



REGULAR CITY COUNCIL MEETING AGENDA
Tuesday, October 3, 2023 - 6:00 PM
City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.

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

Public participation for this meeting will be in person in the City Council Chambers. The meeting can be viewed via livestream at <https://www.cityofmontrose.org/759/Live-Meetings-Viewer> and recordings of the meetings can be viewed at <https://www.youtube.com/user/MontroseCityGov>.

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 schedule time to book this resource, please email planningmail@cityofmontrose.org at least three (3) days before the meeting.

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

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

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

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

6) APPROVAL OF MINUTES (5 minutes)

City Council consideration of the minutes of the September 19, 2023, regular City Council meeting. *Staff: City Clerk Lisa DelPiccolo*

Action: Consider making a motion to approve the minutes of the September 19, 2023, regular City Council meeting as presented.

7) RESOLUTION 2023-19 (10 minutes)

City Council consideration of Resolution 2023-19 setting November 7, 2023, as the hearing date for the Osprey Addition annexation. *Staff: Planner II William Reis*

Action: Accept public comment. Consider making a motion to adopt Resolution 2023-19 as presented.

8) RESOLUTION 2023-20 (10 minutes)

City Council consideration of Resolution 2023-20 setting November 7, 2023, as the hearing date for the Bluff Harbor Lot Addition annexation. *Staff: Planner II William Reis*

Action: Accept public comment. Consider making a motion to adopt Resolution 2023-20 as presented.

9) COMMERCIAL KITCHEN GRANT APPLICATION (15 minutes)

City Council consideration of an application for a Commercial Kitchen Grant in the amount of \$176,283.46 for Toasty - All Day Eatery at 1341 Mayfly Drive. *Staff: Anthony Russo, Business Development*

Action: Accept public comment. Consider making a motion to approve a Commercial Kitchen Grant in the amount of \$176,283.46 for Toasty - All Day Eatery as presented.

10) COMMERCIAL KITCHEN GRANT APPLICATION (15 minutes)

City Council consideration of an application for a Commercial Kitchen Grant in the amount of \$107,697.00 for Eatery North at 614 N. First Street. *Staff: Anthony Russo, Business Development*

Action: Accept public comment. Consider making a motion to approve a Commercial Kitchen Grant in the amount of \$107,697.00 for Eatery North as presented.

11) STAFF REPORTS12) CITY COUNCIL COMMENTS13) MOTION TO ADJOURN

A regular meeting of the Montrose City Council was held on Tuesday, September 19, 2023, at 6:00 p.m. in the City Council Chambers of the Elks Civic Building. Said meeting was posted in accordance with the Sunshine Law.

PRESENT: Barbara Bynum, J. David Reed, Dave Frank, Doug Glaspell, Ed Ulibarri, Bill Bell, Ben Morris, Ann Morgenthauer, Greg Story, Lisa DelPiccolo, Shani Wittenberg, Matt Magliaro, Chris Dowsey, Jace Hochwalt, Scott Murphy, Blaine Hall, William Reis

GUESTS: Darlene Mora, Kandis Aggen, Karthik Vishwamitra, Nancy Henry, Karen Sherman Perez, Ricardo Perez, Karen Winkel, Cherie Collins

CALL TO ORDER

Mayor Barbara Bynum called the meeting to order at 6:00 p.m.

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was recited.

CHANGES TO THE AGENDA

No changes were made to the agenda.

CULTURE FEST CELEBRATION PROCLAMATION

Mayor Barbara Bynum and the Montrose City Council presented a Culture Fest Celebration proclamation to Karen Sherman Perez with the Hispanic Affairs Project.

CONSTITUTION WEEK PROCLAMATION

Mayor Barbara Bynum and the Montrose City Council proclaimed the week of September 17 through September 23, 2023, as Constitution Week in the City of Montrose. The proclamation was presented to Cherie Stock Collins with the Daughters of the American Revolution.

CALL FOR PUBLIC COMMENT

No comments were received.

APPROVAL OF MINUTES

City Council considered the minutes of the September 5, 2023, special City Council meeting and the September 5, 2023, regular City Council meeting.

A motion was made by J. David Reed, seconded by Dave Frank, to approve the minutes of the September 5, 2023, special City Council meeting and the September 5, 2023, regular City Council meeting as presented. All voted yes. Motion passed.

MEETING SCHEDULE CHANGE

City Council considered the rescheduling of the November 21, 2023, regular City Council meeting to Tuesday, November 14, 2023, at 6:00 p.m. in the City Council Chambers.

A motion was made by J. David Reed, seconded by Dave Frank, to reschedule the November 21, 2023, regular City Council meeting to Tuesday, November 14, 2023, at 6 p.m. in the City Council Chambers. All voted yes. Motion passed.

MEETING CANCELLATION

City Council considered the cancellation of the regular City Council meeting scheduled for December 19, 2023.

A motion was made by J. David Reed, seconded by Dave Frank, to cancel the December 19, 2023, regular City Council meeting. All voted yes. Motion passed.

RESOLUTION 2023-17

City Council considered Resolution 2023-17, a Resolution of the City Council of the City of Montrose, Colorado, adopting the United States Highways 50 and 550 – North Montrose County Access Control Plan and entering into an Intergovernmental Agreement with the Colorado Department of Transportation.

City Engineer Scott Murphy reported no changes since a work session discussion on September 5. Mr. Murphy stated that the City worked in partnership with CDOT to develop the plan over the past year. Public open houses were held, and a targeted outreach campaign was conducted for those directly impacted. Mr. Murphy said Resolution 2023-17 is a vehicle for adoption of the Intergovernmental Agreement between the City of Montrose and CDOT.

Public comment was accepted. No comments were received.

A motion was made by Dave Frank, seconded by Ed Ulibarri, to adopt Resolution 2023-17, entering into an Intergovernmental Agreement with the State of Colorado Department of Transportation and adopting the associated US Highways 50 and 550 – North Montrose County Access Plan as presented. All voted yes. Motion passed.

TOWNSEND AVENUE MISSING LINK SIDEWALK EXPENSE AUTHORIZATION

City Council considered the approval of \$70,000.00 in expenditures for construction of a missing link sidewalk on the western side of Townsend Avenue between Odelle and Ogden Roads.

City Engineer Scott Murphy provided an overview of an ongoing project to construct missing link sidewalk segments on S. Townsend Avenue. Mr. Murphy reported that a section of the sidewalk was completed on the east side of S. Townsend Avenue several years ago, and a section between Ogden Road and Hawk Parkway was completed last year.

Mr. Murphy stated that \$75,000.00 was included in the 2023 budget, and the work will be completed by on-call concrete contractors.

Public comment was accepted. No comments were received.

A motion was made by Doug Glaspell, seconded by Dave Frank, to approve \$70,000.00 in expenditures for construction of a missing link sidewalk on the western side of Townsend Avenue between Odelle and Ogden Roads as presented. All voted yes. Motion passed.

ORDINANCE 2639 – SECOND READING

City Council considered Ordinance 2639 on second reading, an Ordinance of the City of Montrose, Colorado, extending the temporary moratorium to prohibit the establishment of any new or relocation of any existing adult gaming arcade uses within the city limits of the City of Montrose; providing that the moratorium shall be in effect for a period which shall terminate at the earliest of the City's adoption of an amendment to Title 11, Chapter 12 Adult Business Regulations, or the expiration of five hundred forty-seven (547) days from date of passage of Ordinance 2594; providing for legislative findings, intent, and purpose; providing repealing clauses; and providing an effective date. A hearing was held.

Assistant City Attorney Matt Magliaro reviewed a proposal to extend the existing moratorium on adult gaming arcades that expires in three days. The Ordinance extends the moratorium for 18 months, until March 21, 2025, and adds language that was discussed at the September 5 work session. Mr. Magliaro reported no changes to Ordinance 2639 since it was passed on first reading on September 5.

Mayor Barbara Bynum opened the hearing.

Public comment was accepted. No comments were received.

Mayor Bynum closed the hearing.

A motion was made by Dave Frank, seconded by Doug Glaspell, to adopt Ordinance 2639 on second reading as presented. All voted yes. Motion passed.

ORDINANCE 2640 – SECOND READING

City Council considered Ordinance 2640 on second reading, an Ordinance of the City of Montrose, Colorado, amending the zoning district designation of Lot 1 of the Parks & Wheeler Subdivision from "R-2," Low Density District to "R-3A," Medium High Density District. A hearing was held.

Planner II William Reis reviewed the location of the 10.8 acres on the north side of Ogden Road. The property was originally annexed and zoned in 2001, and significant commercial and residential development has occurred in the vicinity since then.

Mr. Reis recommended approval stating that the proposal meets rezone criteria, is in compliance with the Comprehensive Plan and its goals and objectives, is compatible with existing uses in the surrounding area, and conditions in the area have changed materially since the area was last zoned. The Planning Commission unanimously recommended approval.

Mayor Barbara Bynum opened the hearing.

Public comment was accepted. No comments were received.

Mayor Bynum closed the hearing.

A motion was made by Doug Glaspell, seconded by J. David Reed, to adopt Ordinance 2640 on second reading as presented. All voted yes. Motion passed.

STAFF REPORTS

Sales, Use, and Excise Tax Report: Finance Director Shani Wittenberg presented a sales, use, and excise tax report for the month of July 2023. Ms. Wittenberg reported that total sales and use tax collections were up 9.1 percent as compared to July 2022 with a positive budget variance of 18.5 percent. Year-to-date collections were up 4.2 percent with a positive budget variance of 13.5 percent.

City Project Update: City Engineer Scott Murphy reported that paving on Miami Road is completed, and paving is underway on Odelle Road. Bridges Drive is being milled this week, and S. Tenth Street will follow. The 6700 Road Extension will be paved the week of October 2 but will remain closed until the project is complete. Anderson Road will also be paved the first week of October.

CITY COUNCIL COMMENTS

Mayor Pro Tem J. David Reed reported that he attended a Colorado Mesa University press conference where the CMU Promise was announced. The program offers free tuition and fees to high school graduates in 22 western Colorado counties whose families have a household income under \$65,000.00.

Mayor Pro Tem Reed also reported that he attended the Western Colorado Law Enforcement Academy (WCLEA) graduation ceremony on September 15. Twelve cadets completed the Academy, and Sgt. Courtney Jones was commended for her role as Academy Director.

Mayor Barbara Bynum invited the community to The Forum on September 20. A presentation will be given on WCLEA and a graduating cadet will be highlighted.

City Councilor Dave Frank reported that he attended two successful fundraising events for important community nonprofits. The Dolphin House Barn Dance was held on September 15, and the Peer Kindness Kind and Dine was held on September 16.

City Councilor Doug Glaspell reported that the Motorcycle Cannonball event in Centennial Plaza and on S. First Street on September 18 was a successful event that drew a large crowd.

City Councilor Ed Ulibarri reported that he presented a Square Dance Month proclamation to Black Canyon Twirlers on September 9.

EXECUTIVE SESSION

At 6:41 p.m., a motion was made by Dave Frank, seconded by J. David Reed, to enter into an executive session for the purpose of receiving legal advice pursuant to C.R.S. Section 24-6-402(4)(b); for the purpose of determining positions relative to matters that may be subject to negotiations, under C.R.S. Section 24-6-402(4)(e); and the following additional details are provided for identification purposes: discussion of Oak Grove title issue. All voted yes. Motion passed.

RECONVENEMENT AND ADJOURNMENT

The regular City Council meeting reconvened at 7:10 p.m.

At 7:11 p.m., a motion was made by Dave Frank to adjourn the meeting with no further action taken.

ATTEST:

Barbara Bynum, Mayor

Lisa DelPiccolo, City Clerk



CITY OF MONTROSE

Planning Services

MEMO

TO: City Council
FROM: William Reis, Planner II
DATE: October 3, 2023
RE: Osprey Addition Annexation
ATTACHMENTS:

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

City Council Consideration:

City Council is considering setting a hearing date for the proposed Osprey Addition annexation application. A Resolution establishing the date, time, and place must be approved by City Council in accordance with the Annexation provisions of the Colorado Constitution and Colorado Revised Statutes. The hearing must not be held less than 30 days nor more than 60 days after the effective date of this resolution setting the hearing. Council will consider all of the information in this memo in making a decision.

Proposed schedule:

September 18:	Council Work Session Overview
October 3:	Council Resolution to set a hearing date
October 11:	Planning Commission zoning hearing
November 7:	City Council Annexation hearing, 1st reading of annexation ordinance, and 1st reading of zoning ordinance
November 14:	2nd reading of annexation and zoning ordinances

Application Background:

The Osprey Addition is a proposed annexation approximately 9.53 acres in size. The property is divided into two tracts, both located on the north side of E Oak Grove Rd. Tract 1 is a residential property, currently addressed as 1665 E Oak Grove Rd. Tract 2 is a small sliver of right-of-way. It



is within the City's Urban Growth Boundary, City of Montrose Sewer Service Area, and the City of Montrose Water Service Area. An Annexation Agreement is required.

Proposed Zoning:

Tract 1 – 5.10 acres “P” Public District and 4.26 acres “R-4” High Density District.

