

**AGENDA  
CITY OF GUNNISON  
PLANNING & ZONING COMMISSION  
REGULAR MEETING  
Rev 5/11/2012**

**DATE:** WEDNESDAY, MAY 23, 2012  
**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. PUBLIC HEARING AND POSSIBLE ACTION: CONDITIONAL USE APPLICATION CU 12-3, SUBMITTED BY MELISSA KACEL AND CANNON LEATHERWOOD TO OPERATE A FOOD SERVICE WITHIN A TRAILER AS A TEMPORARY COMMERCIAL ACTIVITY IN THE COMMERCIAL (C) ZONE DISTRICT AND THE CENTRAL BUSINESS DISTRICT (CBD).**
- 7:30pm**
- IV. PUBLIC HEARING AND POSSIBLE ACTION: CONDITIONAL USE APPLICATION CU 12-4, SUBMITTED BY BRET BRADFIELD FOR THE OPERATION OF A RETAIL SALES ESTABLISHMENT (PAWN SHOP) IN THE INDUSTRIAL (I) ZONE DISTRICT.**
  - V. CONSIDERATION OF THE MAY 9, 2012 MEETING MINUTES**
  - VI. EXCUSE COUNCILOR SEYMOUR FROM THE MAY 9, 2012 MEETING.**
  - VII. UNSCHEDULED CITIZENS**
  - VIII. COUNCIL UPDATE**
  - IX. COMMISSIONER COMMENTS**
  - X. PLANNING STAFF UPDATE**
  - XI. ADJOURN TO WORK SESSION**
- WORK SESSION: DISCUSSION OF THE DRAFT LAND DEVELOPMENT CODE – LARGE SCALE RETAIL**

**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 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, Planning Technician Pam Cunningham.

**I. CALL TO ORDER AT 7:02 PM BY CHAIR BOB BEDA**

**II. PLEDGE OF ALLEGIANCE TO THE FLAG**

**III. CONSIDERATION OF THE APRIL 25, 2012 MEETING MINUTES**

Commissioner Larson moved to approve the April 25, 2012 meeting minutes. Commissioner Ferguson seconded the motion.

Roll Call Yes: Dusty, Stu, Bob, Greg

Roll Call No:

Roll Call Abstain: Erich, Carolyn

Motion carried

**IV. UNSCHEDULED CITIZENS**

There were none

**V. COUNCIL UPDATE**

Councilor Seymour wasn't present so Director Westbay updated the Commission on the May 8<sup>th</sup> City Council meeting. The Council:

- held a public meeting on the Sign Code Text Amendment;
- took action to approve an agreement with GVAWL for construction of a new animal clinic;
- passed a resolution commending Nicholas Castleberry-Edwards, the WSC student liaison;
- discussed the situation for conflicts of interest in relation to the *Sign Code*;
- swore in the new City Attorney, Kathy Fogo; and
- went into executive session to discuss real estate.

**VI. COMMISSIONER COMMENTS**

- Councilor Riggs said she would like to see the notes of the City Council public hearing. Commissioner Ferchau said that only he and Rick Miller commented. He said that Mr. Miller presented the same arguments that he presented to P&Z, only in less detail. Commissioner Ferchau said [as a Commissioner] his comments were regarding recusal and, as a citizen, his comments were to encourage Council to be more business friendly and recognize that all businesses are different in how they are run and [the City] needs to acknowledge and respect that every business does what they can to draw attention to business and that signage is not negative for the community.
- Chair Beda said there was an on-line story about a young man that paid \$300 for 24 hours of advertising on an electronic billboard and was offered a \$65,000 job.

- Commissioner Ferchau said he had a conversation with Richard Karas after the City Council meeting about political differences and dealing with the issues in town and how to get beyond the political element. He posed the following: “How do we get our heads around the problems? There seem to be a number of things that aren’t doing well that are fundamental. Once we acknowledge what is political and what is fundamental, there is productivity in those conversations. It is important for each of us as we go about our lives to try to find a way to acknowledge political differences. The solutions may be vastly different because of political differences but there is still a problem that needs to be addressed.” He gave examples of the college, the hospital, the ski area, and Main Street.

**VII. PLANNING STAFF UPDATE**

Director Westbay updated the Commission on recent activity in the Community Development Office:

- staff has been working with an engineering firm on field work and design parameters for the Discovery Center ISDS;
- there are two Conditional Use applications on the agenda for the next meeting;
- staff is reviewing parcels that were created from the original Palisades subdivision as well as County Assessor’s mapping data and tax records regarding “no man’s” land that resulted as part of the subdivision and a quit claim deed to give the City title to this property that is adjacent to the right-of-way and Char-Mar park; and,
- staff will be working with City Council to write an appeal to FEMA regarding a new set of maps and flood administration reports that contain erroneous information.

Director Westbay said that Stage 1 fire restrictions will be put in place on May 21<sup>st</sup>. This will be a coordinated effort of the Gunnison Basin Fire Council. Stage 1 restrictions limit camp fires to organized camp grounds.

**VIII. ADJOURN.** Chair Beda adjourned the meeting at 7:17.

Attest:

\_\_\_\_\_  
Bob Beda, Chair

\_\_\_\_\_  
Pam Cunningham, Secretary

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STAFF REPORT  
CONDITIONAL USE

Melissa Kacel and Cannon Leatherwood – Colorado Lucky Dog, LLC

TO: Planning and Zoning Commission  
FROM: Community Development Staff  
DATE: May 23, 2012  
RE: Conditional Use Application CU 12-3, Temporary Commercial Activity

CODE PROVISIONS

The City's *Land Development Code (LDC)*, Section 15.70.030 states that a temporary commercial activity requires a Conditional Use permit to operate in the Commercial (C) zone district and in the Central Business District (CBD). 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 applicants, Melissa Kacel and Cannon Leatherwood, propose the operation of a food service trailer (Colorado Lucky Dog) as a temporary commercial activity at two alternative locations. The proposed locations are 1000 North Main Street (True Value) and 301 West Tomichi Avenue (north of Safeway) located within the Commercial zone district and the Central Business District respectively. The legal description of 1000 North Main Street is Lots 5 through 7, Gunnison Center Phase 1C, City and County of Gunnison. The legal description of 301 West Tomichi Avenue is Lots 21 through 24, Block 147, West Gunnison Amended, City and County of Gunnison. The applicant's narrative states:

*Colorado Lucky Dog, LLC is a family operated business by owners Melissa Kacel & Cannon Leatherwood. We are a mobile food vendor delivering the best in gourmet hot dogs with no nitrites, nitrates, msg, or preservatives...only all natural Colorado Beef hot dogs and chicken brats with creative menu items to satiate ANY appetite. Our meat is specially produced by the Gosar Family from Monte Vista, CO. All of our buns are made locally from Luna Bakery.*

*Our mission is to provide an all Colorado product with unique flavors and a fun atmosphere while insuring the absolute best ingredients with no junk...no high fructose corn syrup, no additives, no preservatives, only all natural products are used.*

*We operate utilizing a custom built 6' x 14' fully covered trailer. It has passed all inspections from the health department and we are fully insured. Liability, theft, loss et cetera.*

STAFF REPORT  
CONDITIONAL USE

Melissa Kacel and Cannon Leatherwood – Colorado Lucky Dog, LLC

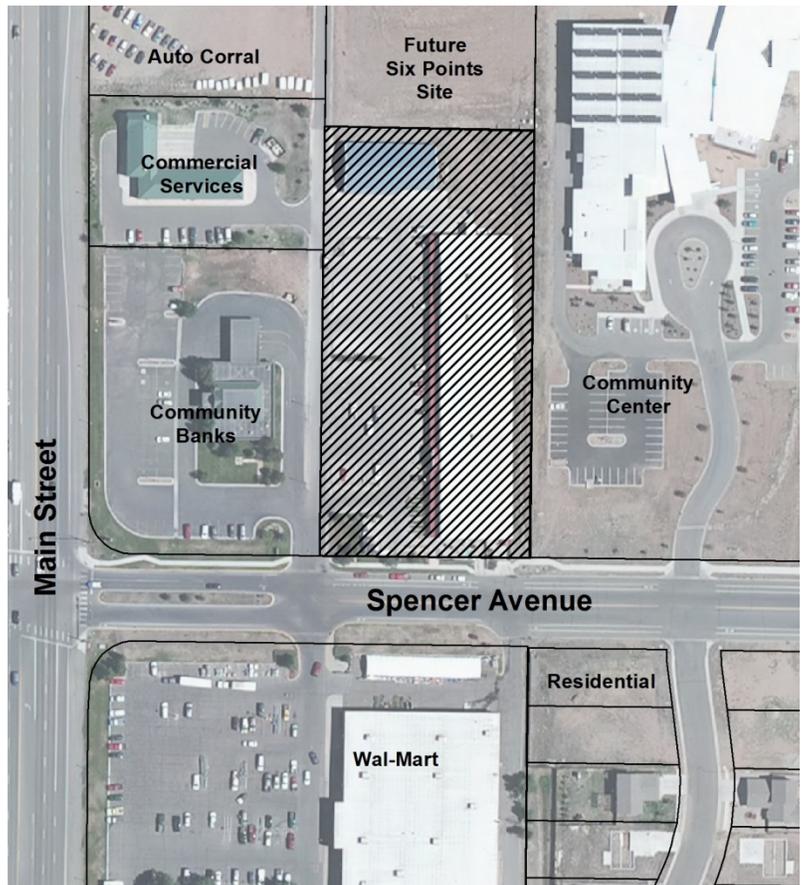
*We intend to operate a lunch service and early dinner service at both locations submitted. Essentially, 10am-6pm shift that would be broken in the middle for restocking. We will operate at either location Monday – Sunday based on availability with our other planned summer events and catering obligations. When we are at either location it will be for a minimum of 2 day stretches. So if we have plans for the weekend, we will be at either location for a Tuesday, Thursday or some variation. Not just one day outings. This is a year round commitment and we intend on having a strong, consistent presence in Gunnison.*

*We set out on this project over 8 months ago and are now ready to launch and present a great service by offering a good meal that you can get quickly.*

SITE ASSESSMENT – 1000 NORTH MAIN STREET

The proposed site is located in the Commercial district. The existing retail center includes True Value, Sears and Time Warner Cable to the north. The site is surrounded by commercial uses including the Community Center to the east, Wal-Mart and City Market to the south, Community Banks, Alexander Orthodontics, and Gunny Lube to the west and undeveloped lots and the Auto Corral to the north.

The food service trailer use is accessory to the primary use of the retail sales and cable companies. The accessory use of the food service trailer is considered to have a low impact on the surrounding neighborhood. The food service trailer is proposed within the southern portion of the True Value parking lot utilizing one parking space for the trailer and one space for customers.



PARKING AND ACCESS

The site is currently used for commercial uses and meets the requirements of the LDC in regard to the dimensional standards, landscaping and off-street parking. The LDC requires one off-street parking space (one space per 200 square feet) for the proposed food service trailer and one space is proposed for placement of the trailer. The LDC requires 96 off-street parking spaces for

STAFF REPORT  
CONDITIONAL USE

Melissa Kacel and Cannon Leatherwood – Colorado Lucky Dog, LLC

the existing uses and 100 parking spaces are available. The site will accommodate off-street parking requirements for existing uses and the proposed food trailer.

