

# GUNNISON RISING PUD DEVELOPMENT STANDARDS

NOVEMBER 2009  
AMENDED DECEMBER 2010  
AMENDED AUGUST 2013





# GUNNISON RISING PUD DEVELOPMENT STANDARDS

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## CHAPTER 1: INTRODUCTION

- 1.1 Purpose and Intent.** The *Gunnison Municipal Code* (GMC) states that a PUD is intended for land areas in which “..varying land uses and innovative design and layout of the development provide significant benefits to both the developer and the city over standard, uniform lot and block patterns and design”. The GMC goes on to state that “In a PUD, the various land use elements are designed so that they interrelate cohesively with each other; therefore, strict application of standard zone district regulations becomes unnecessary, and instead, other specific design requirements are included in the PUD”. The proposed PUD represents innovative planning principles and flexible concepts in order to address unique land use relationships, including both surrounding uses and potential mixed-use developments within the PUD.
- 1.2 Project Location and Adjacent Land Uses.** The Gunnison Rising PUD includes 633 acres of land east of the existing City of Gunnison, with land occurring on both sides of Highway 50. Tomichi Creek runs through lands immediately south of the Gunnison Rising PUD. The western boundary of the PUD on the north side of Highway 50 abuts Western State College property and existing commercial uses, and the western boundary south of Highway 50 abuts the Gunnison city limits and the Gunnison-Crested Butte Regional Airport. Existing land uses north of Highway 50 that abut the PUD include the Cemetery and the Tomichi Village residential and commercial area. A Context Map appears below, illustrating the project boundary and surrounding land uses.
- 1.3 Introduction to the Development Concept.** Gunnison Rising includes a mix of land uses that will support the existing City uses and functions while expanding the diversity of housing options, employment opportunities, and tourist attractions. Summaries of each land use type follow.
- 1.3.1 Single-Family Residential** (0.26 dwelling units per acre). The purpose of the Single-Family Residential (R-1) district is to provide for residential neighborhoods comprised of detached single-family dwellings at relatively low densities. This 16-acre residential area could include up to four dwelling units.
- 1.3.2 Residential** (1-5 dwelling units per acre). The purpose of the Residential (R-2) district is to provide for residential neighborhoods of detached and attached dwellings on smaller lots than are permitted in the Single-Family Residential (R-1) zone district, allowing for greater overall densities. Various residential styles are expected within these areas. Two hundred thirty four (234) acres are designated for residential land uses.
- 1.3.3 Multi-Family “Residential Village”** (5-12 dwelling units per acre). The purpose of the Duplex/Multifamily Residential Village (R-2M) district is to provide for relatively high density single-family, attached single family/duplex and multifamily residential areas. This 73-acre area would be developed with a variety of residential (R-2 M) unit types, and in general conform with existing *Gunnison Municipal Code* (GMC) standards. One unique development concept for the Residential Village involves higher-density residential units clustered in what could be described as a neighborhood center. This area would become a node of activity and could provide housing in a variety of styles, ranging from single-family detached units to apartments, at a variety of pricing options. The Preliminary PUD plan also illustrates a site to be dedicated to the School District within the Residential Village area.

- 1.3.4 Commercial.** The purpose of the Commercial (C) district is to provide for commercial and service businesses tailored to highway travelers. A five acre commercial area is located south of Highway 50, intended to accommodate up to 20,000 square feet of non-residential uses.
- 1.3.5 Commercial/Mixed Use.** The purpose of the Commercial /Mixed Use (CM) district is to provide for both commercial and residential uses, in a pattern that provides a convenient lifestyle for residents and encourages pedestrian and bicycle activity. The development concept for this district encourages vertically-mixed facilities that include both commercial and housing opportunities on the same site. The 48-acre site that is planned for mixed uses is adjacent to Western State College.
- 1.3.6 Commercial RV Resort.** The purpose of the Commercial Recreational Resort (CRV) district is to provide for a commercially-run recreational vehicle (RV) resort. This recreational resort would contain Recreational Vehicle facilities, camping spaces, and cabin lodging with many amenities such as a central clubhouse/lodge for meeting space, recreational facilities, and associated accessory uses. This resort would include up to 350 guest sites on 64 acres, and will include accessory uses to support the resort.
- 1.3.7 Commercial Western Pavilion.** The purpose of the Commercial Western Pavilion (C/WP) district is to designate land uses for the existing I-Bar Pavilion and other associated activities. These are essentially identical to existing uses.
- 1.3.8 Industrial Modified Business and Research Park.** The purpose of this district (IM) is to provide for light industrial activity, including research and development, in a less-intense manner than a general industrial district. This 37-acre area is located adjacent to the airport, and is intended for uses such as offices, warehousing, and other light industrial activities.
- 1.3.9 Government.** The purpose of the Government (GOV) district is to provide for land uses associated with government activities. The 17acres within this area is designated for use by Local, State or Federal Government for facilities such as visitor centers, government offices, and other government activities.
- 1.3.10 Open Space.** The purpose of the Open Space district is to provide land to be used for public passive and active recreational uses.

An interconnected system of trails and open space will be provided in the Open Space “O” zoning district and elsewhere throughout the development. Planned pedestrian and bicycle facilities will connect to the City and County trails systems, further expanding the already extensive network. These connections directly benefit both the development and the City, by linking all areas of the city with non-motorized transportation options for residents and visitors alike. Trails are shown on the Gunnison Rising Parks and Trails Master Plan (Appendix D).

- 1.3.11 Open Space/Equestrian.** The purpose of the Open Space/Equestrian (O/E) district is to provide for areas within the PUD to be used for either public or private open space for equestrian uses, including stables, corrals, trails, open space areas (meadows), and recreational uses. Recreation and community facilities permitted in this district are characterized by potentially light or moderate impacts on existing traffic, the natural environment, and the surrounding neighborhood. Such facilities include, but are not limited to natural areas such as public parks, trails, greenbelts, or natural land preservation areas.

## 1.4 Environmental Stewardship

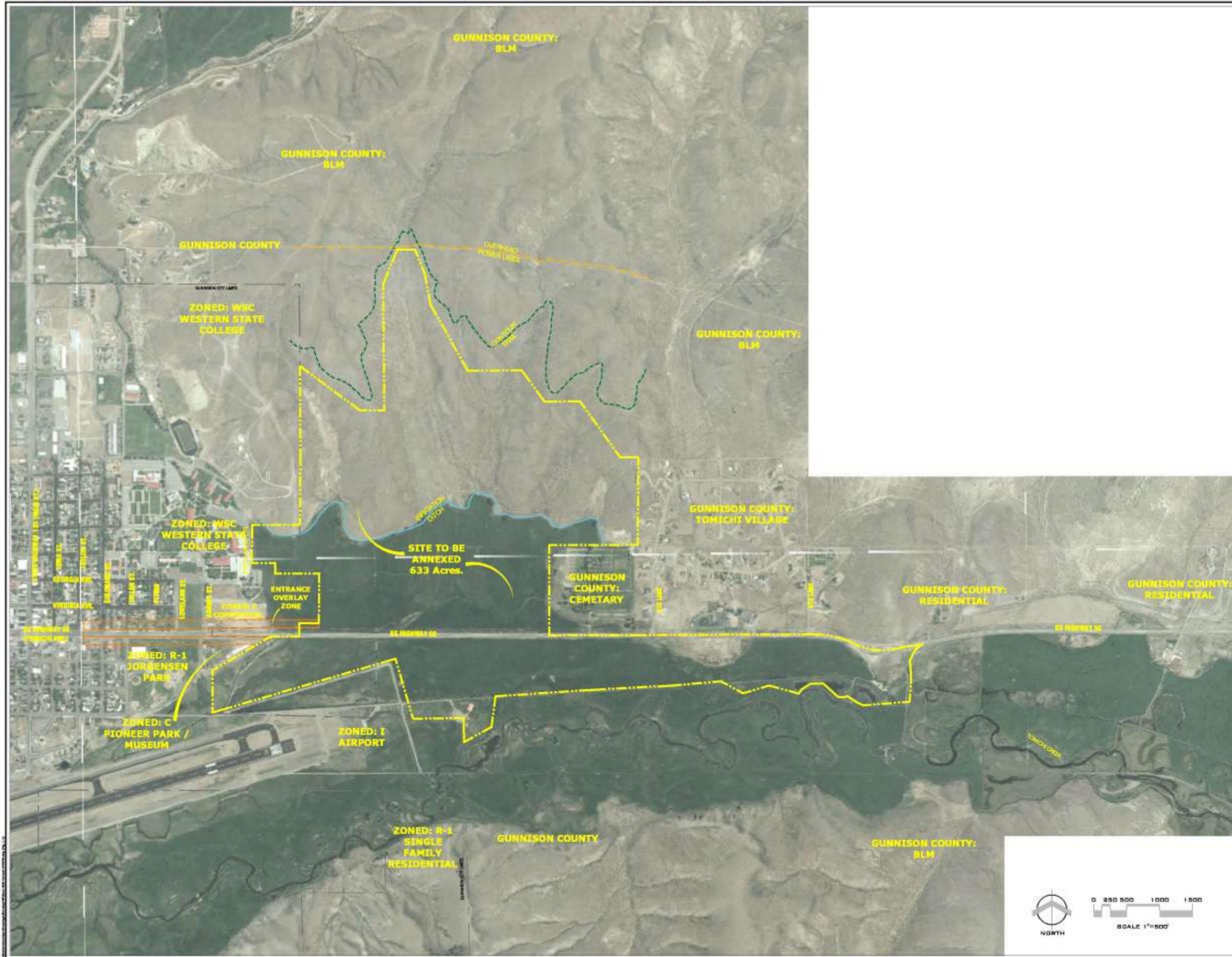
- 1.4.1 Floodplain Impact.** Floodplain areas within the Gunnison Rising PUD have been delineated in the Master Plan. These areas are primarily located along Tomichi Creek within the Open Space/Equestrian district. Development in or disturbances to floodplain areas are prohibited except as provided by the applicable standards found herein (Chapter 14 of these PUD Development Standards) or those standards found in the *City of Gunnison Municipal Code*, as it may be amended. If there are conflicts between these standards the more restrictive standards shall apply.
- 1.4.2 Wetland Setback.** Wetland areas within the Gunnison Rising PUD have been delineated in the Master Plan. These areas are primarily located along Tomichi Creek within the Open Space/Equestrian district. Setbacks from wetlands and permitted activity within wetland setback areas are set forth in Chapter 14 of these PUD Development Standards.
- 1.4.3 Habitat and Wildlife Protection.** As development occurs within Gunnison Rising, care will be taken to minimize human and wildlife conflicts. Protective covenants will be established which address specific requirements of residential and commercial landscaping, and controls on lighting, domestic animals, vegetation, and wildlife-friendly fencing. No development is proposed within the recommended 0.6 miles of the active sage grouse leks. In addition, approximately 250 acres south of the proposed development has been acquired by the Bureau of Reclamation. An additional 210 acres of Tomichi Creek Corridor will be acquired by the Colorado Division of Wildlife (CDOW) and both parcels will be managed by CDOW.

## 1.5 Transportation

- 1.5.1 Roadways** will be developed throughout the project area to provide motor vehicle access. Roadways will be built to City of Gunnison standards and will be phased to serve development as necessary. On-street bike lanes will provide for alternative modes of transportation. A park-and-ride facility, as well as provisions for bus stops, will allow for the further development of public transportation within the City of Gunnison.
- 1.5.2 Trails** will be provided throughout the PUD that will connect future neighborhoods with existing and future trails, such as the Contour Trail, as well as open space and park activity areas.
- 1.6 Social and Community Assets.** Gunnison Rising will contribute to the general welfare of the Gunnison Valley area. Significant public parks, open space and trail amenities are included as part of the project, which will be linked with existing and proposed trails in the region. A portion of the Industrial Modified Business and Research Park area has been reserved for future expansion of the Pioneer Museum. The government land use will provide opportunities for a visitor center and other government offices. A ten-acre school site has been provided for the future expansion of the RE-1J School District.
- 1.7 Design Standards.** All development within the Gunnison Rising PUD will conform to the PUD design standards and design review procedures. All development of land and legal responsibilities of Gunnison Rising inhabitants shall be subject to the regulations and municipal laws set forth in the *City of Gunnison Municipal Code* as it may be amended in the future, unless specifically exempted through the provisions established by Section 2.2 these PUD Development Standards.

The provisions of these PUD Development Standards do not exonerate related development from complying with any state or federal regulations that may apply to this PUD.

- 1.8 Buffers.** Buffers along the Highway 50 corridor, between certain zone district boundaries, and adjacent to Western State College provide landscaping and open space to protect adjacent uses and enhance development and design.



URBAN DESIGN  
LAND PLANNING  
& LANDSCAPE  
ARCHITECTURE



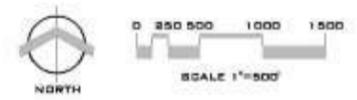
**SITE CONTEXT &  
ZONING MAP**  
GUNNISON, COLORADO

**GUNNISON  
RISING**  
Authentically Colorado

DATE: 11/18/2023	BY: [Redacted]
PROJECT: [Redacted]	APPROVED: [Redacted]
SCALE: [Redacted]	

FIGURE 1.1

SHEET NO.	
OF SHEETS	



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## CHAPTER 2: GENERAL PROVISIONS

- 2.1 PUD Zoning, Land Use, and Dwelling Units.** This document, along with other PUD Zoning Application materials and applicable sections of the *Gunnison Municipal Code (GMC)*, serves as the framework for directing development of the site. These PUD Development Standards and the PUD Zoning Map establish the zoning for the site and designate the location of specific uses, densities, and dimensional standards. Table 2.1 establishes the specific land use district designations, assigns residential unit caps (minimum and maximum), establishes the number of recreation vehicle space allocations, and sets forth the maximum amount of non-residential floor area.

**TABLE 2.1: PUD ZONING, LAND USE, DWELLING UNITS AND NON-RESIDENTIAL ALLOCATIONS**

Land Use	PUD Zoning District Designation	Acres	Residential Unit Minimum	Residential Unit Cap	Gross Floor Area Non-Residential	Recreational Units
Single-Family Residential	R-1	16	1	4	Per Conditional Use*	N/A
Residential	R-2	234	235	340	Per Conditional Use*	N/A
School District Site	R-2 M	10	N/A	N/A	N/A	N/A
Residential Village	R-2 M	63	100	270	Per Conditional Use*	N/A
Commercial / Mixed Use	C M	48	0	120	174,000	N/A
Parks/Open Space	O	62	N/A	N/A	N/A	N/A
Highway 50 ROW Dedication	N/A	13	N/A	N/A	N/A	N/A
Recreational Resort	CRV	64	N/A	N/A	10,000	350
Commercial	C	5	N/A	N/A	20,000	N/A
Business & Research Park	IM	37	N/A	N/A	250,000	N/A
Western Pavilion	C/WP	12	N/A	N/A	Existing structures to remain	N/A
Government	GOV	17	N/A	N/A	<del>30,000</del> 70,000 <sup>1</sup>	N/A
Equestrian Meadows	O/E	52	N/A	N/A	N/A	N/A
<b>TOTAL</b>		<b>633</b>		<b>734</b>	<b>484,000</b>	<b>350</b>

\*(Note: Non-residential uses which may be allowed through conditional use approval are not reflected in this table.)

<sup>1</sup> Amended by City Council, December 28, 2010, Ordinance #12, Series 2010

- 2.2 Development Standards.** All development standards set forth in the *City of Gunnison Municipal Code*, and as it may be amended in the future, shall apply to the Gunnison Rising PUD except for the following standards that specifically regulate this Planned Unit Development:
- 2.2.1. Permitted Use.** Each proposed district zone contains a specific list of permitted uses. Only those stated uses shall be allowed within each PUD district zone except those approved as Conditional Use.
  - 2.2.2. Parking Space Standards.** These Gunnison Rising PUD Development Standards assign specific number of parking spaces required for each specific permitted use. Aisle dimensions, ADA space dimensions and ADA space numbers shall be pursuant to provision of the *Gunnison Municipal Code* as it may be amended.
  - 2.2.3. Dimensional Standards** including minimum lot size, minimum frontage width, minimum lot depth, net unit density, setbacks, minimum landscaped area, maximum parking area, and height are established by these PUD Development Standards.
  - 2.2.4. Landscaping Standards** are set forth in these PUD Development Standards, but are subject to future amendments of the *Land Development Code* to the extent not in conflict with the Landscaping Standards set forth herein.
  - 2.2.5. Fencing Standards,** to include height and material composition are set forth in these PUD Development Standards.
  - 2.2.6. Screening Standards,** to include height and material composition are set forth in these PUD Development Standards.
  - 2.2.7. Snow Storage Standards** are included in these PUD Development Standards.
  - 2.2.8. Architectural Standards** are included in these PUD Development Standards.
  - 2.2.9. Flood Damage Prevention** regulations that are more restrictive than the City of Gunnison Flood Prevention Regulations are established by these PUD Development Standards, but these additional restrictions do not abrogate development within the Gunnison Rising PUD from complying with City-related flood prevention standards as they may be amended.
  - 2.2.10 Amended Sign Standards.** Sign standards from the *Gunnison Municipal Code* shall be applied to all districts except those businesses within 400 feet of the Highway 50 right-of-way and located within the non-residential districts. Specific standards for commercial-related signage are set forth in these PUD Development Standards.
  - 2.2.11. Wetland Setback Standards** are included in these PUD Development Standards.
  - 2.2.12. Habitat and Wildlife Management Standards** are included in these PUD Development Standards, which are in addition to Animal Control provisions in the *Gunnison Municipal Code*, as they may be amended. These additional restrictions do not abrogate citizens residing within the Gunnison Rising PUD from complying with City Animal Control codes as they may be amended.

- 2.3 Definitions.** Definitions contained in the *City of Gunnison Municipal Code*, as they may be amended, shall apply to the Gunnison Rising PUD, except for the definitions stated herein.
- 2.3.1 “Lot line, front,”** means: “the property line dividing a lot from a street right-of-way. On a Corner lot, the shortest lot line along the street right-of-way shall be considered the front lot line”
- 2.3.2 “Lot line, rear,”** means: “the property line opposite the front lot line. On a corner lot, adjacent to an alley, the rear lot line shall be that line contiguous with the alley right-of-way. On a corner lot where no alley exists, the rear lot line shall be the property line opposite the shorter of the front lot lines.
- 2.3.3 “Townhouse or row house,”** means: “One of a group of no less than two (2) nor more than eight (8) adjoining single family dwelling units sharing a common wall with one or more of said adjoining dwelling units, each dwelling unit located on a separate lot.”
- 2.3.4 “Attached Single-family,”** means: “Two separate single family dwelling units which are joined to one another side-to-side by a common wall or garage. Each unit shall have its own outside entrance and separate parcel of land under separate ownership.”
- 2.3.5 “Event Center,”** means: “indoor and outdoor facilities intended for special events purposes, including activities such as banquets, meetings, weddings, receptions and other similar uses.”
- 2.3.6 “Travel Plaza,”** means a commercial facility generally located next to a thoroughfare such as a highway, expressway, or freeway at which drivers and passengers can rest, eat, or refuel, and utilize overnight truck parking areas. Travel Plaza facilities include fueling stations, a 24-hour convenience store, and overnight semi-truck parking. A Travel Plaza may also include a restaurant, fast-food court, driver lounge, truck and car wash areas, and laundry and shower.
- 2.4 Agricultural Uses.** Existing grazing and agricultural uses on the properties contained within the Gunnison Rising PUD may continue to operate as they have historically, until such time as the land they occupy is developed. It shall be the responsibility of said land owner whose property is used for domestic livestock grazing to construct and maintain fences to separate the livestock from adjacent developed areas. Areas to be fenced include, but are not limited to, boundaries adjacent to the developed areas within the Gunnison Rising PUD, developed trails, park and open space, and hay meadow areas held in title by the state or federal government. If trail development occurs and is initiated by the City, the responsibility of fencing the corridor shall be the City’s. The trail and fence development shall be coordinated with the land owner and agricultural user to ensure that agricultural operations shall be viable.

Irrigation uses for hay meadow production shall not interfere with adjacent development; the property owner irrigating for hay production shall be responsible for the construction and maintenance of ditches and structures that divert irrigation water around developed areas as necessary. The management and maintenance of the Cemetery Ditch and related structures shall be the responsibility of those property owners using this irrigation water source. Maintenance and operation of ditches shall be allowed under the administration of the City.

- 2.5 Permitted Uses/Design Standards.** The planned unit development shall be developed only according to the approved and recorded zoning plan and development plan and all supporting data. The recorded final PUD zoning plan and development plan and supporting data, together with all recorded amendments, shall be binding on the applicants, their successors, grantees, and assigns and shall limit and control the use of premises and location of structures in the PUD as set forth therein. Any proposed changes to this PUD shall be subject to either the provisions for Major Changes, or Insubstantial Changes as stipulated by the *City of Gunnison Municipal Code*, as it may be amended in the future.
- 2.6 Highway Access Control Plan.** Prior to accepting either any subdivision or site specific development plan application for any PUD District, excluding Government District (GOV District), the City of Gunnison and the Colorado Department of Transportation must approve the Gunnison Rising Highway Access Control Plan.
- 2.7 Development Phase Review Standards for Land Use, Utilities, Transportation and Traffic Analysis.** Appendix A of these PUD Development Standards contains the Development Phasing for Gunnison Rising. Appendix B of these PUD Development Standards contains the illustrative Development Phasing Master Plan. The purpose for a phased approach is to provide a means of orderly growth of the Gunnison Rising PUD. In the broadest sense, land use, Utilities, traffic impacts, and transportation facilities are the most critical components to be addressed in the Development Phase Review Process.
- 2.7.1 Development Phase Submittal and Acceptance Requirements for all PUD Phases.** Prior to, or concurrent with, the City's acceptance of any initial (Sketch Plan) submittal for subdivision or site-specific development application for any Phase, excluding Phase 1, a development submittal complying with the provision of this section (Section 2.7) shall be submitted to the City of Gunnison as a PUD Major Change for review and approval. This review and approval shall be limited to the components as identified below in this Section 2.7. Thereafter, subdivision or site specific development plan applications will be accepted for processing within the specific phase.
- Excluding Phases I through III, no development phase submittal will be accepted by the City until the previous Phase is at least 50 percent developed in terms of minimum residential dwelling units and non-residential floor area. Phase IV non-residential uses in the CM District shall not be permitted for development until 50 percent of the non-residential floor area in the Phase II Commercial Modified (CM) district and 50 percent of the non-residential floor area in the Commercial (C) district are developed.
- 2.7.2 Land Use Master Plan.** Preliminary site planning and design demonstrating how the land use complies with the PUD Development Standards and applicable elements of the *City of Gunnison Municipal Code* shall be provided for development phase approval. At a minimum, land use plans must address the anticipated non-residential floor area, residential unit density and anticipated number of units, streetscape design forms, circulation, off-street parking, snow storage, landscaping, and architectural design theme.
- 2.7.3 Utility Services Development Phase Review Submittal.** Preliminary design level engineering plans for water, wastewater, stormwater, irrigation and electrical utilities shall be provided for a development phase approval. At a minimum, preliminary engineering plans shall address the layout and design of utilities needed to support the given development phase as well as the design capacities needed to extend all utility and street services to future phases within the Gunnison Rising PUD. Improvements outside the Gunnison Rising PUD shall also be provided to the City for review and approval. The

preliminary engineering designs shall be in conformance with Preliminary Subdivision submittal requirements as defined in the *Gunnison Municipal Code*, and as it may be amended in the future.

**2.7.4 Traffic Analysis Development Phase Review Submittal.** In order to facilitate the coherent development and extension of the transportation system the developer shall submit a traffic analysis prepared by a qualified traffic engineer to determine the impacts of anticipated development. At a minimum, the traffic impact analysis shall address the traffic generation resulting from the given development phase, the design capacities needed to service traffic generated from future phases within the Gunnison Rising PUD, and the transportation facilities connecting this PUD to the City's historical neighborhoods and the outlying regions of Gunnison County. At a minimum, the analysis shall provide the following data:

A. Existing Conditions

1. **Project Site and Study Area Boundary.** Provide a brief description of the given land area, proposed land uses, unit counts, projected commercial floor area, and terrain features in the specific phase using both narrative and map data. The Community Development Director will define the geographic extent of the proposed study area and the related roadways/intersections subject to the Traffic Analysis.
2. **Proposed Project Description and Scope.** Define anticipated land use types and sizes if known, and apply the most intense land use conditions, in term of traffic generation, under the defined PUD zoning conditions if specific uses are not defined.
3. **Roadway Network.** Describe existing roadways and intersections, including lane geometry, traffic controls, improvements contemplated for the road network, implementation schedules within the study area.
4. **Study Area Traffic Volumes.** Provide data related to: existing traffic volumes (with data being no older than two years for all related intersections); turning movements; roadway links for the phased area and future phases; current morning and evening peak period counts; turning movement volumes; and, counts for any other peak periods (i.e., weekends or holidays).
5. **Study Area Levels of Service (LOS).** The current traffic operations (LOS) within the proposed Study Area phase shall be described during the identified time periods. LOS shall be determined by using the operational methodology as detailed in the most recent version of the *Highway Capacity Manual*. Both delay and critical volume capacity ratio values shall be reported.
6. **Traffic Safety Analysis.** Provide historic traffic crash data for roadway corridors affected by the proposed phase, when applicable.

B. Site Traffic Projections

1. **Site Trip Generation.** Provide a Site Trip Generation traffic projection summary table listing the type, size of each proposed land use as it best relates to the *Institute of Transportation Engineers Trip Generation Manual Land Use Code*;

the trip generation rates used; the relation to total trips for each time period analyzed; and, the internal trip assumptions considered in the analytical process.

2. **Site Trip Distribution.** Provide the Site Trip Distribution estimates by defining the percentage distribution of trips from the proposed development to destinations in all other areas of the City boundary and region. Distribution must be clearly stated by using compass points and graphics showing the percentage of site traffic on each street.  
The presentation materials will define the analysis steps, basic methods, and assumptions used to develop this data set.
3. **Traffic Assignments and Travel Route Considerations.** Provide an Assumed Trip Distribution and Traffic Assignment based on the most logical routes for drivers accessing the proposed development, and graphically illustrate the site traffic assignment on the surrounding roadway network.

#### C. Background Traffic Growth.

1. **Approved Projects.** Provide background traffic growth for the intersections and roadways within the study area, which must be determined at the proposed phase opening (short-term) and in the twenty year planning horizon or build out (long range).
2. **Planned Roadway Improvements.** Define background traffic growth as it relates to roadway improvements within the study area.
3. **Background LOS.** Describe the background traffic conditions (LOS) within the specific Study Area using the operational methodology as detailed in the most recent version of the *Highway Capacity Manual*. Both delay and critical volume capacity ratio values shall be reported.
4. **Queuing Impacts.** As appropriate, describe the background traffic growth impacts based upon queuing at related intersections and its potential impact to adjacent intersections uses. Use the Poisson's Distribution Methodology or other method approved by the City.
5. **LOS Impacts.** Methodology described in the most recent version of the *Highway Control Manual* will be used to determine LOS at intersections within the Study Area.
6. **Data Presentation.** Background traffic volumes for each analysis scenario shall be depicted in a graphical format, and all LOS calculations shall be included in a report appendix.

#### D. Projected Traffic Impacts—Short Term

1. **Total Traffic – Phase Opening.** The total projected traffic volume at the day of phase completion shall be determined by adding the proposed phase-generated traffic to the shorter background traffic. Total traffic volumes at the proposed phase opening shall be shown in a graphical format.

2. Level of Service – Phase Opening. The project completion traffic conditions (LOS) within the proposed phase shall be described during the identified time periods. LOS shall be determined by using the most recent version of the *Highway Capacity Manual* and both delay and critical volume capacity ratio values shall be reported.

LOS “D” will be the minimum design standard for overall intersection operations for the short-term conditions. Individual movements shall also be LOS “D” or better with consideration of the following exceptions:

- A. A left-turn or through movement from a stop-condition where it is undesirable or not practical to physically restrict the movement with a raised median; and, an acceptable alternative route(s) exists for motorists to travel to their destination during peak times when delays are considered excessive.
  - B. A left-turn or through movement from a stop-condition at an intersection that is planned to be signalized in the future and future traffic volumes are expected to meet traffic signal warrants. Consideration of condition (a) above is appropriate in the interim.
  - C. A left-turn or through movement from a stop-condition where restricting the movement with a raised median would result in unintended consequences considered worse than allowing the poor level of service movement to remain.
  - D. At a traffic signal for minor and/or side-road movements where the volume to capacity ratio (v/c) is less than 1.0 and the projected maximum queue lengths are not expected to overflow the available stacking or turn lane.
3. Mitigation –Phase Opening. Intersections with unacceptable projected LOS, as defined LOS D or worse, shall be identified, evaluated as appropriate, as determined by the City.

#### E. Projected Traffic Impacts- Long Term

1. Total Traffic – Project Opening. The total projected traffic volume for the twenty-year planning horizon or at the day of project completion shall be determined by adding the proposed project generated traffic to the long term background traffic. Total traffic volumes shall be shown in a graphical format.
2. Level of Service – Long Term Projection. The long term traffic conditions (LOS) within the Study Area shall be described during the identified time periods. LOS shall be determined by using the most recent version of the *Highway Capacity Manual* and both delay and critical volume capacity ratio values shall be reported.
3. Mitigation – Long Term Projection. Intersections with unacceptable projected LOS, shall be identified, evaluated as appropriate, as determined by the City. LOS “D” will be the minimum design standard for overall intersection operations for the twenty-year conditions. Individual movements shall also be LOS “D” or better with consideration of the following exceptions:

- A. A left-turn or through movement from a stop-condition where it is undesirable or not practical to physically restrict the movement with a raised median; and, an acceptable alternative route(s) exists for motorists to travel to their destination during peak times when delays are considered excessive.
- B. A left-turn or through movement from a stop-condition at an intersection that is planned to be signalized in the future and future traffic volumes are expected to meet traffic signal warrants. Consideration of condition (A) above is appropriate in the interim.
- C. A left-turn or through movement from a stop-condition where restricting the movement with a raised median would result in unintended consequences considered worse than allowing the poor level of service movement to remain.
- D. At a traffic signal for minor and/or side-road movements where the volume to capacity ratio ( $v/c$ ) is less than 1.0 and the projected maximum queue lengths are not expected to overflow the available stacking or turn lane.

F. Conclusions and Recommendations.

- 1. Proposed Improvements. Conclusions and recommendations shall include a description of problem locations, the nature and extent of proposed improvements required to assure sufficient roadway capacity, and a summary of mitigation measures proposed to reduce the potential for undesirable traffic characteristics. Recommendations will be accompanied by sketches of pertinent geometric roadway features and improvements needed for mitigation.
- 2. Volume/Capacity Analysis at Critical Points. Conclusions and recommendations shall include alternative volume capacity analysis demonstrating the anticipated LOS as a result of making the proposed improvements.
- 3. Traffic Volume Proportion. Conclusions and recommendations shall provide data defining the percentages of traffic using proposed public improvements, both existing and proposed, from the specific developments within the given phase planning area, within the overall PUD, and within the Study Area.

**2.7.5 Streets, Alleys, and Trails Development Review Phase Submittal.** Preliminary design level engineering plans for the geometric design of streets, alleys and trails shall be provided. At a minimum, these preliminary engineering plans shall address the layout and design of streets, alleys and pedestrian trails needed to support the given development phase as well as the design capacities needed to serve future phases within the Gunnison Rising PUD. In addition to these submittal requirements, off-site improvement designs needed to serve the Gunnison Rising PUD shall be included. The preliminary street design plans shall comply with submittal requirements of Preliminary Subdivision plans for engineered streets, grading and drainage as defined in the *Gunnison Municipal Code* and as it may be amended in the future.

**2.7.6 Geologic and Geotechnical Review Purpose.** Geologic and Geotechnical Review are considered necessary to ensure that development in the Gunnison Rising PUD occurs in a manner as to protect the natural and topographic character and insuring that development does not create soil erosion, sedimentation of lower slopes, slide damage and severe cutting or scarring.

- A. Applicability. These standards define submittal requirements for Development Phase Review Submittals required by these PUD Development Standards. If there is a conflict between these standards and existing or future requirements defined in the *City of Gunnison Land Development Code*, the more restrictive provisions shall apply.
- B. Background Data. The following documents serve as base line data to be considered for all required geologic and geotechnical Studies.
  - 1. *Geologic Hazards Evaluation* dated June 10, 2008 CTL THOMPSON, Inc.
  - 2. *Preliminary Geotechnical Investigation* dated February 18, 2008, CTL THOMPSON, Inc.
  - 3. Colorado Geologic Survey letter (Karen Berry, CGS) dated December 21, 2007.
  - 4. Colorado Geologic Survey letter (Karen Berry, CGS) dated October 18, 2008.
- C. Investigation Parameters.
  - 1. The study shall be developed in response and in conjunction to preliminary drainage and grading plans prepared for each phase review submittal. The report must be of sufficient detail to address those concerns defined by the cited Background Data.
  - 2. The study shall account for the depth of cuts, utility trenching, thickness of fill and geological conditions.
  - 3. Borings shall be completed using appropriate technique and extend below the depth of cuts and to evaluate the impact of fill on supporting subgrade. Boring depths will be dependent upon the site conditions and subject to the judgment of the project engineer and City Engineer.
  - 4. Fine grain material samples shall be obtained at intervals deemed appropriate by the project engineer/geologist and will follow American Standard Testing Methods (ASTM) or other standardized method.
  - 5. Laboratory testing must be conducted to confirm visual classification of material and be of sufficient detail to evaluate their engineering characteristics such as swell potential, consolidation or collapse potential, moisture content, dry density and strength.
  - 6. The study shall address any short term (construction phase) or long term slope stability concerns and use evaluation techniques that are accepted by engineering or geology professions.
  - 7. The study shall include the potential for corrosion of pipes or degradation of concrete from sulfate or other naturally occurring material.

- D. Report Contents. Geologic/Geotechnical studies shall be provided for all development review phase submittals. The study shall include, but not be limited to the following information.
1. Qualification Statement. All studies shall be conducted by a Geological Engineer or Geotechnical engineer who is registered in the state of Colorado. Qualifications of the record engineer shall be provided in the report.
  2. General Site Conditions. A project description will describe topography, drainage, vegetation and review of proposed grading, drainage and future development plans.
  3. Surface Geology Conditions. Site geology, based on surface survey to include site geologic maps, description of bedrock and surface material, including artificial fill, structural geology features, bedding, joints, shear zones, soil depths, soil structure and depth to ground water and potential geologic hazards.
  4. Off-Site Geologic and Drainage Hazards. Discuss any off-site geologic conditions or surface drainage functions that may pose a potential hazard to the site, or that may be affected by on-site development.
  7. Ground Water Considerations. Describe the nature and occurrence of ground water. Provide an opinion addressing seasonal variations in ground water levels or flows and possibility for change from those encountered at the time explorations. Show ground water level on soil logs.
  8. Slope Stability. Summarize data and analysis used to evaluate slope stability. Provide an opinion regarding the risk of instability on the site or adjacent properties currently, during construction and after the project is completed. Describe how design and construction recommendation will reduce or eliminate the risk of instability. Discuss any construction or post construction measures necessary to verify slope stability.
  9. Recommendations. Provide specific recommendations for cut and fill slope stability, seepage and drainage control or other design criteria to mitigate hazardous conditions caused by geology, soil conditions, surface drainage and ground water.

**2.7.7 Cultural Resources Inventory:** As a component of each Development Phase Review of Gunnison Rising, archeological investigations shall be conducted for those documented sites with historic or prehistoric significance as identified in the Class I and Class III Cultural Resource Inventory of the Gunnison Rising Project, Gunnison County, Colorado prepared by SWCA Environmental Consultants dated January 2009. This additional investigation shall follow the Secretary of the Interior's Standards for Archeological Documentation as found in the document "Archeology and Historic Preservation: Secretary of the Interior's Standards and Guidelines." If any proposed application does not contain a documented site as mentioned above, no further archeological work shall be required.

**2.7.8 Modifications to Phases.** The order of phasing and land area included in each phase may be reduced, expanded, or modified only if modifications comply with the provisions stated below:

- A. No more than 25% of the land area of any phase may be transferred to another phase. However, the illustrated areas can be further divided into smaller increments without impact to the Phasing Plan, as long as the development phasing has been approved by the provisions cited in Section 2.7.1.
- B. Justification for the phasing modification shall be provided to the City of Gunnison, and shall include a statement of the reasons for the modification and a description of the availability of services and utilities (water, wastewater, natural gas, electricity, etc.) as well as other compelling reasons for the modification.
- C. Documentation of the modification shall be provided to the City in the form of an amended Phasing Plan, and will also include the phase development submittal requirement as set forth in this Section 2.7.

**2.7.9 Infrastructure.** Details of the necessary traffic and utility improvements may be modified as follows:

- A. If a given Phasing plan land area is modified, associated improvements may also require adjustments to follow the intent of the revised phase lines and shall be adjusted accordingly. Those Phase requirements addressing utilities, traffic studies, and streets, alleys and trails shall be amended in accordance with the provisions stated in Section 2.7.5 above.
- B. Through analysis of the subdivision applications and site specific development applications, more detailed reports (i.e.: traffic, water, wastewater, electric, drainage, etc.) may indicate changes to the required infrastructure improvements as outlined above in Section 2.7.5 above. The more detailed studies shall supersede the requirements per phase listed in the PUD without modification to the Phasing Plan.

**2.8 Avigation Easement.** See Appendix I for terms of the easement.

**2.9 Metropolitan Districts.** The property may be subject to one or more metropolitan districts to provide infrastructure and other functions as outlined within the district service plan.

**2.10 Annexation Agreement.** The Annexation Agreement is the overriding document for the annexation. Gunnison Rising is subject to the terms of the Annexation Agreement for the property. If any conflicts between the annexation agreement and the PUD arise, the annexation agreement shall govern. The Annexation Agreement addresses the following issues and others:

- Utilities
- ISDS
- Avigation Easement
- Phasing
- Land Dedications
- Trails
- Transportation and Traffic
- Vesting
- Services
- Improvements
- Landscaping
- Metropolitan Districts
- Environmental Resource Protection
- Economic Agreements
- Off-Site Improvements

- 2.11 Master Covenants and Sub-area Covenants.** Gunnison Rising shall be subject to covenants that may be in place at the time of recording or implemented with further subdivision actions. If a conflict arises between the covenants and PUD Development Standards the more restrictive standards shall apply.
- 2.12 Density Conformance and Tracking.** At the time of subdivision sketch plan, or submittal of any site specific development plan application, the applicant shall provide to the Community Development Department a table on the plat or development site plan identifying the density of land use, number of dwelling units and/or amount of non-residential gross floor area, and a tally of quantities of dwelling units and gross floor area figures already allocated from previous developments within the PUD.
- 2.13 Buffer Construction and Maintenance.** Construction and maintenance of all designated buffers along the Highway 50 rights-of-way, or as required on district boundaries, shall NOT be the responsibility of the City. Appropriate maintenance provisions shall be provided for within the future development applications for project areas.
- 2.14 Enforcement.** Enforcement of these PUD Development Standards shall be applied pursuant to the *City of Gunnison Municipal Code*, and as these enforcement provisions may be amended in the future.
- 2.15 Design Review Procedures.** This section addresses the procedure for obtaining approval of the design for development within the Gunnison Rising PUD.
- 2.15.1 Requirements.** Design Review shall be required for all new construction, or alteration of the exterior of commercial or residential structures, in all zoning districts.
- 2.15.2 Application.** A Design Review application shall be submitted to the Home Owner Association (HOA) or Business/Property Owner Association (BOA/POA) of the residential or commercial subdivision within which the structure is proposed.
- 2.15.3 Design Review Committee.** Each subdivision HOA or BOA/POA shall establish a Design Review Committee consisting of at least three members, and shall be formed consistent with the Covenants, Conditions, and Restrictions established for each subdivision. The Design Review Committee shall establish procedures for the submittal and review of Design Review applications, a regular meeting schedule to review such applications, and notification protocol to inform the applicant and the City of Gunnison of decisions made by the Design Review Committee. One Design Review committee may provide design review services for more than one subdivision and under more than one set of Covenants, Conditions and Restrictions so that a separate Design Review Committee is not required for each subdivision so long as there is a Design Review Committee providing design review functions for each subdivision.
- 2.15.4 Structure Definition.** A “Structure” shall be defined as any enclosed building consisting of 150 square feet or greater area and exceeds six feet in height, or a built object such as a fence, gazebo, or patio cover that exceeds seven (7) feet in height.
- 2.15.5 Approval.** Upon approval of the Design Review application, the Design Review Committee shall notify the applicant and the City of Gunnison Community Development Department in writing of its decision, verifying that the proposed construction has met

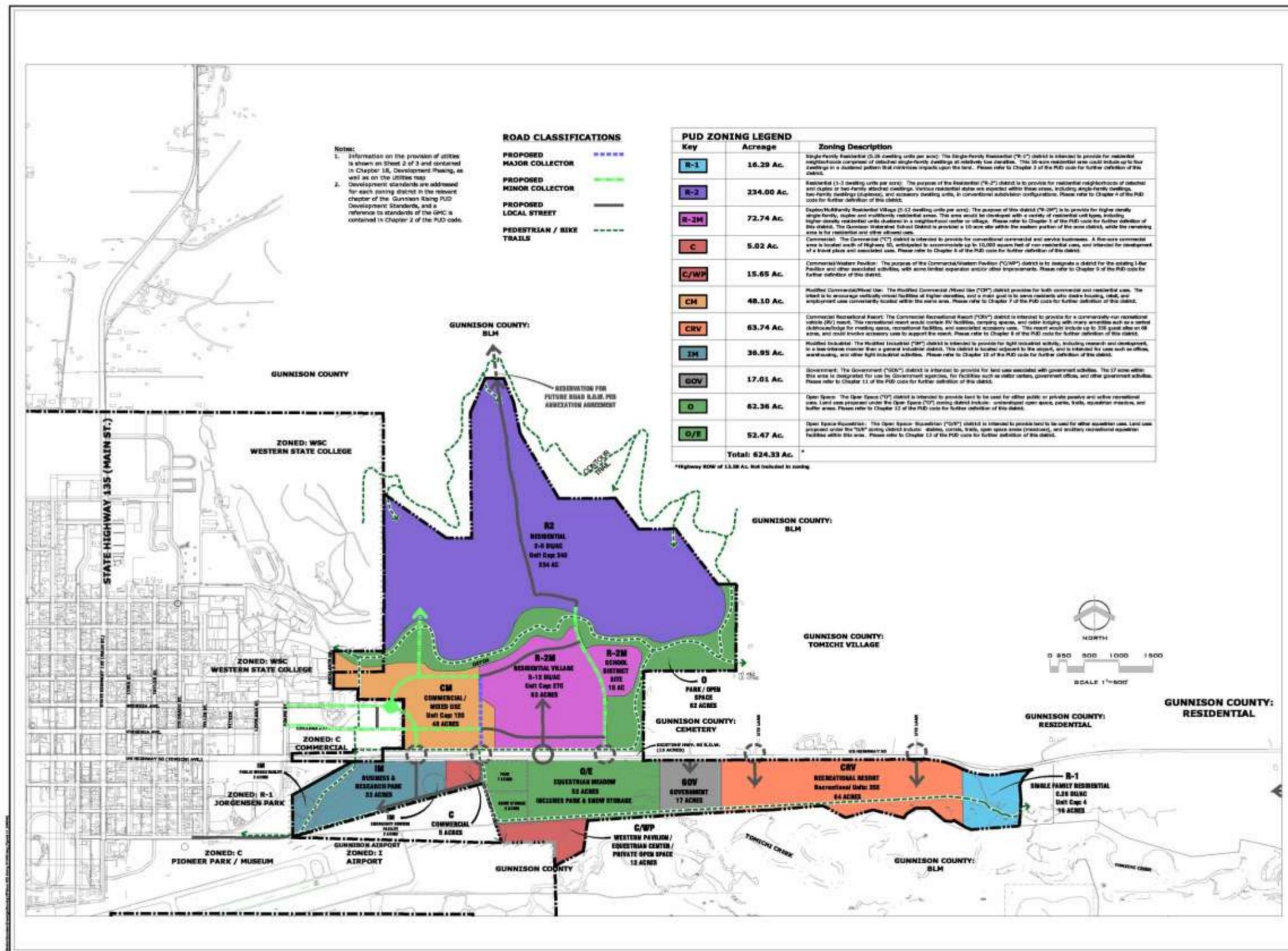
the requirements of the subdivision design standards and covenants. Nothing in this section shall usurp or supersede the requirements of the *municipal code*, ordinances, and standards of the City of Gunnison Community Development Department related to review and approval of new construction.

**2.15.6 Review standards.** An application for Design Review shall be evaluated based upon the following standards:

- A. Consistency with *Gunnison Rising Master Plan* and PUD Development Standards.
- B. Conformance to applicable provisions of zoning, subdivision, and site development regulations, including, but not limited to:
  - 1. Zoning District Standards. The purpose and dimensional standards of the zone district.
  - 2. Site Development Standards. The parking, landscaping, signage and improvements standards of the district.
  - 3. Covenants, Conditions, and Restrictions (CCR). Those specific design standards established by the subdivision CCRs for the commercial or residential use proposed.
- C. Compatibility. The proposed structure shall be appropriate to its proposed location and be compatible with the character of neighboring uses or planned uses, or enhance the mixture of complementary uses and activities in the immediate vicinity.
- D. Safety. The use shall not cause dangerous or unsafe conditions for the property on which it is proposed nor the adjacent or nearby properties.
- E. Nuisance. The structure shall not create a nuisance and the impacts of the construction on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and similar conditions.
- F. Environment. The use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features. As applicable, the proposed construction shall mitigate its adverse impacts on the environment.

**2.15.7 Conformance with City, County, State, and other regulations.** Nothing in this section shall usurp or supersede the requirements of applicable codes, ordinances, standards and regulations. Where such codes ordinances, standards and regulations are more restrictive, the more restrictive provision shall apply.

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**NES**

**DMG**  
 DESIGN MOUNT CONSULTANTS, INC.

**PUD ZONING PLAN MAP**  
 GUNNISON, COLORADO

**GUNNISON RISING**  
 Authentically Colorado

DESIGNED BY: J.E. BROWN  
 DATE: 11/11/09  
 PROJECT: 2009-001

ZONING MAP  
 FIGURE 2.17

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### CHAPTER 3: RESIDENTIAL (R-1) DISTRICT

**3.1 Purpose.** The purpose of this residential R-1 district is to provide for a residential neighborhood comprised of detached single-family dwellings on large lots at relative low densities (i.e. 3 to 4 acre lot sizes). Subdivision design and site planning that provides solar access for passive or active solar collection systems are encouraged. Other energy efficient home construction methods are also encouraged.

In order to minimize impacts to the land and adjacent habitat, preservation areas and building envelopes will be provided for all subdivided lots within the R-1 district. Construction of all improvements will be undertaken in such a way that the integrity of the natural areas is preserved and the home/building are integrated into undisturbed surroundings.

The “Building Envelope” is that portion of each lot within which all construction activity and improvements, to include driveways, must occur. Alterations to the existing landscape will be permitted only within this building envelope and in conformance with the provisions stated herein. During the subdivision process, building envelopes for each lot will be established with recognition of existing wetlands, topographic features, views, water features, and other natural features. Amendments to the building envelopes may be allowed as a Minor Change as long as the change is consistent with the standards set forth in this Chapter 3.

The “Preservation Area” is that portion of the lot which lies outside of the building envelope and must remain essentially undisturbed, even during construction. No activity that may denude the natural vegetation or soils is permitted. In the event revegetation of a Preservation Area must occur, only plant species indigenous to the general area of the development may be used. Natural features that should be preserved within this area include steep slopes, ridges and knolls, rock outcrops, wetlands, oxbows, ponds, critical habitat, or other areas as determined through the subdivision process.

**3.2 Permitted Uses and Parking Space Requirements.** The following uses are permitted in this zoning district. Uses not listed below are prohibited.

**TABLE 3.1: R-1 PERMITTED USES AND PARKING SPACE REQUIREMENTS**

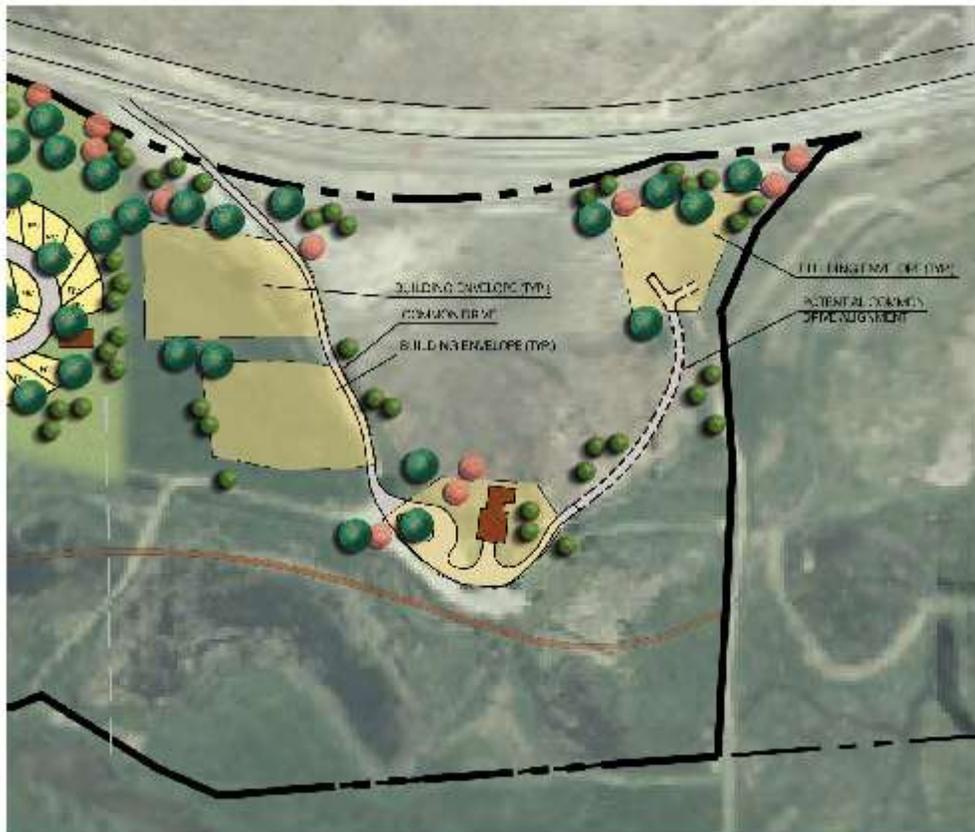
PERMITTED USES	PARKING REQUIRED
Accessory buildings and structures including garages, storage sheds, greenhouses, associated utility structures (e.g., satellite reception devices, geo-thermal devices, etc.) and other facilities that are clearly accessory to the primary use and structures, and exhibit site location, architectural mass, and form clearly accessory to with the primary structure(s) and principle use, as determined by the Community Development Director.	none
Daycare home	1 off-street parking space per non-residential employee, plus 1 designated on-or off-street loading zone space, in addition to those spaces required for the dwelling
Home business	1 space per non-resident employee, plus those spaces required for the dwelling
Home occupation	Those spaces required for the dwelling
Single-family dwelling unit	2 spaces per unit

**3.3 Development Standards.** Standards for the R-1 district are not based on traditional dimensional standards. Building envelopes shall be limited to a maximum of 40 percent of the total lot area, and the remaining area will constitute the established Preservation Area. Survey defined building envelopes, established through the subdivision process and with a minimum of two survey ties, will designate the driveway alignment and the improvement area. Activities and improvements in the building envelope include, but are not limited to, manicured lawns, parking, dwelling, accessory structures, buried utilities, and wildland fire defensible space as required by Section 3.3.4 of the PUD Development Standards. The following are provisions specifying uses and restrictions associated with the building envelopes and preservation area envelopes.

**TABLE 3.2: R-1 DIMENSIONAL STANDARDS**

Standard	Requirement
Maximum number of lots	4 units
Minimum setback from Highway 50	50 feet
Minimum setback from zone district boundary	25 feet
Maximum building height	35 feet
Maximum building envelope	40% of the lot area
Minimum building envelope landscaping	20% of the envelope

**FIGURE 3.1: ILLUSTRATIVE CLUSTER LAYOUT**



- 3.3.1 Building Envelope Landscaping.** Landscaping must comply with provisions for maintaining wildland fire defensible space as required by Section 3.3.4 of these PUD Development Standards. Manicured grass lawns requiring intensive irrigation (Kentucky bluegrass, etc.) shall be limited and located within the building envelope. The landscape area shall comprise at least 20 percent of the building envelope. Grass lawns and other ornamental vegetation species are permitted, but noxious species are precluded pursuant to provisions of the *Gunnison Municipal Code*.
- A. Minimum landscaped area with living cover shall be a minimum of 60 percent of the total required landscape area.
  - B. No less than one deciduous tree, one coniferous tree, and two shrubs shall be planted for each 1,000 square feet of landscape area required. Special consideration shall be granted for building construction utilizing active or passive solar orientation. Such consideration shall only be reviewed at the time of a building permit request and applicants must prove to the Community Development Director or their assigns that the building design and mechanical systems rely on long-term solar access. If a waiver is granted, five shrubs shall be substituted for every tree required.
  - C. In addition to the trees required in Section 3.3.1.B, street yard trees shall be provided at the quantity of one tree, either coniferous or deciduous, per front lot line. In no case shall street trees be applied at a quantity of less than one tree for every 70 feet of lot frontage.
  - D. In addition to the standards defined in this Section 3.3.1, all provisions of Chapter 15 (Landscaping and Fencing Standards) shall apply. In the event there is a conflict between these standards (Section 3.3.1) and standards in Chapter 15, the more restrictive provisions shall apply.
- 3.3.2 Permitted Uses, Activities and Improvements in the Preservation Area.** Use of the preservation area shall be restricted to the maintenance of existing vegetation by using plant species as defined in Appendix J; developing garden plots; livestock fencing; permanent stormwater facilities; general maintenance to include mowing and haying; pedestrian trail development as designated in the *PUD Park and Trails Master Plan*; and provisions for maintaining wildland fire defensible space as required by Section 3.3.4 of these PUD Development Standards. Grazing by domestic livestock is permitted as long as denudation of soil and native vegetation does not occur as a result of domestic grazing. Preservation areas shall not be disturbed during construction. In the event soil and/or vegetation disturbance occurs, immediate revegetation must occur, using approved plant species (Appendix J).
- 3.3.3 Snow Storage.** An area within the boundary of each platted lot, equal to 15 percent of the driveway and exterior parking area shall be provided for on-site snow storage. Snow storage areas shall be designated on all site plans submitted with building permit applications. Plowing snow from private lots, private roads or driveways onto public rights-of-way is prohibited.
- 3.3.4 Wildland Fire Defensible Space.** Development and long term maintenance of this R-1 district, to include all lots and private road rights-of-way, shall be in conformance with all provisions of the *International Wildland –Urban Interface Code (ICC, 2006)* and as it may be amended in the future.

- 3.3.5 Landscaped Buffer.** A 50 foot wide bermed and landscaped buffer shall be provided along the north edge of the R-1 District, adjacent to Highway 50 where a building envelope is present. No buffer shall be required for Preservation Areas which directly abut Highway 50 right-of-way. This buffer shall meet the following standards:
- A. **Tree and Shrub Requirements.** Required landscaping in the buffer areas will consist of a minimum of six trees (minimum 50 percent evergreen) and 40 shrubs (75 percent evergreen) for each 100 lineal feet, and minimum proportional share of trees and shrubs for buffer lengths less than or greater than the 100 lineal foot measurement. Tree and shrub sizes shall comply with the provisions stated in Section 15.6.4 of these PUD Development Standards.
  - B. **Groundcover.** All ground area within the buffer shall be covered with vegetated groundcover, bark, rock, or a combination of these. However, no more than 20 percent of the ground cover shall be non-vegetative.
  - C. **Berm Dimension.** The berm within the buffer shall be a minimum of four feet high, provide a 4:1 (horizontal:vertical) maximum slope, and shall undulate to provide a varied shape that mimics natural landforms.
- 3.3.6 Energy Conservation:** All subdivisions shall provide opportunities for solar access that allows for passive, active, or natural heating, cooling, and energy production opportunities to each of the proposed lots, when feasible. Such opportunities may include, but are not limited to:
- A. Siting of structures or building envelopes to take optimum advantage of passive cooling and heating opportunities.
  - B. Adjusting building setback lines to promote the optimum spacing of structures to create adequate solar access.
  - C. Orienting the longest dimension of each lot within thirty degrees of south, unless the subdivider demonstrates that for certain lots:
    - 1. The lots are large enough to allow proper building orientation and maximum feasible control of solar exposure by the lot owner, regardless of lot orientation.
    - 2. Buildings will be constructed as part of the subdivision project (common interest communities) and the buildings themselves will be properly oriented for adequate solar exposure;
    - 3. Topography makes variations from the prescribed orientation desirable to reduce grading or to take advantage of a setting which favors early morning or late afternoon exposure, or where topographical conditions make solar energy infeasible;
    - 4. The size of the subdivision in relation to surrounding streets and lots precludes desirable lot orientation.

- D. Easements for solar access. In order to provide for the maximum feasible use of solar energy within subdivisions, the City may require establishment of easements for some or all of the lots to protect access to sunlight. Where required, solar access easements:
1. Shall be established on each parcel for the benefit of neighboring parcels within the subdivision.
  2. They shall be recorded concurrent with recordation of the subdivision map.
  3. The burdens and benefits of the solar easement shall be transferable and run with the land to subsequent grantees of the original grantor(s) and grantee(s).
  4. They shall protect solar exposure during the period from ten a.m. to two p.m. Mountain Time Zone on the winter solstice, unless topographical conditions or other overriding design considerations make protection of some other, equivalent time interval more desirable.
  5. The description of the easement shall include:
    - a. A plan and orthographic view of the easement area in relation to lot lines, together with notations on the maximum height of structures or vegetation which may occupy the easement area;
    - b. A written description specifying the easement as a plane limiting the height of structures or vegetation. This plane begins at a line clearly defined in relation to ground elevation and lot line location, and extends upward at a specific angle (altitude) in a specific direction (azimuth);
    - c. The restrictions placed on vegetation, structures or other objects which would impair or obstruct passage of sunlight through the easement; and
    - d. Any terms or conditions under which the easement may be revised or terminated.
- E. The establishment of solar easements is not intended to result in reducing allowable densities or the percentage of a lot which may be occupied by structures under zoning in force at the time the easement is established. Such easements will not be required when:
1. A plan for building construction and landscaping is approved in conjunction with the subdivision approval, and the plan will provide an acceptable level of solar exposure, as provided in the energy element of the general plan; or
  2. The size and shape of the parcels together with the yard and height restrictions of the zoning regulations will allow subsequent development of each parcel in a way which will not eliminate acceptable solar exposure for neighboring parcels within the subdivision.

**3.4 Architectural Character** (*see architectural standards for the allowed uses within this district, in Chapter 16, Architectural Character.*)

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## CHAPTER 4: RESIDENTIAL (R-2) DISTRICT

**4.1 Purpose.** The purpose of this residential (R-2) district is to provide for residential neighborhoods comprised of detached single family dwelling unit lots and attached single family dwelling unit (duplex units). The intent is to provide for and encourage advances in housing design, changes in types of dwellings, more flexibility in layout and site planning, and the more efficient use of land, open space and public facilities. Subdivision design and site planning that provides solar access for passive or active solar collection systems are encouraged. Other energy efficient home construction methods are also encouraged. Areas designated Residential (R-2) involve development densities that are relatively low (e.g., 1-3 dwelling units per acre) as compared to all other residential densities within the City.

**4.2 Permitted Uses and Parking Standards.** Table 4.1 establishes the permitted uses and parking spaces required for the district zone uses. Uses not listed in Table 4.1 are prohibited. No more than one detached single family dwelling unit is permitted on any individual lot, except on attached single family (duplex) lots which are regulated by specific dimensional standards.

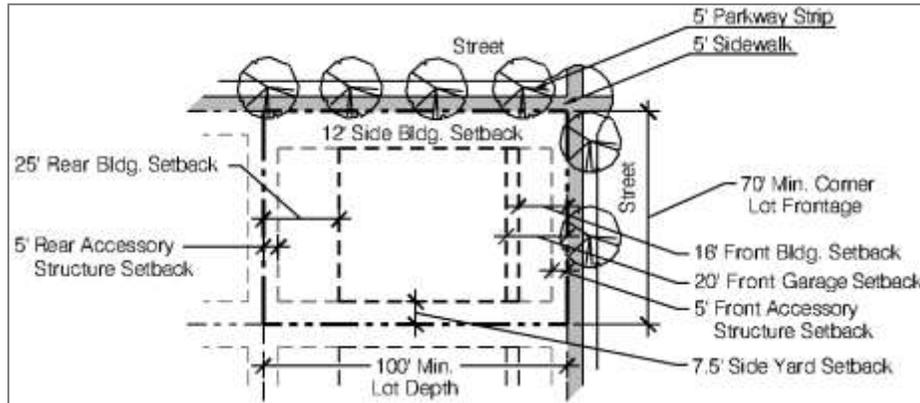
**TABLE 4.1: R-2 PERMITTED USES AND PARKING SPACE REQUIREMENTS**

PERMITTED USES	PARKING REQUIRED
Accessory buildings and structures including garages, storage sheds, greenhouses, associated utility structures (e.g.: satellite reception devices, solar panels, geo-thermal devices, etc.) and other facilities that are clearly accessory to the primary use and structures, and exhibit site location, architectural mass, and form clearly accessory to with the primary structure(s) and principle use, as determined by the Community Development Director.	none
Daycare home	1 off-street parking space per non-residential employee, plus 1 designated on-or off-street loading zone space, in addition to those spaces required for the dwelling
Attached Single Family dwelling unit/Duplex dwelling unit (two units per lot)	2 spaces per unit
Home business	1 space per non-resident employee, plus those spaces required for the dwelling
Home occupation	Those spaces required for the dwelling
Parks and recreation facilities	1 space per 250 square feet of indoor activity area, and/or 1 space per 500 square feet of outdoor activity area
Single-family dwelling unit (one unit per lot)	2 spaces per unit
Accessory Dwelling Unit	1 space per bedroom
CONDITIONAL USES	PARKING REQUIRED
Community buildings and uses	1 space for every 4 persons allowed within the maximum rated occupancy established by local fire, building, or health codes

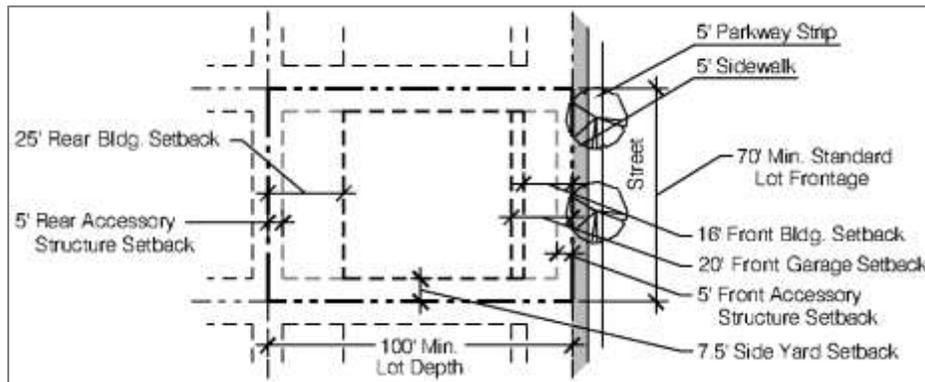
### 4.3 Development Standards

**TABLE 4.2: R-2 DIMENSIONAL STANDARDS**

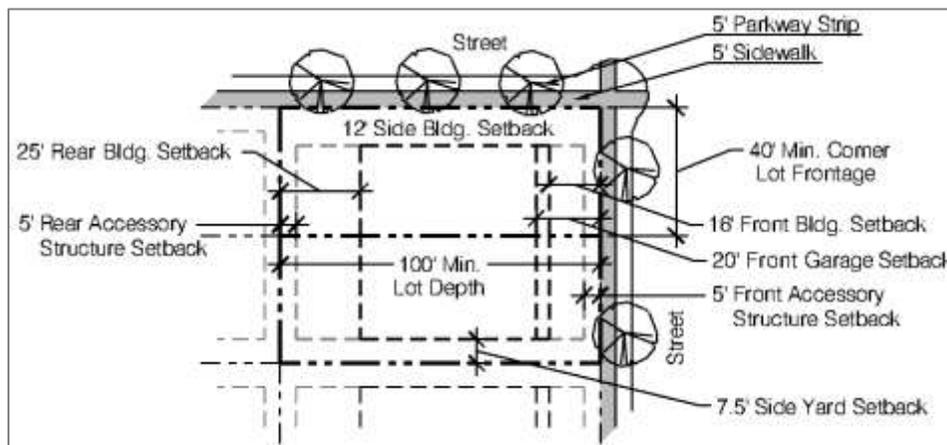
Standard	Requirement
Maximum Net Density (units per acre)	1-6 units per acre
Minimum lot size – single family	7,000 square feet
Minimum lot size – attached single family	4,000 square feet per unit
Minimum lot frontage – single family	70 feet
Minimum lot frontage – attached single family <sup>(1)</sup>	40 feet per unit
Minimum lot depth	100 feet
Minimum landscape coverage	45 percent
Maximum lot coverage: buildings	40 percent
Maximum lot coverage: driveway and exterior parking	15 percent
Minimum snow storage area	15 percent of the driveway and exterior parking area
Minimum setback from side lot line	7.5 feet provided that one additional foot of setback shall be required for each two feet (a 1:2 ratio) of building height over 22 feet
Minimum setback from rear lot line	25 feet
Minimum setback from rear lot line for accessory structures with an area of 120 square feet or less and less than 12 feet in height	5 feet
Minimum setback from front lot line for accessory structures with an area of 120 square feet or less and less than 12 feet in height	5 feet
Minimum setback from front lot line <sup>(2)</sup>	16 feet
Front yard setback for a garage	20 feet
Corner lot setbacks from front and side lot lines	16 feet (Front) 12 feet (Side)
Maximum building height	35 feet
<sup>(1)</sup> “Common party wall” is required between units within an attached single family dwelling or duplex dwelling. <sup>(2)</sup> Projections into front yard setback are allowed for porches and stoops, as required by Chapter 16.	



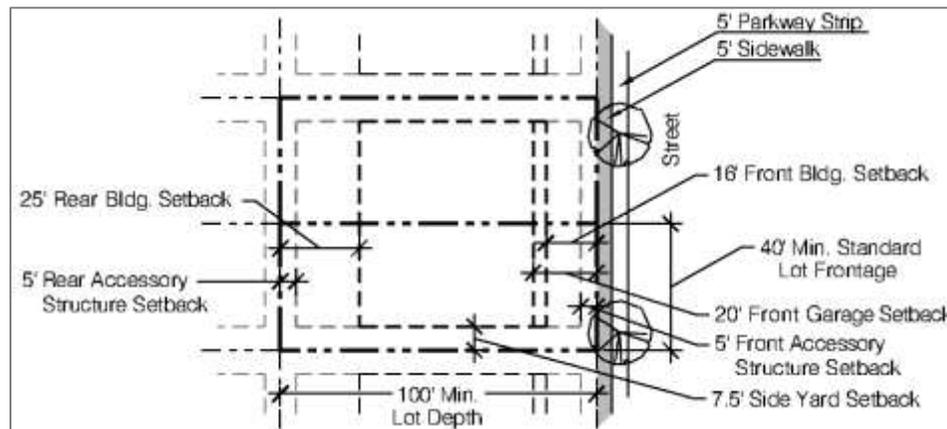
**FIGURE 4.1: R-2 SETBACKS –SINGLE FAMILY CORNER LOT**



**FIGURE 4.2: R-2 SETBACKS - SINGLE FAMILY STANDARD LOT**



**FIGURE 4.3: R-2 SETBACKS - DUPLEX CORNER LOT**



**FIGURE 4.4: R-2 SETBACKS - DUPLEX STANDARD LOT**

#### 4.3.1 Landscaping

- A. Minimum landscaped area with living cover shall be a minimum of 60 percent of the total required landscape area.
- B. No less than one deciduous tree and one coniferous tree, and two shrubs shall be planted for each 1,000 square feet of landscape area required. Special consideration shall be granted for building construction utilizing active or passive solar orientation. Such consideration shall only be reviewed at the time of a building permit request and applicants must prove to the Community Development Director or their assigns that the building design and mechanical systems rely on long-term solar access. If a waiver is granted, five shrubs shall be substituted for every tree required.
- C. In addition to the trees required in Section 4.3.1.B., street yard trees shall be provided at the quantity of one tree, either coniferous or deciduous, per front lot line. In no case shall street trees be applied at a quantity of less than one tree for every 70 feet of lot frontage.
- D. In addition to the standards defined in this Section 4.3.1, all provisions of Chapter 15 (Landscaping and Fencing Standards) shall apply. In the event there is a conflict between Section 4.3.1 standards and those standards in Chapter 15, the more restrictive provisions shall apply.

#### 4.3.2 Fencing

- A. No fence higher than 3 feet tall shall be permitted for the first 25 feet from the corner along the front and side yard property lines of corner lots.
- B. Front yard fences shall not exceed sixty percent opacity.
- C. Front yard fences shall be between two and one-half feet and three feet in height.

- D. Front yard fences made of chain link are prohibited.
- E. Fences in side yards on corner lots shall be set back from the sidewalk a minimum of 6 feet from the property line.
- F. No fence higher than 6 feet tall shall be permitted for the rear and side yards.

**4.3.3 Snow Storage.** An area within the boundary of each platted lot, equal to 15 percent of the driveway and exterior parking area shall be provided for on-site snow storage. Snow storage areas shall be designated on all site plans submitted with building permit applications. Plowing snow from private lots, private roads or driveways onto public rights-of-way is prohibited.

**4.3.4 Energy Conservation.** All subdivisions shall provide opportunities for solar access that allows for passive, active, or natural heating, cooling, and energy production opportunities to each of the proposed lots, when feasible. Such opportunities may include, but are not limited to:

- A. Siting of structures or building envelopes to take optimum advantage of passive cooling and heating opportunities.
- B. Adjusting building setback lines to promote the optimum spacing of structures to create adequate solar access.
- C. Orienting the longest dimension of each lot within thirty degrees of south, unless the subdivider demonstrates that for certain lots:
  - 1. The lots are large enough to allow proper building orientation and maximum feasible control of solar exposure by the lot owner, regardless of lot orientation.
  - 2. Buildings will be constructed as part of the subdivision project (common interest communities) and the buildings themselves will be properly oriented for adequate solar exposure;
  - 3. Topography makes variations from the prescribed orientation desirable to reduce grading or to take advantage of a setting which favors early morning or late afternoon exposure, or where topographical conditions make solar energy infeasible;
  - 4. The size of the subdivision in relation to surrounding streets and lots precludes desirable lot orientation.
- D. Easements for solar access. In order to provide for the maximum feasible use of solar energy within subdivisions, the City may require establishment of easements for some or all of the lots to protect access to sunlight. Where required, solar access easements:
  - 1. Shall be established on each parcel for the benefit of neighboring parcels within the subdivision.
  - 2. They shall be recorded concurrent with recordation of the subdivision map.

3. The burdens and benefits of the solar easement shall be transferable and run with the land to subsequent grantees of the original grantor(s) and grantee(s).
  4. They shall protect solar exposure during the period from ten a.m. to two p.m. Mountain Time Zone on the winter solstice, unless topographical conditions or other overriding design considerations make protection of some other, equivalent time interval more desirable.
  5. The description of the easement shall include:
    - a. A plan and orthographic view of the easement area in relation to lot lines, together with notations on the maximum height of structures or vegetation which may occupy the easement area;
    - b. A written description specifying the easement as a plane limiting the height of structures or vegetation. This plane begins at a line clearly defined in relation to ground elevation and lot line location, and extends upward at a specific angle (altitude) in a specific direction (azimuth);
    - c. The restrictions placed on vegetation, structures or other objects which would impair or obstruct passage of sunlight through the easement; and
    - d. Any terms or conditions under which the easement may be revised or terminated.
- E. The establishment of solar easements is not intended to result in reducing allowable densities or the percentage of a lot which may be occupied by structures under zoning in force at the time the easement is established. Such easements will not be required when:
1. A plan for building construction and landscaping is approved in conjunction with the subdivision approval, and the plan will provide an acceptable level of solar exposure, as provided in the energy element of the general plan; or
  2. The size and shape of the parcels together with the yard and height restrictions of the zoning regulations will allow subsequent development of each parcel in a way which will not eliminate acceptable solar exposure for neighboring parcels within the subdivision.

**4.3.5 Private Open Space.** Private open space shall be provided within the Residential (R-2) District. The open space shall contain a minimum of 31.5 acres. The final locations shall be delineated with the Sketch Plan subdivision submittals for this District, but shall be generally consistent with the areas shown on the Land Use Master Plan (Appendix C). If applicable, subdivision plats in the R-2 District shall illustrate the boundaries of the proposed open space along with maintenance and ownership requirements. If applicable, subdivision plats in the R-2 District shall contain dedication language for the private open space acceptable to the City that ensures permanent restriction of these tracts for open space use only.

**4.4 Architectural Character** (*see architectural standards for the allowed uses within this district, in Chapter 16, Architectural Character.*)

**CHAPTER 5: MULTI-FAMILY (R-2M) RESIDENTIAL VILLAGE DISTRICT**

- 5.1 Purpose.** The purpose of the Multifamily Residential Village (R-2M) district is to provide for relatively high density single-family, attached single family and multifamily residential areas. Subdivision design and site planning that provides solar access for passive or active solar collection systems are encouraged. Other energy efficient home construction methods are also encouraged.
- 5.2 Permitted Uses and Parking Space Requirements.** The following uses are permitted in this zoning district. Uses not listed below are prohibited.

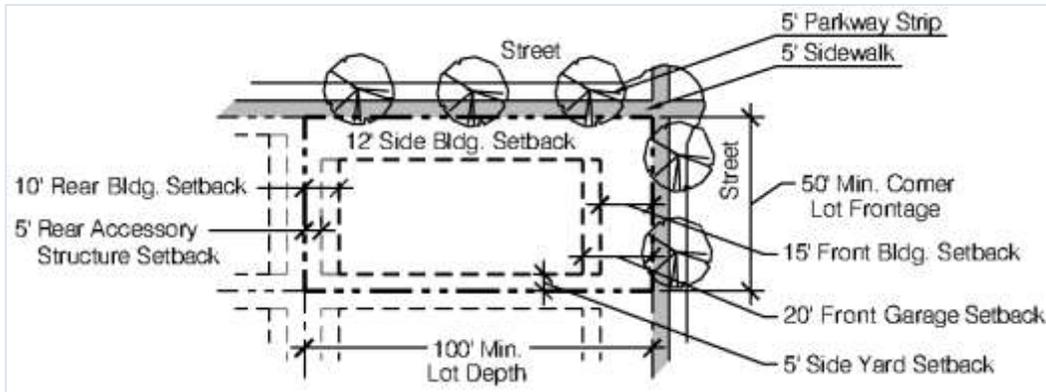
**TABLE 5.1: R-2 M PERMITTED USES AND PARKING SPACE REQUIREMENTS**

PERMITTED USES	PARKING REQUIRED
Accessory buildings and structures including garages, storage sheds, greenhouses, associated utility structures (e.g., satellite reception devices, solar panels, geo-thermal devices, etc.) and other facilities that are clearly accessory to the primary use and structures, and exhibit site location, architectural mass, and form clearly accessory to with the primary structure(s) and principle use, as determined by the Community Development Director.	none
Accessory dwelling unit	1 space per unit
Single-family dwelling unit	2 spaces per unit
Attached Single-Family dwelling units (duplex)	2 spaces per unit
Multiple-family units	2 spaces per first unit, plus 1.5 space per additional unit
Daycare home	1 off-street parking space per non-residential employee, plus 1 designated on-or off-street loading zone space, in addition to those spaces required for the dwelling
Home occupation	Those spaces required for the dwelling
Parks and recreation facilities, excluding trails	1 space per 250 square feet of indoor activity area, and/or additional spaces as required by the Parks and Recreation Director and/or Planning Commission
Community buildings and uses	1 space for every 4 persons allowed within the maximum rated occupancy established by local fire, building, or health codes
CONDITIONAL USES	PARKING REQUIRED
Bed and Breakfast inn	1 space per guest room, plus 1 space for the owner/manager's unit
Church, parish home, and religious education building	1 space for every 4 seats in the main sanctuary, plus 2 spaces for the parish home
Home business	1 space per non-resident employee, plus those spaces required for the dwelling
Hospice	1 space per employee, plus 1 visitor space per 2 beds
School	1 space per 300 square feet of office space plus 1 space per classroom plus 1 space per 5 seats in an auditorium or common community room

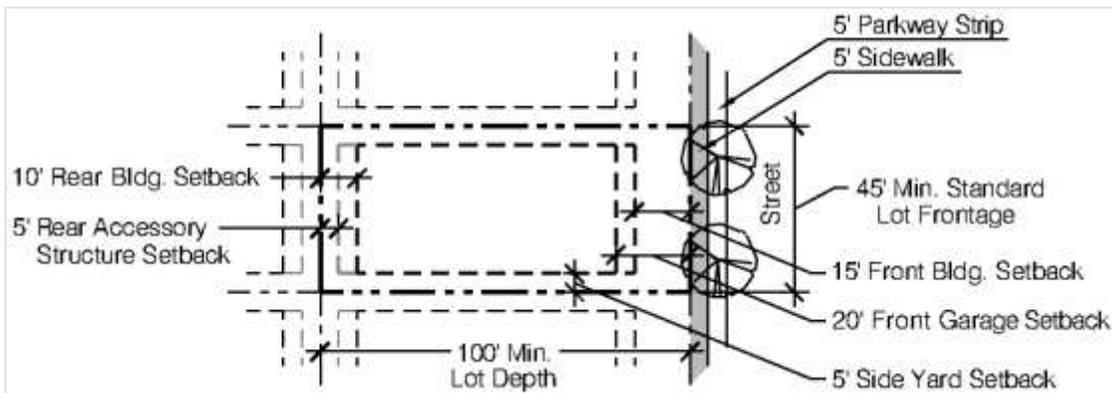
### 5.3 Development Standards

**TABLE 5.2: R-2 M DIMENSIONAL STANDARDS**

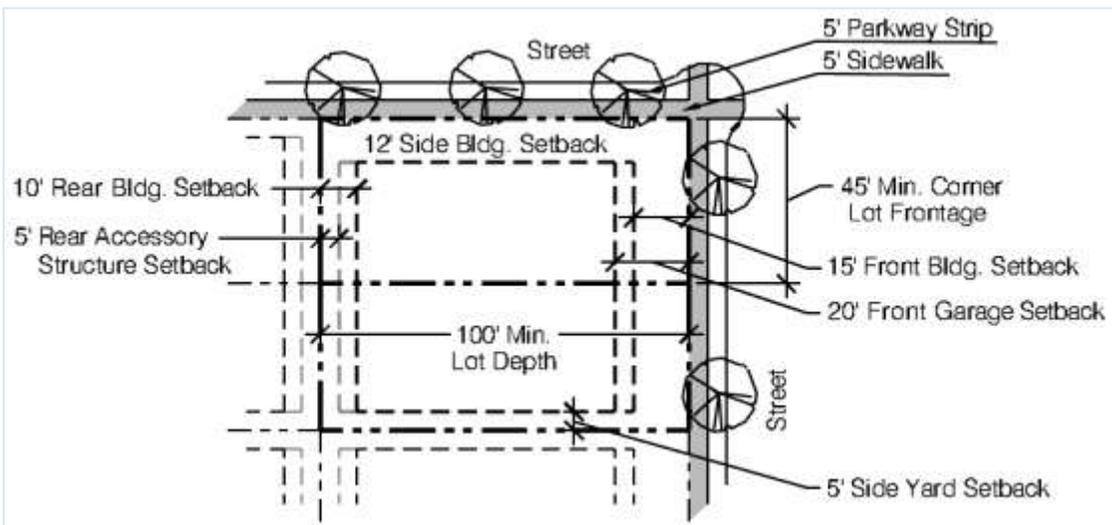
Standard	Single-family	Single family attached (Duplex)	Townhome (1)	Multiple Family & Apartment (2)
Maximum Net Density ( dwelling units/acre)	10	12	15	20
Minimum lot size per dwelling unit (square feet)	4,350	3,630	1,800	2,500 1-Story 2,000 2-Story 1,500 3-Story
Minimum lot frontage – standard lot per dwelling unit	45 feet	40 feet	18 feet	120 feet
Minimum lot frontage – corner lot	50 feet	45 feet	30 feet	100 feet
Minimum lot depth	100 feet	100 feet	100 feet	100 feet
Minimum landscape coverage	40 percent	40 percent	15 percent	30 percent
Maximum lot coverage: Building	45 percent	45 percent	70 percent	50 percent
Maximum lot coverage: driveway & exterior parking	15 percent	15 percent	15 percent	20 percent
Minimum setback from side lot line	5 feet provided that one additional foot of setback shall be required for each three feet (a 1:3 ratio) of building height over 22 feet			
Minimum setback from rear lot line – principal building	10 feet provided that one additional foot of setback shall be required for each three feet (a 1:3 ratio) of building height over 22 feet.			
Minimum setback from rear lot line for accessory structures less than 120 square feet and less than 12 feet in height	5 feet			
Minimum setback from HYW50 ROW (required buffer width)	50 feet	50 feet	50 feet	50 feet
Minimum setback from front lot line	15 feet	15 feet	15 feet	15 feet
Front yard setback for a garage	20 feet	20 feet	20 feet	20 feet
Corner lot setbacks from front and side lot lines	15 feet (front) 12 feet (side)	15 feet (front) 12 feet (side)	15 feet (front) 12 feet (side)	15 feet (front) 12 feet (side)
Maximum building height	35 feet	35 feet	35 feet	35 feet
Minimum snow storage area	15% of driveway and parking area	15% of driveway and parking area	15% of driveway and parking area	15% of driveway and parking area
Minimum landscape coverage (4)	45 %	45 %	25 %	20 %
<p>(1) Minimum combined frontage of Townhome Lots shall be 100 feet.  (2) More than one building may be established on a single lot (see Sec. 5.4, Complexes)  (3) Side lot line setback does not apply to party wall lot lines for attached single family dwellings/duplex dwellings  (4) Landscape requirements addressed in more detail in Section 5.3.1 and Chapter 15 - Landscaping and Fencing Standards.</p>				



**FIGURE 5.1: R-2 M SETBACKS – SINGLE FAMILY CORNER LOT**



**FIGURE 5.2: R-2 M SETBACKS - SINGLE FAMILY STANDARD LOT**



**FIGURE**

**5.3: R-2 M SETBACKS - DUPLEX CORNER LOT**

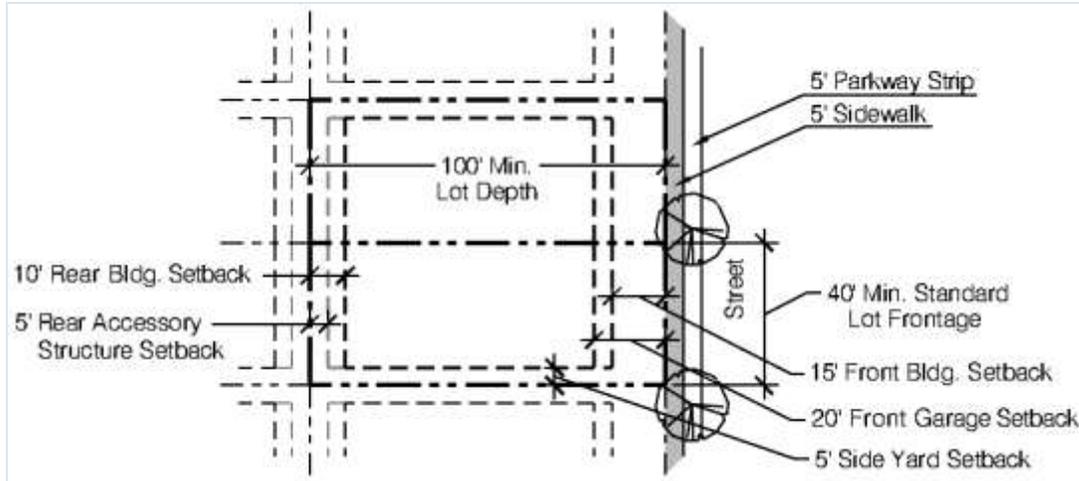


FIGURE 5.4: R-2 M SETBACKS - DUPLEX STANDARD LOT

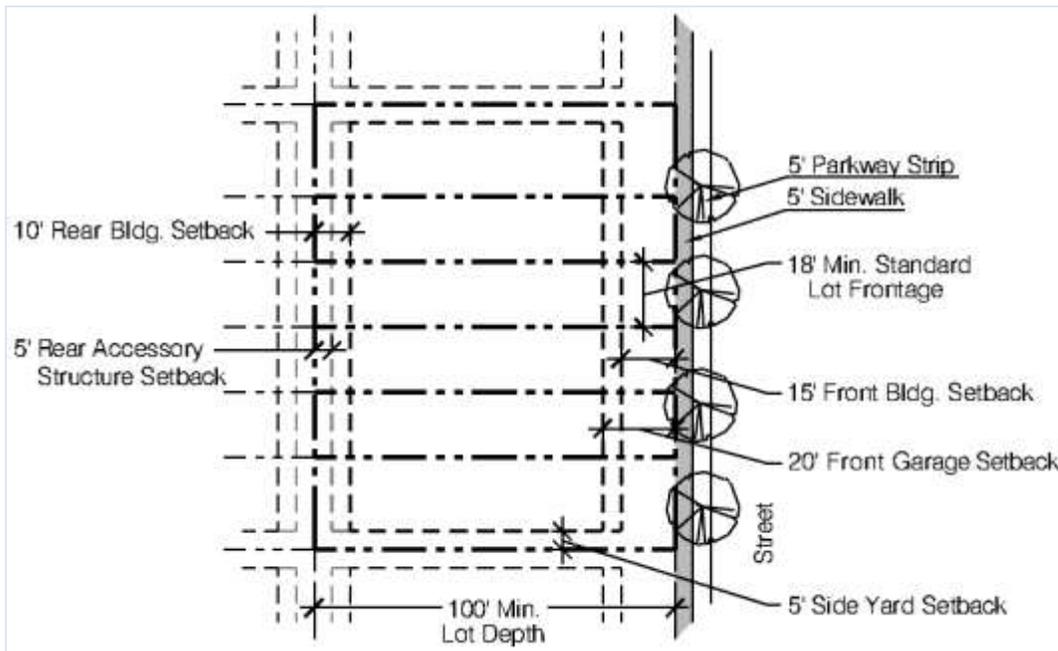


FIGURE 5.5: R-2 M SETBACKS - TOWNHOME LOT

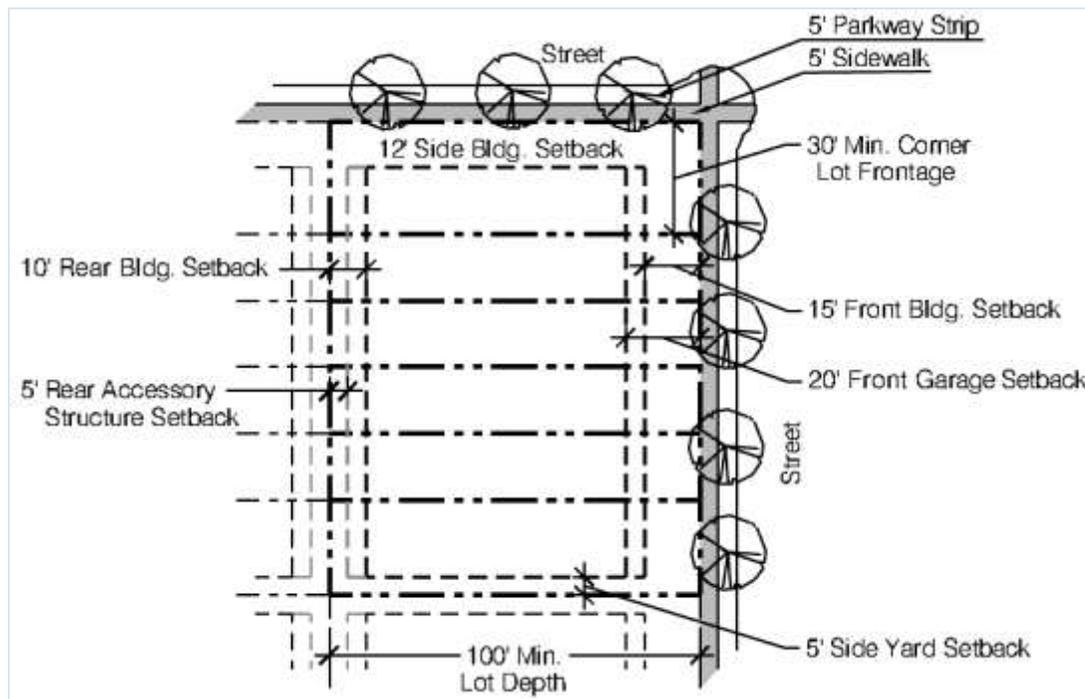


FIGURE 5.6: R-2 M SETBACKS - TOWNHOME CORNER LOT

### 5.3.1 Landscaping

- A. Minimum landscaped area with living cover shall be a minimum of 60 percent of the total required landscape area.
- B. No less than one deciduous tree, one coniferous tree, and two shrubs shall be planted for each 1,000 square feet of landscape area required. Special consideration shall be granted for building construction utilizing active or passive solar orientation. Such consideration shall only be reviewed at the time of a building permit request and applicants must prove to the Community Development Director that the building design and mechanical systems rely on long-term solar access. If a waiver is granted, five shrubs shall be substituted for every tree required.
- C. In addition to the trees required in Section 5.3.1.B., street yard trees shall be provided at the quantity of one tree, either coniferous or deciduous, per front lot line. In no case shall street trees be applied at a quantity of less than one tree for every 70 feet of lot frontage.
- D. In addition to the standards defined in this Section 5.3.1, all provisions of Chapter 15 (Landscaping and Fencing Standards) shall apply. In the event there is a conflict between these standards (Section 5.3.1) and standards in Chapter 15, the more restrictive provisions shall apply.