Tract 2 – 0.16 acres “R-3A” Medium High Density District

Applicant: Tanner Rentals, LLC; Oak Grove Investments, LLC; City of Montrose

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, 11-7-12 (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 11-7-5 (A) (6): The “R-3A” Medium High Density District is intended to provide for an area which is suitable for both single-family homes and duplexes, along with certain other compatible land uses.
 - c. Municipal Code, Section 11-7-5 (A) (7): The “R-4” High Density District is intended to provide for high density multiple-family residences and to allow variety in housing types.
 - d. Municipal Code, Section 11-7-5 (C) (1): The “P” Public District is intended to provide for uses and services of a public, nonprofit, or charitable nature.
 - e. The proposed zoning is compatible with existing zoning and general conditions in the area. The property is adjacent to properties that are zoned “R-3A” Medium High Density District, “R-4” High Density District, and “B-2” Highway Commercial District.
4. The Comprehensive Plan Future Land Use Map designates the area of the Osprey Addition as Residential Mixed Density Low. This district provides primarily for single-family homes, as well as small amounts of attached residential dwelling units (such as duplexes and even small groups of townhomes). This low-density residential land use is intended to preserve

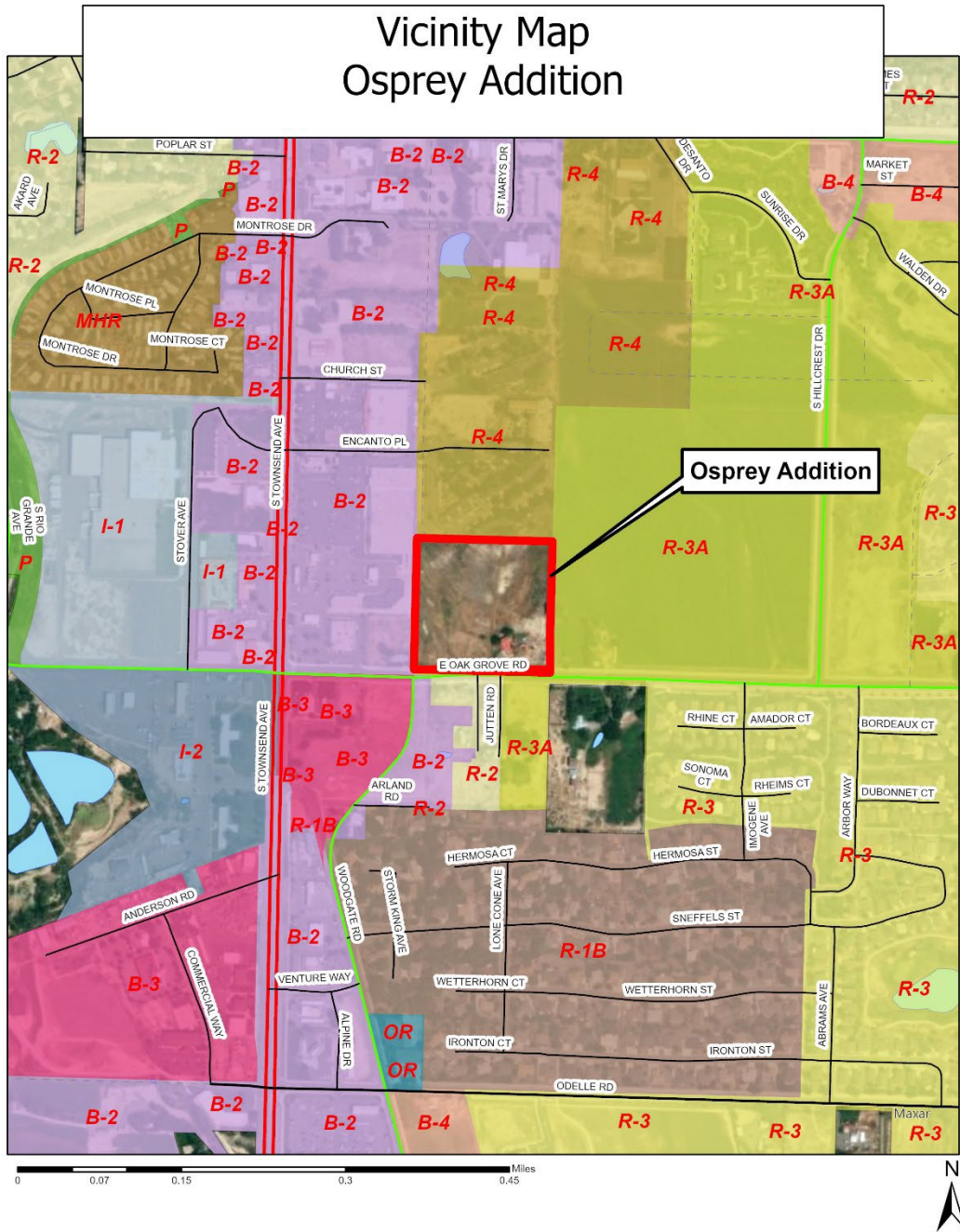


the traditional building pattern of the existing residential development in Montrose. It will continue to be the predominant density in the City.

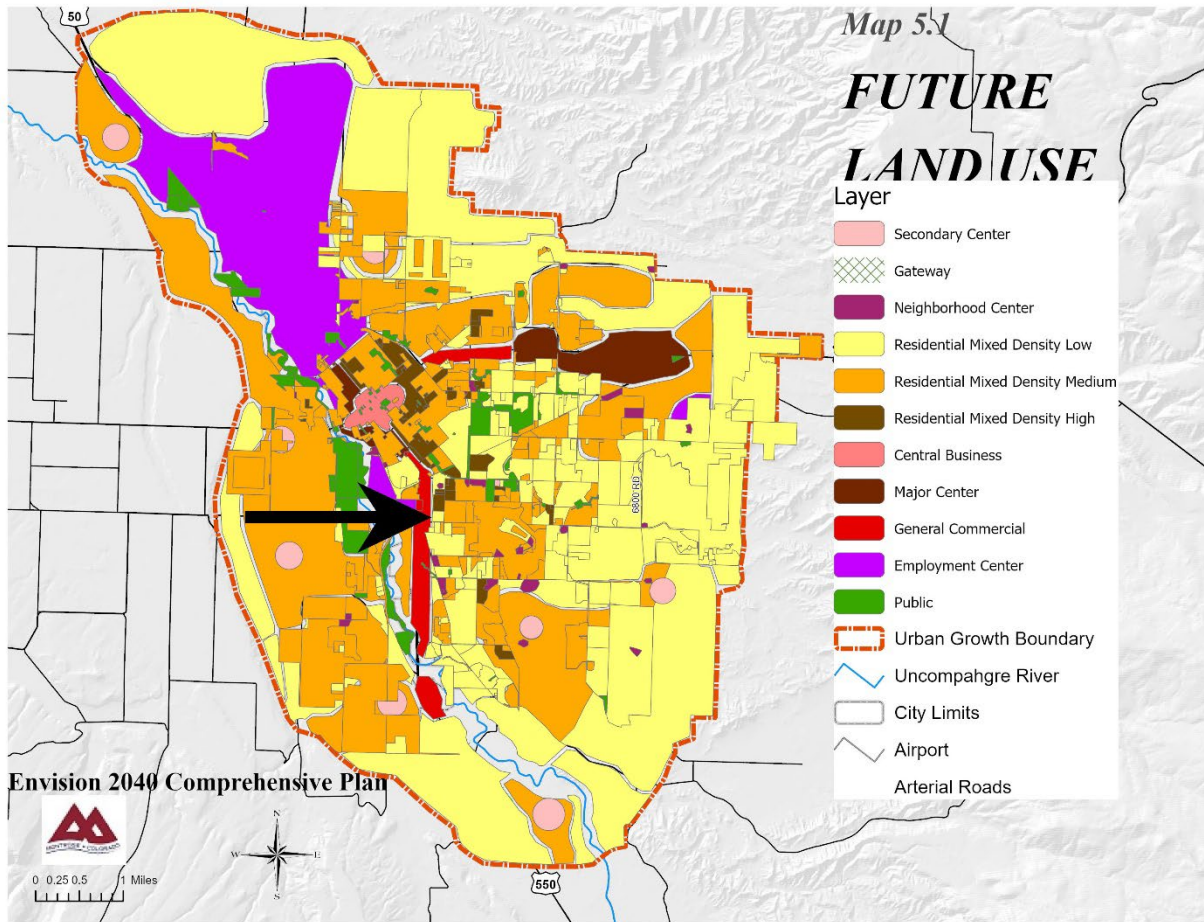
5. The property is located within Growth Area 1. According to the Comprehensive Plan, Growth Area 1 represents the most cost-efficient areas for the city to grow and comprises platted but unbuilt lots, annexed but unplatted land, and un-annexed small enclaves.
6. The proposed zoning does not appear to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



EXHIBIT A: Maps



Comprehensive Plan Future Land Use Map



OSPREY ADDITION

SITUATED IN SECTION 34, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
COUNTY OF MONTROSE, STATE OF COLORADO

AMENDED LINDAVISTA
ADDITION
BOOK 9 PAGE 70



VICINITY MAP
N.T.S.

LEGEND

- //// CITY LIMITS
—— PROPERTY BOUNDARY / LIMITS OF ANNEXATION

CITY LIMITS

TOTAL PERIMETER = 2576.74'
PERIMETER CONTIGUOUS TO CITY LIMITS = 2576.74'

NOTE:

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

LOMAX ADDITION
RECEPTION NO. 759168

PROPERTY DESCRIPTION

Tract 1:
Lot 1, Replat K, Hollenbeck Exemption as shown on the Plat recorded September 27, 1988 in Plat Book 12 at Page 805, situated in SE1/4 SW1/4SE1/4 Section 34, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado,

Except that portion as conveyed to City of Montrose, a Colorado home rule municipal corporation in deed recorded June 5, 2014 at Reception No. 856357, described as follows:

A parcel of land lying in the SE1/4SW1/4SE1/4 of Section 34, Township 49 North, Range 9 West of the N.M. P.M., Montrose County, Colorado, being more particularly described as follows:
Commencing at Station 94/017 of the City of Montrose Geodetic Control, whence Station 94/018 bears S88°18'48"E, 51.16.44 feet; Thence S40°16'15"W, 3435.84 feet to the Southwest corner of said SE1/4SW1/4SE1/4; Thence N01°03'08"E, along the Westerly boundary the resurvey K. Hollenbeck Exemption recorded as Reception No. 551435 in the Montrose County Clerk and Recorder's Office, 26.93 feet to a point on the South line of said resurvey;
Thence S88°33'17"E, along said South line, 66.05 feet to the True Point of Beginning;
Thence S88°32'17"E, along said South line, 249.41 feet;
Thence S88°39'08"E, along said South line, 337.73 feet to a point on the East line of said SE1/4SW1/4SE1/4;
Thence N01°32'16"E, along the said East line, 13.56 feet;
Thence N88°28'55"W, 355.86 feet to the beginning of a curve to the left having a radius of 1040.00 feet and a central angle of 04°29'59";
Thence along the arc of said curve 81.68 feet, the chord of said arc bears S89°16'06"W, 81.66 feet;
Thence S87°01'06"W, 131.74 feet to the beginning of a curve to the right having a radius of 960.00 feet and a central angle of 01°05'53"; Thence along the arc of said curve 18.40 feet to the point of beginning, the chord of said arc bears S87°34'03"W, 18.40 feet,
County of Montrose, State of Colorado.

Tract 2:
A parcel of land lying in the SE1/4SW1/4SE1/4 of Section 34, Township 49 North, Range 9 West of the N.M. P.M., Montrose County, Colorado, being more particularly described as follows:
Commencing at Station 94/017 of the City of Montrose Geodetic Control, whence Station 94/018 bears S88°18'48"E, 51.16.44 feet; Thence S40°16'15"W, 3435.84 feet to the Southwest corner of said SE1/4SW1/4SE1/4; Thence N01°03'08"E, along the Westerly boundary the resurvey K. Hollenbeck Exemption recorded as Reception No. 551435 in the Montrose County Clerk and Recorder's Office, 26.93 feet to a point on the South line of said resurvey;
Thence S88°33'17"E, along said South line, 66.05 feet to the True Point of Beginning;
Thence S88°32'17"E, along said South line, 249.41 feet;
Thence S88°39'08"E, along said South line, 337.73 feet to a point on the East line of said SE1/4SW1/4SE1/4;
Thence N01°32'16"E, along the said East line, 13.56 feet;
Thence N88°28'55"W, 355.86 feet to the beginning of a curve to the left having a radius of 1040.00 feet and a central angle of 04°29'59";
Thence along the arc of said curve 81.68 feet, the chord of said arc bears S89°16'06"W, 81.66 feet;
Thence S87°01'06"W, 131.74 feet to the beginning of a curve to the right having a radius of 960.00 feet and a central angle of 01°05'53"; Thence along the arc of said curve 18.40 feet to the point of beginning, the chord of said arc bears S87°34'03"W, 18.40 feet,
County of Montrose, State of Colorado.