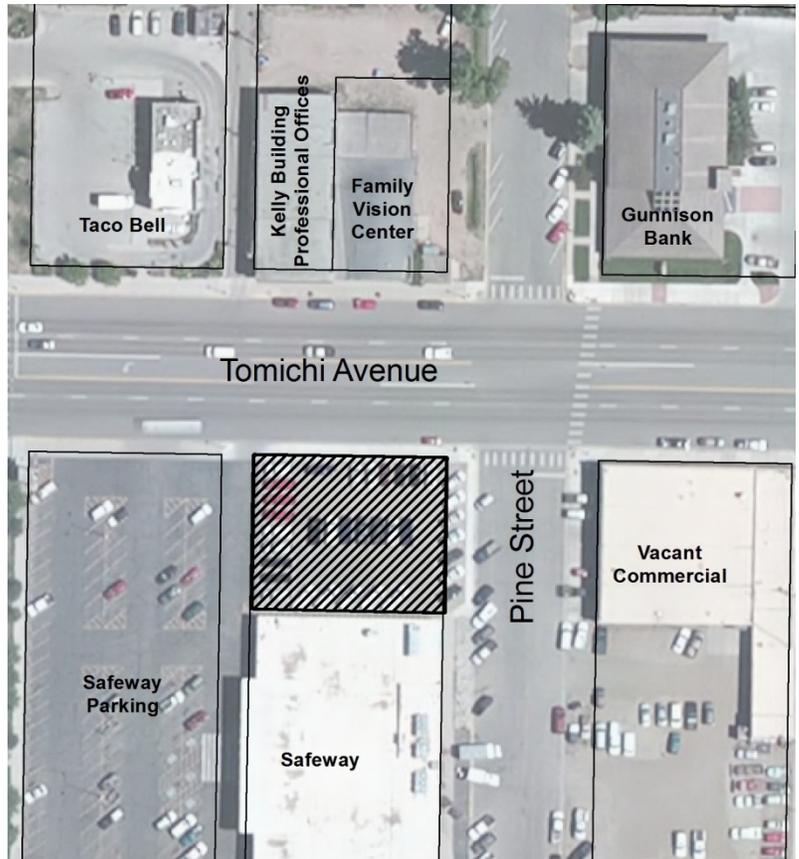
Access is gained from Spencer Avenue. The site was developed for commercial uses with a private drive that runs north to south and exits onto Colorado Street.

SITE ASSESSMENT – 301 WEST TOMICHI AVENUE

The subject site is located in the Central Business District fronting Tomichi Avenue. Surrounding Commercial uses include Safeway and vacant commercial south of Tomichi Avenue; and Taco Bell, professional offices, Family Vision Center (under construction) and The Gunnison Bank to the north.

The site was used by John Roberts Motor Works for new vehicle display until the business moved to their new location on Highway 50. The site is vacant with a gravel base. The food service trailer would be the primary use on this site. Placement of the trailer is proposed on either the northwest or northeast corner of the property.

The *LDC* does not require parking or landscaping in the Central Business District. The site provides ample space for the placement of the food service trailer. Access is gained off Pine Street and the alley adjacent to the Safeway parking lot.



DEPARTMENTAL COMMENTS:

Building Official: No issue.

Fire Marshal: A fire extinguisher will be needed on the food service trailer.

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 REPORT  
CONDITIONAL USE

Melissa Kacel and Cannon Leatherwood – Colorado Lucky Dog, LLC

STAFF OBSERVATIONS

1. The applicant is requesting approval to operate a temporary commercial activity of a food service trailer, Colorado Lucky Dog, in the Commercial zone district and the Central Business District which requires conditional use approval based on the City's *Land Development Code*.
2. The proposed use is compatible with the surrounding neighborhood at both locations.
3. The hours of operation are Monday through Sunday 10 a.m. to 6 p.m.
4. Colorado Lucky Dog is proposing to operate at either location for a minimum two day period based on availability with planned summer events.
5. The applicant has obtained State and City sales tax licenses.
6. The applicant has been permitted through the Colorado Department of Public Health and Environment for "Colorado Lucky Dog, LLC."

REVIEW STANDARDS

The LDC (Chapter 15.70.040 C.) sites review standards applicable to temporary commercial uses and activities:

- C. Temporary Commercial Uses and Activities. Temporary commercial uses and activities shall be allowed only when:
1. Use Allowed. The commercial use itself is allowed or is approved as a Conditional Use in the zone district.
  2. Parking. Adequate parking is provided for the use, as determined by the community development director.
  3. Health and Safety Codes. The use complies with all applicable health and safety codes and a permit for the use is obtained from the building official.
  4. Location. The use is situated such that it does not block any required access or egress from the site and is not located on any required parking.

**No Conflict:** The food service trailer use is allowed in the Commercial district and the Central Business District. The food trailer complies with health and safety codes and is licensed by the Colorado Department of Public Health and Environment.

The LDC (Chapter 15.130.050) contains 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:**

STAFF REPORT  
CONDITIONAL USE

Melissa Kacel and Cannon Leatherwood – Colorado Lucky Dog, LLC

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.

***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.***

**No Conflict:** The purpose of the Commercial zone district is to provide for the commercial and service businesses in a pattern that allows ease of access by both vehicles and pedestrians.

The purpose of the Central Business District is to provide for the business and civic functions that make up the City's core. The CBD has a strong pedestrian character and provides for concentrated commercial activity.

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

**No Conflict:** The food service trailer is proposed at two locations: one in the Commercial zone district and the other in the CBD. The location at 1000 North Main Street (True Value) has sufficient on-site parking, pedestrian access and landscaping. The site at 301 West Tomichi Avenue is located in the CBD and the LDC does not require off-street parking or landscaping in this zone district.

***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:** A food service trailer is compatible with both neighborhood locations and is a complementary business amenity in the surrounding vicinities.

***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:** Both sites provide adequate parking for existing businesses and the food service use. Traffic generated by the food service trailer should 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.***

STAFF REPORT  
CONDITIONAL USE

Melissa Kacel and Cannon Leatherwood – Colorado Lucky Dog, LLC

**No Conflict:** A food service trailer will not impact or create a nuisance to surrounding uses.

**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:** City water and sewer services will not be needed for this seasonal use.

**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**

**ACTION**

During the regular Planning and Zoning Commission meeting held on May 23, 2012, Commissioner \_\_\_\_\_ moved, and Commissioner \_\_\_\_\_ seconded, and the Commission voted to APPROVE Conditional Use Application CU 12-3, submitted by Melissa Kacel and Cannon Leatherwood for the operation of a seasonal food service trailer at 1000 North Main Street and 301 West Tomichi Avenue, 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 Conditional Use application is for a temporary commercial activity of a food service trailer in the Commercial district and in the Central Business District.
3. The Planning and Zoning Commission finds that the hours of operation are Monday through Sunday 10 a.m. to 6 p.m. but hours may change as needs of the business change through time.
4. The Planning and Zoning Commission finds that the food service trailer will operate at either location for a minimum two day period based on availability with planned summer events.
5. The Planning and Zoning Commission finds that the food service trailer use is compatible with neighborhood uses at both locations.

STAFF REPORT  
CONDITIONAL USE

Melissa Kacel and Cannon Leatherwood – Colorado Lucky Dog, LLC

6. The Planning and Zoning Commission finds that the food service trailer is operated under a License to Operate a Retail Food Establishment by the Colorado Department of Public Health and Environment.
7. The Planning and Zoning Commission finds that the applicant has State and City sales tax licenses.
8. The Planning and Zoning Commission finds that a food service trailer will not be a detriment to the community's health, safety and welfare.

**Application Fact Sheet**

City of Gunnison Land Development Code  
Minimum Application Contents  
In Accordance With 15.120.030 C.

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

**Applicant Name(s):** Melissa Kaal, Cannon Leatherwood

**Phone #:** 901-5552 **Fax #:** \_\_\_\_\_ **E-Mail:** trulycannon@gmail.com

**Mailing Address:** 459 Fairway Ln

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

**Summary of Request:**  
Seeking locations for a mobile food trailer

**Disclosure of Ownership- Please provide one of the following:**

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

**Legal Description** G-CBD

**Site Address of Property:** 212 W. US 50 **Zoning:** Commercial

**Block:** 147 **Lot(s):** 21-24 **Addition:** \_\_\_\_\_

- 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/Authorization of Agent (from Owner if not applicant)
- 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)** Melissa Kaal **Date** 4/12/12  
Cannon Leatherwood **Date** 4/12/12

**For Office Use Only**

- Conditional Use       Variance       Zoning Amendment
- Major Subdivision       Minor Subdivision       Subdivision Exemption
- Mobile Home/RV Park       PUD       Vacation
- Consolidated Application

**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):

Colorado Lucky Dog  
MELISSA KACEL 459 FAIRWAY LANE GUNNISON CO 81234 970-901-5511

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:

Lots 21-24 Block 147 West GUNNISON # 539143 # 539311

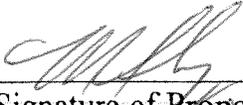
Type(s) of permit applied for:

- |                                |          |
|--------------------------------|----------|
| 1) <u>Conditional Use (CU)</u> | 2) _____ |
| 3) _____                       | 4) _____ |

FIRST OWNER OF RECORD:

John Roberts motor works Company

Printed Name of Property Owner

  
Signature of Property Owner

2-17-2012  
Date

SECOND OWNER OF RECORD:

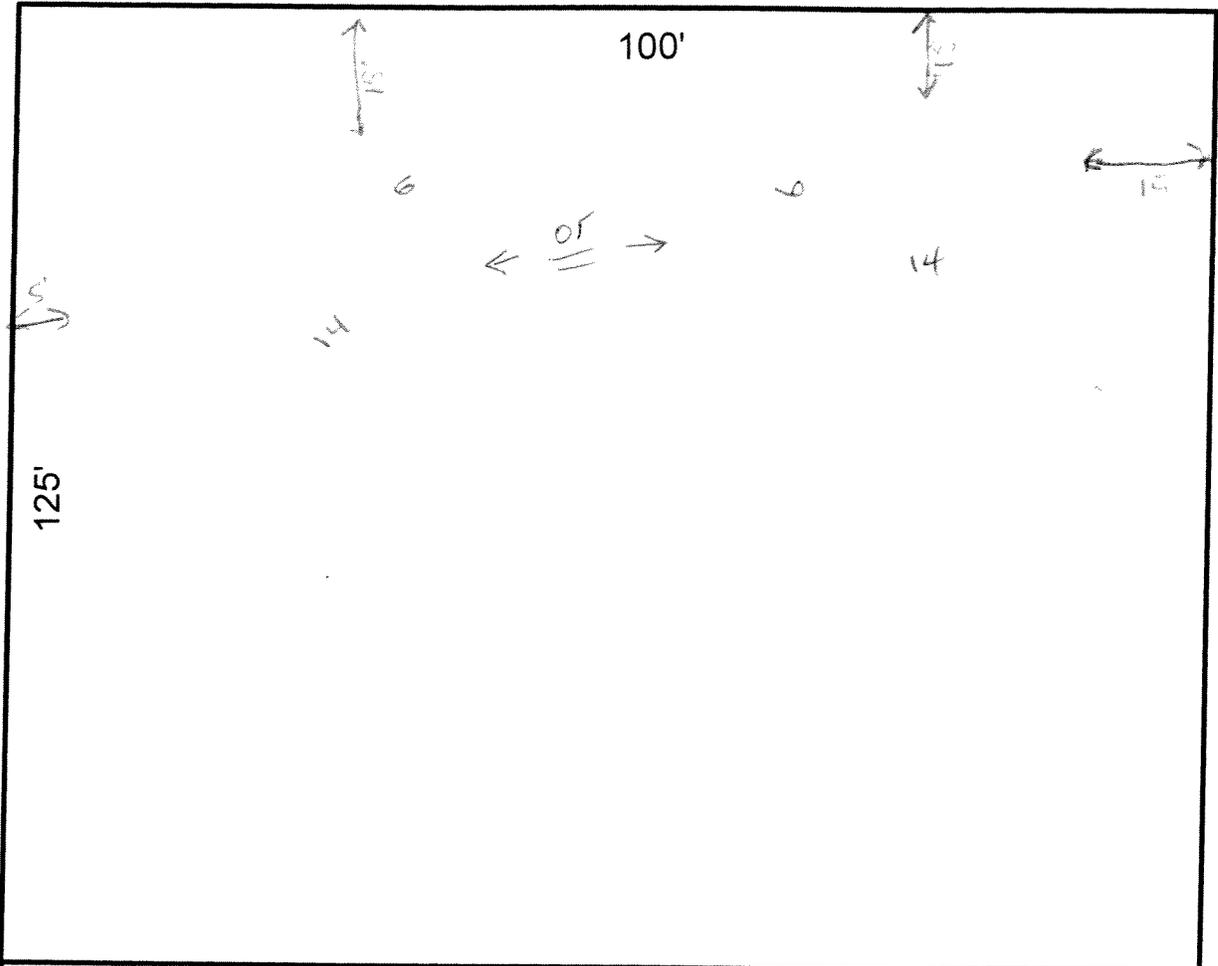
\_\_\_\_\_  
Printed Name of Property Owner

\_\_\_\_\_  
Signature of Property Owner

\_\_\_\_\_  
Date

Tomichi Avenue

Alley



125'

100'

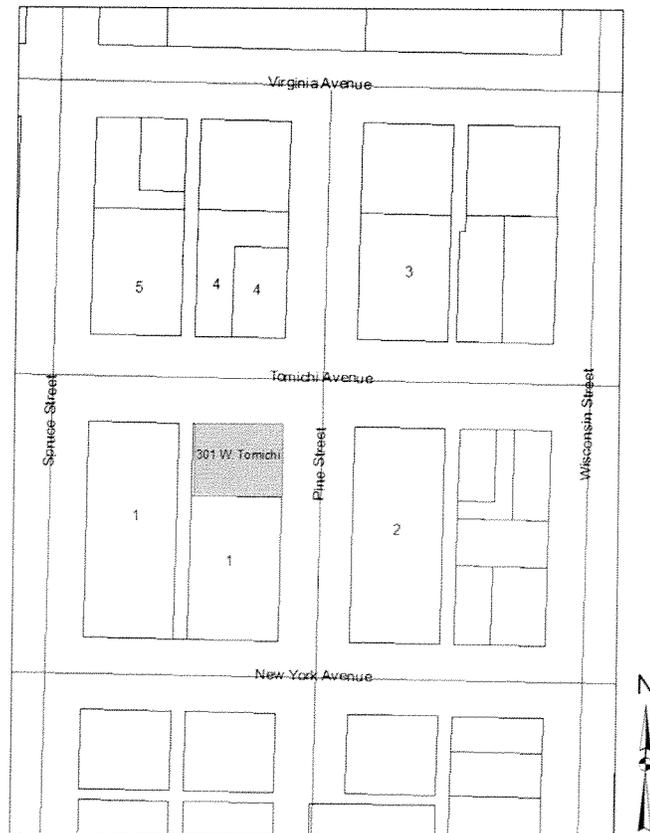
Safeway

Pine Street



Certified Mailings of Notice of Public Hearing Were Sent to the Following Adjacent Property Owners  
on May 1, 2012

- |   |   |             |   |
|---|---|-------------|---|
| 1 | Safeway Stores, Inc.<br>1371 Oakland Blvd, Suite 200<br>Walnut Creek, CA 94596-8408 | 4           | Lazy JK Properties, LLC<br>P.O. Box 1268<br>Gunnison, CO 81230                    |
| 2 | Oxbow General Partnership<br>600 West Ohio Avenue<br>Gunnison, CO 81230-2933        |             | Family Vision Center, LLC<br>200 N. Spruce<br>Gunnison, CO 81230                  |
|   | John Roberts Motor Works<br>212 W. US Highway 50<br>Gunnison, CO 81230-3932         | 5           | Patricia Rothe<br>P.O. Box 1709<br>Montrose, CO 814021709                         |
| 3 | Gunnison Bank and Trust Company<br>232 W. Tomichi Avenue<br>Gunnison, CO 81230-2721 | Applicants: | Melissa Kacel and Cannon<br>Leatherwood<br>459 Fairway Lane<br>Gunnison, CO 81230 |



**Application Fact Sheet**

City of Gunnison Land Development Code  
Minimum Application Contents  
In Accordance With 15.120.030 C.

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

**Applicant Name(s):** Melissa Karel, Cannon Leatherwood

**Phone #:** 901-5550 **Fax #:** \_\_\_\_\_ **E-Mail:** trulycannon@gmail.com

**Mailing Address:** 459 Fairway Ln.

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

**Summary of Request:**  
Seeking locations for mobile food trailers

**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: 1000 S. Main    Zoning \_\_\_\_\_

Block: \_\_\_\_\_ Lot(s): 5-7    Addition: \_\_\_\_\_

**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/Authorization of Agent (from Owner if not applicant)

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)** *Can Karel*    Date 4/12/12

Melissa Karel    Date 4/12/12

**For Office Use Only**

Conditional Use     Variance     Zoning Amendment

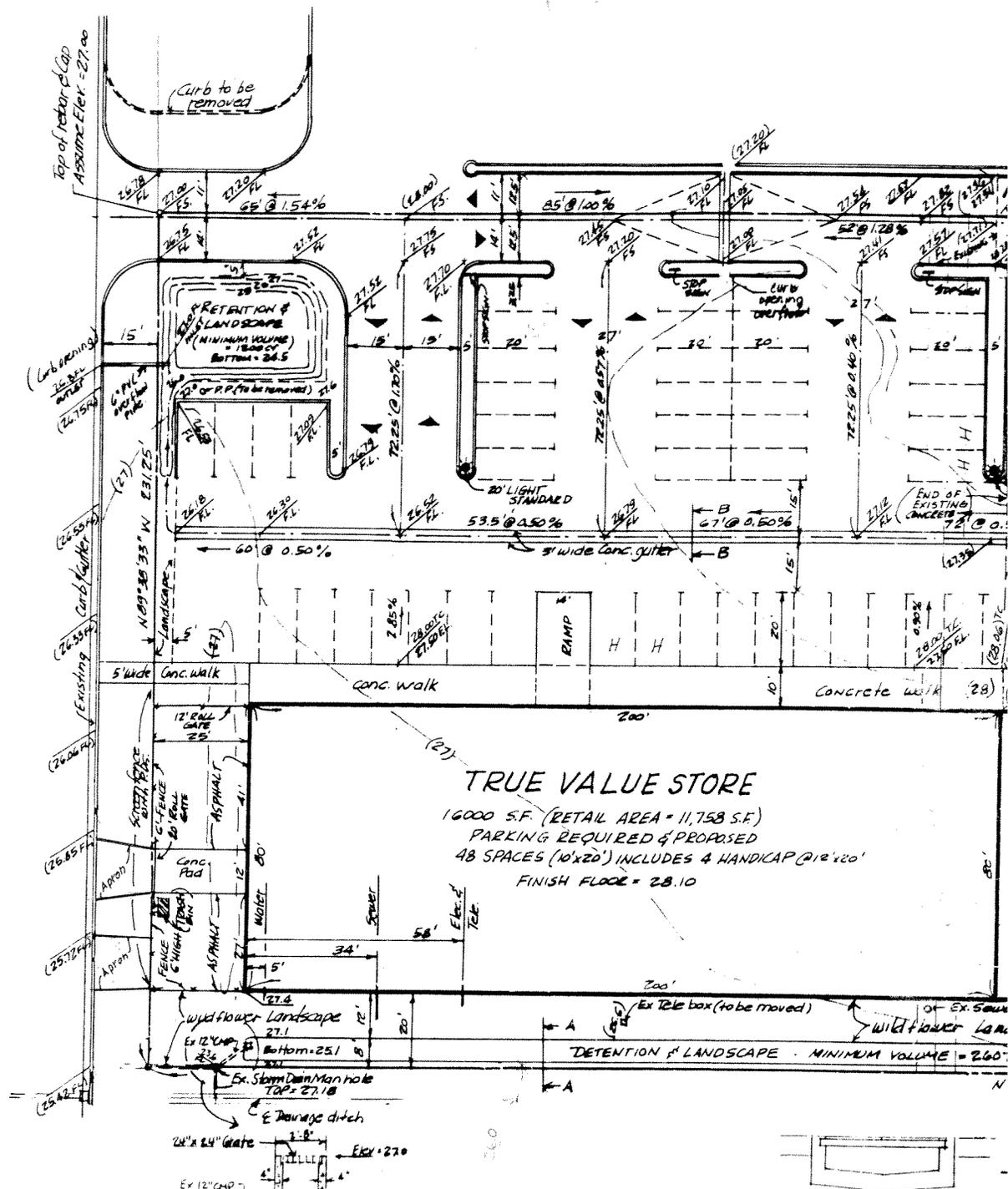
Major Subdivision     Minor Subdivision     Subdivision Exemption

Mobile Home/RV Park     PUD     Vacation

Consolidated Application



SPENCER AVENUE



Phase I & II  
NOTES:

- Total Area of Land is 110,038 S.F.
- Building Area - 50% 55,019 S.F. 32,000 S.F.
- Parking Area - 40% 44,015 S.F. 41,052 S.F.
- Landscape Area - 10% 11,004 S.F. 20,400 S.F.
- Snow Storage Area - Required 1,145 S.F. 2,250 S.F.
- Retention Area - Required 3,204 Cu.ft. 5,170 Cu.ft.
- Parking Spaces are 10'x20' & 9'x20' (Required = 90 proposed = 93)
- Handicap parking Spaces are 12'x20' (Required = 10 proposed = 7)
- Parking Area is Paved with Concrete
- Drainage Calculations are in conformance with the drainage study submitted for "The Meadows PUD Subdivision." TOTAL: LOT 1, 2, 3, 4, 5, 6, 7 = 0.23 cfs  
Allowable discharge from lots 5, 6 & 7 = 0.09 cfs  
allowable discharge from lot 7 = 0.08 cfs

