

PLANNING AND ZONING COMMISSION
JUNE 8, 2011 MEETING PACKET
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Please bring a copy of the Sign Code language that was provided with the last meeting packet. If you need a copy, please let us know

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AGENDA
CITY OF GUNNISON
PLANNING & ZONING COMMISSION
REGULAR MEETING
Rev 6/3/11

DATE: WEDNESDAY, JUNE 8, 2011
TIME: 7:00 P.M.
PLACE: CITY HALL, COUNCIL CHAMBERS, 201 WEST VIRGINIA AVE.

- 7:00PM**
- I. CALL TO ORDER**
 - II. PLEDGE OF ALLEGIANCE TO THE FLAG**
 - III. CONSIDERATION OF THE MAY 25, 2011 MEETING MINUTES**
 - IV. PUBLIC HEARING AND POSSIBLE ACTION: Zoning Amendment ZA 11-2, submitted by Gunnison Valley Hospital to rezone a parcel of land from R-3 (Multi-family Residential) to C (Commercial).**
 - VI. UNSCHEDULED CITIZENS**
 - VII. COUNCIL UPDATE**
 - VIII. COMMISSIONER COMMENTS**
 - IX. PLANNING STAFF UPDATE**
 - X. ADJOURN INTO WORKSESSION**

WORKSESSION

- I. LAND DEVELOPMENT CODE UPDATE. (Discussion will continue with Section 4.8 Signs, of the March 2011 Draft)**

**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. Work sessions are not recorded and formal action cannot be taken. For further information, contact the Community Development Department at 641-8090.

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MEMBERS	PRESENT	ABSENT	EXCUSED
Bob Beda, Chair	X		
Dusty Szymanski	X		
Erich Ferchau	X		
Stu Ferguson	X		
Carolyn Riggs	X		
Greg Larson	X		
Councilor Ed Seymour	X		

OTHERS PRESENT:

I. CALL TO ORDER AT 7:00 PM BY CHAIR BOB BEDA

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. CONSIDERATION OF THE MAY 11, 2011 MEETING MINUTES

Commissioner Larson moved to approve the May 11, 2011 meeting minutes as presented.

Commissioner Ferchau seconded the motion.

Roll Call Yes: Erich, Bob, Greg, Ed

Roll Call No:

Roll Call Abstain: Dusty, Stu, Carolyn

Motion Carried

IV. ACTION TO EXCUSE COMMISSIONERS SZYMANSKI AND RIGGS FROM THE MAY 11, 2011 MEETING.

Commissioner Larson moved and Councilor Seymour seconded to excuse Commissioners Szymanski and Riggs from the May 11, 2011 meeting.

Roll Call Yes: Erich, Stu, Bob, Greg, Ed

Roll Call No:

Roll Call Abstain: Dusty, Carolyn

Motion Carried

V. COUNCIL UPDATE

Councilor Seymour updated the Commission on recent Council business:

- Last week Council interviewed candidates for Board and Commission Vacancies and took action last night to appoint
 - Stu Ferguson and Carolyn Riggs to the Planning and Zoning Commission
 - Wes Bailey and Scott Frazier to the Zoning Board of Adjustments and Appeals
 - Appointments to the Building Board of Appeals
- Took action on the slurry seal project;
- Took action on the road construction bid for New York, Reed, South Boulevard and West Tomichi

VI. COMMISSIONER COMMENTS

- Commissioner Ferguson is looking forward to the new opportunity on the Commission; Chair Beda thanked him for his ongoing community service and Commissioner Szymanski echoed congratulations to Commissioner Ferguson;
- Director Westbay stated that Councilor Harriman did an excellent job on the Commission and Chair Beda noted that she dropped off some cookies and a card for the Commission,

which he read aloud;

