

**AGENDA
CITY OF GUNNISON
PLANNING & ZONING COMMISSION
REGULAR MEETING
Rev 3/20/2014**

DATE: WEDNESDAY, MARCH 26, 2014
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 MARCH 12, 2014 MEETING MINUTES**
- V. PRE-APPLICATION CONFERENCE – TOM AND JANI PULASKI,
REGARDING PROPOSED MAP AMENDMENT, MINOR SUBDIVISION AND
CONDITIONAL USE APPLICATIONS**
- 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.

**DRAFT MINUTES MARCH 12, 2014
CITY OF GUNNISON PLANNING AND ZONING COMMISSION
REGULAR MEETING**

7:00PM

Page 1 of 1

MEMBERS	PRESENT	ABSENT	EXCUSED
Erik Niemeyer	X		
Erich Ferchau			X
Andy Tocke	X		
Bob Beda	X		
Sharon Cave	X		
Greg Larson	X		
Councilor Stu Ferguson	X		

OTHERS PRESENT: Community Development Director Steve Westbay

I. CALL TO ORDER AT 7:00 PM BY CHAIR GREG LARSON

II. PLEDGE OF ALLEGIANCE TO THE FLAG

III. UNSCHEDULED CITIZENS. There were none

IV. CONSIDERATION OF THE FEBRUARY 12, 2014 MEETING MINUTES. Commissioner Tocke moved and Commissioner Cave seconded, to approve the February 12, 2014 meeting minutes as presented.

Roll Call Yes: Niemeyer, Beda, Larson, Ferguson, Cave and Tocke
Roll Call No:
Roll Call Abstain:
Motion carried

V. COUNCIL UPDATE. Councilor Ferguson updated the Commission on recent Council business. The Gunnison Chamber of Commerce was awarded \$2,000 for their Spring Greenback Event and Council was updated on the Pro Challenge Cycling Race event and the City Hall renovation.

VI. COMMISSIONER COMMENTS

Commissioner Niemeyer moved and Councilor Ferguson seconded, to excuse Commissioner Ferchau from the March 12, 2014 meeting.

Roll Call Yes: Tocke, Beda, Cave, Larson, Niemeyer and Ferguson
Roll Call No:
Roll Call Abstain:
Motion carried

VII. PLANNING UPDATE. Director Westbay provided a summary of upcoming projects for the Community Development Department staff.

VIII. ADJOURN. Chair Larson adjourned to a Work Session at 7:20 p.m.

Greg Larson, Chair

Attest:

Steve Westbay

STAFF REPORT
Pre-Application Conference with P&Z
Tom and Jani Pulaski – 101 North 10th Street

TO: Planning and Zoning Commission
FROM: Community Development Staff
DATE: March 26, 2014
RE: Zoning Amendment, Minor Subdivision and Conditional Use Pre-Application Conference

APPLICANTS

The applicants, Tom and Jani Pulaski, are requesting a pre-application conference to rezone a parcel from Commercial to R3 (Multi-family Residential) and a Minor Subdivision of the property into two parcels. In addition, a Conditional Use is requested for a Home Business on one of the resultant parcels. The legal description of the property is Lots 1 through 21, Block 17, along with the north/south alley in Block 17, West Gunnison Addition, City and County of Gunnison, Colorado. The applicants' narrative states:

“...This property lies directly west and across 10th street from Ace Hardware. Currently there are twelve structures on a 1.92 acre parcel. These structures were moved from Crested Butte in 1955 and were at first a motel, and most recently long term rental housing.

My wife, Jani, and I Propose to split off the main house on the south east corner of this property to become its own separate parcel, thus requiring a minor subdivision change. The remaining eleven structures, we propose turning into individual ownership town homes instead of rentals, thus requiring a zoning change from commercial to R3 residential.

...Our personal reasons for requesting these changes are two fold.

1. We bought this property in 2005 with the intention of turning it into a commercial endeavor. The economic climate has changed dramatically since then, and the possibility of this property becoming a commercial entity seems unlikely.
2. As Jani and my personalities are, we desire and require a high degree of pride in ownership. Since purchasing, we changed the property as many of you recall from a major eye sore on a highly visible corner within the city limits of Gunnison, to an attractive, orderly handsome cluster of homes.

...If Jani and I sold this property to other owners to be maintained as rentals, there is no guarantee that the property would be well maintained in a visually attractive manner.

As a Town Home Association with strict requirements and covenants, the current visual attractive would not only be maintained but enhanced. This creates a positive end result within the city limits of Gunnison.”

STAFF REPORT
Pre-Application Conference with P&Z
Tom and Jani Pulaski – 101 North 10th Street

APPLICATION REQUEST

The applicants would ultimately like to subdivide the main house from the remaining 11 units and plat the 11 units as townhomes. Normally, the pre-application process is conducted between the applicant and city planning staff. The applicant has requested a pre-application meeting with the staff and Commission to discern any issues and problems that may be addressed in the initial stage of the application process. In order to achieve this request the following applications are required:

Map Amendment to the City of Gunnison Zoning Map

The property is currently zoned Commercial and the *LDC* Table 2-3 Principal Use Table prohibits townhomes in the Commercial zone district. Townhomes are only allowed in the RMU and R3 zone districts. Rezoning this property to R3 would allow the property to be platted in a townhome configuration.

