

PLANNING AND ZONING COMMISSION
SEPTEMBER 28, 2011 MEETING PACKET
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**AGENDA
CITY OF GUNNISON
PLANNING & ZONING COMMISSION
REGULAR MEETING
Rev 9/22/2011**

DATE: WEDNESDAY, SEPTEMBER 28, 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 SEPTEMBER 14, 2011 MEETING MINUTES**
 - IV. PUBLIC HEARING AND POSSIBLE ACTION:** Conditional Use Application CU 11-5, submitted by Beth Marcue to operate a Bed and Breakfast in the Professional Business (B1) district.
 - V. UNSCHEDULED CITIZENS**
 - VI. COUNCIL UPDATE**
 - VII. COMMISSIONER COMMENTS**
 - VIII. PLANNING STAFF UPDATE**
 - IX. ADJOURN TO WORK SESSION**

WORK SESSION

LAND DEVELOPMENT CODE UPDATE. (Discussion will continue with Section 4.8 Signs)

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.

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

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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: Community Development Director Steve Westbay, Planner Andie Ruggera, Planning Technician Pam Cunningham

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

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. CONSIDERATION OF THE AUGUST 24, 2011 MEETING MINUTES

Commissioner Ferguson moved to approve the August 24, 2011 meeting minutes as corrected. Commissioner Larson seconded the motion.

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

Roll Call No:

Roll Call Abstain:

So Carried

IV. UNSCHEDULED CITIZENS. There were none.

V. COUNCIL UPDATE. Councilor Seymour updated the Commission on recent Council business:

The Council had a regular session on September 13th and:

- had a 1st reading on the ordinance to vacate Bidwell;
- had a 1st reading to vacate the South Main utility easement;
- discussed a resolution to sign a letter of support for the Library District ballot measure;
- heard an update on the VanTuyl Ranch annexation; and,
- passed the trail easement with the Colorado Department of Parks and Wildlife on the VanTuyl Ranch;

Council will have a budget meeting next week.

VI. COMMISSIONER COMMENTS.

- Commissioner Szymanski said that the Natural Building Conference will be held in Gunnison on September 24th and 25th. Bruce King is the keynote speaker. There will be a demonstration on building a straw bale greenhouse and earth-based plaster. If there are enough participants they will also work on the VanTuyl building. The City helped support the conference with a Challenge Grant.

VII. PLANNING STAFF UPDATE. Director Westbay updated the Commission on recent department activity:

- Public Works Director Bradford and Director Westbay met with representatives from Gunnison County Electric about the power lines that across the VanTuyl Ranch and easement

discrepancies. Staff and GCEA will work to redefine those easements and record documents to benefit both parties.

- Staff has started to write a concept paper for a GOCO River Corridor Initiative grant. GOCO has budgeted \$14-18 million for projects that have trail and river corridor components. The project the City is proposing will tie into the Tomichi Creek corridor.
- The VanTuyl Ranch Annexation is moving forward. Staff has met twice with City Council and submitted an Annexation Petition and request for waivers for some application materials.
- There will be a conditional use on the agenda for the next meeting.
- A copy of the Community Development semi-annual report had been provided to the Commission and Director Westbay asked if there were any questions. Commissioner Ferchau noted the small amount of building permits compared to other years and brought up the subject of use tax. He stated that because some products aren't available in Gunnison a person building can't get reimbursed for the full use tax charged. He would like to revisit how the use tax is calculated, either as a member of the Commission or as a citizen. Commissioner Ferguson stated that no one has challenged how the use tax is calculated and there is consensus that the City should collect sales tax on materials that are not purchased in Gunnison because it is an important revenue source for the City. Commissioner Ferchau stated that if it is an incentive [to purchase locally] it is unjustly penalizing a person pulling a building permit because some materials are purchased over the internet and in other cities with more variety. Commissioner Ferguson stated that cities are banned from collecting sales tax on internet sales. Commissioner Szymanski stated that a contractor could have a "resale certificate" and could buy materials out of town and collect the sales tax on their invoice. Steve will discuss this further with Commissioner Szymanski.

