

PLANNING AND ZONING COMMISSION
NOVEMBER 14, 2012 MEETING PACKET
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**AGENDA
CITY OF GUNNISON
PLANNING & ZONING COMMISSION
REGULAR MEETING
Rev 11/7//2012**

DATE: WEDNESDAY, NOVEMBER 14, 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. UNSCHEDULED CITIZENS**
- IV. CONSIDERATION OF THE OCTOBER 24, 2012 MEETING MINUTES**
- V. PUBLIC HEARING AND ACTION – SB 12-5, AN APPLICATION BY DRAKE GUNNISON PARTNERS, LLC, TO SUBDIVIDE ONE LOT (4.8 ACRES) INTO FOUR LOTS, LOCATED IN THE COMMERCIAL ZONE DISTRICT.**
- VI. COUNCIL UPDATE**
- VII. COMMISSIONER COMMENTS**
- VIII. PLANNING STAFF UPDATE**
- IX. ADJOURN**

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

This agenda is subject to change, including the addition or deletion of items at any time. Regular Meetings and Special Meetings are recorded and action can be taken. Minutes are 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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DRAFT MINUTES OCTOBER 24, 20127:00PM
CITY OF GUNNISON PLANNING AND ZONING COMMISSION REGULAR
MEETING **Page 1 of 2**

MEMBERS	PRESENT	ABSENT	EXCUSED
Carolyn Riggs, Chair	X		
Erik Niemeyer			X
Erich Ferchau	X		
Andy Tocke	X		
Bob Beda	X		
Greg Larson	X		
Councilor Ellen Harriman	X		

OTHERS PRESENT: Community Development Director Steve Westbay and Planning Technician Pam Cunningham.

I. CALL TO ORDER AT 7:11 PM BY CHAIR CAROLYN RIGGS

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. UNSCHEDULED CITIZENS. There were none

IV. CONSIDERATION OF THE OCTOBER 10, 2012 MEETING MINUTES. Commissioner Tocke moved and Councilor Harriman seconded to approve the October 10, 2012 meeting minutes as amended.

Roll Call Yes: Ferchau, Riggs, Beda, Harriman, Tocke
 Roll Call No:
 Roll Call Abstain: Larson
 Motion carried

V. EXCUSE COMMISSIONER NIEMEYER

Commissioner Larson moved to excuse Commissioner Niemeyer from the October 24 meeting. Councilor Harriman seconded the motion.
 Roll Call Yes: Ferchau, Tocke, Riggs, Beda, Harriman, Larson
 Roll Call No:
 Roll Call Abstain:
 Motion carried

VI. COUNCIL UPDATE. Councilor Harriman updated the Commission on recent Council business. The Council:

- heard a review of the USA Pro Challenge and Councilor Harriman has statistics, if anyone is interested in seeing them;
- discussed some budget items and staff is finalizing the budget for the public hearing;
- chose not to fund the Georgia Avenue Master Plan in the budget this year;
- chose not to fund an \$80,000 request from the university for updating signage at the entrances to town; the City has \$10,000 that will be held in reserve for possible future consideration;
- appointed Youth City Council members;
- approved a letter thanking the federal agency responsible for the Eagle Net Project;
- learned that the City will be required to be part of an arbitrage audit for the bonds for the rink and pool, this is an unexpected expense, but a requirement of having a bond;
- learned there will be a meeting with a company about getting fiber back to the Community Center; and,

DRAFT MINUTES OCTOBER 24, 20127:00PM
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MEETING **Page 2 of 2**

- approved a letter to the newspaper expressing regret and sorrow about Rick Miller and his family.

VII. COMMISSIONER COMMENTS.

- Commissioner Ferchau observed that there seem to be more flashing signs around town; Director Westbay responded that most of them are within the size limit of the new sign code and that staff has done outreach on the sandwich board signs;
- Commissioner Tocke reported that he rode his bike on the Thornton Way trail and it was enjoyable; and,
- Commissioner Larson thanked the Commission for excusing him at the last meeting.

VIII. PLANNING STAFF UPDATE. Director Westbay updated the Commission on recent activity in the Community Development Department:

- The City has embarked on the Highway 50 Access Control Plan, which was spawned by Gunnison Rising. It is a project that will take about a year to complete and includes CDOT, a traffic consultant, and Fox Higgins. At the kick-off meeting goals were set and a list of documents that must be compiled was identified; topics of discussion are the Highway Access Code and separation of intersections. The project will include a significant outreach program.
- The VanTuyl Ranch Eligibility Hearing will be held on Nov 27th to determine if the VanTuyl Ranch is eligible for annexation—if approved the initial zoning hearings will be held in December;
- at the next regular P&Z meeting on Nov 14th, the Commission will have a public hearing for a major subdivision in VanTuyl Village for the Blue Mesa Mall;
- employee evaluations are coming up; and,
- staff is working on a Building Code ordinance to propose exemption from building permits for accessory sheds less than 200 square feet.

IX. ADJOURN TO WORK SESSION. Chair Riggs adjourned the meeting to a work session at 7:30p.m.

Carolyn Riggs, Chair

Attest:

Pam Cunningham, Secretary

STAFF REPORT AND RECOMMENDATION
SKETCH PLAN – DRAKE GUNNISON PARTNERS, LLC

TO: Planning and Zoning Commission
From: Community Development Staff
Date: November 9, 2012
RE: Major Subdivision SB 12-5, VanTuyl Village, Lot 80

CODE PROVISIONS

The City's *Land Development Code (LDC)* Section 15.160.030(A) defines the types of subdivision within the City. This request is classified as a Major Subdivision, which is an application proposing more than eight lots or units, or which subdivides a parent parcel of four acres or greater. Major subdivisions are subject to a four step process:

1. review of sketch plan by Planning Commission at a public hearing;
2. review of the preliminary plat by Planning Commission at a public hearing;
3. review and recommendation of the final plat by Planning Commission (with no public hearing); and
4. action on the final plat by City Council (with no public hearing).

The public hearing scheduled for November 14, 2012 is for sketch plan. The Planning and Zoning Commission may take action to approve, approve with conditions, remand the application for additional information, or deny the application. Approval of sketch plan shall not constitute final approval of the subdivision, but rather constitutes authorization only to proceed with an application for preliminary plat.

APPLICATION

The applicant, Drake Gunnison Partners, LLC, represented by Cole Haberer, is requesting a Major Subdivision (sketch plan) application to subdivide 4.8 acres into four lots. The legal description of the site is Lot 80, Re-plat of Lot 80, VanTuyl Village Subdivision (reception number 580957).

The applicant has complied with application requirements for a Sketch Plan in accordance with Section 15.160.050 of the *LDC*. Public notice was mailed, published, and posted in accordance with Section 15.120.050 of the *LDC*.

The applicants' narrative states:

The proposed project statement will be for the separation of lot 80 which will be consistent with the overall guidelines and will meet the standards addressing various requirements of Title 15 Land Development Code of the Gunnison Municipal Code. We propose to re-plat the overall +4.8 acre lot, 80 Vantuyl Village, into 4 separate lots. This lot is zoned C – Commercial and Use by Right and we plan to comply with the requirements of the Commercial Zoning Designation.

...As for the overall project, each lot will be developed at different times. In phase one, Lot One will be developed first in which all utilities will be run to adjacent lots 2-4. Utility easements will be established and provided on the future Plat

STAFF REPORT AND RECOMMENDATION
SKETCH PLAN – DRAKE GUNNISON PARTNERS, LLC

showing the four new Lots. For future development, lots 2-4 would also have a commercial use with individual buildings. These lots would have single or multi-tenant buildings and would have front or side loading deliveries due to smaller sizes of tenants. Building areas and landscaping will be in compliance with the Use by Right and Commercial Zoning allowed. All lots will be designed to provide enough parking to sustain the parking to building SF ratio.

...The vehicular circulation and interior roadway including parking lots and off-street requirements will be developed per the municipal codes/planning and public works department guidelines and criteria. There will be a declaration of covenants, conditions and restrictions recorded against the overall development that regulates utility easements, drainage, cross parking and other rules and regulations for the shopping center. The overall development will have its major primary access off of VanTuyl Circle and secondary access off of Sydney Street. Parking for Lot 1 will be sufficient to satisfy building density requirements. In addition to the landscaping in the city R.O.W. on the southern boundary, the developer would also like to provide additional access to these lots by providing a 30' drive aisle located in the city R.O.W. With this added drive aisle, truck delivery circulation shall be contained within the site which would help prevent noise to the adjacent neighborhood.

Pedestrian circulation paths will be developed along the interior vehicular circulation routes connecting the buildings and different points of entries into the site. A pathway will also connect to a new sidewalk running parallel with Highway 135.

SITE ASSESSMENT

The 4.8 acre lot is located in the VanTuyl Village Subdivision and bordered by Main Street/Highway 135, VanTuyl Circle and Sydney Street. The property is zoned Commercial with the Commercial district surrounding to the north, east and south and Multi-family Residential (R-3) to the west.

Surrounding uses include vacant commercial to the north, commercial service and retail to the east and south and vacant multi-family residential to the west.