The Commission reviews the Map Amendment and makes a recommendation to City Council at a public hearing. Council then holds a public hearing and either approves, denies or remands the application back to the applicant.

Minor Subdivision

The applicant wants to keep the main house separate from the townhome units that would be subject to covenants and a Home Owner's Association. To achieve this separation a Minor Subdivision of the property would have to occur.

A Minor Subdivision is a subdivision which proposed not more than eight lots or units and which subdivides a parent parcel of less than four acres. A Minor Subdivision is subject to an expedited two-step review process, wherein the Sketch Plan and Final Plat reviews by the Commission have been deleted. The Commission reviews Preliminary Plat at a public hearing and makes a decision. The Commission reviews the Final Plat at a regular meeting and makes a recommendation to City Council who will then take action on the application at a regular meeting.

Conditional Use

The main house is currently used as a Roling (massage therapy) business use. The business is operated by Jani Pulaski and she does not have any employees. The applicants would like to continue this business use within the main house. If the property is rezoned to R3 a Home Business is conditional under the *LDC*'s Principal Use Table; therefore, Conditional Use approval is requested.

Conditional Uses are those uses generally compatible with the permitted uses in a zone district, but which require site-specific review. A Conditional Use is reviewed by the Commission at a public hearing and the Commission approves, denies or remands the application back to the applicant.

STAFF REPORT
Pre-Application Conference with P&Z
Tom and Jani Pulaski – 101 North 10th Street

Subdivision Exemption

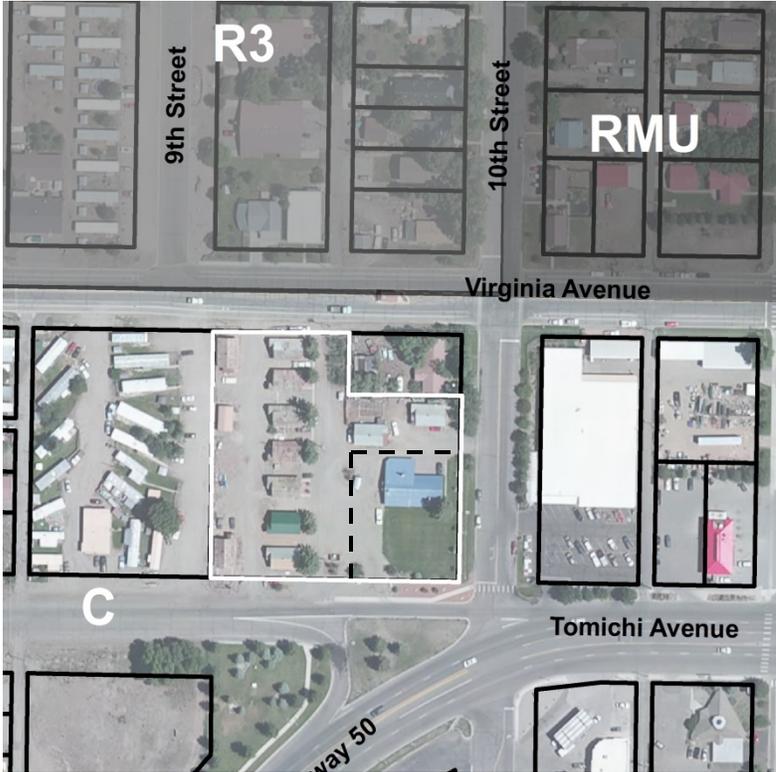
If the Map Amendment and Minor Subdivision applications are approved, the applicants could then pursue the Townhome Plat. Townhome Plats are categorized as a Subdivision Exemption which are processed at a staff level and approved by the Community Development Director.

The *LDC*, Section 6.5 D. Consolidation, states the review process is intended to encourage efficient processing of applications. Applicants may request, and the Community Development Director may permit, the consolidated submission and review of all necessary development applications for a parcel of land. The Community Development Director is authorized to waive any overlapping application requirements in the consolidated review. The Community Development Director has authorized the consolidation and processing of the above application requests.

SITE ASSESSMENT

The property is located within the Commercial zone district with the R3 and RMU residential districts to the north. Neighborhood uses include residential to the west and north and commercial retail and service (Ace Hardware, Pizza Hut, 1st Stop, and Metamorphosis) to the east and south.

The property is 1.9 acres (82,500 square feet) and is adjacent to three street frontages of Virginia Avenue, 10th Street and Tomichi Avenue. The site contains a total of 12 units with a “main house” and 11 units also known as “the cabins.” The cabins are approximately 820 square feet each and are currently long-term rentals.

