



Gunnison County, CO
Community Development Department
 221 N. Wisconsin St. Ste. D, Gunnison, CO 81230
 Phone: (970) 641-0360
 Website: <https://www.gunnisoncounty.org/144/Community-and-Economic-Development>
 Email: planning@gunnisoncounty.org

GOLD BASIN INDUSTRIAL PARK SPECIAL AREA PERMIT APPLICATION

SUBMIT ALL PERMIT PACKET INFORMATION TO PLANNING@GUNNISONCOUNTY.ORG

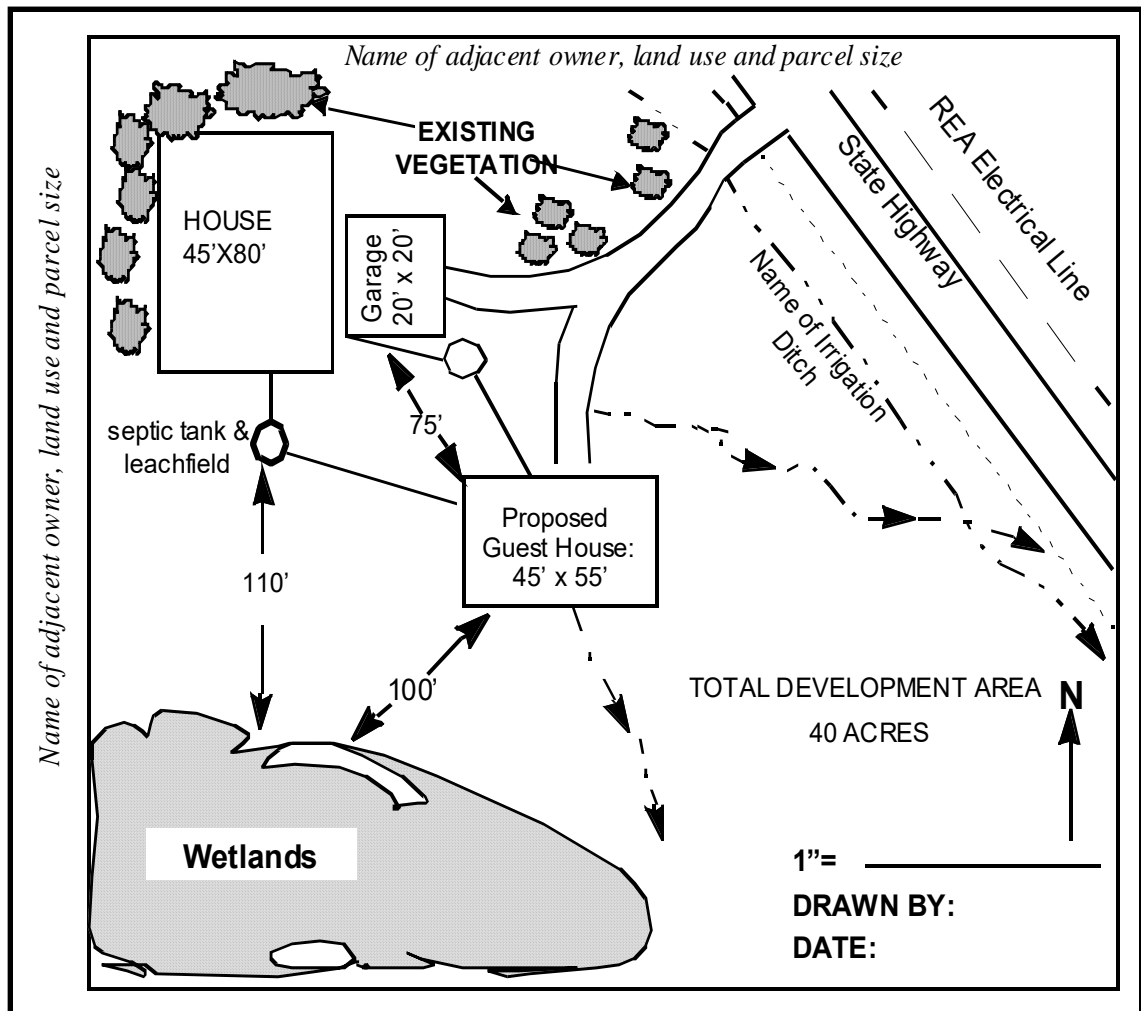
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|--|---------------|------------------------|
| APPLICANT: | | |
| MAILING ADDRESS: | | |
| CITY: | STATE: | ZIP: |
| PHONE (day): | | (evening): |
| FAX: | | E-MAIL ADDRESS: |
| PRIMARY CONTACT PERSON and AUTHORIZED REPRESENTATIVE (The person the Community Development Department should contact regarding scheduling of meetings and information for this application. A NOTARIZED LETTER from the Lessee authorizing the representative must be submitted.) | | |
| NAME: | | |
| MAILING ADDRESS: | | |
| CITY: | STATE: | ZIP: |
| PHONE (day): | | (evening): |
| FAX: | | E-MAIL ADDRESS: |

As needed to provide complete information, submit the following on separate sheets attached to this application:

- A. LEASEHOLD AREA LOCATION.** The Leasehold Area address at which the business, commercial or industrial operation is proposed to be located.
 - 1. PROJECT DESCRIPTION.** A detailed written description of what the applicant wants to do on or to the Leasehold Area, including:
 - 2. BUSINESS, COMMERCIAL OR INDUSTRIAL OPERATION.** A description of the proposed business, commercial or industrial operation.
 - 3. NUMBER OF EMPLOYEES.** Number of employees required for the operation
 - 4. HOURS OF OPERATION.** The hours of daily operation, and the days of the week in which the business, commercial or industrial operation is proposed to be conducted.

5. **CONSTRUCTION.** The amount of square footage proposed for the structures, and the types of materials to be used in the structures.
 6. **TRAFFIC.** Traffic estimated to be generated by the proposed project, including whether it will be commercial or industrial, or a mix of all uses, the types of vehicles that will be used, and the estimated numbers of vehicle trips per day.
- B. **PHASES.** If the business, commercial or industrial operation is proposed to be developed in phases, an identification of the phases what activities are proposed to be included in each.
 - C. **TWO COPIES OF SITE DEVELOPMENT PLAN.** Two copies of the Site Plan are required to be submitted, to include a scaled drawing of the Leasehold Area, boundary lines and front, rear and side setback lines of the Leasehold Area, and the following:
 1. **STRUCTURES AND/OR DEFINED AREAS OF ACTIVITY.** The shape, composition and locations of all existing and proposed structures.
 2. **DISTANCES OF STRUCTURES TO LEASEHOLD AREA LINES.** Location and distance from lot lines to existing and proposed structures, rights-of-way, location of the proposed access.
 3. **UTILITIES.** Locations of all existing and proposed utilities to serve the Leasehold Area, including water, sewer, electric, gas, phone and cable lines.
 4. **PARKING AND DRIVEWAYS.** The number and location of all existing and proposed parking spaces and driveways on the Leasehold Area.
 5. **SIGN LOCATIONS AND DESIGNS.** A plan for the location and renditions of their design, in compliance with these Regulations.
 - D. **FOUNDATION PLAN.** Foundation plan, stamped by a qualified professional engineer licensed in the State of Colorado, and including detail of size, height and reinforcement used in footers and foundation walls, size and spacing of concrete pads.
 - E. **COMPLETE FLOOR PLAN.** As applicable, complete floor plan of any structures, including dimensions and uses of each room, and window and door locations and sizes.
 - F. **FRAMING PLAN/ CROSS SECTIONS.** Framing plan/cross sections, including structural makeup of building, species and grade of lumber, size and spacing of rafters, joists, studs, construction materials and thickness of walls and roofs. Trusses (beams carrying heavy loads), and complex roof designs must be designed and stamped by a qualified professional engineer licensed in the State of Colorado
 - G. **ELEVATION PLAN** Elevation plan showing finished grade and all sides of the structures.
 - H. **EXTERIOR LIGHTING PLAN.** An exterior lighting plan, pursuant to the applicable requirements of the *Gunnison County Land Use Resolution*.
 - I. **DRAINAGE PLAN.** A drainage plan for the Leasehold Area, showing compliance with the Master Drainage Plan.
 - J. **LANDSCAPING PLAN.** A landscaping plan, pursuant to the standards of these *Regulations*.
 - K. **LEASE AGREEMENT.** A copy of the lease agreement between the applicant as Lessee of a Leasehold Area within the Gold Basin Industrial Park Special Area, or documentation from the Gunnison County Manager that the lease agreement will be approved by the Board.
 - L. **COLORADO DEPARTMENT OF HEALTH APPROVAL.** Documentation of approval of the proposed construction by the Colorado Department of Public Health and Environment.

SITE PLAN EXAMPLE



NOTICE REGARDING U.S. FISH AND WILDLIFE SERVICE DETERMINATION THAT GUNNISON SAGE-GROUSE IS A THREATENED SPECIES

- The U.S. Fish and Wildlife Service has determined, effective December 22, 2014, threatened species status under the Endangered Species Act of 1973, as amended, for the Gunnison Sage-grouse.
- Gunnison County approval of this County permit is not U.S. Fish and Wildlife Service approval of any activity described or authorized by this County permit.
- Gunnison County is not and does not act as your representative with regard to consultation with the U.S. Fish and Wildlife Service or performance of U.S. Fish and Wildlife Service requirements.