



REGULAR CITY COUNCIL MEETING AGENDA
Tuesday, November 1, 2022 - 6:00 PM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

The Montrose City Council is pleased to have residents of the community take time to attend City Council meetings. We encourage your attendance and participation. Individuals wishing to be heard during public hearing proceedings are encouraged to be prepared and will generally be limited to three minutes to allow everyone the opportunity to be heard. Additional written comments are welcome and will be received at any time. The 11:00 p.m. rule will be enforced in accordance with City of Montrose Regulations (Sec. 7-15-2).

Public participation for this meeting will be in person in the City Council Chambers, and the meeting can be viewed via livestream at <https://www.cityofmontrose.org/759/Live-Meetings-Viewer>. Hearing assistance devices are available for public use. Please let us know if you need accommodation. The City also offers interpretation for Spanish speakers. In order to allow time to book this resource, please email planningmail@ci.montrose.co.us at least three days before the meeting.

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- 1) City Council meeting called to order by Mayor Dave Frank
 - 2) The Pledge of Allegiance
 - 3) Roll call by the City Clerk
 - 4) Changes to the agenda including additions and deletions
 - 5) CALL FOR PUBLIC COMMENT FOR NON-AGENDA ITEMS

The “Call for Public Comment” agenda item is a time when concerned members of the community may publicly voice their concerns and discuss items of interest. Please note that no formal action will be taken on the matters raised during this time.

Comments made during this time should be addressed to the Council and pertain to matters of at least general importance to the City and its operations. Please be aware that neither City Council nor City staff are expected to respond or engage in discussion or debate.

Personal attacks and disagreements, personnel and employment matters, the use of profanity or ethnic, racial or gender-oriented slurs are prohibited, as is any “disorderly conduct” which violates state or local law and shall not be permitted.



6) APPROVAL OF MINUTES (5 minutes)

City Council consideration of the minutes of the October 17, 2022, special City Council meeting and the October 18, 2022, regular City Council meeting. *Staff: City Clerk Lisa DelPiccolo* **5-10**

Action: Consider making a motion to approve the minutes of the October 17, 2022, special City Council meeting and the October 18, 2022, regular City Council meeting as presented.

7) NEW BREW PUB LIQUOR LICENSE APPLICATION (15 minutes)

City Council consideration of an application for a new Brew Pub liquor license at 830 N. Townsend Avenue for Pomona Brewing Company, Inc., d.b.a. Pomona Brewing Company, for consumption on the licensed premises and to sell malt liquor beverages manufactured on the licensed premises and packaged in sealed containers for consumption off of the licensed premises. *Staff: City Attorney Ben Morris* **11-17**

Action: Hold a hearing. Consider making a motion to approve a new Brew Pub liquor license at 830 N. Townsend Avenue for Pomona Brewing Company, Inc., d.b.a. Pomona Brewing Company, for consumption on the licensed premises and to sell malt liquor beverages manufactured on the licensed premises and packaged in sealed containers for consumption off of the licensed premises.

8) ORDINANCE 2599 - FIRST READING (10 minutes)

City Council consideration of Ordinance 2599 on first reading, an Ordinance of the City of Montrose, Colorado, providing and appropriating funds for defraying the expenses and liabilities of the City of Montrose, Colorado, during the fiscal year beginning January 1, 2023. *Staff: Finance Director Shani Wittenberg* **18-19**

The complete budget document is available on the City of Montrose website:
<https://www.cityofmontrose.org/DocumentCenter/View/48807/2023-Proposed-Budget>.

Action: Hold a hearing. Consider making a motion to pass Ordinance 2599 on first reading as presented.

9) RESOLUTION 2022-14 (10 minutes)

City Council consideration of Resolution 2022-14, a Resolution of the City Council of the City of Montrose, Colorado, adopting the 2023 Fee Schedule and repealing 4-1-4 (G) subsections (1) and (2) of the Montrose Regulations Manual. *Staff: City Clerk Lisa DelPiccolo* **20-49**

Action: Accept public comment. Consider making a motion to adopt Resolution 2022-14 as presented.



10) RESOLUTION 2022-15 (10 minutes)

City Council consideration of Resolution 2022-15, a Resolution of the City of Montrose Colorado, opting out of the Colorado Paid Family and Medical Leave Insurance Program pursuant to Colorado Revised Statutes § 8-13.3-522. *Staff: Assistant City Attorney Chris Dowsey and Human Resources Director Terri Wilcox* **50-54**

Action: Accept public comment. Consider making a motion to adopt Resolution 2022-15 as presented.

11) REQUEST FOR SUPPORT FOR MONTROSE REGIONAL HEALTH AMBULATORY CARE CENTER (10 minutes)

City Council consideration of a request to abate the actual cost of water and sewer connection fees for the Montrose Regional Health Ambulatory Care Center, estimated to total \$47,533.00. *Staff: Deputy City Manager Ann Morgenthaler* **55-56**

Action: Accept public comment. Consider making a motion to abate the actual cost of water and sewer connection fees for the Montrose Regional Health Ambulatory Care Center as presented.

12) THE FALLS AT VALLEY RANCH PRELIMINARY PLANNED DEVELOPMENT (15 minutes)

City Council consideration of the Falls at Valley Ranch Preliminary Planned Development. *Staff: Planner II William Reis* **57-79**

Action: Accept public comment. Consider making a motion to approve the Falls at Valley Ranch Preliminary Planned Development.

13) THE FALLS AT VALLEY RANCH AMENDED PRELIMINARY PLAT (10 minutes)

City Council consideration of the Falls at Valley Ranch Amended Preliminary Plat. *Staff: Planner II William Reis*

Action: Accept public comment. Consider making a motion to approve the Falls at Valley Ranch Amended Preliminary Plat expressly conditioned upon City staff ensuring that all policies, regulations, ordinance and municipal code provisions are met and that the Applicant adequately addressed all of staff's concerns prior to the execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied.



14) ORDINANCE 2600 - FIRST READING (10 minutes)

City Council Consideration of Ordinance 2600 on first reading, an Ordinance of the City of Montrose, Colorado, amending the zoning designation of the Eagle Ranch P.D. Filing 1, Amendment 3, Outlot 1 from "R-2" Low Density District to "R-3A" Medium High Density District. *Staff: Planner II William Reis* **80-88**

Action: Hold a hearing. Consider making a motion to pass Ordinance 2600 on first reading as presented.

15) ORDINANCE 2598 - SECOND READING (10 minutes)

City Council consideration of Ordinance 2598 on second reading, an Ordinance of the City of Montrose, Colorado, designating the Knights of Pythias Building, 33 S Cascade Ave, Montrose, Colorado, as a City of Montrose Historic Property Pursuant to § 4-15 of the Official Code of the City of Montrose. *Staff: Planner II William Reis* **89-91**

Action: Accept public comment. Consider making a motion to adopt Ordinance 2598 on second reading as presented.

16) STAFF REPORTS

17) YOUTH CITY COUNCIL COMMENTS

18) CITY COUNCIL COMMENTS

19) MOTION TO ADJOURN

A special meeting of the Montrose City Council was held on Monday, October 17, 2022, at 12:00 p.m., or immediately following the work session in the City Council Chambers of the Elks Civic Building at 107 S. Cascade Avenue. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Dave Frank, Barbara Bynum, Doug Glaspell, J. David Reed, Ed Ulibarri, Bill Bell, Ann Morgenthaler, Ben Morris, Chris Dowsey, Mark Armstrong, Lisa DelPiccolo

GUESTS: Clay Bales, Derek Wagner

CALL TO ORDER

Mayor Dave Frank called the special meeting to order at 11:44 a.m.

EXECUTIVE SESSION

At 11:44 a.m., a motion was made by Barbara Bynum, seconded by Doug Glaspell, to enter into an executive session for the purpose of determining positions relative to matters that may be subject to negotiations under C.R.S. Section 24-6-402(4)(e) and the following additional details are provided for identification purposes: discussion of a partnership with local entities for future use of city property. All voted yes. Motion passed.

RECONVENEMENT AND ADJOURNMENT

The special meeting reconvened at 12:40 p.m.

At 12:40 p.m. a motion was made by Barbara Bynum, seconded by Ed Ulibarri, to adjourn with no further action taken. All voted yes. Motion passed.

ATTEST:

David Frank, Mayor

Lisa DelPiccolo, City Clerk

A regular meeting of the Montrose City Council was held on Tuesday, October 18, 2022, at 6:00 p.m. in the City Council Chambers of the Elks Civic Building. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Dave Frank, Barbara Bynum, Doug Glaspell, J. David Reed, Ed Ulibarri, Grace Hotsenpiller, Bill Bell, Ben Morris, Chris Dowsey, Briceida Ortega, Greg Story, Mark Armstrong, Nik Pridy, David Bries, William Reis, Jace Hochwalt, Scott Murphy, Blaine Hall, Shani Wittenberg

GUESTS: Caitlin Dovey, Fangling Kousoum, Sophano Kan,

CALL TO ORDER

Mayor Dave Frank called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CHANGES TO THE AGENDA

No changes were made to the agenda.

YOUTH CITY COUNCIL APPLICANT INTERVIEW

City Council interviewed Caitlin Dovey for a position on the Montrose Youth City Council for the 2022-2023 term.

CALL FOR PUBLIC COMMENT

No comments were received.

APPROVAL OF MINUTES

City Council considered the minutes of the October 3, 2022, special City Council meeting and the October 4, 2022, regular City Council meeting.

A motion was made by Doug Glaspell, seconded by J. David Reed, to approve the minutes of the October 3, 2022, special City Council meeting and the October 4, 2022, regular City Council meeting as presented. All voted yes. Motion passed.

HISTORIC PRESERVATION COMMISSION APPOINTMENT

City Council considered the appointment of Historic Preservation Commission Alternate Jeremy Omvig as a regular member of the City of Montrose Historic Preservation Commission for a term that expires on October 16, 2025.

A motion was made by Barbara Bynum, seconded by J. David Reed, to appoint Historic Preservation Commission Alternate Jeremy Omvig as a regular member of the City of Montrose Historic Preservation Commission for a term that expires on October 16, 2025. All voted yes. Motion passed.

RETAIL LIQUOR STORE TRANSFER APPLICATION

City Council considered the transfer of the Retail Liquor Store license at 113 W. Main Street from Phil's Enterprises LLC, d.b.a. West Main Liquors, to Quick Shop, LLC, d.b.a. West Main Liquors, for consumption off of the licensed premises.

Assistant City Attorney Chris Dowsey reported that the application is for the transfer of an existing license. Mr. Dowsey stated that the file is in order, the fees have been paid, and a staff review of the application found nothing that would prevent the approval of the transfer.

Applicant Fangling Kousoum was present to answer questions. Mrs. Kousoum stated that she has attended the alcohol server training classes twice. Mrs. Kousoum stated that all staff involved in the sale of alcohol will attend the alcohol server training offered by the City of Montrose.

Public comment was accepted. No comments were received.

A motion was made by Barbara Bynum, seconded by J. David Reed, to approve the transfer of the Retail Liquor Store at 113 W. Main Street from Phil's Enterprises LLC, d.b.a. West Main Liquors, to Quick Shop, LLC, d.b.a. West Main Liquors, for consumption off of the licensed premises. All voted yes. Motion passed.

ORDINANCE 2597 – FIRST READING

City Council considered Ordinance 2597 on second reading, an Ordinance of the City of Montrose, Colorado, repealing Subsection 6-1-28(L) from the Official Code of the City of Montrose, Colorado, to remove a reference to an unused account.

City Attorney Ben Morris reported that Ordinance 2597 removes a graffiti fund provision from the Municipal Code. Mr. Morris stated that there are no changes since first reading.

Mayor Dave Frank opened the hearing.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Doug Glaspell, to adopt Ordinance 2597 on second reading as presented. All voted yes. Motion passed.

STORMWATER UTILITY FEE STUDY CONTRACT AWARD

City Council considered the award of a contract with Carollo Engineers, Inc., in the amount of \$54,404.00 for the completion of a Stormwater Utility Fee Study.

Street Division Superintendent Nik Pridy provided an overview of why the stormwater utility fee study was needed. Mr. Pridy stated that the most recent stormwater master plan was developed in 2009 and it outlined many major defects and a few minor issues. The few minor issues have been addressed but the major stormwater defects are still outstanding. The City's Public Works Department has asked for bids on a comprehensive study and implementation report on different stormwater fees.

Mr. Pridy stated that the Public Works Selection Committee reviewed the bid process and reported that Carollo Engineers, Inc., submitted the most thorough proposal and the lowest bid.

Mr. Pridy mentioned that if the contract award was approved, work would begin this year and be completed in the first quarter of 2023. Deliverables from the study will include the fee structure for all the contributors to the stormwater system, the estimated revenues and how they compare to the repair and expenditures and a much-needed new stormwater masterplan.

Public comment was accepted. No comments were received.

A motion was made by Barbara Bynum, seconded by Doug Glaspell, to award a contract to Carollo Engineers, Inc., in the amount of \$54,404.00 for the completion of a Stormwater Utility Fee Study as presented. All voted yes. Motion passed.

CONTRACT AWARD FOR SAFEGUARDING OF HISTORIC POWER PLANT

City Council considered the award of a contract with Orion Environmental, Inc., and the authorization of \$74,261.25 for the safeguarding of the former Bullock Power Plant at 30 W. South 4th Street.

Facilities Manager Mark Armstrong gave an overview of the project. He stated that windows and doors would be boarded up and secured.

Mr. Armstrong reviewed the bid process and reported that Orion Environmental, Inc., submitted the low bid. The contract amount is \$64,575.00 along with an owner's contingency of 15%, the project total budget would be \$74,261.25.

Mr. Armstrong stated that this project is necessary to protect the structure from the elements, to prevent unauthorized entry into the structure and to prevent further spread of asbestos outside of the structure.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by J. David Reed, to approve the award of a contract with Orion Environment and the authorization of \$74,261.25 for the safeguarding of the former Bullock Power Plant at 30 W. South 4th Street as presented. All voted yes. Motion passed.

BASECAMP SUBDIVISION FINAL PLAT

City Council considered the Basecamp Subdivision Final Plat to create 2 new multifamily residential lots, associated rights of way and easements, and open space and outlots.

Planner II William Reis reviewed the location of the 3.6 acres on the west side of the railroad and west of North Grand Ave. The Basecamp Subdivision is part of the MURA project initiated in 2017. Mr. Reis stated that City Council approved of the Preliminary Subdivision Plat, the Basecamp Preliminary Planned Development, and the Final Planned Development on March 2, 2021.

Public comment was accepted. No comments were received.

A motion was made by J. David Reed, seconded by Barbara Bynum, to approve the Basecamp Subdivision Final Plat expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and Municipal Code provisions are met, and that the applicant adequately addresses all of staff's concerns prior to the execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied. Ed Ulibarri voted no. All others voted yes. Motion passed.

ORDINANCE 2598 – FIRST READING

City Council considered Ordinance 2598 on first reading, an Ordinance of the City of Montrose, Colorado, designating the Knights of Pythias Building, 33 S Cascade Ave, Montrose, Colorado, as a City of Montrose Historic Property Pursuant to § 4-15 of the Official Code of the City of Montrose. A hearing was held.

Planner II William Reis provided an overview of the building's history and architectural relevance, noting that the Knights of Pythias was established in Montrose in January 1887 when representatives of Iron Mountain Lodge No. 19 of Salida came to town to formally start Cascade Lodge No. 33. The first officers were W. A. Eckerly, L. Stewart, J. W. Eiler, F. N. Van Horn, J. C. Marsh, R. Getts, T. E. Finley, and J. N. Reynolds (Salida Mail, January 28, 1887:4). They seem to have had annual banquets, but it is unclear where they met. They evidently started meeting in the upstairs of the building at 317-321 Main in 1899. The stairs to the second floor are between the two commercial storefronts and still has the Knights of Pythias signage above the door.

Mr. Reis recommended approval of the historic property designation stating that staff finds that the building meets the eligibility and integrity requirements.

Mayor Dave Frank opened the hearing.

Public comment was accepted. No comments were received.

Mayor Frank closed the hearing.

A motion was made by Barbara Bynum, seconded by Doug Glaspell, to pass ordinance 2598 on first reading as presented. All voted yes. Motion passed.

STAFF REPORTS

Sales, Use, and Excise Tax Report: Finance Director Shani Wittenberg provided a sales, use, and excise tax report for the month of August 2022. Ms. Wittenberg reported that total sales and use tax collections were up 13.3 percent as compared to August of 2021 with a positive budget variance of 29.0 percent. Year-to-date collections were up 11.7 percent with a positive budget variance of 30.1 percent.

YOUTH CITY COUNCIL COMMENTS

Youth City Council Representative Grace Hotsenpiller had no further report.

CITY COUNCIL COMMENTS

City Councilor Ed Ulibarri had a follow up question from the work session regarding errant golf balls. Mayor Frank mentioned that they didn't come into any formal action at work session regarding that topic. City Manager Bill Bell stated that during the work session, general direction was given from Council for staff to look at different alternatives and liability for the golf course and liability for homeowners around the golf course. Mr. Bell mentioned that staff was able to debrief after the work session and the plan is to do tree plantings in a fashion that would be acceptable to the homeowners, passersby, the golf course and the City.

Mayor Frank also mentioned that as part of the discussion they talked about providing trees to the homeowners living around the golf course. Mr. Bell gave an overview of the City's partnership with Tree City USA program. Any time the City cuts a tree in the City's right of way or public property, 2 trees are planted in its place. Mr. Bell mentioned that the City also partners with schools to do tree planting.

City Councilor J. David Reed congratulated both Finance Director Shani Wittenberg for an excellent presentation at the Budget Open House and City Manager Bill Bell for a great budget message.

MOTION TO ADJOURN

At 6:49 p.m., a motion was made by Doug Glaspell to adjourn the meeting with no further action taken.

ATTEST:

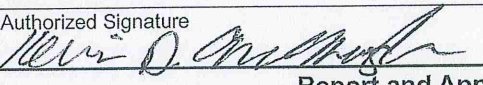
David Frank, Mayor

Lisa DelPiccolo, City Clerk

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Name	Type of License	Account Number		
7. Is the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers under the age of twenty-one years?		Yes ☐ No ☒		
8. Has the applicant (including any of the partners if a partnership; members or managers if a limited liability company; or officers, stockholders or directors if a corporation) or managers ever (in Colorado or any other state):				
a. Been denied an alcohol beverage license?		☐ ☒		
b. Had an alcohol beverage license suspended or revoked?		☐ ☒		
c. Had interest in another entity that had an alcohol beverage license suspended or revoked?		☐ ☒		
If you answered yes to 8a, b or c, explain in detail on a separate sheet.				
9. Has a liquor license application (same license class), that was located within 500 feet of the proposed premises, been denied within the preceding two years? If "yes", explain in detail.		☐ ☒		
10. Are the premises to be licensed within 500 feet, of any public or private school that meets compulsory education requirements of Colorado law, or the principal campus of any college, university or seminary?		☐ ☒		
Waiver by local ordinance? ☐ ☐		or		
Other: _____				
11. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of greater than (>) 10,000? NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.		☐ ☒		
12. Is your Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of less than (<) 10,000? NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.		☐ ☒		
13. a. For additional Retail Liquor Store only. Was your Retail Liquor Store License issued on or before January 1, 2016?		☐ ☐		
b. Are you a Colorado resident?		☐ ☐		
14. Has a liquor or beer license ever been issued to the applicant (including any of the partners, if a partnership; members or manager if a Limited Liability Company; or officers, stockholders or directors if a corporation)? If yes, identify the name of the business and list any <u>current</u> financial interest in said business including any loans to or from a licensee. <i>San Juan Brews. NO financial interests.</i>		☒ ☐		
15. Does the applicant, as listed on line 2 of this application, have legal possession of the premises by ownership, lease or other arrangement?		☒ ☐		
☐ Ownership ☒ Lease ☐ Other (Explain in Detail) _____				
a. If leased, list name of landlord and tenant, and date of expiration, exactly as they appear on the lease:				
Landlord <i>Sand J Development LLC</i>	Tenant <i>Pomona Brewing Company, Inc</i>	Expires <i>2027</i>		
b. Is a percentage of alcohol sales included as compensation to the landlord? If yes, complete question 16.		☐ ☒		
c. Attach a diagram that designates the area to be licensed in black bold outline (including dimensions) which shows the bars, brewery, walls, partitions, entrances, exits and what each room shall be utilized for in this business. This diagram should be no larger than 8 1/2" X 11".				
16. Who, besides the owners listed in this application (including persons, firms, partnerships, corporations, limited liability companies) will loan or give money, inventory, furniture or equipment to or for use in this business; or who will receive money from this business? Attach a separate sheet if necessary.				
Last Name	First Name	Date of Birth	FEIN or SSN	Interest/Percentage
Last Name	First Name	Date of Birth	FEIN or SSN	Interest/Percentage
Attach copies of all notes and security instruments and any written agreement or details of any oral agreement, by which any person (including partnerships, corporations, limited liability companies, etc.) will share in the profit or gross proceeds of this establishment, and any agreement relating to the business which is contingent or conditional in any way by volume, profit, sales, giving of advice or consultation.				
17. Optional Premises or Hotel and Restaurant Licenses with Optional Premises:				
Has a local ordinance or resolution authorizing optional premises been adopted?				☐ ☒
Number of additional Optional Premise areas requested. (See license fee chart)				
18. For the addition of a Sidewalk Service Area per Regulation 47-302(A)(4), include a diagram of the service area and documentation received from the local governing body authorizing use of the sidewalk. Documentation may include but is not limited to a statement of use, permit, easement, or other legal permissions.				

Name	Type of License	Account Number		
19. Liquor Licensed Drugstore (LLDS) applicants, answer the following: a. Is there a pharmacy, licensed by the Colorado Board of Pharmacy, located within the applicant's LLDS premise? ☐ ☒ If "yes" a copy of license must be attached.				
20. Club Liquor License applicants answer the following: Attach a copy of applicable documentation Yes No a. Is the applicant organization operated solely for a national, social, fraternal, patriotic, political or athletic purpose and not for pecuniary gain? ☐ ☒ b. Is the applicant organization a regularly chartered branch, lodge or chapter of a national organization which is operated solely for the object of a patriotic or fraternal organization or society, but not for pecuniary gain? ☐ ☒ c. How long has the club been incorporated? d. Has applicant occupied an establishment for three years (three years required) that was operated solely for the reasons stated above? ☐ ☒				
21. Brew-Pub, Distillery Pub or Vintner's Restaurant applicants answer the following: a. Has the applicant received or applied for a Federal Permit? (Copy of permit or application must be attached) ☒ ☐				
22. Campus Liquor Complex applicants answer the following: a. Is the applicant an institution of higher education? ☐ ☒ b. Is the applicant a person who contracts with the institution of higher education to provide food services? ☐ ☒ If "yes" please provide a copy of the contract with the institution of higher education to provide food services.				
23. For all on-premises applicants. a. For all Liquor Licensed Drugstores (LLDS) the Permitted Manager must also submit a Manager Permit Application - DR 8000 and fingerprints.				
Last Name of Manager <i>McHugh</i>	First Name of Manager <i>Chelsea</i>			
24. Does this manager act as the manager of, or have a financial interest in, any other liquor licensed establishment in the State of Colorado? If yes, provide name, type of license and account number. Yes No ☐ ☒				
25. Related Facility - Campus Liquor Complex applicants answer the following: Yes No a. Is the related facility located within the boundaries of the Campus Liquor Complex? If yes, please provide a map of the geographical location within the Campus Liquor Complex. If no, this license type is not available for issues outside the geographical location of the Campus Liquor Complex. b. Designated Manager for Related Facility- Campus Liquor Complex				
Last Name of Manager	First Name of Manager			
26. Tax Information. Yes No a. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant, been found in final order of a tax agency to be delinquent in the payment of any state or local taxes, penalties, or interest related to a business? ☐ ☒ b. Has the applicant, including its manager, partners, officer, directors, stockholders, members (LLC), managing members (LLC), or any other person with a 10% or greater financial interest in the applicant failed to pay any fees or surcharges imposed pursuant to section 44-3-503, C.R.S.? ☐ ☒				
27. If applicant is a corporation, partnership, association or limited liability company, applicant must list all Officers, Directors, General Partners, and Managing Members. In addition, applicant must list any stockholders, partners, or members with ownership of 10% or more in the applicant. All persons listed below must also attach form DR 8404-I (Individual History Record), and make an appointment with an approved State Vendor through their website. See application checklist, Section IV, for details.				
Name <i>Chelsea R. McHugh</i>	Home Address, City & State <i>Montrose, 318 Pineview Dr. CO 81401</i>	DOB <i></i>	Position <i>President</i>	%Owned <i>51</i>
Name <i>Kevin McHugh</i>	Home Address, City & State <i>Same</i>	DOB <i></i>	Position <i>Vice Pres</i>	%Owned <i>49</i>
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned
Name	Home Address, City & State	DOB	Position	%Owned

Name	Type of License	Account Number
** If applicant is owned 100% by a parent company, please list the designated principal officer on above. ** Corporations - the President, Vice-President, Secretary and Treasurer must be accounted for above (Include ownership percentage if applicable) ** If total ownership percentage disclosed here does not total 100%, applicant must check this box: ☐ Applicant affirms that no individual other than these disclosed herein owns 10% or more of the applicant and does not have financial interest in a prohibited liquor license pursuant to Article 3 or 5, C.R.S.		
Oath Of Applicant		
I declare under penalty of perjury in the second degree that this application and all attachments are true, correct, and complete to the best of my knowledge. I also acknowledge that it is my responsibility and the responsibility of my agents and employees to comply with the provisions of the Colorado Liquor or Beer Code which affect my license.		
Authorized Signature	Printed Name and Title	Date
	Kevin M. McLeod Vice President	
Report and Approval of Local Licensing Authority (City/County)		
Date application filed with local authority	Date of local authority hearing (for new license applicants; cannot be less than 30 days from date of application)	
September 27, 2022	November 1, 2022	
The Local Licensing Authority Hereby Affirms that each person required to file DR 8404-I (Individual History Record) or a DR 8000 (Manager Permit) has been: ☒ Fingerprinted ☒ Subject to background investigation, including NCIC/CCIC check for outstanding warrants That the local authority has conducted, or intends to conduct, an inspection of the proposed premises to ensure that the applicant is in compliance with and aware of, liquor code provisions affecting their class of license (Check One) ☐ Date of inspection or anticipated date _____ ☒ Will conduct inspection upon approval of state licensing authority		
☐ Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 1,500 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of > 10,0000?		Yes No ☐ ☒
☐ Is the Liquor Licensed Drugstore (LLDS) or Retail Liquor Store (RLS) within 3,000 feet of another retail liquor license for off-premises sales in a jurisdiction with a population of < 10,0000?		Yes No ☐ ☒
NOTE: The distance shall be determined by a radius measurement that begins at the principal doorway of the LLDS/RLS premises for which the application is being made and ends at the principal doorway of the Licensed LLDS/RLS.		
☐ Does the Liquor-Licensed Drugstore (LLDS) have at least twenty percent (20%) of the applicant's gross annual income derived from the sale of food, during the prior twelve (12) month period?		Yes No ☐ ☒
The foregoing application has been examined; and the premises, business to be conducted, and character of the applicant are satisfactory. We do report that such license, if granted, will meet the reasonable requirements of the neighborhood and the desires of the adult inhabitants, and will comply with the provisions of Title 44, Article 4 or 3, C.R.S., and Liquor Rules. Therefore, this application is approved.		
Local Licensing Authority for		Telephone Number ☐ Town, City ☐ County
Signature	Print	Title
Signature	Print	Title
		Date

**CITY OF MONTROSE
LOCAL LIQUOR LICENSING AUTHORITY**

IN THE MATTER OF THE APPLICATION FOR)	
A NEW BREW PUB)	PRELIMINARY
LIQUOR LICENSE)	FINDINGS AND REPORT
	LIQUOR LICENSE
POMONA BREWING COMPANY, INC.)	APPLICATIONS
830 N. TOWNSEND AVENUE)	
MONTROSE, CO 81401)	

TO THE APPLICANT ABOVE-NAMED AND OTHER INTERESTED PARTIES;
GREETINGS:

Pursuant to C.R.S. § 44-3-312, not less than five (5) days prior to the date of the hearing, the local liquor licensing authority is required to make known its findings based on its investigation in writing to the applicant and other interested parties. You are hereby advised that with regard to the above application an investigation has been made, and based on the results thereof the following have been determined:

- (1) There **has not** been a denial of an application at the same location by either the state or local licensing authority within the two years preceding the date of the application for the reason that the reasonable requirements of the neighborhood were satisfied by the existing outlets. This includes premises within five hundred feet of the location for which the current application is sought per C.R.S. § 44-3-313 (1)(a)(I).
- (2) It appears from the evidence submitted that the applicant will be entitled to possession of the premises where the license is proposed to be exercised per C.R.S. § 44-3-313 (1)(b).
- (3) Selling liquor in the manner proposed in the application is not in violation of the zoning laws of the City of Montrose or any laws, rules or regulations pertaining to taverns of the State Board of Health or the State of Colorado, per C.R.S. § 44-3-313 (1)(c).
- (4) The building where the applicant proposes to sell liquor at retail **is not in violation of the 500-foot limitation** from any public or parochial school or the principal campus of any college, university, or seminary, notwithstanding the exceptions listed in C.R.S. § 44-3-313 (1)(d)(I).