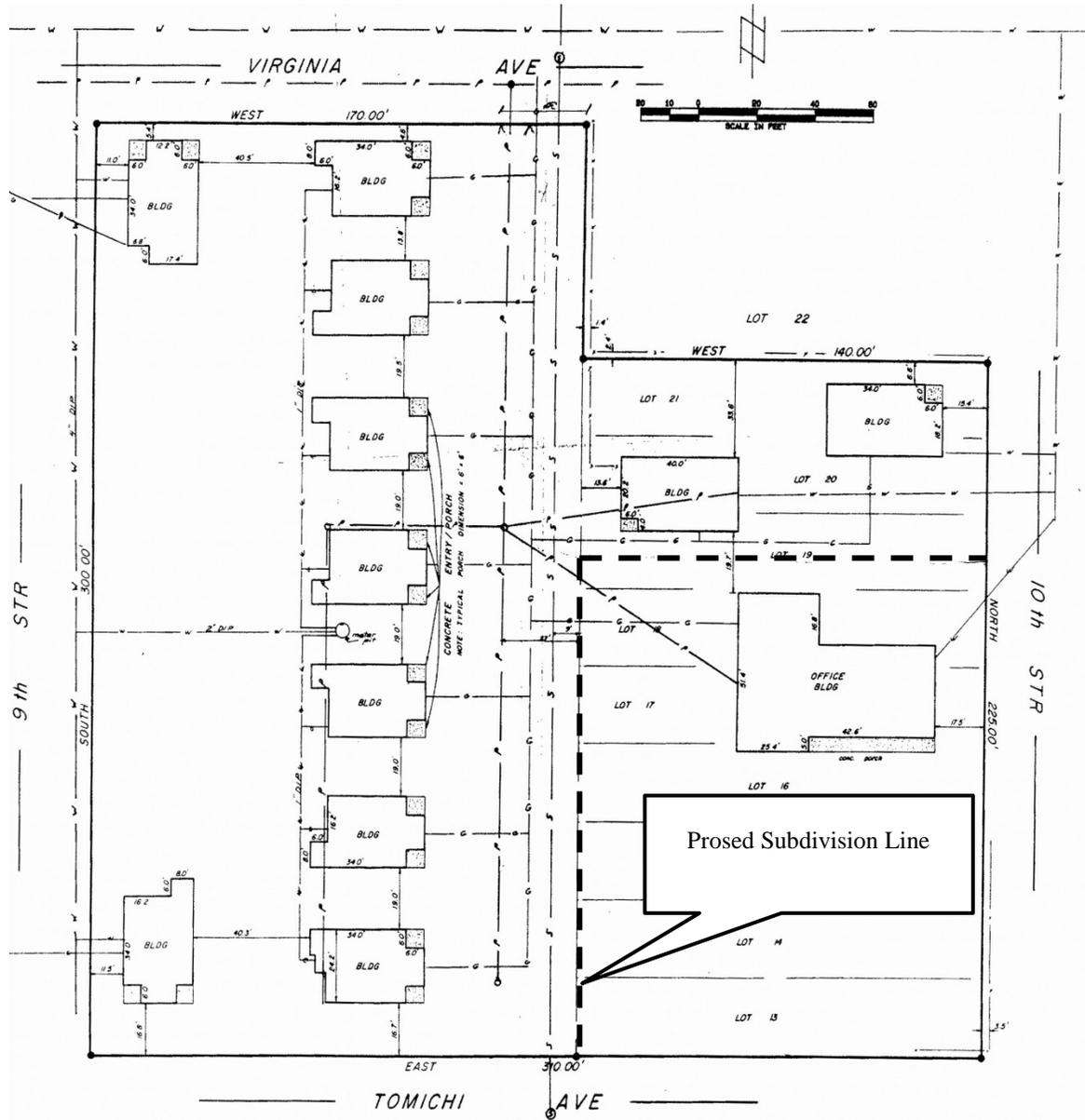


In the above diagram the parcel is shown in white and the proposed subdivision is indicated as a dashed line. The resultant parcels would be 20,000 square feet for the main house and 62,500 square feet for the remaining 11 units.

Access to the site is off Virginia Avenue, Tomichi Avenue approximately 150 feet west of the Highway 50 intersection, and 10th Street. Site access separation and access visibility measures are adequate to serve the property uses. The site provides ample space for off-street parking and access. The *LDC* requires two off-street parking spaces per unit for a total of 24 spaces. The site currently meets this requirement.

STAFF REPORT
Pre-Application Conference with P&Z
Tom and Jani Pulaski – 101 North 10th Street

City utilities (sewer and electric) and a gas line are located within the vacated north/south alley. A 30' utility easement should be required on the Minor Subdivision Plat to allow for maintenance and repair of utility lines as needed. Additionally, the applicant proposes to dedicate a public pedestrian access within the utility easement.



The two units adjacent to Virginia Avenue are considered nonconforming in regard to the front setback requirement of 15 feet. The setback for the two units is approximately five feet. The LDC allows normal maintenance, repairs and alterations to a nonconforming structure as long as the nonconformity is not extended by an enlargement or expansion that increases its nonconformity.

STAFF REPORT
Pre-Application Conference with P&Z
Tom and Jani Pulaski – 101 North 10th Street

STAFF OBSERVATIONS

1. The applicant has requested a pre-application conference with the Planning and Zoning Commission to discuss a proposal to rezone the property at 101 North 10th Street from Commercial to R3, to subdivide the property into two parcels and a Conditional Use for a Home Business.
2. If the applicant pursues a formal application for this request, a Map Amendment, Minor Subdivision and Conditional Use application would be processed and reviewed concurrently.
3. The rezoning of this site, subdivision and conditional use is compatible with the surrounding neighborhood.
4. The rezoning and subdivision would allow the applicant to pursue turning the 11 units into a townhome common interest community with restrictive covenants.
5. If the rezoning is approved the Conditional Use would allow the massage therapy business to continue.
6. City utilities and a gas line are in the vacated north/south alley. A 30' easement is proposed for the maintenance and repair of utilities and for pedestrian access.
7. There are two nonconforming structures on the site in regard to the front setback. A minimum of 15 feet is required and an approximate five foot setback exists. **NOTE: A Variance Application may need to be pursued as well.**
8. Since this is a pre-application conference and a formal application has not been received, the Planning and Zoning Commission will not take any action on this request.