VIII. ADJOURN TO WORK SESSION. Chair Beda adjourned the meeting at approximately 7:23 p.m.

Bob Beda, Chair

Attest:

Pam Cunningham, Secretary

STAFF REPORT
CONDITIONAL USE
Beth Marcue – 123 North Boulevard

TO: Planning and Zoning Commission
FROM: Community Development Staff
DATE: September 28, 2011
RE: Conditional Use Application CU 11-5, Bed and Breakfast

CODE PROVISIONS

The City's *Land Development Code (LDC)*, Section 15.70.030 states that a Bed and Breakfast requires a Conditional Use permit to operate in the Professional Business (B1) district. Conditional Uses are those land uses that are generally compatible with the permitted uses in a district zone, but require site-specific review of their location, intensity, density, configuration and operating characteristics. Conditions may be imposed in order to ensure compatibility of the uses at a particular location and mitigate potentially adverse impacts.

The *LDC* Section 15.130.020D specifies that Conditional Use applications be reviewed by the City of Gunnison Planning and Zoning Commission (Commission) at a Public Hearing after 15 days public notice. The Commission may approve, approve with conditions, deny or remand the application back to the applicant with instructions for modification.

APPLICATION

The applicant, Beth Marcue, is requesting to operate a one-room bed and breakfast in the Professional Business (B1) district. The legal description of the property is Tract A, Lowe Subdivision, City and County of Gunnison, Colorado. The applicants' narrative states:

I am requesting a Conditional Use Permit for 123 N. Boulevard Street, my private home, as a "bed and breakfast." The property is zoned as mixed use and is situated on the SW corner of Boulevard and Virginia Streets, one block north of Tomichi. The intended rental is a single furnished bedroom with private bath.

As this is my private residence (and in keeping with my own preferred lifestyle), accommodations will be targeted at clientele interested in a clean, quiet, and relaxing atmosphere; no smoking, no pets, and no loud music or other disruptive noise or activities will be allowed. The guest room is suitable for 1-2 persons; check in time will be 3 p.m.; check out time will be 11 a.m. A single self-served morning meal will be made available to guests. No other meals will be served or offered.

The anticipated impact on the surrounding neighborhood is negligible. I am the sole occupant of the property and park my one (1) vehicle off-street. It is anticipated that guests will have one vehicle, which may be parked off-street on the property or on one of the streets adjacent to the property, where there is ample available parking.

RELEVANT CODE DEFINITIONS

The definition of a bed and breakfast inn is "a private home containing no more than nine lodging units that provides short-term lodging for a charge to the public, generally for

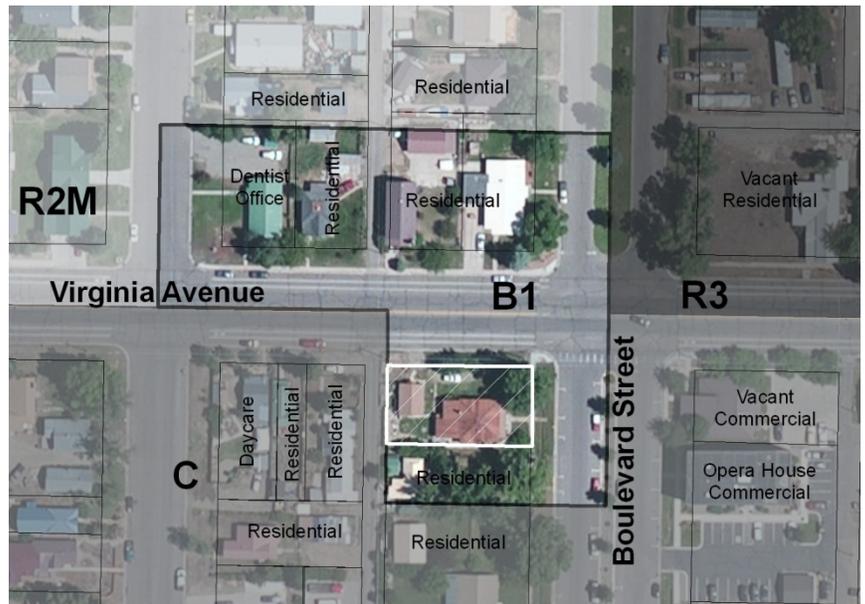
STAFF REPORT
CONDITIONAL USE
Beth Marcue – 123 North Boulevard

periods of less than one month, having an owner or manager residing on the site, in which no more than two daily family-style meals are provided, to guests of the inn only.”