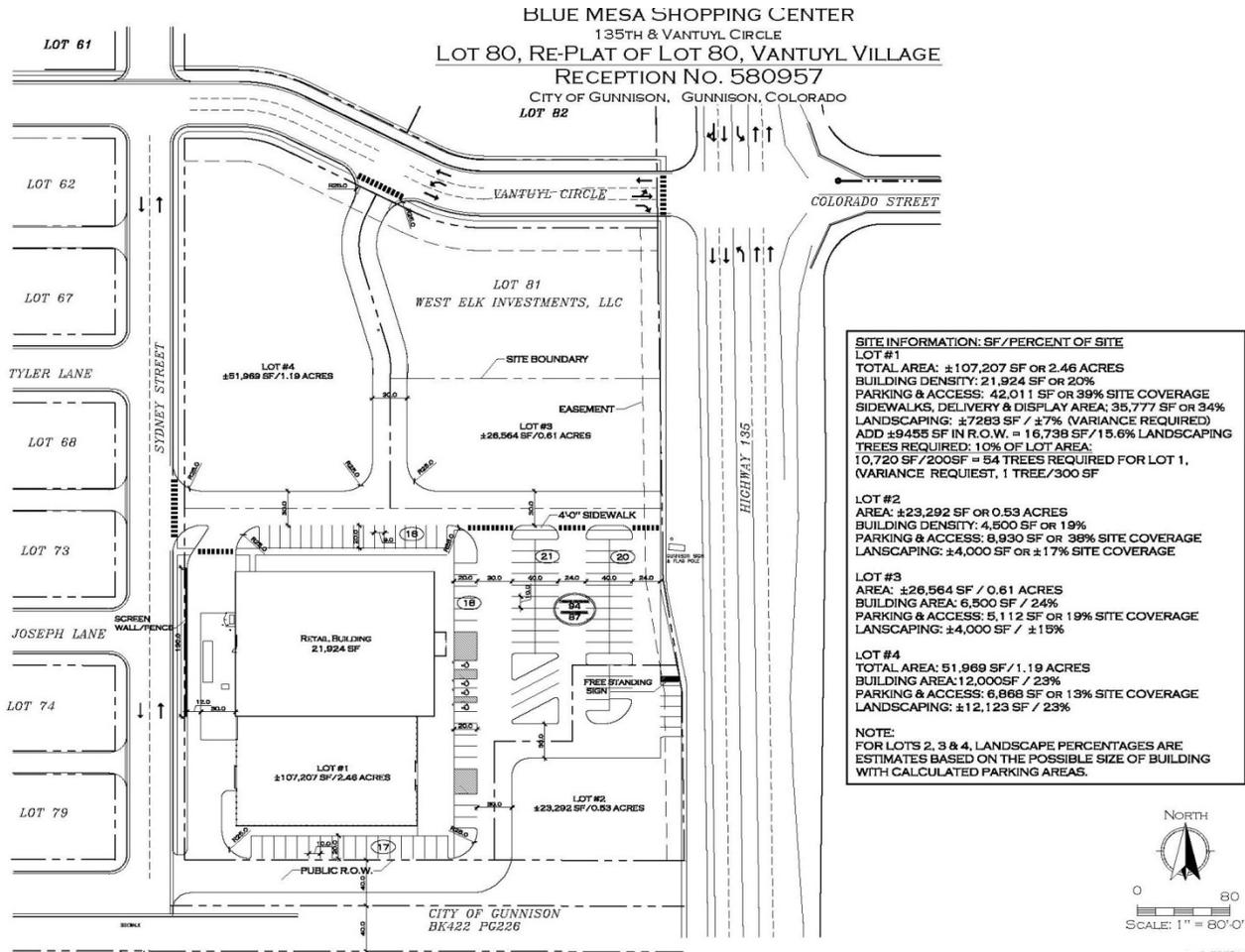
The Highway 135 frontage is located in the Entrance Overlay Zone which requires additional standards for setbacks, landscaping, storage, vehicular access, and parking. These specific zone standards will



**STAFF REPORT AND RECOMMENDATION
SKETCH PLAN – DRAKE GUNNISON PARTNERS, LLC**

be addressed in detail when a building permit application is submitted.

The applicant is proposing four lots to be developed in conformance to zoning and dimensional standards of the Commercial district within the *LDC*. Lot 1 is proposed as a commercial retail with outdoor storage and Lots 2-4 are proposed as future commercial uses to be developed in a separate phase.



STREET CIRCULATION

External access is off Main Street/Highway 135 to VanTuyl Circle from the north, Spencer Avenue to the proposed undeveloped Bowman Street from the south and VanTuyl Circle to Sydney Street from the west. The intersection of VanTuyl Circle and Main Street/Highway 135 is currently right-in, right-out only. The City staff has submitted an application to the Colorado Department of Transportation (CDOT) requesting a Highway Access Permit for a full movement intersection at this location.

Interior streets will be private and enforced through a declaration of covenants. Interior accesses are proposed on Sydney Street, VanTuyl Circle from Highway 135 and undeveloped road (Bowman Street) to the south. Bowman Street is a deeded parcel with

STAFF REPORT AND RECOMMENDATION
 SKETCH PLAN – DRAKE GUNNISON PARTNERS, LLC

a restriction mandating that the real property be used for the purposes of a public road. The proposed southern access does not align with the center line of the existing paved street and this alignment is addressed in proposed findings and conditions of this Sketch Plan.

TRIP GENERATION

The applicant proposes commercial uses on the four lots. Based on the *Institute of Transportation Engineering, Trip Generation*, 5th Edition, trip generation for the four lots when developed is as follows:

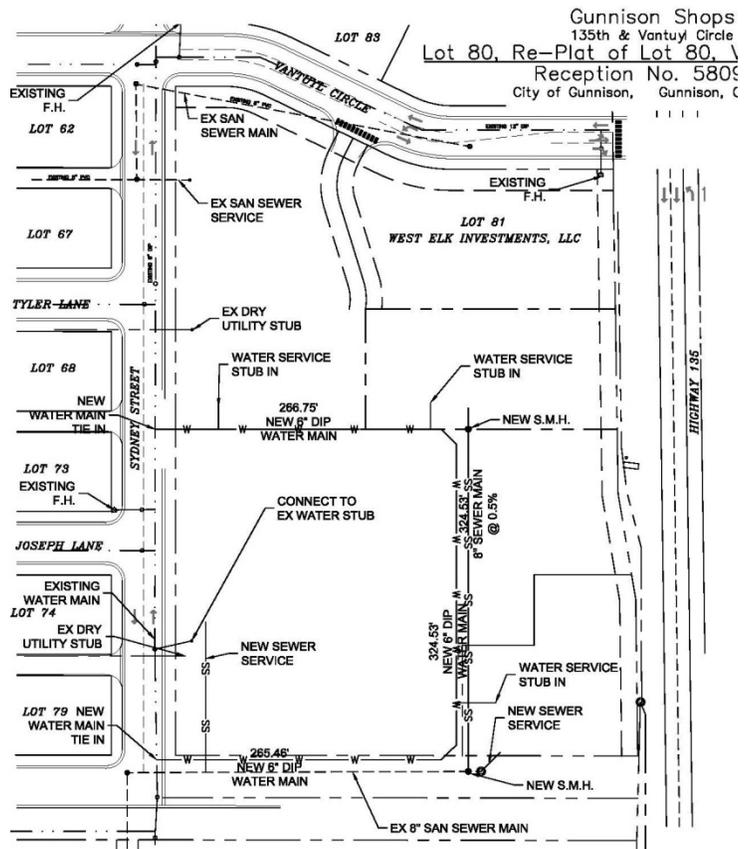
Lot	Proposed Acreage	Density (Square Feet)	Gross Retail (Square Feet)	# Trips per day
Lot 1	2.46 acres	21,441	15,008	378
Lot 2	.53 acres	4,425	3,098	78
Lot 3	.61 acres	6,375	4,463	111
Lot 4	1.19 acres	11,953	8,367	209
POSSIBLE NUMBER OF TRIPS PER DAY				776

UTILITIES AND EASEMENTS

Water and sewer trunk mains are located around the perimeter of the existing parcel and private lines must be extended to the proposed four lots and the adjacent Lot 81. Utilities are proposed within a 30 foot access and utility easement that serves as the interior road circulation route. Additionally, extension of the primary electrical line will have to be extended to each lot.

The north portion of the property has a 20 foot utility and drainage easement with an existing eight inch sewer line.

The eastern property boundary (Lot 80) and the adjoining Lot 81 have a 15 foot easement for pedestrian, utility, irrigation and drainage use. The applicant proposes to improve the irrigation ditch adjacent to the



STAFF REPORT AND RECOMMENDATION
SKETCH PLAN – DRAKE GUNNISON PARTNERS, LLC

highway corridor as part of this subdivision proposal. The southern portion of the ditch will be buried pipe along the eastern boundary of the property within the 15 foot easement.