- (5) Within the neighborhood designated by the City of Montrose as the neighborhood affected by the license applied for, there are the following existing liquor outlets:

ARTS.....	02
BEER AND WINE.....	01
BREW PUB.....	04
FERMENTED MALT BEVERAGE/OFF.....	15
HOTEL & RESTAURANT.....	27
HOTEL & RESTAURANT/OPTIONAL PREMISES.....	03
LOGGING & ENTERTAINMENT.....	05
RETAIL LIQUOR STORE.....	07
TAVERN.....	09

- (6) The following criminal history information has been brought to the attention of the Authority:

Applicant (including partners, officers, directors, over 10%

shareholders): All Clear

Applicant's employees: N/A

Persons known to assist or finance applicant: N/A

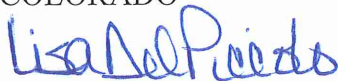
Source of information: CBI/FBI Background Reports

- (7) The Applicant has submitted the appropriate fees due and payable to the City of Montrose.
- (8) The Applicant has posted the appropriate signage at the premises for which the license is sought, with a photo evidencing the same on file.

The public hearing on this application will be held on November 1, 2022, at 6:00 p.m., in the Council Chambers of the Elks Civic Building, in Montrose, Colorado. At said hearing, you will have an opportunity to be heard regarding all matters pertaining to the application, including all matters herein set forth.

Dated this 26th day of October 2022.

LOCAL LIQUOR LICENSING
AUTHORITY, CITY OF MONTROSE,
COLORADO



By: City Clerk and Secretary to Local Liquor
Licensing Authority



CITY OF MONTROSE

OFFICE OF THE CITY CLERK



Lisa DelPiccolo, MMC, City Clerk

Direct Dial: 970.240.1422

E-mail: ldelpiccolo@ci.montrose.co.us

October 26, 2022

Petitions were circulated in support of a Brew Pub liquor license for Pomona Brewing Company, Inc., doing business as Pomona Brewing Company at 830 N. Townsend Avenue.

A summary of the petitions is as follows:

- 70 Signatures were submitted
- 8 Signatures were determined to be insufficient
 - 7 outside of city limits
 - 1 failed to indicate support or opposition
- 62 Signatures were determined to be valid and in support of the license.

Comments received in support of the license being issued:

- Can't wait for another awesome brewery
- Need more good local beer
- Need more businesses in town
- Different business in town
- Can't wait
- I love beer
- Best of luck
- Excellent
- Yay (2)

Respectfully,

Lisa DelPiccolo, MMC
City Clerk

ORDINANCE NO. 2599

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO PROVIDING AND APPROPRIATING FUNDS FOR DEFRAYING THE EXPENSES AND LIABILITIES OF THE CITY OF MONTROSE, COLORADO DURING THE FISCAL YEAR BEGINNING JANUARY 1, 2023

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, as follows:

SECTION 1:

That for the purpose of paying the expenses and liabilities of the City of Montrose for the fiscal year beginning January 1, 2023, there is hereby appropriated the following amounts from the various funds:

Fund	FUND TITLE	FUND APPROPRIATION
100	GENERAL FUND	35,075,378
150	PUBLIC SAFETY FUND	13,381,018
200	RETAIL SALES ENHANCEMENT	706,382
290	TOURISM PROMOTIONAL FUND	819,803
225	PUBLIC/EDUCATION/GOVERNMENT	14,005
260	MONTROSE URBAN RENEWAL AUTH	1,200,000
270	SPECIAL BENEFIT FUND	87,189
370	GOVERNMENTAL DEBT PAYMENTS	1,529,451
420	CEMETERY PERPETUAL CARE	2,000
465	CAPITAL/FACILITY IMPROVEMENT FU	11,509,000
500	WATER FUND	7,831,768
510	SEWER FUND	5,407,386
550	TRASH & RECYCLING FUND	2,549,864
580	BLACK CANYON GOLF COURSE	1,398,783
600	INTERNAL SERVICE FUNDS	7,671,235
610	HEALTH/DENTAL INSURANCE	3,095,600
700	MRD TAX CUSTODIAL FUND	2,466,719
	TOTAL APPROPRIATIONS	94,806,782

SECTION 2:

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its adoption on first reading on Tuesday, November 1, 2022, at the hour of 6:00 p.m. at the City Council Chambers, Elks' Civic Building, in Montrose, Colorado.

INTRODUCED, READ, and PASSED on first reading this 1st day of November 2022.

Dave Frank, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

INTRODUCED, READ, AND ADOPTED on second reading this 15th day of November 2022.

Dave Frank, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk



CITY OF MONTROSE
CITY CLERK

MEMO

DATE: October 13, 2022
TO: City Council
FROM: Lisa DelPiccolo, City Clerk
RE: Proposed Fee Schedule Revisions

Listed below is a summary of proposed revisions to the fee schedule effective January 1, 2023.

3-1-1 (A) Administrative Fees

Mobile Food Vendor Permit fees were updated to match current regulations
Records requests fees were changed to the maximum amount allowed by state statute
Special Waste Collection fees were updated

3-1-1 (C) Cemetery Fees

Fees for lot sales were increased to match other cemeteries in the area
Open/close fees for full burials were increased to reflect actual cost

3-1-1 (D) Land Use Fees

The City Operations and Police Services (COPS) fee was eliminated
Street Excavation Permit fees were restructured and updated

3-1-1 (I) Municipal Court Fees

Municipal Court fees were added to the fee schedule

3-1-2 Pavilion Fee Schedule

Art Divider/Room Divider wording was updated
Catering fees were restructured and updated
Kitchen fees were removed

3-1-3 Fee Schedule for Water, Sewer and Trash

Water and sewer connection fees were increased by 5 percent
Water usage fees per 1,000 gallons were increased by 5 percent plus a .15 increase pass through from Project 7
Trash and Recycling fees were increased by 10 percent
Miscellaneous recycling items were added
The fee to recycle fluorescent bulbs and CFLs was reduced



RESOLUTION NO. 2022-14

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, as follows:

WHEREAS, the City of Montrose has established a Fee Schedule to be part of the City of Montrose Regulations Manual for the efficient administration of applications, permits, licenses, and services; and

WHEREAS, the City Council has determined that some fees specific to business operations are insufficient to cover City expenses associated with the processing of applications, licenses, and permits and providing services; and

WHEREAS, updates to the fee schedule are necessary; and

WHEREAS, the City Council has determined that the following changes are in furtherance of the public health, safety and welfare.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO as follows:

- Chapters 3-1-1, 3-1-2 and 3-1-3 of the City's Regulations Manual are hereby repealed.
- The Fee Schedule attached as Exhibit A is hereby adopted.
- The City Operations and Police Service Fee (COPS Fee) codified in 4-1-4 (G), inclusive of subsections (1) and (2) of the Montrose Regulations Manual is hereby repealed.

ADOPTED this 1st day of November, 2022, by the Montrose City Council.

CITY OF MONTROSE, COLORADO

BY: _____
David Frank, Mayor

ATTEST

Lisa DelPiccolo, City Clerk

EXHIBIT A

Sec. 3-1-1. Fee schedule.

(A) Administrative Fees.

Application Permit/License	Fee	Code Reference
Carnival License	\$250.00 per day	5-1-1(C) MC, Res. No. 2003-13, Ord. No. 1944
Commercial Rafting Permit	\$200.00 per year	9-10-2 MC, Ord. No. 2355, 4/21/2015, Res. No. 2018-32
Commercial Solicitation Permit	\$50.00 permit fee	Ord. No. 2331, 12/3/2013, Res. No. 2018-32
	\$10.00 fee per badge	
	\$50.00 deposit per badge	
False Alarms	First one free each year beginning May 1, then \$45.00 for each false alarm thereafter	5-3-5(D) MC, Res. No. 2007-9, Ord. No. 2153
Firearms/Agricultural Use	\$30.00	6-1-13(B)(5) MC, Res. No. 2018-32 , Ord. No. 1944
Fireworks Display	\$50.00	7-4-6(A) MC, Res. No. 2003-13, Ord. No. 1944
Fireworks Stands	\$50.00	7-4-6(H)(3) MC, Res. No. 2003-13, Ord. No. 1944
Gasfitter's License	\$60.00	4-1-4(A)(3)(a) MC, Res. No. 2018-32 , Ord. No. 1944
	\$60.00 for gasfitter test	
Home Occupation	\$25.00	4-4-23(A)(1) MC, Res. No. 2003-13, Ord. No. 1944
Mobile Food Vendor Permit		Res. No. 2022-14
Private property only	\$50.00 per year	
City right of way and parks	\$20.00 per month for the months the permit is active	
Private property, city right of way and parks.	\$20.00 per month for the months the permit is active	
Use of electricity in Demoret Park, Centennial Plaza and designated Main Street vending locations.	\$50.00 per year	
Nuisance Abatement	\$50.00 administrative fee plus actual cost of abatement.	6-4-3(E) MC, Res. No. 2018-32 , Ord. No. 1992
Pawnbroker License	\$200.00	5-11-1(B)(1) MC, Res. No. 2007-9, Ord. No. 2153
Pellet Gun Permit	\$25.00	6-1-13(B)(3) MC, Res. No. 2018-32 , Ord. No. 1944
Plumber's License	\$40.00	4-1-4(B)(3)(a) MC, Res. No. 2018-32 , Ord. No. 1944
Records Request	City fees shall equal the maximum allowed under 24-72-205 C.R.S. and as posted on the website of the general assembly.	Res. No. 2014-10, Res. No. 2021-23, Res. No. 2022-14
	In instances where legal review exceeds 15 minutes, a legal review charge may be assessed to partially defray the cost of time in excess of	

	the first quarter hour. The hourly rate will be billed at \$100.00 an hour, in quarter hour increments.	
Returned Check Fee (Dishonored Check Policy)	\$30.00 for each check returned	5-9-3(A)(1) Regs., Res. No. 2003-55, Ord. No. 1992
Sales Tax License	\$35.00	5-15-3(A) MC, Res. No. 2003-13, Res. No. 2018-32, Ord. No. 1944
	\$15.00 renewal	
	\$10.00 paper filing fee	
Sign Installation (no trespass)	\$25.00 for each sign	6-1-11(A)(2) MC, Res. No. 2007-9, Ord. No. 1992
	\$35.00 for installation	
	\$35.00 for each post	
Special Waste Collection	Non-scheduled residential and commercial collections will be billed the actual costs for time, equipment and landfill fees where applicable.	6-1-4(A) Regs., Res. No. 2007-9, Res. No. 2007-17, Res. No. 2018-32, Ord. No. 1992, Res. No. 2020-26, Res. No. 2022-14
	\$20.00 Freon disposal fee (in addition to any applicable collection fee)	
	\$50.00 for 350-gallon trash container—includes delivery and one empty. \$45.00 for each additional empty.	
	\$25.00 for 90-gallon trash container—includes delivery and one empty. \$25.00 for each additional empty.	
Transient Vendor's License	\$75.00	5-6-2(C) MC, Res. No. 2018-32, Ord. No. 1944
Trash collection and water service "Lock and Leave" fee	\$30.00 to discontinue and reinstate service.	3-1-7(D) MC, Res. No. 2018-32, Ord. No. 2140
Tree Trimming License	\$50.00	3-4-9(C) Regs. 9-3-2(B) MC, Res. No. 2009-1, Ord. No. 1974
Water & Sewer Service Deposit	\$50.00; interest thereon is earned and payable per § 3-5-2(D) of the City of Montrose Municipal Code	3-5-2(B), (D) MC, 3-5-16(G) MC, Ord. No. 2113
Water & Sewer Delinquency Fee	\$50.00	3-5-16(G) MC, Ord. 2113

(B) *Animal Control Fees.*

Application Permit/License	Fee	Code Reference
Dog Variance Application	\$50.00 fee for Home Inspection and database administration.	Res. No. 2018-32
Impound Fee	When reclaiming a pet from the Animal Shelter on the same day that it was impounded for running at large, the fee will be \$20.00 if the pet was vaccinated by the Shelter. Otherwise, pets reclaimed the same day of impoundment will be free.	3-16-4 Regs., Res. No. 2009-1, Res. No. 2018-32

	Other impounds are a \$20.00 fee plus \$5.00 per day boarding fee for all pets reclaimed after the first day.	
Interagency Fees	Covered under separate agency contracts.	Res. No. 2004-17
Relinquishment Fees for personal pets	\$20.00 Cats (over 1 year of age)	3-16-3(A) Regs., Res. No. 2009-1, Res. No. 2018-32
	\$10.00 Kitten (under 1 year of age)	
	\$35.00 Dogs (over 1 year of age)	
	\$25.00 Puppy (under 1 year of age)	
Pet Dog and Cat Adoption Fees		
Dogs 8 weeks to 1 year of age	\$100.00 per dog adopted	3-16-1 Regs., Res. No. 2018-32
Dogs over 1 year of age	\$75.00 per dog adopted	3-16-1 Regs., Res. No. 2018-32
Cats 8 weeks to 1 year of age	\$50.00 per cat adopted	3-16-1 Regs., Res. No. 2009-1
Cats over 1 year of age	\$30.00 per cat adopted	3-16-2 Regs., Res. No. 2006-8

(C) *Cemetery Fees.*

Application Permit/License	Fee	Code Reference
Cemetery	\$600.00 lot sale *40 percent of lot cost is perpetual care	3-3-4 Regs. 3-3-5, 3-3-6, Res. No. 2003-35, Res. No. 2018-32, Ord. No. 1974, Res. No. 2019-28, Res. No. 2022-14
	\$650.00 open/close	
	\$200.00 open/close for cremains	
	\$300.00 open/close for two sets of cremains, simultaneous, same lot	
	\$175.00 additional fee for full burial Saturdays or weekdays after 4:00 p.m.	
	\$100.00 additional fee for burial of cremains on Saturday or weekdays after 4:00 p.m.	
	\$2,000.00 disinterment	
	\$500.00 disinterment of cremains	
Columbarium	\$350.00 niche space	3-3-8(A)(H) Regs., Res. No. 2004-17, Res. No. 2018-32, Res. No. 2021-23
	Niche Plate—actual cost (\$325.00—\$375.00)	
	Date Scroll—actual cost (\$105.00—\$125.00)	
	\$100.00 each open/close including disinterment	
	\$100.00 additional fee for Saturdays or weekdays after 4:00 p.m.	

(D) *Land Use Fees.*

Application Permit/License	Fee	Code Reference
Administrative Review Hearing	\$50.00	4-7-11(A) MC, Res. No. 2004-15, Ord. No. 1999
Amended Plat	\$200.00	4-7-10 MC, Res. No. 2020-26

Amended Preliminary Plat	\$200.00	4-7-10 MC, Res. No. 2020-26
Annexations	\$900.00	C.R.S., Res. No. 2005-60, Ord. No. 1940
Big Box Retail	\$1,000.00	4-1-16(E)(3) MC, Res. No. 2003-3, Ord. No. 1490
Boundary/Lot Line Adjustment	\$100.00	Res. No. 2005-60, Ord. No. 1940
Change in Non-Conforming Use	\$100.00	4-4-29(I) MC, Res. No. 2005-60, Ord. No. 1940
Conditional Use	\$300.00	4-4-29(I) MC, Res. No. 2003-3, Ord. No. 1940
De Novo Hearing (Review Hearing Before City Council)	\$100.00	4-4-29(I) MC, Res. No. 2007-9, Ord. No. 1999
Development Permit for Flood Plain	No fee	4-2-2(B) MC, Res. No. 2004-15
Fence Permit	\$10.00	4-4-21(A)(1) MC, Ord. No. 2366, Res. No. 2019-28
Final Plat	\$300.00	4-7-5(C)1(c) MC, Res. No. 2003-3, 2004-25, Ord. No. 2005
Historic Preservation	Historic Property Designation—No fee	4-15-4—4-15-7 MC, Ord. No. 2451 Res. No. 2019-28
	Historic Property Alteration—No fee	
	Historic Property Relocation—No fee	
	Historic Structure Demolition—No fee	
Large Retail Site Development	\$1,000.00	4-1-16(E)(3) MC, Res. No. 2009-1, Ord. No. 2005
Minor Subdivision Plat Filing	\$200.00	4-7-9(B) MC, Res. No. 2003-3, 2004-25, Ord. No. 2005, Res. No. 2020-26
Mobile Home Park	\$300.00	4-12-5(E) MC, Res. No. 2004-15, Ord. No. 1999
Mobile Home Set Up	\$30.00	4-12-11(A) MC, Res. No. 2004-15, Ord. No. 1999
Planned Development	\$100.00	4-4-29(B) MC, Res. No. 2005-60, Ord. No. 1940
Preliminary Plat	\$300.00 plus \$50.00 per acre for all acreage platted, rounded to the nearest half-acre, and subject to a maximum of \$5,000.00, shall be submitted upon filing of the Preliminary Plat. The \$50.00 per acre fee shall not apply to acreage reserved for future development in another filing.	4-7-5(B)(1) MC, Res. No. 2003-3, 2004-25, Ord. No. 2005
REDO Overlay Zone Administrative Review	\$50.00	Res. No. 2008-31, Ord. No. 2200
Review Hearing before City Council	\$50.00	4-7-11(A) MC, Res. No. 2004-15, Ord. No. 1999

Revised Preliminary Plat	\$200.00	Res. No. 2003-3, Res. No. 2004-25, Res. No. 2005-60, Ord. No. 1940, Ord. No. 2005
Revocable Right-of-Way Encroachment	\$50.00	3-5-4(D) Regs., Res. No. 2009-1, Ord. No. 1974, Res. No. 2020-26
Rezone	\$300.00	4-4-29(I) MC, Res. No. 2003-3, Ord. No. 1940
Sketch Plan	\$300.00	4-7-5(A)(4) MC, Res. No. 2003-3, 2004-25, Ord. No. 2005
Sign Permit, Real Estate and Construction: for real estate and construction signs over six square feet (6 ft ²) in size	\$15.00 per sign	4-4-25(C) MC, Res. No. 2008-2, Ord. No. 2472
Sign Permit—Primary	\$30.00 per sign	4-4-22(C)(1) MC, Res. No. 2008-2, Ord. No. 2179
Sign Permit—Secondary	\$15.00 per sign	4-4-22(C)(1) MC, Res. No. 2008-2, Ord. No. 2179
Site Development	\$100.00	4-1-12 (B) MC, Res. No. 2004-15, Ord. No. 1999
Street Excavation Permit		9-7-7 MC, Res. No. 2004-15, Res. No. 2007-17, Res. No. 2018-32, Ord. No. 1999, Res. No. 2022-14
Application deposit	\$200.00	
Excavation inspection fee	\$70.00 / 500 Sq. Ft., \$70 minimum	
Boring inspection fee	\$0.40 / LF, \$50.00 minimum	
Utility locate potholing fee	\$25.00 per pothole	
Surface impact fee *boring exempt	\$ _____	
	Surface Type x Cost/Sq. Ft.	
	*Asphalt	\$3.25
	Concrete	\$3.75
	Gravel/Road Base	\$0.45
	Earth	\$0.25
	*Impact fee will be tripled if pavement is less than 5 years old	
Street Name Change	\$100.00	3-21-1(A)(1) Regs., Res. No. 2004-20
Temporary Location or Occupancy of Travel Home	\$50.00	4-12-4(A) MC, Res. No. 2004-15, Ord. No. 1999
Temporary Permit for Structure	\$50.00	4-1-3(N)(3)(g) MC, Res. No. 2004-15, Ord. No. 1999
Temporary Use Permit for Premises	Permit process is pending	4-4-23(G) MC, Res. No. 2004-15
Third Primary Sign	\$25.00	4-4-22 (C)(1) MC, Res. No. 2003-3, Ord. No. 1940
Tower Siting	\$150.00	4-4-23(J)(5)(vii), Res. No. 2004-15, Ord. No. 1999
Travel Home Park (RV Park)	\$300.00	4-12-7(E) MC, Res. No. 2004-15, Ord. No. 1999
Variance	\$100.00	4-4-29(I) MC, Res. No. 2003-3, Ord. No. 1940 & 1999

(E) *Liquor Fees.*

Application Permit/License	Fee	Code Reference
Liquor Licensing	City fees shall equal the maximum fee allowed by Colorado State Statute or regulation, as amended from time to time.	5-12-1(C) MC, Res. No. 2007-15, Ord. No. 1944

(F) *Parks/Private Use of Public Property.*

Application Permit/License	Fee	Code Reference
Alcohol Consumption Permit	\$50.00 \$100.00 deposit	3-6-2(D) Regs., Res. No. 2003-35, Ord. No. 1974
Special Events Alcohol Permit in conjunction with an Events Use Permit	Officers may be required at the discretion of the Montrose Police Department at a rate per hour based upon the actual burdened rate of officers and sergeants.	3-6-1(G)(2) Regs., Res. No. 2018-32 , Ord. No. 1974
Entertainment Permit	No Fee	3-5-7 Regs, Res. No. 2005-32, Res. No. 2019-28
Events Use Permit	\$100.00 Events Use Permit Fee For all facilities/venues, including street closures and parades.	3-6-1(C) Regs., Res. No. 2012-11, Res. No. 2018-32 , Ord. No. 1974
	\$100.00 deposit required for all events	
	Certificate of insurance required.	
	Additional fees are required if alcohol permits are issued.	
Insurance Certificate	Actual cost of insurance certificate through the City's insurance provider, added to permit fee.	3-6-1(E) Regs., Res. No. 2003-55, Ord. No. 1992
Lion's Community Building	\$25.00 w/o kitchen for five hours, \$5.00 per hour thereafter \$40.00 w/ kitchen for five hours, \$5.00 per hour thereafter \$100.00 deposit required	3-6-5(P)(4) Regs., Res. No. 2003-35, Ord. No. 1974
Main Street Closure Permit	\$250.00 permit fee, maximum of ten hours. City Council may approve additional hours for additional fees. \$100.00 deposit required. Surety bond and/or insurance certificate required.	Res. No. 2010-41, Res. No. 2018-32
Memorial Bench	\$2,000.00 downtown and park locations, includes bench, plaque, and installation	Res. No. 2019-28, Res. No. 2020-26, Res. No. 2021-23
Montrose Rotary Amphitheater		Res. No. 2021-23
Stage Only	\$100.00/24 hr. booking window	
Stage, Wings and Backstage Area	\$500.00/24 hr. booking window	
Full Facility Including Vendor Area	\$1,000.00/24 hr. booking window	
Deposit	50% of total rental fees	
Overhead Main Street Banner Installation	\$200.00 for one banner \$380.00 for two banners	Res. No. 2019-28, Res. No. 2021-23

Park Shelter Reservation	\$25.00 per day (includes electricity)	3-6-2(C) Regs., Res. No. 2018-32, Ord. No. 1974, Res. No. 2021-23
Parks Use Permit (for private use for areas excluding the shelters)	No fee	3-6-2 Regs., Res. No. 2003-35, Ord. No. 1974
Right-of-Way Use Permit	No Fee	3-5-3 Regs., Res. No 2019-28
Stage Rental	\$50.00 for stage without canopy. \$100.00 for stage with canopy.	Res. No. 2018-32
	\$100.00 deposit required.	
Street Closure	\$100.00 \$100.00 deposit. Insurance certificate required	3-5-2(C) Regs., Res. No. 2003-35, Res. No. 2018-32 , Ord. No. 1974
Tree Legacy Program Plaque	Actual Cost (\$270.00-\$350.00)	Res. No. 2021-23

(G) *Police Department Administrative Fees.*

Application Permit/License	Fee	Code Reference
Administrative Fees—Copies	\$10.00 for each police report	3-20-1 Regs. 3-20-2, Res. No. 2009-1, Ord. No. 1992, Res. No. 2021-23
	\$10.00 for each criminal history report	
	\$0.25 per page for hard copies of documents	
Administrative Fees—Impound Fees	\$4.00 per day for vehicles impounded in the City lot	3-20-4 Regs., Res. No. 2003-55, Ord. 1992
Administrative Fees—Sex Offender Registration	\$40.00 initial registration fee \$20.00 annual registration fee	3-20-5 Regs., Res. No. 2004-39
Administrative Fees—Staff Time (Research, Redaction, etc.)	\$10.00 per hour for first hour \$30.00 per hour after the first hour	Res. No. 2021-23
Administrative Fees—Specialized document production or specialized skills required to fully comply with request (Public Safety Attorney, Special SW/HW, System Admin, Crime Analyst etc.)	\$30.00 per hour Fees for legal review as noted in Section 3-1-1 (A) Records Requests may apply.	Res. No. 2021-23
Administrative Fees—Towing	Varies based on City contract	3-20-4 Regs., Res. No. 2009-1, Ord. No. 1992, 3-20-3 Regs., Res. No. 2003-55, Ord. No. 1992
Administrative Fees—VIN Inspections	\$10.00 VIN Inspection, at Police Dept.	
	\$15.00 VIN Inspection at residence within City Limits set by C.R.S. Certified VIN Inspection	

(H) *Building Code Fees.*

Application Permit/License	Fee		Code Reference
Building Permit Fees	Total Valuation	Fee	4-1-2(D) MC Res. No. 2005-45 Ord. No. 2069 Res. No. 2018-32
	\$1.00 to \$500.00	\$23.50	
	\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100, or fraction thereof, to and including \$2,000.00	
	\$2001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00	
	\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1000.00, or fraction thereof, to and including \$50,000.00	
	\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1000.00, or fraction thereof, to and including \$100,000.00	
	\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00	
	\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00	
	\$1,000,000.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof	
Plan Review Fees	Commercial—65 percent of building permit fee		4-1-2(D) MC Res. No. 2005-45 Ord. No. 2069 Res. No. 2018-32
	Residential—50 percent of building permit fee		
Investigation Fees: Work without a permit	Equal to building permit fee		4-1-2(D) MC Res. 2005-45 Ord. No. 2069 Res. No. 2018-32
Plumbing Permit Fees	Residential—\$50.00		4-1-2(D) MC Res. No. 2005-45 Ord. No. 2069 Res. No. 2018-32
	Commercial—\$100.00		
Gas Permit Fees	Residential—\$50.00		4-1-2(D) MC Res. No. 2005-45 Ord. No. 2069 Res. No. 2018-32
	Commercial—\$100.00		

(I) *Municipal Court Fees.*

Service	Fee	Code Reference
Court Costs	\$25.00 Court Costs will be assessed in each case following a conviction except in those cases in which a written waiver and guilty plea is entered and a fine paid at the Office of the Court Clerk or on CitePay USA	Res. No. 2022-14
Useful Public Service Fee	A \$100.00 Useful Public Service Fee shall be assessed in each case in which Useful Public Service is ordered	Res. No. 2022-14
Bench Warrant Fee	A \$30.00 Bench Warrant Fee shall be assessed in each case in which a bench warrant is issued.	Res. No. 2022-14
Teen Court Fee	A \$100.00 fee shall be assessed in all Teen Court cases	Res. No. 2022-14
Bad Check Fee	A \$25.00 bad check fee shall be assessed for all checks returned for insufficient funds or written on a closed account.	Res. No. 2022-14

The foregoing fees are in addition to any fees imposed by statute and may be waived by the Court for good cause or the indigency of the defendant.

Sec. 3-1-2. Pavilion fee schedule.