Applicant Name(s): _____

Phone #: 641 88 97 **Fax #:** _____ **E-Mail:** thomaspuhaski@yahoo

Mailing Address: 870 CR 20

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

Summary of Request:
From commercial to R3 and minor subdivision

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: 101 N 10th st Zoning _____

Block: 17 Lot(s): 13-21 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) Thomas Puhaski Date 3/3/14

_____ Date _____

For Office Use Only

Conditional Use Variance Zoning Amendment

Major Subdivision Minor Subdivision Subdivision Exemption

Mobile Home/RV Park PUD Vacation

Consolidated Application

Tomichi Cabins
minor subdivision change

Table of contents

1. written narrative
2. neighborhood map
3. warranty deed
4. Adjoining neighbors
5. Flood plane study
6. Traffic Flow + parking plan
7. site plan

March 4, 2014

City of Gunnison
Planning and Zoning

Tom and Jani Pulaski
870 County Rd 20
Gunnison, CO 81230

To Whom it May Concern:

This zoning change, and minor subdivision proposal concerns the property address at 101 N. 10th Street, Gunnison, Colorado

This property lies directly west and across 10th street from Ace Hardware. Currently, there are twelve structures on a 1.92 acre parcel. These structures were moved from Crested Butte in 1955 and were at first a motel, and most recently long term rental housing.

My wife, Jani, and I propose to split off the main house on the south east corner of this property to become its own separate parcel, thus requiring a minor subdivision change. The remaining eleven structures, we propose turning into individual ownership town homes instead of rentals, thus requiring a zoning change from commercial to R3 residential

These would become very affordable homes in a great location for an entry level home buyer. As pride of ownership applies and town home convenience require, the property will be well maintained in a neat and orderly fashion.

Our personal reasons for requesting these changes are two fold.

1. We bought this property in 2005 with the intention of turning it into a commercial endeavor. The economic climate has changed dramatically since then, and the possibility of this property becoming a commercial entity seems unlikely.
2. As Jani and my personalities are, we desire and require a high degree of pride in ownership. Since purchasing, we changed the property as many of you recall from a major eye sore on a highly visible corner within the city limits of Gunnison, to an attractive, orderly handsome cluster of homes.

In order to do this, and make a living I, Tom Pulaski have to do the majority of the repairs, maintenance and up keep. At the age of 60 and not getting any younger, I have found that I no longer desire to do the maintenance and upkeep required since renters seem to be able to destroy things faster than I can fix them.

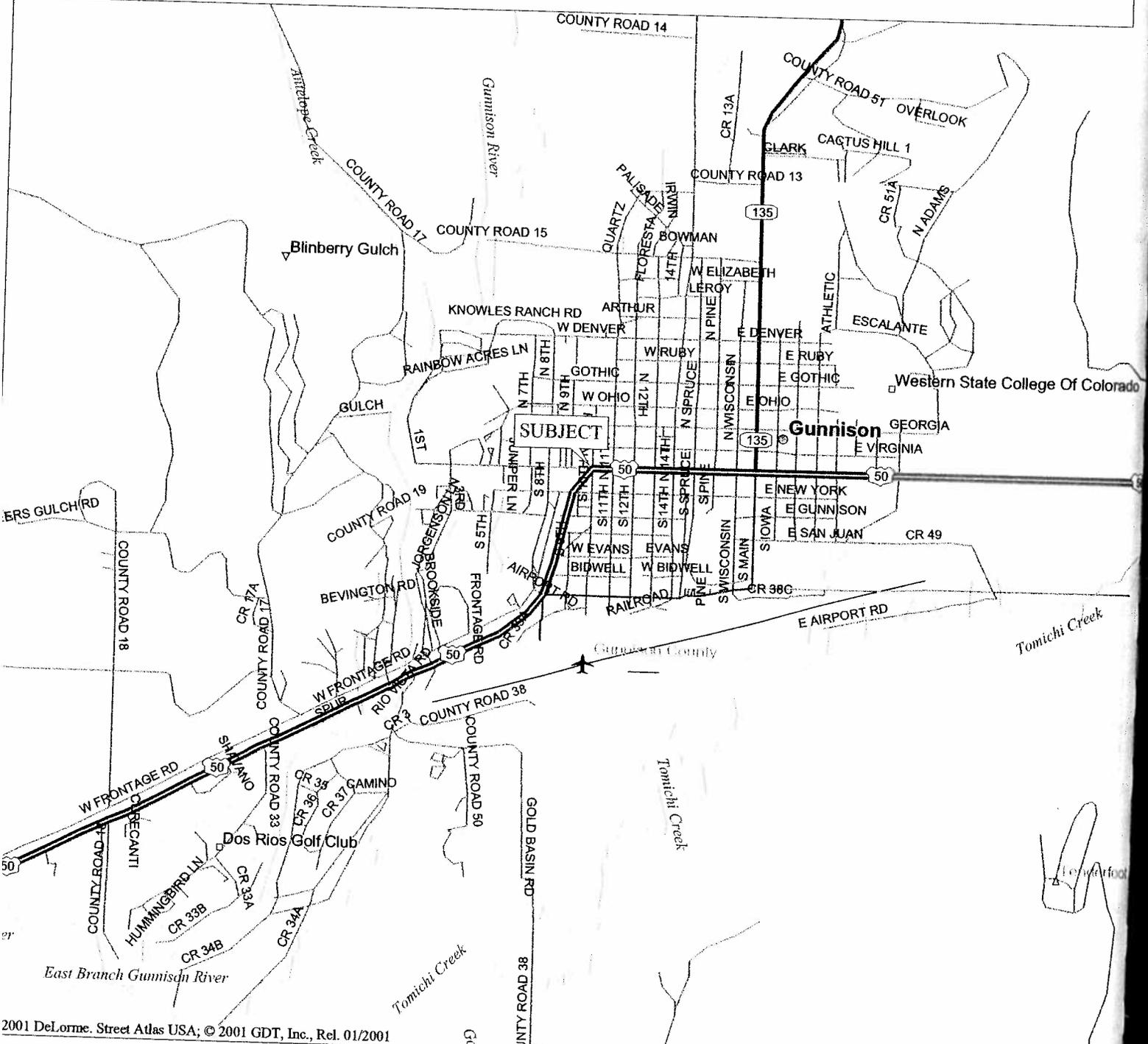
If Jani and I sold this property to other owners to be maintained as rentals, there is no guarantee that the property would be well maintained in a visually attractive manner.