This portion of the property and the Highway 135 right-of-way area is crucial for pedestrian use and utilities. The configuration must allow for an eight-foot-wide sidewalk, utilities, a landscape buffer and the irrigation ditch. The conceptual plan indicates parking within this easement. Design details along the Highway 135 frontage will be an important component of the preliminary plat review.

Stormwater drainage flows in excess of historic runoff flows shall be detained on site. A drainage plan will be required for the preliminary plat submittal.

DEPARTMENTAL COMMENTS

Building Official: No issue.

Fire Marshal: It appears there may need to be a least one fire hydrant added to the subdivision and possibly a second hydrant if the building is sprinklered.

Parks and Recreation Dept.: No issue.

Police Department: No issue.

City Attorney: The application sketch is considered complete pursuant to the applicable provisions of the *LDC*.

Public Works Director: No issue.

City Engineer: Place irrigation ditch along Highway 135 in 12 inch corrugated metal pipe with access manholes.

Water/Sewer Superintendent: Landscaping south of Lot 1 could conflict with existing sanitary sewer.

Electric Superintendent: Extension of the primary electrical line to each lot will be required.

STAFF OBSERVATIONS

1. **LDC Compliance.** The applicant is proposing commercial uses on four lots varying in size from approximately .5 acres to 2.5 acres. The proposed lot configurations comply with lot size and lot frontage requirements of the Commercial zone district.
2. **Easements.** The applicant proposes 30-foot-wide access and utility easements for the private internal road system. A 15-foot-wide pedestrian, utility, irrigation and drainage easement exists on the eastern boundary of the existing lot, and specific design of the Highway frontage corridor must be provided as part of the Preliminary Plat submittal.
3. **Proposed Roads and Access.** Interior road sections will be 30 feet wide. These private roads will be regulated by a declaration of covenants addressing maintenance, cross parking and utility easements. Access points are off VanTuyl Circle, Sydney Street and the proposed unimproved Bowman Street. The City has submitted an Access Permit application to CDOT requesting a full movement intersection at VanTuyl Circle and Highway 135.
4. **Emergency Access.** Based on the Sketch Plan, fire lane design are compliant with the *International Fire Code*. A fire hydrant exists at the VanTuyl Circle/Highway 135

STAFF REPORT AND RECOMMENDATION
SKETCH PLAN – DRAKE GUNNISON PARTNERS, LLC

intersection. One additional fire hydrant and possibly two will be required, depending on the construction plan for the proposed Lot 1.

5. **Vehicle Trip Generation.** Based on the proposed commercial uses with existing zoning entitlements, approximately 776 vehicle trips per day will occur at build-out.
6. **Utilities.** Distribution utility services are in place to serve the proposed subdivision. Service utility extensions include water, sewer, electric, natural gas and phone. Utilities are proposed within the 30-foot-wide access and utility easements (internal roads). A portion of the irrigation ditch will have to be buried along the eastern boundary of the property, within the 15 foot easement.
7. **Stormwater Control.** There are three open space parcels used for stormwater detention in the VanTuyl Village Subdivision. The historic runoff flows south and then west into the southern open space parcel. Discharge from the site shall not exceed historic undeveloped runoff values.

REVIEW STANDARDS

The LDC Section 15.16.080 contains nine specific standards that are used by the Planning and Zoning Commission to approve a subdivision application. Based on the LDC Section 15.120.060.C, **an application that fails to comply with any applicable review standard shall be denied.**

- A. **Master Plan.** *The proposed subdivision shall carry out the purpose and spirit of the Master Plan and conform with all of the Plan’s applicable intent statements, specific directions and recommended actions. It shall be designed to be compatible with surrounding land uses, to protect neighbors from undesirable noise, glare and shadows and shall not cause adverse effects on their privacy, solar access and views.* The following excerpts from the Master Plan are applicable to this subdivision.

No Conflict.

Chapter 2, Community Character, Policy 3: New developments along the City’s edges will improve the entrances and complement the City’s community character and sense of place.

Chapter 5, Land Use and Growth, Goal: Growth and development will preserve and enhance the quality of life which makes Gunnison unique and attractive. Edges of the community remain clearly defined. New developments will demonstrate high-quality urban design while protecting the rural landscapes surrounding the City. Sprawl will be avoided through effective infill and compact growth.

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 4: Assure attractive and financially strong commercial zone districts.

- B. **Zone District Standards.** *The proposed subdivision shall comply with the use and dimensional standards of the underlying zone district and shall provide off-street parking as required for the use.*

No Conflict. The applicant proposes commercial land use regulated by use and dimensional standards and other criteria contained in the LDC.

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SKETCH PLAN – DRAKE GUNNISON PARTNERS, LLC

C. **Improvements.** *The proposed subdivision shall be provided with improvements which comply with Article 11, Improvements Standards and landscaping which complies with Section 15-9-4 Landscaping Standards.*

Possible Conflict. A Subdivision Improvements Agreement will have to be executed at final plat to ensure all improvements will be installed based on City standards. The fact that the major trunk line utilities are already in place reduces the burden of significant engineering design for the proposed subdivision. Four significant engineering components to be addressed at preliminary plat review will be stormwater drainage, site grading, the Highway 135 street frontage improvements and internal cross easements for private utility service extensions.

1. **Streets.** *Existing and proposed streets shall be suitable and adequate to carry anticipated traffic within and in the vicinity of the proposed subdivision.*

No Conflict: The proposed subdivision is accessed off existing VanTuyl Circle and Sydney Street and the unimproved Bowman Street. Interior circulation is proposed as private roads with a pavement width of 30 feet and is adequate to serve the proposed commercial uses. The applicant desires a full movement intersection at VanTuyl Circle and Highway 135, which is contingent upon the outcome of the Highway Access Permit application.

2. **Utilities.** *Existing and proposed utility services shall be suitable and adequate to meet the needs of the proposed subdivision. As a condition of obtaining water service, any water rights which run with the property shall be dedicated to the City.*

Possible Conflict. All utilities are capable of reaching each individual lot. An irrigation ditch located on the eastern portion of the property will have to be moved to the existing 15 foot easement adjoining the eastern property line and encased in 12 inch corrugated metal pipe with access manholes.

3. **Phases.** *If the subdivision is to be developed in phases, each phase shall contain the required parking spaces, landscape areas, utilities, and streets that are necessary for creating and sustaining a stable environment.*

Possible Conflict. The applicant proposes to develop Lot 1 in the first phase and Lots 2-4 at a later date. The applicant proposes extending all utilities to all lots in phase one. The Final Plat must provide adequate cross easements to serve all proposed lots as well as existing Lot 81.

D. **Natural Features.** *The layout of lots and blocks shall provide desirable settings for structures by making use of natural contours and maintaining existing views, affording privacy for residents and protecting them from adverse noise and vehicular traffic. The system of roadways and the lot layout shall be designed to take advantage of visual qualities of the areas. Natural features and native vegetation shall be preserved whenever possible. Tree masses and individual trees of six inch (6") caliper or greater shall be preserved.*

No Conflict. The layout of the lots and private roadway system does not affect the natural features of the site or surrounding area.

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E. Floodplains. *Tracts of land or portions thereof lying within the one hundred year floodplain may only be subdivided for open space until the subdivider has shown that compliance with the requirements of the City's floodplain regulations can be met.*

No Conflict. The property is not within the F.E.M.A. designated 100-year flood plain.

F. Noise Reduction. *Where a subdivision borders on or contains a highway right-of-way, the City shall require adequate provisions of reduction of noise. A parallel street, landscaping, screening, easement, greater lot depth, increased rear yard setbacks and fencing are potentially appropriate solutions, among others.*

Possible Conflict. The applicant has not submitted a plan to provide a landscape buffer along Highway 135. Adequate space for a sidewalk and landscaping will be required along the highway frontage. Further details will be provided during preliminary plat.

G. Future Streets. *When a tract is subdivided into lot(s) or parcel(s) shall be so arranged so as to permit the logical location and opening of future streets and appropriate re-subdivision, with provision for adequate utility easements and connectors for such re-subdivision.*

No Conflict. Streets surround the property and internal private roads are proposed. Details will be specified within Declaration of Covenants during preliminary and final plat.

H. Common Recreation Facilities. *Where a development is proposed to contain common recreation facilities, such facilities shall be so located within the development so as to be easily accessible to the residents and to least interfere with neighboring developments.*

Not Applicable.

I. Lots and Blocks

1. Pattern. *The size, shape and orientation of lots shall be appropriate to the design and location of the proposed subdivision and to the type of development contemplated. Where appropriate, lots shall be laid out to respect the existing City pattern. Blocks generally shall not be less than three hundred feet (300') nor more than one thousand two hundred feet (1,200') in length.*

No Conflict. The proposed lot sizes, shapes and orientation are appropriate and consistent with the VanTuyt Village Subdivision.

2. Frontage. *Residential lots should front only on local streets; however, when necessary, lots designated to face a collector street shall provide adequate means for automobile turnaround within the lot.*

Not Applicable.

3. Right Angles. *Side lot lines shall be approximately at right angle or radial to street lines.*

No Conflict. Lot lines are appropriately angled.