- E. **Landscaped Buffer.** A 50 foot wide bermed and landscaped buffer shall be provided along the south edge of the R2-M District, adjacent to Highway 50. This buffer shall meet the following standards:
1. **Tree and Shrub Requirements.** Required landscaping in the buffer areas will consist of a minimum of six trees (minimum 50 percent evergreen) and 40 shrubs (75 percent evergreen) for each 100 lineal feet, and minimum proportional share of trees and shrubs for buffer lengths less than or greater than the 100 lineal foot measurement. Tree and shrub sizes shall comply with the provisions stated in Section 15.6.4 of these PUD Development Standards.
  2. **Groundcover.** All ground area within the buffer shall be covered with groundcover, bark, rock, or a combination of these. However, no more than 20 percent of the ground cover shall be non-vegetative.
  3. **Berm Dimension.** The berm within the buffer shall be a minimum of four feet high, provide a 4:1 (horizontal:vertical) maximum slope, and shall undulate to provide a varied shape that mimics natural landforms.

### **5.3.2 Fencing**

- A. Front yard fences shall not exceed sixty percent opacity.
- B. Front yard fences shall be between two and one-half feet and three feet in height.
- C. No fence higher than 3 feet tall shall be permitted for the first 25 feet from the corner along the front and side yard property lines of corner lots.
- D. Fences in side yards on corner lots shall be set back from the sidewalk a minimum of 6 feet.
- E. No fence higher than 6 feet tall shall be permitted for the rear and side yards.
- F. Front yard fences made of chain link are prohibited.

### **5.3.3 Snow Storage**

- A. An area within the boundary of each platted lot, equal to 15 percent of the driveway and exterior parking area, shall be provided for private on-site snow storage. Snow storage areas shall be designated on all site plans submitted with building permit applications. Plowing snow from private lots, private roads or driveways onto public rights-of-way is prohibited.
- B. The snow storage area shall be illustrated on the site plan for the use and may be located within landscape areas if care is given to ensure visibility and traffic circulation routes are not negatively impacted.
- C. Snow shall not be stored within required parking spaces, except on an emergency basis, for a period not to exceed 48 hours.

- 5.3.4 Alleys.** Unless the City decides to accept such dedications at subdivision, all alleys in the R2-M district shall be established as private rights-of-way with a minimum width adequate to maintain a 20 foot wide travel surface and snow storage. Areas established as Private rights-of-way in the R2-M district shall be dedicated as public utility easements as needed.
- 5.3.5 Energy Conservation.** All subdivisions shall provide opportunities for solar access that allows for passive, active, or natural heating, cooling, and energy production opportunities to each of the proposed lots, when feasible. Such opportunities may include, but are not limited to:
- A. Siting of structures or building envelopes to take optimum advantage of passive cooling and heating opportunities.
  - B. Adjusting building setback lines to promote the optimum spacing of structures to create adequate solar access.
  - C. Orienting the longest dimension of each lot within thirty degrees of south, unless the subdivider demonstrates that for certain lots:
    - 1. The lots are large enough to allow proper building orientation and maximum feasible control of solar exposure by the lot owner, regardless of lot orientation.
    - 2. Buildings will be constructed as part of the subdivision project (common interest communities) and the buildings themselves will be properly oriented with adequate solar exposure;
    - 3. Topography makes variations from the prescribed orientation desirable to reduce grading or to take advantage of a setting which favors early morning or late afternoon exposure, or where topographical conditions make solar energy infeasible;
    - 4. The size of the subdivision in relation to surrounding streets and lots precludes desirable lot orientation.
  - D. Easements for solar access. In order to provide for the maximum feasible use of solar energy within subdivisions, the City may require establishment of easements for some or all of the lots to protect access to sunlight. Where required, solar access easements:
    - 1. Shall be established on each parcel for the benefit of neighboring parcels within the subdivision.
    - 2. They shall be recorded concurrent with recordation of the subdivision map.
    - 3. The burdens and benefits of the solar easement shall be transferable and run with the land to subsequent grantees of the original grantor(s) and grantee(s).
    - 4. They shall protect solar exposure during the period from ten a.m. to two p.m. Mountain Time Zone on the winter solstice, unless topographical conditions or other overriding design considerations make protection of some other, equivalent time interval more desirable.

5. The description of the easement shall include:
  - a. A plan and orthographic view of the easement area in relation to lot lines, together with notations on the maximum height of structures or vegetation which may occupy the easement area;
  - b. A written description specifying the easement as a plane limiting the height of structures or vegetation. This plane begins at a line clearly defined in relation to ground elevation and lot line location, and extends upward at a specific angle (altitude) in a specific direction (azimuth);
  - c. The restrictions placed on vegetation, structures or other objects which would impair or obstruct passage of sunlight through the easement; and
  - d. Any terms or conditions under which the easement may be revised or terminated.
  
- E. The establishment of solar easements is not intended to result in reducing allowable densities or the percentage of a lot which may be occupied by structures under zoning in force at the time the easement is established. Such easements will not be required when:
  1. A plan for building construction and landscaping is approved in conjunction with the subdivision approval, and the plan will provide an acceptable level of solar exposure, as provided in the energy element of the general plan; or
  2. The size and shape of the parcels together with the yard and height restrictions of the zoning regulations will allow subsequent development of each parcel in a way which will not eliminate acceptable solar exposure for neighboring parcels within the subdivision.

## 5.4 Complexes

- 5.4.1 Applicability.** The standards of this section are intended to serve multi-family residential dwelling complexes which may be established on a single unified parcel, provided that the following requirements are met.
- 5.4.2 Defined.** A group of two or more multifamily buildings and/or other operations on an unsubdivided parcel, operating under one name or presenting other elements of a unified image or identity to the public.
- 5.4.3 Building Design.** All complexes shall exhibit a unity of design through the use of similar elements such as rooflines, materials, window arrangement, sign location, and details. (See Chapter 16, Architectural Character).
- 5.4.4 Landscaping.** Landscaping area requirements shall be developed through a unified plan, which must emphasize unique common areas within the complex, buffering between units and adjacent lots, and provisions for attractive street frontage.
- 5.4.5 Common Parking Areas.** Common parking areas shall be established for complexes in a manner that provides limited and safe access from public rights-of-way and that provide buffering and/or screening between the public rights-of-way and parking and accessways. No more than one-third of the parking spaces shall be located within the front yard of the

complex. Parking spaces and accessways shall not be located within 10 feet of an adjacent lot.

**5.5 Architectural Character** *(see architectural standards for the allowed uses within this district, in Chapter 16, Architectural Character.)*

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**CHAPTER 6: COMMERCIAL (C) DISTRICT**

**6.1 Purpose.** The purpose of the Commercial (C) district is to provide for commercial and service businesses in a pattern that allows ease of access by both vehicles and pedestrians. This zone district is primarily intended to provide a location for a Travel Plaza (truck stop) facility, and associated ancillary uses, whether under single ownership or separate ownerships.

**6.2 Permitted Uses and Parking Space Requirements.** Those uses specified in Table 6.1, below are the only uses permitted within this PUD Commercial District.

**TABLE 6.1: C DISTRICT PERMITTED USES AND PARKING SPACE REQUIREMENTS**

PERMITTED USES <sup>(1)</sup>	PARKING REQUIRED
Automobile/commercial vehicle service and repair	2 spaces per service bay (service bay is not a parking space), plus 1 space per employee
Commercial parking lots and garages	1 space per employee in addition to public spaces
Gasoline service station and truck/car wash	1 space per 250 square feet
Repair, rental, sales, service or storage of heavy equipment, heavy machinery, large appliances and boats	1 space per 500 square feet
Travel Plaza to include overnight parking, shower facilities, a restaurant, and truck wash.	1 space per 250 square feet plus one space for RVs/Tractor-Trailers (10 feet x 35 feet minimum) per 500 square feet
Convenience Store	1 space per 250 square feet plus
<sup>(1)</sup> If outdoor storage of material, equipment, vehicles of five days, or merchandise is proposed in association with these permitted uses, development and use of the real property shall be subject to a Conditional Use application approval by the City. The Planning and Zoning Commission may apply additional standards for screening, buffering, landscaping or other actions considered necessary to mitigate visual impacts from Highway 50, the Open Space/Equestrian district, and adjacent unincorporated real property in Gunnison County.	

**6.3 Development Standards.**

**TABLE 6.2: C DISTRICT DIMENSIONAL STANDARDS**

Standard	Requirement
Minimum lot size	21,780 square feet
Maximum lot coverage—buildings, driveways, exterior parking, open storage	80 percent
Minimum lot frontage setback—Highway 50	50 feet
Minimum boundary setback from the Open Space/Equestrian district—east	30 feet
Minimum boundary setback from unincorporated Gunnison County—south	15 feet
Minimum setback from front lot line—interior lot lines not adjacent to a district boundary	10 feet
Minimum setback from side lot line—interior lot lines not adjacent to a district boundary	7.5 feet provided that one additional foot of setback shall be required for each three feet (a 1:3 ratio) of building height over 22 feet. <sup>1</sup>
Minimum setback from rear lot line—interior lot lines not adjacent to a district boundary	7.5 feet provided that one additional foot of setback shall be required for each three feet (a 1:3 ratio) of building height over 22 feet. <sup>1</sup>
Minimum Landscaping area	10 percent not including required buffers
Maximum building height	35 feet
<sup>1</sup> Setbacks greater than the minimum standards established herein may be prescribed by the International Building Code as it may be amended by the City. If there is conflict between the setbacks assigned herein and the <i>International Building Code</i> , the more restrictive standard shall apply.	

**6.3.1 Landscaping**

- A. A minimum of 60 percent of the landscape area shall be planted with live ground cover.
- B. One tree for every 50 feet of lot frontage shall be provided.
- C. In addition to the standards defined in this Section 6.3.1, all provisions of Chapter 15 (Landscaping and Fencing Standards) shall apply. In the event there is a conflict

between Section 6.3.1 standards and those standards in Chapter 15, the more restrictive provisions shall apply.

- D. **Landscaped Buffer.** A 50 foot wide bermed and landscaped buffer shall be provided along the north edge of the Commercial District adjacent to Highway 50. A minimum 30 foot wide buffer will be located on the east boundary lines of this district. A 15 foot wide buffer shall be provided along the south boundary adjacent to the Airport property. These buffers shall meet the following standards:
1. **Tree and Shrub Requirements.** Required landscaping in the buffer areas will consist of a minimum of six trees (minimum 50 percent evergreen) and 40 shrubs (75 percent evergreen) for each 100 lineal feet, and minimum proportional share of trees and shrubs for buffer lengths less than or greater than the 100 lineal foot measurement. Tree and shrub sizes shall comply with the provisions stated in Section 15.6.4 of these PUD Development Standards.
  2. **Groundcover.** All ground area within the buffer shall be covered with groundcover, bark, rock, or a combination of these. However, no more than 20 percent of the ground cover shall be non-vegetative.
  3. **Berm Dimension.** The berm within the buffer shall be a minimum of four feet high, provide a 4:1 (horizontal:vertical) maximum slope, and shall undulate to provide a varied shape that mimics natural landforms.

### **6.3.2 Fences**

- A. No fence higher than 3 feet tall shall be permitted for the first 25 feet from the corner along the front and side yard property lines of corner lots.
- B. Fences in side yards on corner lots shall be set back from the sidewalk a minimum of 6 feet.
- C. No fence higher than 6 feet tall shall be permitted for the rear and side yards.

### **6.3.3 Screening**

- A. Architectural screens shall be required for all loading docks, trash receptacle areas, and outdoor storage areas.
- B. Acceptable screening materials are set forth in Section 16.7 of these *PUD Development Standards*.

### **6.3.4 Snow Storage**

- A. An area within the boundary of each platted lot, equal to 15 percent of the driveway, exterior parking area, and exterior storage area, shall be provided for private on-site snow storage. Snow storage areas shall be designated on all site plans submitted with building permit applications. Plowing snow onto public rights-of-way is prohibited.

- B. The snow storage area shall be illustrated on the site plan for the use and may be located within landscape areas if care is given to ensure visibility and traffic circulation routes are not negatively impacted.
- C. Snow shall not be stored within required parking spaces, except on an emergency basis, for a period not to exceed 48 hours.

### **6.3.5 Connectivity**

- A. Vehicular and pedestrian connections shall be provided between the Commercial (C) district and the adjoining Industrial Modified (IM) district to the west. This shall be accomplished with public rights-of-way or private roads interconnecting the C district and IM district.
- B. Sidewalks shall connect to all public street sidewalks. Sidewalks shall be located within all public or private road rights-of-way, adjacent to the front yard of all lots.

### **6.3.6 Additional Development Standards – Commercial District**

- A. Landscaped buffers as specified in Section 6.3.1.E. of these development standards shall be constructed and maintained along the east, north and south boundaries of this PUD Commercial District.
- B. No uses or activities other than landscaping, buried utilities, and pedestrian paths shall be located within the buffers.
- C. Along with other *Gunnison Municipal Code* requirements, Conditional Use application materials for this PUD Commercial district shall provide visual diagrams depicting the buffer, screening and proposed building and improvements. At least three perspective views from the various locations along the approaches of Highway 50 shall be provided.
- D. Trash collection areas, outdoor storage areas, and loading docks shall be fully screened from view. Acceptable materials for architectural screens are set forth in section 16.7 of these *PUD Development Standards*.
- E. Development of this Commercial district shall comply with standards and restrictions set forth by the Avigation Easement Agreement.
- F. Provisions for accommodating the City Loop Trail and irrigation ditches along the southern boundary shall be integrated into subdivision and site plan approvals.

## **6.4 Architectural Character** (*see architectural standards for the allowed uses within this district, in Chapter 16, Architectural Character.*)

## CHAPTER 7: COMMERCIAL/MIXED USE (CM) DISTRICT

- 7.1 Purpose.** The purpose of the Commercial/Mixed Use (CM) district is to provide for both commercial and residential uses on the same site, in a pattern that provides a convenient lifestyle for residents and encourages pedestrian and bicycle activity. Mixed-use development is the primary intended use for areas designated Commercial/Mixed Use (CM).
- 7.2 Permitted Uses and Parking Standards.** The following uses are permitted in this zoning district. Uses not listed below are prohibited.

**TABLE 7.1: CM DISTRICT PERMITTED USES AND PARKING SPACE REQUIREMENTS**

PERMITTED USES	PARKING REQUIRED
Bank, credit and loan services	1 space per 200 square feet; if a drive-in facility is offered, a minimum of 3 queuing spaces shall also be provided at each station
Beauty and barber shop	2 spaces per chair
Bed and Breakfast Inn	1 space per guest room, plus 1 space for the owner/manager's unit
Catering services	1 space per 500 square feet
Church, parish home, and religious education building	1 space for every 4 seats in the main sanctuary, plus 2 spaces for the parish home
Clubs operated by and for their members	1 space for every 4 persons allowed within the maximum rated occupancy established by local fire, building, or health codes
Commercial Lodging	1 space per guest room (in a suite, each bedroom shall constitute a separate guest room) plus 1 space per 150 square feet of group assembly area (such as conference/meeting rooms), plus 1 space per 500 square feet of accessory commercial space, plus 1 space for the manager/front desk person
Community buildings and uses	1 space for every 4 persons allowed within the maximum rated occupancy established by local fire, building, or health codes
Drive-in food or beverage facility	1 space per 200 square feet; if a drive-in facility is offered, a minimum of 3 queuing spaces shall also be provided at each station (see 7.3.6.L)
Attached single family dwelling unit/Duplex dwelling unit	2 spaces per unit
Event Center	1 space per 3 seats or 1 space per 250 square feet
Game room/video arcade	1 space per 250 square feet
Gasoline filling station and car wash	1 space per 250 square feet
Government administrative facilities, services and buildings	1 space per 300 square feet
Indoor and outdoor eating and drinking establishments	1 space per 200 square feet; if a drive-in facility is offered, a minimum of 3 queuing spaces shall also be provided at each station
Indoor amusement and entertainment establishments	1 space per 250 square feet of activity area, plus 1 space per employee
Laundry and dry cleaners	1 space per 250 square feet

PERMITTED USES	PARKING REQUIRED
Nursing home	1 space per employee, plus 1 visitor space per 2 beds
Medical/Dental Offices	1 space per 200 square feet
Multiple-family units	2 spaces per first unit, plus 1.5 space per additional unit
Parks and recreation facilities, excluding trails	1 space per 250 square feet of indoor activity area, and/or 1 space per 500 square feet of outdoor activity area
Photographic studios	1 space per 500 square feet
Printing establishments	1 space per 500 square feet
Professional offices (as principal use)	1 space per 300 square feet
Public Parking Facilities / Park and Ride (see Annexation Agreement)	1 space per employee in addition to public spaces
Publishing business	1 space per 500 square feet
Recreation or athletic club	1 space per 250 square feet of activity area, plus 1 space per employee
Rental, repair and service of light motorized and non-motorized tools and equipment and large appliances	1 space per 500 square feet
Repair and maintenance of small appliances, electronics and sporting goods	1 space per 500 square feet
Retail sales establishment	1 space per 250 square feet
Satellite or electronic reception devices	1 space per employee
Secretarial, copying and related service	1 space per 250 square feet
Self-service Laundromat (as principal use)	1 space per 250 square feet
Theater	1 space per 3 seats
Tailor, tack or shoe repair services	1 space per 250 square feet
Temporary commercial activities	1 space per 250 square feet
Travel agency	1 space per 250 square feet

**7.3 Development Standards**

**TABLE 7.2: CM District Dimensional Standards**

Standard	Requirement
Maximum net residential density (units per acre)	15 dwelling units per acre
Lot size	N/A
Lot width	N/A
Max lot coverage—buildings, driveway, exterior parking, exterior storage	80 percent
Minimum landscape area	20 percent, not including required buffers
Minimum setback front lot line	Buildings less than 49,999 square feet: no less than 15 feet or more than 40 feet from the front lot line.  Buildings equal to or greater than 50,000 square feet: Pursuant to City Standards for Large Scale Retail.
Minimum setback side lot line	1 foot per every 2 feet of building height or minimum building code requirement whichever is greater.  15 feet from adjacent public street.  When adjacent to residential uses 15 feet plus 1 foot additional for every 2 feet building height greater than 22 feet.
Minimum setback rear lot line	10 foot plus 1 foot additional for every 2 feet (1:2 ratio) building height greater than 15 feet.
Maximum building height	35 feet

**7.3.1 Landscaping**

- A. A minimum of 60 percent of the landscape area shall be planted with live ground cover.
- B. One tree for every 50 feet of lot frontage shall be provided.
- C. Landscaped Buffer. A 50 foot wide bermed and landscaped buffer shall be provided along the south edge of the CM district adjacent to Highway 50 along Escalante Drive within the existing Western State College campus and the Aspinall-Wilson Center. Buffer shall meet the following standards:
  - 1. Tree and Shrub Requirements. Required landscaping in the buffer areas will consist of a minimum of six trees (minimum 50 percent evergreen) and 40 shrubs (75 percent evergreen) for each 100 lineal feet, and minimum proportional share of trees and shrubs for buffer lengths less than or greater than the 100 lineal foot measurement. Tree and shrub sizes shall comply with the provisions stated in these PUD Development Standards.

2. **Groundcover.** All ground area within the buffer shall be covered with groundcover, bark, rock, or a combination of these. However, no more than 20 percent of the ground cover shall be non-vegetative.
  3. **Berm Dimension.** The berm within the buffer shall be a minimum of four feet high, provide a 4:1 (horizontal:vertical) maximum slope, and shall undulate vertically above the minimum berm height, to provide a varied shape that mimics natural landforms.
- D. **Landscaped Buffer for Drive-in Facilities.** Lots within the CM district developed for Drive-in Facilities, as defined by the GMC, shall provide a landscaped buffer along the entire length of the drive-through lane. Said buffer shall meet the following standards:
1. Drive through lanes and facilities shall not be located within lot line setback areas.
  2. The buffer shall be a minimum of 4 feet wide and located between the drive-through lane and the adjacent right-of-way or property line, and shall be landscaped and maintained with the planting described below.
  3. The buffer screen shall consist of an opaque fence or masonry wall, a compact evergreen hedge, or dense foliage. Screening comprised of vegetation shall be at least 36 inches in height at the time of installation, and shall reach a height of 48 inches within two years of planting. Fence or wall screens shall be a minimum of 48 inches tall. If the screen includes a wall or fence, evergreen plantings shall be installed on both sides, to visually break up lengthy horizontal sections.
  4. No drive-through window shall be permitted on the side of a building adjacent to any residential district, unless the proposed drive-through window faces the fifty-foot landscaped buffer described in Section 7.3.1.C, above.
- E. In addition to the standards defined in this Section 7.3.1, all provisions of Chapter 15 (Landscaping and Fencing Standards) shall apply. In the event there is a conflict between Section 7.3.1 standards and those standards in Chapter 15, the more restrictive provisions shall apply.

### **7.3.2 Fences**

- A. Fences shall not be permitted within this zone district unless used as part of a required screen or for residential areas.
- B. When a fence is allowed, no fence higher than 3 feet tall shall be permitted for the first 25 feet from the corner along the front and side yard property lines of corner lots.
- C. When a fence is allowed, fences in side yards on corner lots shall be set back from the sidewalk a minimum of six feet.
- D. Fencing higher than six feet shall require a building permit, and fencing eight feet and higher must comply with setback requirements for structures in the district.

**7.3.3 Screens**

- A. Architectural screens shall be required for all loading docks, trash enclosure areas and outdoor storage areas.
- B. Architectural screening requirements are listed in Section 16.7 of this PUD code.

**7.3.4 Snow Storage**

- A. An area equal to 15 percent of the impervious pavement areas shall be provided on each lot outside of paved areas necessary for vehicular or pedestrian circulation. Plowing snow onto public rights-of-way is prohibited.
- B. The snow storage area shall be illustrated on the site plan for the use and may be located within landscape areas if care is given to ensure visibility and traffic circulation routes are not negatively impacted.
- C. Snow shall not be stored within required parking spaces, except on an emergency basis, for a period not to exceed 48 hours.

**7.3.5 Connectivity**

- A. Vehicular and pedestrian connections shall be provided throughout the CM district. This can be accomplished with public streets or interconnecting driveways.
- B. Sidewalks shall connect to all public street sidewalks. Sidewalk connections between adjoining uses are required and will follow driveway connections whenever possible.

**7.3.6 Additional Standards.** The following additional standards shall apply to development within the CM district:

- A. Building fronts and main entrances shall primarily orient to the street(s) or to a courtyard connected to the street with a pedestrian-way. In a courtyard orientation, all building frontages adjacent to streets shall include design features to create interest on the street.
- B. Buildings shall be designed to promote a sense of human scale.
- C. Buildings shall generally relate in scale and design features to the surrounding buildings, showing respect for the local context.
- D. Buildings will not extend more than 30 feet along a street frontage without variation in massing.
- E. The design of all buildings shall avoid monolithic shapes and shall include articulated surfaces.
- F. The architectural features, materials and the articulation of a façade shall be continued on all sides visible from a public street, excluding alleys.
- G. Building entrances shall be clearly defined and emphasized.

- H. For commercial space only, a minimum of fifty percent (50%) of the area of the front façade on the ground floor shall be transparent, consisting of window or door openings allowing views into and out of the interior. Windows or glazed areas facing a sidewalk on the first floor shall use glass that is at least eighty percent (80%) transparent and allows views in and out of the building
- I. All outdoor mechanical equipment, such as heating and ventilation systems, must be placed on the roof, in the rear or side of a building, and otherwise be visually screened from any street. Mechanical equipment along street frontage(s) shall be screened. Mechanical equipment on a roof shall be screened with a parapet wall or other types of visual screen walls and noise diffusion.
- J. For buildings to relate in scale and design features to surrounding buildings and to respect the local context, they must utilize such features as:
- maintaining the building scale or by subtly graduating changes;
  - maintaining front yard setbacks at the build-to line;
  - establishing base courses;
  - continuous use of front porches on residential buildings;
  - repeating cornice lines in buildings of the same height;
  - extending horizontal lines of fenestration; and
  - echoing architectural styles and details, design themes, building material and colors used in surrounding buildings.
- K. All development shall be subject to the applicable requirements of the *Gunnison Municipal Code*, Design Review Procedures and, for buildings equal to or greater than 50,000 square feet, the provisions of the City Standards for Large Scale Retail.

**7.4 Architectural Character** (*see architectural standards for the allowed uses within this district, in Chapter 16, Architectural Character.*)

## CHAPTER 8: COMMERCIAL RV RESORT (CRV) DISTRICT

**8.1 Purpose.** The purpose of the Commercial RV Resort (CRV) district is to provide for a commercially-run recreational vehicle resort. This facility is planned to offer for-sale and rental RV sites and cabins on individual sites, and other camping options, along with associated land uses in common areas that are both service-oriented (e.g.: Laundromat, Spa, Clubhouse/Lodge, etc.) as well as recreation-oriented (e.g.: pool, miniature golf, water park, etc.). A graphic illustration of a conceptual layout is depicted in Figure 8.1: Conceptual RV Resort Layout.

**8.2 Permitted Uses and Parking Space Requirements.** The following uses are permitted in this zoning district. Uses not listed below are prohibited.

A. At the time a site specific plan is developed for the CRV District, the plan shall illustrate all “for-sale” sites and “rental sites”. A maximum of 210 “for-sale” sites shall be permitted within the entire District.

**TABLE 8.1: CRV PERMITTED USES AND PARKING SPACE REQUIREMENTS**

PERMITTED USES <sup>1,2</sup>	NUMBER OF SITES PERMITTED	PARKING REQUIRED
Manufactured housing on individual sites (Park Model Units)	80 maximum	2 spaces per unit
Recreational Vehicle Park Sites on individual sites	270 maximum	2 spaces per site/RV site (including RV), plus 1 parking space for each five sites for guests
Ancillary uses in common areas that support the RV Resort, including: <ul style="list-style-type: none"> <li>• Clubs operated by and for their members</li> <li>• Community buildings and uses</li> <li>• Game room/video arcade</li> <li>• Indoor amusement and entertainment establishments</li> <li>• Indoor and outdoor eating and drinking establishments</li> <li>• Parks and recreation facilities</li> <li>• Pool or billiard hall</li> <li>• Recreation or athletic club /facilities</li> <li>• Rental, repair and service of light motorized and non-motorized tools and equipment and large appliances</li> <li>• Waste dump station</li> <li>• Satellite or electronic reception devices</li> <li>• Self-service Laundromat</li> </ul>		Visitor parking and parking for ancillary uses shall be distributed throughout the RV resort as determined through preliminary site development plan review.
<sup>1</sup> The use of any camp site or manufactured home (Park Model Unit) site is a maximum of 210 days in any given calendar year, except for year-round sites as permitted below.		
<sup>2</sup> The maximum duration of occupancy for any individual person, family, or affiliated group on any camp site or manufactured home (Park Model Unit) site is 120 days per year, except for facility employees as needed.		
<sup>3</sup> No more than 85 sites shall be allowed for year-round use.		

### 8.3 Development Standards

**TABLE 8.2: CRV DIMENSIONAL STANDARDS**

Camp Sites	
Minimum space dimensions	20 feet x 60 feet: Small Site 35 feet x 70 feet: Large Site
RV - Minimum setback	front: ten feet side: seven feet; No less than 14 feet between adjacent units rear: ten feet
RV - Minimum site size	(Small Site) 1,200 square feet: pop-up campers, truck campers, camper vans and tents (Large Site) 2,450 square feet: travel trailers, motor homes, motor coach, trailer, camper
RV – Minimum landscape coverage	See Section 8.3.2
Minimum open space	20 percent per RV site
Manufactured Housing (Park Model Units)	
Minimum site size	4,000 square feet
Minimum frontage	40 feet
Minimum depth	100 feet
Minimum setbacks	front: ten feet side: seven feet rear: ten feet
Maximum site building coverage	45 percent
Maximum driveway coverage	15 percent
Minimum landscaping	40 percent
Maximum height	20 feet
Non – Residential Uses	
Minimum Site Size	10,000 square feet
Minimum Frontage	100 feet
Minimum Setback	front: ten feet side: ten feet rear: ten feet
Maximum Site Building Coverage	50 percent
Maximum Driveway Coverage	20 percent
Minimum Landscaping	30 percent
Maximum Height	35 feet
Maximum Outside Storage	five percent
(1) Additional width required for Low Impact Design (LID) bio-swaales determined at Subdivision Review	

#### 8.3.1 Additional Development Standards – Commercial RV Resort District

##### A. General Operation Standards

1. Person in Charge. The owner or operator of the CRV district park shall be on file with the Finance Director/Sales Tax License Administrator, including the name of the person who will be in continuous, responsible charge of the park and who is authorized to act in behalf of the Owner/Operator. Any change in person in charge will be immediately reported to the Community Development Director. 2. Office

Park Register. The CRV district shall have an office for the person in charge of the park. The Person in Charge shall keep an updated park register.

3. Duties of the Operator. It shall be the duty of the owner, operator or person in charge of the CRV district to:
  - a. Keep at all times a register of all persons staying in the park, which register shall at all times be open to the officers and officials of the City of Gunnison Zoning Code Administrator, or their designee, for review immediately upon request. The register shall record the names and home addresses of all persons staying in the CRV District, the date of their arrival, date of their departure, the license number of all recreational vehicles, the make and model of the vehicle and recreation vehicle site on which each is located.
  - b. Maintain the CRV district in a clean, orderly, litter free and sanitary condition at all times.
  - c. Allow No more than one recreational vehicle and one tow vehicle on any one site at any one time.
  - d. Ensure that garbage and trash is properly disposed of in the trash receptacles as required by these regulations. Maintain the trash areas in a neat and sanitary condition at all times.
  - e. Maintain all landscape areas.
  - f. Ensure that no operable or inoperable vehicles, recreational vehicles, boats, machinery, equipment or parts thereof are kept or stored.
  - g. Ensure that no vehicles or equipment are stored within any Special Flood Hazard Area.
  - h. Ensure that all private roads are maintained for safe travel and provide adequate access for emergency vehicles. Seasonal closure of some portions of the facility shall be permitted so long as necessary vehicular and emergency access is maintained.
4. The CRV district shall provide a paved parking area(s) for guest vehicles and boat parking. The parking area shall provide guest parking at a ratio of one parking space for each five sites. Boat parking shall be provided at a ratio of one parking space per ten sites; boat parking space shall be a minimum 10 feet x 24 feet in size.
5. All improvements and activities shall be subject to those provisions cited in Chapter 14 of these PUD Development Standards.
6. Utility design, installation and maintenance shall be in compliance with the provisions of the *City of Gunnison Municipal Code*. The City will be responsible for the maintenance and operation of primary water trunk lines, sewer mains, large irrigation ditches, primary electrical transmission lines, substations, major electrical transformers, major switch gear and the other primary utility facilities serving the entire CRV district.

Each lot and/or site will be required to pay a capital investment fee at the time the lot or site is developed.

7. The CRV district shall provide adequate fire protection as required by the *City of Gunnison Municipal Code*.

#### **B. Camp Site Standards**

1. Open storage is prohibited.
2. Accessory structures greater than three feet above natural grade shall comply with setback regulations.
3. All recreational vehicle sites shall be provided paved surface parking pads of bituminous mix or concrete parking pad. Small Sites shall be provided a minimum 12 foot x 24 foot paved surface parking pads. Large Sites shall be provided a minimum 12 foot x 50 foot paved parking pads plus one automobile parking space.
4. The following amount of land, which excludes required buffers, shall be set aside and developed for recreational activities within the CRV District:
  - a. Two hundred square feet per lot for the first one hundred lots; and,
  - b. One hundred fifty square feet per lot for each lot in excess of one hundred lots.
5. Service Building. The CRV district shall be provided a centrally located service building and recreational area containing the following: management office, storage areas, sanitary facilities, laundry facilities (two washer/dryer combinations per 50 sites), and recreation facilities.
6. Refuse Areas. The CRV district shall provide an adequate number of animal proof covered trash receptacles located within centralized trash areas. Trash areas shall be screened from public view by a minimum six foot high enclosure and shall be dispersed throughout the park for ease of accessibility.
7. All motor vehicles parked on camp sites shall be operable and have current license plates. Removal of wheels from motor vehicles is prohibited.

#### **C. Manufactured Housing Site Standards (Park Model Units)**

1. Manufactured housing (Park Model) sites shall be limited to one dwelling unit per site and the structure shall be a maximum of 400 square feet excluding outside deck areas.
2. The total number of manufactured housing sites shall be limited to a maximum of 80 sites within this CRV District. The locations of these units shall be illustrated on all future submittals to the City of Gunnison.
3. Manufactured housing sites shall provide a minimum of one on-site parking space per site.

4. Manufactured housing units shall be placed on permitted concrete foundations and they shall be constructed in conformance with those provisions of the *Gunnison Municipal Code* regulating construction of manufactured homes (Park Model Units) shall be regulated by the United States Department of Housing and Urban Development (HUD) regulations regarding manufactured housing.

**D. Sanitary Facilities Standards/ Service Building(s).** One or more service buildings shall be installed in the recreational vehicle park. The number and type of facilities required to be contained in the building shall be as shown in Table 8.4, Sanitary Service Building Facility Requirements. The service building(s) shall also meet the following standards:

1. Sanitary facilities shall be provided within one or more service buildings and shall be located at a distance not greater than 400 feet from any space.
2. Private Compartments. Each water closet, bath or shower shall be in a private compartment and shall meet the requirements of the city's plumbing code.
3. Sound-Retardant Wall. A sound-retardant wall shall separate the toilet facilities for each sex when provided in a single building.
4. Utility Sink. A minimum of one utility sink shall also be provided for disposal of liquid wastes and for cleanup and maintenance of the service building.
5. Construction. The service building shall be of permanent construction and be provided with adequate light, heat, and positive ventilation in shower and bathing areas. Interior construction of the service building shall use cleanable, moisture-resistant materials on walls, ceilings, and floors, and use slip-resistant materials on floors.
6. Openings Screened. All windows, doors, or other openings shall be screened to keep out insects.
7. Plumbing. All plumbing shall conform to the most recently adopted version of the International Plumbing Code and the local plumbing code. Hot and cold running water shall be provided in the service building(s).
8. Telephones. At least one public telephone shall be provided at each service building.

**TABLE 8.4: SANITARY SERVICE BUILDING FACILITY REQUIREMENTS**

Number of RV Sites	Toilets		Urinals		Lavatories		Showers	
	Ind.	Dep.	Ind.	Dep.	Ind.	Dep.	Ind.	Dep.
15	1	1		2	1	2		2
	1	2			1	2		2
16-30	1	2		3	1	3		2
	1	3			1	3		2
31-45	1	3		3	1	4		3
	1	4			1	4		4
46-60	1	4		4	1	5		4
	1	5			1	5		5
61-80	1	4		4	1	5		5
	1	6			1	5		6
81-100*	1	5		5	1	6		6
	1	6			1	6		6

*\* For development of sites beyond one hundred, use the figures for a 100-site resort, and add the number of fixtures for the appropriate additional increment as shown above.*

WOMEN
MEN

**8.3.2 Landscaping**

- A. **Landscaped Buffer.** A 75 foot wide bermed and landscaped buffer shall be provided along the north edge of the RV Resort, adjacent to Highway 50. Buffers along the east and west district boundaries shall be 30 feet wide. These buffers shall meet the following standards:
1. **Tree and Shrub Requirements.** Required landscaping in the buffer areas will consist of a minimum of six trees (minimum 50 percent evergreen) and 40 shrubs (75 percent evergreen) for each 100 lineal feet, and minimum proportional share of trees and shrubs for buffer lengths less than or greater than the 100 lineal foot measurement. Tree and shrub sizes shall comply with the provisions stated in Section 15.6.4 of these PUD Development Standards.
  2. **Groundcover.** All ground area within the buffer shall be covered with groundcover, bark, rock, or a combination of these. However, no more than 20 percent of the ground cover shall be non-vegetative.
  3. **Berm Dimension.** The berm within the Highway 50 buffer shall be a minimum of six feet high, and four feet on district boundary buffers, provide a 4:1 (horizontal:vertical) maximum slope, and shall undulate to provide a varied shape that mimics natural landforms.

- B. A minimum landscape area shall be provided of not less than 15 percent of the gross area of the resort, not including on-site landscaping for the units, or the buffer. The landscape area may include the recreation area, creeks, ponds, and common landscaped areas.
- C. Railroad Grade Setback. Uses and Improvements within the CRV district shall be setback 30 feet from the northern or southern edge of the railroad grade. This area shall primarily consist of natural, undisturbed vegetation but may be enhanced with additional landscaping as illustrated and approved on the landscape plan submitted at the time of development review.
- D. In addition to the standards defined in this Section 8.3.2, all provisions of Chapter 15 (Landscaping and Fencing Standards) shall apply. In the event there is a conflict between 8.3.2 standards and those standards in Chapter 15, the more restrictive provisions shall apply.

### **8.3.3 Snow Storage**

- A. An area equal to 5 percent of the impervious pavement areas shall be provided for snow storage outside of paved areas necessary for vehicular or pedestrian circulation.
- B. The snow storage area shall be illustrated on the site plan for the use and may be located within landscape areas if care is given to ensure visibility and traffic circulation routes are not negatively impacted.
- C. Snow shall not be stored within required parking spaces, except on an emergency basis, for a period not to exceed 48 hours.
- D. Snow shall be removed for any areas that are occupied or to provide access to any permanent structure requiring fire protection.

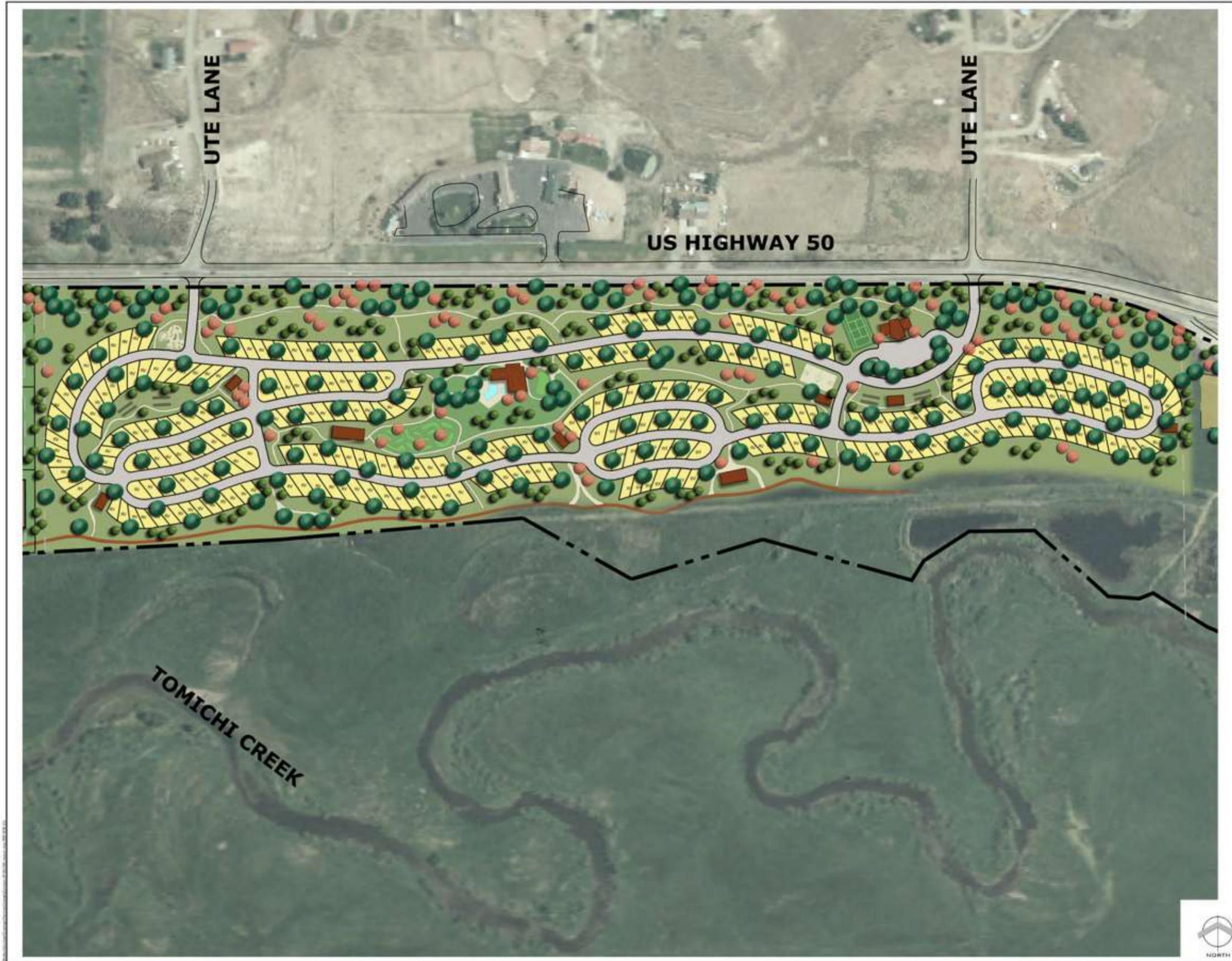
### **8.3.4 Access and Streets**

- A. Gated access shall be permitted for the RV Resort, provided that local fire prevention, police, and any other emergency services agency approve the design to ensure appropriate emergency access.
- B. Internal streets shall meet the following standards:
  - 1. Minimum Width. The minimum street section width shall be 25 feet and the minimum right-of-way width shall be 60 feet, provided however, that these dimensional standards are in conformance with applicable criteria set forth in the *International Fire Code*, or as it may be amended by the City in the future.
  - 2. Emergency Vehicle Access. Access easements shall be granted to the City for the purposes of emergency vehicle access and for the installation, maintenance and repair of public and private utilities.
  - 3. Private Maintenance. A private road shall be maintained by the owner(s) of the development in which the road is located.

4. **Standards.** All private roadways shall be engineered and constructed to comply with the City's street and construction standards for paving, grade, and curve radius.
5. **Speed Limits.** All private roads shall be posted with speed limit signs with appropriate speeds, in compliance with the *Manual on Uniform Traffic Control Devices* (MUTCD).

**8.3.5 Compliance with Avigation Easement Requirements.** Development, uses and activities within this CRV District shall comply with all Avigation Easement Requirements.

**8.4 Architectural Character.** Architectural standards for the allowed uses within this zone district shall be established through site-specific preliminary site development plans.



URBAN DESIGN  
LAND PLANNING  
LANDSCAPE ARCHITECTURE

**NES**

ILLUSTRATIVE  
MASTER PLAN  
GUNNISON, COLORADO

**GUNNISON  
RISING**  
Authentically Colorado

DATE: NOV. 18, 2009	SCALE: AS SHOWN
PROJECT: GUNNISON RISING PUD	DESIGNER: NCS
CLIENT: GUNNISON RISING PUD	APPROVED: [Signature]
PROJECT NO.:	SHEET NO.:

FIGURE B.1

DATE: 11/18/09

BY: [Signature]

SCALE: AS SHOWN

NORTH

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**CHAPTER 9: COMMERCIAL WESTERN PAVILION (C/WP) DISTRICT**

- 9.1 Purpose.** The purpose of the Commercial/Western Pavilion (C/WP) district is to provide for the existing I-Bar Pavilion and other associated activities.
- 9.2 Permitted Uses and Parking Space Requirements.** The following uses are permitted in this zoning district. Uses not listed below are prohibited.

**TABLE 9.1: C/WP DISTRICT PERMITTED USES AND PARKING SPACE REQUIREMENTS**

PERMITTED USES	PARKING REQUIRED
Equestrian/Event Center and associated pavilion, corrals, seating, and catering areas	1 space per employee plus one space for every three fixed seats in a pavilion or for every 3 persons allowed within the maximum rated occupancy established by local fire, building, or health codes
Seasonal use only. Prohibited use between November 1 <sup>st</sup> and April 1 <sup>st</sup> .	

- 9.3 Development Standards.** All future development and use in the C/WP district are subject to the standards set forth herein, and may only be amended through a PUD Major Change application.

**TABLE 9.2 C/WP DISTRICT DIMENSIONAL STANDARDS**

Standard	Requirement
Minimum site size	Entire district area
Maximum building height	35 feet
Zoning district Setbacks	30 feet all boundary lines except when a wetland or floodplain setback is greater

- 9.3.1. Subdivision Not Allowed.** The Commercial Western Pavilion district shall not be subdivided into more than one site, but shall remain as one contiguous piece of real property under single ownership.
- 9.3.2 Expansion or Addition of Facilities.** The existing facilities within the C/WP District may remain. Development of additional facilities or the expansion of existing facilities requires approval of a PUD Major Change application.
- 9.3.3 Replacement of Existing Facilities.** In the event that any existing facilities are destroyed by fire, wind, flooding or another Act of God, they may be replaced with as-built structures identical to the size and height of the existing facilities, if they comply with Avigation Easement requirements.
- 9.3.4 Utilities.** Utility design, installation and maintenance shall be in compliance with the provisions of the *City of Gunnison Municipal Code*, subject to the provisions of Section 7.1 of the Annexation Agreement. The City will be responsible for the maintenance and operation of primary water trunk lines, sewer mains, large irrigation ditches, primary electrical transmission lines, substations, major electrical transformers, major switch gear and the other primary utility facilities serving the entire PUD.

Each lot and/or site will be required to pay a capital investment fee at the time the lot or site is developed.

- 9.3.5 Landscaping and Reclamation.** Landscaping and reclamation shall be limited to the use of plant species as defined in Appendix J, or other specific species approved by the Community Development Director. Large canopy trees proposed in locations that impede upon airport operations are prohibited.
- 9.3.6 Boundary Adjacent to Railroad Grade.** The boundary of the C/WP district adjacent to the railroad grade shall be 20 feet wide and shall consist of natural, undisturbed vegetation
- 9.3.7 Maintenance.** General maintenance to include mowing and haying are permitted.
- 9.3.8 Wildland Fire Defensible Space.** Provisions for maintaining wildland fire defensible space are permitted.
- 9.3.9 Domestic Livestock Grazing.** Domestic livestock grazing is permitted as long as denudation of soil and native vegetation does not occur as a result of this use.
- 9.3.10 Motorized Recreational Vehicles.** Operation of motorized recreational vehicles outside the improved areas is prohibited, unless it is directly related to agricultural operations or general maintenance.
- 9.3.11 Private Road Specifications.** The access to this site shall be on a private road with a minimum 24 foot wide all weather surface; an asphalt surface is not required. Construction shall comply with all provisions of the *Gunnison Municipal Code* excluding road surface material requirements. Maintenance shall be by the property owner. The private road shall be located on a 60 foot wide private right-of-way. A total of 30 feet for pedestrian easement(s) within the private right-of-way shall be dedicated to the City of Gunnison.
- 9.3.12 Improvements.** All improvements and activities shall be subject to those provisions cited in Chapter 14 (Floodplains, Wetlands and Habitat and Wildlife) of these PUD Standards. Existing facilities currently located on the property may continue operating, and if destroyed, may be reconstructed to the same dimensions if they are found to be in compliance with the existing City of Gunnison Flood Damage Prevention Regulations, and pursuant to future amendments to these City requirements. However, in no case shall such facilities be located within the designated flood way or be constructed in a manner that will cause an increase of the Base Flood Elevation.
- 9.3.13 Compliance with Avigation Easement Requirements.** Development, uses and activities within this C/WP district shall comply with all Avigation Easement Requirements.
- 9.3.14 Duties of the Owner/Operator.** It shall be the duty of the owner/operator to address the following:
- A. Maintain the C/WP district in a clean, orderly, litter free and sanitary condition at all times, excluding the dedicated pedestrian easement, which will be the responsibility of the City of Gunnison to clean and maintain.

- B. Maintain all landscape areas with the C/WP District.
- C. Ensure that all private roads are maintained for safe travel and provide adequate access for emergency vehicles.

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## CHAPTER 10: INDUSTRIAL MODIFIED BUSINESS AND RESEARCH PARK (IM) DISTRICT

- 10.1 Purpose.** The purpose of the Industrial Modified Business and Research Park (IM) district is to provide for industrial activity of a less intense nature than a general Industrial district. The intent is to allow as permitted uses businesses with an emphasis on office-oriented light industrial as well as research and development land uses.
- 10.2 Permitted Uses and Parking Standards.** The following uses are permitted in this zoning district. Uses not listed below are prohibited.

**TABLE 10.1: INDUSTRIAL MODIFIED DISTRICT PERMITTED USES AND PARKING SPACE REQUIREMENTS**

PERMITTED USES	PARKING REQUIRED
Agricultural feed and equipment supply store	1 space per 250 square feet
Automobile sales, service and rental	1 space per employee plus 1 space per 500 square feet
Cabinet and carpenter shop	1 space per 500 square feet
Catering services	1 space per 500 square feet
Commercial parking lots and garages	1 space per employee in addition to public spaces
Government administrative facilities, services and buildings	1 space per 300 square feet
Laboratories	1 space per 500 square feet
Laundry and dry cleaners	1 space per 250 square feet
Lumber and building supply store	1 space per 250 square feet
Mobile home and recreational vehicle sales and service	1 space per employee of the business plus one space per 500 square feet
Photographic studios	1 space per 500 square feet
Printing establishments	1 space per 300 square feet
Professional offices (as principal use)	1 space per 300 square feet
Publishing business	1 space per 300 square feet
Radio and television studios	1 space per 300 square feet
Recreation or athletic club	1 space per 250 square feet of activity area, plus one space per employee
Rental, repair and service of light motorized and non-motorized tools and equipment and large appliances	1 space per 500 square feet
Repair and maintenance of small appliances, electronics and sporting goods	1 space per 500 square feet
Satellite or electronic reception devices	1 space per employee
Secretarial, copying and related service	1 space per 250 square feet
Sign making and sign sale or repair shop	1 space per 250 square feet
Tailor, tack or shoe repair services	1 space per 250 square feet
Upholstery shop	1 space per 250 square feet
Veterinary clinic	1 space per 250 square feet
Wholesale businesses	1 space per 500 square feet

**10.3 Development Standards**

**TABLE 10.2: INDUSTRIAL MODIFIED DISTRICT DIMENSIONAL STANDARDS**

Standard	Requirement
Minimum lot size	10,000 square feet
Minimum lot frontage	80 feet
Maximum lot coverage: buildings, driveways, exterior parking, open storage as accessory to the primary use	80 percent
<u>Minimum lot coverage: landscaping</u>	
Lots with buffer: 10%	10 percent not including perimeter district buffers <sup>(1)</sup> <sup>(2)</sup>
Lots without buffer: 20%	
Minimum side lot setback	15 feet
Minimum rear lot setback	15 feet
Minimum setback front lot	25feet
Corner lot setback front and side lot	25 feet (front) 15feet (side)
Maximum building height	35 feet
Zoning district perimeter buffer width	30 feet
Highway 50 buffer width	50 feet
<sup>(1)</sup> If necessary, the maximum lot coverage (buildings, driveways, exterior parking, and open storage) will be reduced to provide necessary land area for Low Impact Design stormwater facilities.	
<sup>(2)</sup> A minimum eight foot landscape strip on lot yards facing public and private streets will be maintained by the property owner or association.	

**10.3.1 Landscaping**

- A. A minimum landscape area of 60 percent of the landscape area shall be planted with live ground cover; one tree for every 50 feet of lot frontage shall be provided.
- B. In addition to the standards defined in this Section 10.3.1, all provisions of Chapter 15 (Landscaping and Fencing Standards) shall apply. In the event there is a conflict between Section 10.3.1 standards and those standards in Chapter 15, the more restrictive provisions shall apply.
- C. Landscaped Buffer. A 50 foot wide bermed and landscaped buffer shall be provided along the district boundaries to the north along the Highway 50 right-of-way. The district boundary adjacent to the Gunnison Pioneer Museum site shall have a 30 foot wide buffer. The south boundary shall be provided a minimum 15 foot wide buffer. These buffers shall meet the following standards.
  - 1. Tree and Shrub Requirements. Required landscaping in the buffer areas will consist of a minimum of six trees (minimum 50 percent evergreen) and 40 shrubs (75 percent evergreen) for each 100 lineal feet, and minimum proportional share of trees and shrubs for buffer lengths less than or greater than the 100 lineal foot measurement. Tree and shrub sizes shall comply with the provisions stated in Section 15.6.4 of these PUD Development Standards.

2. Groundcover. All ground area within the buffer shall be covered with groundcover, bark, rock, or a combination of these. However, no more than 20 percent of the ground cover shall be non-vegetative.
3. Berm Dimension. The berm within the buffer shall be a minimum of four feet high, provide a 4:1 (horizontal:vertical) maximum slope, and shall undulate to provide a varied shape that mimics natural landforms. Where a natural buffer exists it should remain undisturbed. The berm heights may be waived by the Community Development Director if it is determined that existing landforms or other features prohibit the ability for a berm to be constructed or maintained. Other screening methods may be used in place of a berm.

### **10.3.2 Fences**

- A. No fence shall be permitted for the first 25 feet from the corner along the front and side yard property lines of corner lots.
- B. Fences in side yards on corner lots shall be set back from the sidewalk a minimum of 6 feet.
- C. Fencing higher than six feet shall require a building permit and fencing eight feet and higher must comply with setback requirements for structures in the district.

### **10.3.3 Screens**

- A. Architectural screens shall be provided for all trash collection areas, outdoor storage areas and loading docks.
- B. Loading docks and staging areas shall be fully screened from Highway 50 and the Equestrian Meadow east of this IM District.
- C. Acceptable material for Architectural screens is listed in section 16.7.

### **10.3.4 Snow Storage**

- A. An area within the boundary each platted lot, equal to 15 percent of the driveway, exterior parking area, and other areas necessary for vehicle service and/or circulation shall be provided for on-site snow storage. Snow storage areas shall be designated on all site plans submitted with building permit applications.
- B. The snow storage area shall be illustrated on the site plan for the use and may be located within landscape areas if care is given to ensure visibility and traffic circulation routes are not negatively impacted.
- C. Snow shall not be stored within required parking spaces, except on an emergency basis, for a period not to exceed 48 hours.

**10.3.5 Additional Development Standards – Industrial Modified District**

- A. Buffers as specified in Section 10.3.1.D. of these development standards shall be constructed and maintained by the Metropolitan District, property owner or association.
- B. No uses or activities other than landscaping, buried utilities, and pedestrian paths shall be located within buffer boundaries.
- C. Decibel levels generated by these uses are subject to compliance with *Colorado Revised Statutes* (§25-12-103 Maximum Permissible Noise Standards) and City of Gunnison noise standards. If there is a conflict between the City and State provisions the most restrictive standard shall apply.
- D. Development, use and activities within this IM district shall comply with all Avigation Easement requirements.
- E. No access shall be allowed from County Road 49 (Airport service Road) to service uses within this district.

**10.4 Architectural Character** (*see architectural standards for the allowed uses within this district, in Chapter 16, Architectural Character.*)

**CHAPTER 11: GOVERNMENT (GOV) DISTRICT**

**11.1 Purpose.** The purpose of the Government district is to provide for land uses associated with governmental activities. Examples include government offices, visitor centers, storage of government vehicles, and associated activities.

**11.2 Permitted Uses and Parking Space Requirements.** The following uses are permitted in this zoning district. Uses not listed below are prohibited.

**TABLE 11.1: GOV ZONING DISTRICT PERMITTED USES AND PARKING SPACE REQUIREMENTS**

PERMITTED USES	PARKING REQUIRED
Government administrative facilities, services, visitor center buildings	1 space per 300 square feet
Park and recreation facilities, excluding trails	1 space per 250 square feet of indoor activity area, and/or 1 space per 500 square feet of outdoor activity area
Accessory uses are limited to corrals, stables, and sheds less than 120 square feet, and satellite dish antennas less than five feet in diameter and 35 feet in height from the existing grade. Accessory uses must also comply with additional Avigational Easement requirements.	none
Livestock grazing in conformance with additional Development Standards, See Section 11.3.4.	
CONDITIONAL USES	
Outside storage <sup>(1)</sup>	
<sup>(1)</sup> If outdoor storage of material, equipment, vehicles, or merchandise is proposed in association with these permitted uses, development and the use of the real property shall be subject to a Conditional Use application approval by the City. The Planning and Zoning Commission may apply additional standards for screening, buffering, landscaping or other actions considered necessary to mitigate visual impacts from Highway 50, the Open Space/Equestrian district, and adjacent unincorporated real property in Gunnison County.	

**11.3 Development Standards**

**TABLE 11.2: GOV DISTRICT DIMENSIONAL STANDARDS**

<b>Standard</b>	<b>Requirement</b>
Minimum lot size	2 Acres
Minimum lot frontage	300 feet
Maximum lot coverage-buildings	The aggregate floor area for all buildings, excluding agricultural outbuildings, shall not exceed <del>30,000</del> 70,000 <sup>1</sup> square feet
Maximum lot coverage parking and outdoor storage	25,000 square feet
Minimum lot coverage landscaping	15 percent not including buffers
Minimum side lot setback	30 feet
Minimum rear lot setback- Principal Building	50 feet
Minimum rear lot setback – accessory building	50 feet
Minimum setback interior front lot	30 feet
Minimum setback Highway 50	50 feet
Maximum building height	35 feet
Zoning district perimeter buffer width	50 feet Highway 50 frontage adjacent to any developed areas.

**11.3.1 Landscaping**

- A. A minimum of 60 percent of the landscape area shall be planted with live ground cover; one tree for every 50 feet of lot frontage shall be provided.
- B. In addition to the standards defined in this Section 11.3.1, all provisions of Chapter 15 (Landscaping and Fencing Standards) shall apply. In the event there is a conflict between these standards (Section 11.3.1) and standards in Chapter 15, the more restrictive provisions shall apply.
- C. Landscaped Buffer. A 50 foot wide bermed and landscaped buffer shall be provided along the district boundaries to the north along the Highway 50 right-of-way. These buffers shall meet the following standards.
  - 1. Tree and Shrub Requirements. Required landscaping in the buffer areas will consist of a minimum of six trees (minimum 50 percent evergreen) and 40 shrubs (75 percent evergreen) for each 100 lineal feet, and minimum proportional share of trees and shrubs for buffer lengths less than or greater than the 100 lineal foot measurement. Tree and shrub sizes shall comply with the provisions stated in Section 15.6.4 of these PUD Development Standards.
  - 2. Groundcover. All ground area within the buffer shall be covered with groundcover, bark, rock, or a combination of these. However, no more than 20 percent of the ground cover shall be non-vegetative.

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<sup>1</sup> Amended by City Council, December 28, 2010, Ordinance #12, Series 2010

3. **Berm Dimension.** The berm within the buffer shall be a minimum of four feet high, provide a 4:1 (horizontal:vertical) maximum slope, and shall undulate to provide a varied shape that mimics natural landforms.
- D. **Railroad Grade Setback.** Uses defined in Table 8.1 shall be setback a minimum of 30 feet from the northern edge of the railroad grade. This area shall primarily consist of natural, undisturbed vegetation but may be enhanced with additional landscaping as illustrated and approved on the landscape plan submitted at the time of development review.

### **11.3.2 Fencing**

- A. No fence shall be permitted for the first 25 feet from the corner along the front and side yard property lines of corner lots.
- B. Fences in side yards on corner lots shall be set back from the sidewalk a minimum of six feet.
- C. Fencing higher than six feet shall require a building permit and fencing eight feet and higher must comply with setback requirements for structures in the district.

### **11.3.3 Screens**

- A. All outdoor storage areas shall be provided with an opaque screen consisting of a solid fence or wall that completely conceals stored items and vehicles from public view. This screen shall include a landscaped area at least three feet wide on the exterior of the fence/wall, around the entire outdoor storage area. This landscaped area shall include trees and groundcover, and shall comply with the landscaping requirements in section 1 above. Specific landscape requirements are established through preliminary site development plan review, pursuant to Chapter 15 Landscaping and Fencing Standards.
- B. Loading docks and trash collection areas shall be fully screened pursuant to the provisions set forth in section 16.7.

### **11.3.3 Snow Storage**

- A. An area within the boundary of each platted lot, equal to 15 percent of the driveway and exterior parking area, shall be provided for on-site snow storage. Snow storage areas shall be designated on all site plans submitted with building permit applications.
- B. The snow storage area shall be illustrated on the site plan for the use and may be located within landscape areas if care is given to ensure visibility and traffic circulation routes are not negatively impacted.
- C. Snow shall not be stored within required parking spaces, except on an emergency basis, for a period not to exceed 48 hours.

### **11.3.4 Additional Development Standards – GOV District**

- A. Buffers as specified in Section 11.3.1.D. of these development standards shall be constructed and maintained by the property owner or Association.
- B. No uses or activities other than landscaping, buried utilities, and pedestrian paths shall be located within buffer boundaries.
- C. Decibel levels generated by these uses are subject to compliance with *Colorado Revised Statutes* (§25-12-103 Maximum Permissible Noise Standards) and City of Gunnison noise standards. If there is a conflict between the City and State provisions the most restrictive standard shall apply.
- D. Development of this GOV district shall comply with the standards and restrictions of the Avigation Easement which include, but are not limited to, lighting and use of communication equipment that may interfere with air traffic communications.
- E. Domestic livestock grazing is permitted as long as denudation of the soil and native vegetation does not occur as a result of this use.

**11.4 Architectural Character** (see architectural standards for the allowed uses within this district, in Chapter 16, Architectural Character.)

## CHAPTER 12: OPEN SPACE (O) DISTRICT

- 12.1 Purpose.** The purpose of the Open Space (O) district is to define and regulate areas within the PUD to be used for open space and recreation uses, including parks, trails, open space areas, and recreational facilities within these areas. Open Space land uses include indoor and outdoor recreation and community facilities characterized by potentially light or moderate impacts on existing traffic, the natural environment, and the surrounding neighborhood. Such facilities include, but are not limited to: athletic fields: skateboard parks; swimming, bathing, wading and other therapeutic facilities; tennis, handball, and basketball courts. Open Space land use districts may also include natural areas such as public parks, trails, greenbelts, or natural land preservation areas.
- 12.2 Applicability.** The standards of this Chapter shall apply to areas designated as “Open Space” or “O” on the PUD Zoning Map for Gunnison Rising.
- 12.3 Permitted and Special Review Uses.** The following uses are permitted in this zoning district. Uses not listed below are prohibited.

**TABLE 12.1: OPEN SPACE ZONING DISTRICT PERMITTED USES AND PARKING SPACE REQUIREMENTS**

PERMITTED USES	PARKING REQUIRED
Community buildings and uses, including picnic pavilions	1 space for every 4 persons allowed within the maximum rated occupancy established by local fire, building, or health codes
Active recreation facilities, including tennis, handball, basketball courts, and playing fields intended for organized sports	1 space per 500 square feet of outdoor activity area
Passive parks and recreation facilities, including trails and accessory facilities such as kiosks, signs, bridges, and rest areas.	Set by Community Development Director

- 12.4 Development Standards.** Structures, facilities and improvements to be located on Open Space lands will provide for active and passive enjoyment by all members of the community and visitors. Dimensional standards defined in Table 12.2 provide basic site directives for development of buildings intended for public use.

**TABLE 12.2: OPEN SPACE DISTRICT DIMENSIONAL STANDARDS**

Standard	Requirement
Minimum lot size	Not Applicable
Minimum lot frontage	Not Applicable
Maximum lot coverage-buildings	The aggregate floor area for all buildings intended for human occupancy shall not exceed 60,000 square feet
Maximum lot coverage parking	50,000 square feet
Minimum lot coverage landscaping	All areas not improved with facilities will be maintained in a natural landscape form.
Minimum building set back from ditches	30 feet
Minimum building set back from adjacent residential and commercial districts	30 feet
Maximum building height	35 feet

**12.4.1 Management.** Under provisions of the Gunnison Rising Annexation Agreement, the Open Space district will be dedicated to the City of Gunnison. Provisions for the management of this open space shall be set forth by City policies.

**12.5 Trail Standards.** The *City of Gunnison Trails Master Plan* shall be consulted for trail recommendations. Trail design and development standards for this PUD shall be based upon criteria established by *City of Gunnison Trails Master Plan* as it exists and as it may be amended in the future.

### CHAPTER 13: OPEN SPACE/EQUESTRIAN (O/E) DISTRICT

- 13.1 Purpose.** The purpose of the Open Space/Equestrian (O/E) district is to provide for areas within the PUD to be used for open space equestrian uses, including stables, corrals, trails, open space areas (meadows), and ancillary recreational equestrian facilities within these areas. Recreation and community facilities permitted in this district are characterized by potentially light or moderate impacts on existing traffic, the natural environment, and the surrounding neighborhood. Such facilities include, but are not limited to, natural areas such as public parks, trails, greenbelts, or natural land preservation areas.
- 13.2 Applicability.** The standards of this chapter shall apply to areas designated as Open Space/Equestrian (O/E) on the *Gunnison Rising PUD Zoning Map*.
- 13.3 Requirements.** The areas designated as Open Space/Equestrian on the PUD Zoning Map for Gunnison Rising shall only be permitted to develop permitted uses as identified below. Open space may be improved with facilities intended for indoor and/or outdoor equestrian-oriented recreation, as listed in the Permitted Uses Table below, and as restricted by the Development and Use Standards section below.
- 13.4 Development Standards.** Structures, facilities and improvements to be located on the Open Space/Equestrian district will be accomplished with specific recognition of airport operation needs. Dimensional standards defined in Table 13.2 provide basic site directives for development of buildings intended for public use.

**TABLE 13.1: O/E DISTRICT PERMITTED USES AND PARKING SPACE REQUIREMENTS**

PERMITTED USES	PARKING REQUIRED
Outdoor equestrian facilities including stables, and corrals	Set by Community Development Director
Grazing domestic livestock <sup>(1)</sup>	none
Park facilities such as playground equipment, turf fields, and picnic pavilions	1 space per 250 square feet of activity area, plus 1 space per picnic table
Open space and recreation facilities, including trails and accessory facilities such as kiosks, signs, bridges, and rest areas.	Set by Community Development Director
Snow storage for City of Gunnison	Not Applicable
CONDITIONAL USES	
Indoor riding arenas, tack rooms, and other improvements that may impede upon airport runway approach zones (Limited Development Area (LDA); activities potentially incompatible with airplane noise levels; activities requiring outdoor lighting; and other facilities or activities that may conflict with airport operations.	1 space for every 4 persons allowed within the maximum rated occupancy established by local fire, building, or health codes
<sup>(1)</sup> Grazing by domestic livestock is permitted as long as denudation of soil and native vegetation does not occur as a result of domestic grazing.	

**TABLE 13.2: OPEN SPACE/EQUESTRIAN DISTRICT DIMENSIONAL STANDARDS**

<b>Standard</b>	<b>Requirement</b>
Minimum lot size	Not Applicable
Minimum lot frontage	Not applicable
Maximum lot coverage-buildings, parking, stalls, corrals, sheds	<p>Permanent equestrian facilities as allowed in Table 13.1 shall be contained on a unified developed site within an area not to exceed seven acres.</p> <p>Permanent park facilities as allowed in Table 13.1 shall be contained on a unified developed site within an area not to exceed five acres.</p> <p>Building floor areas will be set by conditional use.</p>
Minimum lot coverage landscaping	All areas not improved with facilities will be maintained in a natural landscape form.
Minimum building set back from ditches	Set by Conditional Use; subject to Avigation Easement Conditions; and may be subject to recommendations provided by the Gunnison – Crested Butte Regional Airport Administrator
Minimum building set back from adjacent residential and commercial districts	Set by Conditional Use; subject to Avigation Easement Conditions; and may be subject to recommendations provided by the Gunnison – Crested Butte Regional Airport Administrator
Minimum setback from Highway 50 right-of-way	50 feet
Maximum building height	Set by Conditional Use; subject to Avigation Easement Conditions; and may be subject to recommendations provided by the Gunnison – Crested Butte Regional Airport Administrator

**13.5 Development Standards and Use Regulations.**

**13.5.1 Additional Development Standards and Operational Requirements.** All uses, improvements and general maintenance operations within the Open Space Equestrian district shall comply with the following provisions.

- A. **Landscaping and Reclamation.** Landscaping and reclamation shall be limited to the use of plant species as defined in Appendix J, or other specific species approved by the Community Development Director. Large canopy trees proposed in locations that impede upon airport operations are prohibited.
- B. **Railroad Grade Buffer.** The boundary of the O/E district adjacent to the railroad grade shall be 20 feet wide and shall consist of natural, undisturbed vegetation.
- C. **Maintenance.** General maintenance to include mowing and haying are permitted.
- D. **Wildland Fire Defensible Space.** Provisions for maintaining wildland fire defensible space are permitted.

- E. **Grazing.** Domestic livestock grazing is permitted as long as denudation of soil and native vegetation does not occur as a result of this use.
- F. **Non-Motorized Vehicles.** Operation of motorized recreational vehicles outside the improved areas is prohibited, unless it is directly related to agricultural operations or general maintenance.
- G. **Access.** Access to the site shall conform to the Roadway Master Plan and not have a direct connection to Highway 50. Access to this site shall be on a private road with A minimum 24 foot wide all weather surface; an asphalt surface is not required. Construction shall comply with all provisions of the *Gunnison Municipal Code* excluding road surface material requirements. Maintenance shall be by private owners or associations. The private road shall be located on a 60 foot wide private right-of-way. A minimum 30 foot wide pedestrian easement within the private right-of-way shall be dedicated to the City of Gunnison.
- H. **Environmental Protection.** All improvements and activities shall be subject to those provisions cited in Chapter 14 (Floodplains, Wetlands, and Habitat and Wildlife) of these PUD Development Codes.
- I. **Utilities.** Utility design, installation and maintenance shall be in compliance with the provisions of the *City of Gunnison Municipal Code*. Utilities including, but not limited to water service lines, sewer service lines, irrigation ditches, street lighting and electrical services that are specific service related for the private facilities and buildings within the O/E District, shall be considered private utilities and the maintenance services responsibilities shall be that of the Metropolitan District, private owners, or associations. The City will be responsible for the maintenance and operation of primary water trunk lines, sewer mains, large irrigation ditches, primary electrical transmission lines, substations, major electrical transformers, major switch gear and the other primary utility facilities serving the entire PUD.
- J. **Subdivision.** Subdivision in this district is prohibited except for providing land areas for public benefit such as parks and open space.

**13.5.2 Ownership.** Open space areas shall be owned and managed consistent with conditions, covenants, and/or restrictions that are subject to review by the City staff, Planning Commission, and/or City Council.

**13.5.3 Trail Standards.** The *City of Gunnison Trails Master Plan* shall be consulted for trail recommendations. Trail design and development standards for this PUD shall be based upon criteria established by *City of Gunnison Trails Master Plan* as it exists and as it may be amended in the future.

#### **13.5.4 Administrative Rules and Regulations.**

- A. **Closures.** The City Manager may close any public open space area for public use as the Manager deems necessary due to conservation, wildlife, vegetation, management review, contractual or public safety concerns.

- B. Exceptions. City employees, authorized agents of the City and law enforcement personnel are exempt from the regulations set forth in this section while in the performance of their lawful duties.

## CHAPTER 14: FLOODPLAINS, WETLANDS, AND HABITAT AND WILDLIFE

- 14.1 Purpose.** This Chapter addresses floodplain, wetlands, and habitat and wildlife standards necessary to fulfill the intents of the Gunnison Rising PUD. The purpose of this Chapter is to establish specific regulations considered to be more restrictive than those found in the *Gunnison Municipal Code*.
- 14.2 Flood Damage and Preventions.** No development shall occur within Special Flood Hazard Areas as designated by the Flood Insurance Rate Map, or Letter of Map Revision that may be approved by the Federal Emergency Management Agency (FEMA) and the City, unless the development is allowed by the provisions stated in this Section 14.2 and related sub-sections, and is determined to be in compliance with the *City of Gunnison Flood Damage Prevention Regulations*.
- 14.2.1. Basis for Establishing Special Flood Hazard Areas.** Special Flood Hazard Areas identified by FEMA in a scientific and engineered report entitled, *Flood Insurance Study Gunnison County, CO Unincorporated Areas* (September 29, 1989), with accompanying Flood Insurance Rate Map (FIRM Community Panel Number 0800078 0755B and 080078 0775B), is hereby adopted by reference and declared to be a part of the *City of Gunnison Flood Damage Prevention Regulations*. A Letter of Map Revision (LOMR), approved by FEMA, may supersede the existing FIRM Map.
- 14.2.2. Development in the Floodway or Increase to the Base Flood Elevation.** Any proposed development in the Floodway or development that is determined to increase the Base Flood Elevation is prohibited.
- 14.2.3. Land Use Prohibitions.** Within all zoning districts south of Highway 50, development within Special Flood Hazard Areas including but not limited to; industrial buildings, residential dwellings, manufactured housing units, recreation vehicle park spaces, or other occupied buildings as classified by the *International Building Code*, or the storage of equipment or materials, shall be prohibited, unless exempted through the provisions stated in sub-section 14.2.4 below.
- 14.2.4 Permitted Activity and Development.** Permitted activity and development within the designated Special Flood Hazard Areas shall be limited to the following provisions:
- A. Bridges, trails, driveways, and buried public utilities may be permitted within the designated Special Flood Hazard Area if they are found to be in compliance with the existing *City of Gunnison Flood Damage Prevention Regulations*, and pursuant to future amendments of these City regulations. However, in no case shall such facilities be located within the designated Floodway or be constructed in a manner that will cause an increase of the Base Flood Elevation.
  - B. Agricultural out buildings without walls, to include covered stalls, corrals, and hay storage facilities may be constructed within the designated Area of Special Flood Hazard if they are found to be in compliance with the existing *City of Gunnison Flood Damage Prevention Regulations*, and pursuant to future amendments of these City regulations. However, in no case shall such facilities be located within the designated Floodway or be constructed in a manner that will cause an increase of the Base Flood Elevation.

- C. These PUD Flood Damage and Preventions standards are considered to be special directives and additional standards beyond those found in the *City of Gunnison Flood Damage Prevention Regulations*. In no case shall development and activity within the Gunnison Rising PUD be exempted from additional provisions contained in the *City of Gunnison Flood Damage Prevention Regulations*, but not specifically addressed herein.
- D. If there are conflicts between these PUD Flood Damage and Preventions standards and the *City of Gunnison Flood Damage Prevention Regulations*, to include future amendments of the City regulations, the more stringent restrictions shall apply.

**14.3 Wetland Setback Standards.** No grading, grubbing, construction, improvement or development shall occur within 100 feet of any designated wetland either within the PUD boundary or adjacent to the PUD boundary unless it is permitted by the provisions stated herein.

**14.3.1 Designated Wetland and Buffer Boundary.** For the purpose of defining existing wetland boundaries found within and adjacent to the PUD boundary, the map provided in Appendix H of these development standards shall be used. This map is based on the AutoCAD files depicting wetland delineations generated for the Garfield Investments and Wilson Property and verified by the Army Corps of Engineers, July 13, 2000 (ACOE Assigned Number 199975250). Revisions to this map data source may be granted as a Minor PUD Change, if such wetland map changes are approved by a wetland delineation verification provided by the Army Corps of Engineers.

**14.3.2 Additional Subdivision Submittal Requirements.** Applications for Sketch Plan, Preliminary Plan and Final Subdivision within the R-1 District, CRV District, GOV District, C District, IM District, and C/WP district shall be required to delineate a 100 foot buffer from the existing wetlands found within and adjacent to the PUD boundary. Any 100 foot wetland buffer shall be illustrated on the approved subdivision plats and development restrictions pursuant to Section 14.3 shall be noted.

**14.3.3 Permitted Activities within 100 feet of Designated Wetlands** shall be limited to the following:

- A. Normal and customary agricultural and ranching activities, including ditch maintenance;
- B. Development or maintenance of existing or approved urban and rural stormwater drainage facilities constructed in accordance with approved stormwater drainage plans;
- C. Maintenance and repair of flood control structures and activities in response to a flood emergency;
- D. Wetland and wildlife habitat restoration, creation and/or enhancement that improve the wetland's function if the activity proposed is approved by the Community Development Director;

- E. Proposed essential services to include public road and bridge development across wetlands and buffer areas, public trails, or the extension and maintenance of buried public utilities and overhead power lines; and public utilities as long as the following directives are met:
1. no practical alternative exists;
  2. crossings shall minimize impact to the wetland and provide mitigation for unavoidable impacts through restoration, enhancement or replacement;
  3. crossings shall minimize the overall wetland hydrology impacts to the maximum extent feasible;
  4. crossings shall not reduce flood storage capacity provided by the wetland to maximum extent feasible; and,
  5. crossings shall minimize negative impact of wildlife habitat to the maximum extent feasible.
- and,
- F. Normal maintenance or reconstruction of the existing facilities located within the Commercial Western Pavilion district as allowed by these PUD Development Standards.

**14.3.4 Wetland Exemptions.** Appendix H, of these PUD Development Standards identifies two isolated wetlands that may preclude the orderly development as contemplated by these PUD Development standards. In regard to these specific wetlands, labeled *Wetland Exemption 1* and *Wetland Exemption 2*, the 100 foot wetland buffer provisions defined herein shall not apply. Any dredging, filling or other activity regulated by Section 404 of the *Clean Water Act* shall apply.