- Commissioner Riggs thanked the Commission for excusing her from the last two meetings so that she could graduate, she is now a WSC alumna and thanked City Council for reappointing her to the Commission;
- Commissioner Larson attended the economic summit group meeting and information will be on the website soon. He stated a working group has been formed to put together an action plan to address topics in the Governor's Bottom Up Economic Review Regional Strategies and Goals. Discussion followed:
 - Commissioner Ferchau stated that in the draft there are words that don't correspond with actions he has seen. He stated that the words in the plan are the polar opposite of the position being taken. The most obvious being mining, tourism growth or ski areas. He asked if it was just more words on paper or if there will be changing behavior. Commissioner Larson replied that he hopes that it is not just words on paper. He stated we could study this for years and not accomplish anything.
 - Commissioner Ferguson said he would describe this as a process rather than an end. He stated as he views the work in Gunnison County thus far, he sees lots of opportunities to refine it, to get better and refocus. He said that a really good brainstorming session was held to come up with the ideas in the plan and that mining, growth and being proactive are part of it—those issues did not get swept under the table.
 - Commissioner Larson stated there is a lot of work that needs to be done and it is not going to happen overnight.
 - Commissioner Ferchau stated that businesses in town are not doing well and that “if we don't have a good summer, we are in trouble. We are in bigger trouble than I have ever experienced in this town: literally with the businesses.” He asked people to support him on this because people don't believe him.
 - Commissioner Riggs stated that we have to get more vocal with the businesses and she feels this is a subject that needs to occur outside of tonight. Commissioner Ferchau said he agrees, but “it is that frame of mind that needs to be prevalent in business leaders, government leaders, and the general public because the businesses you can expect to be on board, the government should be able to see it and get on board and the general population is oblivious to most of it.”
 - Commissioner Larson said, “the hard part in a lot of ways is actually getting businesses involved. That has been a struggle getting them to show up , just like here we are reviewing the sign code tonight, that affects every business and no one is here.”
 - Commissioner Ferguson said the Council pointed out that one of the opportunities that communities have is to review their code, like we are doing, to find ways to make them more business friendly. He said he believes the City has been the leader in that category of finding ways to make processes work for people effectively. He proudly points to Gunnison as an example of what needs to be done at a lot of places.
 - Commissioner Ferchau stated he has always agreed more with what the City of Gunnison has done [as opposed to] the County of Gunnison. He continued, saying, “One of the issues that we face is business involvement, who in their right mind says, “I'm going down, I'm losing control, you just go”. We all put up a good face to be positive. It's the same reason business owners don't get involved in County Commissioner or City Council races, because of fear.”
- Commissioner Ferchau asked if the clock in the Council Chambers could be made the

same time as cell phones so he is not late – it is a couple of minutes fast.

VII. PLANNING STAFF UPDATE

Director Westbay provided an update on activity in the Community Development department:

- the Building Department is very busy with the jail and hospital projects and there will be an inspection of the Taylor Hall Fire System tomorrow;
- Eric Jansen will be going to Salida [weekly] over the next year for inspections of the high school so Dennis, Eric and Steve will team up to do inspections in Gunnison;
- staff has been working the past three weeks on communications regarding the CDOW Discovery Center and possible amendments to the *Annexation Agreement* for the GOV zone district;
- staff has had discussions with Safeway about a possible addition to their store;
- Management Staff met with Travelers Insurance to look at exemptions and is taking a good look at City policies;
- Staff is finalizing a draft of the Stormwater Management Manual and the City Engineer will review it before public distribution-it is basically an engineering textbook for stormwater management;
- Steve gave a presentation to Cathy Elliott’s Real Estate class at the college; and,
- upcoming planning projects include a rezoning of the hospital property and a conditional use.

VIII. ADJOURN. Chair Beda adjourned the meeting to a work session at approximately 7:28 p.m.

Bob Beda, Chair

Attest:

Andie Ruggera, Secretary

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STAFF REPORT
ZONING AMENDMENT
Gunnison Valley Hospital – 711 North Taylor Street

TO: Planning and Zoning Commission
FROM: Community Development Staff
DATE: June 3, 2011
RE: Zoning Amendment Application ZA 11-2

CODE PROVISIONS

The *Land Development Code (LDC)*, Section 15.150.030 specifies that a zoning amendment be reviewed by the City of Gunnison Planning and Zoning Commission (Commission) at a public hearing after 15 days public notice. The Commission establishes a recommendation to City Council, to approve, approve with conditions, deny or remand the application back to the applicant with instructions for modification. City Council shall consider the recommendation of the Commission at a public hearing and shall, by ordinance, approve, deny or remand the application back to the applicant with instructions for modification or additional information.

An amendment to the official zoning map may be initiated by City Council, the Planning and Zoning Commission, the Community Development Director or the owner of, or holder of, a recognized interest in that real property whose zoning is proposed to be amended.

APPLICATION

The applicant is Gunnison Valley Hospital, represented by M. Randell Phelps, Chief Executive Officer. The request is to rezone the property zoned PUD R-3 (multi-family residential) to Commercial. The legal description of the property is Lot 12, The Meadows, Phase 1R, City and County of Gunnison, Colorado. The applicants' narrative states:

Gunnison Valley Hospital just completed the Diagnostic Imaging, Medical Laboratory and New Entry addition to the current facility, as part of this process we received a conditional use for some property zoned as R-3. Part of our overall master plan is to rezone the property from R-3 to commercial as we stated in the conditional use application, allowing for future growth and additional services to serve the needs of the community. The rezoning would put all the hospital property in the same zoning district.

Rezoning this property to commercial will provide better flexibility and more options for growth or relocating existing services into a new facility. Some of the options could be additional parking and open space allowing additional enhancement of the appearance of the campus, relocating Rehabilitative Services (PT, OT, Cardiac Rehab) Cardiopulmonary Services (EKG, Cardiac Stress Testing, Pulmonary Function Testing), Administrative and Business Office activities, and Culinary Services and additional services not currently available within the existing facility. In general, our goal is to provide more options while going through the master planning process to better serve the needs of the community.