The bed and breakfast inn use is very similar to a home business in that the homeowner is operating a business out of the home. The definition of a home business means “the conduct of a business, occupation or trade as an accessory use entirely within a residential building or accessory structure for gain or support by residents of the dwelling and employees residing off-premises, which may serve patrons on the premises.

SITE ASSESSMENT

The proposed one-room bed and breakfast inn is located on Virginia Avenue and Boulevard in the B-1 district zone. Surrounding uses include commercial services (Smith Opera House – multiple offices) to the east, residential immediately to the south with commercial (Today Realty and Rock~N~Roll Sports) along Tomichi Avenue, residential and a daycare school to the west and residential and a dentist office to the north of the subject site.



The proposed use requires a total of two off-street parking spaces. One space is required per guest room and one space is required for the owner or manager’s unit. Two spaces currently exist along Virginia Avenue.

The proposed bed and breakfast inn will have to be inspected by the Building Official and Fire Marshal to verify fire and life safety requirements. In addition, a food license is required from the Colorado Department of Public Health and Environment for the bed and breakfast inn.

DEPARTMENTAL COMMENTS:

Building Official: Verification of fire and life safety conditions may be necessary ie: smoke alarms/carbon monoxide alarms, emergency escape and rescue openings, ventilation, lighting, etc. An inspection of the premises should be required prior to approval.

Fire Marshal: There will need to be an inspection for life safety.

Parks and Recreation Department: No issue.

Police Department: No issue.

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CONDITIONAL USE
Beth Marcue – 123 North Boulevard

Public Works Director: No issue.

City Engineer: No issue.

Water and Sewer Superintendent: No issue.

Electric Superintendent: No issue.

STAFF OBSERVATIONS

1. The applicant is requesting approval to operate a bed and breakfast inn in the B-1 district zone, which requires Conditional Use approval based on the City's *Land Development Code*.
2. The bed and breakfast proposal includes one guest room and one room for the owner.
3. The bed and breakfast inn use is similar to a home business in that the owner or manager resides on the premises to conduct business.
4. Surrounding uses include residential and commercial services.
5. Parking requirements generated by this Conditional Use are met on the proposed site.
6. State and City sales tax licenses will need to be obtained for the bed and breakfast.
7. The proposed bed and breakfast will need to be inspected by the Building Official and Fire Marshal for fire and life safety requirements.
8. A change of use permit application will need to be submitted.
9. A bed and breakfast must be operated under any requirements or standards of the Colorado Department of Public Health and Environment.

REVIEW STANDARDS

The LDC (Chapter 15.130.050) contains the following seven specific standards that must be met for a Conditional Use application to be approved:

A. Consistency with Master Plan. The use shall be consistent with the City of Gunnison Master Plan.

No Conflict:

Chapter 5, Land Use and Growth, Policy 1, 1.4: Amend the standards to encourage mixed use developments and modify the *Land Development Code* accordingly.

Chapter 7, Economics, Goal: A diversified local economy will support the economic and employment needs of residents and account for social character, land use patterns and global economic and global energy concerns.

Chapter 7, Economics, Policy 3: Encourage independent businesses that do not rely on importation of goods or services.

B. Conformance to Code. The use shall conform to all other applicable provisions of this Land Development Code including but not limited to:

- a. Zone District Standards: The purpose of this zone district in which it is located, the dimensional standards of that zone district and any standards applicable to the particular use, all as specified in Article 7, Use and Dimensional Standards.***

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No Conflict: The purpose of the Professional Business district is to provide for a transitional area between the Commercial and Residential districts, by allowing for relatively lower intensity commercial uses which are compatible with residential uses and which maintain the character of the existing residential neighborhood. There are no conflicts with the use or dimensional standards in the *LDC*.

b. *Site Development Standards: Parking, Landscaping, sign and improvements standards.*

No Conflict: The *LDC* requires two off-street parking spaces for the bed and breakfast use (one space per guest room and one space for the owner or manager. The site provides two off-street parking spaces along the Virginia Avenue right-of-way.

C. *Use Appropriate and Compatible. The use shall be appropriate to its proposed location and be compatible with the character of neighboring uses, or enhance the mixture of complementary uses and activities in the immediate vicinity.*

No Conflict: The one-room bed and breakfast inn is appropriate and compatible with the surrounding uses. A home business is similar to a bed and breakfast in that the owner is required to reside on the property. A home business is allowed in the B-1 district.

