnight lodging, generally several nights in duration. This type of facility either provides all recreational opportunities on-site, or as part of an organized or duly licensed and/or permitted recreational activity on public or private lands in the vicinity of the inn, lodge or guest ranch.</p>

		<p>A. ACCESS TO PUBLIC LAND. Where activities require use of public lands, the dude ranch or resort shall have the applicable Special Use Permit or its equivalent from the appropriate public lands agency, and shall abut these lands or have access to them by either:</p> <ol style="list-style-type: none"> <li>1. EASEMENT OR AGREEMENT. A written access agreement or easement across any intervening private land; or</li> <li>2. PUBLIC ROAD. A public road.</li> </ol> <p>B. COOKING AND DINING FACILITIES. Full service cooking or dining facilities may be provided but shall not be required. Individual cabins may be served by kitchens in the cabins, or by a central dining hall.</p> <p>C. LIMITATIONS ON OCCUPANCY. Lodging rooms or individual cabins shall not be used for long term rentals. Fulltime residents shall be limited to the dude ranch or resort owner or manager and their family, employees, and family guests.</p> <p>D. COMPLIANCE WITH BUILDING CODE AND APPLICABLE FIRE PROTECTION DISTRICT REQUIREMENTS. When an applicant requests a Land Use Change Permit for a dude ranch or resort, and the buildings proposed to be used were in existence as of the effective date of this Resolution, the building shall be inspected and shall comply with applicable requirements of the applicable building code, adopted and amended by Gunnison County, and the applicable fire protection district requirements as a condition of issuance of the Land Use Change Permit. All such uses, whether preexisting this Resolution, or approved as new Land Use Change Permits, shall comply with the standards of Section 12-107: Fire Protection.</p> <p>E. COMPATIBILITY WITH NEIGHBORHOOD USES. Approval of a conditional Land Use Change Permit for a dude ranch or resort may include conditions as to the location, layout and operation of facilities necessary to ensure compatibility with and to mitigate adverse impacts on neighborhood properties</p> <p><i>Staff Response: Proposed future uses will be on the property and will not be accessing public lands. Cooking and dining facilities will be on site and will meet all applicable licenses and inspections. Rooms on site will not be used for long term rentals. All future structures will comply with building and fire code.</i></p>
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		<i>The requested use is compatible with the neighborhood uses.</i>
9-304: Adult-oriented uses	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested 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	Not applicable, not requested 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	Not applicable, not requested as part of this application
9-501: Special events	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-502: Temporary structures	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-503: Satellite dishes	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested 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	Not applicable, not requested as part of this application
9-505: Freestanding wireless communications structures	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-506: Child care center	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-507: Group home	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-508: Keeping of livestock not on an agricultural operation	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-509: Camping on individual parcel	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
9-600: Essential housing	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
10-102: Locational standards for residential development	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
10-103: Residential density	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
10-104: Locational standards for commercial, industrial or other non-residential uses	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p><b>C. ALTERNATIVE LOCATIONAL STANDARDS.</b></p> <ol style="list-style-type: none"> <li>1. LOCATION WELL-SUITED TO SPECIFIC USE. The proposed location is particularly well-suited for the specific use (recreational facilities, including dude ranches or resorts); provided, however, that location in a high traffic area or on a highway artery shall not, in and of itself, qualify a proposed commercial development for approval; or</li> <li>2. COMPATIBLE WITH EXISTING USES ESTABLISHED IN IMPACT AREA. The proposed use is compatible with uses established in the impact area.</li> <li>3. NO SIGNIFICANT NET ADVERSE EFFECT. There will be no significant net adverse effect, including cumulative impacts when there is a reasonable probability that there are cumulative impacts, of the proposed and existing developments on adjacent</li> </ol>

		<p>land uses, County or other infrastructure, or public health, safety or welfare, or the environment.</p> <p><i>Staff Response: While the proposed commercial use is not within a municipal three mile plan nor is it adjacent to an incorporated municipality, the location is well-suited to a hunting camp that might hold up to three events per season. It is compatible with the existing surrounding uses of larger parcels that are sold as “ranchettes”. Staff does not believe that the impacts of the change of use will have negative impact on existing public infrastructure, public health or safety of people or the environment.</i></p>
11-102: Voluntary best management practices	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p><i>Staff Response: All standards listed in Section 11-102 are voluntary.</i></p>
11-103: Development in flood hazard areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
11-104: Development in geologic hazard areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p><i>Staff Response: Parcel is outside of Gunnison County’s mapped geological hazards.</i></p> <p><i>The Application was referred to Colorado Geological Survey on November 13, 2024. Comments received on November 26, 2024:</i></p> <p><i>“CGS has no objection to approval of LUC-24-00056”</i></p>

11-105: Development in wildfire hazard areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>SECTION 11-105:B. APPLICABILITY. The requirements of this Section shall apply to any development in areas designated as wildfire hazard areas on the Wildfire Hazard Maps, and in areas where the Colorado State Forest Service determines that there is the potential for a proposed development to be threatened by a wildfire hazard.</p> <p><i>Staff Response: Parcel is mapped as Very High wildfire hazard. All development will need to be referred to and reviewed by Ragged Mountain Fire Protection District. No comments were received from the Ragged Mountain Fire Protection District, but the applicant included a letter from the district as part of their application, which stated:</i></p> <p style="padding-left: 40px;"><i>“the RFPD has no comments, requirements, or requests associated with the proposed minor impact permit application”.</i></p> <p><i>All future development will be required to meet the Gunnison County Wildland Urban Interface (WUI) code.</i></p>
11-106: Protection of wildlife habitat areas	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p><i>Staff Response: Parcel is mapped as elk winter concentration area / elk winter range, mule deer summer range, mountain lion range, and lynx potential habitat, among others.</i></p> <p><i>Application was referred to Colorado Parks and Wildlife on November 13, 2024 and June 30, 2025. No comments were received.</i></p>
11-107: Protection of water quality	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not within 125 feet of water bodies and/or mudflow hazard areas.
11-108: Standards for development on ridgelines	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, 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	Not applicable, not adjacent to agricultural lands.
11-110: Development beyond snowplowed access	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p><i>Staff Response: The parcel is beyond snowplow access, however The Ranch will remain closed and inaccessible during the winter months of November through May.</i></p>
11-111: Development on Inholdings in national wilderness	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not on an inholding in national wilderness.
11-112: Development above timberline	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not above timberline.
12-103: Road system	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Applicable.