STAFF REPORT
ZONING AMENDMENT
Gunnison Valley Hospital – 711 North Taylor Street

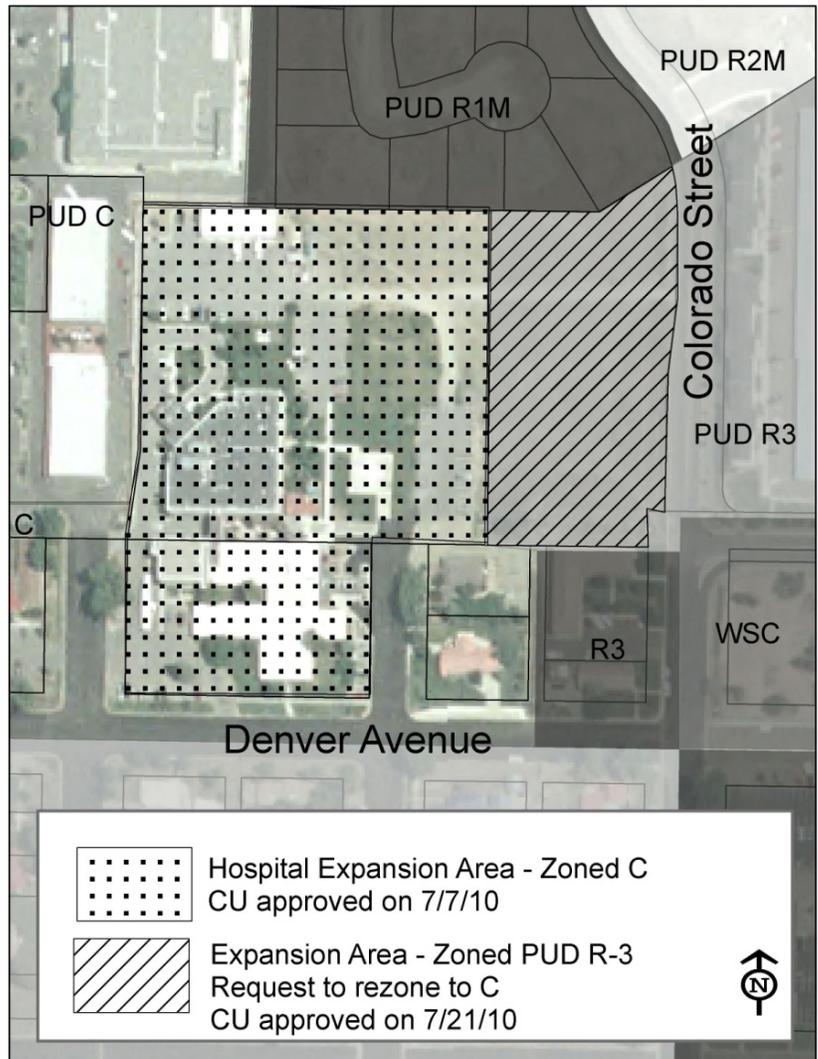
SITE HISTORY

The Hospital was granted two Conditional Use approvals for the expansion of hospital facilities. On July 10, 2010 a Conditional Use was granted on the existing commercially zoned property for the continued operation and 13,000 square foot expansion of the hospital. A second Conditional Use was granted on July 22, 2010 on the R-3 zoned site for future expansion of the hospital and additional parking. A Temporary Certificate of Occupancy has been issued for the hospital addition structure and the additional parking area and access off Colorado Street is paved. The applicant has submitted a landscaping plan that meets the requirements of the *LDC* including minimum landscaped area, landscaped parking and minimum number of trees. A Certificate of Occupancy will not be issued until all landscaping requirements are met.

SITE ASSESSMENT

The Gunnison Valley Hospital structure is located in the Commercial district with the subject site located to the east. City Market and the Meadows Village subdivision are to the north. Multiple family units (Mountaineer Apartments) are to the east; health services (Mental Health and Mountain Home Health), residential and daycare (Tenderfoot Child and Family Development Center) are to the south; and the hospital facilities, a medical clinic and the Meadows Mall are located to the west.

The R-3 parcel provides additional public access off Colorado Street, parking, landscaping, stormwater management and snow storage for the hospital.



STAFF REPORT
ZONING AMENDMENT
Gunnison Valley Hospital – 711 North Taylor Street

In reviewing compliance with the *LDC*, Table 15.70.050: Schedule of Dimensional Standards, the entire hospital site (including the existing Commercially zoned site and the subject site) was reviewed. The combined site complies with the review standards for the Commercial district.

The following table provides cumulative calculations of all real property owned by the hospital and affected by their Capital Facilities Plan.