#### **14.4 Habitat and Wildlife Management**

**14.4.1. General.** All provisions of the Chapter 5.40 (Animals), and contained in the *Gunnison Municipal Code*, as it may be amended, shall apply to the Gunnison Rising PUD. If there is a conflict with the *Gunnison Municipal Code* provisions and the additional criteria established herein the more restrictive provisions shall apply.

**14.4.2. Habitat Compatibility.** The Gunnison Rising PUD area is subject to the terms, conditions, and restrictions as set forth in the adopted mitigation plan, recommended by the Colorado Division of Wildlife, as referenced in Appendix L.

**14.4.3. Protection of Wildlife.** Care shall be taken to minimize human and wildlife conflict. Protective Covenants shall be established for each subdivision or site specific development plan which will refer owners and occupants to the City of Gunnison Municipal Code requirement for animal control and the requirements of the Gunnison Rising PUD and/or additional development specific requirements regarding landscaping (replacement of native vegetation, noxious weed control, etc.) and wildlife-friendly fencing, in order to minimize human and wildlife conflicts.

- 14.4.4. Threatened/Endangered Species and Species of Concern.** No residential or commercial development north of Highway 50 shall occur within 0.6 miles of a Gunnison Sage Grouse lek as defined and mapped by the Colorado Division of Wildlife in 2009.
- 14.4.5 Trails and Recreation Management.** The City will have explicit authority regarding future trail management on designated public open space within the Gunnison Rising PUD and the adjacent Contour Trail. In this regard, the City will coordinate with the Colorado Division of Wildlife, Bureau of Land Management, Gunnison County and the Gunnison County Sage Grouse Strategic Committee regarding temporary trail closures and limiting recreation activity that may have a negative impact upon the Gunnison Sage Grouse. The City may impose certain seasonal trail closures or limit use, to include the Contour Trail. Closures and/or limited use periods for the Contour Trail will include the periods between March 15<sup>th</sup> and May 15<sup>th</sup> of each calendar year, which may be subject to modification by the City Manager.

## CHAPTER 15: LANDSCAPING, FENCING AND ILLUMINATION STANDARDS

- 15.1 Purpose.** The purpose of this chapter is to provide standards for landscaping of all development within the Gunnison Rising PUD, so as to maintain the character of residential neighborhoods, commercial centers and industrial areas. This is accomplished by requiring minimum planting, buffering, and screening around and within residential and nonresidential developments and their associated parking areas, and by requiring long-term maintenance of landscaped areas.
- 15.2 Intent of Standards.** These standards are intended to mirror the landscaping standards of the *Gunnison Municipal Code*, Title 15, Chapter 15.90, with the exception of Section 15.7 (Xeriscape) and Section 15.11 (Buffers).
- 15.3 Updates to Gunnison Municipal Code.** If and/or when the *Gunnison Municipal Code* landscaping standards referenced above are amended, landscaping standards for the Gunnison Rising PUD herein may be deemed obsolete at the City's discretion, with the exception of Section 15.7 (Xeriscape), Section 15.11 (Buffers), and buffer standards as defined in various chapters of these PUD Development Standards, and the PUD shall be subject to the new standards adopted for the City of Gunnison.
- 15.4 Applicability.** The standards of this chapter shall apply to all development within the Gunnison Rising PUD, except as follows:
- 15.4.1 Landscape Plan Requirements.** The construction, reconstruction, modification, conversion, structural alteration, relocation, or enlargement of a single-family or attached single family dwelling on a lot of record shall not require compliance with the Landscape Plan Requirements listed below, but shall meet all other applicable standards of these PUD Development Standards.
- 15.5 Landscape Plan.** A landscape plan shall be submitted for review as part of an application for any development within the Gunnison Rising PUD, except for single-family or attached single family dwellings described and specifically exempted in the Applicability section above. The landscape plan shall contain the following materials:
- 15.5.1 Drawing.** A drawing identifying all existing deciduous trees and coniferous trees of six inches in caliper or greater, and illustrating the location, and design of all proposed landscaping and ground cover areas. The drawing shall identify all existing vegetation which is to be preserved and demonstrate how irrigation is to be provided. The drawing shall include a legend, and shall be a maximum scale of 1 inch equals 20 feet, unless a smaller scale is approved by the Community Development Director.
- 15.5.2 Landscape Palette.** A plant schedule table identifying the type, quantity, botanical name, common name, mature width, and planting size of all tree, shrub and ground cover species.
- 15.5.3 Calculations.** A written summary of all calculations used to determine the landscaping required for the site.
- 15.5.4 Cost Estimate.** An estimate of the cost of supplying and installing the materials depicted in the landscape plan.

**15.5.5 Erosion Control.** A description of how erosion will be controlled on-site during construction and following completion of development.

**15.5.6 Maintenance Program.** A description of the proposed program to maintain the landscaping after it has been installed. Single family and attached single family/duplex dwelling units are exempted.

**15.6 Landscaping Standards Applicable to All Development.** The following apply to all development:

**15.6.1 Plants Compatible with Local Conditions.** All plants depicted on the landscape plan shall be of a variety compatible with local climate as well as the soils, drainage and water conditions of the site. A listing of plants approved for use within the Gunnison Rising PUD is attached in Appendix J. Plants other than those defined in Appendix J are subject to approval by the Community Development Director.

**15.6.2 Save Existing Vegetation.** The landscape plan shall be designed to save existing healthy trees and shrubs whenever possible. Existing trees and shrubs which are preserved shall count toward the landscaping standards of this chapter.

**15.6.3 Obstructions Prohibited**

A. Fire Hydrants and Utilities. Landscaping shall be located so as not to obstruct fire hydrants or utility boxes and so it will not grow into any overhead utility lines.

B. Curb Cuts and Intersections. No plant material greater than two feet in height shall be located within 15 feet of a curb cut or intersection, or so as to otherwise cause visibility obstructions or blind corners at intersections.

C. Street Trees. Any tree planted along the street shall be located at least five feet from the curb or the edge of the street, to provide room for snow plowing, street maintenance, and opening of car doors. No tree or shrub shall obstruct public safety signs.

**15.6.4 Minimum Size.** Trees and shrubs depicted on the landscape plan shall be of the following minimum size at the time of their planting:

A. Deciduous Trees. Deciduous trees shall be a minimum of two inches in caliper, measured six inches above the ground.

B. Coniferous Trees. Coniferous trees shall be a minimum of six feet in height.

C. Shrubs. Shrubs shall be a minimum two-gallon container.

**15.6.5 Parking and Storage Prohibited.** The required landscape area shall not be used for parking or open storage.

**15.6.6 Trash Receptacles.** Screening shall be provided for all trash receptacles of two cubic yards in volume or greater, and shall consist of materials set forth in Section 16.7 to block

the view of the trash receptacle and to keep trash contained. One side of the screening shall be designed for easy access for trash removal.

## 15.7 Xeriscape

**15.7.1 Purpose.** Xeriscaping is utilized in order to successfully establish landscape areas that: conserve water; promote plant materials appropriate to the local climate and soil type; and serve the intended purposes of the landscape area (e.g.: buffering, play areas, aesthetics, etc.).

**15.7.2 Definition.** Xeriscape is a method of landscaping that promotes water conservation. Rather than a specific “look” or a limited group of plants, xeriscape is a combination of seven basic landscaping principles which are contained within Appendix J. A properly designed xeriscape is lush, colorful and easy to care for.

**15.7.3 Requirements.** When xeriscape landscaping is required within designated zone districts above, all landscape plans shall incorporate xeriscape concepts for a minimum of 60% of the landscaped area. All xeriscape areas required by this PUD code shall utilize all seven of the xeriscape principles set forth in Appendix J. All xeriscape areas shall utilize the Xeriscape Plant List contained in Appendix J.

## 15.8 Landscaping Standards Applicable to Parking Areas

**15.8.1 Screening.** All parking areas containing more than ten parking spaces shall be visually screened by landscaping, low walls, planted earthen berms or other such landscaping feature on each side adjoining or facing another property and on the street side.

**15.8.2 Buffer Strip.** A landscaped buffer strip with a minimum ten foot width shall be composed of trees, shrubs, berms, hedges and/or planters shall be provided between the parking area and any adjoining public street right-of-way. This strip shall be of sufficient width to contain plant materials with only 20percent being non-vegetative. Required landscaping in the landscaped buffer strip will consist of a minimum of four trees and 5 shrubs for each 100 lineal feet, and minimum proportional share of trees and shrubs for buffer lengths less than or greater than the 100 lineal foot measurement. Tree and shrub sizes shall comply with the provisions stated in Section 15.6.4 of these PUD Development Standards.

**15.8.3 Outdoor Sales Lots.** Sales lots for mobile homes, recreational vehicles, heavy equipment, automobiles or other outdoor displays shall be landscaped along all lot lines. Outdoor displays are prohibited in the front yard setback. Minimum 15 feet width of landscape planting area shall be provided, measured from the property line to the edge of the display area. A minimum of 1 tree and two shrubs are required per 500 square feet of display area.

**15.8.4 Interior Parking Lot Landscaping.** Any parking area containing more than 15 parking spaces shall provide six plants. A minimum of one of the six plants shall be a tree. The landscaping shall be located around the perimeter of the lot and in landscaped islands within the lot.

- A. Curbs for Area Definition. The landscaped islands shall have curbs, which may be used to define parking lot entrances, the ends of parking aisles, and the location and pattern of primary internal access ways or any combination thereof.
- B. Dispersed. The landscaped islands shall be dispersed throughout the parking area in such a way as to provide visual relief, by using flowering ornamental plantings, and to provide physical relief by using seasonal shade trees. Snow storage is also permitted in these areas if sized adequately for the parking lot and designed appropriately (taking into consideration plant placement, adequate drainage and no visual obstruction for vehicles.)
- C. Size. Any landscape island that is surrounded by parking or maneuvering areas on at least three sides shall be a minimum of ten feet wide and shall be the depth of a parking stall. If significant amounts of snow storage are planned within a parking lot island, care should be taken to plant survival which might include increased land area, adequate drainage, etc.

## **15.9 Installation and Maintenance Requirements**

- 15.9.1 Security.** Prior to the issuance of a development permit, the Community Development Director may require the applicant to submit to the City a surety or cash bond, letter of credit, or other collateral found to be suitable by the city attorney to guarantee the installation of the required landscaping. The security shall be in an amount equal to 125 percent of the cost of supplying and installing the materials depicted in the approved landscape plan, based on estimates provided by the applicant and approved by the City.
- 15.9.2 Certification and Release.** Following installation of the required landscaping, the applicant shall certify that the landscaping has been installed in conformance with the approved plan. The performance guarantee shall be released within seven calendar days following receipt of the certification and inspection by the City.
- 15.9.3 City Use of Security.** In the event the landscaping is not installed, or is installed in a manner which does not conform with the approved plan, the City may draw upon the security to bring the landscaping into conformance with the approved plan or, if development was initiated but never carried through to completion, to return the site to its predevelopment condition.
- 15.9.4 Required Time for Completion.** All required landscaping shall be installed within the following time periods:
  - A. Single-Family and Attached/Duplex Residences. Landscaping required for a single-family or duplex residence shall be installed within one year of its initial date of occupancy.
  - B. Other Uses. Landscaping required for all other uses shall be installed within six months of its initial date of occupancy, excluding the months of October through April.
- 15.9.5 Irrigation for Live Cover.** That portion of the landscaped area which is live cover shall be provided with an adequate means of irrigation for the type of plants installed. The use of city irrigation water is required in all PUD Districts except the PUD R-2 District.

**15.9.6 Maintenance.** All vegetation shall be healthy at the time of its installation and shall remain alive or shall be replaced.

- A. Land Owner Responsible. Maintenance of landscaped areas shall be the responsibility of the land owner.
- B. Replacement. Landscaping which does not survive shall be replaced within three months, or during the next planting season. The replacement vegetation shall be similar in size and type to the vegetation which did not survive, so the integrity of the approved landscape plan is preserved.

## **15.10 Fences and Screening**

**15.10.1 General Applicability.** All fences over six feet in height require a building permit. Fences eight feet in height must also comply with the setback requirements for structures in the various zoning districts.

**15.10.2 Definition.** Fences and screens used in landscaping applications shall be distinct from the requirements for architectural screening of trash enclosures, loading docks and outdoor storage. For architectural screening requirements, see Section 16.7.

### **15.10.3 Standards**

- A. When fences are on a corner lot, the height and material used along the frontage, side street or alley shall be such that it will not impair visibility of intersecting traffic and/or pedestrians. In residential districts, no fence shall be constructed over 36 inches in height for the first 25 feet from the corner, along the frontage or side street. Such fences shall have opacity of not more than 50 percent.
- B. Fences along alleys, when permitted on the property line, shall contain an offset section or some provision for trash containers to be located on the property so as to be convenient for trash collection.

## **15.11 Buffers**

**15.11.1 Purpose.** Buffers are used to prevent incompatibility between adjacent land uses and provide landscaping of enhanced visual interest.

**15.11.2 Definition.** A Buffer shall be defined as any combination of landscaping, fencing, walls, berms, or other means of effectively separating and providing visual screening between land uses.

### **15.11.3 Requirements**

- A. Buffer Strip. A landscaped buffer strip composed of trees, shrubs, berms, and/or hedges; as well as fencing, walls, and/or planters, as appropriate; shall be provided between the following land uses:
  - 1. Residential and non-residential
  - 2. Commercial and Industrial

3. Uses adjacent to Highway 50
  4. RV Resort and other land uses
- B. Dimensions. Landscaped buffers shall meet the landscaping requirements of this code for the district in which a buffer is provided. General buffer dimensions and materials shall be reviewed for conformance with this requirement at the time of Preliminary Landscape Plan review. Specific details of buffer landscaping and design shall be reviewed at the time of Final Landscape Plan review.
- C. Tree and Shrub Requirements. Required landscaping in the buffer areas will consist of a minimum of six trees (minimum 50 percent evergreen) and 40 shrubs (75 percent evergreen) for each 100 lineal feet, and minimum proportional share of trees and shrubs for buffer lengths less than or greater than the 100 lineal foot measurement. Tree and shrub sizes shall comply with the provisions stated in Section 15.6.4 of these PUD Development Standards.
- D. New trees and shrubs should be dispersed and/or clustered to add visual interest. When signs are proposed adjacent to a required buffer, landscaping within the buffer area should provide visual interest and compliment the sign design and placement. Landscaping at all street and driveway intersections should be designed to allow for safe maneuvering and visibility of motor vehicles, bicycles, and pedestrians. The size of trees and shrubs shall comply with Section 15.6.4 of this Chapter.
- E. For dimensions of less than 100 feet, plantings and spacing will be in proportion to the basic ratio described above.
- F. A solid masonry wall, minimum 6 feet in height, may be substituted for required shrubs. Specifications are contained in Section 16.7.
- G. Where a natural buffer exists, it is to remain undisturbed.
- H. Where existing topography prevents the strict application of these standards, alternative screening methods which perform to the same or higher level of screening may be considered.
- I. Wherever practical, pedestrian access will be provided through the buffer area.
- J. Berm Design Characteristics. Berms shall be designed to provide screening and buffering of uses required throughout these PUD Development Standards. Development of the berms shall result in a landform which avoids abrupt changes in grade. The toe of slope at the bottom of the berm should result in a smooth transition to the surrounding surfaces. The crest of the berm should result in an undulating landform, avoiding abrupt changes that would mimic rolling landscape terrain. Berm heights should not impair visibility of signs adjacent to the buffer area and should complement the sign design and placement. Berms shall reduce in height at all street and driveway intersections to allow for safe maneuvering and visibility of motor vehicles, bicycles, and pedestrians.
- 15.11.4 Uses in Buffers.** Uses in designated buffers shall be limited to landscaping, bicycle and/or pedestrian trails and placement of buried utilities. Buffers may be divided by road intersections contemplated by the Roadway Master Plan.

**15.12 Illumination Standards**

**15.12.1 Purpose.** It is the purpose and intent of these regulations to encourage lighting practice and systems that will accomplish the following:

- A. Minimize glare, light trespass, and light pollution;
- B. Conserve energy and resources while maintaining nighttime safety, utility, security, and productivity;
- C. Curtail degradation of the nighttime visual environment; and,
- D. Protect airport operations.

**15.12.2 Definitions.** When used in this Section the following words and phrases shall have the specific meanings:

- A. *Cut-off angle of a luminaire* shall mean the angle, measured up from the nadir, between the vertical axis and the first line of sight at which the bare source (the bulb or lamp) is not visible.
- B. *Footcandle* shall mean a unit of luminance amounting to one lumen per square foot.
- C. *Full cut-off type fixture* shall mean a luminaire that, by design of the housing, has a cut-off angle of not more than ninety (90) degrees. Full cut-off fixtures must be installed in a manner which maintains a cut-off angle of not more than 90 degrees.
- D. *Glare* shall mean the sensation produced by luminance within the visual field that is sufficiently greater than luminance to which the eyes are adapted causing annoyance, discomfort, or loss in visual performance.
- E. *Holiday lights* shall mean decorative lighting, utilizing multiple low-intensity light sources.
- F. *Light trespass* shall mean light from an artificial source that is emitted from a parcel of property of origin onto an adjacent parcel of property.
- G. *Lumen* shall mean a measurement of luminous flux or the total visible energy emitted by a light source per unit of time; one candle intensity emits 4 x 3.14 lumens.
- H. *Luminaire* shall mean the complete lighting, unit, including lamp, fixture, and all other parts.
- I. *Modification* shall mean a relaxation of the terms of these regulations where the intent of these regulations may be fulfilled by using an alternative design, or where strict application of these regulations may jeopardize the health, safety, or welfare of the citizens. A modification may be granted by the planning commission, but its decision can be appealed to the town council by any citizen of the town.
- J. *Obtrusive* shall mean, when referring to light, spill light which, because of quantitative, directional, or spectral context, gives rise to annoyance, discomfort, distraction, or a reduction in the ability to see essential information.

- K. *Security lighting* shall mean types of lighting characterized by flood lights or other light fixtures with high-intensity light sources, such as mercury vapor lights.
- H. *Uplighting* shall mean any light fixture or luminaire that has a cut-off angle of greater than 90 degrees.
- I. *Wall washer light* shall mean a fixture or luminaire which accentuates a vertical wall surface by casting light upon that surface; a wall washer serves no functional purpose other than casting light upon a wall surface.

**15.12.3 Residential Lighting Regulations.** The following residential lighting regulations apply to all property located within those portions of the PUD which contain single family, duplex, and multiple family residential development. The following regulations apply to exterior lights:

- A. all exterior lighting will be provided by full cut-off fixtures;
- B. blinking, flashing, rotating, or moving lights are prohibited;
- C. exterior lighting fixtures will be mounted no higher than ten feet above the doorway, deck, walkway, driveway, other occupied area, or highest grade point immediately adjacent to the light fixture;
- D. driveways shall have only one illuminating fixture per 100 feet of driveway length, and the fixtures will comply with all other criteria within this section;
- E. the maximum light trespass originating from exterior lighting shall be 0.5 footcandles of light at the property line of the parcel from which the light is emitted; and,
- H. Wall washer lights are prohibited.

**15.12.4 Non-Residential Lighting Regulations.** The following commercial lighting regulations apply to all property located within those areas of the PUD utilized for commercial purposes. The following regulations apply to exterior lights:

- A. All exterior lighting shall be provided by full cut-off fixtures.
- B. Blinking, flashing, rotating, or moving lights are prohibited.
- C. Exterior lighting fixtures will be mounted no higher than ten feet above the doorway, deck, walkway, driveway, or other occupied area, or highest grade point immediately adjacent to the light fixture.
- D. Illumination of the United States flag is permitted, provided that such lighting shall not interfere with the vision of drivers, pedestrians, and airport operations either on the property or adjacent thereto.
- E. The maximum light trespass originating from exterior lighting shall be 0.5 footcandles of light at a point 25 feet outside the property line of the parcel from which the light is emitted.

- F. Wall washer lights are prohibited.

**15.12.5 Street, Parking and Security Lights Regulations.** The requirements for street, parking, and security lights set forth in this section apply to all zoning districts within the PUD.

- A. All street, parking, and security lights will utilize full cut-off type fixtures.
- B. Fixtures shall be mounted no higher than 25 feet above a parking or street surface.

**15.12.6 Exemptions.** The following exterior light fixtures or luminaries shall be exempt from the regulations contained in this Section:

- A. Holiday lights are exempt from the residential lighting regulations of Section 15.12.3
- B. Fixtures or luminaries which are a part of an official traffic control device.
- C. Light fixtures or luminaries which are controlled by a motion sensor and that remain lit for no longer than five minutes per activation and can only be activated by motion occurring upon the same property.
- D. Highway 50 street lights in regard to height restrictions and light trespass

**15.12.7 Plan Submission and Evidence of Compliance.** An exterior lighting plan shall be submitted for design review in accordance with the requirements of this Section. The lighting plan must contain, at a minimum, the following information:

- A. The location on the premises, the type, of luminaries, fixtures, supports, reflectors, and other devices utilized in each exterior light.
- B. A description of the illuminating devices, fixture, lamps, supports, reflectors, and other devices, including but not limited to catalog cuts by manufacturers and drawings (including sections, where necessary).
- C. Photometric data on each illuminating device, fixture, or luminaire commonly furnished by manufacturers or similar information which shows the cut-off angle and the amount of light emission.
- D. Should any exterior lighting fixture be changed after approval of the lighting plan as a portion of design review, a change request must be submitted to the building official for approval, together with adequate information to assure that the substituted light fixture complies with this Section.

**15.12.8 Modifications.** The Planning and Zoning may grant a modification of the regulations contained in this Section only upon a finding that all the following criteria are met:

- A. The modification will be consistent with public health, safety, and welfare.
- B. The modification is justified by the fact that the light fixture(s) as proposed are located in a manner whereby architectural or structural building members (eaves,

beams, columns, etc.) create a full cut-off effect or do not allow for light to be seen outside of the property boundary or allow vertical (upward) emission of light.

- C. The modification to be granted will be substantially consistent with the purposes in this division to avoid annoyance to others, preserve the ability to observe the night sky, conserve energy, reduce glare and light trespass, and to promote traffic and pedestrian safety.

#### **15.12.9 Enforcement**

- A. It is hereby found and determined that violation of any of the regulations contained in this division constitutes a public nuisance and may be abated in accordance with the provisions of Chapter 5.3, Nuisances, of the *Gunnison Municipal Code*.
- B. If the terms and provisions of this Section conflict with any other provision of the *Gunnison Municipal Code*, or the *Uniform Electric Code* the more restrictive standard in terms of light pollution control shall prevail.

## CHAPTER 16: ARCHITECTURAL CHARACTER

- 16.1 Purpose.** The purpose of this Chapter is to ensure that the physical and operational characteristics of proposed buildings and uses are appropriate when considered within the context of the surrounding area.
- 16.2 Applicability.** This Chapter applies to all proposed development in every PUD District, except the CRV district where campsite and modular residential unit development is exempt from these standards. This exemption does not exclude non-residential (office and common buildings) in the CRV District.
- 16.3 General Requirements.** The following statements describe the intent of this section. Specific standards are addressed in the paragraphs below.
- 16.3.1 New Development.** New developments adjacent to existing developed areas shall be compatible with the established architectural character of such areas by using a design that is complementary. This might include building form, colors, materials, and other techniques to provide harmony within the community. This requirement shall not be construed to mean that new buildings should exactly match existing structures, but to challenge designers to find elements that promote compatibility.
- 16.3.2 Establishing Architectural Character.** In areas where the existing architectural character is not definitively established, or is not consistent with the purposes of these PUD Development Standards the architecture of new development shall set an exemplary standard of quality for future projects or redevelopment in the area.
- 16.3.3 Building Orientation.** Building orientation must be considered in relation to local climatic conditions. For example, north facing façades are especially susceptible to winter snow and ice accumulation, and entries may require special treatment. Snow shed from roofs and snow storage zones along streets must be considered in arranging building elements on the site. Outdoor spaces must be located in a manner to provide adequate solar access, with shade and relief from glare provided by landscaping and overhead structures.
- 16.3.4 Compatibility.** Compatibility shall be achieved through techniques such as the repetition of roof lines, the use of similar proportions in building mass and outdoor spaces, similar relationships to the street, similar window and door patterns, and/or the use of building materials that have color shades and textures similar to those existing in the community. Brick and stone masonry shall be considered compatible with wood framing and other materials.
- 16.3.5 Building Materials.** In all areas of the Gunnison Rising PUD, excluding the Commercial and Modified Industrial Districts, metal, aluminum, and vinyl sided buildings are prohibited, although metal used as siding and metal accent treatments are permitted in all districts if such metal materials comply with Section 16.3.7 (Glare) of these PUD Development Standards.
- 16.3.6 Building Size, Height, Bulk, Mass, Scale.** Buildings shall either be similar in size and height, and/or be articulated and subdivided into massing that is proportional to the mass

and scale of other structures, if any, on the same block face, opposing block face or cater-corner block face at the nearest intersection.



**FIGURE 16.1: UNACCEPTABLE RESIDENTIAL MASS/SCALE RELATIONSHIP**

- 16.3.7 Glare.** Building materials shall not create excessive glare. If highly reflective building materials are proposed, such as aluminum, unpainted metal and reflective glass, the potential for glare from such materials will be evaluated to determine whether or not the glare would create a significant adverse impact on the adjacent property owners, neighborhood or community in terms of vehicular safety, outdoor activities and enjoyment of views. If so, such materials shall not be permitted.
- 16.3.8 Building Color.** Color shades shall be used to facilitate blending into the neighborhood and unifying the development. The color shades of building materials shall draw from the range of color shades that already exist on the block or in the adjacent neighborhood.
- 16.3.9 Land Use Transition.** When land uses with significantly different visual character are proposed adjacent to each other or where gradual transitions are not possible, the development plan shall achieve compatibility through compliance with the standards set forth in this Chapter regarding scale, form, materials and colors and adoption of operational standards including limits on hours of operation, lighting, placement of noise-generating activities and similar restrictions. Landscape buffers may be required within specific zone districts and are also an acceptable land use transition with no special architectural treatment required.
- 16.3.10 Outdoor Service Areas/Mechanical Equipment.** Service and utility entrances, mechanical support facilities, and unimproved building areas must not be located within view of the neighboring residences, the Western State College campus, the Historical Museum, or visible from the Highway 50 right-of-way without adequate landscape treatment. Outdoor storage, trash collection or compaction, loading platforms or other such uses shall not be located within ten feet of any public street, public sidewalk or internal pedestrian way. Notwithstanding the foregoing, areas for trash collection may be located within ten feet of an internal pedestrian way. Additionally, service and utility courts or areas designed in conjunction with fire lanes may contain necessary support functions as long as they meet the visibility provisions established herein. Architectural screening

requirements for outdoor service areas and mechanical equipment are listed in Section 16.7 of these PUD Development Standards.



ACCEPTABLE



UNACCEPTABLE

FIGURE 16.2: OUTDOOR EQUIPMENT SCREENING TECHNIQUES

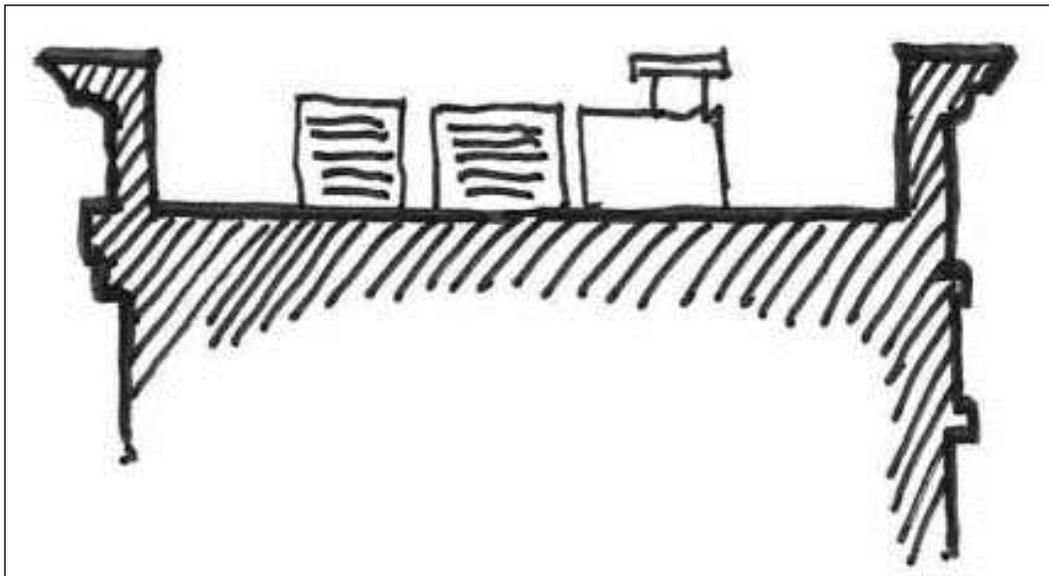


FIGURE 16.3: ROOFTOP EQUIPMENT SCREENING

**16.3.11 Windows**

- A. Mirror glass with a reflectivity or opacity of greater than sixty percent is prohibited.
- B. Clear glass shall be used for commercial storefront display windows and doors.

- C. Windows shall be individually defined with detail elements such as frames, sills, muntins, lintels, transoms, and mullins, and placed to visually establish and define the building stories and establish human scale and proportion.

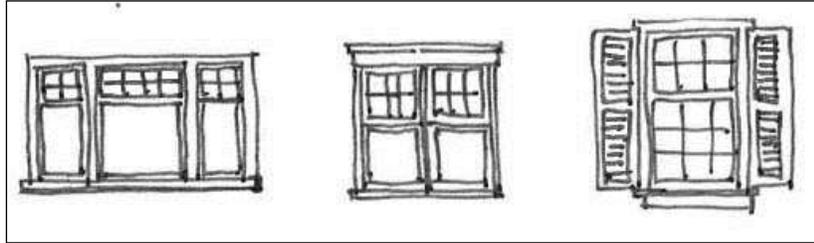


FIGURE 16.4: WINDOW DETAIL ELEMENTS

## 16.4 Residential Building Design Standards

**16.4.1 Purpose/Applicability.** The following standards are intended to promote variety, visual interest and pedestrian-oriented streets in residential development.

**16.4.2 Massing and Articulation.** Utilizing a hierarchy of forms, the principle structures will create the mass that will be used to define the space along a street or common area. Secondary to the principle structure will be architectural features such as porches, dormers, bay windows, etc., that will provide the street articulation to give interest and variety to the streetscape (see below).



FIGURE 16.5: RESIDENTIAL STREET ARTICULATION

### 16.4.3 Housing Model Variety

- A. Any development of one hundred or more single-family detached, and/or single-family attached dwelling units in groups of two (i.e., duplexes), shall have at least three different types of housing models. The applicant shall include in the application for approval of the project development plan documentation showing how the development will comply with the foregoing requirement.
- B. Each housing model shall have at least three characteristics which clearly and obviously distinguish it from the other housing models, including different floor plans, exterior materials, roof lines, garage placement, placement of the footprint on the lot, and/or building face.
- C. The requirements provided in subparagraphs (A) and (B) above shall not apply to developments containing ten or fewer dwelling units.



FIGURE 16.6: EXAMPLES OF HOUSING MODEL VARIATIONS

### 16.4.4 Relationship of Dwellings to Streets and Parking.

- A. **Orientation to a Street and/or Connecting Walkway.** Every front façade with a primary entrance to a dwelling unit shall face the adjacent street to the extent feasible. Every front façade with a primary entrance to a dwelling unit shall face a connecting walkway.

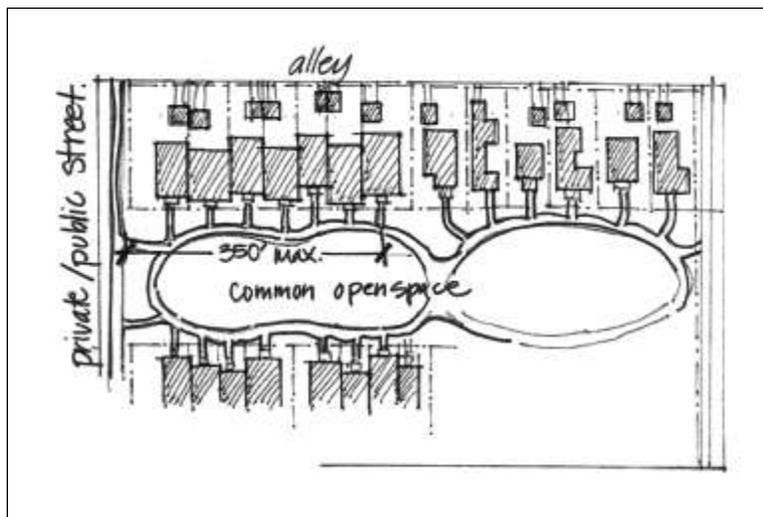


**FIGURE 16.7: PRIMARY ENTRANCE FACING STREET**

**FIGURE 16.8: PRIMARY ENTRANCE FACING WALKWAY**

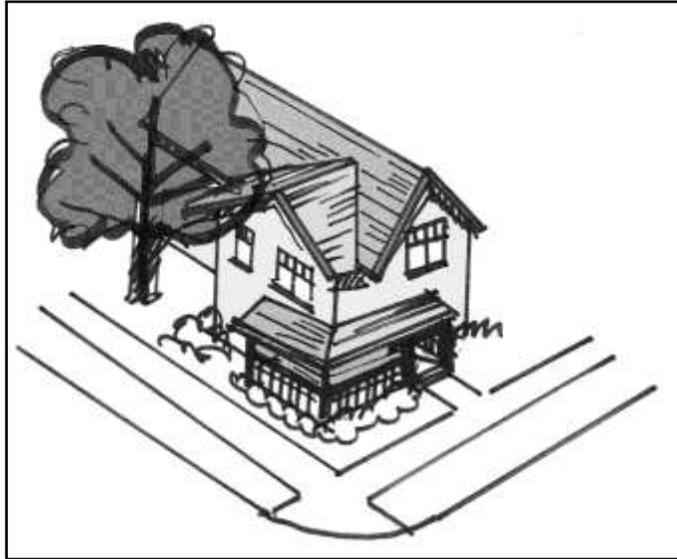
The following exceptions to this standard are permitted:

1. An approved accessory dwelling unit located to the rear of the single family dwelling, and where the single family dwelling has frontage on either a public or private street.
2. Primary dwelling unit entrances facing pedestrian courts or common open areas may be located in a manner where by the all portions of the facility and all portions of the exterior walls of the first story of the building are within 150 feet as measured by an approved route from a designated fire apparatus access road. This distance may be extended to 200 feet if approved by the Gunnison Fire Marshal and Community Development Director.



**FIGURE 16.9: CONNECTING WALKWAY IN COMMON OPEN AREA**

3. Corner lots will have two building elevations, front and side, that are in public view and contribute to the streetscape aesthetics. Both of the elevations are to receive architectural detail.



**FIGURE 16.10: ELEVATION DETAILING ON CORNER LOT**

**B. Porches and Entry Features.**

1. A front porch with a minimum depth of six feet (as measured from the building façade to the porch edge or rim joist) shall be provided on single-family detached dwellings, unless other architectural design elements approved by the Community Development Director are employed to clearly distinguish the main entry. Any porch over 30 inches in height must meet front setback requirements.

2. A clearly defined building front facing the street with a covered front porch or stoop measuring at least four feet by four feet shall be provided on each ground floor single-family attached dwelling.

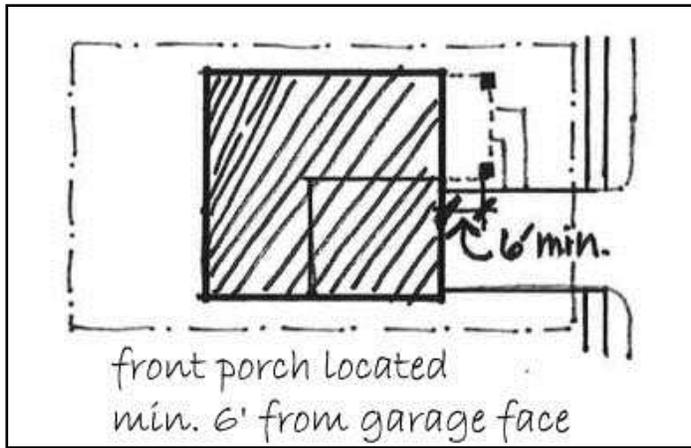


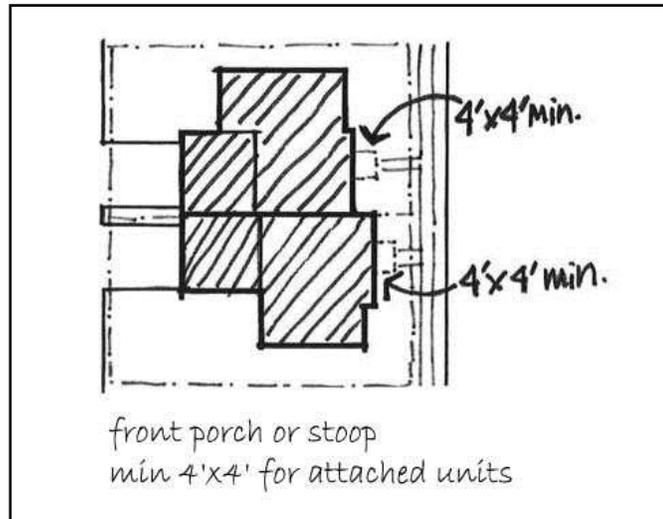
FIGURE 16.11: SINGLE-FAMILY DETACHED FRONT PORCH DEPTH



FIGURE 16.12: DISTINGUISHING ENTRY ELEMENTS



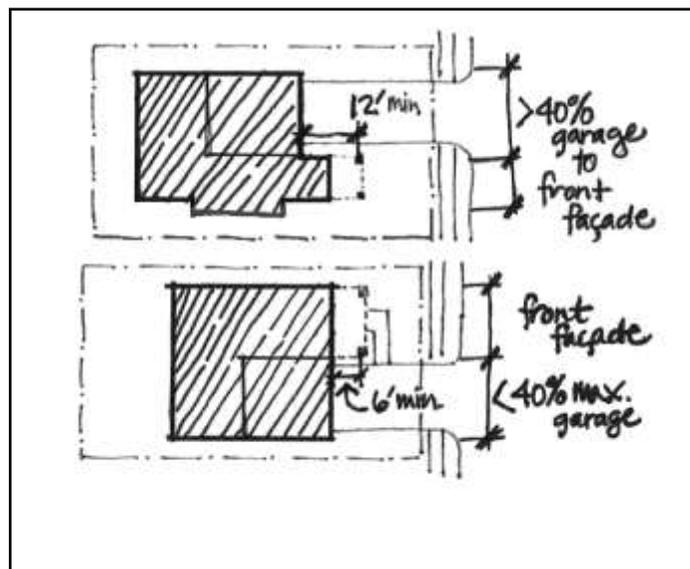
FIGURE 16.13: SINGLE-FAMILY ATTACHED FRONT PORCH/STOOP



**FIGURE 16.14: FRONT PORCH/STOOP DIMENSION**

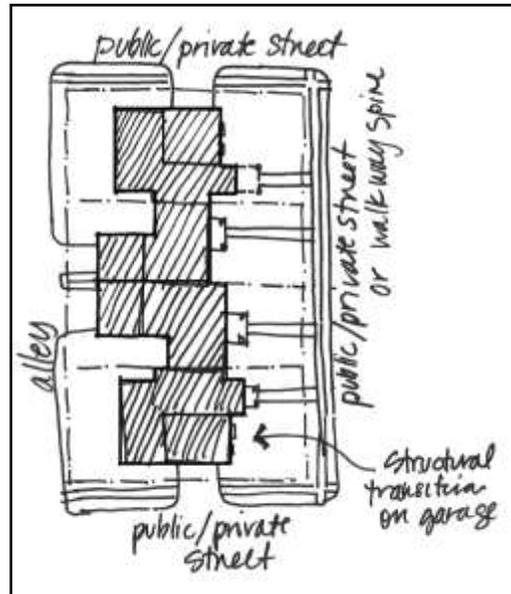
**16.4.5 Garage Doors.** To prevent residential streetscapes from being dominated by protruding garage doors, and to allow the active, visually interesting features of the house to dominate the streetscape, the following standards shall apply:

- A. Street-facing garage doors must be recessed behind either the front facade of the ground floor living area portion of the dwelling or a covered porch by at least six feet from the primary facade of the house. If the garage is more than 40 percent of the linear footage of the front elevation, garages shall be setback at least 12 feet.



**FIGURE 16.15: GARAGES SET BACK FROM FRONT ELEVATION**

- B. Garage doors may be located on another side of the dwelling (“side- or rear-loaded”) provided that the side of the garage facing the front street has windows or other architectural details that mimic the features of the living portion of the dwelling.
- C. Garage doors shall not comprise more than 60 percent of the first floor lineal front elevation facing the front yard. Alleys and corner lots are exempt from this standard.



**FIGURE 16.16: MULTI-FAMILY DWELLINGS  
FACING WALKWAY**

- D. The Community Development Director may consider approval of alternative garage door treatments if:
1. The configuration of the lot or other existing physical condition of the lot makes the application of these standards impractical; and,
  2. The proposed design substantially meets the intent of these PUD Development Standards to line streets with active living spaces, create pedestrian-oriented streetscapes and provide variety and visual interest in the exterior design of residential buildings.



**FIGURE 16.17: STRUCTURED TRANSITIONS FROM PUBLIC TO PRIVATE AREAS**

## **16.5 Mixed-Use and Commercial Building Design Standards**

**16.5.1 Purpose.** These standards are intended to promote the design of an urban environment that is built to human scale, to encourage attractive and functional street fronts and other connecting walkways that accommodate pedestrians as the first priority, while also accommodating vehicular movement, utilities, irrigation ditches and snow storage.

**16.5.2 Applicability.** The following standards shall apply to all development except for Large Scale Retail Developments, as defined by the *City of Gunnison Municipal Code*. However, Section 16.4.4.B. (Buildings Adjacent to Highway 50 and Western College) shall apply to all new buildings to include Large Scale Retail Developments. If there is a conflict between the provisions found in Section 16.4.4.B. and *Municipal Code* standards, as they may be amended, for Large Scale Retail Developments, the most restrictive standard shall apply.

**16.5.3 Review Procedures.** All mixed-use and commercial development shall require submission of preliminary site development plans, submitted in accordance with the design review requirements set forth in the Gunnison Rising Development Standards Design Review Procedures.

**16.5.4 Requirements.** The following concepts shall be reflected on all development plans prepared pursuant to this section:

- A. Relationship of Buildings to Streets, Walkways and Parking. Building fronts and main entrances shall primarily orient to the street(s) or to a courtyard connected to the street with a pedestrian-way. In a courtyard orientation, all building frontages adjacent to streets shall include design features to create interest on the street. At

least one main entrance of any commercial or mixed-use building shall face and open directly onto a connecting walkway with pedestrian frontage. Any building which has only vehicle bays and/or service doors for intermittent/infrequent nonpublic access to equipment, storage or similar rooms (i.e., self-serve car washes) shall be exempt from this standard.



**FIGURE 16.18: MIXED USE/COMMERCIAL STRUCTURES RELATING TO CONNECTING WALKWAYS**

- B. Buildings Adjacent to Highway 50 and Western State College. Commercial and multiple family buildings on the Highway 50 frontage must have a strong internal focus, rather than Highway orientation or orientation to the Western State College campus. Primary building entryways must face toward the internal road system.

Commercial development must carefully consider building orientation to achieve effective site planning. Buildings must be orientated toward focal points within the development itself. These focal points may include natural features, a building of central importance, internal streets or planned open space.

The adjacent college campus, Jorgensen Park, Historical Museum, and adjacent residential land uses must be considered when orienting commercial buildings on the properties with frontage on Highway or Escalante Drive. Buildings shall be adequately detailed to result in “360 degree architecture” with quality treatment on all sides. Service and utility entrances, mechanical support facilities must not be located within view of the campus and neighboring residences or visible from the highway right-of-way. Service and utility courts or areas designed in conjunction with fire lanes may contain necessary support functions.

- C. Variation in Massing. A single, large, dominant building mass should be avoided in new buildings and, to the extent reasonably feasible, in development projects involving changes to the mass of existing buildings. Changes in mass are encouraged

to be related to entrances, the integral structure and/or the organization of interior spaces and activities and not merely for cosmetic effect.

- D. **Parking.** No more than 50 percent of all required parking shall be located between the building front façade and the adjacent public right-of-way.
- E. **Mechanical Equipment.** All outdoor mechanical equipment, such as heating and ventilation systems, must be placed on the roof, in the rear or side of a building, and otherwise be visually screened from any street. Mechanical equipment along street frontage(s) shall be screened. Mechanical equipment on a roof shall be screened with a parapet wall or other types of visual screen walls and noise diffusion as described in Section 16.7.
- F. **Façade Treatment**
  - 1. **Minimum Wall Articulation.** Building bays shall be a maximum of thirty (30) feet in width. Bays shall be visually established by architectural features such as columns, ribs or pilasters, piers and fenestration pattern.



**FIGURE 16.19: BUILDING BAY ARCHITECTURAL FEATURES**

- 2. No wall that faces a street, highway, or the Western State College campus, or connecting walkway shall have a blank, uninterrupted length exceeding 30 feet without including at least two of the following: change a four foot wall plane offset, change in texture or masonry pattern, windows, trellis with vines, or an equivalent element that subdivides the wall into human scale proportions.
- 3. Side or rear walls that face walkways may include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations of the wall, only when actual doors and windows are not feasible because of the nature of the use of the building.
- 4. Façades that face streets or connecting pedestrian frontage shall be subdivided and proportioned using features such as windows, entrances, arcades, arbors, awnings, trellis with vines, along no less than 50 percent of the façade.



**FIGURE 16.20: COMMERCIAL CENTER FAÇADE AND ENTRY**

5. Entrances. Primary building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico in order to provide shelter from the summer sun and winter weather.



**FIGURE 16.21: DEFINED AND SHELTERED BUILDING ENTRANCES**

6. Awnings. Awnings shall be no longer than a single storefront.
7. Base and Top Treatments. All façades shall have:
  - a. A recognizable “base” consisting of at least one of the following:
    - i. thicker walls, ledges or sills;
    - ii. integrally textured materials such as stone or other masonry;
    - iii. integrally colored and patterned materials such as smooth-finished stone or tile;

- iv. lighter or darker colored materials, mullions or panels; or
  - v. planters.
- b. A recognizable “top” consisting of at least one of the following:
- i. cornice treatments, with integrally textured materials such as stone or other masonry or differently colored materials;
  - ii. sloping roof with overhangs and brackets; or,
  - iii. stepped parapets.



**FIGURE 16.22: BASE AND TOP TREATMENTS FOR MIXED USE/COMMERCIAL FAÇADES**

- G. Screening requirements for outdoor service areas and mechanical equipment are listed in Section 16.7 of these PUD Development Standards.
- H. All development shall be subject to the applicable requirements of the *Gunnison Municipal Code*, Chapter 15.180, Design Review Procedures and, for buildings equal to or greater than 50,000 square feet, the provisions of the *City Standards for Large Scale Retail*.

## 16.6 Industrial Building Design Standards

**16.6.1. Purpose.** The design of industrial sites will provide for good vehicular and pedestrian circulation, adequate landscaping and buffering, fencing and vegetated open space. Design components will generally involve utilitarian buildings and paved areas, which optimize the facilities' functions while acknowledging that they involve technical processes and requirements for manufacture, distribution, sales and servicing processes.

**16.6.2. Guiding Principles.** The architectural design principles for industrial development are centered on several very simple concepts for modern industrial development including:

- A. Continuity of the built environment is achieved through “common elements” within the development, such as consistent use of horizontal banding, building materials, and glazing.



**16.23: COMMON ELEMENTS IN AN INDUSTRIAL DEVELOPMENT**

- B. Buildings will use colors which are controlled to specific palettes emphasizing natural tones compatible with the surrounding environment



**FIGURE 16.24: BUILDING COLOR PALETTES EMPHASIZING NATURAL TONES**

- C. Buildings will incorporate the use of accent features, particularly at main entrances, to provide relief to the building façades.
- D. All buildings shall have an articulated base, body, and top whose horizontal scale is established by the introduction of major and minor vertical elements.

**16.6.3. Relationship of Buildings to Streets, Walkways and Parking.** *Orientation to a Connecting Walkway:* At least one (1) main entrance of any industrial building shall face and open directly onto a connecting walkway to parking areas. Any building which has only vehicle bays and/or service doors for intermittent/infrequent nonpublic access to equipment, storage or similar rooms shall be exempt from this standard.

**16.6.4 Variation in Massing.** A single, large, dominant building mass shall be avoided in new industrial buildings. Changes in mass are encouraged to be related to entrances, the integral structure and/or the organization of interior spaces and activities and not merely for cosmetic effect.



FIGURE 16.25: VARIATION IN MASSING OF INDUSTRIAL BUILDING

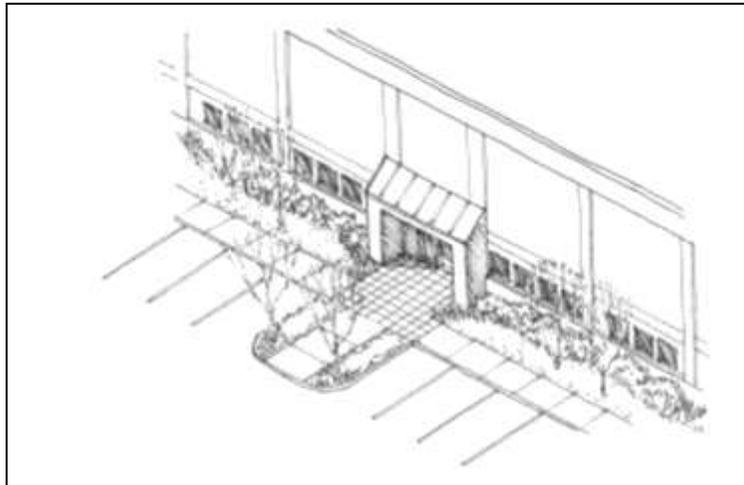
### 16.6.5 Façade Treatment

- A. Minimum Wall Articulation. Building bays shall be a maximum of 30 feet in width.
- B. No wall that faces a street or connecting walkway shall have a blank, uninterrupted length exceeding 30 feet without including at least two of the following: change in plane, change in texture or masonry pattern, windows, or an equivalent element that subdivides the wall into appropriately-scaled proportions.
- C. Side or rear walls that face walkways may include false windows and door openings defined by frames, sills and lintels, or similarly proportioned modulations of the wall, only when actual doors and windows are not feasible because of the nature of the use of the building.
- D. All sides of the building shall include materials and design characteristics consistent with those on the front. Use of inferior or lesser quality materials for side or rear façades is discouraged.
- E. Façades that face streets or connecting pedestrian frontage shall be subdivided and proportioned using features such as windows, entrances, arcades, arbors, awnings, along no less than 50 percent of the façade.



**FIGURE 16.26: WINDOWS AND AWNINGS ADD INTEREST TO LENGTHY FAÇADES**

- F. **Entrances.** Primary building entrances shall be clearly defined and recessed or framed by a sheltering element such as an awning, arcade or portico in order to provide shelter from the summer sun and winter weather.



**FIGURE 16.27: ENTRANCE ARTICULATION AND SHELTERING**

- G. **Base and Top Treatments.** All façades shall utilize, on at least 30 percent of its length, the following:

1. A recognizable “base” consisting of at least one of the following:
  - a. thicker walls, ledges or sills;
  - b. integrally textured materials such as stone or other masonry;
  - c. integrally colored and patterned materials such as smooth-finished stone or tile;
  - d. lighter or darker colored materials, mullions or panels; or
  - e. planters.
2. A recognizable “top” consisting of at least one of the following:

- a. cornice treatments, with integrally textured materials such as stone or other masonry or differently colored materials;
- b. sloping roof with overhangs and brackets; or,
- c. stepped parapets.



**FIGURE 16.27: BASE AND TOP TREATMENTS FOR INDUSTRIAL/BUSINESS PARK FACADES**

H. **Screening.** Screening requirements for outdoor service areas and mechanical equipment are listed in Section 16.7 of this PUD Code.

## **16.7 Architectural Screening**

**16.7.1 Purpose.** To provide a visual screen for areas used for outdoor storage and/or equipment, loading docks, and trash enclosures.

**16.7.2 Definition.** Architectural screening shall be defined as the use of solid opaque structures intended to hide from view certain elements of site development that may be visually objectionable.

**16.7.3 Requirements.** Architectural screening shall be provided for the following uses:

- A. Loading docks
- B. Trash receptacles over two cubic yards in volume
- C. Outdoor storage and mechanical equipment areas.

**16.7.4 Construction materials.** When required, screening shall consist of the following:

- A. Solid opaque wall six feet in height
- B. Wall construction may consist of masonry, stone, concrete blocks, pre-fabricated masonry fence panels, or other similar weather resistant building material, as determined by the Community Development Director.

- C. Trash enclosure areas that are located away from the primary building may be constructed of material complementary to the primary building, such as masonry block with stucco, but shall not utilize wood fencing as primary wall structural material.
- D. Trash enclosure doors or gates must be constructed of weather-resistant opaque materials, such as metal or composite vinyl.
- E. No vinyl or aluminum fencing shall be permitted.
- F. In cases where design review requirements differ from this section (e.g.: taller screen walls for loading dock area screening), the more restrictive requirement shall govern. Outdoor storage areas may utilize a solid wood or vinyl composite fence 6' in height.
- G. All screened areas shall be surrounded by a landscaped buffer area a minimum of five feet wide adjacent to, and surrounding screening walls.

**16.8 Sign Regulations.** The objective of this section is to create the framework for a comprehensive and balanced system of signage control and thereby to provide an attractive and effective balance between signage and the environment.

**16.8.1 Purpose.** The regulation of signs shall be based upon the following principles:

- A. Signs help to provide a positive economic climate for business and industry by encouraging better communication with the public, and providing information to the traveling public.
- B. Signs must provide easy and legible identification.
- C. Signs must be compatible with adjacent buildings and uses.
- D. Signs must be visually pleasing and of high quality design.

**16.8.2 Requirements.** All signs in Gunnison Rising shall adhere to the following regulations. Any signage not provided for in the following shall be deemed prohibited.

- A. Wall signs shall be located on a building elevation/façade, in accordance with location restrictions contained within the *City of Gunnison Land Development Code* Sign Standards, as they currently exist, and as they may be amended in the future.
- B. All signs erected, maintained, constructed, relocated, modified, or altered in any way must obtain a Sign Permit from the City of Gunnison.
- C. Freestanding Signs within 400 feet of the Highway 50 right-of-way shall be permitted pursuant to Sections 16.8.3 and 16.8.4 below.
- D. Wall Signs within 400 feet of the Highway 50 Right-of-Way (ROW) shall be restricted pursuant to Section 16.8.5 below.

- E. All other signs shall comply with the requirements of the Gunnison Municipal Code as it currently exists or as may be amended.

**16.8.3 Freestanding Signs Adjacent to Highway 50.** In addition to signs which may be permitted by the *Gunnison Municipal Code*, the following type and number of freestanding signs are permitted on properties within 400 feet of the Highway 50 right-of-way:

**TABLE 16.1: MULTI-TENANT FREESTANDING SIGN REGULATIONS**

TYPE	LOCATION	MAX. # OF SIGNS PER ZONING DISTRICT	MAXIMUM HEIGHT	MAXIMUM SIGN AREA	MAXIMUM NUMBER OF TENANTS LISTED ON SIGN
Multi-tenant Commercial Center signs	Commercial / Mixed Use Zoning District	Two	25 feet	100 square feet maximum aggregate; up to 50% of sign area may be allocated to primary tenant and logo areas	Ten
Multi-tenant Commercial Center signs	Commercial District south of Highway 50	One	25 feet	100 square feet maximum aggregate; up to 50% of sign area may be allocated to major tenant and logo areas	Ten
Multi-tenant Business Park signs	Industrial Modified Zoning District	One	25 feet	100 square feet maximum aggregate; up to 50% of sign area may be allocated to major tenant and logo areas	Ten

**TABLE 16.2: LOW-PROFILE FREESTANDING SIGN REGULATIONS**

TYPE	LOCATION	MAXIMUM NUMBER PER ZONING DISTRICT	MAXIMUM HEIGHT	MAXIMUM SIGN AREA
Residential Subdivision Entrance Signs	Residential Village Zoning District	One	6 feet	50 square feet maximum
RV Resort Identification signs	Commercial RV Zoning District	Two	6 feet	50 square feet maximum
Government Office Identification Signs	Government Zoning District	One	6 feet	50 square feet maximum

#### 16.8.4 Additional Freestanding Sign Requirements.

- A. Location.** No Freestanding Sign shall be located within the buffer area established adjacent to Highway 50. All Freestanding Signs must maintain a minimum setback of at least eight (8) feet from any public right-of-way. Signs greater than six (6) feet tall (including sign area and sign structure) shall conform to the building setbacks of the zoning district in which the parcel is located.
- B. Illumination.** Freestanding Signs may be internally illuminated or illuminated via spot lighting or similar external forms. Internally illuminated signs shall have an opaque background with only letters and logo illuminated. The illumination of signs is permitted, provided that the full-cutoff fixture requirements and luminaire standards meet the requirements of other exterior lighting as set forth in Section 15.12.
- C. Materials.** All materials of any Freestanding Sign shall be compatible and harmonious with the materials of the building, center, or subdivision identified by the sign.
- D. Colors.** All colors of any Freestanding Sign shall be compatible and harmonious with the color(s) of the building, center, or subdivision identified by the sign. Furthermore, text on a Freestanding Sign is limited to three (3) colors.
- E. Items of Information.** The items of information on a Freestanding Sign shall be limited to the name of the subdivision, business(es) or business center, address, telephone number, and/or business/center/subdivision logo. Please refer to the sketches below for illustrations of the two types of freestanding signs described in the tables above.

**16.8.5 Wall Sign Requirements.** Wall signs shall be allowed within Gunnison Rising to advertise businesses and services within the CM District with the additional restrictions set forth in sections A-F listed below.

- A. Location:** Only buildings with wall plane elevations that directly abut the Highway 50 ROW may utilize Highway frontage in calculating allowable sign area; off-premises signs are prohibited, except for those permitted by the free-standing sign standards established herein.
- B. Size:** The size of wall signs facing the Highway 50 ROW shall be no larger than 100 square feet or equal to the allowed sign area calculated based on the store front dimension, whichever is most restrictive.
- C. Illumination:** Wall signs may be internally illuminated. Internally illuminated signs shall have an opaque background with only letters and logo illuminated.
- D. Materials:** All materials of any sign shall be compatible and harmonious with the materials of the building, center, or subdivision identified by the sign.
- E. Items of Information:** The items of information on a wall sign shall be limited to the name, business(es), address, telephone number, and/or business logo.

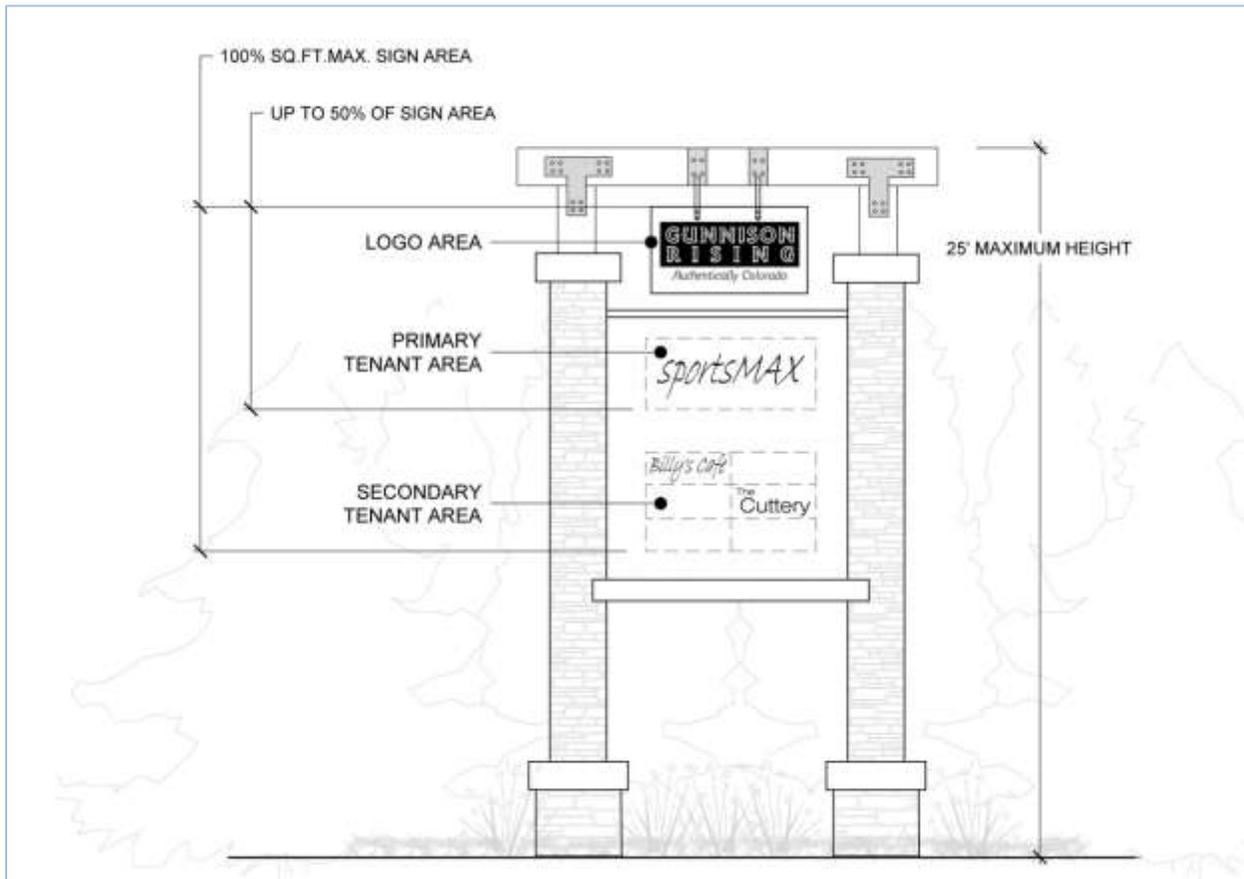


FIGURE 16.28 MULTI-TENANT FREESTANDING SIGN ILLUSTRATION

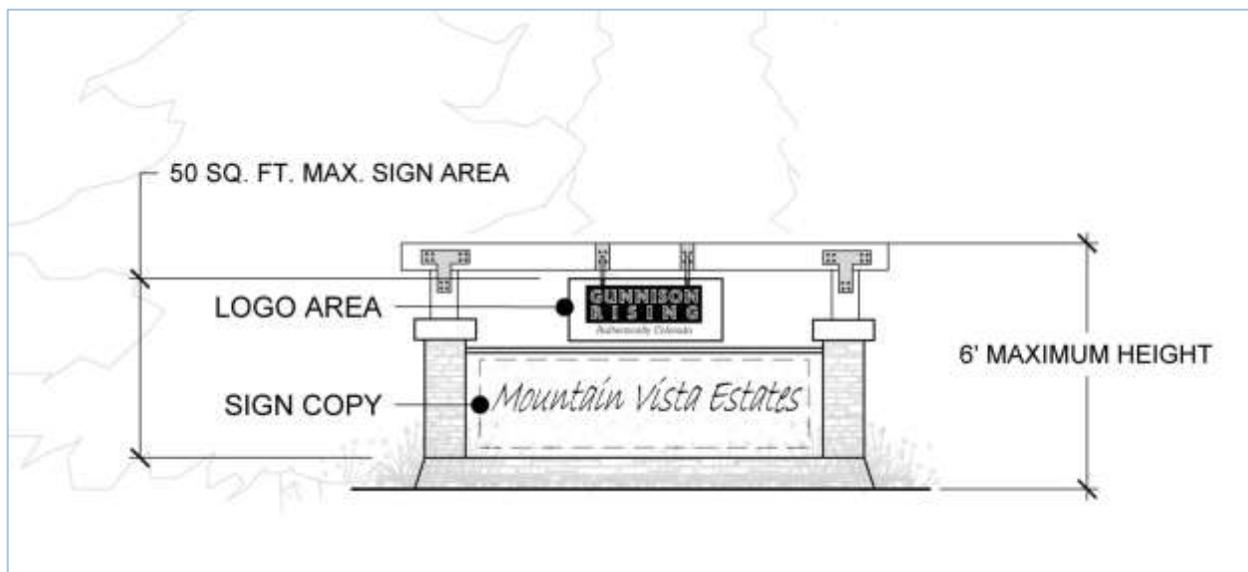


FIGURE 16.29 LOW-PROFILE FREESTANDING SIGN ILLUSTRATION

## APPENDIX A: DEVELOPMENT PHASING<sup>1</sup>

- A.1 Purpose.** The purpose of this Appendix A is to provide timelines for, and descriptions of, the physical development anticipated for the Gunnison Rising PUD, and the improvements necessary to facilitate that development. The timelines and descriptions are organized into phases as described within this section.
- A.2 General Requirements. The following statements describe the intent of this Appendix A. Specific standards are addressed in the paragraphs below.**
- A.2.1 Conform to Phasing Plan.** All development in the PUD will conform to the approved Phasing Plan unless an amendment is approved through the PUD Major Change provisions of the *Gunnison Municipal Code*. Phases III and IV may be interchanged without an amendment.
- A.2.2 Traffic and Utility Requirements.** Traffic and utility requirements are discussed in a broad summary context within this Appendix A.
- A.2.3 Additional Improvements.** Additional improvements may be required for each phase, subject to provisions of subdivision review and approval.
- A.2.4 Commencing of Next Phase.** Development activity may occur in the next sequential phase only if the activity is within a zone district type that has not already been started. A new Phase with the same zone district can commence once 50 percent of that zone district is complete.
- A.3 Description of Phases.** Eight development phases are anticipated for the Gunnison Rising PUD. These phasing elements are listed in Table A.1, and are illustrated in the Phasing Plan attached at the end of this Section.
- A.4 Requirements of Phases.** Development in the phases shown in Table A.1 shall incorporate the following land uses, traffic and utility improvements.
- A.4.1 Phase I**
- A. Land Uses: This phase includes the Commercial Western Pavilion (C/WP) district; the Open Space/Equestrian (O/E) district; four acres of Single-Family Residential (R-1) occupied by an existing residence; and nine acres of land in the Government (GOV) district.
  - B. Traffic Improvements: Highway 50 – Colorado Department of Transportation (CDOT) Highway Access Permit required for the proposed development in the GOV District.
    1. Install highway improvements as required by CDOT and the City of Gunnison.
    2. Off-site impacts from the transportation study are required to be addressed.

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<sup>1</sup> As corrected by Ordinance Series 2013 Number 10

3. Setbacks from the Highway 50 right-of-way must match the ultimate width of Highway 50 at the final Phase.
- C. The Colorado Division of Wildlife (CDOW) facilities will be served on an interim basis with a well permitted by the Colorado Division of Water Resources and engineered Individual Sewage Disposal System (ISDS) meeting City standards. City electric services will be extended to the CDOW facility at the cost to the developer or owner. Associated utility development for the nine acre DOW site will be subject to subdivision review and approval.
  - D. The existing residence in the R-1 district will remain on existing well and Individual Sewage Disposal System (ISDS) as long as the ISDS is functioning in conformance with City ISDS standards and those provisions of Section 7.1 of the Annexation Agreement. Electric service may continue to be served by the Gunnison County Electric Association on an interim basis.
  - E. Installation of the irrigation utility system will be accomplished pursuant to engineered plans submitted and approved through the subdivision review process.
  - F. Implement cultural resource inventory studies that may be needed.

#### **A.4.2 Phase II**

- A. Land Uses: This phase includes approximately 24 acres of the Commercial/Mixed Use area (CM District) located north of Highway 50; 37 acres of Industrial Modified Business and Research Park (IM District) which will include the Public Works facility site; and the five acre Travel Plaza (C District) located south of Highway 50.
- B. Traffic Improvements: Prior to initiating submittal of any subdivision or development plan in Phase II, development of the *Highway Access Control Plan* with CDOT shall be fulfilled and adopted pursuant to the annexation agreement. CDOT Highway Access Permits will be required. All design and construction of Highway 50 improvements will be directed by the *Highway Access Control Plan* approved by CDOT and the City. Off-site impacts from the transportation study as defined in Section 2.7 of these PUD Development Standards are required to be addressed.
  1. Highway 50 will be widened in Phase II, with a three lane configuration to the eastern boundary of the phase. Installation of turn lanes and modifications to the lane geometry, as needed, to facilitate these anticipated highway improvements will also be completed in this Phase. Setbacks from the Highway 50 right-of-way must match the ultimate width of Highway 50 at the final Phase.
  2. Lengthen the existing drainage structures and box culvert for future trail crossing to match the proposed roadway section will be completed by the applicant. Required signage and striping will be provided in compliance with CDOT and/or the *Manual of Uniform Traffic Control Devices (MUTCD)* requirements. Stop signs will be used at these improved intersections until signalized controls are required by the City or as stipulated by the approved Highway Access Control Plan.

3. The right-of-way serving the extension of College Avenue will be platted and dedicated to the City, and this street will be improved and connected into the development within the Commercial Mixed Use District.
  4. Internal public streets, sidewalks and trails will be developed as required by subdivision development agreements.
  5. A traffic signal will be installed at the intersection of Highway 50 and the entrance into the CM Zone when the CDOT determines that Average Daily Trips (ADT) on Highway 50, and intersecting collector roads warrant the installation in accordance with the study requirements described in Section 2.7 of these PUD Development Standards.
  6. Installation of internal public streets, sidewalks, and trails as required by subdivision development agreements.
- C. Utility Improvements: This phase will be accompanied by a Development Phase Submittal as defined in Section 2.7 of these PUD Development Standards. The Development Phase Submittal will define necessary domestic water, wastewater, storm water, irrigation and electric system utility requirements needed to serve Phase II, as well as the systems' sizing needs to extend services to adjacent future development phases.
1. Installation of the lift station and the force main sewer line to accommodate 30 percent of the ultimate required capacity for the entire Gunnison Rising PUD. Connect into the existing gravity sewer line at E. San Juan Avenue and Teller Street.
  2. Installation of all sewer trunk main lines needed to serve the Phase II development will be accomplished pursuant to engineered plans submitted to the City and approved as part of the phase review and subdivision review processes.
  3. Installation of water mains from the City's water tanks as needed to serve the development and to maintain adequate fire flow and pressures pursuant to engineered plans submitted to the City and approved as part of the phase review subdivision review processes. Water supply and quality will be in accordance with Section 15.2 of the Annexation Agreement.
  4. Installation of electric lines, transformers, switch gear and other related facilities to accommodate the initial 25 percent of the project.
  5. Storm water facilities will be developed and maintained in accordance with the Master Drainage Report, municipal standards regulating storm water utilities, and related municipal standards for water quality control.
  6. Installation of the irrigation utility system will be accomplished pursuant to engineered plans submitted and approved through the subdivision review process.
- D. Implement cultural resource inventory studies that may be needed.

### A.4.3 Phase III

- A. Land Uses: This phase includes the Commercial Recreational Vehicle (CRV) District, a 64-acre Recreational Vehicle Resort with 350 recreational units; and the remaining 8 acres of land in the Government (GOV) district.
- B. Traffic Improvements CDOT Highway Access Permits will be required. All design and construction of Highway 50 improvements will be directed by the *Highway Access Control Plan* approved by CDOT and the City. Off-site impacts from the transportation study are required to be addressed.
  - 1. Phase III utilizes the existing three lane section of Highway 50 through this phase. Setbacks from the Highway 50 right-of-way must match the width of Highway 50 at the final Phase.
  - 2. Acceleration and deceleration lanes will be added at the CRV Resort, if required by the Highway 50 Access Control.
  - 3. Required signage and striping per CDOT and MUTCD requirements will be installed. Stop signs will be installed at the intersections of Highway 50 that will be used to access the CRV Resort.
  - 4. Private streets serving the CRV Resort will be developed.
  - 5. The Tomichi Creek Trail from the City Loop Trail through the RV Resort will also be developed pursuant to the Subdivision Improvement Agreement requiring the developer to make necessary trail improvements.
  - 6. Installation of internal public streets, sidewalks, and trails as required by subdivision development agreements.
- C. Utility Improvements: This phase will be accompanied by a Development Phase Submittal as defined in Section 2.7 of these *PUD Development Standards*. The Development Phase Submittal will define necessary domestic water, wastewater, storm water, and irrigation and electric system utility requirements needed to serve Phase III, as well as the existing CDOW development and systems' sizing needs to extend services to adjacent future development phases.
  - 1. Installation of all Sewer main lines needed to serve the Phase III development, and also sized with the residual capacity to serve adjacent future phases will be accomplished pursuant to engineered plans submitted to the City and approved as part of the phase review and subdivision review processes.
  - 2. Installation of all Domestic Water main lines needed to serve the Phase III development, and also sized with the residual capacity to serve adjacent future phases will be accomplished pursuant to engineered plans submitted to the City and approved as part of the phase review and subdivision review processes.

3. City water and sewer services to the Commercial Western Pavilion and Government district CDOW facilities will be provided immediately in conjunction with the installation of water and sewer mains.
  4. Installation of electric lines, transformers, switch gear and other related facilities to serve the development will be completed.
  5. Storm water facilities will be developed and maintained in accordance with the Master Drainage Report, municipal standards regulating storm water utilities, and related municipal standards for water quality control.
  6. Installation of the irrigation utility system will be accomplished pursuant to engineered plans submitted and approved through the phase review and subdivision review processes.
- D. Implement cultural resource inventory studies that may be needed.

#### **A.4.4 Phase IV**

- A. Land Uses: This phase includes the western portion of the Residential Village area (R-2M district), which is approximately 27 acres in size; the remaining 24 acres of the Commercial/Mixed Use area (CM District); and approximately 17 acres of Parks/Open Space (O District).
- B. Traffic Improvements: All design and construction of Highway 50 improvements will be directed by the *Highway Access Control Plan* approved by CDOT and the City. Off-site impacts from the transportation study are required to be addressed.
1. Highway 50 will be improved to a three lane configuration between the eastern and western boundaries of this Phase IV adjacent to Highway 50. Setbacks from the Highway 50 right-of-way must match the ultimate width of Highway 50 at the final Phase.
  2. Installation of turn lanes and modifications to the lane geometry as needed to facilitate these anticipated highway improvements will be completed in this Phase IV.
  3. Signage and striping will be provided in compliance with CDOT standards and/or the *Manual of Uniform Traffic Control Devices* (MUTCD) requirements.
  4. Stop signs will be used at these improved intersections until signalized controls are required by the City or as stipulated by the approved Highway Access Control Plan.
  5. Installation of internal public streets, sidewalks and trails as required by subdivision development agreements.
  6. Georgia Avenue will be extended into the development.
  7. Improvements will be completed at the Georgia / Escalante intersection.

8. Installation of the required Escalante and Georgia improvements as required by Western State College and the City pursuant to agreement and easement dedication terms.
  9. Implementation of the necessary site, landscaping, and parking improvements at the Aspinnall-Wilson Center as required by the Western State College Foundation will also occur in this phase.
  10. Installation of the Escalante Drive Buffer when development activity other than the City Loop trail commences within 500 feet of Escalante Drive
- C. Utility Improvements: This phase will be accompanied by a Development Phase Submittal as defined in Section 2.7 of these *PUD Development Standards*. The Development Phase Submittal will define necessary domestic water, wastewater, storm water, irrigation and electric system utility requirements needed to serve Phase IV, as well as the systems' sizing needs to extend services to adjacent future development phases.
1. The lift station capacity will be increased to accommodate a total of 70 percent of the projected development needs.
  2. Installation of all sewer main lines needed to serve the Phase IV development, and also sized with the residual capacity to serve adjacent future phases will be accomplished pursuant to engineered plans submitted to the City and approved as part of the phase review and subdivision review processes.
  3. Installation of all water main lines needed to serve the Phase IV development, and also sized with the residual capacity to serve adjacent future phases will be accomplished pursuant to engineered plans submitted to the City and approved as part of the phase review subdivision review processes.
  4. Installation of electric lines, transformers, switch gear and other related facilities to serve the development will be completed.
  5. Storm water facilities will be developed and maintained in accordance with the Master Drainage Report, municipal standards regulating storm water utilities, and related municipal standards for water quality control.
  6. Installation of the irrigation utility system will be accomplished pursuant to engineered plans submitted and approved through the subdivision review process.
- D. Implement cultural resource inventory studies that may be needed.

#### **A.4.5 Phase V**

- A. Land Uses: This phase includes 3 acres of Open Space land (O district) and 73 acres of Residential (R-2 district).
- B. Traffic Improvements. Off-site impacts from the transportation study are required to be addressed.

1. Installation of internal public streets, sidewalks and trails as required by subdivision development agreements.
- C. Utility Improvements: This phase will be accompanied by a Development Phase Submittal as defined in Section 2.7 of these *PUD Development Standards*. The Development Phase Submittal will define necessary domestic water, wastewater, storm water, irrigation and electric system utility requirements needed to serve Phase V, as well as the systems' sizing needs to extend services to adjacent future development phases.
1. Installation of all sewer main lines needed to serve the Phase V development, and also sized with the residual capacity to serve adjacent future phases will be accomplished pursuant to engineered plans submitted to the City and approved as part of the phase review and subdivision review processes.
  2. Installation of all Domestic Water main lines needed to serve the Phase V development, and also sized with the residual capacity to serve adjacent future phases will be accomplished pursuant to engineered plans submitted to the City and approved as part of the phase review and subdivision review processes. A water pressure pumping system may be required with this phase.
  3. Installation of electric lines, transformers, switch gear and other related facilities to serve the phase will be completed.
  4. Storm water facilities will be developed and maintained in accordance with the Master Drainage Report, municipal standards regulating storm water utilities, and related municipal standards for water quality control.
- D. Implement cultural resource inventory studies that may be needed.

#### **A.4.6 Phase VI**

- A. Land Uses: This phase includes a ten-acre School District site (within the R-2M District); the remaining 36 acres of the Residential Village and 17 acres of Open Space land.
- B. Traffic Improvements: All design and construction of Highway 50 improvements will be directed by the *Highway Access Control Plan* approved by CDOT and the City. Off-site impacts from the transportation study are required to be addressed.
1. Highway 50 will be expanded to a five lane configuration from Adams Street to the nearest intersection that bisects the central portion of the Residential Village (R2-M District). Setbacks from the Highway 50 right-of-way must match the ultimate width of Highway 50 at the final Phase.
  2. A three-lane geometric design will also be developed from the Residential Village to the Cemetery driveway intersection. Improvements will also include modifications of highway geometry to accommodate turn lanes, and facilitate these anticipated highway improvements.

3. A traffic signal will be installed at the intersection of Highway 50 and Adams when the CDOT determines that Average Daily Trips (ADT) on Highway 50 and intersecting collector roads warrant the installation. Off-site impacts from the transportation study as defined in Section 2.7 of these *PUD Development Standards* are required to be addressed. The City may exercise any authority granted by CDOT for the installation of traffic signals prior to meeting “warranted thresholds.”
  4. The existing drainage structures will be lengthened as required to match the proposed roadway section.
  5. Signage and striping will be provided in compliance with CDOT standards and/or the *Manual of Uniform Traffic Control Devices* (MUTCD) requirements.
  6. Installation of internal public streets, sidewalks and trails as required by subdivision development agreements.
- C. Utility Improvements: This phase will be accompanied by a Development Phase Submittal as defined in Section 2.7 of these *PUD Development Standards*. The Development Phase Submittal will define necessary domestic water, wastewater, storm water, irrigation and electric system utility requirements needed to serve Phase VI, as well as the systems’ sizing needs to extend services to adjacent future development phases.
1. Installation of all sewer main lines needed to serve the Phase VI development, and also sized with the residual capacity to serve adjacent future phases will be accomplished pursuant to engineered plans submitted to the City and approved as part of the phase review and subdivision review processes.
  2. Installation of all Domestic Water main lines needed to serve the Phase VI development, and also sized with the residual capacity to serve adjacent future phases will be accomplished pursuant to engineered plans submitted to the City and approved as part of the phase review and subdivision review processes.
  3. Installation of electric lines, transformers, switch gear and other related facilities to serve the development will be completed.
  4. Storm water facilities will be developed and maintained in accordance with the Master Drainage Report, municipal standards regulating storm water utilities, and related municipal standards for water quality control.
- D. Implement cultural resource inventory studies that may be needed.

#### **A.4.7 Phase VII**

- A. Land Uses: 82 acres of Residential (R-2 District).
- B. Traffic Improvements: Installation of internal public streets and trails as required by subdivision development agreements.
  1. Off-site impacts from the transportation study are required to be addressed.

2. Installation of internal public streets, sidewalks, and trails as required by subdivision development agreements.
- C. Utility Improvements: This phase will be accompanied by a complete study defining necessary domestic water, wastewater, storm water, and electric system utility requirements needed to serve Phase VII, as well as the systems' sizing needs to extend services to adjacent future development phases.
1. Installation of all sewer main lines needed to serve the Phase VII development, and also sized with the residual capacity to serve adjacent future phases will be accomplished pursuant to engineered plans submitted to the City and approved as part of the phase review and subdivision review processes.
  2. Installation of all Domestic Water main lines needed to serve the Phase VII development, and also sized with the residual capacity to serve adjacent future phases will be accomplished pursuant to engineered plans submitted to the City and approved as part of the phase review and subdivision review processes. A water pressure pumping system may be required with this phase.
  3. Installation of electric lines, transformers, switch gear and other related facilities to serve the development will be completed.
  4. Storm water facilities will be developed and maintained in accordance with the Master Drainage Report, municipal standards regulating storm water utilities, and related municipal standards for water quality control.
- D. Implement cultural resource inventory studies that may be needed.

#### **A.4.8 Phase VIII**

- A. Land Uses: This phase includes development of 79 acres in the central part of the Residential (R-2 District), and 25 acres of Open Space land (O district) along the Cemetery Ditch.
- B. Traffic Improvements: Installation of internal public streets and trails as required by subdivision development agreements.
1. Off-site impacts from the transportation study are required to be addressed.
  2. Installation of internal public streets, sidewalks, and trails as required by subdivision development agreements.
- C. Utility Improvements: This phase will be accompanied by a Development Phase Submittal as defined in Section 2.7 of these *PUD Development Standards*. The Development Phase Submittal will define necessary domestic water, wastewater, storm water, and electric system utility requirements needed to serve Phase VIII, as well as the systems' sizing needs to extend services to adjacent future development phases.

1. Installation of all sewer main lines needed to serve the Phase VIII development, and also sized with the residual capacity to serve adjacent future phases will be accomplished pursuant to engineered plans submitted to the City and approved as part of the phase review and subdivision review processes.
  2. Installation of all Domestic Water main lines needed to serve the Phase VIII development, and also sized with the residual capacity to serve adjacent future phases will be accomplished pursuant to engineered plans submitted to the City and approved as part of the phase review and subdivision review processes. A water pressure pumping system may be required with this phase.
  3. Installation of electric lines, transformers, switch gear and other related facilities to serve the development will be completed.
  4. Storm water facilities will be developed and maintained in accordance with the Master Drainage Report, municipal standards regulating storm water utilities, and related municipal standards for water quality control.
- D. Implement cultural resource inventory studies that may be needed.