		<p><i>Staff Response: Aspen Leaf Ranch LLC has legal access across sections of Rock Creek Ranch I. Applicant reached out to the USFS regarding access via Forest Road/County Road 849, and Levi Broyles of the USFS provided a letter on June 9, 2021 stating that,</i></p> <p><i>“Neither a road use permit nor an access easement or similar agreement is required for the current and proposed uses of the road by Aspen Leaf Ranch”.</i></p> <p><i>As stated in the recorded deed, the parcel has access easements across private property as well.</i></p> <p><i>“Together with easements twenty feet in width centered upon the existing roadways across lands of third parties in Sections 14, 19, 23, and 24, all Township 11 South, Range 90 West, Sixth Principal Meridian”</i></p> <p><i>The Applicant provided a Trip Generation memo, in which they calculated the amount of trips expected per use, per year. They estimate 12 annual daily trips per year, including the proposed commercial use of three events, hunting season guests, oil and gas operations, agriculture operations and owner use. Total trips estimated per year is 4,392. Full report can be found on Citizen Access.</i></p>
12-104: Trails	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
12-105: Water Supply	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>SECTION 12-105:A. GENERAL STANDARD. All land use changes for Minor or Major Impact Projects, for which water is a required and necessary element of the development, shall provide a water supply that is legally and physically adequate in terms of quality, quantity, dependability, and pressure for the proposed development. In making its determination as to whether the proposed water supply will be adequate for the proposed use, the decision-making body shall consider the recommendations of the Colorado Division of Water Resources, the Gunnison County Environmental Health Official and other County staff, or consultants engaged by the County and the applicant.</p> <p>SECTION 12-105:B. CONNECTION TO EXISTING SYSTEMS. It is the policy of Gunnison County to encourage land use changes to use existing water supply systems</p>

		<p>SECTION 12-105:C. EXISTING SYSTEM NOT ACCESSIBLE. Where an existing water supply system approved by the Colorado Department of Public Health and Environment is not reasonably accessible or connection to it is not feasible, the applicant shall implement one of the following options:</p> <ol style="list-style-type: none"> <li>1. INSTALL WATER SUPPLY SYSTEM. Install a water supply system, with water lines to each lot, the design, construction, maintenance and operation of which complies with the County's regulations and with the standards of the Colorado Department of Public Health and Environmental Resources; or</li> <li>2. SUBMIT EVIDENCE OF ADEQUACY OF INDIVIDUAL SUPPLIES. Submit evidence satisfactory to the County that adequate individual water supplies that comply with the standards of the Colorado Department of Public Health and Environment and Gunnison County will be available to each lot in the proposed development. The County may refer the application to the Colorado Division of Water Resources for comments on the adequacy of the proposed supply.</li> </ol> <p>SECTION 12-105:D CALCULATION OF ADEQUACY OF SUPPLY. The legal and physical adequacy of the water supply for a proposed water supply for a land use change proposed as a Major Impact shall be calculated based on the total planned development at full buildout, and for year-round use, using standard engineering practices.</p> <p>SECTION 12-106:G. WELL TESTING. When a central well or wells are proposed for the water supply, a well shall be constructed on the proposed development site and tested for its capability to provide a consistent and dependable water source in quantity and quality sufficient to serve the proposed use(s). The well shall be installed, tested and monitored as follows:</p> <p><i>Staff Response: The parcel has Well Permit 89075-F which has adequate water for the proposed uses, and is allowed to be used commercially. The land owner had the well tested on June 12, 2024. Results are available in Citizen Access.</i></p> <p>Well Permit Approved pursuant to CRS 37- 90- 137( 2) to change/ increase the use of an existing well, constructed under permit no. 288791, on the condition that this well is operated in</p>
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		<p>accordance with the Aspen Leaf Ranch Inc. Augmentation Nan approved by the Division 4 Water Court in case no. 21CW3078.</p> <p>The use of ground water from this well is limited to ordinary household purposes inside not more than three (3) single- family dwellings, and drinking and sanitary facilities for commercial use.</p> <p>The application was referred to the Division of Water Resources on November 14, 2024. The full letter can be found on Citizen Access. Comments:</p> <p>“Well permit no. 89075-F was issued pursuant to the Aspen Leaf Ranch, Inc. Augmentation Plan approved in Division 5 Water Court case no. 21CW3078 for the change in use of an existing well constructed under permit no. 288791 (canceled). The well is permitted to withdraw 1.33 acre-feet per year for ordinary household purposes inside not more than three single family dwellings and drinking and sanitary facilities for commercial use. Our office has no objection to the use of the well for two single family residences and a 20 room lodge, so long as the well is operated in accordance with the terms and conditions of well permit no. 89075-F.”</p>
12-106: Wastewater treatment	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>SECTION 12-106: A. SANITARY SEWAGE DISPOSAL SYSTEM REQUIRED. No land use change shall be permitted unless a method of sewage disposal is available to that lot or development that complies with all applicable standards of this Resolution, the Gunnison County On-Site Wastewater Treatment System Regulations, and of the Colorado Department of Public Health and Environment.</p> <p><i>Staff Response: Parcel has ISDS-07-023, with a tank capacity of 2,500 gallons with second 1,250 gallon tank in series. The leach field was upgraded in 2007 to install pipe lines, sand, infiltrators and filter fabric.</i></p> <p><i>Staff requested an OWTS inspection prior to bringing this application before Planning Commission. On June 23, 2025, Carla Ostberg with CBO Septic Consulting, provided an inspection report. The report concluded that the “future use of the Lodge appears to be consistent</i></p>

