REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, April 12, 2023 5:00 PM
Centennial Room, Old City Hall Annex - 433 S. 1st St.

The Montrose Planning Commission is pleased to have residents of the community take time to attend Planning Commission 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. The 11:00 p.m. rule will be enforced in accordance with City of Montrose Regulations (Sec. 7-15-2).

Additional written comments are welcome. If you would like to comment on an agenda item, please email planningmail@cityofmontrose.org. Written comments must be received by noon one week prior to the meeting in order to be included in the Planning Commission packet. After that deadline, comments received by noon the day prior to the meeting will be distributed to the Planning Commission on the meeting day.

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.

1) Planning Commission meeting called to order

2) Roll call by the Planning Commission Chair

3) Approval of Minutes of the March 22, 2023 Planning Commission meeting

4) Additions or Deletions

5) **THE BRIDGES AT BLACK CANYON AMENDED PRELIMINARY PLAT** This is a proposal for a 26-lot single-family residential subdivision located within The Bridges at Black Canyon Planned Development. This application renews the previously approved subdivision, located on proposed new streets off of Stone Bridge Drive and East Oak Grove Road.

6) **SENERGY ADDITION ZONING HEARING** This is a proposal for initial zoning of "R-2" Low Density District for the proposed Senergy Addition, approximately 35.5 acres. This annexation is located on the north side of Miami Road, northeast of the intersection with 6750 Road.

7) Other Business

8) Next Meeting will be April 26, 2023

9) Motion to Adjourn

AGENDA DE REUNIONES ORDINARIAS DE LA COMISION DE PLANEACION
Miércoles 12 de abril del 2023- 5:00 PM
Salón Centenario, Anexo del antiguo Ayuntamiento Calle Primera Sur #433.

La Comisión de Planeación de Montrose se complace en que los residentes de la comunidad se tomen el tiempo para asistir a las reuniones de la Comisión de Planeación. Alentamos su asistencia y participación. Se alienta a las personas que deseen ser escuchadas durante los procedimientos de audiencia pública a estar preparadas y, por lo general, se limitarán a tres minutos para permitir que todos tengan la oportunidad de ser escuchados. La regla de las 11:00 p.m. se aplicará de acuerdo con el reglamento de la Ciudad de Montrose (Sec. 7-15-2).

Los comentarios adicionales por escrito son bienvenidos. Si desea comentar sobre un tema de la agenda, envíe un correo electrónico a: planningmail@cityofmontrose.org. Los comentarios por escrito deben recibirse antes del mediodía una semana antes de la reunión para ser incluidos en el paquete de la Comisión de Planeación. Después de ese plazo, los comentarios recibidos antes del mediodía del día anterior a la reunión se distribuirán a la Comisión de Planeación el día de la reunión.

Los dispositivos de asistencia auditiva están disponibles para uso del público. Por favor, avísenos si necesita algún otro tipo de asistencia específica. La ciudad también ofrece interpretación para hispanohablantes. Para dar tiempo a reservar este recurso, envíe un correo electrónico a planningmail@ci.montrose.co.us al menos tres días antes de la reunión.

1) Se declara abierta la reunión de la comisión de planeación.

2) Pase de lista por el presidente de la comisión de planeación.

3) Aprobación de las minutas de la reunión de la comisión de planeación del día 22 de marzo del 2023.

4) Adiciones o eliminaciones.

5) **PLANO CATASTRAL PRELIMINAR MODIFICADO DE "THE BRIDGES AT BLACK CANYON"** Esta es una propuesta para una subdivisión residencial unifamiliar de 26 lotes ubicada dentro del desarrollo inmobiliario planeado "The Bridges at Black Canyon". Esta solicitud renueva la subdivisión ya previamente aprobada, ubicada en las calles nuevas propuestas, cerca de Stone Bridge Drive y East Oak Grove Road.

6) **AUDIENCIA DE ZONIFICACIÓN DE LA ADICIÓN DE SENERGY** Esta es una propuesta para la zonificación inicial del Distrito de Baja Densidad "R-2" para la adición propuesta de Senergy, de aproximadamente 35.5 acres. Esta anexión se encuentra en el lado norte de Miami Road, al noreste de la intersección con el 6750 Road.

7) Otros asuntos.

8) La siguiente reunión será el 26 de abril de 2023.

9) Moción de cierre de la sesión.

The Montrose City Planning Commission held a meeting on March 8, 2023 at 5:00 p.m. in City Hall Council Chambers. The meeting agenda was posted in accordance with the Colorado Open Meetings Act (C.R.S. §24-6-401, et.seq.).

Planning Commissioners Present: David Fishering (Chair), Chad Huffman (Vice-Chair), Steve Ball, Phoebe Benziger, Jan Chastain, Delphine Jadot, Richard Rogers and Ronald Cairns (alternate). Absent: None.

Staff Members Present: Jace Hochwalt (Planning Manager), William Reis (Planner I), Ben Morris (City Attorney), Chris Dowsey (Assistant City Attorney), Scott Murphy (City Engineer), Sharon Dunning (Building Services Technician).

There were 5 members of the public in attendance.

CALL TO ORDER

Chairperson David Fishering called the meeting to order at 5:05 p.m.

APPROVAL OF MINUTES

Phoebe Benziger moved to approve the minutes of the March 8, 2023 meeting as submitted. Richard Rogers seconded, and the motion carried unanimously.

ADDITIONS OR DELETIONS

None.

SUNSET VILLAGE ADDITION ZONING HEARING.

This is a proposal for initial zoning of "R-3A" Medium High Density District for the proposed Sunset Village Addition, approximately 10.01 acres. This proposal consists of two properties on the east side of 6600 Rd, located at 576 and 616 6600 Rd. The applicant is the Cook Family Trust.

Staff Presentation

Jace Hochwalt introduced this item. All public requirements have been fulfilled and the official files and exhibits have been entered into the record.

Applicant Presentation

Gary Cook, applicant, came forward to discuss plans for the property to be annexed.

Questions for Applicant and Staff

Planning Commissioners, Applicant and staff discussed the number of buildings and dwelling units planned and how many would be possible for the proposed zoning. Also discussed were planned development requirements and affordable rent.

Public Hearing

Two members of the public came forward. Discussions were about density, community input, and interest in the preservation of Montrose.

Discussion

Planning Commissioners, Applicant, and staff discussed concerns with density of the proposed zoning.

Motion and Vote

Richard Rogers moved to recommend to City Council approval the initial zoning request of "R-3A" Medium High Density District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Delphine Jadot seconded. Chad Huffman voted against the motion. The motion carried.

OTHER BUSINESS

Jace Hochwalt announced the goal for code consolidation process phase 1 will be Monday, April 17. A formal invitation will be sent to the Planning Commissioners.

NEXT MEETING

The next Planning Commission meeting is scheduled for April 12, 2023.

PUBLIC COMMENT

None.

ADJOURNMENT

Richard Rogers moved to adjourn the meeting. Phoebe Benziger seconded and the meeting ended at 5:34 p.m.

_____

CHAIRPERSON

_____

ATTEST

CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner II
DATE: April 12, 2023
RE: The Bridges at Black Canyon Amended Preliminary Plat
ATTACHMENTS

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

Public notice requirements have been fulfilled in accordance with Section 4-4-31(D) of the City of Montrose Municipal Code. A sign was posted on the property, letters sent to property owners within 100 feet, and an ad appeared in the Montrose Daily Press.

Applicant: Bridges of Montrose, LLC

Planning Commission Consideration:
The Planning Commission shall make a recommendation to City Council to approve, deny, or approve with conditions The Bridges at Black Canyon Amended Preliminary Plat. The Planning Commission will consider all of the information in this memo in making a decision.

Application Background:
The Bridges at Black Canyon Amended Preliminary Plat renews portions of the Bridges at Black Canyon Subdivision that have not yet been subdivided (designated as Outlots B and F of the 2014 The Bridges at Black Canyon Subdivision Filing No. 8 Final Plat). Previous preliminary plats have expired, and this project renews 26 single-family lots within The Bridges at Black Canyon PD, while meeting newer City standards and addressing stormwater detention. Engineering plans have been revised from the previous submittal to address stormwater and have been updated based on current conditions of the site. This subdivision is located within The Bridges at Black Canyon Planned Development, and does not amend the PD. This is located within the "R-2" Low Density District, and "R-3" Medium Density District.

The hearing before City Council to approve or deny the Preliminary Plat is tentatively scheduled for May 2, 2023. 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 Low and Residential Mixed Density Medium.
    - The Residential Mixed Density Low 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). This low-density residential land use is intended to preserve the traditional building pattern of the existing residential development in Montrose. It will continue to be the predominant density in the City.
    - The majority of the mixed-density medium residential land uses are designated in areas that are not yet developed. This district provides for a variety of residential types, mixed within a neighborhood, including single-family homes, townhomes, duplexes and triplexes.

3. Zoning Regulations:
    - 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(A) Intent: The “R-3” Medium Density District is intended to provide an area which is suitable for single-family homes and duplexes. This district provides for other uses which are compatible with such uses.
    - The proposed uses are a use-by-right in these zoning districts. The current zoning is compatible with general conditions in the area. The property is adjacent to properties that are zoned “R-2” Low Density District, “R-3” Medium Density District, and “R-3A” Medium High Density District.

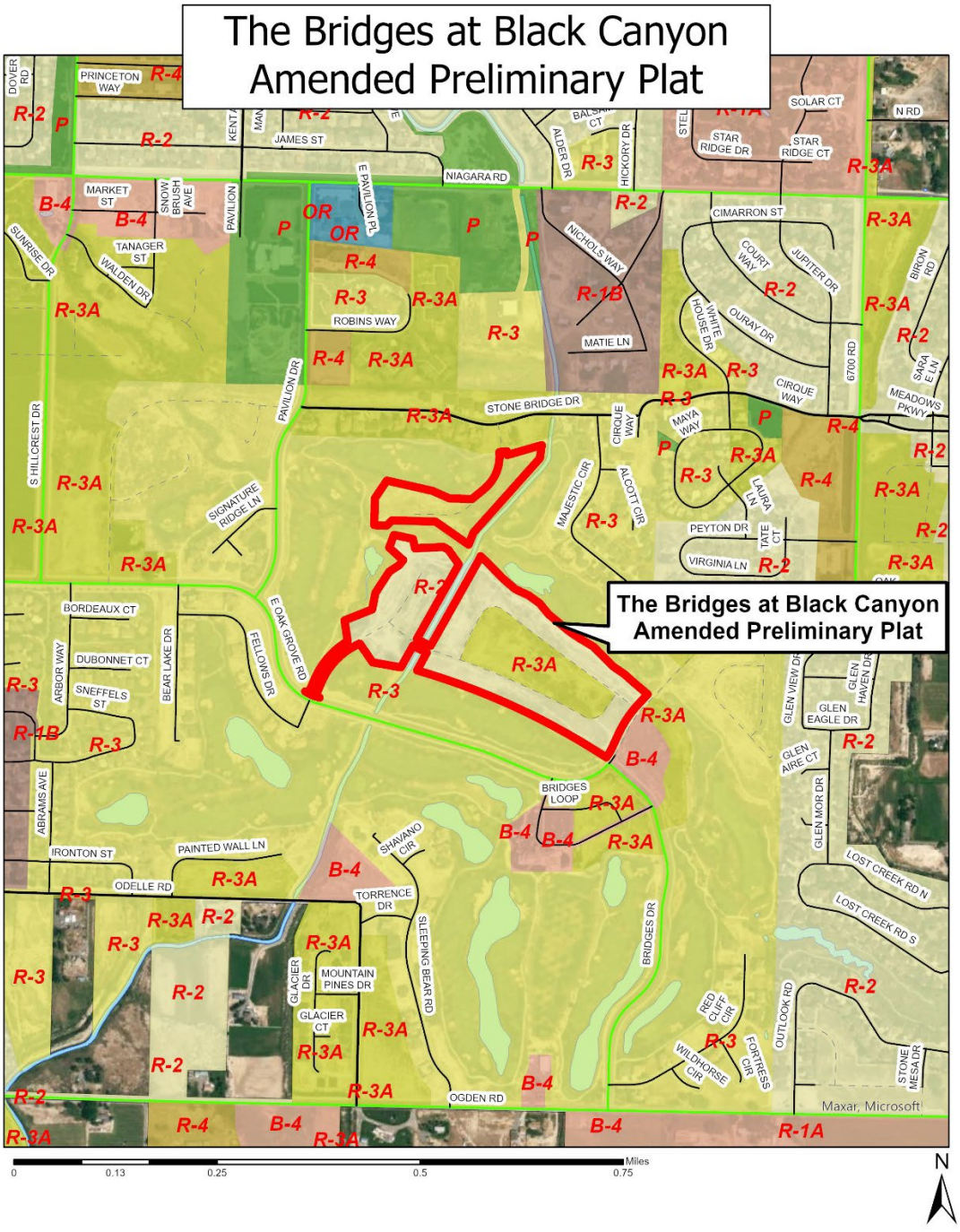
4. The Bridges at Black Canyon Amended Preliminary Plat does not appear to be adverse to the public health, safety and welfare and is in compliance with the City’s Subdivision Regulations.