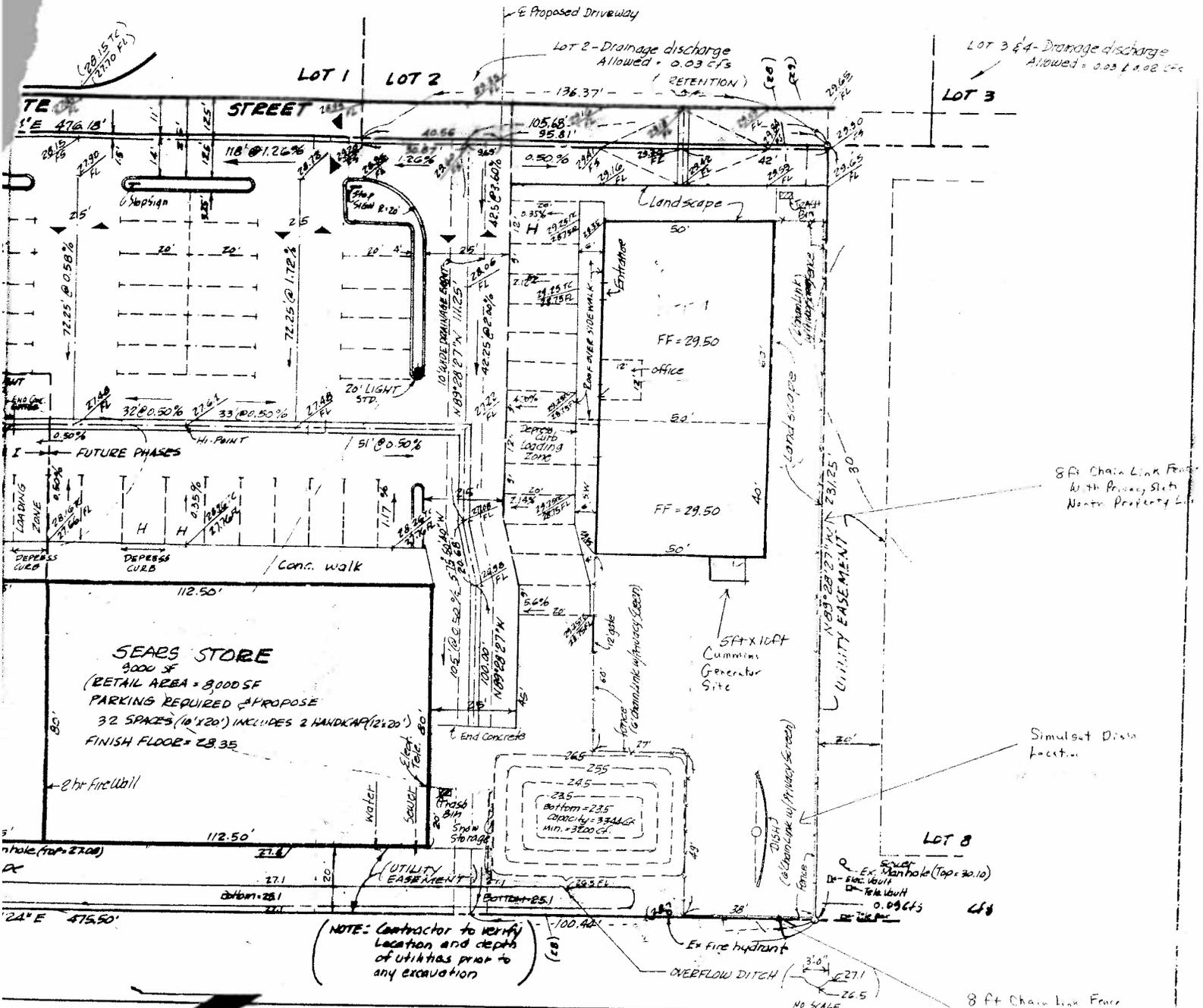
LEGEND:

- H - denotes Handicap Parking.
- F.L. - indicates Flow Line of Curb.
- (27) - indicates existing Elevations.
- (27) - indicates existing Contours.
- 27.00 indicates proposed elevations.
- 27-- indicates proposed contours.

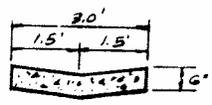
Revised - 10/5/00

- Added overflow ditches
- Catch basin for release of 0.32 cfs at SE Corner of Property
- Contractor to verify location and depth of utilities prior to any excavation

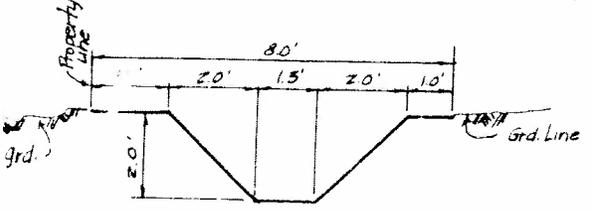
Received May 26, 2011



Scale: 1" = 20'



Concrete Gutter-Section B-B (Scale: 1"=2')



DETENTION-LANDSCAPE-Section A-A (Scale: 1"=2')

### SITE PLAN of TRUE VALUE STORE

located on Lots 5, 6, & 7, The Gunnison Center  
Phase I-C, City and County of Gunnison, Colorado.

for  
**D&S LAND HOLDINGS, L.L.C.**  
320 Leroy Avenue, Gunnison, Co. 81230 (970) 641-6670

REVISED - Nov. 3, 2006 / Adduct Phase III 81005

REVISED - Nov. 3, 2006  
REVISION - May 2, 2011 add fencing

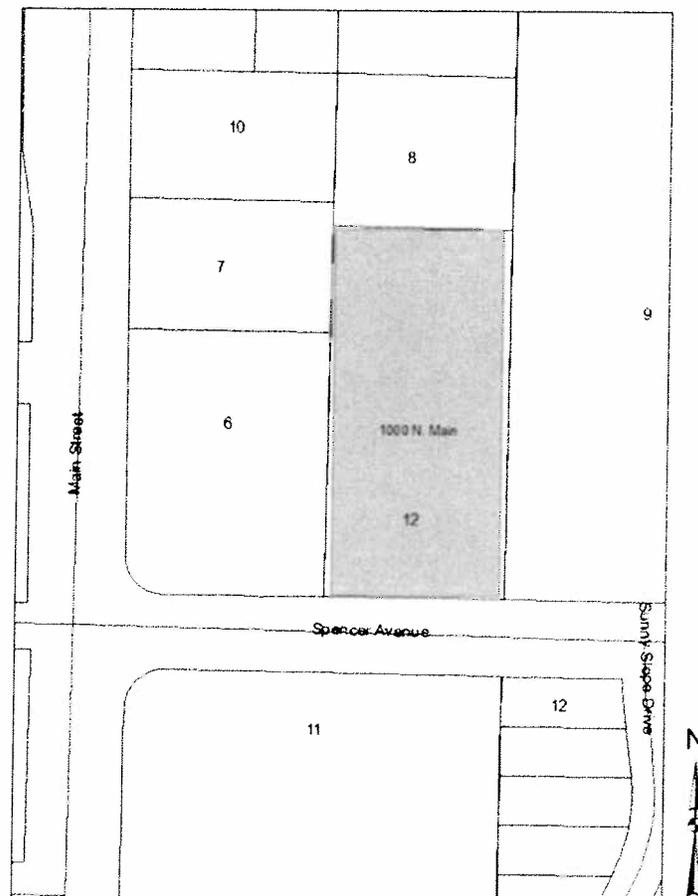
Revised Private Street  
(North end) Dec. 12, 2005

Prepared by:  
**Don M. Maimone - 307 North Main St. Ste. 2-D  
Gunnison, Co. 81230 (970) 641-9725**  
July 13, 2000  
Revised August 31, 2000  
R.L.S. 30105

Revised June 29, 2001  
REVISED Oct. 17, 2003  
Revised April 22, 2004  
Revised July 22, 2004

Certified Mailings of Notice of Public Hearing Were Sent to the Following Adjacent Property Owners  
on May 1, 2012

- |   |   |
|---|---|
| <p>6 Community Banks of Colorado<br/>127 W. 4<sup>th</sup> Street<br/>Pueblo, CO 81003-3228</p> <p>7 William Nehrer<br/>4465 Esta Lane<br/>Soquel, CA 95073-2100</p> <p>8 Six Points Evaluation and Training<br/>320 S. 14<sup>th</sup> Street<br/>Gunnison, CO 81230-3114</p> <p>10 Steven Landry<br/>1198 N. Main Street<br/>Gunnison, CO 81230</p> | <p>11 Wal-Mart Real Estate Business Trust<br/>P.O. Box 8050<br/>Bentonville, AR 72712-8055</p> <p>12 West Virginia of Gunnison, LLC<br/>202 E. Tomichi Avenue<br/>Gunnison, CO 81230-2327</p> <p>9 City of Gunnison – was not mailed a certified notice</p> <p>Applicants: Melissa Kacel and Cannon<br/>Leatherwood<br/>459 Fairway Lane<br/>Gunnison, CO 81230</p> |
|---|---|



04/12/2012

Colorado Lucky Dog, LLC is a family operated business by owners Melissa Kacel & Cannon Leatherwood. We are a mobile food vendor delivering the best in gourmet hot dogs with no nitrites, nitrates, msg, or preservatives...only all natural Colorado Beef hot dogs and chicken brats with creative menu items to satiate ANY appetite. Our meat is specially produced by the Gosar Family from Monte Vista, CO. All of our buns are made locally from Luna Bakery.

Our mission is to provide an all Colorado product with unique flavors and a fun atmosphere while insuring the absolute best ingredients with no junk...no high fructose corn syrup, no additives, no preservatives, only all natural products are used.

We operate utilizing a custom built 6' x 14' fully covered trailer. It has passed all inspections from the health department and we are fully insured. Liability, theft, loss, et cetera.

We intend to operate a lunch service and early dinner service at both locations submitted. Essentially, 10am-6pm shift that would be broken in the middle for restocking. We will operate at either location Monday – Sunday based on availability with our other planned summer events and catering obligations. When we are at either location it will be for a minimum of 2 day stretches. So, if we have plans for the weekend, we will be at either location for a Tuesday, Thursday or some variation. Not just one day outings. This is a year round commitment and we intend on having a strong, consistent presence in Gunnison.

We set out on this project over 8 months ago and are now ready to launch and present a great service by offering a good meal that you can get quickly.

Thank you for your consideration.