D. *Traffic. The use shall not cause undue traffic congestion, dangerous traffic conditions or incompatible service delivery, parking or loading problems. Necessary mitigating measures shall be proposed by the applicant.*

No Conflict: Traffic impacts from this use will be minimal.

E. *Nuisance. The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and similar conditions.*

Possible Conflict: The proposed bed and breakfast will have minimal impacts on the surrounding properties as long as guests utilize designated off-street parking. Excessive noise, traffic, and on street parking could cause a neighborhood issue, but conditions can be applied to mitigate these potential issues.

F. *Facilities. There shall be adequate public facilities in place to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies which the use would cause.*

No Conflict: The bed and breakfast inn does not require public facilities.

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G. Environment. The use shall not cause significant deteriorations to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features. As applicable, the proposed use shall mitigate its adverse impacts on the environment.

No Conflict: The bed and breakfast inn will not have environmental impacts.

ACTION

During the regular Planning and Zoning Commission meeting held on September 28, 2011, Commissioner _____ moved, and Commissioner _____ seconded, and the Commission voted to APPROVE Conditional Use application CU 11-5, submitted by Beth Marcue to operate a one-room bed and breakfast inn at 123 North Boulevard, based on the following findings of fact and conditions:

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 2007*.
2. The Planning and Zoning Commission finds that this Conditional Use application is for a one-room bed and breakfast inn in the B-1 district zone.
3. The Planning and Zoning Commission finds that a bed and breakfast inn provides short-term lodging.
4. The Planning and Zoning Commission finds that the proposed bed and breakfast inn is compatible with the neighborhood uses.
5. The Planning and Zoning Commission finds that the two off-street parking spaces required for this Conditional Use are present on the parcel.
6. The bed and breakfast inn use is similar to a home business. The Planning and Zoning Commission finds that this business indicates the need for the owner or manager to reside at the property.
7. The Planning and Zoning Commission finds that the bed and breakfast inn shall be operated under any requirements or standards of the Colorado Department of Public Health and Environment.

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CONDITIONAL USE
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8. The Planning and Zoning Commission finds that the bed and breakfast inn must be inspected by the Building Official and Fire Marshal to ensure fire and life safety requirements.
9. The business must be conducted in a manner that is not disruptive to the surrounding neighborhood uses. The Planning and Zoning Commission finds that noise levels must be minimal, on-street parking must be limited, and traffic levels must be insignificant to mitigate possible nuisances.
10. The Planning and Zoning Commission finds that the application meets all of the provisions of the City's *Municipal Code* based on the following conditions:

Conditions:

1. No more than one room shall be occupied by guests at any time.
2. The owner or manager shall reside at the bed and breakfast inn.
3. The applicant must provide Community Development staff a written confirmation from the Colorado State Department of Public Health and Environment that demonstrates compliance with related State standards.
4. The bed and breakfast inn must be inspected by the Building Official and Fire Marshal to ensure fire and life safety requirements prior to opening.
5. Nuisances to the neighborhood including, but not limited to, noise, traffic, and on-street parking shall not be tolerated. If at any time the operation of the facility is found to be in violation of the *City Municipal Code* or conditions regarding bed and breakfast businesses, then this Conditional Use permit shall be reconsidered by the Planning and Zoning Commission.

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

City of Gunnison
 P.O. Box 239
 Gunnison, CO 81230
 (970)641-8090

Applicant Name(s):
BETH MARCUE

Phone #: 641 3345 **Fax #:** none **E-Mail:** bmarcue@roadrunner.com

Mailing Address: 123 N. Boulevard

City: Gunnison **State:** CO **Zip:** 81230

Summary of Request: (attached)

Disclosure of Ownership- Please provide one of the following:

- Assessor Parcel Info Mortgage Deed Judgments
 Liens Contract Easement Agreement Other Agreements

Legal Description

Site Address of Property: 123 N. Boulevard Zoning Mixed Use

Block: 14 Lot(s): 20-24 Addition: West Gunnison
Tract A Lowe Subdivision Amended

Attachments: Vicinity Map (8.5"x11") Written Narrative/Description of Proposal

Names, Addresses and Map of Adjoining Property Owners (From Assessor's Office)

Vested Property Rights Letter/Power of Attorney from Owner (If Not Applicants)

Site Plan (11"x17") **to scale**, includes dimensions and location of all structures, parking spaces and access, snow storage, landscaping, live cover, utility lines, road/street names, land uses of adjacent properties, setbacks. Includes a table for all dimensional requirements based on 15-7-4. (See Attached Sample.)