Planning Commission Action:
The Planning Commission shall make a recommendation to City Council to approve, deny, or approve with conditions The Bridges at Black Canyon Amended Preliminary Plat. The Planning Commission may also continue the item. Proposed motions for Planning Commission consideration are included below.

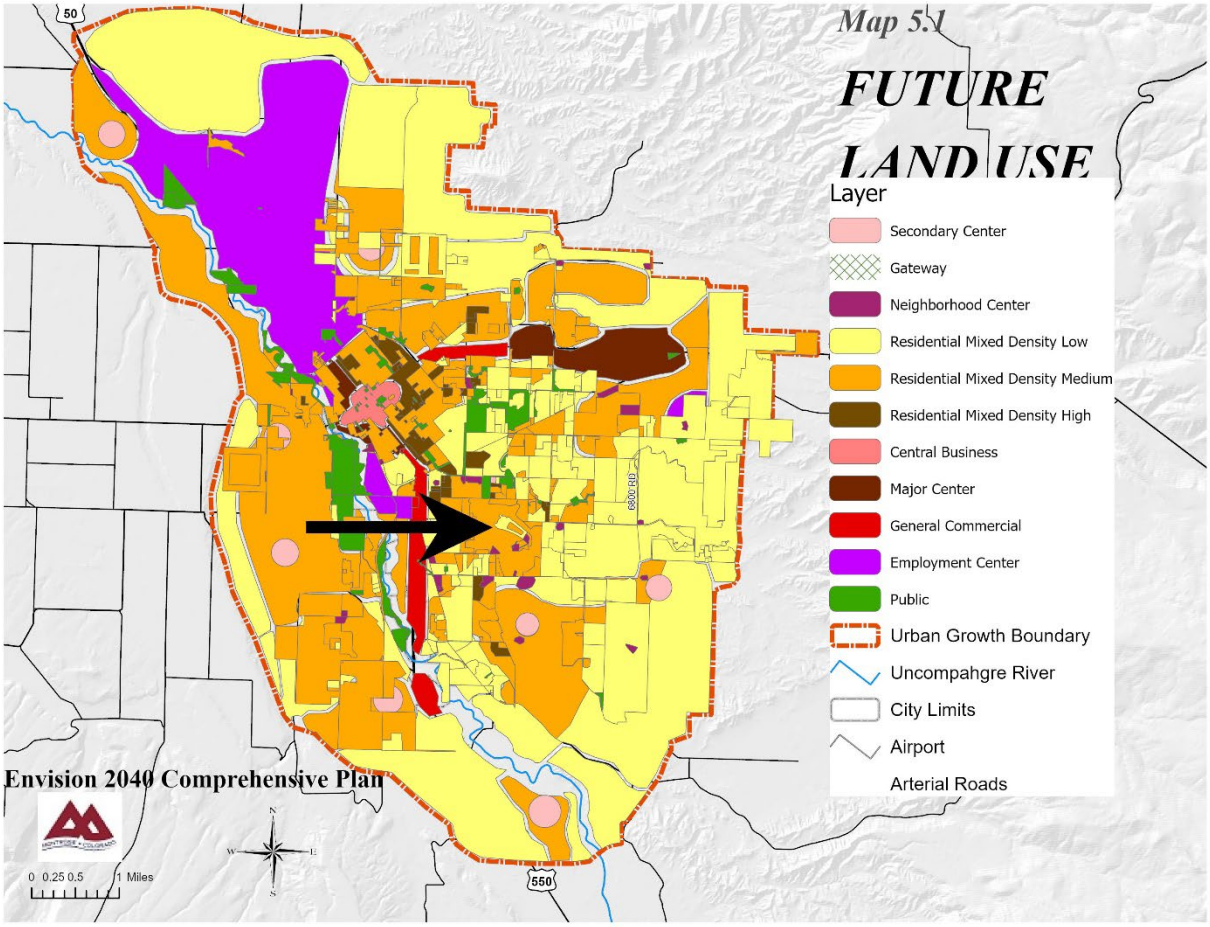
Planning Commission Recommendation Alternatives for Amended Preliminary Plat:
Conditional Approval Motion: “I hereby make a motion to recommend to City Council approval of The Bridges at Black Canyon Amended Preliminary Plat application with the following condition(s). The approval of this Amended Preliminary 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. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report.”

Denial Motion: “I hereby make a motion to recommend to City Council denial of the Amended Preliminary Plat application. The application does not meet the Code criteria based on evidence and testimony presented at this hearing and in the staff report.”

EXHIBIT A: Area Maps
Vicinity and Zoning Map



Comprehensive Plan Future Land Use Map



THE BRIDGES AT BLACK CANYON

AMENDED PRELIMINARY PLAT

SITUATED IN SECTION 35, TOWNSHIP 49 NORTH, RANGE 9 WEST & SECTION 3, TOWNSHIP 48 NORTH, RANGE 9 WEST, N.M.P.M.

CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

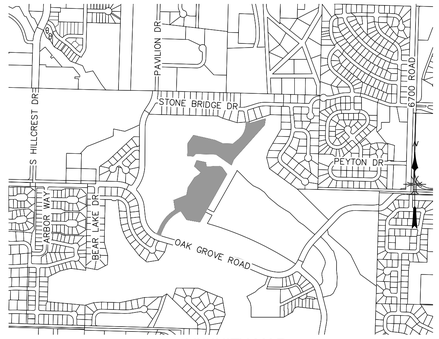
APPROVAL OF PRELIMINARY PLAT

City Engineer _____ Date _____
Scott Murphy, P.E.

City Attorney _____ Date _____
Ben Morris

City Planning Commission Chair _____ Date _____
David Fishering

City Mayor _____ Date _____
Dave Frank



VICINITY MAP
N.T.S.

DEVELOPER: The Bridges of Montrose
2500 Bridges Drive
Montrose, CO 81401

ENGINEER: Del-Mont Consultants, Inc.
125 Colorado Ave.
Montrose, Colorado 81402
1-970-249-2251

BASIS OF BEARINGS:

The bearing along the North line of Golf Area 1, recorded at Reception No. 678029 bears S88°34'10"E (ASSUMED)

LINEAL UNITS STATEMENT:

The Lineal Unit used on this plat is U.S. Survey Feet

PLAT NOTES:

1. Drainage Easements
The drainage easements shown hereon, including those associated with the subdivision and granted under Reception Nos. _____ and _____ in the office of the Montrose County Clerk and Recorder shall be maintained by an owners' association, or in the absence of an owners' association lawfully formed for such purposes, by the owners of all lots final platted in the The Bridges at the Black Canyon jointly and severally 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 placement of fill, 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.

2. Conveyance of Drainage Easements 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 Black Canyon, Homeowners Association, a Colorado nonprofit corporation, the drainage easements as shown and designated on this Plat.

3. 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 or 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.

4. Declaration of Covenants Recorded
The Declaration of Covenants, Conditions, and Restrictions for The Bridges at Black Canyon, Homeowners Association, 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.

5. 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 § 4-7-7(C)(7) of the Municipal Code. Payments shall be made to the City, to be later disbursed to the RE-1J School District.

6. Local Improvement District
All lots platted hereon shall be subject to assessments for an equitable apportionment of the costs to construct improvements to East Oak Grove Road from this subdivision to Highway 550, Odelle Road from Woodgate Road to Ogden Road between the Easterly Line of this subdivision and Woodgate Road including curb, gutter, sidewalk, base, pavement and related improvements. The Montrose City Clerk is hereby appointed as the Attorney-in-fact of each of the owners of Lots in the BRIDGES AT BLACK CANYON, AN AMENDED PRELIMINARY PLAT OF THE BRIDGES AT BLACK CANYON PLANNED DEVELOPMENT 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.

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:
Outlot F, the Bridges at Black Canyon Filing No. 8 according to the Plat recorded December 8, 2014 at Reception No. 860937

PARCEL 2:
Outlot B, the Bridges at Black Canyon Filing No. 8 according to the Plat recorded December 8, 2014 at Reception No. 860937

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 Bridges at Black Canyon and do hereby dedicate, grant and convey to the City of Montrose, Colorado, for the use of the public, Chimney Rock Way, Rim Rock Court and Bear Dance Drive.

The easements shown on this plat are dedicated, granted and conveyed to the City of Montrose, Colorado for public utilities, 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.

Executed this_____day of_____, 20____.

_____
Bridges of Montrose, LLC

STATE OF COLORADO)
)ss.
COUNTY OF MONTROSE)

The above Certificate of Dedication and Ownership was acknowledged before me on this _____ _____day of_____, 20____,
by_____

Witness my hand and official seal.
My commission expires_____

(SEAL)

_____
Notary

SURVEYOR'S CERTIFICATE

I, Nicholas Barrett, 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 and applicable law. I further certify that all 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, Policy No. 210-F03688-22, dated July 25, 2022.

_____
Colorado Registered Land Surveyor
Registration No. 38037
Date:_____

NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) 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 (10) years from the date of the certification shown hereon.

ATTORNEY'S CERTIFICATE

I,_____, an attorney at Law, duly licensed to practice in Colorado, do hereby certify that I have examined the title of all land herein platted and described in the above Certificate of Ownership and Dedication, and that title to such land is in the owners and dedicators; and that the title to all dedicated property therein described, is free and clear of all liens and encumbrances, except

_____

_____

_____
Attorney
Atty. Reg. No._____
Date:_____

ENGINEER'S CERTIFICATE

I, Nicholas Barrett, 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.

_____ _____
Engineer
Registration No. 38037
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, and a Letter of Substantial Completion or a Preliminary Letter of Infrastructure Completion has been issued, as required by the City's Municipal Code. The following landscaping and/or irrigation improvements have been secured with a Subdivision Improvement Agreement:

_____
City Engineer
Registration No. _____
Date:_____

APPROVAL OF CITY MANAGER

Approved this_____day of_____, 20____ by_____, Deputy City Manager of the City of Montrose.

_____
Deputy City Manager

APPROVAL OF CITY ATTORNEY

Approved for recording this_____day of_____, 20____,by_____
City Attorney of the City of Montrose.

_____
City Attorney
Atty. Reg. No. _____

APPROVAL OF CITY COUNCIL

Approved this_____day of_____, 20____ by_____, City Manager of the City of Montrose; all conveyances of interests in real property made on this plat are hereby accepted by the City.

_____
Mayor

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._____.

