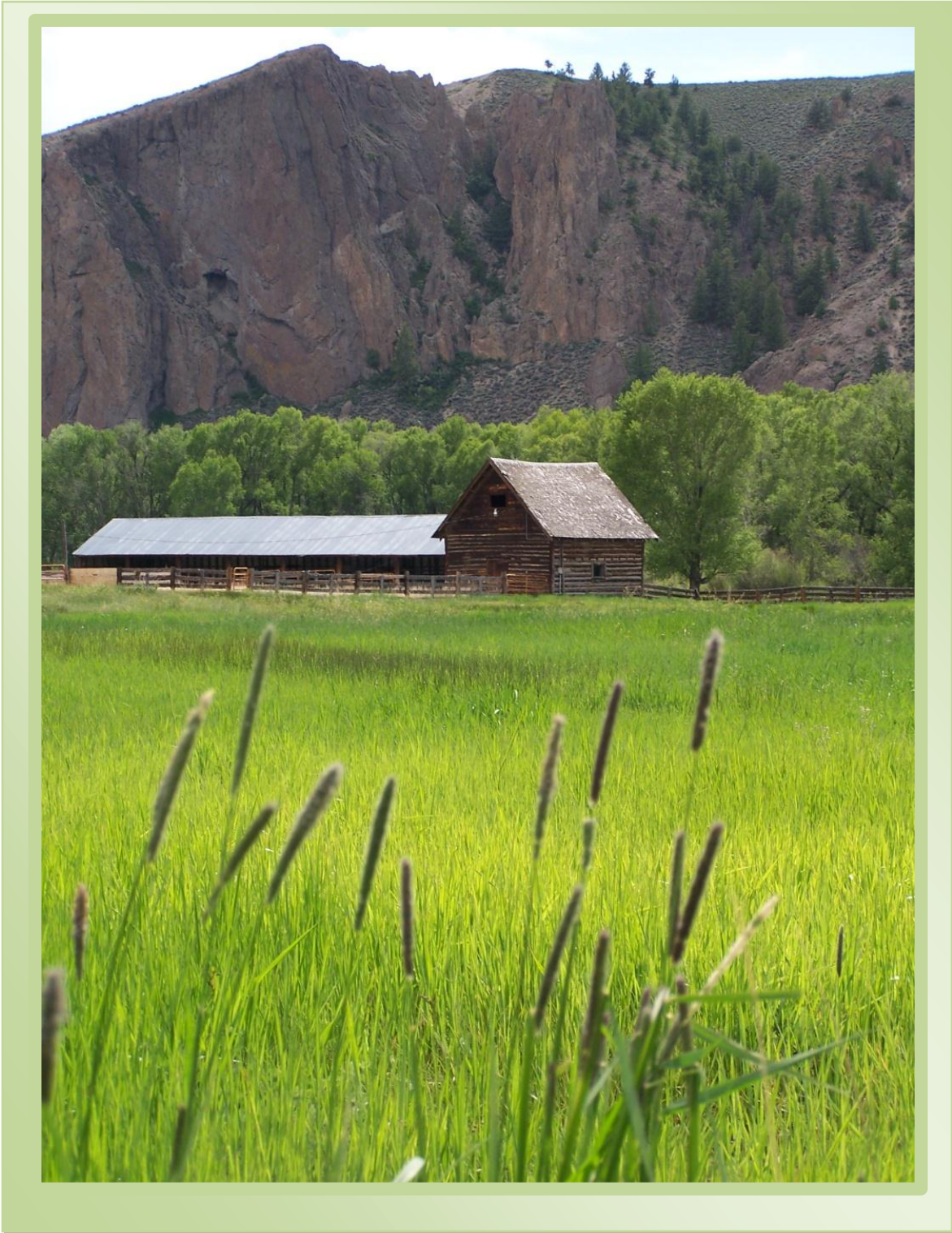


Appendix B - Van Tuyl PUD Requirements

Van Tuyl Ranch PUD Development Standards
and Zoning Application
December 2012



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VanTuyl Ranch Initial PUD Zoning Application

I. SECTION 15.150.040. APPLICATION CONTENTS

A. Minimum Contents. Section 15.120.030.C.1

1. **Name of Applicant:** City of Gunnison
 Attn: Steven Westbay, Community Development Director
Address: PO Box 239
 Gunnison CO, 81230
Telephone: (970)641-8152

2. Section 15.120.030.C.2

Legal Description: The complete metes and bounds legal description for the entire land area to be annexed is included on the *Annexation Petition Map*, which has been duplicated in the Annexation Petition.

3. Section 15.120.030.C.3

Disclosure of Ownership:

City of Gunnison Deed:	Reception Number: 714808
Library Board Deed:	Reception Number: 588016

4. Section 15.120.030.C.4

Vicinity Map (8.5" x 11"): See Figure 1

5. Section 15.120.030 C.5

Written Description: The real property affected by this PUD zoning application is located north of the Gunnison Community School and County Road 15, north and west of the Palisades Subdivision, and west of County Road 13.

Two districts are being proposed: the Agriculture and Open Space (AG) district and the Library (LIB) district. Land uses in the AG district will be limited to habitat protection, passive recreation activity, public education facilities, agriculture production and snow storage. These uses complement the underlying need to protect the alluvial aquifer which is the City's domestic water source. The LIB district will be developed for the Gunnison Community Library according to a set of planning parameters that ensure its use will be in accordance with this proposed public institutional activity.

6. Section 15.120.030 C.6

Names and Addresses of Adjacent Property Owners: See Enclosure 1.

7. Section 15.120.030 C.7

Vested Property Rights. No vested property rights are being proposed as part of this PUD Development Standards and Zoning Application.

8. Section 15.120.030 D

Consolidation. The City of Gunnison and the Gunnison County Library District Board are co-applicants in the annexation of this property and are submitting all required materials under one application.

Section 15.150.040.B

Precise Wording of Text Amendment. Not Applicable.

Section 15.150.040 C

Map Amendment

Section 15.150.040.C.1

Zone Districts. The Ranch and the properties along County Road 13 are not within the city limits and are not zoned. The adjacent City zoning includes single- and multi-family districts and the Gunnison Community School PUD district. The Vicinity Map (Figure 1) illustrates the project boundary and surrounding land uses. The Adjacent Zoning Map (Figure 2) illustrates the zoning districts that are within the city limits adjacent to the area to be annexed.