As a Town Home Association with strict requirements and covenants, the current visual attractive would not only be maintained but enhanced. This creates a positive end result within the city limits of Gunnison

Thank you for your consideration

Tom and Jani Pulaski
Owners 101 N. 10th Street

NEIGHBORHOOD MAP



2001 DeLorme. Street Atlas USA; © 2001 GDT, Inc., Rel. 01/2001

Scale 1:31,250 (at center)
2000 Feet
1000 Meters

- Local Road
- Major Connector
- State Route
- Walkway/Stairway
- US Highway
- Point of Interest
- County Seat
- Airfield
- Summit
- Geographic Feature
- Sched Service Airport
- Population Center
- Water
- River/Canal
- Intermittent River



0501057

WARRANTY DEED

THIS DEED, Made effective the 29th day of April, 2005, between

Avedis Ajarian aka Avedis J. Ajarian and Menas Jamil Ajarian aka Minas Ajarian

of the * County of **Gunnison** and State of , grantor(s), and

Thomas J. Pulaski and Janice Wedmore Pulaski, in joint tenancy

whose legal address is **870 County Rd. 20
 Gunnison, CO 81230**

of the * County of **Gunnison** and State of **Colorado**, grantee(s) :

WITNESSETH, That the grantor(s) for and in consideration of the sum of **Nine Hundred Seventy Nine Thousand and 00/100 DOLLARS**, the receipt and sufficiency of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell, convey and confirm unto the grantees, their heirs and assigns forever, not in tenancy in common but in joint tenancy, all real property together with improvements, if any, situate, lying and being in the * County of **Gunnison** and State of Colorado, described as follows:

Lots 13 through 21, Block 17, City of Gunnison, according to the official plat of TOWN OF WEST GUNNISON, recorded June 15, 1880 at Reception No. 17078,

TOGETHER WITH the following described parcel of land: **Beginning at the point of intersection of the Easterly boundary of 9th Street and the Southerly boundary of Virginia Avenue; thence South 300 feet to the Northerly boundary of Tomichi Avenue; thence Easterly along the Northerly boundary of Tomichi Avenue to the Westerly boundary of the alley in Block 17; thence North along said alley to the Southerly boundary of Virginia Avenue; thence Westerly along said Virginia Avenue to the Point of Beginning. Said property has sometimes been referred to as Lots 1 through 12, Block 17, West Gunnison, however the said official Amended Plat of the Town of West Gunnison recorded at Reception No. 17078 does not depict this property platted as lots.**

TOGETHER WITH the North-South alley lying in Block 17, TOWN OF WEST GUNNISON bounded by Virginia Avenue on the North and Tomichi Avenue on the South.

All in the City of Gunnison, according to the official Amended Plat of TOWN OF WEST GUNNISON, recorded June 15, 1880 at Reception No. 17078.

**County of Gunnison,
 State of Colorado.**

also known by street and number as: **101 North 10th Street, Gunnison CO 81230**
 assessor's schedule or parcel number: **R001268 / 370135436009**

TOGETHER with all and singular the hereditaments and appurtenances thereunto belonging, or in anywise appertaining, the reversion and reversions, remainder and remainders, rents, issues and profits thereof, and all the estate, right, title, interest, claim and demand whatsoever of the grantor(s), either in law or equity, of, in and to the above bargained premises, with the hereditaments and appurtenances.