Melissa Kacel – Owner / Operator

Cannon Leatherwood -Owner / Operator

# LUCKY DOG

COLORADOLUCKYDOG.COM

970.901.5550

## SPECIALTY DOGS

Specialty Dogs are made to order with your choice of:  
All Natural Hot Dog, Two All Natural Hot Dogs,  
Chicken Brat, Spicy Dog or Veggie Dog

### #1 - THE GUNNI

Our signature "Lucky" onions, peppercorn sauce and sour cream served on a lightly toasted sesame seed bun

### #2 - THE BUTTE

Pico de Gallo, julienned cucumber and guacamole served on a lightly toasted wheat bun

### #3 - THE MOUNTAINEER

Sauerkraut, grilled onions, chopped bacon and spicy mustard served on a lightly toasted poppy seed bun

### #4 - THE COWBOY

Our secret recipe BBQ sauce, sliced jalapeños and shredded cheese on a lightly toasted sesame seed bun

### #5 - THE SKI BUM

Lemon-dill cream cheese and grilled onions served on a lightly toasted wheat bun

### #6 - THE RIVER RAT

House made coleslaw, pickle spear and spicy mustard served on a lightly toasted poppy seed bun

### #7 - THE RANCHER

A mound of delicious chili topped with shredded cheese and sour cream served on a lightly toasted white bun

### #8 - THE OUTFITTER

Green chili, chopped bacon, pico de gallo and shredded cheese served on a lightly toasted white bun

## BEVERAGES

Hansen's Soda, Root Beer, Iced Tea, Bottled Water

Coke, Diet Coke

Rock Star Energy Drink

Coffee, Hot Tea, Hot Chocolate

## BUILD YOUR OWN DOG

Mix and Match to Create Your Own Masterpiece

### DOGS

All Natural. Raised without the use of antibiotics or added hormones. No Nitrates, nitrites, MSG or preservatives.

Beef Hot Dog

Double Dog

Chicken Brat

Spicy Dog

Veggie Dog

### BUNS

Local, happy buns made by The Luna Bakery of Gunnison with all natural ingredients and a whole lot of love.

White

Wheat

Sesame Seed

Poppy Seed

Corn Tortilla (GF)

## CONDIMENTS

### HOT CONDIMENTS

BBQ Sauce

Chili

Chopped Bacon

Green Chili

Grilled Onions

Lucky Onions

Sauerkraut

### COLD CONDIMENTS

Cheese

Coleslaw

Guacamole

Julienned Cucumbers

Lemon-Dill Cream Cheese

Peppercorn Sauce

Pickle Spear

Pico de Gallo

## HOT SOUP

Homemade Soup of the Day

Served with Luna Bakery bread

## EXTRAS

Chips

Dill Pickle on a Stick

Applesauce

## SWEETS

Cookies

LIKE US ON FACEBOOK / COLORADO LUCKY DOG

# The Columbia XL10

**DreamMaker**

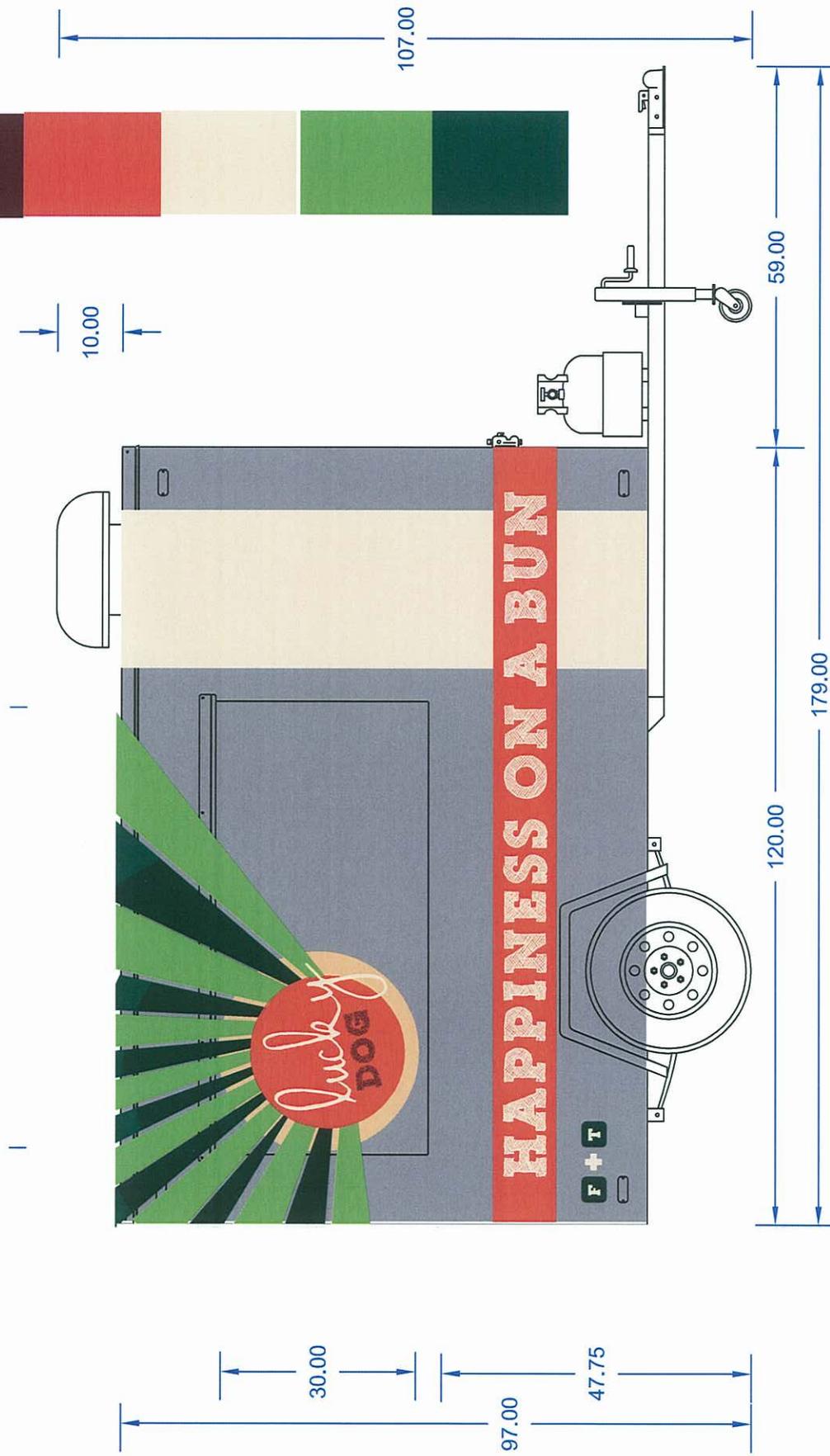
HOT DOG CARTS

Mobile Food Cart

Home of the Ez-Lease - Call Today!

**1.800.408.1802**

Right Side View



Specifications subject to change without notice.  
Call to verify critical specifications if required.

[DreamMakerHotDogCarts.com](http://DreamMakerHotDogCarts.com)

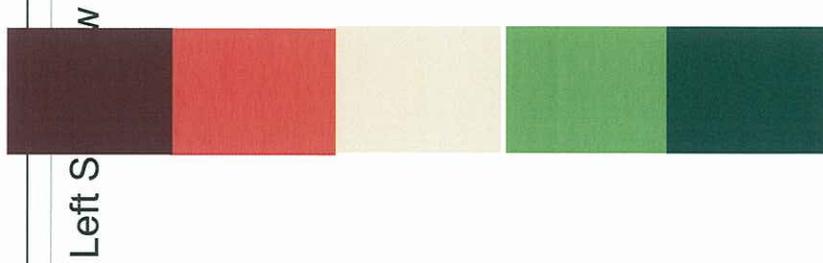
# The Columbia XL10

**DreamMaker** HOT DOG CARTS

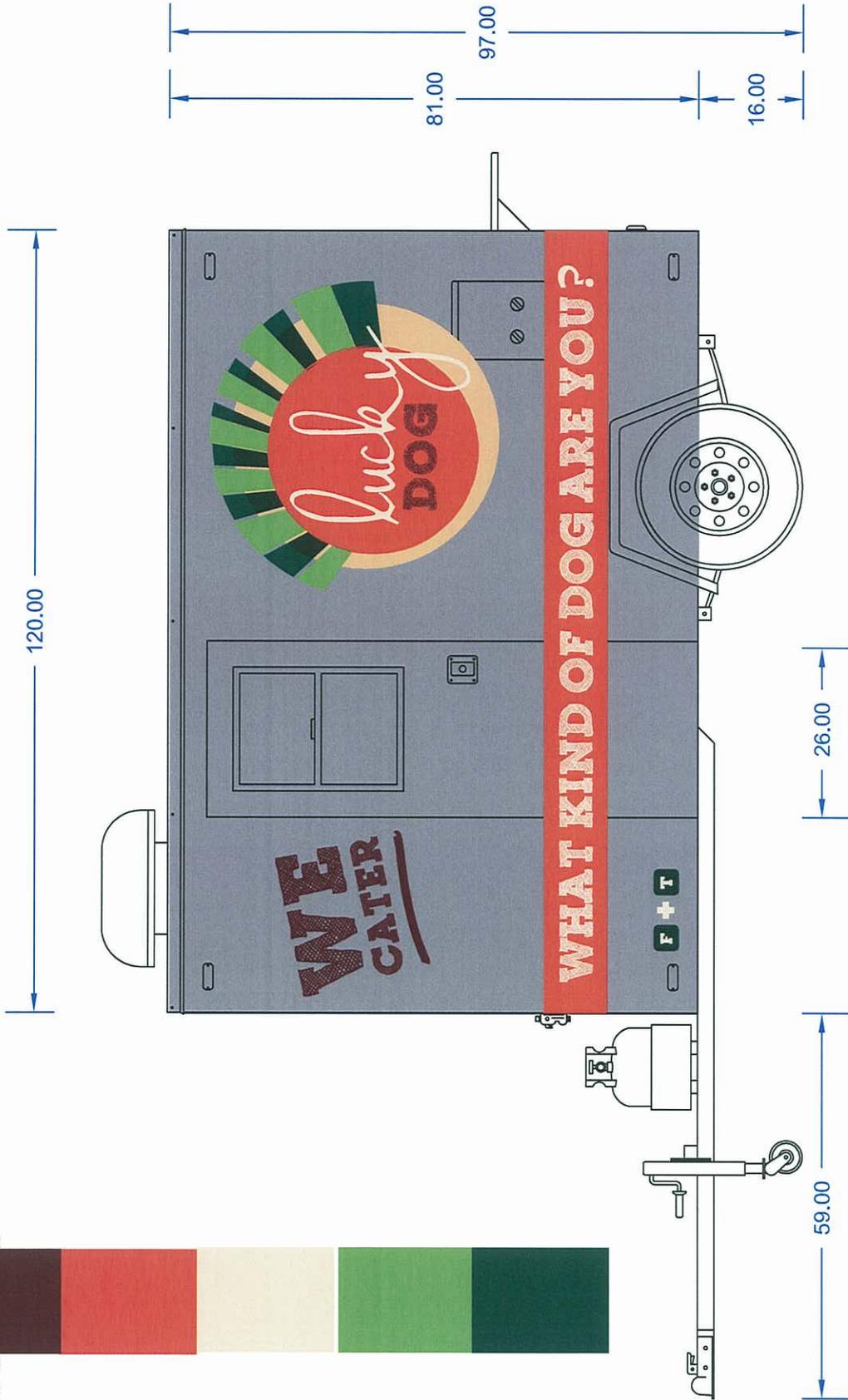
Mobile Food Cart

Home of the Ez-Lease - Call Today!

**1.800.408.1802**



Left Side



Specifications subject to change without notice.  
Call to verify critical specifications if required.