		<p>with the existing OWTS design”. Full report is available on Citizen Access.</p> <p>Application was referred to the Gunnison County Environmental Health Office on November 13, 2024. No comments were received.</p>
12-107: Fire protection	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>12-107:A APPLICANT SHALL CONTACT FIRE PROTECTION DISTRICT</p> <p><i>Staff Response: Applicant has met with the Ragged Mountain Fire Protection District (RMFPD) on July 11, 2023 regarding proposed uses. The RMFPD</i></p> <p>“has no comments, requirements, or requests associated with the proposed minor impact permit application. Any requirements of the RMFPD are deferred to any building permit applications for remodels, additions or new buildings.”</p> <p>Application was referred to RMFPD on November 13, 2024. No comments were received.</p>
13-102: B.: Location within municipal three-mile plan area	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	The proposed commercial use is not located within a municipal three-mile plan.
13-103: General Site Plan Standards And Lot Measurements	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
13-104: Setbacks From Property Lines And Road Rights-Of-Way	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
13-105: Residential Building Sizes And Lot Coverages	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<p>Not applicable, not requested as part of this application</p> <p><i>Staff Response: There is an existing 2,318 square foot single family residence, a 960 square foot A-frame, and a 5,100 square foot lodge on the parcel, in addition to small ranch buildings. If there is any future development that is not addressed as part of this application, a Land Use Change application might be required per LUR Section 6-102:K.</i></p>
13-107: Installation Of Solid-Fuel-Burning Devices	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
13-108: Open Space And Recreation Areas	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	<p>Not applicable, not requested as part of this application</p> <p><i>Staff Response: In coordination with the United States Natural Resource Conservation Service, Aspen Leaf Ranch has volunteered</i></p>

		<p>to place 974.07 acres of the Property in a conservation easement. The conservation easement establishes a 10-acre building envelope on the Property and implements wildlife and vegetation conversation measures on the remainder of the Property.</p> <p>Outside of the conservation easement building, envelope maintenance and improvements to the utilities, reservoirs, and dams are allowed. The Ranch is also allowed to place temporary structures or habitable spaces outside the building envelope such as yurts and mobile homes.</p> <p>The conservation easement is shown on the site plan and recorded at Reception Number 695504.</p>
13-109: Signs	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
13-110: Off-Road Parking And Loading	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p><i>Staff Response: Parking is shown on the site plan. Parking for all proposed uses exists within the Property Boundaries. The site plan is included as an Attachment. Parking for all guests uses the existing gravel area and driveway next to the lodge. The Parking Area can accommodate all guests and events. The total parking area shown on the site plans is approximately 24,133 square feet. Using the Gunnison County standard parking space of nine feet by 20 feet, and drive aisle dimensions of 24 feet, the Aspen Leaf Ranch can accommodate up to 172 parking spaces; the Ranch will not need this many spaces for the existing and proposed land uses.</i></p>
13-111: Landscaping And Buffering	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>Section 13-111.M.3.a DIFFERENT ABUTTING USES. When more intensive land uses abut less intensive uses, a buffer strip of at least 15 feet in width shall be required, except that when industrial, or light industrial, or commercial or business uses are to be located adjacent to residential uses, then a 50 foot buffer strip is required.</p> <p><i>Staff Response: LUR Section 13-111.M.3.a requires buffering between commercial and residential use. The proposed project is mixed use in nature, but the residential component is for employees and owners of the proposed commercial use. There is approximately 375 feet between the main lodge and the other buildings that serve the residential and ranching aspects of the parcel.</i></p>
13-112: Snow Storage	<input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	Not applicable, not requested as part of this application

13-113: Fencing	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
13-114: Exterior Lighting	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
13-115: Reclamation And Noxious Weed Control	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
13-116: Grading And Erosion Control	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
13-117: Drainage, Construction And Post-Construction Storm Water Runoff	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
13-118: Water Impoundments	<input type="checkbox"/> Yes <input type="checkbox"/> No <input checked="" type="checkbox"/> N/A	Not applicable, not requested as part of this application
13-119: Standards To Ensure Compatible Uses	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	<p>Applicable.</p> <p>Section 13-119:A GENERAL. Proposed land use changes 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, as well as the following (staff responses below each section):</p> <ol style="list-style-type: none"> <li>1. HAZARDS OR NUISANCES. Land use changes shall not subject other uses to undue noise, dust, fumes, odor, explosion, aircraft flight patterns, or other hazards or nuisances, whether the result of design, location, basic character, or of planned or reasonably expected growth.</li> <li>2. ADVERSE IMPACTS TO ADJOINING LAND. Land use changes shall eliminate or minimize or mitigate conflicts between adjoining land uses and to the maximum extent feasible, avoid changes that will result in significant net adverse impact to adjoining land.</li> </ol> <p><i>Staff Response: Staff does not foresee any hazards or adverse impacts with the proposed use. No undue noise, dust, fumes, odor, explosion, aircraft flight patterns, hazards or nuisances are expected as a part of the proposed commercial use. The proposed use might create more traffic during each of the three events and during hunting season from previous uses, but impacts are not expected to be adverse.</i></p>



Aspen Leaf Ranch-Minor Impact Application

Location: 3093 County Road 849, Upper Muddy

Legal Description: 984.07 ACRES IN SECTIONS 22, 23 & 25-27, TOWNSHIP 11S, RANGE 90W

