

GUNNISON COUNTY BOARD OF ADJUSTMENTS
PRELIMINARY AGENDA: December 10, 2020 Zoom Meeting

8:45 a.m. • **Call to order; determine quorum**

9:00 a.m. **Gunnison Valley Collective, LLC (BOA-20-00004) Public Hearing.** The applicant is requesting a variance from the property line setback from 40 feet to eight feet. The existing four-plex building was built in 1962 and is currently eight feet from the property line. The applicant requests to construct a second story addition to expand the existing one-bedroom units vertically to create larger units. No additional density is being contemplated at this time. Other structures on the 3.44-acre property include a three-bedroom single family home, a duplex with a total of four bedrooms, and a two-bedroom manufactured home. Located at 2050 State Highway 135, Gunnison, Co.

Legally described as:

PARCEL NO. 1:

TOWNSHIP 50 NORTH, RANGE 1 WEST, N.M.P.M.

SECTION 25: A TRACT OF LAND SITUATED IN THE W ½ NE ¼ BEING A PORTION OF GIAMBALVO SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT CORNER NO. 1 (CORNER NO. 1, THE POINT OF BEGINNING BEARS NORTH 89°24' WEST 2,108.8 FEET THENCE NORTH

89°101 WEST 144.8 FEET FROM THE NORTHEAST CORNER OF SAID SECTION 25); THENCE SOUTH 20°021 WEST 382.0 FEET TO CORNER NO. 2; THENCE SOUTH 65°131 EAST 10 FEET TO CORNER NO. 3; THENCE SOUTH 21°291 WEST 285.5 FEET TO CORNER NO. 4; THENCE SOUTH 21°501 WEST 82.3 FEET TO CORNER NO. 5; THENCE NORTH 85°001 WEST 80.2 FEET TO CORNER NO. 6; THENCE NORTH 0°351 WEST 703.2 FEET TO CORNER NO. 7; THENCE SOUTH 89°101 EAST 344.0 FEET TO CORNER NO. 1, THE POINT OF BEGINNING,

EXPECTING THEREFROM THE FOLLOWING TRACT OF LAND:

TOWNSHIP 50 NORTH, RANGE 1 WEST, N.M.P.M. SECTION 25: A TRACT OF LAND SITUATED IN THE WL/2NE1/4, BEING A PORTION OF GIAMBALVO SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 4 AS SHOWN ON THE GIAMBALVO SUBDIVISION PLAN RECEPTION NO. 249511 ON FILE IN THE GUNNISON COUNTY RECORDS OFFICE, FROM THENCE THE NORTHEAST CORNER OF SAID SECTION 25 BEARS SOUTH 89°24100" EAST 2108.8 FEET;

THENCE NORTH 89°101 WEST 144.8 FEET ALONG THE NORTH LINE OF SAID TRACT 4 CORNER NO. 1 OF A TRACT OF LAND DESCRIBED IN BOOK 371 AT PAGE 324 IN THE GUNNISON RECORDS OFFICE;

THENCE SOUTH 20°02' WEST 171.19 FEET ALONG THE EAST LINE OF SAID TRACT OF LAND TO THE POINT OF BEGINNING;

THENCE SOUTH 20°02' WEST 108.91 FEET ALONG THE EAST LINE OF A TRACT OF LAND DESCRIBED IN BOOK 557 AT PAGE 72 IN THE GUNNISON COUNTY RECORDS OFFICE TO THE SOUTHEAST CORNER OF SAID TRACT OF LAND;

THENCE NORTH 89°10' WEST 245.3 FEET ALONG THE SOUTH LINE TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND;

THENCE NORTH 00°35' WEST 102.88 FEET ALONG THE WEST LINE OF SAID TRACT OF LAND TO A POINT;

THENCE SOUTH 89°10' EAST 283.66 FEET TO THE POINT OF BEGINNING,

COUNTY OF GUNNISON,
STATE OF COLORADO.

PARCEL NO. 2:

TOWNSHIP 50 NORTH, RANGE 1 WEST, N.M.P.M.

SECTION 25: A TRACT OF LAND SITUATED IN THE WL/2NE1/4, BEING A PORTION OF GIAMBALVO SUBDIVISION, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF TRACT 4 AS SHOWN ON THE GIAMBALVO SUBDIVISION PLAN RECEPTION NO. 249511 ON FILE IN THE GUNNISON COUNTY RECORDS OFFICE, FROM THENCE THE NORTHEAST CORNER OF SAID SECTION 25 BEARS SOUTH 89°24'00" EAST 2108.8 FEET; THENCE NORTH 89°10' WEST 144.8 FEET ALONG THE NORTH LINE OF SAID TRACT 4 CORNER NO. 1 OF A TRACT OF LAND DESCRIBED IN BOOK 371 AT PAGE 324 IN THE GUNNISON RECORDS OFFICE;

THENCE SOUTH 20°02' WEST 171.19 FEET ALONG THE EAST LINE OF SAID TRACT OF LAND TO THE POINT OF BEGINNING;

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THENCE NORTH 89°10' WEST 245.3 FEET ALONG THE SOUTH LINE TO THE SOUTHWEST CORNER OF SAID TRACT OF LAND;

THENCE NORTH 00°35' WEST 102.88 FEET ALONG THE WEST LINE OF SAID TRACT OF LAND TO A POINT;

THENCE SOUTH 89°10' EAST 283.66 FEET TO THE POINT OF BEGINNING,

COUNTY OF GUNNISON,
STATE OF COLORADO.

Zoom Meeting
Participate using the link below.

Topic: Board of Adjustments Public Hearing 12-10-20
Time: Dec 10, 2020 09:00 AM Mountain Time (US and Canada)

Join Zoom Meeting
<https://zoom.us/j/95911209920?pwd=akRMZWWhDakxzTHZtZWpzS0dFZmVIQT09>

Meeting ID: 959 1120 9920
Passcode: 513931
One tap mobile
+13462487799,,95911209920#,,,,,0#,,513931# US (Houston)
+16699009128,,95911209920#,,,,,0#,,513931# US (San Jose)

Dial by your location
+1 346 248 7799 US (Houston)
+1 669 900 9128 US (San Jose)
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Meeting ID: 959 1120 9920
Passcode: 513931
Find your local number: <https://zoom.us/j/95911209920?pwd=akRMZWWhDakxzTHZtZWpzS0dFZmVIQT09>

NOTE: Unless otherwise noted, all meetings are conducted by ZOOM meeting until further noticed. This is a preliminary agenda; agenda times may be changed up to 24 hours before the meeting date. If you are interested in a specific agenda item, you may want to call the Planning Department (641-0360) ahead of time to confirm its scheduled time. Anyone needing special accommodations may contact the Planning Department before the meeting.

Adjourn

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