YOU ARE REQUIRED TO SUBMIT FOUR (4) COMPLETE COPIES OF YOUR APPLICATION

Signature(s) Beth Marcue Date 8-29-11
 _____ Date _____

For Office Use Only

- Conditional Use(CU) Variance(VA) Zoning Amendment (ZA)
 Major Subdivision (SB) Minor Subdivision (SB) Subdivision Exemption (SBE)
 Mobile Home/RV Park PUD(PD) Vacation (VF) Consolidated Application

Summary:

Request is for Conditional Use Permit for 123 N. Boulevard Street, my private home, for use of one furnished bedroom, with private bath, as short-term bed and breakfast accommodations targeted at clientele interested in a quiet and relaxing atmosphere. Anticipated impact on surrounding neighborhood, including parking, is negligible; 1-2 persons, non-smoking, no pets allowed.

Written Narrative:

I am requesting a Conditional Use Permit for 123 N. Boulevard Street, my private home, as a "bed and breakfast." The property is zoned as mixed use and is situated on the SW corner of Boulevard and Virginia Streets, one block north of Tomichi. The intended rental is a single furnished bedroom with private bath.

As this is my private residence (and in keeping with my own preferred lifestyle), accommodations will be targeted at clientele interested in a clean, quiet, and relaxing atmosphere; no smoking, no pets, and no loud music or other disruptive noise or activities will be allowed. The guest room is suitable for 1-2 persons; check in time will be 3 p.m.; check out time will be 11 a.m. A single self-served morning meal will be made available to guests. No other meals will be served or offered.

The anticipated impact on the surrounding neighborhood is negligible. I am the sole occupant of the property and park my one (1) vehicle off-street. It is anticipated that guests will have one vehicle, which may be parked off-street on the property or on one of the two streets adjacent to the property, where there is ample available parking.



[Search Sales By Subdivision](#) [Previous Parcel](#) [Next Parcel](#) [Gunnison Home](#)

Owner and Parcel Information	
Owner Name	MARCUE ELIZABETH A
Mailing Address	123 N BOULEVARD ST GUNNISON, CO 81230-3012
Location Address	123 N BOULEVARD ST
Account Type	Mixed Use
Neighborhood	GUN RES IN COMMERCIAL
Subdivision	LOWE SUBDIVISION
Economic Area	Econ Area 1
Zoning	NONE
Legal Description	TRACT A LOWE SUBDIVISION #533342
Parcel Notes	TOTAL PARCEL = 8,437.5 SF

[Generate Neighboring Owner List by Distance](#)

Current Year Assessment Information			
Land Value	Building Value	Total Value	Assessed Value
\$ 63,280	\$ 236,090	\$ 299,370	\$ 30,740

Prior Year Assessment Information				
Year	Actual Value	Assessed Value	Mill Levy	Ad Valorem Taxes
2010	\$ 372,420	\$ 47,490	40.939	\$ 1,944.19
2009	\$ 372,420	\$ 47,490	39.757	\$ 1,912.36
2008	\$ 281,810	\$ 38,650	41.387	\$ 1,621.52
2007	\$ 353,200	\$ 102,430	36.186	\$ 3,718.60
2006	\$ 149,910	\$ 43,470	43.784	\$ 1,915.08

Contact the Treasurer's Office for current property tax amount due. Do not use the figures above to pay outstanding property taxes.

Land Information						
Description	Acres	Land Type	Site Access	Electricity	Sewer	Water
SINGLE FAM.RES.-LAND	0.16	MEADOW	YEAR ROUND	YES	CENTRAL	CENTRAL
OFFICES-LAND	0.03					