[DreamMakerHotDogCarts.com](http://DreamMakerHotDogCarts.com)

# The Columbia XL10

**DreamMaker**

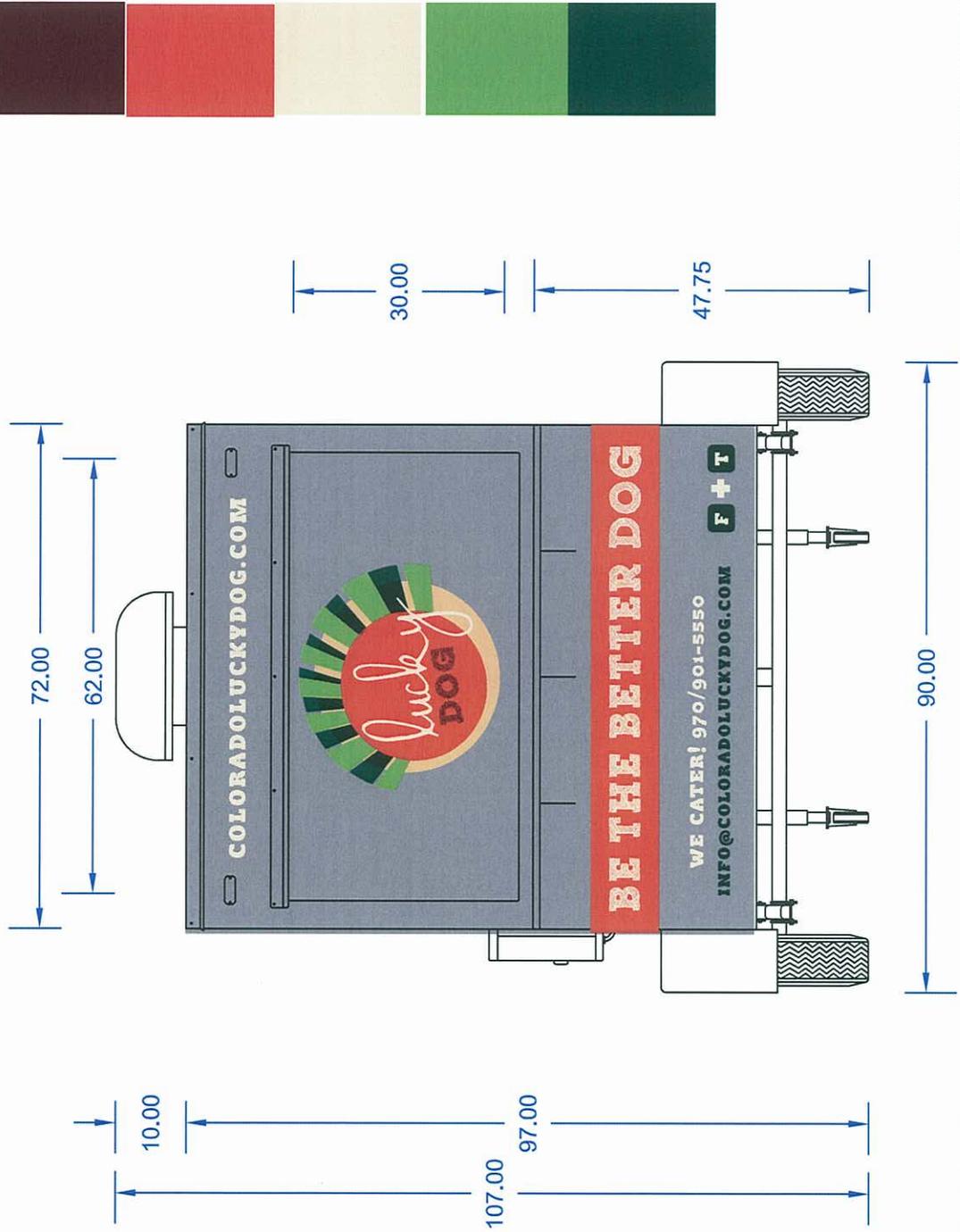
HOT DOG CARTS

Mobile Food Cart

Home of the Ez-Lease - Call Today!

**1.800.408.1802**

## Rear View



DreamMakerHotDogCarts.com

Specifications subject to change without notice.  
Call to verify critical specifications if required.

# The Columbia XL10

**DreamMaker**

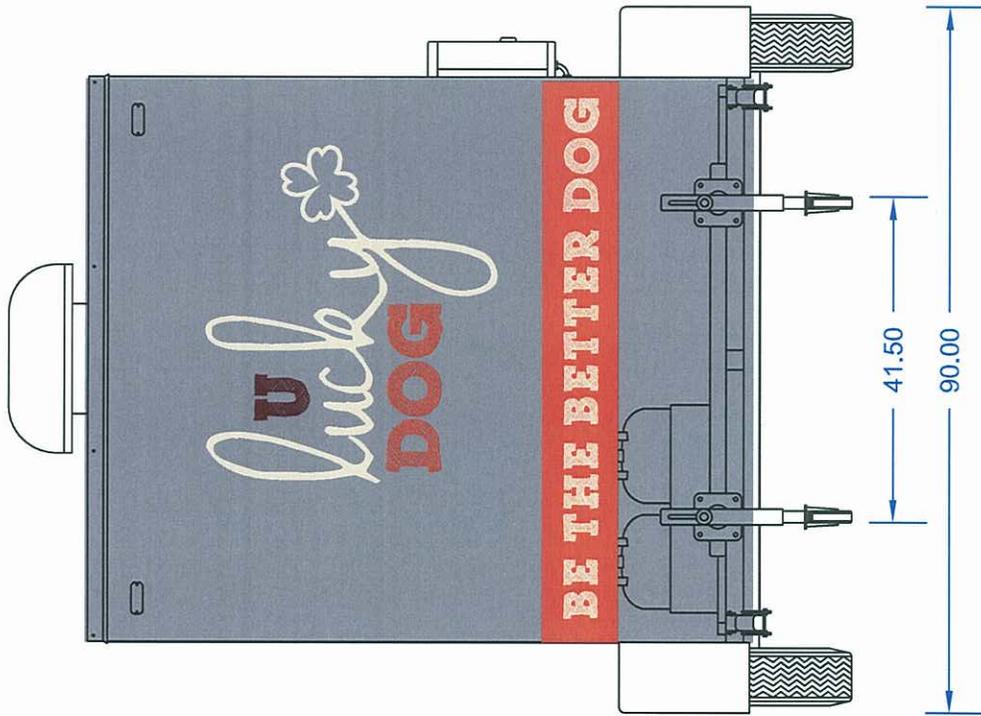
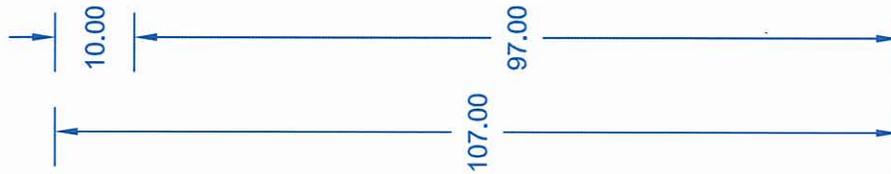
HOT DOG CARTS

Mobile Food Cart

Home of the Ez-Lease - Call Today!

**1.800.408.1802**

Front View

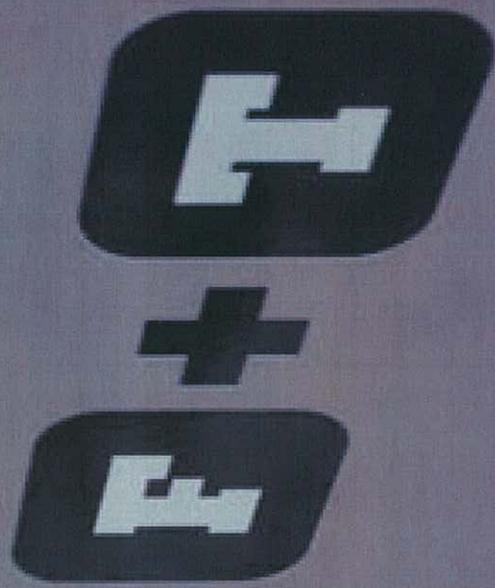


DreamMakerHotDogCarts.com

Specifications subject to change without notice.  
Call to verify critical specifications if required.

**BE THE BETTER DOGS**

WE CATER!  
970/901-5550





**HAPPINESS ON A BUN**

**COLORADOLUCKYDOG.COM**



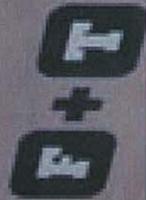


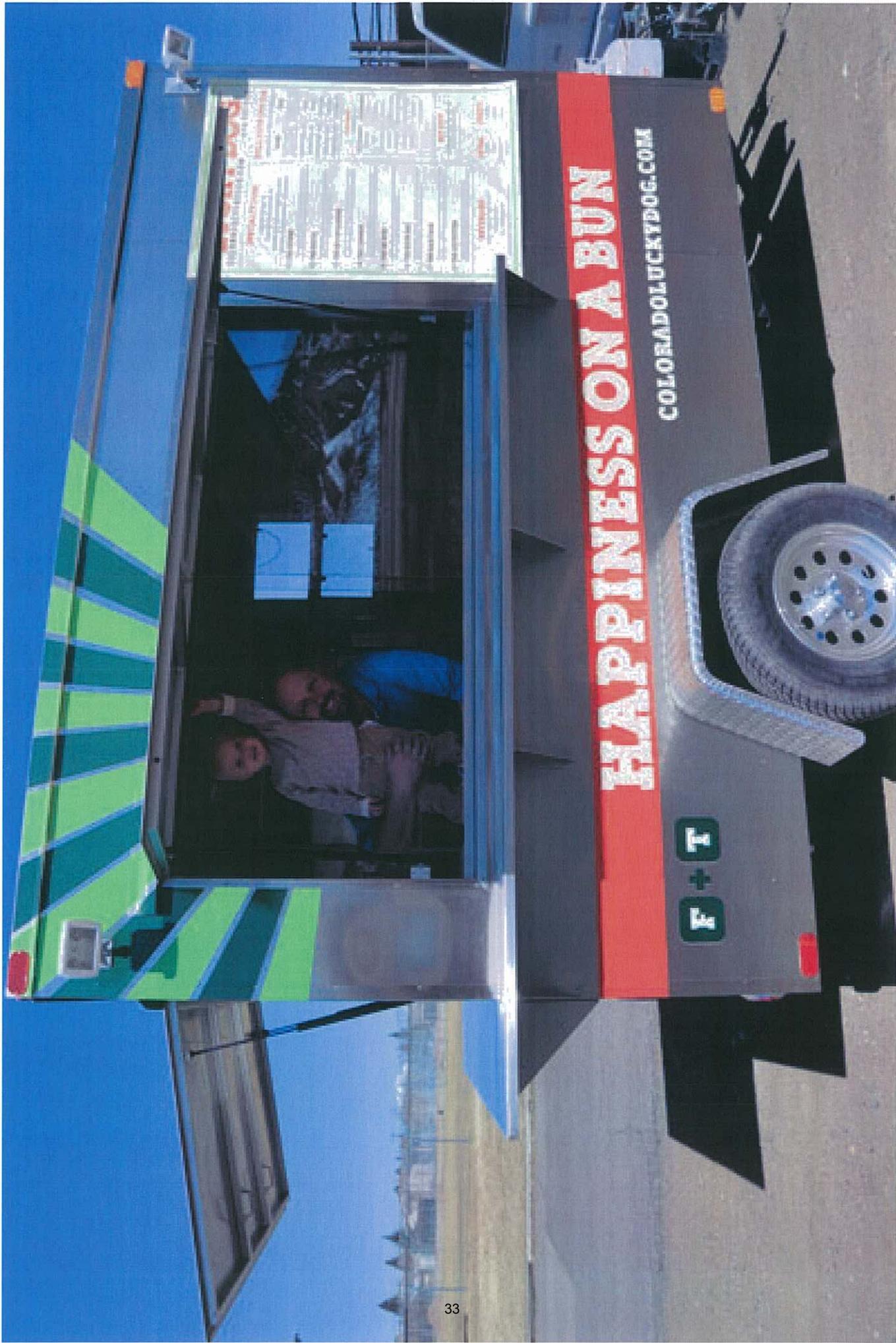


**HAPPINESS ON A BUN**  
COURTESY OF THE BUN

**BE THE BETTER DOG**

WE CATER!  
970/901-5550





STAFF REPORT  
CONDITIONAL USE  
Bret Bradfield – 303 South 11<sup>th</sup> Street