_____ _____
Deputy

_____
Clerk and Recorder
Montrose County, Colorado

DMC DEL-MONT CONSULTANTS, INC.
ENGINEERING ▼ SURVEYING
125 Colorado Ave ▼ Montrose, CO 81401 ▼ (970) 249-2251 ▼ (970) 249-2342 FAX
www.del-mont.com ▼ service@del-mont.com

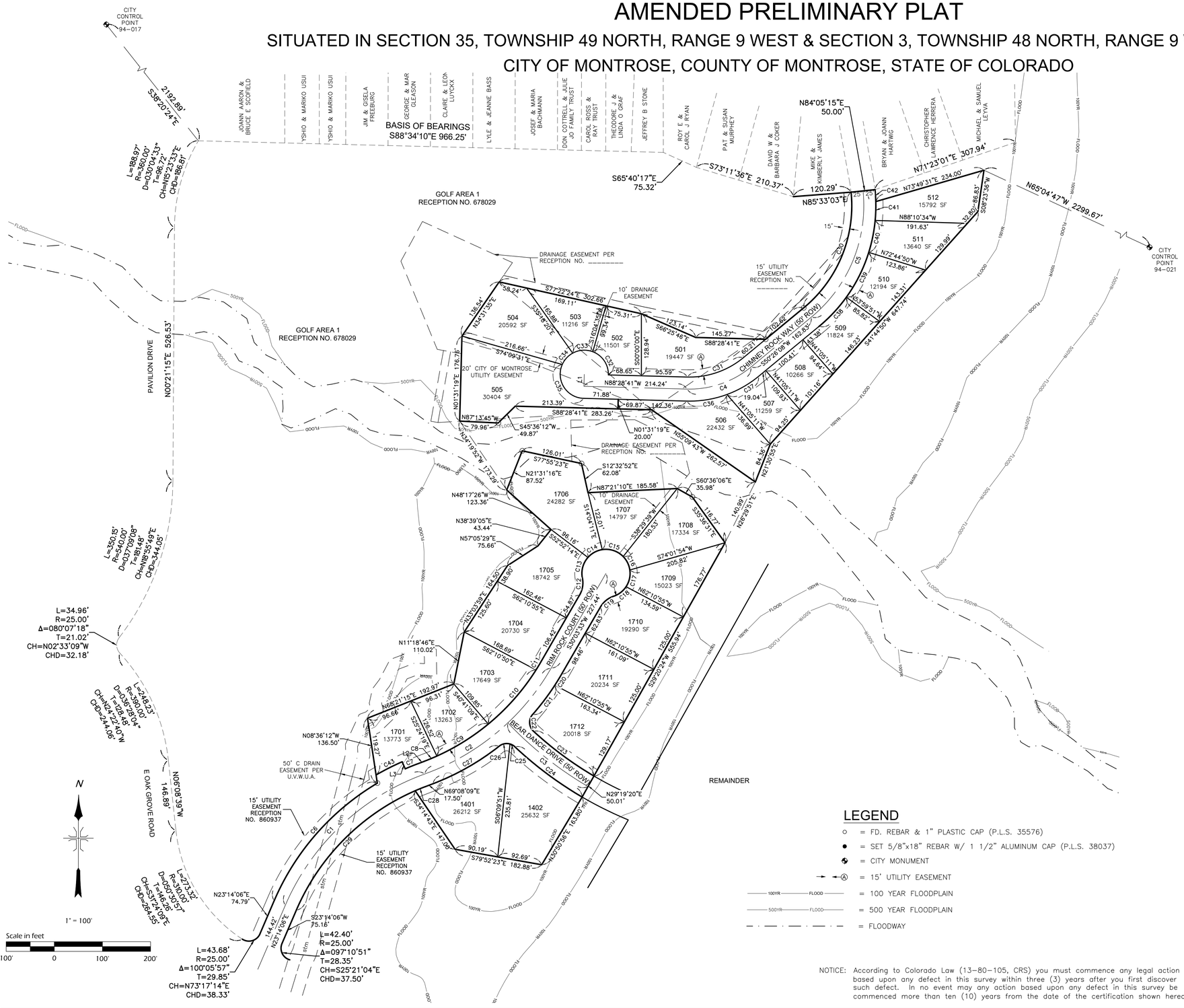
TITLE: THE BRIDGES AT BLACK CANYON AMENDED PRELIMINARY PLAT			
CLIENT: THE BRIDGES OF MONTROSE			
ADDRESS & PHONE: 2500 BRIDGES DRIVE MONTROSE, CO 81401			
FIELD BOOK:	DRAWN BY: DCC	DATE: 2023-03-22	
SHEET: 1 of 2	FILE: 22034V_PLAT-PRELIM	JOB NO.: 22034	TYPE: PLAT

THE BRIDGES AT BLACK CANYON

AMENDED PRELIMINARY PLAT

SITUATED IN SECTION 35, TOWNSHIP 49 NORTH, RANGE 9 WEST & SECTION 3, TOWNSHIP 48 NORTH, RANGE 9 WEST, N.M.P.M.

CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	409.23'	500.00'	046°53'40"	S46°40'56"W	397.90'
C2	349.68'	500.00'	040°04'13"	N50°05'39"E	342.60'
C3	213.45'	750.00'	016°18'23"	S51°31'04"E	212.73'
C4	143.42'	200.00'	041°05'10"	N70°58'43"E	140.36'
C5	295.03'	300.00'	056°20'50"	N22°15'41"E	283.29'
C6	330.36'	525.00'	036°03'15"	S41°15'43"W	324.94'
C7	25.00'	525.00'	002°43'40"	S67°46'22"W	24.99'
C8	28.40'	475.00'	003°25'31"	N67°25'24"E	28.39'
C9	126.23'	475.00'	015°13'36"	N58°05'51"E	125.86'
C10	150.56'	475.00'	018°09'39"	N41°24'14"E	149.93'
C11	18.77'	475.00'	002°15'52"	N31°11'28"E	18.77'
C12	36.14'	50.00'	041°24'55"	N09°21'16"E	35.36'
C13	46.19'	50.00'	052°55'46"	S15°06'51"W	44.56'
C14	34.54'	50.00'	039°35'02"	S61°22'15"W	33.86'
C15	47.43'	50.00'	054°21'06"	N71°39'41"W	45.67'
C16	31.69'	50.00'	036°18'36"	N26°19'50"W	31.16'
C17	36.32'	50.00'	041°36'55"	N12°37'56"E	35.52'
C18	33.19'	50.00'	038°01'44"	N52°27'15"E	32.58'
C19	36.14'	50.00'	041°24'55"	S50°45'50"W	35.36'
C20	26.63'	525.00'	002°54'21"	N31°30'43"E	26.62'
C21	76.50'	525.00'	008°20'55"	N37°08'21"E	76.43'
C22	38.64'	25.00'	088°33'56"	S02°58'34"E	34.91'
C23	156.53'	725.00'	012°22'13"	S53°27'04"E	156.23'
C24	174.67'	775.00'	012°54'48"	S53°14'48"E	174.30'
C25	11.92'	25.00'	027°18'31"	N60°26'37"W	11.80'
C26	23.62'	25.00'	054°08'13"	S78°50'01"W	22.75'
C27	159.16'	525.00'	017°22'11"	N60°27'03"E	158.55'
C28	21.84'	475.00'	002°38'05"	S67°49'07"W	21.84'
C29	358.69'	475.00'	043°15'59"	S44°52'05"W	350.23'
C30	270.45'	275.00'	056°20'50"	N22°15'41"E	259.68'
C31	125.49'	175.00'	041°05'10"	N70°58'43"E	122.82'
C32	61.87'	50.00'	070°53'59"	S33°55'41"E	58.00'
C33	43.07'	50.00'	049°20'59"	N85°56'50"E	41.75'
C34	32.55'	50.00'	037°18'00"	N42°37'21"E	31.98'
C35	98.13'	50.00'	112°27'02"	N32°15'10"W	83.12'
C36	85.05'	225.00'	021°39'25"	N80°41'35"E	84.54'
C37	76.30'	225.00'	019°25'45"	N60°09'00"E	75.93'
C38	83.20'	325.00'	014°40'03"	N43°06'04"E	82.97'
C39	104.65'	325.00'	018°26'54"	N26°32'36"E	104.19'
C40	67.79'	325.00'	011°57'05"	N11°20'36"E	67.67'
C41	39.13'	325.00'	006°53'57"	N01°55'05"E	39.11'
C42	24.85'	325.00'	004°22'51"	N03°43'19"W	24.84'
C43	60.73'	541.00'	006°25'54"	S63°11'35"W	60.70'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N01°31'19"E	25.00'
L2	S69°08'09"W	17.50'
L3	N23°35'28"W	16.00'

LEGEND

- o = FD. REBAR & 1" PLASTIC CAP (P.L.S. 35576)
- ● = SET 5/8"x18" REBAR W/ 1 1/2" ALUMINUM CAP (P.L.S. 38037)
- = CITY MONUMENT
- = 15' UTILITY EASEMENT
- 100YR FLOOD = 100 YEAR FLOODPLAIN
- 500YR FLOOD = 500 YEAR FLOODPLAIN
- = FLOODWAY

NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) 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 (10) years from the date of the certification shown hereon.

DEL-MONT CONSULTANTS, INC.
ENGINEERING ▼ SURVEYING
125 Colorado Ave ▼ Montrose, CO 81401 ▼ (970) 249-2251 ▼ (970) 249-2342 FAX
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FIELD BOOK:	DRAWN BY: DCC	DATE: 2023-03-22	TITLE: THE BRIDGES AT BLACK CANYON AMENDED PRELIMINARY PLAT
SHEET: 2 of 2	FILE: 22034V_PLAT-PRELIM	JOB NO.: 22034	CLIENT: THE BRIDGES OF MONTROSE ADDRESS & PHONE: 2500 BRIDGES DRIVE MONTROSE, CO 81401 TYPE:

EXHIBIT B: Code Excerpts for Subdivisions

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.

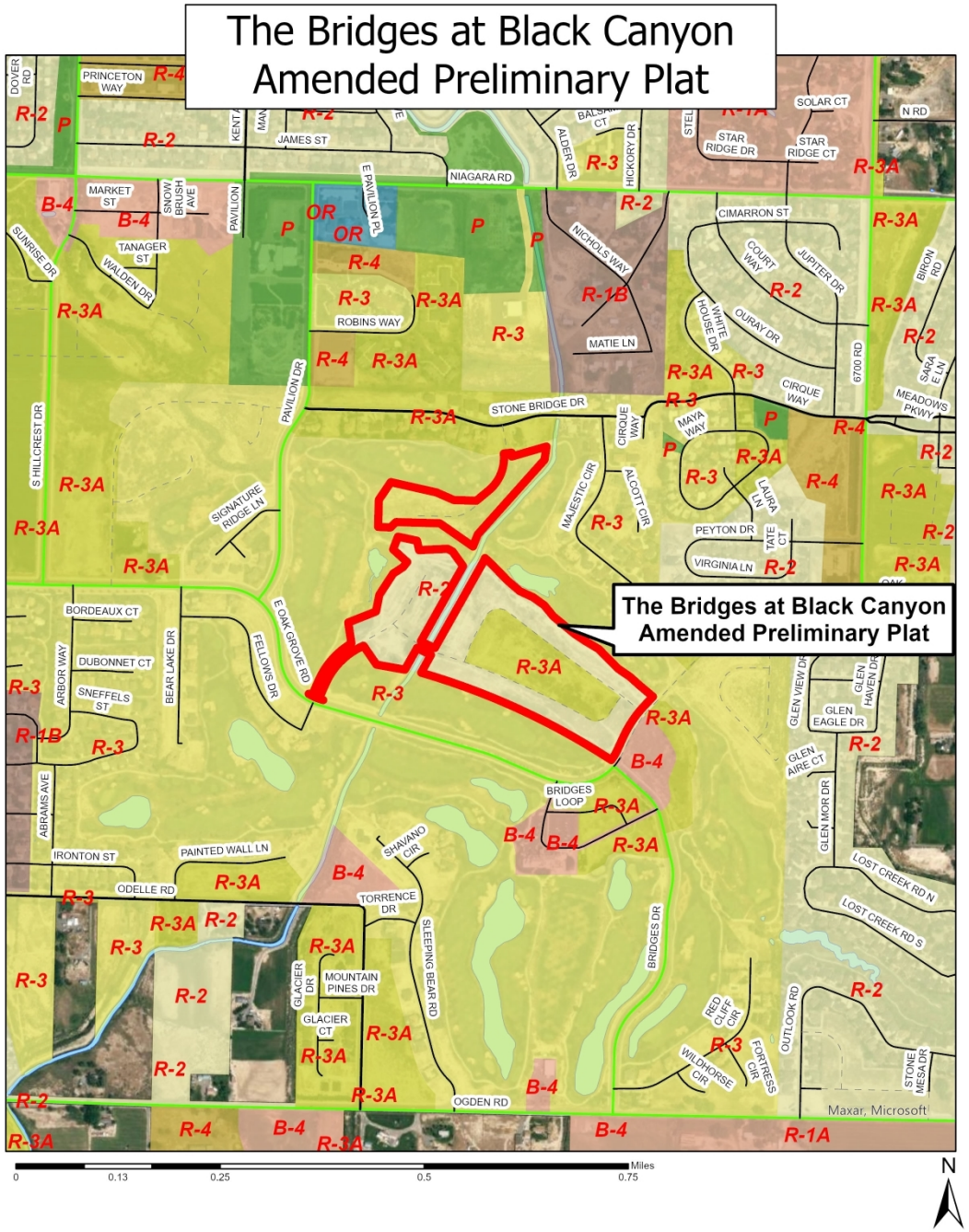
(10) Following City Council approval of the final plat and verification that the documentation has met all applicable codes and regulations, the final plat shall be executed by the appropriate City staff and recorded with due diligence.

(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)

MONTROSE • COLORADO

Project Background

- 26 single-family residential lots
- Located in “R-2” Low Density District and “R-3” Medium Density District
- Adjacent to “R-2,” “R-3,” and “R-3A”
- Located within The Bridges at Black Canyon Planned Development



Subdivision Process

Sketch Plan

- Submittal of Complete Application
- Staff/Outside Agency Review
- Comments sent to applicant
- Correct set of plans submitted to City
- Planning Commission review. No formal action.