Sales Information						
Sale Date	Type of Document	Reception	Vacant or Improved	Grantor Name	Grantee Name	Amount
2003-08-04	GEN WARR DEED - FEE	533342	Improved	LOWE ROBERT W JR	MARCUE ELIZABETH A	\$ 225,000
2003-07-22	BARG & SALE DEED - NO FEE	533341		LOWE MIRIAM M	LOWE ROBERT W JR	
2003-01-01	QUIT CLAIM DEED - NO FEE	528068		LOWE ROBERT W JR	LOWE ROBERT W JR ETAL	
1997-12-31	WARRANTY DEED - FEE	480834	Improved	ESTY STANLEY ETAL	LOWE ROBERT W JR	\$ 171,000
1996-02-29	WARRANTY DEED - FEE	B000779P000332-8	Improved	Unknown	Unknown	\$ 87,000
1994-01-14	WARRANTY DEED - FEE	B000739P000160-9	Improved	Unknown	Unknown	\$ 85,250

Improvement Information Hide Building Details						
Description	Built As Description	Actual Year Built	Effective Year Built	Living Area Sq Ft		Sketch
Single Family Residential	CONVENTIONAL	1881	1975	1,534		Show Sketch
Building Quality	Building Condition	Stories	Bed Rooms	Baths	Basement Area	Percent Complete
Fair	Average	1	2	2	759 sqft Unfinished	100%

Building Sub Areas		
Description	Square Footage or Units	
FIRST	1,534	

Description	Built As Description	Actual Year Built	Effective Year Built	Living Area Sq Ft		Sketch
Commercial	OFFICE	1950	1970	480		Show Sketch
Building Quality	Building Condition	Stories	Bed Rooms	Baths	Basement Area	Percent Complete
Fair	Average	1	0	0	0	100%

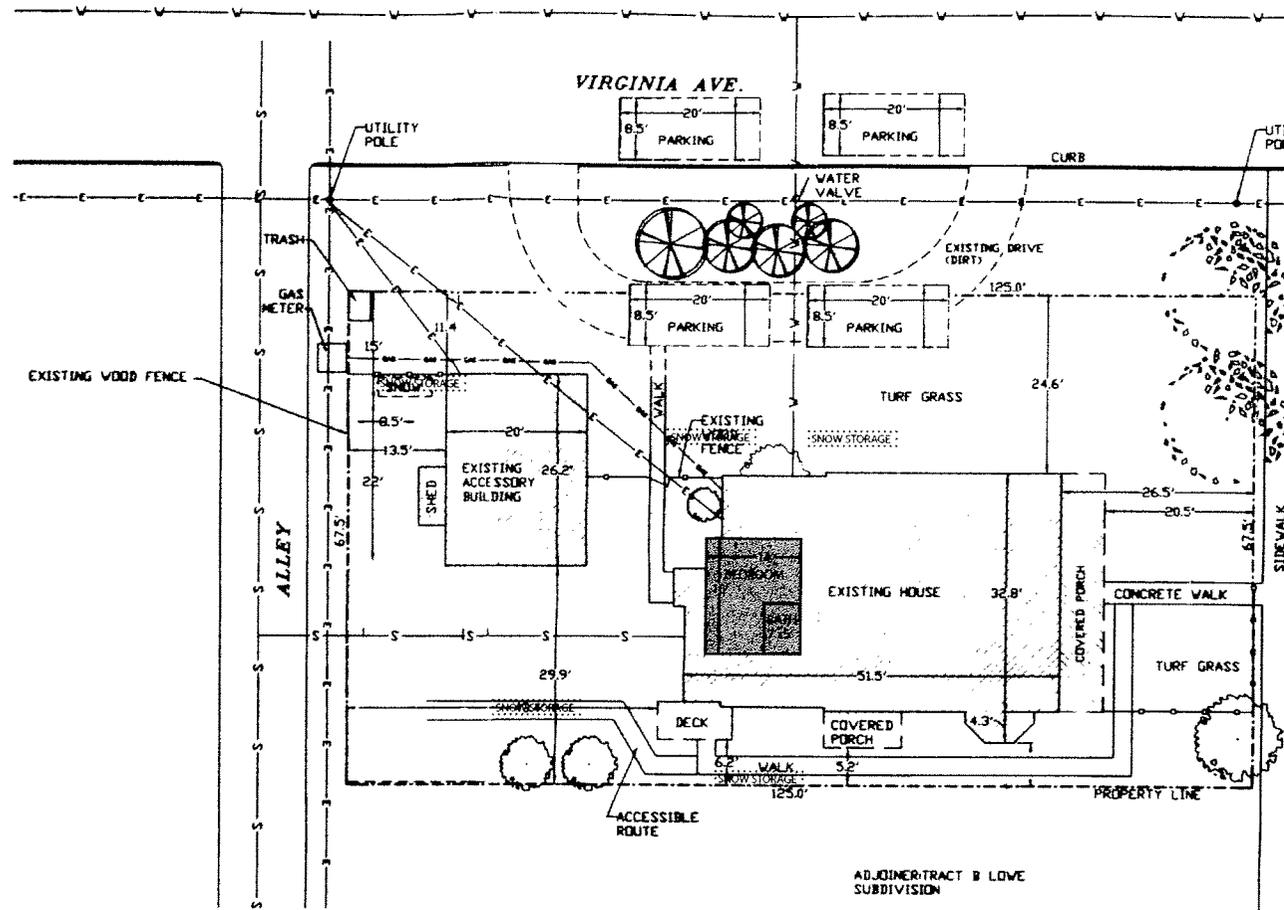
Building Sub Areas		
Description	Square Footage or Units	
SizeOffice	480	
COMMERCIAL FST	480	