TO: Planning Commission  
FROM: Community Development Staff  
DATE: May 23, 2012  
RE: Conditional Use Application CU 12-4

**CODE PROVISIONS**

The City's *Land Development Code (LDC)*, Table 15.70.030 classifies retail sales establishments as a Conditional Use, requiring a Conditional Use permit to operate in the Industrial (I) district zone. Conditional Uses are those land uses which 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 15.130.020 D 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 is Bret Bradfield, who is requesting the operation of a retail sales establishment within the Industrial zone district. The property is located at 303 South 11<sup>th</sup> Street and the legal description is Lots 21 through 24, Block 37, West Gunnison Addition, City and County of Gunnison. The applicant's narrative states:

*...My intentions are to own and operate a pawn pawn shop.*

*The pawn shop will be open to the public, Monday thru Saturday.*

*I want to buy and sell goods. I think this is a good business for the community, as when times are hard I will give money, which in turn gives the customer hope.*

*My intentions are to hire one or two employees, which will benefit the community.*

*The hours of operation will be 8:00 AM to 5:00 PM, Monday thru Friday and the 1<sup>st</sup> Saturday of each month.*

*Our adjoining neighbors are the Opportunity Shop and CED, which are retail stores. The pawn shop store front will be in the Gunnison Muffler and Pipe building.*

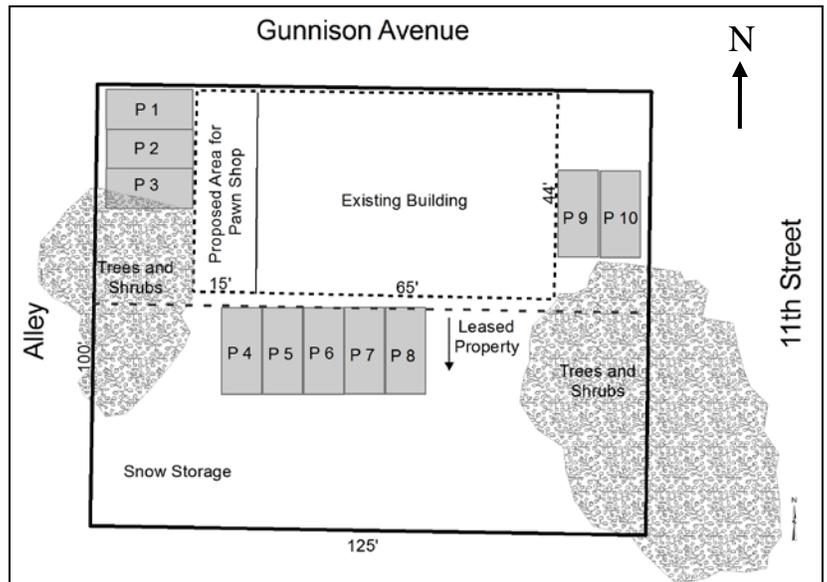
STAFF REPORT  
 CONDITIONAL USE  
 Bret Bradfield – 303 South 11<sup>th</sup> Street

**SITE ASSESSMENT**

The proposed retail store (pawn shop) is located on the corner of Gunnison Avenue and 11<sup>th</sup> Street within the Industrial zone district. The R3 (Multi-Family Residential) zone district is directly to the north and east and the Commercial zone district is located northwest of the site. Surrounding uses include commercial retail, light industrial and vacant land to the west and south. Residential and vacant land to the north and east are the other uses surrounding the site.

The applicant's own the site that the building sits on (Lots 23 and 24) and lease the southern portion (Lots 21 and 22) for their business use. The total square footage of the site is 12,500. The LDC requires six off-street parking spaces for the general service use (Gunnison Muffler and Tire) and three off-street parking spaces for the proposed retail use. The LDC requires 1,250 square feet of landscaped area, of which 750 square feet shall be live cover. The site plan indicates the required off-street parking spaces and adequate landscaped area.

The site provides ample area to meet the dimensional standards and landscaping. However, parking for the combined uses on this site, are contingent on the continued lease (or ownership) of the southern property.



STAFF REPORT  
CONDITIONAL USE  
Bret Bradfield – 303 South 11<sup>th</sup> Street

DEPARTMENTAL COMMENTS:

Building Official: No issue.

Fire Marshal: No issue.

Parks and Recreation Department: No issue.

Police Department: No issue. There is no local licensing requirement for a pawn broker and Colorado State Statute allows the operation of pawn shops.

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 retail sales establishment (pawn shop) in the Industrial zone district which requires conditional use approval based on the City's *Land Development Code*.
2. The site is adjacent to retail, light industrial and residential uses.
3. The proposed pawn shop is compatible with the surrounding neighborhood.
4. The *LDC* requires nine off-street parking spaces for the retail sales and general service use. The site plan indicates ten spaces.
5. Fulfillment of required off-street parking generated by the general service and retail use are dependent upon the continued lease (or ownership) of the southern property.
6. The *LDC* requires 1,250 square feet of landscaped area, of which 750 square feet shall be live cover. The site has approximately 2,185 square feet of live cover (trees and shrubs).

**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 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 – Sustainable Businesses: Encourage independent businesses that do not rely on the importation of goods or services.

STAFF REPORT  
CONDITIONAL USE  
Bret Bradfield – 303 South 11<sup>th</sup> Street

***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.***

**No Conflict:** The purpose of the Industrial district zone is to provide for industrial activity, both general and light, and service businesses in areas where conflicts with commercial, residential and other land uses can be minimized.

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

**Possible Conflict:** The LDC requires six off-street parking spaces for the general service use (Gunnison Muffler and Tire) and three off-street parking spaces for the proposed retail use (pawn shop). The site plan indicates adequate off-street parking spaces utilizing the leased property to the south, however, fulfillment of the required spaces generated by those uses are dependent upon the continued lease (or ownership) of the southern property.

Landscaping requirements are adequately met on the site.

A sign permit shall be required for any business advertisement request.

***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 pawn shop is compatible with the neighborhood. Surrounding uses include retail, light industrial and residential. The pawn shop is an accessory use to Gunnison Muffler and Pipe. The R3 (Multi-Family Residential) zone district is directly to the north and east with the Commercial zone district diagonal to the northwest.

***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:** The traffic generated from the pawn shop will not be enough to cause traffic congestion. Traffic has not been an issue with the existing adjacent retail uses.

***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.***

**No Conflict:** The pawn shop will not create a nuisance to or impact the surrounding properties. Retail uses (Opportunity Shop and Consolidated Electrical Distributors) are located adjacent to the west.

STAFF REPORT  
CONDITIONAL USE  
Bret Bradfield – 303 South 11<sup>th</sup> Street

**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 proposed retail store (pawn shop) facilities meet the *LDC* development standards.

**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 proposed use should not have adverse impacts on the environment.

**ACTION**

During the regular Planning and Zoning Commission meeting held on May 23, 2012, Commissioner \_\_\_\_\_ moved, and Commissioner \_\_\_\_\_ seconded, and the Commission voted to APPROVE Conditional Use Application CU 12-4, submitted by Bret Bradfield to operate a retail use (pawn shop) in the Industrial district, 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*.
2. The Planning and Zoning Commission finds that this Conditional Use application is for the operation of a retail use (pawn shop) in the Industrial zone district.
3. The Planning and Zoning Commission finds that the pawn shop is compatible with the surrounding neighborhood.
4. The Planning and Zoning Commission finds that nine off-street parking spaces are required by the *LDC* and ten spaces are indicated on the site plan.
5. The Planning and Zoning Commission finds that off-street parking generated by the general service and retail use are dependent upon the continued lease (or ownership) of the southern property
6. The Planning and Zoning Commission finds that 750 square feet of live cover landscaping is required and approximately 2,185 square feet of trees and shrubs are located on the site.

STAFF REPORT  
CONDITIONAL USE  
Bret Bradfield – 303 South 11<sup>th</sup> Street

7. The Planning and Zoning Commission finds that the retail use (pawn shop) will not be a detriment to the community's health, safety and welfare as long as the following conditions are fulfilled:

CONDITION:

1. If the lease on Lots 21 and 22, Block 37, West Gunnison is terminated; adequate parking must be provided for the uses on the parcel owned by Bradfield's. This Conditional Use shall be suspended until review by the Planning and Zoning Commission in the event the lease is terminated.