Parcel Number: 2921-000-00-020

## **Attachments:**

1. Application Form
2. Application Fees
3. Title Commitment
4. Property Deed
5. Property Owner Authorization Form
6. Rock Creek Roadway Access Easement
7. Septic Permit
8. Water Court Decree
9. Commercial Water Well Permit
10. Water Well Test
11. US Forest Service Access Agreements
12. Oil and Gas Operation Permit
13. Trip Generation Memo
14. Ragged Mountain Fire Protection District Letter
15. Site Plan
16. Property Tax Receipt
17. Vicinity Map
18. NRCS Conservation Agreement
19. Septic/OWTS Inspection Report

## **Project Summary Description:**

Through a Minor Impact Application (the “Application”), the Aspen Leaf Ranch (the “Ranch”) is proposing a land use change that adds seasonal commercial uses and operations to the existing residential and agricultural uses. The Ranch is located in unincorporated Gunnison County at 3093 CR 265 and 3093 CR 849 per the Gunnison County (the “County”) records. The Ranch property is legally described as 984.07 ACRES IN SECTIONS 22, 23 & 25-27, TOWNSHIP 11S, RANGE 90W, Parcel number 29210000020 (the “Property”).

The Ranch proposes seasonal commercial uses including lodging, gatherings, recreation, food service, and wild game processing. All existing seasonal residential and ranching/agricultural uses will be retained. The Ranch will remain closed and inaccessible during the winter months of November through May.

The Ranch also proposes to place the property in a conservation easement scheduled to be ratified by the Fall of 2023. The conservation easement will place an approximate 984.07-acre conservation easement on the Property, leaving a 10-acre development and activity area. The development and activity area is the existing pasture, building area, and wooded foothills area.

## **Aspen Leaf Ranch Background**

**Ownership:** The Ranch was founded as a larger parcel under the ownership of two separate entities in the early and late 1800s and was split into a smaller parcel in the early 1900s. The 984.07-acre Property proposed for the Minor Impact has been owned by one entity, Aspen Ranch Incorporated, a family-owned entity, since the 1920s. The property owner changed names/successor in interest over time through reorganization; the ownership name of the 984.07-acre Property was originally Spadafora Ranches Inc.,

then Pfifer/Moore Ranches Inc., and now Aspen Leaf Ranch Inc. The Deed for the property can be included as an Attachment.

### **Aspen Leaf Ranch Operations**

The Ranch’s elevation ranges from 7,300 to 7,700 feet and is situated alongside Ault Creek, which is a tributary of West Muddy Creek, which flows into Muddy Creek just above Paonia Reservoir. The Ranch’s buildings are located at 7,500 feet elevation. Due to the remote location of the Ranch, it is not accessible between November and May and is closed to all uses. The Ranch is seasonal and operates through May and November. Table 1 delineates all seasonal operations and uses, and the timeframes they take place. Seasonal uses include lodging, gatherings, recreation, food service, and wild game processing. Per the Gunnison County Land Use Resolution, the Ranch is defined as a resort (including inns, lodges, dude ranches, and guest ranches), agricultural operation, and residence.

**Table 1. Existing and Proposed Uses/Operations Timeframe & Duration**

<b>Annual Uses &amp; Activities</b>	<b>Timeframe/Duration</b>
No Activity or Uses Taking place	November 16 -May 15 Annually
Seasonal Operations Preparation	May 15-May 31
Residential (Existing)	May 15- November 15
Lodging-Oil & Gas Workers	June 1 -August 31
Ranching/Agriculture	June 1-November 5
Gathering 1	June: No Specific day(s) of the month
Gathering 2	July: No Specific day(s) of the month
Gathering 3	August: No Specific day(s) of the month
Hunting, Archery/ Muzzleloader Season	Approximately September 15 – September 30
Hunting Rifle Season	Approximately October 15 – October 3
Food Service	June 1 -October 31
Wild Game Processing	September 1 to November 5
No Activity or Uses Taking place	November 16 -May 15

### **Aspen Leaf Ranch Buildings and Structures**

Building/Structures: There are seven structures on the property, used in conformance with both the proposed and existing uses. The site plan showing the location of each building listed is included in Attachment 2. Photos and Images of each building are included in Attachment 3. No new buildings are proposed.

Building 1, Walk-In Freezer and Open Shed: This building is used to store commercial food for lodge guests and their family members. The freezer also stores packaged and cleaned wild game meat.

Building 2, the Lodge (Habitable): The primary purpose of the Lodge is habitation by the property owner, commercial lodging, and commercial food service. The lodge is two stories and a loft and was originally constructed in 1949. The lodge is approximately 5,000 square feet with 20 rooms, 3 full bathrooms, 1 half bathroom, 1 gathering and dining room, and a commercial kitchen.

Building 3, Storage & Shop: The primary use of this building is vehicle storage and equipment repair. Other ranching and maintenance equipment may also be stored here.

Buildings 4 and 5, Storage: The primary uses of these buildings are lumber, equipment, and supply storage.

Building 6, Ranch House, Family Dwelling Unit (Habitable): Is a residential unit for the seasonal ranch hand as well as family members. The building has 4 bedrooms, 1 bathroom, 1 living room, and a kitchen.

Buildings 7, Cellar Supply Storage: The primary uses of these buildings are the storage of ranching tools and equipment.

Building 8, Butcher House: The primary use of this building is to clean and process wild game meat. The meat processing operation is licensed by the State of Colorado.

Building 9, Walk-in Freezer: The purpose of this building is to store unprocessed wild game meat.

Building 10, Family/Lodging Housing Unit, A-Frame (Habitable): The primary use of this building is seasonal residential. The residential unit is used intermittently by members of the family and other guests during the summer. The building features 2 bedrooms, 1 bathroom, 1 living room, and a kitchen.

## **Uses and Operational Details**

**Oil and Gas.** The Aspen Leaf Ranch Property, along with many properties in the immediate area, has mineral interest rights held by external entities, with the Oil and gas industry being most prevalent. There are historic oil and gas operations, including storage tanks and exploration wells, as seen on the Property in Figure 1. The Oil and Gas Use Certification is included as an Attachment.