(A) *Pavilion Fee Schedule.*

Service	Fee	Code Reference
<i>AV Equipment</i>		
CD Player	\$12.00	Res. No. 2009-1
Full Sound System	\$375.00	Res. No. 2009-1
Small Sound System (8 ch)	\$62.00	Res. No. 2009-1
Cordless Microphone Receiver	\$10.00	Res. No. 2009-1
DVD Player	\$18.00	Res. No. 2009-1
Phone Connection	\$125.00 each	Res. No. 2009-1
Electric Plug Connections	\$5.00 each	Res. No. 2009-1
Laser Pointer	\$5.00	Res. No. 2009-1
Audio Recording of Concerts (auditorium only)	\$45.00	Res. No. 2009-1
<i>Furniture</i>		
Marley Dance Floor (auditorium only)	\$200.00	Res. No. 2009-1
Pitt Cover Removal	\$250.00	Res. No. 2009-1
Podium with Wired Microphone	\$10.00	Res. No. 2009-1
Portable Bar	\$50.00	Res. No. 2009-1
Portable Dance Floor	\$100.00	Res. No. 2009-1
Portable Stage	\$15.00	Res. No. 2009-1
Pipe and Drape Section (8' x 9'5")	\$20.00	Res. No. 2009-1, Res. No. 2022-14
Screen 12 x 12	\$20.00	Res. No. 2009-1
Chairs	No charge	Res. No. 2009-1
Tables	No charge	Res. No. 2009-1
Use of Pianos	Tuning fee plus 50%	Res. No. 2009-1
<i>Linens</i>		
Napkins	\$1.00 per each	Res. No. 2009-1, Res. No. 2021-23
Tablecloth	\$10.00 per each	Res. No. 2009-1, Res. No. 2021-23
<i>Administrative Services</i>		
Copies (black and white)	\$0.20 per each	Res. No. 2009-1
Internet Connection	\$10.00	Res. No. 2009-1
Flipchart and Paper	\$15.00	Res. No. 2009-1
<i>Beverages</i>		
Alcohol	15% increase, Call for quote	Res. No. 2009-1
Coffee Service for approx. 30	\$15.00	Res. No. 2009-1
Hot Tea Service for approx. 30	\$15.00	Res. No. 2009-1
Hot Cocoa Service	\$1.00	Res. No. 2009-1
Hot Cider Service	\$1.00	Res. No. 2009-1
Iced Tea Service for approx. 30	\$15.00	Res. No. 2009-1
Lemonade Service for approx. 30	\$18.75	Res. No. 2009-1
Fruit Punch for approx. 30	\$18.75	Res. No. 2009-1
Soda Pop assorted	\$1.00 per each	Res. No. 2009-1
Bottled Water	\$1.00 per each	Res. No. 2009-1
<i>Bars</i>		
Portable Bar (Soda Fountains)	\$50.00	Res. No. 2009-1
Portable Bar with Bartender	\$12.65 per hour	Res. No. 2009-1

<i>Food Service</i>		
Sweet Rolls	\$1.75	Res. No. 2009-1
Cookies	\$18.75 per dozen	Res. No. 2009-1
<i>Catering Fees</i>		
Catering Fee	Full Service - \$3.00 per person	Res. No. 2009-1, Res. No. 2022-14
	Buffet Service - \$2.00 per person	
	Drop Off Service - \$1.00 per person	
<i>Room Rentals</i>		
Fee for first 8-hour period, additional fees apply for additional hours.		
Auditorium with Technician	\$660.00	Res. No. 2018-32
Auditorium Rehearsal (non-event day)	\$60.00	Res. No. 2018-32
Commons/Front Lawn	\$240.00	Res. No. 2018-32
"Rain or Shine Performance/Event Only" rate, if an inclement weather plan requires inside performance/event, the inside room rate for required space will be charged.		
Center Room	\$250.00	Res. No. 2018-32
Courtyard/Patio	\$250.00	Res. No. 2018-32
Exhibit Gallery/Lobby	\$250.00	Res. No. 2018-32
Full Conference	\$815.00	Res. No. 2018-32
North Room	\$375.00	Res. No. 2018-32
North to Center	\$625.00	Res. No. 2018-32
Ballroom with Full Conference	\$1,075.00	Res. No. 2018-32
Ballroom with Lobby	\$810.00	Res. No. 2018-32
Ballroom	\$620.00	Res. No. 2018-32
South Room	\$250.00	Res. No. 2018-32
South to Center	\$525.00	Res. No. 2018-32
Founders Room	\$220.00	Res. No. 2018-32
Load-In/Load-Out/Rehearsals/Set-up—Non Event Day	\$50.00	Res. No. 2009-1

- (B) *Resident Discount.* For the purposes of subsections (A) and (B) of this section, the term "resident" means a natural person with a permanent, fixed domicile which is intended to be its residence within the City limits of the City of Montrose; or the term "resident" shall also mean any lawful business entity authorized by all applicable provisions of Colorado law, and the City of Montrose Municipal Code and Regulations Manual to do business within the City of Montrose. The discount applicable to residents as defined herein shall be 35 percent.
- (C) *Additional Hours.* Each additional hour after eight hours of scheduled event time shall be surcharged at \$50.00 U.S. Dollars per hour.

Sec. 3-1-3. Fee schedule for water, sewer and trash.

(A) Water Rates and Fees.

Service	Fee				Code Reference
Deposit	\$50.00				MC section 3-5-2(B), Res. No. 2018-32
Maintenance to the City's facilities as a convenience to the customer	\$25.00 minimum fee				MC section 3-5-4(G), Res. No. 2018-32
"REDO" Overlay Zone water distribution tap fee for accessory dwelling units	\$315.00				MC section 3-5-12(A), Res. No. 2018-32, Res. No. 2022-14
Water connection fees	Size of tap	Tap fee	Capacity fee	Total Charge	MC section 3-5-12(D), Res. No. 2018-32, Res. No. 2021-23, Res. No. 2022-14
	¾"	\$831.00	\$2,075.00	\$2,906.00	
	1"	\$1,107.00	\$3,458.00	\$4,565.00	
	1½"	\$1,383.00	\$6,915.00	\$8,298.00	
	2"	\$2,075.00	\$11,064.00	\$13,139.00	
	3"	\$2,766.00	\$20,745.00	\$23,511.00	
	4"	\$3,734.00	\$41,490.00	\$45,224.00	
	6"	\$6,915.00	\$73,297.00	\$80,212.00	
Connection charges per unit or a private fire system	\$968.00				MC section 3-5-12(E), Res. No. 2018-32, Res. No. 2021-23, Res. No. 2022-14
Private water distribution additional unit charge	\$968.00				MC section 3-5-12(H), Res. No. 2018-32, Res. No. 2021-23, Res. No. 2022-14
Monthly water rates—Residential	Base Charge \$19.94 Per 1,000 gallons of usage \$3.71				MC section 3-5-13(A), Res. No. 2021-23, Res. No. 2022-14
Monthly water rates—Residential—outside	Base Charge \$29.92 Per 1,000 gallons of usage \$5.50				Res. No. 2021-23, Res. No. 2022-14
Monthly water rates—Nonresidential	Meter Size, Inches	Amount			MC section 3-5-13(B), Res. No. 2018-32, Res. No. 2021-23, Res. No. 2022-14
	¾"	\$35.29			
	¾"	\$46.40			
	1	\$71.68			
	1 ½	\$133.37			
	2	\$253.05			
	3	\$589.83			
	4	\$916.73			
	Customer type	\$ per 1,000 gallons			
	Nonresidential	\$2.25			
	Water Company	\$3.74			
	Meter Base Charge	\$19.94			
	Per 1,000 gallons	\$3.71			

Private fire system	\$16.80	MC section 3-5-13(C), Res. No. 2018-32, Res. No. 2021-23, Res. No. 2022-14
New construction for each separate building Buildings with more than three units shall pay additional	Minimum fee of \$60.00 \$20.00 each additional unit	MC section 3-5-13(E)(1), Res. No. 2018-32
Delinquent fee	\$50.00	MC section 3-5-15(G), Res. No. 2018-32
Hydrant meter deposit	\$500.00	MC section 3-5-17(C), Res. No. 2018-32, Res. No. 2021-23, Res. No. 2022-14

(B) *Sanitary Sewer Rates and Fees.*

Service	Fee				Code Reference
Sanitary Sewer connection fees	Tap Fee	Meter Size	Capacity Fee	Total Charge	MC section 3-5-12(G)(1), Res. No. 2018-32, Res. No. 2021-23, Res. No. 2022-14
	\$305.00	5/8"	\$4,287.00	\$4,592.00	
	\$305.00	3/4"	\$6,501.00	\$6,806.00	
	\$305.00	1"	\$10,787.00	\$11,092.00	
	\$305.00	1 1/2"	\$21,436.00	\$21,741.00	
	\$305.00	2"	\$34,297.00	\$34,602.00	
	\$305.00	3"	\$64,309.00	\$64,614.00	
	\$305.00	4"	\$128,617.00	\$128,922.00	
	\$305.00	6"	\$268,021.00	\$268,326.00	
	\$305.00	8"	\$385,851.00	\$386,156.00	
Sanitary sewer charges per unit	\$3,043.00				MC section 3-5-12 (G)(2), Res. No. 2018-32, Res. No. 2021-23, Res. No. 2022-14
Sanitary sewer monthly charges	Base Charge			Amount	MC section 3-5-20(A), Res. No. 2018-32, Res. No. 2021-23, Res. No. 2022-14
	Residential			\$24.63	
	Nonresidential			\$18.58	
	Volume Charge per 1,000 gallons			\$2.36	
	Extra strength charge per 1,000 gallons				
	Rate Code				
	900			\$0.65	
	901			\$0.89	
	902			\$1.24	
	903			\$1.76	
	904			\$2.28	
	905			\$2.64	
	906			\$3.34	
	907			\$4.40	
	908			\$5.65	
	909			\$0.65	
	910			\$2.28	
	920 (\$ per bill)			\$69.20	

(C) *Trash and Recycling Rates and Fees.*

Service	Fee		Code Reference
Rates for Residential customers	Number of 90 gallon containers	Amount for one (1) pickup per week	MC section 3-1-7(A), Res. No. 2018-32, Res. No. 2020-26, Res. No. 2021-23, Res. No. 2022-14
	1	\$18.30	
Rates for Commercial/Multi-Family customers	\$0.028 per gallon		MC section 3-1-7(B), Res. No. 2018-32, Res. No. 2020-26, Res. No. 2021-23, Res. No. 2022-14
Rates for Misc. Recycling Items	Vehicle Tires	\$4.50 each	Res. No. 2020-26, Res. No. 2022-14
	Large tires	\$9.00 each	
	Monitor/TV with glass screen	\$30.00 each	
	Fluorescent light bulb, intact, any length and CFLs	No cost for City of Montrose residential trash customers. \$1.00/bulb for all others	
Return trip or Additional Pick Up for Trash or Recycle 90 Gallon Can	\$35.00		Res. No. 2020-26

Sec. 3-1-1. Fee schedule.

(A) Administrative Fees.

Application Permit/License	Fee	Code Reference
Carnival License	\$250.00 per day	5-1-1(C) MC, Res. No. 2003-13, Ord. No. 1944
Commercial Rafting Permit	\$200.00 per year	9-10-2 MC, Ord. No. 2355, 4/21/2015, Res. No. 2018-32
Commercial Solicitation Permit	\$50.00 permit fee	Ord. No. 2331, 12/3/2013, Res. No. 2018-32
	\$10.00 fee per badge	
	\$50.00 deposit per badge	
False Alarms	First one free each year beginning May 1, then \$45.00 for each false alarm thereafter	5-3-5(D) MC, Res. No. 2007-9, Ord. No. 2153
Firearms/Agricultural Use	\$30.00	6-1-13(B)(5) MC, Res. No. 2018-32 , Ord. No. 1944
Fireworks Display	\$50.00	7-4-6(A) MC, Res. No. 2003-13, Ord. No. 1944
Fireworks Stands	\$50.00	7-4-6(H)(3) MC, Res. No. 2003-13, Ord. No. 1944
Gasfitter's License	\$60.00	4-1-4(A)(3)(a) MC, Res. No. 2018-32 , Ord. No. 1944
	\$60.00 for gasfitter test	
Home Occupation	\$25.00	4-4-23(A)(1) MC, Res. No. 2003-13, Ord. No. 1944
Mobile Food Vendor Permit		
Private property only	\$50.00 per year	
City right of way and parks	\$20.00 per month for the months the permit is active	
Private property, city right of way and parks.	\$20.00 per month for the months the permit is active	
Use of electricity in Demoret Park, Centennial Plaza and designated Main Street vending locations.	\$50.00 per year	
Nuisance Abatement	\$50.00 administrative fee plus actual cost of abatement.	6-4-3(E) MC, Res. No. 2018-32 , Ord. No. 1992
Pawnbroker License	\$200.00	5-11-1(B)(1) MC, Res. No. 2007-9, Ord. No. 2153
Pellet Gun Permit	\$25.00	6-1-13(B)(3) MC, Res. No. 2018-32 , Ord. No. 1944
Plumber's License	\$40.00	4-1-4(B)(3)(a) MC, Res. No. 2018-32 , Ord. No. 1944
Records Request	\$30.00 per hour after first hour free of charge <i>Note: The current hourly rate is \$33.58 (after the first hour free of charge) and .25 per page for paper copies.</i>	Res. No. 2014-10
	City fees shall equal the maximum allowed under 24-72-205 C.R.S. and as posted on the website of the general assembly.	

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	Paper Copies—\$0.25 per page	
	Other Media (DVD)—\$25.00	
	In instances where legal review exceeds 15 minutes, a legal review charge may be assessed to partially defray the cost of time in excess of the first quarter hour. The hourly rate will be billed at \$100.00 an hour, in quarter hour increments.	
Returned Check Fee (Dishonored Check Policy)	\$30.00 for each check returned	5-9-3(A)(1) Regs., Res. No. 2003-55, Ord. No. 1992
Sales Tax License	\$35.00	5-15-3(A) MC, Res. No. 2003-13, Res. No. 2018-32 , Ord. No. 1944
	\$15.00 renewal	
	\$10.00 paper filing fee	
Sign Installation (no trespass)	\$25.00 for each sign	6-1-11(A)(2) MC, Res. No. 2007-9, Ord. No. 1992
	\$35.00 for installation	
	\$35.00 for each post	
Special Waste Collection	Non-scheduled residential and commercial collections will be billed the actual costs for time, equipment and landfill fees where applicable.	6-1-4(A) Regs., Res. No. 2007-9, Res. No. 2007-17, Res. No. 2018-32 , Ord. No. 1992
	\$20.00 Freon disposal fee (in addition to any applicable collection fee)	
	\$45.00 \$50.00 for 350 gallon trash container—includes delivery and one empty. \$30.00 \$45.00 for each additional empty.	
	\$15.00 \$25.00 for 90 gallon trash container—includes delivery and one empty. \$15.00 \$25.00 for each additional empty.	
Transient Vendor's License	\$75.00	5-6-2(C) MC, Res. No. 2018-32 , Ord. No. 1944
Trash collection and water service "Lock and Leave" fee	\$30.00 to discontinue and reinstate service.	3-1-7(D) MC, Res. No. 2018-32 , Ord. No. 2140
Tree Trimming License	\$50.00	3-4-9(C) Regs. 9-3-2(B) MC, Res. No. 2009-1, Ord. No. 1974
Vendor's Permit on Public Right-of-Way <i>See Mobile Food Vendor Permit</i>	\$20.00 per month	3-6-3 & 3-5-5(C) Regs., Res. No. 2018-32 , Ord. No. 1974 & 1992
	\$50.00 electricity per year	
	Insurance certificate required	
Water & Sewer Service Deposit	\$50.00; interest thereon is earned and payable per § 3-5-2(D) of the City of Montrose Municipal Code	3-5-2(B), (D) MC, 3-5-16(G) MC, Ord. No. 2113
Water & Sewer Delinquency Fee	\$50.00	3-5-16(G) MC, Ord. 2113

(B) *Animal Control Fees.*

Application Permit/License	Fee	Code Reference
Dog Variance Application	\$50.00 fee for Home Inspection and database administration.	Res. No. 2018-32
Impound Fee	When reclaiming a pet from the Animal Shelter on the same day that it was impounded for running at large, the fee will be \$20.00 if the pet was vaccinated by the Shelter. Otherwise, pets reclaimed the same day of impoundment will be free. Other impounds are a \$20.00 fee plus \$5.00 per day boarding fee for all pets reclaimed after the first day.	3-16-4 Regs., Res. No. 2009-1, Res. No. 2018-32
Interagency Fees	Covered under separate agency contracts.	Res. No. 2004-17
Relinquishment Fees for personal pets	\$20.00 Cats (over 1 year of age)	3-16-3(A) Regs., Res. No. 2009-1, Res. No. 2018-32
	\$10.00 Kitten (under 1 year of age)	
	\$35.00 Dogs (over 1 year of age)	
	\$25.00 Puppy (under 1 year of age)	
Pet Dog and Cat Adoption Fees		
Dogs 8 weeks to 1 year of age	\$100.00 per dog adopted	3-16-1 Regs., Res. No. 2018-32
Dogs over 1 year of age	\$75.00 per dog adopted	3-16-1 Regs., Res. No. 2018-32
Cats 8 weeks to 1 year of age	\$50.00 per cat adopted	3-16-1 Regs., Res. No. 2009-1
Cats over 1 year of age	\$30.00 per cat adopted	3-16-2 Regs., Res. No. 2006-8

(C) *Cemetery Fees.*

Application Permit/License	Fee	Code Reference
Cemetery	\$500.00 \$600.00 lot sale *40 percent of lot cost is perpetual care	3-3-4 Regs. 3-3-5, 3-3-6, Res. No. 2003-35, Res. No. 2018-32 , Ord. No. 1974
	\$575.00 \$650.00 open/close	
	\$200.00 open/close for cremains	
	\$300.00 open/close for two sets of cremains, simultaneous, same lot	
	\$175.00 additional fee for full burial Saturdays or weekdays after 4:00 p.m.	
	\$100.00 additional fee for burial of cremains on Saturday or weekdays after 4:00 p.m.	
	\$2,000.00 disinterment	
	\$500.00 disinterment of cremains	

Columbarium	\$350.00 niche space Niche Plate—actual cost (\$325.00—\$375.00) Date Scroll—actual cost (\$105.00—\$125.00)	3-3-8(A)(H) Regs., Res. No. 2004-17, Res. No. 2018-32
	\$100.00 each open/close including disinterment	
	\$100.00 additional fee for Saturdays or weekdays after 4:00 p.m.	

(D) *Land Use Fees.*

Application Permit/License	Fee	Code Reference
Administrative Review Hearing	\$50.00	4-7-11(A) MC, Res. No. 2004-15, Ord. No. 1999
Amended Plat	\$200.00	4-7-10 MC, Res. No. 2020-26
Amended Preliminary Plat	\$200.00	4-7-10 MC, Res. #2020.26
Annexations	\$900.00	C.R.S., Res. No. 2005-60, Ord. No. 1940
Big Box Retail	\$1,000.00	4-1-16(E)(3) MC, Res. No. 2003-3, Ord. No. 1490
Boundary/Lot Line Adjustment	\$100.00	Res. No. 2005-60, Ord. No. 1940
Change in Non-Conforming Use	\$100.00	4-4-29(I) MC, Res. No. 2005-60, Ord. No. 1940
City Operations and Police Services (COPS Fee)	\$980.94 as of 2021. This fee increases annually according to the CPI.	Regulations Manual Res. #2005-69
Conditional Use	\$300.00	4-4-29(I) MC, Res. No. 2003-3, Ord. No. 1940
De Novo Hearing (Review Hearing Before City Council)	\$100.00	4-4-29(I) MC, Res. No. 2007-9, Ord. No. 1999
Development Permit for Flood Plain	No fee	4-2-2(B) MC, Res. No. 2004-15
Fence Permit	\$10.00	4-4-21(A)(1) MC, Ord. No. 2366
Final Plat	\$300.00	4-7-5(C)1(c) MC, Res. No. 2003-3, 2004-25, Ord. No. 2005
Historic Preservation	Historic Property Designation—No fee	4-15-4—4-15-7 MC, Ord. No. 2451
	Historic Property Alteration—No fee	
	Historic Property Relocation—No fee	
	Historic Structure Demolition—No fee	
Large Retail Site Development	\$1,000.00	4-1-16(E)(3) MC, Res. No. 2009-1, Ord. No. 2005
Minor Subdivision Plat Filing	\$200.00	4-7-9(B) MC, Res. No. 2003-3, 2004-25, Ord. No. 2005

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(Supp. No. 2)

Mobile Home Park	\$300.00	4-12-5(E) MC, Res. No. 2004-15, Ord. No. 1999
Mobile Home Set Up	\$30.00	4-12-11(A) MC, Res. No. 2004-15, Ord. No. 1999
Planned Development	\$100.00	4-4-29(B) MC, Res. No. 2005-60, Ord. No. 1940
Preliminary Plat	\$300.00 plus \$50.00 per acre for all acreage platted, rounded to the nearest half-acre, and subject to a maximum of \$5,000.00, shall be submitted upon filing of the Preliminary Plat. The \$50.00 per acre fee shall not apply to acreage reserved for future development in another filing.	4-7-5(B)(1) MC, Res. No. 2003-3, 2004-25, Ord. No. 2005
REDO Overlay Zone Administrative Review	\$50.00	Res. No. 2008-31, Ord. No. 2200
Review Hearing before City Council	\$50.00	4-7-11(A) MC, Res. No. 2004-15, Ord. No. 1999
Revised Preliminary Plat	\$200.00	Res. No. 2003-3, Res. No. 2004-25, Res. No. 2005-60, Ord. No. 1940, Ord. No. 2005
Revocable Right-of-Way Encroachment	\$50.00	3-5-4(D) Regs., Res. No. 2009-1, Ord. No. 1974
Rezone	\$300.00	4-4-29(I) MC, Res. No. 2003-3, Ord. No. 1940
Sketch Plan	\$300.00	4-7-5(A)(4) MC, Res. No. 2003-3, 2004-25, Ord. No. 2005
Sign Permit, Real Estate and Construction: for real estate and construction signs over six square feet (6 ft ²) in size	\$15.00 per sign	4-4-25(C) MC, Res. No. 2008-2, Ord. No. 2472
Sign Permit—Primary	\$30.00 per sign	4-4-22(C)(1) MC, Res. No. 2008-2, Ord. No. 2179
Sign Permit—Secondary	\$15.00 per sign	4-4-22(C)(1) MC, Res. No. 2008-2, Ord. No. 2179
Site Development	\$100.00	4-1-12 (B) MC, Res. No. 2004-15, Ord. No. 1999
Street Cut Permits (Street Excavation) *A deposit of \$200.00 is required prior to issuance of a street cut permit; said deposit may be used in the sole discretion of the City to pay the application fee after the street cut is made and measured or for any damages; any excess shall be refundable to the applicant.	\$70.00 Application Fee +	9-7-7 MC, Res. No. 2004-15, Res. No. 2007-17, Res. No. 2018-32 , Ord. No. 1999
	Asphalt: \$2.00/square foot	
	Earth: \$0.25/square foot	
	Concrete: \$2.00/square foot	
	Bore: \$1.00/linear foot*	
	Minimum trench width = 2 foot (all types of surfaces)	
	*Under public and privately improved infrastructure, such as: roads, sidewalks, driveways, etc.	

Street Excavation Permit		
Application deposit	\$200.00	
Excavation inspection fee	\$70.00 / 500 Sq. Ft., \$70 minimum	
Boring inspection fee	\$0.40 / LF, \$50.00 minimum	
Utility locate potholing fee	\$25.00 per pothole	
Surface impact fee *boring exempt	\$ _____	
	Surface Type x Cost/Sq. Ft.	
	*Asphalt	\$3.25
	Concrete	\$3.75
	Gravel/Road Base	\$0.45
	Earth	\$0.25
	*Impact fee will be tripled if pavement is less than 5 years old	
Street Name Change	\$100.00	3-21-1(A)(1) Regs., Res. No. 2004-20
Temporary Location or Occupancy of Travel Home	\$50.00	4-12-4(A) MC, Res. No. 2004-15, Ord. No. 1999
Temporary Permit for Structure	\$50.00	4-1-3(N)(3)(g) MC, Res. No. 2004-15, Ord. No. 1999
Temporary Use Permit for Premises	Permit process is pending	4-4-23(G) MC, Res. No. 2004-15
Third Primary Sign	\$25.00	4-4-22 (C)(1) MC, Res. No. 2003-3, Ord. No. 1940
Tower Siting	\$150.00	4-4-23(J)(5)(vii), Res. No. 2004-15, Ord. No. 1999
Travel Home Park (RV Park)	\$300.00	4-12-7(E) MC, Res. No. 2004-15, Ord. No. 1999
Variance	\$100.00	4-4-29(I) MC, Res. No. 2003-3, Ord. No. 1940 & 1999

(E) *Liquor Fees.*

Application Permit/License	Fee	Code Reference
Liquor Licensing	City fees shall equal the maximum fee allowed by Colorado State Statute or regulation, as amended from time to time.	5-12-1(C) MC, Res. No. 2007-15, Ord. No. 1944

(F) *Parks/Private Use of Public Property.*

Application Permit/License	Fee	Code Reference
Alcohol Consumption Permit	\$50.00 \$100.00 deposit	3-6-2(D) Regs., Res. No. 2003-35, Ord. No. 1974
Special Events Alcohol Permit in conjunction with an Events Use Permit	Officers may be required at the discretion of the Montrose Police Department at a rate per hour based upon the actual burdened rate of officers and sergeants.	3-6-1(G)(2) Regs., Res. No. 2018-32 , Ord. No. 1974

Entertainment Permit	No Fee	3-5-7 Regs, Res. #2005-32
Events Use Permit	\$100.00 Events Use Permit Fee For all facilities/venues, including street closures and parades.	3-6-1(C) Regs., Res. No. 2012-11, Res. No. 2018-32 , Ord. No. 1974
	\$100.00 deposit required for all events	
	Certificate of insurance required.	
	Additional fees are required if alcohol permits are issued.	
Insurance Certificate	Actual cost of insurance certificate through the City's insurance provider, added to permit fee.	3-6-1(E) Regs., Res. No. 2003-55, Ord. No. 1992
Lion's Community Building	\$25.00 w/o kitchen for five hours, \$5.00 per hour thereafter \$40.00 w/ kitchen for five hours, \$5.00 per hour thereafter \$100.00 deposit required	3-6-5(P)(4) Regs., Res. No. 2003-35, Ord. No. 1974
Main Street Closure Permit	\$250.00 permit fee, maximum of ten hours. City Council may approve additional hours for additional fees. \$100.00 deposit required. Surety bond and/or insurance certificate required.	Res. No. 2010-41, Res. No. 2018-32
Montrose Rotary Amphitheater		
Stage Only	\$100.00/24 hr. booking window	
Stage, Wings and Backstage Area	\$500.00/24 hr. booking window	
Full Facility Including Vendor Area	\$1,000.00/24 hr. booking window	
Deposit	50% of total rental fees	
Memorial Bench	\$2,000.00 downtown and park locations, includes bench, plaque, and installation	Res. No. 2019-28
Overhead Main Street Banner Installation	\$200.00 for one banner \$380.00 for two banners	Res. No. 2019-28
Park Shelter Reservation	\$25.00 per day (includes electricity)	3-6-2(C) Regs., Res. No. 2018-32 , Ord. No. 1974
Parks Use Permit (for private use for areas excluding the shelters.)	No fee	3-6-2 Regs., Res. No. 2003-35, Ord. No. 1974
Right-of-Way Use Permit	No Fee	3-5-3 Regs.
Stage Rental	\$50.00 for stage without canopy.	Res. No. 2018-32
	\$100.00 for stage with canopy.	
	\$100.00 deposit required.	
Street Closure	\$100.00 \$100.00 deposit. Insurance certificate required	3-5-2(C) Regs., Res. No. 2003-35, Res. No. 2018-32 , Ord. No. 1974
Tree Legacy Program Plaque	Actual Cost (\$270.00-\$350.00)	

(G) *Police Department Administrative Fees.*

Application Permit/License	Fee	Code Reference
Administrative Fees—Copies	\$10.00 for each police report	3-20-1 Regs. 3-20-2, Res. No. 2009-1, Ord. No. 1992
	\$10.00 for each criminal history report	
	\$0.25 per page for hard copies of documents	
Administrative Fees—Impound Fees	\$4.00 per day for vehicles impounded in the City lot	3-20-4 Regs., Res. No. 2003-55, Ord. 1992
Administrative Fees—Sex Offender Registration	\$40.00 initial registration fee \$20.00 annual registration fee	3-20-5 Regs., Res. No. 2004-39
Administrative Fees—Staff Time (Research, Redaction, etc.)	\$10.00 per hour for first hour \$30.00 per hour after the first hour	
Administrative Fees—Specialized document production or specialized skills required to fully comply with request (Public Safety Attorney, Special SW/HW, System Admin, Crime Analyst etc.)	\$30.00 per hour Fees for legal review as noted in Section 3-1-1 (A) Records Requests may apply.	
Administrative Fees—Towing	Varies based on City contract	3-20-4 Regs., Res. No. 2009-1, Ord. No. 1992, 3-20-3 Regs., Res. No. 2003-55, Ord. No. 1992
Administrative Fees—VIN Inspections	\$10.00 VIN Inspection, at Police Dept.	
	\$15.00 VIN Inspection at residence within City Limits set by C.R.S. Certified VIN Inspection	

(H) *Building Code Fees.*

Application Permit/License	Fee		Code Reference
Building Permit Fees	Total Valuation	Fee	4-1-2(D) MC, Res. No. 2005-45, Ord. No. 2069, Res. No. 2018-32
	\$1.00 to \$500.00	\$23.50	
	\$501.00 to \$2,000.00	\$23.50 for the first \$500.00 plus \$3.05 for each additional \$100, or fraction thereof, to and including \$2,000.00	
	\$2001.00 to \$25,000.00	\$69.25 for the first \$2,000.00 plus \$14.00 for each additional \$1,000.00, or fraction thereof, to and including \$25,000.00	
	\$25,001.00 to \$50,000.00	\$391.75 for the first \$25,000.00 plus \$10.10 for each additional \$1000.00, or fraction thereof, to and including \$50,000.00	
	\$50,001.00 to \$100,000.00	\$643.75 for the first \$50,000.00 plus \$7.00 for each additional \$1000.00, or fraction thereof, to and including \$100,000.00	

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	\$100,001.00 to \$500,000.00	\$993.75 for the first \$100,000.00 plus \$5.60 for each additional \$1,000.00, or fraction thereof, to and including \$500,000.00	
	\$500,001.00 to \$1,000,000.00	\$3,233.75 for the first \$500,000.00 plus \$4.75 for each additional \$1,000.00, or fraction thereof, to and including \$1,000,000.00	
	\$1,000,000.00 and up	\$5,608.75 for the first \$1,000,000.00 plus \$3.65 for each additional \$1,000.00, or fraction thereof	
Plan Review Fees	Commercial—65 percent of building permit fee		4-1-2(D) MC, Res. No. 2005-45, Ord. No. 2069, Res. No. 2018-32
	Residential—50 percent of building permit fee		
Investigation Fees: Work without a permit	Equal to building permit fee		4-1-2(D) MC, Res. No. 2005-45, Ord. No. 2069, Res. No. 2018-32
Plumbing Permit Fees	Residential—\$50.00		4-1-2(D) MC, Res. No. 2005-45, Ord. No. 2069, Res. No. 2018-32
	Commercial—\$100.00		
Gas Permit Fees	Residential—\$50.00		4-1-2(D) MC, Res. No. 2005-45, Ord. No. 2069, Res. No. 2018-32
	Commercial—\$100.00		

(I) Municipal Court Fees.