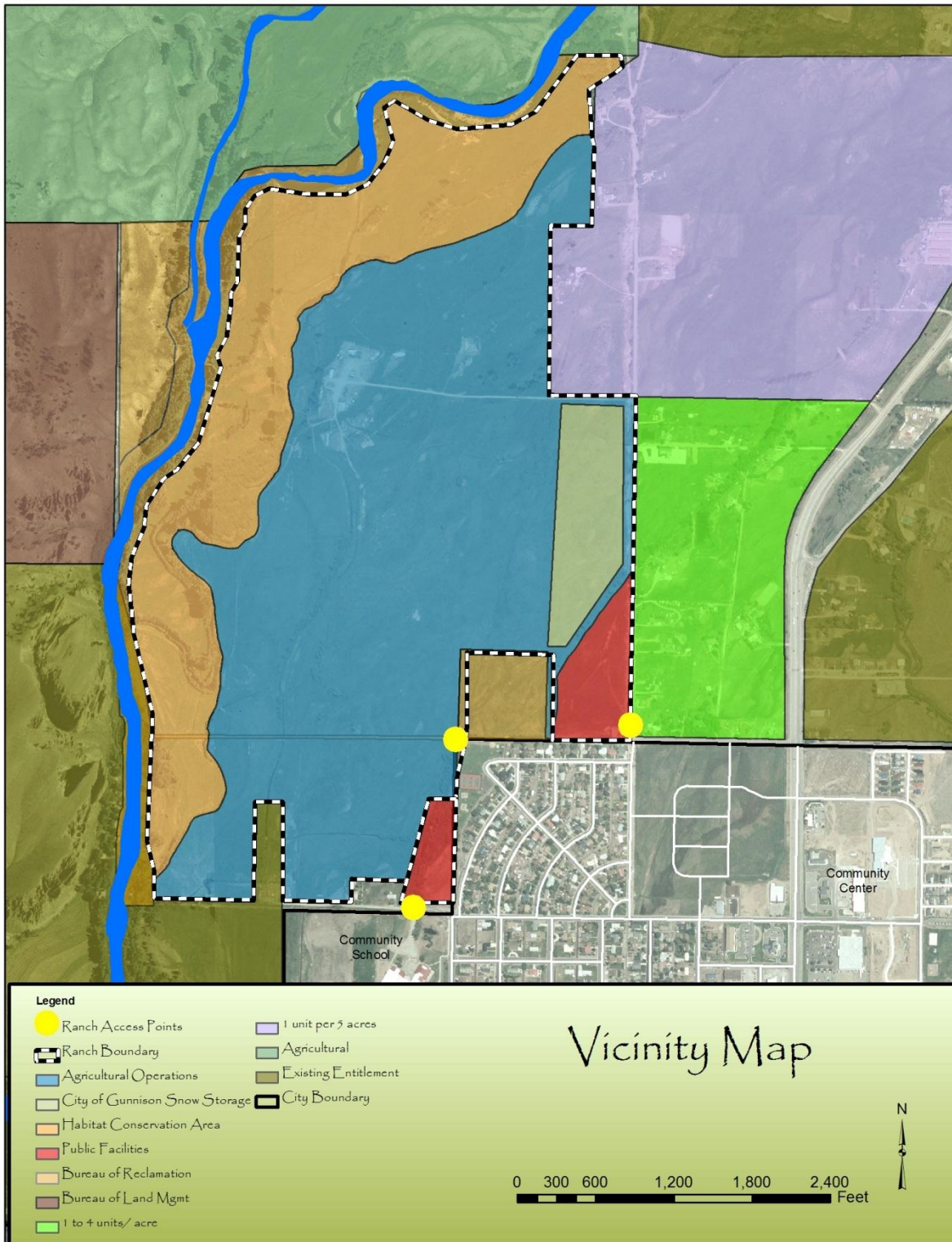


FIGURE 1 VICINITY MAP

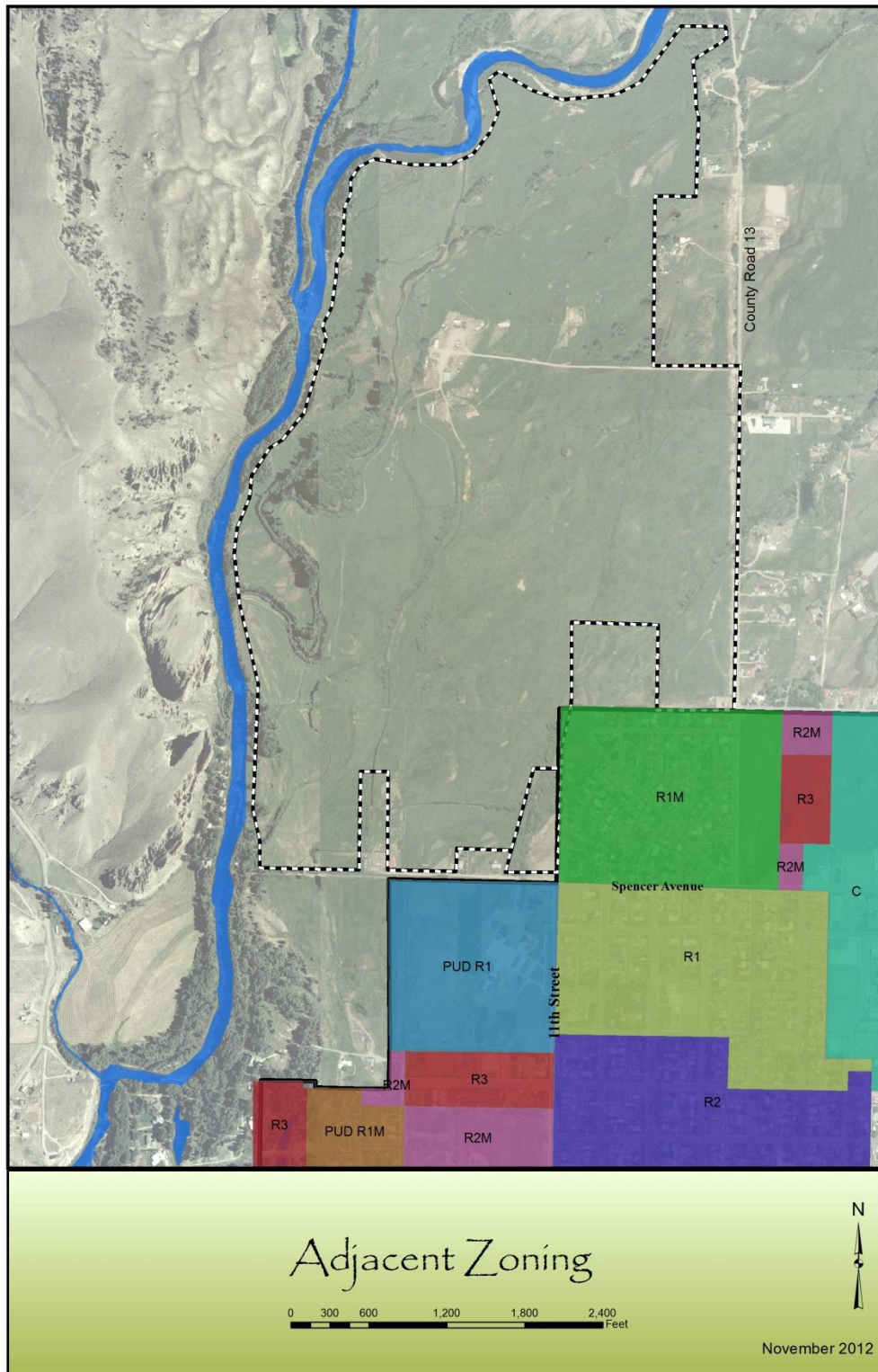


FIGURE 2 ADJACENT ZONING

Section 15.150.040.C.2

Survey Map. Figure 3 is the reduced sized Zoning Map for this PUD zoning application. Boundary descriptions for the established districts correspond to the Annexation Map legal descriptions. Survey Tracts (A and B), owned by the City, constitute the Agricultural Open Space district, and the legal description for the library parcel constitutes the Library district boundary.

Section 15.150.040.C.3

Existing Uses. The 378.94 acre VanTuyl Ranch is immediately adjacent to the City of Gunnison on the northwest boundary of the city limits. The Ranch is flanked to the east by Slaughterhouse Road (County Road 13) and to the west by the Gunnison River State Wildlife Area, which is owned and managed by the Colorado Division of Parks and Wildlife. Rural residential and agricultural land uses are found along County Road 13 and the eastern portion of the Ranch property. Vehicle access to the Ranch is from County Road 14 which is a quarter-mile long driveway from County Road 13. The RE-1J Community School is adjacent to the southern ranch boundary, along County Road 15. The 5.32 acre future Gunnison Community Library site is unimproved real property contiguous to the Ranch on two sides.

The real property being considered under this zoning application has been operating as a ranch for more than a century with the majority of the area being either in hay production or used for seasonal grazing.

Section 15.150.040.C.4

Statement of Intended Development. Ranch uses will be limited to habitat protection, passive recreation activity, public education facilities, agriculture production and snow storage. These uses complement the underlying need to protect the alluvial aquifer which is the City's domestic water source. The library site will be developed according to a set of planning parameters that ensure its use will be in accordance with this proposed public institutional activity. The library site is located directly adjacent to the Gunnison Community School and in proximity to residential development areas, which is considered to be very appropriate because of its easy access.

- a. **Social and Community Assets.** Planned management of the VanTuyl Ranch protects the City's domestic water source. Annexing the property will allow the City of Gunnison Police Department to enforce the *Gunnison Municipal Code* in the area to be annexed. Until the property is annexed, law enforcement and emergency access must be managed through an intergovernmental agreement allowing for inter-jurisdictional cooperation. The Ranch property provides a prime outdoor laboratory that has not been available in the past and collaborations with the university and school district will provide enhanced educational opportunities. Managed sustainable agricultural operations protect the aquifer and provide the added community benefit of local food production, as do the community gardens. The trails system provides access to the Gunnison River as well as providing health and wellness benefits to the community.

Library facilities provide many social and economic benefits. The new facility is anticipated to be integrated with educational programs of the RE-1J Schools and Western State Colorado University. Furthermore, the library facilities will provide space for meetings and continued outreach for children's reading programs and related services for the entire community.

- b. **Environmental Stewardship.** Annexation of the property will allow the City to enforce land uses and activities to protect the natural resources on the property pursuant to the *VanTuyl Ranch Management Plan*. The *VanTuyl Ranch Management Plan* emphasizes an adaptive management approach to the spectrum of natural resources found on the Ranch. Resource management elements addressed in the *VanTuyl Ranch Management Plan* include water quality protection, riparian and wetland protection, agriculture production management. It also addresses the management of recreation activities and public safety.

- c. **Transportation.** Motorized traffic impacts resulting from the new land uses are not anticipated to be substantial¹. Traffic in the area will increase as the result of the public facility improvements generating approximately 144 trips per day. Ranch operations will not change from historic levels.

Automobile access to the Public Facilities Land Use Area is gained off County Road 13 and Vulcan Street. County Road 13 is considered two separate road segments – the east/west segment and the north/south segment. From Highway 135, the east/west segment has a relatively narrow (two-lane) paved surface, providing access between the Ranch and Highway 135. The north/south segment, also a two-lane paved road, serves rural residential uses.

Vulcan Street is the southerly extension of the County Road 13 north/south segment. Vulcan Street ends at the Spencer Street intersection and provides primary access to a residential neighborhood comprised mostly of single family dwelling units.

Access to the ranch headquarters area is from the ranch driveway (County Road 14), but public automobile access to the headquarters is restricted. The headquarters will have managed access administered by the City Manager or authorized representative(s).

Designated trailheads will provide public vehicle parking and access to the community facilities and trails.

- d. **Design Standards.** Development within the VanTuyl Ranch PUD will conform to the PUD design standards and design review procedures. The provisions of these *PUD Development Standards* do not exonerate compliance with any applicable state or federal regulations.

II. SECTION 15.150.070 ADDITIONAL PROCEDURES AND REQUIREMENTS FOR PLANNED UNIT DEVELOPMENT ZONING DISTRICTS

Section 15.150.070.A.

PUD Zoning District Application Review Procedures Not Applicable.

Section 15.150.070.B.

Additional Application Contents

Section 15.150.070.B.1.

Preapplication Conference. Not Applicable

Section 15.150.070.B.2.

Zoning Plan Submittal. This document, along with the *VanTuyl Ranch Management Plan*, other PUD Zoning Application materials and applicable sections of the *Gunnison Municipal Code (GMC)* and the *VanTuyl Ranch Management Plan*, serve as the framework for directing development on the Ranch.

Section 15.150.070.B.2.a.

Minimum Contents listed in GMC 15.150.040(A) and the map amendment information in GMC 15.150.040 (C). See Section I. A and I. C.

¹*VanTuyl Ranch Annexation and Gunnison Library Traffic Study*, Fox Higgins Transportation Group, LLC. July 23, 2008.

Section 15.150.070.B.2.b.

PUD Zoning Plan Map. The Zoning Plan Map application contents are specifically addressed in the following sub-sections of this application.

Section 15.150.070.B.2.b.i. (A)

Generally, where each type of use is located within the PUD and an indication of the total acreage which will be devoted to each use. Figure 5 is an illustrative land use map. Table 1 defines general use categories and the land area measure for the intended uses.

TABLE 1 PUD ZONING, LAND USE, DWELLING UNITS AND NON-RESIDENTIAL ALLOCATIONS				
Land Use	PUD Zoning District	Acres	Residential Unit Cap	Gross Floor Area Non-Residential
Agriculture and Open Space	AG	378.94	2	See Table 4 PUD Development Standards
Library	LIB	5.32	N/A	26,000

Section 15.150.070.B.2.b.i. (B)

Proposed Districts labeled on the plan. Figure 3 is the Zoning Map for this application submittal showing proposed districts and labels.

Section 15.150.070.B.2.b.i. (C)

Areas designated for residential uses shall also indicate the maximum number of dwellings

The proposed *VanTuyl Ranch PUD Development Standards* will allow one additional dwelling unit to be developed at the ranch headquarters. Section 15.150.070.i (I) of this application contains the proposed *PUD Development Standards*.

Section 15.150.070.B.2.b.i. (D)

The minimum acreage which will be dedicated to common open space. The Agriculture and Open Space district contains approximately 378.94 acres, and this area is designated to remain open space.

Section 15.150.070.B.2.b.i.(E)

Internal circulation systems. Figure 4 depicts the internal circulation trails. Refer to Section 15.150.040.C.4 of this application for a description of the street system.

Section 15.150.070.B.2.b.i.(F)

The acreage and location of areas to be dedicated for school sites or other public uses. This application does not include any proposed future school sites. A public facilities area consisting of approximately nine acres is located on the southeast corner of the Ranch, adjacent to intersection of Vulcan Road and County Road 13.