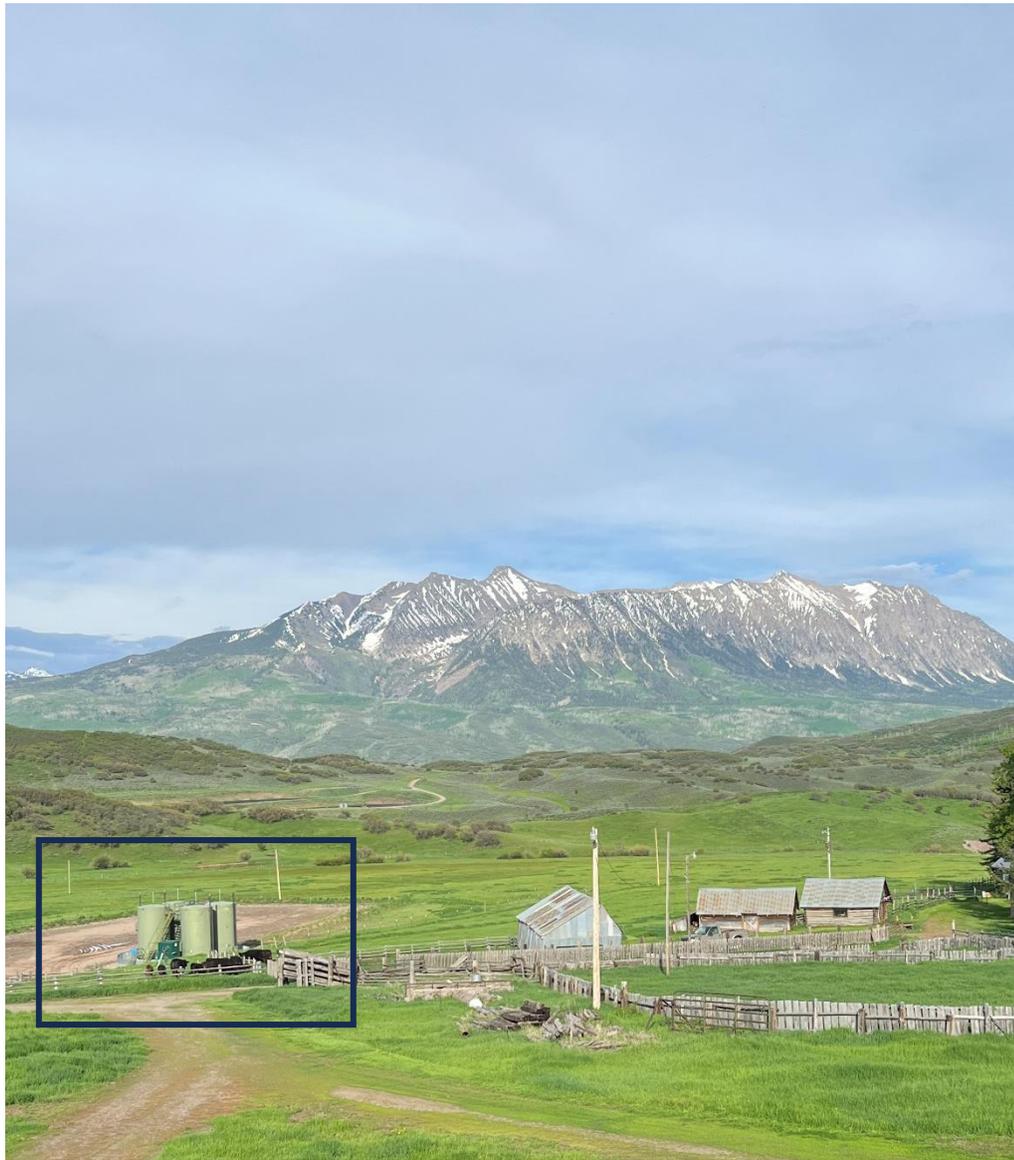


Figure 1

**Commercial and Private Gatherings/Events.** The ranch will host up to three gatherings per year, and they will take place in June, July, and August, with one event each of those months. All three slots for gathering may not be filled each year. There will be a maximum of 30 attendees. The gatherings may be catered by a private company chosen by the event planner or catered by the Aspen Leaf Ranch chef. The duration of the gatherings will be 1-4 days (three nights). Events will take place within the building envelope delineated by the conservation easement. The events/gatherings taking place at the Ranch include but are not limited to, family Reunions (including the Ranch's Family), weddings, small company retreats, and yoga and wellness retreats.

**Wild Game Hunting (Recreation, Commercial).** During September and October, the Ranch will host up to 12 hunters, six hunters for approximately 15 days in September and six hunters for approximately 15 days in October. All hunters will have legal hunting permits and Licenses issued by Colorado Parks and Wildlife (CPW). Hunters will participate in designated CPW hunting seasons: Archery, Muzzleloader, and Rifle. The hunters will stay in the lodge and receive meal preparation from the Ranch Chef. Hunting will take place on private and public lands.

**Lodging.** Lodging will take place in Building 2, the Aspen Leaf Ranch Lodge, and Building 10, the A-frame. The Lodge will accommodate guests, including oil and gas workers, the guests of the commercial gatherings, hunters, the ranch hand, family members, and lodging guests. Lodging will be available beginning in June with oil and gas workers and ending in the first week of November with the rifle season hunters. Lodging will also take place in Building 10, the A-frame.