	Required in Commercial Zone	Provided
MINIMUM DENSITY (UNITS/ACRE)	16	N/A
MINIMUM LOT SIZE (SF)	8,000	324,171
MINIMUM LOT FRONTAGE (FT)	50	468.4
MAXIMUM LOT COVERAGE : STRUCTURES	50%	19.5%
MAXIMUM LOT COVERAGE UNCOVERED PARKING/ACCESS	40%	39.7%
MINIMUM LANDSCAPE AREA	10%	40.8%
MIN. SETBACK FROM SIDE LOT LINE (FT)	5	50.0
MIN. SETBACK FROM REAR LOT LINE: PRINCIPAL BLDG. (FT)	5	142.0
MIN SETBACK FROM REAR LOT LINE : ACCESSORY BLDG. (FT)	N/A	5.8
MIN SETBACK FROM FRONT LOT LINE (FT)	15	16.4
MAXIMUM BUILDING HEIGHT	35	30
MINIMUM BUILDING WIDTH	No. Req.	80
MINIMUM FLOOR AREA (SF)	500/300	N/A
MINIMUM STORAGE AREA (SF) (APPLIES TO MULTIFAMILY ONLY)	32	N/A
MINIMUM NUMBER OF TREES (1 PER 200 SF OF LANDSCAPED AREA)	162	162

DEPARTMENTAL COMMENTS:

Building Official: No issue.

Fire Marshal: No issue.

Parks and Recreation Department: No issue.

Police Department: No issue.

Public Works Director: No issue.

City Engineer: No issue.

Water and Sewer Superintendent: No issue.

Electric Superintendent: No issue.

STAFF OBSERVATIONS

STAFF REPORT
ZONING AMENDMENT
Gunnison Valley Hospital – 711 North Taylor Street

1. The applicant is requesting to rezone Lot 12, The Meadows, Phase 1R from PUD R-3 (Multi-family Residential) to C (Commercial) which requires an amendment to the official zoning map based on the City's *Land Development Code*.
2. The rezoning of this site is compatible with the surrounding neighborhood.
3. The rezoning allows the hospital property to be regulated under the same zone district uses and dimensional standards.
4. Changes to the neighborhood including the expansion of hospital facilities have driven the request of the map amendment.
5. The Gunnison Valley Hospital was granted Conditional Use approval on July 7, 2010 for the Commercially zoned property which contains the hospital facilities, including the recent addition.
6. The Gunnison Valley Hospital was granted Conditional Use approval on July 21, 2010 for the R-3 zoned property for future expansion of the hospital and additional parking.
7. A landscaping plan that includes the cumulative hospital site has been submitted and meets the minimum requirements of the *LDC*.

REVIEW STANDARDS

The *Land Development Code* “LDC” (15.150.060) contains four specific standards to be applied to an Amendment to the Official Zoning Map. Based on the *LDC* 15.120.060 C1, *an application that fails to comply with any applicable review standard shall be denied*.

A. *Consistency with Master Plan. The proposed amendment shall be consistent with the City of Gunnison Master Plan.*

No Conflict. The proposed amendment is consistent with the goals and policies of the *LDC*.

Chapter 5, Land Use and Growth, Goal: Residential, commercial and industrial land uses are appropriately located and interspersed with parks and open space, providing a balanced environment in which to live, work and play.

Chapter 5, Land Use and Growth, Policy 1.8: Assess extensions to the Central Business District, the B-1 District, and Commercial District, and incorporate these districts into neighborhood developments where appropriate.

Chapter 11, Public Safety, Goal: Public safety services will be readily available to serve and protect the community. The agencies providing these services continue to understand the community, its citizens and trends affecting public security.

B. *Consistent With Purposes of Zone District. The proposed amendment shall be consistent with the purpose of the zone district to which the property is to be designated.*

No Conflict. The purpose of the Commercial district is to provide for commercial and service businesses in a pattern that allows ease of access by both vehicles and pedestrians. The majority of the hospital property is zoned Commercial, rezoning the

STAFF REPORT
ZONING AMENDMENT
Gunnison Valley Hospital – 711 North Taylor Street

PUD R-3 parcel provide appropriate land use control for existing and future hospital facility needs. The PUD R-3 parcel provides additional access and parking for the hospital.

C. *Compatibility with Surrounding Zone Districts and Uses. The development permitted by the proposed amendment shall be compatible with surrounding zone districts, land uses, and neighborhood character.*

No Conflict. The rezoning is compatible with the surrounding districts and uses. The map amendment provides consistency within the hospital facility by having all properties zoned the same. Commercial zoning of this site is compatible with the surrounding zones of C to the west, R-3 to the east and south and R-1M to the north. The landscaping plan indicates a buffer of 60 feet on the north lot line adjacent to the R-1M district and on the east lot line along Colorado Street.

D. *Changed Conditions or Error. The applicant shall demonstrate that conditions affecting the subject parcel or the surrounding neighborhood have changed, or that due to incorrect assumptions or conclusions about the property, one or more errors in the boundaries shown on the Official Zoning Map have occurred.*

No Conflict. Historically the PUD R-3 site was used as an emergency only entrance for hospital use. The surrounding neighborhood has changed with a daycare facility to the southeast, commercial uses to the south and the expansion of the hospital facilities. The site provides space for future expansions to the hospital, additional parking and access off Colorado Street. The zoning amendment allows all hospital facility uses to comply with the use and dimensional standards of the Commercial district zone.