Preliminary Plat

- Submittal of Complete Application
- Staff/Outside Agency Review
- Comments sent to applicant
- Correct set of plans submitted to City
- Planning Commission recommendation to Council
- Consideration/approval by City Council
- Pre-construction meeting, infrastructure improvements

Final Plat

- Submittal of Complete Application
- Staff/Outside Agency Review
- Comments sent to applicant
- Correct set of plans submitted to City
- Consideration/approval by City Council
- Building permits issued
- Certificates of occupancy issued

Standard Subdivision Review Standards Section 4-7-5 (A)(2) (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;

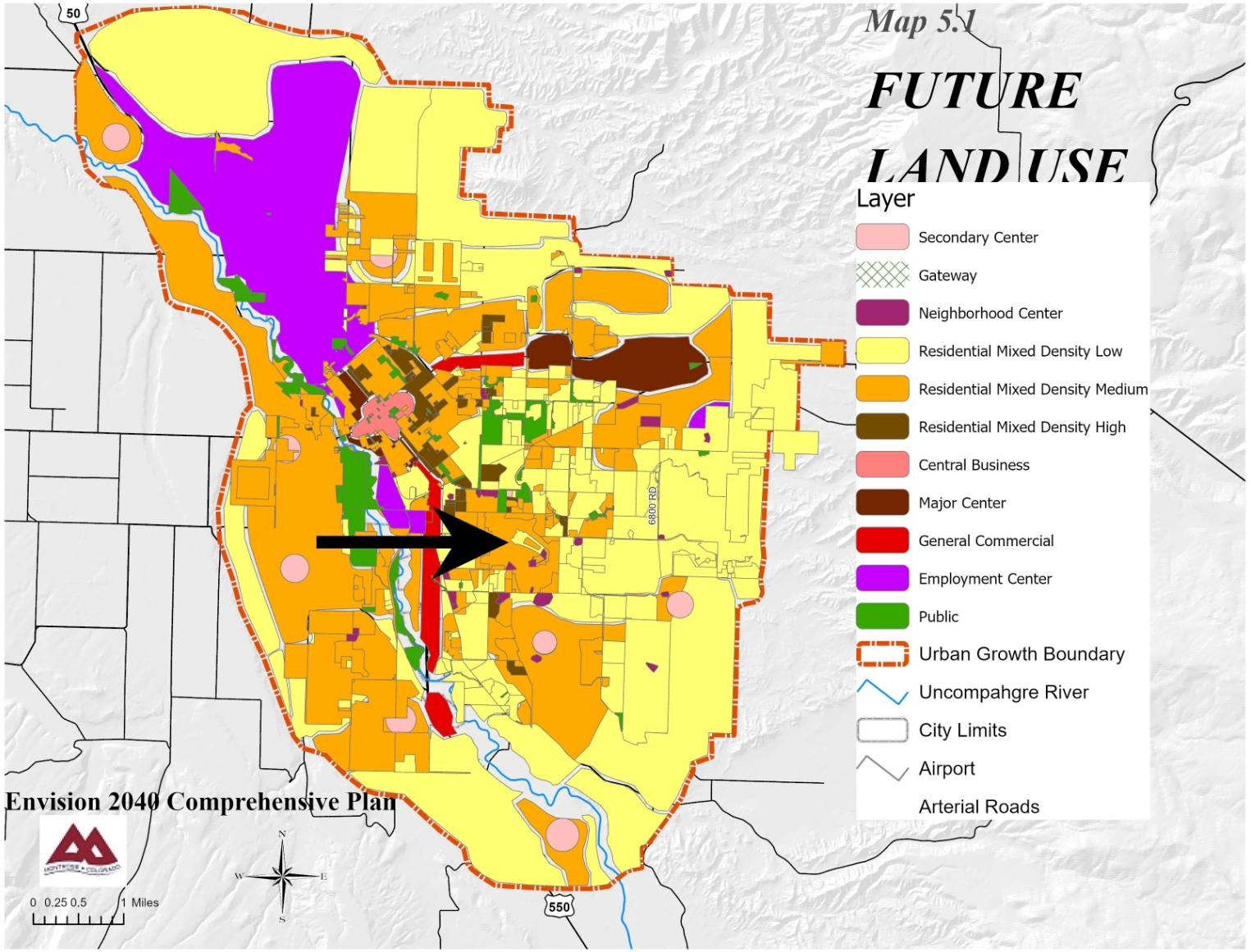
g) Impacts on area schools."

Comprehensive Plan & Municipal Code

- Comprehensive Plan is not legally binding. It provides guidance for zoning and other land use decisions.
- It is possible for sections of the Comprehensive Plan to conflict, and it is reasonable that a decision may not satisfy every aspect outlined within the Comprehensive Plan.
- Future Land Use Map within the Comprehensive Plan illustrates general, somewhat flexible locations and extents for various land uses and densities.
- The Municipal Code and Zoning regulations specify land uses and densities, bulk & height requirements, setbacks, and other development standards that are allowed within each zoning district.
- Development on this parcel may occur in accordance with the approved zoning and should also be in general conformance with the Comprehensive Plan.

Comprehensive Plan – Future Land Use

Listed as **residential mixed density low and residential mixed density medium.**



Zoning Regulations

- 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 (A) Intent: The “R-3” Medium Density District is intended to provide an area which is suitable for single-family homes and duplexes. This district provides for other uses which are compatible with such uses.
- The proposed use is a use-by-right in these zoning districts.

THE BRIDGES AT BLACK CANYON

AMENDED PRELIMINARY PLAT

SITUATED IN SECTION 35, TOWNSHIP 49 NORTH, RANGE 9 WEST & SECTION 3, TOWNSHIP 48 NORTH, RANGE 9 WEST, N.M.P.M.

CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

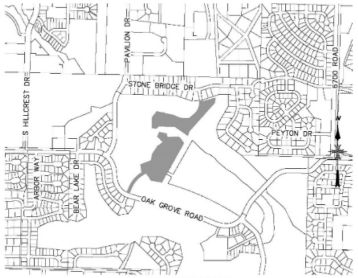
APPROVAL OF PRELIMINARY PLAT

City Engineer ______________________________ Date __________
Scott Murphy, P.E.

City Attorney ______________________________ Date __________
Ben Morris

City Planning Commission Chair ______________________________ Date __________
David Fishering

City Mayor ______________________________ Date __________
Dave Frank



VICINITY MAP
N.T.S.

DEVELOPER: The Bridges of Montrose
2500 Bridges Drive
Montrose, CO 81401

ENGINEER: Del-Mont Consultants, Inc.
125 Colorado Ave.
Montrose, Colorado 81402
1-970-249-2251

BASIS OF BEARINGS:

The bearing along the North line of Golf Area 1, recorded at Reception No. 678029 bears S88°34'10"E (ASSUMED)

LINEAL UNITS STATEMENT:

The Lineal Unit used on this plat is U.S. Survey Feet

PLAT NOTES:

1. Drainage Easements
The drainage easements shown hereon, including those associated with the subdivision and granted under Reception Nos. ______________ and ______________ in the office of the Montrose County Clerk and Recorder shall be maintained by an owners' association, or in the absence of an owners' association lawfully formed for such purposes, by the owners of all lots final platted in the The Bridges at the Black Canyon jointly and severally 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 placement of fill, 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.

2. Conveyance of Drainage Easements 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 Black Canyon, Homeowners Association, a Colorado nonprofit corporation, the drainage easements as shown and designated on this Plat.

3. 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 or 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.

4. Declaration of Covenants Recorded
The Declaration of Covenants, Conditions, and Restrictions for The Bridges at Black Canyon, Homeowners Association, 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.

5. 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 § 4-7-7(C)(7) of the Municipal Code. Payments shall be made to the City, to be later disbursed to the RE-1J School District.

6. Local Improvement District
All lots platted hereon shall be subject to assessments for an equitable apportionment of the costs to construct improvements to East Oak Grove Road from this subdivision to Highway 550, Odelle Road from Woodgate Road to Ogden Road between the Easterly Line of this subdivision and Woodgate Road including curb, gutter, sidewalk, base, pavement and related improvements. The Montrose City Clerk is hereby appointed as the Attorney-in-fact of each of the owners of Lots in the BRIDGES AT BLACK CANYON, AN AMENDED PRELIMINARY PLAT OF THE BRIDGES AT BLACK CANYON PLANNED DEVELOPMENT 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.

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:
Outlot F, the Bridges at Black Canyon Filing No. 8 according to the Plat recorded December 8, 2014 at Reception No. 860937

PARCEL 2:
Outlot B, the Bridges at Black Canyon Filing No. 8 according to the Plat recorded December 8, 2014 at Reception No. 860937

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 Bridges at Black Canyon and do hereby dedicate, grant and convey to the City of Montrose, Colorado, for the use of the public, Chimney Rock Way, Rim Rock Court and Bear Dance Drive.

The easements shown on this plat are dedicated, granted and conveyed to the City of Montrose, Colorado for public utilities, 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.

Executed this____________day of____________________, 20____.

____
Bridges of Montrose, LLC

STATE OF COLORADO)
)ss.
COUNTY OF MONTROSE)

The above Certificate of Dedication and Ownership was acknowledged before me on this
__________ _____day of________________, 20____,
by__________________________

Witness my hand and official seal.
My commission expires_______________

(SEAL)

____
Notary

SURVEYOR'S CERTIFICATE

I, Nicholas Barrett, 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 and applicable law. I further certify that all 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, Policy No. 210-F03688-22, dated July 25, 2022.

____
Colorado Registered Land Surveyor
Registration No. 38037
Date:_______________

NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) 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 (10) years from the date of the certification shown hereon.

ATTORNEY'S CERTIFICATE

I,__________________________, an attorney at Law, duly licensed to practice in Colorado, do hereby certify that I have examined the title of all land herein platted and described in the above Certificate of Ownership and Dedication, and that title to such land is in the owners and dedicators; and that the title to all dedicated property therein described, is free and clear of all liens and encumbrances, except

____

____

____
Attorney
Atty. Reg. No.__________
Date:__________________

ENGINEER'S CERTIFICATE

I, Nicholas Barrett, 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.

__________ __________
Engineer

Registration No. 38037
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, and a Letter of Substantial Completion or a Preliminary Letter of Infrastructure Completion has been issued, as required by the City's Municipal Code. The following landscaping and/or irrigation improvements have been secured with a Subdivision Improvement Agreement:

____
City Engineer
Registration No. __________
Date:__________________

APPROVAL OF CITY MANAGER

Approved this_____day of______________, 20____ by________________, Deputy City Manager of the City of Montrose.

____
Deputy City Manager

APPROVAL OF CITY ATTORNEY

Approved for recording this____day of______________, 20____,by________________
City Attorney of the City of Montrose.

____
City Attorney
Atty. Reg. No. __________

APPROVAL OF CITY COUNCIL

Approved this_____day of______________, 20____ by________________, City Manager of the City of Montrose; all conveyances of interests in real property made on this plat are hereby accepted by the City.

____
Mayor

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.______________.