- **Oil & Gas workers:** The workers are lodging seven days a week. The lodge does prepare meals for them twice a day, breakfast and dinner. These guests will stay in the lodge. The Ranch hosts up to six workers. Workers go home during the weekends.
- **Family Members:** Family Members for the Aspen Leaf Ranch, on occasion stay at the ranch and in the lodge. In most cases, family members will stay in Building 10 or in Building 6. The duration of a family member's stay will vary.
- **Commercial Gatherings/Events Guests:** Guests of the events hosted by Aspen Leaf Ranch will stay in the Lodge or A-Frame for a duration of up to four nights. The actual events will take place for a maximum of four days (three nights).
- **Rancher:** The Rancher who seasonally leases the Ranch will stay in building 6 for varying durations.
- **Hunters:** Hunters will occupy the lodge for up to 32 days (30 nights) between September and October.

**Food Preparation and Service.** The Aspen Leaf Ranch will have a permitted and licensed commercial kitchen that is located in the lodge. The Kitchen will be used by family members and hired chefs to prepare meals for lodge guests. The kitchen may also be used by a caterer or other commercial entity not hired by Aspen Leaf Ranch to serve guests of the events/gatherings that take place on the Property. All chefs and caterers will be required to have a license to serve.

**Wild Game Processing.** The Ranch has a commercial license to process wild game. This includes cleaning, butchering, grinding, drying, compacting, and packaging wild game. The Ranch will process the wild game of the hunters who hunt on the property.

**Agriculture & Ranching.** Agriculture and Ranching operations are existing uses for the Aspen Leaf Ranch and have historically taken place on the property since its existence. A ranch hand is lodged on the Property from approximately May to November. Cattle and sheep are regulars on the Property.

### **Traffic and Off-site transportation.**

Please refer to Attachment 3, the Trip Generation Memorandum.

### **On-site Transportation.**

Typical on-site transportation uses vehicles needed to operate the Ranch and maintain the buildings and agricultural uses. The modes include but are not limited to standard passenger vehicles, all-terrain vehicles (ATVs), tractors, front-end loaders, balers, and harvesting vehicles. Horses will also be present on the property and may be used for on-site and off-site transportation.

It should be noted that Aspen Leaf guests or patrons are not allowed to use ATVs off the Property. However, the Ranch will use passenger vehicles and ATVs off the Property for maintenance access to the Ault and Aspen Leaf reservoir, the property-line fencing, and the Ranch's cistern and water well. Please refer to the attached maintenance and roadway access agreement with the U.S. Forest Service and adjacent landowners.

### **Parking**

Parking for all proposed uses exists within the Property Boundaries. The site plan is included as an Attachment. Parking for all guests uses the existing gravel area and driveway next to the lodge. The Parking Area can accommodate all guests and events. The total parking area shown on the site plans is approximately 24,133 square feet. Using the Gunnison County standard parking space of nine feet by 20 feet, and drive aisle dimensions of 24 feet, the Aspen Leaf Ranch can accommodate up to 172 parking spaces; the Ranch will not need this many spaces for the existing and proposed land uses.

### **Conservation Easement**

In coordination with the United States Natural Resource Conservation Service, Aspen Leaf Ranch has volunteered to place 974.07 acres of the Property in a conservation easement. The conservation easement establishes a 10-acre building envelope on the Property and implements wildlife and vegetation conservation measures on the remainder of the Property. Outside of the conservation easement building, envelope maintenance and improvements to the utilities, reservoirs, and dams are allowed. The Ranch is also allowed to place temporary structures or habitable spaces outside the building envelope, such as yurts and mobile homes. The conservation easement is shown on the site plan and recorded at reception number 695504. It's also included as an attachment.

## **Traffic and Trip Generation**

The proposal is expected to generate an annual average of 12 trips per day. The Traffic Memo is included as an Attachment.

## **Access Easements**

Please refer to the attached access easement.

## **Compliance with the Land Use Code**

### **Division 9-300:**

- **9-300.C Location.**
  - The Ranch meets all location Standards for Commercial and Residential Uses.
- **NON-RESIDENTIAL ACCESSORY USES.**
  - The Ranch's Uses are discussed earlier in this Narrative.
- **FOOD SERVICE REQUIREMENTS.**
  - The Gunnison County Public Health Department stated that the Ranch will need to acquire a minor impact permit or "change in land use" before applying for a commercial kitchen license.
- **ELECTRICAL DISTURBANCES.**
  - No Electrical Disturbances are anticipated.
- **FIRE AND EXPLOSIVE HAZARDS.**
  - No unpermitted fire and explosive hazards are anticipated. Please Refer to the Attached Letter From Ragged Mountain Fire Protection.
- **GLARE AND HEAT.**
  - No Glare and heat is anticipated from the proposed uses.
- **EXTERIOR LIGHTING.**
  - No new exterior lighting is proposed. The existing lighting is dark sky compliant and is limited to porch lights for the lodge, a-frame, and accessory ranch unit. Additional lighting for events will be shut off by 10 pm and will be exclusive of decorative lighting that will not create glare beyond the property line.
- **ODORS.**
  - No odors outside of those associated with agriculture and oil, and gas operations are anticipated.
- **VIBRATION.**
  - None of the proposed uses will create additional vibration.
- **NOISE.**
  - All events and gatherings will be within the allowed thresholds for noise. All gathering activities taking place outdoors are expected to be complete by 10 pm.

### **SECTION 9-303: DUDE RANCHES AND RESORTS**

- All operations are in compliance with the requirements for a Dude Ranch. Refer to the earlier statements describing the proposed uses.

### **SECTION 9-509: Long-term Camping (more than 14 days)**

- There is no long-term camping. All patrons and guests will be lodged.

### **Section 11-105: DEVELOPMENT IN AREAS SUBJECT TO WILDFIRE HAZARDS. Standards**

- This is not applicable. No new buildings or landscaping are proposed to increase wildfire hazards.

**SECTION 11-106.G: PROTECTION OF WILDLIFE HABITAT AREAS-GENERAL STANDARDS FOR DEVELOPMENT IN SENSITIVE WILDLIFE HABITAT AREAS.**

- No new buildings are proposed. This is not applicable. No new Buildings are proposed at this time. Additionally, the property has established an NRCS conservation easement and plans to protect wildlife and wildlife habitat. The agreement is attached.