STAFF REPORT AND RECOMMENDATION
SKETCH PLAN – DRAKE GUNNISON PARTNERS, LLC

4. **Double Frontage Lots.** *Double frontage lots are prohibited, except where they are necessary to provide for the separation of residential development from collector or arterial streets or to overcome specific limitations of the topography or orientation. A planting and screening easement of at least ten feet (10") shall be provided along the portion of the lot which abuts such a collector or arterial street. There shall be no right of access across a planting and screening easement. The screening easement shall be maintained by the property owner.*

No Conflict. Technically, the proposed Lot 1 is a double frontage lot, but the fact that it is part of an integrated shopping center design negates any issues with double frontage lot configuration.

5. **T Intersections.** *The building area of lots shall not face directly into the oncoming traffic of an intersecting street of a "T" intersection.*

No Conflict.

6. **Solar Energy.** *For the purposes of protecting and enhancing the potential for utilizing solar energy in the proposed subdivision, detached single family lots are encouraged to be laid out in such a manner that the houses will be oriented so that their long axis will run east/west and so that the houses will not block the solar access of adjacent houses.*

Not Applicable.

ACTION

During the Planning and Zoning Commission meeting of November 14, 2012 Commissioner _____ moved, Commissioner _____ seconded and the Planning and Zoning Commission voted to approve the Major Subdivision Sketch Plan, SB 12-5, Blue Mesa Shopping Center with 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 application is for a Major Subdivision of a 4.8 acre parcel into four lots and the proposed lot configurations comply with minimal lot size and frontage standards established by the *LDC*.
3. The Planning and Zoning Commission finds that the property is located in the Commercial zone district and that the applicant intends to follow the City development standards for this district.

STAFF REPORT AND RECOMMENDATION
SKETCH PLAN – DRAKE GUNNISON PARTNERS, LLC

4. The Planning and Zoning Commission finds that all lots are required to be served by all utilities and proper utility line sizes, and that appropriate easements for utilities and access will have to be established at Preliminary and Final subdivision review.
5. The Planning and Zoning Commission finds that an irrigation ditch that is located on the eastern portion of the property will have to be buried within the existing 15 foot easement adjoining the eastern property line.
6. The Planning and Zoning Commission finds that the applicant desires a full movement intersection at VanTuyl Circle and Highway 135 and a Highway Access Permit application has been submitted to CDOT.
7. The Planning and Zoning Commission finds that Bowman Street, located on the south boundary of the proposed subdivision, is a deed restricted parcel with the restriction mandating the real property for use as public right-of-way functions. The Planning and Zoning Commission further finds that the access as conceptually illustrated does not have appropriate alignment with Sydney Street.
8. The Planning and Zoning Commission finds that the 15 foot easement and the Highway 135 right-of-way improvements must allow for an eight foot wide sidewalk, utilities, a landscape buffer and the irrigation ditch.
9. The Planning and Zoning Commission finds that the nine review standards for subdivisions have been or will be met based on the following Conditions:

Conditions

1. The Preliminary Plat application shall comply with all provisions of the City's *Land Development Code*.
2. Use of Bowman Street shall comply with restrictions set forth by the deed and approved by the City Council.
3. The center of the proposed Bowman Street access way shall align with the east/west centerline of VanTuyl Circle.
4. Preliminary Plat submittal shall include plan details (plan view, sections, and profiles) as needed to adequately assess the design and development components along the Highway 135 frontage.

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): Drake Gunnison Partners LLC

Phone #: 303-825-6200 **Fax #:** 303-825-7200 **E-Mail:** hauser@drakeeres.com

Mailing Address: 496 S. Broadway

City: Denver **State:** CO **Zip:** 80209

Summary of Request: Sketch Plan Submittal

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: N. Hwy 135, Gunnison **Zoning** Commercial

Block: _____ **Lot(s):** 80 **Addition:** Vantuyll Village

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) Cole C Haberman

Date 10/12/12

Date _____

For Office Use Only

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

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Lot 80, Blue Mesa Shopping Center Project Statement

DATE: October 22, 2011

TO: **Community and Development Planning Division**
City of Gunnison, CO

ARCHITECT: **Nama Partners, LLC**
6140 Greenwood Plaza Boulevard
Greenwood Village, CO 80111
720.289.0001

PROJECT: **Lot 80, Re-Plat of Lot 80, Vantuyl Village**
Reception NO 580957
Gunnison, CO

The proposed project statement will be for the separation of lot 80 which will be consistent with the overall guidelines and will meet the standards addressing various requirements of Title 15 Land Development Code of the Gunnison Municipal Code. We propose to re-plat the overall ± 4.8 acre lot, 80 Vantuyl Village, into 4 separate lots. This lot is zoned C – Commercial and Use by Right and we plan to comply with the requirements of the Commercial Zoning Designation.

This application includes a site development request for Lot 1 of about 2.5 acres. This site develops a building area (enclosed) of 21,294 SF plus an outdoor display area of 15,000 SF with a loading area. The loading area will be screened from the public street with both trees and fence. The building materials and design character will meet the standards of commercial architecture described in the Gunnison Municipal Code. The building setbacks for all lots will meet the 15 feet front and 5 feet side commercial building setback requirements. As the landscaping does not meet the required 10% for Lot 1, a variance is requested. The developer is willing to provide extra landscaping in the city R.O.W. that is located to the south of Lot 1. By adding this landscape area to Lot 1, approximately 15% landscaping would be achieved with 60% live vegetation provided. As required by the city ordinance, one tree is required for every 200 SF of landscaping. The developer is requesting a variance on the quantity of trees to be reduced down to one tree per 300 SF for Lot 1 and as a consideration for this variance, more trees will be planted in the R.O.W. to the south.

As for the overall project, each lot will be developed at different times. In phase one, Lot One will be developed first in which all utilities will be run to adjacent lots 2-4. Utility easements will be established and provided on the future Plat showing the four new Lots. For future development, lots 2-4 would also have a commercial use with individual buildings. These lots would have single or multi tenant buildings and would have front or side loading deliveries due to smaller sizes of tenants. Building areas and landscaping will be in compliance with the Use by Right and Commercial Zoning allowed. All lots will be designed to provide enough parking to sustain the parking to building SF ratio.

Project Statement

Blue Mesa Shopping Center

October 22, 2012

Page | 2

Density distribution of the various lots is approximately as follows:

Lot	Area	Building Density	Parking/Access	Landscaping
Lot 1	2.5 ± ACRES	20%	39%	7%
Lot 2	0.5 ± ACRES	19%	38%	17%
Lot 3	0.3 ± ACRES	24%	19%	15%
Lot 4	2.5 ± ACRES	23%	13%	23%

The vehicular circulation and interior roadway including parking lots and off-street requirements will be developed per the municipal codes/planning and public works department guidelines and criteria. There will be a declaration of covenants, conditions and restrictions recorded against the overall development that regulates utility easements, drainage, cross parking and other rules and regulations for the shopping center. The overall development will have its major primary access off of Vantuyl Circle and secondary access off of Sydney Street. Parking for Lot 1 will be sufficient to satisfy building density requirements. In addition to the landscaping in the city R.O.W. on the southern boundary, the developer would also like to provide additional access to these lots by providing a 30' drive aisle located in the city R.O.W. With this added drive aisle, truck delivery circulation shall be contained within the site which would help prevent noise to the adjacent neighborhood.

The overall landscape concept for the development will be using drought tolerant plants, vegetation and trees for the conservation of water. Our overall landscape of the entire site development will be estimated at 10-12%. The developer will work with the city to provide plants desirable to the area.

Pedestrian circulation paths will be developed along the interior vehicular circulation routes connecting the buildings and different points of entries into the site. A pathway will also connect to a new sidewalk running parallel with Highway 135.

Building signage for this entire project will meet the Gunnison Municipal Code. One monument sign will be placed on Highway 135 which will provide signage for each individual lot. The monument sign will be placed on Lot 2 in a 15' pedestrian, utility, irrigation & drainage easement.

We appreciate your time and care in reviewing this submittal. Please feel free to contact us at Nama Partners to further answer any questions you may have.

Thank you,

Mike Brettmann
Nama Partners

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):

<u>JON HAUSER</u> <u>DRAKE GUNNISON PARTNERS</u>	<u>496 S. BROADWAY</u> <u>DENVER, CO. 80209</u>	<u>303-882-7100</u>
Name	Address <u>LLC</u>	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:

LOT 80, RE-PLAT OF LOT 80, VANTUYL VILLAGE

Type/s of permit applied for:

- 1) _____ 3) _____
- 2) _____ 4) _____

FIRST OWNER OF RECORD:

Dawn Clayton, VP of Bank of the West

Printed Name of Property Owner

[Signature]
Signature of Property Owner

10-18-12
Date

SECOND OWNER OF RECORD:

Printed Name of Property Owner

Signature of Property Owner

Date

rev 12/08
approved by City Attorney



October 11, 2012

City of Gunnison
Community Development
P.O. Box 239
201 W. Virginia Ave.
Gunnison, CO 81230

RE: *Letter of Authorization for Design and Development of Lot 80, Re-Plat of Lot 80, Vantuyl Village, City and County of Gunnison, Colorado (the "Property")*

To Whom It May Concern:

This letter shall serve to notify all parties of interest that we hereby grant authority to Cole C. Haberer, P.E., representing HCI Engineering, and Mike Brettmann, representing Nama Partners, LLC, to design and submit, on behalf of Drake Gunnison Partners LLC, planning and building documents for the above-referenced Property to the City of Gunnison for review and approval.