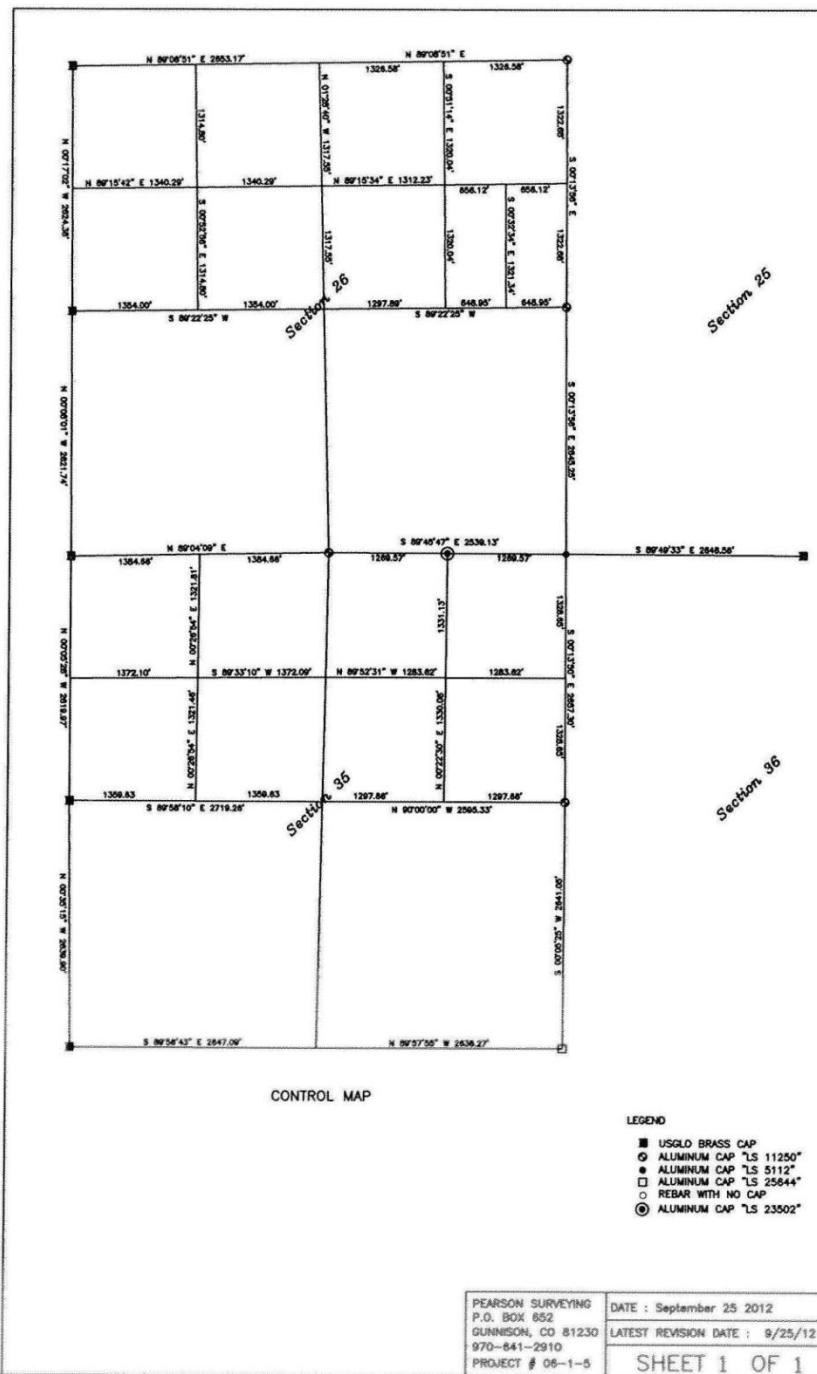
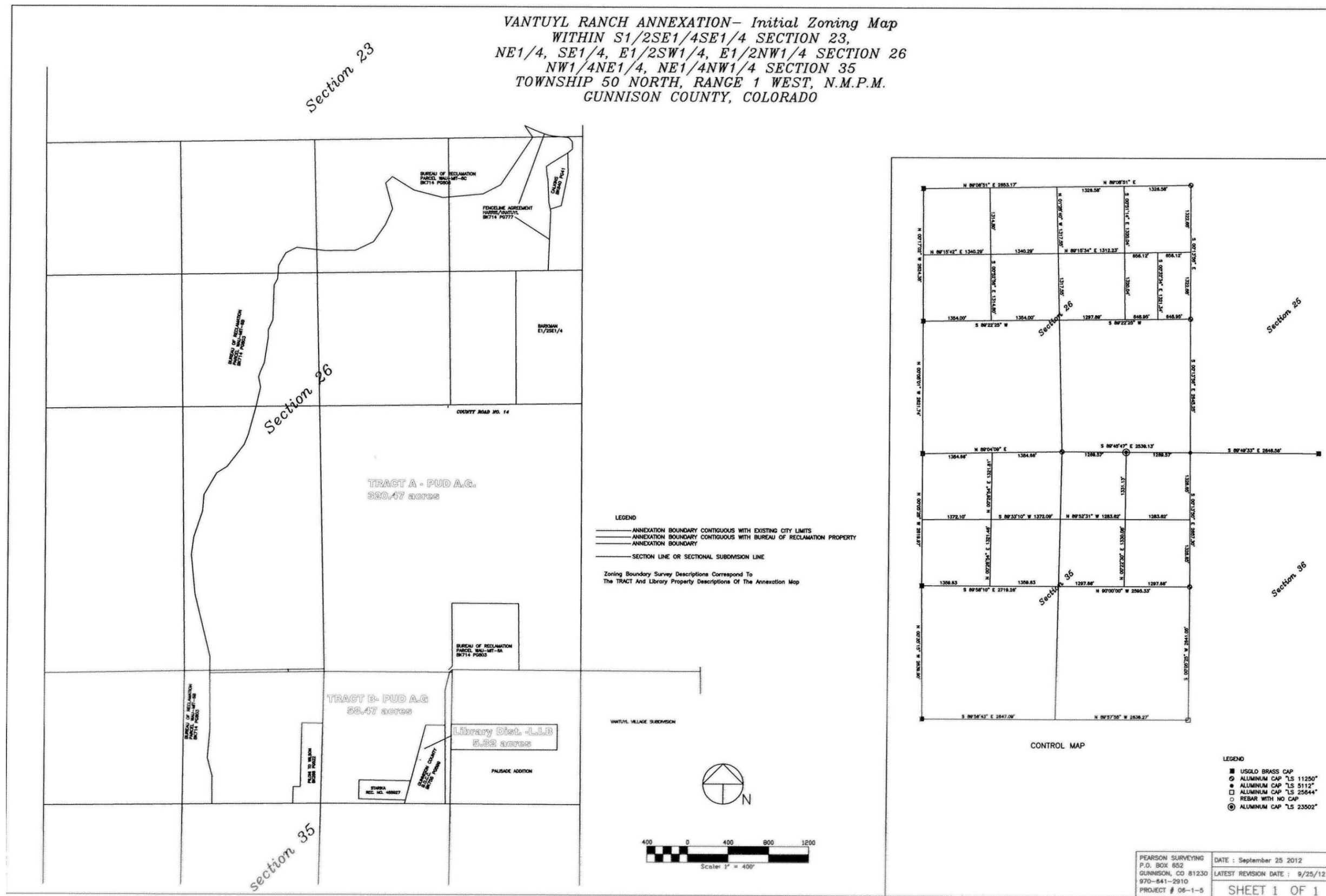


FIGURE 3 ZONING MAP

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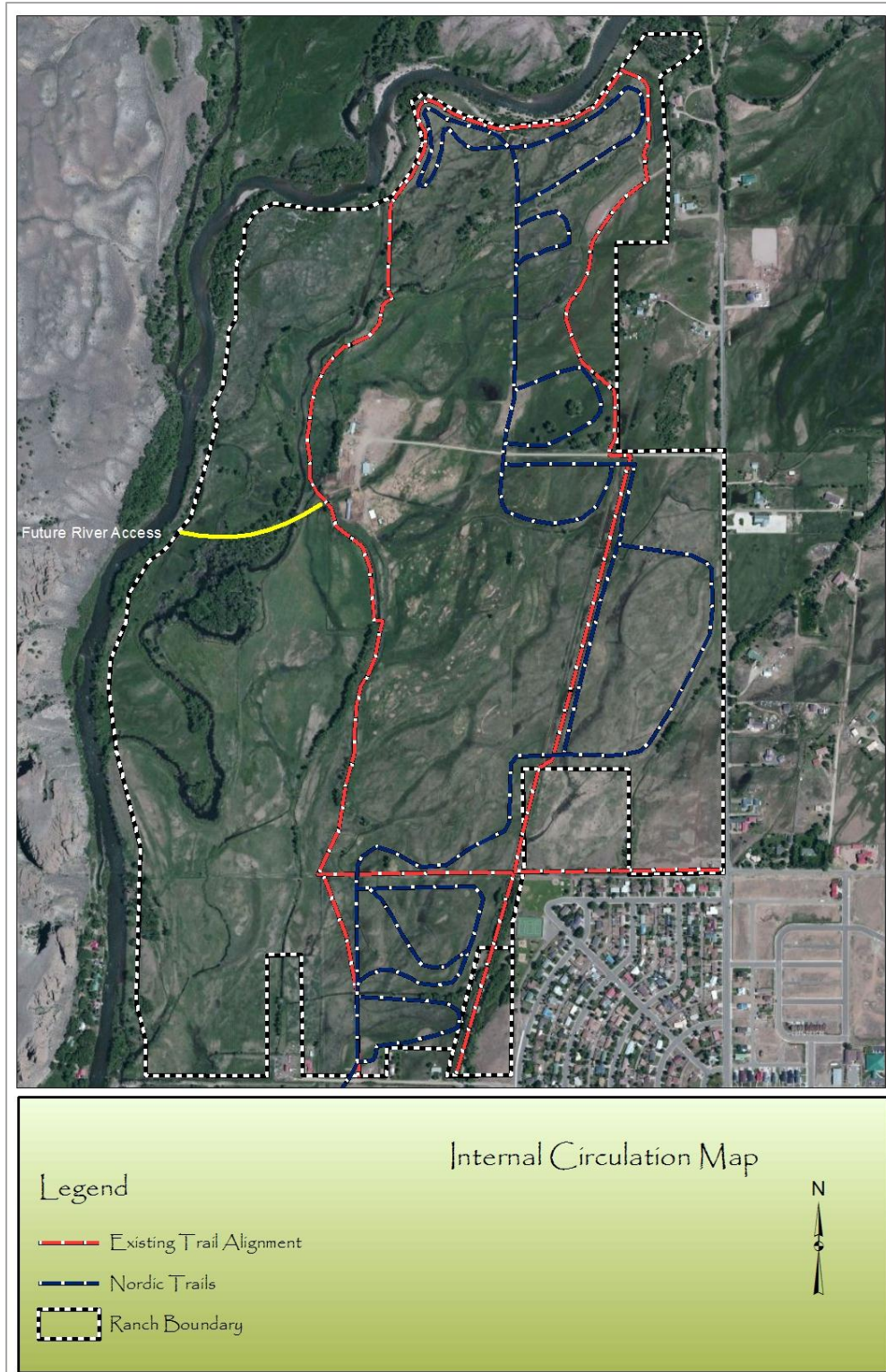


FIGURE 4 INTERNAL CIRCULATION MAP

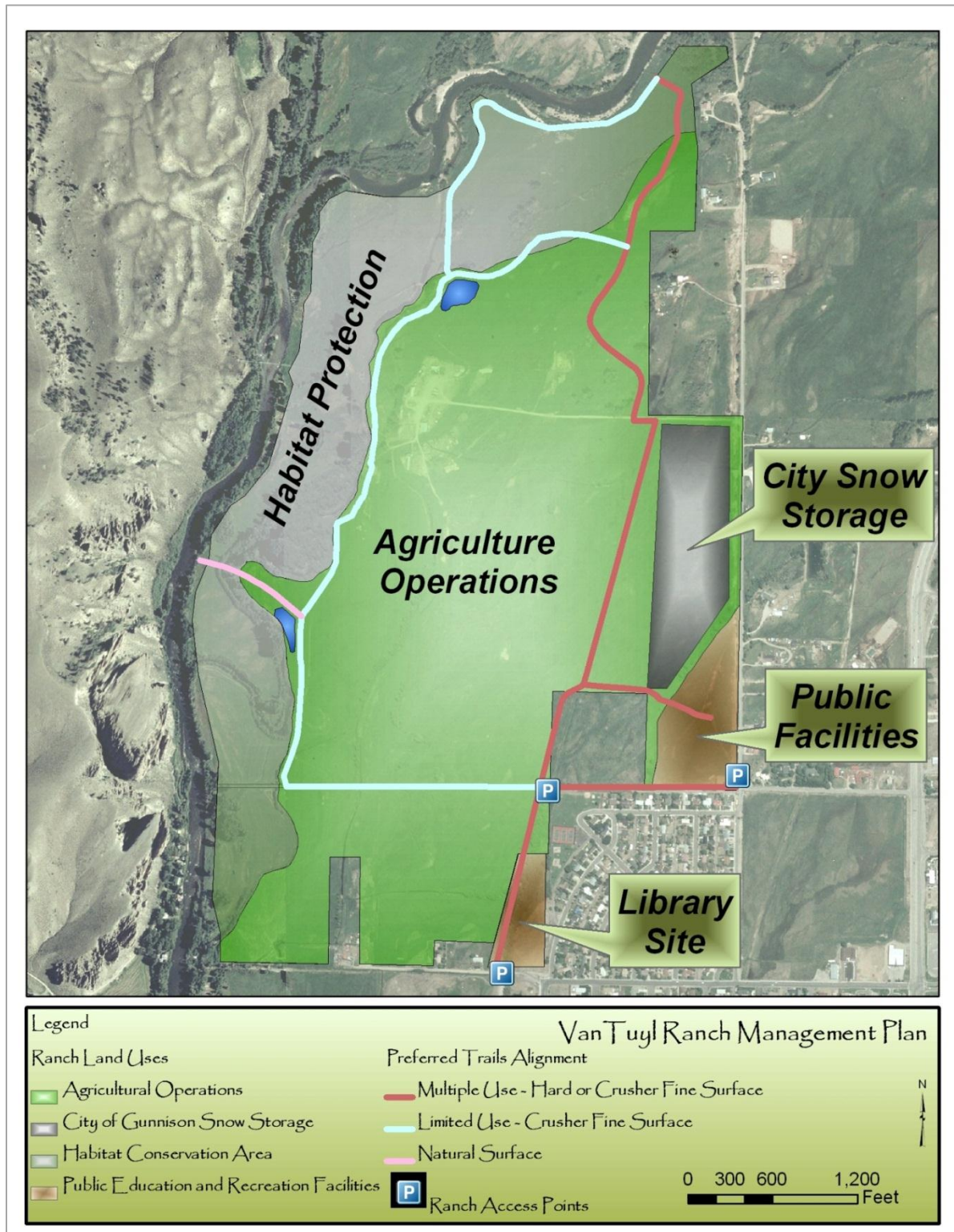


FIGURE 5 LOCATIONS FOR PUBLIC FACILITIES

Section 15.150.070.B.2.b.i.(G)

Descriptions of the general character of all proposed land use districts in the PUD and plans showing the location and size of each district within the PUD.