TO HAVE AND TO HOLD the said premises above bargained and described, with appurtenances, unto the grantees, their heirs and assigns forever. And the grantor(s), for themselves, their heirs and personal representatives, do covenant, grant, bargain, and agree to and with the grantees, their heirs and assigns, that at the time of the enrolling and delivery of these presents they are well seized of the premises above conveyed, have good, sure, perfect, absolute and indefeasible estate of inheritance, in law, in fee simple, and have good right, full power and lawful authority to grant, bargain, sell and convey the same in manner and form as aforesaid, and that the same are free and clear from all former and other grants, bargains, sales, liens, taxes, assessments, encumbrances and restrictions of whatever kind or nature soever, except **taxes for the year 2005 and subsequent years, and those matters appearing of public record.**

The grantor(s) shall and will **WARRANT AND FOREVER DEFEND** the above-bargained premises in the quiet and peaceable possession of the grantees, their heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof.

IN WITNESS WHEREOF, the grantor(s) have executed this deed on the date set forth above.

Avedis Ajarian
 Avedis Ajarian aka Avedis J. Ajarian
Avedis J. Ajarian

Menas Jamil Ajarian
 Menas Jamil Ajarian aka Minas Ajarian

STATE OF COLORADO } ss.
 County of Gunnison

The foregoing instrument was acknowledged before me this 29th day of April, 2005,



Owner Name	Parcel Number	Account Number	Assessor Site Address	Business Name	Owner Mail Address	Mail City	Mail State	Mail Zipcode	Account Type	Legal
DIRKSEN JAMES D	370135433003	R001251	902 W VIRGINIA AVE		902 W VIRGINIA AVE	GUNNISON	CO	812303444	Residential	LOTS 13-15 BLK 8 WEST GUNNISON B575 P781 #498742 #525773
MATKOVICH LARRY LEIGH	370135436005	R001267	123 N 10TH ST		1035 WASHINGTON ST	CANON CITY	CO	812128550	Residential	LOTS 22,23,24 BLK 17 WEST GUNNISON #565176 IMPROVEMENT ONLY (OFFICE) ON HOLDEN VILLAGE MOBILE HOME PARK (BLK 7 WEST GUNNISON) LAND OWNED BY JAMES I MILES ETAL
MILES HARRY F ETAL	370135432002	R041323	1010 VIRGINIA AVE		PO BOX 1162	GUNNISON	CO	812301162	Residential	BLK 7 EX N/S ALLEY WEST GUNNISON #489773
MILES JAMES I ETAL	370135432001	R001248	201 N NINTH ST		PO BOX 1162	GUNNISON	CO	812301162	Residential	
MILLER GIZA PROPERTIES LLC	370135433002	R001250	216 N NINTH ST		618 N IOWA ST	GUNNISON	CO	812302228	Residential	LOTS 1-12 BLK 8 W GUNNISON B381 P174-5 #501516
MULLINS JASON	378702114005	R045382	901 W TOMICHI AVE B	GUNNISON COFFEE COMPANY	PO BOX 33	GUNNISON	CO	81230	Commercial	IMPROVEMENT ONLY ON A PT OF TRACT IN BLK 22 CONTAINING PART OF LOTS 11-20 E/W ALLEY & N/S ALLEY WEST GUNNISON, LAND OWNED BY SWANSON PRISCILLA L PART LOT 1, LOTS 2-5 N3/7FT LOT 6 BLK 23 WEST GUNNISON #581293
PESTER MARKETING COMPANY	378702113002	R002221	821 W TOMICHI AVE	1ST STOP	4643 S ULSTER ST STE 350	DENVER	CO	802372694	Commercial	LOTS 18-24 & TR ADJ TO LOTS 17-24 BLK 21 WEST GUNNISON #586705
SALMON RENTALS LLC	378702115008	R031442			28 WILD GOOSE LN	GUNNISON	CO	812304107	Vacant	TR IN BLK 22 CONTAINING PART OF LOTS 11-20 E/W ALLEY & N/S ALLEY WEST GUNNISON #501748
SWANSON PRISCILLA L	378702114004	R002224	901 W TOMICHI AVE	METAMORPHOSIS SALON & SPA	901 W TOMICHI AVE	GUNNISON	CO	812303488	Commercial	LOTS 1,2,13-24 & ALLEY ADJ TO LOTS 15-24 & VACATED 9TH ST BETWEEN BLKS 17 & 18 WEST GUNNISON BLOCK 18 #565427
WEAVER DALE	370135437007	R001273	1006 W TOMICHI AVE	50 - HI MOBILE HOME PARK	212 COLUMBINE RD	GUNNISON	CO	812309798	Residential	LOTS 1-12,19-24 WITH E/W ALLEY BLK 16 WEST GUNNISON #537983
WEST TOMICHI LAND COMPANY LLC	370135435001	R001264	820 W VIRGINIA AVE	ACE HARDWARE	820 W TOMICHI AVE	GUNNISON	CO	812303438	Commercial	