ACTION

During the regular Planning and Zoning Commission meeting held on June 8, 2011, Commissioner _____ moved, and Commissioner _____ seconded, and the Commission voted to recommend APPROVAL to the City Council, Zoning Amendment application ZA 11-2, submitted by Gunnison Valley Hospital to rezone the PUD R-3 zoned property to Commercial, based on the following findings of fact:

FINDINGS OF FACT:

1. The Planning and Zoning Commission finds that the record of this action includes the application contents on file with the City of Gunnison; all comments entered into the Public Hearing record; and provisions of the *City of Gunnison Land Development Code* and the *City of Gunnison Master Plan*.
2. The Planning and Zoning Commission finds that this Zoning Amendment application is to rezone Lot 12, The Meadows, Phase 1R from PUD R-3 to Commercial.

STAFF REPORT
ZONING AMENDMENT
Gunnison Valley Hospital – 711 North Taylor Street

3. The Planning and Zoning Commission finds that rezoning of the PUD R-3 parcel to Commercial is compatible with existing zoning of the hospital structure site and the surrounding neighborhood.
4. The Planning and Zoning Commission finds that the Gunnison Valley Hospital was granted Conditional Use approvals for the continued operation and expansion of the Commercially zoned property on July 7, 2010 and on the PUD R-3 zoned property on July 22, 2010.
5. A landscaping plan that meets the minimum requirements of the *LDC* has been submitted and approved. The Planning and Zoning Commission finds that the landscaping plan indicates plant cover that helps form buffers between the hospital and adjacent residential land uses.
6. The Planning and Zoning Commission finds that rezoning of the PUD R-3 parcel to Commercial complies with the review standards for a zoning amendment.
7. The Planning and Zoning Commission finds that the zoning map amendment will not be a detriment to the community's health, safety and welfare.

Application Fact Sheet
 In Accordance With 15-12-3(C)
 City of Gunnison Land Development Code
 Minimum Application Contents

City of Gunnison
 201 W. Virginia
 PO Box 239
 Gunnison, CO 81230
 (970)641-8090 FAX(970)641-8051

Name: Gunnison Valley Hospital **Phone #:** 970-641-7265

Fax #: 970-641-7233 **E-Mail:** ebair@gvh-colorado.org

Mailing Address: 711 North Taylor
 City: Gunnison State: Colorado Zip: 81230

Power of Attorney
 Name: _____
 Phone: _____ Fax: _____ Email: _____
 Mailing Address: _____
 City: _____ State: _____ Zip: _____

Legal Description
 Address of Property: 711 North Taylor
 Block: _____ Lot: 12
 Addition: The Meadows Phase 1-R Rec.468717 Zone: R-3

Disclosure of Ownership- Please List All and Provide Documentation
 Owners Mortgages Judgments Liens
 Agreements that run with the land Contract Easements

Enclosures
 Vicinity Map (8.5"X11") & Site Plan (11"X17") Written Description of Proposal Names, Addresses and Map of Adjoining Property Owners
 Vested Property Rights Letter from Owner(If Not Applicants) Letter from Co-Owner
 Letter of Power of Attorney From Owner Certified mail/paid postage

Brief Summary: Change the zoning from R-3 to Commercial to allow better flexibility for future expansion and growth of the hospital and related health care services

Signature *M. Randall Phelps CEO* Date *5.12.2012*

For Office Use Only circle which apply

Conditional Use(CU)	Variance(VA)	Zoning Amendment(ZA)	Subdivision(SB)
Mobile Home Park			Exemption(SBE)
RV Park			
PUD(PD)	Vacation (VF)	Consolidated Application	
Minor			
Major	Other: _____		
Reference # _____			



GUNNISON VALLEY HEALTH

Dear Gunnison City Council Members:

Gunnison Valley Hospital just completed the Diagnostic Imaging, Medical Laboratory and New Entry addition to the current facility. As part of this process we received a conditional use for some property zoned as R-3. Part of our overall master plan is to rezone the property from R-3 to commercial as we stated in the conditional use application, allowing for future growth and additional services to serve the needs of the community. The rezoning would put all the hospital property in the same zoning district.

Rezoning this property to commercial will provide better flexibility and more options for growth or relocating existing services into a new facility. Some of the options could be additional parking and open space allowing additional enhancement of the appearance of the campus, relocating Rehabilitative Services (PT, OT, Cardiac Rehab), Cardiopulmonary Services (EKG, Cardiac Stress Testing, Pulmonary Function Testing), Administrative and Business Office activities, and Culinary Services and additional services not currently available within the existing facility. In general, our goal is to provide more options while going through the master planning process to better serve the needs of the community.