Below you will find their addresses and contact information:

Name: Cole C. Haberer, P.E.
Address: HCI Engineering, a division of
Haberer Carpentry, Inc.
810 Brickyard Cir., Unit #3
Golden, CO 80403
Phone: 720.252.3484
Email: ColeH@Haberergroup.com

Name: Mike Brettmann
Address: Nama Partners, LLC
6140 Greenwood Plaza Blvd.
Greenwood Village, CO 80111
Phone: 303.514.3434
Email: mbrettmann@namapartners.com

Please feel free to call me at 303.825.6200 should you have any questions in this regard.

Sincerely,

DRAKE GUNNISON PARTNERS LLC

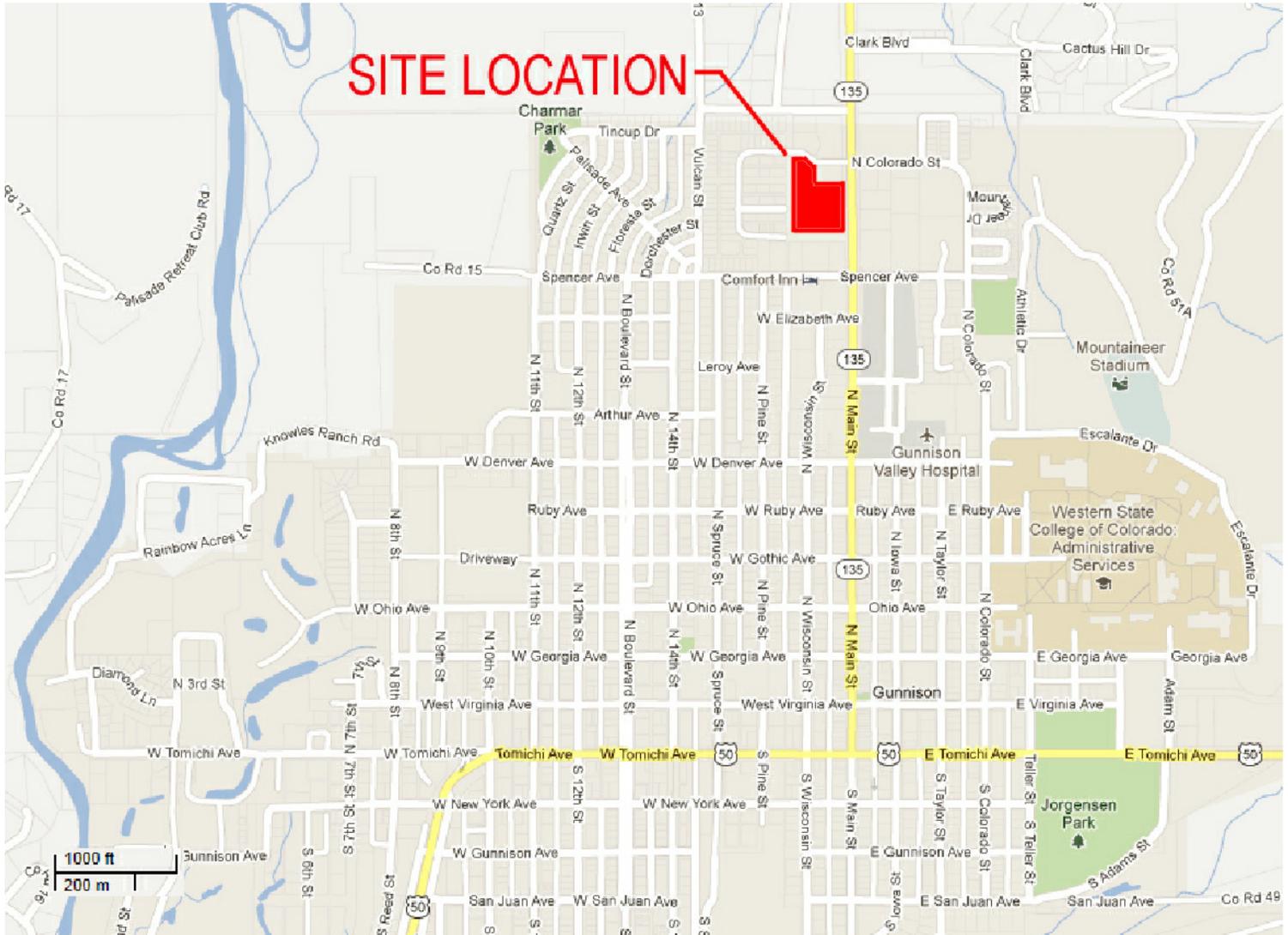
By: DRAKE DEVELOPMENTS LLC,
its Manager

By: DRAKE REAL ESTATE SERVICES, INC.,
its Manager

By: 
Jon Hauser, General Manager

cc: Cole Haberer (via email - ColeH@Haberergroup.com)
Mike Brettmann (via email - mbrettmann@namapartners.com)

BLUE MESA SHOPPING CENTER
 135TH & VANTUYL CIRCLE
LOT 80, RE-PLAT OF LOT 80, VANTUYL VILLAGE
 RECEPTION No. 580957
 CITY OF GUNNISON, GUNNISON, COLORADO



CITY OF GUNNISON, COLORADO



NAMA PROJECT #: 12-123.10
 DATE: 10-24-2012

PROJECT TITLE:
**VICINITY
 MAP**

SHEET NUMBER:

**nama
 partners llc**
 6140 Greenwood Plaza Blvd.
 Greenwood Village, CO 80111
 Phone: 720.289.0001

**HCI
 ENGINEERING**
 810 Brickyard Circle, Unit #3
 Golden, CO 80403
 Phone: 720.289.0001
 Fax: 303.278.7814

DRAKE
 REAL ESTATE SERVICES
 496 S. BROADWAY
 DENVER, CO 80209
 TEL. 303.825.6200
 WWW.DRAKERES.COM



SCALE: N.T.S.

ID	Owner	Address	Parcel I.D.
1	WEST ELK INVESTMENTS LLC	1045 FAIRWAY LN. GUNNISON, CO 81230-4141	3701-362-32-002
2	GRIZZLY INVESTMENT PROPERTIES LLC C/O IM	2955 ELECTRA DR COLORADO SPRINGS, CO 80906-1075	3701-362-11-003
3	LANDRY ENTERPRISES NORTH LLC	963 FAIRWAY LN GUNNISON, CO 81230-4139	3701-362-12-002
4	LANDRY JULIE A LANDRY STEVEN A ETAL	1198 N MAIN ST GUNNISON, CO 81230	3701-362-12-007
5	NEHRER WILLIAM	4465 ESTA LN SOQUEL, CA 95073-2100	3701-362-12-008
6	COMMUNITY BANKS OF COLORADO	127 W 4TH ST PUEBLO, CO 81003-3228	3701-362-12-006
7	MONTANO REVOCABLE TRUST	PO BOX 3826 CRESTEDBUTTE, CO 81224-3826	3701-362-35-046
8	SKYLAR HIGH LLC	112 W SPENCER AVE STE A GUNNISON, CO 81230-2546	3701-362-35-053
9	UPPER GUNNISON RIVER WATER CONSERVANCY D	234 N MAIN ST GUNNISON, CO 81230-2438	3701-360-08-003
10	STANLEY JAMES G ETAL STANLEY JUANITA	220 W SPENCER AVE GUNNISON, CO 81230-2519	3701-362-00-050
11	SW VENTURES LLC	PO BOX 2751 CRESTEDBUTTE, CO 81224-2751	3701-362-27-010
12	SW VENTURES LLC	PO BOX 2751 CRESTEDBUTTE, CO 81224-2751	3701-362-27-001
13	SW VENTURES LLC	PO BOX 2751 CRESTEDBUTTE, CO 81224-2751	3701-362-28-006
14	BIDDISCOMBE WADE LISA A ETAL WADE ALAN	PO BOX 342 WASHOUGAL, WA 98671-0342	3701-362-28-001
15	WADE ALAN BIDDISCOMBE WADE LISA A ETAL	PO BOX 342 WASHOUGAL, WA 98671-0342	3701-362-29-006
16	WADE ALAN BIDDISCOMBE WADE LISA A ETAL	PO BOX 342 WASHOUGAL, WA 98671-0343	3701-362-29-001
17	WEST ELK INVESTMENTS LLC	1045 FAIRWAY LN GUNNISON, CO 81230-4141	3701-362-25-031
18	WEST ELK INVESTMENTS LLC	1045 FAIRWAY LN GUNNISON, CO 81230-4141	3701-362-33-002
19	ALPINE BANKS OF COLORADO ATT: ERIN WIENC	PO BOX 10000 GLENWOODSPRINGS, CO 81602-8001	3701-362-33-005

HCI ENGINEERING

A DIVISION OF
HABERER CARPENTRY INC.