SURVEYOR'S CERTIFICATE

I, Frederick A. Ballard, a Registered Land Surveyor in the State of Colorado, do hereby certify Osprey 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 _____, 2023, 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 _____, 2023 under Reception No. _____

Clerk and Recorder
Montrose County, Colorado

Deputy



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

FIELD BOOK: _____ DATE: **2023-06-27**
DRAWN BY: **DCC**
SHEET: **1 of 1** FILE: **23016V_ANNEX**

TITLE: **OSPREY ADDITION**
CLIENT: **CITY OF MONTROSE**
ADDRESS & PHONE: _____
TYPE: **EXHIBIT**

AMENDED LINDAVISTA
ADDITION
BOOK 9 PAGE 70

N01°22'16"E 634.83'

N88°30'29"W 655.06'

TRACT 1
9.37 ACRES

S01°34'26"W 620.25'

L=18.40'
R=960.00'
Δ=001°05'53"
CH=N87°34'02"E
CHD=18.40'

L=81.68'
R=1040.00'
D=004°29'59"
CH=N89°16'05"E
CHD=81.66'

LOMAX ADDITION
RECEPTION NO. 759168

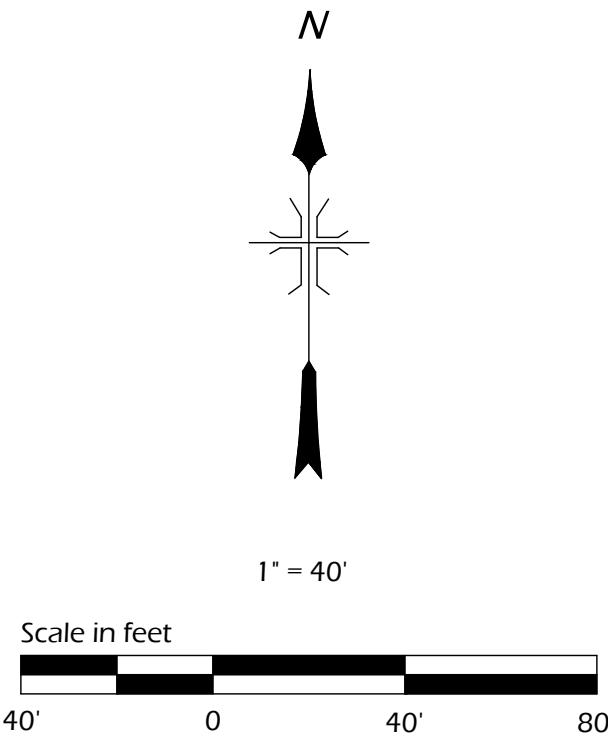
E OAK GROVE ROAD

TRACT 2 0.16 ACRES

N88°39'08"W 337.73'

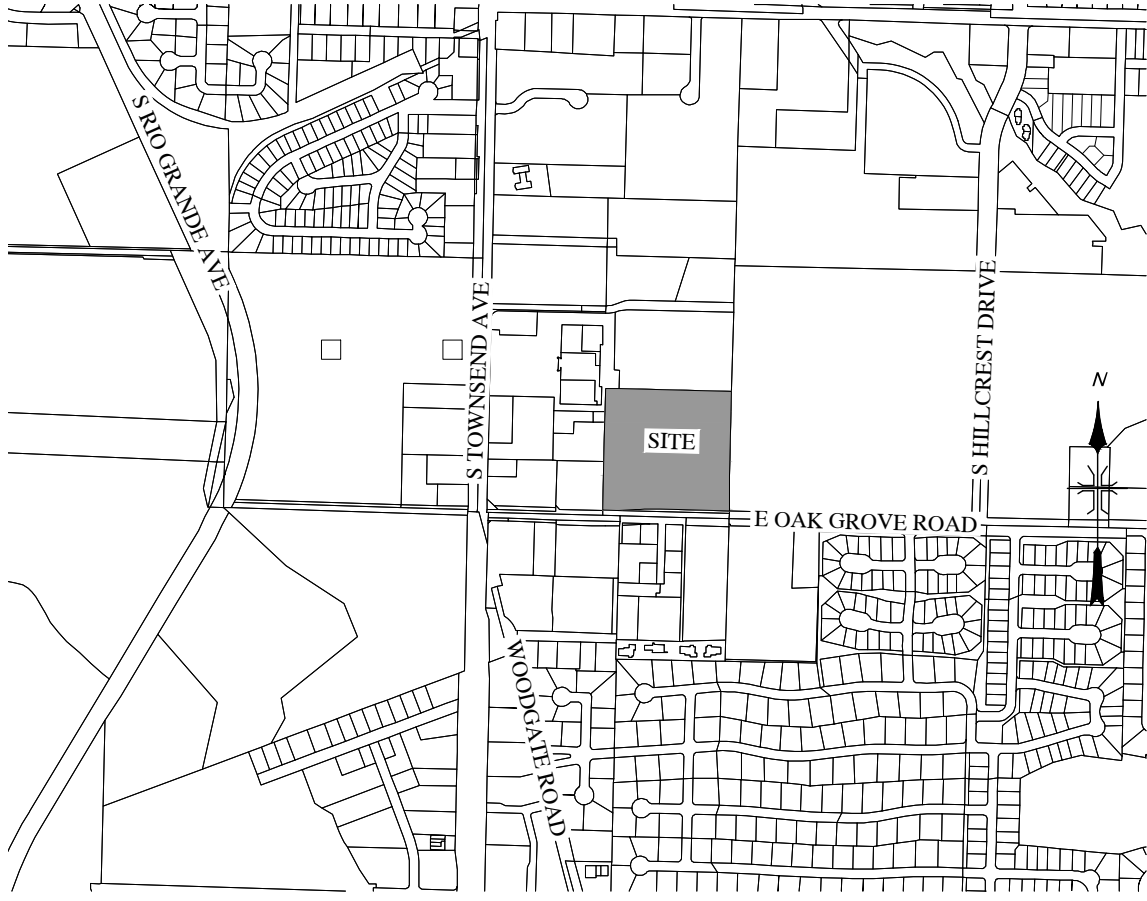
S01°32'16"W 13.56'

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.



OSPREY ZONING EXHIBIT

SITUATED IN SECTION 34, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
COUNTY OF MONTROSE, STATE OF COLORADO



VICINITY MAP
N.T.S.

LEGEND

- = FD. REBAR & CAP (L.S. AS NOTED)
- ◇ = FD. GEAR TOP SPIKE

ZONING BOUNDARY DESCRIPTIONS:

ZONE P:
A parcel of land situated in Section 34, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado, being more particularly described as beginning at a point on the North Right of Way of East Oak Grove, said point being N89°07'48"E 653.58 feet from the S1/4 corner of said Section 34;
Thence N01°22'16"E 634.83 feet;
Thence S88°30'29"E 355.55 feet;
Thence S01°34'26"W 620.11 feet to a point on said North Right of Way;
Thence the following five courses along said Right of Way;
1. N88°28'55"W 56.14 feet;
2. 81.68 feet along the arc of a curve to the left with a radius of 1040.00 feet, an interior angle of 04°29'59" and a chord of S89°16'05"W 81.66 feet;
3. S87°01'06"W 131.74 feet;
4. 18.40 feet along the arc of a curve to the right with a radius of 960.00 feet, an interior angle of 01°05'53" and a chord of S87°34'02"W 18.40 feet;
5. N88°32'17"W 65.90 feet to the Point of Beginning.
Containing 5.10 Acres more or less as described.
County of Montrose, State of Colorado

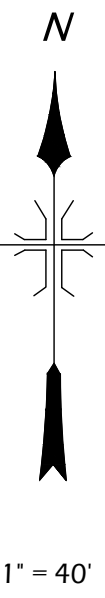
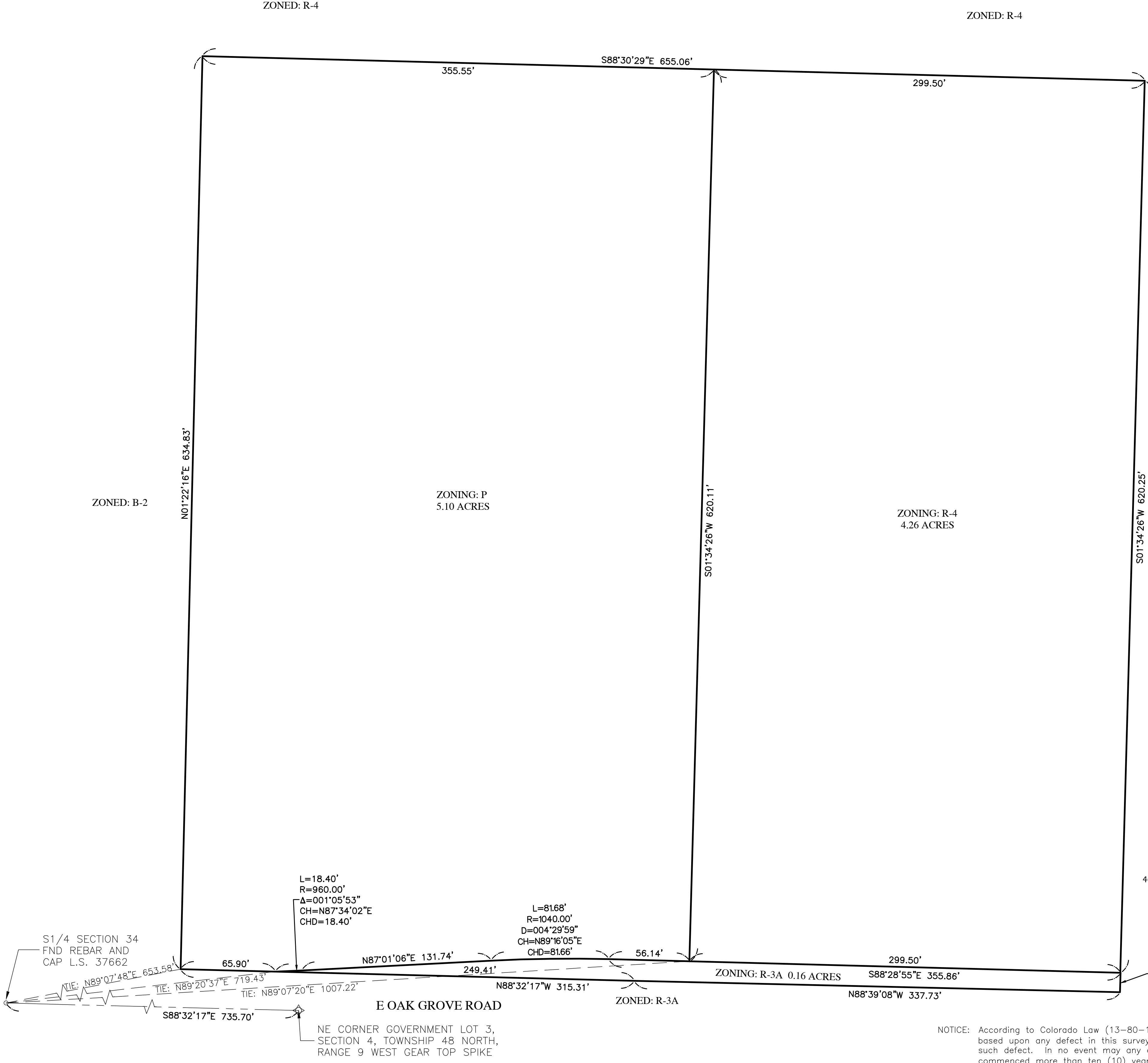
ZONE R-4:
A parcel of land situated in Section 34, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado, being more particularly described as beginning at a point on the North Right of Way of East Oak Grove, said point being N89°07'20"E 1007.22 feet from the S1/4 corner of said Section 34;
Thence leaving said Right of Way N01°34'26"E 620.11 feet;
Thence S88°30'29"E 299.50 feet;
Thence S01°34'26"W 620.25 feet to a point on said North Right of Way;
Thence along said Right of Way N88°28'55"W 299.50 feet to the Point of Beginning.
Containing 4.26 Acres more or less as described.
County of Montrose, State of Colorado

ZONE R-3A:
A parcel of land situated in Section 34, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado, being more particularly described as beginning at a point on the North Right of Way of East Oak Grove, said point being N89°20'37"E 719.43 feet from the S1/4 corner of said Section 34;
Thence the following four courses along said Right of Way;
1. 18.40 feet along the arc of a curve to the left with a radius of 960.00 feet, an interior angle of 01°05'53" and a chord of N87°34'02"E 18.40 feet;
2. N87°01'06"E 131.74 feet;
3. 81.68 feet along the arc of a curve to the right with a radius of 1040.00 feet, an interior angle of 04°29'59" and a chord of N89°16'05"E 81.66 feet;
4. S88°28'55"E 355.86 feet;
Thence leaving said North Right of Way S01°32'16"W 13.56 feet;
Thence N88°39'08"W 337.73 feet;
Thence N88°32'17"W 249.41 feet to the Point of Beginning.
Containing 0.16 Acres more or less as described.
County of Montrose, State of Colorado

06/29/23	ADJUSTING ZONING BOUNDARY
DATE	REVISIONS

TITLE	OSPREY ZONING EXHIBIT
CLIENT	CITY OF MONTROSE
ADDRESS & PHONE	

FIELD BOOK	DATE	2023-06-29
DRAWING	DCC	
FILE	23016V_ZONING	
SHEET	1 of 1	
JOB NO.	23016	
TYPE	EXHIBIT	



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.

EXHIBIT B: Zoning Code Excerpt

Sec. 11-7-6. District uses.

- (A) *Permitted uses.* Those uses designated as permitted uses on the schedule of uses in Subsections 11-7-6(G) and 11-7-6(H) are allowed as a matter of right subject to approval of a site development plan per Section 11-8-1 of this Title.
- (B) *Conditional uses.* Uses listed as conditional uses on the schedule of uses in Subsections 11-7-6(G) and 11-7-6(H) shall be allowed only if the Planning Commission determines, following review pursuant to Chapter 11-4 of this Title, that the following criteria are substantially met with respect to the type of use and its dimensions:
- (1) The use will not be contrary to the public health, safety, or welfare.
 - (2) The use is not materially adverse to the City's Comprehensive Plan.
 - (3) Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.
 - (4) The use is compatible with existing uses in the area and other allowed uses in the district.
 - (5) The use will not have an adverse effect upon other property values.
 - (6) Adequate off-street parking will be provided for the use.
 - (7) The location of curb cuts and access to the premises will not create traffic hazards.
 - (8) The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of adjacent property.
 - (9) Landscaping of the grounds and the architecture of any buildings will be reasonably compatible with that existing in the neighborhood.
- (C) *Principal uses.* The primary use of a lot is referred to as a principal use which may be a land use or a structure. Only one principal use per lot is allowed except where a mix of residential and nonresidential uses may be permitted in a specified zone district.
- (D) *Accessory uses.* Accessory uses shall comply with all requirements for the principal use, except where specifically modified by this Chapter, and shall also comply with the following limitations:
- (1) An accessory use shall be clearly incidental, customary to and commonly associated with the operation of the permitted use.
 - (2) An accessory use shall be operated and maintained under the same ownership as the permitted use.
 - (3) An accessory use shall be located on the same lot as a principal use.
- (E) *Temporary Use Permits.*
- (1) The City Manager or his designee may issue a permit authorizing a temporary use of premises in a district for a use which is otherwise not allowed in such a district for a period of up to one year in accordance with this Subsection.
 - (2) The temporary use permit may be issued by the City Manager only after it determines that unusual circumstances exist, not created by the applicant, such as damage, destruction or delay in construction



of applicant's permanent premises, which results in significant hardship, and that the temporary use will not unreasonably interfere with the use of other property, or result in any permanent adverse effects to other property, or create a safety or health hazard.