Respectfully Yours,

M. Randell Phelps, CEO



Previous Parcel	Next Parcel	Return to Main Search Page	Gunnison Home	Recent Sales in Area
Owner and Parcel Information: Account R032159				
Owner Name	GUNNISON VALLEY HOSPITAL	Site Location	GUNNISON	
Mailing Address	711 N TAYLOR ST GUNNISON CO 81230	Legal Description	LOT 12 THE MEADOWS PHASE 1R PLAT 6/28/95 #504258	
Parcel Number	3701-360-06-002	Neighborhood		
Account Number	R032159	Subdivision	MEADOWS PHASE 1R Recent Sales in Subdivision	
Tax District	100	Property Type	EXEMPT PROPERTY	
Business Name		Economic Area	ECONOMIC AREA 1	
<input type="button" value="Show Parcel Map"/>				

Assessment Information				
Year	Actual Value	Assessed Value	Mill Levy	Taxes
2010	\$ 945,900	\$ 274,310		
2009	\$ 945,900	\$ 274,310	39.757	\$ 0.00
2008	\$ 491,870	\$ 142,640	41.387	\$ 0.00
2007	\$ 491,870	\$ 142,640	36.186	\$ 0.00
2006	\$ 189,180	\$ 54,860	43.784	\$ 0.00

Land Information						
Abstract	Acres	Square Feet	Land Type	Site Access	Sewer	Water
EXEMPT-COUNTY-LAND		2.17	MEADOW	CENTRAL		

Improvement Information														No Photos
Type Building	Square Feet	Actual Year Built	Effective Year Built	Condition	Construction Quality	Foundation	Frame	Heating Fuel	Heating Type	New Construction % Complete	Bedrooms	Bathrooms	Deed Restricted	Sketches
No improvement information associated with this account/parcel														

Accessory Information		
Description	Square Footage	Effective Year Built
No accessory information associated with this account/parcel		

Sales Information							
Sale Date	Type of Document	Reception	Book	Page	Grantor	Grantee	Amount
2000-08-16	TD - Treasurer's Deed - Fee	504258			GUNNISON CENTER PROPERTIES LLC	GUNNISON VALLEY HOSPITAL	\$ 240,000

Tax Districts: 100			
Tax Year	Tax Authority Name	Mill Levy	Credit Levy
2009	COUNTY GENERAL FUND	15.151	7.529
2009	COUNTY ROAD & BRIDGE	0	0
2009	HUMAN SERVICES	0.352	0
2009	COUNTY B & I	0	0
2009	GUNNISON COUNTY HOSPITAL	0	0
2009	GUNNISON COUNTY LIBRARY	0.877	0
2009	GUNNISON COUNTY PUBLIC WORKS	0	0
2009	GUNNISON COUNTY CONTINGENCY	0	0
2009	COLO WATER GEN FUND & ADM	0.253	0.087
2009	GUNNISON HEALTH CARE CENTER	0.695	0
2009	RE1J GENERAL FUND	17.362	0
2009	RE1J CAPITAL RESERVE FUND	0	0
2009	RE1J BOND REDEMPTION	6.143	0
2009	RE1J INSURANCE RESERVE FUND	0	0
2009	RE1J ASBESTOS RECOVERY	0	0
2009	GUNNISON GENERAL FUND	3.868	0
2009	GUNNISON CEMETERY GENERAL FUND	0.765	0.176
2009	GUNNISON COUNTY METRO REC DISTRICT	0.874	0.561

2009	UPPER GUN WATER GENERAL FUND	1.77	0
Previous Parcel	Next Parcel	Return to Main Search Page	Gunnison Home

The Gunnison County Assessor Online Property makes every effort to produce the most accurate information possible. No warranties, expressed or implied, are provided for the data herein, its use or interpretation. Website Updated: March 11, 2010