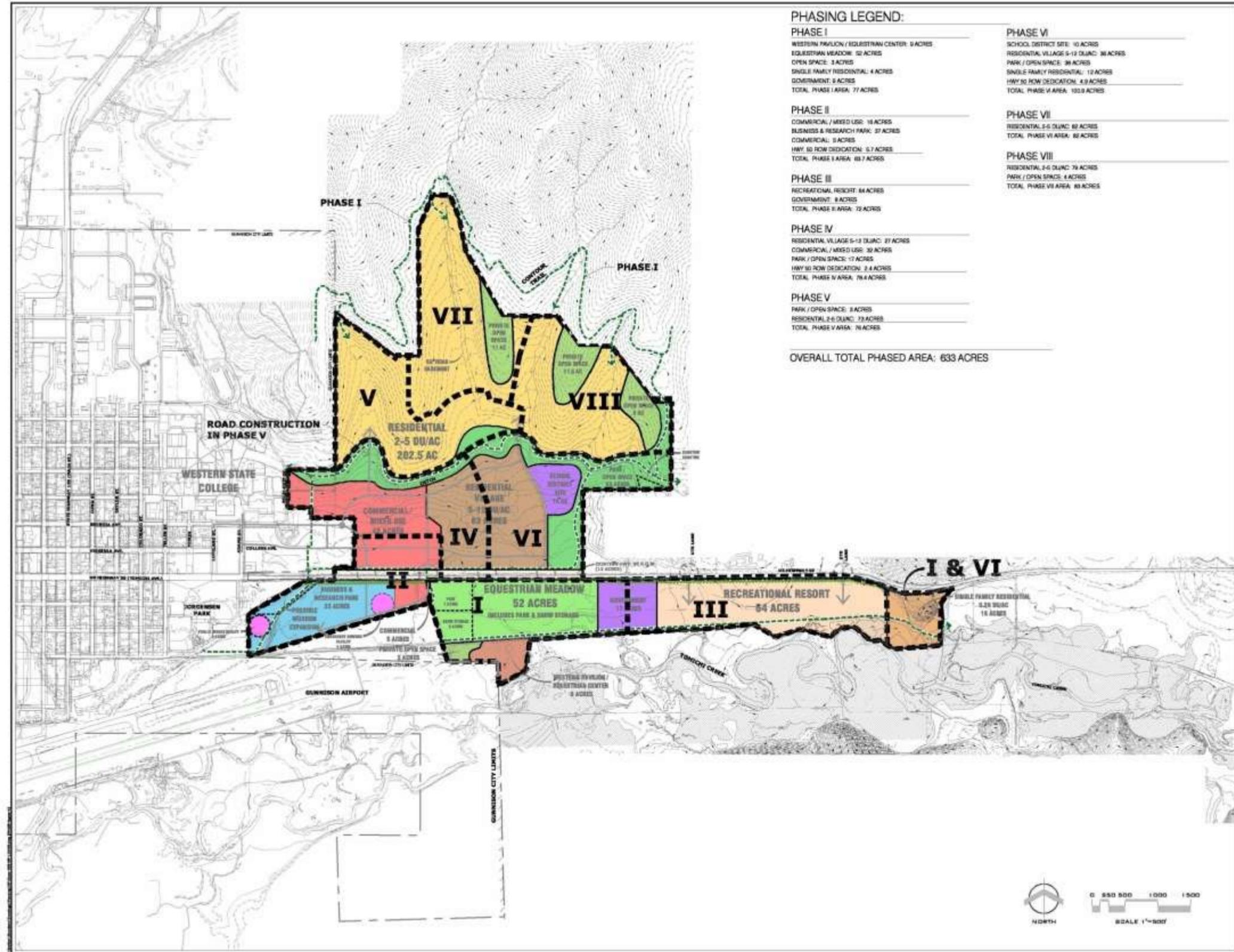
**TABLE A.1: Development Phases**

Phase	Land Use	PUD Zoning District Designation	Acreage	Residential Unit Minimum	Residential Unit Cap	Non-Residential Square Feet
<b>I</b>	Commercial/Western Pavilion	C/WP	9	n/a	n/a	**
	Open Space/Equestrian Meadow	O/E	52	n/a	n/a	n/a
	Government	GOV	9	n/a	n/a	18,200 <sup>1</sup> 37,058
	Single-Family Residential	R-1	4	1	1	n/a
	Open Space	O	3	n/a	n/a	n/a
SUBTOTAL			77	1	1	18,200
<b>II</b>	Commercial/Mixed Use	CM	16	n/a	20	61,000
	Business & Research Park	IM	37	n/a	n/a	250,000
	Commercial (Travel Plaza)	C	5	n/a	n/a	20,000
	Existing Highway 50 ROW	n/a	5.7	n/a	n/a	n/a
SUBTOTAL			71.7		60	357,000
<b>III</b>	Commercial R V	CRV	64	n/a	n/a	10,000
	Government	GOV	8	n/a	n/a	11,800 32,942
SUBTOTAL			72			21,800
<b>IV</b>	Residential Village	R-2M	27	43	116	n/a
	Commercial/Mixed Use	CM	32	n/a	100	113,000
	Open Space	O	17	n/a	n/a	n/a
	Existing Highway 50 ROW	n/a	2.4	n/a	n/a	n/a
SUBTOTAL			70.4	43	176	87,000
<b>V</b>	Open Space	O	3	n/a	n/a	n/a
	Residential	R-2	73	73	106	n/a
SUBTOTAL			76	73	106	
<b>VI</b>	School Site (in Residential Village)	R-2M	10	n/a	n/a	n/a
	Residential Village	R-2M	36	54	155	n/a
	Open Space	O	38	n/a	n/a	n/a
	Single-Family Residential	R-1	12	1	3	n/a
	Existing Highway 50 ROW	n/a	4.9	n/a	n/a	n/a
SUBTOTAL			79.9	55	158	
<b>VII</b>	Residential	R-2	82	82	119	n/a
	SUBTOTAL			82	82	119
<b>VIII</b>	Residential	R-2	79	79	115	n/a
	Open Space	O	4	n/a	n/a	n/a
SUBTOTAL			104	79	115	
<b>TOTAL</b>			633		734	484,000

\* Does not include 350 recreational units in CRV zone      \*\*Existing facilities allowed to remain

<sup>1</sup> Amended by City Council, December 28, 2010, Ordinance #12, Series 2010

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UNIVERSITY DESIGN  
LANDSCAPE  
& ARCHITECTURE

**NES**

**DMC**  
DMC MOUNT CONSULTANTS, INC.

**DEVELOPMENT PHASING PLAN**  
GUNNISON, COLORADO

**GUNNISON RISING**  
Authentically Colorado

APPENDIX A

SCALE 1"=300'

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## APPENDIX B: ROADWAY MASTER PLAN

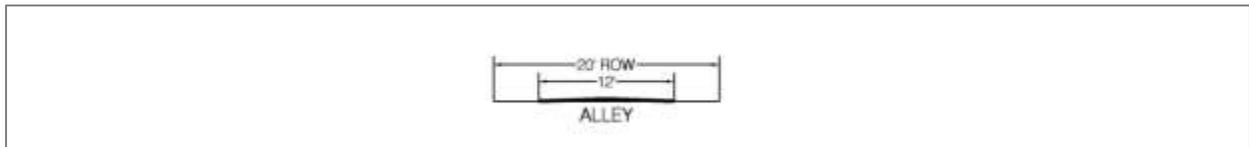
- B.1.0 Purpose.** The purpose of this Appendix B is to outline the major roadways within the development. This includes the classification of the roads, the cross-section anticipated, and location relative to the existing City of Gunnison street network.
- B.2.0 General Requirements:** The following statements describe the intent of this section.
- B.2.1** All development must conform to roadway locations and classifications generally described in the *City of Gunnison Master Plan*.
- B.2.2** Roadways shall be provided at the time needed to serve development activities and shall be installed to satisfy all the necessary access required for emergency services or other relevant building, development, and subdivision codes.
- B.2.3** Access from US Highway 50 shall be governed by an Access Control Plan as approved by the Colorado Department of Transportation (CDOT). Gunnison Rising shall work in cooperation with the City of Gunnison and CDOT to obtain the approval of the plan.
- B.3.0 Roadway Collector and Arterial System Intent.** The roadway network through Gunnison Rising is to provide efficient vehicular circulation for the development and the connections to the existing City streets.
- B.3.1 Arterial Streets.** Per the *City of Gunnison Master Plan* (Chapter 8), two arterial streets exist within the City and they are US Highway 50 (Tomichi Avenue) and State Highway 135 (Main Street). The development of Gunnison Rising will not change these street classifications. The focus of the vehicular traffic will be toward Highway 50 with limited connectivity to the existing City streets.
1. Improvements to Highway 50 that are needed to support the development are illustrated in Appendix “O”.
  2. Intersection spacing along US Highway 50 is designed to be a hybrid of the existing City grid which has intersections approximately 460-feet apart with the CDOT access control standards which require one-half mile spacing.
  3. The proposed access points to serve Gunnison Rising are approximately nine hundred feet apart and allow for the needed turn lane and safety features for the development. Final locations will be subject to the CDOT Access Control Plan for this section of US Highway 50.
- B.3.2 Collector Streets.** Two existing collector streets will be extended into Gunnison Rising, Georgia Avenue and College Avenue. The extension of Georgia Avenue requires cooperation with Western State College and will be completed in a manner that allows connectivity, but discourages the use of Georgia Avenue as the primary east-west road from the project. College Avenue will also be extended east.

Three north-south collector streets are planned. Traveling west to east, the first new intersection would be approximately 1800-feet east of Adams Street and is planned for a ¾ movement intersection. The road will be a minor collector.

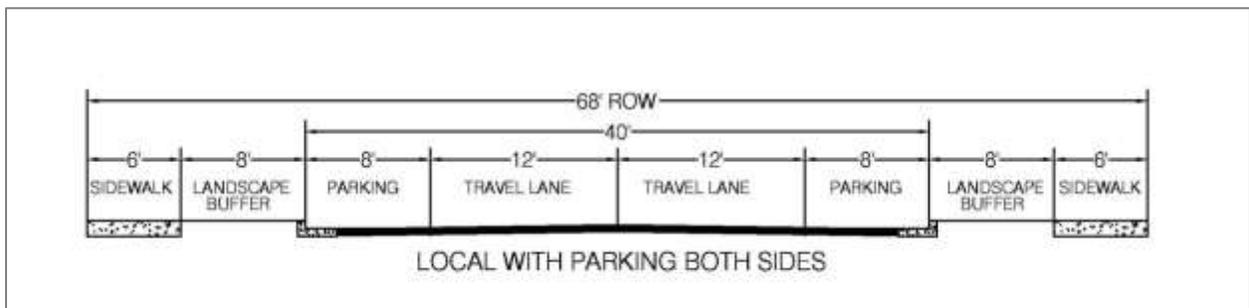
Nine hundred feet east of that intersection a major collector is planned which would become the primary access to the commercial development. As this roadway extends north across the Cemetery Ditch, the classification changes to a minor collector and ultimately to a local street to provide access to residential homes. This intersection with US Highway 50 is ultimately planned to be a signalized movement to support the traffic volume as it will also provide access to the commercial and industrial property to the south. The next access point to the east is designed as a local street with access to the residential village area. The next access is the last new intersection planned and would be a minor collector to serve the residential village, park facilities, ten acre school site and residential development north of Cemetery Ditch. The roadway north of the ditch will become a local street to serve the development.

Other access points are planned further to the east which would be aligned with existing intersections. An access is illustrated to extend south aligning with the Cemetery driveway to serve the State and Federal Government site. Two access points are also planned to extend south to serve the CRV site as extension of the Ute Lane intersections both east and west. The drive to serve the R-1 site will be improved to access this district.

**B.4.0 Roadway Cross-sections.** The following Figures represent the street dimension to be used with the development.



**FIGURE B.1**



**FIGURE B.2**

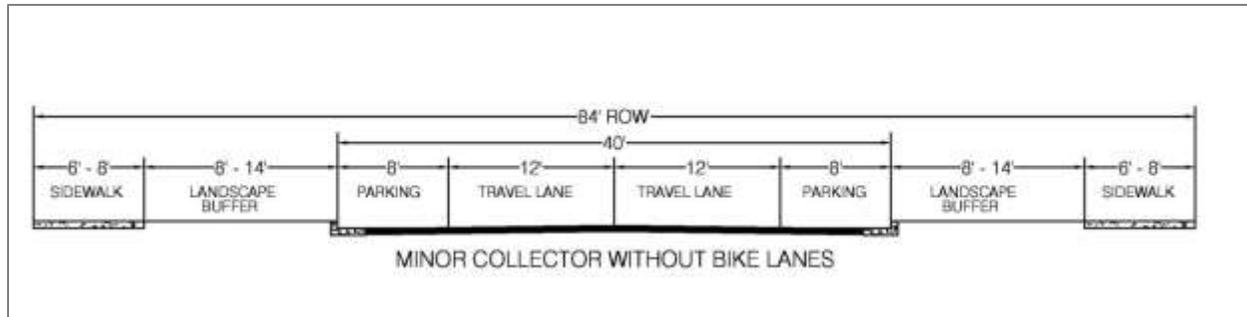


FIGURE B.3

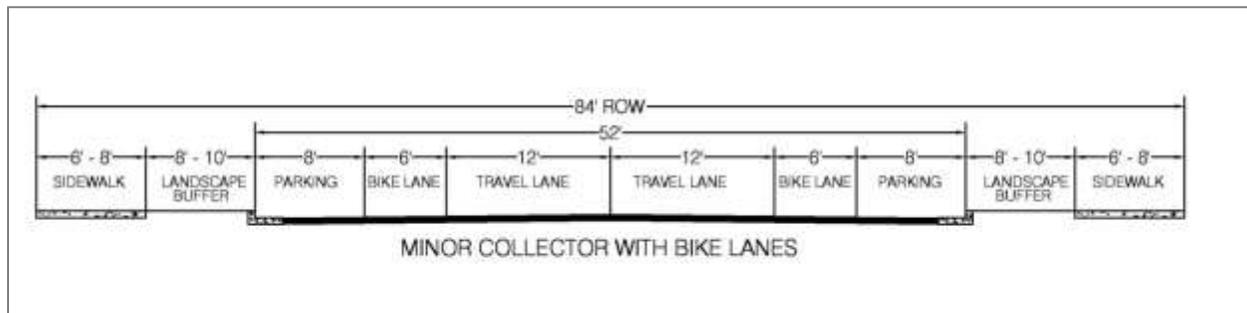


FIGURE B.4

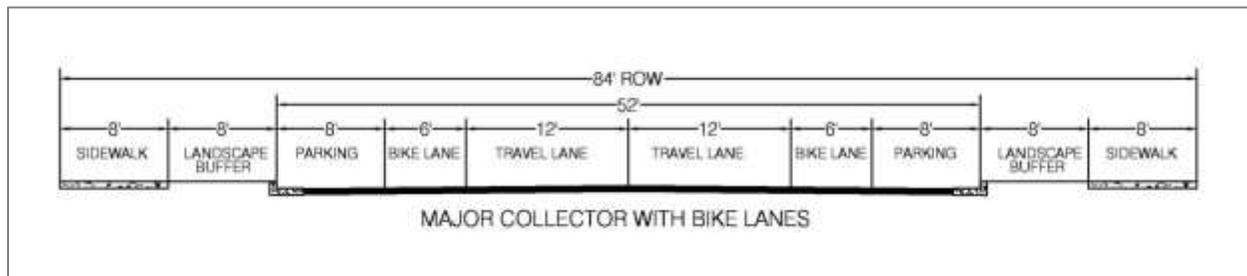


FIGURE B.5

**B.5.0 Public Transportation.** The developer shall provide one park-and-ride facility (comprised of a shared parking lot with separate bench, bicycle rack and shelter for bus riders) on a shared parking basis within the CM district as shown on the PUD Plan. In addition, the developer shall provide, at its expense, one concrete pad between curb and sidewalk with a single bench for every three blocks on collector roadways as depicted on the Master Roadway Plan in the PUD Plan. Such facilities shall be constructed in conjunction with the construction of roads and utilities after final plat approval for each portion of the property. Bicycle routes will be provided for in the striping of the collector roadways as depicted on the Master Roadway Plan in the PUD Plan.

**B.6.0 US Highway 50 Improvements.** In conjunction with the CDOT Access Control Plan, roadway improvements are anticipated along US Highway 50 to support the development. These improvements will be constructed based upon the need and/or demand of any particular phase of the project as discussed in Appendix A. Conceptual designs for these improvements are shown in

Appendix T, and are based upon the traffic projections generated at build out for the project but are subject the findings and approval of the CDOT Access Control Plan and are for illustrative purposes only.

**B.6.0.1 Highway Right-of-Way Dedications.**

**B.7.0 Private Roads and Alleys**

B.7.0.1 Open Space/Equestrian

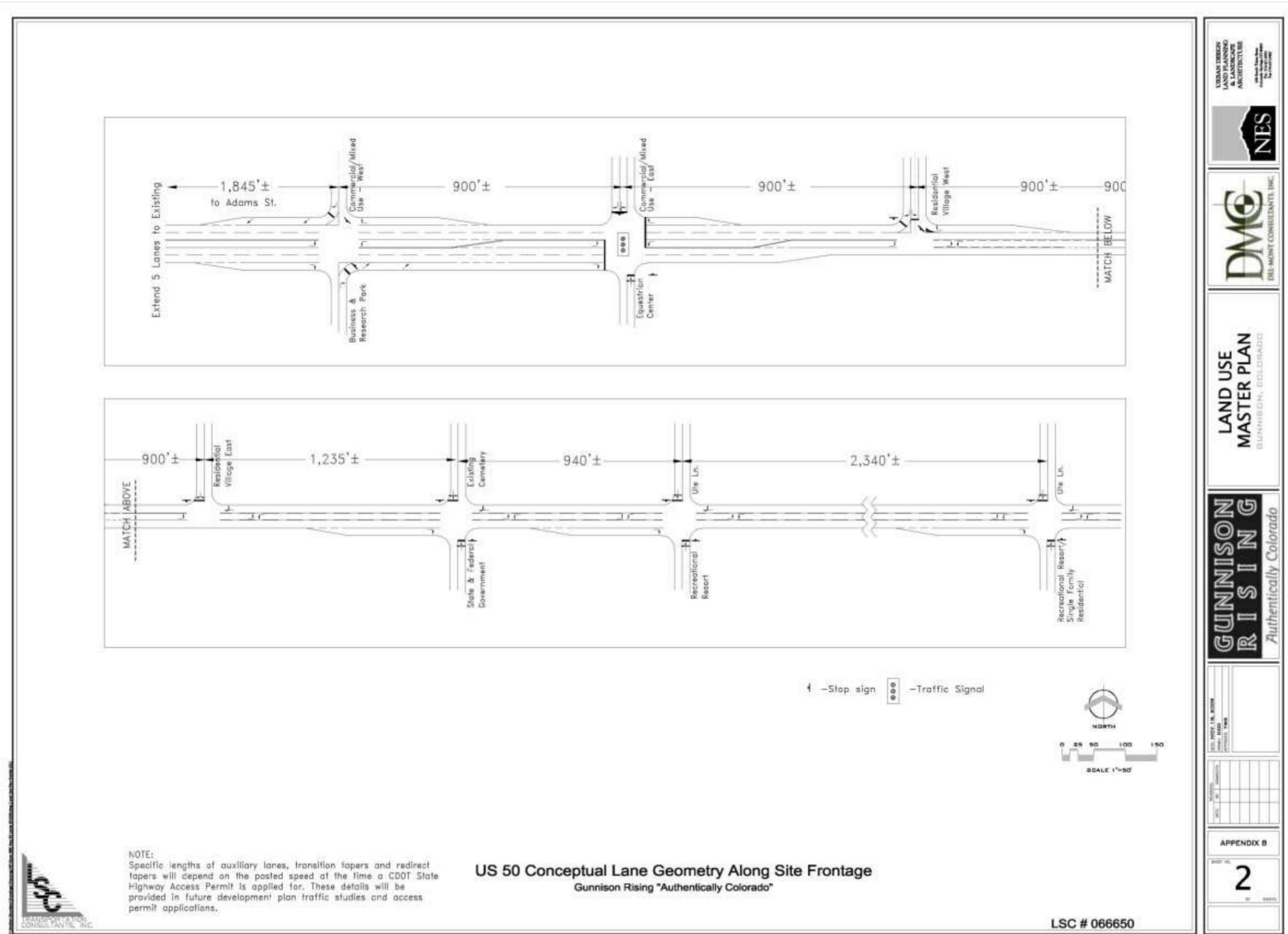
B.7.0.2 R2-M: Alleys and Service Storage

B.7.0.3 Government district: Maintenance Intergovernmental Agreement





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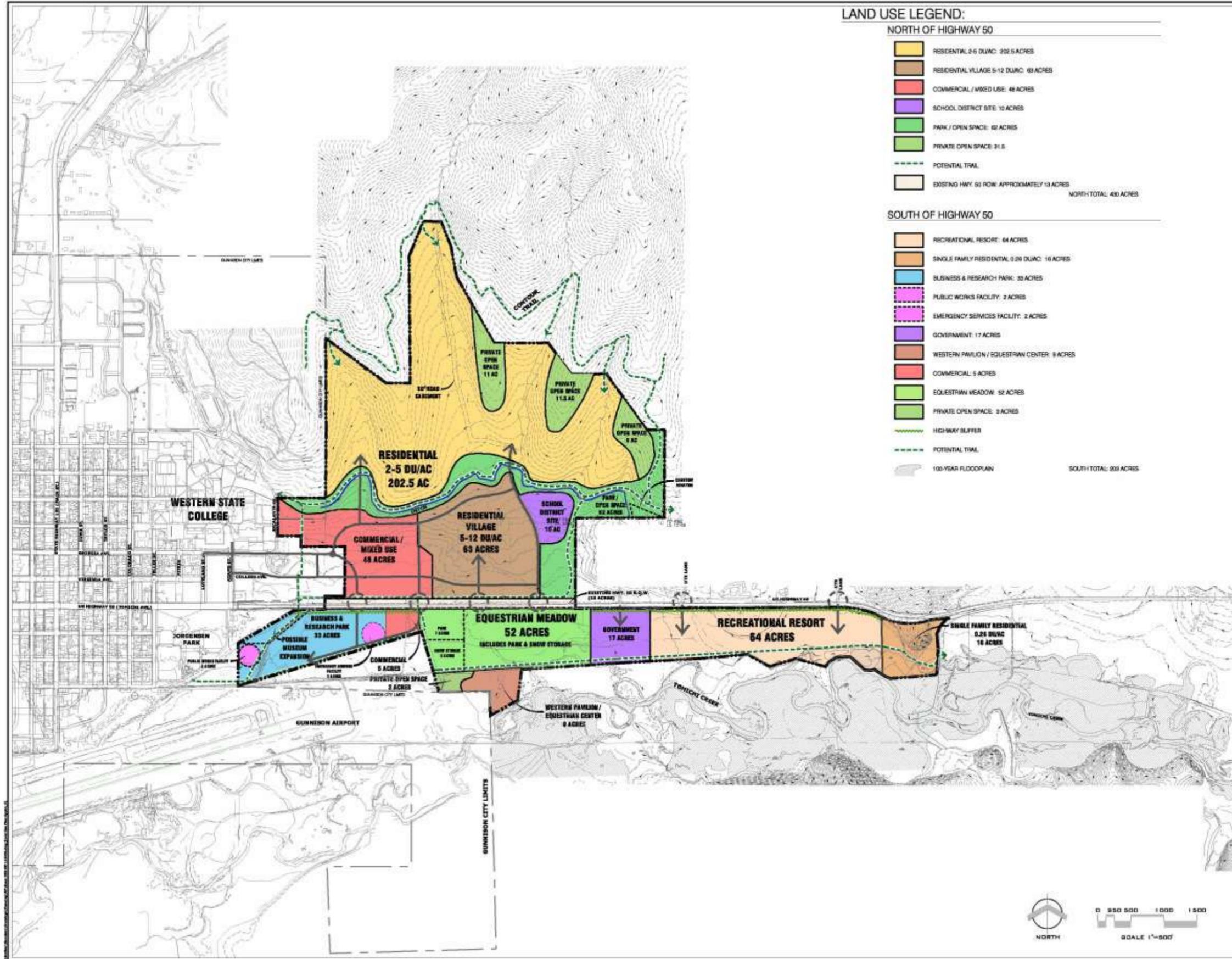
**LAND USE MASTER PLAN**  
 GUNNISON, COLORADO

**GUNNISON RISING**  
 Authentically Colorado

PROJECT NO. SHEET NO. DATE
APPENDIX B
2

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**LAND USE MASTER PLAN**  
GUNNISON, COLORADO

**GUNNISON RISING**  
Authentically Colorado

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CHECKED BY: J. L. CHAPMAN	
APPROVED BY: J. L. CHAPMAN	

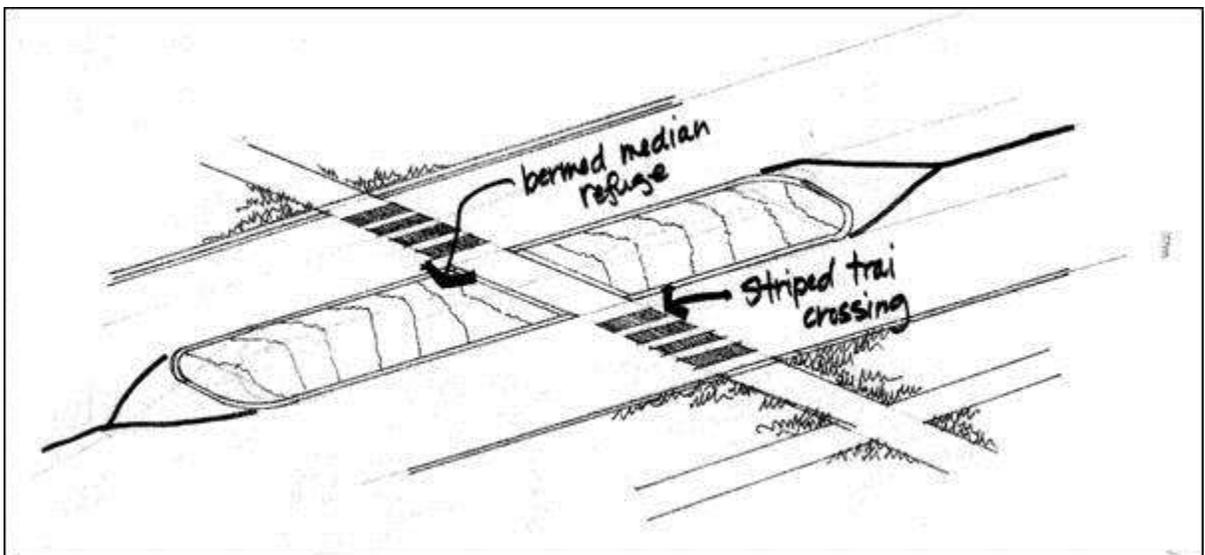
APPENDIX C  
SHEET 16  
OF 24

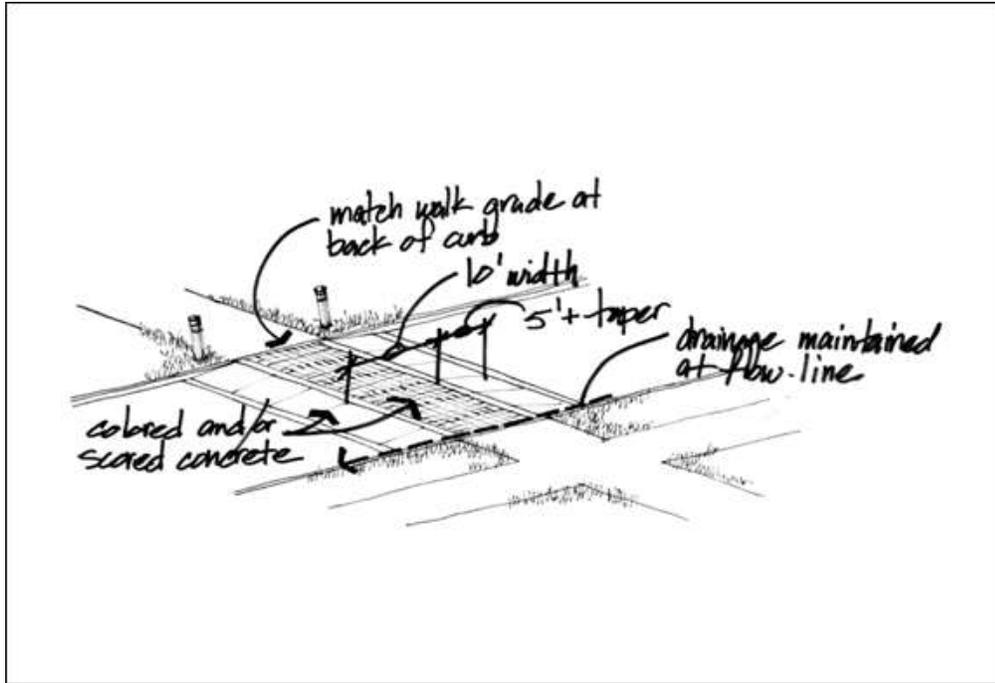


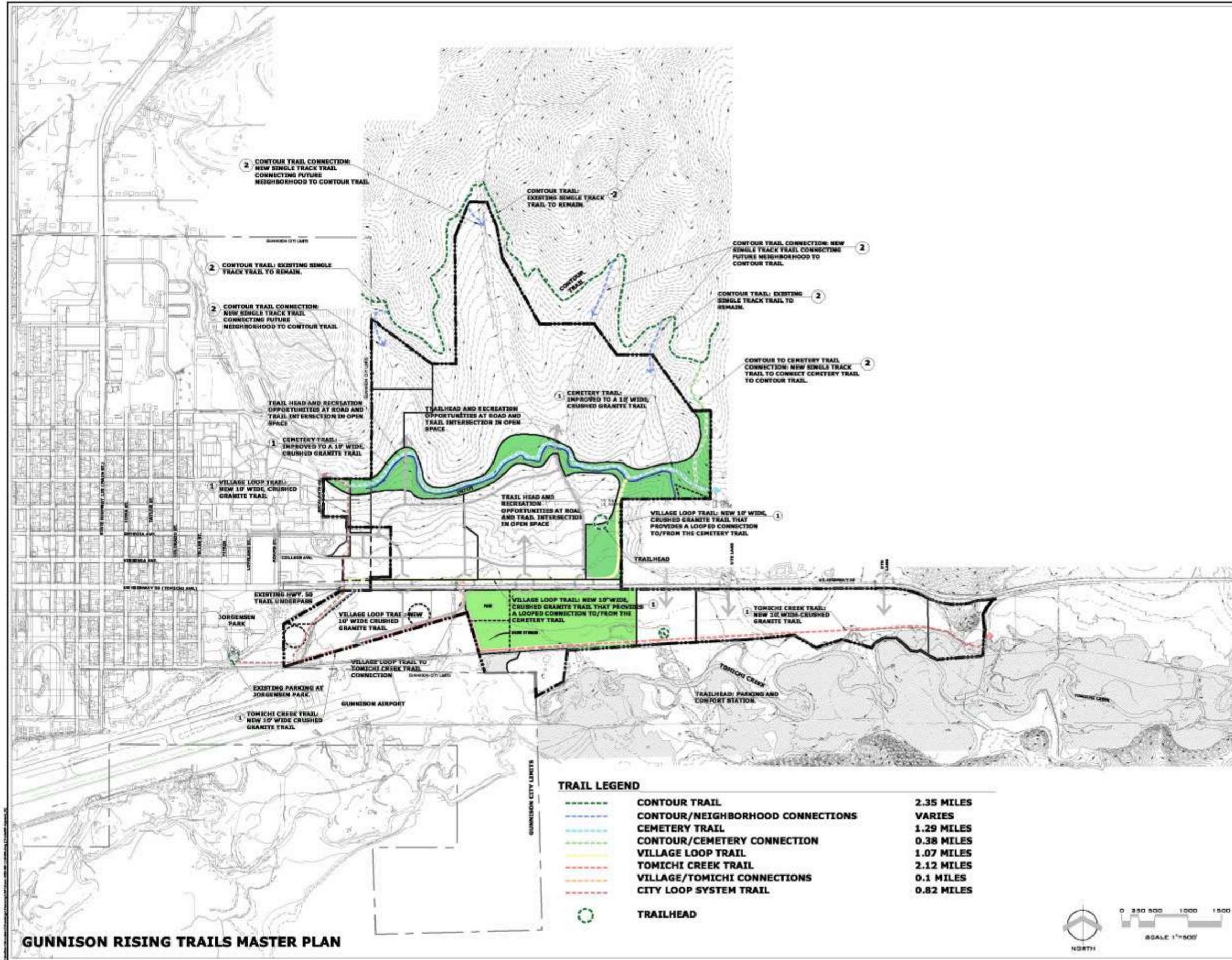
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**APPENDIX D: PARKS AND TRAILS MASTER PLAN**

- D.1 Purpose:** The purpose of this section is to identify those areas within the PUD that will allow for active and passive recreation opportunities for the public. These areas include identification of major land dedications for the purposes of park facilities, trails, athletic fields, playgrounds, and other amenities for the benefit of the City of Gunnison.
- D.2 General Requirements:** The following statements describe the intent of this section.
- A. To establish land areas with the PUD designated to fulfill the needs of parks and recreation functions to serve the City of Gunnison.
  - B. Define the trail corridors for public use through the PUD area.
- D.3 Park Land.** The PUD Zoning Map illustrates areas to be zoned “O” as properties to fulfill the requirements for parks and open space dedication. In addition, approximately seven acres of land have been illustrated within the O/E district area for active park land if requested by the City.
- D.4 Trails.** The trails, illustrated on the Parks and Trails Master Plan Map show over eight miles of non-motorized recreation opportunities within the PUD area including the Contour Trail. Trail design shall comply with the City of Gunnison Trail standards.
- D.4.1** Final alignment of new trails shall be subject to change as site specific design is completed with adjacent subdivision engineering.
  - D.4.2** Trail and roadway intersections that meet at grade may require additional safety measures including signage, striping, and/or surface changes that further inform drivers of a pedestrian and non-motorized vehicle crossing. See figures below for examples of trail and roadway intersections. The City Loop trail is illustrated on the plan and shall be constructed to the design standard as determined by the City of Gunnison.





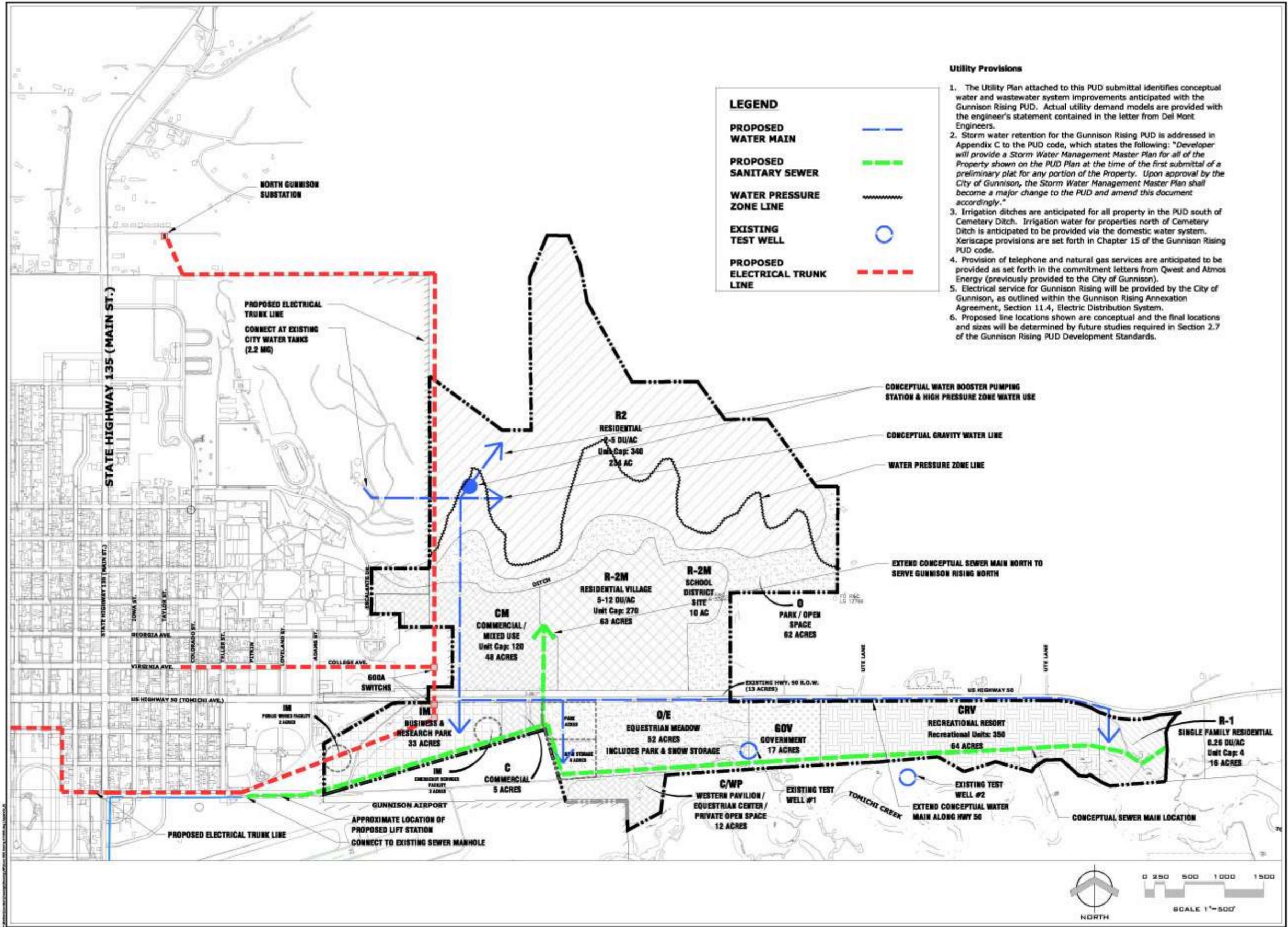


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APPENDIX D

SHEET NO.	
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**LEGEND**

- PROPOSED WATER MAIN ---
- PROPOSED SANITARY SEWER ---
- WATER PRESSURE ZONE LINE ~~~~~
- EXISTING TEST WELL ○
- PROPOSED ELECTRICAL TRUNK LINE ---

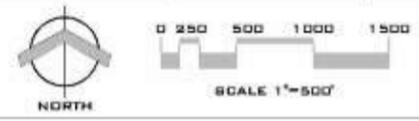
- Utility Provisions**
- The Utility Plan attached to this PUD submittal identifies conceptual water and wastewater system improvements anticipated with the Gunnison Rising PUD. Actual utility demand models are provided with the engineer's statement contained in the letter from Del Mont Engineers.
  - Storm water retention for the Gunnison Rising PUD is addressed in Appendix C to the PUD code, which states the following: "Developer will provide a Storm Water Management Master Plan for all of the Property shown on the PUD Plan at the time of the first submittal of a preliminary plat for any portion of the Property. Upon approval by the City of Gunnison, the Storm Water Management Master Plan shall become a major change to the PUD and amend this document accordingly."
  - Irrigation ditches are anticipated for all property in the PUD south of Cemetery Ditch. Irrigation water for properties north of Cemetery Ditch is anticipated to be provided via the domestic water system. Xeriscape provisions are set forth in Chapter 15 of the Gunnison Rising PUD code.
  - Provision of telephone and natural gas services are anticipated to be provided as set forth in the commitment letters from Qwest and Atmos Energy (previously provided to the City of Gunnison).
  - Electrical service for Gunnison Rising will be provided by the City of Gunnison, as outlined within the Gunnison Rising Annexation Agreement, Section 11.4, Electric Distribution System.
  - Proposed line locations shown are conceptual and the final locations and sizes will be determined by future studies required in Section 2.7 of the Gunnison Rising PUD Development Standards.



**WATER & WASTEWATER FACILITIES MAP**  
GUNNISON, COLORADO

**GUNNISON RISING**  
Authentically Colorado

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**APPENDIX F: STORM WATER MANAGEMENT MASTER PLAN - UTILITIES**

Pursuant to Annexation Agreement – to be adopted by major alteration

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MASTER DRAINAGE STUDY FOR  
GUNNISON RISING  
GUNNISON, COLORADO

December 5, 2012  
January 30, 2013  
April 4, 2013

Prepared for:

Gunnison Valley Properties, L.L.C.  
234 North Main Street, Suite 3A Gunnison, CO 81230  
Phone: 970.986.3400

Prepared by: CLC Associates, Inc.  
8480 E. Orchard Road, Ste. 2000  
Greenwood Village, CO 80111  
Phone: 303.770.5600

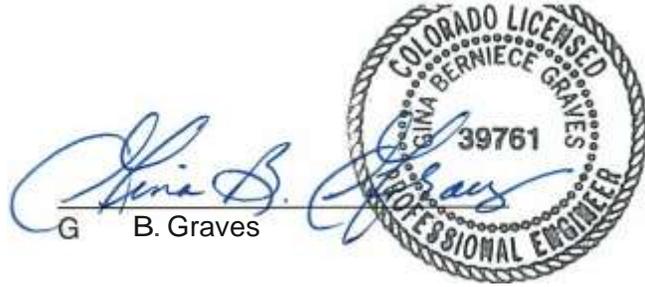
CLC Job No. 12.0156

## ENGINEER'S STATEMENT

This Master Drainage Study for the final design of Gunnison Rising was prepared by me or under my direct supervision in accordance with the provisions of the City of Gunnison Stormwater Management Manual. I understand that the City of Gunnison and its designated City authority do not and will not assume liability for drainage facilities designed by others.

i

P.E. # 39761  
State of Colorado



Date

£ "Zt213

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Flood Insurance Rate Maps

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R0-3 and R0-5- Runoff Coefficients (c) for Rational Method Table

R0-13 Velocity Chart

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Weighted C Coefficient

CUHP Worksheets

SF-2 Time of Concentration SF-3 Storm

Drainage Design Summary of Allowable

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10-YR, 100-YR Summary of Detention

Pond Volumes Existing Outfall

Capacities

### **Appendix C**

Gunnison Airport Drainage Map

Colorado Geological Survey Letter

FEMA LOMR

Existing Drainage Map

Proposed Drainage Map

## GENERAL LOCATION AND DESCRIPTION

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This report presents the Gunnison Rising Master Drainage Study. The design and analysis of this site has been performed in accordance with the City of Gunnison Stormwater Management Manual, Draft August 2012 edition (STANDARDS) and Urban Drainage and Flood Control District, Urban Storm Drainage Criteria Manual, Volumes 1, 2, & 3, June 2001. Drawings, tables, and design calculations are included in the appendix of this report.

### Site Location

The site is located east of the City of Gunnison, Colorado. The site spans Highway 50 and is located on both the south and north sides of the highway. On the north side of the highway is where the majority of the project is located with the western edge of the project abutting Western State Colorado University, the east side of the project abuts the Cemetery, Tomichi Heights subdivision, a residential development and the south side is bounded by Highway 50. The south portion of the project is bounded by Highway 50 to the north, the airport to the west and bounded to the south by Colorado Parks and Wildlife property and Tomichi Creek. A Vicinity map is located in the Appendix.

### Description of Property

The site is approximately 633 acres in size. The topography for the site generally slopes southerly at slopes ranging from 1% to 40%. The soils within the site are sandy loam in nature and fall into Hydrologic Soil Groups A, B and C per mapping information from the Natural Resources Conservation Service (NRCS). The Duffson-Spring Creek (DsE) stony loams with 5% to 40% slopes, is classified by the City of Gunnison as Hydrologic Soil Group D. To meet City requirements for design of storm drainage facilities, the DsE soils within design basins are considered to be Hydrologic Group D soils. Therefore, the majority of the soils are made of Type C & D soils. The vegetation is native grasses and weeds. The site is broken into three sections; section one is from the Cemetery irrigation ditch to the north property line, section two is from the irrigation ditch south to Highway 50 and section three is from Highway 50 south to Tomichi Creek.

The site north of Highway 50 is located in a portion of Sections 30 and 31, Township 50 North, Range 1 East. The site south of Highway 50 is located in a portion of Sections 5 and 6, Township 49 North, Range 1 East and Section 1, Township 49 North, Range 1 West. The majority of the site is located outside the 100yr floodplain as indicated on the Flood Insurance Rate Map Community-Panel Numbers 0800780755 Band 0800780615 B, dated September 29, 1989, for Gunnison County, Colorado (see Appendix for FIRM maps). These maps will be replaced on May 16, 2013 with the following New City FIRM Panel Numbers: 1262 of 1975, 1264 of 1975, 1266-1268 of 1975; and the new *Flood Insurance Study Gunnison County, Colorado and Incorporated Areas* will be released on May 16, 2013.

On the north portion of the site is "The Gunnison and Tomichi Valleys Ditch Association's Irrigating and Supply Ditch", otherwise known as the Cemetery Ditch. This ditch runs west to east through the property. It is unclear if the ditch historically outfalls south of the highway and at what location. A portion of the ditch, or a lateral turns south through the cemetery. Tomichi Creek runs parallel to the southern parcel on the south side of the project.

The project consists of multiple land uses as shown in the PUD Zoning Plan Map, see appendix. The majority of the site, 234 acres, consists of R-2 residential (1-3 dwelling units per acre) which is the most northern portion of the site; north of the Cemetery Ditch. The other land uses consist of, R-1 residential, 16.29 acres (0.26 dwelling units per acre), R-2M residential, 72.74 acres (5-

12 dwelling units per acre), C, 5.02 acres (commercial), C/WP, 15.65 acres (commercial/western pavilion), CM, 48.10 acres (modified commercial/mixed use), CRV, 63.74 acres (commercial recreational resort), IM, 36.95 acres (modified industrial), GOV, 17.01 acres (government), O, 62.36 acres (open space) and O/E, 52.47 acres (open space-equestrian).

The property south of Highway 50 may have the potential to have high ground water due to the proximity of the wetlands and Tomichi Creek.

The irrigation for the site will be controlled and any runoff will be conveyed to the water quality/detention facilities as each site is developed.

## **DRAINAGE BASINS AND SUB-BASINS**

---

### **Major Drainage Basins**

The property north of the highway contributes considerable storm runoff during storm events. These existing basins are significant in area and topography. The existing drainage basins on the north side of the highway are separated into six existing sub-basins. Sub-basins E1 and E5 outfall across the highway at the 6'x6' box culvert along the western border of the property. Sub-basins E2-E4 and E6 outfall across the highway via an existing 42" CMP culvert. The Cemetery Ditch is a privately owned irrigation ditch which dissects the northern property from west to east. The existing condition is such that the runoff from the basins north of the ditch outfalls into the ditch until its capacity is met at which point the ditch is overtopped and the runoff sheet flows across the existing ground towards the lowpoint at the 42" CMP culvert. The existing contours demonstrate that the overtopping occurs over wide expanses of the ditch and not at any particular localized area. During major storm events it is surmised that ponding occurs on the north side of the highway until the 42" pipe drains the stormwater runoff.

The proposed northern basins were delineated as close to the existing basin delineation as possible to provide a balanced comparison. Proposed sub-basins were delineated in more detail in order to account for existing off-site flow from proposed development flow within a major basin grouping. The proposed land uses determined the overall basin percent impervious for master study purposes as demonstrated with the spreadsheet "Weighted Runoff Coefficients" provided within Appendix B. It is proposed that each sub-basin within Basins A-D north of the Cemetery Ditch will provide a water quality/detention facility and sub-basins F1-F3, south of the ditch and north of the highway, will provide a water quality/detention facility.

The proposed property south of the highway is represented by sub-basins G-L. The basins were delineated based upon proposed land uses. The proposed concept is that each of these basins will provide their own water quality/detention facilities as required by the City and UDFCD criteria. Each development must address groundwater, soils and determine adequate water quality treatments relevant to their parcel and land use. Open space and low density residential will allow for low-impact drainage design. Industrial, RV parks, government zones and commercial uses will be required to use standard water quality treatments and detention ponds. As each parcel develops a Drainage Study and Stormwater Management Plan will be required to demonstrate that proposed construction will use typical Best Management Standards as approved by the City. The ultimate downstream outfall for the entire proposed development is Tomichi Creek, including a Colorado State Wildlife area.

There are two off-site basins on the north side of the highway. Basin OS-1 is along the western boundary, mostly developed and historically outfalls to the existing 6'x6' box culvert. Basin OS-2 is a portion of the cemetery along the eastern project boundary.

The 6'x6' box culvert has been identified in the City Trails Master Plan as a future pedestrian underpass. The developer will be required to install a low-flow pipe capable of conveying

nuisance flows as well as the minor storm without disturbing the pedestrian access. It is understood however, during major storm events, (10-yr and above) that the culvert's use would revert to its original purpose of storm conveyance.

This report establishes the parameters for the overall development from a stormwater perspective. It shall be understood that adjacent properties may/will be required to accommodate upstream conveyance to the ultimate downstream outfall. The method of conveyance as well as any associated agreements/easement must be designed and submitted for approval by the City of Gunnison.

### **Minor Drainage Basins**

The proposed sub-basins were analyzed based upon their proposed land uses as provided in the PUD and outlined in the following table:

BASIN	LAND USE
A1	Residential
A2	Undeveloped Historical
A3	Undeveloped Historical
A4	Undeveloped Historical
B1	Residential
B2	Residential
B3	Undeveloped Historical
B4	Undeveloped Historical
B5	Undeveloped Historical
C1	Residential
C2	Undeveloped Historical
C3	Undeveloped Historical
C4	Undeveloped Historical
01	Residential
02	Undeveloped Historical
F1	Commercial
F2	Residential
F3	Residential
G	Industrial
H1	Equestrian (Greenbelt)
H2	Western Pavilion (Greenbelt)
J	Government (Commercial)
K	Residential
L	Residential

The percent impervious values and the corresponding runoff coefficients are given in the Weighted C Coefficient Table, Appendix B.

# DRAINAGE DESIGN CRITERIA

---

## Regulations

City of Gunnison Stormwater Management Manual (STANDARDS), and the Urban Drainage and Flood Control District (UDFCD) "Urban Storm Drainage Criteria Manual" were used for the storm drainage system design.

## Drainage Studies, Outfall Systems Plans, Site Constraints

There are two existing studies that were considered as a part of this study. Both are related to the Gunnison-Crested Butte Airport. The Drainage Report by Knight Piesold was relied upon to determine possible stormwater outfall locations. This existing report will be utilized by each adjacent development in order to ensure that proposed flow rates do not exceed the historic flow rate.

The proposed sub-basins will restrict releases based upon the historic storm of the same periodic reoccurrence. Restricting flows to historic rates ensures that existing storm conditions are not surpassed. The storm hydrograph for the creek will not be altered with the development of this project.

## Hydrology

Basins E1-E6 were analyzed under existing conditions using the Colorado Urban Hydrograph Program, CUHP, (for use with basin over 90 acres). The proposed sub-basins were analyzed with the rational method. The proposed basins, with the exception of Sub-basin B5 and C4 (which were analyzed with CUHP due to their basin size), were analyzed using the Rational Method.

The following criteria were utilized in developing the proposed drainage system.

- The proposed drainage system concept is designed to match, as best as possible, the historic drainage patterns occurring at the site.
- The proposed drainage system concept attempts to limit the diversion of storm runoff from one basin to another (basin transfer).
- Runoff generated from drainage sub-basins is conveyed either directly or via storm sewer systems or channels to outfall locations into a conceptual regional detention pond where water quality facilities are located. (As each basin develops additional detention ponds may be designed.)

Design Rainfall: local point rainfall data is used to determine peak runoff values. The 5-year and 100-year frequency storms are used as the initial and major design storms respectively.

Runoff Calculation: Peak storm runoff is determined using the rational

formula,  $O=CIA$ :

Q = storm runoff in CFS;

C = runoff coefficient based on surface impermeability; I = rainfall intensity in inches per hour; and

A = drainage basin area in acres.

UDFCD Imperviousness Values {Table R0-3, page R0-9, Chapter 5, Volume 1) and Runoff Coefficients {Table R0-5, page R0-11, Chapter 5, Volume 1) are used to develop basin runoff

coefficients. The runoff coefficients are weighted for each applicable sub-basin to more accurately reflect the runoff characteristics of the site.

Time of Concentration is determined using the criteria in Section 2.4, (Chapter 5, Volume 1) of the UDFCD Criteria Manual.

Rainfall intensities are determined using STANDARDS Point Rainfall data and Intensity-Duration curves.

The recurrence intervals used for this study were based on a commercial land use. The minor drainage system is designed for a 5-year recurrence interval, the minor storage system is designed for a 10-year recurrence interval and the major drainage system is designed for a 100-year recurrence interval.

### **Detention**

Detention Facilities for each sub-basin were sized using the City's Rational Volume Method. The outlet structures are to be three-stage systems for the water quality capture volume (WQCV), the 10-year (minor) storm and the 100-year (major) storm (STANDARDS). The outlet structure should incorporate an inclusive micro-pool and trash rack. The allowable release rates for the outlet structures during the 10-year and 100-year storms are area-weighted. The area-weighted rate is determined by design return period and NRCS Hydrologic Soil Group. The release rate is quantified by multiplying the area-weighted multiplier by the basin area, in acres (UDFCD, Volume II, Storage, 3.2.1).

### **Water Quality Enhancement**

Stormwater quality is to be appropriated with the design of stormwater quality best management practices (BMPs) that start with the pre-construction stage and continue through the post-construction stage. Criteria presented in Volume 3 of the UDFCD criteria shall govern unless specifically modified by STANDARDS. Each developed parcel will be required to submit Stormwater Management Plans and Report to the proper local and state agencies.

## **STORMWATER MANAGEMENT FACILITY DESIGN**

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### **Stormwater Conveyance Facilities**

The purpose of this study is to discuss general design concepts and to introduce initial constraints for future development. As each parcel (basin) is developed a City approved drainage report as well as construction documentation will be required. Each development is required to address all stormwater quality standards by providing the appropriate temporary and permanent BMPs. Each development will be required to provide a stormwater quality/detention facility with allowable release rates not to exceed the historic flow rates.

The proposed land uses for each sub-basin determined the overall basin percent impervious for master study purposes. This study proposes that each proposed parcel will provide a water quality/detention facility. The undeveloped sub-basins, at the northern most boundary, will not be disturbed and as such the stormwater runoff associated with the basins will be routed through the proposed site to outfall historically. Any undeveloped flows that are routed through water quality/detention facilities will be by-passed undetained and will not be subject to any detention or release rate restrictions.

There is one off-site basin, Sub-Basin OS-1 on the north side of the highway along the western boundary. This area is mostly developed and historically outfalls to the existing 6'x6' box culvert. Sub-Basin OS-2 is a small basin on the eastern project boundary that includes runoff from the adjacent cemetery and outfalls at the 42-inch CMP.

Any proposed storm sewer system design for future developed sub-basins will be determined based upon future approved site plans. Proposed storm sewer systems will consist of storm inlets, storm sewer piping, storm manholes, energy dissipation devices, water quality BMPs, water quality/detention facilities and outlet structures. All of the proposed detention ponds will have restricted release rates that will be determined based upon the historic flow rates per UDFCD.

Each proposed project will be required to design within the PUD and City of Gunnison standards. Easements and maintenance agreements may be required by the City.

### **Stormwater Storage Facilities**

Each water quality/detention pond will be designed based upon the Rational Volume Method per the STANDARDS and UDFCD. The outlet structures are to be three-stage systems for the water quality capture volume (WQCV), the 10-year (minor) storm and the 100-year (major) storm. The outlet structure should incorporate an inclusive micro-pool and trash rack.

Detention pond volumes and release rates have been calculated based on the basin parameters of this report (Appendix B). These volumes are subject to change based upon individual and specific site plans as each parcel develops.

The existing culverts at Highway 50 are estimated to convey a maximum flow and this was calculated based upon a 2-percent slope resulting in full flow capacity of the 6'x6' box culvert as 923 CFS and the 42" CMP as 77.07 CFS.

All water quality/detention ponds are to be privately owned and maintained. Each developing parcel will be required to submit to the City a Stormwater Maintenance & Operations Manual for each proposed facility. This manual will outline scheduled maintenance of the facility, assigned parties responsible for maintenance, dedicated funding source provisions and legal organizational structure. Refer to the *City of Gunnison Municipal Code*, Title 10, Special Improvement Districts.

### **Water Quality Enhancement Best Management Practices**

The extended detention basins will provide water quality. This report requires that each developed sub-basin will have a stormwater quality/detention pond. There is room within this model to allow sub-basins to incorporate regional ponds or multiple ponds based upon final site plans and grading configurations. The ponds are required to be multi-stage structures to provide water-quality and flood detention. Trash racks and micropools are to be incorporated within the outlet structure. Forebays are to be incorporated with pipe outfalls into ponds. Low flow channels shall be designed for capacity for the minor storms and as energy dissipation. Proper landscaping shall be considered that will enhance water quality as well as aesthetics. Ponds shall be designed with appropriate maintenance considerations.

Grass-lined swales should be incorporated where possible to route stormwater to and from extended detention basins or prior to entering stormwater inlets. Swales shall be designed and landscaped per the STANDARDS.

Porous landscape detention systems may be utilized in future developments and shall be designed per the STANDARDS.

Channel design shall incorporate energy dissipation devices to minimize the effects of supercritical flow to include scour and streambed degradation. Channels shall be designed per the UDFCD criteria.

## **Floodplain**

The property north of Highway 50 is outside of any designated floodplain. There may be portions of the sub-basins south of Highway 50 that lie within the 500-year floodplain, the 100-year floodplain or the 100-year floodway. This information is based on the LOMR of May 2010.

## **Groundwater**

Groundwater information is typically included within the Geotechnical report. Each development is required to analyze the groundwater impact.

## **Irrigation System**

On the north portion of the site is "The Gunnison and Tomichi Valleys Ditch Association's Irrigating and Supply Ditch", otherwise known as the Cemetery Ditch. This ditch runs west to east through the property. Currently under existing conditions the sub-basins north of the Cemetery Ditch outfall into the existing ditch. There is sufficient visual evidence based on contouring that the ditch overtops and the excess runoff sheetflows to the 42" CMP culvert that crosses Highway 50. This ditch is an active irrigation ditch with decreed water rights. No proposed stormwater facilities shall release any stormwater runoff into the ditch. Development north of the ditch will require stormwater runoff to be routed around or under ditch without compromise of the irrigation ditch. Any proposed development will be required to perpetuate the irrigation ditch through the site.

## **Geologic Hazards**

Each development is required to perform a Geologic and Geotechnical Analysis of all affected real property pursuant to Section 2.7.6, of the *Gunnison Rising PUD Development Standards*.

## **Additional Permitting Requirements**

There are two isolated wetlands areas shown in Appendix H of the Gunnison Rising PUD, Section 14.3.4 of the PUD exempts these two areas from the 100' buffer requirement but requires a Section 404 Permit if any dredging or filling activity occur in the wetland.

U.S. Fish and Wildlife Service may list the Gunnison Sage Grouse as either Threatened or Endangered by the Fall of 2013. Site specific development applications may be required to address new requirements or regulations promulgated by the U.S. Fish and Wildlife Service.

## CONCLUSIONS

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### Compliance with Standards

It is understood that the purpose of this study is to provide general stormwater practices based on a general land use concept. As each land use is developed a detailed drainage report will be required in order to show minimal compliance with the overall drainage concept. The master drainage system for Gunnison Rising was designed to meet the City of Gunnison's drainage criteria. The site does include a portion of F.E.M.A. mapped floodplains. The existing Flood Insurance Rate Map (Panels 1266D and 1267D) shows a portion of the site south of Highway 50 to be within a floodplain. The adopted floodplain maps and the *Flood Insurance Study Gunnison County Colorado and Incorporated Areas* (May 16, 2013) are available in the City of Gunnison Community Development Department office.

### Variances

No known variances have been requested at this time.

### Drainage Concept

The drainage system for Gunnison Rising was designed to allow storm water to be safely conveyed through and away from the site without negatively impacting downstream or upstream properties (regionally) beyond that imposed by the historic condition. The drainage concepts proposed for this site are in accordance with those presented in previous reports. All drainage facilities proposed with this development are private facilities and will be privately maintained.

### Sediment and Erosion Control Concept

Construction BMP's proposed for this site will follow the requirements of the City of Gunnison and recommendations by UDFCD. Attention to proper installation and maintenance are essential for the sediment and erosion control practices to function properly.

## REFERENCES

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1. City of Gunnison, Colorado, *Stormwater Management Manual*, August 2012 (Draft).
2. *Gunnison-Crested Butte Regional Airport Master Plan Update*, by The Barnard Dunkelberg & Company Team.
3. Gunnison County Airport Schedule II: Site Preparation for Runway and Taxiway Shift Regrade Runway Safety Area AIP Projects No. 3-08-0030-27 Final Design Report, by Knight Piesold and Company, dated January, 2002.
4. *Gunnison Rising Drainage Report* prepared by Del-Mont Consultants, Inc., May 2008.
5. Urban Drainage and Flood Control District, Denver, Colorado, *Urban Storm Drainage Criteria Manual, Volumes 1, 2 & 3*, June 2001.
6. Letter of Map Revision, Federal Emergency Management Agency, May 2010.
7. *Geologic Hazards Evaluation Gunnison Rising, Gunnison County, Colorado*, prepared by CTL Thomson, dated June 10, 2008.
8. Letter from the Colorado Geological Survey dated December 21, 2007.
9. *Gunnison Rising PUD Development Standards*, Amended December 2010.

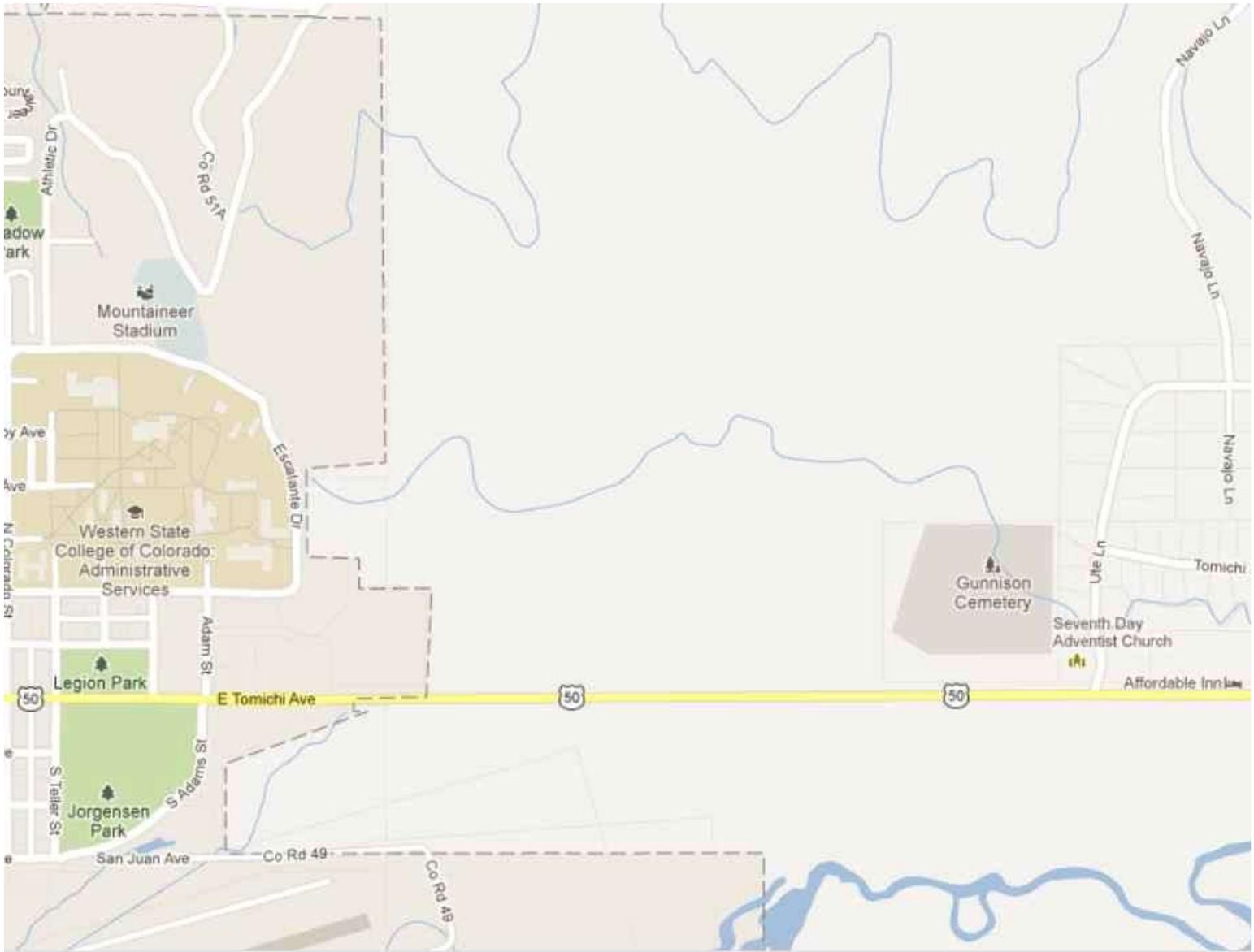
## APPENDIX A

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### VICINITY MAP

- PUD LAND USE MAP
- FLOOD INSURANCE RATE MAPS
- NRCS SOIL SURVEY
- RAINFALL DEPTH-DURATION-FREQUENCY- 2 AND 100-YEAR, 1-HOUR RAINFALL
- TABLE 3-1 RAINFALL DEPTH-DURATION- FREQUENCY-2 AND 100-YEAR, 1-HOUR RAINFALL
- TABLES R0-3 AND R0-5 – RUNOFF COEFFICIENTS (C) FOR RATIONAL METHOD
- TABLE R0-13 VELOCITY CHART



# VICINITYMAP

2. Development standards introduced for each zoning district in the relevant chapter of the Gunnison Rising PUD

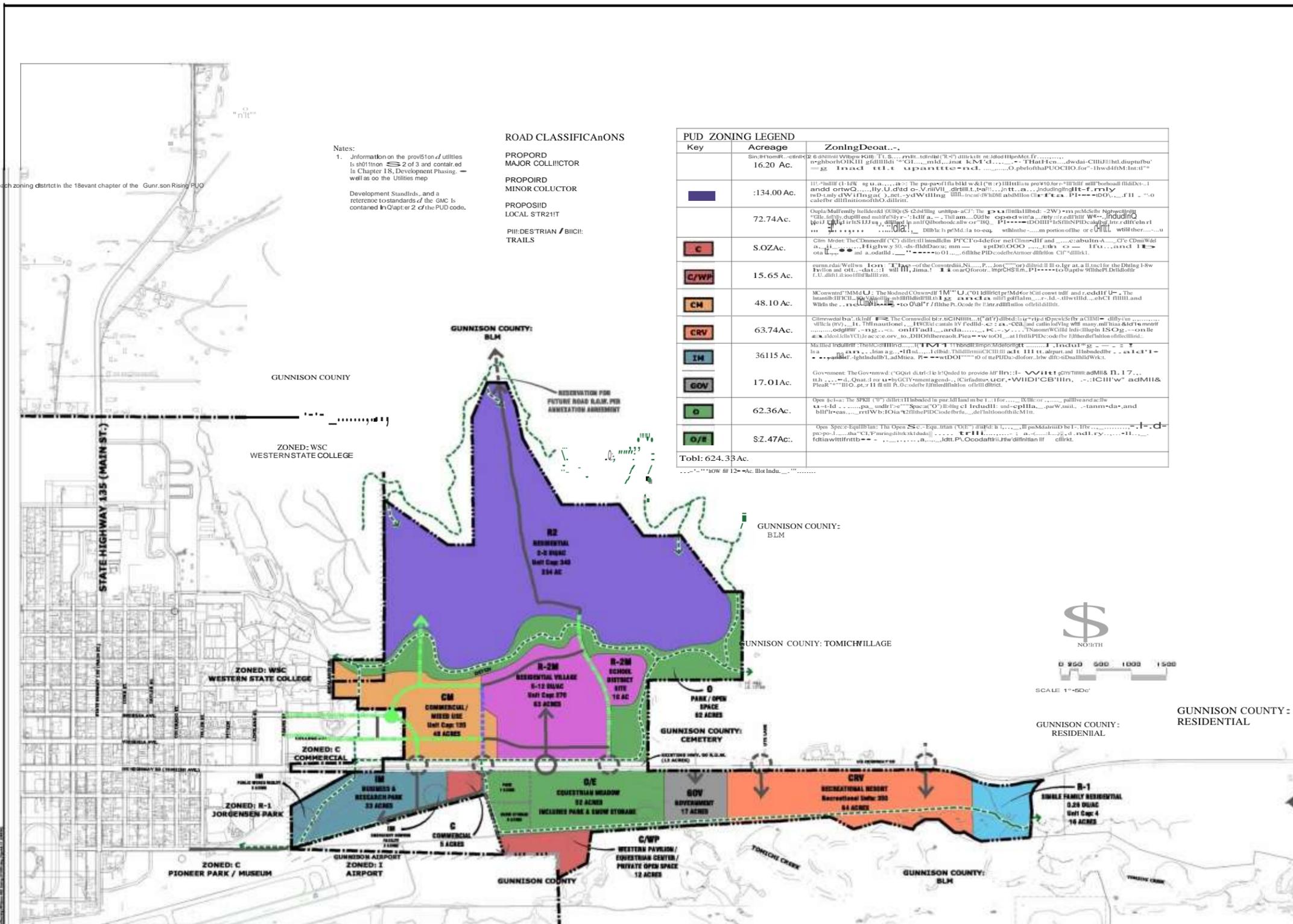
Notes:  
 1. Information on the provision of utilities is shown on 2 of 3 and contained in Chapter 18, Development Phasing, as well as on the Utilities map.  
 Development Standards, and a reference to standards of the GMC is contained in Chapter 2 of the PUD code.

ROAD CLASSIFICATIONS

- PROPORD MAJOR COLLECTOR
- PROPOIRD MINOR COLLECTOR
- PROPOSID LOCAL STREET
- PROPOSTRAN / BIICIL TRAILS

PUD ZONING LEGEND

Key	Acreage	Zoning Description
[Symbol]	16.20 Ac.	[Description]
[Symbol]	134.00 Ac.	[Description]
[Symbol]	72.74 Ac.	[Description]
[Symbol]	5.02 Ac.	[Description]
[Symbol]	15.65 Ac.	[Description]
[Symbol]	48.10 Ac.	[Description]
[Symbol]	63.74 Ac.	[Description]
[Symbol]	36.115 Ac.	[Description]
[Symbol]	17.01 Ac.	[Description]
[Symbol]	62.36 Ac.	[Description]
[Symbol]	52.47 Ac.	[Description]
Total: 624.33 Ac.		



URBAN DESIGN & LANDSCAPE ARCHITECTURE  
**NES**  
 1000 S. MAIN ST. SUITE 100  
 GUNNISON, CO 81242  
 PH: 970.243.1111  
 FAX: 970.243.1112  
 WWW.NESARCH.COM

**DMG**  
 DELMONT CONSULTANTS, INC.  
 1000 S. MAIN ST. SUITE 100  
 GUNNISON, CO 81242  
 PH: 970.243.1111  
 FAX: 970.243.1112  
 WWW.DMGARCH.COM

**GUNNISON RISING**  
 Authentically Colorado

ZONING MAP  
 FIGURE 2.17

SOIL SURVEY OF

# Gunnison Area, Colorado

Parts of Gunnison, Hinsdale, and Saguache  
Counties



United States Department of Agriculture  
Soil Conservation Service  
In cooperation with  
Colorado Agricultural Experiment Station



mat of partly decomposed plant material on the surface. The surface layer is very stony loam. The subsoil is very stony silt loam. The substratum is very stony silt loam several feet thick.

Rockslides consists of loose, angular stone fragments that range in size from gravel to boulders many feet in diameter. **It** is commonly on very steep upland slopes below Rock outcrop and rimland.

This association is used mostly for grazing sheep. The grazing season is short, commonly no longer than 2 months. The native vegetation is low-growing sedges, alpine bluegrass, moss campion, silver cinquefoil, and alpine willow. Rockslides provides water for lower areas. Winter snow accumulates in crevices between the stones and is slower to melt during spring thaw. Slower melting allows a more even distribution of water to springs and streams.

This association has good potential as habitat for elk, black bear, mountain sheep, ptarmigan, and snow-shoe hare. **It** has good potential as cover for deer and mourning dove, but only fair potential for food.

### *Descriptions of the Soils*

This section describes the soil series and mapping units in the Gunnison Area. Each soil series is described in considerable detail, and then, briefly, each mapping unit in that series. Unless it is specifically mentioned otherwise, it is to be assumed that what is stated about the soil series holds true for the mapping units in that series. Thus, to get full information about any one mapping unit, it is necessary to read both the description of the mapping unit and the description of the soil series to which it belongs.

An important part of the description of each soil series is the soil profile; that is, the sequence of layers from the surface downward to rock or other underlying material. Each series contains two descriptions of this profile. The first is brief and in terms familiar to the layman. The second, detailed and in technical terms, is for scientists, engineers, and others who need to make thorough and precise studies of soils. Unless it is otherwise stated, the colors given in the descriptions are those of a dry soil.

As mentioned in the section How This Survey Was Made, not all mapping units are of a soil series. Rock outcrop, for example, does not belong to a soil series, but nevertheless, is listed in alphabetic order along with the soil series.

Following the name of each mapping unit is a symbol in parentheses. This symbol identifies the mapping unit on the detailed soil map. Listed at the end of each description of a mapping unit is the capability unit, range site, or woodland group to which the mapping unit has been assigned. The page for the description of each capability unit and range site can be found by referring to the Guide to Mapping Units at the back of this survey.

The acreage and proportionate extent of each mapping unit are shown in table 1. Many of the terms used in describing soils can be found in the Glossary at the end of this survey, and more detailed information about

the terminology and methods of soil mapping can be obtained from the Soil Survey Manual (4).<sup>1</sup>

### Alluvial Land

Alluvial land (Ad) is in narrow, winding valleys and on small fans and mountain toe slopes. It consists of an accumulation of valley-fill sediment that was derived from many kinds of rocks and upland soils. Some sediment has been carried for only short distances and has been sorted only slightly. Other sediment has been carried for considerable distances and has been well sorted and stratified. This land is subject to flooding and deposition of new sediment. Slopes are dominantly 0 to 5 percent, but they range to 15 percent.

Little or no soil formation has occurred in most areas. In some areas a thin, dark-colored, generally loamy surface layer has formed. The underlying material is highly stratified. Drainageways that are not protected by adequate plant cover are subject to entrenchment and headcutting. The water table in most areas has been lowered by the entrenchment of drainageways.

Alluvial land is used mainly for range, wildlife, and recreation. The vegetation is commonly grass and mixed stands of big sagebrush and grass. Areas above an elevation of 9,000 feet are forested. Capability unit VIw-3 nonirrigated; Mountain Swale range site.

### Alluvial Land, Occasionally Flooded

Alluvial land, occasionally flooded (Ao) is on flood plains along streams and side drainageways. It consists of material recently deposited by streams. **It** varies widely in texture and commonly has very cobbly or stony areas interspersed throughout. **It** is subject to erosion from floods and changes in stream channels. Slopes are 0 to 5 percent.

Alluvial land, occasionally flooded, is suited to limited grazing and to wildlife and recreation. In most areas the vegetation is narrowleaf cottonwood, willows, grasses, sedges, and rushes. Small areas are flooded annually and support little or no vegetation. Capability unit VIIw-4 nonirrigated.

### Alluvial Land, Wet

Alluvial land, wet (Aw) is commonly on flood plains and in narrow, winding valleys. It consists of deep, very poorly drained, dark-colored, stratified sandy loam to clay loam that was derived from mixed alluvium. Slopes are 0 to 5 percent.

This land receives water from springs and streams. The water table is at the surface or within a depth of 1 foot during most of the year. Organic-matter content is high. Buried surface layers, mottling, and gleying are common in most areas. Numerous stones and cobbles are on the surface and throughout the soil material.

Alluvial land, wet, is used for range and wildlife. **It** can be irrigated and used for pasture. **It** has good plant cover and supports meadow vegetation, willows, and

<sup>1</sup>Italic numbers in parentheses refer to Literature Cited, p. 83.

GUNNISON AREA, COLORADO

Permeability is moderate. The root zone is 20 to 40 inches deep. Available water capacity is low.

Bogan soils are important for range, and they provide habitat for wildlife.

Representative profile of Bogan silt loam, 5 to 30 percent slopes, three-fourths of a mile east of Baldwin; NE1/4 sec. 7, T. 15 S., R. 86 W., Gunnison County:

**A1-0** to 8 inches, dark-brown (10YR 3/3) silt loam, very dark brown (10YR 2/3) moist; weak, very fine, granular structure; soft, very friable; pH 6.6; clear, smooth boundary.

**B1-8** to 16 inches brown (10YR 5/3) silt loam, dark brown (10YR 3/3) moist; moderate, medium, subangular blocky structure; hard, firm; thin continuous clay films on ped faces; pH 7.0; clear, smooth boundary.

**B2t-16** to 24 inches, pale-brown (10YR 6/3) light silty clay loam, dark grayish brown (10 YR 4/2) moist; moderate and strong, fine, subangular blocky structure; hard, firm; moderate continuous clay films on ped faces; pH 6.7; clear, smooth boundary.

**R-24** inches +, yellowish-brown shale interbedded with fine-grained sandstone.

The A1 horizon is dominantly silt loam, but ranges to fine sandy loam and loam. It ranges from dark brown to brown. The B2t horizon is typically light silty clay loam, but in places is clay loam. It ranges from 6 to 12 inches in thickness. Sandstone or interbedded sandstone and sandy shale is at a depth of 20 to 40 inches. Bogan soils are commonly noncalcareous, but limy horizons occur in places.

Bogan silt loam, 5 to 30 percent slopes (BoEl.-This soil is on uplands in the northern part of the survey area along Ohio Creek and its tributaries and near Crested Butte.

Included with this soil in mapping are areas of Cochetopa and Tongue River soils and small areas, commonly near Crested Butte, of soils that are only 10 to 20 inches deep over shale, but are otherwise similar to Bogan soils. Included soils make up 15 percent of the total acreage.

Almost all the acreage is in native vegetation and is used for grazing, wildlife, and recreation. Small, less sloping areas below irrigation ditches are irrigated to produce hay and pasture. Runoff is medium. Slight to moderate erosion is common. The erosion hazard is moderate. Capability units VIe-1 irrigated, VIe-4 non-irrigated; Subalpine Loam range site.

**Bosler Series**

The Bosler series consists of deep, well-drained soils on terraces and alluvial fans. Slopes are 1 to 8 percent. These soils formed in mixed alluvium, sand, and gravel.

In a representative profile the surface layer is brown sandy loam about 10 inches thick. The subsoil is brown sandy loam and brown and grayish-brown gravelly sandy clay loam about 22 inches thick. It is calcareous in the lower part. The substratum to a depth of 72 inches is calcareous, white very cobbly loamy sand and cobbly sand.

Bosler soils are at elevations of 7,800 to 8,500 feet. The average annual soil temperature is 41° F. The average annual precipitation is approximately 11 inches. The native vegetation is commonly Arizona fescue, squirreltail, and big sagebrush.

Permeability is moderate. Roots can penetrate to a

depth of 60 inches or more, but available water capacity is low.

If irrigated, these are important soils for hay and pasture.

Representative profile of Bosler sandy loam, 1 to 8 percent slopes one-fourth mile north of Gunnison; NW1/4 sec. 36, T. 50 N., R. 1 W., Gunnison County:

**A1-0** to 10 inches brown (10YR 5/3) sandy loam, dark brown (10YR 4/3) moist; weak, fine, granular structure; slightly hard, very friable; about 5 percent gravel; pH 7.2; clear, smooth boundary.

**B1-10** to 22 inches, brown (10YR 5/3) sandy loam, dark brown (10YR 4/3) moist; weak, coarse, subangular blocky structure; slightly hard, very friable; about 5 percent gravel; pH 7.4; clear, wavy boundary.

**B2t-22** to 26 inches, brown (7.5YR 5/3) gravelly sandy clay loam, dark brown (7.5YR 4/3) moist; moderate, medium, subangular blocky structure; hard, friable; thin continuous clay films on ped faces; about 40 percent gravel and cobbles; clear, irregular boundary.

**B8ca-26** to 32 inches, grayish-brown (10YR 5/2) gravelly sandy clay loam, dark grayish brown (10 YR 4/2) moist; weak, medium, subangular blocky structure; hard, very friable; thin patchy clay films; about 40 percent gravel and cobbles; strongly calcareous; pH 7.6; gradual, wavy boundary.

**IIC1ca-32** to 48 inches, white (10YR 8/2) very cobbly loamy sand, very pale brown (10YR 7/8) moist; massive; hard, very friable; strongly calcareous; pH 8.0; clear, wavy boundary.

**IIC2-48** to 72 inches, cobbly sand.

The A horizon is typically sandy loam, but in places is loam. The B2t horizon is 35 to 65 percent gravel and cobbles. It ranges from 4 to 12 inches in thickness. Reaction is neutral to moderately alkaline.

Bosler sandy loam, 1 to 8 percent slopes (BsB).-This soil is on terraces and alluvial fans along major streams and side drainageways. Terraces are normally 30 to 60 feet above streams.

Included with this soil in mapping are areas of Curecanti and Fola soils in narrow bands along terrace edges and areas of Evanston and Dewville soils on small fans. Steep, cobbly terrace edges are common. Included soils make up about 15 percent of the total acreage.

About three-fourths of the acreage is used for irrigated hay and pasture. The rest is native range. Runoff is slow, and the erosion hazard is slight. Capability units VIe-1 irrigated, VIe-2 nonirrigated; Mountain Outwash range site.

**Carhol Series**

The Carhol series consists of shallow, well-drained soils on hillsides and mountainsides. Slopes are 15 to 60 percent. These soils formed in material derived in place from granite.

In a representative profile the surface layer is very dark grayish-brown gravelly sandy loam about 8 inches thick. The subsoil is dark-brown gravelly sandy clay loam about 8 inches thick. Unweathered granite is at a depth of 16 inches.

Carhol soils are at elevations of about 9,000 to 10,000 feet. The average annual soil temperature is 38° F., and the average annual precipitation is about 17 inches. The vegetation is commonly thin stands of ponderosa pine and Douglas-fir and an understory of big sagebrush, Arizona fescue, pine dropseed, and Indian ricegrass.

Included soils make up about 10 percent of the total acreage.

Nearly all the acreage is native range and is used for grazing in summer and fall. Runoff is medium to rapid, depending on slope. The erosion hazard is moderate. Capability units VIe-1 irrigated, VIe-4 nonirrigated; Subalpine Loam range site.

### Corpening Series

The Corpening series consists of shallow, well-drained soils on upland hills, ridges, and benches. Slopes are 5 to 40 percent. These soils formed in material derived in place from calcareous sandstone or limestone.

In a representative profile the surface layer is brown fine sandy loam about 7 inches thick. Below this is about 7 inches of calcareous, pink gravelly sandy loam. Calcareous sandstone is at a depth of 14 inches.

Corpening soils are at an elevation of about 8,400 feet. The average annual soil temperature is 42° F., and the annual precipitation is 14 inches. The native vegetation is commonly fringed sage, cactus, winterfat, blue grama, and big sagebrush.

Permeability is moderately rapid. Roots can penetrate to a depth of only about 14 inches, and available water capacity is low.

These soils are used for range and provide habitat for wildlife.

Representative profile of Corpening fine sandy loam, 5 to 40 percent slopes; sec. 26, T. 48 N., R. 2 E., Saguache County:

A1-0 to 7 inches, brown (7.5YR 5/4) fine sandy loam, dark brown (7.5YR 3/2) moist; weak, medium, platy structure parting to moderate, medium, granular; soft, very friable; 1 percent angular coarse fragments; pH 7.8; clear, smooth boundary.

Cca-7 to 14 inches, pink (7.5YR 7/4) gravelly sandy loam, light brown (7.5YR 6/4) moist; massive; slightly hard, very friable; calcareous; pH 8.0; 20 percent angular coarse fragments; clear, wavy boundary.