- (3) The City Manager or his designee shall hold such hearings concerning the application and provide such notice thereof as the circumstances merit in his opinion. The permit may be granted subject to conditions appropriate to ensure compliance with this Subsection.
- (4) *Temporary Construction or Sales Office.* A building within a subdivision may be utilized as a temporary construction or sales office for a period up to one year by the developer of that subdivision during the period of the construction and initial sales respectively of the building and improvements within the area encompassed by the preliminary plat for each subdivision. The City Manager may authorize additional one-year periods for use as a construction office if construction is continuing in the area after the preceding year, or as a sales office if not all of the houses in the area have been sold during the year preceding.

(F) *Uses Not Listed.*

- (1) Uses not listed in a zone district are prohibited except that such uses may be approved by the City Manager provided such uses are found to be similar to a permitted use.
- (2) Any person aggrieved by a decision of the City Manager pursuant to this Subsection may appeal that decision to the City Council under the following procedure:
 - (a) The appeal must be made in writing and filed within 30 days of the decision being appealed.
 - (b) The City Council shall consider the appeal at a public hearing held within 30 days of receipt of the written appeal, notice of which shall be given to the appellant by US mail at least 15 days prior to the hearing.
 - (c) The City Council shall approve or deny the appeal.
 - (d) The decision of the City Council shall be the final decision of the City on the matter, appealable only to the district court.

(G) *Schedule of Residential Zone District Uses.*

Land Use	RL	R-1	R-1A/B	R-2	R-3	R-3A	R-4	R-5	R-6	MHR
<i>COMMERCIAL USES</i>										
Bed and breakfast (See Sec. 11-11-1)					C		C		C	
Farms and ranches, excluding commercial greenhouses, and commercial feedlots, fur farms, fish farms, poultry houses, hog farms, dairies and similar operations with a high density of animals.	P									



Rental storage units with a maximum rental unit size of 200 square feet.										C
Short-term rentals	P	P	P	P	P	P	P	P	P	P
<i>INSTITUTIONAL USES</i>										
Assisted living facilities					C	C	C		C	C
Childcare facilities	C	C	C	C	C	C	C	C	C	C
Family childcare home	P	P	P	P	P	P	P	P	P	P
Government buildings and facilities	P	P	P	P	P	P	P	P	P	P
Religious assembly	C	C	C	C	P	P	P	C	C	P
Schools	C	C	C	C	C	C	C	C	C	C
<i>RECREATIONAL USES</i>										
Golf courses	P									
Parks, open space and recreation facilities	P	P	P	P		P	P	P	P	P
<i>RESIDENTIAL USES</i>										
Duplex					P	P	P		P	
Group homes—handicapped/disabled 8 persons or less (see Sec. 11-11-2)	P	P	P	P	P	P	P	P	P	P
Group homes—handicapped/disabled > 9 persons (see Sec. 11-11-2)	C	C	C	C	C	C	C	C	C	C
Group homes, other (see Sec. 11-11-2)	C	C	C	C	C	C	C	C	C	C
Home occupation (See Sec. 11-11-3)	A	A	A	A	A	A	A	A	A	A
Manufactured housing				1				P	P	P
Mobile homes (See Sec. 11-13)										P
Mobile home parks (See Sec. 11-13)										P
Modular housing								P	P	P
Multi-family dwelling					C	P	P		C	
Single-family dwelling	P	P	P	P	P	P	P	P	P	P
<i>UTILITIES AND TELECOMMUNICATION FACILITIES</i>										
Antennas (See Sec. 11-14-6)	C	C	C	C	C	C	C	C	C	C

Public utility service facilities	P	P	P	P	P	P	P	P	P	P
Towers (See Sec. 11-14-5)	C	C	C	C	C	C	C	C	C	C
OTHER USES										
Accessory uses (See Sec. 11-7-6(D))	A	A	A	A	A	A	A	A	A	A
Temporary use (See Sec. 11-7-6(E)(1-3))	T	T	T	T	T	T	T	T	T	T
Temporary Construction or Sales Office (See Sec. 11-7-6(E)(4))	T	T	T	T	T	T	T	T	T	T
Travel home (See Sec. 11-13-6(2))		T	T	T	T	T	T	T	T	T
Legend: Zoning Districts				Legend: Use Type						
RL: Rural Living				P: Permitted Use						
R-1: Very Low Density				C: Conditional Use						
R-1A: Large Estate				A: Accessory Use						
R-1B: Small Estate				T: Temporary Use						
R-2: Low Density										
R-3: Medium Density										
R-3A: Medium High Density				Note: Any uses not listed in a zone district are prohibited—see Sec. 11-7-6(F)(1).						
R-4: High Density										
R-5: Low Density/Manufacture Housing										
R-6: Medium Density/Manufacture Housing										
MHR: Manufactured Housing Residential										

¹ Manufactured housing is prohibited except for the following subdivision which was under development on July 1, 1998: Rainbow Meadows Subdivision.

(H) *Schedule of Mixed Use, Commercial and Industrial Zone District Uses.*

Land Use	OR	P	B-1	B-2	B-2A	B-3	B-4	I-1	I-2
COMMERCIAL USES									
Automobile and vehicle sales, repair or service establishments			C	C	P	P			
Automobile body shops			C	C	P	P			
Bed and breakfast (See Sec. 11-11-1)	P								
Building materials businesses			C	P	P	P			
Car washes				P	P	P	C		



Commercial businesses		C							
Commercial uses other than the uses by right in this zone district which comply with the performance standards of Chapter 11-11-4 and are consistent with Sec. 11-7-5(D)(1).								C	
Farm implement sales or service establishments					P	P			
Fueling stations or other retail uses having fuel pumps which comply with the following criteria: (a) All fuel storage, except propane, shall be located underground. (b) All fuel pumps, lubrication and service facilities shall be located at least 20 feet from any street right-of-way line.			P	P	P	P	C		
Funeral homes			C	C	C	C			
Hotels and motels			P	P	P	P			
Laundry facilities, self-service				P	P	P	P		
Mobile and travel home sales or service establishments					P	P			
Offices for medically related and professional service providers including doctors, dentists, chiropractors, lawyers, engineers, surveyors, accountants, bookkeepers, secretarial services, title companies, social service providers and other similar professional service providers.	P								
Offices not allowed as a use by right.	C								

Travel home parks and campgrounds (See Sec. 11-13)				C	C	C			
Rental businesses					P	P			
Restaurants			P	P	P	P	P		P
Restaurants, drive-in or drive-through			C	C	C	C	C		
Retail sales and services establishments which cater to the general shopping public	C								
Retail stores, business and professional offices, and service establishments which cater to the general shopping public.			P	P	P	P	P		P
Retail stores, business and service establishments serving the general public but which also involve limited manufacturing of the products supplied				C	C	C			
Sexually oriented business (See Sec. 11-12-1)									P
Short-term rentals	P		P	P	P	P	P	P	P
Taverns			P	P	P	P	C		
Theaters			P	P	P	P			
Veterinary clinics or hospitals for small animals				P	P	P			
Veterinary clinics or hospitals for large animals					P	P			
INDUSTRIAL USES									
Above ground storage facilities for hazardous fuels						P			P
Aircraft support services, including, but not limited to, aircraft maintenance and passenger and crew services.								P	P
Construction and contractor's office and equipment storage facilities						P			P

Feed storage and sales establishments						P			P
Manufacturing and non-manufacturing uses including: food processing; metal finishing and fabrication; paper, plastic and wood manufacturing (excluding processing of any raw materials), fabric manufacturing and similar activities. (See Sec. 11-11-4)					C	C		P	P
Other industrial uses									P
Storage facilities, indoor			C	P	P	P	C		P
Storage facilities, outdoor					C	P		P	P
Warehouse and wholesale distribution operations			C	C	C	C		P	P
<i>INSTITUTIONAL USES</i>									
Airport								P	P
Assisted living facilities	C			P	P	P			
Childcare facilities	P	C	P	P	P	P	P	P	P
College or other place of adult education			P	P	P	P			
Daytime social service activities by a social service provider, to include food storage; food distribution without monetary remuneration as a food pantry and/or food service without monetary remuneration as a soup kitchen; laundry facilities not for profit; showers; and counseling to include alcohol and/or substance abuse counseling. This use by right expressly excludes the overnight sheltering of people. For the purposes of this use by right authorization, "daytime" shall mean from 6:00 a.m.			P	P	P	P			

to 6:00 p.m. Mountain Standard Time. "Night" shall mean from 6:00 p.m. to 6:00 a.m. Mountain Standard Time.									
Family child care home	P	C	P	P	P	P	P	P	P
Government buildings and facilities	P	P	P	P	P	P	P	P	P
Hospitals	P								
Libraries		P	P	P	P	P			
Museums and visitor centers		P	P	P	P	P			
Parking facilities	P	P	P	P	P	P			
Private and fraternal clubs			P	P	P	P	C		
Public transportation facilities			P	P	P	P			
Religious assembly	P	P	P	P	P	P	P		
Schools	C	P	C	C	C	C	C		
RECREATIONAL USES									
Golf courses		C							
Parks, open space and recreation facilities	P	P	P	P	P	P	P	P	P
Private recreation facilities		P							
RESIDENTIAL USES									
Duplex	P		P	P	P	P	P	P	P
Group homes—handicapped/disabled 8 persons or less (see Sec. 11-11-2)	P		P	P	P	P	P	P	P
Group homes—handicapped/disabled > 8 persons (see Sec. 11-11-2)	C		C	C	C	C	C	C	C
Group homes, other (See Sec. 11-11-2)	C		C	C	C	C	C	C	C
Home occupation (See Sec. 11-11-3)	A		A	A	A	A	A	A	A
Multifamily dwelling	C	C	P	P	P	P	P	P	P
Single-family dwelling	P	C	P	P	P	P	P	P	P
Supportive housing	C					C		C	
UTILITIES AND TELECOMMUNICATION FACILITIES									
Antennas (See Sec. 11-14-6)	C	C	C	C	C	C	C	C	C

Public utility service facilities	P	P	P	P	P	P	P	P	P
Towers (See Sec. 11-14-5)	C	C	C	C	C	C	C	C	C
OTHER USES									
Accessory uses (See Sec. 11-7-6(D))	A	A	A	A	A	A	A	A	A
Temporary use (See Sec. 11-7-6(E)(1—3))	T	T	T	T	T	T	T	T	T
Temporary Construction or Sales Office (See Sec. 11-7-6(E)(4))	T	T	T	T	T	T	T	T	T
Travel home (See Sec. 11-13-6(2))	T		T	T	T	T	T	T	T
Legend: Zoning District				Legend: Use Type					
OR: Office-Residential				P: Permitted Use					
P: Public				C: Conditional Use					
B-1: Central Business				A: Accessory Use					
B-2: Highway Commercial				T: Temporary Use					
B-2A: Regional Commercial									
B-3: General Commercial				Note: Any uses not listed in a zone district are prohibited—see Sec. 11-7-6(F)(1).					
B-4: Neighborhood Shopping									
I-1: Light Industrial									
I-2: General Industrial									

(Ord. No. 2626 , § 3(exh. A), 5-16-2023)



RESOLUTION NO. 2023-19

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

1. The City Council hereby finds that the Annexation Petition submitted for the annexation of the property denominated as the **OSPREY ADDITION**, as described on **Exhibit A** hereto, is in substantial compliance with the requirements of C.R.S. § 31-12-107(1), as amended.
2. The City Council shall hold a hearing to determine if the proposed annexation complies with C.R.S. §§ 31-12-104, 105, or such parts thereof as may be required to establish eligibility for annexation under the terms of C.R.S. Part 1, Article 12, Title 31. The hearing shall be held on the 7th day of November, 2023, in the Montrose City Council Chambers at the Elks Civic Building at 6:00 P.M.

ADOPTED by the City Council of the City of Montrose, Colorado, this 3rd day of October, 2023.

