

GUNNISON COUNTY PLANNING COMMISSION

AGENDA: MAY 12, 2006

Site Visits

1:00 p.m. Blue Jay Condos and Cottonwood Grove Townhomes, Rommjo, LLC, represented by David Leinsdorf, Site visit/ no action, 6 condominium units, and 12 townhome units, in three duplex and two triplex buildings; total of 18 units, located approx. 2 miles west of the City of Gunnison
***Meet at the Blackstock Government Center parking lot at 12:45 p.m.**
***Or any members of the public please meet at the site**

1:45 p.m. Horse Meadows Subdivision, represented by **Jessica Stone site visit/no action**, subdivision of 48.56 acres into ten single-family residence lots and one common open space area of 7.22 acres, north of the City of Gunnison, north of Seneca Drive and east of Chekwa Way.
***Meet at the site.**

2:30 p.m. Larkspur Subdivision, represented by Gary Garland, site visit/ no action, single family and recreational park development, on a 35.6-acre parcel that lies along the Brush Creek Road, approximately 1 ½ miles south of the Town of Crested Butte, in the E ½ NE ¼ of Section 12, Township 14 South. Uses proposed include: 46 single family (unrestricted) lots, 1 Homeowners' Association office/maintenance lot, 8 essential single-family housing lots, 2 essential housing lots/ each of which would have a four-plex , 1 essential duplex lot, 14.35 acres of open space that would include two ponds, a public park next to 2 outdoor tennis courts.

Also proposed is a recreation/tennis facility to include three indoor tennis courts, an entry/reception area, climbing wall, pro shop, batting cage, men's and women's locker rooms, day care room, virtual golf, bar/grill, bathrooms, mechanical room, two offices for the facility, fitness facility, yoga room, weight room, mechanical room and exercise room. An outside pool is planned that will be "bubbled" in the winter months. Three outdoor courts are also planned on the site. If this recreation facility is built the total building will be approximately 39,000 square feet which is made up of a 31,000 sq. ft. footprint and a second story for the westerly section that is 7,700 sq. ft. The total height of the building will be less than 30 feet, primarily 26 feet depending on points of measurement to final grade. If this recreation facility building is not built, then the site could house an indoor hockey facility. If the hockey facility were built it would be a building approximately 35,000 sq. ft. in size and would also be less than the 30 feet maximum allowed under the *Gunnison County Land Use Resolution*.

*** Meet at the intersection of Slate River Dr. and Brush Creek Rd.**

Adjourn

Site Visits : No minutes taken
