



**BOARD OF COUNTY COMMISSIONERS  
OF GUNNISON COUNTY  
RESOLUTION NO. 19-05**

**A RESOLUTION APPROVING  
LAND USE CHANGE PERMIT NO. LUC-2018-00040  
CRESTED BUTTE SOUTH BLOCK 6 SUBDIVISION ONE  
N1/2 BLOCK 6, CRESTED BUTTE SOUTH, FILING NO. 2  
ADAGIO PROPERTIES LLC**

**WHEREAS**, Adagio Properties, LLC, represented by Clark Atkinson, request the subdivision of a .44-acre lot from 6.27-acres, described as the Northern ½ Block 6, Crested Butte South, Filing No. 2, as shown as Lots 1 and 2, on the plat to be titled "Crested Butte South Block 6 Subdivision One". The future development of the lot would include a mixed residential/commercial use building; consisting of three residential units on the second floor and a commercial dental clinic on the first floor. Approval of the future development of the lot resides with the CB South Property Owners Association (POA) Board, pursuant to the *Crested Butte South Special Area Regulations*, and the *CB South Covenants and Restrictions*. Block 6 is designated for commercial use, with discretionary residential use, by approval of the CB South POA. Central water and sewer for the new lot will be provided by the CB South Metro District. Access will be via a driveway, from Gillaspey or Elcho Avenues, or both; and

**WHEREAS**, after a review of the information, documentation and public comment related to the application, the Gunnison County Planning Commission did, after a joint public hearing on February 1, 2019, unanimously approve a Recommendation of approval to the Board of County Commissioners;

**NOW, THEREFORE**, the Board hereby adopts in full the Planning Commission's Recommendation, with these Findings:

1. The Planning Commission has classified the application as a Minor Impact Project, based upon the impact classification found in *Section 6-102: Projects Classified as Minor Impact Projects A. 2-4 Units*.
2. The land use change complies with all applicable requirements of the *Gunnison County Land Use Resolution* and *Section 6-103: Standards of Approval for Minor Impact Projects*.
3. This review and recommendation incorporates, but is not limited to, all the documentation submitted to the County and included within the Planning Office file relative to this application; including all exhibits, references and documents as included therein.

**NOW, THEREFORE, BE IT RESOLVED** by the Board of County Commissioners of Gunnison County, Colorado, that the Board hereby approves Land Use Change Permit No. 2018-00040, Adagio Properties LLC, Crested Butte South Block 6 Subdivision One subdivision, as recommended by the Planning Commission, with the following conditions:

1. This permit is limited to activities described within the "Project Summary" of this application, and as depicted on the Site Plan submitted as part of this application. Expansion or change of this use will require either an application for amendment of this permit, or submittal of an application for a new permit, in compliance with applicable requirements of the *Gunnison County Land Use Resolution*.
2. A mylar subdivision plat, in compliance with Section 6-105, *Gunnison County Land Use Resolution*, shall be provided to the Community Development Department, for signature by the Board of County Commissioners. Approval shall not be effective until and unless the plat is recorded with the Office of the Gunnison County Clerk and Recorder.

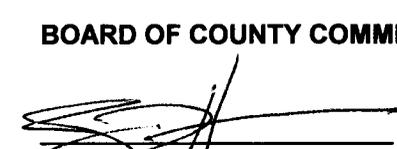


3. The approval shall be memorialized by Board Resolution. Approval shall not be effective until the Resolution is recorded with the Office of the Gunnison County Clerk and Recorder.
4. Future subdivision of Lot 2, Crested Butte South Block 6 Subdivision One (Remainder N1/2 Block 6, Crested Butte South, Filing No. 2) is subject to approval of an adopted Master Plan for the Crested Butte South Commercial Area.
5. This permit may be revoked or suspended if Gunnison County determines that any material fact set forth herein or represented by the applicant was false or misleading, or that the applicant failed to disclose facts necessary to make any such fact not misleading.

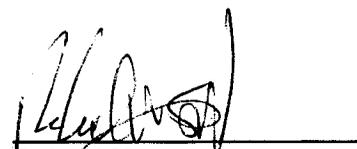
**THIS RESOLUTION AND THE APPROVAL GRANTED HEREBY** shall not be effective unless and until a copy is recorded in the Office of the Clerk and Recorder of Gunnison County.

INTRODUCED by Commissioner Mason, seconded by Commissioner Messner, and passed on this 19<sup>th</sup> day of February, 2019.

**BOARD OF COUNTY COMMISSIONERS**

  
Jonathan Houck,  
Chairperson

  
John Messner,  
Commissioner

  
Roland Mason,  
Commissioner

ATTEST:

  
Shelby McWilliams  
Gunnison County Clerk and Recorder