CITY OF MONTROSE, COLORADO

Barbara Bynum, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

EXHIBIT A

Legal Description:

Tract 1:

Lot 1, Replat K, Hollenbeck Exemption as shown on the Plat recorded September 27, 1988 in Plat Book 12 at Page 805, situated in SE1/4 SW1/4SE1/4 Section 34, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado,

Except that portion as conveyed to City of Montrose, a Colorado home rule municipal corporation in deed recorded June 5, 2014 at Reception No. 856357, described as follows:

A parcel of land lying in the SE1/4SW1/4SE1/4 of Section 34, Township 49 North, Range 9 West of the N.M. P.M., Montrose County, Colorado, being more particularly described as follows:

Commencing at Station 94/017 of the City of Montrose Geodetic Control, whence Station 94/018 bears S88°18'48"E, 51 16.44 feet; Thence S40°16'15"W, 3435.84 feet to the Southwest corner of said SE1/4SW1/4SE1/4; Thence N01°03'08"E, along the Westerly boundary the resurvey K. Hollenbeck Exemption recorded as Reception No. 551435 in the Montrose County Clerk and Recorder's Office, 26.93 feet to a point on the South line of said resurvey;

Thence S88°33'17"E, along said South line, 66.05 feet to the True Point of Beginning;

Thence S88°32'17"E, along said South line, 249.41 feet;

Thence S88°39'08"E, along said South line, 337.73 feet to a point on the East line of said SE1/4SW1/4SE1/4;

Thence N01°32'16"E, along the said East line, 13.56 feet;

Thence N88°28'55"W, 355.86 feet to the beginning of a curve to the left having a radius of 1040.00 feet and a central angle of 04°29'59";

Thence along the arc of said curve 81.68 feet, the chord of said arc bears S89°16'06"W, 81.66 feet;

Thence S87°01'06"W, 131.74 feet to the beginning of a curve to the right having a radius of 960.00 feet and a central angle of 01°05'53"; Thence along the arc of said curve 18.40 feet to the point of beginning, the chord of said arc bears S87°34'03"W, 18.40 feet,

County of Montrose, State of Colorado.

Tract 2:

A parcel of land lying in the SE1/4SW1/4SE1/4 of Section 34, Township 49 North, Range 9 West of the N.M. P.M., Montrose County, Colorado, being more particularly described as follows:

Commencing at Station 94/017 of the City of Montrose Geodetic Control, whence Station 94/018 bears S88°18'48"E, 51 16.44 feet; Thence S40°16'15"W, 3435.84 feet to the Southwest corner of said SE1/4SW1/4SE1/4; Thence N01°03'08"E, along the Westerly boundary the resurvey K. Hollenbeck Exemption recorded as Reception No. 551435 in the Montrose County Clerk and Recorder's Office, 26.93 feet to a point on the South line of said resurvey;

Thence S88°33'17"E, along said South line, 66.05 feet to the True Point of Beginning;

Thence S88°32'17"E, along said South line, 249.41 feet;

Thence S88°39'08"E, along said South line, 337.73 feet to a point on the East line of said SE1/4SW1/4SE1/4;

Thence N01°32'16"E, along the said East line, 13.56 feet;

Thence N88°28'55"W, 355.86 feet to the beginning of a curve to the left having a radius of 1040.00 feet and a central angle of 04°29'59";

Thence along the arc of said curve 81.68 feet, the chord of said arc bears S89°16'06"W, 81.66 feet;

Thence S87°01'06"W, 131.74 feet to the beginning of a curve to the right having a radius of 960.00 feet and a central angle of 01°05'53"; Thence along the arc of said curve 18.40 feet to the point of beginning, the chord of said arc bears S87°34'03"W, 18.40 feet,

County of Montrose, State of Colorado.



CITY OF MONTROSE

Planning Services

MEMO

TO: City Council
FROM: William Reis, Planner II
DATE: October 3, 2023
RE: Bluff Harbor Lot Addition Annexation
ATTACHMENTS:

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

City Council Consideration:

City Council is considering setting a hearing date for the proposed Bluff Harbor Lot Addition annexation application. A Resolution establishing the date, time, and place must be approved by City Council in accordance with the Annexation provisions of the Colorado Constitution and Colorado Revised Statutes. The hearing must not be held less than 30 days nor more than 60 days after the effective date of this resolution setting the hearing. Council will consider all of the information in this memo in making a decision.

Proposed schedule:

June 19:	Council Work Session Overview
October 3:	Council Resolution to set a hearing date
October 25:	Planning Commission zoning hearing
November 7:	City Council Annexation hearing, 1st reading of annexation ordinance, and 1st reading of zoning ordinance
November 14:	2nd reading of annexation and zoning ordinances



Application Background:

The Bluff Harbor Lot Addition is a proposed annexation approximately 0.72 acres in size. The parcel is located along Juniper Road, across from the intersection with El Camino Real Road. It is within the City's Urban Growth Boundary, City of Montrose Sewer Service Area, and the Menoken Water Service Area. Annexation of this property will allow for connection to City utilities. An Annexation Agreement is required.

Proposed Zoning: "MHR" Manufactured Housing Residential District

Applicant: Michael Nichols and Sabely Nichols

Staff Analysis:

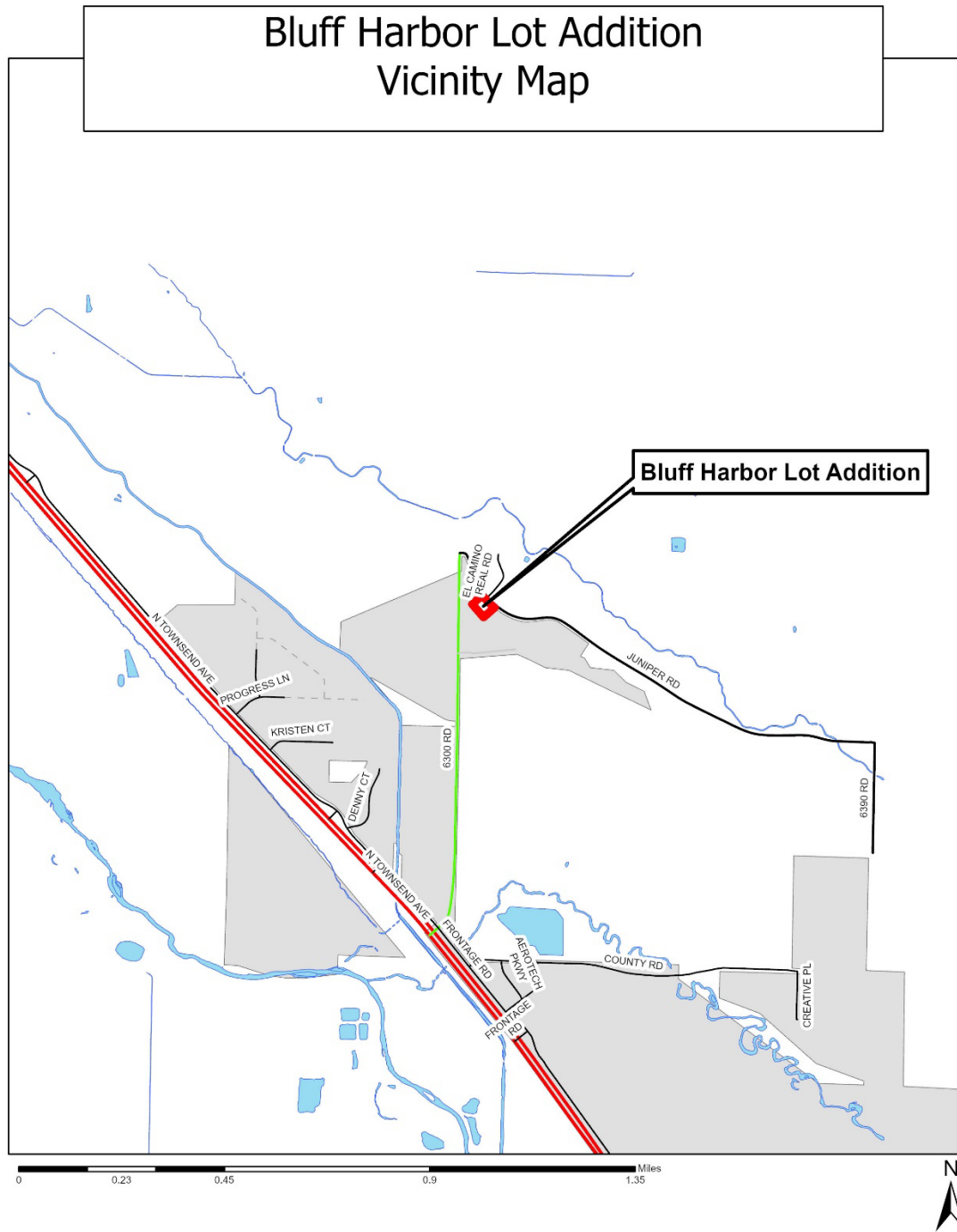
1. The City-County IGA gives the City the option to annex properties within the IGA. The area is urbanizing and more than 1/6 of the perimeter is contiguous to the city limits. These factors support annexation.
2. An annexation agreement is required as a condition of this annexation.
3. Zoning Regulations
 - a. Municipal Code, Section, 11-7-12 (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 11-7-5: The "MHR" Manufactured Housing Residential District is intended to provide a suitable environment for single-family conventional and mobile homes and is designed to allow a high density of single-family residences and related 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 "MHR" Manufactured Housing Residential District, and properties outside of City limits.
4. The Comprehensive Plan Future Land Use Map designates the area of the Bluff Harbor Lot Addition as Employment Center. This district is intended to encourage the development of planned light industrial, office, and business parks, as well as to identify locations for medium industrial uses such as manufacturing, warehousing and distributing, and indoor and outdoor storage. This district is also intended to accommodate secondary uses that complement and support the primary workplace uses, such as hotels, restaurants, convenience shopping, childcare, and housing.



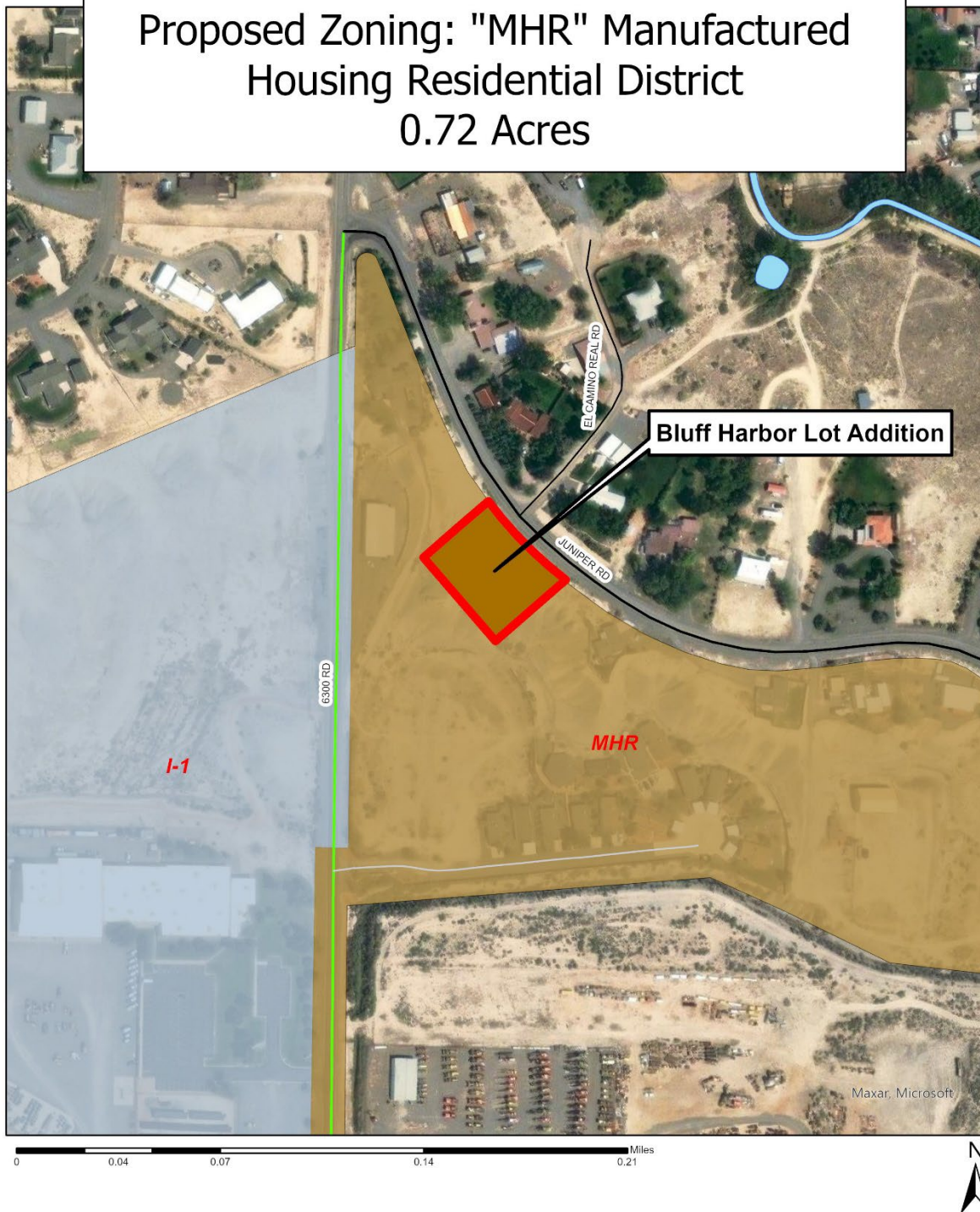
5. The property is located within Growth Area 1. According to the Comprehensive Plan, Growth Area 1 represents the most cost-efficient areas for the city to grow and comprises platted but unbuilt lots, annexed but unplatted land, and un-annexed small enclaves.
6. The “MHR” zoning does not appear to be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