__________ __________
Deputy

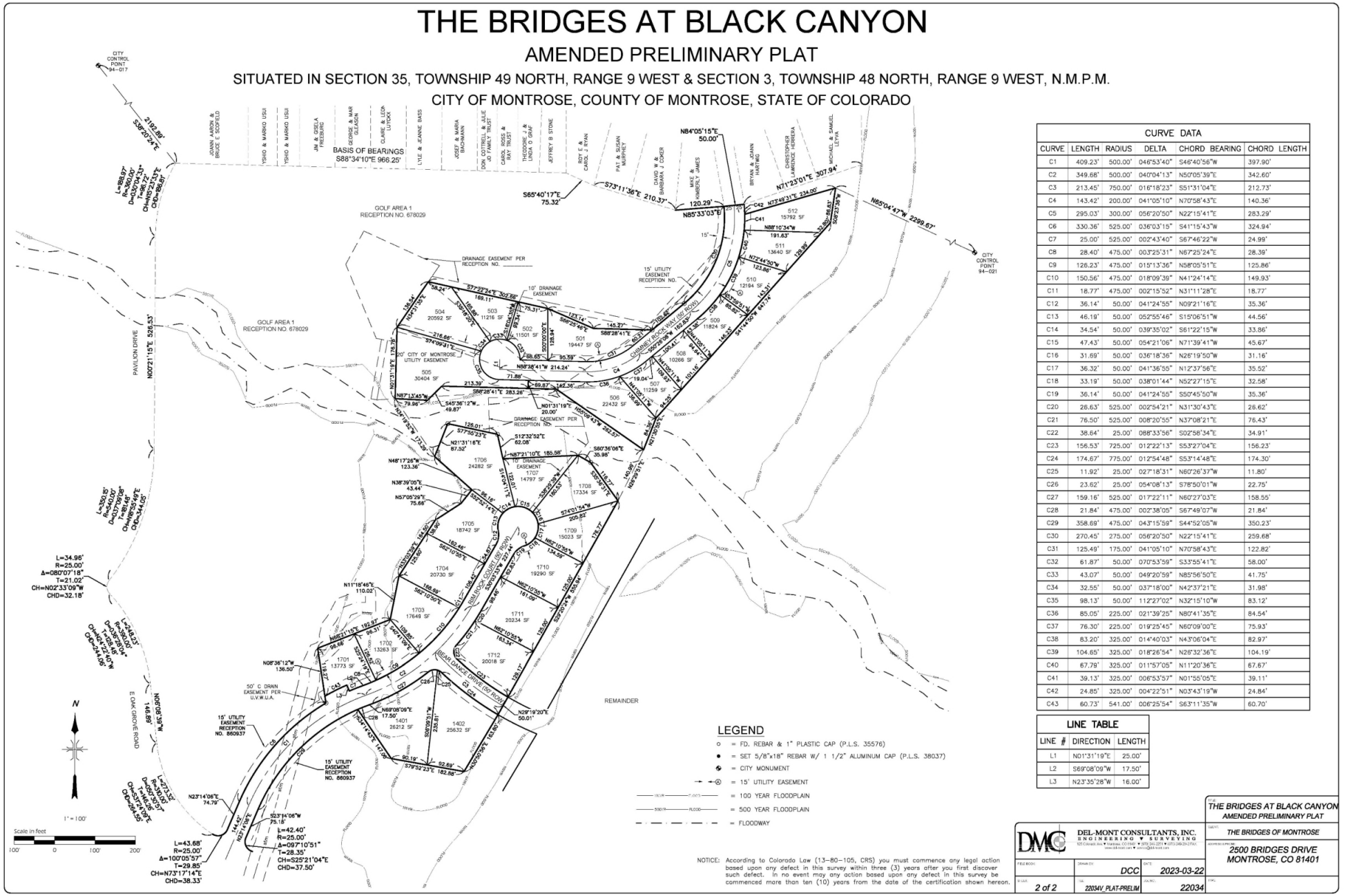
____
Clerk and Recorder
Montrose County, Colorado

DEL-MONT CONSULTANTS, INC. ENGINEERING ▼ SURVEYING			TITLE: THE BRIDGES AT BLACK CANYON AMENDED PRELIMINARY PLAT
			CLIENT: THE BRIDGES OF MONTROSE
FIELD BOOK:	DRAWN BY: DCC	DATE: 2023-03-22	ADDRESS & PHONE: 2500 BRIDGES DRIVE MONTROSE, CO 81401
SHEET: 1 of 2	FILE: 22034V_PLAT-PRELIM	JOB NO.: 22034	TYPE: PLAT

THE BRIDGES AT BLACK CANYON

AMENDED PRELIMINARY PLAT

SITUATED IN SECTION 35, TOWNSHIP 49 NORTH, RANGE 9 WEST & SECTION 3, TOWNSHIP 48 NORTH, RANGE 9 WEST, N.M.P.M.
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	409.23'	500.00'	046°53'40"	S46°40'56"W	397.90'
C2	349.68'	500.00'	040°04'13"	N50°05'39"E	342.60'
C3	213.45'	750.00'	016°18'23"	S51°31'04"E	212.73'
C4	143.42'	200.00'	041°05'10"	N70°58'43"E	140.36'
C5	295.03'	300.00'	056°20'50"	N22°15'41"E	283.29'
C6	330.36'	525.00'	036°03'15"	S41°15'43"W	324.94'
C7	25.00'	525.00'	002°43'40"	S67°46'22"W	24.99'
C8	28.40'	475.00'	003°25'31"	N67°25'24"E	28.39'
C9	126.23'	475.00'	015°13'36"	N58°05'51"E	125.86'
C10	150.56'	475.00'	018°09'39"	N41°24'14"E	149.93'
C11	18.77'	475.00'	002°15'52"	N31°11'28"E	18.77'
C12	36.14'	50.00'	041°24'55"	N09°21'16"E	35.36'
C13	46.19'	50.00'	052°55'46"	S15°06'51"W	44.56'
C14	34.54'	50.00'	039°35'02"	S61°22'15"W	33.86'
C15	47.43'	50.00'	054°21'06"	N71°39'41"W	45.67'
C16	31.69'	50.00'	036°18'36"	N26°19'50"W	31.16'
C17	36.32'	50.00'	041°36'55"	N12°37'56"E	35.52'
C18	33.19'	50.00'	038°01'44"	N52°27'15"E	32.58'
C19	36.14'	50.00'	041°24'55"	S50°45'50"W	35.36'
C20	26.63'	525.00'	002°54'21"	N31°30'43"E	26.62'
C21	76.50'	525.00'	008°20'55"	N37°08'21"E	76.43'
C22	38.64'	25.00'	088°33'56"	S02°58'34"E	34.91'
C23	156.53'	725.00'	012°22'13"	S53°27'04"E	156.23'
C24	174.67'	775.00'	012°54'48"	S53°14'48"E	174.30'
C25	11.92'	25.00'	027°18'31"	N60°26'37"W	11.80'
C26	23.62'	25.00'	054°08'13"	S78°50'01"W	22.75'
C27	159.16'	525.00'	017°22'11"	N60°27'03"E	158.55'
C28	21.84'	475.00'	002°38'05"	S67°49'07"W	21.84'
C29	358.69'	475.00'	043°15'59"	S44°52'05"W	350.23'
C30	270.45'	275.00'	056°20'50"	N22°15'41"E	259.68'
C31	125.49'	175.00'	041°05'10"	N70°58'43"E	122.82'
C32	61.87'	50.00'	070°53'59"	S33°55'41"E	58.00'
C33	43.07'	50.00'	049°20'59"	N85°56'50"E	41.75'
C34	32.55'	50.00'	037°18'00"	N42°37'21"E	31.98'
C35	98.13'	50.00'	112°27'02"	N32°15'10"W	83.12'
C36	85.05'	225.00'	021°39'25"	N80°41'35"E	84.54'
C37	76.30'	225.00'	019°25'45"	N60°09'00"E	75.93'
C38	83.20'	325.00'	014°40'03"	N43°06'04"E	82.97'
C39	104.65'	325.00'	018°26'54"	N26°32'36"E	104.19'
C40	67.79'	325.00'	011°57'05"	N11°20'36"E	67.67'
C41	39.13'	325.00'	006°53'57"	N01°55'05"E	39.11'
C42	24.85'	325.00'	004°22'51"	N03°43'19"W	24.84'
C43	60.73'	541.00'	006°25'54"	S63°11'35"W	60.70'

LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	N01°31'19"E	25.00'
L2	S69°08'09"W	17.50'
L3	N23°35'28"W	16.00'

LEGEND

- o = FD. REBAR & 1" PLASTIC CAP (P.L.S. 35576)
- ● = SET 5/8"x18" REBAR W/ 1 1/2" ALUMINUM CAP (P.L.S. 38037)
- = CITY MONUMENT
- = 15' UTILITY EASEMENT
- = 100 YEAR FLOODPLAIN
- = 500 YEAR FLOODPLAIN
- = FLOODWAY

NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) 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 (10) years from the date of the certification shown hereon.

DEL-MONT CONSULTANTS, INC.
ENGINEERING ▼ SURVEYING

FIELD BOOK:		DRAWN BY: DCC	DATE: 2023-03-22
SHEET: 2 of 2	FILE: 22034V_PLAT-PRELIM	JOB NO.: 22034	SCALE:

THE BRIDGES AT BLACK CANYON
AMENDED PRELIMINARY PLAT

THE BRIDGES OF MONTROSE

2500 BRIDGES DRIVE
MONTROSE, CO 81401

Staff Recommendation – Conditional Approval

- Staff finds that the Amended Preliminary Plat is in compliance with the Subdivision Regulations and Comprehensive Plan.
- The proposal meets the intent of the zoning district.
- Staff recommends Conditional Approval of The Bridges at Black Canyon Amended Preliminary Plat.
  - [Standard Condition]: The approval of this 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.

MONTROSE • COLORADO

CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner II
DATE: April 12, 2023
RE: Senergy Addition Annexation
ATTACHMENTS:

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

Public notice requirements have been fulfilled in accordance with Section 4-4-31(D) of the City of Montrose Municipal Code. A sign was posted on the property, letters sent to property owners within 100 feet, and an ad appeared in the Montrose Daily Press.

Planning Commission Consideration:
The Planning Commission is recommending the initial zoning for the Senergy Addition, a proposed annexation to the city limits of Montrose. The Planning Commission will consider all of the information in this memo in making a decision.

Application Background:
The Senergy Addition is a proposed annexation approximately 35.5 acres in size. The parcel is located along Miami Road, northeast of its intersection with 6750 Road. It is within the City's Urban Growth Boundary, City of Montrose Sewer Service Area, and City of Montrose Water Service Area. Annexation of this property will allow for connection to City utilities. An Annexation Agreement is required.

Proposed Zoning: "R-2" Low Density District

Applicant: Darin Carei, Senergy Builders

Proposed schedule:

March 6:	Council Work Session Overview
March 21:	Council Resolution to set a hearing date
April 12:	Planning Commission zoning hearing
May 2:	City Council Annexation hearing, 1st reading of annexation ordinance, and 1st reading of zoning ordinance
May 16:	2nd reading of annexation and zoning ordinances

Staff Analysis:

1. The City-County IGA gives the City the option to annex properties within the IGA. The area is urbanizing and more than 1/6 of the perimeter is contiguous to the city limits. These factors support annexation.
2. An annexation agreement is required as a condition of this annexation.
3. Zoning Regulations
    a. Municipal Code, Section, 4-4-29(B), Zoning of Additions. “The Planning Commission shall recommend to the Council a zoning district designation for all property annexed to the City not previously subject to City zoning, and shall follow the review procedure set out in Section 4-4-31 in arriving at its recommendation. Proceedings concerning the zoning of property to be annexed may be commenced at any time prior to the effective date of the annexation ordinance or thereafter. *The zoning designation for newly annexed property shall not adversely affect the public health, safety and welfare* (emphasis added).”
    b. 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. Environment protection is provided by allowing only single-family residences along with certain other compatible land uses.
    c. The proposed zoning is compatible with existing zoning and general conditions in the area. The property is adjacent to properties that are zoned “R-1B” Small Estate District,”B-2” Highway Commercial District, “B-4” Neighborhood Shopping District (with conditions) and properties outside of City limits.
4. The Comprehensive Plan Future Land Use Map designates the area of the Senergy Addition as Residential Mixed Density Medium and Major Center. The Residential Mixed Density Medium district provides for a variety of residential types, mixed within a neighborhood, including single-family homes, townhomes, duplexes and triplexes. The majority of the mixed-density medium residential land uses are designated in areas that are not yet development. The Major Center designation is intended to include a wide range of community and regional retail uses, offices, hotels, and personal and business services. It can also accommodate multi-family housing and mixed-use buildings (such as light

industrial, manufacturing, or commercial). The district is intended to integrate commercial and multi-family uses along major roadways.

5. The property is located within Growth Area 1. According to the Comprehensive Plan, Growth Area 1 represents the most cost-efficient areas for the city to grow and comprises platted but unbuilt lots, annexed but unplatted land, and un-annexed small enclaves.
6. The "R-2" zoning does not appear to be adverse to the public health, safety and welfare.