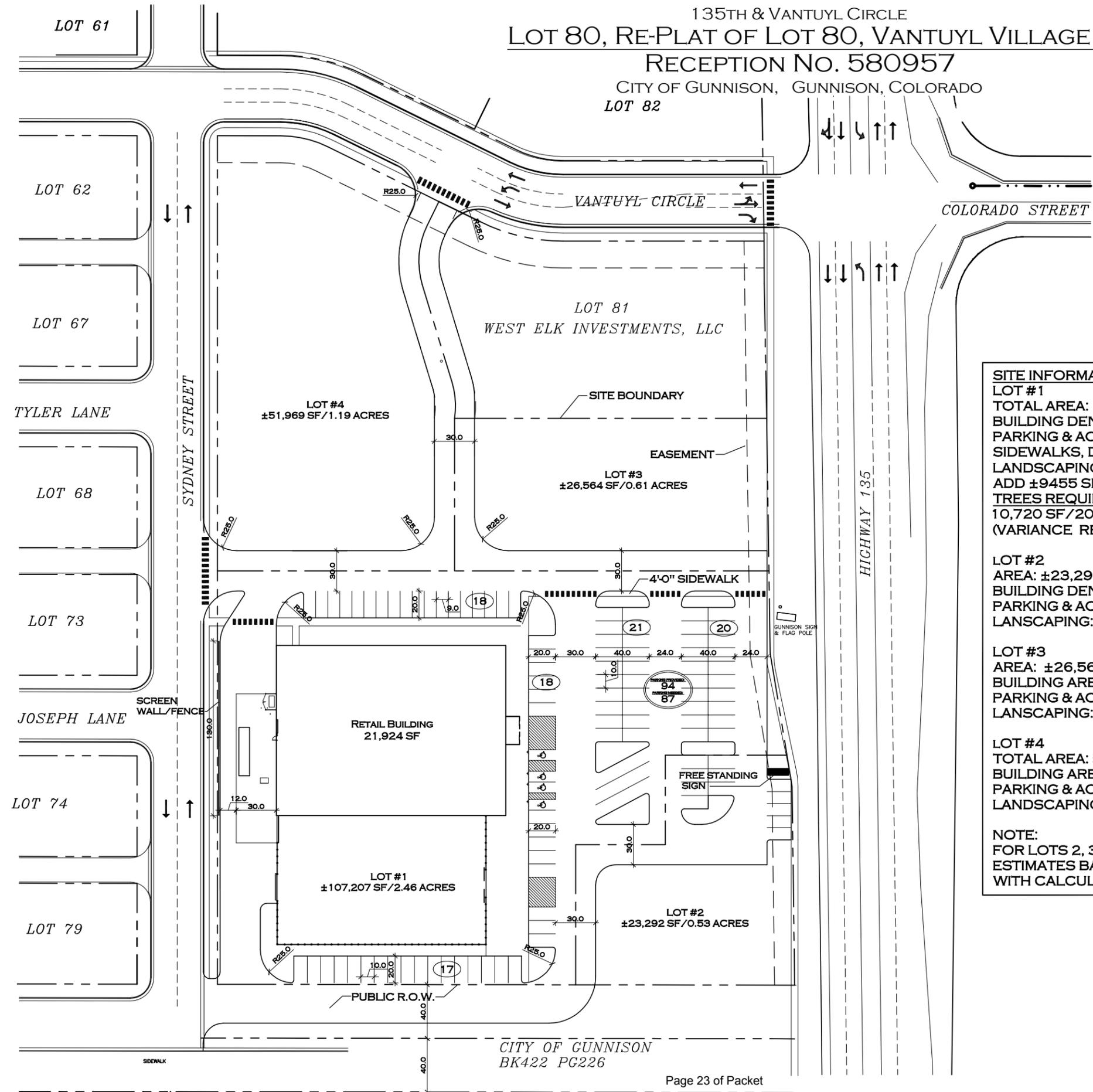
810 BRICKYARD CIRCLE, UNIT 3
GOLDEN CO. 80403
PH: 720-252-3484 FAX: 303-278-7814

VIN MAP

DATE: 10.12.12 SUBMITTAL: 1ST SUBMITTAL

NOTES: Certified Mailing List

BLUE MESA SHOPPING CENTER
 135TH & VANTUYL CIRCLE
LOT 80, RE-PLAT OF LOT 80, VANTUYL VILLAGE
 RECEPTION No. 580957
 CITY OF GUNNISON, GUNNISON, COLORADO
 LOT 82



SITE INFORMATION: SF/PERCENT OF SITE

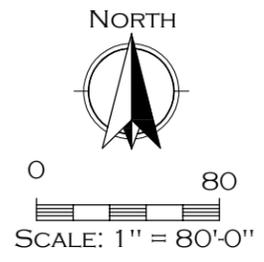
LOT #1
 TOTAL AREA: ±107,207 SF OR 2.46 ACRES
 BUILDING DENSITY: 21,924 SF OR 20%
 PARKING & ACCESS: 42,011 SF OR 39% SITE COVERAGE
 SIDEWALKS, DELIVERY & DISPLAY AREA; 35,777 SF OR 34%
 LANDSCAPING: ±7283 SF / ±7% (VARIANCE REQUIRED)
 ADD ±9455 SF IN R.O.W. = 16,738 SF / 15.6% LANDSCAPING
 TREES REQUIRED: 10% OF LOT AREA:
 10,720 SF/200SF = 54 TREES REQUIRED FOR LOT 1,
 (VARIANCE REQUEST, 1 TREE/300 SF)

LOT #2
 AREA: ±23,292 SF OR 0.53 ACRES
 BUILDING DENSITY: 4,500 SF OR 19%
 PARKING & ACCESS: 8,930 SF OR 38% SITE COVERAGE
 LANDSCAPING: ±4,000 SF OR ±17% SITE COVERAGE

LOT #3
 AREA: ±26,564 SF / 0.61 ACRES
 BUILDING AREA: 6,500 SF / 24%
 PARKING & ACCESS: 5,112 SF OR 19% SITE COVERAGE
 LANDSCAPING: ±4,000 SF / ±15%

LOT #4
 TOTAL AREA: 51,969 SF / 1.19 ACRES
 BUILDING AREA: 12,000SF / 23%
 PARKING & ACCESS: 6,868 SF OR 13% SITE COVERAGE
 LANDSCAPING: ±12,123 SF / 23%

NOTE:
 FOR LOTS 2, 3 & 4, LANDSCAPE PERCENTAGES ARE
 ESTIMATES BASED ON THE POSSIBLE SIZE OF BUILDING
 WITH CALCULATED PARKING AREAS.



nama
 partners llc
 6140 Greenwood Plaza Blvd.
 Greenwood Village, CO 80111
 Phone: 720.289.0001

HCI
 ENGINEERING
 810 Brickyard Circle, Unit #3
 Golden, CO 80403
 Phone: 720.252.3484
 Fax: 303.278.7814

PROJECT LOCATION:
 BLUE MESA SHOPPING CENTER
 135TH & VANTUYL CIRCLE
 LOT 80, RE-PLAT OF LOT 80, VANTUYL VILLAGE
 RECEPTION NO. 580957
 CITY OF GUNNISON
 GUNNISON, COLORADO