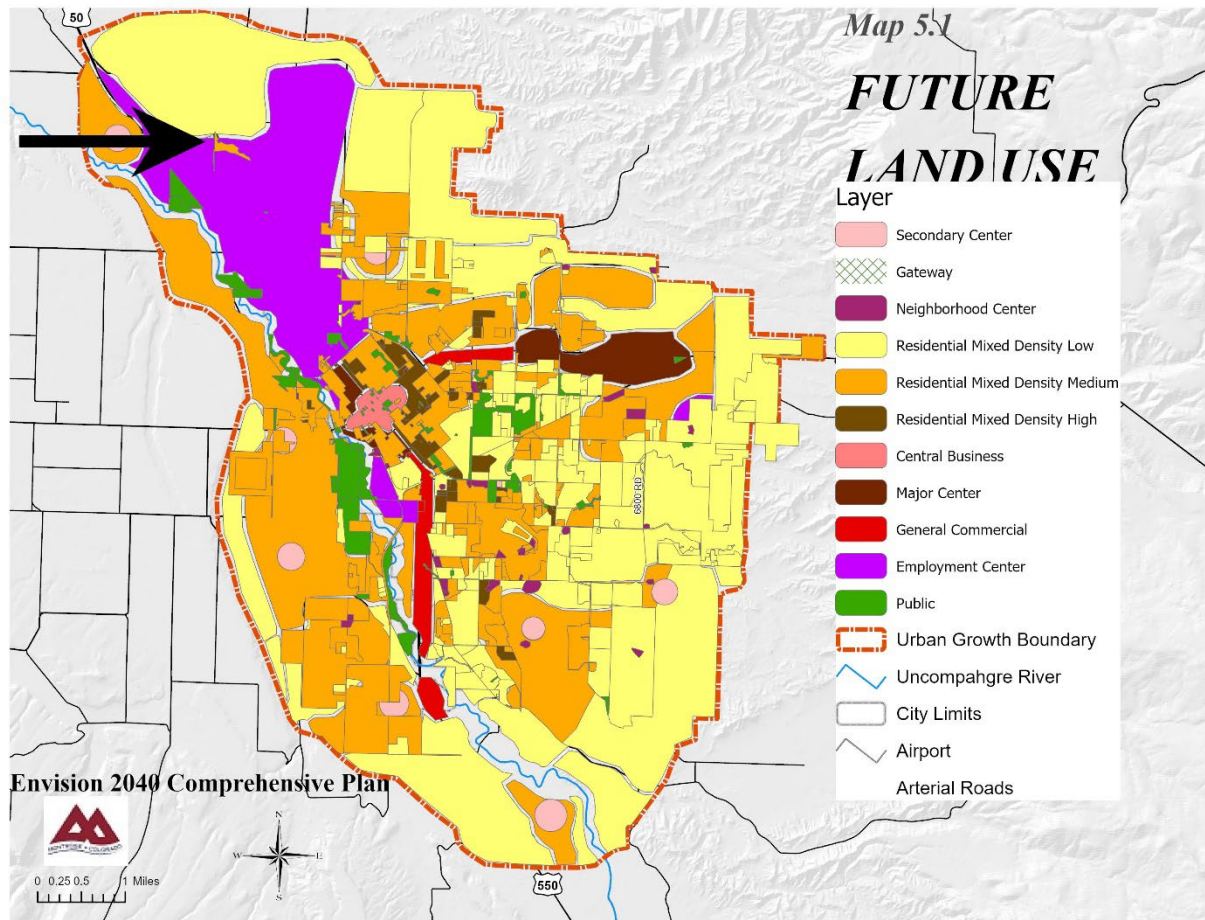
EXHIBIT A: Maps



Bluff Harbor Lot Addition
Proposed Zoning: "MHR" Manufactured
Housing Residential District
0.72 Acres



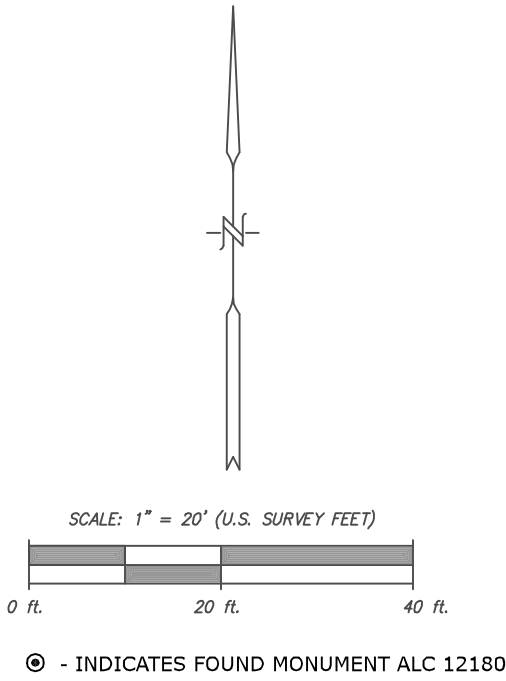
Comprehensive Plan Future Land Use Map



BLUFF HARBOR LOT ADDITION
LOCATED IN THE SW¼ OF SECTION 8, TOWNSHIP 49 NORTH, RANGE 9
WEST, OF THE NEW MEXICO PRINCIPAL MERIDIAN,
COUNTY OF MONTROSE, STATE OF COLORADO

ANNEXATION DESCRIPTION

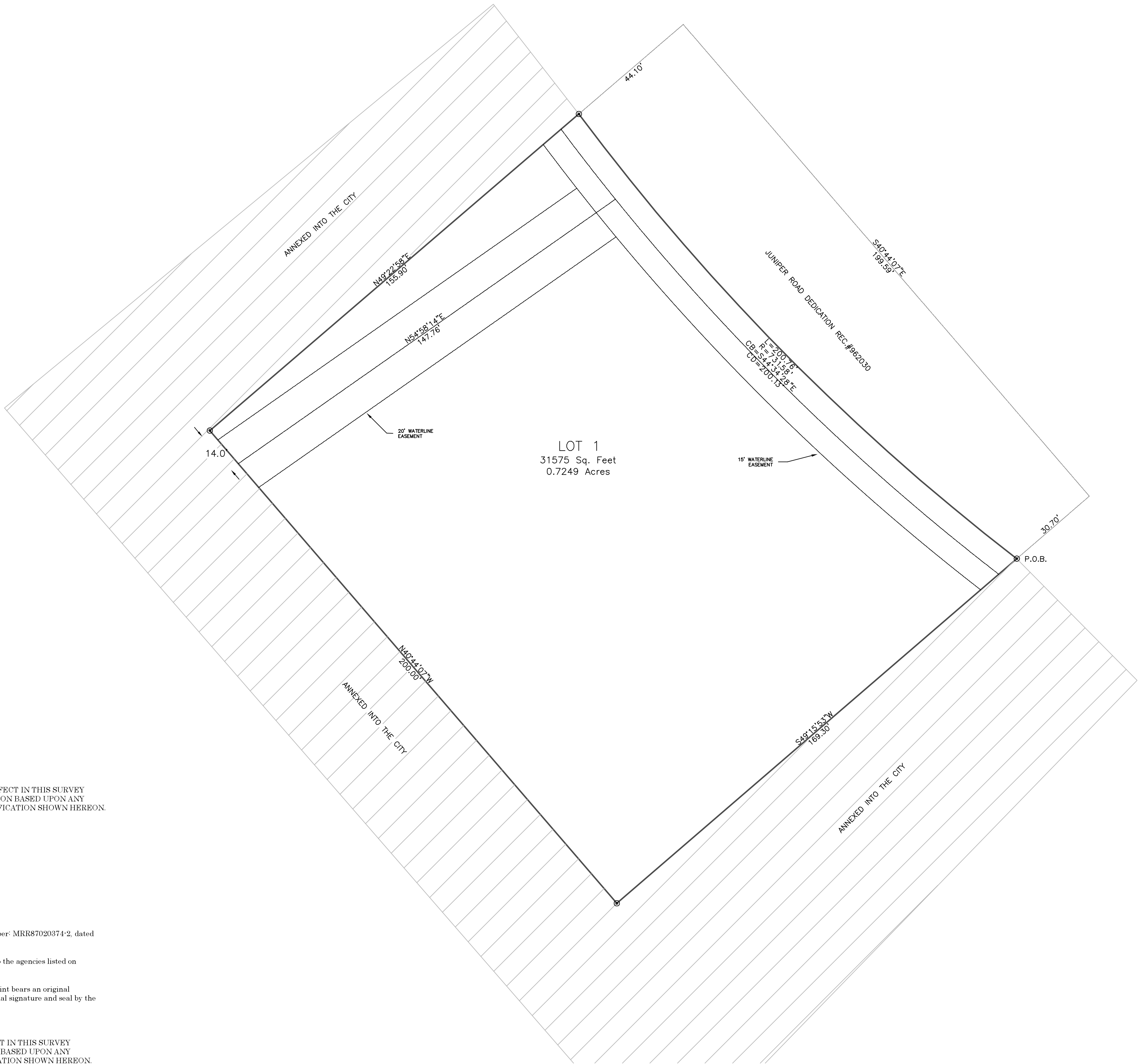
PART OF THE NW¼ SW¼ OF SECTION 8, TOWNSHIP 49 NORTH, RANGE 9 WEST, OF THE NEW MEXICO PRINCIPAL MERIDIAN. DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE SOUTHERLY RIGHT-OF-WAY OF JUNIPER ROAD, PER PLAT RECORDED AT RECEPTION NUMBER 962036; WHENCE THE SOUTHWEST CORNER OF SECTION 8 IN TOWNSHIP 49 NORTH, RANGE 9 WEST OF THE NEW MEXICO PRINCIPAL MERIDIAN BEARS SOUTH 15°35'28" WEST 1454.35 FEET; THENCE SOUTH 49°15'53" WEST A DISTANCE OF 169.30 FEET; THENCE NORTH 40°44'07" WEST A DISTANCE OF 200.00 FEET; THENCE NORTH 49°22'58" EAST A DISTANCE OF 155.90 FEET TO THE SOUTHERLY RIGHT-OF-WAY OF JUNIPER ROAD; THENCE ALONG SAID RIGHT-OF-WAY ALONG A CURVE TO THE LEFT HAVING A LENGTH OF 200.76 FEET, RADIUS OF 731.58 FEET AND A CHORD OF SOUTH 44°34'28" EAST A DISTANCE OF 200.13 FEET TO THE POINT OF BEGINNING, COUNTY OF MONTROSE, STATE OF COLORADO.



VICINITY MAP



N.T.S.



CITY LIMITS

TOTAL PERIMETER = 725.96 FEET
PERIMETER CONTIGUOUS TO CITY LIMITS = 525.20 FEET

NOTICE 13-80-105 C.R.S. as amended:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

GENERAL NOTES

This survey was performed with the benefit of a title commitment and by Land Title Guarantee Company, Order Number: MRR87020374-2, dated 12/28/2021 and does not constitute a title search by Steven A. Yelton or Rocky Mountain Surveying, LLC.

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

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

NOTICE 13-80-105 C.R.S. as amended:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

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 _____, 2023, annexed the property hereon to the City of Montrose.

Mayor

Attest:
City Clerk

Recorder's Certificate

This plat was filed for record in the office of the Clerk and Recorder of Montrose County at _____, m. on the _____ day of _____, 20____, Reception No. _____.

_____, by _____
County Clerk and Recorder Deputy

SURVEYOR'S CERTIFICATE

I, Steven A. Yelton, a Registered Land Surveyor in the State of Colorado, do hereby certify Bluff Harbor Lot Addition Annexation map was prepared under my direct supervision.

STEVEN A. YELTON PLS. # 33645
DATE: 9-18-23

ROCKY MOUNTAIN SURVEYING, LLC

2816 PRIMROSE COURT
MONTROSE, COLORADO 81401
(970)964-6105

DATA FILE NAME: 2212
DRAWN BY: SY

EXHIBIT B: Zoning Code Excerpt

Sec. 11-7-6. District uses.

- (A) *Permitted uses.* Those uses designated as permitted uses on the schedule of uses in Subsections 11-7-6(G) and 11-7-6(H) are allowed as a matter of right subject to approval of a site development plan per Section 11-8-1 of this Title.
- (B) *Conditional uses.* Uses listed as conditional uses on the schedule of uses in Subsections 11-7-6(G) and 11-7-6(H) shall be allowed only if the Planning Commission determines, following review pursuant to Chapter 11-4 of this Title, that the following criteria are substantially met with respect to the type of use and its dimensions:
- (1) The use will not be contrary to the public health, safety, or welfare.
 - (2) The use is not materially adverse to the City's Comprehensive Plan.
 - (3) Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.
 - (4) The use is compatible with existing uses in the area and other allowed uses in the district.
 - (5) The use will not have an adverse effect upon other property values.
 - (6) Adequate off-street parking will be provided for the use.
 - (7) The location of curb cuts and access to the premises will not create traffic hazards.
 - (8) The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of adjacent property.
 - (9) Landscaping of the grounds and the architecture of any buildings will be reasonably compatible with that existing in the neighborhood.
- (C) *Principal uses.* The primary use of a lot is referred to as a principal use which may be a land use or a structure. Only one principal use per lot is allowed except where a mix of residential and nonresidential uses may be permitted in a specified zone district.
- (D) *Accessory uses.* Accessory uses shall comply with all requirements for the principal use, except where specifically modified by this Chapter, and shall also comply with the following limitations:
- (1) An accessory use shall be clearly incidental, customary to and commonly associated with the operation of the permitted use.
 - (2) An accessory use shall be operated and maintained under the same ownership as the permitted use.
 - (3) An accessory use shall be located on the same lot as a principal use.
- (E) *Temporary Use Permits.*
- (1) The City Manager or his designee may issue a permit authorizing a temporary use of premises in a district for a use which is otherwise not allowed in such a district for a period of up to one year in accordance with this Subsection.