**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):** Bret BRODFIELD

**Phone #:** 641-6007 **Fax #:** 641-4853 **E-Mail:** gunnmuff@gunnison.co

**Mailing Address:** 609 N. Pine  
**City:** Gunnison **State:** Colorado **Zip:** 81230

**Summary of Request:** own  
would love to operate Pawn Shop

**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:** 303 S. 11<sup>th</sup> St. **Zoning:** Commercial  
**Block:** 37 **Lot(s):** 23 & 24 **Addition:** \_\_\_\_\_

**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)**  
Bret Brodfield \_\_\_\_\_ **Date** 4-27-12  
 \_\_\_\_\_ **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



# PROPERTY TAX STATEMENT

MELODY MARKS  
 GUNNISON COUNTY TREASURER  
 221 N WISCONSIN, STE T  
 GUNNISON, CO 81230  
 970-641-2231

## 2011 Taxes Payable in 2012

<b>ACCOUNT NUMBER: R045094</b>		<b>TAX DISTRICT: 100</b>		<b>PARCEL NUMBER: 378702118009</b>	
<b>TAX AUTHORITY</b> Gunnison County Metro. Rec. Dist. Colorado River Water District Gunnison County Gunnison Cemetery District Upper Gunnison Water District RE1J School District Gunnison		<b>MILL LEVY</b> 0.42400 0.22800 11.32800 0.75300 1.77000 25.97200 3.86800		<b>LEVIED TAX</b> \$35.23 \$18.94 \$941.25 \$62.57 \$147.07 \$2,158.01 \$321.39	
<b>VALUATION</b> ACTUAL \$286,510.00 ASSESSED VALUE x MILL LEVY = LEVIED TAX \$83,090.00		<b>LEVIED TAXES</b> \$3,684.46		<b>NON-LEVIED TAXES</b> FEE(S)	
<b>PROPERTY LOCATION</b> 303 S 11TH ST <b>LEGAL DESCRIPTION OF PROPERTY</b> LOTS 23 & 24 BLK 37 WEST GUNNISON #582302 <b>ADDITIONAL PROPERTY INFORMATION</b> Real		44.34300 \$3,684.46		<b>Amount Due</b> <b>\$3,684.46</b>	
<b>PROPERTY OWNER OF RECORD</b> BRADFIELD BRET A ETAL 609 N PINE ST GUNNISON, CO 81230-2617		<b>PROPERTY STATUS CODES</b> In absence of State Legislative Funding, your School Fund Mill Levy would have been: 25.972		<b>PAYMENT DUE DATE AMOUNT DUE</b> FIRST HALF 3/9/2012 \$1,842.23 SECOND HALF 6/15/2012 \$1,842.23 FULL PAYMENT 4/30/2012 \$3,684.46	

Is your Mortgage Company responsible to pay your taxes? Not sure? Check with your Mortgage Company before sending payment to us.

Senate Bill 10-190 eliminated funding for the Senior Citizen Property Tax Exemption for tax years 2010 and 2011, payable in 2011 and 2012. Unless the General Assembly makes further changes to the statute, the Senior Citizen Property Tax Exemption is scheduled to return for tax year 2012, payable in 2013.

Your cancelled check is your best receipt and saves you tax dollars. To obtain a receipt by mail, please enclose a self-addressed, stamped envelope. Please do not fold, staple or tape your checks & coupons. PAYMENT MUST BE POSTMARKED BY DUE DATE TO AVOID INTEREST CHARGES.

**Make checks payable to:**  
**GUNNISON COUNTY TREASURER**

THIS IS THE ONLY NOTICE YOU WILL RECEIVE  
 RETAIN TOP PORTION FOR YOUR RECORDS



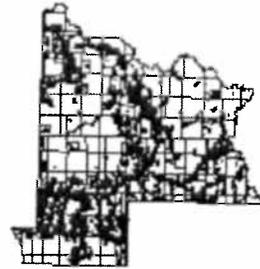
Selected Parcel(s)

0 110 220 330 440 ft

Gunnison County Assessor

Parcel: 378702118009 Acres: 0.14348

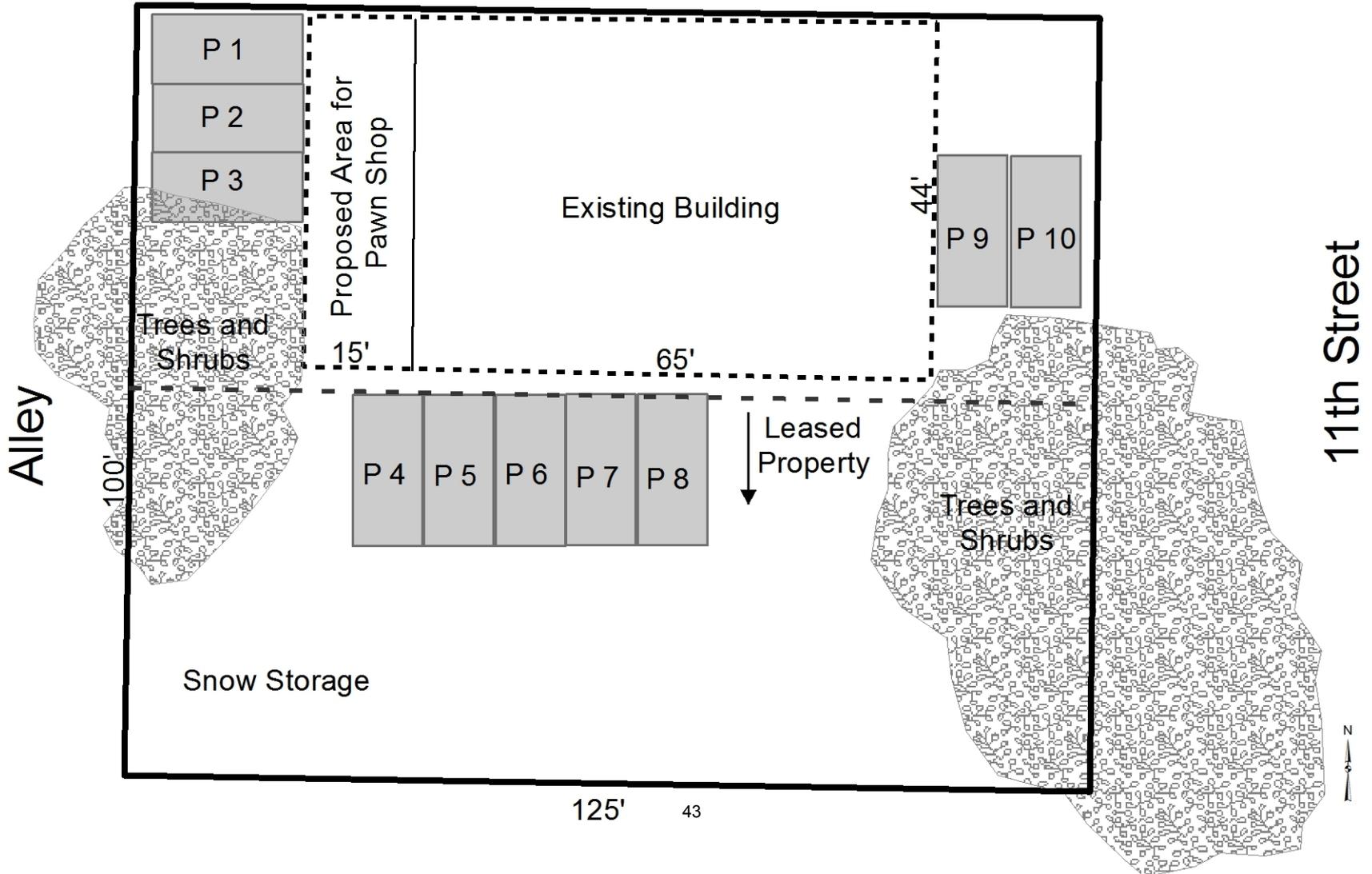
Name:	BRADFIELD BRET A ETAL	Land Value:	78130
Site:	303 S 11TH ST	Building Value:	208380
Sale:	\$150,000 on 02-2008 Vacant=Y Qual=Q	Misc. Value:	
Mail:	609 N PINE ST GUNNISON, CO 812302617	Just Value:	
		Assessed Value:	
		Exempt Value:	
		Taxable Value:	286510



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. The assessment information is from the last certified taxroll. All data is subject to change before the next certified taxroll. PLEASE NOTE THAT THE PROPERTY APPRAISER MAPS ARE FOR ASSESSMENT PURPOSES ONLY NEITHER GUNNISON COUNTY NOR ITS EMPLOYEES ASSUME RESPONSIBILITY FOR ERRORS OR OMISSIONS ---THIS IS NOT A SURVEY---

Date printed: 04/03/12 : 18:44:16

# Gunnison Avenue



Bret Bradfield

303 s. 11th

Gunnison, Colorado 81230

Dear Ladies and Gentleman,

I am writing in reference to the City of Gunnison Application for Review. My intentions are to own and operate a pawn shop.

The pawn shop will be open to the public, Monday thru Saturday.

I want to buy and sell goods. I think this is a good business for the community, as when times are hard I will give money, which in turn gives the customer hope.

My intentions are to hire one or two employees, which will benefit the community.

The hours of operation will be 8:00 AM to 5:00 PM, Monday thru Friday and the 1<sup>ST</sup> Saturday of each month.

Our adjoining neighbors are the Opportunity Shop and CED, which are retail stores. The pawn shop store front will be in the Gunnison Muffler and Pipe building.

Thank You

Sincerely,

Bret Bradfield, 970-641-6007

Certified Mailings of the Notice of Public Hearing  
Were Sent to the Following Adjacent Property Owners  
On May 1, 2012

- |   |  |   |   |
|---|--|---|---|
| 1 | Buttermore Family Trust<br>410 Santa Ana Avenue<br>Newport Beach, cA 92663-4126  | 5 | Eva E. Garcia<br>P.O. Box 175<br>Gunnison, CO 81230-0175  |
| 2 | Paul L. Jacobs Jr. etal<br>713 Andrew Lane<br>Gunnison, CO 81230   | 6 | Community Foundation of the Gunnison<br>Valley<br>805 W. Tomichi Avenue<br>Gunnison, CO 81230   |
| 3 | Nicholas H. Gibb, etal<br>P.O. Box 17404<br>Boulder, CO 80308-0404<br><br>Kent A. Stockman, etal<br>5955 Del Paz Dr.<br>Colorado Springs, CO 80918-1705<br><br>Amelio Cinammon Teal LLC<br>567 Seneca Drive<br>Gunnison, CO 81230<br><br>D Sanchez, LLC<br>P.O. Box 7152<br>Gunnison, CO 81230-7152<br><br>Brian K. Frizzell, etal<br>13849 Elsie Road<br>Conifer, CO 80433-5120<br><br>Sean M. Wren, etal<br>308 S. 11 <sup>th</sup> St., Apt 8<br>Gunnison, CO 81230<br><br>John A. Gunning<br>308 S. 11 <sup>th</sup> St., Apt 3<br>Gunnison, CO 81230<br><br>Mike Stack<br>5735 Luther Road<br>Colorado Springs, CO 80927-9632 | 7 | Jennifer Champ<br>212 S. 11 <sup>th</sup> St., Apt 102<br>Gunnison, CO 81230<br><br>Kyle L. Vanderslice, etal<br>715 Andrew Lane<br>Gunnison, CO 81230<br><br>Cody J Powell, etal<br>1100 N. 1 <sup>st</sup> Street<br>Montrose, CO 81401-3715<br><br>James R. McDonald, etal<br>212 S. 11 <sup>th</sup> St., Apt 205<br>Gunnison, CO 81230<br><br>Mark H Hamilton<br>431 Warwick Lane<br>Crystal Lake, IL 60014-5428<br><br>Ryan Fullmer<br>225 S. Boulder Rd., Ste 102<br>Louisville, CO 80027-1194<br><br>Aloys E. Schneider, etal<br>1508 Pennsylvania St.<br>Montrose, CO 81401-6102<br><br>Sunshine Property Company, LLC<br>1165 Bayfield Drive<br>Colorado Springs, CO 80906-4691 |
| 4 | Jesse Weaver<br>114 N. 8 <sup>th</sup> Street<br>Gunnison, CO 81230  |   | Brendan J. Mainville<br>24 Rust Road<br>Barkhamsted, CT 0603-3314   |

7(cont) Neely Raska  
212 S. 11<sup>th</sup> St., Apt 103  
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