DRAKE
 REAL ESTATE SERVICES
 496 S. BROADWAY
 DENVER, CO 80209
 TEL. 303.825.6200
 WWW.DRAKERES.COM

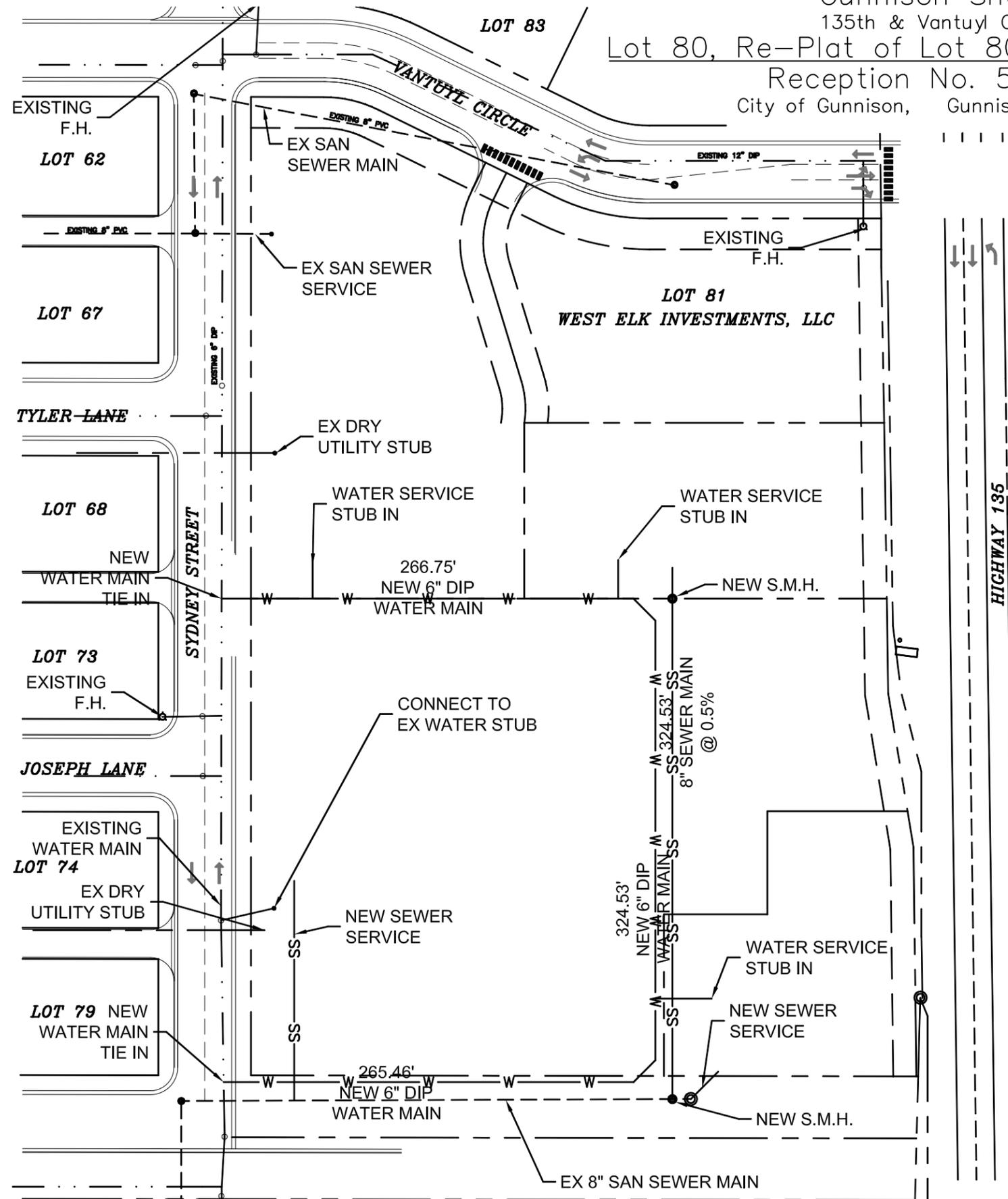
REVISIONS: DATE:
 SKETCH PLAN APP. 10-24-2012

NAMA PROJECT #: 12-123.10
 DATE: 10-17-2012

PROJECT TITLE:
DEVELOPMENT
SITE PLAN

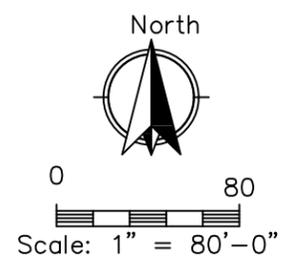
SHEET NUMBER:

Gunnison Shops
 135th & Vantuyl Circle
 Lot 80, Re-Plat of Lot 80, Vantuyl Village
 Reception No. 580957
 City of Gunnison, Gunnison, Colorado



B & B PRINTING

GUNNISON BUSINESS PARK



nama
partners llc
 6140 Greenwood Plaza Blvd.
 Greenwood Village, CO 80111
 Phone: 720.289.0001

HCI
ENGINEERING
 810 Brickyard Circle, Unit #3
 Golden, CO 80403
 Phone: 720.252.3484
 Fax: 303.278.7814

PROJECT LOCATION:
 Gunnison Shops
 135th & Vantuyl Circle
 Lot 80, Re-Plat of Lot 80, Vantuyl Village
 Reception No. 580957
 City of Gunnison
 Gunnison, Colorado

DRAKE
 REAL ESTATE SERVICES
 496 S. BROADWAY
 DENVER, CO 80209
 Tel. 303.825.6200
 www.drakeres.com

REVISIONS:	DATE:
SKETCH PLAN APP.	10-17-2012

NAMA PROJECT #:	12-123.10
DATE:	10-17-2012

PROJECT TITLE:
UTILITY PLAN

SHEET NUMBER:
C1.1

BLUE MESA SHOPPING CENTER
 135TH & VANTUYL CIRCLE
 LOT 80, RE-PLAT OF LOT 80, VANTUYL VILLAGE
 RECEPTION No. 580957
 CITY OF GUNNISON, GUNNISON, COLORADO



NORTH



0 80
 SCALE: 1" = 80'-0"

nama
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 Greenwood Village, CO 80111
 Phone: 720.289.0001

HCI
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 Golden, CO 80403
 Phone: 720.252.3484
 Fax: 303.278.7814

PROJECT LOCATION:
 BLUE MESA SHOPPING CENTER
 135TH & VANTUYL CIRCLE
 LOT 80, RE-PLAT OF LOT 80, VANTUYL VILLAGE
 CITY OF GUNNISON

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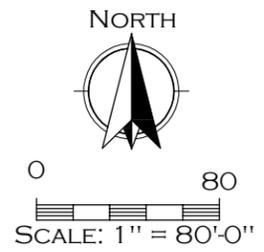
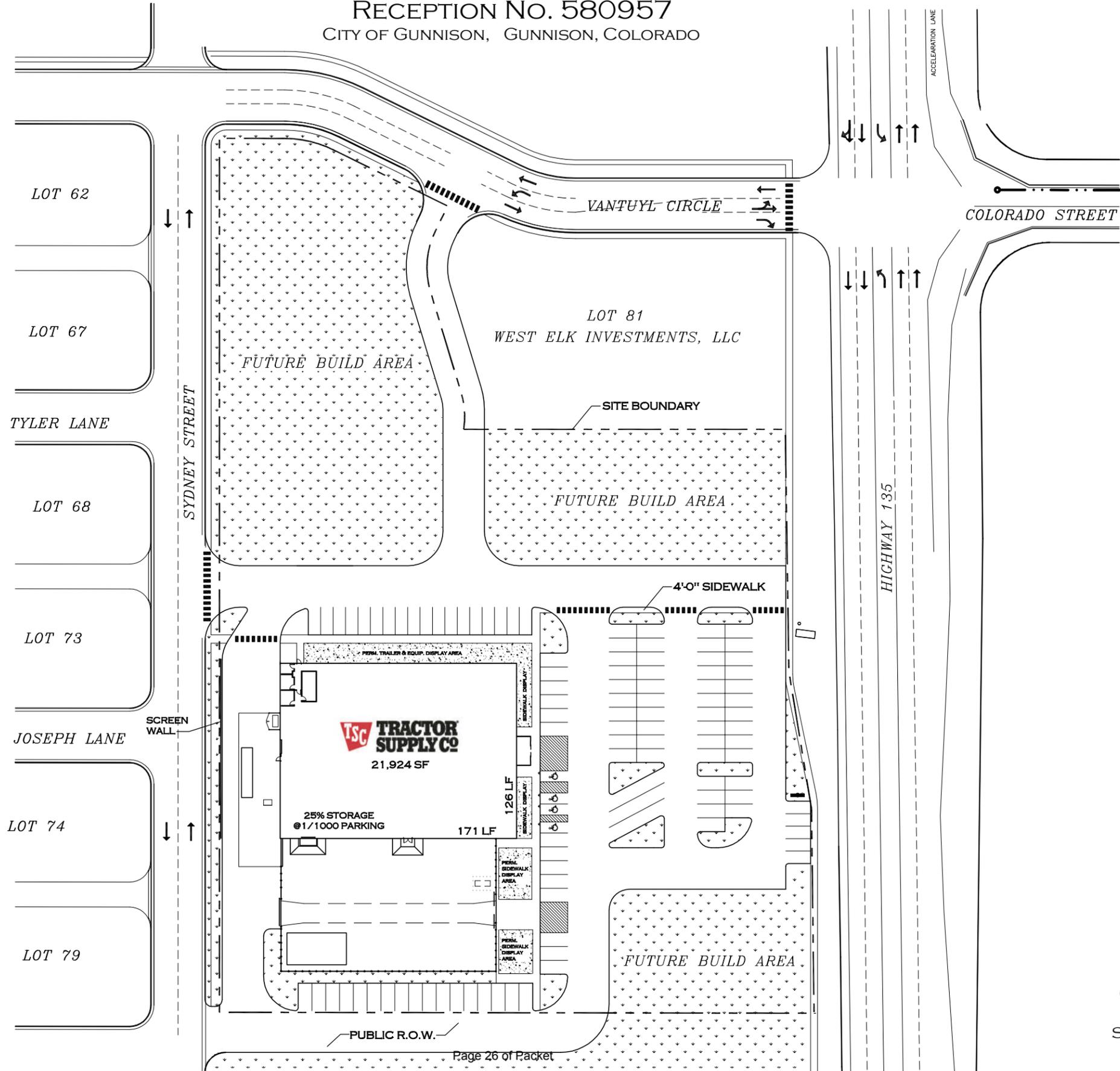
REVISIONS: DATE:
 SKETCH PLAN APP. 10-24-2012