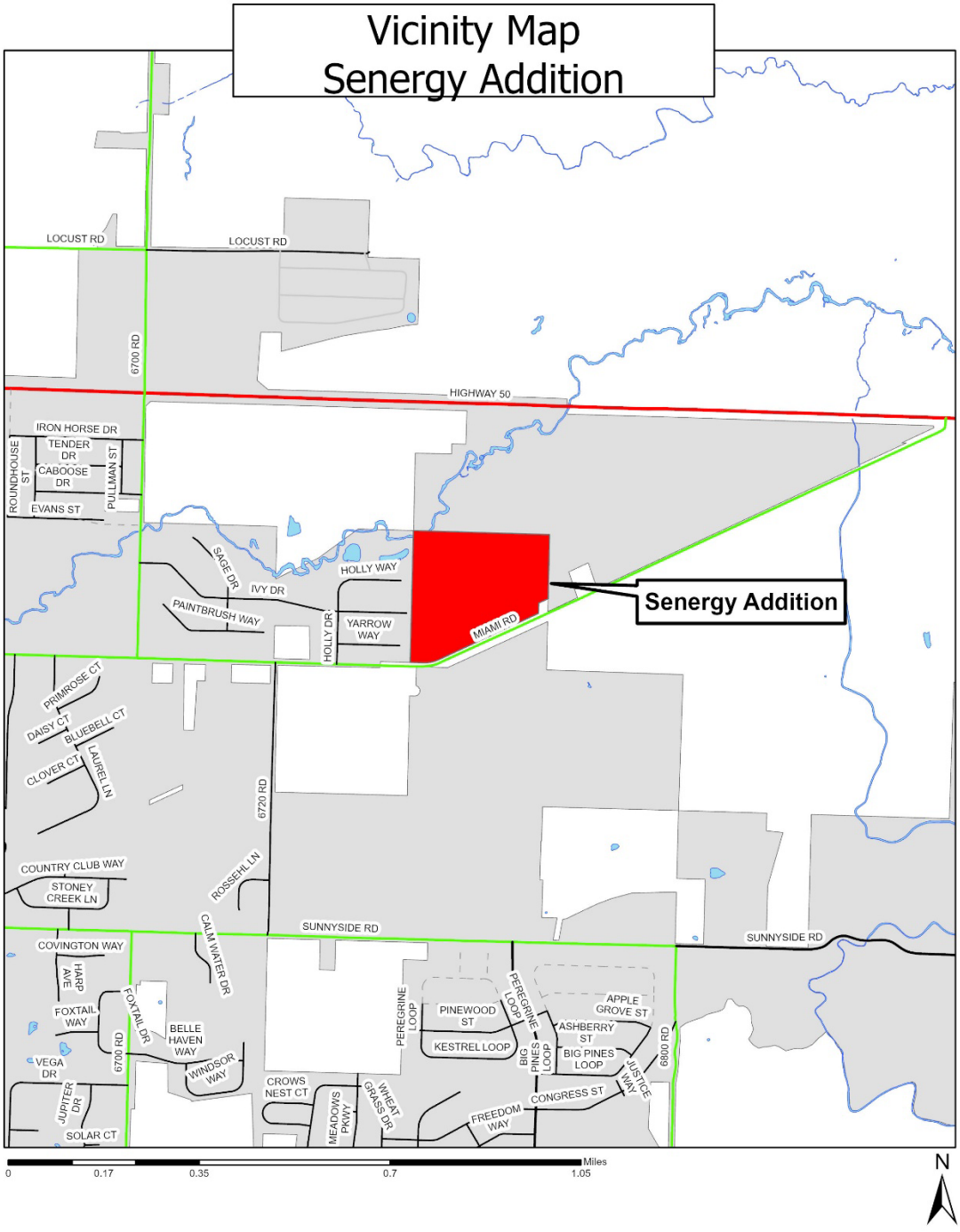
Staff Recommendation:
Staff recommends approval of the "R-2" Low Density District designation.

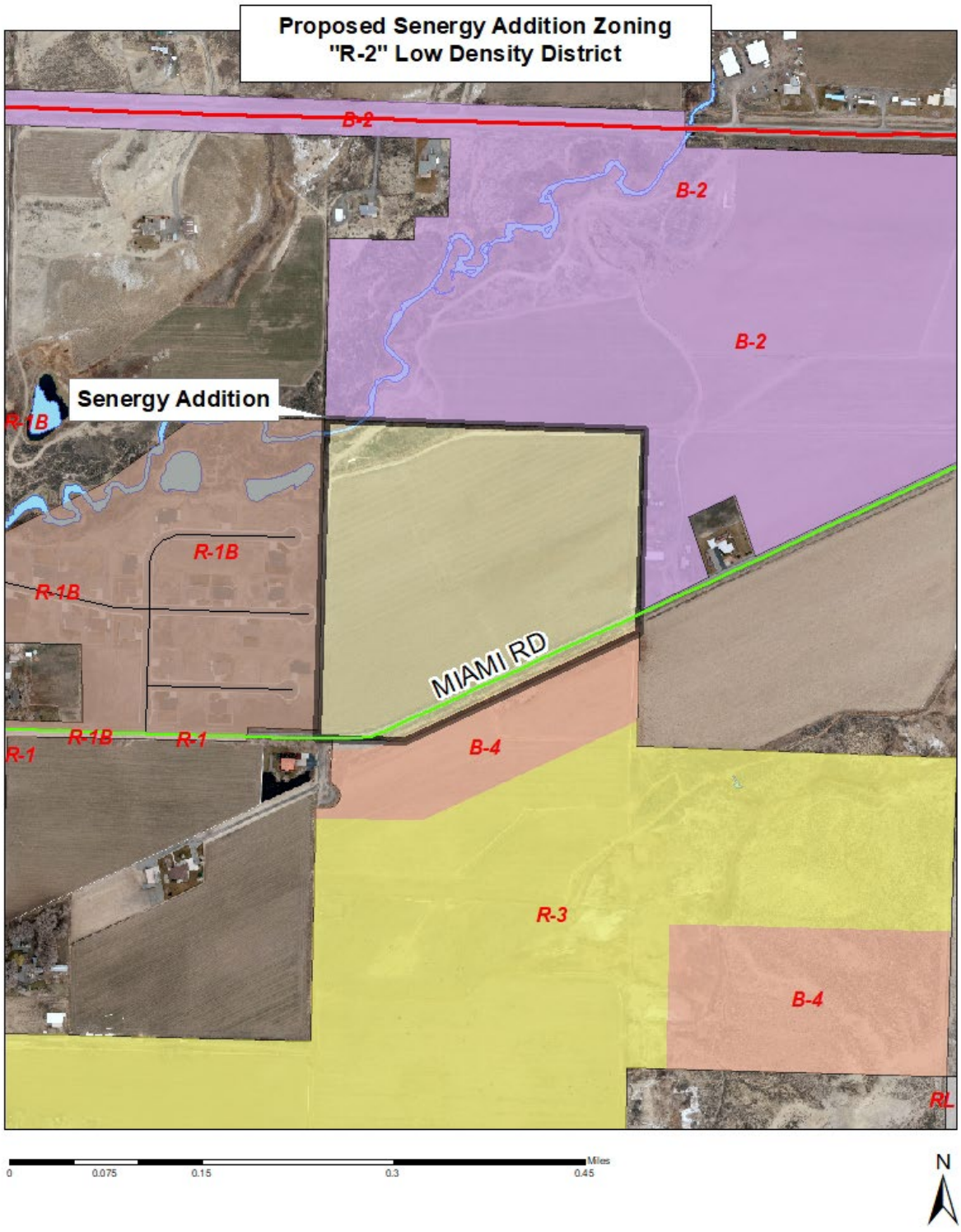
Planning Commission Recommendation Alternatives:

Approval Motion Recommendation:
"I hereby make a motion to recommend to City Council approval the initial zoning request of "R-2" Low Density District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report."

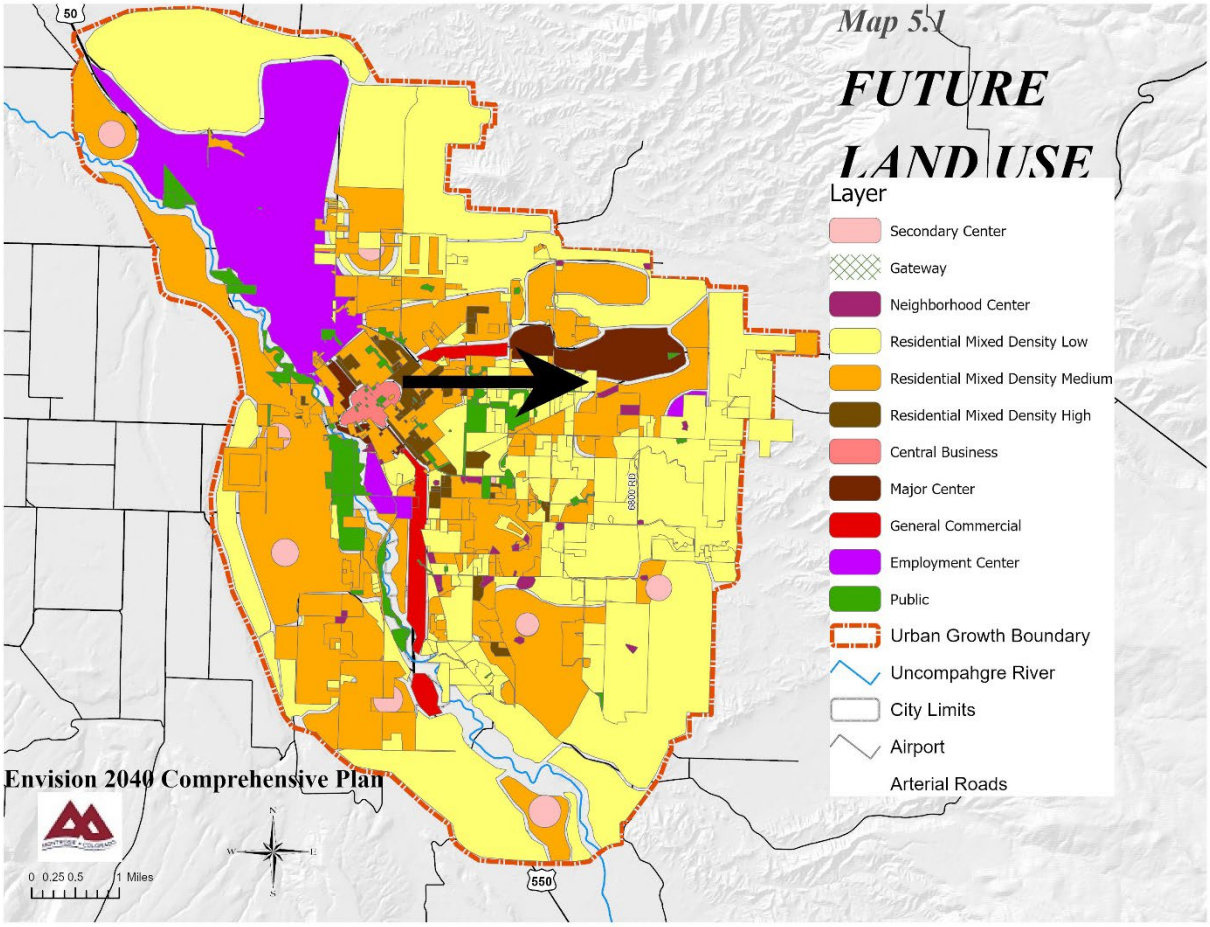
Denial/No Action Motion Recommendation:
"I hereby make a motion to recommend denial of the request. The request does not meet the Code criteria based on the evidence and testimony presented at this hearing and in the staff report."