R-14 inches, slightly weathered, calcareous sandstone.

The A horizon is fine sandy loam, loam, or sandy loam that commonly is up to 20 percent coarse fragments. It ranges from dark grayish brown to brown. The depth to partly weathered calcareous sandstone or limestone ranges from 10 to 20 inches.

The Corpening soils in the survey area contain less clay than is typical for the Corpening soils mapped in other parts of Colorado. Use and management of the soils, however, are similar.

Corpening fine sandy loam, 5 to 40 percent slopes (CrE).

-This soil is south of Powderhorn in the vicinity of Iron Hill.

Included with this soil in mapping are small eroded areas of Corpening fine sandy loam and small areas of Rock outcrop, Alluvial land, and Alluvial land, wet. Included soils make up about 10 percent of the total acreage.

This soil is best suited to range and wildlife. Run-off is medium to rapid, and the erosion hazard is moderate. Capability unit VIIs-1 nonirrigated; Dry Mountain Loam range site.

### Curecanti Series

The Curecanti series consists of deep, well-drained soils on alluvial fans. These soils formed in cobbly loamy alluvium. Slopes are 1 to 8 percent.

In a representative profile the surface layer is brown gravelly loam about 7 inches thick. The subsoil is brown very cobbly sandy clay loam about 12 inches thick. The substratum to a depth of 60 inches is light-brown very cobbly loam.

Curecanti soils are at elevations of 7,700 to 8,500 feet. They receive about 18 inches of annual precipitation. The average annual soil temperature is about 42° F. The native vegetation is commonly black sagebrush, winterfat, phlox, squirreltail, and blue grama. Permeability is moderate. Roots can penetrate to a depth of 60 inches or more, but available water capacity is low.

Curecanti soils are used for range and hay and provide habitat for wildlife.

Representative profile of Curecanti gravelly loam, 1 to 8 percent slopes; NE1/4 sec. 20, T. 48 N., R. 4 E., Saguache County:

A1-0 to 7 inches, brown (10YR 6/3) gravelly loam, dark brown (10YR 3/3) moist; weak, fine, granular structure; slightly hard, very friable; about 16 percent gravel; pH 7.0; clear, smooth boundary.

B2t-7 to 14 inches, brown (7.6YR 6/S) very cobbly sandy clay loam, dark brown (7.5YR 4/3) moist; weak, medium, subangular blocky structure; hard, firm; clay films on ped faces; about 50 percent gravel and cobblestones; pH 6.8; clear, smooth boundary.

B3t-14 to 19 inches, brown (7.5YR 5/3) very cobbly sandy clay loam, dark brown (7.5YR 4/3) moist; weak, coarse to medium, subangular blocky structure; hard, firm; very few patchy clay films on ped faces; about 60 percent gravel and cobblestones; gradual boundary.

C-19 to 60 inches light-brown (7.5YR 6/3) very cobbly sandy loam, brown (7.5YR 4.5/3) moist; massive; very hard, friable; 60 percent cobblestones and gravel; pH 7.0.

The A horizon is typically gravelly loam, but in places is cobbly loam and gravelly sandy loam. It is 6 to 10 inches thick and is brown to dark brown. The content of cobblestones and gravel in the A horizon ranges from 16 to 40 percent. The B horizon is 8 to 14 inches thick. The Bt horizon is dominantly very cobbly sandy clay loam. The content of gravel and cobblestones in the B2t horizon ranges from 35 to 70 percent.

Curecanti gravelly loam, 1 to 8 percent slopes (CuB).- This soil is on terraces and outwash fans along major streams and side drainageways throughout the survey area. In many irrigated areas, it has a 1- to 2-inch organic mat.

Included with this soil in mapping irrigated areas are patches of Evanston soils. Also included are small areas of Fola soils on terrace edges and steep terrace faces. Included soils make up less than 10 percent of the total acreage.

About half the acreage is used for irrigated hay and pasture. The rest is used for range. Runoff is medium, and the erosion hazard is slight. Capability units VIIs-1 irrigated, VIe-2 nonirrigated; Mountain Outwash range site.

### Dewville Series

The Dewville series consists of deep, well-drained soils on recent alluvial fans and valley-fill slopes. Slopes are 1 to 15 percent. These soils formed in mixed alluvium that was derived from sandstone, rhyolite, and rhyolitic tuff.

In a representative profile the surface layer is grayish-brown loam 10 inches thick. The subsoil is brown sandy clay loam about 12 inches thick. The substratum to a depth of 60 inches is grayish-brown and very pale brown sandy loam. It is calcareous below a depth of 22 inches.

Dewville soils are at elevations of about 9,000 to 10,000 feet. The average annual soil temperature is 40° F. The average annual precipitation is 15 inches. The native vegetation is commonly big sagebrush, needle-and-thread, Arizona fescue, and Indian ricegrass.

Permeability is moderate. Roots can penetrate to a depth of 60 inches or more. Available water capacity is moderate.

These soils are used mostly for irrigated hay and pasture.

Representative profile of Dewville loam, 5 to 15 percent slopes, 11.2 miles west of Parlin; sec. 15, T. 49 N., R. 2 E., Gunnison County:

O1-1 inch to 0, partly decomposed organic material.

A1-0 to 10 inches, grayish-brown (10YR 5/2) loam, very dark grayish brown (10YR 3/2) moist; moderate, medium and fine, granular structure; slightly hard, very friable; pH 6.8; clear, wavy boundary.

B2-10 to 22 inches, brown (10YR 5/3) sandy clay loam, dark brown (10YR 4/3) moist; moderate, medium and fine, subangular blocky structure; slightly hard, friable; 5 percent angular gravel; pH 7.2; gradual, smooth boundary.

C1ca-22 to 45 inches, grayish-brown (10YR 5/2) sandy loam, dark grayish brown (10YR 4/2) moist; massive; slightly hard, very friable; 5 percent rock fragments; calcareous; pH 8.2; clear, wavy boundary.

C2ca-45 to 60 inches, very pale brown (10YR 7/4) sandy loam, yellowish brown (10YR 5/4) moist; massive; slightly hard, very friable; 5 percent rock fragments; calcareous; pH 8.2; gradual, wavy boundary.

The A horizon is typically loam, but in places is sandy loam, gravelly loam, and gravelly sandy loam. It is 7 to 12 inches thick and is grayish brown to dark brown. The amount of stratification varies within the profile. The content of rock fragments, mainly gravel, ranges from 0 to 15 percent throughout the profile.

Dewville loam, 1 to 5 percent slopes (DeB).-This soil occurs throughout the survey area on recent small fans and valley-fan slopes and in places on older terraces. Areas are irregular and in many places roughly triangular. This soil has the profile described as representative of the series.

Included with this soil in mapping are small areas of Corpening and Hopkins soils and areas of Curecanti and Bosler soils along the edges of old terraces and steep cobbly terraces. Also included, near the confluence of

Gold Basin Creek and Tomichi Creek, is a strongly alkaline Dewville soil that is stratified below a depth of 22 inches. Included soils make up less than 10 percent of the total acreage.

Most of the acreage is used for irrigated hay and pasture. The rest is used for range and wildlife. Runoff is slow to medium. The erosion hazard is slight in areas under permanent vegetation. It is moderate during snowmelt. Capability units Vc-1 irrigated, VIe-2 non-irrigated; Mountain Outwash range site.

Dewville loam, 5 to 15 percent slopes (DeC).-This soil is on fans and valley-fill slopes. It is at higher elevations than Dewville loam, 1 to 5 percent slopes.

Included with this soil in mapping are areas of Corpening and Hopkins soils and Rock outcrop. Also included are wet areas and saline spots, which are identified by spot symbols on the soil map. Included soils make up less than 10 percent of the total acreage.

Most of the acreage is used for irrigated hay and pasture. Small areas are used for range. Runoff is medium to rapid, and the erosion hazard is moderate. Shallow gullies are common. Capability units VIe-1 irrigated, VIe-2 nonirrigated; Mountain Outwash range site.

## Dollard Series

The Dollard series consists of moderately deep, well-drained soils on upland hills and ridges. Slopes are 5 to 30 percent. These soils formed in material derived in place from calcareous silty shale.

In a representative profile the surface layer is light olive-brown, calcareous silty clay loam about 6 inches thick. The next layer is light olive-brown, moderately calcareous silty clay about 4 inches thick. The underlying material is light yellowish-brown, strongly calcareous silty clay. Calcareous silty shale is at a depth of 20 to 40 inches.

Dollard soils are at an elevation of about 8,600 feet. The average annual soil temperature is 45° F. The average annual precipitation is about 16 inches. The native vegetation is chiefly western wheatgrass, muttongrass, and needlegrass. Big sagebrush is the principal shrub. Permeability is slow. The root zone is only 20 to 40 inches deep, and available water capacity is low.

These soils are used mainly for grazing. Small acreages are used for irrigated hay and pasture.

Representative profile of Dollard silty clay loam, 5 to 30 percent slopes; sec. 14, T. 51 N., R. 1 W., Gunnison County:

A1-0 to 6 inches, light olive-brown (2.5Y 5/3) silty clay loam, olive brown (2.5Y 4/3) moist; weak, medium, platy structure parting to moderate, fine, granular; soft, firm; calcareous; pH 8.2; clear, smooth boundary.

AC-6 to 10 inches, light olive-brown (2.5Y 5/3) silty clay, olive brown (2.5Y 4/4) moist; weak, coarse, subangular blocky structure; hard, firm; numerous shiny pressure faces; few shale fragments; moderately calcareous; pH 8.4; gradual, wavy boundary.

Cca-10 to 25 inches, light yellowish-brown (2.5Y 6/4) silty clay, light olive brown (2.5Y 5/4) moist; massive; very hard, extremely firm; few shale fragments; strongly calcareous; many, medium to coarse, white (5Y 8/2) soft lime masses; pH 8.4; clear, wavy boundary.

R--25 inches, silty calcareous shale.

The A horizon is typically silty clay loam, but in places is silt brown and silty clay. It ranges from light olive brown to brown. Depth to calcareous shale ranges from 20 to 40 inches.

Dollard silty clay loam, 5 to 30 percent slopes (DoE).-This soil is mainly in the areas drained by Ohio and Razor Creeks. This soil has the profile described as representative of the series, but in small eroded areas the surface layer is thinner and lighter colored. Gullies have formed in the steeper areas.

Included with this soil in mapping are areas of Rock outcrop and areas where slopes are more than 30 per-

cent. Leaps and Morop soils make up about 10 percent of some mapped areas.

This soil is used mostly for grazing. Small areas are used for irrigated hay and pasture. Runoff is medium to rapid, and the erosion hazard is slight to moderate. Capability units VIe-1 irrigated, VIIe-1 nonirrigated; Deep Clay Loam range site.

### Duffson Series

The Duffson series consists of moderately deep, well-drained, calcareous soils on hills, ridges, and benches. Slopes are 5 to 40 percent. These soils formed in locally transported alluvium that was derived from calcareous, interbedded sandstone and shale.

In a representative profile the surface layer is grayish-brown loam about 5 inches thick. The subsoil is brown and light yellowish-brown loam and clay loam about 15 inches thick. It is calcareous in the lower part. The substratum is about 10 inches of strongly calcareous, white loam. Below this is sandstone bedrock. Duffson soils are at elevations of 7,500 to 9,500 feet.

The average annual soil temperature is 45° F. The average soil temperature in summer is 62°. The average annual precipitation is 17 inches. The vegetation is commonly big sagebrush, Arizona fescue, wheatgrass, and native bluegrass.

Permeability is moderately slow. The root zone is only 20 to 40 inches deep, and available water capacity is low. Most of the acreage is used for grazing.

The Duffson soils in the Gunnison Area are mapped only with Corpening and Spring Creek soils.

Representative profile of Duffson loam, 5 to 35 percent slopes; NW1/4 sec. 35, T. 48 N., R. 2 E., Saguache County:

A1-0 to 5 inches, grayish-brown (10YR 5/2) light loam, very dark grayish brown (10YR 3/2) moist; moderate, very fine, granular structure; soft, very friable; 10 percent fine sandstone gravel; pH 6.8; clear, smooth boundary.

B1t-5 to 8 inches, brown (7.5YR 5/3) clay loam, dark brown (7.5YR 3/8) moist; weak, medium, sub-angular blocky structure parting to moderate, very fine, subangular blocky; slightly hard, very friable; thin patchy clay films on ped faces; about 10 percent fine sandstone gravel; pH 6.8; clear, smooth boundary.

B2t-8 to 16 inches, brown (7.5YR 5/3) clay loam, dark brown (7.5YR 4/3) moist; weak, medium, prismatic structure parting to moderate, medium, sub-angular blocky; hard, friable; thin nearly continuous clay films on ped faces; about 10 percent angular sandstone gravel; pH 7.0; clear, wavy boundary.

B3tca-16 to 20 inches, light yellowish-brown (10YR 6/4) heavy loam, yellowish brown (10YR 5/4) moist; weak, medium, subangular blocky structure; hard, friable; few, thin, patchy clay films on ped faces;

10 percent angular sandstone gravel; lime in fine seams and small concretions; pH 8.0; gradual, wavy boundary.

Cca-20 to 30 inches, white (10YR 8/2) loam, light gray (10YR 7/2) moist; massive; hard, friable; about 10 percent sandstone gravel; calcareous; marl-like lime coatings on stone fragments; pH 8.2; clear, smooth boundary.

R-30 inches, sandstone.

The A horizon is typically loam, but in places is fine sandy loam. It is 4 to 9 inches thick and is grayish brown or brown.

Depth to bedrock ranges from 20 to 40 inches. The content of gravel ranges from 5 to 15 percent.

Duffson-Corpening loams, 5 to 35 percent slopes (DrE).

-This mapping unit is mainly in the central part of the survey area. The largest acreage is between Razor and Cochetopa Creeks. The unit is about 50 percent Duffson loam and 30 percent Corpening loam. The Duffson soil is generally on northern and eastern exposures. The Corpening soil is commonly on windswept, southern and western exposures. In some eroded areas of these soils, the surface layer is thinner and stonier than that in the profiles described as representative of the series.

Included with these soils in mapping are small areas of Lucky and Parlin soils, areas of severely eroded Duffson and Corpening soils, and areas of Rock outcrop and Stony rock land. Also included are areas of Alluvial land and Alluvial land, wet, commonly along small drainageways and toe slopes. Included soils make up less than 20 percent of the total acreage.

This unit is almost entirely in range. Runoff is medium. The erosion hazard is moderate unless a good plant cover is maintained. Capability unit VIe-5 nonirrigated; Duffson soil in Mountain Loam range site, Corpening soil in Dry Mountain Loam range site.

Duffson-Spring Creek stony loams, 5 to 40 percent slopes (DsE).-This mapping unit is mainly in the north-central part of the survey area. It is about 65 percent Duffson stony loam and 20 percent Spring Creek stony loam. The Duffson soil is mainly on northern exposures. At the higher elevations it has a surface layer 10 to 20 inches thick. The Spring Creek soil is on windswept, southern and western exposures. It has the profile described as representative of the Spring Creek series. Slopes are complex.

Included with these soils in mapping are small areas of Mord and Parlin soils and areas of Alluvial land and Alluvial land, wet, along minor drainageways in narrow, winding valleys. Also included are areas of Rock outcrop and Stony rock land on the steeper slopes and a few small sandy areas of wind-deposited material on north-facing slopes near Gunnison. Included soils make up 15 percent of the total acreage.

Nearly all the acreage is in native vegetation and is used for range, recreation, and wildlife. Runoff is medium to rapid, and the erosion hazard is moderate to high. About half the acreage, particularly where vegetation is sparse, has been eroded by wind and water. In these areas the surface layer is thinner and stonier than is typical. In some areas up to 3 acres in size, the Spring Creek soil has been so severely eroded that bedrock is exposed. Capability unit VIIe-1 nonirrigated; Duffson soil in Mountain Loam range site, Spring Creek soil in Dry Mountain Loam range site.

### Evanston Series

The Evanston series consists of deep, well-drained soils on alluvial fans and valley-fill slopes. Slopes are 1 to 20 percent. These soils formed in alluvium that was derived from sandstone, rhyolite, and tuff.

In a representative profile the surface layer is dark-brown loam about 6 inches thick. The subsoil is brown clay loam and loam about 12 inches thick. It is calcareous.

Representative profile of Hopkins channery loam, 5 to 45 percent slopes; SE1/4 sec. 27, T. 49 N., R. 2 E., Gunnison County:

A1-0 to 12 inches, dark grayish-brown (10YR 4/2) channery loam, very dark grayish brown (10YR 3/2) moist; moderate, medium, granular structure parting to moderate, fine, granular; soft, very friable; about 20 percent channery fragments; pH 7.6; gradual, wavy boundary.

O1-12 to 16 inches, light brownish-gray (10YR 6/2) channery loam, grayish brown (10YR 5/2) moist; massive; slightly hard, very friable; about 20 percent coarse channery fragments; calcareous; pH 8.2; gradual, wavy boundary.

IC2-16 to 60 inches, overlapping rhyolite flagstone, separated by unfilled, 1/4- to 4-inch voids.

The A horizon is typically channery loam, but in places is channery sandy loam. It ranges from 5 to 15 inches in thickness and from dark grayish brown to grayish brown in color. The C horizon is typically calcareous, but in places is free of lime. The content of channery material in the A and C horizons ranges from 10 to 35 percent. Depth to the open-lattice flagstone is 8 to 20 inches.

### Irim Series

The *Irim* series consists of deep, poorly drained soils on flood plains. Slopes are 0 to 5 percent. These soils formed in recent alluvium of mixed origin.

Typically, these soils have a 2-inch mat of partly decomposed organic material. In a representative profile the surface layer is dark-gray loam about 11 inches thick. The subsoil extends to a depth of 60 inches. It is mottled grayish-brown very gravelly loam.

Irim soils are at elevations of about 7,800 to 8,500 feet. The climate is cold in winter and cool in summer. The average annual soil temperature is 42°F. The average annual precipitation is about 15 inches. The vegetation is commonly timothy, redbud, tufted hairgrass, slender wheatgrass, rushes, and sedges.

These soils have a water table within 36 inches of the surface during much of the growing season. Permeability is moderate. Roots can penetrate to a depth of 60 inches or more, but available water capacity is low. These soils are important for production of native hay and pasture.

Representative profile of Irim loam, 0 to 1 percent slopes, 1 mile west of Doyleville along Tomichi Creek; SW1/4 sec. 34, T. 49 N., R. 3 E., Gunnison County:

O1-2 inches to 0, organic mat of roots.

A1g-0 to 11 inches, dark-gray (10YR 4/1) loam, black (10YR 2/1) moist; common, medium, distinct, yellowish-brown (10YR 5/6) mottles; weak, medium, subangular blocky structure; hard, friable; about 10 percent gravel; pH 7.0; gradual, wavy boundary.

B21g-11 to 22 inches, grayish-brown (10YR 5/2) very gravelly loam, dark grayish brown (10YR 4/2) moist; common, medium, prominent, light olive-brown (2.5Y 5/6) mottles; massive; hard, friable;

50 percent gravel; pH 7.0; clear, wavy boundary. B22g-22 to 60 inches, grayish-brown (10YR 5/2) very gravelly loam, dark grayish brown (10YR 4/2) moist; common; medium, prominent, light olive-brown (2.5Y 5/6) mottles; massive; soft, very friable; pH 7.0.

The O1 horizon is typically 2 inches thick, but ranges from 1 to 4 inches. The A horizon is typically loam, but in places is heavy sandy loam and light clay loam. Below a depth of about 10 inches, this soil is 50 to 70 percent gravel and cobblestones.

Irim loam, 0 to 1 percent slopes (IrA).-This soil is on flood plains adjacent to major streams and side drainageways. It has the profile described as representative of the series. It has a fluctuating water table, the level of which depends on the water level in adjacent streams. In spring the water table is at or near the surface. Late in summer it drops to a depth of about 2 feet. Overflow and the deposition of silt, sand, or gravel are common. Water from overflow or irrigation is ponded in small depressions.

Included with this soil in mapping are small areas of Gas Creek and Big Blue soils and Alluvial land, occasionally flooded. Also included near Crested Butte are areas of peat and muck. Excessively wet areas are indicated by spot symbols on the soil map. Included soils make up about 15 percent of the total acreage.

All the acreage is irrigated and is used for hay. Runoff is very slow or ponded, and the erosion hazard is slight. Capability unit Vw-1 irrigated.

Irim loam, 1 to 5 percent slopes (IrB).-This soil is on flood plains along major streams. It is ordinarily farther from the main stream channels than Irim loam, 0 to 1 percent slopes. It has a water table that fluctuates from near the surface for short periods to a depth of about 3 feet. It is subject to occasional overflow.

Included with this soil in mapping are small areas of Big Blue and Gas Creek soils and areas of peat and muck near Crested Butte. Included soils make up about 10 percent of the total acreage.

All the acreage is irrigated and produces moderate to good yields of native hay. Runoff is slow, and the erosion hazard is slight to moderate. Capability unit Vw-2 irrigated.

### Jerry Series

The Jerry series consists of deep, well-drained soils on upland hills, ridges, and valley sides. Slopes are 5 to 30 percent. These soils formed in locally transported alluvium that was derived from sandstone and sandy shale.

In a representative profile the surface layer is dark-gray loam about 6 inches thick. The subsoil is gravelly heavy clay loam about 39 inches thick. It is dark grayish brown, brown, light brown, and pale brown. The substratum to a depth of 60 inches is pale-brown stony loam.

Jerry soils are at elevations of 8,900 to 10,000 feet. The average annual precipitation is about 20 inches, and the average annual soil temperature is about 38°F.

The native vegetation is commonly big sagebrush, snowberry, Thurber fescue, Arizona fescue, nodding brome, native bluegrass, and scattered groves of aspen.

Permeability is slow, and available water capacity is moderate. Roots can penetrate to a depth of 60 inches or more.

These soils are used mainly for grazing and wildlife.

Representative profile of Jerry loam, 5 to 30 percent slopes, near the center of sec. 36, T. 15 S., R. 85 W., Gunnison County:

A1-0 to 6 inches, dark-gray (10YR 4/1) loam, black (10YR 2/1) moist; weak, thin, platy structure parting to moderate, medium, granular; soft, very friable; 10

slopes; SE1/4 sec. 36, T. 47 N., R. 5 W., Gunnison County:

O1--4 inches to 1 inch, organic material consisting of bark, twigs, leaves, and needles.

O2--1 inch to 0, partly decomposed organic material.

A2--0 to 8 inches, pinkish-gray (7.5YR 7/2) loam, brown (7.5YR 5/2) moist; weak, medium, subangular blocky structure parting to moderate, fine, granular; weak platy structure in places; soft, very friable; 5 percent gravel and stones; pH 7.0; clear, smooth boundary.

A&B--8 to 16 inches, mixed-colored, including pinkish-gray (7.5YR 7/2) and brown (7.5YR 5/3), heavy loam, brown (7.5YR 5/2) and dark brown (7.5YR 4/3) moist; moderate, medium, subangular blocky structure parting to moderate, fine, granular; slightly hard, very friable; seams and nodules of B2t material imbedded in A2 matrix; 10 percent stones and gravel; pH 6.8; gradual, irregular boundary.

B2t--16 to 34 inches, reddish-brown (5YR 5/3) clay loam, reddish brown (5YR 4/3) moist; moderate, medium, subangular blocky structure; hard, friable; thin nearly continuous clay films on ped faces; 10 percent rhyolite rock, stones, and gravel; pH 6.6; clear, wavy boundary.

R--34 to 60 inches, rhyolite.

The A horizon is typically loam, but in places is gravelly and stony loam. The A2 horizon ranges from 6 to 12 inches in thickness and from pinkish gray to pink or light gray to

very pale brown in color. The B2t horizon ranges from reddish brown to light reddish brown. The soil is slightly acid or neutral. The content of angular gravel and stones ranges from 5 to 35 percent. Depth to bedrock ranges from 20 to 40 inches.

Shule and Sapinero loams, 10 to 50 percent slopes (SsF).

-This mapping unit is mainly in the Blue Mesa and Pine Creek parts of the survey area. It is about 65 percent Shule loam and 20 percent Sapinero loam. Each soil has the profile described as typical of its series. The moderately sloping Shule soil is mostly on mountainsides. The Sapinero soil is mostly on ridges. Included with these soils in mapping are areas of Youman and Sunshine soils in small parks and clearings and small areas of Vulcan soils on the east side of Pine Creek. These inclusions make up less than 15 percent of the total acreage.

This unit is almost entirely forested, mainly Engelmann spruce and subalpine fir. Areas where forest fire and logging have been extensive are dominantly in stands of aspen and scattered conifers.

In this unit runoff is medium to rapid, and the erosion hazard is moderate to high. Use and management are about the same for both soils. Capability unit VIIe-2 nonirrigated; woodland group 4.

### Spring Creek Series

The Spring Creek series consists of shallow, well-drained soils on upland ridges and mountainsides. Slopes are 5 to 40 percent. These soils formed in locally transported stony material that was derived from rhyolitic tuff and breccia.

In a representative profile the surface layer is dark grayish-brown stony loam 9 inches thick. Below this is pale-brown, calcareous gravelly and very gravelly loam about 10 inches thick. Rhyolitic tuff is at a depth of 19 inches.

Spring Creek soils receive from 11 to 14 inches of

precipitation. The average annual soil temperature is 42° F. The average soil temperature in summer is about 62°. The native vegetation is commonly fringed sage, winterfat, phlox, western wheatgrass, squirrel-tail, dryland sedge, and slimstem muhly.

Permeability is moderately rapid. Roots can penetrate to a depth of only about 20 inches, and available water capacity is low.

Most of the acreage is in native vegetation and is used as range and wildlife habitat.

The Spring Creek soils in this survey area are mapped only with Duffson soils.

Representative profile of Spring Creek stony loam in native vegetation; NW1/4 sec. 3, T. 49 N., R. 1 W., Gunnison County:

A1--0 to 9 inches, dark grayish-brown (10YR 4/2) stony loam, very dark grayish brown (10YR 3/2) moist; weak, fine, subangular blocky structure; soft, friable; 10 percent angular stones and gravel; pH 6.8; clear, smooth boundary.

C1ca--9 to 15 inches, pale-brown (10YR 6/3) gravelly loam, dark brown (10YR 4/3) moist; weak, fine, subangular blocky structure; slightly hard, friable;

40 percent angular gravel; calcareous; thin white (10YR 8/2) lime coats on the base of gravel; pH

8.0; clear, smooth boundary. C2ca--15 to 19 inches, pale-brown (10YR 6/3) very gravelly loam, brown (10YR 5/3) moist; massive; soft, very friable; 80 percent gravel, cobblestones, and stones; calcareous; pH 8.2; clear, smooth boundary.

R--19 inches, rhyolitic tuff. The A horizon is typically stony loam, but in places is loam and channery loam. It is 4 to 10 inches thick. The content of coarse fragments ranges from 35 to 60 percent. Depth to bedrock is 10 to 20 inches.

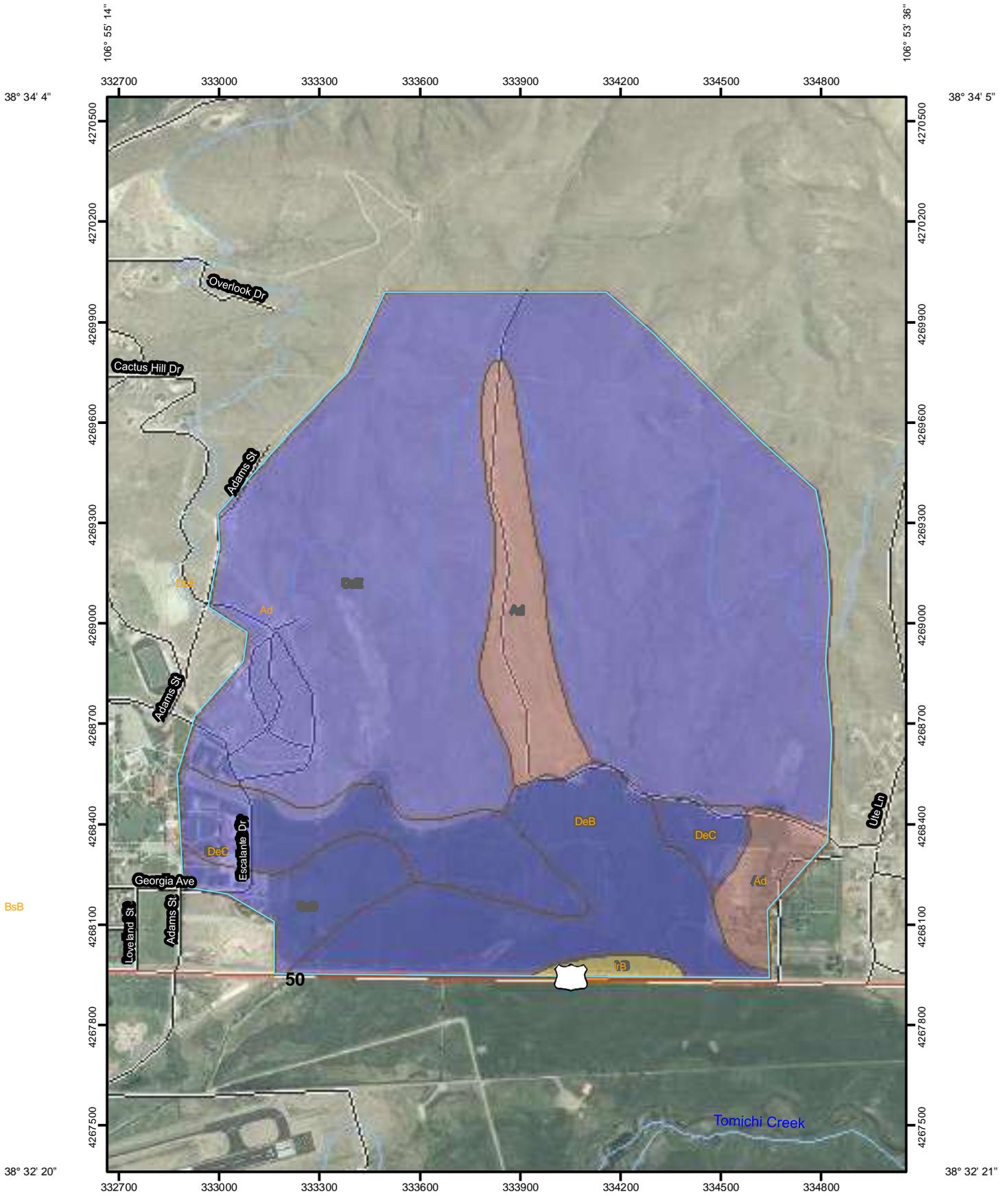
### Stony Rock Land

Stony rock land (St) consists mostly of exposed bedrock, loose stones, boulders, and soils that are very shallow over bedrock. Exposed bedrock and stones cover 25 to 90 percent of the surface area. Common rock types are rhyolite, tuff, quartz latite, sandstone, granite, breccia, gneiss, and schist and small outcrops of silty shale. Slopes range from 10 to 80 percent. Included in mapping are small areas of soils that are up to 40 inches deep.

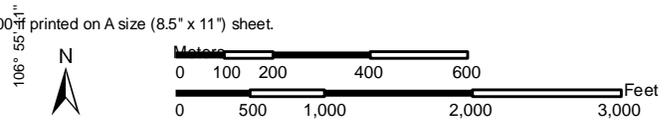
Generally the largest areas of exposed bedrock are on southerly exposures. The very shallow soil between rocks has a very high content of loose stones. Less bedrock is exposed on northerly exposures, and areas of very shallow soils are larger. Northerly exposures commonly support more dense vegetation than southerly exposures.

Stony rock land is somewhat intermittent throughout the survey area. It is commonly on steeper terrain. The vegetation varies widely, depending on moisture, elevation, and exposure. Sparse stands of climatically adapted grasses, shrubs, and forbs are dominant at lower elevations. Open stands of conifers and aspen are common where moisture is in excess of 18 inches or elevations are more than 8,000 feet.

Stony rock land provides concealment and escape for wildlife. Deer and elk often graze the sunny slopes in winter. Capability unit VIII-3.



Map Scale: 1:15,300 if printed on A size (8.5" x 11") sheet.



## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

Soil Map Units 

### Soil Ratings

A A/D B B/D C C/D D 

Not rated or not available 

### Political Features

 Cities 

### Water Features

 Streams and Canals 

### Transportation

 Rails 

 Interstate Highways

 US Routes

 Major Roads

Local Roads 

## MAP INFORMATION

Map Scale: 1:15,300 if printed on A size (8.5" x 11") sheet.

The soil surveys that comprise your AOI were mapped at 1:24,000.

Please rely on the bar scale on each map sheet for accurate map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL: <http://websoilsurvey.nrcs.usda.gov>  
Coordinate System: UTM Zone 13N NAD83

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Gunnison Area, Colorado, Parts of Gunnison, Hinsdale, and Saguache Counties  
Survey Area Data: Version 6, Feb 1, 2008

Date(s) aerial images were photographed: 7/2/2005

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Hydrologic Soil Group

Hydrologic Soil Group— Summary by Map Unit — Gunnison Area, Colorado, Parts of Gunnison, Hinsdale, and Saguache Counties (CO662)				
Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
Ad	Alluvial land	A	69.4	8.5%
BsB	Bosler sandy loam, 1 to 8 percent slopes	B	30.8	3.8%
DeB	Dewville loam, 1 to 5 percent slopes	B	101.9	12.5%
DeC	Dewville loam, 5 to 15 percent slopes	B	69.2	8.5%
DsE	Duffson-Spring creek stony loams, 5 to 40 percent slopes	B	535.7	65.9%
lrB	Irim loam, 1 to 5 percent slopes	C	5.7	0.7%
<b>Totals for Area of Interest</b>			<b>812.7</b>	<b>100.0%</b>

## Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

## Rating Options

*Aggregation Method:* Dominant Condition *Component Percent*

*Cutoff:* None *Specified Tie-break Rule:* Higher

of Gunnison can be derived according to the location (N106° 55' 36" Latitude W38° 32' 39" longitude) and elevation (7,700 feet). IDF data for events less than one hour are established using ratio data found in *Short Duration Rainfall Relations of the Western United States* (Arkell R.E., F. Richards, 1986, AMS Conference on Climate and Water Management).

**TABLE 3-1 POINT RAINFALL DEPTH, DURATION, FREQUENCY IN GUNNISON, COLORADO**

	5-min	10-min	15-min	30-min	1-hr	2-hr	3-hr	6-hr	24-hr
2-yr	0.13	0.20	0.26	0.36	0.45	0.54	0.59	0.70	1.00
5-yr	0.20	0.31	0.39	0.54	0.68	0.79	0.86	1.00	1.40
10-yr	0.25	0.38	0.48	0.67	0.85	0.97	1.05	1.20	1.60
25-yr	0.32	0.50	0.63	0.87	1.10	1.20	1.27	1.40	2.00
50-yr	0.40	0.62	0.79	1.09	1.38	1.46	1.51	1.60	2.20
100-yr	0.48	0.76	0.94	1.22	1.51	1.61	1.69	1.80	2.40

**TABLE 3-2 RAINFALL INTENSITY DURATION-FREQUENCY IN GUNNISON, COLORADO (INTENSITY IN INCHES/H:R)**

	5-min	10-min	15-min	30-min	1-hr	2-hr	3-hr	6-hr	24-hr
2-yr	1.57	1.22	1.03	0.71	0.45	0.27	0.20	0.12	0.04
5-yr	2.37	1.84	1.55	1.07	0.68	0.39	0.29	0.17	0.06
10-yr	2.96	2.30	1.94	1.34	0.85	0.48	0.35	0.20	0.07
25-yr	3.38	2.97	2.51	1.74	1.10	0.60	0.42	0.23	0.08
50-yr	4.80	3.73	3.15	2.18	1.38	0.73	0.50	0.27	0.09
100-yr	5.80	4.53	3.74	2.45	1.51	0.80	0.56	0.30	0.10

The following equation can be used to determine intensities not shown in the IDF table or curve. The equation is used with the *Rational Method* by setting  $T_d$  equal to the time of concentration of the watershed.

EQUATION 3-1 RAINFALL INTENSITY DURATION-FREQUENCY (INCHES/HR)

$$I = \frac{2.9P_1}{(10 + T_d)^{0.789}}$$

Where  $I$  = rainfall intensity (inch/hr),  
 $P_1$  = 1-hour rainfall depth (inches), and  
 $T_d$  = duration or time of concentration (minutes)

II. Recommended Runoff Coefficients

Land Use or Surface Characteristic	Recommended Runoff Coefficient
<b>Business:</b>	
Commercial areas	95
Neighborhood areas	85
<b>Industrial:</b>	
Single-family	
Multi (detached)	60
Multi (attached)	75
Half-acre lot or larger	
Apartments	80
<b>Industrial:</b>	
Urban areas	80
Heavy areas	90
<b>Parks:</b>	
Playgrounds	10
Schools	50
Railroad yard area:	15
Undeveloped areas:	
Historical Flow Analysis	2
Greenbelts, agricultural, off-site flow analysis (when land use not defined)	45
<b>Surfaces:</b>	
Paved	100
Gravel (packed)	40
	90
Roofs:	90
Lawns, sandy	0
	0

Driveways and Parking:

Lawn, gravel, sand

Refer to Figures R0-3 through R0-5 in Runoff Chapter of USDCM.

# Runoff Coefficient vs. Watershed Imperviousness

Based on Runoff Coefficient estimating equation published by Urbonas, et.al (1990) & WEF (1998)

## Basic equation for NRCS Soil Types C & O:

$$C_{CO} = K_{CO} + 10.858 \cdot 1.1 \cdot 0.786 \cdot I^{1.1} + 0.774 \cdot I + 0.04$$

## Basic equation for NRCS Soil Type A:

$$C_A = K_A + (1.31 \cdot I^3 - 1.44 \cdot I^2 + 1.135 \cdot I - 0.12) \text{ in which use values for } C_A > 0$$

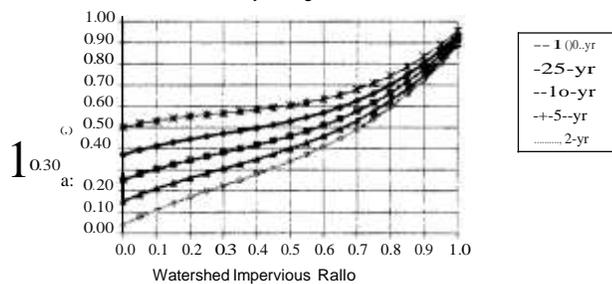
- in which:  $I = I/100$ , imperviousness ratio
- $I'$  = watershed imperviousness in percent
- $C_A$  = Runoff Coefficient for NRCS Soil Type A
- $K_A$  = Correction factor for  $C_A$  when the storm return period is greater than 2-years
- $C_{CO}$  = Runoff Coefficient for NRCS Soil Types C and D
- $K_{CD}$  = Correction factor for  $C_{CO}$  when the storm return period is greater than 2-years

NRCS Soil Types C & D	Values of Correction Factors $K_{CO}$ & $K_A$					
	Storm Return Period					
	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr
	0.00	(-0.11 + 0.11)	1.011 + 0.211	1 - (1.8 * I + 0.31)	1.013 + 0.40	(-0.19 + 0.46)
A	0.00	(-0.08 * I + 0.09)	(-0.14 * I + 0.17)	1.019 * I + 0.24	1.022 * I + 0.28	(-0.25 * I + 0.32)

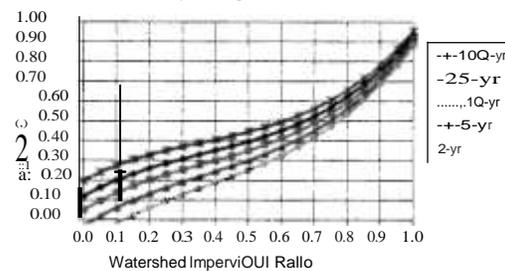
Imperv. Ratio (I)	Values of Runoff Coefficient $C_{CO}$							Values of Runoff Coefficient $C_A$					
	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	
0.00	0.04	0.15	0.25	0.37	0.44	0.50	0.12	0.03	0.05	0.12	0.16	0.20	
0.05	0.06	0.18	0.28	0.39	0.46	0.52	0.07	0.02	0.10	0.16	0.20	0.24	
0.10	0.11	0.21	0.30	0.41	0.48	0.53	0.02	0.06	0.14	0.20	0.24	0.28	
0.15	0.14	0.24	0.32	0.43	0.49	0.54	0.02	0.10	0.17	0.23	0.27	0.30	
0.20	0.17	0.26	0.34	0.44	0.50	0.55	0.06	0.13	0.20	0.26	0.30	0.33	
0.25	0.20	0.28	0.36	0.46	0.52	0.56	0.09	0.16	0.23	0.29	0.32	0.35	
0.30	0.22	0.30	0.38	0.47	0.53	0.57	0.13	0.19	0.25	0.31	0.34	0.37	
0.35	0.25	0.33	0.40	0.48	0.54	0.57	0.16	0.22	0.28	0.33	0.36	0.39	
0.40	0.28	0.35	0.42	0.50	0.55	0.58	0.19	0.25	0.30	0.35	0.38	0.41	
0.45	0.31	0.37	0.44	0.51	0.56	0.59	0.22	0.27	0.33	0.37	0.40	0.43	
0.50	0.34	0.40	0.48	0.53	0.57	0.60	0.25	0.30	0.35	0.40	0.42	0.45	
0.55	0.37	0.43	0.48	0.55	0.59	0.62	0.29	0.33	0.38	0.42	0.45	0.47	
0.60	0.41	0.46	0.51	0.57	0.61	0.63	0.33	0.37	0.41	0.45	0.47	0.50	
0.65	0.45	0.49	0.54	0.59	0.63	0.65	0.37	0.41	0.45	0.49	0.51	0.53	
0.70	0.49	0.53	0.57	0.62	0.66	0.68	0.42	0.45	0.49	0.53	0.54	0.56	
0.75	0.54	0.58	0.62	0.66	0.69	0.71	0.47	0.50	0.54	0.57	0.59	0.61	
0.80	0.60	0.63	0.66	0.70	0.73	0.74	0.54	0.56	0.60	0.63	0.64	0.66	
0.85	0.66	0.68	0.71	0.75	0.78	0.79	0.61	0.63	0.66	0.69	0.70	0.72	
0.90	0.73	0.75	0.77	0.80	0.83	0.83	0.69	0.71	0.73	0.76	0.77	0.79	
0.95	0.80	0.82	0.84	0.87	0.89	0.89	0.78	0.80	0.82	0.84	0.85	0.86	
1.00	0.89	0.90	0.92	0.94	0.96	0.96	0.89	0.90	0.92	0.94	0.95	0.96	

Notes:  
 For Type B Soils, use the average of coefficients  $C_{CO}$  and  $C_A$ .  
 When the Runoff Coefficient in above table is < 0, use 0.  
 When compositing the Runoff Coefficient for different soil types, use the table values above regardless if they are < 0.

Runoff Coefficient vs. Imperviousness  
NRCS Hydrologic Soils C & O



Runoff Coefficient vs. Imperviousness  
NRCS Hydrologic Soil A



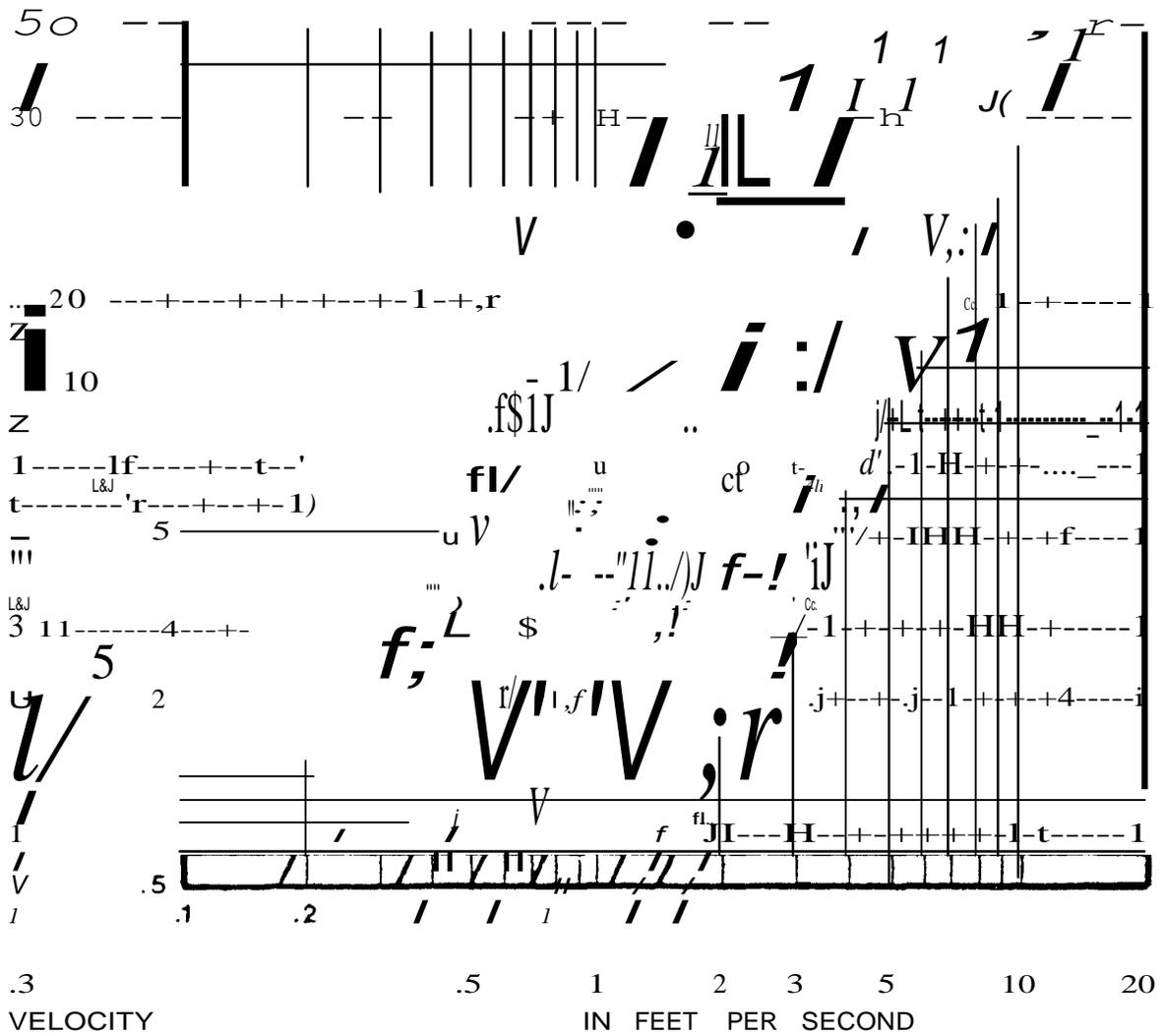


FIGURE R0-1

Estimate of Average Overland Flow Velocity for Use With the Rational Formula



## APPENDIX 8

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- WEIGHTED C COEFFICIENT
- CUHP WORKSHEETS
- SF-2 TIME OF CONCENTRATION
- SF-3 STORM DRAINAGE DESIGN
- SUMMARY OF RELEASE RATES
- DETENTION POND SIZING 10-YR, 100-YR
- SUMMARY OF DETENTION VOLUMES
- EXISTING OUTFALL CAPACITIES



Weighted Runoff Coefficients

GUNNISON RISING

Job Number: 12-0156

Calculated By: GBG

Checked By: MJ

Date: 1/15/2013

Proposed/ Existing	Undeveloped Historical	IMP%
		2
	Greenbelt	45
	Residential	60
	Multiunit Residential	75
	Commercial	90
	Industrial	80
	School	50

Soil Types: Nunn-Urban, 0-2 %

Nunn-Urban, 2-5%

Hydrologic Grouping: Type B

Runoff Coefficients:  $C Kc + (.8581 \cdot 3 - .7861 \cdot 2 + .7741 \cdot .04)$

Kc(2year) 0

Kc(5year) -.101+.11

Kc(10year) -.181+.21

Kc(100year) -.391+.46

Basin	Total Area	Undeveloped Historical	Greenbelt	Residential	Multiunit R&Sidential	Commercial	Industrial	C2	C5	C10	C100	%Imp
E1	131.95	131.95	0.00	0.00	0.00	0.00	0.00	0.06	0.16	0.26	0.51	2.0
E2	305.38	305.38	0.00	0.00	0.00	0.00	0.00	0.06	0.16	0.26	0.51	2.0
E3	179.83	179.83	0.00	0.00	0.00	0.00	0.00	0.06	0.16	0.26	0.51	2.0
E4	95.90	95.90	0.00	0.00	0.00	0.00	0.00	0.06	0.16	0.26	0.51	2.0
E5	88.06	0.00	0.00	0.00	88.06	0.00	0.00	0.54	0.58	0.62	0.71	75.0
E6	152.07	152.07	0.00	0.00	0.00	0.00	0.00	0.06	0.16	0.26	0.51	2.0

TOTAL AREA: 953.19 ACRES  
TOTAL IMPERVIOUS: 8.74

Proposed Basins (proposed conditions.)

Land Use (Acres)

Weighted Runoff Coefficient

Total Basin	Area	Greenbelt	Residential	Multiunit Residential	Commercial	Industrial	Undeveloped Historical	C2	C5	C10	C100	%Imp
A1	52.49	3.46	0.00	49.04	0.00	0.00	0.00	0.52	0.56	0.60	0.70	73.0
A2	25.22	1.07	0.00	0.00	0.00	0.00	24.15	0.07	0.17	0.27	0.51	3.8
A3	17.33	0.00	0.00	0.00	0.00	0.00	17.34	0.06	0.16	0.26	0.51	2.0
A4	36.90	0.00	0.00	0.00	0.00	0.00	36.90	0.06	0.16	0.26	0.51	2.0
G1	31.26	8.29	0.00	22.97	0.00	0.00	0.00	0.46	0.51	0.55	0.66	67.0
G2	72.05	5.95	0.00	66.10	0.00	0.00	0.00	0.52	0.55	0.59	0.69	72.5
G3	65.79	0.00	0.00	0.00	0.00	0.00	65.79	0.06	0.16	0.26	0.51	2.0
G4	19.30	0.00	0.00	0.00	0.00	0.00	19.30	0.06	0.16	0.26	0.51	2.0
G5	117.00	0.00	0.00	0.00	0.00	0.00	117.00	0.06	0.16	0.26	0.51	2.0
C1	44.13	14.07	0.00	30.05	0.00	0.00	0.00	0.45	0.49	0.54	0.66	65.4
C2	23.48	0.00	0.00	0.00	0.00	0.00	23.48	0.06	0.16	0.26	0.51	2.0
C3	5.71	0.00	0.00	0.00	0.00	0.00	5.71	0.06	0.16	0.26	0.51	2.0
C4	106.51	0.00	0.00	0.00	0.00	0.00	106.51	0.06	0.16	0.26	0.51	2.0
O1	63.62	6.92	0.00	56.71	0.00	0.00	0.00	0.51	0.55	0.59	0.69	71.7
O2	32.28	0.00	0.00	0.00	0.00	0.00	32.28	0.06	0.16	0.26	0.51	2.0
F1	55.47	8.87	0.00	0.00	46.60	0.00	0.00	0.63	0.66	0.69	0.77	82.8
F2	32.79	1.43	0.00	31.36	0.00	0.00	0.00	0.53	0.56	0.60	0.70	73.7
F3	70.00	22.97	0.00	47.03	0.00	0.00	0.00	0.45	0.49	0.54	0.65	65.2
G	42.00	0.00	0.00	0.00	0.00	42.00	0.00	0.60	0.63	0.66	0.74	80.0
H1	52.42	52.42	0.00	0.00	0.00	0.00	0.00	0.31	0.37	0.44	0.59	45.0
H2	11.75	11.75	0.00	0.00	0.00	0.00	0.00	0.31	0.37	0.44	0.59	45.0
J	17.04	0.00	0.00	0.00	17.04	0.00	0.00	0.73	0.75	0.77	0.83	90.0
K	65.37	0.00	65.37	0.00	0.00	0.00	0.00	0.41	0.46	0.51	0.63	60.0
L	16.13	0.00	16.13	0.00	0.00	0.00	0.00	0.41	0.48	0.51	0.63	60.0
O51	57.62	0.00	0.00	39.39	0.00	0.00	18.22	0.35	0.41	0.47	0.61	51.9
O52	24.25	24.25	0.00	0.00	0.00	0.00	0.00	0.31	0.37	0.44	0.59	45.0

TOTAL AREA 1157.91 ACRES  
TOTAL IMPERVIOUS: 41.35

<b>CUHP 2005 Project Summary</b>	
<b>CUHP Version:</b>	CUHP 2005 1.3.3 rel. 2/8/2010
<b>System Information</b>	OS: Windows (32-bit NT 6.01, Excel Version: 11.0
<b>Project Title:</b>	12-0056 GUNNISON RISING
<b>Project Comment:</b>	5-YR
<b>Run Date:</b>	11/8/2012 15:01
<b>Input Workbook:</b>	F:\2012\12-0156 Gunnison Rising\4.0 Construction Documents\civi Drainage\CUHP\Existing C
<b>Output Database:</b>	F:\2012\12-0156 Gunnison Rising\4.0 Construction Documents\civi Drainage\CUHP\Existing C
<b>Output Workbook:</b>	F:\2012\12-0156 Gunnison Rising\4.0 Construction Documents\civi Drainage\CUHP\Existing C
<b>SWMMFile:</b>	F:\2012\12-0156 Gunnison Rising\4.0 Construction Documents\civi Drainage\CUHP\Existing C
<b>SWMM Start Time:</b>	<Not Specified> assumed 1/1/2005 12:00 AM

**Printouts for User Selected Storm Hydrographs**

flow in cfs

	5 M P C F S	!	W	fill	M W	W	W	CD W
1/1/2005 0:05	50	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1/1/2005 0:10	10	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1/1/2005 0:15	15	0.00	0.00	0.00	0.00	0.00	0.00	0.00
1/1/2005 0:20	20	0.01	0.01	0.01	0.01	30.09	14.09	
1/1/2005 0:25	25	0.04	0.02	0.02	0.03	76.90	45.60	
1/1/2005 0:30	30	0.19	0.12	0.12	0.16	79.89	61.45	
1/1/2005 0:35	35	0.33	0.28	0.25	0.27	53.56	53.15	
1/1/2005 0:40	40	0.36	0.41	0.33	0.28	32.77	40.98	
1/1/2005 0:45	45	0.31	0.48	0.35	0.23	21.55	31.78	
1/1/2005 0:50	50	0.26	0.49	0.33	0.19	17.65	25.57	
1/1/2005 0:55	55	0.22	0.47	0.29	0.16	15.64	20.14	
1/1/2005 1:00	60	0.19	0.42	0.26	0.14	14.39	15.84	
1/1/2005 1:05	65	0.17	0.38	0.23	0.12	14.02	14.11	
1/1/2005 1:10	70	0.14	0.35	0.20	0.10	13.89	13.50	
1/1/2005 1:15	75	0.12	0.32	0.19	0.08	12.88	12.77	
1/1/2005 1:20	80	0.10	0.29	0.17	0.07	11.39	11.64	
1/1/2005 1:25	85	0.09	0.27	0.16	0.06	10.55	10.72	
1/1/2005 1:30	90	0.08	0.25	0.14	0.05	10.25	10.21	
1/1/2005 1:35	95	0.07	0.23	0.13	0.05	10.18	9.90	
1/1/2005 1:40	100	0.06	0.22	0.11	0.04	8.78	9.06	
1/1/2005 1:45	105	0.05	0.20	0.10	0.03	7.53	7.92	
1/1/2005 1:50	110	0.04	0.18	0.09	0.02	7.10	7.31	
1/1/2005 1:55	115	0.03	0.16	0.08	0.02	6.94	6.94	
1/1/2005 2:00	120	0.02	0.14	0.08	0.01	6.54	6.55	
1/1/2005 2:05	125	0.02	0.13	0.07	0.01	3.58	4.90	
1/1/2005 2:10	130	0.01	0.12	0.06	0.01	1.14	2.75	
1/1/2005 2:15	135	0.01	0.11	0.06	0.01	0.29	1.57	
1/1/2005 2:20	140	0.01	0.10	0.05	0.00	0.00	0.82	
1/1/2005 2:25	145	0.01	0.10	0.04	0.00	0.00	0.40	
1/1/2005 2:30	150	0.00	0.09	0.03	0.00	0.00	0.13	
1/1/2005 2:35	155	0.00	0.08	0.03	0.00	0.00	0.00	
1/1/2005 2:40	160	0.00	0.07	0.02	0.00	0.00	0.00	
1/1/2005 2:45	165	0.00	0.06	0.02	0.00	0.00	0.00	
1/1/2005 2:50	170	0.00	0.06	0.01	0.00	0.00	0.00	
1/1/2005 2:55	175	0.00	0.05	0.01	0.00	0.00	0.00	
1/1/2005 3:00	180	0.00	0.04	0.00	0.00	0.00	0.00	
1/1/2005 3:05	185	0.00	0.03	0.00	0.00	0.00	0.00	
1/1/2005 3:10	190	0.00	0.03	0.00	0.00	0.00	0.00	
1/1/2005 3:15	195	0.00	0.02	0.00	0.00	0.00	0.00	
1/1/2005 3:20	200	0.00	0.01	0.00	0.00	0.00	0.00	
1/1/2005 3:25	205	0.00	0.01	0.00	0.00	0.00	0.00	
1/1/2005 3:30	210	0.00	0.01	0.00	0.00	0.00	0.00	
1/1/2005 3:35	215	0.00	0.00	0.00	0.00	0.00	0.00	
1/1/2005 3:40	220	0.00	0.00	0.00	0.00	0.00	0.00	
1/1/2005 3:45	225	0.00	0.00	0.00	0.00	0.00	0.00	
1/1/2005 3:50	230	0.00	0.00	0.00	0.00	0.00	0.00	
1/1/2005 3:55	235	0.00	0.00	0.00	0.00	0.00	0.00	
1/1/2005 4:00	240	0.00	0.00	0.00	0.00	0.00	0.00	
1/1/2005 4:05	245	0.00	0.00	0.00	0.00	0.00	0.00	
1/1/2005 4:10	250	0.00	0.00	0.00	0.00	0.00	0.00	
1/1/2005 4:15	255	0.00	0.00	0.00	0.00	0.00	0.00	
1/1/2005 4:20	260	0.00	0.00	0.00	0.00	0.00	0.00	
1/1/2005 4:25	265	0.00	0.00	0.00	0.00	0.00	0.00	
1/1/2005 4:30	270	0.00	0.00	0.00	0.00	0.00	0.00	
1/1/2005 4:35	275	0.00	0.00	0.00	0.00	0.00	0.00	
1/1/2005 4:40	280	0.00	0.00	0.00	0.00	0.00	0.00	
1/1/2005 4:45	285	0.00	0.00	0.00	0.00	0.00	0.00	
1/1/2005 4:50	290	0.00	0.00	0.00	0.00	0.00	0.00	
1/1/2005 4:55	295	0.00	0.00	0.00	0.00	0.00	0.00	

**Printouts for User Selected Unit Hydrographs**

flow in cfs

Time (min)	W <sub>1</sub>	W <sub>2</sub>	W <sub>3</sub>	W <sub>4</sub>	W <sub>5</sub>	W <sub>6</sub>
5	133.92	70.36	73.53	116.85	445.42	391.83
10	233.69	186.87	170.79	186.43	395.59	614.69
15	228.66	267.33	215.32	172.00	136.71	344.38
20	179.70	301.03	213.97	133.09	49.62	219.33
25	150.69	297.33	195.02	109.07	0.00	122.49
30	121.99	277.60	162.09	88.76		81.76
35	104.91	242.56	144.71	75.38		41.03
40	88.96	213.71	127.34	62.00		0.30
45	73.00	193.87	109.96	48.61		0.00
50	57.05	174.03	99.80	36.66		
55	45.55	154.19	90.11	32.20		
60	40.24	141.77	80.41	27.74		
65	34.92	130.75	70.72	23.28		
70	29.60	119.73	61.02	18.82		
75	24.28	108.71	51.33	14.36		
80	18.97	97.69	42.92	9.89		
85	13.65	86.68	39.69	5.43		
90	8.33	75.66	36.46	0.97		
95	3.01	64.64	33.23	0.00		
100	0.00	58.15	29.99			
105		54.48	26.76			
110		50.80	23.53			
115		47.13	20.30			
120		43.46	17.07			
125		39.78	13.84			
130		36.11	10.60			
135		32.44	7.37			
140		28.77	4.14			
145		25.09	0.91			
150		21.42	0.00			
155		17.75				
160		14.07				
165		10.40				
170		6.73				
175		3.05				
180		0.00				

Summary of CUHP Input Parameters (Version 1.3.3)

Depression Storage

Dist. to Area	Centroid Raingage Name/ID	Length (sq.ml.)	Slope (miles)	Percent (miles)	Pervious (ftJft.)	Imperv. Imperv.	Horton's Infiltration Parameters			DCIA Level and Fractions			Name/ID Imperv.		
							Initial Rate (inches)	Final Rate (inches)	Coeff. (inJhr.)	(in.hr.)	Decay Imperv. (1/sec.)	Perv. DCIA Level		Dir. Con'ct Percent Fraction	Receiv. Eff. Catchment Fraction
E1	5YR GAGE	0.206	0.323	0.646	0.073	2.0	0.40	0.10	4.50	0.60	0.0018	0.00	0.04	0.02	1.06
E2	5YR GAGE	0.477	0.643	1.263	0.041	2.0	0.40	0.10	4.50	0.60	0.0018	0.00	0.04	0.02	1.06
E3	5YR GAGE	0.281	0.576	0.964	0.062	2.0	0.40	0.10	4.50	0.60	0.0018	0.00	0.04	0.02	1.06
E4	5YR GAGE	0.150	0.241	0.507	0.062	2.0	0.40	0.10	4.50	0.60	0.0018	0.00	0.04	0.02	1.06
E5	5YR GAGE	0.138	0.280	0.458	0.061	75.0	0.40	0.10	4.50	0.60	0.0018	0.00	0.93	0.32	72.11
E6	5YR GAGE	0.238	0.261	0.576	0.021	45.0	0.40	0.10	4.50	0.60	0.0018	0.00	0.83	0.22	40.67

Summary of Unit Hydrograph Parameters Used By Program and Calculated Results (Version 1.3.3)

Catchment Name/10	User Comment for Catchment	Unit Hydrograph Parameters and Results									Excess Precip.		Storm Hydrograph		
		Ct	Cp	W50 (min.)	W50 Before Peak	W75 (min.)	W75 Before Peak	Time to Peak (min.)	Peak (cfs)	Volume (cf)	Excess (Inches)	Excess (c.f.)	Time to Peak (min.)	Peak Flow (cfs)	Total Volume (c.f.)
E1	BASIN E1	0.169	0.270	25.9	6.86	13.5	4.85	11.4	239	478,579	0.00	887	40.0	0.36	885
E2	BASIN E2	0.159	0.306	47.4	12.63	24.6	8.93	21.1	302	1,108,166	0.00	2,054	50.0	0.49	2,054
E3	BASIN E3	0.159	0.283	38.7	9.90	20.1	7.00	16.5	218	652,819	0.00	1,210	45.0	0.35	1,208
E4	BASIN E4	0.186	0.257	24.1	6.26	12.5	4.42	10.4	187	348,480	0.00	646	40.0	0.28	646
E5	BASIN E5	0.095	0.569	5.7	2.00	3.0	1.34	6.7	723	320,602	0.46	145,894	30.0	80	140,252
E6	BASIN E6	0.094	0.427	10.6	3.70	5.5	2.47	8.3	676	552,922	0.24	133,924	30.0	61	131,944

**Printouts for User Selected Unit Hydrographs**

flow in cfs

Time (min)	W	W	W	W	W	W
5	135.10	71.24	74.39	117.75	451.37	397.22
10	233.99	188.59	171.85	186.36	394.97	635.39
15	227.99	268.56	215.48	171.45	136.14	348.49
20	178.98	301.01	213.45	132.80	46.73	211.71
25	150.39	296.58	194.31	108.87	0.00	119.78
30	121.80	276.58	161.70	88.65		74.19
35	104.80	241.49	144.40	75.31		28.60
40	88.89	213.19	127.09	61.97		0.00
45	72.98	193.43	109.79	48.63		
50	57.08	173.68	99.68	36.65		
55	45.54	153.92	90.02	32.20		
60	40.24	141.58	80.35	27.75		
65	34.94	130.60	70.69	23.31		
70	29.64	119.61	61.02	18.86		
75	24.34	108.63	51.35	14.41		
80	19.04	97.64	42.91	9.96		
85	13.73	86.66	39.68	5.52		
90	8.43	75.67	36.46	1.07		
95	3.13	64.69	33.24	0.00		
100	0.00	58.13	30.02			
105		54.47	26.80			
110		50.81	23.58			
115		47.15	20.35			
120		43.48	17.13			
125		39.82	13.91			
130		36.16	10.69			
135		32.50	7.47			
140		28.84	4.24			
145		25.18	1.02			
150		21.51	0.00			
155		17.85				
160		14.19				
165		10.53				
170		6.87				
175		3.21				
180		0.00				

CUHP 2005 Project Summary	
CUHP Version:	CUHP 2005 1.3.3 rev. 2/8/2010
System Information	OS: Windows (32-bit) NT 6.01, Excel Version: 11.0
Project Title:	12-0156 GUNNISON RISING
Project Comment:	<Not Specified>
Run Date:	11/8/2012 15:21
Input workbook:	F:\2012\12-0156 Gunnison Rising\4.0 Construction Documents\civi Drainage\CUHP\Existing CUHP\12-0156 Cuhp133_1.xls
Output Database:	F:\2012\12-0156 Gunnison Rising\4.0 Construction Documents\civiOrainage\CUHP\Existing CUHP\CUHP_Out\12-0156 GunnisonR.mdb
Output Workbook:	F:\2012\12-0156 Gunnison Rising\4.0 Construction Documents\civiOrainage\CUHP\Existing CUHP\CUHP_Out\12-0156 100YR OUT.xls
SWMM File:	F:\2012\12-0156 Gunnison Rising\4.0 Construction Documents\civi Drainage\CUHP\Existing CUHP\CUHP_Out\12-0156 100YR SWMM.txt
SWMM Start Time:	<Not Specified> assumed 1/1/2005 12:00 AM

**Printouts for User Selected Storm Hydrographs**

flow in cfs							
	5	10	15	20	25	30	35
	5	10	15	20	25	30	35
1/1/2005 0:05	5	0.00	0.00	0.00	0.00	0.00	0.00
1/1/2005 0:10	10	0.00	0.00	0.00	0.00	0.00	0.00
1/1/2005 0:15	15	0.00	0.00	0.00	0.00	8.93	4.18
1/1/2005 0:20	20	0.02	0.01	0.01	0.02	43.94	23.61
1/1/2005 0:25	25	0.21	0.12	0.12	0.18	97.54	60.36
1/1/2005 0:30	30	10.16	5.46	5.66	8.83	203.01	151.94
1/1/2005 0:35	35	37.91	24.95	24.13	31.72	226.76	245.17
1/1/2005 0:40	40	61.37	53.38	47.05	48.80	168.13	243.43
1/1/2005 0:45	45	68.94	78.58	63.00	53.06	114.77	199.71
1/1/2005 0:50	50	66.34	95.01	69.97	50.12	79.98	157.76
1/1/2005 0:55	55	60.20	101.87	69.46	44.71	59.26	120.41
1/1/2005 1:00	60	52.99	101.19	64.72	39.06	50.14	90.56
1/1/2005 1:05	65	47.43	95.90	60.12	34.65	47.47	71.47
1/1/2005 1:10	70	41.38	89.36	54.79	29.55	35.33	54.06
1/1/2005 1:15	75	34.50	82.30	49.04	23.93	25.26	37.35
1/1/2005 1:20	80	27.99	74.65	43.98	19.15	18.18	26.97
1/1/2005 1:25	85	22.95	67.33	39.26	15.86	13.82	19.51
1/1/2005 1:30	90	19.28	61.16	34.88	13.23	12.73	15.57
1/1/2005 1:35	95	16.34	55.67	30.85	11.02	12.36	13.14
1/1/2005 1:40	100	13.77	50.74	26.91	9.01	12.36	12.04
1/1/2005 1:45	105	11.41	46.14	23.15	7.10	12.36	11.72
1/1/2005 1:50	110	9.16	41.65	20.03	5.28	12.36	11.60
1/1/2005 1:55	115	7.02	37.25	17.80	3.55	12.36	11.60
1/1/2005 2:00	120	4.95	32.95	15.96	2.06	12.36	11.60
1/1/2005 2:05	125	3.04	29.00	14.37	1.17	6.94	9.06
1/1/2005 2:10	130	1.70	25.93	12.92	0.66	2.20	5.00
1/1/2005 2:15	135	0.97	23.59	11.53	0.36	0.56	2.78
1/1/2005 2:20	140	0.54	21.63	10.21	0.19	0.00	1.42
1/1/2005 2:25	145	0.29	19.89	8.95	0.08	0.00	0.66
1/1/2005 2:30	150	0.14	18.27	7.69	0.02	0.00	0.18
1/1/2005 2:35	155	0.04	16.72	6.43	0.00	0.00	0.00
1/1/2005 2:40	160	0.01	15.26	5.17	0.00	0.00	0.00
1/1/2005 2:45	165	0.00	13.83	3.92	0.00	0.00	0.00
1/1/2005 2:50	170	0.00	12.40	2.66	0.00	0.00	0.00
1/1/2005 2:55	175	0.00	10.97	1.57	0.00	0.00	0.00
1/1/2005 3:00	180	0.00	9.54	0.88	0.00	0.00	0.00
1/1/2005 3:05	185	0.00	8.11	0.50	0.00	0.00	0.00
1/1/2005 3:10	190	0.00	6.68	0.27	0.00	0.00	0.00
1/1/2005 3:15	195	0.00	5.25	0.15	0.00	0.00	0.00
1/1/2005 3:20	200	0.00	3.82	0.06	0.00	0.00	0.00
1/1/2005 3:25	205	0.00	2.43	0.02	0.00	0.00	0.00
1/1/2005 3:30	210	0.00	1.34	0.00	0.00	0.00	0.00
1/1/2005 3:35	215	0.00	0.77	0.00	0.00	0.00	0.00
1/1/2005 3:40	220	0.00	0.43	0.00	0.00	0.00	0.00
1/1/2005 3:45	225	0.00	0.23	0.00	0.00	0.00	0.00
1/1/2005 3:50	230	0.00	0.12	0.00	0.00	0.00	0.00
1/1/2005 3:55	235	0.00	0.04	0.00	0.00	0.00	0.00
1/1/2005 4:00	240	0.00	0.00	0.00	0.00	0.00	0.00
1/1/2005 4:05	245	0.00	0.00	0.00	0.00	0.00	0.00
1/1/2005 4:10	250	0.00	0.00	0.00	0.00	0.00	0.00
1/1/2005 4:15	255	0.00	0.00	0.00	0.00	0.00	0.00
1/1/2005 4:20	260	0.00	0.00	0.00	0.00	0.00	0.00
1/1/2005 4:25	265	0.00	0.00	0.00	0.00	0.00	0.00
1/1/2005 4:30	270	0.00	0.00	0.00	0.00	0.00	0.00
1/1/2005 4:35	275	0.00	0.00	0.00	0.00	0.00	0.00
1/1/2005 4:40	280	0.00	0.00	0.00	0.00	0.00	0.00
1/1/2005 4:45	285	0.00	0.00	0.00	0.00	0.00	0.00
1/1/2005 4:50	290	0.00	0.00	0.00	0.00	0.00	0.00
1/1/2005 4:55	295	0.00	0.00	0.00	0.00	0.00	0.00

Summary of CUHP Input Parameters (Version 1.3.3)

Catchment Name/ID	Raingage No.	Area (sq.mi.)	Dist. to Centroid (miles)	Length (miles)	Slope (ft./ft.)	Percent Imperv.	Depression Storage		Horton's Infiltration Parameters			DCIA Level and Fractions			Percent Eft. Imperv.
							Pervious (inches)	Imperv. (Inches)	Initial Rate (inJhr.)	Final Rate (in.hr.)	Decay Coeff. (1/sec.)	DCIA Level	Dir.Con'ct Imperv. Fraction	Receiv. Perv. Fraction	
E1	100YR GAG	0.206	0.323	0.646	0.073	2.0	0.40	0.10	4.50	0.60	0.0018	0.00	0.04	0.02	1.50
E2	100YR GAG	0.477	0.643	1.263	0.041	2.0	0.40	0.10	4.50	0.60	0.0018	0.00	0.04	0.02	1.50
E3	100YR GAG	0.281	0.576	0.964	0.062	2.0	0.40	0.10	4.50	0.60	0.0018	0.00	0.04	0.02	1.50
E4	100YR GAG	0.150	0.241	0.507	0.062	2.0	0.40	0.10	4.50	0.60	0.0018	0.00	0.04	0.02	1.50
E5	100YR GAG	0.138	0.280	0.458	0.061	75.0	0.40	0.10	4.50	0.60	0.0018	0.00	0.93	0.32	73.42
E6	100YR GAG	0.238	0.261	0.576	0.021	45.0	0.40	0.10	4.50	0.60	0.0018	0.00	0.8q	0.22	42.62

Summary of Unit Hydrograph Parameters Used By Program and Calculated Results (Version 1.3.3)

Catchment Name/10	User Comment for Catchment	Unit Hydrograph Parameters and Results									Excess Precip.		Storm Hydrograph		
		Ct	Cp	W50 (min.)	W50 Before Peak	W75 (min.)	W75 Before Peak	Time to Peak (min.)	Peak (cfs)	Volume (c.f)	Excess (inches)	Excess (c.f.)	Time to Peak (min.)	Peak Flow (cfs)	Total Volume (c.f.)
E1	BASIN E1	0.167	0.267	25.9	6.81	13.5	4.81	11.3	239	478,579	0.39	186,805	45.0	69	186,310
E2	BASIN E2	0.157	0.303	47.4	12.52	24.7	8.85	20.9	302	1,108,166	0.39	432,553	55.0	102	432,571
E3	BASIN E3	0.157	0.279	38.7	9.82	20.1	6.94	16.4	218	652,819	0.39	254,816	50.0	70	254,465
E4	BASIN E4	0.184	0.254	24.1	6.21	12.5	4.39	10.3	187	348,480	0.39	136,023	45.0	53	136,015
E5	BASIN E5	0.095	0.574	5.7	1.98	2.9	1.32	6.6	733	320,602	1.25	401,561	35.0	227	386,729
E6	BASIN E6	0.093	0.445	10.0	3.51	5.2	2.35	8.2	711	552,922	0.89	491,246	35.0	245	483,865

<b>CUHP 2005 Project Summary</b>	
<b>CUHP Version:</b>	CUHP 2005 1.3.3 rei. 2/8/2010
<b>System Information</b>	OS: Windows (32-bit) NT 6.01, Excel Version: 11.0
<b>Project Title:</b>	12-0156 GUNNISON RISING
<b>Project Comment:</b>	<Not Specified>
<b>Run Date:</b>	12/4/2012 12:58
<b>Input Workbook:</b>	F:\2012\12-0156 Gunnison Rising 8 Construction Documents\civil\Drainage\CUHP\CUHP 8
<b>Output Database:</b>	F:\2012\12-0156 Gunnison Rising 8 Construction Documents\civil\Drainage\CUHP\CUHP 8
<b>Output Workbook:</b>	F:\2012\12-0156 Gunnison Rising 8 Construction Documents\civil\Drainage\CUHP\CUHP 8
<b>SWMM File:</b>	F:\2012\12-0156 Gunnison Rising 8 Construction Documents\civil\Drainage\CUHP\CUHP 8
<b>SWMM Start Time:</b>	5/1/2012

**Printouts for User Selected Storm Hydrographs**

flow in cfs

	Station	Flow (cfs)	Outlet
5/1/2012 9:05	50	0.00	0.00
5/1/2012 9:10	100	0.00	0.00
5/1/2012 9:15	150	0.00	0.00
5/1/2012 9:20	200	0.02	0.02
5/1/2012 9:25	250	0.06	0.05
5/1/2012 9:30	300	0.33	0.26
5/1/2012 9:35	350	0.47	0.38
5/1/2012 9:40	400	0.39	0.34
5/1/2012 9:45	450	0.30	0.27
5/1/2012 9:50	500	0.23	0.22
5/1/2012 9:55	550	0.18	0.17
5/1/2012 10:00	600	0.13	0.14
5/1/2012 10:05	650	0.11	0.11
5/1/2012 10:10	700	0.09	0.09
5/1/2012 10:15	750	0.07	0.08
5/1/2012 10:20	800	0.05	0.06
5/1/2012 10:25	850	0.03	0.05
5/1/2012 10:30	900	0.02	0.03
5/1/2012 10:35	950	0.02	0.02
5/1/2012 10:40	1000	0.02	0.02
5/1/2012 10:45	1050	0.01	0.01
5/1/2012 10:50	1100	0.01	0.01
5/1/2012 10:55	1150	0.01	0.01
5/1/2012 11:00	1200	0.01	0.01
5/1/2012 11:05	1250	0.01	0.01
5/1/2012 11:10	1300	0.01	0.01
5/1/2012 11:15	1350	0.00	0.01
5/1/2012 11:20	1400	0.00	0.00
5/1/2012 11:25	1450	0.00	0.00
5/1/2012 11:30	1500	0.00	0.00
5/1/2012 11:35	1550	0.00	0.00
5/1/2012 11:40	1600	0.00	0.00
5/1/2012 11:45	1650	0.00	0.00
5/1/2012 11:50	1700	0.00	0.00
5/1/2012 11:55	1750	0.00	0.00
5/1/2012 12:00	1800	0.00	0.00
5/1/2012 12:05	1850	0.00	0.00
5/1/2012 12:10	1900	0.00	0.00

**Printouts for User Selected Unit Hydrographs**

flow in cfs

Time (hr)	Flow (cfs)	Flow (cfs)
5	261.53	198.31
10	319.25	263.74
15	226.40	198.01
20	164.10	153.27
25	129.55	119.61
30	95.00	94.92
35	64.13	70.22
40	52.61	50.72
45	41.09	42.48
50	29.58	34.25
55	18.06	26.02
60	6.54	17.79
65	0.00	9.56
70		1.33
75		0.00

Summary of CUHP Input Parameters (Version 1.3.3)

Catchment Name/10	Raingage Name/10	Area (sq.mi.)	Dist.to Centroid (miles)	Length (miles)	Slope (ft./ft.)	Percent Imperv.	Depression Storage		Horton's Infiltration Parameters			DCIA Leveland Fractions			Percent Eff. Imperv.
							Pervious (inches)	Imperv. (inches)	Initial Rate (in./hr.)	Final Rate (in.hr.)	Decay Coeff. (1/sec.)	DCIA Level	Dir. Con'ct Imperv. Fraction	Receiv. Perv. Fraction	
85	5YR GAGE	0.183	0.310	0.660	0.556	2.0	0.40	0.10	4.50	0.60	0.0018	0.00	0.04	0.02	1.06
C4	5YR GAGE	0.166	0.373	0.629	0.534	2.0	0.40	0.10	4.50	0.60	0.0018	0.00	0.04	0.02	1.06

Summary of Unit Hydrograph Parameters Used By Program and Calculated Results (Version 1.3.3)

Catchment Name/10	User Comment for Catchment	Unit Hydrograph Parameters and Results									Excess Precip.		Storm Hydrograph		
		Ct	Cp	WSO (min.)	WSO Before Peak	W75 (min.)	W75 Before Peak	Time to Peak (min.)	Peak (cfs)	Volume (cf)	Excess (inches)	Excess (c.f.)	Time to Peak (min.)	Peak Flow (cts)	Total Volume (cf.)
B5		0.175	0.265	16.6	4.88	8.6	3.45	8.1	330	424,681	0.00	787	35.0	0.47	783
C4		0.180	0.261	18.7	5.26	9.7	3.72	8.8	267	386,580	0.00	716	35.0	0.38	712

## CUHP 2005 Project Summary

<b>CUHP Version:</b>	CUHP 2005 1.3.3 rei. 2/8/2010
<b>System Information</b>	OS: Windows (32-bit) NT 6.01, Excel Version: 11.0
<b>Project Title:</b>	12-0156 GUNNISON RISING
<b>Project Comment:</b>	<Not Specified>
<b>Run Date:</b>	12/4/2012 13:01
<b>Input Workbook:</b>	F:\2012\12-0156 Gunnison Rising\4.0 Construction Documents\civil\Drainage\CUHP\CUHP BE-0156 P100 Gun
<b>Output Database:</b>	F:\2012\12-0156 Gunnison Rising\4.0 Construction Documents\civil\Drainage\CUHP\CUHP BE
<b>Output Workbook:</b>	F:\2012\12-0156 Gunnison Rising\4.0 Construction Documents\civil\Drainage\CUHP\CUHP BE
<b>SWMM File:</b>	F:\2012\12-0156 Gunnison Rising\4.0 Construction Documents\civil\Drainage\CUHP\CUHP BE
<b>SWMM Start Time:</b>	5/1/2012

12-0156 P100 Gunnison B C.xls

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**Printouts for User Selected Storm Hydrographs**

flow in cfs

Time	Flow (cfs)	Flow (m <sup>3</sup> /s)	Flow (cfs)
5/1/2012 9:05	50.00	0.00	
5/1/2012 9:10	10	0.00	0.00
5/1/2012 9:15	15	0.01	0.00
5/1/2012 9:20	20	0.03	0.02
5/1/2012 9:25	25	0.39	0.30
5/1/2012 9:30	30	19.55	14.86
5/1/2012 9:35	35	63.48	49.76
5/1/2012 9:40	40	82.47	67.80
5/1/2012 9:45	45	78.31	66.93
5/1/2012 9:50	50	68.94	60.86
5/1/2012 9:55	55	57.29	51.89
5/1/2012 10:00	60	46.07	43.45
5/1/2012 10:05	65	37.83	36.37
5/1/2012 10:10	70	29.97	28.91
5/1/2012 10:15	75	22.53	22.66
5/1/2012 10:20	80	16.55	17.76
5/1/2012 10:25	85	11.36	13.64
5/1/2012 10:30	90	6.77	9.96
5/1/2012 10:35	95	3.65	6.47
5/1/2012 10:40	100	2.08	3.64
5/1/2012 10:45	105	1.15	2.07
5/1/2012 10:50	110	0.62	1.17
5/1/2012 10:55	115	0.30	0.64
5/1/2012 11:00	120	0.10	0.34
5/1/2012 11:05	125	0.02	0.14
5/1/2012 11:10	130	0.01	0.03
5/1/2012 11:15	135	0.01	0.01
5/1/2012 11:20	140	0.01	0.01
5/1/2012 11:25	145	0.00	0.00
5/1/2012 11:30	150	0.00	0.00
5/1/2012 11:35	155	0.00	0.00
5/1/2012 11:40	160	0.00	0.00
5/1/2012 11:45	165	0.00	0.00
5/1/2012 11:50	170	0.00	0.00
5/1/2012 11:55	175	0.00	0.00
5/1/2012 12:00	180	0.00	0.00
5/1/2012 12:05	185	0.00	0.00
5/1/2012 12:10	190	0.00	0.00

**Printouts for User Selected Unit Hydrographs**

flow in cfs

Time (h)	Inflow (cfs)	Outflow (cfs)
5	262.77	199.29
10	318.36	263.17
15	225.91	197.55
20	163.89	153.00
25	129.44	119.48
30	95.00	94.86
35	64.11	70.24
40	52.63	50.70
45	41.15	42.50
50	29.66	34.29
55	18.18	26.08
60	6.70	17.88
65	0.00	9.67
70		1.46
75		0.00