Service	Fee	Code Reference
Court Costs	\$25.00 Court Costs will be assessed in each case following a conviction except in those cases in which a written waiver and guilty plea is entered and a fine paid at the Office of the Court Clerk or on CitePay USA	
Useful Public Service Fee	A \$100.00 Useful Public Service Fee shall be assessed in each case in which Useful Public Service is ordered	
Bench Warrant Fee	A \$30.00 Bench Warrant Fee shall be assessed in each case in which a bench warrant is issued.	
Teen Court Fee	A \$100.00 fee shall be assessed in all Teen Court cases	
Bad Check Fee	A \$25.00 bad check fee shall be assessed for all checks returned for insufficient funds or written on a closed account.	

The foregoing fees are in addition to any fees imposed by statute and may be waived by the Court for good cause or the indigency of the defendant.

(Res. No. 2021-23 , exh. A, 11-2-2021)

Sec. 3-1-2. Pavilion fee schedule.

(A) *Pavilion Fee Schedule.*

Service	Fee	Code Reference
<i>AV Equipment</i>		
CD Player	\$12.00	Res. No. 2009-1
Full Sound System	\$375.00	Res. No. 2009-1
Small Sound System (8 ch)	\$62.00	Res. No. 2009-1
Cordless Microphone Receiver	\$10.00	Res. No. 2009-1
DVD Player	\$18.00	Res. No. 2009-1
Phone Connection	\$125.00 each	Res. No. 2009-1
Electric Plug Connections	\$5.00 each	Res. No. 2009-1
Laser Pointer	\$5.00	Res. No. 2009-1
Audio Recording of Concerts (auditorium only)	\$45.00	Res. No. 2009-1
<i>Furniture</i>		
Marley Dance Floor (auditorium only)	\$200.00	Res. No. 2009-1
Pitt Cover Removal	\$250.00	Res. No. 2009-1
Podium with Wired Microphone	\$10.00	Res. No. 2009-1
Portable Bar	\$50.00	Res. No. 2009-1
Portable Dance Floor	\$100.00	Res. No. 2009-1
Portable Stage	\$15.00	Res. No. 2009-1
Art Divider/Room Divider Pipe and Drape Section (8' x 9'5")	\$20.00	Res. No. 2009-1
Screen 12 x 12	\$20.00	Res. No. 2009-1
Chairs	No charge	Res. No. 2009-1
Tables	No charge	Res. No. 2009-1
Use of Pianos	Tuning fee plus 50%	Res. No. 2009-1
<i>Linens</i>		
Napkins	\$1.00 per each	Res. No. 2009-1
Tablecloth	\$10.00 per each	Res. No. 2009-1
<i>Administrative Services</i>		
Copies (black and white)	\$0.20 per each	Res. No. 2009-1
Internet Connection	\$10.00	Res. No. 2009-1
Flipchart and Paper	\$15.00	Res. No. 2009-1
<i>Beverages</i>		
Alcohol	15% increase, Call for quote	Res. No. 2009-1
Coffee Service for approx. 30	\$15.00	Res. No. 2009-1
Hot Tea Service for approx. 30	\$15.00	Res. No. 2009-1
Hot Cocoa Service	\$1.00	Res. No. 2009-1
Hot Cider Service	\$1.00	Res. No. 2009-1
Iced Tea Service for approx. 30	\$15.00	Res. No. 2009-1
Lemonade Service for approx. 30	\$18.75	Res. No. 2009-1
Fruit Punch for approx. 30	\$18.75	Res. No. 2009-1
Soda Pop assorted	\$1.00 per each	Res. No. 2009-1
Bottled Water	\$1.00 per each	Res. No. 2009-1

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<i>Bars</i>		
Portable Bar (Soda Fountains)	\$50.00	Res. No. 2009-1
Portable Bar with Bartender	\$12.65 per hour	Res. No. 2009-1
<i>Food Service</i>		
Sweet Rolls	\$1.75	Res. No. 2009-1
Cookies	\$18.75 per dozen	Res. No. 2009-1
<i>Catering Fees and Kitchens</i>		
Catering Fee	\$0.50—\$2.50 per person	Res. No. 2009-1
	Full Service - \$3.00 per person	
	Buffet Service - \$2.00 per person	
	Drop Off Service - \$1.00 per person	
Main Kitchen	\$50.00	Res. No. 2009-1
Center Kitchen	\$50.00	Res. No. 2009-1
North Kitchen	\$50.00	Res. No. 2009-1
<i>Room Rentals</i>		
Fee for first 8-hour period, additional fees apply for additional hours.		
Auditorium with Technician	\$660.00	Res. No. 2018-32
Auditorium Rehearsal (non-event day)	\$60.00	Res. No. 2018-32
Commons/Front Lawn	\$240.00	Res. No. 2018-32
"Rain or Shine Performance/Event Only" rate, if an inclement weather plan requires inside performance/event, the inside room rate for required space will be charged.		
Center Room	\$250.00	Res. No. 2018-32
Courtyard/Patio	\$250.00	Res. No. 2018-32
Exhibit Gallery/Lobby	\$250.00	Res. No. 2018-32
Full Conference	\$815.00	Res. No. 2018-32
North Room	\$375.00	Res. No. 2018-32
North to Center	\$625.00	Res. No. 2018-32
Ballroom with Full Conference	\$1,075.00	Res. No. 2018-32
Ballroom with Lobby	\$810.00	Res. No. 2018-32
Ballroom	\$620.00	Res. No. 2018-32
South Room	\$250.00	Res. No. 2018-32
South to Center	\$525.00	Res. No. 2018-32
Founders Room	\$220.00	Res. No. 2018-32
Load-In/Load-Out/Rehearsals/Set-up—Non Event Day	\$50.00	Res. No. 2009-1

- (B) *Resident Discount.* For the purposes of subsections (A) and (B) of this section, the term "resident" means a natural person with a permanent, fixed domicile which is intended to be its residence within the City limits of the City of Montrose; or the term "resident" shall also mean any lawful business entity authorized by all applicable provisions of Colorado law, and the City of Montrose Municipal Code and Regulations Manual to do business within the City of Montrose. The discount applicable to residents as defined herein shall be 35 percent.
- (C) *Additional Hours.* Each additional hour after eight hours of scheduled event time shall be surcharged at \$50.00 U.S. Dollars per hour.

(Res. No. 2021-23, exh. A, 11-2-2021)

Sec. 3-1-3. Fee schedule for water, sewer and trash.

(A) Water Rates and Fees.

Service	Fee				Code Reference
Deposit	\$50.00				MC section 3-5-2(B), Res. No. 2018-32
Maintenance to the City's facilities as a convenience to the customer	\$25.00 minimum fee				MC section 3-5-4(G), Res. No. 2018-32
"REDO" Overlay Zone water distribution tap fee for accessory dwelling units	\$300.00 \$315.00				MC section 3-5-12(A), Res. No. 2018-32
Water connection fees	Size of tap	Tap fee	Capacity fee	Total Charge	MC section 3-5-12(D), Res. No. 2018-32
	¾"	\$790.65 \$831.00	\$1,976.10 \$2,075.00	\$2,767.00 \$2,906.00	
	1"	\$1,054.20 \$1,107.00	\$3,292.80 \$3,458.00	\$4,347.00 \$4,565.00	
	1 ½"	\$1,316.70 \$1,383.00	\$6,585.60 \$6,915.00	\$7,902.00 \$8,298.00	
	2"	\$1,976.10 2,075.00	\$10,536.75 \$11,064.00	\$12,513.00 \$13,139.00	
	3"	\$2,634.45 \$2,766.00	\$19,756.80 \$20,745.00	\$22,391.00 \$23,511.00	
	4"	\$3,556.35 \$3,734.00	\$39,513.60 \$41,490.00	\$43,070.00 \$45,224.00	
	6"	\$6,585.60 \$6,915.00	\$69,807.15 \$73,297.00	\$76,393.00 \$80,212.00	
Connection charges per unit or a private fire system	\$922.00 \$968.00				MC section 3-5-12(E), Res. No. 2018-32
Private water distribution additional unit charge	\$922.00 \$968.00				MC section 3-5-12(H), Res. No. 2018-32
Monthly water rates—Residential	Base Charge \$18.99 \$19.94 Per 1,000 gallons of usage \$3.39 \$3.71				MC section 3-5-13(A)
Monthly water rates—Residential—outside	Base Charge \$28.50 \$29.92 Per 1,000 gallons of usage \$5.09 \$5.50				
Monthly water rates—Nonresidential	Meter Size, Inches	Amount			MC section 3-5-13(B), Res. No. 2018-32
	⅝"	\$33.61 \$35.29			
	¾"	\$44.19 \$46.40			
	1	\$68.27 \$71.68			
	1 ½	\$127.02 \$133.37			
	2	\$241.00 \$253.05			
	3	\$561.74 \$589.83			
	4	\$873.08 \$916.73			
	Customer type	\$ per 1,000 gallons			
	Nonresidential	\$2.00 \$2.25			

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	Water Company	\$3.42	\$3.74	
	Meter Base Charge	\$18.99	\$19.94	
	Per 1,000 gallons	\$3.39	\$3.71	
Private fire system	\$16.00 \$16.80			MC section 3-5-13(C), Res. No. 2018-32
New construction for each separate building Buildings with more than three units shall pay additional	Minimum fee of \$60.00			MC section 3-5-13(E)(1), Res. No. 2018-32
	\$20.00 each additional unit			
Delinquent fee	\$50.00			MC section 3-5-15(G), Res. No. 2018-32
Hydrant meter deposit	\$500.00			MC section 3-5-17(C), Res. No. 2018-32

(B) *Sanitary Sewer Rates and Fees.*

Service	Fee				Code Reference
Sanitary Sewer connection fees	Tap Fee	Meter Size	Capacity Fee	Total Charge	MC section 3-5-12(G)(1), Res. No. 2018-32
	\$290.00 \$305.00	5/8"	\$4,083.00 \$4,287.00	\$4,373.00 \$4,592.00	
	\$290.00 \$305.00		\$6,191.00 \$6,501.00	\$6,481.00 \$6,806.00	
	\$290.00 \$305.00	1"	\$10,273.00 \$10,787.00	\$10,563.00 \$11,092.00	
	\$290.00 \$305.00	1 1/2"	\$20,415.00 \$21,436.00	\$20,705.00 \$21,741.00	
	\$290.00 \$305.00	2"	\$32,664.00 \$34,297.00	\$32,954.00 \$34,602.00	
	\$290.00 \$305.00	3"	\$61,247.00 \$64,309.00	\$61,537.00 \$64,614.00	
	\$290.00 \$305.00	4"	\$122,492.00 \$128,617.00	\$122,782.00 \$128,922.00	
	\$290.00 \$305.00	6"	\$255,258.00 \$268,021.00	\$255,548.00 \$268,326.00	
	\$290.00 \$305.00	8"	\$367,477.00 \$385,851.00	\$367,767.00 \$386,156.00	
Sanitary sewer charges per unit	\$2,898.00 \$3,043.00				MC section 3-5-12 (G)(2), Res. No. 2018-32
Sanitary sewer monthly charges	Base Charge			Amount	MC section 3-5-20(A), Res. No. 2018-32
	Residential			\$23.46 \$24.63	
	Nonresidential			\$17.69 \$18.58	
	Volume Charge per 1,000 gallons			\$2.25 \$2.36	
	Extra strength charge per 1,000 gallons				
	Rate Code				
	900			\$0.62 \$0.65	
	901			\$0.85 \$0.89	

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	902	\$1.18	\$1.24	
	903	\$1.68	\$1.76	
	904	\$2.17	\$2.28	
	905	\$2.51	\$2.64	
	906	\$3.18	\$3.34	
	907	\$4.19	\$4.40	
	908	\$5.38	\$5.65	
	909	\$0.62	\$0.65	
	910	\$2.17	\$2.28	
	920 (\$ per bill)	\$65.90	\$69.20	

(C) *Trash and Recycling Rates and Fees.*

Service	Fee		Code Reference
Rates for Residential customers	Number of 90 gallon containers	Amount for one (1) pickup per week	MC section 3-1-7(A), Res. No. 2018-32
	1	\$16.63 \$18.30	
Rates for Commercial/Multi-Family customers	\$0.025 \$0.028 per gallon		MC section 3-1-7(B), Res. No. 2018-32
Rates for Misc. Recycling Items	Vehicle Tires	\$4.50 each	
	Large tires	\$9.00 each	
	Monitor/TV with glass screen	\$30.00 each	
	Fluorescent light bulb, intact, any length and CFLs	\$4.00 each No cost for City of Montrose residential trash customers. \$1.00/bulb for all others	
Return trip or Additional Pick Up for Trash or Recycle 90 Gallon Can	\$35.00		

(Res. No. 2021-23, exh. A, 11-2-2021)



CITY OF MONTROSE

MEMO

TO: Honorable Mayor and Members of City Council
 FROM: Chris Dowsey, Assistant City Attorney
 DATE: 2022-10-17
 RE: Colorado Paid Family and Medical Leave Insurance Act (FAMLI)

Action

Vote on a resolution to opt out of the Colorado Paid Family and Medical Leave Insurance Act (FAMLI).

Overview

The purpose FAMLI is to set up a program where workers in Colorado would be able to take time off for certain life events, analogous to those in the Family Medical Leave Act (FMLA), still have a source of income and not have to worry about losing their status within the company.

The FAMLI program is an insurance policy for Colorado workers. Employers and employees pay .9% (50% paid by each party) of the employees' salary to the State to fund the program. This percentage will likely change for the 2025 calendar year, with a maximum of 1.2% of the employees' salary. When an employee takes leave for a qualifying life event, they will be paid out by the State between 90%-50% of their salary based on their level of income.¹ When an employee takes this leave, it should not be counted against their accrued sick leave; that sick leave would be for sick leave taken outside of a qualifying life event. This program is available to the participants for 12 weeks of a rolling year.

An employee is eligible to begin paying premiums right away, (premiums begin on January 1, 2023) the employee is covered under these statutes once that employee has \$2,500 in

¹ C.R.S. § 8-13.3-506 allows for a maximum weekly benefit of \$1,100.

wages that have been subject to the premiums and they have been paying the premiums for four of the last five quarters. Once this employee is “covered,” this coverage likely stays with them to a new employer and would be able to use their FAMILI coverage day one of a new job. However, they only receive protection from losing their job and status with their new employer after 180 days (six months) from their hire date (six months earlier than protections given by FMLA).

Local governments are not required to join this program. They may opt out by a vote of their governing board. There is a process to do this properly, which will be discussed later in this memo.

The Cities current FMLA leave policy

The City has a FMLA leave policy that leaves their employees whole while they are out on FMLA leave. This leave can be used for 12 weeks on a rolling year. If an employee is out for a qualifying event, such as to care for a family member with a serious health condition, the employee must first use all accrued sick and vacation leave. Once this leave is exhausted, they may use a sick bank held by the City which will be paid out for the duration of their FMLA leave. If an employee does not have any accrued leave, they are able to use the sick bank throughout the entire FMLA leave.

Application to the City

The City can choose to opt out of the FAMILI program.

If the City opts out:

- its employees may still opt into the program and receive the financial benefits;
- it will have to choose if it will handle administration of employees who opt into the program or leave that to the employees themselves;
- it may join the program at any point in time;
- it does not have to pay into the program; and
- it does not have to adhere to the job protection standards created by the FAMILI act.²

If the City does not opt out of the program:

- it must be in the program for a minimum of three years;

² C.R.S. § 8-13.3-509(8) states, “[t]his section does not apply to an employee of a local government that has elected coverage pursuant to section 8-13.3-514.” Within that section is that a covered employee who has been employed for at least 180 days that takes FAMILI leave must have their position restored upon returning to work. However, the City has decided to change its internal policy to allow for FMLA benefits after 180 days instead of the federally mandated 365 days.

- it must pay into the program for an entire year without any benefit for employees; and
- it must adhere to every new rule created for the program.

Process to opt out

As stated above, the City may opt out of the FAMLI program. In order to do so, the City must adhere to the following process.

The City must have an affirmative vote by City Council at an open meeting that has been noticed publicly as normal open meetings are noticed. In addition to this, the City's employees must also be notified in writing about this meeting. In the notice to employees, it must give information regarding the voting process AND the opportunity to submit comments through a public process to the governing body.

Once the vote to opt out has occurred, the employees must be given written notice within 30 days. This notice must include: the differences between the FAMLI program and the City's program; which employees are eligible for job protection under FMLA benefits; and information on how an employee may opt into the FAMLI program. Additionally, the City must display a notice containing opt in information in a conspicuous place within the workplace.

The City must give written notice to the FAMLI Division memorializing its decision. This notice should include: date of vote; acknowledgement that applicable notices were given; and the vote was affirmative that the City will be opting out.

The FAMLI Division must be notified every eight years if the City would like to continue opting out. The renewal of opt out is likely to go through the same process as the original opt out, however, there is nothing in statutes or regulations on point with that.

Opinion

The City should opt out of the FAMLI program at a minimum for the first year. This is a new program that has not had all the issues worked out, nor will they be worked out until employees can take their FAMLI leave, which would likely not be until 2025 when the premium percentage may change. City employees may opt into the program and receive most benefits of it without the City incurring any cost. There is only one benefit that an employee would not receive if the City opts out (six-month job security when taking covered leave). However, the City is making this change to their FMLA policy.

RESOLUTION NO. 2022-15

A RESOLUTION OF THE CITY OF MONTROSE, COLORADO OPTING OUT OF THE COLORADO PAID FAMILY AND MEDICAL LEAVE INSURANCE PROGRAM, PURSUANT TO COLORADO REVISED STATUTES § 8-13.3-522.

WHEREAS, in November 2020, Colorado voters approved Proposition 118, which established a State-run Paid Family and Medical Leave Insurance (FAMLI) program; and

WHEREAS, the State's purpose for creating the FAMLI program is to ensure all Colorado workers have access to paid leave where life circumstances pull them away from their job; and

WHEREAS, the FAMLI Act, pursuant to C.R.S. § 8-13.3-501 et seq. only allows for a percentage of an employee's salary to be paid out to the employee during these extenuating life circumstances; and

WHEREAS, the City of Montrose pays employee's their full salary during these extenuating life circumstances; and

WHEREAS, the cost of participating in this program would be greater than current practice to both the City and the City's employees; and

WHEREAS, C.R.S. § 8-13.3-522 provides that local government may decline participation in the FAMLI program by a vote of the governing body; and

WHEREAS, City employees may opt into this program if the City declines participation; and

WHEREAS, it is the desire of the City of Montrose City Council to decline participation in the FAMLI program because the benefits offered by this program would be less than the benefits already offered to the City's employees.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, as follows:

1. The City of Montrose hereby declines participation in the Colorado Paid Family and Medical Leave Insurance program.
2. Notice of this declination shall be provided to the Colorado Department of Labor and Employment.
3. All City employees will be noticed in writing regarding this declination within thirty (30) days of the execution of this resolution, pursuant to § 8-13.3-522.

INTRODUCED, READ, and ADOPTED by the City Council of the City of Montrose at a duly called public meeting held this 1st day of November, 2022

CITY OF MONTROSE, COLORADO

BY: _____
David Frank, Mayor

ATTEST

Lisa DelPiccolo, City Clerk

CITY OF MONTROSE
Office of the City Manager
MEMO

TO: City Council
FROM: City Manager's Office
DATE: November 1, 2022
RE: Abatement of Water and Sewer Connection Fees for Montrose Regional Health
Ambulatory Care Center

City Council Consideration

City Council is considering the request to abate the actual cost of water and sewer connection fees for the Montrose Regional Health Ambulatory Care Center. The fees are estimated to total \$47,533. City Council reviewed this request at the October 17 Worksession.

Background

NexCore Group and Montrose Memorial Hospital have requested that the City of Montrose abate the water and sewer connection fees in support of the proposed Montrose Regional Health Ambulatory Care Center (ACC). This project will be located at South Rio Grande and Orange Road in the River Landing Shopping Center. Montrose Memorial Hospital, Inc. closed on the land, and initial site work has started. The location of the ACC is outlined in red on the map below.



Request Details

The City of Montrose recommends that Council consider abating the water and sewer connection fees for this project. This requires City Council action to abate because the fees will be paid out of the City's general fund to the water and sewer funds. Based on the project's current plan for a 2" meter, we expect these fees to total \$47,553.

The City intends to offer additional support for the project which does not require City Council approval, including waiving an estimated \$297,547 of building permit fees, contributing up to \$50k for improvements along the Uncompahgre Riverway Trail that would benefit and be available for use by the public, contributing up to \$11,450 towards the extension of the public water main into the site (including mainline connection, valves, 8" lateral, and fire hydrant), and sponsor the project's bike racks.





CITY OF MONTROSE
Planning Services

MEMO

TO: City Council
FROM: William Reis, Planner II
DATE: November 1, 2022
RE: SUB22-0056 The Falls at Valley Ranch Subdivision Amended Preliminary Plat and PD
ATTACHMENTS

- Exhibit A: Maps
- Exhibit B: Excerpt from City of Montrose Municipal Code

City Council Consideration:

City Council is considering approval of The Falls at Valley Ranch Subdivision Planned Development and Amended Preliminary Plat. City Council is considering two separate actions as part of this project, a Preliminary Planned Development and a Preliminary Plat for the subdivision. City Council will consider all of the information in this memo in making a decision.

Applicant: David Coker & Montrose Development Company, LLC

Application Background:

The Falls at Valley Ranch Amended Subdivision is a proposed single-family residential development on the south end of Montrose. The property is approximately 130 acres in size and is located south of Ogden Road, north of Otter Road, east of Otter Pond Circle, and west of 6725 Road. The property is zoned “R-1” Very Low Density District, “R-2” Low Density District and “R-3A” Medium High Density District. The proposed subdivision will include 7 single-family residential lots in the “R-1” Very Low Density District, open space tracts, and Outlot A to be developed and subdivided in the future. This application amends the previously approved The Falls at Valley Ranch South Preliminary Plat, and creates a 34.0 acre Planned Development, which will allow for deviations from City standards for road section designs, including drainage, utility, and irrigation easements. Approval of a planned development by the City is purely discretionary. If the City and the applicant do not agree on all required conditions and the plan, the City may deny approval, or the City may unilaterally impose conditions. If the developer



does not accept all conditions, that development must adhere to standard subdivision and zoning requirements.

The Planning Commission voted to approve the Planned Development and Amended Preliminary Plat during the October 12, 2022 meeting. A Final Plat will also be required within five (5) years of approval of this Preliminary Plat (City of Montrose Municipal Code, Section 4-7-5(C) (1) (a)).

Staff Analysis:

1. Subdivision Application Details & Review Standards:

The City of Montrose Municipal Code outlines the process and standards for Subdivision applications. The preliminary plat and proposed improvements shall comply with all requirements of the subdivision regulations and other applicable City design and construction specifications and standards. The Planning Commission should consider whether the project meets the standards outlined within Section 4-7-5 (A)(2) and summarized below: (See Exhibit B)

- The proposal shall be consistent with the Master Plan, City subdivision and zoning regulations, standards and other applicable ordinances and regulations and will be reviewed considering the following at a minimum:
 - a. Conformance with the master plan and zoning regulations;
 - b. Relationship of development to topography, soils, drainage, flooding, potential hazard areas and other physical characteristics;
 - c. Availability of water, means of sewage collection and treatment, storm water drainage, access and other utilities and services;
 - d. Compatibility with the natural environment, wildlife, vegetation and unique natural features;
 - e. Adjacent streets and traffic flow, including pedestrian access;
 - f. Availability of fire, police and other emergency services protection;
 - g. Impacts on area schools.

2. The Comprehensive Plan Future Land Use Map designates the area as Residential Mixed Density Medium and as a Secondary Center.

- *Residential Mixed Density Medium. This district provides for a variety of residential types, mixed within a neighborhood, including single-family homes, townhomes, duplexes, triplexes, and multi-family housing. The majority of the mixed-density medium residential land uses are designated in areas that are not yet developed.*
- *Secondary Center. This designation is intended to provide a mix of retail and service uses that are convenient to surrounding neighborhoods, while reducing the need for cross-city traffic. The Secondary Center District is intended to include*



locations for community facilities. These areas serve as focal points for pedestrian activities. Typical size for a Secondary Center is 5 to 15 acres and is to be located near intersections of two major roadways.

3. Zoning Regulations:

- Municipal Code, Section 4-4-4.2(A) Intent: The “R-1” Very Low Density District provides for overall low density residential development.
- Municipal Code, Section 4-4-6 (A) Intent: The “R-2” Low Density District is intended to provide a quiet, low density development for single-family residences. Environmental protection is provided by allowing only single-family residences along with certain other compatible land uses.
- Municipal Code, Section 4-4-7.1 (A) Intent: The “R-3A” Medium High Density District is intended to provide an area which is suitable for single-family homes, duplexes and multifamily residences with intermediate overall density. This district provides for other uses which are compatible with such residential uses.
- The proposed use is a use-by-right in this zoning district. The current zoning is compatible with general conditions in the area. The property is adjacent to properties that are zoned “R-1A” Large Estate District, “R-3” Medium Density District, “R-3A” Medium High Density District, and agricultural (outside City limits).

4. Planned Development Review Standards:

The City of Montrose Municipal Code outlines the process and standards for Planned Development applications. The Planning Commission should consider whether the project meets the standards outlined within Section 4-4-24 and summarized below: (See Exhibit C)

- A planned development must be in substantial conformity with the City's Master Plans.
- The PD Plan must reasonably preserve and protect rural character, open space, scenic views, drainage areas and other valued resources.
- Residences may be clustered, including the use of duplexes and multifamily residences.
- Must adhere to standard subdivision and zoning requirement.
- Conditions may be imposed as appropriate to assure that the PD plan is consistent with the City's Master Plans and promotes the public health, safety and welfare.
- Flexibility in the scope and design of required improvements and design standards may be allowed to provide for innovative urban design which promotes the public health, safety and welfare.



5. The Falls at Valley Ranch Subdivision Amended Preliminary Plat and Planned Development does not appear to be adverse to the public health, safety and welfare and is in compliance with the City's Subdivision Regulations as set forth in the City of Montrose Municipal Code, Section 4-4-24 and Section 4-7-5. The proposed use is compatible with existing zoning and general conditions in the area. Staff recommends approval of The Falls at Valley Ranch Subdivision Planned Development and Amended Preliminary Plat.

Planning Commission Recommendation:

The Planning Commission recommended approval of the Falls at Valley Ranch Subdivision Planned Development and Amended Preliminary Plat at the October 12, 2022 meeting. It was a unanimous vote. "The approval of this Preliminary Plat is expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and municipal code provisions are met and that the Applicant adequately addresses all of staff's concerns prior to the execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied."

Action Item 1. City Council Options – Preliminary Planned Development:

1. Accept the Planning Commission recommendation and approve The Falls at Valley Ranch Preliminary Planned Development plat.
2. Approve the preliminary planned development plat subject to conditions necessary to implement the provisions of Section 4-7-5 – Subdivision procedure.
3. Disapprove the plat if Council finds the requirements of these regulations have not been met.

