



**BOARD OF COUNTY COMMISSIONERS OF GUNNISON COUNTY
RESOLUTION NO. 2022- 30**

**A RESOLUTION APPROVING THE APPLICATION FOR THE SUBDIVISION OF TWO
LOTS IN WOLF CANYON SUBDIVISION
LUC-21-00067
JOHNSON COLORADO TRUST**

WHEREAS, the Johnson Colorado Trust, proposes to subdivide a parcel that was originally approved as two separate lots in Wolf Canyon Subdivision. A lot cluster was approved in 2019. The applicant has applied to subdivide the clustered parcel.

The subject parcel is legally described as Lots 1 and 2, Wolf Canyon Subdivision, 588 Wolf Canyon Drive, Tincup Area; and

WHEREAS, a joint public hearing was conducted by the Planning Commission and the Board of County Commissioners on June 16, 2022; and

WHEREAS, after a review of the application and all information, documentation and testimony related to it, the Gunnison County Planning Commission did, at its regular meeting on June 16, 2022 forward to the Board of County Commissioners a recommendation of approval of the application with the following Findings and Conditions:

FINDINGS

1. This project is classified as a Minor Impact.
2. This application is consistent with the standards and requirements of this *Resolution*.
3. This proposal will return lots 1 & 2 to the originally approved Wolf Canyon subdivision plat.
4. A residence is currently under construction on lot 1, BP-20-00216, and complies with Gunnison County setback requirements.
5. This review and decision incorporates, but is not limited to, all the documentation submitted to the County and included within the Community Development file relative to this application; including all exhibits, references and documents as included therein.

CONDITIONS

1. This permit is limited to activities described within the "Project Description" of this application, and as depicted on the 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. This approval is founded on each individual requirement. Should the applicant successfully challenge any such finding or requirement, this approval is null and void.



3. 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.
4. The wildlife recommendations per the letter from Philip Gurule, Colorado Parks and Wildlife District Wildlife Manager, dated March 20, 2022 shall be met.
5. The removal or material alteration of any physical feature of the property (geological, topographical or vegetative) relied on herein to mitigate a possible conflict shall require a new or amended land use change permit.
6. Approval of this use is based upon the facts presented and implies no approval of similar use in the same or different location and/or with different impacts on the environment and community. Any such future application shall be reviewed and evaluated, subject to its compliance with current regulations, and its impact to the County.

NOW, THEREFORE, BE IT RESOLVED by the Board of County Commissioners of Gunnison County, Colorado, that Land Use Change Permit No. LUC-21-00067, is approved as a Minor Impact Project, subject to each and all Findings and Conditions identified above.

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 Smith, seconded by Commissioner Mason, and passed on this 2nd day of August, 2022.

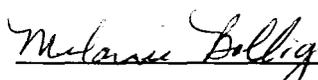
BOARD OF COUNTY COMMISSIONERS


Jonathan Houck,
Chairperson


Elizabeth Smith,
Commissioner


Roland Mason,
Commissioner

ATTEST:


Gunnison County Clerk and Recorder
↳ Deputy