NAMA PROJECT #: 12-123.10
 DATE: 10-17-2012

PROJECT TITLE:
 CONCEPTUAL
 SITE PLAN

SHEET NUMBER:

GUNNISON SHOPS
 135TH & VANTUYL CIRCLE
LOT 80, RE-PLAT OF LOT 80, VANTUYL VILLAGE
 RECEPTION NO. 580957
 CITY OF GUNNISON, GUNNISON, COLORADO



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GUNNISON SHOPS
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 GUNNISON, COLORADO

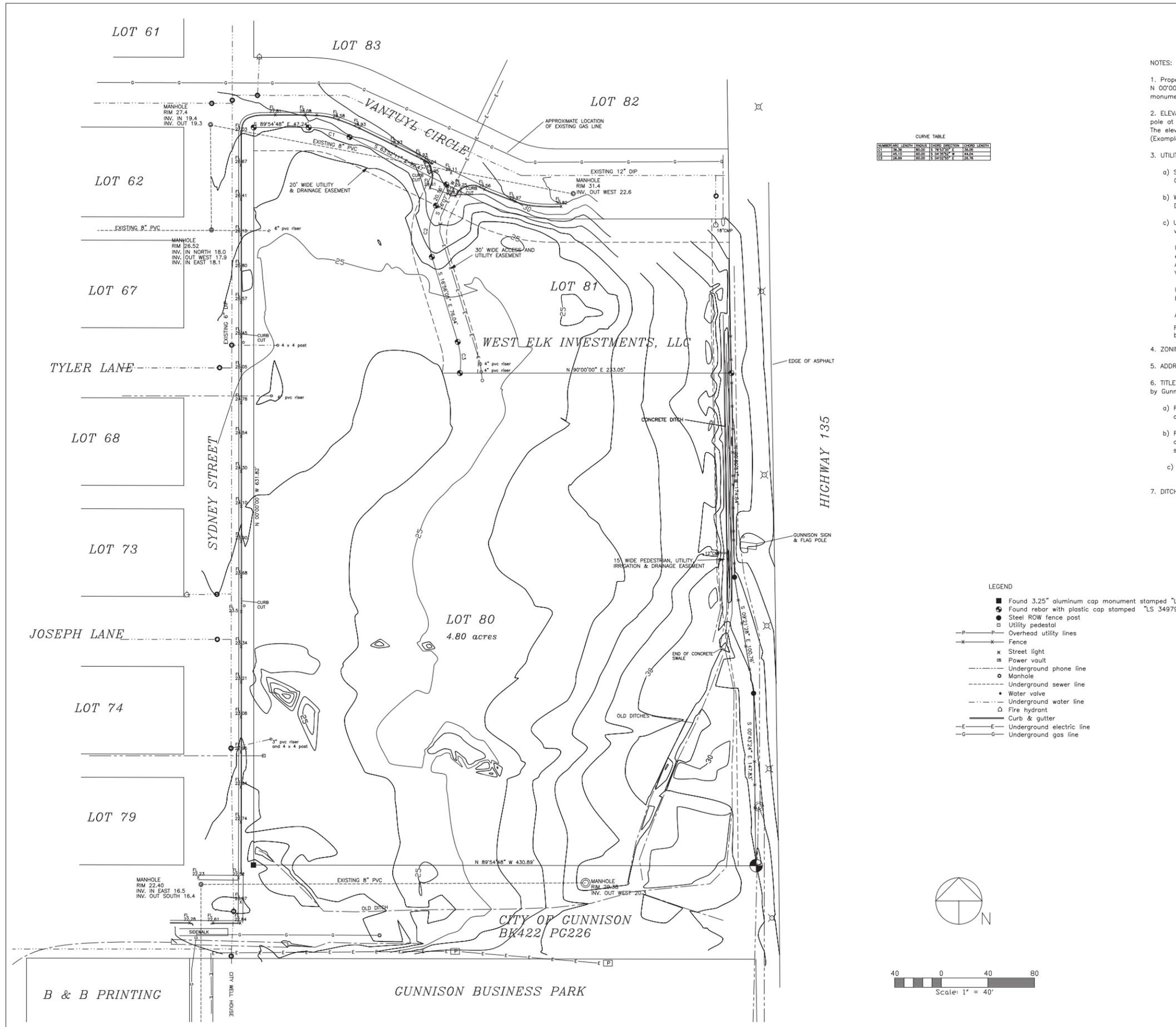
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REVISIONS: DATE:
 SKETCH PLAN APP. 10-17-2012

NAMA PROJECT #: 12-123.10
 DATE: 10-17-2012

PROJECT TITLE:
CONCEPTUAL
SITE PLAN

SHEET NUMBER:



STATION	CHORD BEARING	CHORD LENGTH	ARC LENGTH	ANGLE
1+00	N 89°54'48" E	47.24	47.24	90°
2+00	S 00°00'00" W	47.24	94.48	90°
3+00	N 89°54'48" E	47.24	141.72	90°
4+00	S 00°00'00" W	47.24	188.96	90°
5+00	N 89°54'48" E	47.24	236.20	90°
6+00	S 00°00'00" W	47.24	283.44	90°
7+00	N 89°54'48" E	47.24	330.68	90°
8+00	S 00°00'00" W	47.24	377.92	90°
9+00	N 89°54'48" E	47.24	425.16	90°
10+00	S 00°00'00" W	47.24	472.40	90°

- LEGEND**
- Found 3.25" aluminum cap monument stamped "LS 34979"
 - Found rebar with plastic cap stamped "LS 34979"
 - Steel ROW fence post
 - Utility pedestal
 - Overhead utility lines
 - Fence
 - x Street light
 - Power vault
 - Underground phone line
 - Manhole
 - Underground sewer line
 - Water valve
 - Underground water line
 - △ Fire hydrant
 - Curb & gutter
 - E— Underground electric line
 - G— Underground gas line

- NOTES:**
- Property located by field measurements to found monuments shown. Basis of bearing is N 00°00'00" E between found monument at the southwest corner of Lot 80 and a similar monument at the northwest corner of Lot 84.
 - ELEVATIONS** – Elevations are based on an elevation of 7727.39' at found spike in power pole at the northwest corner of Vulcan and County Road No. 13 per City of Gunnison Engineer. The elevations shown herein reflect only the last four digits of the actual elevation. (Example – 7727.39' is shown as 27.39') Contour interval is 1 foot.
 - UTILITIES** – The locations of the underground utilities was obtained as follows:
 - Sewer lines located by visible evidence supplemented by information on the Sanitary Sewage Collection System Plan prepared by Williams Engineering.
 - Water lines located by visible evidence supplemented by information on the Water Distribution System plan prepared by Williams Engineering.
 - Underground gas and electric lines within the City of Gunnison property were located by visible evidence and by previous location flags in existence at time of survey.

Underground phone lines within Vantuyl Village were located by measurements to existing pedestals/risers supplemented by information provided by Bob Gydesen, All Weather Earthworks, the contractor responsible for the subdivision construction of Vantuyl Village.

Underground phone lines within the Highway ROW were located during previous work by Pearson Surveying, at which time location flags were field measured.

All other underground lines as shown are approximate.

For complete and accurate underground utility locations, an underground utility locate needs to be conducted, either by the utility providers, or by an independent utility locating contractor.
 - ZONING** – the current zoning of the subject property is Commercial.
 - ADDRESS** – the address has not been determined or is not revealed in the public record.
 - TITLE EXCEPTIONS** – Information based on Title Commitment No. G12-222-1, prepared by Gunnison County Abstract Company, dated August 15, 2012, which was provided by client.
 - Right of way described in Book 248 at page 506 (Exception No. 8) is a blanket easement, affecting the entire W1/4NW1/4 of Section 36.
 - Right of way and easement described in Book 344 at page 150 (Exception No. 9) does not affect subject property because it is 30 foot wide strip along the west line of Section 36, and said west line is over 700 feet west of the subject property.
 - Right of way described in Book 545 at page 840 (Exception No. 10) does not affect subject property because the tract described lies over 250 feet west of the subject property.
 - DITCHES** – all ditches shown are not maintained and appear to be abandoned.

SURVEYOR'S CERTIFICATE

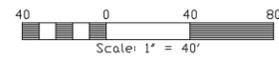
To Drake Gunnison Partners, LLC, Bank of the West, Gunnison County Abstract Company,

This is to certify that this map or plat and the survey on which it is based were made in accordance with 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 3, 4, 5, 6, 8, 9, 8, 11, & 17 of Table A thereof. The field work was completed on 9/19/12.

Date: _____

Timothy E. Pearson
P.L.S. No. 34979

ALTA/ACSM SURVEY LOT 80, RE-PLAT OF LOT 80, VANTUYL VILLAGE ACCORDING TO THE PLAT THEREOF (RECEPTION NO. 580957) CITY OF GUNNISON GUNNISON COUNTY, COLORADO	
PEARSON SURVEYING P.O. BOX 652 GUNNISON, CO 81230 970-641-2910 PROJECT # 12-1-6	DATE : 9/7/12 LATEST REVISION DATE : 9/20/12 SHEET 1 OF 1



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