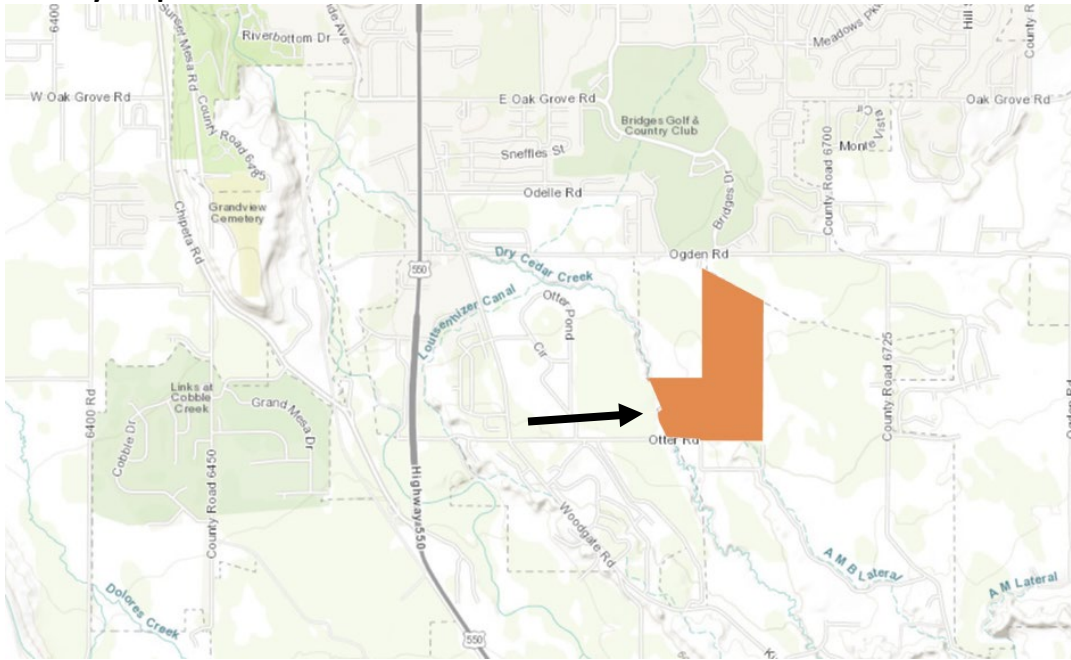
Action Item 2. City Council Options – Amended Preliminary Plat:

1. Accept the Planning Commission recommendation and approve The Falls at Valley Ranch Amended Preliminary Plat with the following condition. "The approval of this Preliminary Plat is expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and municipal code provisions are met and that the Applicant adequately addresses all of staff's concerns prior to the execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied."
2. Approve the amended preliminary plat subject to conditions necessary to implement the provisions of Section 4-7-5 – Subdivision procedure.
3. Disapprove the plat if Council finds the requirements of these regulations have not been met.

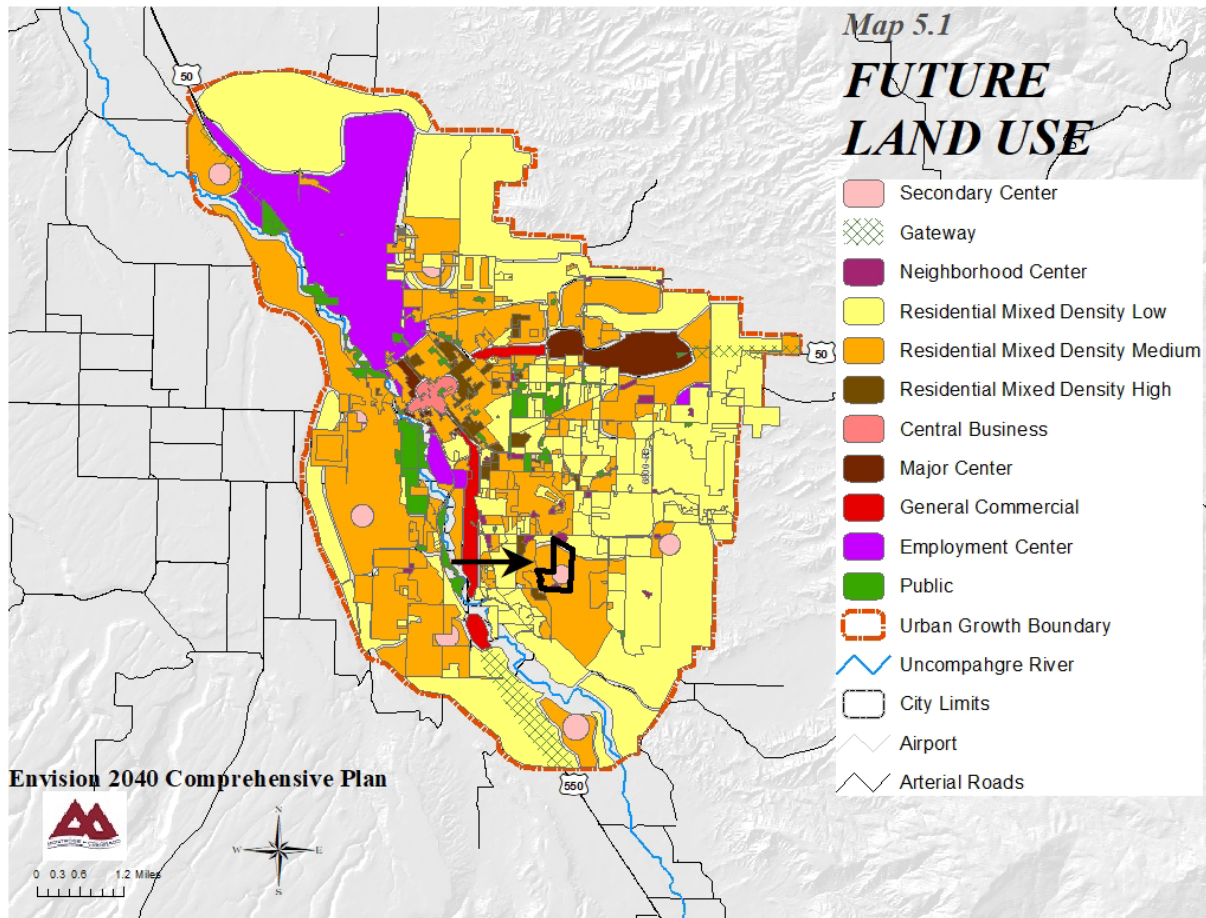


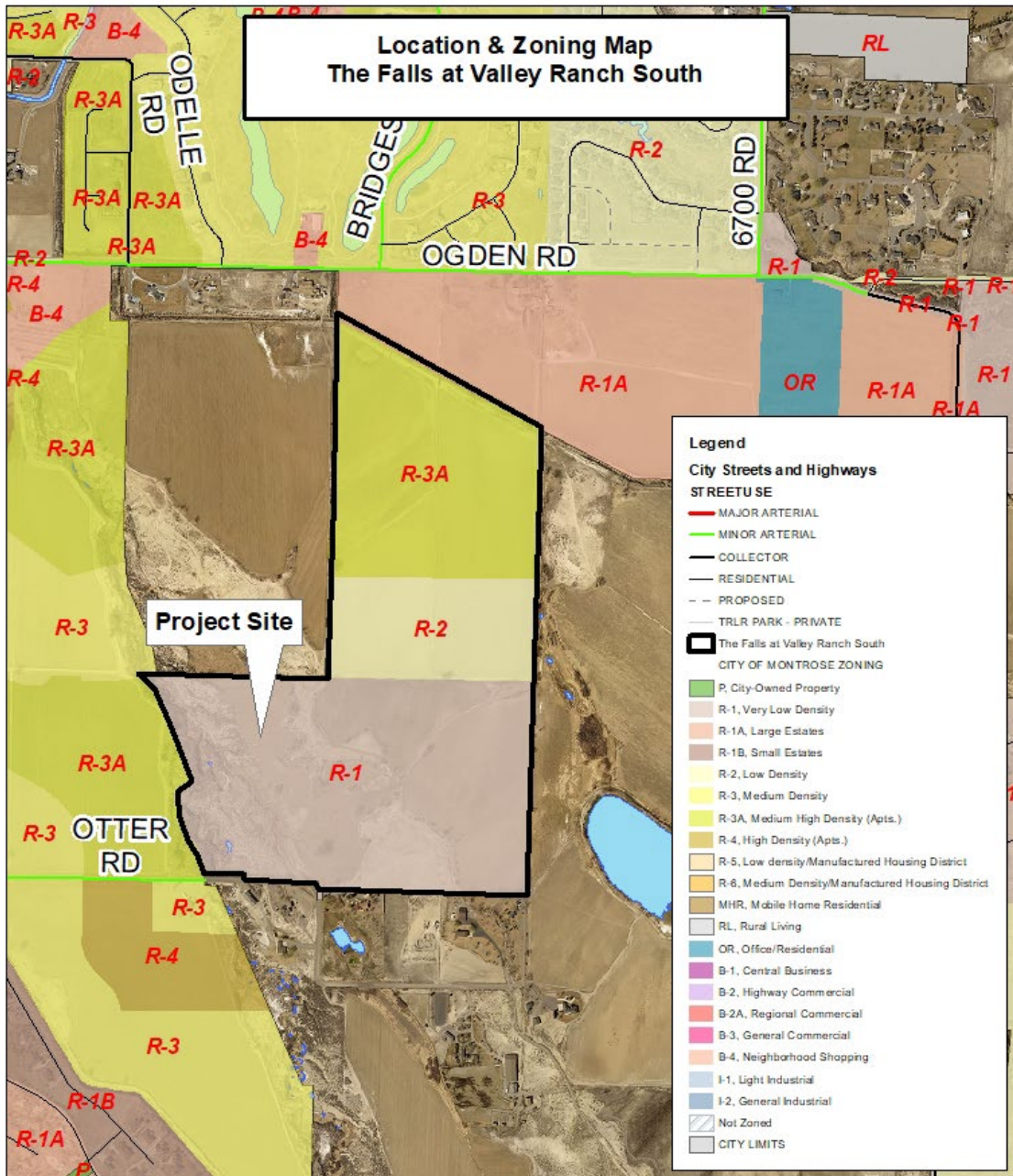
EXHIBIT A: Area Maps

Vicinity Map



Comprehensive Plan Future Land Use Map



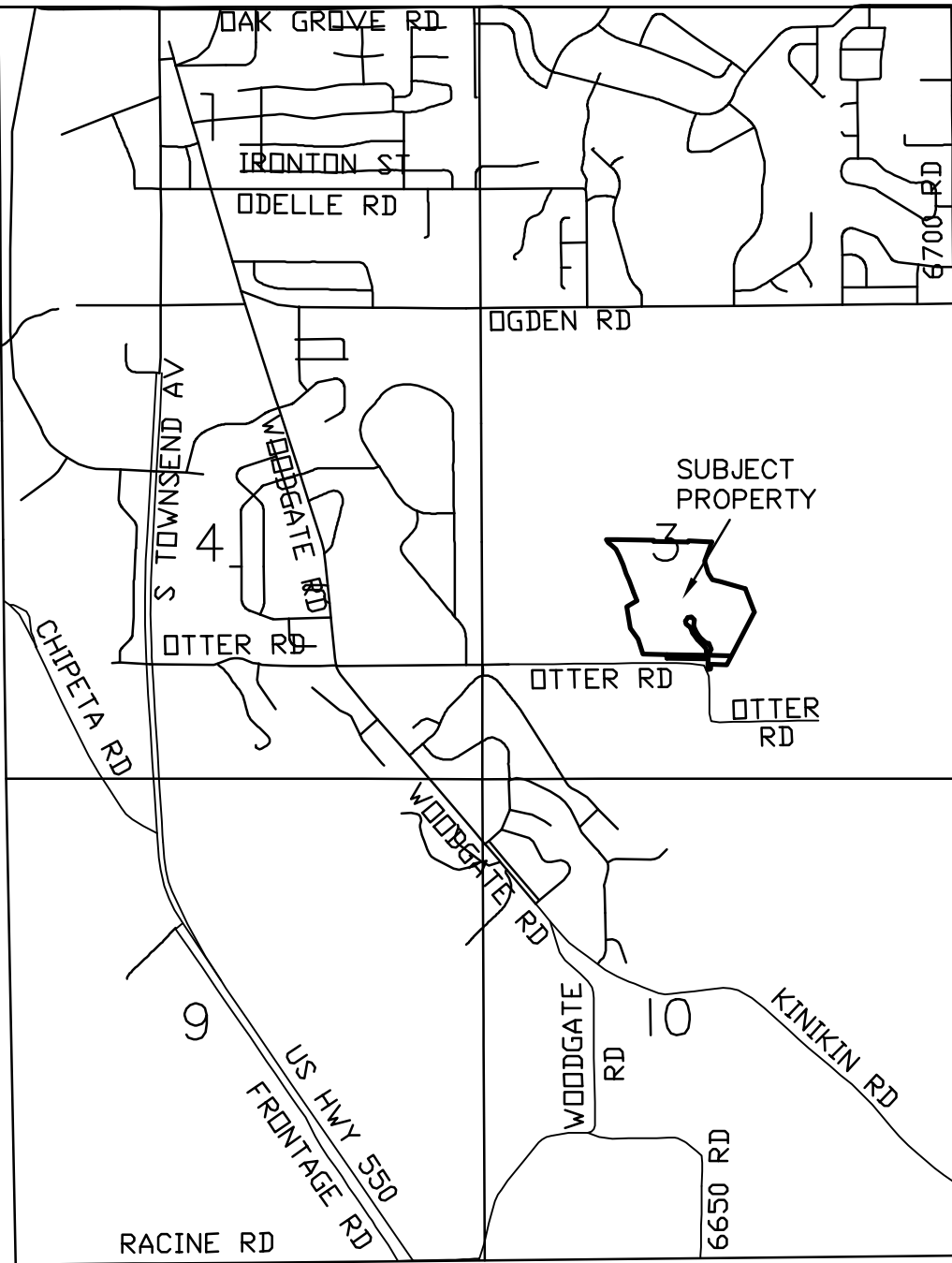


Map created 08/18/2021



THAT PART OF THE FALLS AT VALLEY RANCH DESIGNATED AS A PLANNED DEVELOPMENT PLAN

SITUATED IN SECTION 3, TOWNSHIP 48 NORTH, RANGE 9 WEST N.M.P.M.,
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

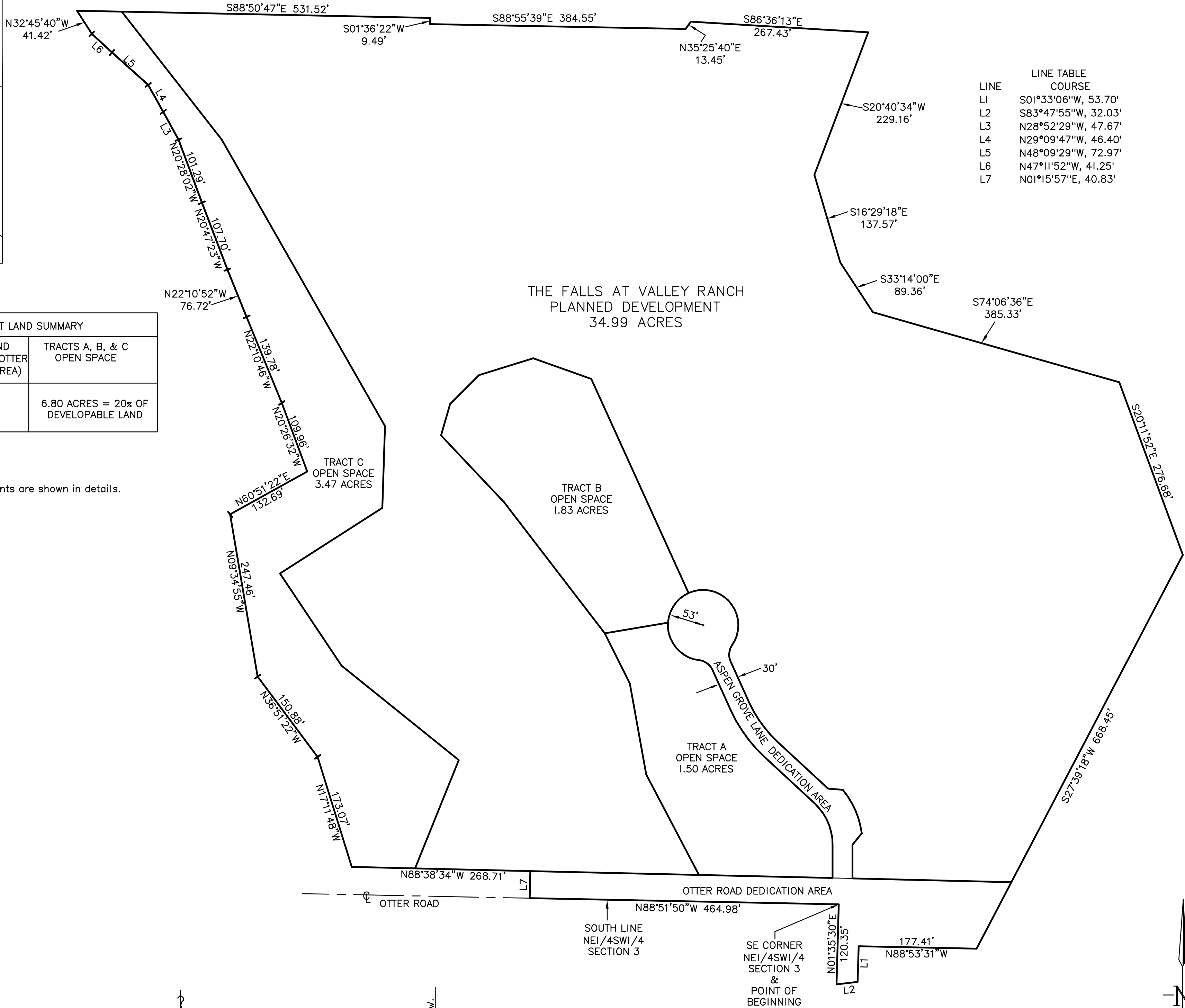


VICINITY MAP

THE FALLS AT VALLEY RANCH PLANNED DEVELOPMENT LAND SUMMARY			
TOTAL ACREAGE	ROAD DEDICATION AREA OTTER ROAD AND ASPEN GROVE LANE	DEVELOPABLE LAND (DOES NOT INCLUDE OTTER ROAD DEDICATION AREA)	TRACTS A, B, & C OPEN SPACE
34.99 ACRES	OTTER RD. 1.01 AC ASPEN GROVE LANE 0.51 AC	33.98 ACRES	6.80 ACRES = 20% OF DEVELOPABLE LAND

DEVIATIONS FROM CITY STANDARDS

1. Public street Right of Way, Drainage, Utility, and Irrigation Easements are shown in details.



LINE	COURSE
L1	S01°33'06\"W, 53.70'
L2	S83°47'55\"W, 32.03'
L3	N28°52'29\"W, 47.67'
L4	N29°09'47\"W, 46.40'
L5	N48°09'29\"W, 72.97'
L6	N47°11'52\"W, 41.25'
L7	N01°15'57\"E, 40.83'

PLANNED DEVELOPMENT PLAN CERTIFICATE
The undersigned owners named herein, hereby submit this Planned Development Plan under the name and style of THE FALLS AT VALLEY RANCH PLANNED DEVELOPMENT PLAN, in accordance with the requirements of Section 4-4-24 of the Official Code of the City of Montrose, Colorado, and hereby declare this Plan to be a covenant which shall run with the land described on this Plan for the mutual benefit of the owners thereof, which Plan may be amended in accordance with the procedures for an amendment set forth in Section 4-4-24 of the Official Code of the City of Montrose, Colorado.

OWNER APPROVAL OF P.D. PLAN

Owner _____ Date _____
Valley Ranch Montrose, LLC

CITY APPROVAL OF P.D. PLAN

City Engineer _____ Date _____
Scott Murphy P.E.

City Attorney _____ Date _____

City Planning _____ Date _____
Commission Chair Greg Easton

PLANNED DEVELOPMENT PLAN DESCRIPTION
A Tract of land situated in Section 3, Township 48 North, Range 9 West, N.M.P.M., City of Montrose, County of Montrose, Colorado and being more particularly described as follows: Beginning at the southeast corner of the NE1/4SW1/4 of said Section 3; thence N88°51'50\"W along the south line of said NE1/4SW1/4, a distance of 464.98 ft.; thence N01°15'57\"E, 40.83 ft.; thence N88°38'34\"W, 268.71 ft.; thence N17°11'48\"W, 173.07 ft.; thence N36°51'22\"W, 150.88 ft.; thence N09°34'55\"W, 247.46 ft.; thence N60°51'22\"E, 132.69 ft.; thence N20°26'32\"W, 109.96 ft.; thence N22°10'46\"W, 139.78 ft.; thence N22°10'52\"W, 76.72 ft.; thence N20°47'23\"W, 107.70 ft.; thence N20°28'02\"W, 101.29 ft.; thence N28°52'29\"W, 47.67 ft.; thence N29°09'47\"W, 46.40 ft.; thence N48°09'29\"W, 72.97 ft.; thence N47°11'52\"W, 41.25 ft.; thence N32°45'40\"W, 41.42 ft.; thence S88°50'47\"E, 531.52 ft.; thence S01°36'22\"W, 9.49 ft.; thence S88°55'39\"E, 384.55 ft.; thence N35°25'40\"E, 13.45 ft.; thence S86°36'13\"E, 267.43 ft.; thence S20°40'34\"W, 229.16 ft.; thence S16°29'18\"E, 137.57 ft.; thence S33°14'00\"E, 89.36 ft.; thence S74°06'36\"E, 385.33 ft.; thence S20°11'52\"E, 276.68 ft.; thence S27°39'18\"W, 668.45 ft.; thence N88°53'31\"W, 177.41 ft.; thence S01°33'06\"W, 53.70 ft.; thence S83°47'55\"W, 32.03 ft. to a point on the west line of SW1/4SE1/4 Section 3; thence N01°35'30\"E, 120.35 ft. to the point of beginning, containing 34.99 acres.

RECORDER'S CERTIFICATE
This plat was filed for record in the office of the Clerk and Recorder of Montrose County

at _____m. on the _____ day of _____, 20 ____.

Reception No. _____

_____, by _____
County Clerk & Recorder Deputy

***NOTICE:** According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.*

OF: 20-40 COKER SHEET 4
Plot Scale 1" = 100'
Book 774 Page 3

DATE 5/9/2022

REVISIONS:
add note 7/15/2022
add note 7/21/2022
7/25/2022
9/6/2022

**THAT PART OF THE FALLS AT VALLEY RANCH
DESIGNATED AS A PLANNED DEVELOPMENT PLAN**

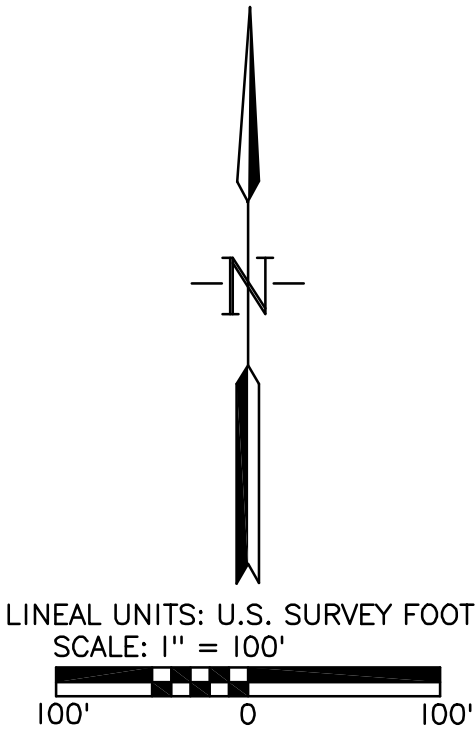
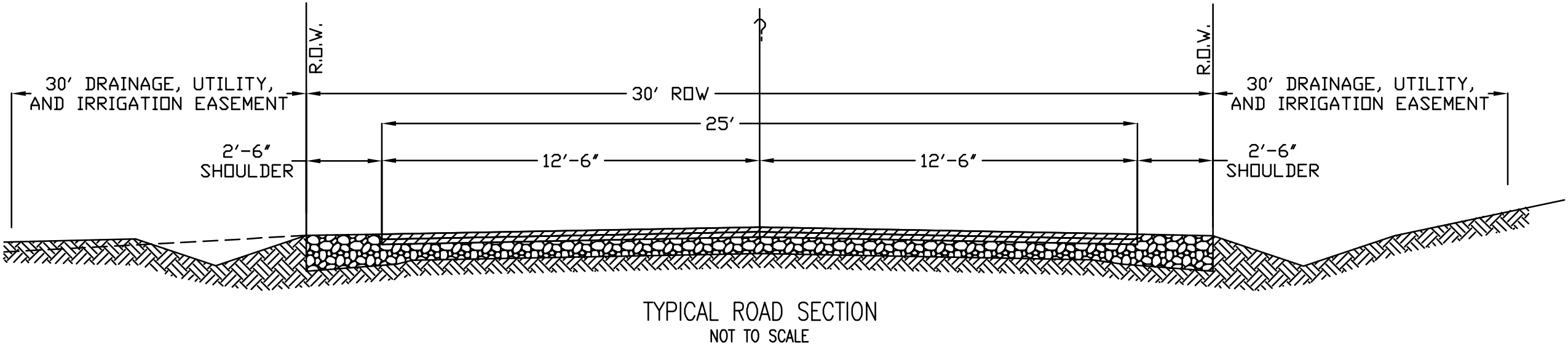
SITUATED IN SECTION 3,
TOWNSHIP 48 NORTH, RANGE 9 WEST N.M.P.M.,
COUNTY OF MONTROSE, STATE OF COLORADO

FOR: VALLEY RANCH MONTROSE LLC
AUTHORIZED BY: DAVID COKER
501 E. MAIN ST
MONTROSE, CO 81401
(303) 947-8886

MESA SURVEYING ASSOCIATES INC.
P.O. Box 1287 Montrose, CO 81402
(970)-240-9994

Sheet 4 of 4

File No. 22-40



PRELIMINARY PLAT
THE FALLS AT VALLEY RANCH
SITUATED IN SECTION 3, T48N, R9W, N.M.P.M.,
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL MEN BY THESE PRESENTS that the undersigned being the owners of certain lands in the City of Montrose, County of Montrose and State of Colorado to wit:

Parcel 1:
A tract of land lying within Section 3, Township 48 North, Range 9 West of the New Mexico Principal Meridian, with a basis of bearings of North 01°34'04" East from the CS1/16 corner to the C1/4 corner of said Section 3, Said tract is better described as beginning at the CS 1/16 corner of said Section 3; Thence along the South line of the NE1/4SW1/4, North 88°49'09" West a distance of 464.81 feet; Thence along the East line of that tract dedicated to Montrose County in Plat Book 12 Page 890 North 01°16'55" East a distance of 40.82 feet; Thence along the North line of that tract dedicated to Montrose County in Plat Book 12 Page 890 North 88°43'05" West a distance of 268.89 feet; Thence leaving said Road dedication North 17°11'48" West 173.07 feet; Thence North 36°51'22" West a distance of 150.88 feet; Thence North 09°34'55" West a distance of 247.46 feet; Thence North 60°51'22" East a distance of 132.69 feet; Thence North 20°26'32" West a distance of 109.96 feet; Thence North 22°10'46" West a distance of 139.78 feet; Thence South 88°49'44" East a distance of 263.49 feet to the West line of the E1/2NE1/4SW1/4; Thence along the West line of E1/2NE1/4SW1/4 North 01°33'15" East a distance of 445.73 feet; Thence along Boundary Agreement line recorded at Reception No. 691076 Montrose County Records the following five (5) courses: South 88°57'13" East a distance of 384.72 feet; North 35°14'45" East a distance of 13.57 feet; South 86°35'09" East a distance of 267.70 feet; North 02°03'33" East a distance of 1323.41 feet; North 01°46'34" East a distance of 978.76 feet to the South line of Yocum Subdivision; Thence along the South line of Yocum Subdivision the following four (4) courses: South 70°36'53" East a distance of 104.73 feet; South 61°29'57" East a distance of 681.26 feet; South 61°04'49" East a distance of 422.07 feet; South 61°38'37" East a distance of 287.01 feet to the East line of U.S. Government Lot 15; Thence along the East line of U.S. Government Lots 15 and 18 South 01°39'55" West a distance of 1621.90 feet to the Southeast corner of Government Lot 18; Thence along the East line of the W1/2SE1/4 South 01°33'25" West a distance of 1380.32 feet; Thence along the North line of Graceland Minor North 88°55'03" West a distance of 553.66 feet; Thence along the North line of Helen Jo Replat North 88°53'38" West a distance of 773.84 feet; Thence along the West line of Helen Jo Replat South 01°33'04" West a distance of 53.70 feet; Thence along the North line of Otter Road as dedicated on Yocum Exemption South 83°47'53" West a distance of 32.03 feet; Thence along the West line of the SW1/4SE1/4 North 01°35'30" East a distance of 120.38 feet to the point of beginning, County of Montrose, State of Colorado, containing 127.13 acres.

Parcel 3:
A tract of land situated in the NE1/4 SW1/4 of Section 3, Township 48 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado more particularly described as follows: Beginning at a point on the West line of the E1/2 NE1/4 SW1/4 of Section 3 from which the SW corner of Said E1/2 NE1/4 SW1/4 bears S01°33'09"W 865.08 feet; Thence N88°49'50"W 263.49 feet to a point; Thence N22°10'52"W 49.81 feet to a point; Thence N20°47'23"W 107.70 feet to a point; Thence N20°28'02"W 101.29 feet to a point; Thence N28°52'29"W 47.67 feet to a point; Thence N29°09'47"W 46.40 feet to a point; Thence N48°09'29"W 72.97 feet to a point; Thence N47°11'52"W 41.25 feet to a point; Thence N32°25'22"W 42.49 feet to a point on the North line of said NE1/4 SW1/4 of Section 3; Thence S88°49'50" E 531.40 feet along the North line of said NE1/4 SW1/4 Section 3; Thence S01°33'09"W 455.80 feet to the Point of Beginning. As shown as Parcel 2 in Court Order recorded at Reception No. 818184, County of Montrose, State of Colorado, containing 3.89 acres. (Parcel numbers refer to title Policy Parcel numbers)

Have by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name and style of

The Falls At Valley Ranch

and do hereby dedicate, grant and convey to the City of Montrose, Colorado, for the use of the public, Otter Road and Aspen Grove Lane, as hereon shown. The easements shown on this plat are dedicated, granted and conveyed to the City of Montrose, Colorado for public utilities, and purposes, including but not limited to water, sewer, electrical, telephone, gas and CATV lines, and drainage easements specifically labeled for dedication, together with perpetual right of ingress and egress for installation, maintenance and replacement of such facilities. The dedication of easements as herein provided shall not include those easements exclusively utilized for irrigation improvements, or otherwise subject to a previously recorded conveyance.