EXHIBIT A: Maps



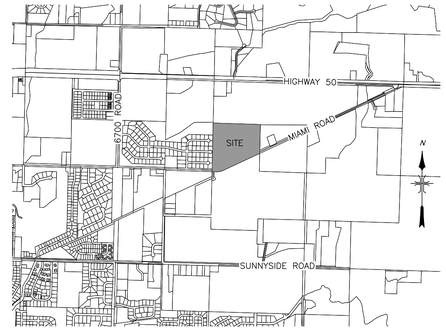

Proposed Senergy Addition Zoning
"R-2" Low Density District
B-2
B-2
B-2
Senergy Addition
R-1B
R-1B
R-1B
MIAMI RD
R-1B
R-1
R-1
B-4
R-3
B-4
RL
0
0.075
0.15
0.3
0.45
Miles
N

Comprehensive Plan Future Land Use Map

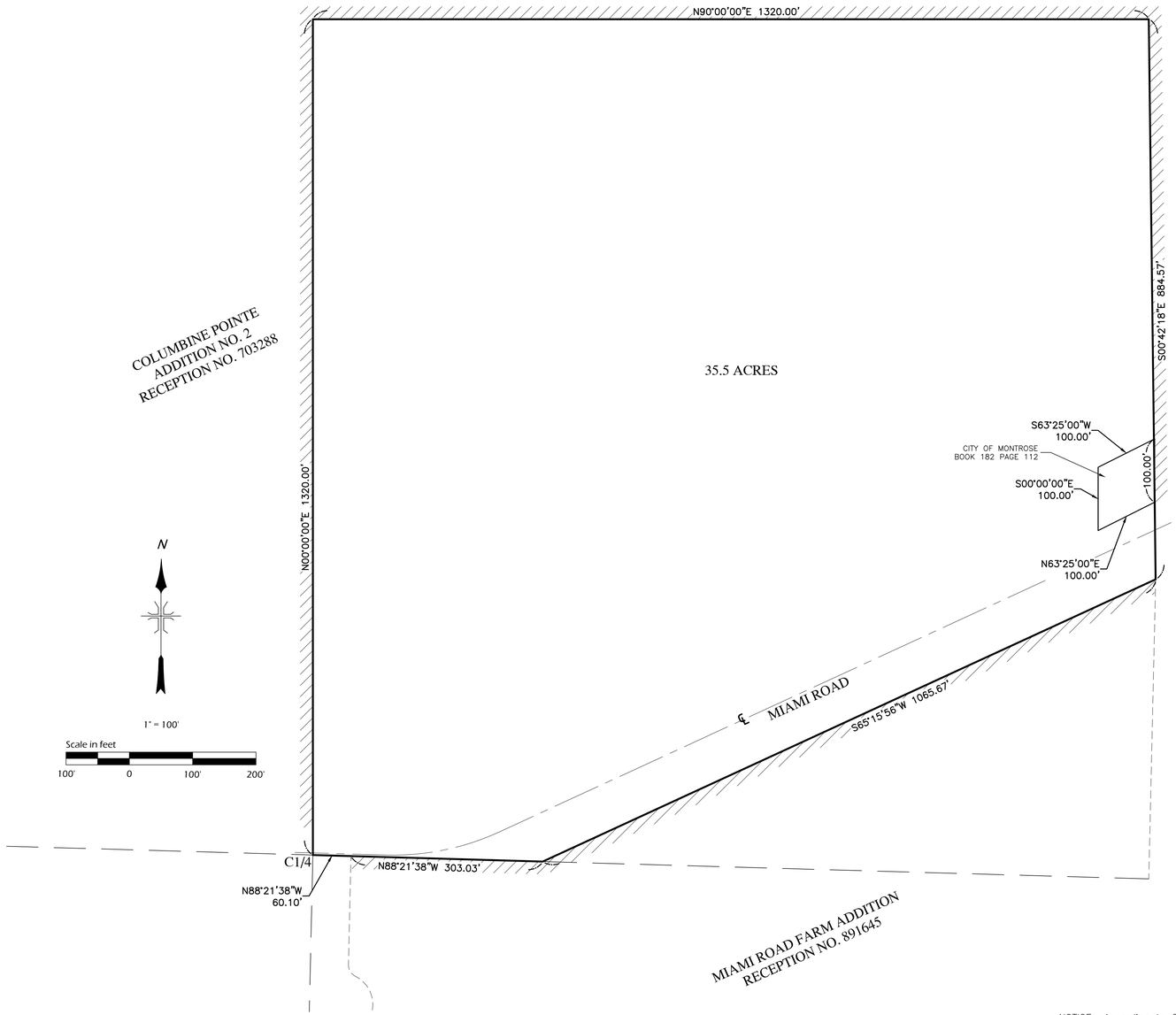


SENERGY ADDITION

SITUATED IN SW1/4NE1/4 SECTION 25, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
COUNTY OF MONTROSE, STATE OF COLORADO



VICINITY MAP
N.T.S.



LEGEND

CITY LIMITS

PROPERTY BOUNDARY / LIMITS OF ANNEXATION

CITY LIMITS

TOTAL PERIMETER = 4953.37'
PERIMETER CONTIGUOUS TO CITY LIMITS = ±4728'

NOTE:

THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY. IT IS A COMPILATION OF EXISTING RECORDS FOR THE PURPOSE OF ANNEXATION.

GATEWAY CENTER
ADDITION NO. 3
RECEPTION NO. 743969

PROPERTY DESCRIPTION

A parcel of land situated in the SW1/4NE1/4 Section 25, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado. Being more particularly described as beginning at the Center 1/4 corner of said Section 25;
Thence along the West line of said SW1/4NE1/4 North 1320.00 feet,
Thence along the North line of said SW1/4NE1/4 East 1320.00 feet;
Thence S00°42'18"E 884.57 feet to the Northeast corner of the Miami Road Farm Addition;
Thence along said Addition S65°15'56"W 1065.67 feet;
Thence N88°21'38"W 363.13 feet to the Point of Beginning.

Containing 35.5 Acres more or less as described.

SURVEYOR'S CERTIFICATE

I, Frederick A. Ballard, a Registered Land Surveyor in the State of Colorado, do hereby certify Senergy Addition Annexation Map was prepared under my direct supervision.

PRELIMINARY

_____
Frederick A. Ballard, P.L.S.
Registration No. 37690

MAYOR'S CERTIFICATE

This is to certify that the City of Montrose, a municipal corporation in the County of Montrose, State of Colorado has by its Ordinance No. _____ adopted on the _____ day of _____ 2022, annexed the property hereon to the City of Montrose.

_____
Mayor

Attest:_____
City Clerk

CLERK AND RECORDER'S CERTIFICATE

This map was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado, at the time of_____, on the_____ day of _____, 2022 under Reception No. _____,

_____ _____
Clerk and Recorder Deputy
Montrose County, Colorado

NOTICE: According to Colorado Law (13–80–105, CRS) you must commence any legal action based upon any defect in this survey within three (3) 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 (10) years from the date of the certification shown hereon.

DMC DEL-MONT CONSULTANTS, INC.
ENGINEERING ▼ SURVEYING
125 Colorado Ave ▼ Montrose, CO 81401 ▼ (970) 249-2251 ▼ (970) 249-2342 FAX
www.del-mont.com ▼ service@del-mont.com

FIELD BOOK:	DRAWN BY: DCC	DATE: 2022-09-06	TITLE: SENERGY ADDITION
SHEET: 1 of 1	FILE: 22161V_ANNEX	JOB NO.: 22161	CLIENT: SENERGY BUILDERS
			ADDRESS & PHONE: 1111 S. 7TH STREET GRAND JUNCTION, CO 81501 970-234-0708
			TYPE: ANNEX

EXHIBIT B: Zoning Code Excerpt

Sec. 4-4-6. "R-2" Low Density District.

(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.

(B) *Uses by Right.*

(1) Single-family homes.

(2) Public utility service facilities.

(3) Government buildings and facilities.

(4) Parks and recreation facilities owned or operated by a homeowner association.

(5) Accessory uses.

(6) Short-term rentals.

(7) Family child care home.

(C) *Conditional Uses.*

(1) Places of worship.

(2) Schools.

(3) Childcare facilities.

(Ord. No. 2472 , § 4-4-6, 5-7-2019; Ord. No. 2561 , 10-19-2021)

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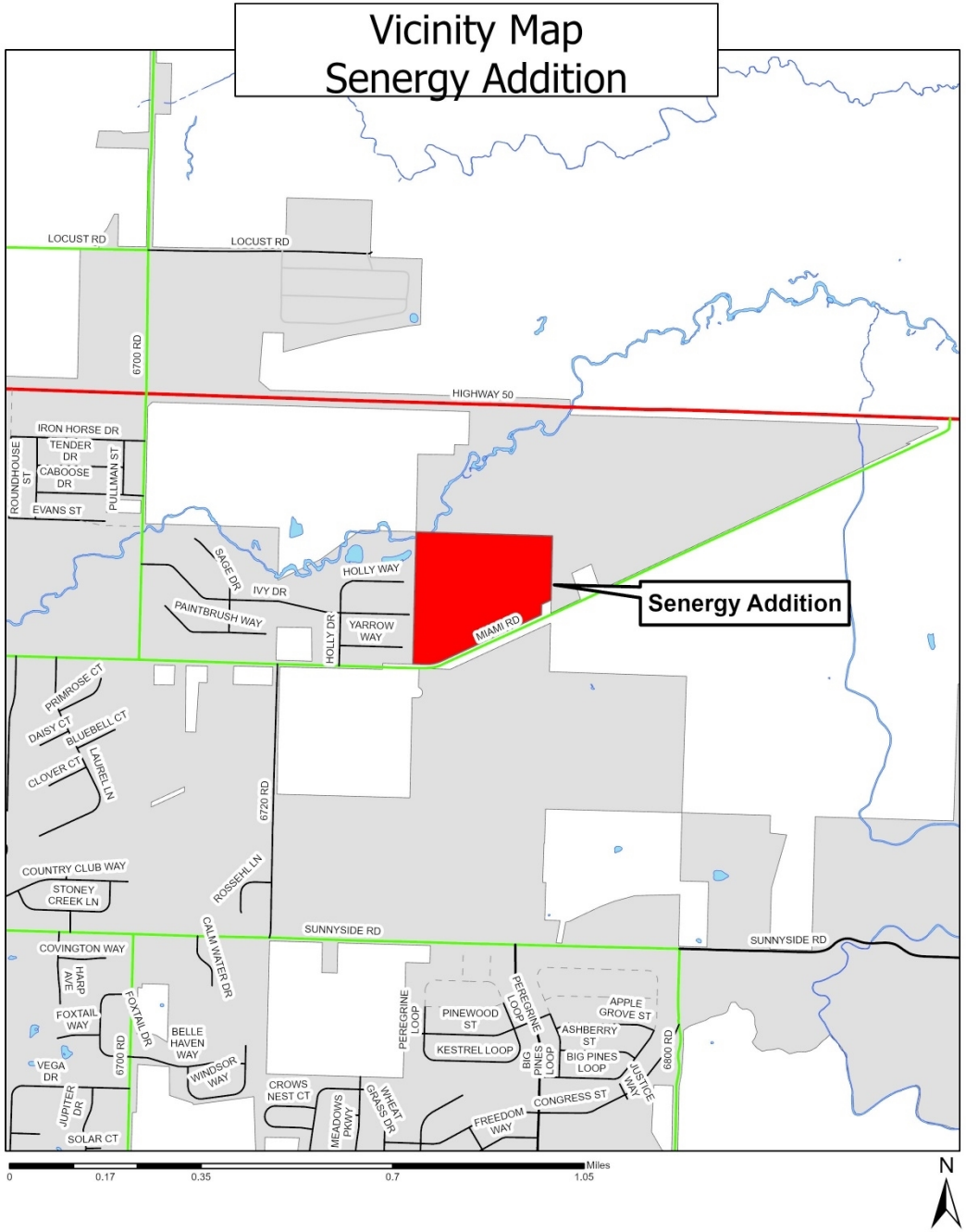
Annexation Schedule

March 6:	Council Work Session Overview
March 21:	Council Resolution to set a hearing date
April 12:	Planning Commission zoning hearing
May 2:	City Council Annexation hearing, 1st reading of annexation ordinance, and 1st reading of zoning ordinance
May 16:	2nd reading of annexation and zoning ordinances

Site Location

- 35.5 acres
- Within the City's Urban Growth Boundary, City of Montrose Sewer Service Area, City Water Service Area
- Area is urbanizing and more than 1/6 of the perimeter is contiguous to city limits



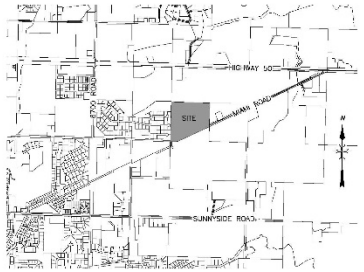
Site Details

- Zoning of surrounding area is “R-1B,” “B-2,” “B-4,” and properties outside City limits.