- I. Agriculture and Open Space District** (378.94 acres). The purpose of the PUD Agriculture and Open Space district is to ensure that sustainable management practices will be utilized to protect the existing habitat and water quality and quantity that presently exist on the Ranch. Permitted uses include: sustainable agricultural production under managed conditions including hay production; raising livestock in defined areas; seasonal grazing on designated pastures; recreational open space including trails and access to the Gunnison River; City snow storage; and, the ranching facilities in the headquarters area. Ranching facilities include one single family dwelling, several barns, animal stalls and other out-buildings. Not more than two dwelling units will be allowed.

Future public facilities on a nine-acre site at the southeast corner of the Ranch will accommodate education, recreation, gardening and other community-oriented facilities and activities. This Public Facilities Land Use Area is located in a manner to minimize the land area impact, allow for the efficient extension of utilities, and provide easy public access. Facilities will include: a barn; community garden; dog park; greenhouse and garden area; pasture and horse arena; horse training area; large animal pens; restroom; small animal pens; storage building; and, trailhead shelter/interpretive area.

Just north of the public facilities is an 18.9 acre site to be used for City snow storage in the winter and agriculture operations the remainder of the year.

- II. Library District** (5.32 acres). The PUD Library district uses shall be contained on a 5.32-acre site located at the intersection of Spencer Avenue and 11th Street. The purpose of the PUD Library district will be to facilitate the development and operation of a community library facility and accessory uses. Allowed uses include public institution services typically found in library facilities such as: book and document repository; reference library operations; administrative offices; and, public research amenities. A floor area standard will allow up to 26,000 square feet of facility area. The conceptual plan anticipates an 18,000 square foot primary structure and one auxiliary structure of 1,000 square feet. A portion of the trails system is on the west boundary of the library site.

The Planned Unit Development shall be developed only according to the approved and recorded zoning plan and development plan and all supporting data. The recorded final PUD zoning plan, development plan and supporting data, together with all recorded amendments, shall be binding on the applicants, their successors, grantees, and assigns and shall limit and control the use of premises and location of structures in the PUD as set forth therein. Any proposed changes to this PUD shall be subject to either the provisions for Major Changes, or Insubstantial Changes as stipulated by the *City of Gunnison Land Development Code*, as it may be amended in the future.

Section 15.150.070.B.2.i.(H).

Provisions for water, irrigation ditches, sewer, refuse collection, storm water collection, telephone, electricity, gas and cable television, if applicable.

- I. Water.** The Ranch holds an enormously important role in the development of future water utilities that will serve the City. City water rights include provisions for the development of three additional domestic production wells. Future wells and water mains will be located in the Agriculture Operations Land Use Area.

A private well is located at the ranch headquarters for domestic use for the single family dwelling. This well will remain for the use of the ranch headquarters. The City's existing water distribution system is available to provide the library site domestic water and will be its source for fire flow.

- II. Wastewater.** The ranch house will be served by an Individual Septic Disposal System (ISDS). If the ranch house ISDS fails it may be replaced. No other ISDS will be permitted on the Ranch. Vault privies may be developed along the trail system at designated locations that can be accessed by vehicles for maintenance.

The library site will be served by the municipal wastewater system.

- III. Electrical.** The ranch headquarters is served by an overhead line owned and operated by the Gunnison County Rural Electric Association. The library site will be served by the existing City electrical system.

- IV. Irrigation.** The existing irrigation ditches on the Ranch are the Piloni Ditch and Whipp Ditch.

- V. Telephone, Gas, and Cable.** At the future library site and public facilities site these utilities will be provided by private service providers. The ranch headquarters is presently served by propane and CenturyLink phone service only.

Section 15.150.070.B.2.i.(I).

PUD Development Standards

- I. Purpose and Intent.** The purpose of the PUD Library district will be to facilitate the development and operation of a community library facility as well as accommodating the accessory uses and facilities typically found at this type of public building. The primary library building will be approximately 18,000 square feet, and is provided a floor area standard that will allow up to 26,000 square feet of facility area.

The purpose of the PUD Agriculture and Open Space district is to ensure that sustainable management practices will be utilized to protect the existing habitat and water quality and quantity that presently exist on the Ranch. Uses including traditional agricultural production, recreation, public education activities and the development of a water well field are contemplated. Specific management functions will follow the provisions set forth in the *VanTuyl Management Plan*.

II. Definitions

"Agricultural Facilities" shall mean equipment, facilities, and other features generally found in ranching and equestrian stable operations and include, but are not limited to; barns, stalls, equipment storage buildings, outbuildings, offices, garages, and well houses.

"Site Development Improvement Envelope" shall mean a perimeter designation line within which all buildings, facilities, ornamental landscaping, access ways and other related improvements must occur.

"Building Height" shall mean the vertical distance between the average grade of a structure and the highest point of the structure, or to the coping of a flat roof, or to the highest ridge of a sloping roof.

"Cultural Facilities" shall mean buildings and other facilities for educational or cultural purposes, and include, but are not limited to, educational classrooms, libraries, information kiosk, and museums.

“*Dwelling Unit*” shall mean one or more rooms occupied by one family or group of people living independently from any other family or group of people and having not more than one indoor cooking facility, which is limited to the use of the one family or group. For the purposes of this PUD, dwelling units will be limited to single family residential units.

“*Floor Area Gross*” shall mean the total floor area, measured to the outside surface of the building’s enclosing exterior walls, and shall include habitable attic space, closets, service areas, hallways, interior walls, mechanical rooms, interior and exterior corridors and stairwells.

“*Grade or Average Grade*” shall mean the average of the finished ground level of each of the four principal elevations. Generally, the ground level will be measured at the midpoint of an elevation unless retaining walls or significant grade change on a given elevation changes the midpoint measurement.

“*Impervious Coverage*” shall mean the portion of a lot covered by material forming any unbroken surface impervious to water including, buildings, streets, driveway, parking lots and other impermeable materials.

III. Applicability of PUD Development Standards

A. Land Development Code Conformance. All development standards set forth in the *City of Gunnison Municipal Code*, as presently adopted and as it may be amended in the future, shall apply to the VanTuyl Ranch PUD, except for the following standard categories as set forth herein.

1. **Use Standards.** Each proposed district contains a specific list of permitted uses. Only those stated uses shall be allowed within each PUD district.
2. **Dimensional Standards.** This PUD includes specific standards for minimum lot size, maximum percent building coverage, maximum percent impermeable surface coverage, and minimum setback requirements.
3. **Landscape Standards.** This PUD includes specific landscape standards to be applied to the VanTuyl Ranch PUD. The PUD requires development of landscape buffers on street frontages and adjacent to residential land uses. These buffers are considered appropriate to protect existing uses and ensure visually attractive future developments.
4. **Parking Standards.** Design, construction and maintenance of parking facilities shall comply with the *City of Gunnison Land Development Code* except as set forth in C.5, below.
5. **Management Standards.** The *VanTuyl Ranch Management Plan* constitutes specific documentation of all related policies applied to the City-owned ranch, and is therefore incorporated by reference and shall be used to direct land use decisions for the PUD-Agriculture and Open Space district.
6. **Subdivision.** The subdivision and conveyance of real property other than the library site shall be prohibited. In no case shall the future subdivision of the library site result in a lot area less than 2.5 acres in size.

B. Conflicts. If there is any conflict between the provisions of this *VanTuyl Ranch PUD Master Plan* and the provisions of the *City of Gunnison Municipal Code*, or any other ordinances, resolutions or regulation of the City of Gunnison, the more restrictive provisions shall prevail and govern the development.

C. General Development Standards. All development standards set forth in the *City of Gunnison Land Development Code*, and as it may be amended in the future, shall apply to the VanTuyl Ranch PUD except for the following standards that specifically regulate this Planned Unit Development:

- 1. Building Permit Requirements.** No building or other structure shall be constructed, erected or maintained on any lot, nor shall any addition thereto or alteration or change thereto be made until complete plans and specifications have been submitted to the Gunnison Building Department and by it, approved in writing, as evidenced by issuance of applicable City building permit.
- 2. Mandatory Site Improvement Envelopes.** Buildings, street buffers, residential buffers, parking lots and other developed facilities, except for designated trails, shall be governed by a Site Improvement Envelope designated at the time of a site-specific development plan. At a minimum, the Site Improvement Envelope shall maintain a minimum 15-foot buffer from public street edges (curb edge). Additionally, a minimum 25-foot buffer shall be maintained for any building, accessory building or parking area constructed in this PUD and any residential development located adjacent to the PUD boundary. These buffers are subject to the specific minimum landscaping standards set forth for the specific PUD districts.
- 3. Nature’s Envelope and Site Landscaping.** The only location where ornamental vegetation planting shall be permitted is in the Site Improvement Envelope, and a designated transition

envelope that shall extend no more than 30 feet from the Site Improvement Envelope. The Transition Envelope will provide a gradational change from the Site Improvement Envelope and the natural landscape (Nature’s Envelope). Alteration to the existing landscape will be permitted only within the designated Site Improvement Envelope and transition envelope. The Nature’s Envelope is that portion of the site that must remain as a natural landscape. Irrigation of the natural vegetation is permitted. In the event that revegetation within Nature’s Envelope is needed, only plant types that comply with the provisions set forth in the *VanTuyl Ranch Management Plan*, shall be used.

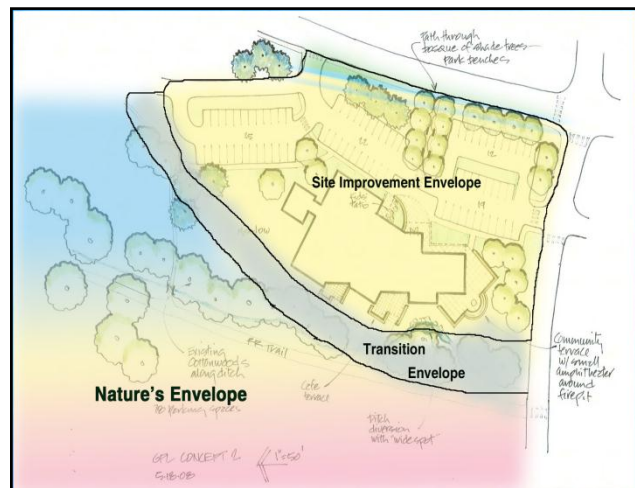


FIGURE 6 NATURE'S ENVELOPE

- 4. Site Development Improvement Envelope Adjustments.** The designated Site Improvement Envelope may be adjusted as a Minor Change as long as the adjustment does not impede into the buffer of any residential use, jurisdictional wetland, existing major ditch, or negatively affect street front landscaping. If the proposed adjustment exceeds these cited features then the adjustment shall be processed as a Major Change.
- 5. Wetland Setbacks.** No building, parking surface or other impervious coverage shall be located within 100 feet of a jurisdictional wetland. Exceptions to this standard shall be allowed for trail

surface platforms, informational kiosks, facilities located in pocket parks that may be developed along proposed trails, and hay storage pole barns.

6. **Parking Requirements.** Parking space allocation requirements shall be one space per 300 square feet of building floor area. Aisle, landscape islands and stall dimensions shall conform to parking standards contained in the *City of Gunnison Municipal Code*, and as it may be amended. However, parking for specific uses may be provided on separate adjacent lots, provided an acceptable plan guaranteeing the availability and accessibility of the parking is approved as part of the development review.

D. Specific PUD District Standards. Two PUD districts are established by these standards: 1) the PUD-Library district (PUD-LIB); and, 2) the PUD-Agriculture and Open Space district (PUD-AG). The following standards and criteria are specific to each of the established PUD districts.

