

Legals

**—GUNNISON WATERSHED SCHOOL DISTRICT RE1J—
REGULAR MEETING
MAY 10, 2021 ~ 5:30 PM
LAKE SCHOOL**

This meeting will be conducted in person and by distance using the video conferencing platform ZOOM. Please check the GWSD website for further instructions.

- 5:30 I. Call to Order
- II. Roll Call
- III. Pledge of Allegiance
- IV. Modifications/Approval of Agenda—**ACTION ITEM**
- V. Commendations and recognition of visitors
*Visitors who wish to address the Board, please make known at the beginning of the meeting via zoom.
- VI. Executive Session regarding a personnel matter C.R.S. 24-6-402 (4)(f)
The particular matter to be discussed behind closed doors is a personnel matter regarding a resignation.
- VII. Administrative Action Summaries
 - A. 3rd Quarter FY21 Financials update - Mrs. Mills, Business Manager
 - B. FY22 Budget Planning - Mrs. Mills, Business Manager
 - C. Review scope of Facilities - Dr. Nichols
 - D. Superintendent Summary - Dr. Nichols
 - 1. Successful Students
 - 2. Strong Employees
 - 3. Engaged Community
 - 4. Healthy Finances
 - 5. Functional Facilities
- VIII. Action Items
 - A. Consent Grouping
Note: Items under the consent grouping are considered

routine and will be enacted under one motion. There will not be separate discussion of these items prior to the time the board votes unless a Board Member requests an item be clarified or even removed from the grouping for separate consideration.

The Superintendent recommends approval of the following

- 1. Board of Education Minutes
 - a. April 12, 2021—Regular meeting
 - b. April 26, 2021—Special meeting
- 2. Finance
Approve for payment, as presented by the Business Manager, warrants as indicated:
 - a. General Account # 39525-39669
 - b. Payroll Direct Deposit # 47215-47584
- 3. Personnel*
 - a. Sarah Smith- Secondary Teacher-Pathways
 - b. Tim Parr-7th grade Math Teacher-GMS
 - c. Breanne Lassiter-Literacy Coach-GES
 - d. Christopher Rush-Secondary Math-GHS
 - e. Alyssa Geist-1st Grade Teacher-GES
 - f. Ashley Cook-Elementary Teacher-Pathways (transfer)
 - g. Zoe Rome-5th Grade Teacher-GES
 - h. Shannon Zurn-Resignation-Kindergarten-Lake
 - i. Kaitlin Lyall-Resignation-Secondary Social Studies-CBSS
- 4. Correspondence
 - a. Thank you note
 - B. New Business
 - C. Old Business
- IX. Comments from the Public

- *Visitors who wish to address the Board
- X. Items introduced by Board Members
- XI. Board Committee Reports
 - a. District Accountability Committee- Mr. Taylor
 - b. School Accountability Committees- Mr. Martineau, Mrs. Mick, Mrs. Brookhart
 - c. Gunnison County Education Association Negotiations- Ms. Fullmer
 - d. Gunnison County Education Association 3X3- Mr. Martineau
 - e. Fund 26- Mrs. Mick
 - f. Gunnison Valley Community Foundation- Mrs. Mick
 - g. Gunnison Memorial Scholarship- Mr. Taylor
 - h. Health Insurance Committee- Ms. Fullmer
- XII. Forthcoming Agendas/Meeting Dates and Times
 - A. Monday, May 24, 2021—Regular Meeting@5:30pm Crested Butte
 - B. Monday, June 7, 2021—Regular Meeting/Budget Hearing@5:30pm Gunnison
 - C. Monday, June 21, 2021—Regular Meeting/Budget Adoption@5:30pm Gunnison
 - XIII. Executive Session regarding a property matter C.R.S. 24-6-402(4)(a)
The particular matter that is to be discussed behind closed doors is property acquisition in the Crested Butte area.
 - XIV. Adjournment

Published in the Crested Butte News. Issue of May 7, 2021. #050703

**—NOTICE OF PUBLIC HEARING CONCERNING A LAND USE CHANGE PERMIT—
APPLICATION FOR A THIRD RESIDENCE AND AGGREGATE SQUARE FOOTAGE OF 12,500 OR MORE SQUARE FEET AT THE
PROPERTY COMMONLY KNOWN AS 11521 COUNTY ROAD 730, GUNNISON COLORADO AND LEGALLY DESCRIBED IN EXHIBIT A**

The Gunnison County Planning Commission will conduct a public hearing on May 21, 2021 at 10:45 am ON ZOOM, to hear public comment concerning land use change permit application LUC-20-00048. Please go to the online meetings tab at <https://www.gunnisoncounty.org/144/Community-and-Economic-Development> for the ZOOM meeting link to hear public comment concerning a land use change permit application. APPLICANT: The applicant is Ranch Properties, LLC.

LOCATION: The site is located at 11521 County Road 730, Gunnison, Colorado
PROPOSAL: The Applicant proposes a third residence at 11521 County Road 730 Gunnison Colorado (AKA Castleton Ranch), located in the Ohio Creek Valley. The subject parcel is approximately 211 acres and is developed with a variety of structures: two residences, two structures intended only for sleeping, and five accessory structures. The proposal would expand the 670 sq. ft. Magazine Building/Hunt Cabin, an

accessory structure, by 2800 sq. ft. The remodel would establish a third residence on the property of approximately 3,500 sq. ft.
Section 6-102.C. Aggregate Square Footage of 12,500 or More sq. ft. requires review and approval pursuant to Article 6, Minor Impact Projects. The existing aggregate floor area for the parcel is 12,103 sq. ft. The proposed aggregate floor area is 14,933 sq. ft.
The residential floor area for the property is currently 6,967 sq. ft. The proposed third residence

would add 3,500 sq. ft., for a total of 10,467 sq. ft. of residential floor area. The accessory structures currently total 5,136 sq. ft. and 670 sq. ft. of that figure would be converted to residential floor area by this request. The proposal would reduce the accessory floor area to 4,466 sq. ft. Table 1 on the following page details the existing structures, uses, and floor area.
The property is not used commercially and no commercial use is proposed as part of this application.

Table 1: Existing Structures, Uses, and Floor Area

Structure Type	Number of Structures	Compound Structure Name(s)	Property Card Building Number	Existing Residential Floor Area	Existing Non- Residential Floor Area
Single Family Residence	1	Main House*	#25	5382 sq. ft.	0 sq. ft.
Secondary Residence	1	Caboose #2	#24	817 sq. ft.	0 sq. ft.
Structures intended only for sleeping	2	Lodge	1. #27	507 sq. ft.	0 sq. ft.
		Caboose #1*	2. #23	261 sq. ft.	0 sq. ft.
Accessory Structures	5	Field House	#28	0 sq. ft.	887 sq. ft.
		Magazine House/Hunt Cabin	#26	0 sq. ft.	670 sq. ft. (to be converted into third residence)
		Car Barn*	#26	0 sq. ft.	2,538 sq. ft.
		Barn	#7	0 sq. ft.	580 sq. ft.
		Cook House	n/a	0 sq. ft.	461 sq. ft.

*approved by LUC-04-00059, Admin Cert No. 98, Series 2004, Reception No. 546452
PUBLIC PARTICIPATION: The public is invited to submit oral or written comments during the ONLINE ZOOM MEETING, or to submit written comments by email: planning@gunnisoncounty.org; or letter (Community Development, 221 N. Wisconsin, Suite D, Gunnison, CO 81230), so long as they are received by 5 p.m. the afternoon before the date of the meeting so that they may be submitted for the public record during the hearing. A copy of the application is available online at: <https://www.gunnisoncounty.org/436/Permit-Database>. Additional information may be obtained by calling the Community Development Department at (970) 641-0360.
ADA ACCOMMODATIONS: Anyone needing special accommodations as determined by the American Disabilities Act may contact the Community Development Department prior to the day of the hearing.
Exhibit A. Legal Description
A TRACT OF LAND WITHIN SECTIONS 18, 19,

AND 20, TOWNSHIP 15 SOUTH, RANGE 86 WEST, SIXTH PRINCIPAL MERIDIAN, GUNNISON COUNTY, COLORADO; SAID TRACT BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 19, (AS MARKED BY A PRIVATE SURVEYOR'S MONUMENT INSCRIBED LS23037); THENCE NORTH 76°44'28" EAST 3351.61 FEET TO A NORTHEASTERLY CORNER OF PARCEL NO. 1 OF THE RANCH PROPERTIES, LLC PROPERTY, (AS RECORDED UNDER RECEPTION NO. 534205 OF THE RECORDS OF GUNNISON COUNTY), SAID CORNER ALSO BEING THE POINT OF BEGINNING FOR THE HEREIN DESCRIBED TRACT; THENCE THE FOLLOWING COURSES AROUND SAID TRACT:
1. NORTH 63°21'49" EAST 36.70 FEET ALONG THE NORTHEASTERLY BOUNDARY OF SAID PARCEL NO. 1;

2. SOUTH 52°23'26" EAST 491.94 FEET ALONG SAID BOUNDARY;
3. SOUTH 39°25'01" EAST 236.87 FEET ALONG SAID BOUNDARY;
4. SOUTH 52°26'58" EAST 148.51 FEET ALONG SAID BOUNDARY;
5. SOUTH 44°10'16" EAST 459.99 FEET ALONG SAID BOUNDARY;
6. SOUTH 34°28'39" WEST 16.96 FEET ALONG SAID BOUNDARY;
7. SOUTH 52°45'52" EAST 369.29 FEET ALONG SAID BOUNDARY;
8. SOUTH 04°16'19" EAST 11.50 FEET ALONG SAID BOUNDARY;
9. SOUTH 57°13'27" EAST 362.52 FEET ALONG SAID BOUNDARY;
10. SOUTH 55°03'07" EAST 1520.76 FEET ALONG SAID BOUNDARY;
11. SOUTH 52°08'37" EAST 588.98 FEET ALONG SAID BOUNDARY;
12. SOUTH 11°19'03" EAST 257.60 FEET

ALONG SAID BOUNDARY;
13. SOUTH 32°07'08" EAST 218.54 FEET ALONG SAID BOUNDARY;
14. SOUTH 41°37'34" EAST 967.77 FEET ALONG SAID BOUNDARY;
15. SOUTH 49°04'05" EAST 200.06 FEET ALONG SAID BOUNDARY;
16. SOUTH 08°23'36" WEST 7.66 FEET ALONG SAID BOUNDARY;
17. SOUTH 28°46'14" WEST 1536.56 FEET;
18. NORTH 44°31'16" WEST 3782.78 FEET;
19. NORTH 63°08'03" WEST 909.78 FEET;
20. NORTH 45°37'39" WEST 1659.29 FEET;
21. NORTH 49°50'00" EAST 1461.91 FEET TO SAID NORTHEASTERLY CORNER OF SAID PARCEL NO.1, SAID CORNER ALSO BEING THE POINT OF BEGINNING OF THE HEREIN DESCRIBED TRACT.

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legals@crestedbuttenews.com
deadline tuesday at noon • 970.349.0500 ext. 105

**—CB SOUTH P.O.A. BOARD MEETING NOTICE & AGENDA—
WEDNESDAY MAY 12TH, 2021 ~ 6:00PM
P.O.A. BOARD MEETING AGENDA
VIRTUAL UBERCONFERENCE**

Join the call: <https://www.uberconference.com/dom658>
Optional dial-in number: 781-448-4005
PIN: 70089
Questions about this Agenda/Meeting can be directed to 349-1162 or info@cbsouth.net
This agenda can also be viewed on-line at www.cbsouth.net
6:00 PM Call to Order
6:05 PM Approval of Minutes for the April 14th, 2021 P.O.A. Board Meeting
6:10 PM Monthly Financial Report for April 2021
New Business:
6:15 PM Scheduled Property Owner Comment Time

6:20 PM Consideration of a Change in Land Use to a Multi-Family Residence, Lot 18, Block 4, Filing # 2, 391 Cement Creek Road
6:50 PM Consideration of a Special Use Permit for Amplified Outdoor Music on May 28th, Tully Burton, 282 Elcho Ave.
7:05 PM Consideration of an Application to Cluster Two Lots, Zuni Brewery, Lot 17 and 18, Block 6, Filing #2, 325 and 247 Elcho Avenue.
Continued Business:
7:15 PM Review Covenant Amendment Draft: Review Remaining Articles and Ballot Structure
Manager's Report:
7:45 PM Manager's Report

8:00 PM Confirm June 9th, Board Meeting Date
Identify June Board Meeting Agenda Items
8:05 PM Adjourn
ADA Accommodations: Anyone needing special accommodations as determined by the *American Disabilities Act* may contact the Association Manager prior to the day of the hearing.
Agenda Items: All times are estimates. Please allow for earlier discussion. Please show up at least 20 minutes prior to the listed times.

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**—DESIGN REVIEW COMMITTEE (DRC)—
CRESTED BUTTE SOUTH PROPERTY OWNERS ASSOCIATION
NOTICE OF PUBLIC MEETING
AGENDA
THURSDAY MAY 20, 2021 ~ 6:00PM
UBERCONFERENCE**

Join the call: <https://www.uberconference.com/dom658>
Optional dial-in number: 781-448-4005
PIN: 70089
This Agenda serves a 14-day public comment period in which comments may be submitted in writing to the DRC.
Questions about this Agenda/Meeting can be directed to 349-1162 or info@cbsouth.net or viewed at: www.cbsouth.net
6:00 PM Call to Order
6:05 PM Approve Minutes for the March 18th and April 15th, 2021 DRC Meeting.
Business:
6:10 PM Fessenden, Multi-Family Residence, Lot 18, Block 4, Filing #2, 391 Cement Creek Road
6:40 PM Nichols, Single-Family Residence, Lot 2, Block 19, Filing #2, 15 Brackenbury Street
7:10 PM Fellows, Accessory Dwelling Unit, Lot 22, Block 12, Filing #2, 522 Shavano Street

7:30 PM Norton, Green House, Lot 14, Block 24, Filing #3, 444 Zeligman Street
8:00 PM Paulsen, Single-Family Residence, Lot 11, Block 15, Filing #3, 1134 Bryant Ave.
8:40 PM Scheduled Property Owner Comment Time
9:00 PM Adjourn
ADA Accommodations: Anyone needing special accommodations as determined by the *American Disabilities Act* may contact the Association Manager prior to the day of the hearing.
Agenda Items: All times are estimates. Please allow for earlier discussion. Please show up at least 20 minutes prior to the listed times. A complete set of plans can be viewed at the Crested Butte South POA office, 61 Teocalli Road.

Published in the Crested Butte News. Issues of May 7 and 14, 2021. #050711