Summary of CUHP Input Parameters (Version 1.3.3)

Catchment Name/ID	Raingage Name/ID	Area (sq.mi.)	Dist. to Centroid (miles)	Length (miles)	Slope (ft/Jft.)	Percent Imperv.	Depression Storage		Horton's Infiltration Parameters			DCIA Level and Fractions			Percent Eff. Imperv.
							Pervious (inches)	Imperv. (inches)	Initial Rate (in.lhr.)	Final Rate (in.hr.)	Decay Coeff. (1/sec.)	DCIA Level	Dir. Con'ct Imperv. Fraction	Receiv. Perv. Fraction	
85	100YR GAGE	0.183	0.310	0.660	0.556	2.0	0.40	0.10	4.50	0.60	0.0018	0.00	0.04	0.02	1.50
C4	100YR GAGE	0.166	0.373	0.629	0.534	2.0	0.40	0.10	4.50	0.60	0.0018	0.00	0.04	0.02	1.50

Summary of Unit Hydrograph Parameters Used By Program and Calculated Results (Version 1.3.3)

Catchment Name/ID	User Comment for Catchment	Unit Hydrograph Parameters and Results									Excess Precip.		Storm Hydrograph		
		Ct	Cp	W50 (min.)	WSO Before Peak	W75 (min.)	W75 Before Peak	Time to Peak (min.)	Peak (cfs)	Volume (c.f)	Excess (inches)	Excess (c.f.)	Time to Peak (min.)	Peak Flow (cfs)	Total Volume (c.f.)
85		0.173	0.262	16.6	4.85	8.7	3.43	8.1	329	424,681	0.39	165,767	40.0	82	164,853
C4		0.178	0.258	18.8	5.22	9.8	3.69	8.7	266	386,580	0.39	150,895	40.0	68	149,910



























**PROJECT:** GUNNISON RISING

**PROJ. NO.** 12-0156

**DESIGN BY:** GB GRAVES **REV. BY:**

M JOHNSON **AGENCY:** CITY OF  
GUNNISON

**DATE:** 12.03.2012

**REV. DATE:** 01.17.2013

**DETENTION POND RELEASE RATES BASED UPON  
HISTORIC RELEASE RATES**

<b>BASIN</b>	<b>SOILS</b>	<b>AREA (AC)</b>	<b>10 YR</b>	<b>100 YR</b>
A1	D	52.49	26.90	93.70
B1	D	31.26	14.20	49.50
B2	D	72.05	35.30	123.10
C1	D	44.13	19.90	69.30
D1	D	63.62	30.00	104.60
F1	B	55.47	30.40	105.80
F2	B	32.79	17.40	60.50
F3	B	70.00	34.70	121.00
G	C	42.00	19.50	68.10
H1	C	52.42	24.60	85.70
H2	C	11.75	6.20	21.40
J	C	17.04	10.50	36.50
K	C	65.37	36.80	128.30
L	C	16.13	9.10	31.70

**PROJECT:** GUNNISON RISING  
**PROJ. NO.** 12-0156  
**DESIGN BY:** GB GRAVES  
**REV. BY:** M JOHNSON  
**DATE:** 12.3.2012

BASIN **A1**  
 AREA = **52.49** P1= 0.85 INCHES  
 C= **0.60** Tc = 14.6 MIN  
 RELEASE RATE = **26.90**

**MASS DIAGRAM**

DURATION		CA	INTENSITY	INFLOW	OUTFALL	STORAGE
MIN.	SEC.					
0						
5	300	31.49	2.91	27723	15817	11905
10	600	31.49	2.32	44186	19852	24334
15	900	31.49	1.94	55580	23887	31693
20	1200	31.49	1.68	64177	27922	36255
25	1500	31.49	1.49	71035	31957	39077
30	1800	31.49	1.34	76718	35992	40726
35	2100	31.49	1.22	81561	40027	41534
40	2400	31.49	1.13	85777	44062	41715
45	2700	31.49	1.04	89509	48097	41412
50	3000	31.49	0.97	92856	52132	40724
55	3300	31.49	0.92	95890	56167	39723
60	3600	31.49	0.86	98666	60202	38464
65	3900	31.49	0.82	101226	64237	36988
70	4200	31.49	0.78	103600	68272	35328
75	4500	31.49	0.74	105816	72307	33508
80	4800	31.49	0.71	107893	76342	31551
85	5100	31.49	0.68	109849	80377	29472
90	5400	31.49	0.65	111697	84412	27285
95	5700	31.49	0.63	113450	88447	25003
100	6000	31.49	0.60	115117	92482	22635

**REQUIRED STORAGE =**

**41715 CUBIC FEET**

**0.96 ACRE-FT**

**PROJECT:** GUNNISON RISING  
**PROJ. NO.** 12-0156  
**DESIGN BY:** GB GRAVES  
**REV. BY:** M JOHNSON  
**DATE:** 12.03.2012

BASIN **A1**  
 AREA = **52.49** P1= 1.5 INCHES  
 C= **0.70** Tc = 14.6 MIN  
 RELEASE RATE = **93.70**

**MASS DIAGRAM**

DURATION		CA	INTENSITY IN/HR	INFLOW VOLUME	OUTFALL VOLUME	STORAGE VOLUME
MIN.	SEC.					
0						
5	300	36.74	5.17	57456	55096	2361
10	600	36.74	4.12	91578	69151	22428
15	900	36.74	3.45	115192	83206	31986
20	1200	36.74	2.99	133011	97261	35750
25	1500	36.74	2.65	147223	111316	35907
30	1800	36.74	2.38	159001	125371	33631
35	2100	36.74	2.17	169040	139426	29614
40	2400	36.74	2.00	177778	153481	24297
45	2700	36.74	1.85	185512	167536	17976
50	3000	36.74	1.73	192448	181591	10857
55	3300	36.74	1.63	198737	195646	3092
60	3600	36.74	1.53	204491	209701	-5210
65	3900	36.74	1.45	209795	223756	-13961
70	4200	36.74	1.38	214716	237811	-23094
75	4500	36.74	1.32	219308	251866	-32558
80	4800	36.74	1.26	223613	265921	-42307
85	5100	36.74	1.20	227667	279976	-52309
90	5400	36.74	1.16	231498	294031	-62532
95	5700	36.74	1.11	235131	308086	-72954
100	6000	36.74	1.07	238587	322141	-83554

**REQUIRED STORAGE =**

**35907 CUBIC FEET**

**0.82 ACRE-FT**

**PROJECT:** GUNNISON RISING  
**PROJ. NO.** 12-0156  
**DESIGN BY:** GB GRAVES  
**REV. BY:** M JOHNSON  
**DATE:** 12.03.2012

BASIN **B1**  
 AREA = **31.26** P1= 0.85 INCHES  
 C= **0.55** Tc = 18.6 MIN  
 RELEASE RATE = **14.20**

**MASS DIAGRAM**

DURATION		CA	INTENSITY IN/HR	INFLOW VOLUME	OUTFALL VOLUME	STORAGE VOLUME
MIN.	SEC.					
0						
5	300	17.19	2.91	15134	10054	5081
10	600	17.19	2.32	24122	12184	11938
15	900	17.19	1.94	30342	14314	16028
20	1200	17.19	1.68	35035	16444	18592
25	1500	17.19	1.49	38779	18574	20205
30	1800	17.19	1.34	41881	20704	21178
35	2100	17.19	1.22	44525	22834	21692
40	2400	17.19	1.13	46827	24964	21863
45	2700	17.19	1.04	48864	27094	21771
50	3000	17.19	0.97	50691	29224	21468
55	3300	17.19	0.92	52348	31354	20994
60	3600	17.19	0.86	53863	33484	20380
65	3900	17.19	0.82	55260	35614	19647
70	4200	17.19	0.78	56557	37744	18813
75	4500	17.19	0.74	57766	39874	17893
80	4800	17.19	0.71	58900	42004	16897
85	5100	17.19	0.68	59968	44134	15834
90	5400	17.19	0.65	60977	46264	14713
95	5700	17.19	0.63	61934	48394	13540
100	6000	17.19	0.60	62844	50524	12321

**REQUIRED STORAGE =**

**21863 CUBIC FEET**  


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**0.50 ACRE-FT**

**PROJECT:** GUNNISON RISING  
**PROJ. NO.** 12-0156  
**DESIGN BY:** GB GRAVES  
**REV. BY:** M JOHNSON  
**DATE:** 12.03.2012

BASIN **B1**  
 AREA = **31.26** P1= 1.5 INCHES  
 C= **0.66** Tc = 18.6 MIN  
 RELEASE RATE = **53.20**

**MASS DIAGRAM**

DURATION		CA	INTENSITY IN/HR	INFLOW VOLUME	OUTFALL VOLUME	STORAGE VOLUME
MIN.	SEC.					
0						
5	300	20.63	5.17	32262	37666	-5403
10	600	20.63	4.12	51422	45646	5777
15	900	20.63	3.45	64681	53626	11056
20	1200	20.63	2.99	74687	61606	13081
25	1500	20.63	2.65	82667	69586	13082
30	1800	20.63	2.38	89281	77566	11715
35	2100	20.63	2.17	94918	85546	9372
40	2400	20.63	2.00	99824	93526	6299
45	2700	20.63	1.85	104167	101506	2661
50	3000	20.63	1.73	108062	109486	-1424
55	3300	20.63	1.63	111593	117466	-5873
60	3600	20.63	1.53	114824	125446	-10622
65	3900	20.63	1.45	117802	133426	-15623
70	4200	20.63	1.38	120566	141406	-20840
75	4500	20.63	1.32	123144	149386	-26242
80	4800	20.63	1.26	125561	157366	-31804
85	5100	20.63	1.20	127837	165346	-37508
90	5400	20.63	1.16	129989	173326	-43337
95	5700	20.63	1.11	132029	181306	-49277
100	6000	20.63	1.07	133969	189286	-55317

**REQUIRED STORAGE =**

**13082 CUBIC FEET**  


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**0.30 ACRE-FT**

**PROJECT:** GUNNISON RISING  
**PROJ. NO.** 12-0156  
**DESIGN BY:** GB GRAVES  
**REV. BY:** M JOHNSON  
**DATE:** 12.03.2012

BASIN **B2**  
 AREA = **72.05** P1= 0.85 INCHES  
 C= **0.59** Tc = 16.0 MIN  
 RELEASE RATE = **35.30**

**MASS DIAGRAM**

DURATION		CA	INTENSITY IN/HR	INFLOW VOLUME	OUTFALL VOLUME	STORAGE VOLUME
MIN.	SEC.					
0						
5	300	42.51	2.91	37419	22239	15180
10	600	42.51	2.32	59641	27534	32107
15	900	42.51	1.94	75020	32829	42191
20	1200	42.51	1.68	86624	38124	48500
25	1500	42.51	1.49	95880	43419	52461
30	1800	42.51	1.34	103551	48714	54837
35	2100	42.51	1.22	110088	54009	56079
40	2400	42.51	1.13	115779	59304	56475
45	2700	42.51	1.04	120816	64599	56217
50	3000	42.51	0.97	125333	69894	55439
55	3300	42.51	0.92	129429	75189	54240
60	3600	42.51	0.86	133176	80484	52692
65	3900	42.51	0.82	136631	85779	50852
70	4200	42.51	0.78	139836	91074	48762
75	4500	42.51	0.74	142826	96369	46457
80	4800	42.51	0.71	145630	101664	43966
85	5100	42.51	0.68	148270	106959	41311
90	5400	42.51	0.65	150765	112254	38511
95	5700	42.51	0.63	153131	117549	35582
100	6000	42.51	0.60	155382	122844	32538

**REQUIRED STORAGE =**

**56475 CUBIC FEET**

**1.30 ACRE-FT**

**PROJECT:** GUNNISON RISING  
**PROJ. NO.** 12-0156  
**DESIGN BY:** GB GRAVES  
**REV. BY:** M JOHNSON  
**DATE:** 12.03.2012

BASIN **B2**  
 AREA = **72.05** P1= 1.5 INCHES  
 C= **0.69** Tc = 16.0 MIN  
 RELEASE RATE = **123.10**

**MASS DIAGRAM**

DURATION		CA	INTENSITY IN/HR	INFLOW VOLUME	OUTFALL VOLUME	STORAGE VOLUME
MIN.	SEC.					
0						
5	300	49.71	5.17	77741	77553	188
10	600	49.71	4.12	123908	96018	27890
15	900	49.71	3.45	155858	114483	41375
20	1200	49.71	2.99	179968	132948	47020
25	1500	49.71	2.65	199197	151413	47784
30	1800	49.71	2.38	215134	169878	45256
35	2100	49.71	2.17	228716	188343	40373
40	2400	49.71	2.00	240539	206808	33731
45	2700	49.71	1.85	251003	225273	25730
50	3000	49.71	1.73	260389	243738	16651
55	3300	49.71	1.63	268898	262203	6695
60	3600	49.71	1.53	276683	280668	-3985
65	3900	49.71	1.45	283859	299133	-15274
70	4200	49.71	1.38	290518	317598	-27080
75	4500	49.71	1.32	296731	336063	-39332
80	4800	49.71	1.26	302556	354528	-51972
85	5100	49.71	1.20	308041	372993	-64952
90	5400	49.71	1.16	313225	391458	-78233
95	5700	49.71	1.11	318140	409923	-91783
100	6000	49.71	1.07	322816	428388	-105572

**REQUIRED STORAGE =**

**47784 CUBIC FEET**

**1.10 ACRE-FT**

**PROJECT:** GUNNISON RISING  
**PROJ. NO.** 12-0156  
**DESIGN BY:** GB GRAVES  
**REV. BY:** M JOHNSON  
**DATE:** 12.03.2012

BASIN **C1**  
 AREA = **44.13** P1= 0.85 INCHES  
 C= **0.54** Tc = 18.9 MIN  
 RELEASE RATE = **19.90**

**MASS DIAGRAM**

DURATION		CA	INTENSITY IN/HR	INFLOW VOLUME	OUTFALL VOLUME	STORAGE VOLUME
MIN.	SEC.					
0						
5	300	23.83	2.91	20977	14268	6708
10	600	23.83	2.32	33434	17253	16181
15	900	23.83	1.94	42055	20238	21817
20	1200	23.83	1.68	48560	23223	25337
25	1500	23.83	1.49	53749	26208	27541
30	1800	23.83	1.34	58049	29193	28856
35	2100	23.83	1.22	61714	32178	29536
40	2400	23.83	1.13	64904	35163	29741
45	2700	23.83	1.04	67728	38148	29579
50	3000	23.83	0.97	70260	41133	29127
55	3300	23.83	0.92	72556	44118	28438
60	3600	23.83	0.86	74657	47103	27553
65	3900	23.83	0.82	76593	50088	26505
70	4200	23.83	0.78	78390	53073	25317
75	4500	23.83	0.74	80066	56058	24008
80	4800	23.83	0.71	81638	59043	22595
85	5100	23.83	0.68	83118	62028	21090
90	5400	23.83	0.65	84517	65013	19503
95	5700	23.83	0.63	85843	67998	17845
100	6000	23.83	0.60	87105	70983	16121

**REQUIRED STORAGE =**

**29741 CUBIC FEET**  


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**0.68 ACRE-FT**

**PROJECT:** GUNNISON RISING  
**PROJ. NO.** 12-0156  
**DESIGN BY:** GB GRAVES  
**REV. BY:** M JOHNSON  
**DATE:** 12.03.2012

BASIN **C1**  
 AREA = **44.13** P1= 1.5 INCHES  
 C= **0.66** Tc = 18.9 MIN  
 RELEASE RATE = **69.30**

**MASS DIAGRAM**

DURATION		CA	INTENSITY IN/HR	INFLOW VOLUME	OUTFALL VOLUME	STORAGE VOLUME
MIN.	SEC.					
0						
5	300	29.13	5.17	45545	49688	-4143
10	600	29.13	4.12	72593	60083	12510
15	900	29.13	3.45	91311	70478	20833
20	1200	29.13	2.99	105436	80873	24563
25	1500	29.13	2.65	116702	91268	25434
30	1800	29.13	2.38	126039	101663	24376
35	2100	29.13	2.17	133996	112058	21938
40	2400	29.13	2.00	140923	122453	18470
45	2700	29.13	1.85	147053	132848	14205
50	3000	29.13	1.73	152552	143243	9309
55	3300	29.13	1.63	157537	153638	3899
60	3600	29.13	1.53	162098	164033	-1935
65	3900	29.13	1.45	166302	174428	-8126
70	4200	29.13	1.38	170203	184823	-14620
75	4500	29.13	1.32	173843	195218	-21375
80	4800	29.13	1.26	177256	205613	-28357
85	5100	29.13	1.20	180469	216008	-35539
90	5400	29.13	1.16	183506	226403	-42897
95	5700	29.13	1.11	186386	236798	-50412
100	6000	29.13	1.07	189125	247193	-58068

**REQUIRED STORAGE =**

**25434 CUBIC FEET**

**0.58 ACRE-FT**

**PROJECT:** GUNNISON RISING  
**PROJ. NO.** 12-0156  
**DESIGN BY:** GB GRAVES  
**REV. BY:** M JOHNSON  
**DATE:** 12.03.2012

BASIN **D1**  
 AREA = **63.62** P1= 0.85 INCHES  
 C= **0.59** Tc = 17.3 MIN  
 RELEASE RATE = **30.00**

**MASS DIAGRAM**

DURATION		CA	INTENSITY	INFLOW	OUTFALL	STORAGE
MIN.	SEC.					
0						
5	300	37.54	2.91	33041	20070	12971
10	600	37.54	2.32	52663	24570	28093
15	900	37.54	1.94	66242	29070	37172
20	1200	37.54	1.68	76489	33570	42919
25	1500	37.54	1.49	84662	38070	46592
30	1800	37.54	1.34	91435	42570	48865
35	2100	37.54	1.22	97208	47070	50138
40	2400	37.54	1.13	102233	51570	50663
45	2700	37.54	1.04	106680	56070	50610
50	3000	37.54	0.97	110669	60570	50099
55	3300	37.54	0.92	114286	65070	49216
60	3600	37.54	0.86	117594	69570	48024
65	3900	37.54	0.82	120645	74070	46575
70	4200	37.54	0.78	123475	78570	44905
75	4500	37.54	0.74	126115	83070	43045
80	4800	37.54	0.71	128591	87570	41021
85	5100	37.54	0.68	130922	92070	38852
90	5400	37.54	0.65	133125	96570	36555
95	5700	37.54	0.63	135214	101070	34144
100	6000	37.54	0.60	137202	105570	31632

**REQUIRED STORAGE =**

**50663 CUBIC FEET**

**1.16 ACRE-FT**

**PROJECT:** GUNNISON RISING  
**PROJ. NO.** 12-0156  
**DESIGN BY:** GB GRAVES  
**REV. BY:** M JOHNSON  
**DATE:** 12.03.2012

BASIN **D1**  
 AREA = **63.62** P1= 1.5 INCHES  
 C= **0.69** Tc = 17.3 MIN  
 RELEASE RATE = **104.60**

**MASS DIAGRAM**

DURATION		CA	INTENSITY	INFLOW	OUTFALL	STORAGE
MIN.	SEC.					
0						
5	300	43.90	5.17	68645	69977	-1333
10	600	43.90	4.12	109411	85667	23743
15	900	43.90	3.45	137623	101357	36265
20	1200	43.90	2.99	158911	117047	41864
25	1500	43.90	2.65	175891	132737	43154
30	1800	43.90	2.38	189963	148427	41536
35	2100	43.90	2.17	201956	164117	37838
40	2400	43.90	2.00	212396	179807	32588
45	2700	43.90	1.85	221636	195497	26138
50	3000	43.90	1.73	229923	211187	18735
55	3300	43.90	1.63	237436	226877	10559
60	3600	43.90	1.53	244310	242567	1743
65	3900	43.90	1.45	250647	258257	-7610
70	4200	43.90	1.38	256527	273947	-17420
75	4500	43.90	1.32	262013	289637	-27624
80	4800	43.90	1.26	267156	305327	-38171
85	5100	43.90	1.20	271999	321017	-49018
90	5400	43.90	1.16	276577	336707	-60131
95	5700	43.90	1.11	280917	352397	-71480
100	6000	43.90	1.07	285046	368087	-83042

**REQUIRED STORAGE =**

**43154 CUBIC FEET**

**0.99 ACRE-FT**

**PROJECT:** GUNNISON RISING  
**PROJ. NO.** 12-0156  
**DESIGN BY:** GB GRAVES  
**REV. BY:** M JOHNSON  
**DATE:** 11.01.2012

BASIN **F1**  
 AREA = **55.47** P1= 0.85 INCHES  
 C= **0.69** Tc = 12.6 MIN  
 RELEASE RATE = **30.40**

**MASS DIAGRAM**

DURATION		CA	INTENSITY IN/HR	INFLOW VOLUME	OUTFALL VOLUME	STORAGE VOLUME
MIN.	SEC.					
0						
5	300	38.27	2.91	33691	16051	17640
10	600	38.27	2.32	53699	20611	33088
15	900	38.27	1.94	67545	25171	42374
20	1200	38.27	1.68	77994	29731	48263
25	1500	38.27	1.49	86328	34291	52036
30	1800	38.27	1.34	93234	38851	54383
35	2100	38.27	1.22	99120	43411	55709
40	2400	38.27	1.13	104244	47971	56273
45	2700	38.27	1.04	108779	52531	56248
50	3000	38.27	0.97	112847	57091	55755
55	3300	38.27	0.92	116534	61651	54883
60	3600	38.27	0.86	119908	66211	53697
65	3900	38.27	0.82	123018	70771	52247
70	4200	38.27	0.78	125904	75331	50573
75	4500	38.27	0.74	128597	79891	48705
80	4800	38.27	0.71	131121	84451	46670
85	5100	38.27	0.68	133498	89011	44487
90	5400	38.27	0.65	135744	93571	42173
95	5700	38.27	0.63	137875	98131	39744
100	6000	38.27	0.60	139901	102691	37210

**REQUIRED STORAGE =**

**56273 CUBIC FEET**  


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**1.29 ACRE-FT**

**PROJECT:** GUNNISON RISING  
**PROJ. NO.** 12-0156  
**DESIGN BY:** GB GRAVES  
**REV. BY:** M JOHNSON  
**DATE:** 11.01.2012

BASIN **F1**  
 AREA = **55.47** P1= 1.5 INCHES  
 C= **0.77** Tc = 12.6 MIN  
 RELEASE RATE = **105.80**

**MASS DIAGRAM**

DURATION		CA	INTENSITY IN/HR	INFLOW VOLUME	OUTFALL VOLUME	STORAGE VOLUME
MIN.	SEC.					
0						
5	300	42.71	5.17	66790	55862	10928
10	600	42.71	4.12	106455	71732	34723
15	900	42.71	3.45	133905	87602	46302
20	1200	42.71	2.99	154618	103472	51146
25	1500	42.71	2.65	171139	119342	51797
30	1800	42.71	2.38	184831	135212	49619
35	2100	42.71	2.17	196500	151082	45418
40	2400	42.71	2.00	206658	166952	39705
45	2700	42.71	1.85	215648	182822	32826
50	3000	42.71	1.73	223711	198692	25019
55	3300	42.71	1.63	231022	214562	16460
60	3600	42.71	1.53	237710	230432	7278
65	3900	42.71	1.45	243876	246302	-2426
70	4200	42.71	1.38	249597	262172	-12575
75	4500	42.71	1.32	254935	278042	-23108
80	4800	42.71	1.26	259939	293912	-33973
85	5100	42.71	1.20	264651	309782	-45131
90	5400	42.71	1.16	269105	325652	-56547
95	5700	42.71	1.11	273328	341522	-68194
100	6000	42.71	1.07	277345	357392	-80047

**REQUIRED STORAGE =**

**51797 CUBIC FEET**

**1.19 ACRE-FT**

**PROJECT:** GUNNISON RISING  
**PROJ. NO.** 12-0156  
**DESIGN BY:** GB GRAVES  
**REV. BY:** M JOHNSON  
**DATE:** 11.01.2012

BASIN **F2**  
 AREA = **32.79** P1= 0.85 INCHES  
 C= **0.60** Tc = 13.6 MIN  
 RELEASE RATE = **17.40**

**MASS DIAGRAM**

DURATION		CA	INTENSITY IN/HR	INFLOW VOLUME	OUTFALL VOLUME	STORAGE VOLUME
MIN.	SEC.					
0						
5	300	19.67	2.91	17318	9709	7609
10	600	19.67	2.32	27603	12319	15284
15	900	19.67	1.94	34720	14929	19791
20	1200	19.67	1.68	40091	17539	22552
25	1500	19.67	1.49	44375	20149	24225
30	1800	19.67	1.34	47925	22759	25166
35	2100	19.67	1.22	50950	25369	25581
40	2400	19.67	1.13	53584	27979	25605
45	2700	19.67	1.04	55915	30589	25326
50	3000	19.67	0.97	58006	33199	24807
55	3300	19.67	0.92	59902	35809	24092
60	3600	19.67	0.86	61636	38419	23217
65	3900	19.67	0.82	63235	41029	22205
70	4200	19.67	0.78	64718	43639	21079
75	4500	19.67	0.74	66102	46249	19853
80	4800	19.67	0.71	67400	48859	18540
85	5100	19.67	0.68	68621	51469	17152
90	5400	19.67	0.65	69776	54079	15697
95	5700	19.67	0.63	70871	56689	14182
100	6000	19.67	0.60	71913	59299	12614

**REQUIRED STORAGE =**

**25605 CUBIC FEET**

**0.59 ACRE-FT**

**PROJECT:** GUNNISON RISING  
**PROJ. NO.** 12-0156  
**DESIGN BY:** GB GRAVES  
**REV. BY:** M JOHNSON  
**DATE:** 11.01.2012

BASIN **F2**  
 AREA = **32.79** P1= 1.5 INCHES  
 C= **0.70** Tc = 13.6 MIN  
 RELEASE RATE = **60.50**

**MASS DIAGRAM**

DURATION		CA	INTENSITY IN/HR	INFLOW VOLUME	OUTFALL VOLUME	STORAGE VOLUME
MIN.	SEC.					
0						
5	300	22.95	5.17	35893	33759	2134
10	600	22.95	4.12	57208	42834	14374
15	900	22.95	3.45	71959	51909	20050
20	1200	22.95	2.99	83090	60984	22106
25	1500	22.95	2.65	91969	70059	21910
30	1800	22.95	2.38	99327	79134	20193
35	2100	22.95	2.17	105597	88209	17388
40	2400	22.95	2.00	111056	97284	13772
45	2700	22.95	1.85	115887	106359	9528
50	3000	22.95	1.73	120220	115434	4786
55	3300	22.95	1.63	124149	124509	-360
60	3600	22.95	1.53	127743	133584	-5841
65	3900	22.95	1.45	131057	142659	-11602
70	4200	22.95	1.38	134131	151734	-17603
75	4500	22.95	1.32	137000	160809	-23809
80	4800	22.95	1.26	139689	169884	-30195
85	5100	22.95	1.20	142221	178959	-36738
90	5400	22.95	1.16	144615	188034	-43419
95	5700	22.95	1.11	146884	197109	-50225
100	6000	22.95	1.07	149043	206184	-57141

**REQUIRED STORAGE =**

**22106 CUBIC FEET**

**0.51 ACRE-FT**

**PROJECT:** GUNNISON RISING  
**PROJ. NO.** 12-0156  
**DESIGN BY:** GB GRAVES  
**REV. BY:** M JOHNSON  
**DATE:** 11.01.2012

BASIN **F3**  
 AREA = **70.00** P1= 0.85 INCHES  
 C= **0.54** Tc = 15.6 MIN  
 RELEASE RATE = **34.70**

**MASS DIAGRAM**

DURATION		CA	INTENSITY	INFLOW	OUTFALL	STORAGE
MIN.	SEC.					
0						
5	300	37.80	2.91	33273	21445	11829
10	600	37.80	2.32	53034	26650	26384
15	900	37.80	1.94	66708	31855	34854
20	1200	37.80	1.68	77027	37060	39968
25	1500	37.80	1.49	85258	42265	42993
30	1800	37.80	1.34	92079	47470	44609
35	2100	37.80	1.22	97892	52675	45217
40	2400	37.80	1.13	102952	57880	45073
45	2700	37.80	1.04	107431	63085	44347
50	3000	37.80	0.97	111448	68290	43159
55	3300	37.80	0.92	115090	73495	41596
60	3600	37.80	0.86	118422	78700	39723
65	3900	37.80	0.82	121494	83905	37589
70	4200	37.80	0.78	124344	89110	35234
75	4500	37.80	0.74	127003	94315	32688
80	4800	37.80	0.71	129496	99520	29977
85	5100	37.80	0.68	131844	104725	27119
90	5400	37.80	0.65	134062	109930	24133
95	5700	37.80	0.63	136166	115135	21032
100	6000	37.80	0.60	138167	120340	17828

**REQUIRED STORAGE =**

**45217 CUBIC FEET**

**1.04 ACRE-FT**

**PROJECT:** GUNNISON RISING  
**PROJ. NO.** 12-0156  
**DESIGN BY:** GB GRAVES  
**REV. BY:** M JOHNSON  
**DATE:** 11.01.2012

BASIN **F3**  
 AREA = **70.00** P1= 1.5 INCHES  
 C= **0.65** Tc = 15.6 MIN  
 RELEASE RATE = **121.00**

**MASS DIAGRAM**

DURATION		CA	INTENSITY IN/HR	INFLOW VOLUME	OUTFALL VOLUME	STORAGE VOLUME
MIN.	SEC.					
0						
5	300	45.50	5.17	71150	74778	-3628
10	600	45.50	4.12	113404	92928	20476
15	900	45.50	3.45	142646	111078	31568
20	1200	45.50	2.99	164711	129228	35483
25	1500	45.50	2.65	182311	147378	34933
30	1800	45.50	2.38	196896	165528	31368
35	2100	45.50	2.17	209327	183678	25649
40	2400	45.50	2.00	220148	201828	18320
45	2700	45.50	1.85	229725	219978	9747
50	3000	45.50	1.73	238314	238128	186
55	3300	45.50	1.63	246102	256278	-10176
60	3600	45.50	1.53	253227	274428	-21201
65	3900	45.50	1.45	259796	292578	-32782
70	4200	45.50	1.38	265890	310728	-44838
75	4500	45.50	1.32	271576	328878	-57302
80	4800	45.50	1.26	276907	347028	-70121
85	5100	45.50	1.20	281927	365178	-83251
90	5400	45.50	1.16	286671	383328	-96657
95	5700	45.50	1.11	291170	401478	-110308
100	6000	45.50	1.07	295449	419628	-124179

**REQUIRED STORAGE =**

**35483 CUBIC FEET**

**0.81 ACRE-FT**

**PROJECT:** GUNNISON RISING  
**PROJ. NO.** 12-0156  
**DESIGN BY:** GB GRAVES  
**REV. BY:** M JOHNSON  
**DATE:** 11.01.2012

BASIN **G**  
 AREA = **42.00** P1= 0.85 INCHES  
 C= **0.66** Tc = 17.8 MIN  
 RELEASE RATE = **19.50**

**MASS DIAGRAM**

DURATION		CA	INTENSITY	INFLOW	OUTFALL	STORAGE
MIN.	SEC.		IN/HR	VOLUME	VOLUME	VOLUME
0						
5	300	27.72	2.91	24401	13338	11063
10	600	27.72	2.32	38891	16263	22628
15	900	27.72	1.94	48920	19188	29732
20	1200	27.72	1.68	56487	22113	34374
25	1500	27.72	1.49	62522	25038	37484
30	1800	27.72	1.34	67525	27963	39562
35	2100	27.72	1.22	71788	30888	40900
40	2400	27.72	1.13	75498	33813	41685
45	2700	27.72	1.04	78783	36738	42045
50	3000	27.72	0.97	81729	39663	42066
55	3300	27.72	0.92	84399	42588	41811
60	3600	27.72	0.86	86843	45513	41330
65	3900	27.72	0.82	89095	48438	40657
70	4200	27.72	0.78	91185	51363	39822
75	4500	27.72	0.74	93136	54288	38848
80	4800	27.72	0.71	94964	57213	37751
85	5100	27.72	0.68	96685	60138	36547
90	5400	27.72	0.65	98312	63063	35249
95	5700	27.72	0.63	99855	65988	33867
100	6000	27.72	0.60	101323	68913	32410

**REQUIRED STORAGE =**

**42066 CUBIC FEET**

**0.97 ACRE-FT**

**PROJECT:** GUNNISON RISING  
**PROJ. NO.** 12-0156  
**DESIGN BY:** GB GRAVES  
**REV. BY:** M JOHNSON  
**DATE:** 11.01.2012

BASIN **G**  
 AREA = **42.00** P1= 1.5 INCHES  
 C= **0.74** Tc = 17.8 MIN  
 RELEASE RATE = **68.10**

**MASS DIAGRAM**

DURATION		CA	INTENSITY IN/HR	INFLOW VOLUME	OUTFALL VOLUME	STORAGE VOLUME
MIN.	SEC.					
0						
5	300	31.08	5.17	48601	46580	2021
10	600	31.08	4.12	77464	56795	20668
15	900	31.08	3.45	97438	67010	30428
20	1200	31.08	2.99	112510	77225	35285
25	1500	31.08	2.65	124532	87440	37092
30	1800	31.08	2.38	134495	97655	36840
35	2100	31.08	2.17	142986	107870	35116
40	2400	31.08	2.00	150378	118085	32292
45	2700	31.08	1.85	156920	128300	28619
50	3000	31.08	1.73	162787	138515	24272
55	3300	31.08	1.63	168107	148730	19376
60	3600	31.08	1.53	172974	158945	14028
65	3900	31.08	1.45	177460	169160	8300
70	4200	31.08	1.38	181623	179375	2248
75	4500	31.08	1.32	185507	189590	-4083
80	4800	31.08	1.26	189149	199805	-10656
85	5100	31.08	1.20	192578	210020	-17443
90	5400	31.08	1.16	195819	220235	-24417
95	5700	31.08	1.11	198892	230450	-31559
100	6000	31.08	1.07	201815	240665	-38851

**REQUIRED STORAGE =**

**37092 CUBIC FEET**

**0.85 ACRE-FT**

**PROJECT:** GUNNISON RISING  
**PROJ. NO.** 12-0156  
**DESIGN BY:** GB GRAVES  
**REV. BY:** M JOHNSON  
**DATE:** 11.01.2012

BASIN **H1**  
 AREA = **52.42** P1= 0.85 INCHES  
 C= **0.44** Tc = 17.5 MIN  
 RELEASE RATE = **24.60**

**MASS DIAGRAM**

DURATION		CA	INTENSITY	INFLOW	OUTFALL	STORAGE
MIN.	SEC.					
0						
5	300	23.06	2.91	20303	16605	3698
10	600	23.06	2.32	32360	20295	12065
15	900	23.06	1.94	40704	23985	16719
20	1200	23.06	1.68	47001	27675	19326
25	1500	23.06	1.49	52023	31365	20658
30	1800	23.06	1.34	56185	35055	21130
35	2100	23.06	1.22	59732	38745	20987
40	2400	23.06	1.13	62820	42435	20385
45	2700	23.06	1.04	65552	46125	19427
50	3000	23.06	0.97	68003	49815	18188
55	3300	23.06	0.92	70226	53505	16721
60	3600	23.06	0.86	72259	57195	15064
65	3900	23.06	0.82	74133	60885	13248
70	4200	23.06	0.78	75872	64575	11297
75	4500	23.06	0.74	77495	68265	9230
80	4800	23.06	0.71	79016	71955	7061
85	5100	23.06	0.68	80448	75645	4803
90	5400	23.06	0.65	81802	79335	2467
95	5700	23.06	0.63	83086	83025	61
100	6000	23.06	0.60	84307	86715	-2408

**REQUIRED STORAGE =**

**21130 CUBIC FEET**

**0.49 ACRE-FT**

**PROJECT:** GUNNISON RISING  
**PROJ. NO.** 12-0156  
**DESIGN BY:** GB GRAVES  
**REV. BY:** M JOHNSON  
**DATE:** 11.01.2012

BASIN **H1**  
 AREA = **52.42** P1= 1.5 INCHES  
 C= **0.59** Tc = 17.5 MIN  
 RELEASE RATE = **85.70**

**MASS DIAGRAM**

DURATION		CA	INTENSITY IN/HR	INFLOW VOLUME	OUTFALL VOLUME	STORAGE VOLUME
MIN.	SEC.					
0						
5	300	30.93	5.17	48363	57848	-9484
10	600	30.93	4.12	77084	70703	6382
15	900	30.93	3.45	96961	83558	13403
20	1200	30.93	2.99	111959	96413	15547
25	1500	30.93	2.65	123922	109268	14655
30	1800	30.93	2.38	133837	122123	11714
35	2100	30.93	2.17	142286	134978	7309
40	2400	30.93	2.00	149641	147833	1809
45	2700	30.93	1.85	156151	160688	-4536
50	3000	30.93	1.73	161990	173543	-11553
55	3300	30.93	1.63	167284	186398	-19114
60	3600	30.93	1.53	172127	199253	-27126
65	3900	30.93	1.45	176591	212108	-35516
70	4200	30.93	1.38	180734	224963	-44229
75	4500	30.93	1.32	184599	237818	-53219
80	4800	30.93	1.26	188223	250673	-62450
85	5100	30.93	1.20	191635	263528	-71893
90	5400	30.93	1.16	194860	276383	-81523
95	5700	30.93	1.11	197918	289238	-91320
100	6000	30.93	1.07	200826	302093	-101266

**REQUIRED STORAGE =**

**15547 CUBIC FEET**  


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**0.36 ACRE-FT**

**PROJECT:** GUNNISON RISING  
**PROJ. NO.** 12-0156  
**DESIGN BY:** GB GRAVES  
**REV. BY:** M JOHNSON  
**DATE:** 11.01.2012

BASIN **H2**  
 AREA = **11.75** P1= 0.85 INCHES  
 C= **0.44** Tc = 13.9 MIN  
 RELEASE RATE = **6.20**

**MASS DIAGRAM**

DURATION		CA	INTENSITY	INFLOW	OUTFALL	STORAGE
MIN.	SEC.		IN/HR	VOLUME	VOLUME	VOLUME
0						
5	300	5.17	2.91	4551	3515	1035
10	600	5.17	2.32	7254	4445	2808
15	900	5.17	1.94	9124	5375	3748
20	1200	5.17	1.68	10535	6305	4230
25	1500	5.17	1.49	11661	7235	4426
30	1800	5.17	1.34	12594	8165	4428
35	2100	5.17	1.22	13389	9095	4294
40	2400	5.17	1.13	14081	10025	4056
45	2700	5.17	1.04	14694	10955	3738
50	3000	5.17	0.97	15243	11885	3358
55	3300	5.17	0.92	15741	12815	2926
60	3600	5.17	0.86	16197	13745	2451
65	3900	5.17	0.82	16617	14675	1942
70	4200	5.17	0.78	17007	15605	1401
75	4500	5.17	0.74	17371	16535	835
80	4800	5.17	0.71	17712	17465	246
85	5100	5.17	0.68	18033	18395	-363
90	5400	5.17	0.65	18336	19325	-989
95	5700	5.17	0.63	18624	20255	-1632
100	6000	5.17	0.60	18897	21185	-2288

**REQUIRED STORAGE =**

**4428 CUBIC FEET**  


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**0.10 ACRE-FT**

**PROJECT:** GUNNISON RISING  
**PROJ. NO.** 12-0156  
**DESIGN BY:** GB GRAVES  
**REV. BY:** M JOHNSON  
**DATE:** 11.01.2012

BASIN **H2**  
 AREA = **11.75** P1= 1.5 INCHES  
 C= **0.59** Tc = 13.9 MIN  
 RELEASE RATE = **21.40**

**MASS DIAGRAM**

DURATION		CA	INTENSITY	INFLOW	OUTFALL	STORAGE
MIN.	SEC.		IN/HR	VOLUME	VOLUME	VOLUME
0						
5	300	6.93	5.17	10841	12134	-1293
10	600	6.93	4.12	17279	15344	1935
15	900	6.93	3.45	21734	18554	3180
20	1200	6.93	2.99	25096	21764	3332
25	1500	6.93	2.65	27777	24974	2804
30	1800	6.93	2.38	30000	28184	1816
35	2100	6.93	2.17	31894	31394	500
40	2400	6.93	2.00	33542	34604	-1061
45	2700	6.93	1.85	35001	37814	-2812
50	3000	6.93	1.73	36310	41024	-4714
55	3300	6.93	1.63	37497	44234	-6737
60	3600	6.93	1.53	38582	47444	-8861
65	3900	6.93	1.45	39583	50654	-11071
70	4200	6.93	1.38	40512	53864	-13352
75	4500	6.93	1.32	41378	57074	-15696
80	4800	6.93	1.26	42190	60284	-18093
85	5100	6.93	1.20	42955	63494	-20539
90	5400	6.93	1.16	43678	66704	-23026
95	5700	6.93	1.11	44363	69914	-25550
100	6000	6.93	1.07	45015	73124	-28108

**REQUIRED STORAGE =**

**3332 CUBIC FEET**

**0.08 ACRE-FT**

**PROJECT:** GUNNISON RISING  
**PROJ. NO.** 12-0156  
**DESIGN BY:** GB GRAVES  
**REV. BY:** M JOHNSON  
**DATE:** 11.01.2012

BASIN **J**  
 AREA = **17.04** P1= 0.85 INCHES  
 C= **0.77** Tc = 9.5 MIN  
 RELEASE RATE = **10.50**

**MASS DIAGRAM**

DURATION		CA	INTENSITY	INFLOW	OUTFALL	STORAGE
MIN.	SEC.		IN/HR	VOLUME	VOLUME	VOLUME
0						
5	300	13.12	2.91	11550	4568	6982
10	600	13.12	2.32	18409	6143	12266
15	900	13.12	1.94	23155	7718	15438
20	1200	13.12	1.68	26737	9293	17445
25	1500	13.12	1.49	29594	10868	18726
30	1800	13.12	1.34	31962	12443	19519
35	2100	13.12	1.22	33979	14018	19962
40	2400	13.12	1.13	35736	15593	20143
45	2700	13.12	1.04	37291	17168	20123
50	3000	13.12	0.97	38685	18743	19942
55	3300	13.12	0.92	39949	20318	19632
60	3600	13.12	0.86	41106	21893	19213
65	3900	13.12	0.82	42172	23468	18704
70	4200	13.12	0.78	43161	25043	18119
75	4500	13.12	0.74	44084	26618	17467
80	4800	13.12	0.71	44950	28193	16757
85	5100	13.12	0.68	45764	29768	15997
90	5400	13.12	0.65	46535	31343	15192
95	5700	13.12	0.63	47265	32918	14347
100	6000	13.12	0.60	47959	34493	13467

**REQUIRED STORAGE =**

**20143 CUBIC FEET**

**0.46 ACRE-FT**

**PROJECT:** GUNNISON RISING  
**PROJ. NO.** 12-0156  
**DESIGN BY:** GB GRAVES  
**REV. BY:** M JOHNSON  
**DATE:** 11.01.2012

BASIN **J**  
 AREA = **17.04** P1= 1.5 INCHES  
 C= **0.83** Tc = 9.5 MIN  
 RELEASE RATE = **36.50**

**MASS DIAGRAM**

DURATION		CA	INTENSITY	INFLOW	OUTFALL	STORAGE
MIN.	SEC.		IN/HR	VOLUME	VOLUME	VOLUME
0						
5	300	14.14	5.17	22116	15878	6239
10	600	14.14	4.12	35251	21353	13898
15	900	14.14	3.45	44340	26828	17512
20	1200	14.14	2.99	51199	32303	18896
25	1500	14.14	2.65	56669	37778	18892
30	1800	14.14	2.38	61203	43253	17951
35	2100	14.14	2.17	65067	48728	16340
40	2400	14.14	2.00	68431	54203	14228
45	2700	14.14	1.85	71408	59678	11730
50	3000	14.14	1.73	74078	65153	8925
55	3300	14.14	1.63	76498	70628	5871
60	3600	14.14	1.53	78713	76103	2611
65	3900	14.14	1.45	80755	81578	-823
70	4200	14.14	1.38	82649	87053	-4403
75	4500	14.14	1.32	84417	92528	-8111
80	4800	14.14	1.26	86074	98003	-11929
85	5100	14.14	1.20	87634	103478	-15843
90	5400	14.14	1.16	89109	108953	-19844
95	5700	14.14	1.11	90507	114428	-23920
100	6000	14.14	1.07	91837	119903	-28065

**REQUIRED STORAGE =**

**18896 CUBIC FEET**  


---

**0.43 ACRE-FT**

**PROJECT:** GUNNISON RISING  
**PROJ. NO.** 12-0156  
**DESIGN BY:** GB GRAVES  
**REV. BY:** M JOHNSON  
**DATE:** 11.01.2012

BASIN **K**  
 AREA = **65.37** P1= 0.85 INCHES  
 C= **0.51** Tc = 11.8 MIN  
 RELEASE RATE = **36.80**

**MASS DIAGRAM**

DURATION		CA	INTENSITY IN/HR	INFLOW VOLUME	OUTFALL VOLUME	STORAGE VOLUME
MIN.	SEC.					
0						
5	300	33.34	2.91	29346	18547	10799
10	600	33.34	2.32	46774	24067	22707
15	900	33.34	1.94	58835	29587	29248
20	1200	33.34	1.68	67936	35107	32829
25	1500	33.34	1.49	75195	40627	34568
30	1800	33.34	1.34	81211	46147	35064
35	2100	33.34	1.22	86338	51667	34671
40	2400	33.34	1.13	90802	57187	33614
45	2700	33.34	1.04	94752	62707	32045
50	3000	33.34	0.97	98295	68227	30067
55	3300	33.34	0.92	101507	73747	27760
60	3600	33.34	0.86	104446	79267	25178
65	3900	33.34	0.82	107155	84787	22367
70	4200	33.34	0.78	109668	90307	19361
75	4500	33.34	0.74	112014	95827	16186
80	4800	33.34	0.71	114212	101347	12865
85	5100	33.34	0.68	116283	106867	9416
90	5400	33.34	0.65	118240	112387	5853
95	5700	33.34	0.63	120095	117907	2188
100	6000	33.34	0.60	121860	123427	-1567

**REQUIRED STORAGE =**

**35064 CUBIC FEET**  


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**0.80 ACRE-FT**

**PROJECT:** GUNNISON RISING  
**PROJ. NO.** 12-0156  
**DESIGN BY:** GB GRAVES  
**REV. BY:** M JOHNSON  
**DATE:** 11.01.2012

BASIN **K**  
 AREA = **65.37** P1= 1.5 INCHES  
 C= **0.63** Tc= 11.8 MIN  
 RELEASE RATE = **128.30**

**MASS DIAGRAM**

DURATION		CA	INTENSITY IN/HR	INFLOW VOLUME	OUTFALL VOLUME	STORAGE VOLUME
MIN.	SEC.					
0						
5	300	41.18	5.17	64400	64663	-264
10	600	41.18	4.12	102645	83908	18737
15	900	41.18	3.45	129112	103153	25959
20	1200	41.18	2.99	149084	122398	26686
25	1500	41.18	2.65	165014	141643	23370
30	1800	41.18	2.38	178215	160888	17327
35	2100	41.18	2.17	189467	180133	9333
40	2400	41.18	2.00	199261	199378	-117
45	2700	41.18	1.85	207929	218623	-10694
50	3000	41.18	1.73	215704	237868	-22164
55	3300	41.18	1.63	222753	257113	-34360
60	3600	41.18	1.53	229202	276358	-47156
65	3900	41.18	1.45	235147	295603	-60456
70	4200	41.18	1.38	240663	314848	-74185
75	4500	41.18	1.32	245810	334093	-88283
80	4800	41.18	1.26	250635	353338	-102703
85	5100	41.18	1.20	255179	372583	-117405
90	5400	41.18	1.16	259473	391828	-132355
95	5700	41.18	1.11	263545	411073	-147528
100	6000	41.18	1.07	267418	430318	-162900

**REQUIRED STORAGE =**

**26686 CUBIC FEET**

**0.61 ACRE-FT**

**PROJECT:** GUNNISON RISING  
**PROJ. NO.** 12-0156  
**DESIGN BY:** GB GRAVES  
**REV. BY:** M JOHNSON  
**DATE:** 11.01.2012

BASIN **L**  
 AREA = **16.13** P1= **0.85 INCHES**  
 C= **0.51** Tc = **11.8 MIN**  
 RELEASE RATE = **9.10**

**MASS DIAGRAM**

DURATION		CA	INTENSITY	INFLOW	OUTFALL	STORAGE
MIN.	SEC.		IN/HR	VOLUME	VOLUME	VOLUME
0						
5	300	8.23	2.91	7241	4586	2655
10	600	8.23	2.32	11542	5951	5590
15	900	8.23	1.94	14518	7316	7201
20	1200	8.23	1.68	16763	8681	8082
25	1500	8.23	1.49	18554	10046	8508
30	1800	8.23	1.34	20039	11411	8627
35	2100	8.23	1.22	21304	12776	8528
40	2400	8.23	1.13	22405	14141	8264
45	2700	8.23	1.04	23380	15506	7874
50	3000	8.23	0.97	24254	16871	7383
55	3300	8.23	0.92	25047	18236	6810
60	3600	8.23	0.86	25772	19601	6170
65	3900	8.23	0.82	26440	20966	5474
70	4200	8.23	0.78	27061	22331	4729
75	4500	8.23	0.74	27639	23696	3943
80	4800	8.23	0.71	28182	25061	3120
85	5100	8.23	0.68	28693	26426	2266
90	5400	8.23	0.65	29176	27791	1384
95	5700	8.23	0.63	29633	29156	477
100	6000	8.23	0.60	30069	30521	-452

**REQUIRED STORAGE =**

**8627 CUBIC FEET**

**0.20 ACRE-FT**

**PROJECT:** GUNNISON RISING  
**PROJ. NO.** 12-0156  
**DESIGN BY:** GB GRAVES  
**REV. BY:** M JOHNSON  
**DATE:** 11.01.2012

BASIN **L**  
 AREA = **16.13** P1= 1.5 INCHES  
 C= **0.63** Tc = 11.8 MIN  
 RELEASE RATE = **31.70**

**MASS DIAGRAM**

DURATION		CA	INTENSITY	INFLOW	OUTFALL	STORAGE
MIN.	SEC.					
0						
5	300	10.16	5.17	15891	15977	-86
10	600	10.16	4.12	25328	20732	4596
15	900	10.16	3.45	31858	25487	6371
20	1200	10.16	2.99	36786	30242	6545
25	1500	10.16	2.65	40717	34997	5720
30	1800	10.16	2.38	43975	39752	4223
35	2100	10.16	2.17	46751	44507	2244
40	2400	10.16	2.00	49167	49262	-94
45	2700	10.16	1.85	51306	54017	-2710
50	3000	10.16	1.73	53225	58772	-5547
55	3300	10.16	1.63	54964	63527	-8563
60	3600	10.16	1.53	56555	68282	-11726
65	3900	10.16	1.45	58022	73037	-15014
70	4200	10.16	1.38	59383	77792	-18408
75	4500	10.16	1.32	60653	82547	-21893
80	4800	10.16	1.26	61844	87302	-25458
85	5100	10.16	1.20	62965	92057	-29092
90	5400	10.16	1.16	64025	96812	-32787
95	5700	10.16	1.11	65030	101567	-36537
100	6000	10.16	1.07	65985	106322	-40337

**REQUIRED STORAGE =**

**6545 CUBIC FEET**

**0.15 ACRE-FT**

PROJECT: GUNNISON RISING  
PROJ. NO. 12-0156  
DESIGN BY: GB GRAVES REV. BY:  
M JOHNSON AGENCY: CITY OF  
GUNNISON  
DATE: 12.03.2012

## REQUIRED DETENTION BASIN VOLUMES

### RATIONAL METHOD

STAGE STORAGE				
BASIN	AREA (AC)	% IMP.	10-YR.	100-YR.
A1	52.49	73	0.96	0.82
B1	31.26	67	0.50	0.30
B2	72.05	72.5	1.30	1.10
C1	44.13	65.4	0.68	0.58
D1	63.62	71.7	1.16	0.99
F1	55.47	82.80	1.29	1.19
F2	32.79	73.70	0.59	0.51
F3	70.00	65.20	1.04	0.81
G	42.00	80.00	0.97	0.85
H1	52.42	45.00	0.49	0.36
H2	11.75	45.00	0.10	0.08
J	17.04	90.00	0.46	0.43
K	65.37	60.00	0.80	0.61
L	16.13	60.00	0.20	0.15

VOLUMES ARE IN ACRE-FT

E)\USTING- 42" CMP Outfall

Worksheet for Circular Channel

Project Description	Project
File Worksheet	untitled.fm2
Flow Element	culvert capacity
Method	Circular Channel
	Manning's Formula
Solve For	Full Flow Capacity

Input Data		
Mannings Coefficient	0.024	
Channel Slope	0.020000	ft/ft
Diameter	42.00	in

Results		
Depth	3.50	ft
Discharge	77.07	cfs
Flow Area	9.62	ft <sup>2</sup>
Wetted Perimeter	11.00	ft
Top Width	0.00	ft
Critical Depth	2.75	ft
Percent Full	100.00	
Critical Slope	0.021	70 ft/ft
Velocity	8.01	ft/s
Velocity Head	1.00	ft
Specific Energy	FULL	ft
Froude Number	FULL	
Maximum Discharge	82.90	cfs
Full Flow Capacity	77.07	cfs
Full Flow Slope	0.020000	ft/ft

6'x6' Box Culvert Full Flow Capacity  
Worksheet for Rectangular Channel

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Project Description Project	
File Worksheet	untitled.fm2
Flow Element	Box Culvert Capacity
Method	Rectangular Channel
	Manning's Formula
Solve For	Discharge

---



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Input Data	
Mannings Coefficient	0.013
Channel Slope	0.020000 ft/ft
Depth	6.00 ft
Bottom Width	6.00 ft

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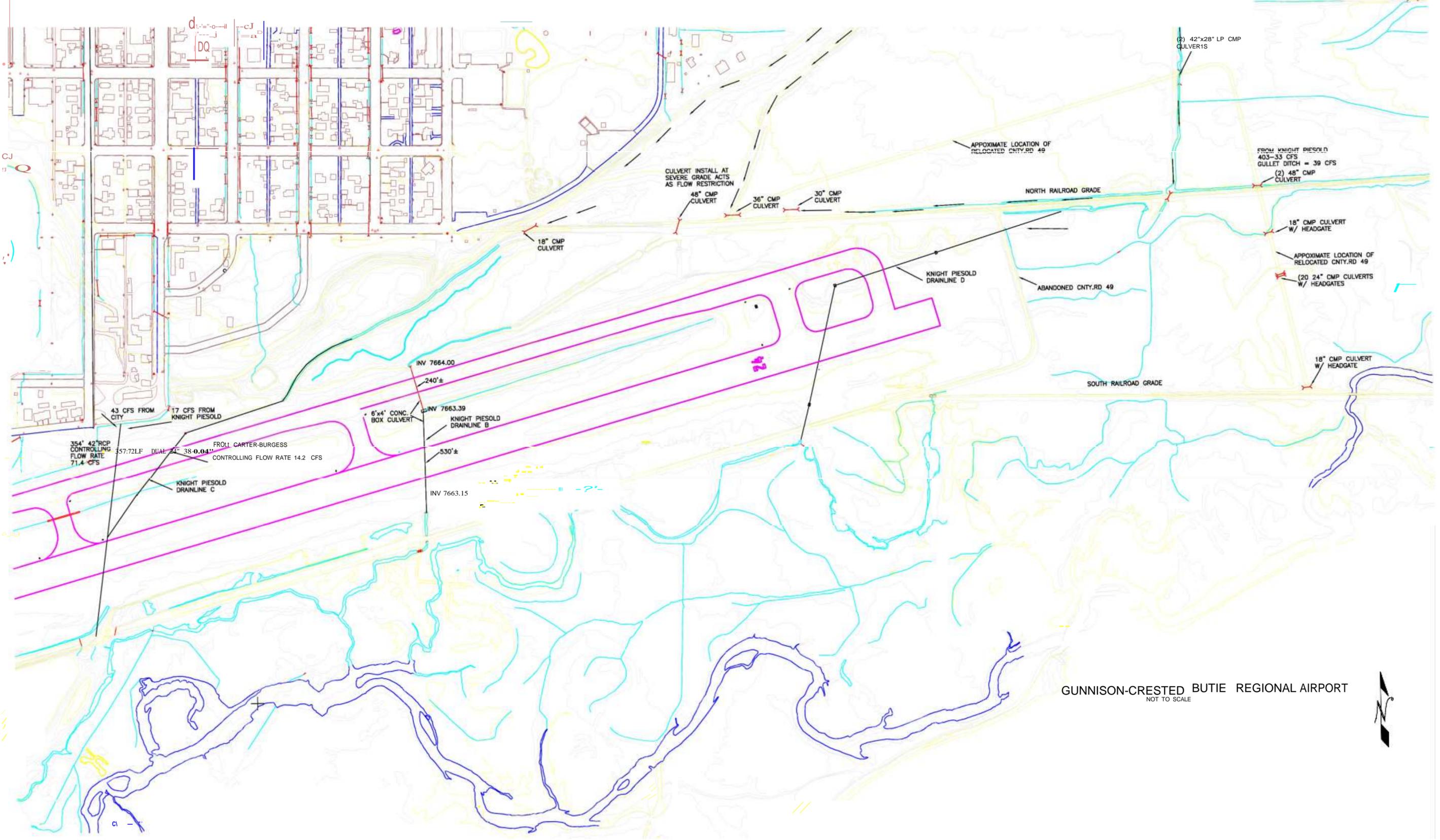
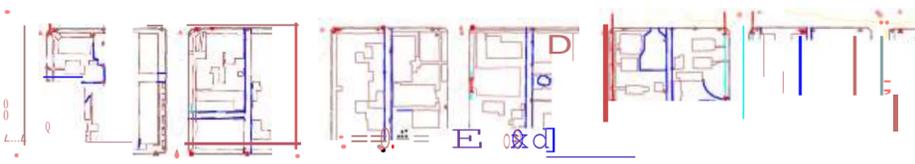
Results	
Discharge	923.75 cfs
Flow Area	36.00 ft <sup>2</sup>
Wetted Perimeter	18.00 ft
Top Width	6.00 ft
Critical Depth	9.03 ft
Critical Slope	0.007535 ft/ft
Velocity	25.66 ft/s
Velocity Head	10.23 ft
Specific Energy	16.23 ft
Froude Number	1.85
Flow is supercritical.	

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## APPENDIX C

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- GUNNISON AIRPORT DRAINAGE MAP
- CO GEOLOGICAL SURVEY LETTER
- **FEMALOMR**
- EXISTING DRAINAGE MAP
- PROPOSED DRAINAGE MAP



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GUNNISON-CRESTED BUTIE REGIONAL AIRPORT  
NOT TO SCALE



# STATE OF COLORADO

## COLORADO GEOLOGICAL SURVEY

Department of Natural Resources  
1313 Sherman Street, Room 715  
Denver, CO 80203  
Phone: (303) 866-2611  
Fax: (303) 866-2461

December 21, 2007

Mr. Steven Westbay  
Planning Director  
City of Gunnison P.O.  
Box 239201  
Gunnison, CO 81230

Re: Gunnison Rising, Tomichi Creek Corridor Annexation, GU070007\_2

Dear Mr. Westbay:

On February 17, 2007, the Colorado Geological Survey (CGS) reviewed the above referenced annexation proposal. The proposal was revised and resubmitted. The primary purpose of this review is to evaluate whether the comments and concerns raised in the previous letter have been adequately addressed.

As outlined previously, a key concern is development in steep areas prone to slope instability. The revised plans show that development will not occur north of the contour trail. This greatly limits development occurring in areas prone to landslides and rockfall. However, Phases II, III and IV contain some areas with steep slopes. As development proceeds, additional analysis and investigation will be needed to prevent construction-related slope instability.

As previously noted by CGS and the applicant's geotechnical consultant, CTL Thompson, parts of Phases II, III, and IV have been mapped as containing alluvial fan and/or debris flow deposits. According to CTL Thompson, due to agricultural uses, they could not determine the extent of debris flow deposits.

Structures and improvements, such as roads, located near the apex of fans and the mouth of drainages would have the highest risk of damages from alluvial fan flooding or debris flows. The application includes the delineation of floodplain of Tomichi Creek and a discussion of how storm water generated from the development will be handled. However, the initial application and the revised submittal do not address how flows from drainages, tributary to Tomichi Creek, will be handled.

For example, preliminary plans for Phase III, show homes and roads located within or near the junction of a drainage with a valley or where the slope gradient of the drainage abruptly decreases. This area would have the greatest risk of alluvial fan flooding or debris flows. CTL Thompson describes these drainages as "relatively minor". In some cases this is true, in others; the drainages have a tributary area of over 1000 acres. In Phase III, plans show homes will be located in a drainage with a tributary area of approximately 300 acres. Significant flows, sediment, and debris could be generated.

Detailed design of how drainage will be routed through a subdivision is normally done during a later design stage. However, the applicant's reports do not adequately address debris flow and alluvial fan hazards. If hazard avoidance will be used as mitigation or if it is important to develop each phase with a specific number of lots, it would be prudent to better define potential risks before zoning.



Bill Ritter  
Governor

Harris D. Sherman  
Executive Director

Vincent Matthews  
Division Director and  
State Geologist

Page 2  
December 21, 2007

The CTL Thompson report notes that the site contains soil that is susceptible to erosion. This is common to the area and is evidenced by steep, incised drainages. The report suggests that erosion should be handled by silt fencing or other techniques. Due to the proposed densities, it is likely that some areas, especially those with steeper slopes, will require extensive overlot grading. Sediment control measures, like silt fence, are designed to be used on short slope lengths with a small tributary area.

Controlling or preventing erosion from a large graded area takes an integrated storm-water management plan that relies more on erosion control, like limiting the amount of disturbance, and less on sediment control measures such as silt fence. To be effective, storm water management for such areas should be done early in the planning process.

Please contact me if you have any questions or concerns. I can be reached at 303.866.2018 or by email at [karen.berry@state.co.us](mailto:karen.berry@state.co.us).

Sincerely,

A handwritten signature in black ink that reads "Karen A. Berry". The signature is written in a cursive, flowing style.

Karen A. Berry  
Geological Engineer, PG, AICP, CPESC-SWQ



# Federal Emergency Management Agency

Washington, D.C. 20472

May 28, 2010

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

The Honorable Paula Swenson  
Chairperson, Gunnison County  
Board of Commissioners  
200 East Virginia Avenue, Suite 104  
Gunnison, CO 81230

IN REPLY REFER TO:

Case No.: 09-08-0466P  
Community Name: Gunnison County, CO  
Community No.: 080078  
Effective Date of  
This Revision: October 15, 2010

Dear Ms. Swenson:

The Flood Insurance Study report and Flood Insurance Rate Map for your community have been revised by this Letter of Map Revision (LOMR). Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals issued in your community.

Additional documents are enclosed which provide information regarding this LOMR. Please see the List of Enclosures below to determine which documents are included. Other attachments specific to this request may be included as referenced in the Determination Document. If you have any questions regarding floodplain management regulations for your community or the National Flood Insurance Program (NFIP) in general, please contact the Consultation Coordination Officer (CCO) for your community. If you have any technical questions regarding this LOMR, please contact the Director, Mitigation Division of the Department of Homeland Security's Federal Emergency Management Agency (FEMA) in Denver, Colorado, at (303) 235-4830, or the FEMA Map Information eXchange (FMIX), toll free, at 1-877-336-2627 (1-877-FEMA MAP). Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

Sincerely,

***1.11--***

David N. Bascom, CFM, Program Specialist  
Engineering Management Branch  
Mitigation Directorate

For: Kevin C. Long, Acting Chief  
Engineering Management Branch  
Mitigation Directorate

List of Enclosures:

Letter of Map Revision Determination Document  
Annotated Flood Insurance Rate Map  
Annotated Flood Insurance Study Report

Courtesy copy list-Gunnison County, CO

The Honorable Stu Ferguson  
Mayor, City of Gunnison

Mr. Neal Starkebaum  
Assistant Director  
Gunnison County Planning Department

Mr. James R. Roberts, P.E.  
Del-Mont Consultants, Inc.

Mr. Dennis Minchow  
Gunnison Valley Partners, LLC



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION DETERMINATION DOCUMENT

COMMUNITY AND REVISION INFORMATION		PROJECT DESCRIPTION	BASIS OF REQUEST
COMMUNITY	Gunnison County Colorado (Unincorporated Areas)	NO PROJECT	HYDRAULIC ANALYSIS HYDROLOGIC ANALYSIS NEW TOPOGRAPHIC DATA FLOODWAY
	COMMUNITY NO.: 080078		
IDENTIFIER	DMC Project 0643-Gunnison Rising	APPROXIMATE LATITUDE & LONGITUDE: 38.540, -106.870 SOURCE: FIRM Panel    DATUM: NAD 27	
ANNOTATED MAPPING ENCLOSURES		ANNOTATED STUDY ENCLOSURES	
TYPE: FIRM*	NO.: 0800780755 B    DATE: September 29, 1989	DATE OF EFFECTIVE FLOOD INSURANCE STUDY: September 29, 1989 PROFILE(S): 16P, 17P, 18P, 19P FLOODWAY DATA TABLE: 2 SUMMARY OF DISCHARGES TABLE: 1	
TYPE: FIRM*	NO.: 0800780775 B    DATE: September 29, 1989		

Enclosures reflect changes to flooding sources affected by this revision.

\* FIRM - Flood Insurance Rate Map; \*\* FBFM - Flood Boundary and Floodway Map; \*\*\* FHBM - Flood Hazard Boundary Map

### FLOODING SOURCE(S) & REVISED REACH(ES)

Tomichi Creek- from approximately 3,290 feet downstream of Railroad Bridge A to approximately 4,380 feet upstream of Railroad Bridge B

### SUMMARY OF REVISIONS

Flooding Source	Effective Flooding	Revised Flooding	Increases	Decreases
Tomichi Creek	Zone A	Zone AE	YES	YES
No BFEs*	BFEs	YES	NONE	No Floodway
Floodway	YES	NONE		

\* BFEs - Base Flood Elevations

### DETERMINATION

This document provides the determination from the Department of Homeland Security's Federal Emergency Management Agency (FEMA) regarding a request for a Letter of Map Revision (LOMR) for the area described above. Using the information submitted, we have determined that a revision to the flood hazards depicted in the Flood Insurance Study (FIS) report and/or National Flood Insurance Program (NFIP) map is warranted. This document revises the effective NFIP map, as indicated in the attached documentation. Please use the enclosed annotated map panels revised by this LOMR for floodplain management purposes and for all flood insurance policies and renewals in your community.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075. Additional information about the NFIP is available on our website at <http://www.fema.gov/hfip>.

**D. N. Bascom**

David N. Bascom, CFM, Program Specialist  
 Engineering Management Branch



# Federal Emergency Management Agency

Washington, D.C. 20547

## LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

OTHER COMMUNITIES AFFECTED BY THIS REVISION CID Number: 080080

Name: City of Gunnison, Colorado

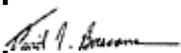
## AFFECTED MAP PANELS

TYPE: FIRM• NO.: 0800800001B DATE: April 18, 1983  
 TYPE: FBFM\*\* NO.: 0800800003 DATE: April 18, 1983

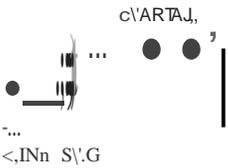
## AFFECTED PORTIONS OF THE FLOOD INSURANCE STUDY REPORT

DATE OF EFFECTIVE FLOOD INSURANCE STUDY: September 29, 1989  
 PROFILE(S): 5P  
 FLOODWAY DATA TABLE: 1  
 SUMMARY OF DISCHARGES TABLE: 1

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.



David N. Bascom, CFM, Program Specialist  
 Engineering Management Branch



Federal Emergency Management Agency  
Washington, D.C. 20472

## LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

### COMMUNITY INFORMATION

#### APPLICABLE NFIP REGULATIONS/COMMUNITY OBLIGATION

We have made this determination pursuant to Section 206 of the Flood Disaster Protection Act of 1973 (P.L. 93-234) and in accordance with the National Flood Insurance Act of 1968, as amended (Title XIII of the Housing and Urban Development Act of 1968, P.L. 90-448), 42 U.S.C. 4001-4128, and 44 CFR Part 65. Pursuant to Section 1361 of the National Flood Insurance Act of 1968, as amended, communities participating in the NFIP are required to adopt and enforce floodplain management regulations that meet or exceed NFIP criteria. These criteria, including adoption of the FIS report and FIRM, and the modifications made by this LOMR, are the minimum requirements for continued NFIP participation and do not supersede more stringent State or local requirements to which the regulations apply.

We provide the floodway designation to your community as a tool to regulate floodplain development. Therefore, the floodway revision we have described in this letter, while acceptable to us, must also be acceptable to your community and adopted by appropriate community action, as specified in Paragraph 60.3(d) of the NFIP regulations.

#### COMMUNITY REMINDERS

We based this determination on the base (1-percent-annual-chance) flood discharges computed in the submitted hydrologic analysis. Future development of projects upstream could cause increased discharges, which could cause increased flood hazards. A comprehensive restudy of your community's flood hazards would consider the cumulative effects of development on discharges and could, therefore, indicate that greater flood hazards exist in this area.

Your community must regulate all proposed floodplain development and ensure that permits required by Federal and/or State law have been obtained. State or community officials, based on knowledge of local conditions and in the interest of safety, may set higher standards for construction or may limit development in floodplain areas. If your State or community has adopted more restrictive or comprehensive floodplain management criteria, those criteria take precedence over the minimum NFIP requirements.

We will not print and distribute this LOMR to primary users, such as local insurance agents or mortgage lenders; instead, the community will serve as a repository for the new data. We encourage you to disseminate the information in this LOMR by preparing a news release for publication in your community's newspaper that describes the revision and explains how your community will provide the data and help interpret the NFIP maps. In that way, interested persons, such as property owners, insurance agents, and mortgage lenders, can benefit from the information.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.



David N. Bascom, CFM, Program Specialist  
Engineering Management Branch



# Federal Emergency Management Agency

Washington, D.C. 20472

## LETTER OF MAP REVISION DETERMINATION DOCUMENT (CONTINUED)

We have designated a Consultation Coordination Officer (CCO) to assist your community. The CCO will be the primary liaison between your community and FEMA. For information regarding your CCO, please contact:

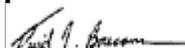
Ms. Jeanine D. Petterson  
Director, Mitigation Division  
Federal Emergency Management Agency, Region VIII Denver Federal Center, Building 710  
Post Office Box 25267  
Denver, CO 80225-0267 (303) 235-4830

### STATUS OF THE COMMUNITY NFIP MAPS

We are preparing a revised FIRM and FIS report for Gunnison County in our countywide format; therefore, we will not physically revise and republish the FIRM and FIS report for your community to incorporate the modifications made by this LOMR at this time. Preliminary copies of the countywide FIRM and FIS report, which will present information from the effective FIRMs and FIS reports for your community and other incorporated communities in Gunnison County, will be distributed for review in approximately 2 months. We will incorporate the modifications made by this LOMR into the Preliminary countywide FIRM before it is distributed, and the modifications will be included when the countywide FIRM becomes effective.

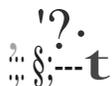
Although the project area is shown on the above-referenced FIRM panels as within the unincorporated areas of Gunnison County, the City of Gunnison has annexed portions of this area. We have not reflected these corporate limits changes in this LOMR.

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMR Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.



David N. Bascom, CFM, Program Specialist  
Engineering Management Branch

U.S. Dept. of Homeland Security



Federal Emergency Management Agency  
 Washington, D.C. 20472

**LETTER OF MAP REVISION  
 DETERMINATION DOCUMENT (CONTINUED)**

**PUBLIC NOTIFICATION OF REVISION**

**PUBLIC NOTIFICATION**

FLOODING SOURCE	LOCATION OF REFERENCED ELEVATION	BFE (FEET NGVD 29)		MAP PANEL NUMBER(S)
		EFFECTIVE	REVISED	
Tomichi Creek Bridge A	Approximately 2,990 feet downstream of Railroad	NONE	7,668	0800780755 B
Approximately 1,080 feet upstream of Bridge B	Railroad	NONE	7,715	0800780775 B

Within 90 days of the second publication in the local newspaper, a citizen may request that we reconsider this determination. Any request for reconsideration must be based on scientific or technical data. Therefore, this letter will be effective only after the 90-day appeal period has elapsed and we have resolved any appeals that we receive during this appeal period. Until this LOMR is effective, the revised BFEs presented in this LOMR may be changed.

A notice of changes will be published in the Federal Register. A short notice also will be published in your local newspaper on or about the dates listed below. Please refer to FEMA's website at [https://www.floodmaps.fema.gov/fum/Scripts/bfe\\_main.asp](https://www.floodmaps.fema.gov/fum/Scripts/bfe_main.asp) for a more detailed description of proposed BFE changes, which will be posted within a week of the date of this letter.

LOCAL NEWSPAPER Name: *Gunnison County Times*  
 Dates: June 10, 2010 and June 17, 2010

This determination is based on the flood data presently available. The enclosed documents provide additional information regarding this determination. If you have any questions about this document, please contact the FEMA Map Information eXchange (FMIX) toll free at 1-877-336-2627 (1-877-FEMA MAP) or by letter addressed to the LOMC Clearinghouse, 6730 Santa Barbara Court, Elkridge, MD 21075. Additional information about the NFIP is available on our website at <http://www.fema.gov/nfip>.

David N. Bascom, CFM, Program Specialist  
 Engineering Management Branch

FLOODING SOURCE		FLOODWAY			BASE FLOOD WATER SURFACE ELEVATION			
CROSS SECTION	DISTANCE <sup>1</sup>	WIDTH (FEET)	SECTION AREA (SQUARE FEET)	MEAN VELOCITY (FEET PER SECOND)	REGULATORY	WITHOUT FLOODWAY	WITH FLOODWAY	INCREASE
					(FEET NGVD)			
<b>TOMICH! CREEK</b>								
AA AB AC AD	27,346	80	430	5.9	7,669.0	7,669.0	7,669.5	0.5
AE AF AG	28,903	65 <sup>2</sup>	309	8.2	7,674.8	7,674.8	7,675.1	0.3
	32,838	996	1,701	1.5	7,682.4	7,682.4	7,683.2	0.8
	37,729	290	900	2.8	7,693.5	7,693.5	7,694.2	0.7
	43,065	174	500	5.1	7,701.4	7,701.4	7,702.3	0.9
	45,941	318	869	2.9	7,708.1	7,708.1	7,709.0	0.9
	48,495	218	1,015	2.5	7,714.7	7,714.7	7,715.5	0.8

**REVISED TO  
REFLECT LOMR  
EFFECTIVE: October 15, 2010**

<sup>1</sup>Stream distance in feet above the confluence with the Gunnison River

<sup>2</sup>Width within Gunnison City Limits

W  
T  
M  
11

FEDERAL EMERGENCY MANAGEMENT AGENCY  
**GUNNISON COUNTY, CO**  
**(UNINCORPORATED AREAS)**

**FLOODWAY DATA**

**TOMICH! CREEK**

Table 1. Summary of Discharges

<u>Flooding Source and Location</u>	Drainage Area (Square Miles)	Peak Discharges (Cubic Feet Per Second)			
		10-Percent- Annual-Chance	2-Percent- Annual-Chance	1-Percent- Annual-Chance	0.2-Percent- Annual Chance
Tomichi Creek At Gunnison (Hydrologic Unit 14020003)	1,061.0	1,501	1,904	2,050	2,340
At Gunnison Airoort	1,061.0	1,524	2,227	2,534	3,264
At Parlin	427.0	716	874	924	1,017
Gullison River Near Gullison (Hydrologic Unit 14020002)	1,012.0	5,762	7,967	8,930	11,256
Near Somerset (Hydrologic Unit 14020004)	531.0	5,600	8,000	9,200	11,300

Revised  
Data

**REVISED TO REFLECT LOMR**

**EFFECTIVE: October 15, 2010**

<sup>1</sup> Data Not Available

7690  
7685

7680

7675

7670

7665

7660

LEGEND  
0 2II: ANNUAL CHANCE  
FLOOD

7895

7895

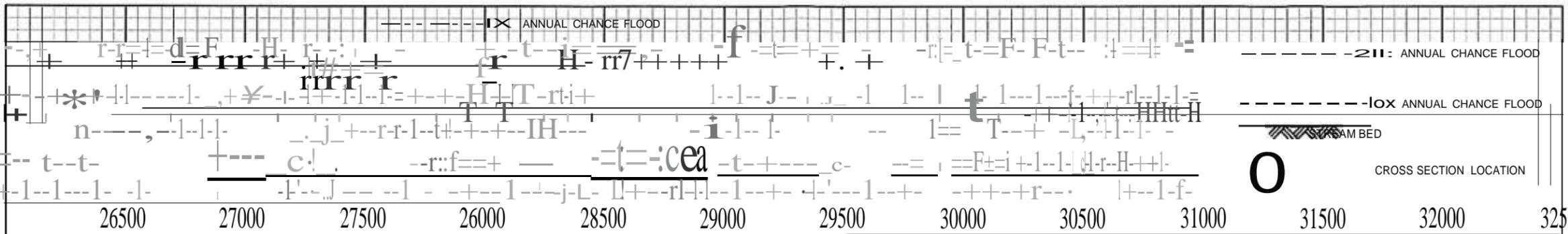
7655

1

+

7650

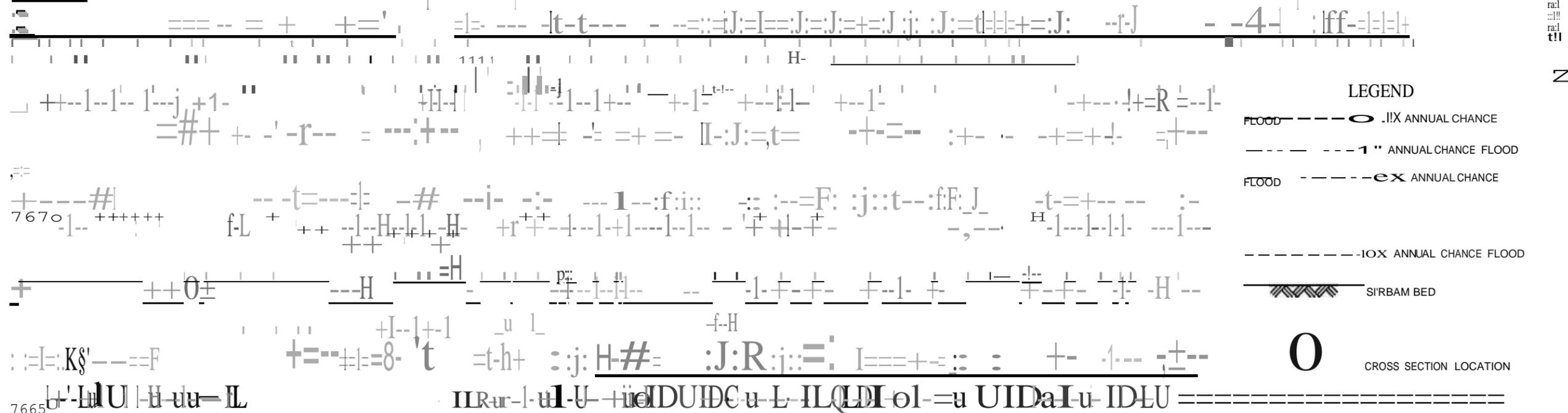
26000



STREAMDISTANCE IN FEET ABOVE THE CONFLUENCE WITH GUNNISON RIVER



7680  
7675



32500 33000 33500 34000 34500 35000 35500 36000 36500 37000 37500 38000 38500 39000

STREAM DISTANCE IN FEET ABOVE THE CONFLUENCE WITH GUNNISON RIVER

LEGEND

FLOOD 0.1X ANNUAL CHANCE

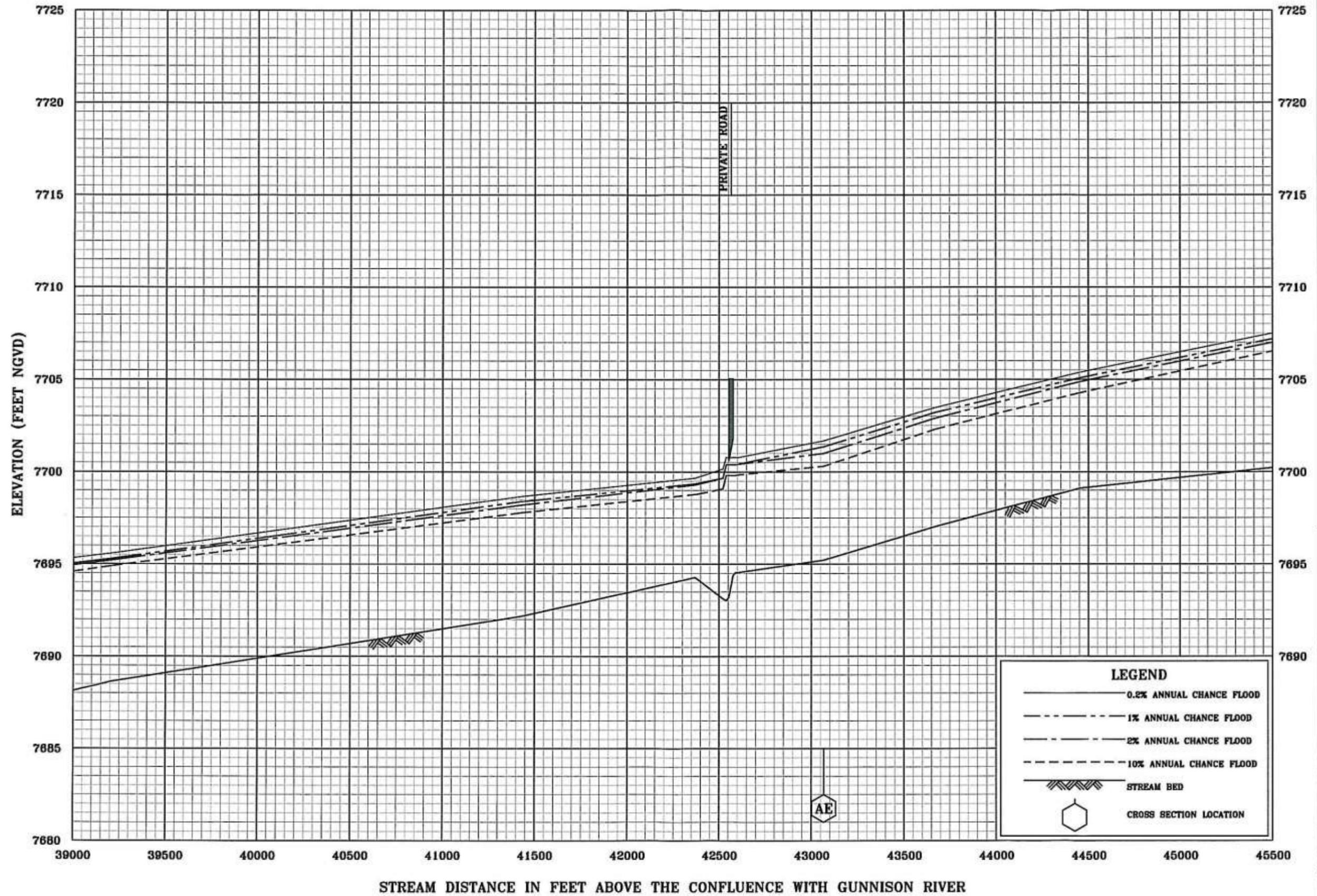
FLOOD 1X ANNUAL CHANCE FLOOD

FLOOD 10X ANNUAL CHANCE FLOOD

FLOOD 100X ANNUAL CHANCE FLOOD

SI'R BAM BED

0 CROSS SECTION LOCATION



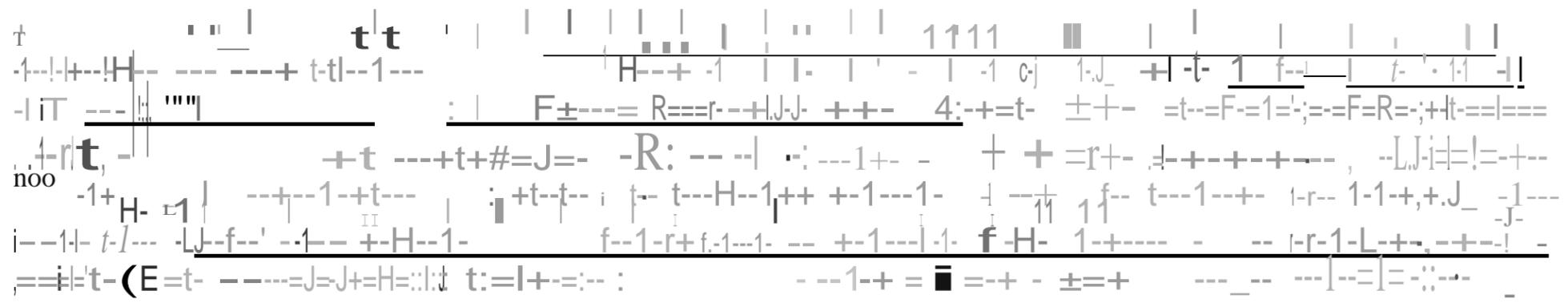
**FLOOD PROFILES**

REVISED TO  
 REFLECT LOMR  
 EFFECTIVE: October 15, 2010

TOMICHI CREEK

FEDERAL EMERGENCY MANAGEMENT AGENCY  
 GUNNISON COUNTY, CO  
 (UNINCORPORATED AREAS)





STREAM DISTANCE IN FEET ABOVE THE CONFLUENCE WITH GUNNISON RIVER

**LEGEND**

- 100X ANNUAL CHANCE FLOOD
- 2X ANNUAL CHANCE FLOOD
- 1X ANNUAL CHANCE FLOOD
- 2X ANNUAL CHANCE FLOOD
- 10X ANNUAL CHANCE FLOOD
- STREAM BED
- CROSS SECTION LOCATION

PS:1  
 05  
 05  
 19P

NOTE: MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 49 NORTH, RANGE 1 WEST, AND TOWNSHIP 50 NORTH, RANGE 1 EAST.