1. **PUD Library District.** The PUD-Library district uses shall be contained on a 5.32 acre parcel as designated on the PUD Zoning Map. The following are specific development standards directing the library design theme.
 - a. **Primary and Accessory Uses.** Uses shall be limited to a public library and any ancillary uses incidental thereto or for other public uses of the property that are complementary to and do not interfere with the use of the property as a public library.
 - b. **Dimensional Standards**
 - i. **Maximum Floor Area.** The primary structure shall have a maximum gross floor area of 26,000 square foot gross floor area. Accessory structures shall be permitted with a 2,000 square foot gross floor area maximum limit.
 - ii. **Building Height.** The maximum height shall be 35 feet.
 - iii. **Setbacks.** Setbacks shall be subject to the site improvement envelope established as part of the site-specific development plan.
 - iv. **Maximum Impervious Area.** The area of impervious coverage shall not exceed 50 percent of the Site Improvement Envelope as established during the development plan review.
 - c. **Site Improvement and Nature's Envelope**
 - i. In addition to the Site Improvement Envelope standards defined in Section C.2 (Site Improvement Envelope), the designated Site Improvement Envelope of the PUD-Library district shall not exceed 50 percent of the entire PUD-Library district area.
 - ii. Uses in Nature's Envelope shall be limited to kiosks, water features and passive recreation uses, picnic areas, and enhancement of natural vegetation features.
 - d. **Landscaping Criteria.** Landscaping requirements are hereby established for site area landscaping and interior parking lots within the PUD-Library district. Site area landscaping shall be in conformance with the following criteria:

TABLE 2 PUD-LIBRARY DISTRICT MINIMUM PLANTING CRITERIA		
Landscaping Planting	Trees and Shrubs	Ground Cover
Street Buffer	1 tree and 2 shrubs per 50 lineal fee of street frontage	Up to 85 percent of ground cover may be xeriscape planting
Adjacent Residential Buffer	4 trees and 5 shrubs per 50 lineal feet	Up to 100 percent of the ground cover may be xeriscape
Improvement Envelope and Transition Area	No requirement	Up to 100 percent of the ground cover may be xeriscape plantings
Natural Area	All landscape alterations are subject to subject review and approval and shall follow plant criteria established in the <i>VanTuyl Ranch Management Plan</i> .	

2. **PUD Agriculture and Open Space District.** The PUD Agriculture and Open Space district consists of the entire Ranch area owned by the City of Gunnison. There are four land use areas established in this district which are specifically described in the *VanTuyl Ranch PUD Zoning Application* and in the *VanTuyl Ranch Management Plan*.
 - a. **Agriculture Operations and Agriculture Management Plan.** This PUD permits agriculture uses, it does not set forth agriculture management directives. Agriculture operation standards shall be set forth in any agriculture lease document subject to approval by the City Manager. All operational standards shall comply with the directives of the *VanTuyl Ranch Management Plan* as adopted and amended in the future.
 - b. **Permitted Facilities and Uses.** The specific facilities and uses for the land use areas, as contemplated in the *VanTuyl Ranch Management Plan*, are set forth in Table 2.

TABLE 3 FACILITIES AND USES ALLOWED BY LAND USE AREA				
Use Description	Agricultural Operations	Habitat Protection	Public Facilities	Snow Storage
Domestic Well Field and Water Service Delivery	P	P	P	P
Trails	P	P	P	P
Parking	C		P	P
Single Family Dwelling	P			
Produce Sale	C			
Ag Out Buildings	P		P	
Education Facilities	C		P	
Recreation Buildings	C		P	
Irrigation Facilities	P	P	P	P
Dog Park			P	
Maintenance Facilities			P	
Community Gardens			P	
Agricultural Production	P	P	P	P
P = Permitted C = Conditional				

B. Dimensional Standards. Dimensional Standards for the uses and facilities set forth in the *VanTuyl Ranch Management Plan* shall be followed in this PUD Agriculture and Open Space district pursuant to the following table and measures defined herein.

TABLE 4 DIMENSIONAL STANDARDS FOR USES AND FACILITIES		
Facility	Land Use Area	Coverage/ Measure
Dwelling Unit	Ag Operation/HQ	2,500 SF
Community Bldg.	Public Facilities	2,500SF
Outdoor Dog Park	Public Facilities	See Management Plan
Public Parking	Public Facilities	80 spaces
Storage/Maintenance	Public Facilities	1,500 SF
Restrooms	Public Facilities	800 SF
Community Gardens	Public Facilities	2 acres
Small Animal Pens	Public Facilities	7,000 SF
Large Animal Pen	Public Facilities	14,000 SF
Barn	Public Facilities	2,000 SF
Greenhouse	Public Facilities	4,000 SF
Horse Training	Public Facilities	1 acre

- i. Building Height. The maximum height of any building or structure shall be 35 feet.
- ii. Setbacks. Setbacks shall be subject to the Site Improvement Envelope established as part of the site-specific development plan, and follow prescribed setback buffer dimensions required in Section III.D.1.d of these PUD Development Standards.
- iii. Maximum Impervious Area. The area of impervious coverage shall not exceed 70 percent of the Site Improvement Envelope as established during the site development plan review.

C. Residential Dwellings. One additional dwelling unit, not to exceed 2,500 square feet, may be developed in the headquarters area in addition to the existing/original ranch house dwelling unit.

D. Site Improvement Envelope. Improvements within the Public Facilities Land Use Area shall be contained within that area bordered by County Road 13 on the east and the Whipp Ditch; see the *VanTuyl Ranch Management Plan*. The *Plan* also contemplated the development of Public Facilities within the designated ranch headquarters and on a site adjacent to the Library and Community School. Any future public facilities proposed at the ranch headquarters shall be subject to a Major Amendment to this PUD.

Section 15.150.070.B.2.i.(J).

Written and graphic material demonstrating to the Planning Commission and City Council how modifications will produce a living environment, landscape quality and lifestyle better than that produced by the existing standards.

The VanTuyl Ranch PUD Development Standards focus on implementing the directives set forth in the *VanTuyl Ranch Management Plan*. The *VanTuyl Ranch Management Plan* addresses the appropriate and compatible land uses, the preferred land use plan, allowed uses, and management practices to result in the desired future condition for each of the land uses in the annexation area.

Section 15.150.070.B.2.ii.
Site Topographic Map

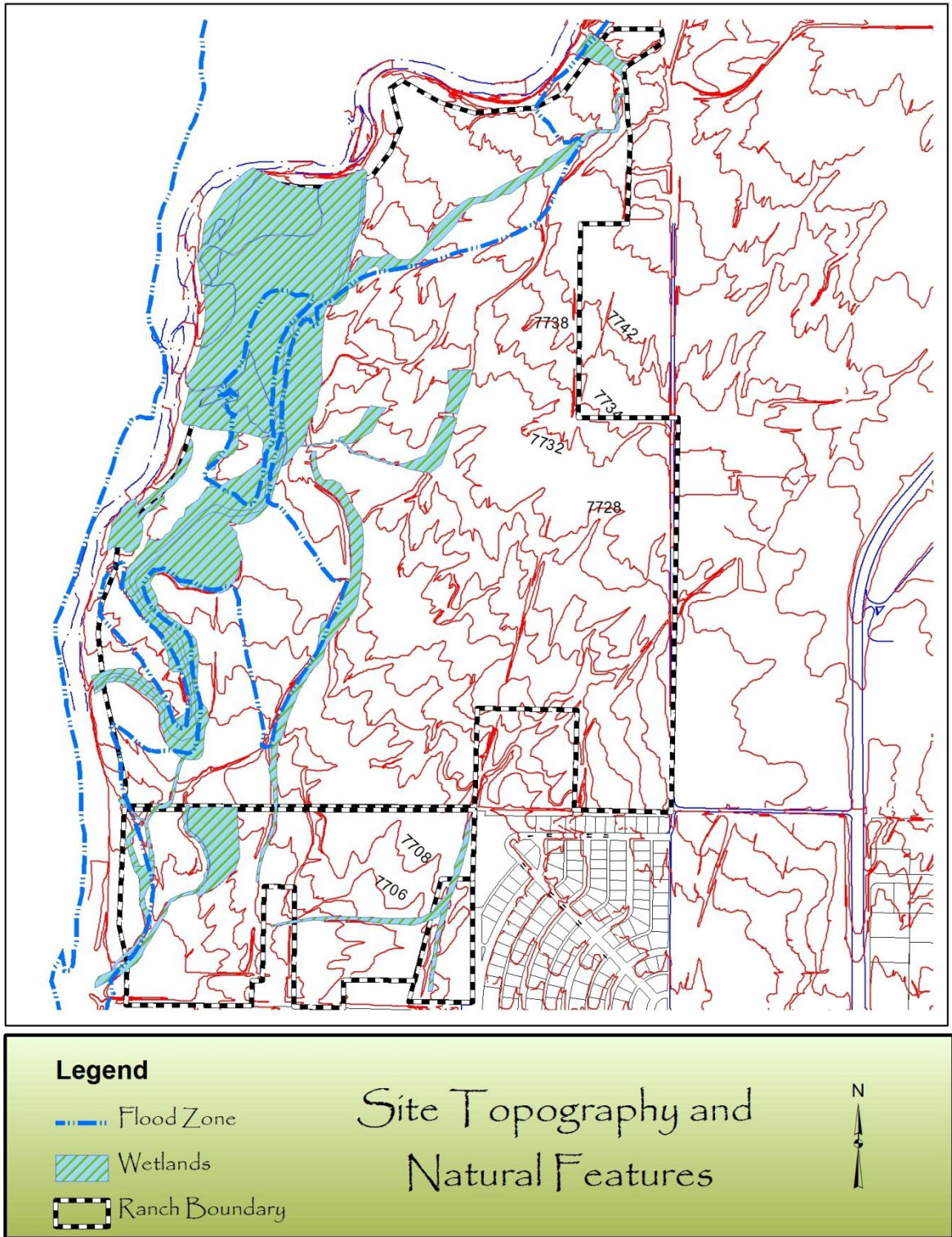


FIGURE 7 SITE TOPOGRAPHY AND NATURAL FEATURES

Section 15.150.070.B.2.iii.

Written Statement of Concept for the PUD

Section 15.150.070.B.2.iii.A.

An explanation of the objectives to be achieved by the PUD and a statement of purpose for each district within the PUD.

I. OBJECTIVES. The objective of this PUD is to fulfill the directives of the *VanTuyl Ranch Management Plan*, which provides the vision for the long-term management of the natural resources found on the property. The other objective is to provide for the future development of a library on the property owned by the Gunnison County Library District.

II. PUD AGRICULTURE AND OPEN SPACE (AG) DISTRICT. The PUD Agriculture and Open Space district consists of the entire Ranch area owned by the City of Gunnison.

Purpose. There are four land use areas established in this district which are specifically described in the *VanTuyl Ranch Management Plan*; Agriculture Operations, Habitat Protection, Public Facilities, and City Snow Storage. The following general development standards apply to the Agriculture and Open Space district. Specific permitted uses and dimensional standards will apply to each land use area.

III. PUD LIBRARY (LIB) DISTRICT

Purpose. The PUD-Library district uses shall be contained on a 5.32-acre site located at the intersection of Spencer Avenue and 11th Street. Access to the library will be from driveways intersecting with the existing roads. Public institution services typically found in library facilities include but are not limited to: book and document repository, reference library operations, administration offices, and public research amenities.

Section 15.150.070.B.2.iii.B.

A development schedule indicating the improvements included in each phase and the approximate dates when construction of the various stages of the PUD are anticipated to begin and be completed.

I. Agriculture and Open Space District. Funding for capital improvements in the Agriculture and Open Space district will be subject to City capital improvement plans and annual budgets approved by City Council. The following capital improvement prioritization was developed based on ease of implementation, available revenues versus project expenses, staffing limitations, and derived benefits. While the prioritization assigns a preference for implementation of specific improvements, there may be “opportunity” projects where funding is currently available and should take precedence. Capital improvements are categorized into a highest, medium and lowest priority project list. It is not possible to determine specific dates of the improvements.