500 Year Floodplain Delineation

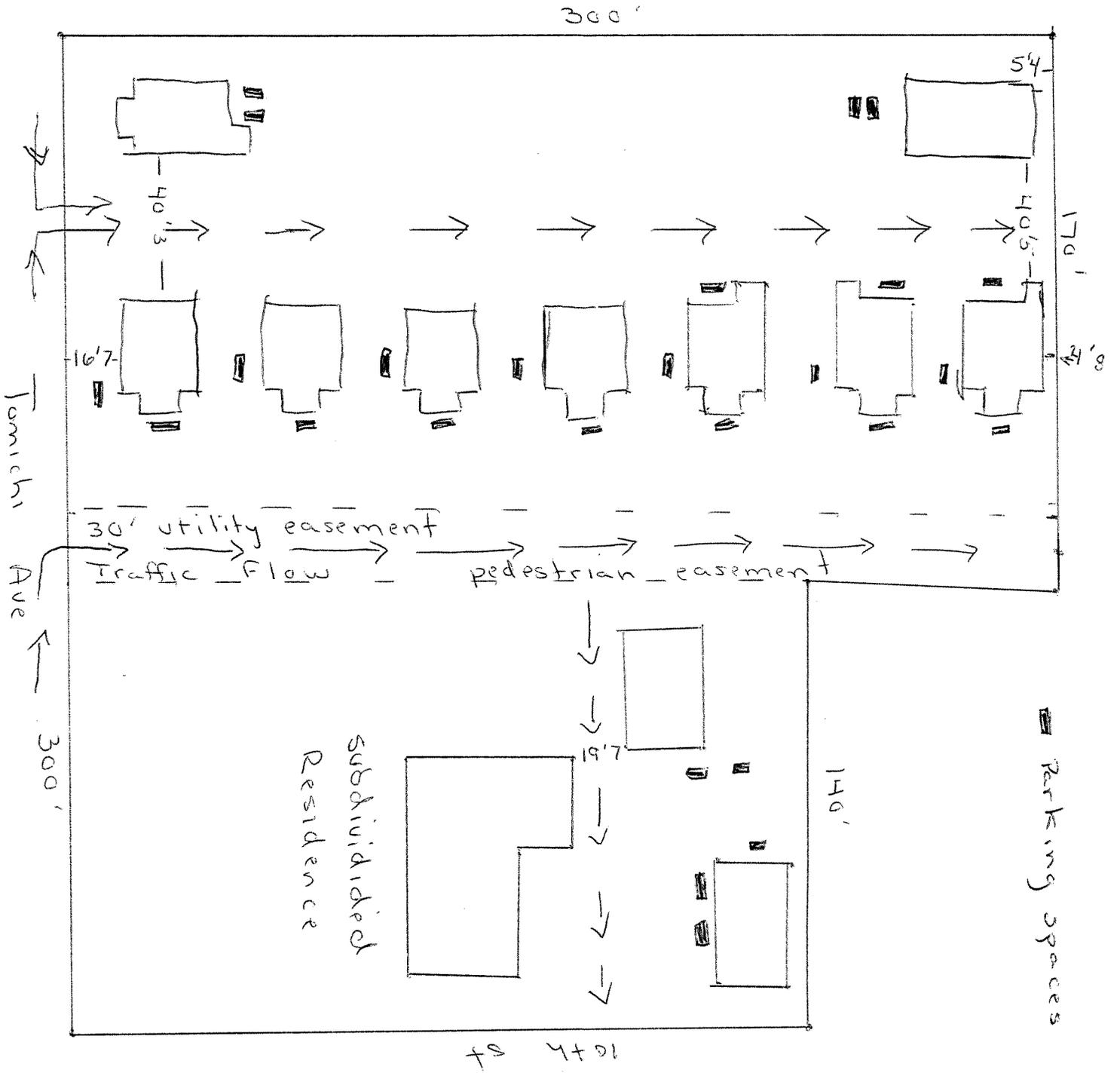
1 inch = 200 feet

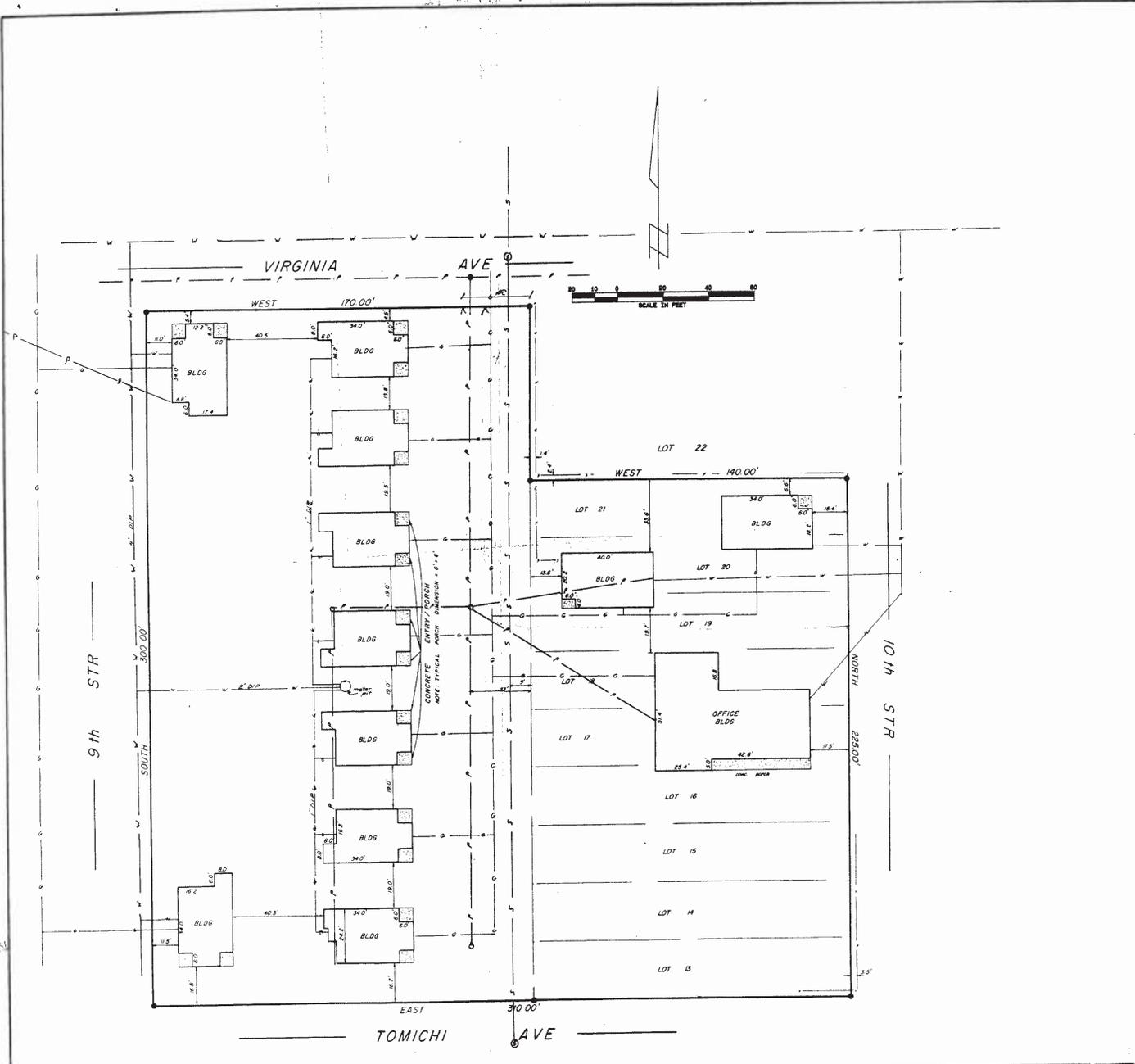
60 120 360 480 Feet

Legend

—— S_FLD_HAZ_LN

Subject Property





Legal Description

Lots 13 through 21, Block 17, City of Gunnison, according to the official plat of TOWN OF WEST GUNNISON, bearing Reception No. 17078;

TOGETHER WITH the following described parcel of land: Beginning at the point of intersection of the Eastern boundary of 9th Street and the Southern boundary of Virginia Avenue; thence South 100 feet to the Northern boundary of Tomichi Avenue; thence East along the Northern boundary of Tomichi Avenue to the Western boundary of the alley in Block 17; thence North along said alley to the Southern boundary of Virginia Avenue; thence West along said Virginia Avenue to the point of beginning. Said property has sometimes been referred to as Lots 11 through 12, Block 17, West Gunnison, however, the official AMENDED plat of the TOWN OF WEST GUNNISON, bearing Reception No. 17078 does not show this property platted as Lots.

TOGETHER WITH the North-South alley lying in Block 17, TOWN OF WEST GUNNISON bounded by Virginia Avenue on the North and Tomichi Avenue on the South.

All in the City of Gunnison, according to the official AMENDED Plat of TOWN OF WEST GUNNISON, bearing Reception No. 17078;

County of Gunnison,
State of Colorado,

- LEGEND**
- Property corner - set steel stake w/ metal cap "LS 11250"
 - Fence
 - Overhead City electric power lines
 - Underground City water lines
 - Underground City sewer line (8" diameter)
 - Property line of property surveyed
 - Underground gas lines

GENERAL NOTES:
 Lots corners established using information on the recorded plat of WEST GUNNISON, said plat being supplemented (for purposes of practical location) by information on City of Gunnison plat prepared by Fisher Engineering (1960), said plat available from City Planning Office. Survey measurements based on City monument at center of intersection of Main Street with Tomichi Avenue and using Main Street as defined by City monuments as a basis of bearing of NORTH.

IMPROVEMENT PLAT CERTIFICATE
 I hereby certify that this Improvement Location Plat was prepared for Benison Bank & Trust. I further certify that the improvements on the above described parcel, on the date of July 7, 1999, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by the improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted on this drawing.

Date: July 7, 1999
 James P. Furey
 Colorado L. S. No. 11250
 Gunnison, Colorado 81230



Notes on Utility Locations

Underground water lines were located from City records and are approximate locations only - exact locations can only be determined by running electric current through lines and using magnetic locator to pick up current locations - this to be done by City employees at time a subdivision application is made to the City.

Underground gas lines were located from Greeley Gas Co. records and are approximate locations only - exact locations can only be determined by running electric current through lines and using magnetic locator to pick up current locations - this to be done by Gas Co. employees at time a subdivision application is made to the City.

Sewer line located by assuming straight line run between sewer manhole covers at Tomichi and Virginia Avenues - sewer service lines will be impossible to locate exactly as no method exists to determine their positions.

IMPROVEMENT SURVEY PLAT 50 HI MOTEL PROPERTY within BLOCK 17, WEST GUNNISON AMENDED CITY OF GUNNISON, COLORADO	
PREPARATION DATE: July 7, 1999 ENGINEER AND LAND SURVEYING P. O. BOX 1307, GUNNISON, CO. 81230	LATEST REV. DATE/NO.: Aug 10, 1999 SHEET 1 OF 1

35,700 sq ft
 72 Acres