- (2) The temporary use permit may be issued by the City Manager only after it determines that unusual circumstances exist, not created by the applicant, such as damage, destruction or delay in construction of applicant's permanent premises, which results in significant hardship, and that the temporary use will not unreasonably interfere with the use of other property, or result in any permanent adverse effects to other property, or create a safety or health hazard.
- (3) The City Manager or his designee shall hold such hearings concerning the application and provide such notice thereof as the circumstances merit in his opinion. The permit may be granted subject to conditions appropriate to ensure compliance with this Subsection.
- (4) *Temporary Construction or Sales Office.* A building within a subdivision may be utilized as a temporary construction or sales office for a period up to one year by the developer of that subdivision during the period of the construction and initial sales respectively of the building and improvements within the area encompassed by the preliminary plat for each subdivision. The City Manager may authorize additional one-year periods for use as a construction office if construction is continuing in the area after the preceding year, or as a sales office if not all of the houses in the area have been sold during the year preceding.

(F) *Uses Not Listed.*

- (1) Uses not listed in a zone district are prohibited except that such uses may be approved by the City Manager provided such uses are found to be similar to a permitted use.
- (2) Any person aggrieved by a decision of the City Manager pursuant to this Subsection may appeal that decision to the City Council under the following procedure:
 - (a) The appeal must be made in writing and filed within 30 days of the decision being appealed.
 - (b) The City Council shall consider the appeal at a public hearing held within 30 days of receipt of the written appeal, notice of which shall be given to the appellant by US mail at least 15 days prior to the hearing.
 - (c) The City Council shall approve or deny the appeal.
 - (d) The decision of the City Council shall be the final decision of the City on the matter, appealable only to the district court.

(G) *Schedule of Residential Zone District Uses.*

Land Use	RL	R-1	R-1A/B	R-2	R-3	R-3A	R-4	R-5	R-6	MHR
<i>COMMERCIAL USES</i>										
Bed and breakfast (See Sec. 11-11-1)					C		C		C	
Farms and ranches, excluding commercial greenhouses, and commercial feedlots, fur farms, fish farms, poultry houses, hog farms, dairies and similar operations	P									



with a high density of animals.										
Rental storage units with a maximum rental unit size of 200 square feet.										C
Short-term rentals	P	P	P	P	P	P	P	P	P	P
<i>INSTITUTIONAL USES</i>										
Assisted living facilities					C	C	C		C	C
Childcare facilities	C	C	C	C	C	C	C	C	C	C
Family childcare home	P	P	P	P	P	P	P	P	P	P
Government buildings and facilities	P	P	P	P	P	P	P	P	P	P
Religious assembly	C	C	C	C	P	P	P	C	C	P
Schools	C	C	C	C	C	C	C	C	C	C
<i>RECREATIONAL USES</i>										
Golf courses	P									
Parks, open space and recreation facilities	P	P	P	P		P	P	P	P	P
<i>RESIDENTIAL USES</i>										
Duplex					P	P	P		P	
Group homes—handicapped/disabled 8 persons or less (see Sec. 11-11-2)	P	P	P	P	P	P	P	P	P	P
Group homes—handicapped/disabled > 9 persons (see Sec. 11-11-2)	C	C	C	C	C	C	C	C	C	C
Group homes, other (see Sec. 11-11-2)	C	C	C	C	C	C	C	C	C	C
Home occupation (See Sec. 11-11-3)	A	A	A	A	A	A	A	A	A	A
Manufactured housing				1				P	P	P
Mobile homes (See Sec. 11-13)										P
Mobile home parks (See Sec. 11-13)										P
Modular housing								P	P	P
Multi-family dwelling					C	P	P		C	
Single-family dwelling	P	P	P	P	P	P	P	P	P	P
<i>UTILITIES AND TELECOMMUNICATION FACILITIES</i>										

Antennas (See Sec. 11-14-6)	C	C	C	C	C	C	C	C	C	C
Public utility service facilities	P	P	P	P	P	P	P	P	P	P
Towers (See Sec. 11-14-5)	C	C	C	C	C	C	C	C	C	C
OTHER USES										
Accessory uses (See Sec. 11-7-6(D))	A	A	A	A	A	A	A	A	A	A
Temporary use (See Sec. 11-7-6(E)(1-3))	T	T	T	T	T	T	T	T	T	T
Temporary Construction or Sales Office (See Sec. 11-7-6(E)(4))	T	T	T	T	T	T	T	T	T	T
Travel home (See Sec. 11-13-6(2))		T	T	T	T	T	T	T	T	T
Legend: Zoning Districts				Legend: Use Type						
RL: Rural Living				P: Permitted Use						
R-1: Very Low Density				C: Conditional Use						
R-1A: Large Estate				A: Accessory Use						
R-1B: Small Estate				T: Temporary Use						
R-2: Low Density										
R-3: Medium Density										
R-3A: Medium High Density				Note: Any uses not listed in a zone district are prohibited—see Sec. 11-7-6(F)(1).						
R-4: High Density										
R-5: Low Density/Manufacture Housing										
R-6: Medium Density/Manufacture Housing										
MHR: Manufactured Housing Residential										

¹ Manufactured housing is prohibited except for the following subdivision which was under development on July 1, 1998: Rainbow Meadows Subdivision.

(H) *Schedule of Mixed Use, Commercial and Industrial Zone District Uses.*

Land Use	OR	P	B-1	B-2	B-2A	B-3	B-4	I-1	I-2
COMMERCIAL USES									
Automobile and vehicle sales, repair or service establishments			C	C	P	P			
Automobile body shops			C	C	P	P			
Bed and breakfast (See Sec. 11-11-1)	P								
Building materials businesses			C	P	P	P			



Car washes				P	P	P	C		
Commercial businesses		C							
Commercial uses other than the uses by right in this zone district which comply with the performance standards of Chapter 11-11-4 and are consistent with Sec. 11-7-5(D)(1).								C	
Farm implement sales or service establishments					P	P			
Fueling stations or other retail uses having fuel pumps which comply with the following criteria: (a) All fuel storage, except propane, shall be located underground. (b) All fuel pumps, lubrication and service facilities shall be located at least 20 feet from any street right-of-way line.			P	P	P	P	C		
Funeral homes			C	C	C	C			
Hotels and motels			P	P	P	P			
Laundry facilities, self-service				P	P	P	P		
Mobile and travel home sales or service establishments					P	P			
Offices for medically related and professional service providers including doctors, dentists, chiropractors, lawyers, engineers, surveyors, accountants, bookkeepers, secretarial services, title companies, social service providers and other similar professional service providers.	P								
Offices not allowed as a use by right.	C								

Travel home parks and campgrounds (See Sec. 11-13)				C	C	C			
Rental businesses					P	P			
Restaurants			P	P	P	P	P		P
Restaurants, drive-in or drive-through			C	C	C	C	C		
Retail sales and services establishments which cater to the general shopping public	C								
Retail stores, business and professional offices, and service establishments which cater to the general shopping public.			P	P	P	P	P		P
Retail stores, business and service establishments serving the general public but which also involve limited manufacturing of the products supplied				C	C	C			
Sexually oriented business (See Sec. 11-12-1)									P
Short-term rentals	P		P	P	P	P	P	P	P
Taverns			P	P	P	P	C		
Theaters			P	P	P	P			
Veterinary clinics or hospitals for small animals				P	P	P			
Veterinary clinics or hospitals for large animals					P	P			
INDUSTRIAL USES									
Above ground storage facilities for hazardous fuels						P			P
Aircraft support services, including, but not limited to, aircraft maintenance and passenger and crew services.								P	P
Construction and contractor's office and equipment storage facilities						P			P

Feed storage and sales establishments						P			P
Manufacturing and non-manufacturing uses including: food processing; metal finishing and fabrication; paper, plastic and wood manufacturing (excluding processing of any raw materials), fabric manufacturing and similar activities. (See Sec. 11-11-4)					C	C		P	P
Other industrial uses									P
Storage facilities, indoor			C	P	P	P	C		P
Storage facilities, outdoor					C	P		P	P
Warehouse and wholesale distribution operations			C	C	C	C		P	P
<i>INSTITUTIONAL USES</i>									
Airport								P	P
Assisted living facilities	C			P	P	P			
Childcare facilities	P	C	P	P	P	P	P	P	P
College or other place of adult education			P	P	P	P			
Daytime social service activities by a social service provider, to include food storage; food distribution without monetary remuneration as a food pantry and/or food service without monetary remuneration as a soup kitchen; laundry facilities not for profit; showers; and counseling to include alcohol and/or substance abuse counseling. This use by right expressly excludes the overnight sheltering of people. For the purposes of this use by right authorization, "daytime" shall mean from 6:00 a.m.			P	P	P	P			

to 6:00 p.m. Mountain Standard Time. "Night" shall mean from 6:00 p.m. to 6:00 a.m. Mountain Standard Time.									
Family child care home	P	C	P	P	P	P	P	P	P
Government buildings and facilities	P	P	P	P	P	P	P	P	P
Hospitals	P								
Libraries		P	P	P	P	P			
Museums and visitor centers		P	P	P	P	P			
Parking facilities	P	P	P	P	P	P			
Private and fraternal clubs			P	P	P	P	C		
Public transportation facilities			P	P	P	P			
Religious assembly	P	P	P	P	P	P	P		
Schools	C	P	C	C	C	C	C		
RECREATIONAL USES									
Golf courses		C							
Parks, open space and recreation facilities	P	P	P	P	P	P	P	P	P
Private recreation facilities		P							
RESIDENTIAL USES									
Duplex	P		P	P	P	P	P	P	P
Group homes—handicapped/disabled 8 persons or less (see Sec. 11-11-2)	P		P	P	P	P	P	P	P
Group homes—handicapped/disabled > 8 persons (see Sec. 11-11-2)	C		C	C	C	C	C	C	C
Group homes, other (See Sec. 11-11-2)	C		C	C	C	C	C	C	C
Home occupation (See Sec. 11-11-3)	A		A	A	A	A	A	A	A
Multifamily dwelling	C	C	P	P	P	P	P	P	P
Single-family dwelling	P	C	P	P	P	P	P	P	P
Supportive housing	C					C		C	
UTILITIES AND TELECOMMUNICATION FACILITIES									
Antennas (See Sec. 11-14-6)	C	C	C	C	C	C	C	C	C

Public utility service facilities	P	P	P	P	P	P	P	P	P
Towers (See Sec. 11-14-5)	C	C	C	C	C	C	C	C	C
OTHER USES									
Accessory uses (See Sec. 11-7-6(D))	A	A	A	A	A	A	A	A	A
Temporary use (See Sec. 11-7-6(E)(1—3))	T	T	T	T	T	T	T	T	T
Temporary Construction or Sales Office (See Sec. 11-7-6(E)(4))	T	T	T	T	T	T	T	T	T
Travel home (See Sec. 11-13-6(2))	T		T	T	T	T	T	T	T
Legend: Zoning District				Legend: Use Type					
OR: Office-Residential				P: Permitted Use					
P: Public				C: Conditional Use					
B-1: Central Business				A: Accessory Use					
B-2: Highway Commercial				T: Temporary Use					
B-2A: Regional Commercial									
B-3: General Commercial				Note: Any uses not listed in a zone district are prohibited—see Sec. 11-7-6(F)(1).					
B-4: Neighborhood Shopping									
I-1: Light Industrial									
I-2: General Industrial									

(Ord. No. 2626 , § 3(exh. A), 5-16-2023)



RESOLUTION NO. 2023-20

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

1. The City Council hereby finds that the Annexation Petition submitted for the annexation of the property denominated as the **BLUFF HARBOR LOT ADDITION**, as described on **Exhibit A** hereto, is in substantial compliance with the requirements of C.R.S. § 31-12-107(1), as amended.
2. The City Council shall hold a hearing to determine if the proposed annexation complies with C.R.S. §§ 31-12-104, 105, or such parts thereof as may be required to establish eligibility for annexation under the terms of C.R.S. Part 1, Article 12, Title 31. The hearing shall be held on the 7th day of November, 2023, in the Montrose City Council Chambers, Elks' Civic Building in Montrose, Colorado at 6:00 P.M.

ADOPTED by the City Council of the City of Montrose, Colorado, this 3rd day of October, 2023.

CITY OF MONTROSE, COLORADO

Barbara Bynum, Mayor

ATTEST:

Lisa DelPiccolo, City Clerk

EXHIBIT A

Legal Description:

A tract of land in the NW1/4SW1/4 of Section 8, Township 49 North, Range 9 West, of the New Mexico Principal Meridian, being more particularly described as follows:

Beginning at a point on the Southerly right of way of Juniper Road, whence the SW Corner of said Section 8 bears South 15° 35' 28" West a distance of 1,454.35 feet;

THENCE South 49° 15' 53" West a distance of 169.30 feet;

" North 40° 44' 07" West a distance of 200.00 feet;

" North 49° 22' 58" East a distance of 155.90 feet to the Southerly right of way of Juniper Road;
" along said right of way, along a curve to the left having a length of 200.76 feet, radius of 731.58 feet and a chord of South 44° 34' 28" East a distance of 200.13 feet to the point of beginning, County of Montrose, State of Colorado.