OWNER:

David Coker, Valley Ranch Montrose LLC

Executed this ____ day of _____, 20 ____.

STATE OF COLORADO)
) ss.
COUNTY OF MONTROSE)
The above Certificate of Dedication and Ownership was acknowledged before me

on this ____ day of _____, 20 ____.

by _____ of Valley Ranch Montrose LLC

Witness my hand and official seal. My commission expires _____.

Notary

APPROVAL OF PRELIMINARY PLAT

City Engineer Date

City Attorney Date

Chair, Planning Commission Date

Mayor, City Council Date

LIENHOLDER'S AFFIDAVIT

STATE OF COLORADO)
) ss.

COUNTY OF MONTROSE)

Before a Notary Public, duly qualified and acting in and for said city, county and state, appeared _____, known by official government—issued photograph identification to be the affiant herein, who stated the following under oath:

The undersigned holder(s) of a lien pursuant to an instrument recorded under Reception No. _____ in the records of the Montrose County Clerk and Recorder, hereby joins in this subdivision and the dedication of easements, streets and other properties to the City shown hereon. The undersigned duly swears or affirms that: 1)he/she is authorized to sign this Plat on behalf of the lien—holding entity named below for which he/she functions as an agent; and 2)said agency includes the actual authority to sign this Plat joining in this subdivision and any dedications to the City; and 3)that all necessary corporate or other legal formalities have been met to allow the agent's signature below to be effective; and 4)that the signature below was made by the person whose name it purports to be.

David Oberto, Vice President
Bank of Colorado

Subscribed and sworn to before me this ____ day of _____, 20 ____.

by David Oberto the Vice President of Bank Of Colorado.

Witness my hand and official seal. My commission expires _____.

Notary

LIENHOLDER'S AFFIDAVIT

STATE OF _____)
) ss.

COUNTY OF _____)

Before a Notary Public, duly qualified and acting in and for said city, county and state, appeared _____, known by official government—issued photograph identification to be the affiant herein, who stated the following under oath:

The undersigned holder(s) of a lien pursuant to an instrument recorded under Reception No. _____ in the records of the Montrose County Clerk and Recorder, hereby joins in this subdivision and the dedication of easements, streets and other properties to the City shown hereon. The undersigned duly swears or affirms that: 1)he/she is authorized to sign this Plat on behalf of the lien—holding entity named below for which he/she functions as an agent; and 2)said agency includes the actual authority to sign this Plat joining in this subdivision and any dedications to the City; and 3)that all necessary corporate or other legal formalities have been met to allow the agent's signature below to be effective; and 4)that the signature below was made by the person whose name it purports to be.

Rodney Savoy, President
The Scott Company of Lafayette, LLC

Subscribed and sworn to before me this ____ day of _____, 20 ____.

by Rodney Savoy the President of The Scott Company of Lafayette, LLC.

Witness my hand and official seal. My commission expires _____.

Notary

ATTORNEY'S CERTIFICATE

I, _____, an attorney at law, duly licensed to practice in Colorado, do hereby certify that I have

examined Title Policy No. _____ issued by

_____ Title Insurance Company,

dated _____(the "Title Policy").

which insures to the title to the Land herein platted and described in the above Certificate of Dedication and Ownership, and that, based solely on my review of the Title Policy, title to such land is in the Owners and Dedicators; and that the title to the Land dedicated hereon, including the dedication for utility easements, is free and clear of all liens and encumbrances except as specifically set forth in the Title Policy.

Attorney

Registration No. _____

Date _____

ENGINEER'S CERTIFICATE

I, _____, a Registered Engineer in the State of Colorado, do hereby certify that the sanitary sewer system, water distribution system and the storm drainage system shown on the accompanying plans of this Subdivision are properly designed, meet City of Montrose specifications, and are adequate to properly serve the Subdivision shown hereon. I further certify that the sanitary sewer system, water distribution system, storm drainage system, streets, parks, and other improvements are designed and constructed in accordance with applicable City specifications and regulations.

Colorado Professional Engineer
Registration No. _____

Date _____

SURVEYOR'S CERTIFICATE

I, William D. Wiley, a Registered Land Surveyor in the State of Colorado, do hereby certify that there are no roads, pipelines, irrigation ditches or other easements or rights-of-way in evidence or known to me to exist on or across said property except as shown on this plat. I certify that I have made the survey represented by this plat and that this plat accurately represents said survey, and conforms to all applicable requirements of the City Subdivision Regulations monuments shown hereon actually exist and their positions are as shown.

C.R.S. Section 38—51—106 Statement:
This plat does not represent a title search by the Surveyor, nor by any professional corporation or business entity with which said Surveyor may be associated. Information regarding the title work performed for and used in producing this plat may be found in the Title Policy issued by Fidelity National Title Company, Order Number F0695561—397—DGO, dated July 9, 2021

William D. Wiley
Colorado Registered Land Surveyor
Registration No. 12180

Date

CERTIFICATE OF COMPLETED IMPROVEMENTS

I, _____, City Engineer, certify that all improvements and utilities required by the current Subdivision Regulations of the City of Montrose, have been constructed, inspected and approved in this Subdivision in accordance with applicable City ordinances, regulations and specifications except as follows:

City Engineer

Date

Registration No. _____

APPROVAL OF CITY MANAGER

Approved this ____ day of _____, 20 ____.

by _____, City Manager of the City of Montrose.

City Manager

APPROVAL OF CITY COUNCIL

Approved this ____ day of _____, 20 ____.

by _____, Mayor of the City of Montrose.

Mayor

APPROVAL OF CITY ATTORNEY

Approved for recording this ____ day of _____, 20 ____.

by _____, City Attorney of the City of Montrose.

City Attorney

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado,

at the time of _____ on the ____ day of _____, 20 ____.

under Reception No. _____

by _____, Deputy

Clerk & Recorder
Montrose County, Colorado

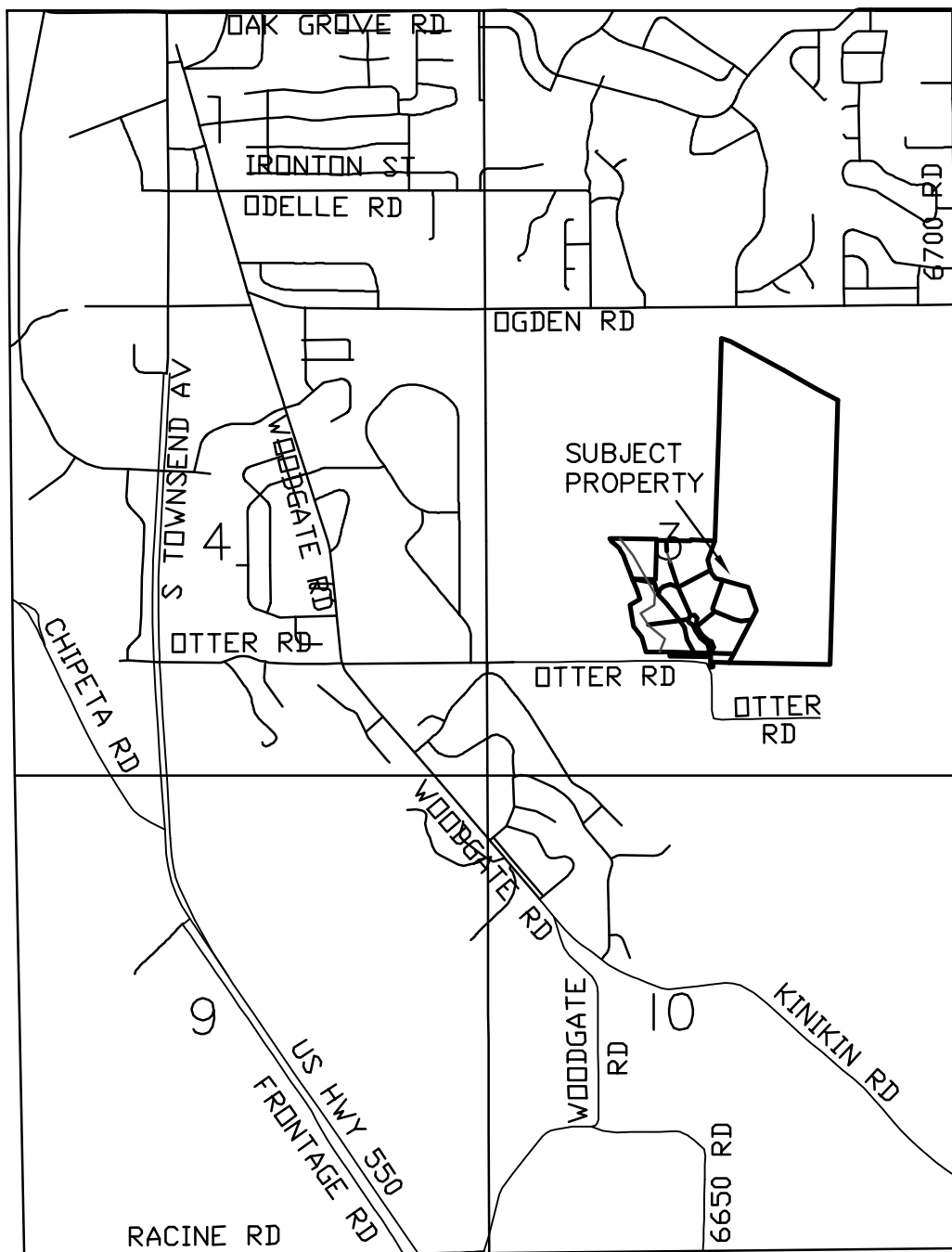
GENERAL NOTES

1. All fence lines shown hereon are for graphical purposes only. They may not be relied upon to establish property boundaries, as shown. All fence angle points may not have been surveyed.

2. This survey was preformed with the benefit of title policy prepared by Fidelity National Title Company, File Number F0695561—397—DGO dated 7/9/2021. This survey does not constitute a title search by Mesa Surveying Associates, Inc.

3. Surveyor's certifications hereon shall run only to the person(s) for whom this survey was prepared and on their behalf to the agencies listed on this/these sheet(s). Surveyor's certifications are not transferable to additional institutions of subsequent owners.

4. No guarantee as to the accuracy of the information contained within this plat is either stated or implied unless this print bears an original signature and seal of the professional land surveyor hereon named. Only prints of this survey marked with an original signature and seal by the surveyor named hereon shall be considered true, valid copies.



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CF: 20—40 COKER VALLEY RANCH
Plot Scale 1"=200'
Book 774 Page 3

DATE 5/9/2022

REVISIONS:
7/15/22
7/25/22 ADD TRACT C
9/6/22

PRELIMINARY PLAT
THE FALLS AT VALLEY RANCH

SITUATED IN SECTION 3, T48N, R9W, N.M.P.M.,
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

FOR: VALLEY RANCH MONTROSE LLC
AUTHORIZED BY: DAVID COKER
501 E. MAIN ST.
MONTROSE, CO 81401
(303) 947—8886

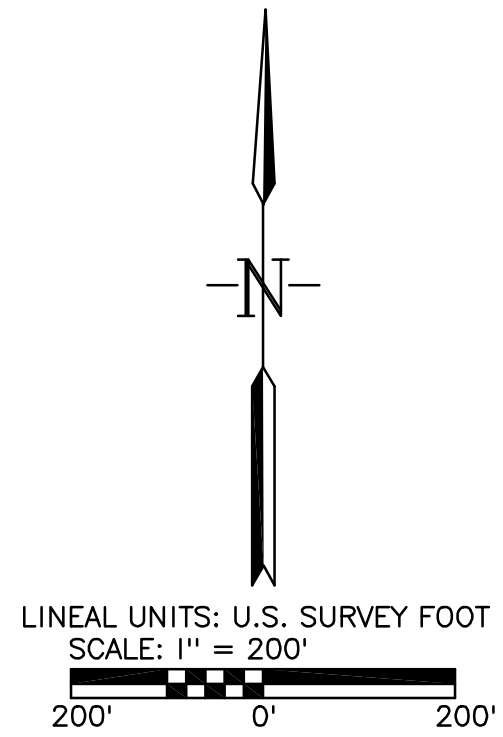
MESA SURVEYING ASSOCIATES INC.

P.O. Box 1287 Montrose, CO 81402
(970)—240—9994

Sheet 1 of 4

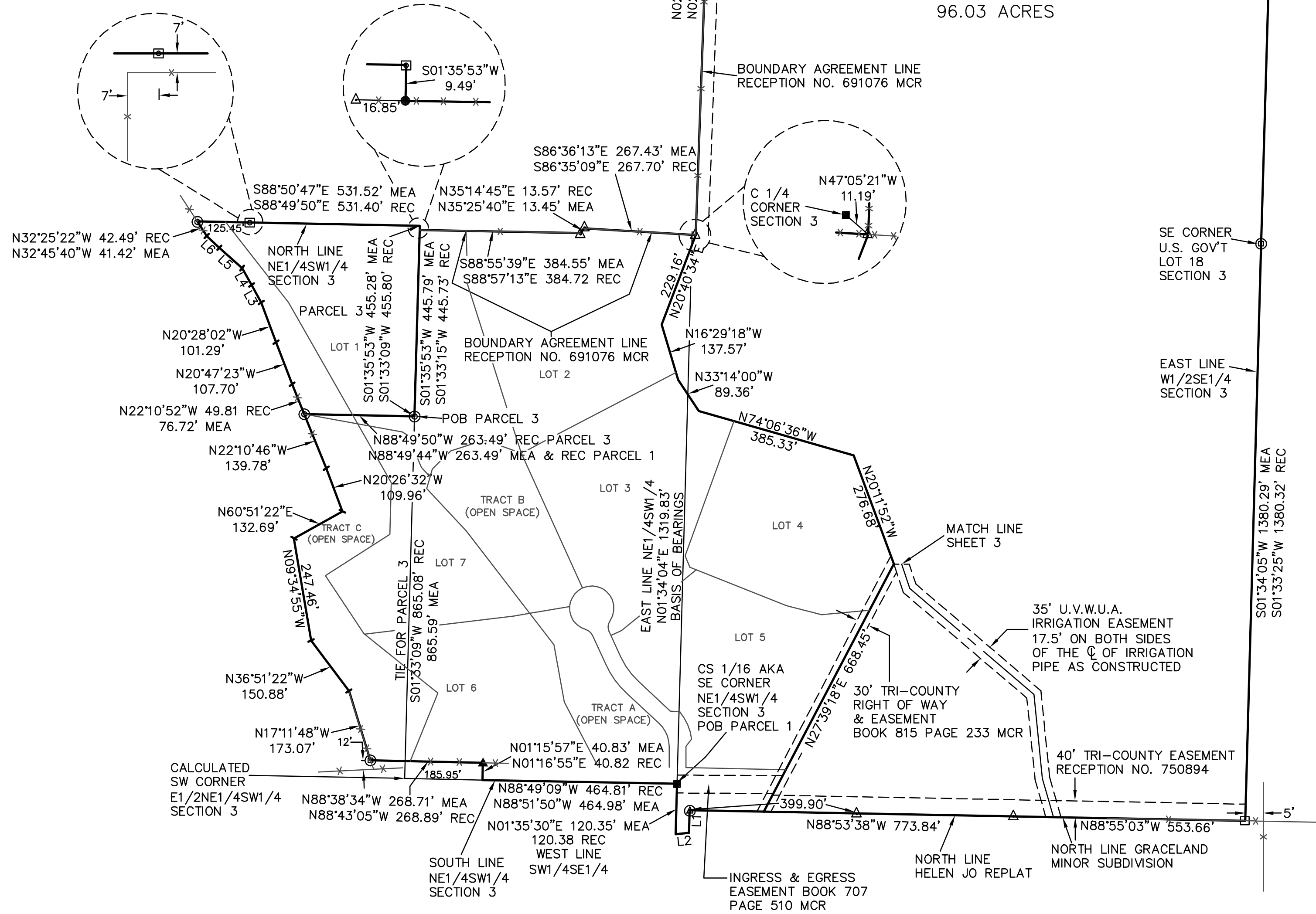
File No. 22—40

PRELIMINARY PLAT
THE FALLS AT VALLEY RANCH
SITUATED IN SECTION 3, T48N, R9W, N.M.P.M.,
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



LEGEND
■ = FOUND REBAR AND SURVEY CAP LS #9189
▲ = FOUND REBAR AND SURVEY CAP LS #7160
⊠ = FOUND REBAR AND SURVEY CAP LS #7970
△ = FOUND REBAR AND SURVEY CAP LS #12180
⊙ = FOUND REBAR AND SURVEY CAP LS #24299
⊖ = FOUND REBAR AND SURVEY CAP LS #37690
⊕ = FOUND REBAR AND SURVEY CAP LS #10738
⊗ = FOUND REBAR AND SURVEY CAP LS # ILLEGIBLE
MEA = MEASURED IN FIELD
REC = RECORDED IN PROPERTY DESCRIPTION
MCR = MONTROSE COUNTY RECORDS
POB = POINT OF BEGINNING
W.C. = WITNESS CORNER
U.V.W.U.A. = UNCOMPAGHRE VALLEY WATER USERS ASSOCIATION
FENCE LINE
CL = CENTERLINE

LINE	LINE TABLE COURSE
L1	S01°33'04"W, 53.70'
L2	S83°47'53"W, 32.03'
L3	N28°52'29"W, 47.67'
L4	N29°09'47"W, 46.40'
L5	N48°09'29"W, 72.97'
L6	N47°11'52"W, 41.25'



1. LOCAL IMPROVEMENT DISTRICT

All lots platted hereon shall be subject to an assessment for the costs to construct improvements to that portion of Otter Road that abuts the Subdivision, said improvements including curb, gutter, sidewalk, drainage, base and pavement, and other related improvements. The Montrose City Clerk is hereby appointed as the Attorney-in-fact of each of the owners of The Falls at Valley Ranch for the purposes of executing improvement district petitions on their behalf, voting on their behalf in any election to approve any financial obligations for such improvement districts and for all other purposes related to the formation of such districts and construction of such improvements. These obligations shall run with the land and be binding upon all successors in interest to the said lots.

2. DRAINAGE EASEMENTS

The drainage easement(s) shown hereon shall be owned and maintained by the owners of the lots encumbered by the easement or the Valley Ranch HOA as noted on plat in a manner that preserves the grade as originally established and so as to not impede the free flow of water in any way, including but not limited to the construction of fencing and other improvements, or the planting or encroachment of trees and shrubs and other impeding vegetation. The City is not responsible or liable in any manner for the maintenance, repair, or operation of any pipelines, ditches or improvements as located within said easements. Upon failure to properly maintain the drainage easement(s) shown hereon, or in the need to abate a nuisance or public hazard, the City may cause the maintenance or repair to be performed and assess the costs thereof to such owners, and may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.

3. IRRIGATION EASEMENTS

The irrigation easement(s) shown hereon (see sheet 3) shall be owned and maintained by the owners of the lots encumbered by the easement or the Valley Ranch HOA as noted on plat and shall not be impeded or altered in any way so as to impact the historic delivery of water, unless otherwise agreed by all owners of interest in said easements or any water rights associated therewith. The City is not responsible or liable in any manner for the maintenance, repair, or operation of any irrigation pipelines, improvements or ditches as located within said easements. Upon failure to properly maintain the irrigation easement(s) shown hereon, or in the need to abate a nuisance or public hazard, the City may cause the maintenance or repair to be performed and assess the costs thereof to such owner(s), and may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.

4. DRIVEWAY/RIGHT OF WAY RECIPROCAL ACCESS EASEMENTS

The Owner(s) denoted on the CERTIFICATE OF DEDICATION AND OWNERSHIP, hereon, hereby for and in consideration of TEN AND NO/100 DOLLARS (\$10.00), and other good and valuable consideration, in hand paid, hereby sell(s) and quit claim(s) to Valley Ranch HOA, in The Falls At Valley Ranch, their respective heirs, successors and assigns, a perpetual and reciprocal right-of-way easement, over said portions so selected and reserved for use as driveways for ingress and egress. These reciprocal easements shall be appurtenant to each of the said lots in The Falls At Valley Ranch which right shall run with the land, and shall be a benefit and a burden to each of the said lots, their owners, and all parties claiming by, through, or under them. The City shall not be responsible for the repair or maintenance of private infrastructure including, but not limited to, repair of driveways damaged as a result of utility maintenance or operation.

5. PRIVATELY OWNED OPEN SPACE, PARKS, AND OTHER IMPROVEMENTS

All open spaces (Tracts A, B, and C) now existing or hereafter conveyed, shall be owned and maintained by an owners' association, or until such time as an owners' association is lawfully formed for such purposes, by the owners of all lots final platted in The Falls At Valley Ranch jointly and severally. The City is not responsible or liable in any manner for the maintenance, repair, or operation of such properties and/or improvements, nor shall the City be responsible for future dedications of such properties. Upon failure to properly maintain such properties and/or improvements shown hereon, or in the need to abate a nuisance or public hazard, the City may cause the maintenance or repair to be performed, and assess the costs thereof to such owner(s), or the City may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.

6. MONEY IN LIEU OF SCHOOL LAND DEDICATION

All residential lots or residential units having unique legal descriptions shall be required to make payment of money in lieu of school land dedication, at the time of issuance of building permit or certificate of occupancy relative to improvements upon said lot. The payment of money in lieu of school land dedication is subject to Section 4-7-7(C)(7) of the Municipal Code. Payments shall be made to the City, to be later disbursed to the RE-IJ School District.

7. MONEY IN LIEU OF PARK LAND DEDICATION

All residential lots or residential units having unique legal descriptions shall be required to make payment of money in lieu of park land dedication, at the time of issuance of building permit or certificate of occupancy relative to improvements upon said lot. The payment of money in lieu of parkland dedication is subject to Section 4-7-7(C)(7) of the Municipal Code.

8. COPS FEE

The preannexation agreement for this development subjects it to a City Operations and Police Service Fee in the amount of \$650.00 per dwelling unit based on the maximum dwelling units allowed on each lot. In the event the number of units allowed on a lot or tract increases over the number of units for which a fee was paid, payment for the additional units shall be due and payable to the City. The COPS fee for each of the following dwelling units has been paid with this final plat:

No residential units may be placed on Tracts A, B, & C.

The following lots are limited to 1 dwelling unit each: Lots 1-7.

9. CONSULTATION WITH FIRE DISTRICT

A. The owner(s) of each lot within The Falls At Valley Ranch hereby covenant that prior to the issuance of building permit(s), said owner(s) shall consult the Fire District to ensure that adequate fire flows exist under the applicable specifications of then-current regulations. In the event that such fire flows do not meet the specifications as defined by then-current regulations, the owner(s) hereby covenant to make an agreement to correct the flows; alternatively, the owner(s) covenant to otherwise make a remedial agreement satisfactory to the Fire District prior to the issuance of building permit(s).

B. Prior to the sale of any lot, the developer, broker, or seller of the project shown on this Plat shall have an affirmative obligation to disclose the restrictions set forth in Paragraph "a" immediately above, and the possible need for remedial measures on the part of the buyer(s).

10. ZONING

The zoning of this property is Zone R-1, as shown on the City's Official Zoning Map, and defined and described by the City of Montrose Municipal Code at the time of approval and recordation of this plat, and is subject to change. (Outlot A not included)

11. FINAL PLAT CONDITIONAL APPROVAL

The approval of The Falls At Valley Ranch Final Plat is expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and municipal code provisions are met and that the Applicant adequately addresses all of staff's concerns.

12. CONVEYANCE OF PRIVATE PARKS AND OPEN SPACES TO OWNERS' ASSOCIATION

By executing this Plat, the owner(s) whose signature(s) appear hereon, joined by the Lienholder(s) if any, whose signatures also appear on this Plat, for and in consideration of TEN AND NO/100 DOLLARS(\$10.00), and other good and valuable consideration, in hand paid, hereby sell(s) and quit claim(s) to Valley Ranch HOA, a Colorado nonprofit corporation, Tracts A, B and C shown and designated on this Plat.

13. CERTIFICATE OF GOOD STANDING

The owner(s) whose signature(s) appear on the Certificate of Dedication and Ownership on this Plat have provided the City a current, valid, Certificate of Good Standing, bearing Confirmation No. _____, from the Colorado Secretary of State, as proof of the above named HOA of Owners' Association entity's: i) compliance with all applicable requirements of the Colorado Secretary of State, and ii) good standing with the Colorado Secretary of State.

14. DECLARATION OF COVENANTS RECORDED

The Declaration of Covenants, Conditions, and Restrictions for Valley Ranch HOA, applicable to the development platted hereon, and made binding to the entity named above, was recorded under Reception No. _____, on the _____ day of _____, 20____, in the office of the Montrose County Clerk and Recorder.

15. Future Road Dedications

In accordance with the Annexation Agreement for this property, recorded under Reception No. 935274, of the records of the Montrose County Clerk and Recorder, minor arterial rights of way and utility easements for the southern extension of Bridges Drive (final name to be determined) and the eastern extension of Otter Road will be dedicated concurrent with development of Outlot areas or at the request of the City.