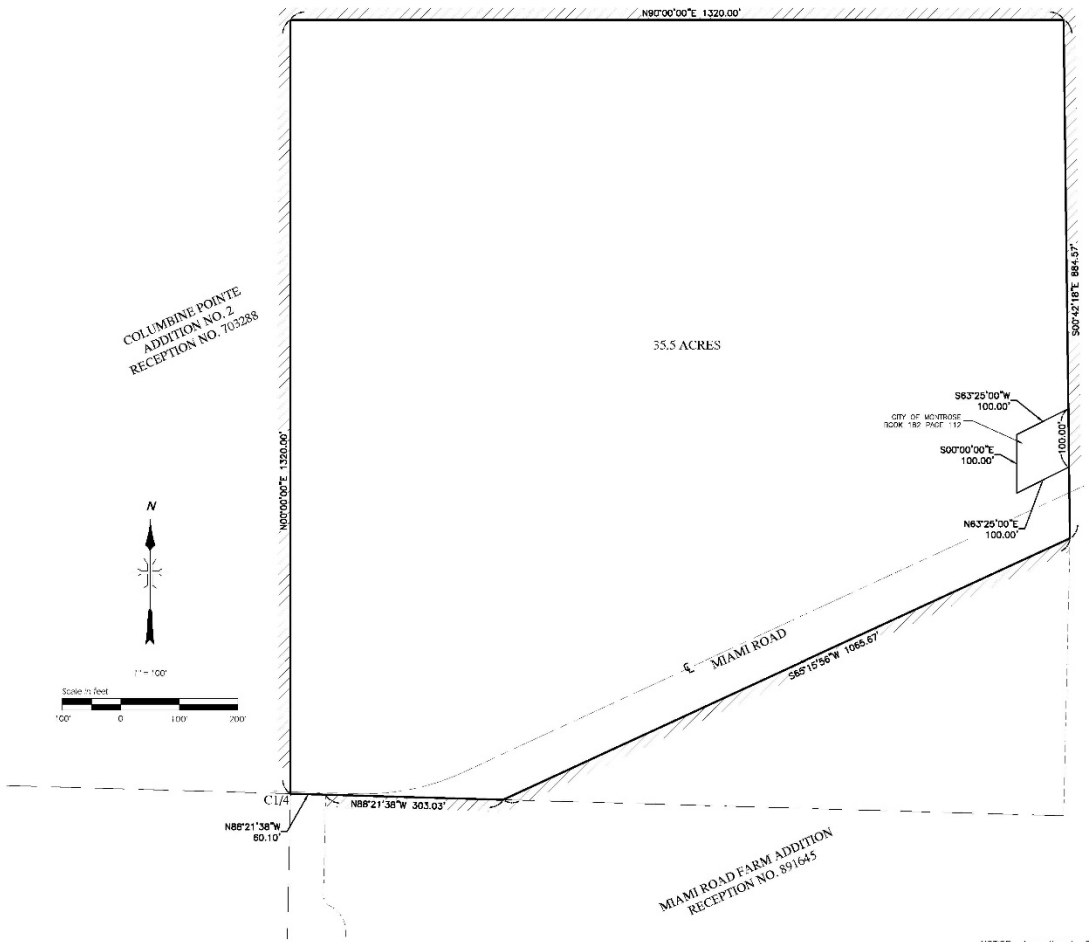
- The “R-2” District is intended to provide a quiet, low density development for single-family residences. Environmental protection is provided by allowing only single-family residences along with certain other compatible land uses.

SENERGY ADDITION

SITUATED IN SW1/4NE1/4 SECTION 25, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
COUNTY OF MONTROSE, STATE OF COLORADO



VICINITY MAP
N.T.S.



LEGEND

CITY LIMITS

PROPERTY BOUNDARY / LIMITS OF ANNEXATION

CITY LIMITS

TOTAL PERIMETER = 4953.37'
PERIMETER CONTIGUOUS TO CITY LIMITS = +4728'

NOTE:

THIS PLAT DOES NOT CONSTITUTE A BOUNDARY SURVEY. IT IS A COMPILATION OF EXISTING RECORDS FOR THE PURPOSE OF ANNEXATION.

GATEWAY CENTER ADDITION NO. 3 RECEPTION NO. 743969

PROPERTY DESCRIPTION

A parcel of land situated in the SW1/4NE1/4 Section 25, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado. Being more particularly described as beginning at the Center 1/4 corner of said Section 25;
Thence along the West line of said SW1/4NE1/4 North 1320.00 feet,
Thence along the North line of said SW1/4NE1/4 East 1320.00 feet;
Thence S00°42'18"E 884.57 feet to the Northeast corner of the Miami Road Farm Addition;
Thence along said Addition S65°15'56"W 1085.67 feet;
Thence N86°21'38"W 363.13 feet to the Point of Beginning.

Containing 35.5 Acres more or less as described.

SURVEYOR'S CERTIFICATE

I, Frederick A. Ballard, a Registered Land Surveyor in the State of Colorado, do hereby certify Senergy Addition Annexation Map was prepared under my direct supervision.

PRELIMINARY

Frederick A. Ballard, P.L.S.
Registration No. 37690

MAYOR'S CERTIFICATE

This is to certify that the City of Montrose, a municipal corporation in the County of Montrose, State of Colorado has by its Ordinance No. _____ adopted on the _____ day of _____ 2022, annexed the property hereon to the City of Montrose.

Mayor

Attest: _____
City Clerk

CLERK AND RECORDER'S CERTIFICATE

This map was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado, at the time of _____, on the _____ day of _____ 2022 under Reception No. _____

Clerk and Recorder
Montrose County, Colorado

Deputy

NOTICE: According to Colorado law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) 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 (10) years from the date of the certification shown hereon.

DEL-MONT CONSULTANTS, INC.
ENGINEERING ▼ SURVEYING

	DCC	2022-09-06
SHEET 1 of 1	FILE 22161V_ANNEX	JOB NO. 22161

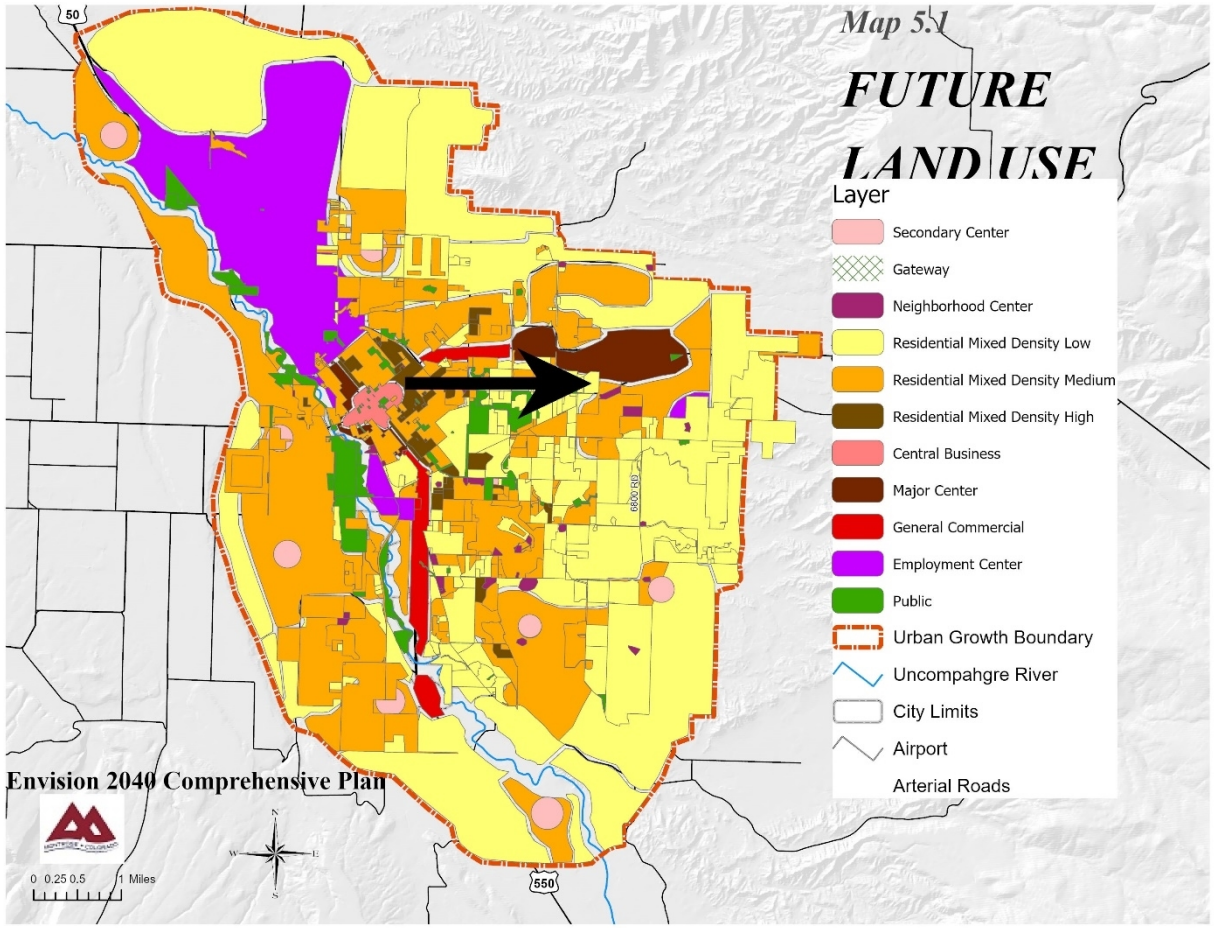
SENERGY ADDITION

SENERGY BUILDERS
1111 S. 7TH STREET
GRAND JUNCTION, CO 81501
970-234-0708

ANNEX

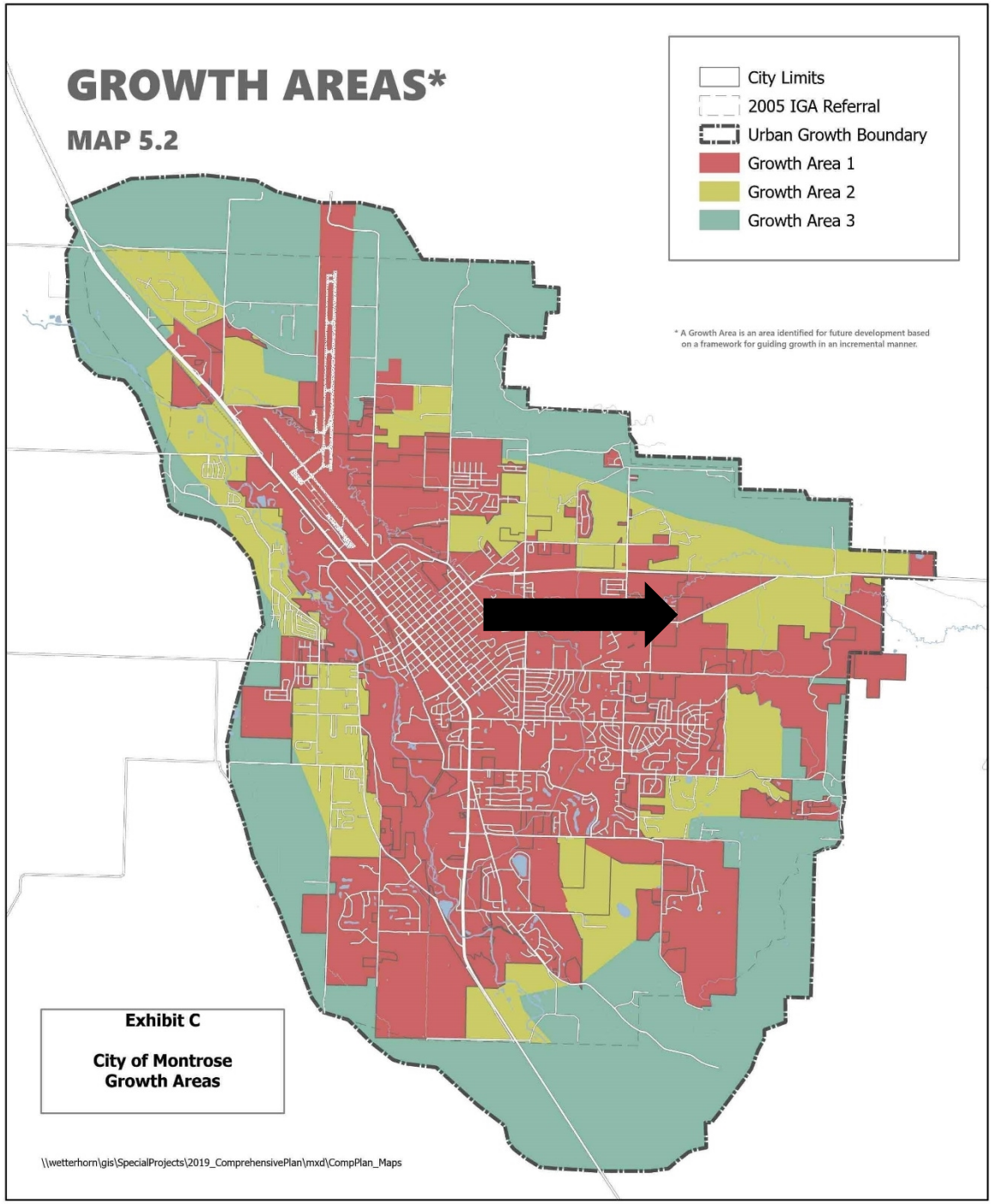
Comprehensive Plan – Land Use Chapter 3

Listed as **Residential Mixed Density Medium and Major Center** in the future land use map.



Growth Area 1

Growth area 1 represents the most cost-efficient areas for the city to grow.



Summary

- Area is urbanizing and more than 1/6 contiguous to city limits
- Annexation Agreement is required.
- Annexation Impact Report is required.
- Proposal is consistent with the public health, safety, and welfare, city annexation policies, and the Comprehensive Plan.

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