**Water and Wastewater Supply**

- Please refer to the attached well test, water well permit, Water rights decree, and septic permit.

**Fire Protection**

- Please refer to the attached letter from the Ragged Mountain Fire Protection District.

**Landscaping and Buffering**

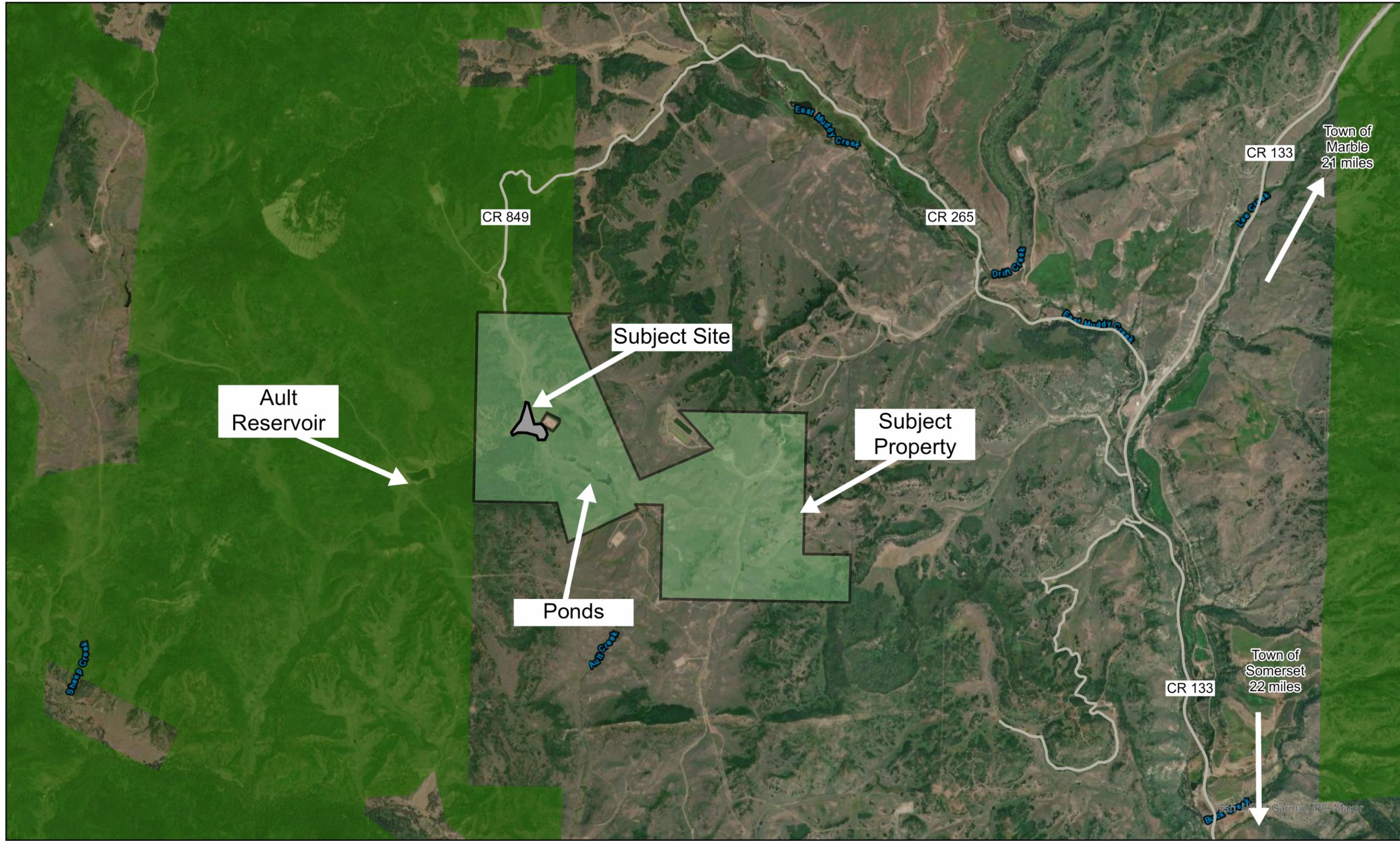
- No New Landscaping and buffering are proposed. This is not applicable.