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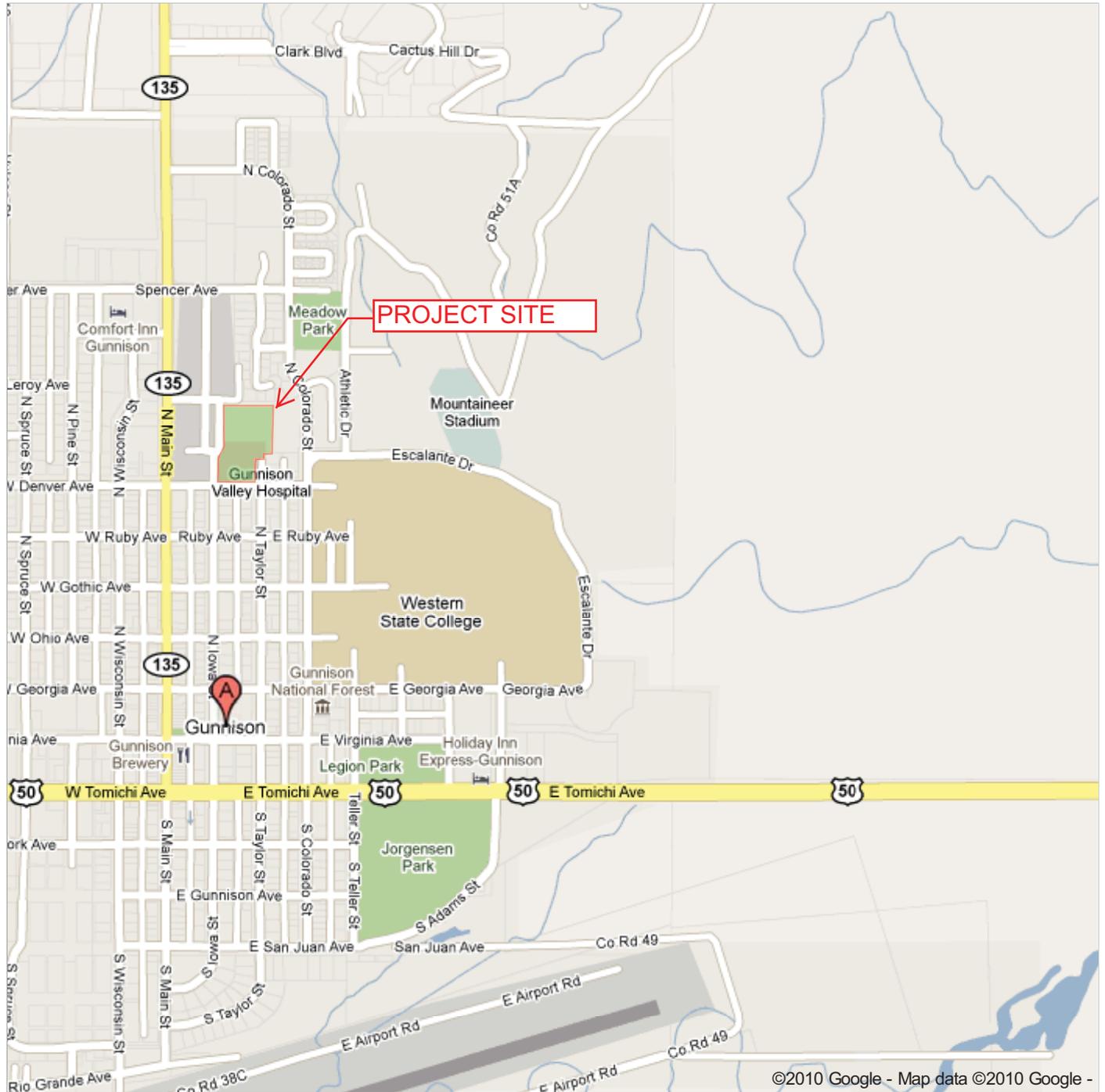


Address **Gunnison, CO**

Get Google Maps on your phone



Text the word "GMAPS" to 466453



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Notice Of Public Hearing Was Sent To The Following Adjacent Property Owners Via Certified Mail On May 17, 2011:

Site Address: 711 N Taylor St
Gunnison County
200 E Virginia Ave
Gunnison, CO 81230

Site Address: 710 N Taylor St
Midwestern Colorado Mental Health
Po Box 1208
Montrose, CO 81402

Site Address: 711 N Colorado St 10
Gunnison Valley Hospital
711 N Taylor St
Gunnison, CO 81230

Site Address: 805 Sunny Slope Dr
Paul T Harbaugh Etal
805 Sunny Slope Dr
Gunnison, CO 81230

Site Address: 803 Sunny Slope Dr
Melissa L McKenna Etal
202 E Tomichi Ave
Gunnison, CO 81230

Site Address: 801 Sunny Slope Dr
William M McNeil Etal
801 Sunny Slope Dr
Gunnison, CO 81230

Site Address: N Colorado St
Tomichi Village Inn Group LLC
3453 Ranch Dr
Prescott, AZ 86303

Site Address: 720 N Colorado St
Mountaineer Village Associates LLC Etal
2195 N Hwy 83 Ste 14b
Franktown, CO 80116

Site Address: 700 N Colorado St
Western State College
Office of The President
Gunnison, CO 81231

Site Address: 711 N Colorado St 4
Ryan Paul Allen
711 N. Colorado Street #4
Gunnison, CO 81230

Site Address: 711 N Colorado Street
BMJ, LLC
P.O Box 3224
Crested Butte, CO 81224