TABLE 5 AGRICULTURE AND OPEN SPACE DISTRICT CAPITAL IMPROVEMENTS PRIORITIZATION		
Highest Priority	Medium Priority	Lowest Priority
Trail Extensions	Dog Park	Barn
Utility Extensions	Community Gardens	Tool Shed
Access and Parking	Trailhead / Interpretive Facility	Greenhouse
Restrooms	Storage / Maintenance Facility	Animal Holding Pens
Landscaping and Buffers		

II. Library District. Development of the proposed library facility will occur when funding for the project is secured. A specific date for development has not been set.

Section 15.150.070.B.2.iii.C.

Copies of any special covenants, conditions and restrictions which will govern the use of occupancy of the PUD; provided that the applicant may impose additional covenants, conditions and restrictions on any particular area in connection with the platting of such area.

The real property governed by this PUD zoning will not be subject to any covenants. The *VanTuyl Ranch Management Plan* has been adopted by the City as a sub-area plan of the *City of Gunnison Master Plan*. Long term management of the PUD must comply with the directions established in the *VanTuyl Ranch Management Plan*.

Section 15.150.070.B.2.iii.D.

A statement by a licensed engineer which shall provide evidence of the following:

- (1) Based on anticipated demand, the proposed water source is adequate to serve the PUD.**
- (2) Based on anticipated demand, the proposed method of sewage treatment and existing sewage treatment facilities are adequate to serve the PUD.**
- (3) The general manner in which storm drainage will be handled.**
- (4) The general manner in which provision will be made for any potential natural hazards in the area such as steep slopes, erosive soils, avalanche areas, landslide areas, floodplain areas and unstable soils.**

Potable water and fire flow demand for the future development on the Ranch and library site can be met by the capacity of the existing water utilities. The ranch headquarters will continue to be served by the existing permitted well. Wastewater services for the future development of the Ranch and library site can be met by the capacity of the existing wastewater utility system. The ranch headquarters will continue to be served by the existing Individual Sewage Disposal System. Future development on the Ranch and library site must be designed to not exceed historic stormwater discharge flow. Flood hazards are the only natural hazard of significance. No buildings are contemplated to be developed in any designed flood hazard areas designated by the Federal Emergency Management Agency. (Terry Zerger, City Engineer)

Section 15.150.070.B.2.iii.E.

Easements showing vested legal access for ingress and egress from a public road to the PUD in accordance with Chapter 15.110 GMC.

Existing overhead electrical lines owned by the Western Area Power Administration (WAPA), Gunnison County Electric Association (GCEA) and the City bisect the Ranch. The WAPA lines are within recorded easements (Bk. 287, Pg. 346 and Bk. 771 Pg. 346). In October 2001, GCEA recorded a series of older easements (circa 1950's) that had not previously been recorded. Because these easements were not recorded at the time the City purchased the Ranch, they are invalid. City staff offered to work with GCEA to establish formal easements but to date, GCEA has not requested any action be taken.

In 2004, Gunnison County installed a wastewater trunk line that parallels the north/south alignment of Slaughterhouse Road (CR13). This trunk line serves dwelling units within the North Gunnison Sewer District. On February 9, 2012 the easement for this sewer line was recorded.

CenturyLink phone service to the ranch headquarters is the only existing private utility in the annexation territory. Private utility service extensions to the annexation will be minimal except for the future library facility needs.

Section 15.150.070.B.2.iii.F.

Evidence that the PUD has been designed with consideration of the site's natural environment and the surrounding area and does not unreasonably destroy or displace wildlife, natural vegetation or unique or historic features.

The *VanTuyl Ranch Management Plan* defines an adaptive management process for groundwater protection, surface hydrology protection, agricultural resource management, habitat protection, and public recreation management to preserve the natural environment and to limit the impacts of human activity on plant and animal species on the property.

Section 15.150.070.B.2.iii.G.

Any other information or exhibits which the applicant or the community development director deems pertinent in evaluating the proposed PUD.

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Enclosure 1 Adjacent Land Owners

The following meet the definition of “adjacent owners” and have been notified via certified mail of the annexation public hearing:

Albert M. Starika Trust
912 Scenic Drive
Ft. Collins, CO 80526-5108
37013500031

Allen Hunter
840 Lilac Glen Court
Colorado Springs, CO 80906-7693
370135116002

Christopher Wilson
430 Tincup Drive
Gunnison, CO 81230
370135116013

Chris Chandler
17 Quartz
Gunnison, CO 81230
370135127006

Clare Nelson
19 Quartz
Gunnison, CO 81230
370135127007

Colorado Division of Parks and Wildlife
300 W. New York
Gunnison, CO 81230
370100000140

Colorado Division of Parks and Wildlife
6060 Broadway
Denver, CO 80216-1029
370100000140

Dianne Haberman, et al
433 Tincup Drive
Gunnison, CO 81230
370135117005

Dorothy Sammons
8 Quartz
Gunnison, CO 81230
370135126010

Frank Romano
32 North Road
Gunnison, CO 81230
370135104011

George Zahradka
710 W. Spencer
Gunnison, CO 81230
370135126012

Glenn Calkins
964 County Road 13
Gunnison, CO 81230
370100000085

Gunnison County Library Board
307 N. Wisconsin
Gunnison, CO 81230
370135000029

Gunnison RE1J School District
800 N. Boulevard
Gunnison, CO 81230
370100000158

James Gelwicks
P.O. Box 539
Gunnison, CO 81230
370135116003

James R. Baril
414 Tincup Drive
Gunnison, CO 81230
370135116004

James G. Stanley
13 Quartz Street
Gunnison, CO 81230
370135127004

Jane Ross
10 Quartz
Gunnison, CO 81230
370135126009

John Stefanic
12 Quartz
Gunnison, CO 81230
370135126026

Jonathan Coady
6 Quartz
Gunnison, CO 81230
370135126011

Joseph Michael Kunes
15 Quartz Street
Gunnison, CO 81230
370135127005

Keith Roberts
23 Quartz
Gunnison, CO 81230
370135127001

Melvin D. Cave
416 Tincup Drive
Gunnison, CO 81230
370135116005

Opal Weaver
440 County Road 15
Gunnison, CO 81230
370135000002

Philip L. Crossley
408 Tincup Drive
Gunnison, CO 81230
370135116001

Rebecca Barkman
900 County Road 13
Gunnison, CO 81230
370100000137

Richard S. Jackson
714 N. Pine Street
Gunnison, CO 81230
370135000027

Robert Drexel
21 Quartz
Gunnison, CO 81230
370135127008

Rose Marra
2009 Hatton Court
Columbia, MO 65203-5471
370135116008

Sandra Cory
428 Tincup Drive
Gunnison, CO 81230
370135116012

The Lamberson Family, LLC
5866 County Road 76
Parlin, CO 81239
370135116006

Tomichi Landmark No. 2 LLC
323 S. Teller Street
Gunnison, CO 81230
370135000028

Troy S. Rothe
426 Tincup Drive
Gunnison, CO 81230
370135116010

Vernon L. Bauer Family Trust
389 HWY 52
Erie, CO 80516
370135116007

William Goddard, Jr.
P.O. Box 1485
Ardmore, OK 73402-1485
370100000133

William J. Krall
424 Tincup Drive
Gunnison, CO 81230
370135116009

The following do not meet the definition of “adjacent owners” but are close neighbors and were notified by regular mail of the annexation public hearing:

Callie Robertson
454 Palisades Retreat Club Road
Gunnison, CO 81230
37013500009

Cynthia Asbury
125 Snowflake Trail
Gunnison, CO 81230
37012500802

Donald J. Archuleta
383 County Road 13
Gunnison, CO 81230
370125000114

Freeman, John and Diane Galt
P.O. Box 562
Ardmore, OK 73402-0562
370135000006

Gene Simillion
220 S. Wisconsin
Gunnison, CO 81230
370100000165

Gunnison Colorado Congregation of Jehovah's
Witnesses
204 N. 12th
Gunnison, CO 81230
370125005001

Jack and Jean Gilmore
5360 E. 189th Street
Overbrook, KS 66524-9177
370135000012

Jimmy Jones
1306 E. Brooke Lake Drive
Houston, TX 77077-3204
370135000016

John M Hunt Family Trust
2850 Classic Drive, Unit 1304
Highlands Ranch, CO 80126-5082
370135000011

Joseph and Deborah High
6252 Lemans Dr.
Corpus Christi, TX 78414-6131
370135000005

Kelland Davis
423 County Road 13
Gunnison, CO 81230
370125000091

Kelly Hildreth
P.O. Box 1341
Gunnison, CO 81230
370100000017

Loretta J. Schoenmakers
299 County Road 13
Gunnison, CO 81230
370125000063

Lynn A Johnson
2326 Crabtree Drive
Centennial, CO 80121-2646
370135000013

Michaela Driver
890 County Road 13
Gunnison, CO 81230
370100007002

Michael Fightmaster, etal
P.O. Box 1623
Gunnison, CO 81230
370125000064

Navid Navidi
P.O. Box 81
Gunnison, CO 81230
370125000089

Palisades Retreat Club
P.O. Box 1584
Gunnison, CO 81230
370100000043

Richard H. Haynes Living Trust
123 County Road 13
Gunnison, CO 81230
370125000111

Richard Simillion
280 Silversage
Gunnison, CO 81230
370100000126

Ronald J. Crosby
519 Sunset Drive, SW
Ardmore, OK 73401-3257
37013500017

Russell Dryer
189 County Road 13
Gunnison, CO 81230
37012500046

Snowflake Family Trust
248 Columbine Road
Gunnison, CO 81230
370125008001

Timothy M. Reynolds
661 County Road 13
Gunnison, CO 81230
370125005005

William Gregg Buckhanan
685 County Road 13
Gunnison, CO 81230
370125000020

William O Stehlin
38 Old Farm Road
Charlottesville, VA 22903-4723
370135000015

William P. Glatiotis, Jr.
2240 Kuhio Avenue, Apt. 2503
Honolulu, HI 96815-2816
370125008004

