

**AGENDA**  
**CITY OF GUNNISON**  
**PLANNING & ZONING COMMISSION**  
**REGULAR MEETING**  
Rev 8/18/06

**DATE:** WEDNESDAY, AUGUST 23, 2006  
**TIME:** 7:00 PM  
**PLACE:** CITY HALL, COUNCIL CHAMBERS, 201 WEST VIRGINIA AVE.

- 7:00 P.M.
- I. CALL TO ORDER
  - II. PLEDGE OF ALLEGIANCE TO THE FLAG
  - III. CONSIDERATION OF AUGUST 9, 2006 MEETING MINUTES
  - IV. PUBLIC HEARING  
SB-06-1, CU-06-5, AND ZA-06-8 SUBMITTED BY WEST ELK INVESTMENTS, LLC. FOR THE PROPOSED VAN TUYL VILLAGE, A 29.93 ACRE PARCEL LOCATED IN THE R1M, R2M, AND COMMERCIAL ZONES.
  - V. POSSIBLE ACTION/RECOMMENDATION - SB-06-1 –PRELIMINARY PLAT, VAN TUYL VILLAGE PROPOSING 42 SINGLE FAMILY LOTS; 19 DUPLEX LOTS; 18 MULTI-FAMILY LOTS; 5 COMMERCIAL LOTS; AND 3 OPEN SPACE LOTS.
  - VI. POSSIBLE ACTION - CU-06-5 – VAN TUYL VILLAGE, CONDITIONAL USE APPLICATION FOR RESIDENTIAL USES IN THE COMMERCIAL ZONED PORTION OF THE PROPERTY.
  - VII. POSSIBLE ACTION/RECOMMENDATION - ZA-06-8 – VAN TUYL VILLAGE, ZONING AMENDMENT FOR A PORTION OF THE R-2M ZONE TO BE REZONED TO R-3 TO ALLOW FOR 82 MULTIPLE FAMILY UNITS.
  - VIII. POSSIBLE ACTION/RECOMMENDATION – VAN TUYL VILLAGE, VULCAN STREET –WIDTH DEVIATION
  - IX. COUNTY REFERRAL, TOMICHI CREEK SUBDIVISION
  - X. UNSCHEDULED CITIZENS
  - XI. COUNCIL UPDATE
  - XII. COMMISSIONER COMMENTS
  - XIII. PLANNING STAFF UPDATE
  - XIV. ADJOURN

TO COMPLY WITH ADA REGULATIONS, PEOPLE WITH SPECIAL NEEDS ARE REQUESTED TO CONTACT THE CITY OF GUNNISON COMMUNITY DEVELOPMENT DEPARTMENT AT 641.8090

This agenda is subject to change, including the addition or deletion of items at any time. Regular Meetings and Special Meetings are recorded and action can be taken. Minutes are posted at City Hall and on the City website at [www.cityofgunnison-co.gov](http://www.cityofgunnison-co.gov). Work sessions are not recorded and formal action cannot be taken. For further information, contact the Community Development Department at 641-8090.

ALL PLANNING & ZONING COMMISSION MEETINGS  
ARE USUALLY BROADCASTED LIVE ON LOCAL CABLE CHANNEL 15