the neenan company

Master Plan Option



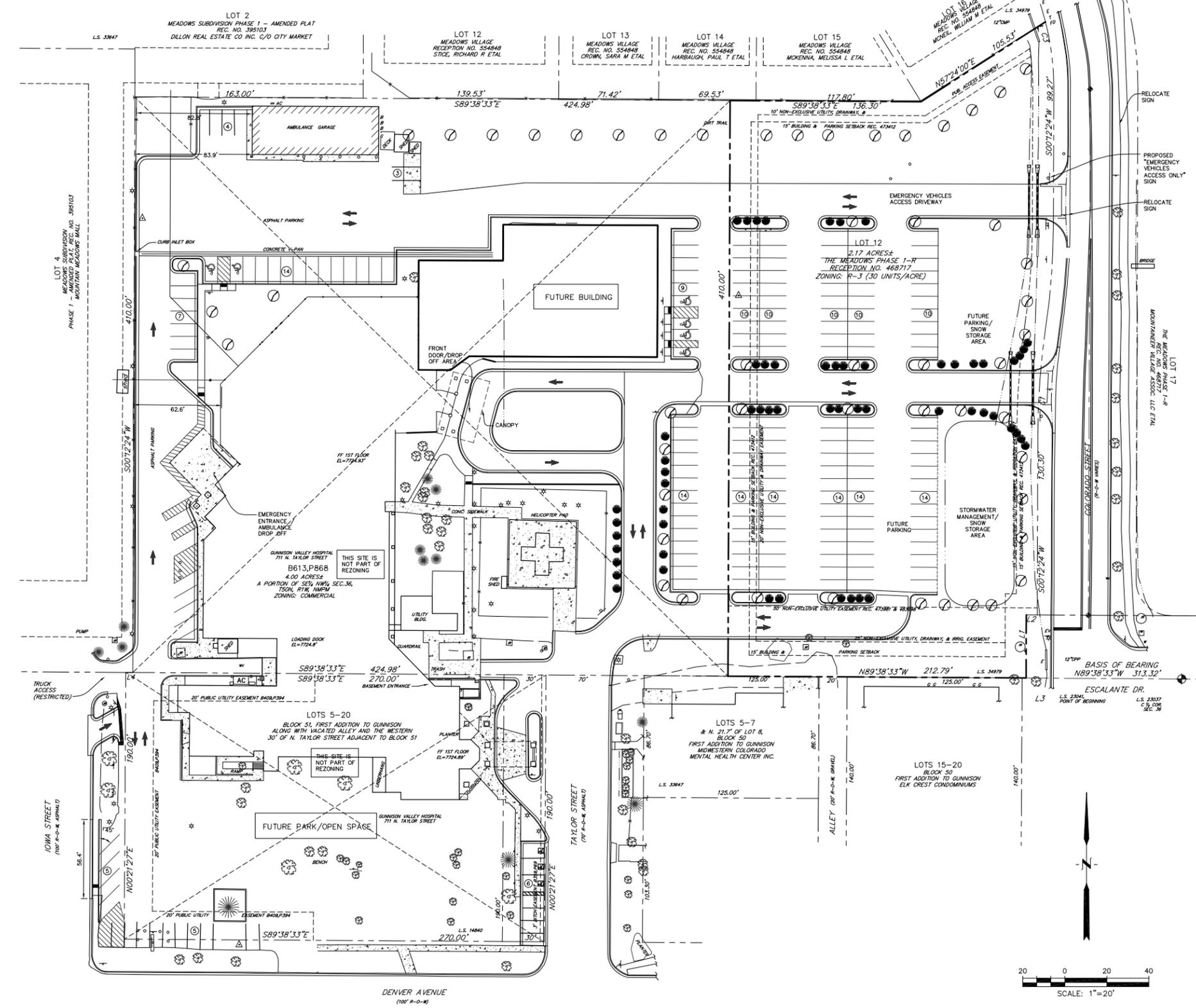
MEEVAN
 ARCHITECTS
 1000 14TH STREET, SUITE 100
 DENVER, COLORADO 80202
 (303) 733-3333

81230

MASTER SITE PLAN
 GUNNISON VALLEY HEALTH
 GUNNISON, COLORADO

Issued For:	
Issued For (to):	
Construction Documents:	
Revision Number	Revision Date
File Date:	5/13/2011
Checked By:	
Drawn By:	

SITE PLAN



DIVISIONAL STANDARDS

INCLUDES LOT 12, MEADOWS PHASE 1-R, LOTS 5-20, BLOCK 51 AND DKG1, PINE PARCELS
 HOSPITAL SITE IS COMPRISED OF TWO DIFFERENT ZONING DISTRICTS

	R-3	C	
	REQUIRED	REQUIRED	PROVIDED
MINIMUM DENSITY (UNITS/ACRE)	8	16	16.0
MINIMUM LOT SIZE (SF)	8,350	8,000	125,036
MINIMUM LOT FRONTAGE (FT)	50	50	468.8
MAXIMUM LOT COVERAGE - STRUCTURES	40%	50%	18.5%
MAX. LOT COVERAGE UNCOVERED PARKING/ACCESS	40%	40%	26.7%
MINIMUM LANDSCAPE AREA	10%	10%	46.8%
MIN. SETBACK FROM SIDE LOT LINE (FT)	5	5	50.0
MIN. SETBACK FROM REAR LOT LINE - PRINCIPAL BLDG. (FT)	5	N/A	5.8
MIN. SETBACK FROM REAR LOT LINE - ACCESSORY BLDG. (FT)	5	15	16.8
MIN. SETBACK FROM FRONT LOT LINE (FT)	15	15	16.8
MAXIMUM BUILDING HEIGHT	35	35	30
MINIMUM BUILDING WIDTH	20	No. Req.	50
MINIMUM FLOOR AREA (SF)	900/300	900/300	16/5
MINIMUM STORAGE AREA (SF) (APPLIES TO MULTIFAMILY ONLY)	32	32	N/A