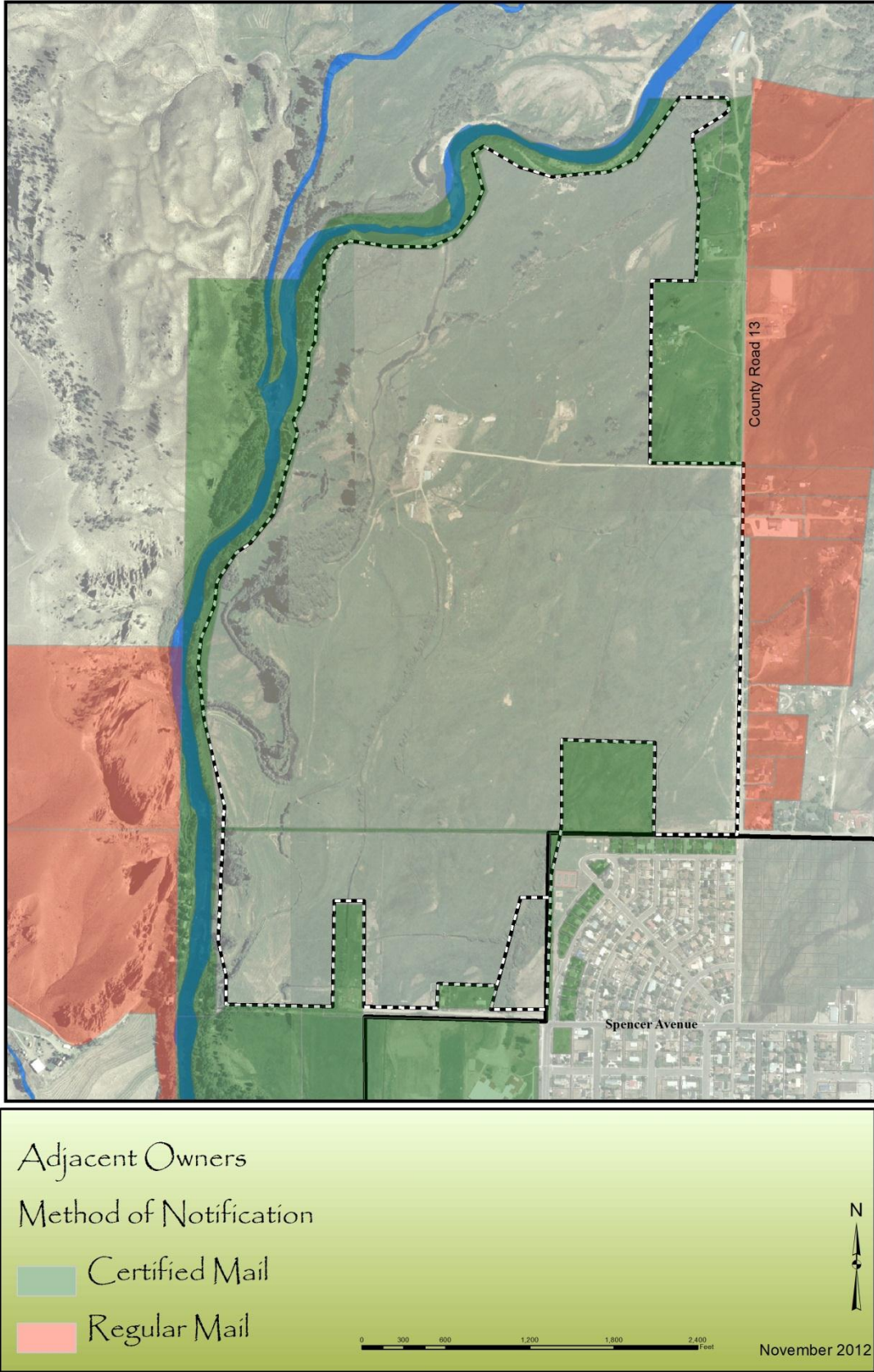


FIGURE 8 ADJACENT OWNERS METHOD OF NOTIFICATION

Appendix C - City of Gunnison Building Permit Packet



BUILDING PERMIT PACKET

City of Gunnison Building Office, 201 W. Virginia Ave., PO Box 239
Gunnison, CO 81230 Phone: (970) 641-8151 Fax: (970) 641-8156
Website: www.gunnisonco.gov

ITEMS INCLUDED IN THIS PACKET:

- ✓ POLICY CRITERIA FOR BUILDING PERMIT ISSUANCE
- ✓ BUILDING PERMIT CHECKLIST
- ✓ BUILDING PERMIT APPLICATION
- ✓ AUTHORIZATION OF AGENT FORM (If the applicant is not the owner this form must be submitted)
- ✓ DIMENSIONAL STANDARDS CHART PER ZONE DISTRICT
- ✓ SITE PLAN EXAMPLE

OTHER AVAILABLE DOCUMENTS

- ✓ WHO NEEDS A BUILDING PERMIT?
- ✓ MOBILE HOME PERMIT APPLICATION
- ✓ FLOOD PLAIN DEVELOPMENT PERMIT APPLICATION



MEMORANDUM

To: Building Construction Contractors & Concerned Citizens
From: Steven Westbay, Director-Community Development Department
Date: April 22, 2010
RE: Policy Criteria for Building Permit Issuance

This memorandum addresses the City of Gunnison Building Department administrative policy for issuing building permits on sites in the initial phase of development, which may be lacking adequate emergency vehicular access, lacking adequate water supply to meet fire flow needs, and lacking other city utility services.

In areas where city utilities have not been extended, the developer must obtain final subdivision approval or approval of a site specific development plan. Construction level engineer plans for the utility service extensions will need to be submitted Community Development Department for approval consideration. The developer will also be required to execute a development improvement agreement with the City.

Furthermore, it is the policy of the City of Gunnison Building Department that building permits may only be issued on parcels deemed by the Fire Marshal, Building Official and Community Development Director to have adequate emergency vehicular access, and are served by a central water system capable of providing adequate fire flow, as prescribed by the International Fire Code. This administrative policy does not imply a guarantee for issuance of Certificates of Occupancy (CO). Building occupancy will not be granted until all City utilities (water, sewer and electrical) are in place and functional.

Adequate access to a site shall be from a road system connected to an existing local, collector or arterial road within the city limits. Site access roads shall be completed to an all weather surface, with adequate lifts of compacted road base placed upon competent structural fill. Site access roads shall have a minimum section width of 22 feet.

The Community Development Director may waive building permit issuance requirements if it is demonstrated that life-safety issues have been adequately addressed. This policy directive is found to be in compliance with Section 101.3 (Intent) of the *International Building Code (2009)*. If you have any questions, please feel free to contact me.

Steve Westbay
Community Development Director
City of Gunnison
201 W Virginia
Gunnison, CO 81230

Phone: 970-641-8152
swestbay@gunnisonco.gov



CITY OF GUNNISON **BUILDING PERMIT CHECKLIST**

PLEASE USE THIS CHECKLIST!

If information is missing

Your plans are **INCOMPLETE** and **CANNOT BE PROCESSED**

The following requirements are based on 2015 International Codes.

Three sets of all plans- drawn to scale – must be submitted for review.

PLAN CHECK ITEMS:

(This plan review does not relieve the project from full and complete compliance with all of the requirements of the International Codes. No engineering is provided by this review). **This is a partial checklist.**

STANDARD ITEMS

- Building Permit application
- Building plans (three sets) to include:
- Landscape/ Street frontage buffer plan
- Site plan
- Plans to include all framing details.
- Foundation plan stamped by a Colorado Licensed Engineer (if applicable).
- Tabulate square footages of spaces on drawings (living areas, basement, garage, etc.).
- Plans must include fully dimensioned floor plans.
- Plans shall have documentation verifying compliance with the International Energy Conservation Code (insulation, air sealing, etc).
- Doors and windows must be scheduled.
- Plans must show ceiling heights.
- Specify heating and cooling mechanicals on plans (if applicable).

SITE PLAN: (Reference City of Gunnison Land Development Code, 2014)

- North Arrow, scale and date of plan preparation.
- Lot size and shape (must show location of survey pins or submit location/improvement certificate if available).
- Location of all existing building improvements on site (if no improvement certificate is available)
- Location and dimensions of all proposed building improvements.
- Front, side, and rear setback distances (from existing and proposed improvements to property lines).
- Parking spaces with dimension.
- Building height and floor area.
- Percentage of lot coverage for each category: buildings, parking, access roads, and driveways, landscaping, and snow storage.
- Landscape plan prepared to the specifications of the City LDC (if applicable)

- Site drainage plans with final grade elevations and calculations (if applicable)
- Location & size of all new and existing utility lines on property (water, sewer, ditch, gas, electric, cable and meters, etc. and connections to public mains).
- Exact location of any easements on property and easement widths.
- Driveway and driveway width.
- City Zoning district
- Adjacent streets and alleys (names and locations).
- Solar access and orientation (Section 2-6 – B -3, 2014 LDC)

ENVIRONMENTAL HAZARDS

- Flood Plain Development Permit and Elevation Certificate. (if applicable)
- Geotechnical study if project is in a geologic hazard area.

STRUCTURAL

- Structural plans should be stamped by a Colorado licensed Architect or Engineer.
- Structural review-look for logical layout, reasonable sizes of components, and foundation placed for all bearing components. Review for compliance with City minimum standards.
- 36” minimum to top of foundation wall or engineered system. Frost depth 30” to bottom of footing
- Headers for all openings over four feet aggregate concrete per standard no. F6.
- Trusses require certified drawings before installing.
- Show snow and wind loads per City of Gunnison Design Standard (40 lb. roof snow load and 90 mph wind load.).
- Specify type and grade of wood materials to be used.
- Specify type of wall sheathing.
- Specify type of roof sheathing.
- Specify type of floor sheathing.
- Fireplace footing design required.

SAFETY:

- Smoke alarms in each sleeping room and central location in corridors. Hard wired with battery backup. Alarms are required on each floor.
 - CO Alarm required in buildings with solid fuel burning device and/ or attached garage, hard wired w/ battery back-up.
 - LP gas and appliances prohibited in areas of building below grade.
 - ½ inch gypsum board on garage side, except 5/8 inch type-x required on ceiling below habitable rooms.
 - Door between garage and living space fire rated and self-closing.
 - Chimney to be 2 feet higher than roof within 10 feet and spark arrestor.
 - Stair requirements.
 - 7 ¾ max rise, minimum tread is 10 inches with ¾ - 1 ¼ inch nosing.
 - Landings 36: minimum.
 - Width 36” minimum.
 - Headroom 6’ 8” minimum for stairways.
 - Guardrails to be minimum 36” high with balusters <4” apart and to withstand horizontal force of 20 lbs. per LF when deck is 30” or more above grade. Comm. Height 42”.
 - Basement egress emergency escape and rescue openings.
-

MISCELLANEOUS CODE REQUIREMENTS:

- Waterproofing and drainage requirements for foundations and basements.
 - Doors minimum height 6' 8".
 - Windows- Low-E double pane at a max U-value of 0.35.
 - Every sleeping room- emergency escape and recue openings meeting code requirements.
 - Windows equal to 8% of the floor area in each bedroom.
 - Glazing in hazardous locations tempered?
 - Attic access 22' x 30" minimum.
 - Crawlspace access 18" x 24" minimum.
 - Pressure treated sill plates.
 - Anchor bolts ½" x 10", embed 7", at 6' on center max and within 12" of ends.
 - Wind bracing.
 - Attic/rafter ventilation.
 - Crawl space ventilation.
 - Show double top plate on all bearing walls.
 - Exterior deck framing, supports and deck surface to be decay resistive or pressure treated material
 - Handrails- stairways with 4 or more risers shall have handrails on at least one side at 34" to 38" above nose of tread.
 - Enclosed usable space under stairs shall be finished with ½" gypsum board construction.
 - Bathrooms shall be provided with mechanical ventilation.
 - Exhaust ducts- to be constructed of smooth noncombustible material.
 - Heating appliances in a garage- shall be located out of the normal path of vehicles, or a means of protection shall be provided. Units generating a spark of flame shall have source of ignition 18" above the floor.
 - Gas fireplaces and/or fireplaces with gas burning appliances shall not be provided with dampers.
 - Fabricated wood burning appliances shall be installed in accordance with terms of listing. Provide listing number. EPA certification and installation instructions.
 - If the property is governed by a Homeowner's Association provide a letter of approval from the Architectural Review Committee.
 - Additional compliance items may be required in order to approve project.
-



BUILDING PERMIT APPLICATION

City of Gunnison Building Office
 201 W. Virginia Ave., PO Box 239, Gunnison, CO 81230
 Phone # (970) 641-8151 Fax # (970) 641-8156

Please submit three (3) copies of building plans and one (1) digital copy if available.

