



**BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY
RESOLUTION NO. 2022-24**

**A RESOLUTION CHANGING THE DESIGNATION OF LOT RNQ-1 (FORMALLY
RNQ-1 SINGLE FAMILY LOT) SKYLAND RIVER NEIGHBORHOOD TO ITS
ORIGINAL DESIGNATION OF RNQ-1 (QUADRAPLEX LOT)**

WHEREAS, Stephen Bruno the owner of Lot RNQ-1, aka 38 Alpine Ct, Skyland River Neighborhood, proposes a change in the designation of the lot from RNQ-1 "Single-Family Lot" to its original designation of Lot RNQ-1 "Quadrplex Lot;" and

WHEREAS, the Board of County Commissioners of Gunnison County Commissioners finds the following:

1. The *Amended Plat of Portions of Skyland* was approved by the Board of County Commissioners on December 24, 1996, recorded in the Office of the Gunnison County Clerk and Recorder, at Reception No. 473132, January 3, 1997.
2. The Board of County Commissioners approved the *Special Covenants of Skyland River Neighborhood*, recorded in the Office of the Gunnison County Clerk and Recorder, at Reception No. 473134, January 3, 1997. The Covenants designated uses on each individual Lot, including RNQ-1, as a "Quadrplex Lot", which shall be used solely for the development of four single-family units.
3. The Board of County Commissioners approved the "Amendments to Special Covenants of Skyland River Neighborhood", Board Resolution # 2002-33, June 18, 2002. Part of the amended covenants modified the definition of "Quadrplex Lot" to be used solely for two, three or four single-family units. The amended Covenants are recorded in the Office of the Gunnison County Clerk and Recorder, at Reception No. 521552, June 28, 2002.
4. The owner of Lot RNQ-1 in July, 2016 requested the lots designation be changed to single family. At that time the former owner did not wish to construct any residential units on the property. The owner had indicated that he was required to pay water availability for four units due to the "Quadrplex Lot" designation and the designation to RNSF provided relief.
5. The request was supported by the Homeowners Association.
6. The Board of County Commissioners approved the request in Resolution No. 16-30, dated July 19, 2016, recorded at reception number 640664, in the Office of the Gunnison County Clerk and Recorder.



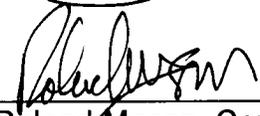
7. The ownership of the lot has changed and the current owner, Stephen Bruno, has requested the lot designation be changed back to its original designation of RNQ-1 "Quadraplex Lot."
8. The request is supported by The Skyland River Neighborhood Association, in a letter dated May 14, 2022, noting they had "no conflict with the request to convert 38 Alpine Court-which was ordinally designated Skyland Lot RNQ-1, then changed to RNSF (Single Family) as per Board of County Commissioners of Gunnison County Resolution No. 16-30 (recorded July 19, 2016)-back to RNQ designation which allows any of the following: Quadraplex, Triplex, Duplex, or Single Family. The RNQ designation change shall be permanent. "

NOW, THEREFORE, BASED ON THE FINDINGS SET FORTH ABOVE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado, that the request for a change in the designation of Lot RNQ-1 to its original designation of "quadraplex lot", is approved.

INTRODUCED by Commissioner Smith, seconded by Commissioner Mason, and adopted this 7th day of June, 2022.

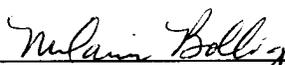
**BOARD OF COUNTY COMMISSIONERS
OF GUNNISON COUNTY, COLORADO**


Jonathan Houck, Chairperson


Roland Mason, Commissioner


Liz Smith, Commissioner

Attest:


Deputy County Clerk