16. 100 Year Flood

A portion of the parcel is located in Flood Zone AE on the FIRM map for the Montrose County. Panel Number 08085C0778D, revised 1/06/2012.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CP: 20-40 COKER VALLEY RANCH
Plot Scale 1"=200'
Book 774 Page 3

DATE 5/9/2022

REVISIONS:
7/15/22
7/21/22 ADD TRACT C
9/6/22

PRELIMINARY PLAT
THE FALLS AT VALLEY RANCH

SITUATED IN SECTION 3, T48N, R9W, N.M.P.M.,
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

FOR: VALLEY RANCH MONTROSE LLC
AUTHORIZED BY: DAVID COKER
501 E. MAIN ST.
MONTROSE, CO 81401
(303) 947-8886

MESA SURVEYING ASSOCIATES INC.
P.O. Box 1287 Montrose, CO 81402
(970)-240-9994

Sheet 2 of 4

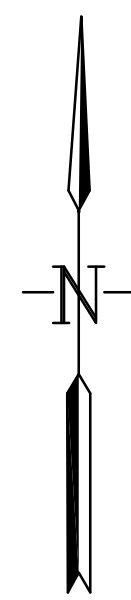
File No. 22-40

PRELIMINARY PLAT THE FALLS AT VALLEY RANCH

SITUATED IN SECTION 3, TOWNSHIP 48 NORTH, RANGE 9 WEST N.M.P.M.,
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

LINE TABLE	
LINE	COURSE
L1	S01°33'06"W, 53.70'
L2	S83°47'55"W, 32.03'
L3	N28°52'29"W, 47.67'
L4	N29°09'47"W, 46.40'
L5	N48°09'29"W, 72.97'
L6	N47°11'52"W, 41.25'
L7	N01°15'57"E, 40.83'
L8	S00°00'00"E, 50.74'
L9	S38°19'48"W, 22.28'
L10	S85°29'43"E, 22.29'
L11	S47°11'48"E, 103.40'
L12	S24°26'41"E, 56.30'
L13	N24°26'41"W, 11.54'
L14	N24°26'45"W, 67.84'
L15	N47°11'48"W, 103.40'
L16	N70°23'33"W, 92.65'
L17	S72°41'41"W, 85.39'
L18	S45°10'31"W, 61.45'
L19	S16°07'21"W, 17.85'
L20	N16°07'21"E, 31.20'
L21	N56°56'16"W, 7.24'
L22	N41°52'33"W, 22.42'
L23	N23°29'25"W, 22.72'
L24	N15°23'03"W, 26.56'
L25	N18°50'34"W, 17.41'
L26	N38°22'50"W, 17.85'
L27	N56°36'12"W, 15.05'
L28	N80°30'30"E, 38.95'
L29	N80°30'30"E, 96.41'
L30	N00°00'00"E, 50.04'
L31	N22°33'03"W, 30.00'
L32	S79°45'48"E, 108.85'

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	72.00'	130.00'	31°44'05"	N23°35'40"W 71.09'
C2	73.46'	185.00'	22°45'04"	S35°49'14"E 72.98'
C3	25.81'	25.00'	59°08'45"	S05°07'52"W 24.68'
C4	137.97'	53.00'	149°09'00"	N39°52'19"W 102.18'
C5	57.03'	53.00'	61°39'18"	S34°43'32"W 54.32'
C6	80.93'	53.00'	87°29'25"	S39°50'50"E 73.29'
C7	25.81'	25.00'	59°08'45"	N54°01'10"W 24.68'
C8	85.37'	215.00'	22°45'05"	S35°49'14"E 84.81'
C9	70.02'	85.00'	47°11'47"	N23°35'54"W 68.05'

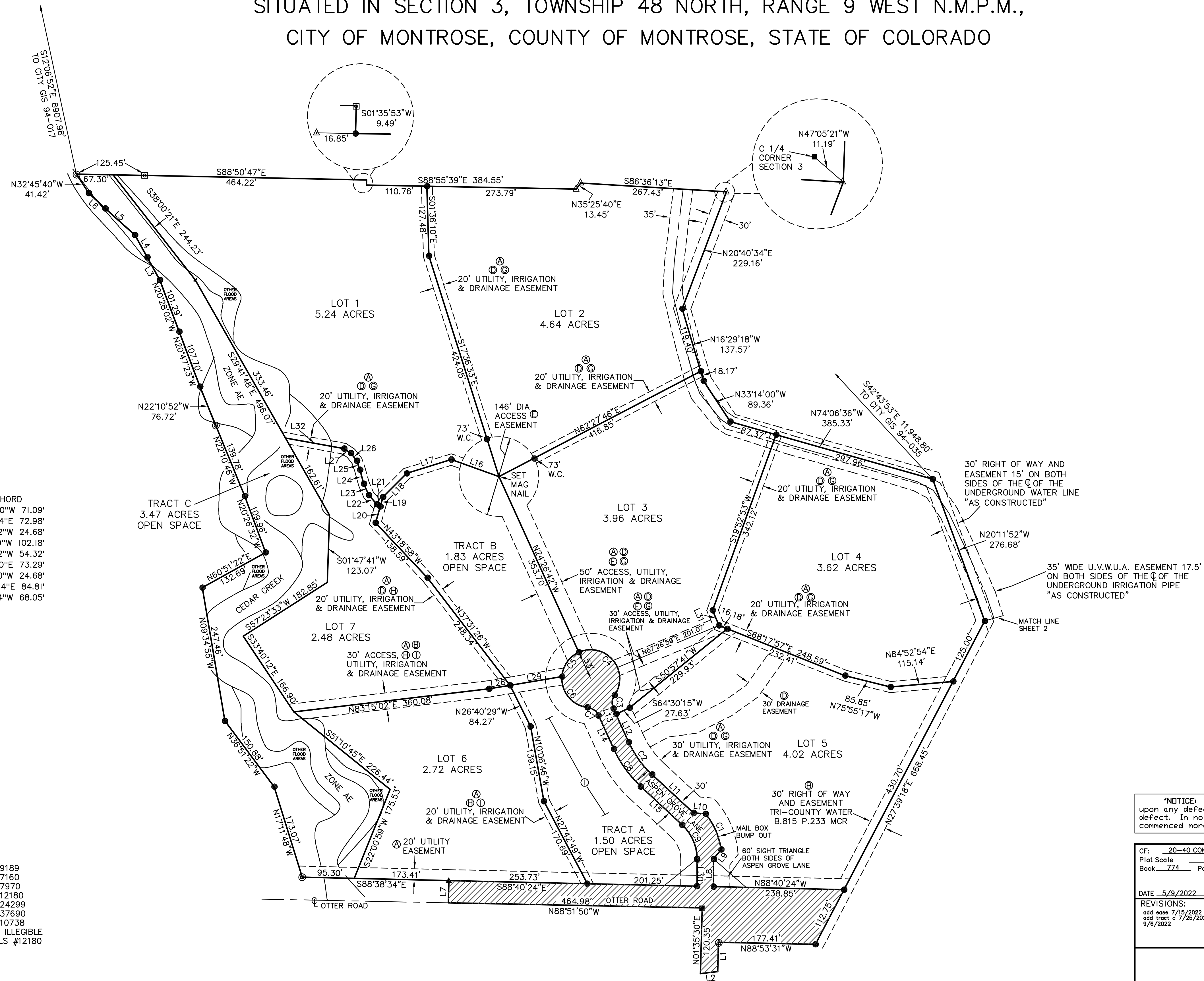


LINEAL UNITS: U.S. SURVEY FOOT
SCALE: 1" = 100'

LEGEND

- = FOUND REBAR AND SURVEY CAP LS #9189
- ▲ = FOUND REBAR AND SURVEY CAP LS #7160
- ▣ = FOUND REBAR AND SURVEY CAP LS #7970
- △ = FOUND REBAR AND SURVEY CAP LS #12180
- ⊙ = FOUND REBAR AND SURVEY CAP LS #24299
- ⊗ = FOUND REBAR AND SURVEY CAP LS #37690
- = FOUND REBAR AND SURVEY CAP LS #10738
- ⊕ = FOUND REBAR AND SURVEY CAP LS # ILLEGIBLE
- = TO BE SET REBAR AND SURVEY CAP LS #12180
- MEA = MEASURED IN FIELD
- REC = RECORDED IN PROPERTY DESCRIPTION
- MCR = MONTROSE COUNTY RECORDS
- POB = POINT OF BEGINNING
- W.C. = WITNESS CORNER
- U.V.W.U.A. = UNCOMPAGRE VALLEY WATER USERS ASSOCIATION
- = FENCE LINE
- ⊕ = CENTERLINE

■ = ROAD DEDICATION AREA 1.52 ACRES



EASEMENT DEDICATION TABLE

- Ⓐ UTILITY EASEMENT DEDICATED TO THE CITY OF MONTROSE HERON
- Ⓑ UTILITY EASEMENT DEDICATED TO TRI-COUNTY WATER HERON
- Ⓒ IRRIGATION EASEMENT DEDICATED TO U.V.W.U.A. HERON
- Ⓓ PRIVATE DRAINAGE EASEMENT DEDICATED TO AND MAINTAINED BY THE PROPERTY OWNER
- Ⓔ DRIVEWAY RECIPROCAL EASEMENT
- Ⓕ INGRESS/EGRESS EASEMENT
- Ⓖ IRRIGATION EASEMENT DEDICATED TO AND MAINTAINED BY THE PROPERTY OWNER
- Ⓗ IRRIGATION EASEMENT DEDICATED TO AND MAINTAINED BY THE HOA
- Ⓘ DRAINAGE EASEMENT DEDICATED TO AND MAINTAINED BY THE HOA

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CP: 20-40 COKER SHEETS
Plot Scale 1" = 100'
Book 774 Page 3

DATE 5/9/2022
REVISIONS:
add note 7/15/2022
add tract c 7/25/2022
9/6/2022

PRELIMINARY PLAT THE FALLS AT VALLEY RANCH

SITUATED IN SECTION 3,
TOWNSHIP 48 NORTH, RANGE 9 WEST N.M.P.M.,
CITY OF MONTROSE, STATE OF COLORADO

FOR: VALLEY RANCH MONTROSE LLC
AUTHORIZED BY: DAVID COKER
501 E. MAIN ST
MONTROSE, CO 81401
(303) 947-8886

MESA SURVEYING ASSOCIATES INC.
P.O. Box 1287 Montrose, CO 81402
(970)-240-9994

Sheet 3 of 4

File No. 22-40

EXHIBIT B: Code Excerpts for Subdivisions and Planned Developments

Sec. 4-7-5. Subdivision procedure.

- (A) The subdivision of land shall be accomplished in accordance with the procedures provided in this Section, except for those instances where different governing procedures are set forth pursuant to Sections 4-7-9 through 4-7-11, Informal Review and Sketch Plan. The City Council shall set all application fees related to land use action per resolution.
- (1) Prior to submittal of the subdivision application, the subdivider shall make a reasonable effort to consult informally with property owners of record adjoining or within 100 feet of the proposed subdivision, and the City. No fee shall be required for such review or discussions of any plans or data concerning the proposed subdivision, prior to sketch plan review. The City shall not be bound by virtue of any discussions during the informal review stage.
 - (2) The proposal shall be consistent with the Master Plan, City subdivision and Zoning Regulations, standards and other applicable ordinances and regulations and will be reviewed, considering the following at a minimum.
 - (a) Conformance with the Master Plan and Zoning Regulations;
 - (b) Relationship of development to topography, soils, drainage, flooding, potential natural hazard areas and other physical characteristics;
 - (c) Availability of water, means of sewage collection and treatment, stormwater drainage, access and other utilities and services;
 - (d) Compatibility with the natural environment, wildlife, vegetation and unique natural features;
 - (e) Adjacent streets and traffic flow, including pedestrian access;
 - (f) Availability of fire, police and other emergency services protection;
 - (g) Impacts on area schools.
 - (3) A subdivider who intends to immediately develop only a portion of a full tract shall nevertheless submit an informal sketch plan for the entire tract showing his present plans for its eventual development.
 - (4) Following informal review when applicable, and in all cases except when not required by other provisions of this Chapter, the applicant shall file copies of the sketch plan application and sketch map, along with all required supporting plans, with the City. The submittal of such application, map and supporting plans shall comply with City's application and fee requirements.

Filing of a sketch plan shall not be required in cases where a subdivision, which does not qualify as a minor or amended subdivision, primarily due to a lack of installed on or off-site public improvements. In no case shall the sketch plan requirement be waived under this provision for subdivision proposals containing more than three divisions of real property, or where any part of the subdivision has been subdivided without a sketch plan under any part of this Official Code of the City of Montrose, Colorado, within the three years prior to the date of submission.
 - (5) The sketch plan review shall commence only upon submittal of a completed sketch map, a completed sketch plan application form, which form shall be provided by the City, and all required supplemental information as set forth below, as well as any additional materials determined by City staff to be necessary for processing of the application.
- (a) Sketch Map. The sketch map shall include the following:
- (i) A location map, of approximately four inches by four inches, showing the project location in relation to the City of Montrose, with appropriate reference to major and minor arterial and



- collector roads or highways.
- (ii) A detailed map showing property boundaries of the subdivision, north arrow and date. The scale of the map shall not be less than one inch equals 200 feet. The map shall include the name of the subdivision, name of the county, township, range, Section and quarter Section. The map shall further indicate zoning and land use of all lands within 300 feet of any property boundary owned by or under option to the subdivider. A title box shall be located in the lower right corner of the map. In the case of large subdivisions requiring more than one sheet at such a scale, an index map showing the total area on a single sheet shall also be submitted.
 - (iii) A conceptual drawing of the lot and street layout indicating the approximate area and number of individual lots and access to the property.
 - (iv) Significant natural and manmade features on the site, such as streams, lakes, natural drainage ways and wetlands; vegetation types including locations of wood areas; wildlife habitats; scenic corridors; visual impacts; solar access; existing buildings; utility lines and easements; irrigation ditches; bridges and similar physical features; existing development on adjacent property; and footprints of existing buildings.
 - (v) Total acreage of the tract.
 - (vi) Existing and proposed zoning district boundary lines. General land use divisions, including residential types, commercial, industrial, parks, open space and community facilities, including the proposal's relevance to underlying zoning.
 - (vii) Type and layout of all proposed infrastructure, including streets, utilities, water and sewer systems, and impact on existing systems.
 - (viii) Public use areas proposed to be dedicated to the public, the purpose of the dedication, and their relationship to existing public use areas.
 - (ix) Existing and proposed land use patterns, including street system, of both the tract proposed for development and immediately adjacent land.
 - (x) Existing site problems or peculiarities, such as areas of poor drainage, existing floodplain, geological hazards and seepage water.
 - (xi) Existing and proposed stormwater discharge facilities pertaining to the property.
- (b) Sketch Plan Application. The sketch plan application shall include, but not be limited to, the following information pertaining to the proposed subdivision (this information may be provided in a narrative format):
- (i) Estimated total number of gallons per day of water system requirements, source of water to supply subdivision requirements, and proposed dedication of water rights in accordance with existing City ordinances.
 - (ii) Estimated total number of gallons per day of sewage to be treated and means for sewage disposal.
 - (iii) Availability of electrical power, natural gas, CATV, telephone and other utilities necessary or proposed to serve the subdivision.
 - (iv) Access to the property, off-street parking, school bus stop area, and mail box location.
 - (v) Total number of proposed dwelling units.
 - (vi) Demonstrated compatibility with natural features.
 - (vii) Identification of all activities of the subdivision which shall require approval by permitting agencies at the local, state and federal level, and a description of the approval so required.
 - (viii) Names and addresses of all property owners of record adjoining or within 100 feet of the proposed subdivision.
 - (ix) Summary of issues or concerns resulting from informal review with neighboring property owners, if applicable.
- (c) Sketch Plan Supplemental Documents. The sketch plan application shall also include the following



supplemental documentation:

Disclosure of ownership, with supporting documentation from a title insurance company or, if acceptable to the City, an attorney licensed in the State of Colorado, which shall set forth a legal description of the property and title ownership of the property.

- (6) Upon complete submittal of all required information, City staff shall provide initial review of the sketch plan within 45 days. Upon completion of initial review of the plan and submission by the applicant of any supplemental materials or necessary revisions as requested by City staff, the sketch plan application shall be placed on an upcoming Planning Commission agenda for which space is available and for which all notice requirements can be met.
- (7) Advance notice of the sketch plan review by the City Planning Commission shall be provided by publication, with a location map of the property to be subdivided. Fifteen-day advance written notice shall also be provided, by hand delivery or deposit into the U.S. mail, to all property owners of record adjoining or within 100 feet of the proposed subdivision. The City shall provide such notice. The review and discussion of the Sketch Plan by the Planning Commission shall be informal and non-binding in nature, and shall serve as a means to provide guidance to the subdivider.

(B) Preliminary Plat.

- (1) An application for preliminary plat shall be submitted to the City and shall comply with applicable City submittal requirements.
- (2) The City may distribute copies of the preliminary plat and supporting plans or data as appropriate to the County Land Use Department, the school district, the natural gas, CATV, electrical power and telephone companies, the Fire Protection District, the Colorado Department of Transportation, the Federal Aviation Administration, the Uncompahgre Valley Water User's Association, applicable City departments and employees, and other entities as appropriate.
- (3) The preliminary plat and proposed improvements shall comply with all requirements of these subdivision regulations and other applicable City design and construction specifications and standards. The plat shall be drawn to a scale of not less than one inch equals 100 feet. (See Chapter 4-4 of these Zoning Regulations.)
- (4) The preliminary plat shall contain, at a minimum, the following:
 - (a) The name of the subdivision and the name, address and phone number of the subdivider, and his representatives, if applicable. Such information shall be contained in a title box located on the lower right corner of the plat.
 - (b) A certificate by the engineer or surveyor preparing the plat attesting to the accuracy of the plat. Such information shall be contained in a title box located on the lower right corner of the plat and shall be signed and stamped by the licensed professional engineer or registered surveyor, and shall indicate the scale used and direction of true north.
 - (c) A certificate by a licensed professional engineer that the water, stormwater, sewer systems, and all other improvements are properly engineered and designed in compliance with applicable requirements of the City and state.
 - (d) A certificate of ownership of the subject property.
 - (e) A location map, of approximately four inches by four inches, showing the project location in relation to the City of Montrose, with appropriate reference to significant roads or highways. The location map shall be provided both on the preliminary plat and separately on letter size paper.
 - (f) Certification on forms approved by the City to document approval of the plat; and the form of the certificates proposed to be used to comply with the requirements imposed for the final plat as found



in Subsection (C) of this Section.

- (g) Two-foot elevation contours and the boundaries of the base flood (100-year flood) and floodway and base flood elevation data, as defined and specified in the City's floodplain management regulations.
 - (h) The then-current zoning designations of the subdivision and of adjacent properties.
 - (i) The names of the owners of record of adjacent properties, and the property lines of adjacent properties as space will allow.
 - (j) The location and ownership interest of existing and proposed watercourses including lakes, swamps, ditches and floodprone areas (the inclusion of such watercourses within the jurisdictional authority of local, state or federal regulatory agencies shall also be noted); the location of existing and proposed streets, easements, utility lines, poles and towers, sewer lines, water lines, drains, culverts and other underground utilities and stormwater drainage facilities both on the proposed subdivision and adjacent properties as practical.
 - (k) The layout of all lots showing the building lines, dimensions and lot areas and footprints of existing buildings, if any. The plat shall include at least two references to City GPS coordinates.
 - (l) The layout and location of all parks and open space.
 - (m) The location of all land to be reserved or dedicated for public use.
- (5) The following shall be submitted accompanying the preliminary plat together with plans and specifications prepared by a licensed professional engineer consistent with City standards and specifications, for all required or proposed improvements. All plans and specifications shall be signed and stamped by a licensed professional engineer.
- (a) Plans for the proposed sanitary sewer system showing location, grade, pipe sizes and invert elevations, and the connection points to the existing system.
 - (b) Plans for the water system and fire protection system showing locations, pipe size, valves, fire hydrants and connection points to the existing system.
 - (c) Plans for the storm drainage system showing location, pipe sizes, grades and discharge points, including off-site improvements. Such plans shall comply with any applicable City stormwater drainage requirements.
 - (d) Plans for any improvements specifically affecting watercourses within the jurisdictional authority of local, state or federal regulatory agencies, noting the required permits therefor.
 - (e) Plans for proposed streets, sidewalks, recreation paths, showing grade and cross Section, trails and walkways and streetlight and street names.
 - (f) A soil or geological report prepared and certified by a professional geologist or soil scientist.
 - (g) Plans for piping ditches, or improvements to waterways.
 - (h) Plans for parks and recreation facilities.
 - (i) A traffic impact study for all developments when estimated vehicle trips per day will exceed 250 and plans for recommended traffic mitigation measures. The study shall provide, but not be limited to, traffic capacity for existing road infrastructure, proper analyses of transportation linkages in conformance with transportation plan, cumulative traffic impact of development at build-out, and proposed infrastructure design to account for such considerations. The scope of the impact study may be broadened to include other nearby subdivisions and developments, allowing for cooperative participation and cost sharing.
- (6) If the applicant intends to develop the project in phases, a phasing plan will be required to be submitted to and approved by the City. The phasing plan must include the numbers of lots in each phase, the infrastructure planned for completion with each phase that is necessary to allow the phase to be properly integrated into City services as determined by the City Engineer, the amenities to be constructed with each phase, and all other information pertinent to the completion of the development.



- (7) Upon submittal of all required information, the City staff shall provide initial review of the preliminary plat within 45 days. Upon completion of initial review of the preliminary plat and submission by the applicant of any supplemental materials and revisions necessary to comply with City regulations, the Preliminary Plat Application shall be placed on an upcoming Planning Commission agenda for which space is available and for which all notice requirements can be met. City staff shall make a recommendation to the City Planning Commission to approve the preliminary plat, provided that all supporting documentation has been properly submitted and the plat meets all requirements, disapprove the plat if it does not appear to comply with the provisions of this Chapter, or approve the plat with conditions or modifications.
- (8) Advance notice of the preliminary plat review by the City Planning Commission shall be provided by publication, with location map of the property to be subdivided. The City shall provide such notice at least 15 days in advance of the scheduled meeting.
- (9) Following receipt of a completed Preliminary Plat Application, the applicant shall be required to diligently pursue the application by providing revised plans, plat maps, and other necessary information in a timely fashion. Where the applicant fails to meet this requirement, the City shall, in writing, request the applicant to withdraw the application. If the applicant fails to take any further action on the Preliminary Plat Application for a period of six consecutive months following such request to withdraw, the Preliminary Plat Application shall automatically expire and all applicable fees shall be non-refundable. When a Preliminary Plat Application has expired under this Subsection, in the event the applicant wishes to pursue development of the property the applicant must re-apply and pay any applicable fees.
- (10) Upon review by the City Planning Commission, the commission shall make a recommendation to the City Council to approve the preliminary plat, provided that all supporting documentation has been properly submitted and the plat meets all requirements, disapprove the plat if it does not appear to comply with the provisions of this Chapter, or approve the plat with modifications or conditions. The reasons for such recommendation shall be included in the minutes of the Planning Commission meeting and provided in writing to the applicant upon request.
- (11) Unless the subdivider withdraws the preliminary plat from review, or it expires as set forth herein, the plat shall be submitted to the City Council for final review and action. Advance notice of the preliminary plat review by the City Council shall be provided by posted notice.
- (12) Council may approve the preliminary plat, approve the plat subject to conditions necessary to implement the provisions of this Chapter, or disapprove the plat if the Council finds that the requirements of these regulations have not been met.
- (13) No construction of the required subdivision improvements shall commence until approval of the preliminary plat by the City Council and submittal of both a Mylar of the preliminary plat, as finally approved with signed certificates as required by the City, and a copy of the preliminary plat in a digital format acceptable to the City and compatible with City computer systems. Upon approval and submittal of the Mylar, and supporting documentation as required, the City shall then issue a written notice to proceed.

(C) Final Plat.

- (1) No land shall be subdivided, or any parcel thereof sold or conveyed, until a final plat has been approved and either a Letter of Substantial Completion or a Preliminary Letter of Infrastructure Completion has been issued in accordance with this Subsection (C).
- (a) Final plat submittals shall comply with all application and fee requirements. The submittal of final



plats for approval must occur within five years of approval of a related preliminary plat, unless an extension of time is granted by the City Council, or the timing of the submittal is consistent with a phasing plan that has been submitted by the applicant and approved by the City. The applicant may request and the City Council may approve an extension of time for filing the final plat where development of the project in accordance with the preliminary plat has been pursued with due diligence.

(b) Building Permits:

(i) Until the public improvements are accepted by the City, the City shall not be obliged to issue any building permits within a subdivision, except as provided herein. Provided that all other applicable City codes and regulations have been satisfied, building permits may be issued only to the subdivider for any property with an approved Preliminary Plat. The subdivision must have sufficient access and water to allow for adequate fire protection as determined by the fire protection district. No certificates of occupancy, temporary or otherwise, shall be issued unless and until:

(a) All public and necessary on- and off-site improvements have been completed;

(b) A Letter of Substantial Completion or a Preliminary Letter of Infrastructure Completion has been issued by the City; and

(c) A final plat has been approved and recorded.

(ii) A Letter of Substantial Completion or a Preliminary Letter of Infrastructure Completion shall evidence City inspection and approval.

(iii) The two calendar year Construction Warranty shall begin to run from the date of said Preliminary Letter of Infrastructure Completion.

(c) The final plat shall contain all plat elements required as a condition of preliminary plat approval and the following, all in forms acceptable to the City:

(i) The total number of lots and lot numbers or letters.

(ii) Sufficient data to determine easily and reproduce on the ground the location of all monuments, and the bearing and length of every street line, boundary line, block line, lot line and building line whether curved or straight, including the radius, central angle and tangent distance for the centerline of curved streets. Other curved lines shall show arc or chord distance and radius. All dimensions shall be to the nearest 1/100 of a foot and all angles to the nearest second. The plat shall include at least two references to City GPS coordinates.

(iii) A certificate by a registered surveyor, attesting to the accuracy of the survey plat and placement of monuments, and compliance with the requirements of this Chapter and state law.

(iv) A certificate of dedication for streets, easements and other property dedicated for public use, properly executed and notarized.

(v) A certificate by a licensed professional engineer that the sanitary sewer, water distribution and storm drainage systems, streets and other improvements are properly engineered, designed and constructed in compliance with all applicable requirements of the City and the state.

(vi) Separate Certificate of Approval of the plat by the City Attorney.

(vii) A certificate of an attorney that title to the property is in the name of those parties executing the dedication, and that property dedicated to the City will be free and clear of all liens and encumbrances affecting marketability.

(viii) A certificate by the City Engineer specifying which improvements have been completed and listing those that require security prior to final plat approval.

(ix) A certificate by the City Clerk as to receipt of any security for the completion of improvements.

(x) The name of the subdivision and the name, address and phone number of the subdivider, and his representative if applicable, said information to be included within a title box located on the lower right corner of the plat.



- (xi) The name of the registered surveyor preparing the plat, the date of the plat, said information to be included within a title box located on the lower right corner of the plat.
 - (xii) A certificate of recording to be executed by the County Clerk and Recorder.
 - (xiii) The scale used, direction of true north, and basis of bearing.
 - (xiv) A location map, of approximately four inches by four inches, showing the project location in relation to the City of Montrose, with appropriate reference to significant roads or highways. The location map shall be provided both on the final plat and separately on letter size paper.
 - (xv) The location and ownership interest of all watercourses including lakes, swamps, ditches and floodprone areas; the location and names of streets, sidewalks, easements, utility lines, poles and towers, sewer lines, water lines, drains, culverts and other underground utilities and stormwater drainage facilities.
 - (xvi) The layout of all lots showing the building lines, dimensions and lot areas.
 - (xvii) The layout and location of all parks, trails, recreation paths and open space.
 - (xviii) The location of all land to be reserved or dedicated for public or other uses and the boundaries of the base flood (100-year flood) and floodway and base flood elevation data, as defined and specified in the City's floodplain management regulations.
 - (xix) Plat notes and restrictions as appropriate to implement compliance with this Chapter, conditions of approval as necessary or desirable to implement the City's Master Plan.
 - (xx) Plat notes, easements and restrictions as appropriate to implement required FAA aviation regulations.
- (2) The final plat shall be accompanied by a computation showing closure of the tract boundary to one foot in 5,000 feet or better. The final plat and accompanying plans shall be drawn to a scale of not less than one inch equals 100 feet. If discrepancies are believed to exist, the City may have the plat checked by an independent registered surveyor at the subdivider's expense.
 - (3) Any conditions or improvements imposed on the applicant by the City Council under the preliminary plat approval must be shown on the final plat and either completed, or the appropriate security under Subsection (C)(5) of this Section, prior to approval by the City Council.
 - (4) The final plat may be submitted for a portion of the preliminary plat, or phased, subject to the following conditions:
 - (a) The applicant has submitted a phasing plan that has been approved by the City.
 - (b) All required improvements, utilities and road infrastructure must be accessible to the remaining aggregate of unsubdivided land, or outlot.
 - (c) In instances where completion of required improvements, utilities or road infrastructure within the outlot is determined by the City to be necessary as a condition of approval of that final plat, the developer shall be required to complete said improvements, utilities or road infrastructure upon approval of that final plat. This may include, but not be limited to, completion of necessary road infrastructure, stormwater drainage system, trails and park development.
 - (d) In instances where the dedication of land for public purposes within the outlot is determined by the City to be necessary as a condition of approval of that final plat, the developer shall be required to dedicate said lands upon approval of that final plat. This may include, but not be limited to, the dedication and development of land for parks, trails, open space, rights-of-way and easements.
 - (5) The final plat shall be accompanied by security for the completion of any uncompleted improvements in accordance with Section 4-7-8 of these regulations.
 - (6) Accompanying the final plat shall be two copies of the as-built plans or record drawings for sanitary sewers, storm sewers or drainage systems and the water and fire systems showing grades, pipe sizes, pipe types, outlets, connection points and other information which the City Engineer may require



along with as-built plans for all other utility systems. As-built plans and data shall also be provided in a digital format compatible with City computer systems, and in accordance with City specifications. As-built plans for any improvements not completed at the time the final plat is submitted shall be submitted prior to inspection or approval of the improvements and release of any security. All as-built plans and data shall be signed and stamped by a licensed professional engineer.

- (7) Upon complete submittal of all required information, City staff shall, within 30 days, provide initial review of the final plat. Upon completion of an initial review of the final plat and submission by the applicant of any supplemental materials or necessary revisions as requested by City staff, the application shall be placed on an upcoming City Council agenda for which space is available. No final plat shall be placed on a City Council agenda unless and until all necessary materials have been submitted, reviewed and determined by City staff to meet all applicable City codes and regulations.
- (8) City Council may approve the final plat, approve it subject to conditions necessary to implement the provisions of this Chapter, or disapprove the plat if it finds that the requirements of these regulations have not been met.
- (9) No final plat shall be approved by the City Council until:
 - (a) All of the improvements required by these subdivision regulations have been installed, inspected and approved by the City Engineer, or properly secured in accordance with the provisions of Section 4-7-8 of these regulations on forms approved by the City.
 - (b) Two hard copies of as-built plans and data for completed utility improvements have been provided, reviewed and accepted by the City Engineer, and also provided in a digital format acceptable to the City and compatible with City computer systems. As-built plans for any improvements not completed at the time the final plat is submitted, and secured in accordance with the provisions of Section 4-7-8, shall be submitted prior to inspection or approval of the improvements and release of any security. All as-built plans and data for completed utility improvements shall be signed and stamped by a licensed professional engineer.
 - (c) The final plat has been submitted in final form on two reproducible Mylars, with all requisite signatures, and also in a digital format acceptable to the City, and compatible with City computer systems.
 - (d) Payment to the City of any costs incurred by the City within the subdivision review process, which costs are specifically subject to reimbursement.
 - (e) The security for the two calendar year construction warranty has been provided by the subdivider in a form acceptable to the City.
- (10) Following City Council approval of the final plat and verification that the documentation has met all applicable codes and regulations, the final plat shall be executed by the appropriate City staff and recorded with due diligence.

(Code 2012, § 4-7-5; Ord. No. 2062 , 6-2-2005; Ord. No. 2092 , 11-17-2005; Ord. No. 2173 , 11-15-2007; Ord. No. 2229 , 11-5-2009)

Sec. 4-4-24. Planned Development (PD).

- (A) *Intent.* The intent of this Section is to encourage the development of tracts of land in accordance with an overall development plan by providing flexibility with respect to dimensional requirements of residential units and to provide for procedures and requirements for multi-building residential development. The City is authorized to enact and amend regulations for the establishment and control of planned developments pursuant to Article XX of the Colorado constitution and C.R.S. § 24-67-101, et. seq.