CONTACT INFORMATION	APPLICANT	Name		CONTRACTOR	Name		
		Address			License #		
		City	State/Zip		Address		
		Phone #			City	State/Zip	
		Email			Phone #		
	JOBSITE	Street address:		ARCH/ENG	Email		
Legal Description		Name					
Lot(s)		Block	Address				
Addition		City	State/Zip				
Subdivision		State License #					
PERMIT TYPE	<input type="checkbox"/> Single Family Residential		<input type="checkbox"/> Duplex		<input type="checkbox"/> Multi-Family Residential		
	<input type="checkbox"/> Residential Addition		<input type="checkbox"/> Garage		<input type="checkbox"/> Accessory Dwelling Unit		
	<input type="checkbox"/> New Commercial Bldg		<input type="checkbox"/> Commercial Storage		<input type="checkbox"/> Deck/Porch		
	<input type="checkbox"/> Change of Occupancy		<input type="checkbox"/> Certificate of Occupancy		<input type="checkbox"/> Remodel		
				<input type="checkbox"/> Commercial Addition			
				<input type="checkbox"/> Commercial Remodel			
				<input type="checkbox"/> Utility/Misc			
				<input type="checkbox"/> Other			
BUILDING TYPE	Brief description of project:				Construction Type:		
					<input type="checkbox"/> Standard wood framing, trusses, concrete foundation		
				<input type="checkbox"/> Metal framing, concrete foundation			
				<input type="checkbox"/> Block building			
				<input type="checkbox"/> Manufactured			
				<input type="checkbox"/> Alternative (describe)			
PLANNING & ZONING	LANDSCAPING REQUIREMENTS			Zone District: R-1 R1M R-2 R2M R3 RMU C CBD I B-1			
	A landscaping plan shall be submitted for all new building projects demonstrating compliance with the requirements of the City of Gunnison Land Development Code. All approved landscaping shall be completed prior to issuance of a final Certificate of Occupancy.			Front Setback:		Bldg Height:	
				Side Setback:		Lot Size:	
				Rear Setback:		Landscaping Plan Submitted? <input type="checkbox"/> Yes <input type="checkbox"/> No	
				Is the property governed by a Homeowner's Association (HOA)?			<input type="checkbox"/> Yes <input type="checkbox"/> No (If yes please provide a copy of architectural review approval)
COST/SIZE	Estimated cost of the project: \$			Total square footage (SF) of structure*:			
	Building Office Valuation: \$			Residential SF*		Porch/Deck SF	
	For manufactured buildings, include cost of foundation and cost of unit: \$ _____			Garage SF		Commercial SF*	
				*exterior dimensions of building (excluding garage and porches) for each floor			
SIGNATURE	Notice: Separate State issued permits are required for electrical and plumbing work. From the date of building permit issuance, the applicant has 180 days to commence work before the permit expires. By signing this application the applicant(s) acknowledges that the information provided above is true and correct and hereby agrees to comply with all provisions of laws, codes and ordinances governing this type of work and assumes responsibility for compliance with the approved plans.						
	Applicant Name(print)		Applicant Signature		Date		
(LETTER OF AUTHORIZATION REQUIRED IF APPLICANT IS NOT THE OWNER)							
OFFICE USE ONLY	Building Code Construction Type: _____				Application Date Received:		
	Occupancy Classification: _____						
	Flood Plain: No Yes If yes - provide Elevation Certificate						
	Plan Review Complete: _____						
	Building Office Approval: _____						
	BUILDING PERMIT # _____						
Date Paid/Issued: _____							

AUTHORIZATION OF AGENT

I/We, the undersigned owner(s) of the following described real property located in the City of Gunnison, Colorado, hereby authorize the following individual(s):

Name	Address	Phone
------	---------	-------

to act in my/our behalf concerning the application for action under the Land Development Code of the City of Gunnison.

Legal description and street address of the property for which application is being made:

Type(s) of permit applied for:

1) _____ 2) _____

3) _____ 4) _____

FIRST OWNER OF RECORD:

Printed Name of Property Owner

Signature of Property Owner

Date

SECOND OWNER OF RECORD:

Printed Name of Property Owner

Signature of Property Owner

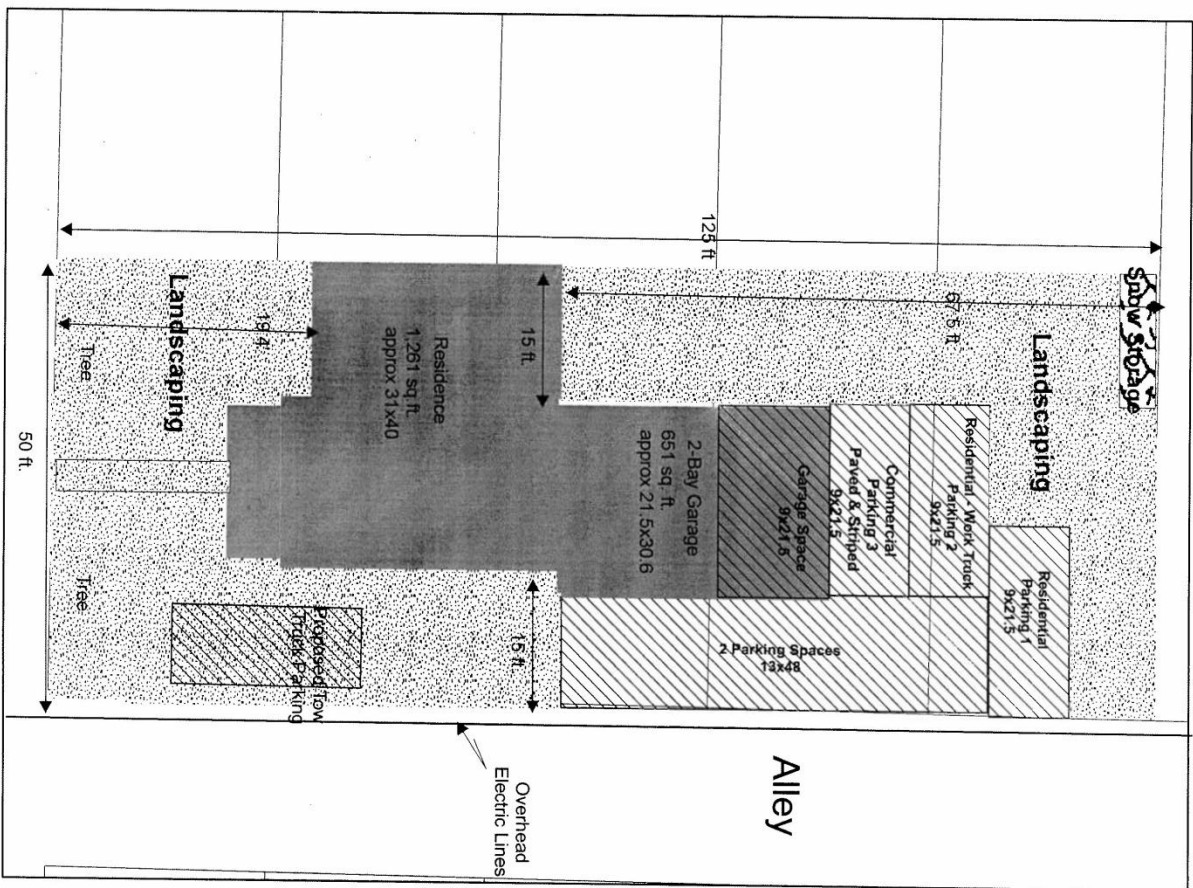
Date

TABLE 2-1 RESIDENTIAL DIMENSIONAL STANDARDS

Dimensional Standard	R-1	R-1M	R-2	RMU	R-3
Maximum density (units/acre) ¹	3.5	6	14	16	30
Lot Size Single-Family (sq. ft.) ¹	8,000	6,250	6,250	6,250	6,250
Lot Size Duplex (per unit) (sq. ft.) ¹			3,125	3,125	3,125
Lot Size Townhouse (per unit) (sq. ft.)				3,125	3,125
Lot Size Multi-Family (per unit) (sq. ft.) ¹					
Single Story				3,000	3,000
Two Story				2,500	2,500
Three Story				2,000	2,000
Maximum lot coverage structures	40%	40%	40%	45%	45%
Maximum lot coverage parking/access	10%	10%	15%	20%	40%
Minimum lot coverage landscape area	50%	50%	45%	35%	15%
Minimum lot frontage ¹					
Single-Family	50'	50'	50'	50'	50'
Duplex (per unit)			25'	25'	25'
Townhouse (per unit)				25'	25'
Multi-Family				100'	100'
Zero-Lot Line	50'	50'	50'	50'	50'
Minimum setback front²	15'	15'	15'	15'	15'
Minimum setback side Provided that one additional foot of setback shall be required for each two and one-half feet (a 1:2.5 ratio) of building height over 22.5 feet	10'	5'	5'	5'	5'
Minimum setback rear lot line: principal building Provided that one additional foot of setback shall be required for each two and one-half feet (a 1:2.5 ratio) of building height over 22.5 feet	10'	5'	5'	5'	5'
Minimum setback rear lot line: accessory building	10'	5'	5'	5'	5'
Maximum building height	35'	35'	35'	35'	35'
Maximum building height for detached accessory structure	30'	30'	30'	30'	30'
Minimum building width	24'	24'	20'	20'	20'
Minimum floor area Principal Dwelling (sq. ft.)	480	480	480	300 efficiency 480 multi-family	300 efficiency 480 multi-family
Floor Area Thresholds Accessory Dwelling (sq.ft.)				720	
Minimum storage area (sq.ft.)			32	32	32
Snow storage (% of parking and access coverage)	15%	15%	15%	15%	15%
¹ Density calculations for residential development may be subject to Slope Protection Standards (§5.2) and Section 13.					
² Covered porches and the landings and steps of a covered porch may encroach into the front yard pursuant to §1.7.L.3.d					

TABLE 2-2 NONRESIDENTIAL ZONE DISTRICT DIMENSIONAL STANDARDS				
STANDARD	B-1	C	CBD	I
DENSITY				
Max. density (units/acre)	7	14	NA	7
LOT				
Minimum lot size (sq. ft.)	6,250	8,000	--	6,250
Minimum lot frontage (ft.)	50	50	--	50
Maximum lot coverage: (%) structures	40	50	100	60
Maximum lot coverage: (%) Parking Access	15	40	N/A	30
Minimum landscape area (%)	45	10	--	10
BUILDING				
Maximum building height (ft.)	35	35	35	35
Minimum building width (ft.)	24	--	--	--
Minimum floor area: Multi-family (sq. ft.)	480	300 efficiency 480 multi-family	--	--
Minimum floor area: Second story residence (sq. ft.)	300	300	300	300 min 700 max
Minimum storage area (sq. ft.) ¹	32	32	32	--
BUILDING SETBACKS				
Minimum from side lot line (ft.)	5	5 ²	no req.	5 ¹
Minimum from rear lot line (ft.) principal building	5	5 ²	no req.	5 ²
Minimum from rear lot line (ft.) accessory building	5	5 ²	N/A	N/A
Minimum from front lot line (ft.)	15 ³	15 ²	no req.	0 ²
Other Standards				
Snow Storage Area (% of parking and access coverage)	15	15	N/A	15
¹ Storage is required for multi-family dwellings) (§3.3D) ² Uses adjacent to residential zone districts shall comply with Zone District Buffer Standards (§4.6 F. 3). ³ Parking not allowed within front setback area in B-1 Zone District				

SAMPLE SITE PLAN



Tomichi Avenue

APPLICANT NAME: _____
 SITE ADDRESS: _____
 11 X 17 SITE PLAN

Total Parcel Size: 6,250 square feet:

Dimensional Standards:		
Dimension	Required	Actual
Structures:	50%	30% 1,912 sq. ft.
Landscaping:	10%	42% - 2,577 sq. ft.
Parking/Access	40%	28% - 1,761 sq. ft. (see below)

Landscaping Requirements:
 This site is located in the Entrance Overlay zone which requires two trees within five feet of the sidewalk.

Parking Requirements:
 Residence 2 parking spaces
 Bays 2 parking spaces per 2 bays
 Tow Trucks 3 spaces on rear of lot
 Seven spaces required by Code
 Two spaces will be located in driveway access

Total Parking/Access Dimensions:

Parking 1	9 x 21.5	193.50
Parking 2	9 x 21.5	193.50
Parking 3	9 x 21.5	193.50
Parking 4 & 5	13 x 48	624.00
Parking 6	in bay	does not count toward uncovered parking
Total Uncovered Parking/Access:		1204.5 sq. ft./19%

Notes:
 Snow Storage: (approximately 15' x 4') will be on the northwest side of the lot in the landscaped area. Landscaping is predominantly live cover except 220 sq. ft. of sidewalks.

1 inch equals 15 feet



Appendix D - City of Gunnison Tap Schedule

Water and Sewer Tap Fees

WATER SERVICE LINE SIZE	CAPITAL IMPROVEMENT FEE FOR WATERWORKS SERVICES	CAPITAL IMPROVEMENT FEE FOR SEWER SERVICES
3/4"	\$ 2,500	\$ 5,000
1"	\$ 4,500	\$ 9,000
1 1/2"	\$ 10,000	\$ 20,000
2"	\$ 17,500	\$ 35,000
3"	\$ 35,000	\$ 70,000
4"	\$ 60,000	\$120,000
6"	\$120,000	

Contact the Public Works Department for details regarding water and sewer line installation and extensions. (970-641-8020).