Tez Hawkins,

Sincerely,

Baseline Engineering



DESIGNED BY	DRAWN BY	CHECKED BY
REVISION DESCRIPTION	PREPARED BY	DATE

MINOR IMPACT REVIEW PROJECT  
**ASPEN LEAF RANCH**  
 3093 COUNTY RD 849, UPPER MUDDY  
 GUNNISON COUNTY, CO | 2024

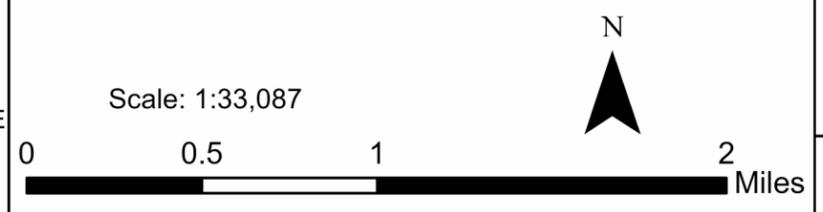
Vicinity Map

**Legend**

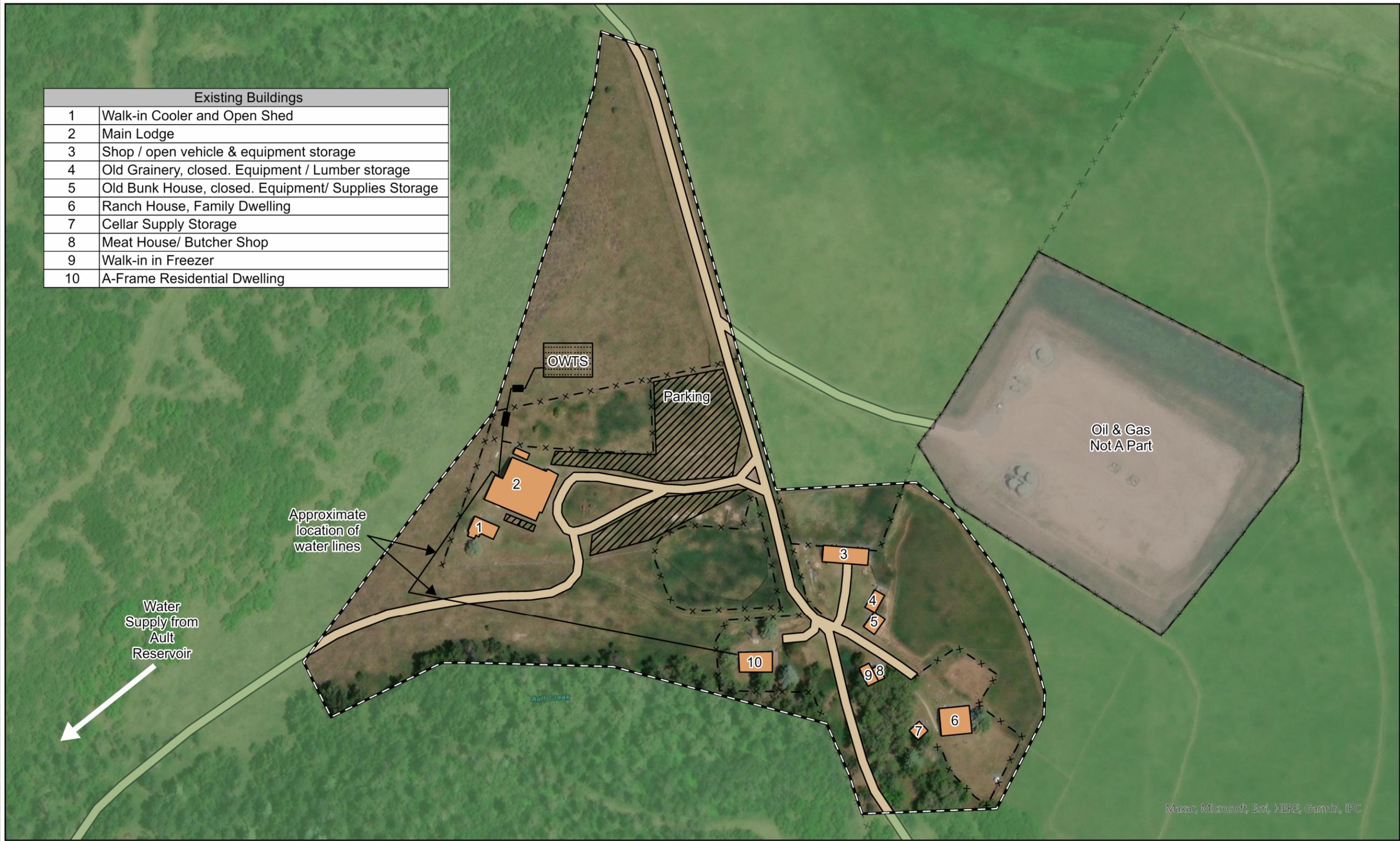
- Aspen Leaf Ranch Building Envelope
- Proposed Conservation Easement
- Road
- U.S. Forest Service

Aspen Leaf Ranch Building Envelope Acreage:	9.5519
Proposed Conservation Easement Acreage:	981.51

LEGAL DESCRIPTION:  
 984.07 ACRES IN SECTIONS 22, 23 & 25-27, TOWNSHIP 11S, RANGE 90W  
 Data Source: Gunnison County GIS shapefiles: Roads, Exempt; ESRI (2024 Aerial Imagery)



Existing Buildings	
1	Walk-in Cooler and Open Shed
2	Main Lodge
3	Shop / open vehicle & equipment storage
4	Old Grainery, closed. Equipment / Lumber storage
5	Old Bunk House, closed. Equipment/ Supplies Storage
6	Ranch House, Family Dwelling
7	Cellar Supply Storage
8	Meat House/ Butcher Shop
9	Walk-in in Freezer
10	A-Frame Residential Dwelling



DESIGNED BY	PREPARED BY	DATE
DRAWN BY		
CHECKED BY		

MINOR IMPACT REVIEW PROJECT  
**ASPEN LEAF RANCH**  
 3093 COUNTY RD 849, UPPER MUDDY  
 GUNNISON COUNTY, CO 2024

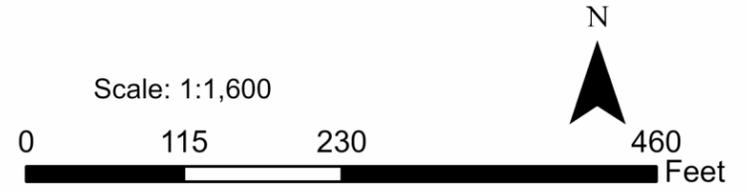
Site Plan

**Legend**

- Existing Buildings
- Oil Operation
- Proposed Conservation Easement
- Driveway
- Fence
- Commercial Parking
- Aspen Leaf Ranch Building Envelope

Aspen Leaf Ranch Building Envelope Acreage:	9.5519
Proposed Conservation Easement Acreage:	981.51

**LEGAL DESCRIPTION:**  
 984.07 ACRES IN SECTIONS 22, 23 & 25-27, TOWNSHIP 11S, RANGE 90W  
 Data Source: Gunnison County GIS shapefiles: Roads, Exempt; ESRI (2024 Aerial Imagery)



Maxar, Microsoft, Esri, HERE, Garmin, IPC