(B) *General Provisions.*

- (1) A planned development must be in substantial conformity with the City's Master Plans. No development with more than one building, with one or more dwelling units therein, may be erected on a single lot, tract, parcel or site unless a PD Plan, providing therefore, is approved pursuant to this Section, or unless the property is subdivided pursuant to City Subdivision Regulations. Provided all other applicable municipal Code provisions are satisfied, this Subsection is not intended to prohibit the issuance of building permits for property that has obtained:
 - (a) A PD Plan;
 - (b) A subdivision Preliminary Plat; or
 - (c) An approved final plat.
- (2) A minimum of 20 percent of the gross area of the planned development must be preserved as parks or open space.
- (3) The PD Plan must reasonably preserve and protect rural character, open space, scenic views, drainage areas and other valued resources.
- (4) Approval of a planned development by the City is purely discretionary. If the City and the applicant do not agree on all required conditions and the plan, the City may deny approval, or the City may unilaterally impose conditions. If the developer does not accept all conditions, that development must adhere to standard subdivision and zoning requirements.

(C) *Permitted Uses in a PD.*

- (1) Parks, open space, growing of agricultural crops, golf courses; and "uses by right" and "conditional uses" in the zone or zones in which the PD is located shall be permitted when approved as part of the planned development.
- (2) Modular buildings used for single family homes, duplexes or multiple family residences may be allowed in any zoning district, if approved as part of the planned development.
- (3) Planned developments in the "RL" zoning district must consider and reasonably minimize adverse impacts on existing agricultural uses or other property in the area.
- (4) Residences may be clustered, including the use of duplexes and multifamily residences.
 - (a) Planned developments containing six or fewer units may be approved by following the administrative procedures set forth in this Subsection (C)(4).
 - (b) The 20 percent open space requirement applicable to planned developments shall be optional for those planned developments meeting the standards set forth in Subsection (C)(4)(a) of this Section.
 - (c) Developments containing airspace units with undivided interests in common areas, shall show and describe said airspace units in three dimensions on the plat thereof. Developments of this type shall be known as "condominiums" and shall be labeled as such on the plat thereof.
 - (d) Developments having zero lot-line setbacks, but containing non-airspace-only units, may not be required to show said units in three dimensions on the plat thereof, though certain party wall details may be required, in the City's sole discretion. Developments of this type shall be known as "townhomes" and shall be labeled as such on the plat thereof. Townhomes shall include the underlying real property, and shall typically include yard area not encumbered by limited or general common elements, when applicable.



(5) Administrative PD Procedures:

- (a) All lots or tracts are adjacent to a dedicated and accepted public street;
- (b) The lots are part of a subdivision or PD plat that has been previously approved and/or accepted by the City and recorded in the Montrose County Records;
- (c) All improvements required by applicable City ordinances and regulations, including those related to PD Plans, are already in existence and available to serve each lot, or secured;
- (d) No part of the Administrative PD has been approved as part of an Administrative PD within three years prior to the date of submission of the Administrative PD plat;
- (e) No material changes to prior restrictions or easements are proposed; and
- (f) Provisions of Section 4-7-9(B) through and including (E) shall apply.
- (g) Approval of an Administrative PD by the City is purely discretionary. If the City and the applicant do not agree on all required conditions and the plan, the City may deny approval, or the City may unilaterally impose conditions. If the applicant does not accept all conditions, that development must adhere to standard subdivision or PD requirements, and proceed through the applicable approval process.
- (h) Prior to any review of the Administrative PD, the applicant shall provide written consent of all property owners within the proposed Administrative PD plan area. To the extent only a portion of a prior-approved Administrative PD plan area is proposed to be amended by the Administrative PD Plan application, then only the consent of the property owners within such portion shall be required.

(D) *Dimensional Requirements, Densities.*

- (1) Dimensional requirements, except those relating to overall residential density, which would otherwise be required by the City Zoning Regulations, or other City regulations for the district affected, may be deviated from in accordance with the plan as approved, if the Review Board determines that such deviations will promote the public health, safety and welfare. The Review Board may impose conditions as necessary or appropriate. The total number of residential units shall not exceed the area of the site divided by the minimum lot sizes specified for the zoning districts included.

(E) *Review of Sketch, Preliminary and Final PD Plan.*

- (1) The sketch plan, preliminary plan and final PD plans shall be reviewed pursuant to the procedures and requirements for subdivisions as set out in Chapter 4-7. For the approval of any preliminary PD Plan or a substantial amendment to a PD plan, a hearing shall be held before City Council.
- (2) Prior to any review of the Sketch, Preliminary and Final PD Plan, the applicant shall provide written consent of all property owners within the proposed PD plan area. For the purposes of this Section 4-4-24, "PD plan area" is the entirety of the territory proposed to be included in a PD plan; provided, however, that for applications for PD plan amendments, only the portion of the PD plan area being amended or affected shall constitute the PD plan area for such application.
- (3) Conditions may be imposed as appropriate to assure that the PD plan is consistent with the City's Master Plans and promotes the public health, safety and welfare.
- (4) The plan shall show the location, size, number of dwelling units, and other uses, and shall further set out the location of all parks, open space, parking areas, streets, sidewalks, trails, bike paths and other improvements and structures. All information necessary to show compliance with the requirements of



this Section shall be submitted. Where appropriate, in lieu of exact locations, numbers and sizes, parameters or limits may be set out.

- (5) The planned development Plan as approved shall be recorded.
- (6) The final PD plan may be treated as a vested right if and only if the following procedures are met:
 - (a) A landowner seeking to have the PD plan vested shall submit a written application to the City requesting that the final PD plan be vested in terms of the rights relative to the type and intensity of usage thereof. The application for review and approval of the PD plan for the purpose of vesting the property may only be submitted and received by the City subsequent to the City approval of the preliminary plat concerning that same subdivision.
 - (b) If the requirements for the PD plan are otherwise met in accordance with all applicable City regulations and specifications, approval of the PD plan shall be deemed to create a vested right in said plan which shall be subject to the provisions and limitations of C.R.S. §§ 24-68-103, 104 and 105, as may be amended from time to time. For the purposes of these provisions, PD plan shall mean the same as a "site specific development plan" as defined in the aforementioned statutes.
 - (c) Vested rights shall include only the final PD plan as approved, and shall not include the sketch plan or preliminary plat thereof, architectural plans, construction plans, variances, conditional uses, public utility filings and other related documents.

(F) *Required Improvements.*

- (1) All PDs shall provide the same improvements as required for subdivisions in Chapter 4-7, and security therefore shall be provided as set out in Section 4-7-8.
- (2) All improvements shall be constructed in accordance with standard City design and construction specifications and standards, in substantial conformity with the PD plan, and in accordance with subdivision design standards as set out in Chapter 4-7 except as modified by the plan.
- (3) An entity shall be established or provided for ownership and maintenance of all facilities and open spaces, which are approved for common ownership or not dedicated to the City.
- (4) Flexibility in the scope and design of required improvements and design standards may be allowed to provide for innovative urban design which promotes the public health, safety and welfare. A public street shall be dedicated to the City and developed at the developer's cost to provide direct access to each building with residential units or to the parking lot serving the building.

(G) *Enforcement and Amendments.*

- (1) The PD plan may be enforced in accordance with or in the same manner as the provisions of the Planned United Development Act of 1972, as amended, C.R.S. 1973, § 24-67-101 et seq., as amended or in any lawful manner. In addition, no occupancy permit shall be issued for any building unless all site improvements to serve that unit and any commonly-owned facilities have been completed and approved unless security for completion is provided substantially similar to the security required for subdivision improvements by Section 4-7-8 of the City's subdivision regulations, except that cash must be placed in the escrow account prior to issuance of the occupancy permit.
- (2) Amended PD plans may be submitted for review and approval in the same manner as the initial PD Plan. An applicant for an Amended PD plan shall submit written consent of the property owners of the portion of the PD plan area to which the application applies, prior to and as a condition of the initiation of review of the application. Written consent from all property owners within the prior-approved PD plan area is not required as part of the Amended PD plan application. Advance notice of any review of



an Amended PD plan application by the Planning Commission shall occur pursuant to Chapter 4-7 with the added requirement that advance written notice shall be provided to all property owners of record within the prior-approved PD plan area, in addition to all property owners of record adjoining or within 100 feet of the proposed Amended PD plan area.

(Ord. No. 2472 , § 4-4-24, 5-7-2019; Ord. No. 2493 , 2-4-2020; Ord. No. 2589 , § 1, 5-17-2022)





CITY OF MONTROSE
Planning Services

MEMO

TO: City Council
FROM: William Reis, Planner II
DATE: November 1, 2022
RE: RZ22-0089 Rezone of the Eagle Ranch PD Filing 1, Amendment 3, Outlot 1
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Zoning Code Excerpt

City Council Consideration:

City Council is considering the approval of the rezone of Outlot 1 of the Eagle Ranch PD Filing 1, Amendment 3. City Council will consider all of the information in this memo in making a decision.

Applicant: Richard Brown, Nexus Custom Homes, LLC

Application Background:

The proposal is to rezone a portion of Outlot 1 of the Eagle Ranch PD Filing 1, Amendment 3, as well as associated rights-of-way, from “R-2” Low Density District to “R-3A” Medium High Density District for future development. The existing lot is split-zoned, and this application will rectify this. The property consists of approximately 8.42 acres, with a detailed description as follows: A parcel of land located in the SW1/4 SW1/4 SECTION 36, T49N, R9W, New Mexico Principal Meridian, City and County of Montrose, State of Colorado, more particularly described as follows:

Beginning at a point from which the Southwest Corner of said Section 36 bears S53°08’19”W a distance of 613.99 feet; thence N89°50’13”W a distance of 401.12 feet; thence S00°01’11”W a distance of 72.70 feet; thence along a curve left having a length of 154.57 feet, radius 192.50 feet and a chord of S22°59’00”E a distance of 150.45 feet; thence S44°00’49”W a distance of



50.00 feet; thence along a curve to the right having a length of 194.72 feet, radius of 242.50 feet and a chord of N°22'59'00"W a distance of 189.53 feet; thence N00°01'11"E a distance of 803.03 feet; thence S89°48'31"E a distance of 296.96 feet; thence S00°01'11"W a distance of 154.50 feet; thence S89°48'31"E a distance of 115.13 feet; thence along a curve to the right having a length of 31.41 feet, radius of 20.00 feet and a chord S45°01'36"W a distance of 28.28 feet; thence S04°14'35"W a distance of 50.14 feet; thence along a curve to the right having a length of 32.98 feet, a radius of 20.00 feet and a chord S42°44'21"E a distance of 29.37 feet; thence N86°28'13"E a distance of 50.50 feet; thence S04°30'07"W a distance of 63.62 feet; thence S85°29'53"E a distance of 105.24 feet; thence S14°34'28"W a distance of 427.99 feet; thence S00°09'47"W a distance of 1.26 feet to the point of beginning.

Proposed Zoning: "R-3A" Medium High Density District

Staff Analysis:

1. Municipal Code, Section, 4-4-29(A), Rezoning.
 "Amendments to the Official Zoning Map involving any change in the boundaries of an existing zoning district, or changing the designation of a district, shall be allowed only upon findings as follows:
 - a) The amendment is not adverse to the public health, safety and welfare; and
 - b) The amendment is in substantial conformity with the master plan or,
 - i. The existing zoning is erroneous, or
 - ii. Conditions in the area affected or adjacent areas have changed materially since the area was last zoned."
2. City Council should consider the merits of the proposed rezone only and make a decision based on whether it should be rezoned to "R-3A" Medium High Density District. The current zoning is "R-2" Low Density District.
 - Zoning Regulations. The "R-3A" Medium High Density District is intended to provide an area which is suitable for single-family homes, duplexes and multifamily residences with intermediate overall density. This district provides for other uses which are compatible with such residential uses. (Section 4-4-7.1)
 - Exhibit C includes an excerpt from the Municipal Code showing uses by right in the "R-3A" Medium High Density District.
3. This property is adjacent to properties that are zoned "R-2" Low Density District, "R-3A" Medium High Density District, and "R-4" High Density District.



4. General Conformance with the Comprehensive Plan:

- The Comprehensive Plan Future Land Use Map (Chapter 5) designates this area as Residential Mixed Density Low. This district provides primarily for single-family homes, as well as small amounts of attached residential dwelling units (such as duplexes and even small groups of townhomes).
- Goal LU (Land Use) 5: Infill & Redevelopment: Promote higher density infill and redevelopment of underutilized sites and support development in areas that can be easily accessed by foot, bike, and/or public transit.
- Goal HN (Housing & Neighborhoods)-1: Housing Variety. Encourage a variety of housing types, tenure, and density to meet the needs of the community.
 - a) Objective 1.1 Promote a mix of residential housing types including single-family homes on a variety of lot sizes, multi-family housing, townhomes, apartments, senior housing, and transitional housing.
 - b) Objective 1.2 Encourage a variety of housing densities (low, medium, high) throughout the community, including mixed-density neighborhoods.
- Goal HN-2: Affordable Housing. Increase access to affordable housing.
 - a) Objective 2.1 Encourage a mix of housing price ranges, thereby providing choices for residents of all incomes and ages.
 - b) Objective 2.2 Offer incentives and information to encourage affordable housing in new developments.
 - c) Objective 2.3 Support and work with housing agencies, organizations, private developers, and businesses to increase the amount of workforce housing.
- Staff finds that the proposed zoning meets numerous goals and objectives of the Comprehensive Plan.

5. The "R-3A" zoning does not appear to be adverse to the public health, safety and welfare, and is consistent with Municipal Code requirements, zoning in the surrounding area, and the Comprehensive Plan.

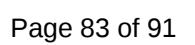
Staff Recommendation:

Staff finds that the rezone criteria has been met; it is in compliance with the Comprehensive Plan; it is compatible with existing uses in the surrounding area; and therefore, recommends approval of the "R-3A" Medium High Density District.

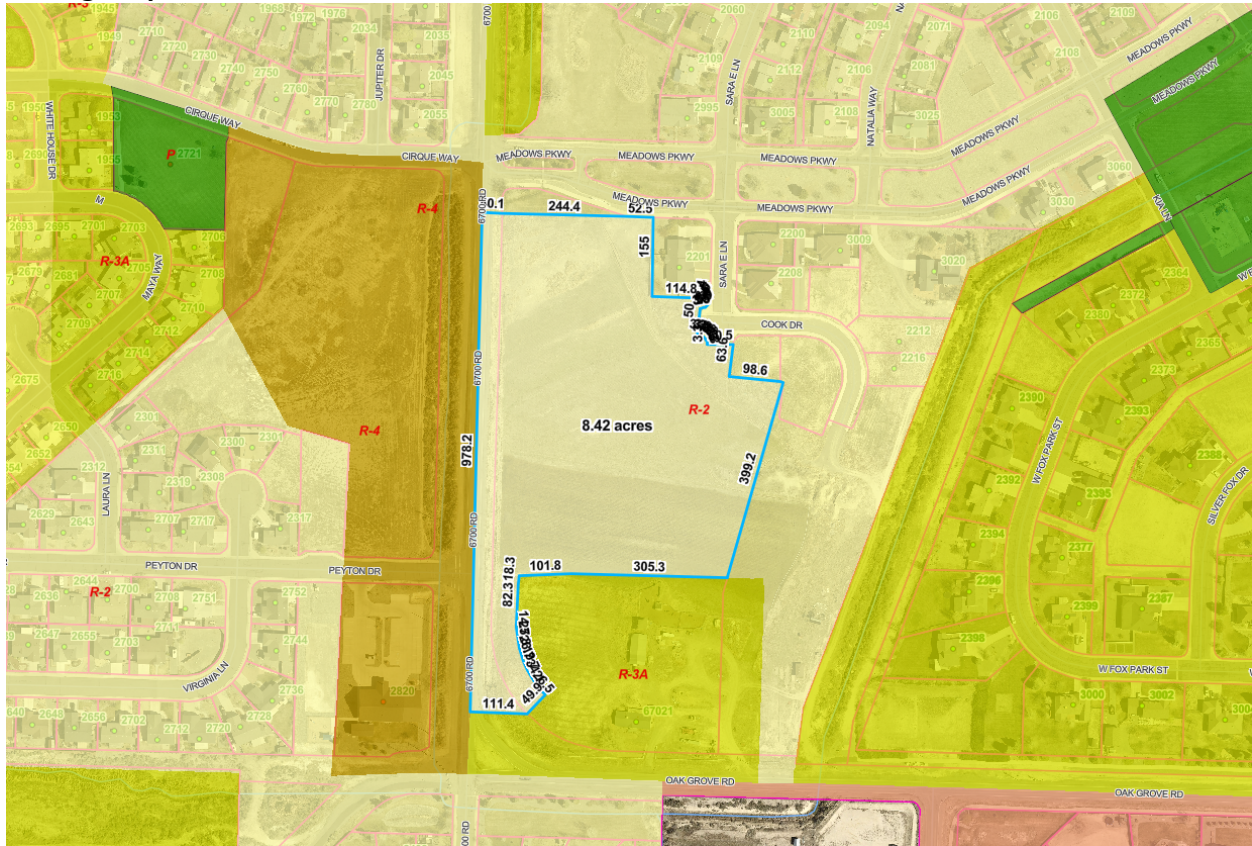
City Council Options:

1. Accept the Planning Commission recommendation and approve the rezone.
2. Deny the request for a rezone and schedule a de novo hearing. The hearing date should be established in consultation with the City Attorney.





Zoning Map



Comprehensive Plan Future Land Use Map

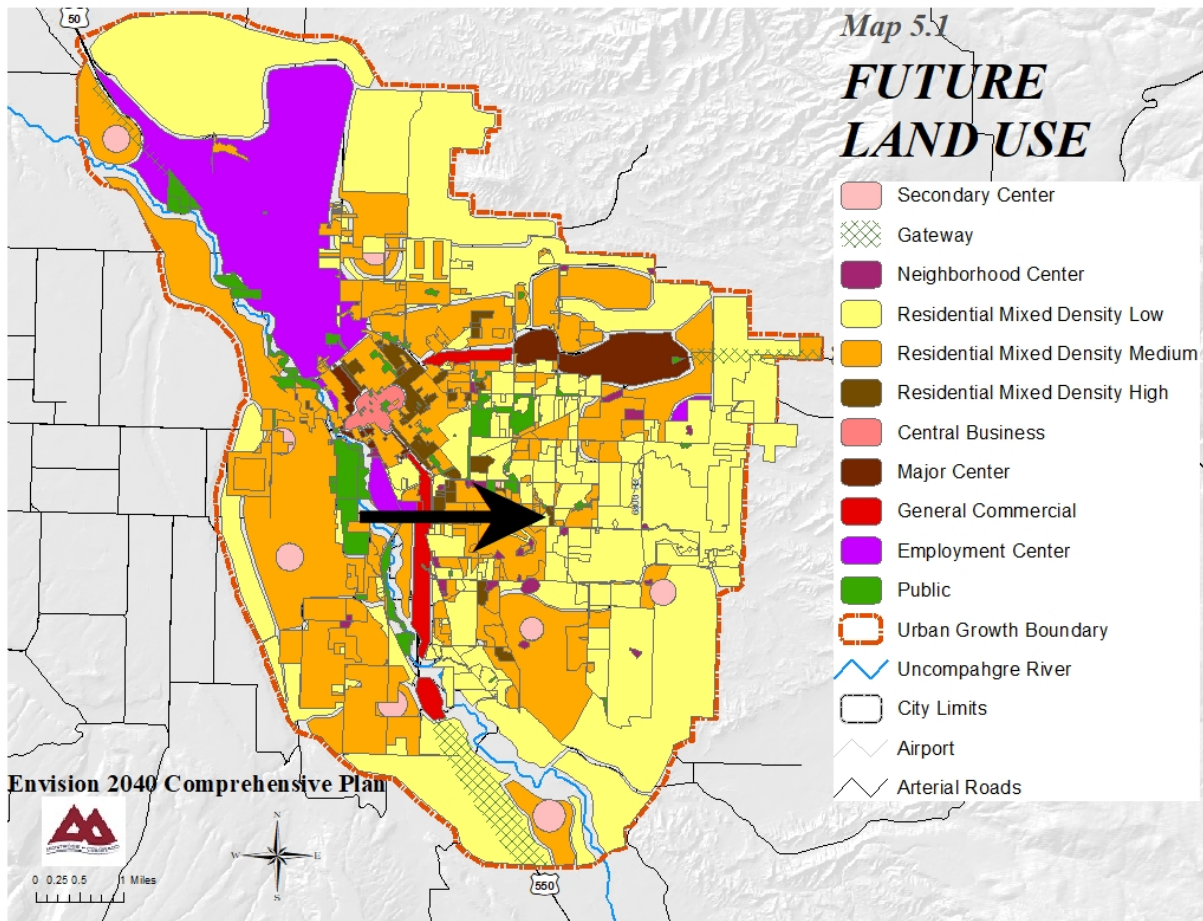


EXHIBIT B: Zoning Code Excerpt

Sec. 4-4-7.1. "R-3A" Medium High Density District.

- (A) *Intent.* The "R-3A" Medium High Density District is intended to provide an area which is suitable for single-family homes, duplexes and multifamily residences with intermediate overall density. This district provides for other uses which are compatible with such residential uses.
- (B) *Uses by Right.*
- (1) Single-family homes, duplexes, multifamily residences.
 - (2) Public utility service facilities.
 - (3) Government buildings and facilities.
 - (4) Parks and recreation facilities owned or operated by a homeowner association.
 - (5) Places of worship.
 - (6) Accessory uses.
 - (7) Short-term rentals.
 - (8) Family child care home.
- (C) *Conditional Uses.*
- (1) Childcare facilities.
 - (2) Skilled nursing and assisted living facilities.
 - (3) Schools.

(Ord. No. 2472 , § 4-4-7.1, 5-7-2019; Ord. No. 2561 , 10-19-2021)



ORDINANCE NO. 2600

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, AMENDING THE ZONING DISTRICT DESIGNATION OF THE EAGLE RANCH P.D. FILING 1, AMENDMENT 3, OUTLOT "1," FROM "R-2," LOW DENSITY DISTRICT TO "R-3A," MEDIUM HIGH DENSITY DISTRICT

WHEREAS, the Planning Commission met on October 12, 2022, to consider a rezoning of the Eagle Ranch P.D. Filing 1, Amendment 3, Outlot "1", City of Montrose; and

WHEREAS, the motion carried and the Planning Commission has recommended to the City Council the zoning changes provided herein; and

WHEREAS, the City Council has determined that such zoning will be consistent with the public health, safety and welfare, the City's Master Plan and changed conditions in the area.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO, that

SECTION 1:

The Official Zoning Map is amended to designate the Eagle Ranch P.D. Filing 1, Amendment 3, Outlot "1" more particularly described below:

OUTLOT 1

A parcel of land located in the SW $\frac{1}{4}$ SW $\frac{1}{4}$ SECTION 36, T49N, R9W, New Mexico Principal Meridian, City and County of Montrose, State of Colorado, more particularly described as follows:
Beginning at a point from which the Southwest Corner of said Section 36 bears S00°01'11"W a distance of 122.34 feet; thence N00°01'11"E a distance of 977.60 feet; thence S89°48'31"E a distance of 334.03 feet; thence S00°01'11"W a distance of 154.50 feet; thence along a curve to the right having a length of 31.41 feet, radius of 20.00 feet and a chord of S45°01'36"W a distance of 28.28 feet; thence S04°14'35"W a distance of 50.14 feet; thence along a curve to the right having a length of 32.98 feet, a radius of 20.00 feet and a chord of 42°44'21"E a distance of 29.37 feet; thence N89°29'53"E a distance of 50.50 feet; thence S04°29'53"E a distance of 63.62 feet; thence S85°29'53"E a distance of 105.24 feet; thence S14°34'28"W a distance of 427.99 feet; thence S00°09'47"W a distance of 1.26 feet; thence N89°50'13"W a distance of 401.12 feet; thence S00°01'11"W a distance of 72.70 feet; thence along a curve to the left having a length of 154.57 feet, a radius of 192.50 feet and a chord of S22°59'00"E a distance of 150.45 feet; thence S44°00'49"W a distance of 50.00 feet; thence N89°58'49"W 114.06 feet to the point of beginning.

as an "R-3A," Medium High Density District, according to the Official Zoning Map.

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and on the question of its passage on first reading on Tuesday, the 1st day of November, 2022, at the hour of 6:00 p.m. at Montrose City Council Chambers, Elks' Civic Building in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 1st day of November, 2022.

David Frank, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

INTRODUCED, READ and ADOPTED on second reading this 15th day of November, 2022.

David Frank, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk



CITY OF MONTROSE
Planning Services

MEMO

TO: City Council
FROM: William Reis, Planner II
DATE: November 1, 2022
RE: Historic Property Designation Application for the Knights of Pythias Building

City Council Consideration:

On September 27, 2022, the City of Montrose Historic Preservation Commission considered an application for historic property designation of the Knights of Pythias Building, located at 33 S Cascade Ave, according to Section 4-15 of the Montrose Municipal Code. The commission voted unanimously to recommend to the City Council for approval as a historic property. City Council considered Ordinance 2598 on first reading on October 18, 2022.

Staff Analysis:

In reviewing the application, City staff submitted and the commission concurred with the following findings:

1. The structure meets the eligibility criteria per Montrose Municipal Code 4-15-3 (B) as follows:
 - a. The building is over fifty years old.
 - b. The building is significant for its association with the history of fraternal lodges in Montrose, having been erected as the second lodge hall in the city erected by the Knights of Pythias.
 - c. The building, although altered, represents the Classical Revival style popular during the early twentieth century through its cornice with brackets, concrete courses, two-story pilasters with stone trim, and windows with arched lintels.
2. The structure has been found to also meet the integrity criteria per Montrose Municipal Code 4-15-3 (C).

ORDINANCE NO. 2598

AN ORDINANCE OF THE CITY OF MONTROSE, COLORADO, DESIGNATING THE KNIGHTS OF PYTHIAS BUILDING, 33 SOUTH CASCADE AVENUE, MONTROSE, COLORADO, AS A CITY OF MONTROSE HISTORIC PROPERTY PURSUANT TO § 4-15 OF THE OFFICIAL CODE OF THE CITY OF MONTROSE

WHEREAS, pursuant to Montrose City Code, Chapter 4-15, City Council has established a public policy encouraging the protection, enhancement and perpetuation of historic properties within the City; and

WHEREAS, by motion approved on September 27, 2022, the City of Montrose Historic Preservation Commission (the "Commission") determined the Knights of Pythias Building at 33 South Cascade Avenue in Montrose, as more specifically described in the legal description below (the "Property"), is eligible for the historic property designation pursuant to Montrose City Code § 4-15-3 as follows: the building is over fifty (50) years old; the building is significant for its association with the history of fraternal lodges in Montrose, having been erected as the second lodge hall in the City by the Knights of Pythias; the building, although altered, represents the Classical Revival style popular during the early twentieth century through its cornice with brackets, concrete courses, two-story pilasters with stone trim, and windows with arched lintels; and

WHEREAS, the Colorado Historical Society listed the Knights of Pythias building in the Colorado State Register of historic Properties in 1999; and

WHEREAS, the Commission further determined the Property meets the criteria set forth in City Code § 4-15-3, is eligible for designation as an historic property, and has recommended to the City Council the Property be designated as an historic property; and

WHEREAS, the owner of the Property has consented to such historic property designation and desires to protect the Property; and

WHEREAS, such historic property designation will preserve the Property's significance to the community; and

WHEREAS, the City Council has reviewed the recommendation of the Commission and desires to follow such recommendation and designate the Property as an historic property; and

WHEREAS, designation of the Property as an historic property is necessary for the prosperity, civic pride, and welfare of the public.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF MONTROSE, COLORADO as follows:

Section 1. The City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. The Property located in the City of Montrose, Montrose County, Colorado, is described as follows, to wit:

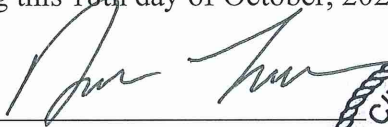
The South 50 feet of Lots 13, 14, 15, 16, and 17, Block 87, Town of Montrose, now a part of the City of Montrose, County of Montrose, State of Colorado

also known by street and number as 33 South Cascade Avenue, Montrose, CO 81401-3971

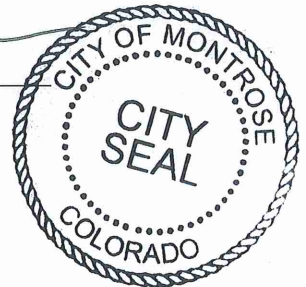
Section 3. Alteration, additions, and other changes to the building and structures located on the Property will be reviewed for compliance with Montrose City Code § 4-15-5, as currently enacted or hereafter amended.

You will please take notice that the Montrose City Council will hold a hearing upon the above Ordinance and the question of its passage on first reading on Tuesday, the 18th day of October, 2022, at the hour of 6:00 p.m. at the Elks' Civic Building in Montrose, Colorado.

INTRODUCED, READ and PASSED on first reading this 18th day of October, 2022.



David Frank, Mayor



ATTEST:



Briceida Ortega, Deputy City Clerk

INTRODUCED, READ and ADOPTED on second reading this 1st day of November, 2022.

David Frank, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk