



URBAN DESIGN

LAND
PLANNING

&

LANDSCAPE
ARCHITECTURE

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November 5, 2007

Stu Ferguson, Mayor
Rick Miller, Mayor Pr Tem
Ellen Harriman, Councilor
Bill Nesbitt, Councilor
Jonathan Houck, Councilor
City of Gunnison
PO Box 239
201 W. Virginia Avenue
Gunnison, CO 81230-0239

RE: Gunnison Rising Annexation Master Plan – Phase 1 Review Comments

Dear Mr. Ferguson, Mr. Miller, Ms. Harriman, Mr. Nesbitt, and Mr. Houck:

As you are aware, response comments dated March 27, 2007, were provided by the City of Gunnison on the Gunnison Rising Land Use Master Plan (Master Plan), which was submitted to the City in December of 2006. As a result of these comments; a charette was conducted in May 2007, Planning Commission work sessions took place, and numerous meetings were held with City departments and agencies. The attached report provides responses to these comments and letters, provides supplementary information, and presents an updated Master Plan for the Gunnison Rising project. Updated support maps are also included in conjunction with the initial Land Use Master Plan report submitted in December 2006.

The report will provide responses to the City's letter dated March 27, 2007, as well as, to the review agencies letters that were attached to the March 27th letter. In addition, the report provides a summary of changes made to the initial Master Land Use Plan (Master Plan) as a result of the charette, Planning Commission work sessions, and meetings with City departments and agencies. The report addresses policy considerations raised in the March 27th letter, as well as, the overall character of Gunnison Rising, the potential Development Resource Zone, and updates to the planning parameters used to establish the proposed land uses. Lastly, updated supplementary maps and plans have been provided in Section Four of the report.

We look forward to receiving your second round of comments on the Gunnison Rising project.

Sincerely,
N.E.S. Inc.

Timothy W. Seibert, ASLA
Principal

cc: Bill Schuck, The Schuck Corporation
Dennis Minchow, The Schuck Corporation
Richard Bratton, Bratton & McClow, LLC

Attachments