JOINS PANEL 0615

**REVISED AREA**

- Legend
- 1% annual chance (100-Year) Floodplain
  - 1% annual chance (100-Year) Floodway
  - 0.2% annual chance (500-Year) Floodplain

APPROXIMATE SCALE IN FEET  
1,000 0 1,000

NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

GUNNISON COUNTY, COLORADO  
(UNINCORPORATED AREAS)

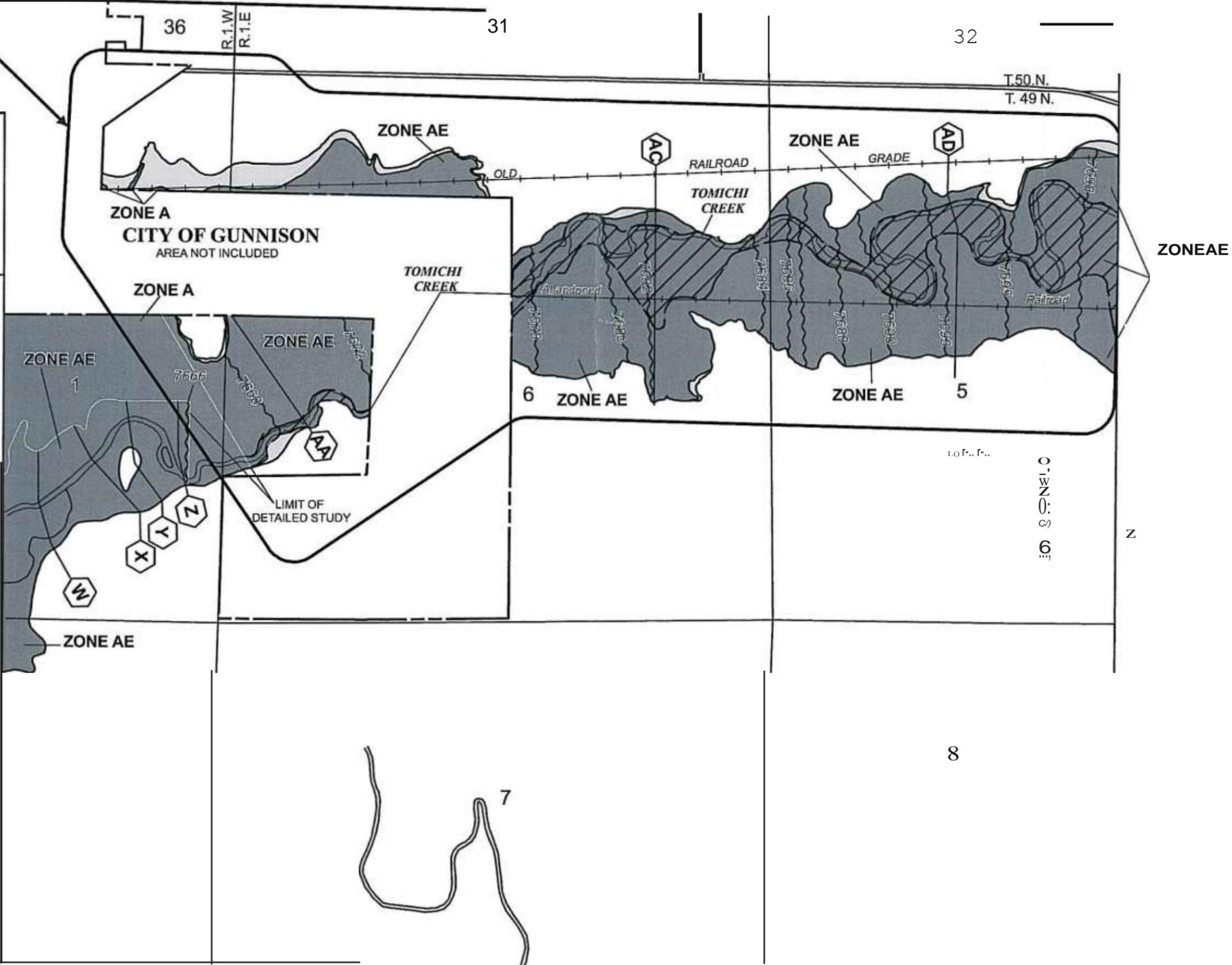
PANEL 755 OF 975  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

**REVISED TO REFLECT LOMR**  
**EFFECTIVE: October 15, 2010**

COMMUNITY-PANEL NUMBER  
080078-0755 B

MAPS MADE SEPTEMBER, 29 1989

Federal Emergency Management Agency



Legend

t2J 1% annual chance  
(100-Year) Floodplain

f...Zlj 1% annual chance  
(100-Year) Floodway

0.2% annual chance  
(500-Year) Floodplain

NOTE:MAP AREA SHOWN ON THIS PANEL IS LOCATED WITHIN TOWNSHIP 49 NORTH, RANGE 1 WEST,AND TOWNSHIP 50 NORTH,RANGE 1 EAST.

APPROXIMATE SCALE IN FEET

2,000 0 2,000

JOINS PANEL 0625

NATIONAL FLOOD INSURANCE PROGRAM

**FIRM**  
FLOOD INSURANCE RATE MAP

GUNNISON  
COUNTY,  
COLORADO  
(UNINCORPORATED AREAS)

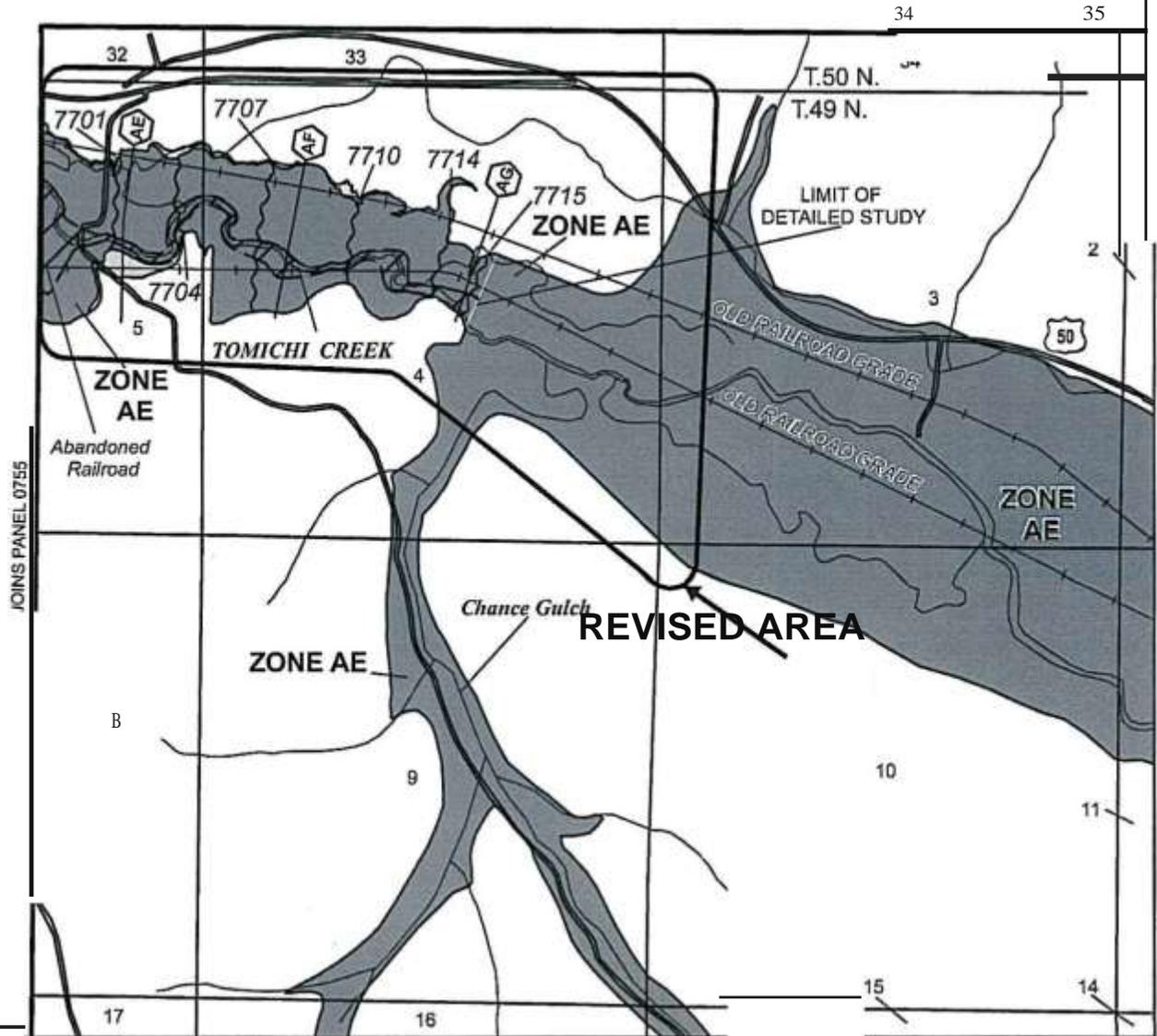
PANEL 775 OF 975  
(SEE MAP INDEX FOR PANELS NOT PRINTED)

REVISIO  
REFLECT LOMP  
COMMUNITY-PANEL NUMBER  
080078 0775 (B)  
EFFECTIVE: October 15, 2010

MAP REVISED: SEPTEMBER, 29 1989



Federal Emergency Management Agency





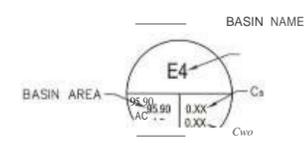
CLC ASSOCIATES  
 8480 E ORCHARD RD.  
 SUITE 2000  
 GREENWOOD VILLAGE  
 COLORADO 80111  
 P 303 770 3150  
 F 303 770 2349  
 DLASSCO.COM

ARCHITECTURE  
 ENGINEERING PLANNING  
 LANDSCAPE ARCHITECTURE  
 LAND SURVEYING

PROJECT ORGANIZATION  
 COLORADO  
 ZONING

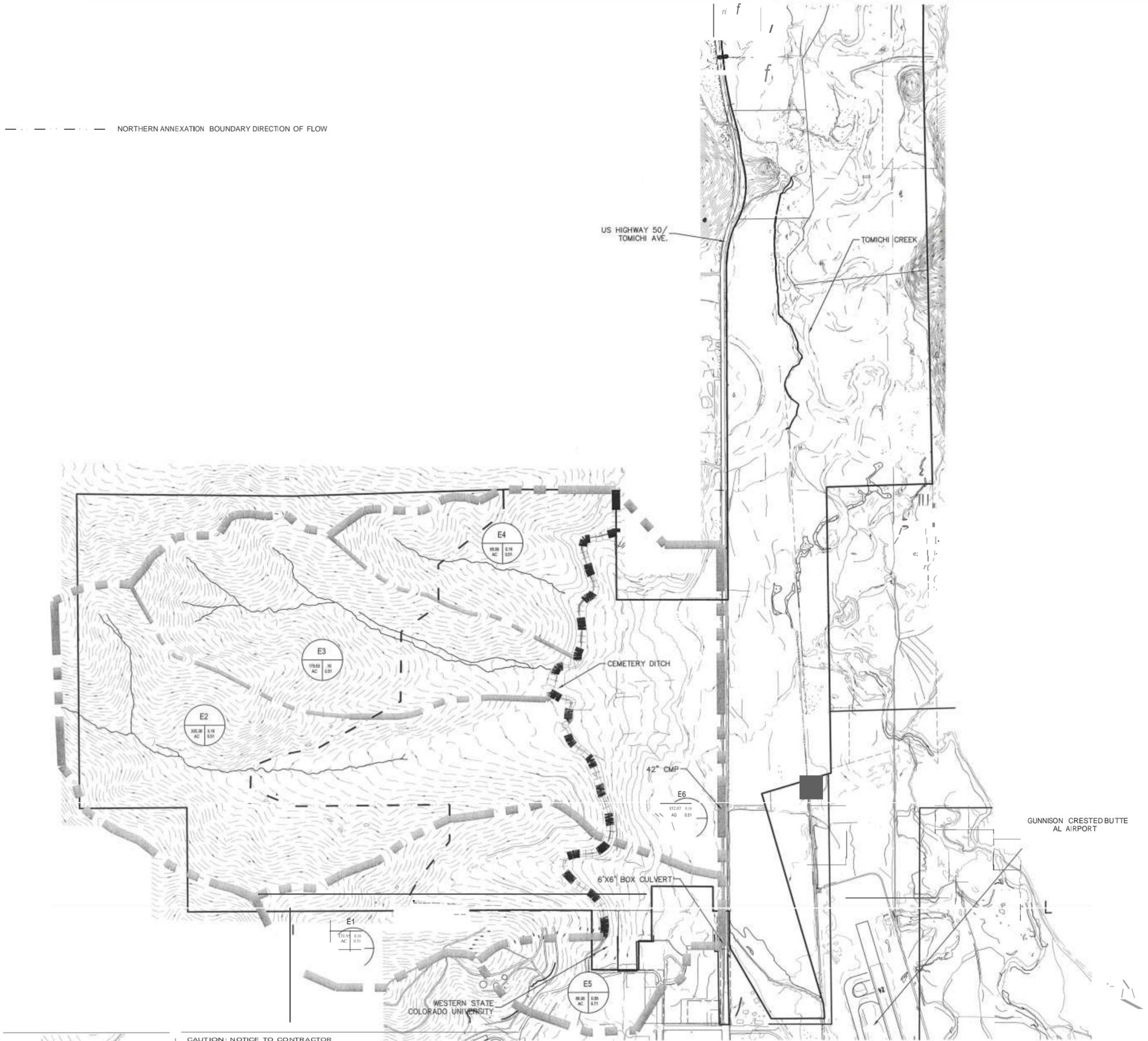
**LEGEND**

- PROPOSED LOT UNE
- CEMETERY DITCH
- BASIN BOUNDARY
- SUB-BASIN BOUNDARY



**CUHP FLOWS**

BASIN	05	0100
E1	.36	69
E2	.49	102
E3	.35	70
E4	.28	53
E5	.80	227
E6	.61	245



CALL UTILITY NOTIFICATION CENTER OF COLORADO  
**1-800-922-1987**  
 CALL 2-BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

**CAUTION: NOTICE TO CONTRACTOR**  
 THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE, MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.



PREPARED AND DRAWN BY: ORA B. GRAVES  
 PROJECT SUPERVISOR: ORA B. GRAVES  
 COLORADO REGISTRATION NO. 39761 FOR AND ON BEHALF OF CLC ASSOCIATES

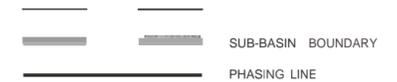
DATE: 02/14/15  
 DISTRIBUTION: 10  
 APPROVED: [Signature]  
 APPR VSC: [Signature]

PROJECT #: 12-0156  
 DRAWN BY: GBG  
 DESIGNED BY: GBG  
 CHECKED BY: TOW



PROPOSED LOT LINE BASIN BOUNDARY

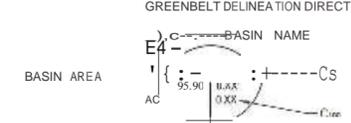
LEGEND



I.L.I. ASSOCIATES

1441 E. ORCHARD RD.  
SUITE 2000  
GREENWOOD VILLAGE  
COLORADO 80111  
P. 303.770.5600  
F. 303.770.2349  
CLC@I.L.I.COM

ARCHITECTURE  
ENGINEERING PLANNING  
LANDSCAPE ARCHITECTURE  
LAND SURVEYING



D PROPOSED DETENTION POND  
PROPOSED DITCH DELINEATION

US HIGHWAY 50/  
TOMICHI AVE.

TOMICHI CREEK

GENERAL NOTES

1. THE PROPOSED DETENTION PONDS AS SHOWN HERE ARE CONCEPTUAL IN BOTH SIZE AND LOCATION.
2. THE PROPOSED DITCH THAT ROUTES STORM RUNOFF FROM PROPOSED DETENTION PONDS TO OUTFALL IS CONCEPTUAL IN LOCATION.

ROUTE STORMWATER.

C UHP PEAK FLOWS

BASIN	05	0100
B5	0.47	82
C4	0.38	68

RATIONAL FLOWS

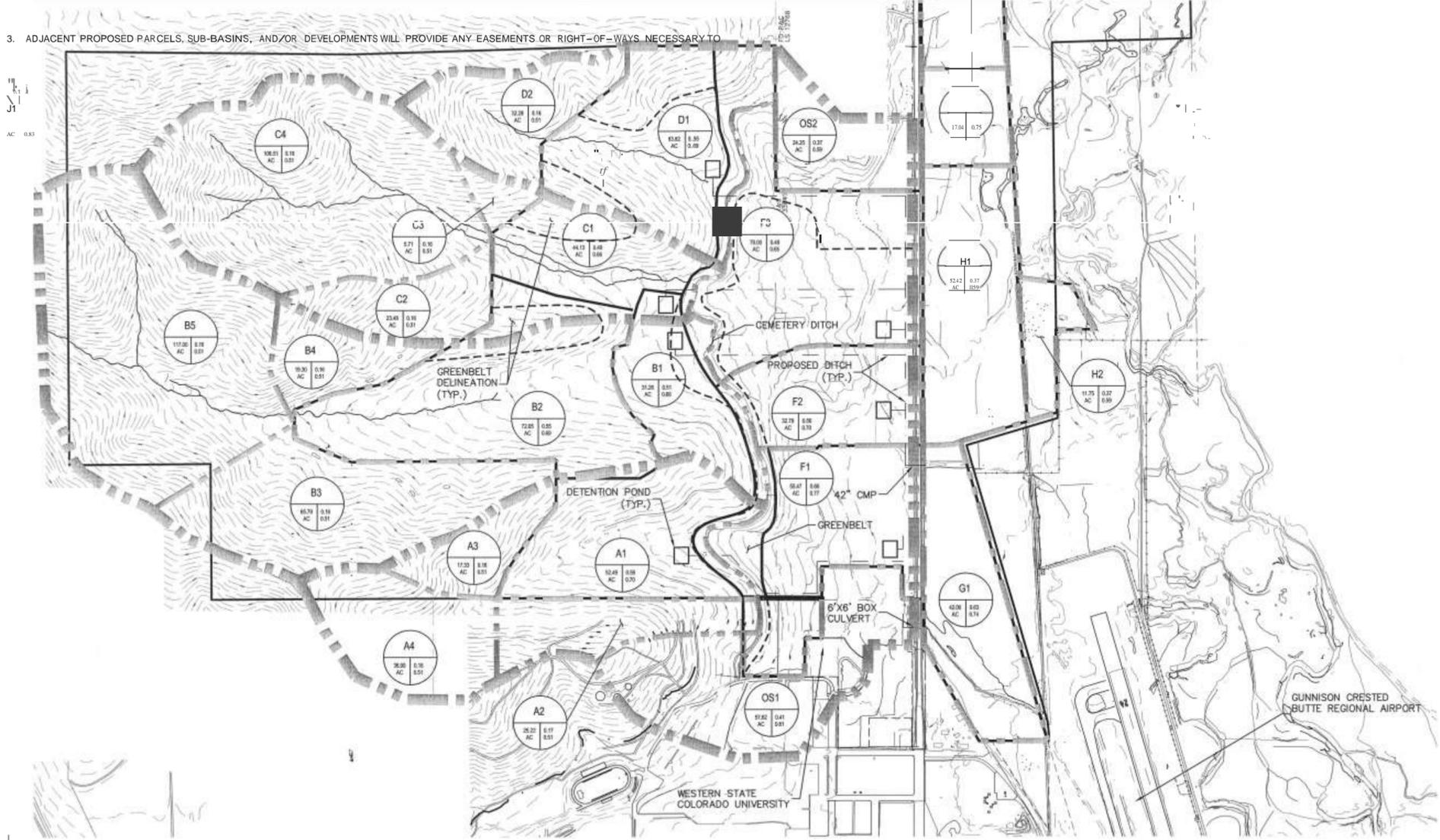
BASIN	HISTORIC			PROPOSED		
	Q5	Q10	Q100	Q5	Q10	Q100
A1	13.2	26.9	93.7	46.3	62.0	128.6
A2	5.5	11.2	38.9	5.8	11.6	38.9
A3	3.5	7.1	24.9	3.5	7.1	24.9
A4	7.3	14.7	51.4	7.3	14.7	51.4
B1	7.0	14.2	49.5	22.3	30.1	64.1
B2	17.4	35.3	123.1	59.8	80.1	166.5
B3	12.2	24.7	86.2	12.2	24.7	86.2
B4	4.0	8.2	28.6	4.0	8.2	28.6
C1	9.8	19.9	69.3	30.0	41.3	89.7
C2	5.1	10.3	35.8	5.1	10.3	35.8
C3	1.3	2.7	9.5	1.3	2.7	9.5
D1	14.8	30.0	104.6	50.8	68.10	141.5
D2	7.3	14.8	51.4	7.3	14.8	51.4
F1	15.0	30.4	105.8	61.7	80.6	159.8
F2	8.5	17.4	60.5	29.9	40.0	83.0
F3	17.1	34.7	121.0	52.4	72.1	154.3
G	9.6	19.5	68.1	37.9	49.6	98.7
H1	12.1	24.6	85.7	28.0	41.6	99.1
H2	3.0	6.2	21.4	11.9	10.4	24.8
J	5.2	10.5	36.5	24.2	31.0	59.4
K	18.1	36.8	128.3	52.1	72.2	158.5
L	4.5	9.1	31.7	12.9	17.8	39.1
OS1	27.3	51.7	90.3	27.3	39.2	90.3
OS2	12.2	18.2	43.3	12.2	18.2	43.3



PREPARED UNDER THE DIRECT SUPERVISION OF GINA B. GRAVES  
COLORADO REGISTRATION NO. 39761 FOR AND ON BEHALF OF CLC ASSOCIATES

PROJECT # 12-0156  
 DRAWN BY: GBG  
 DESIGNED BY: GBG  
 CHECKED BY: TOW

J  
AC 0.83



WESTERN STATE  
COLORADO UNIVERSITY

GUNNISON CRESTED  
BUTTE REGIONAL AIRPORT

CALL UTILITY NOTIFICATION  
CENTER OF COLORADO  
1-BDD-922-1987  
CALL 2-BUSINESS DAYS IN ADVANCE  
BEFORE YOU DIG, GRADE, OR  
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CAUTION: NOTICE TO CONTRACTOR  
THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND/OR  
ELEVATION OF EXISTING UTILITIES AS SHOWN ON THESE PLANS IS BASED ON  
RECORDS OF THE VARIOUS UTILITY COMPANIES AND, WHERE POSSIBLE,  
MEASUREMENTS TAKEN IN THE FIELD. THE INFORMATION IS NOT TO BE RELIED  
ON AS BEING EXACT OR COMPLETE. THE CONTRACTOR MUST CALL THE LOCAL  
UTILITY LOCATION CENTER AT LEAST 48 HOURS BEFORE ANY EXCAVATION TO  
REQUEST EXACT FIELD LOCATIONS OF THE UTILITIES. IT SHALL BE THE





RESPONSIBILITY OF THE CONTRACTOR TO RELOCATE ALL EXISTING UTILITIES WHICH CONFLICT WITH THE PROPOSED IMPROVEMENTS SHOWN ON THE PLANS.

---

SCALE: 1" = 600'





URBAN DESIGN  
 LAND PLANNING  
 & LANDSCAPE  
 ARCHITECTURE  
 NES  
 408 South Street  
 Fort Collins, CO 80521  
 Phone: 970.221.2000  
 Fax: 970.221.0000

**ILLUSTRATIVE  
 MASTER PLAN**  
 GUNNISON, COLORADO

**GUNNISON  
 RISING**  
 Authentically Colorado

DATE: 05/15/2020	PROJECT: GUNNISON RISING
SCALE: 1"=400'	APPENDIX G
BY: [Signature]	BY: [Signature]
CHECKED BY: [Signature]	DATE: [Date]

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# Gunnison Rising 100 Foot Wetland Buffer Map

**Legend**

- 100 foot Wetlands Buffer
- CITY BOUNDARY
- Gunnison Rising Boundary
- Existing Wetlands

0 320 640 1,280 1,920 2,560 Feet

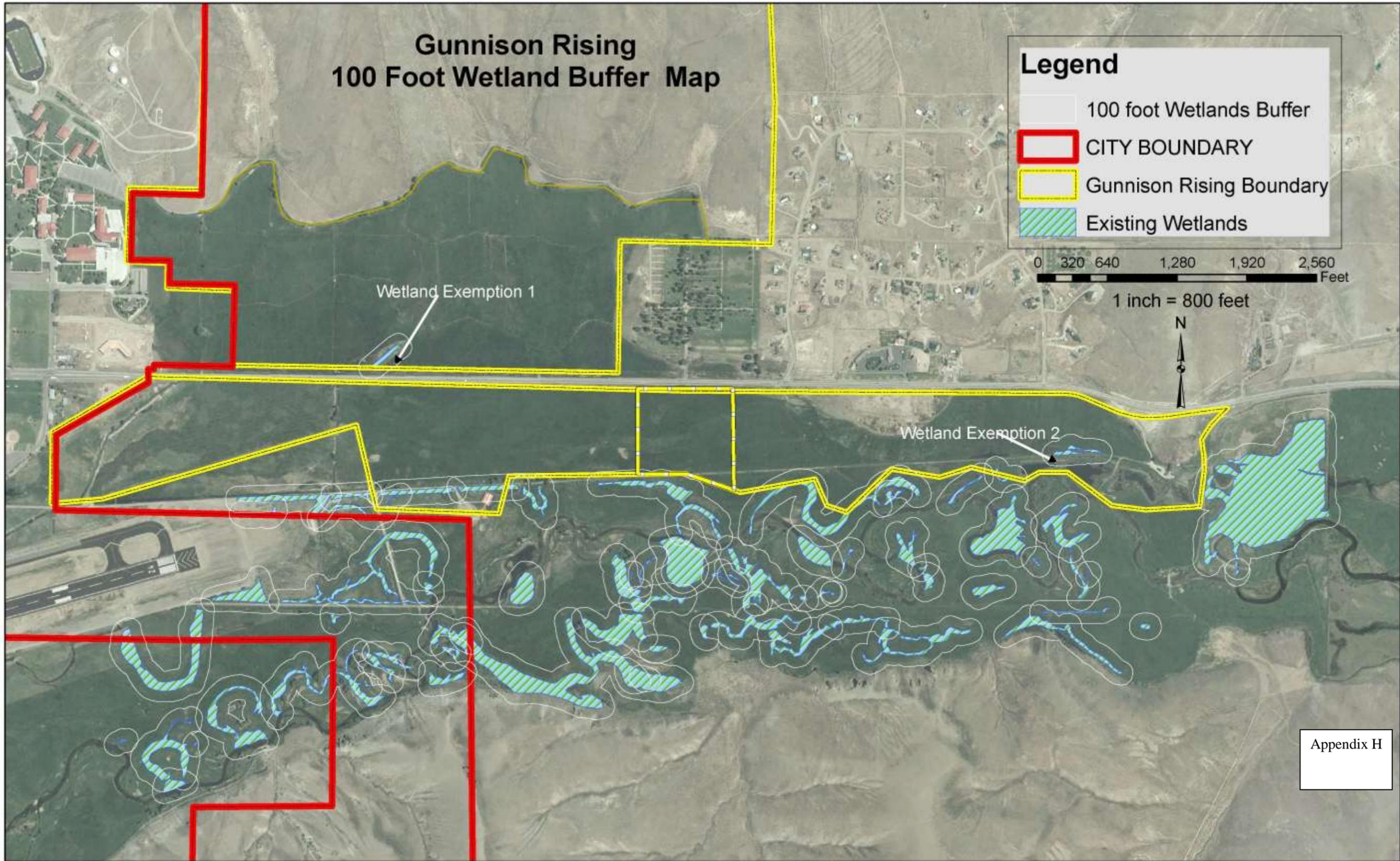
1 inch = 800 feet



Wetland Exemption 1

Wetland Exemption 2

Appendix H



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## APPENDIX I: AVIGATION EASEMENT

### EXPRESS GRANT OF AN AVIGATION EASEMENT AND RIGHT OF WAY

**WHEREAS**, Gunnison Valley Partners, LLC, a Colorado limited liability company, whose address is 2 North Cascade Avenue, Suite 1280, Colorado Springs, Colorado 80903, and L. Richard Bratton and Donna R. Bratton, whose address is P.O. Box 856, Gunnison, Colorado 81230, hereinafter collectively called the “Grantors”, are the owners in fee of that certain parcel of land situated in the City of Gunnison, County of Gunnison, State of Colorado, more particularly described as follows:

*See Exhibit A attached hereto and incorporated herein by this reference*, hereinafter called “Grantors’ Property” and outlined in the attached map (Exhibit B).

**NOW, THEREFORE**, in consideration of the sum of Ten dollars (\$10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the Grantors, for themselves, their heirs, administrators, executors, successors and assigns, do hereby grant, bargain, sell and convey unto Board of County Commissioners of Gunnison County, Colorado, hereinafter called the “Grantee,” its successors and assigns, for the use and benefit of the public an easement and right of way, for a right of flight for the passage of aircraft in and through the Airspace (as defined below) above the surface of the Grantors’ Property, together with the right to cause in said Airspace such noise as may be inherent in the operation of aircraft, now known or hereafter used, for navigation of or flight in the said Airspace, and for the use of said Airspace in connection with landing on, taking off from, or operating on the Gunnison/Crested Butte Regional Airport, hereinafter called the “Airport.” The foregoing easement and right of way is subject to all of the following terms and conditions:

- (1) This is a permanent and non-exclusive easement for the free and unobstructed use and passage of all types of aircraft in and through the Airspace over the Grantors’ Property, with such use and passage to be unlimited as to frequency, type of aircraft, and proximity. Grantor furthermore waives all damages and claims for damages against the Airport and the Grantee caused or alleged to be caused by or incidental to such activities.
- (2) As used herein, the term “aircraft” shall mean any and all types of aircraft that may utilize the Airport, whether now in existence or hereafter manufactured and developed, and shall include, but is not limited to, jet aircraft, propeller-driven aircraft, civil aircraft, military aircraft, commercial aircraft, helicopters and all other types of aircraft or vehicles now in existence or hereafter developed for the purpose of transporting persons or property through the air.
- (3) The Grantors expressly agree for themselves, their successors and assigns, to restrict the height of structures, objects of natural growth and other obstructions on the Grantors’ Property above the approach surface for the Airport as defined by the Federal Aviation Administration, hereinafter the “FAA,” as of the date of this Easement (referred to herein as the “Airspace”). The FAA map defining the Airspace is attached hereto as “Exhibit C.”
- (4) The easement and right-of-way created hereby grants to the Grantee the continuing right to prevent the erection or growth upon Grantors’ Property of any building, structure, tree, or

other object that extends into the Airspace above Grantor's Property. The easement and right-of-way created hereby grants to the Grantee a right of ingress to, egress from and passage over Grantors' Property to remove the offending structure or object, and to cut the offending growth, all at the expense of the Grantor, in the event the aforesaid covenant is breached, subject to Grantee's obligation to first provide written notice of the alleged breach of this easement to Grantor. If Grantor fails to correct the alleged breach within fifteen (15) days after receipt of Grantee's notice or such longer period of time as may be reasonably required to correct the alleged breach, Grantee may obtain a court order from the District Court for the 7<sup>th</sup> Judicial District of Colorado authorizing Grantee to remove or cut the offending structure, object or growth. Grantee shall have a continuing obligation to restore to its previous condition any portion of the Grantors' Property and any improvements located thereon that may be damaged in the course of such entry and exercise of any rights of Grantee under this Easement, other than any improvements or other objects that encroached upon the Airspace.

- (5) Said easement and burden, together with all things which may be alleged to be incident to or resulting from the use and enjoyment of said easement, including but not limited to the right to cause in all Airspace above the surface of Grantors' Property such noise, vibrations, fume, deposits of dust or other particulate matter, fuel particles (which are incidental to the normal operation of said aircraft), fear, interference with sleep and communications and any and all other effects that may be alleged to be incident to or caused by the operation of aircraft within the Airspace over Grantor's Property or at an elevation above the ground equal to the elevation of the Airspace in the vicinity of Grantors' Property or in landing at or taking off from or operating at or on the Airport is hereby granted.
- (6) Except as provided in Paragraph (7) below, Grantors do hereby fully waive, remise, and release any right or cause of action which they may now have or which they may have in the future against Grantee, its successor and assigns, due to such noise, vibrations, fumes, dust, fuel particles and all other effects that may be caused or may have been caused by the operation of aircraft landing at, or taking off from, or operating at or on the Airport.
- (7) Notwithstanding any other provision hereof to the contrary, this grant of easement shall not operate to deprive the Grantors, their successors or assigns, of any rights or causes of action that it may otherwise have from time to time against any individual or entity for negligent or unlawful operation of aircraft, except that nothing in this easement is or shall be construed to be a waiver by Grantee, its officials, employees or agents, of governmental immunity except to the extent waived pursuant to the Colorado Governmental Immunity Act, Colorado Revised Statutes Sections 24-10-101, et seq.

**TO HAVE AND TO HOLD** said easement and right-of-way, and all rights pertaining thereto unto the Grantee, its successors, and assigns, until the Airport shall be abandoned and shall cease to be used for public airport purposes. It being understood and agreed that the aforesaid covenants and agreements shall run with the land and shall be forever binding upon the heirs, administrators, executors, successors and assigns of the Grantor until the Airport shall be abandoned and cease to be used for public airport purposes.

[signatures on following pages]

GRANTOR:

**GUNNISON VALLEY PARTNERS, LLC,**  
a Colorado limited liability company  
By: **SCHUCK GUNNISON, LLLP,**  
a Colorado limited liability limited partnership  
Its: Managing Member  
By: **SCHUCK COLORADO LTD.,**  
a Colorado corporation  
Its: General Partner

By: \_\_\_\_\_  
William D. Schuck, President

**STATE OF COLORADO )**  
**) ss.**  
**COUNTY OF EL PASO )**

The foregoing Easement was executed before me this \_\_\_\_ day of \_\_\_\_\_, 2009, by William D. Schuck as President of Schuck Colorado Ltd., the General Partner of Schuck Gunnison, LLLP, the Managing Partner of and on behalf of **GUNNISON VALLEY PARTNERS, LLC**, as Grantor.

Witness my official hand and seal.  
My Commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public





## APPENDIX J: XERISCAPE REQUIREMENTS AND PLANT LIST

**J.1Principles.** The concept of xeriscape is based on seven guiding principles: planning & design, limiting turf areas, selecting and zoning plants appropriately, improving the soil, using mulches, irrigating efficiently, and doing appropriate maintenance.

J.1.1. Installation. The above principles are described below in the order a landscape planner or property owner would consider, in order to install the best landscape. Each principle must be considered during the planning and design phase, but the sequence of installation is also very important in assuring a successful Xeriscape.

J.1.2. Application. The seven principles of Xeriscape to be applied to landscaped areas in the Gunnison Rising PUD are:

- A. Planning and Design. Preparing a planting plan that utilizes the spatial and aesthetic qualities of the site are paramount to a successful project. Plans should be developed to respond to the watering needs of the plants within the irrigation zone that encompasses it. A good plan will create a successful landscape.
- B. Soil Improvements. Colorado soils often fall into one of two categories: sand and clay. Clay soil is dense, slow to absorb and release water. If water is applied to clay soil too quickly, it either pools on the surface or runs off. Over watering heavy clay soil can actually drown plants. On the other hand, sandy soil can't hold water. Unless irrigated frequently, plants in sandy soils tend to dry out. To enable your soil to better absorb water and allow for deeper roots, you may need to add a soil amendment before you plant. For most soils, adding 1 to 2 inches of organic matter such as compost or well-aged manure to your soil can be beneficial. Rototill the organic matter into the soil at least 6 inches deep. (Note: if you are landscaping with native plants, soil amendments may not be necessary, as they prefer soil that is not too rich. For many of these plants, the only soil preparation necessary is to loosen the soil.)
- C. Efficient Irrigation. A Xeriscape can be irrigated efficiently by hand or with an automatic sprinkler system. If you're installing a sprinkler system, it's a good idea to plan this at the same time you design the landscape. Zone turf areas separately from other plantings and use the irrigation method that waters the plants in each area most efficiently. For grass, low-pressure, low-angle sprinklers irrigate best. Drip, spray or bubbler emitters are most efficient for watering trees, shrubs, flowers and groundcovers. If you water by hand, try to avoid oscillating sprinklers and other sprinklers that throw water high in the air or put out a fine mist. The most efficient sprinklers put out big drops and keep them close to the ground. Water deeply and infrequently to develop deep roots. The best time to water is between 9 p.m. and 9 a.m. to reduce water loss due to evaporation. If you have an automatic sprinkling system, adjust your controller regularly to meet seasonal needs and weather conditions. Also, install a rain shut off device.
- D. Zoning of Plants. Different areas in a yard get different amounts of light, wind and moisture. To minimize water waste, group together plants with similar light and water requirements, and place them in an area in your yard which matches

these requirements. A good rule of thumb is to put high water-use plantings in low-lying drainage areas, near downspouts, or in the shade of other plants. It's also helpful to put higher water-use plants where it is easy to water. Dry, sunny areas or areas far from a hose are great places for the many low water-use plants that grow well in our climate. Planting a variety of plants with different heights, color and textures creates interest and beauty. By grouping your plants appropriately, you minimize water waste while ensuring that your plants will flourish in the right environment.

- E. **Mulches.** Mulching is essential for gardening. Mulch helps keep plants roots cool, prevents soil from crusting, minimizes evaporation and reduces weed growth. Mulches also give beds a finished look and increase the visual appeal of your garden. Organic mulches, such as bark chips, pole peelings or wood grindings, should be applied at least 4 inches deep. Because they decompose over time, they're an excellent choice for new beds. As plants mature and spread, they'll cover the mulched areas. Inorganic mulches include rocks and gravel, and should be applied at least 2 inches deep. They rarely need replacement and are good in windy spots. However, they should not be placed next to the house on the sunny south or west sides, because they tend to retain and radiate heat. Mulch may be applied directly to the soil surface or placed over a landscape fabric. (Note: Do not use black plastic because it prevents air and water from reaching to the plant roots.)
- F. **Turf Alternatives.** Bluegrass is lush and hardy, but in Colorado's semi-arid climate it requires a substantial amount of supplemental watering. One way to reduce watering requirements is to reduce the amount of bluegrass turf in your landscape. Native or low water use plantings, patios, decks or mulches can beautify your landscape while saving water. Choosing a lower water using turf also serves the same purpose. Such choices can include buffalo grass, blue gamma grass, turf type tall fescue and fine fescues.
- G. **Appropriate Maintenance.** Preserve the beauty of your Xeriscape with regular maintenance. The first year or two, your new landscape will probably require a fair amount of weeding, but as plants mature they will crowd out the weeds, significantly reducing your maintenance time. In addition to weeding, your Xeriscape will need proper irrigation, pruning, fertilizing and pest control. Maintenance time for a new garden is similar to a traditional landscape, but it decreases over time. In addition to weeding, proper irrigation, pruning, fertilizing and pest control will keep your landscape beautiful and water thrifty. When your garden is well taken care of, you can sit back and enjoy it.

## J.2 XERISCAPE PLANT LIST

Plants Suggested for Use in Landscaping on Dry Sites In The Gunnison Valley					
CSU Extension of Gunnison County					
<b>Trees</b>					
Botanical Name	Common Name	Native to Gunnison Valley	Native to Colorado	Drought tolerant	Cultivation Notes
<i>Fraxinus pennsylvanica</i>	Green ash			X	tolerates dry soil, but benefits from some moisture
<i>Juniperus scopulorum</i>	Rocky Mountain juniper	X	X	X	dry, well-draining soil, full sun
<i>Malus cv.</i>	crabapple cultivars			X	cold hardy cultivars, i.e. 'Jacki'
<i>Picea pungens</i>	Colorado blue spruce	X	X		slow growing, but ultimately a large tree
<i>Pinus aristata</i>	bristlecone pine	X	X	X	slow growing, needs well-drained soil
<i>Pinus nigra</i>	Austrian pine				well-drained soil, full sun
<i>Pinus ponderosa</i>	ponderosa pine	X	X	X	well-drained soil, full sun
<i>Prunus virginiana</i>	western chokecherry	X	X	X	well-draining soil, some moisture desirable
<i>Pseudotsuga menziesii</i>	Douglas fir	X	X		well-drained soil, some moisture desirable
<i>Robinia neomexicana</i>	New Mexican locust		X	X	shrub or small tree, full sun, adaptable to dry soils
<b>Shrubs</b>					
Botanical Name	Common Name	Native to Gunnison Valley	Native to Colorado	Drought tolerant	Cultivation Notes
<i>Amelanchier alnifolia</i>	serviceberry	X	X	X	beautiful orange-red fall color
<i>Amelanchier utahensis</i>	Utah serviceberry	X	X	X	needs protected area , tolerates shade
<i>Artemisia cana</i>	silver sagebrush		X	X	well draining soil, full sun
<i>Artemisia tridentata</i>	big sagebrush	X	X	X	dry, well-draining soil
<i>Caragana arborescens</i>	Siberian peashrub			X	extremely hardy shrub
<i>Cercocarpus ledifolius</i>	curl-leaf mountain mohogany		X	X	dry, well-draining soil
<i>Cercocarpus montanus</i>	mountain mohogany		X	X	dry, well-draining soil
<i>Chrysothamnus nauseosus</i>	rubber rabbitbrush	X	X	X	dry, well-draining soil
<i>Chrysothamnus viscidiflorus</i>	sticky rabbitbrush	X	X	X	dry, well-draining soil
<i>Cotoneaster lucidus</i>	shiny cotoneaster			X	hedge plant in wind-protected areas
<i>Fallugia paradoxa</i>	Apache plume		X	X	marginally-hardy, plant in protected area
<i>Holodiscus dumosus</i>	rock spiraea	X	X	X	well-draining soil, full-part sun
<i>Juniperus communis</i>	common juniper	X	X	X	well-draining soil, full sun
<i>Juniperus horizontalis</i>	creeping juniper			X	many cold-hardy cultivars available
<i>Lonicera syringantha</i>	bush honeysuckle			X	drought tolerant once established
<i>Philadelphus microphyllus</i>	littleleaf mock orange	X	X	X	full sun, well-draining soil
<i>Physocarpus monogynus</i>	mountain ninebark	X	X	X	well-draining soil, full sun
<i>Physocarpus opulifolius</i>	common ninebark		X	X	well-draining soil, tolerates some moisture
<i>Pinus mugo</i>	mugo pine			X	full sun, well-draining soil
<i>Potentilla fruticosa</i>	shrubby cinquefoil		X		needs some moisture
<i>Prunus besseyi</i>	western sand cherry		X	X	full sun, well-draining soils
<i>Prunus virginiana</i>	western chokecherry	X	X		moist, well-draining soil
<i>Purshia tridentata</i>	Antelope bitterbrush	X	X	X	require dry, coarse soils
<i>Quercus gambelii</i>	Gambel oak	X	X		full sun, requires some moisture
<i>Rhamnus smithii</i>	glossy leaf buckthorn		X	X	full sun, well-draining soil

<i>Rhus trilobata</i>	three-leaf sumac		X	X	dry, well-draining soil
<i>Ribes aureum</i>	golden currant		X	X	well draining soil, full-part sun
<i>Ribes cereum</i>	wax currant	X	X	X	smaller <i>Ribes</i> species
<i>Ribes inerme</i>	whitestem currant	X	X	X	well draining soil, full-part sun
<i>Rosa rugosa</i>	rugosa rose			X	full sun, well-draining soil
<i>Rosa woodsii</i>	Woods' rose	X	X	X	tolerates dry or damp soil
<i>Sheperdia argentea</i>	silver buffaloberry		X	X	well-draining soil, full-part sun
<i>Sheperdia canadensis</i>	russet buffaloberry	X	X	X	well-draining soil, full-part sun
<i>Symphoricarpos albus</i>	common snowberry		X	X	shade tolerant, well-draining soils
<i>Symphoricarpos oreophilus</i>	mountain snowberry	X	X	X	shade tolerant, well-draining soils
<i>Syringa vulgaris</i>	common lilac			X	vigorous shrub, full sun
<b>Grasses</b>					
<u>Botanical Name</u>	<u>Common Name</u>	<u>Native to Gunnison Valley</u>	<u>Native to Colorado</u>	<u>Drought tolerant</u>	<u>Cultivation Notes</u>
<i>Achnatherum hymenoides</i>	indian ricegrass	X	X	X	medium height perennial bunchgrass
<i>Andropogon gerardii</i>	big bluestem		X	X	tall perennial bunchgrass
<i>Bouteloua curtipendula</i>	sideoats gramma		X	X	borderline hardy, plant in protected area
<i>Bouteloua gracilis</i>	blue grama	X	X	X	short bunchgrass, good lawn alternative
<i>Calamagrostis x acutiflora</i>	feather reed grass hybrids			X	try cultivars 'Karl Forester', 'Overdam'
<i>Deschampsia caespitosa</i>	tufted hairgrass	X	X	X	medium height perennial bunchgrass
<i>Elymus elymoides</i>	squirreltail	X	X	X	10-15" perennial bunchgrass
<i>Festuca arizonica</i>	Arizona fescue	X	X	X	12-16" tall perennial bunchgrass
<i>Festuca arvernensis</i>	field fescue cultivars			X	try cultivars 'Elijah Blue', 'Solling'
<i>Festuca idahoensis</i>	Idaho fescue	X	X		requires some moisture
<i>Festuca rubra</i>	red fescue	X	X	X	can be used as native turf alternative
<i>Hesperostipa comata</i>	needle and thread	X	X	X	may spread some by seed
<i>Panicum virgatum</i>	switchgrass		X		borderline hardy, plant in protected area
<i>Poa fendleriana</i>	muttongrass	X	X	X	10-15" tall perennial bunchgrass
<i>Schizachyrium scoparium</i>	little bluestem		X	X	borderline hardy, plant in protected area
<i>Sorghastrum nutans</i>	Indiangrass		X		tall perennial bunchgrass
<i>Sporobolus heterolepis</i>	prairie dropseed		X	X	medium height perennial bunchgrass
<b>Forbs</b>					
<u>Botanical Name</u>	<u>Common Name</u>	<u>Native to Gunnison Valley</u>	<u>Native to Colorado</u>	<u>Drought tolerant</u>	<u>Cultivation Notes</u>
<i>Achillea millefolium</i>	common yarrow	X	X	X	can be aggressive
<i>Allium brangegei</i>	Brandege's onion	X	X	X	Well-draining soil, sun
<i>Allium cernuum</i>	nodding onion	X	X	X	Full sun, will tolerate some moisture
<i>Aquelegia chrysantha</i>	golden columbine		X	X	full sun. Try cultivar 'Denver Gold'
<i>Artemisia frigida</i>	fringed sage	X	X	X	Dry or moist well-draining soil
<i>Artemisia ludoviciana</i>	white sagebrush	X	X	X	Dry or moist well-draining soil
<i>Campanula parryi</i>	Parry's bellflower	X	X	X	well-draining soil, full sun
<i>Campanula rotundifolia</i>	bluebell bellflower	X	X	X	well-draining soil, full sun
<i>Centranthus ruber</i>	red valerian			X	well-draining soil, full sun

<i>Ceratstium tomentosum</i>	snow in summer			X	well-draining soil, full sun
<i>Chamerion angustifolium</i>	Fireweed	X	X	X	Can be an aggressive spreader
<i>Cleome serrulata</i>	Rocky Mountain beeplant		X	X	Full sun, well-draining soil
<i>Dianthus barbatus</i>	sweetwilliam			X	well draining soil, full sun
<i>Eriogonum umbellatum</i>	sulfur buckwheat	X	X	X	well drianing soil, tolerates some moisture
<i>Erythrocorna triflora</i>	prairie smoke		X	X	Prefers well-draining soil
<i>Gaillardia aristata</i>	common gaillardia	X	X	X	well draining soil, full sun
<i>Hemerocallis cultivars</i>	daylily			X	full sun, well-draining, amended soil
<i>Ipomopsis aggregata</i>	scarlet gilia		X	X	full sun, well-draining soil
<i>Krascheninnikovia lanata</i>	winterfat	X	X	X	well-draining soil, full sun
<i>Liatriis punctata</i>	dotted blazingstar		X	X	well-draining soil, full sun
<i>Linum lewisii</i>	Lewis flax	X	X	X	well-draining soil, full sun
<i>Lupinus argenteus</i>	silvery lupine	X	X	X	dry, well draining soil
<i>Lupinus hybrids</i>	hybrid lupine				cold hardy hybrids, i.e. 'Russell'
<i>Lupinus sericeus</i>	silky lupine	X	X	X	dry, well draining soil
<i>Monarda fistulosa</i>	wild bergamot		X	X	full sun, well-draining soil, marginally hardy
<i>Myosotis alpestris</i>	Asian forget-me-not			X	tolerates some shade
<i>Oenothera caespitosa</i>	tufted evening primrose	X	X	X	marginally hardy, plant in protected area
<i>Oenothera elata</i>	Hooker's evening primrose	X	X	X	full sun, requires some moisture
<i>Oenothera flava</i>	yellow evening primrose	X	X	X	full sun, requires some moisture
<i>Oenothera villosa</i>	hairy evening primrose	X	X	X	full sun, requires some moisture
<i>Opuntia polyacantha</i>	plains pricklypear		X	X	full sun, well-draining soil
<i>Papaver nudicale</i>	Icelandic poppy		X	X	lean, well-drained soil, some shade OK
<i>Papvaer orientale</i>	Oriental poppy			X	lean, well-drained soil, some shade OK
<i>Penstemon barbatus</i>	beardlip penstemon		X	X	full sun, some H2O, plant in protected area
<i>Penstemon strictus</i>	Rocky Mountain penstemon	X	X	X	full sun, well draining soil
<i>Penstemon teucrioides</i>	germander beardtongue		X	X	needs some moisture, full sun
<i>Penstemon whippleanus</i>	Whipple's penstemon	X	X		needs some moisture, full sun
<i>Perovskia atriplicifolia</i>	Russian sage			X	Full sun, well-draining soil
<i>Phlox condensata</i>	dwarf phlox	X	X	X	needs some moisture, part sun
<i>Phlox hoodii</i>	Hoods' phlox	X	X	X	Likes drier, well-draining soils
<i>Phlox multiflora</i>	Rocky Mountain phlox	X	X		needs some moisture, part sun
<i>Phlox paniculata</i>	fall phlox				cold hardy cultivars, i.e. 'Ending Blue'
<i>Phlox subulata</i>	creeping phlox				needs some moisture, part sun
<i>Pulsatilla patens</i>	pasqueflower	X	X	X	Full sun, well-draining soil
<i>Ratibida columnifera</i>	prairie coneflower		x	X	Full sun, well-draining soil
<i>Rudbeckia ampla</i>	cutleaf coneflower	X	X		needs some moisture, full sun
<i>Rudbeckia hirta</i>	blackeyed susan		X		needs some moisture, full sun
<i>Rudbeckia montana</i>	montane coneflower	X	X		needs some moisture, full sun
<i>Tetaneuris grandiflora</i>	graylocks four-nerve daisy	X	X	X	sharp draining, lean soil, full sun
<i>Sedum spp. &amp; cultivars</i>	stonecrop			X	Autumn Joy' & other cold hardy varieties
<i>Sempervivum cvs.</i>	hens and chicks			X	sharp draining, lean soil, full sun
<i>Solidago canadensis</i>	Canada goldenrod	X	X	X	full sun, adaptable to varied soils
<i>Solidago missouriensis</i>	Missouri goldenrod		X	X	drought tolerant
<i>Sphaeralcea coccinea</i>	scarlet globemallow		X	X	Full sun, well-draining soil
<i>Symphyotrichum eatonii</i>	Eaton's aster	X	X	X	moist soil, full sun
<i>Symphyotrichum laevis</i>	Geyer's aster		X	X	moist soil, full sun
<i>Townsendia hookeri</i>	Hooker's Townsend daisy	X	X	X	early spring blooms, white flowers
<i>Townsendia rothrockii</i>	Rothrock's Townsend daisy	X	X	X	sharp-draining lean soil, full sun
<i>Veronica spicata</i>	spiked speedwell			X	full/part sun, moist, well-draining soil
<i>Viola canadensis</i>	Canadian white violet	X	X	X	full/part sun, moist, well-draining soil

<i>Viola nuttallii</i>	Nuttall's violet	X	X	X	full/part sun, well-draining soil
<i>Viola corsica</i>	Corsican violet	X	X	X	full/part sun, well-draining soil
<i>Yucca glauca</i>	soapweed yucca		X	X	Full sun, well-draining soil
<i>Yucca harrimaneae</i>	Spanish bayonet	X	X	X	Full sun, well-draining soil
<i>Zauschneria garrettii</i>	Orange Trumpet'			X	Full sun, well-draining soil
<b>Groundcovers</b>					
<b>Botanical Name</b>	<b>Common Name</b>	<b>Native to Gunnison Valley</b>	<b>Native to Colorado</b>	<b>Drought tolerant</b>	<b>Cultivation Notes</b>
<i>Achillea millefolium</i>	common yarrow	X	X	X	full sun, some moisture, can spread
<i>Alyssum saxatilis</i>	creeping alyssum			X	well-draining soil, full/part sun
<i>Antennaria parviflora</i>	small-leaf pussytoes	X	X	X	well draining soil, full sun
<i>Antennaria rosea</i>	pussytoes		X	X	Well-drained soil
<i>Arabis caucasica</i>	rock cress			X	well draining soil, full sun
<i>Arctostaphylos uva-ursi</i>	kinnikinnik	X	X	X	well-drained soil, full-part sun
<i>Cerastium tomentosum</i>	snow in summer			X	well draining soil, full sun
<i>Dianthus deltooides</i>	maiden pink			X	well draining soil, full sun
<i>Dianthus plumarius</i>	feathered pink			X	well draining soil, full sun
<i>Geranium 'La Veta Lace'</i>	La Veta Lace' Geranium			x	full sun, tolerates dry or moist soils
<i>Heuchera cultivars</i>	coral bells			X	tolerates shade, dry soils
<i>Juniperus horizontalis</i>	creeping juniper			X	full sun, needs some moisture
<i>Mahonia repens</i>	creeping barberry	X	X	X	shade tolerant, drought tolerant
<i>Nepeta x faassenii</i>	catmint			X	full-sun, well-draining soil
<i>Paxistima canbyi</i>	mountain lover			X	shade tolerant, dry soils
<i>Paxistima myrsinites</i>	mountain lover	X	X	X	shade tolerant
<i>Penstemon caespitosus</i>	mat penstemon	X	X	X	full sun, well draining, moist soil
<i>Petrophyton caespitosum</i>	mat rockspiraea	X	X	X	covers rocks or lean,sharp draining soils
<i>Phlox subulata</i>	moss phlox			X	full sun, well draining, moist soil
<i>Sedum acre</i>	goldmoss stonecrop		X	X	spreading groundcover, full/part sun
<i>Sedum kamschaticum</i>	Kamschatka stonecrop			X	spreading groundcover, full/part sun
<i>Veronica liwanensis</i>	Turkish veronica			X	well draining soil, full sun
<i>Delosperma cultivars</i>	iceplant			X	well draining soil, full sun

**APPENDIX K: MASTER DECLARATION OF COVENANTS, CONDITIONS,  
RESTRICTIONS, AND RESERVATION OF EASEMENTS FOR GUNNISON RISING**

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**MASTER DECLARATION OF COVENANTS, CONDITIONS, RESTRICTIONS,  
AND RESERVATION OF EASEMENTS  
FOR  
GUNNISON RISING**

THIS Master Declaration of Covenants, Conditions, Restrictions, and Reservation of Easements (hereinafter termed the “Master Declaration”) is made this \_\_\_ day of \_\_\_\_\_, 2009, by **GUNNISON VALLEY PARTNERS, LLC**, a Colorado limited liability company (hereinafter sometimes termed “Declarant”), with the consent of the Consenting Owners.

**WITNESSETH:**

**WHEREAS**, the Declarant and the Consenting Owners are the owners of approximately six hundred forty (640) acres of land located in the City of Gunnison, Gunnison County, Colorado, commonly known as “Gunnison Rising” and legally described on Exhibit “A” attached hereto and incorporated herein by this reference (hereinafter referred to as the “Covered Property” or “Gunnison Rising”); and

**WHEREAS**, the Covered Property consists of more than 200 acres on which no less than 500 residential units and no less than 20,000 square feet of commercial use have been approved for development. Therefore, the Covered Property qualifies as a “Large Planned Community” pursuant to C.R.S. 38-33.3 – 116.3, et. seq., and Declarant has or will record a separate Affidavit as required under C.R.S. 38-33.3-116.3(2); and

**WHEREAS**, as a large planned community under the Act, Declarant is exercising certain exemptions from the provisions of the Act as authorized therein; and

**WHEREAS**, the Covered Property is zoned PUD pursuant to the approval thereof by the City on \_\_\_\_\_, 2009 (referred to herein, with amendments approved from time to time, as the “Gunnison Rising PUD”); and

**WHEREAS**, Declarant and/or one or more of the Consenting Owners own additional real property located generally to the east of the Covered Property and Declarant and the Consenting Owners may, without obligation, annex all or a portion of that certain additional property described on attached Exhibit “B” (hereinafter referred to as the “Additional Property”) to the Covered Property, to become a part thereof and subject to this Master Declaration; and

**WHEREAS**, Declarant desires to develop, in stages, the Covered Property and those portions of the Additional Property which may from time to time be annexed pursuant to this Master Declaration and become part of the Covered Property, into a planned community consisting of residential, office, commercial, light industrial, business and research park, mixed use, state and local government, recreational resort, equestrian, and other communities and uses; and

**WHEREAS**, as part of the various stages of development of the aforesaid lands, Declarant intends, without obligation, to Record various subdivision plats; to dedicate portions of the Covered Property to the public for streets, roadways, drainage, flood control, storm water management, schools, parks, open space, trails, and general public use, and to Record various Supplemental Declarations covering portions of the Covered Property, which Supplemental Declarations may designate the purposes for which such portions of the Covered Property may be used and may set forth additional covenants, conditions, restrictions, assessments, charges, servitudes, liens, reservations and easements applicable to such portions of the Covered Property; and

**WHEREAS**, Declarant has formed a non-profit corporation for the social, recreational and community management purposes of benefiting the Covered Property, the Owners and the Residents (as said terms are defined herein below), which non-profit corporation (hereinafter termed the “Master Association”) may (1) establish, levy, collect and disburse the Assessments and other charges imposed hereunder; and (2) as the agent and representative of the Members of the Master Association and Residents of the Covered Property, administer and enforce all provisions hereof and enforce use and other restrictions imposed on various parts of the Covered Property; and

**WHEREAS**, Declarant has incorporated and organized the Master Association and may, without obligation, seek approval of this Master Declaration and the Master Association by the Federal Housing Administration (hereinafter termed “FHA”), the Veterans Administration (hereinafter termed “VA”), the Federal National Mortgage Association (hereinafter termed “Fannie Mae”), the Federal Home Loan Mortgage Corporation (hereinafter termed “Freddie Mac”) and by any other governmental agencies or financial institutions whose approval Declarant deems necessary or desirable; and

**WHEREAS**, the Declarant wishes to subject all of the Covered Property to the covenants, conditions, restrictions, and reservations of easements (hereinafter collectively called the “Master Declaration”) hereinafter set forth; and

**WHEREAS**, in order to cause the Master Declaration to run with the Covered Property and to be binding upon the Covered Property and the Owners thereof from and after the date of the Recording of this Master Declaration, Declarant hereby makes all conveyances of the Covered Property, whether or not so provided therein, subject to the Master Declaration herein set forth; and by accepting Deeds, leases, easements or other grants or conveyances to any portion of the Covered Property, the Owners and other transferees for themselves and their heirs, executors, administrators, trustees, personal representatives, successors and assigns, agree that they shall be personally bound by all of the Master Declaration (including but not limited to the obligation to pay Assessments) hereinafter set forth except to the extent such persons are specifically excepted here from.

**NOW, THEREFORE**, Declarant hereby declares, covenants, and agrees as follows:

### **ARTICLE I - DEFINITIONS**

The following words, phrases, or terms used in this Master Declaration shall have the following meanings:

A. “Act” shall mean the Colorado Common Interest Ownership Act codified at Colorado Revised Statutes (“C.R.S.”) §§38-33.3-101, et seq., as amended.

B. “Additional Property” shall mean real property situated in the County of Gunnison, State of Colorado described on attached Exhibit “B”, and the Improvements located thereon. All or part of the Additional Property may be added to the Covered Property in one or more additional phases by Supplemental Declaration or otherwise pursuant to the provisions of Article XIII hereof.

C. “Annual Assessment” shall mean the charge levied and assessed each year against each Unit, Lot, and Parcel pursuant to Article VII, Section 7.2 hereof.

D. “Apartment Development” shall mean a Parcel which is limited by a Supplemental Declaration or designated for residential use, and contains Rental Apartments and surrounding area which are intended, as

shown by the Final Plat therefore approved by the City of Gunnison, or otherwise, as one integrated apartment operation under the same ownership.

E. “Articles” shall mean the Articles of Incorporation of the Master Association as the same may from time to time be amended or supplemented.

F. “Assessable Property” shall mean any Tract, Unit, Lot, or Parcel, except such part or parts thereof may from time to time constitute Exempt Property. When a Unit is constructed on a Tract, Lot, or Parcel, the Assessable Property shall be the Unit and the portion of the Tract, Lot, or Parcel on which the Unit is constructed shall not be treated as an additional Assessable Property.

G. “Assessment” shall mean an Annual Assessment, Special Assessment, Working Capital Fee, Design Review Fee, and/or Transfer Fee.

H. “Assessment Lien” shall mean the lien created and imposed by Article VIII, Section 8.3 hereof.

I. “Assessment Period” shall mean the time period set forth in Article VII.

J. “Association Land” shall mean such part or parts of the Covered Property, together with the buildings, structures and Improvements thereon, and other real property which the Sub-Associations may at any time own in fee or in which the Sub-Associations may, at any time have a leasehold or other interest, for as long as the Sub-Association is the Owner of the fee, leasehold or other interest.

K. “Association Rules” shall mean rules adopted by the Master Association pursuant to this Master Declaration, as amended from time to time.

L. “Board” shall mean the Board of Directors of the Master Association.

M. “Builder” shall mean any Person who purchases one or more Lots for the purpose of constructing improvements for later sale to consumers or who purchases one or more parcels of land within Gunnison Rising for further subdivision, development, or resale in the ordinary course of such Person’s business.

N. “Bylaws” shall mean the Bylaws of the Master Association as the same may from time to time be amended or supplemented.

O. “City” shall mean the City of Gunnison, Colorado.

P. “Commercial Association” shall mean the Gunnison Rising Commercial Association as set forth in the Commercial Declaration. Each Owner who is a Member of the Commercial Association shall also hold Membership in the Master Association.

Q. “Commercial Declaration” shall mean the Commercial Declaration of Covenants, Conditions, Restrictions, and Reservations of Easements for Gunnison Rising, as amended or supplemented from time to

time, to be recorded in the records of the County, relating to a portion of the Covered Property, wherein commercial and mixed-use development may be allowed. Declarant shall cause the Commercial Declaration to be recorded after recording of this Master Declaration, but prior to any sale or use of any portion of the Property for Commercial Development.

R. "Commercial Development" shall mean a Parcel used for various allowable uses such as mixed-use, commercial/retail, lodging, recreational vehicle park, office, food and entertainment, civic, governmental, light industrial, business and research park, and other miscellaneous non-residential uses as permitted under the Gunnison Rising PUD.

S. "Common Area" shall mean the common areas defined in the Residential Declaration and the Commercial Declaration.

T. "Community-Wide Standard" shall mean the global standard of conduct, maintenance, or other activity generally prevailing in Gunnison Rising, or the minimum standards established pursuant to Gunnison Rising PUD, Gunnison Rising Design Guidelines, Association Rules, and Board resolutions, whichever is the higher standard. Declarant may initially establish such standard and it may contain both objective and subjective elements. The Community-Wide Standard may evolve as development progresses and as the needs and desires within the community change.

U. "County" shall mean the County of Gunnison, State of Colorado.

V. "Covered Property" shall mean the real property situated in the City of Gunnison, Gunnison County, Colorado described on Exhibit "A" attached hereto, and the Improvements to be completed thereon, and any part of the Additional Property annexed to this Master Declaration pursuant to Article XIII hereof.

W. "Declarant" shall mean GUNNISON VALLEY PARTNERS, LLC, a Colorado limited liability company, and the successors and assigns of Declarant's rights and powers hereunder.

X. "Declarant Control Period" shall mean the period of time during which Declarant is entitled to appoint a majority of the members of the Board. The Declarant shall have the right to appoint and remove members of the Board until the first to occur of the following:

(1) Sixty (60) days after seventy-five percent (75%) of the Maximum Number of Units have certificates of occupancy issued thereon and have been conveyed to Persons other than a Declarant or Builder;

(2) Six (6) years after the last conveyance of a Lot or a Parcel within the Gunnison Rising Property by Declarant in the ordinary course of business;

(3) Twenty (20) years after Recording of this Master Declaration; or

(4) When, in its discretion, Declarant so determines.

Notwithstanding the foregoing, if Declarant voluntarily relinquishes its right to appoint and remove officers and directors of the Master Association prior to the termination of the Declarant Control Period, Declarant reserves the right to approve or disapprove specified actions of the Master Association as provided in

the Bylaws or as designated by Declarant in a Recorded instrument relinquishing Declarant's rights to appoint and remove officers and directors of the Master Association.

Within sixty (60) days after termination of the Declarant Control Period, Declarant shall deliver to the Master Association all property and other items required by §38-33.3-303 of the Act.

Y. "Deed" shall mean a deed or other instrument conveying the fee simple title in a "Unit", "Lot" or "Parcel".

Z. "Delegate" shall mean the natural Person selected by Members within a Delegate District to represent such Delegate District and to cast votes on behalf of Members within such Delegate District as provided in this Master Declaration.

AA. "Delegate District" shall mean a geographical area which may constitute any portion or portions of the Covered Property and from which all Members in that geographic area shall elect a single Delegate to represent their collective voting power. Parts of Delegate Districts need not be contiguous.

BB. "Design Review Committee" shall mean the committee of the Master Association to be created and appointed pursuant to Article XI hereof.

CC. "Design Review Fee" shall mean the fees authorized by Article XI, Section 11.4 of this Master Declaration which an Owner or other person is obligated to pay the Master Association over, above and in addition to any other Assessments imposed or payable hereunder.

DD. "Developer" means a person or entity who is engaged in residential, commercial or other real estate development and who purchases one or more Lots or Parcels from the Declarant for the purpose of constructing Improvements thereon for sale, lease, timeshare, fractional ownership or other method of use.

EE. "Development" shall mean and refer to the real property described on Exhibit "A" and any part of the Additional Property added pursuant to Article XIII hereof.

FF. "Development Period" shall mean the period of time during which Declarant is entitled to exercise Development Rights and Special Declarant Rights. The Development Period shall commence upon the Recording of this Master Declaration and shall terminate 50 years later, unless reinstated or extended by agreement between Declarant and the Master Association, subject to such terms as the Board may impose.

GG. "Development Rights" shall mean the rights defined as "development rights" in the Act and reserved by Declarant in Article XIV.

HH. "Dwelling Unit" shall mean any building or portion of a building situated upon a Lot or Parcel designed and intended for use and occupancy as a residence by a Single Family and includes single family homes, row houses or town homes, condominiums, apartments, and duplex units. An accessory dwelling unit and a recreational vehicle guest site shall not be considered to be a "Dwelling Unit."

II. "Exempt Property" shall mean the following parts of the Covered Property:

- thereof;
- (1) All Association Land, for as long as the Association is the Owner, Lessee or licensee thereof;
  - (3) Any well sites as generally depicted or referenced in the Gunnison Rising PUD; and
  - (4) Any utilities facilities, including sub-stations.

JJ. “Governing Documents” shall mean a collective term referring to this Master Declaration, any applicable Supplemental Declaration, the Bylaws, the Articles, the Gunnison Rising Design Guidelines, and the Association Rules, each as they may be amended.

KK. “Gunnison Rising” shall mean the real property situated in the City of Gunnison, Gunnison County, Colorado, described on Exhibit “A” attached hereto, and any part of the Additional Property added pursuant to Article XIII of this Master Declaration.

LL. “Gunnison Rising Design Guidelines” shall mean the architectural and landscape guidelines and standards, together with any supplemental guidelines as promulgated by the Design Review Committee as provided in Article XI hereof.

MM. “Gunnison Rising PUD” shall mean the Gunnison Rising PUD approved by the City of Gunnison. The Gunnison Rising PUD constitutes the zoning for Gunnison Rising.

NN. “Improvement” shall mean buildings, structures, roads, driveways, irrigation and drainage ditches and facilities, stormwater detention basins and facilities, parking areas, trails, walkways, playground equipment, ball fields, sports facilities, fences, walls, rocks, hedges, plantings, planted trees and shrubs, and all other structures or landscaping improvements of every type and kind.

OO. “Land Use Classification” shall mean the zoning categories established by the Gunnison Rising PUD and which may be further defined or limited by the Declarant pursuant to Article IV below, which designates the type of Improvements which may be constructed on a Lot, Parcel or Association Land and the purposes for which such Improvements and surrounding land may be utilized.

PP. “Lessee” shall mean the Lessee under a lease, whether oral or written and regardless of the term thereof, whereby the owner of a residential development leases such residential development to a Lessee, including an assignee of a lease but excluding any person who has assigned all of his interest in a lease.

QQ. “Live/Work Development” and “Live/Work Unit” shall mean Lots or Parcels with Units intended for both Single Family Occupancy and other uses that would typically fall within the definition set forth herein of a “Commercial Development.” Live/Work Units may be condominiums.

RR. “Lot” shall mean any area of real property within the Covered Property designated as a Lot on any Recorded residential subdivision plat and defined as a Lot in the Gunnison Rising PUD.

SS. “Master Association” shall mean the Gunnison Rising Master Association, a non-profit corporation to be organized by Declarant to administer and enforce the Master Declaration and to exercise the rights, powers and duties set forth in this Master Declaration, its successors and assigns.

TT. “Master Declaration” shall mean this Master Declaration of Covenants, Conditions, Restrictions, and Reservations of Easements for Gunnison Rising, as amended or supplemented from time to time.

UU. “Maximum Number of Units” shall mean the maximum number of Dwelling Units which Declarant reserves the right to create and develop within Gunnison Rising in accordance with the Gunnison Rising PUD; provided, nothing in this Master Declaration shall require Declarant to develop the maximum number of Dwelling Units. The Maximum Number of Units under this Master Declaration is currently 1,500, although the Gunnison Rising PUD restricts the number of Dwelling Units to 734. The Maximum Number of Units may be increased if the Additional Property is approved for additional land uses and densities by the City and is annexed to the Master Declaration.

VV. “Member” shall mean any person or entity holding a Membership in the Master Association pursuant to this Master Declaration.

WW. “Membership” shall mean a Membership in the Master Association and the corresponding rights, privileges and responsibilities of the Owners and Declarant pursuant to Article VI hereof.

XX. “Mortgage” shall mean a mortgage, a deed of trust, a deed to secure debt, or any other form of security instrument affecting title to any Unit. “Mortgagee” shall refer to a beneficiary or holder of a Mortgage. A “First Mortgage” shall be a Recorded Mortgage having first priority over all other Mortgages encumbering a Lot or Unit. “First Mortgagee” shall refer to a beneficiary or holder of a First Mortgage.

YY. “Owner” means the record Owner, whether one or more persons, of beneficial or equitable title (and legal title if the same has merged with the beneficial or equitable title) to the fee simple interest of a Tract, Unit, Lot, or Parcel. Owner shall not include (i) persons having an interest in a Tract, Unit, Lot, or Parcel merely as security for the performance of an obligation, or (ii) a Lessee or Tenant. In the case of Units, Lots or Parcels the fee simple title to which is vested in a trustee pursuant to a subdivision trust agreement or similar agreement, the beneficiary of any such trust who is entitled to possession of the trust property shall be deemed to be the Owner.

ZZ. “Parcel” shall mean an area of land within the Covered Property defined as a Parcel or Tract in the Gunnison Rising PUD or in a Plat.

AAA. “Person” shall mean a natural person, a corporation, a partnership, a limited liability company, a trustee, or any other legal entity.

BBB. “Plat” shall mean a final subdivision plat of a part of the Covered Property that has been approved by the City Council of the City.

CCC. “Record”, or “Recording” shall mean placing an instrument of public record in the office of the Clerk and Recorder of Gunnison County, Colorado, and “Recorded” shall mean having been so placed of public record.

DDD. “Rental Apartments” shall mean four (4) or more Dwelling Units within a building using single ownership, each of which is designed and utilized, otherwise than as a hotel or on some other transient basis, for rental or leased residential purposes to non-owners on a non-cooperative basis. This term is intended to include rented or leased apartments in the typically regarded sense as of the date hereof, and it is not intended to include unusual or atypical arrangements or any arrangements whereby the apartment occupant is, directly or indirectly, an owner or beneficiary of ownership in his apartment or whereby he occupies his apartment pursuant to some form of reciprocal use agreement, irrespective of whether any such arrangements may otherwise fall within the aforesaid definition.

EEE. “Resident” shall mean each natural person residing in a Dwelling Unit.

FFF. “Residential Association” shall mean the Gunnison Rising Residential Association as set forth in the Residential Declaration. Each Owner who is a Member of the Residential Association shall also hold Membership in the Master Association.

GGG. “Residential Declaration” shall mean the Residential Declaration of Covenants, Conditions, Restrictions, and Reservations of Easements for Gunnison Rising, as amended or supplemented from time to time, to be recorded in the records of the County, relating to a portion of the Covered Property, wherein residential development may be allowed. Declarant shall cause the Residential Declaration to be recorded after recording of this Master Declaration, but prior to any sale or use of any portion of the Property for Residential Development.

HHH. “Residential Development” shall mean Lots with Dwelling Units intended for Single Family occupancy, including, but not limited to, those residential lot types defined in the Gunnison Rising PUD, and types of residential housing arrangements known as row houses, townhomes, duplexes, cottages, patio homes, condominiums, apartments, and Parcels with Live/Work Units, together with related areas intended for the use and enjoyment of the Owners and Residents of the Lots or Parcels in the Residential Development.

III. “Single Family” shall mean a group of one or more persons living together as a single housekeeping unit, provided that, unless all members are related to the others by blood, marriage, or legal adoption, no such group shall contain more than four (4) persons who maintain a common household in a Dwelling Unit.

JJJ. “Special Assessment” shall mean any assessment levied and assessed pursuant to Article VII, Section 7.4 hereof

KKK. “Special Declarant Rights” shall mean the rights of Declarant defined as “special declarant rights” in the Act and set forth in Article XIV.

LLL. “Special District” shall mean a special district organized as a quasi-municipal corporation and political subdivision organized and acting pursuant to the provisions of Title 32, Colorado Revised Statutes, as amended.

MMM. “Sub-Associations” shall mean the Commercial Association, the Residential Association and any other associations that may be created pursuant to a Supplemental Declaration.

NNN. “Supplemental Declaration” shall mean a declaration Recorded pursuant to Section 4.1 of this Master Declaration or a written instrument Recorded pursuant to Article XIII of this Master Declaration. The term “Supplemental Declaration” includes the Residential Declaration and the Commercial Declaration.

OOO. “Tenant” shall mean any person who occupies property located on Covered Property under any type of rental or letting arrangement but is not included in the definition of a Lessee.

PPP. “Tract” shall mean a parcel of land that is not included within any subdivision plat or condominium map, but is subject to this Master Declaration.

QQQ. “Transfer Fee” shall have the meaning set forth in Section 7.10 hereof and shall be deemed to be a transfer fee authorized by Section 38-33.3-207(4)(a)(iv) of the Act.

RRR. “Units” shall mean any building or portion of a building situated on the Covered Property, including, but not limited to, Single Family homes, row houses or townhouses, condominium units, apartment units, duplexes and other Dwelling Units intended for the use and occupancy of a Single Family, Live/Work Units, and buildings in which a specific Commercial Development occurs. Each condominium unit or duplex unit shall be considered a separate Unit. An accessory dwelling unit shall not be a separate Unit hereunder.

SSS. “Working Capital Fee” shall have the meaning set forth in Article VII, Section 7.10 hereof.

## **ARTICLE II - PROPERTY SUBJECT TO THE MASTER DECLARATION**

Section 2.1 **General Declaration.** Declarant intends to develop and sell Tracts, Lots and Parcels. As portions of Tracts are developed, Declarant may, with respect to particular property, record one (1) or more Supplemental Declarations covering Lots and Parcels and designating Common Areas which will incorporate this Master Declaration and which will establish such additional covenants, conditions, and restrictions as may be appropriate or desirable for that property. Declarant hereby declares that all of the real property within the Covered Property is, and shall be, held, conveyed, hypothecated, encumbered, leased, occupied, built upon or otherwise used, improved or transferred, in whole or in part, subject to this Master Declaration and any Recorded Supplemental Declarations applicable thereto, as amended or modified from time to time. This Master Declaration and the Supplemental Declarations are declared and agreed to be in furtherance of a general plan for the subdivision, improvement and sale of Gunnison Rising and are established for the purpose of enhancing and perfecting the value, desirability and attractiveness of Gunnison Rising and every part thereof. All of this Master Declaration shall run with the Covered Property and with all Lots, Parcels, and Association Land for all purposes and shall be binding upon and inure to the benefit of Declarant, the Master Association, all Owners, Lessees, Tenants and Residents and their successors in interest. Nothing in this Master Declaration shall be construed to prevent the Declarant from modifying the Gunnison Rising PUD as to any portion of Gunnison Rising owned by the Declarant or from dedicating or conveying portions of Gunnison Rising owned by the Declarant, including streets or roadways, for uses other than as a Lot, Parcel or Association Land. Supplemental Declarations may be amended by approval of the Board and Owners of all Lots, Units, and Parcels subject to the Supplemental Declaration comprising at least sixty percent (60%) of the votes entitled to

be cast by the applicable Membership. As long as the Declarant owns any Tract, Unit, Lot, or Parcel, Declarant approval is also required for any amendment to a Supplemental Declaration.

Section 2.2 **Association Bound.** Upon issuance of a Certificate of Incorporation by the applicable agency of the State of Colorado to the Master Association, the Covenants shall be binding upon and shall benefit the Master Association.

Section 2.3 **Supplemental Declarations.** Any Supplemental Declaration may contain such complementary additions and modifications of the covenants, conditions, and restrictions contained in this Master Declaration as may be necessary to reflect the different character, if any, of the Additional Property so annexed and as are not inconsistent with the plan of this Master Declaration. In no event, however, shall any such Supplemental Declaration revoke or modify the covenants established by this Master Declaration within the existing Covered Property without the consent of the Board of the Master Association.

### **ARTICLE III – INTENTIONALLY OMITTED**

### **ARTICLE IV - LAND USE CLASSIFICATIONS**

Section 4.1 **Land Use Classifications.** The Land Use Classifications for Gunnison Rising are established pursuant to the Gunnison Rising PUD. The specific uses permitted within each Land Use Classification are described and defined in the Gunnison Rising PUD. As portions of Gunnison Rising are readied for development, the Land Use Classifications, restrictions, easements, rights-of-way, and other matters, including new or different uses and restrictions therefore and including any number of sub-classifications or combination of classification thereof for any uses, may be further defined and fixed by Declarant in a Supplemental Declaration which may be Recorded for that portion of Gunnison Rising. Any such Supplemental Declaration shall be construed as a supplement to this Master Declaration and fully a part hereof for all purposes to the same extent as if all of the provisions thereof were set forth in this Master Declaration. Land Use Classifications set forth below that are not defined in this Master Declaration are defined in the Gunnison Rising PUD. The Land Use Classifications for Units, Lots, Parcels, Tracts, and Association Land that may be further defined by a Supplemental Declaration shall be consistent with the Gunnison Rising PUD and shall not be changed except by amendment of the Supplemental Declaration in the manner set forth in Article XV, Section 15.2 of this Master Declaration. Contemplated Land Use Classifications include, but are not limited to, the following Land Use Classifications as set forth in the Gunnison Rising PUD:

- (a) Single Family Residential Development use in the R-1 Zone District.
- (b) Residential Development use in the R-2 Zone District.
- (c) Duplex/Multifamily Residential Village use in the R-2M Zone District.
- (d) Commercial Development use in the C and CM Zone Districts.

Unless otherwise specifically provided in this Master Declaration or the Gunnison Rising PUD, the definitions and characteristics of such Land Use Classifications, and specific permitted and prohibited uses in such classifications, may be further described and modified in Supplemental Declarations. Agricultural uses may continue within the Property prior to development activities.

## **ARTICLE V - ORGANIZATION OF MASTER ASSOCIATION, SUB-ASSOCIATIONS**

Section 5.1 **Formation of Master Association.** The Master Association shall be a nonprofit Colorado corporation charged with the duties and invested with the powers prescribed by law and set forth in the Articles, Bylaws, and this Master Declaration. Neither the Articles nor Bylaws shall, for any reason, be amended or otherwise changed or interpreted so as to be inconsistent with this Master Declaration.

Section 5.2 **Board of Directors and Officers.** The affairs of the Master Association shall be conducted by the Board and such officers as the Board may elect or appoint in accordance with the Articles and the Bylaws as the same may be amended from time to time. The Board may also appoint various committees and appoint a manager who shall, subject to the direction of the Board, be responsible for the day-to-day operation of the Master Association. The Board shall determine the compensation to be paid to the manager or any other employee of the Master Association. Unless this Master Declaration specifically requires a vote of the Members, approvals or actions to be given or taken by the Master Association shall be valid if given or taken by the Board.

If any contract, decision, or other action taken by or on behalf of the Board would financially benefit any member of the Board or any person who is a parent, grandparent, spouse, child, or sibling of a member of the Board or a parent or spouse of any of those persons, that member of the Board shall declare a conflict of interest for that issue. The member shall declare the conflict in an open meeting, prior to any discussion or action on that issue. After making such declaration, the member may participate in the discussion, but shall not vote on that issue

Section 5.3 **The Association Rules.** The Board may, from time to time, and subject to the provisions of this Master Declaration, adapt, amend and repeal rules and regulations pertaining to: (i) minimum standards for any maintenance of Unit, Lots, and Parcels; or (ii) the health, safety, or welfare of the Owners and Residents. In the event of any conflict or inconsistency between the provisions of this Master Declaration and the Association Rules, the provisions of this Master Declaration shall prevail. The Association Rules shall be enforceable in the same manner and to the same extent as the covenants, conditions and restrictions set forth in this Master Declaration.

Section 5.4 **Personal Liability.** No member of the Board or of any committee of the Master Association, no officer of the Master Association, and no other employee or representative of the Master Association shall be personally liable to any Member, or to any other person, including the Master Association, for any damage, loss, or prejudice suffered or claimed on account of any act, omission, error, or negligence of the Master Association, the Board, any representative or employee of the Master Association, or any committee, committee member or officer of the Master Association; provided, however, the limitations set forth in this Section 5.4 shall not apply to any person who has failed to act in good faith or has engaged in willful or intentional misconduct.

Section 5.5 **Sub-Associations.** The covenants, conditions and restrictions, the articles of incorporation and bylaws or other governing documents for the Sub-Associations shall not be effective unless the contents thereof have been approved by the Board and the governing documents specify that such Sub-Association and the rights of its members are subject and subordinate to the provisions of this Master Declaration, the provisions of the Articles and Bylaws of the Association, the provisions of the Association Rules, and the Gunnison Rising Design Guidelines. Each and every Tract, Unit, Lot, or Parcel of the Covered Property may also be included within the Residential Sub-Association, Commercial Sub-Association or another sub-association created pursuant to a Supplemental Declaration prior to or after any development or construction of Improvements commencing on any such Tract, Unit, Lot, or Parcel.

Section 5.6 **Delegation of Duties by Sub-Associations.** In Section 5.6 of the Residential Declaration and Section 5.6 of the Commercial Declaration, the Residential Association and the Commercial Association have delegated certain of their duties and obligations under the Residential Declaration and the Commercial Declaration to the Master Association. The Master Association shall perform the matters set forth in Section 5.6 of the Residential Declaration and Section 5.6 of the Commercial Declaration on behalf of the Residential Association and Commercial Association, at the cost and expense of the Residential Association and Commercial Association respectively, for the Covered Property as requested by the Residential Association and Commercial Association respectively, unless and until such delegation is revoked by the Residential Association and/or the Commercial Association.

Section 5.7 **Powers of the Master Association Relating to Sub-Associations.** The Master Association shall have the power to veto any action taken or contemplated to be taken by any Sub-Association, which the Board reasonably determines to be adverse to the interests of the Master Association or its Members or inconsistent with the Community-Wide Standard.

The Master Association also shall have the power to require that specific action be taken by any Sub-Association in connection with its obligations and responsibilities. The Sub-Associations shall take appropriate action required by the Master Association in a written notice within the reasonable time frame set by the Master Association in the notice. If any Sub-Association fails to comply, the Master Association shall have the right to effect such action on behalf of the Sub-Association and levy Assessments to cover the costs, as well as an administrative charge and sanctions against the applicable Sub-Association. Further, the Master Association shall have the right to bring an action against any Sub-Association that fails to comply with the requirements of Section 5.6, to cover the costs, as well as administrative charges and sanctions against each Sub-Association.

## **ARTICLE VI - MEMBERSHIPS AND VOTING**

Section 6.1 **Owners of Units, Lots, and Parcels.** Every Owner (including the Declarant) of a Tract, Unit, Lot, or Parcel, which is Assessable Property, shall be a Member of the Master Association. Each such Owner shall have the following number of Memberships:

(a) **Property Not Subject to a Supplemental Declaration** - For each Tract which is not subject to either the Commercial Declaration, the Residential Declaration, or a subsequently recorded Supplemental Declaration, one Membership for each fifty (50) acres or portion thereof owned by the Member. For the purposes hereof, an acre of land shall consist of 43,560 gross square feet;

(b) **Property Subject to a Supplemental Declaration**

(i) For each non-residential Unit, Lot, or Parcel subject to the Commercial Declaration, one Membership for each One Thousand (1,000) square feet of building space as set forth on the Gunnison Rising PUD;

(ii) For each Unit or Lot subject to the Residential Declaration and each Dwelling Unit subject to the Commercial Declaration, one Membership for each Unit (excluding Rental Apartments) or Lot owned by the Member, and one Membership for each Rental Apartment permitted on the Gunnison Rising PUD owned by a Member; and

(iii) For each Unit, Lot, Parcel, or Tract subject to a Supplemental Declaration other than the Commercial Declaration or the Residential Declaration, the number of Memberships shall be set forth in such Supplemental Declaration.

(c) **Determination of Memberships** In determining the number of Memberships under this Section, the square feet of building space for each Tract, Unit, Lot, or Parcel shall be rounded to the next nearest 1,000 square feet. By way of example, 1,499 square feet or less of building space shall be entitled to one Membership and 1,500 square feet of building space or more shall be entitled to two Memberships.

Section 6.2 **Voting.** The Master Association shall have two classes of voting Memberships:

(a) **Class A.** Class A Members shall be every Owner of a Unit, Lot or Parcel, which is Assessable Property and which is subject to a Supplemental Declaration. Each such Owner shall be entitled to one vote for each Membership held by such Owner.

(b) **Class B.** The Class B Member shall be every Owner of a Tract which is Assessable Property and which is not subject to a Supplemental Declaration. Each such Owner shall be entitled to five (5) votes for each acre of land or portion thereof within a Tract owned by such Owner. For the purposes hereof, an acre of land shall consist of 43,560 gross square feet.

The Declarant reserves the right to create any number of Delegate Districts within the Covered Property and to provide that Members will vote for a Delegate who in turn will exercise such Members' voting rights in connection with all votes provided for in this Master Declaration or in connection with the Association. Delegate Districts may be created through an Amendment to this Master Declaration and/or a Supplemental Declaration.

Section 6.3 **Right to Vote.** No change in the ownership of a Membership shall be effective for voting purposes unless and until the Board is given actual written notice of such change and is provided satisfactory proof thereof. The vote for each such Membership must be cast as a unit, and fractional votes shall not be allowed. In the event that a Membership is owned by more than one person or entity and such Owners are unable to agree among themselves as to how their vote or votes shall be cast, they shall lose their right to vote on the matter in question. If any Member casts a vote representing a certain Membership, it will thereafter be conclusively presumed for all purposes that he was acting with the authority and consent of all other Owners of the same Membership unless objection thereto is made at the time the vote is cast. In the event more than one vote is cast for a particular Membership, none of said votes shall be counted and all said votes shall be deemed void.

Section 6.4 **Membership Rights.** Each Member shall have the rights, duties and obligations set forth in this Master Declaration and such other rights, duties and obligations as are set forth in the Articles and Bylaws, Association Rules and Gunnison Rising Design Guidelines as the same may be amended from time to time.

Section 6.5 **Transfer of Membership.** The rights and obligations of the Owner of a Membership in the Master Association shall not be assigned, transferred, pledged, conveyed or alienated in any way except upon transfer of ownership to an Owner's Tract, Unit, Lot, or Parcel, as applicable, and then only to the transferee of ownership to the Tract, Unit, Lot, or Parcel. A transfer of ownership to a Tract, Unit, Lot, or Parcel may be effected by deed, intestate succession, testamentary disposition, foreclosure of a mortgage or deed of trust of record, or such other legal process as now in effect or as may hereafter be established under or pursuant to the laws of the State of Colorado. Any attempt to make a prohibited transfer shall be void. Any transfer of

ownership to a Tract, Unit, Lot, or Parcel shall operate to transfer the Membership(s) appurtenant to said Tract, Unit, Lot, or Parcel to the new Owner thereof.

Section 6.6 **Suspension of Voting Rights**. Any Member who fails to pay an Assessment provided herein within sixty (60) days of the due date thereof, shall have all voting rights as provided herein suspended until such amounts plus any accrued interest, attorney's fees and/or collection costs are paid in full.

Section 6.7 **Delegate Districts**. The Covered Property may be divided into Delegate Districts by Declarant and each Delegate District shall elect one (1) Delegate to the Association to exercise the voting power of all Members within such Delegate District. Delegate Districts may be established in a Notice of Establishment of Delegate District, a Supplemental Declaration, or a Notice of Annexation annexing property to this Master Declaration, each of which shall describe the portion of the Covered Property to be included in each Delegate District created thereby. The Board shall have the authority to reconfigure Delegate Districts after expiration of the Declarant Control Period. If and when Delegate Districts are established, the Members within each Delegate District shall have the right to elect one (1) Delegate at a duly-convened meeting of such Members called for such purpose, at which the Members in attendance in person or by proxy are equal to at least twenty percent (20%) of the total voting power of the Members in the Delegate District, with each Delegate to be elected by the majority vote of the Members in attendance in person or by proxy. Each Delegate shall hold such position for one year or until their successor is duly elected. A Delegate must be a Member or a duly-appointed agent of a Member owning a Tract, Parcel, Unit or Lot within the Delegate District from which the Delegate is elected.

## ARTICLE VII - COVENANT FOR ASSESSMENTS

Section 7.1 **Personal Obligation of Assessments**. The Declarant, and every Owner of each Tract, Unit, Lot, and Parcel established within the Covered Property, hereby covenants and agrees, and each Owner by acceptance of a Deed therefore (whether or not it shall be so expressed in such Deed) is deemed to covenant and agree, to pay to the Master Association the following assessments and charges: (1) Annual Assessments established by this Article VII, (2) Special Assessments for extraordinary expenses or costs established by this Article VII, (3) Transfer Fee established pursuant to Section 7.10; (4) Working Capital Fee; and (5) Design Review Fees; all such Assessments to be established and collected and secured by the Assessment Fee as hereinafter provided. The Annual and Special Assessments against each Tract, Unit, Lot, or Parcel shall be based on the number of Memberships appurtenant to the Tract, Unit, Lot, or Parcel (including, without limitation, Memberships attributable to Units or Rental Apartments located on such Lot or Parcel). Each such Annual and Special Assessment, together with interest, costs and reasonable attorney's fees, shall also be the personal obligation of the person who was the Owner of the Tract, Unit, Lot, or Parcel at the time when the Assessment fell due. The Working Capital Fee, Transfer Fee, and Design Review Fee shall be the personal obligation of the Owner responsible thereto. The personal obligation for delinquent Assessments shall not pass to the successors in title of the Owner unless expressly assumed by them. However, such exemption does not apply to the obligation of the successor in title of the Owner to correct any violation of the Master Declaration, the Association Rules, or the Gunnison Rising Design Guidelines by the Owner pursuant to Article XI; however, the transfer of title shall not extinguish any Assessment Lien except a transfer pursuant to foreclosure of a superior lien in which the Assessment Lien has been extinguished by such foreclosure proceeding.

Section 7.2 **Annual Assessments**. In order to provide for the uses and purposes specified in Article IX hereof, the Board in each year, commencing with the year in which the first Supplemental Declaration is Recorded, shall assess against each Tract, Unit, Lot, and Parcel, which is Assessable Property, an Annual Assessment. The amount of the Annual Assessment shall be in the sole discretion of the Board but shall be

determined with the objective of fulfilling the Master Association's obligations under this Master Declaration and providing for the uses and purposes specified in Article IX.

Section 7.3 **Determination of Assessment.** The amount of any Annual or Special Assessment to be levied against each Tract, Unit, Lot and Parcel shall be determined as follows:

(a) Each Tract, Unit, Lot, and Parcel shall be assessed an Annual Assessment or Special Assessment, as the case may be, in an amount equal to the number of Memberships attributable to such Tract, Unit, Lot, or Parcel pursuant to Section 6.1 of this Master Declaration.

(b) Annual Assessments may be collected on a monthly, quarterly or annual basis, and Special Assessments may be collected as specified by the Board unless otherwise determined by the resolution of the Members of the Association approving the Special Assessment.

Section 7.4 **Special Assessments for Extraordinary Expenses.** In addition to the Annual Assessments authorized above, the Master Association may levy, in any Assessment Period, a Special Assessment applicable to that period only for the purpose of defraying, in whole or in part, extraordinary expenses, provided that any such assessment shall have the assent of sixty percent (60%) of the votes of any meeting of the Members who are voting in person or by proxy at such meeting duly called for such purpose. The provisions of this Section are not intended to preclude or limit the assessment, collection or use of Annual Assessments for the aforesaid purposes.

Section 7.5 **Establishment of Annual Assessment Period.** The period for which the Annual Assessment is to be levied (the "Assessment Period") shall be the calendar year, except that the first Assessment Period shall commence upon the issuance of the first certificate of occupancy for a Unit and terminate on December 31 of such year. The Board in its sole discretion from time to time may change the Assessment Period by giving notice thereof to the Members of the Master Association.

Section 7.6 **Rules Regarding Billing and Collection Procedures.** The Board shall have the right to adopt rules and regulations setting forth procedures for the purpose of making the Assessments provided herein and for the billing and collection of the Annual and Special Assessment, Working Capital Fee, Transfer Fees, and Design Review Fees provided that said procedures are not inconsistent with the provisions hereof. The failure of the Master Association to send a bill to a Member shall not relieve any Member of his liability for any Assessment or charge under this Master Declaration, but the Assessment Lien therefore shall not be foreclosed or otherwise enforced until the Member has been given not less than thirty (30) days written notice prior to such foreclosure or enforcement, at the address of the Member on the records of the Master Association, that the Assessment or any installment thereof is or will be due and of the amount owing. Such notice may be given at any time prior to or after delinquency of such payment. The Master Association shall be under no duty to refund any payments received by it even though the ownership of a Membership changes during an Assessment Period; successor Owners of Tracts, Units, Lots, or Parcels shall be given credit for prepayments, on a prorated basis, made by prior Owners. The Master Association shall be entitled to retain any surplus funds of the Master Association remaining at the end of each fiscal year. The amount of the Annual Assessment against Members who became such during an Assessment Period upon the Recording of a Supplemental Declaration shall be prorated and such new Members shall be liable for a proportionate share of any previously levied Special Assessment if such Assessments are paid in installments. Members must notify Master Association in writing of a change of mailing address when applicable.

Section 7.7 **Collection Costs and Interest on Delinquent Assessments.** Any Assessment or installment thereof not paid when due shall be deemed delinquent and shall bear interest from thirty (30) days

after the due date until paid at a rate equal to the greater of (a) twelve percent (12%) per annum or (b) the then prevailing interest rate on loans insured by the Federal Housing Association, plus five percent (5%) or (c) the then prevailing interest rate on loans guaranteed by the Veterans Administration plus five percent (5%), and the Member shall be liable for all taxable and incidental costs, including attorney's fees, which may be incurred by the Master Association in collecting the same. The applicable interest rate on such delinquent amounts shall be determined on a daily basis. Late fees and interest rates may be established by the Board to be adjusted from time to time. The Board may also record a Notice of Delinquent Assessment against any Tract, Unit, Lot, or Parcel as to which any such amount is delinquent and constitutes a lien and may establish a fixed fee to reimburse the Master Association for the Master Association's cost in Recording such Notice, processing the delinquency and Recording a notice of payment, which fixed fee shall be treated as a collection cost of the Master Association secured by the Assessment Lien.

Section 7.8 **Evidence of Payment of Assessments.** Upon receipt of a written request by a Member or any other person, the Master Association, within a reasonable period of time (not to exceed fourteen (14) days) thereafter shall issue to such Member or other person a written certificate stating (a) that all Assessments (including interest, costs and attorney's fees, if any, as provided in Section 7.7 above) have been paid with respect to any specified Tract, Unit, Lot, or Parcel as of the date of such certificate, or (b) if all Assessments have not been paid, the amount of such Assessments (including interest, costs and attorney's fees, if any) due and payable as of such date. The Master Association may make a reasonable charge for the issuance of such certificates, which charges must be paid at the time the request for any such certificate is made. Any such certificate, when duly issued as herein provided, shall be conclusive and binding with respect to any matter therein stated as against any bona fide purchaser of, or lender on, the Tract, Unit, Lot, or Parcel in question.

Section 7.9 **Property Exempted from the Assessment and Assessment Lien.** Exempt Property shall be exempted from the assessment of the Annual and Special Assessments, Working Capital Fee, Transfer Fee, and Affordable/Attainable Housing Fee and from the Assessment Lien; provided, however, that in the event any change of ownership of Exempt Property results in all or any part thereof becoming Assessable Property in any year, the same thereupon shall be subject to the Assessment and, if theretofore exempt therefrom, the Assessment Lien.

Section 7.10 **Working Capital Fund and Transfer Fee.** To ensure that the Master Association shall have adequate funds to meet its expenses, each person or entity who purchases a Unit, Lot or Parcel other than the Declarant or a Developer shall pay to the Master Association immediately upon becoming the Owner of the Unit, Lot or Parcel a sum equal to the current Annual Assessment for the Unit, Lot or Parcel. Funds paid to the Master Association pursuant to this Section may be used by the Master Association for payment of operating expenses or any other purpose permitted under this Master Declaration. Payments made pursuant to this Section shall be nonrefundable and shall not be offset or credited against or considered as an advance payment of any Assessments levied by the Master Association pursuant to this Master Declaration. The foregoing fees shall be called the "Working Capital Fee." Each person or entity who purchases a Tract, Unit, Lot, or Parcel other than the Declarant or a Developer also shall pay to the Master Association immediately upon becoming the Owner of the Tract, Unit, Lot, or Parcel a transfer fee ("Transfer Fee") in such amount as is established from time to time by the Board. A Transfer Fee shall not to exceed 3% of the purchase price of the Tract, Unit, Lot or Parcel.

Section 7.11 **Sub-Association Assessments.** In addition to the Assessments and other charges payable hereunder, each Owner shall pay to the Master Association the Sub-Association Assessments as set forth in the Residential Declaration and/or the Commercial Declaration until such time as such Sub-Association revokes its delegation of authority to the Master Association. The Master Association is hereby authorized to collect and enforce payment of such Sub-Association Assessments in accordance with the provisions of the Residential Declaration and/or the Commercial Declaration, as applicable.

Section 7.12 **Special Use Fee for Telecommunication, Broadband, DSL Services.** The Master Association may enter into an agreement with one or more telecommunication companies for the purpose of providing any such services or any related services, to the Covered Property or any portion thereof as determined by the Board. The cost of the services shall be a Special Use Fee subject to the provisions of Section 9.4 herein. In the case of Lots with a land use classification of Residential Lot Types or Mixed-Use Lot Types that are transferred in title from a Developer to an individual Owner when the Unit is complete, the Special Use Fee shall commence at close of escrow. Terms of the services to Lots and Parcels with land use classification other than Residential Lot Types or Mixed-Use Lot Types shall be determined at the discretion of the Board. The Board shall set the Special Use Fee each year and shall give notice to the Master Association Members in the same manner as for the Annual Assessment. In the event that there are insufficient funds in the Special Use Fee account to cover the costs associated with providing the service for any reason, the Master Association shall advance the necessary funds to cover such costs and will be reimbursed by the Owners receiving such services within a reasonable period of time as determined by the Board.

Section 7.13 **Association Budgets.** Within ninety (90) days after adoption of any proposed budget, the Board shall mail, by ordinary first class mail, or otherwise deliver a summary of the budget to all Owners and shall set a date for a meeting of Owners to consider the budget within a reasonable time after mailing or other delivery of the summary, pursuant to notice and within the time periods set forth in the By-Laws. Unless, at that meeting, at least seventy-five percent (75%) of the voting power of all Owners veto the budget, the budget is deemed approved by the Owners, whether or not a quorum is present. In the event the proposed budget is vetoed, the periodic budget last ratified by the Owners must be continued until a subsequent budget proposed by the Board of Directors is not vetoed by at least seventy-five percent (75%) of the Owners.

## **ARTICLE VIII - ENFORCEMENT OF PAYMENT OF ASSESSMENTS AND CREATION AND ENFORCEMENT OF ASSESSMENT LIEN**

Section 8.1 **Master Association as Enforcing Body.** The Declarant and the Master Association, as the agent and representative of the Members, shall each have the right to enforce the provisions of this Master Declaration.

Section 8.2 **Master Association's Remedies to Enforce Payment of Assessments.** If any Member fails to pay any Assessments or installments when due, the Master Association may enforce the payment of the Assessments by taking either or both of the following actions, concurrently or separately (and, by exercising either of the remedies hereinafter set forth, the Master Association does not prejudice or waive its rights to exercise the other remedy);

(a) Bring an action at law and recover judgment against the Member personally obligated to pay the Assessments;

(b) Foreclose the Assessment Lien against the Tract, Unit, Lot, or Parcel in accordance with the then prevailing Colorado law relating to the foreclosure of realty mortgages (including the right to recover any deficiency) and the Tract, Unit, Lot, or Parcel may be redeemed after foreclosure sale as provided by law. The Master Association shall have the right to bid at any foreclosure sale.

Section 8.3 **Creation of Assessment Lien and Subordination of Assessment Lien; Priority of Lien.** In accordance with §38-33.3-316 of the Act, and subject to the limitations of any other applicable provisions of the Act or Colorado law, the Master Association shall have a statutory lien against each Tract, Unit, Lot, and Parcel to secure payment of delinquent assessments, as well as interest, late charges (subject to

the limitations of Colorado law), and costs of collection (including attorneys' fees). Such lien shall be perfected upon the Recordation of this Master Declaration.

Such lien shall be superior to all other liens, except: (a) the liens of all real estate taxes, and other governmental assessments (as provided in the Act); (b) the lien or charge of any Recorded First Mortgage made in good faith and for value prior to the date that assessments being enforced against the Tract, Unit, Lot, or Parcel became delinquent; provided, the Master Association's assessment lien shall have priority over such security interests to the extent of the assessments based on the annual budget adopted by the Master Association pursuant to Section 7 which would have become due during the six months immediately preceding institution of an action to enforce the lien for assessments; (c) liens and encumbrances Recorded prior to this Master Declaration; and (d) labor or material men's liens, to the extent required by law.

Such lien, when delinquent, may be enforced in the same manner as provided for the foreclosure of Mortgages under the laws of the State of Colorado. All such costs and expenses of any such foreclosure, including reasonable attorneys' fees, shall be secured by the lien being foreclosed.

The Master Association may bid for the Tract, Unit, Lot, or Parcel, as applicable, at the foreclosure sale and acquire, hold, lease, mortgage, and convey the Tract, Unit, Lot, or Parcel. While a Tract, Unit, Lot, or Parcel is owned by the Master Association following foreclosure: (a) no right to vote shall be exercised on its behalf; (b) no assessment shall be levied on it; and (c) each other Tract, Unit, Lot, or Parcel shall be charged, in addition to its usual assessment, its pro rata share of the assessment that would have been charged such Tract, Unit, Lot, or Parcel had it not been acquired by the Master Association. The Master Association may sue for unpaid assessments and other charges authorized hereunder without foreclosing or waiving the lien securing the same.

Sale or transfer of any Tract, Unit, Lot, or Parcel shall not affect the assessment lien or relieve such Tract, Unit, Lot, or Parcel from the lien for any subsequent assessments. However, the sale or transfer of any Tract, Unit, Lot, or Parcel pursuant to foreclosure of the First Mortgage shall extinguish the lien as to any installments of such assessments due prior to the Mortgagee's foreclosure, except as otherwise provided in this Section. The subsequent Owner of the foreclosed Tract, Unit, Lot, or Parcel shall not be personally liable for assessments on such Tract, Unit, Lot, or Parcel due prior to such acquisition of title. Such unpaid assessments shall be deemed to be Assessments collectible from Owners of all Tracts, Units, Lots, or Parcels subject to assessment under Section 7, including such acquirer, its successors and assigns.

Section 8.4 **Costs to be Borne by Member in Connection with Enforcement of Payment of Assessments.** In any action taken pursuant to Section 8.2 of this Article, the Member shall be personally liable for, and the Assessment Lien shall be deemed to secure the amount of, the Assessments together with interest and the Master Association's incidental and taxable costs including collection costs and attorney's fees, including those costs and fees specified in Article VII, Section 7.7. The Assessment Lien shall also secure payment of any other sums which may become payable to the Master Association by an Owner pursuant to this Master Declaration.

Section 8.5 **Provision of Services.** The Master Association may provide, or provide for, services and facilities for the Members, their guests, lessees, and invitees, and shall be authorized to enter into and terminate contracts or agreements with other entities, including Declarant, to provide such services and facilities. The Board may charge use and consumption fees for such services and facilities. By way of example, some services and facilities which might be offered include security, caretaker, transportation, fire protection, utilities, including access to fiber optics and other telecommunication networks and facilities, and similar services and facilities. In the event Declarant enters into any contracts for such services during the Declarant Control Period, such contracts are subject to termination in accordance with Section 305 of the Act. Nothing

herein shall be construed as a representation by Declarant or the Master Association as to what, if any, services shall be provided. In addition, the Board, in its discretion, shall be permitted to modify or cancel existing services provided unless otherwise required by the Governing Documents. No Owner shall be exempt from the obligation to pay for such services, if provided to all Owners, based upon non-use or any other reason.

## **ARTICLE IX - USE OF FUNDS**

Section 9.1 **Purposes For Which Master Association's Funds May Be Used.** The Master Association shall apply any funds and other property collected and received by it (including the Assessments, fees, surplus funds, and all funds and property received by it from any other source) for the common good and benefit of Gunnison Rising and the Members and Residents by devoting said funds and property for the general common interests of Gunnison Rising, the Members and the Residents, subject to the limitations herein. The following are some, but not all, of the areas in which the Master Association may seek to aid, promote and provide for such common benefit: liability insurance, communications, safety and indemnification of officers and directors of the Master Association, hiring of consultants to review plans and specifications, hiring of personnel to assist and coordinate plan and specification reviews, adoption and modification of the Community-Wide Standard and elements thereof, such as the Gunnison Rising Design Guidelines, inspectors, enforcement costs, administrative fees and costs, and fees for banking, accountants, lawyers, architects, and engineers. The Master Association also may expend its funds for any purposes for which any municipality may expend its funds under the laws of the State of Colorado or such municipality's charter.

Section 9.2 **Master Association's Rights in Spending Funds From Year to Year.** The Master Association shall not be obligated to spend in any year all the sums received by it in such year (whether by way of Annual or Special Assessments, fees or otherwise), and may carry forward as surplus any balances remaining. The Master Association shall not be obligated to reduce the amount of the Annual Assessment in the succeeding year if a surplus exists from a prior year and the Master Association may carry forward from year to year such surplus as the Board in its discretion may determine to be desirable for the greater financial security of the Master Association and the accomplishment of its purposes.

Section 9.3 **Master Association Records.** The Master Association shall maintain and provide accounting records in accordance with the following:

(a) The Master Association shall keep its accounting records, using generally accepted accounting principles (GAAP) if required by the Act and shall maintain records of meeting minutes, Board actions, committee actions, notices of meetings, and a record of all voting Owners and their addresses. The Master Association shall keep at its principal office and make available to Owners, First Mortgagees, and insurers or guarantors of any First Mortgage, current copies of the Master Declaration, the Articles of Incorporation, Bylaws, Association Rules, books, records, and financial statements of the Master Association, resolutions adopted by the Board or any committee of the Board, minutes of all Owners' meetings and actions for at least three (3) years, written communications to Owners for at least three (3) years, a list of the names and addresses of current Directors and officers of the Master Association, the most recent annual report, and all audits and financial reviews for at least three (3) years. The Master Association shall make available to prospective purchasers of Lots, Units, Rental Apartments, Single-Family Dwelling Units, Other Units, and any other residential development within the Covered Property, current copies of the Master Declaration, the Articles of Incorporation, Bylaws, Association Rules, and the most recent audited or reviewed annual financial statement of the Master Association, if available. "Available" shall mean available for inspection, upon request that is made in good faith and for a proper purpose and for records that are relevant to such proper purpose, during normal weekday business hours or under other reasonable circumstances. The Master Association may charge a fee for inspection and copying of the Master Association books and records, not to exceed the Master Association's actual costs.

(b) The Master Association shall perform a review of its financial records, using “Statements on Standards for Accounting and Review Services,” or an audit of its financial records using generally accepted auditing standards if required by the Act, by an independent and qualified person selected by the Board of Directors of the Master Association when required under the following provisions. An audit shall be required only if the Master Association has annual revenues or expenditures of at least \$250,000 and the audit is requested by the Owners of at least one-third (1/3) of the Units and Parcels. A review shall be required only when requested by the Owners of at least one-third (1/3) of the Units and Parcels. Copies of an audit or review shall be made available upon request to any Owner, beginning no later than thirty (30) days after its completion. The Master Association shall also provide an audited financial statement for the immediately preceding fiscal year to any First Mortgagee or any insurer or guarantor of such First Mortgage, within a reasonable time after written request therefore is made by any such First Mortgagee, or insurer, or guarantor of any First Mortgage; provided that if the Master Association has not previously received an audit for such fiscal year, the Master Association may require the requesting First Mortgagee, or insurer, or guarantor of a First Mortgage to pay the expense of the audit to the Master Association in advance.

Section 9.4 **Administration of Special Use Fees.** The Master Association is authorized to bill for, sue or, collect, administer and disburse all Special Use Fees and the payment thereof shall be secured by the Assessment Lien; provided, however, that all Special Use Fees collected shall, if imposed in connection with a particular improvement, be separately accounted for as to each separate improvement pertaining to which they are collected and shall be expended on the particular improvement to which they pertain.

#### **ARTICLE X - INTENTIONALLY OMITTED**

#### **ARTICLE XI - DESIGN REVIEW COMMITTEE**

Section 11.1 **Establishment.** The Declarant hereby establishes a Design Review Committee to perform the functions of the Design Review Committee set forth in this Master Declaration and hereby adopts the procedural rules and regulations for the performance of such duties by the Design Review Committee, including but, not limited to, the regulations established in the Gunnison Rising PUD and the design principles, guidelines, and standards defined in the Gunnison Rising Design Guidelines, including procedures for the preparation, submission and determination of the application for any approvals required by this Master Declaration or any Supplemental Declaration so long as such rules and regulations comply with Section 11.2 below. The Board must approve the initial Gunnison Rising Design Guidelines, standards, and procedures for the preparation, submission and determination of the application for approvals. The Gunnison Rising Design Guidelines may be amended or supplemented by the Design Review Committee at any time, in whole or in part, at its discretion. Amendments shall be initiated through the Design Review Committee.

The Design Review Committee shall hold regular meetings, a quorum for which shall consist of a majority of the regular members which shall be necessary for any decision of the Design Review Committee. An alternate member, approved by the Declarant, may participate at any meeting at which there is not a quorum of regular members present, may constitute a quorum by his (their) presence and shall have all of the authority of a regular member while so participating.

The Design Review Committee may delegate review authority to a sub-committee on which at least one member of the Design Review Committee shall sit. Such delegation shall be in writing and shall specify the matters which such sub-committee may review. If an applicant believes that a member of a sub-committee has a conflict of interest with respect to the applicant or the application, the applicant may notify the Design Review Committee of such alleged conflict of interest, including a description of the basis therefor, and the Design Review Committee shall replace such member if it concludes that a conflict of interest with the application or

the applicant exists. Any decision of such sub-committee shall be deemed to be the decision of the Design Review Committee, unless the Design Review Committee member who sits on such sub-committee refers a decision to the Design Review Committee, in which event the Design Review Committee shall review the matter and make the final decision. An applicant may appeal a decision of a sub-committee to the Design Review Committee, provided such appeal is filed with the Design Review Committee within ten (10) days after the decision of the sub-committee. If an applicant appeals a sub-committee decision to the Design Review Committee, the sixty (60) day time period required under Section 11.2 below for the Design Review Committee to make a decision shall be suspended.

The Gunnison Rising Design Guidelines shall interpret and implement this Master Declaration by setting forth the procedures for Design Review Committee review and the standards for development within Gunnison Rising, including, but not limited to, architectural design, placement and size of buildings, landscaping, massing or form, color schemes, exterior finishes and materials, signage, exterior lighting, wall design, parking, lot and/or neighborhood level block design and similar matters. The Gunnison Rising Design Guidelines may also include provisions requiring the establishment of landscaping on Lots and Parcels pursuant to specific timetables. Subject to the provisions of Section 11.3 of this Article, the decision of the Design Review Committee shall be final on all matters submitted to it pursuant to this Master Declaration. An Applicant has the right to appeal a Design Review Committee decision pursuant to procedures in Section 11.3.

Section 11.2 **Architectural Control**. Any person or entity, including the City and other governmental and quasi-governmental entities or agencies, proposing to engage in building or development activity within Gunnison Rising (including but not limited to residential, civic or commercial building, landscaping, signage, parks, trails, recreational vehicle park facilities, open space improvements, visible utility construction, drainage, detention and storm water facilities and streetscapes) shall be required to submit an application to conduct such activity to the Design Review Committee in accordance with submittal requirements. The Design Review Committee shall have the authority to require the submittal of site plans, landscape plans, architectural design plans, exterior material specifications, color palettes and any other information deemed reasonably necessary for proper review. No excavation, grading, landscaping, construction or any other improvement or work shall be performed on any Lot or Parcel without the prior written approval of the Design Review Committee. No addition, alteration, repair, change or other work which in any way alters the exterior appearance, including but without limitation, the exterior color scheme, of any part of a Tract, Unit, Lot, or Parcel, or any Improvements located thereon, shall be made or done without the prior written approval of the Design Review Committee.

Any Owner desiring approval of the Design Review Committee for the construction, installation, addition, alteration, repair, change, or replacement of any Improvement shall follow the Design Approval Process for Gunnison Rising including: (1) Pre-Application/Design Meeting; (2) Preliminary Design Review Submittal; (3) Final Design Review Submittal; and (4) Construction Document Package. Each step involves the application of specific criteria as defined in the Gunnison Rising Design Guidelines to the application. Any Owner requesting the approval of the Design Review Committee shall also submit to the Design Review Committee any additional information, plans and specifications which the Design Review Committee may request. The Design Review Committee shall approve or disapprove an application for approval within sixty (60) days after its receipt of a properly submitted application together with supporting plans, specifications and other information as may be requested by the Committee. The approval by the Design Review Committee of any construction, installation, addition, alteration, repair, change, or other work pursuant to this Section shall not be deemed a waiver of the Design Review Committee's right to withhold approval of any similar construction, installation, addition, alteration, repair, change, or other work subsequently submitted for approval. Upon receipt of approval from the Design Review Committee in the form of a Letter Certificate of Design Compliance for any construction, installation, addition, alteration, repair, change, or other work, the Owner who had requested such approval shall proceed to perform, construct or make the addition, alteration, repair, change, or other work approved by the Design Review Committee as soon as practicable. Any change, deletion, or

addition to the plans and specifications approved by the Design Review Committee must be approved in writing by the Design Review Committee.

The Design Review Committee may adopt rules and regulations or include in the Gunnison Rising Design Guidelines provisions exempting certain Improvements from the obligation to obtain Design Review Committee approval if the Improvements meet the design requirements set forth in the Gunnison Rising Design Guidelines.

Nothing contained herein shall authorize the Design Review Committee to prohibit the replacement of cedar shakes or other flammable roofing materials (if such flammable roofing materials are permitted under the Gunnison Rising Design Guidelines) with non-flammable roofing materials for fire prevention and fire suppression purposes, as long as such non-flammable roofing materials comply with the Gunnison Rising PUD and the Gunnison Rising Design Guidelines. The Design Review Committee may establish reasonable standards for the color, appearance, and general type of non-flammable roofing materials that are used to replace flammable roofing materials, but such rules and regulations or design guidelines may not require the use of non-flammable materials that exceed the replacement costs of the flammable materials for which they are being substituted.

Section 11.3 **Appeal.** Any Owner or other Resident aggrieved by a decision by the Design Review Committee may appeal the decision to the Board in accordance with procedures established in the Gunnison Rising Design Guidelines. The Design Review Committee has the initial authority on matters related to the Gunnison Rising Design Guidelines. The Design Review Committee appeal decisions shall then go before the Master Association Board for a final decision.

Section 11.4 **Design Review Fee.** The Design Review Committee shall have the right to charge fees for services including, but without limitation such matters as construction clean up services, reviewing requests for approval of any construction, installation, alteration, addition, repair, change, or other work pursuant to this Section, which fees shall be payable at the time the application for approval is submitted to the Design Review Committee, along with such additional fees for changes, alterations, or other requests as may be established. The amount of such fees shall be based upon the reasonable costs of the Design Review Committee to perform its design and review duties. The Design Review Committee may employ an architect, engineer, and other design professionals and consultants to assist the Committee in performing its duties and the fees for such services shall be included in the Design Review Fee so long as such contracts comply with the termination provisions of the Act. In the event the fees for such services exceed the Design Review Fee collected at time of application submittal, such additional fees shall also be an obligation of such Owner and shall be paid by such Owner upon request.

Section 11.5 **Appointment and Representation of Design Review Committee Members.** Design Review Committee members shall be initially appointed by the Declarant and shall include a representative of the Declarant with technical assistance of an outside independent architect or land planner. Declarant's right to appoint Design Review Committee members shall cease and the Board shall be vested with that right and all other rights of the Declarant pertaining to the Design Review Committee as stated in this Article XI. The Board shall supervise the Design Review Committee whose composition shall consist of a minimum of three (3) and a maximum of (5) voting members.

Section 11.6 **Non-Liability for Approval of Plans.** Plans and specifications shall be approved by the Design Review Committee as to architectural style and character, building types, massing, materials, sustainable design, and color for a range of mixed-use, commercial, civic, single-family, and multi-family residential uses, as well as public and private landscapes. The Design Review Committee takes no responsibility for engineering design, drainage design or for compliance with zoning and building ordinances,

and by approving any plans and specifications, neither the Master Association, any member, the Board, nor the Declarant assumes any liability or responsibility therefore, or for any defect in any structure constructed from such plans and specifications. Neither the Design Review Committee, any member thereof, the Master Association, the Board nor the Declarant shall be liable to any Owner or other person for any damage, loss, or prejudice suffered or claimed on account of (a) the approval or disapproval of any plans, drawings, and specifications, whether or not defective, (b) the construction or performance of any work, whether or not pursuant to approved plans, drawings, and specifications, or (c) the development, or manner of development, of any property within Gunnison Rising. Approval of plans and specifications by the Design Review Committee is not, and shall not be deemed to be, a representation or warranty, whether express or implied, that said plans or specifications comply with applicable governmental ordinances or regulations including, without limitation, zoning ordinances and building codes, and industry standards for design or construction.

Section 11.7 **Inspections; Enforcement.** The Design Review Committee, or its designated representative(s), shall have the right during reasonable business hours to enter upon and inspect any building site and any Improvements to determine whether or not the construction, installation, addition, alteration, repair, change, or other work therefore have been approved by the Design Review Committee. The Owner of a building site or Improvements shall not be responsible for, and the Master Association shall indemnify the Owner from and against, any damages or injuries to any Person making such inspection unless the damages or injuries result from the negligence or willful misconduct of the Owner, Lessee, Resident, or Tenant of the Tract, Unit, Lot, or Parcel being inspected.

If the Design Review Committee determines that construction, installation, addition, alteration, repair, change, or other work has not been approved or plans and specifications which were approved are not being substantially complied with, the Design Review Committee shall give the Owner written notice and an opportunity to cure before any enforcement action is taken. The period allowed for an Owner to cure a breach or default shall be ten (10) days from the Owner's receipt of a notice of default. If the default cannot reasonably be cured within the ten (10) day period, the Owner shall have such additional time as may reasonably be required to cure provided the Owner commences efforts to cure within the ten (10) day period and thereafter continues with diligence to completion. If the situation is not remedied prior to expiration of the applicable cure period, the Board and the Design Review Committee shall each be entitled to enjoin further work, to require the removal or correction of any work in place that does not comply with approved plans and specifications, and pursue any and all available remedies through a proceeding at law or in equity against any Owner.

If any Improvements are altered or replaced or maintained on any Tract, Unit, Lot, or Parcel otherwise than in substantial conformity with the approved plans and specifications therefore, such action shall be deemed to have been undertaken without requisite approval of the Design Review Committee and to be in violation of this Master Declaration or the relevant Supplemental Declaration, and the Board and the Design Review Committee shall each be entitled to take action as permitted under this Master Declaration with respect thereto.

## **ARTICLE XII - RIGHTS AND POWERS OF MASTER ASSOCIATION**

Section 12.1 **Master Association's Rights and Powers as Set Forth in Articles and Bylaws.** In addition to the rights and powers of the Master Association set forth in this Master Declaration, the Master Association shall have such rights and powers as are set forth in its Articles and Bylaws or as provided by Colorado common law or statute, including the Act. Such rights and powers, subject to the approval thereof by any agencies or institutions deemed necessary by Declarant, may encompass any and all things which a natural person could do or which now or hereafter may be authorized by law, provided such Articles and Bylaws are not inconsistent with the provisions of this Master Declaration and are necessary, desirable or convenient for effectuating the purposes set forth in this Master Declaration. After incorporation of the Master Association, a copy of the Articles and Bylaws of the Master Association shall be available for inspection at the office of the

Master Association during reasonable business hours. In addition to all other rights and remedies granted to the Master Association by this Master Declaration, the Master Association shall have the power to impose reasonable fines against an Owner for any violation of this Master Declaration.

Section 12.2 **Master Association's Rights of Enforcement of Provisions of This and Other Instruments**. The Master Association, as the agent and representative of the Owners, shall have the right to enforce the covenants set forth in this Master Declaration and/or any and all covenants, restrictions, reservations, charges, servitudes, assessments, conditions, liens, or easements provided for in any contract, deed, declaration, or other instrument which (a) shall have been executed pursuant to, or subject to, the provisions of this Master Declaration, or (b) otherwise shall indicate that the provisions of such instrument were intended to be enforced by the Master Association or by Declarant.

Section 12.3 **Contracts with Others for Performance of Master Association's Duties**. Subject to the restrictions and limitations contained herein, the Master Association may enter into contracts and transactions with others, including Declarant and its affiliated companies, and such contracts or transactions shall not be invalidated or in any way affected by the fact that one or more directors or officers of the Master Association or members of any committee are employed by or otherwise connected with Declarant or its affiliates, provided that the fact of such interest shall be disclosed or known to the other directors acting upon such contract or transaction, and provided further that the transaction or contract is fair and reasonable. Any such director, officer, or committee member may be counted in determining the existence of a quorum at any meeting of the Board or committee of which he is a member which shall authorize any contract or transaction described above or grant or deny any approval sought by the Declarant, its affiliated companies, or any competitor thereof and may vote thereon to authorize any such contract, transaction or approval with like force and effect as if he were not so interested.

### **ARTICLE XIII - ANNEXATION OF ADDITIONAL PROPERTY/WITHDRAWAL**

Section 13.1 **Annexation Without Approval**. All or any part of the Additional Property may be annexed to the Covered Property and become subject to this Master Declaration and subject to the jurisdiction of the Master Association without the approval, assent, or vote of the Master Association or its Members, by the execution and Recording of a Supplemental Declaration, a Notice of Annexation, or a deed by Declarant or its successors and assigns describing the part of the Additional Property to be annexed and stating that such property is being annexed to this Master Declaration. No Supplemental Declaration, Notice of Annexation, or deed so executed and Recorded pursuant to this Section more than twenty-five (25) years after the later of: (i) the recording of this Master Declaration, or (ii) the last Recording of a Supplemental Declaration, Notice of Annexation, or deed annexing property to this Master Declaration, shall affect an annexation of the property described therein to this Master Declaration. Thereafter, the Master Association shall have the right to annex and subject to this Master Declaration all or any part of the Additional Property only with the written approval of the Owner thereof and by executing and Recording a Supplemental Declaration or Notice of Annexation. The Recording of said Supplemental Declaration, Notice of Annexation, or deed annexing property to this Master Declaration shall constitute and effectuate the annexation of said portion of the Additional Property described therein, making said real property subject to this Master Declaration and subject to the functions, powers, and jurisdiction of the Master Association, and thereafter said property shall be part of the Covered Property and all of the Owners of Units, Parcels, Tracts, or Lots in said real property shall automatically be Members of the Master Association. Memberships, voting, and allocated interests shall be allocated to the Additional Property upon annexation in accordance with the applicable provisions of this Master Declaration. The total number of votes in the Master Association shall be increased in an amount equal to the number of votes allocated to the property that is annexed and the total number of Units, Lots, Tracts, or Parcels subject to assessment shall be increased in the amount of the memberships allocated to the Additional Property that is annexed to this Master Declaration. Although Declarant or its successors and assigns or the Master Association

shall have the ability to so annex all or any portion of the Additional Property in accordance with the provisions of this Section 13.1, neither Declarant nor its successors and assigns or the Master Association shall be obligated to annex all or any portion of such Additional Property and such Additional Property shall not become subject to this Master Declaration unless and until a Supplemental Declaration, Notice of Annexation, or deed annexing property to this Master Declaration shall have been so executed and Recorded.

Section 13.2 **Withdrawal of Property.** Declarant reserves the unilateral right during the Development Period to amend this Master Declaration to withdraw any portion of the Covered Property from the coverage of this Master Declaration whether originally described in Exhibit "A" or added by Supplemental Declaration, Notice of Annexation, or deed; provided, no property shall be withdrawn after a structure located on such property has been conveyed by Declarant to any Person other than an affiliate of Declarant, a Developer, or a Builder. If the property withdrawn contains Units, such a withdrawal shall reduce the Maximum Number of Units. The total number of votes in the Master Association shall be reduced in an amount equal to the number of Units, Lots, Tracts and Parcels withdrawn and the total number of Units, Lots, Tracts, or Parcels subject to assessment shall be reduced in a like amount. Such amendment shall not require the consent of any Person other than the Owner of the property to be withdrawn.

#### **ARTICLE XIV - DEVELOPMENT RIGHTS AND PROTECTIONS**

Section 14.1 **Reasonable Rights to Develop.** Declarant may be undertaking the work of constructing improvements to and upon the Covered Property, including but not limited to the Residential Development, Commercial Development, and Common Areas (collectively "Property Improvements"). The completion of such construction and the sale or other disposal of such improvement is essential to the establishment and welfare of the Covered Property as a residential and mixed-use community. Therefore, until the expiration of the Development Period, nothing in this Master Declaration or the other Governing Documents shall be understood or construed to:

- (a) Prevent Declarant, its contractors, or its subcontractors from doing in the Covered Property or on any Unit whatever is reasonably necessary or advisable in connection with the development, construction, and sale of Improvements;
- (b) Prevent Declarant or its representatives from erecting, constructing, and maintaining on any part of the Covered Property such structures as reasonably may be necessary for the conduct of its business of completing the Improvements and disposing of the Property Improvements by sale, lease, or otherwise;
- (c) Prevent Declarant from conducting on any part of the Covered Property its business of completing the Improvements and of disposing of the Property Improvements by sale, lease, or otherwise;
- (d) Prevent Declarant from maintaining such signs and conducting such activities on any part of the Covered Property owned by Declarant or the Master Association as Declarant may deem to be reasonably necessary for the sale, lease, or disposition of Improvements; or
- (e) Prevent Declarant from placing on and utilizing Improvements or other property which it owns one or more mobile homes or temporary structures as sales offices or for construction activities, provided such structures and Improvements for sales offices have been approved by the Design Review Committee.

However, nothing in this Section shall give Declarant the right to damage any Unit or other property not owned by Declarant.

Section 14.2 **Special Declarant Rights.** During the Development Period, Declarant reserves the following Special Declarant Rights which shall be in conformance with the Gunnison Rising PUD and the Gunnison Rising Design Guidelines:

- (a) The right to complete any improvements indicated on Plats or the Gunnison Rising PUD;
- (b) The right to exercise any of the following Development Rights:
  - (i) The right to expand the Covered Property as provided in Article XIII;
  - (ii) The right to create additional Units up to the Maximum Number of Units plus Units that may be added if the Additional Property is annexed to this Master Declaration;
  - (iii) The right to subdivide or combine Lots which it owns or convert Lots which it owns into Common Areas;
  - (iv) Subject to Section 13.2, the right to withdraw from the Covered Property any Units or Lots or any portion of a Unit or Lot not yet conveyed by Declarant, subject to such local government approvals as may be required; and
  - (v) The right to reconfigure the boundaries of the Common Area;
- (c) The right of access over the Common Area for the purpose of making improvements within the Covered Property;
- (d) The right to merge or consolidate the Master Association with another common interest community of the same form of ownership; and
- (e) The right to appoint and remove any director or officer of the Master Association during the Declarant Control Period as provided in the Bylaws.

The foregoing rights may be exercised with respect to different portions of the Covered Property at different times. If a Development Right is exercised with respect to any portion of the Covered Property, it need not be exercised with respect to all or any other portion of the Covered Property. No assurances are made as to the boundaries of the Covered Property, nor with respect to the order in which such Development Rights may be exercised.

Section 14.3 **Right to Approve Additional Covenants.** For so long as Declarant owns the Covered Property or Additional Property, no Person shall Record any declaration of covenants, conditions, and restrictions, or declaration of condominium or similar instrument affecting any portion of the Covered Property without Declarant's review and written consent. Any attempted Recordation without such consent shall result in such instrument being void and of no force and effect unless Declarant subsequently approves by signed and Recorded written consent.

Section 14.4 **Right to Transfer or Assign Declarant Rights.** Any or all of Declarant's special rights and obligations set forth in this Master Declaration or the Bylaws may be transferred in whole or in part to other Persons; provided, the transfer shall not reduce an obligation nor enlarge a right beyond that which Declarant has under this Master Declaration or the Bylaws. No such transfer or assignment shall be effective

unless it is in a Recorded instrument which Declarant signs. The foregoing sentence shall not preclude Declarant from permitting other Persons to exercise, on a one time or limited basis, any right reserved to Declarant in this Master Declaration where Declarant does not intend to transfer such right in its entirety. In such case it shall not be necessary to Record any written assignment.

Section 14.5 **Additional Restrictions and Assessments on Portions of the Covered Property.** During the Development Period, Declarant reserves the right to impose additional covenants, restrictions, easements, and obligations on, and create a separate homeowners' association and separate assessments (in addition to those created under this Master Declaration) for, any portion of the Covered Property owned by Declarant or a Consenting Owner prior to its conveyance by Declarant or a Consenting Owner. However, in the event of a conflict between any such additional covenants and restrictions and this Master Declaration, the more restrictive shall control.

Section 14.6 **Right to Designate Sites for Governmental and Public Interests.** Until the termination of the Development Period, Declarant may designate sites within the Covered Property for government, education, or religious activities and interests, including without limitation, fire, police, and utility facilities, schools and educational facilities, houses of worship, parks, and other public facilities. The sites may include Common Area, in which case the Master Association shall take whatever action is required with respect to such site to permit such use, including dedication or conveyance of the site, if so directed by Declarant.

Section 14.7 **Right to Approve Changes in Community Standards.** Until the termination of the Development Period, no amendment to or modification of any Association Rules or Gunnison Rising Design Guidelines shall be effective without prior notice to and the written approval of Declarant.

Section 14.8 **Use of Technology.** In recognition of the opportunities offered through computers, fiber optics and continuing advancements in the high technology fields, the Association may, as a common expense, provide for or offer services which make use of computers, fiber optics, and other technological opportunities. For example, to the extent Colorado law permits, and unless otherwise specifically prohibited in the Governing Documents, the Association may send required notices by electronic means; hold Board or Association meetings and permit attendance and voting by electronic means; send and collect assessment and other invoices electronically; sponsor a community cable television channel; create and maintain a community intranet or internet home page offering interactive participation opportunities for users; provide a fiber optic system within Gunnison Rising; maintain an "online" newsletter or bulletin board; and provide funding for any of the above purposes.

(a) **Central Telecommunication, Receiving, and Distribution System.** Declarant reserves for itself, its affiliates, successors, and assignees, the exclusive and perpetual right and easement to operate within Gunnison Rising, and to service the buildings and structures and any Units within buildings and structures, a central telecommunication (including television and security monitoring), fiber optic, internet and telephone receiving and distribution systems, including conduits, wires, amplifiers, towers, antennae, computers, and other related apparatus and equipment ("Community Systems") as Declarant, in its discretion, deems appropriate. Such exclusive and perpetual right shall include, without limitation, Declarant's right to select and contract with companies licensed and/or authorized to provide telecommunications and television service in the State of Colorado, and to charge individual users a reasonable fee not to exceed the maximum allowable charge for such service, as from time to time is defined by the laws, rules, and regulations of the relevant government authority, if applicable.

Declarant may require that the Board enter into a bulk rate service agreement for the provision of Community Systems to all Units as a common expense. If particular additional services or benefits are provided to particular Owners or Units at their request, the benefited Owner(s) shall pay the service provider

directly for such additional services, or the Association may assess the costs solely against such Owners as a Special Use Assessment, as appropriate.

(b) Notices and Disclaimers as to Community Systems. In recognition of the fact that interruptions in television and other Community Systems services will occur from time to time, neither Declarant nor any of Declarant's successors or assigns shall in any manner be liable for, and no Community System user shall be entitled to refund, rebate, discount, or offset in applicable fees, for any interruption in Community Systems services, regardless of whether or not such interruption is caused by reasons within the service provider's control.

(c) Disclaimer and Limitation of Liability. The Association shall not be liable for any loss, damage or injury resulting from: (a) any virus or contamination of any data, computer, or computer system arising from access to the Community Systems; (b) any delays, interruptions, or inconveniences in accessing or using any functions of the Computer, or inability to access or download information, software or other materials through the Community Systems; (c) the quality, validity, completeness of, or any inaccuracies, errors, or omissions in, any information, software, or other materials accessible through the Community Systems. The Association does not endorse and makes no representations or warranties regarding the quality, safety, suitability, or usefulness of any software or other materials accessible through the Community Systems. All users assume the entire risk associated with use of and access to the Community Systems and any information, software, or other materials available through the Community Systems.

The Community Systems, and all information and materials accessible to users of the Community Systems, are made available "as is" without warranties of any kind, either express or implied, including, without limitation, warranties of title or implied warranties of merchantability or fitness for a particular purpose.

(d) Community Intranet. The Covered Property may be equipped with community intranet system. Declarant shall have the sole discretion and authority to determine and select the appropriate system or systems, and may change, modify, or terminate the systems from time to time. There is no guarantee or representation that any particular type of community intranet system(s) will be utilized or provided.

Declarant shall have the sole authority to select the provider(s) of the components and services (including, but not limited to, hardware, software, programming, infrastructure, management, and administration) constituting the community intranet system. Declarant shall have no obligation to utilize any particular provider or providers. Declarant also shall have the sole authority to control the content and the operation of the community intranet system.

Declarant may enter into contracts with providers for different components of the community intranet system and with other Persons for the maintenance, management, administration, upgrading, modification, and operation of such systems. The terms of the applicable contract(s) may obligate individual Owners or occupants to execute contracts or agreements directly with the Persons providing intranet services or components prior to gaining access to such systems. Such contracts or agreements may contain terms and conditions relating to use and access to the community intranet system and associated fees or assessments in addition to those contained in this Section.

Declarant may, from time to time, but shall not be obligated to, delegate or assign all or a portion of its reserved rights under this Section to the Association or a Sub-Association.

## **ARTICLE XV - TERM; AMENDMENTS; TERMINATION**

Section 15.1 **Term; Method of Termination.** This Master Declaration shall be effective upon the date of Recording hereof and, as amended from time to time, shall continue in full force and effect for a term of thirty (30) years from the date this Master Declaration is Recorded. From and after said date, this Master Declaration, as amended, shall be automatically extended for successive periods of ten (10) years each. The Master Declaration may be terminated at any time if the Owners comprising at least sixty-seven percent (67%) of the votes entitled to be cast by the applicable Membership vote in favor of termination at an election held for such purpose. If the necessary votes and consents are obtained, the Board shall cause to be Recorded with the Clerk and Recorder of Gunnison County, Colorado, a Certificate of Termination, duly signed by the President or Vice President and attested by the Secretary or Assistant Secretary of the Master Association, with their signatures acknowledged. Thereupon this Master Declaration and the covenants contained herein shall have no further force and effect, and the Master Association shall be dissolved pursuant to the terms set forth in its Articles.

Section 15.2 **Amendments.** This Master Declaration may be amended at any time and from time to time by Recording with the Clerk and Recorder of Gunnison County, Colorado, a Certificate of Amendment, duly signed and acknowledged as required for a Certificate of Termination in Section 15.1 of this Article. The Certificate of Amendment shall set forth in full the amendment adopted, and, except as provided in Section 15.3 of this Article, shall certify that at an election duly called and held pursuant to the provisions of the Articles and Bylaws the Owners comprising at least sixty-seven percent (67%) of the votes entitled to be cast by the applicable Membership voted affirmatively either in person or by proxy for the adoption of the amendment. A Supplemental Declaration may be amended with: (i) the approval of the Board; (ii) the approval of the Declarant as long as the Declarant owns any property in Gunnison Rising; and (iii) the affirmative vote of sixty-seven percent (67%) of all votes entitled to be cast by the applicable Membership by Members who own a Tract, Unit, Lot, or Parcel within the affected Tract. Notwithstanding the foregoing to the contrary (i) all amendments must be approved by the Board, and (ii) all amendments to the Article VIII, Section 8.3 affecting lienholder priority must be approved by the holders of any and all first mortgages and deeds of trust affected thereby.

Section 15.3 **Right of Amendment if Requested by Governmental Agency or Federally Chartered Lending Institutions.** Anything in this Article to the contrary notwithstanding, Declarant so long as the Declarant owns any Tract, Unit, Lot, or Parcel, and thereafter, the Board, may amend all or any part of this Master Declaration to such an extent and with such language as may be requested by the Federal Housing Administration (“FHA”), the Veterans Administration (“VA”), the Federal National Mortgage Association (“Fannie Mae”), or the Federal Home Loan Mortgage Corporation (“Freddie Mac”) and to further amend to the extent, requested by any other federal, state, or local governmental agency which requests such an amendment as a condition precedent to such agency’s approval of this Master Declaration, or by any federally chartered lending institution as a condition precedent to lending funds upon the security of any Units, Lots, or Parcels or portions thereof. Any such amendment shall be effected by the Recording, by Declarant, if made by the Declarant, or by the Board if made by the Board, of a Certificate of Amendment, specifying the federal, state, or local governmental agency or the federally chartered lending institution requesting the amendment and setting forth the mandatory language requested by such agency or institution. The Recording of such a Certificate shall be deemed conclusive proof of the agency or institution’s request for such an amendment, and such Certificate, when Recorded, shall be binding upon all of the Covered Property and all persons having an interest therein.

## ARTICLE XVI - GENERAL PROVISIONS

Section 16.1 **Severability.** Any determination by any court of competent jurisdiction that any provision of this Master Declaration is invalid or unenforceable shall not affect the validity or enforceability of any of the other provisions hereof.

Section 16.2 **Non-Waiver.** Failure by the Declarant, the Master Association, any Owner, or other person or entity to enforce any covenant, condition, restriction, easement, reservation, right-of-way, or other provision contained in this Master Declaration shall in no way or event be deemed to be a waiver of the right to do so thereafter.

Section 16.3 **Change of Circumstances.** Except as otherwise expressly provided in this Master Declaration, no change of conditions or circumstances shall operate to extinguish, terminate, or modify any of the provisions of this Master Declaration.

Section 16.4 **Rules and Regulations.** In addition to the right to adopt rules and regulations on the matters expressly mentioned elsewhere in this Master Declaration, the Master Association shall have the right to adopt rules and regulations with respect to all other aspects of the Master Association's rights, activities, and duties, provided said rules and regulations are not inconsistent with the provisions of this Master Declaration and after the notice and hearing requirements of Section 302(1)(k) of the Act.

Section 16.5 **Declarant's Disclaimer of Representations.** Anything to the contrary in the Master Declaration notwithstanding, and except as otherwise may be expressly set forth on a Recorded plat or other instrument Recorded in the office of the County Recorder of Gunnison County, Colorado, Declarant makes no warranties or representations whatsoever that the plans presently envisioned for the complete development of Gunnison Rising can or will be carried out, or that any land now owned or hereafter acquired by it is or will be subjected to this Master Declaration, or that any such land (whether or not it has been subjected to this Master Declaration) is or will be committed to or developed for a particular (or any) use, or that if such land is once used for a particular use, such use will continue in effect.

Section 16.6 **References to the Covenants in Deeds.** Deeds to and instruments affecting any Tract, Unit, Lot, or Parcel or any part of the Covered Property may contain the covenants herein set forth by reference to this Master Declaration; but regardless of whether any such reference is made in any Deed or instrument, each and all of the covenants shall be binding upon the grantee, Owner, or other person claiming through any instrument and his heirs, executors, administrators, successors, and assigns.

Section 16.7 **Successors and Assigns of Declarant.** Any reference in this Master Declaration to Declarant shall include any successors or assignees of Declarant's rights and powers hereunder.

Section 16.8 **Gender and Number.** Wherever the context of this Master Declaration so requires, words used in the masculine gender shall include the feminine and neuter genders; words used in the neuter gender shall include the masculine and feminine genders; words in the singular shall include the plural; and words in the plural shall include the singular.

Section 16.9 **Captions and Titles.** All captions, titles or headings of the Articles and Sections this Master Declaration are for the purpose of reference and convenience only and are not to be deemed to limit, modify or otherwise affect any of the provisions hereof or to be used in determining the intent or context thereof.

Section 16.10 **Notices.** If notice of any action or proposed action by the Board or any committee or of any meeting is required by applicable law, this Master Declaration or resolution of the Board to be given to any Owner or Resident then, unless otherwise specified herein or in the resolution of the Board, such notice requirement shall be deemed satisfied if notice of such action or meeting is published once in any newspaper in general circulation within the City of Gunnison. This Section shall not be construed to require that any notice be given if not otherwise required and shall not prohibit satisfaction of any notice requirement in any other manner.

Section 16.11 **FHA/VA/Fannie Mae/Freddie Mac Approval.** If this Master Declaration has been initially approved by the FHA, the VA, Fannie Mae, or Freddie Mac in connection with any loan programs made available by FHA, VA, Fannie Mae, or Freddie Mac and any loans have been made which are insured or guaranteed by FHA, VA, Fannie Mae, or Freddie Mac, then during the Declarant Control Period the following actions will require the prior approval of the FHA, the VA, Fannie Mae, or Freddie Mac, as applicable, unless the need for such approval has been waived by FHA, VA, Fannie Mae, or Freddie Mac: (1) annexation of Additional Property and amendment of this Master Declaration; or (2) any changes to the Articles or Bylaws during the Declarant Control Period.

Section 16.12 **Attorneys' Fees.** In addition to any other remedies set forth in this Master Declaration regarding costs and attorney's fees, in the event the Master Association employs an attorney to enforce any lien granted to it under the terms of this Master Declaration or to collect any Assessments or other amounts due from an Owner or to enforce compliance with or recover damages for any violation or noncompliance with the Master Declaration, Articles, Bylaws, Association Rules, or Gunnison Rising Design Guidelines, the offending Owner or other person or entity shall pay to the Master Association, upon demand, all attorney fees and court costs incurred by the Master Association, whether or not suit is filed, which fees and costs shall be secured by the Assessment Lien. Provided, however, the Master Association may not allocate any of its costs and attorneys' fees incurred in asserting or defending a claim against a Unit Owner where such Unit Owner is the prevailing party.

Section 16.13 **Dispute Resolution.** Any dispute between the Master Association and the Declarant, between any Owner and the Declarant, or between the Master Association and any Owner, with respect to a matter other than delinquent assessments or enforcement of Design Review Committee decisions, shall be submitted to arbitration in Gunnison, Colorado, before a panel of three (3) arbitrators, under the supervision, rules, and procedures of the American Arbitration Association then in effect and in accordance with the provisions of the Uniform Arbitration Act set forth as Part 2 of Article 22 of Title 13, Colorado Revised Statutes, as modified herein. The Master Association shall comply with the provisions of the following paragraph of this Section 16.14, if applicable to the subject matter of the arbitration. Discovery in such arbitration will be conducted in accordance with the Colorado Rules of Civil Procedure, except that all discovery must be completed within one hundred eighty (180) days after selection of the arbitrators. If the parties to the dispute are unable to agree on the selection of three (3) arbitrators, then the American Arbitration Association will select and implement a method for selection of the arbitrators. The decision of the arbitrators in such cases will be final and binding. The cost of the arbitration proceedings, including reasonable attorneys' fees and expenses of the parties, will be paid by the party(ies) which is not or are not the substantially prevailing party(ies) in the arbitration proceedings (in equal shares, if there are more than one such non-prevailing parties). In any arbitration hereunder, the arbitrators will determine, in addition to any matters submitted by the parties, which party(ies) is or are the substantially prevailing party(ies). The prevailing party(ies) will be the party(ies) who prevail(s) on substantially more of the matters submitted to arbitration, including, without limitation, claims, defenses, remedies, and amounts of damages sought, than any of the other party(ies) to the arbitration. However, all parties to the arbitration shall share equally in all fees required to be paid to the American Arbitration Association and/or the arbitrators, subject to reimbursement of such fees to the prevailing party(ies) from the non-prevailing party(ies).

Notwithstanding any other provisions of this Master Declaration, the Articles of Incorporation, or Bylaws of the Master Association, or any Association Rules of the Master Association, any action or arbitration brought by the Master Association in which it seeks to recover an unspecified amount of damages or damages in excess of Twenty-Five Thousand Dollars (\$25,000) shall first be approved by the vote of the Members holding at least seventy-five percent (75%) of the voting power of the Master Association. All costs and fees to be incurred in connection with such action shall be described in a budget which is approved by the vote of the Members holding at least seventy-five percent (75%) of the voting power of the Master Association at the same

time as the required vote of the Members is obtained to bring the action. Any expenditure in excess of such approved budget shall be approved as an amendment to the budget, which is approved by the same percentage vote of the Members. The proposed litigation budget and a summary of the claims to be asserted in the action shall be mailed to all of the Members, with a notice of the meeting, describing the purpose of the meeting, at least thirty (30) days prior to the date of the meeting. The costs and fees incurred in connection with such action shall be assessed against all of the Owners, other than the Owner against whom any such action is proposed, as a special assessment. Such costs and fees shall not be paid from Annual Assessments, Transfer Fees, Working Capital Fees, Design Review Fees, or other Special Assessments. The Association may not bring an action for breach of warranty or other claims that did not arise out of a violation of the provisions of this Master Declaration. The foregoing requirements shall not apply to any action brought by the Master Association to collect assessments from Members or to obtain injunctive relief in connection with a violation of the provisions of this Master Declaration, whether or not the Master Association seeks to recover its costs of suit and attorneys' fees.

Section 16.14 **Remedies Cumulative.** Each remedy afforded the Master Association herein is cumulative and not exclusive.

Section 16.15 **Responsibility of Successors in Interest to Owner's Violations.** Successors in title of an Owner to a Tract, Unit, Lot, or Parcel are obligated to correct any violation of the Master Declaration, the Association Rules, or the Gunnison Rising Design Guidelines by any preceding Owner of the Tract, Unit, Lot, or Parcel.



**GUNNISON GATEWAY, LLC, LLC**, a Colorado limited liability company

By: \_\_\_\_\_

Its: \_\_\_\_\_

Address: c/o Rufus Wilderson  
232 West Tomichi Avenue  
Suite 202  
Gunnison, Colorado 81230

Facsimile: \_\_\_\_\_

Email: \_\_\_\_\_

STATE OF COLORADO )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

The foregoing Master Declaration was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2009, by \_\_\_\_\_, as \_\_\_\_\_ of **GUNNISON GATEWAY, LLC**, a Colorado limited liability company, as a Consenting Owner.

WITNESS my hand and official seal.

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public

\_\_\_\_\_  
**L. RICHARD BRATTON**

\_\_\_\_\_  
**DONNA R. BRATTON**

Address: P.O. Box 856  
Gunnison, Colorado 81230

Facsimile: \_\_\_\_\_

Email: \_\_\_\_\_

STATE OF COLORADO )

) ss.

COUNTY OF \_\_\_\_\_ )

The foregoing Master Declaration was acknowledged before me on this \_\_\_\_ day of \_\_\_\_\_, 2009, by **L. RICHARD BRATTON** and **DONNA R. BRATTON**, collectively, as a Consenting Owner.

WITNESS my hand and official seal.

My commission expires: \_\_\_\_\_

\_\_\_\_\_  
Notary Public



**LIST OF EXHIBITS**

Exhibit "A"      Legal Description of Gunnison Rising

Exhibit "B"      Additional Property



**EXHIBIT A**

**LEGAL DESCRIPTION OF GUNNISON RISING**

A tract of land situated in Section 1, Township 49 North, Range 1 West, Section 36, Township 50 North, Range 1 West, Sections 5 & 6, Township 49 North and Sections 30 & 31, Township 50 North, Range 1 East, New Mexico Principal Meridian, Gunnison County, State of Colorado, more particularly described as follows:

Beginning at the E $\frac{1}{4}$  corner of said Section 31; Thence S 00°23'38" W 1324.57 Ft. to the Southeast corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 31; Thence S 89°43'41" W 1339.66 Ft. to the Southwest corner of the NE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 31; Thence S 00°06'24" W 1364.37 Ft. to the South Right-of-Way of U.S. Highway 50; Thence N 89°47'13" E 1335.75 Ft. along said South Right-of-Way; Thence N 89°46'08" E 2629.52 Ft. along said South Right-of-Way to a curve; Thence 568.43 Ft. along the arc of a curve to the right along said South Right-of-Way having a radius of 1382.50 Ft., a central angle of 23°33'29" and a chord of S 80°51'50" E 564.44 Ft. to a reverse curve; Thence 897.91 Ft. along the arc of a curve to the left along said South Right-of-Way having a radius of 1005.00 Ft., a central angle of 51°11'25" and a chord of S 83°46'55" E 868.34 Ft. to a compound curve; Thence 278.27 Ft. along the arc of a curve to the left along said South Right-of-Way having a radius of 1980.00 Ft. a central angle of 08°03'09" and a chord of N 83°10'10" E 278.04 Ft.; Thence S 67°42'16" W 53.30 Ft.; Thence S 40°54'57" W 145.71 Ft.; Thence S 23°32'39" W 126.67 Ft.; Thence S 04°53'25" E 223.24 Ft.; Thence S 03°24'52" W 398.71 Ft.; Thence S 85°33'42" W 700.92 Ft.; Thence N 66°21'06" W 93.44 Ft.; Thence N 58°06'04" W 191.98 Ft.; Thence S 68°05'02" W 44.26 Ft.; Thence N 85°52'10" W 94.86 Ft.; Thence N 48°17'08" W 297.80 Ft.; Thence S 89°20'32" W 198.37 Ft.; Thence S 57°04'57" W 163.61 Ft.; Thence S 31°48'25" W 68.93 Ft.; Thence N 74°42'38" W 467.51 Ft.; Thence S 73°08'43" W 414.66 Ft.; Thence N 60°44'16" W 376.57 Ft.; Thence S 85°00'41" W 740.78 Ft.; Thence S 86°55'49" W 1238.95 Ft.; Thence S 86°09'44" W 1447.72 Ft.; Thence S 07°27'36" W 470.05 Ft.; Thence S 61°10'21" W 472.51 Ft.; Thence N 01°10'36" W 365.64 Ft.; Thence S 89°09'54" W 766.41 Ft. along the North line of the SE $\frac{1}{4}$ NW $\frac{1}{4}$  of said Section 6 to a Point on the East boundary of the Gunnison County Airport Property Conveyed to Gunnison County by court order, recorded May 29, 2002 at reception number 520716; Thence N 16°24'30" W 946.95 Ft. along said Airport Boundary; Thence S 73°35'30" W 2887.24 Ft. along said Airport Boundary to the West line of Government Lot 1 of said Section 1; Thence N 00°08'15" W 637.48 Ft. along the West line of Government Lot 1 of said Section 1 to the Southerly line of the Pioneer Society Addition to the City of Gunnison; Thence N 59°40'00" E 992.74 Ft. along said Addition to the South Right-of-Way of U.S. Highway 50; Thence N 89°45'50" E 31.74 Ft. along said South Right-of-Way; Thence N 00°14'10" W 10.00 Ft. along said South Right-of-Way; Thence N 89°45'50" E 422.59 Ft. along said South Right-of-Way; Thence N 00°19'28" E 199.26 Ft. to the South line of the Wilson Subdivision; Thence N 89°44'13" E 298.29 Ft. to the Southeast corner of said Subdivision; Thence N 00°24'42" E 749.87 Ft. to the Northeast corner of said Subdivision; Thence S 90°00'00" W 665.54 Ft. to the Northwest corner of said Subdivision; Thence N 00°20'16" E 160.44 Ft. to the North line of the Western State College tract of land described in Book 592 Page 374, Gunnison County Records; Thence S 89°59'20" W 354.96 Ft. to the Northwest corner of said tract of land; Thence N 00°20'16" E 573.73 Ft. to the Northwest corner of the E $\frac{1}{2}$ S $\frac{1}{2}$ S $\frac{1}{2}$ NE $\frac{1}{4}$ SE $\frac{1}{4}$  of said Section 36; Thence N 89°59'34" E 723.64 Ft. to the East line of said Section 36; Thence N 00°25'34" E 998.76 Ft. to the East  $\frac{1}{4}$  corner of said Section 36;

Thence N 00°16'22" W 1408.93 Ft. to a point on the West line of Section 31; Thence S 53°25'47" E 1135.40 Ft.; Thence S 89°58'56" E 366.73 Ft.; Thence N 00°33'12" W 1911.81 Ft. to the Southwest corner of the SE1/4SW1/4 of Section 31; Thence N 22°23'07" E 572.25 Ft.; Thence S 88°48'33" E 267.61 Ft.; Thence S 21°46'27" E 386.90 Ft.; Thence S10°59'31" E 483.90 Ft.; Thence S 29°21'37" E 1146.79 Ft. to the Northeast corner of the SE1/4NW1/4 of Section 31; Thence N 89°39'15" E 820.64 Ft.; Thence S 35°58'54" E 582.64 Ft.; N 89°39'15" E 536.57 Ft.; Thence S 35°50'18" E 1042.33 Ft.; Thence N 89°41'54"E 272.84 Ft. to the Point of Beginning containing 633.024 Acres, more or less.

Basis of bearings is the North line of said Section 6 being S 89°46'00' W according to the U.S.G.L.O. Plat of Township 49 North, Range 1 East, N.M.P.M.

**EXHIBIT B**

**ADDITIONAL PROPERTY**

**NORTH PARCEL LEGAL DESCRIPTION**

A tract of land situated in Sections 30 & 31, Township 50 North, Range 1 East, New Mexico Principal Meridian, Gunnison County, State of Colorado, more particularly described as follows:

Beginning at the E<sup>1</sup>/<sub>4</sub> corner of said Section 31; Thence S 89°41'54"W 272.84 Ft.; Thence N 35°50'18" W 1042.33 Ft.; Thence S 89°39'15" W 536.57 Ft.; Thence N 35°58'54" W 582.64 Ft.; Thence S 89°39'15" W 820.64 Ft. to the Center North 1/16 corner of Section 31; Thence N 29°21'37" W 1146.79 Ft.; Thence N 10°59'31" W 483.90 Ft.; Thence N 21°46'27" W 386.90 Ft.; Thence N 88°48'33" W 267.61 Ft.; Thence S 22°23'07" W 572.25 Ft. to the West 1/16 corner of Section 31; Thence S 00°33'12" E 1911.81 Ft.; Thence N 89°58'56" W 366.73 Ft.; Thence N 53°25'47" W 1135.40 Ft. to a point on the West line of the NW <sup>1</sup>/<sub>4</sub> said Section 31; Thence N 00°16'22" W 1227.99 Ft. to the Northwest corner of said Section 31; Thence N 00°14'06" W 453.80 Ft. to the Southwest corner of a tract of land described under Reception No. 481994, Gunnison County Records; Thence N 50°04'01" E 187.74 Ft. along the East line of said tract of land; Thence N 24°47'59" E 821.35 Ft. along the East line of said tract of land to the North line of Government Lot 4 of said Section 30; Thence N 89°33'40" E 768.62 Ft. to the Southwest corner of the NE<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub> of said Section 30; Thence N 00°21'14" W 1317.10 Ft. to the Northwest corner of said NE<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub>; Thence N 89°30'26" E 1259.07 Ft. to the Northeast corner of said NE<sup>1</sup>/<sub>4</sub>SW<sup>1</sup>/<sub>4</sub>; Thence N 89°30'26" E 2577.10 Ft. to the Northeast corner of the SE<sup>1</sup>/<sub>4</sub> of said Section 30; Thence S 00°38'42" W 2641.58 Ft. to the Point of Beginning containing 421.660 Acres, more or less.

Basis of bearings is the South line of said Section 31 being S 89°46'00" W according to the U.S.G.L.O. Plat of Township 50 North, Range 1 East, N.M.P.M.



**APPENDIX L: LETTER FROM THE COLORADO DIVISION OF WILDLIFE**



STATE OF COLORADO

Bill Ritter, Jr., Governor  
DEPARTMENT OF NATURAL RESOURCES  
**DIVISION OF WILDLIFE**

AN EQUAL OPPORTUNITY EMPLOYER

Thomas E. Remington, Director  
6060 Broadway  
Denver, Colorado 80216  
Telephone: (303) 297-1192  
[wildlife.state.co.us](http://wildlife.state.co.us)



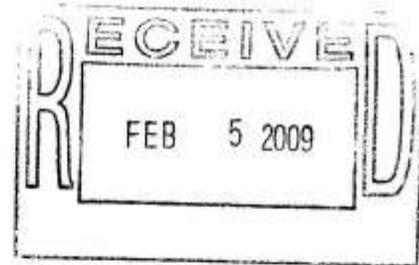
*For Wildlife-  
For People*

City of Gunnison  
Attn-Steve Westbay  
PO Box 239  
Gunnison, CO 81230

Gunnison Basin Sage Grouse Strategic Committee  
Attn-Jim Cochran, Gunnison County Wildlife Conservation Coordinator  
200 E Virginia  
Gunnison, CO 81230

February 4, 2009

Re: Gunnison Rising Annexation



Dear Mr. Westbay and Mr. Cochran,

This correspondence is in regard to wildlife mitigation options for the City of Gunnison to consider regarding the Gunnison Rising annexation. It is worth noting that the proponents of Gunnison Rising have been working with the Division of Wildlife for quite some time while developing their vision for this project. They have consulted the DOW and sought input on various options and have worked to reduce the impacts to wildlife from the project.

When the project was initially brought to the City of Gunnison, the City requested that the Gunnison Basin Sage Grouse Strategic Committee assist with mitigation recommendations specifically regarding Gunnison sage grouse. The Strategic Committee in turn requested that the Division of Wildlife work with the proponents in determining impacts and ways to avoid, minimize or mitigate those impacts. It is the statutory mandate and mission of the DOW to "protect, enhance and manage the wildlife resources of the State of Colorado for the use and benefit of the public". To that end, the Division has worked in good faith with the proponents and considered a wide array of wildlife mitigation options. Unfortunately many of the options discussed are very difficult to quantify in relation to their values to wildlife in general and Gunnison sage grouse specifically.

With that in mind, I would like to present some options for the City and Strategic Committee to consider. The proponents have indicated a willingness to place a conservation easement on a portion of the property that is no longer being considered for annexation. Using a formula concept that originated from wetlands mitigation, the DOW developed a draft mitigation formula for use in this situation. This was presented to the Strategic Committee at their January 15, 2009 meeting. DOW staff then ran several scenarios through the formula and arrived at an original wildlife mitigation recommendation:

That Gunnison Valley Partners would place a non-development conservation easement on 200 acres of land on the northern boundary of the property where it is adjacent to Bureau of Land Management property. Specific restrictions in the Easement would be worded such that they would minimize the use of the property with further conditions prohibiting activities (trail closures, pet leash requirements, etc) during the grouse lek season from mid March through mid May. This would, in effect, create a buffer between the intensely developed areas and public lands.

Since the original DOW proposal above was developed, the Gunnison Rising proponents have developed a mitigation recommendation as follows: The proponents would relinquish public land grazing permits for 356 AUMs (Animal Unit Months) on BLM lands north of Highway 50 in Gunnison County. These permits cover approximately 26,328 acres of BLM lands. Discussions with the Gunnison BLM Field Manager and Range Technician have occurred and the general consensus is that relinquishment of the grazing permits would be beneficial in helping the BLM meet their standards and

Page 2  
Wildlife Mitigation

guidelines for the effected acreage. Helping the BLM meet their standards for the involved lands in turn would prove beneficial to a variety of wildlife species, current livestock grazing operations, overall rangeland health as well as aquatic environments.

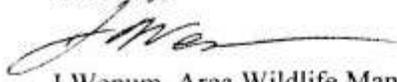
In addition, GVP, through Rocky Mountain Resource Management Services, has proposed a non-development conservation easement on 160 acres immediately adjacent to the BLM lands along the northern and northeastern portions of their lands, along with relinquishment of the grazing permits, 356 AUMs on the 26,328 acres of BLM lands as mentioned above. The relinquishment of the permits is intended to offset the 40 acre difference between the DOW and the GVP acreages.

After review of this proposal, the Division of Wildlife finds this as an acceptable wildlife mitigation option for the Gunnison Rising Annexation proposal. The GVP proposal allows for a direct wildlife benefit to adjacent BLM lands by creating a buffer near the proposed Gunnison Rising annexation. It also provides a direct wildlife benefit to a much larger, landscape.

General wildlife comments regarding the entire annexation have been submitted in writing previously by the Division of Wildlife. This has been a long process and a variety of aspects of the project have been worked through to avoid or minimize the overall impacts to wildlife. We greatly appreciate the proponent's efforts to address wildlife concerns.

As the Gunnison Basin continues to develop, it is important that habitat available for use by wildlife is not incrementally lost and that conflicts with wildlife are minimized. Although this project in itself affects only a small portion of available wildlife habitat, the effects of all development can be cumulative. As such, the Division of Wildlife encourages a development pattern that maintains the wildlife values of the greater portions of the Gunnison Basin. The DOW feels that the Gunnison Rising proposal follows that philosophy. Thank you for the opportunity to comment on this land use change.

Sincerely,



J Wenum, Area Wildlife Manager-Gunnison

Cc: Tom Spezze, SW Regional Manager  
Mark Konishi, Assistant Director, Field Operations  
Chris Parmeter, District Wildlife Manager  
Matt Thorpe, District Wildlife Manager  
Nathan Seward, Wildlife Conservation Biologist  
Jim Cochran, Gunnison County Sage Grouse Coordinator  
Tim Seibert, NES Urban Design Land Planning & Landscape Architect

**APPENDIX M: *CITY OF GUNNISON MUNICIPAL CODE***  
**(by reference only, not attached)**

<http://www.codepublishing.com/CO/GUNNISON.HTML>

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## **APPENDIX N: LEGAL DESCRIPTIONS**

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