[Search Sales By Map Grid](#) [Previous Parcel](#) [Next Parcel](#) [Gunnison Home](#)

The Gunnison County Assessor's Office 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. All assessment information is subject to change before the next certified tax roll. Website Updated: August 26, 2011

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LEGAL DESCRIPTION		ADDRESS
TRACT A LOWE SUBDIVISION (within LOTS 20-24, BLOCK 14 WEST GUNNISON AMENDED GUNNISON COUNTY, CO		123 N. BOULEVARD GUNNISON, CO 81230
DIMENSIONAL STANDARD	ZONE B-1 REOS.	ACTUAL
MAX. DENSITY (units/acre)	12	N/A
MIN. LOT SIZE (sq.ft.)	6250	8437.5
MIN. LOT FRONTAGE	50'	192.5'
MAX. LOT COVERAGE STRUCTURES	40%	26% = 2200 sq.ft.
MAX. LOT COVERAGE PARKING/ACCESS	15%	2.6% = 217 sq.ft.
MIN. LANDSCAPE AREA	45%	70% = 5929 sq.ft.
MIN. SETBACK FROM SIDE LOT LINE	5'	5.2'
MIN. SETBACK FROM REAR LOT LINE	5'	43.4'
MIN. SETBACK FROM REAR LINE ACCESS. BLDG.	5'	13.5'
MIN. SETBACK FROM FRONT LOT LINE	15'	11.4' Virginia Ave. (access bldg.) 20.5' Boulevard St
MAX. BLDG. HEIGHT	35'	APPROX. 22'
MIN. BLDG. WIDTH	24'	32.8'
MIN. FLOOR AREA (sq.ft.)	650(m.f.) 300(eff.)	2026 HOUSE = 1561 ACCESSORY = 465
MIN. STOR. AREA (sq.ft.)	32	N/A
SNOW STORAGE 2.5% OF PARKING/ACCESS (697sq.ft.) = 17.4 sq.ft.		
LEGEND		LANDSCAPE KEY
WATER LINE	—w—w—w—	COTTONWOOD
SEWER LINE	—s—s—s—	ASPEN GROUPING
OVERHEAD UTILITIES	—e—e—e—	SHRUBS
GAS LINE	—g—g—g—	
PROPERTY LINE	- - - - -	



SITE PLAN
SCALE 1" = 20'

Beth Marcue
123 N. Boulevard · Gunnison CO 8123
970/641-3345
bmarcue@roadrunner.com

Certified mailings were sent to the following:

2. Anabel Hite
611 W. Virginia Avenue
Gunnison, CO 81230
 5. Harold F. Yale
1350 County road 17
Gunnison, CO 81230
 9. Evan Strauss
119 N. Boulevard St.
Gunnison, CO 81230
 11. Earl E. Partsch, et al
301 S. 2nd Street
Gunnison, CO 81230
 13. John Perusek
P.O. Box 404
Gunnison, CO 81230
 14. Arden Anderson
608 W. Virginia Avenue
Gunnison, CO 81230
 15. Richard J. Viehman
602 W. Virginia Avenue
Gunnison, CO 81230
 24. Karen Shondeck
Manager, Smith Opera House
114 N. Boulevard #102
Gunnison, CO 81230
-  Beth Marcue
123 N. Boulevard
Gunnison, CO 81230