As known by street and number as: TBD JUNIPER Road
Montrose, CO 81401



CITY OF MONTROSE

OFFICE OF THE CITY MANAGER



William E. Bell, City Manager
Direct Dial: 970.901.8580
E-mail: wbell@ci.montrose.co.us

Summary Sheet

Applicant: NMTC at CO QALICB, LLC (Tenant: Toasty – All Day Eatery)
Property: 1341 Mayfly Drive, Montrose, CO 81401

Total Project Costs - \$970,173

Total Kitchen Costs - \$179,082.49

Equipment Costs

Gas Convection Oven	\$ 16,796.37
Cube Style 520 Lb Ice Maker	\$ 5,801.78
Gas Griddle	\$ 9,546.13
Chef Base	\$ 9,382.27
Inline Gas Fryer	\$ 6,547.93
Reach-in Refrigerator	\$ 8,362.10
Sink Fixture	\$ 2,382.65
Freezer	\$ 11,350.78
Food Prep Area/Refrigerator	\$ 7,138.55
Heat Lamps	\$ 423.53
Mounted Salamander Broiler	\$ 1,706.88
3 Compartment Sink	\$ 3,778.08
Hood/Fire Protection	\$ 64,207.85
Installation, Staging and Delivery	\$ 28,858.56

Total Request: \$ 176,283.46

If approved as requested, the applicant will receive \$176,283.46 to support the purchase of a kitchen to be used by the Toasty – All Day Eatery. The kitchen will be the property of NMTC at CO QALICB, LLC and will remain with the building.

Current Contributions:

NMTC at CO QALICB, LLC (Cash): \$77,056

Phil & Melanie Freismuth/Horsefly Brewery CO, LLC (Loan): \$893,117

Taxes Collected Based on Five-Year Revenue Projections: \$222,526

Subject: Online Form Submittal: Business Opportunity Fund Pre-Application

Date: Tuesday, August 1, 2023 at 7:35:54 PM Mountain Daylight Time

From: noreply@civicplus.com

To: wbell@cityofmontrose.org, arusso@cityofmontrose.org, dspear@ci.montrose.co.us

Business Opportunity Fund Pre-Application

Get your application started!

Thank you for your interest in the Montrose Opportunity Funds.

*Please complete and submit this simple form to begin the qualification process.
We will be in touch with you shortly about your application.*

General Information

Business Name and/or
Property Address: 1341 Mayfly Drive, Montrose, CO 81401

Primary Contact First
Name*: David

Primary Contact Last
Name*: Dragoo

Business Address 1: PO Box 1267

Business Address 2: *Field not completed.*

City: Montrose

State: CO

ZIP: 81402

Phone Number: 602-363-4427

Email Address: david@coloradooutdoors.co

How did you hear about
the Opportunity Funds? Anthony Russo - Kitchen Grant

Business Information

Is the business/property
currently located in the No

downtown district?

If not, when will the business open in the district?

5/11/2022

Business and/or Property Description

The Flex Buildings at Colorado Outdoors is a new, mixed-use development located in the center of the Colorado Outdoors project. The building includes a mix of light manufacturing, service, retail, and restaurant establishments. It is located close to the new Marriott hotel, and adjacent to Secret Creek's new manufacturing headquarters.

Current business in the Flex Buildings include an early childhood education center (Bright Beginnings), the Montrose Recreation District, Rowan Oak, Paul Davis Restoration, retailer Montrose Anglers, Smithfly drift boats, and local favorite restaurant, Trattoria di Sofia.

The proposed project is seeking a commercial Kitchen Grant for a new breakfast/restaurant establishment owned and operated by the Freismuth family, most notably the owners of Horsefly Brewery on Main Street. The Freismuths' will rent a new suite adjacent to Trattoria di Sofia, utilizing existing infrastructure already in place such as a commercial grease trap, three-phase commercial power, fiber optic internet, and substantial on-site parking. The total restaurant size is approximately 2,752 square feet

In addition, the new restaurant will be an expansion of the Freismuth family's existing footprint, catering mostly to breakfast and brunch. This expansion project will not only create new jobs, but also serve as the community's newest breakfast spot, supporting the hotel guests and the numerous businesses expanding in the area.

As the landlord and building owner, NMTC at CO QALICB, LLC is applying for a commercial kitchen grant to support the this expansion project.

Bank Used for Business Purposes:

JPMorgan Chase Bank, NA

Bank Contact Person:

Amelia Estrella

Date of Business Opening/Property Purchase:

3/12/2021

How many people are cur-

3

rently employed by the business?:

Federal EIN#: 85-3658289

Business Structure: Limited Liability Corporation (LLC)

Does the business own the property where it is located? Yes

Project Information

Purpose of Project: Roof improvements, Other

If other, please describe: Kitchen Grant

Project Description: The proposed project is a kitchen and restaurant build-out located at 1341 Mayfly Drive, Suite G-109. The total size is approximately 2,752 square feet (SF), composed of approximately 1,800 SF of seating space, including fireplace, dry storage and entrance area; 500 SF of kitchen space including, freezer, cooler, bar and point-of-sale area; and approximately 200 SF of restrooms.

Company principal Phil Freismuth will be providing a detailed business plan and corresponding concept ideas including menu, hours of operation, and hiring schedule.

Please provide a short description of how you would like to use the loan funds: The funds will be used for eligible costs under the Kitchen Grant, including but not limited to built-it fixtures, kitchen infrastructure, hood vents, commercial kitchen equipment, and all eligible installation.

Total Estimated Project Costs: 970173

Proposed Sources of Funds: Below is an estimated total Sources & Uses, subject to change:

Sources

NMTC at CO QALICB, LLC (Cash) - \$77,056

Phil Freismuth/Horsefly Brewery, LLC (New Loan) - \$893,117

Uses

Building Permit: \$35,000 (City of Montrose)

Design Fees: \$25,000 (Phil Motley)

Build-out: \$860,173 (Shaw Construction)

New Tenant Personal Property: \$50,000 (Horsefly Brewery)

TOTAL: \$970,173

The following information is required during the application process. Please indicate whether or not you will be willing and able to provide the following information.

A personal financial statement (for anyone owning a 20% or greater stake in the business)	Yes
Two years of past tax returns	Yes
Two years of past financial statements	Yes
Cash flow projections, balance sheet, and income statement for a minimum of twelve months	Yes

Disclaimer & Signature

I certify that my answers are true and complete to the best of my knowledge and that intentional misrepresentations or omissions may be cause for the rejection of my pre-application.

Your electronic signature below indicates your agreement with the following statements: By typing my name in the following box and clicking submit button I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing my loan pre-application and information.

Applicant Signature:	NMTC at CO QALICB, LLC, by David C Dragoo its Manager
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08/08/2023

Anthony Russo

City of Montrose

Business Development

RE: Kitchen Grant Program for **NMTC at CO QALICB, LLC**,

In accordance with the IGA dated September 19th, 2017 Region 10 will provide analysis of business loan and incentive requests including grant applications for the purpose of business development.

Background: A grant application for **NMTC at CO QALICB, LLC** was received **for the kitchen build out for the Toasty All Day Eatery**. All requested information has been submitted by the borrower. **The proposed project is seeking a commercial Kitchen Grant for a new breakfast/restaurant establishment owned and operated by the Freismuth family, most notably the owners of Horsefly Brewery on Main Street. The Freismuths' will rent a new suite adjacent to Trattoria di Sofia, utilizing existing infrastructure already in place such as a commercial grease trap, three-phase commercial power, fiber optic internet, and substantial on-site parking. The total restaurant size is approximately 2,752 square feet. In addition, the new restaurant will be an expansion of the Freismuth family's existing footprint, catering mostly to breakfast and brunch. This expansion project will not only create new jobs, but also serve as the community's newest breakfast spot, supporting the hotel guests and the numerous businesses expanding in the area. As the landlord and building owner, NMTC at CO QALICB, LLC is applying for a commercial kitchen grant to support the this expansion project.**

The company is in good standing with the Colorado Secretary of State having registered on **07/30/2019**.

Financial Analysis: N A R R A T I V E O N L Y :

Request: The Grant Request **for the kitchen build out** was accompanied with a bid from **SHAW CONSTRUCTION** of 780 Horizon Dr, #201, Grand Junction, Colorado 81506. The total bid for this project is: **\$860,173.00**.

Scope of Work: Complete Commercial kitchen and restaurant build out. The Bid includes all material needed including electrical for new lighting, all appliances and furniture, fixtures and labor.

Conclusion: Based on the purpose of the Kitchen Grant Program, the total cost of the project and the high visibility of this high-profile business in this thriving business park setting, this grant request is highly recommended.

Sincerely,

Matthew Evans

Loan Fund Counselor

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

Colorado Outdoors Owners' Association, Inc.

is a

Nonprofit Corporation

formed or registered on 11/02/2018 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20181870734 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 08/07/2023 that have been posted, and by documents delivered to this office electronically through 08/08/2023 @ 10:55:35 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 08/08/2023 @ 10:55:35 in accordance with applicable law. This certificate is assigned Confirmation Number 15214969 .



Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****

Notice: A certificate issued electronically from the Colorado Secretary of State's website is fully and immediately valid and effective. However, as an option, the issuance and validity of a certificate obtained electronically may be established by visiting the Validate a Certificate page of the Secretary of State's website, <https://www.coloradosos.gov/biz/CertificateSearchCriteria.do> entering the certificate's confirmation number displayed on the certificate, and following the instructions displayed. Confirming the issuance of a certificate is merely optional and is not necessary to the valid and effective issuance of a certificate. For more information, visit our website, <https://www.coloradosos.gov> click "Businesses, trademarks, trade names" and select "Frequently Asked Questions."

OFFICE OF THE SECRETARY OF STATE
OF THE STATE OF COLORADO

CERTIFICATE OF FACT OF GOOD STANDING

I, Jena Griswold, as the Secretary of State of the State of Colorado, hereby certify that, according to the records of this office,

NMTC at CO QALICB, LLC

is a

Limited Liability Company

formed or registered on 08/31/2020 under the law of Colorado, has complied with all applicable requirements of this office, and is in good standing with this office. This entity has been assigned entity identification number 20201760334 .

This certificate reflects facts established or disclosed by documents delivered to this office on paper through 08/07/2023 that have been posted, and by documents delivered to this office electronically through 08/08/2023 @ 13:06:52 .

I have affixed hereto the Great Seal of the State of Colorado and duly generated, executed, and issued this official certificate at Denver, Colorado on 08/08/2023 @ 13:06:52 in accordance with applicable law. This certificate is assigned Confirmation Number 15215718 .



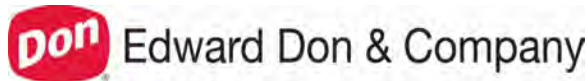
Jena Griswold

Secretary of State of the State of Colorado

*****End of Certificate*****

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Project Number: 7/25/2023
Project Name: Colorado Outdoors - AM Restaurant
Estimate Date: 7/25/2023
Project Document Milestone: Concept
City: Montrose
State: Colorado
Zip: 81401
Client: Colorado Outdoors
Architect: Motley Architecture & Design
Precon Manager: TLS
GSF: 2,588



Quotation

07/24/2023

To:
Shaw Construction
Molly Helgersen

Project:
AM Restaurant
Montrose, CO 81401

From:
Smith & Greene Company
Jeremiah Schwindt
1 Broadway
A205
Denver, CO 80203
425-656-8000

Job Reference Number: 22838

Thank you for the opportunity to quote the following:

Item	Qty	Description	Sell	Sell Total
2	1 ea	HOTPLATE, COUNTERTOP, GAS Globe Model No. GHPSU636G Hotplate, gas, countertop, 36"W, (3) 30,000 BTU open burners, (3) 30,000 BTU step-up open burners, cast-iron grates, removable catch tray, stainless steel construction, 4" adjustable stainless steel legs, 180,000 BTU, cETLus	\$2,171.31	\$2,171.31
	1 ea	2 year parts & labor warranty, standard		
	1 ea	Natural gas, standard		
	1 ea	Liquid propane gas conversion kit, standard		
	1 kt	T&S Brass HG-4D-36SK Safe-T-Link Gas Connector Kit, 3/4" connection, 36" hose, stainless steel braiding with extruded coating, (1) Quick-Disconnect, (2) Swivel fittings, (1) 90° elbow, ball valve, restraining cable adjustable for 3' to 5', 220,000 BTU / hr minium flow capacity	\$325.37	\$325.37
ITEM TOTAL:				\$2,496.68
3	1 ea	CONVECTION OVEN, GAS Southbend Model No. BGS/23SC Bronze Convection Oven, gas, double-deck, standard depth, (5) plated racks, 11-position rack glides, porcelain interior, (2) stainless steel dependent doors with windows, solid state controls, electronic ignition, 60-minute cook timer, 2-speed fan, oven interior light, stainless steel front, top, sides & door, porcelain interior, 6" painted steel triangular legs, (2) 7.9 amps, (2) 120v/60/1-ph, NEMA 5-15P, (2) 1/2 HP, 80,000 BTU, CSA, NSF, ENERGY STAR®	\$16,471.00	\$16,471.00
	1 ea	Domestic Shipping, inside of North America		
	1 ea	1 year parts & labor including doors warranty, std		
	1 ea	Natural Gas		
	1 kt	T&S Brass HG-4D-36SK Safe-T-Link Gas Connector Kit, 3/4" connection, 36" hose, stainless steel braiding with extruded coating, (1) Quick-Disconnect, (2) Swivel fittings, (1) 90° elbow, ball valve, restraining cable adjustable for 3' to 5', 220,000 BTU / hr minium flow capacity	\$325.37	\$325.37
ITEM TOTAL:				\$16,796.37
4	1 ea	ICE MAKER, CUBE-STYLE Manitowoc Model No. IDT0500A Indigo NXT™ Series Ice Maker, cube-style, air-cooled, self-contained condenser, 30"W x 24"D x 21-1/2"H, production capacity up to 520 lb./24 hours at 70°/50° (400 lb. AHRI certified at 90°/70°), easyTouch display with 13 different language options, date/time stamp display, automatic reminder/alert icon, one touch asset information, automatic detection of accessories, continuous operating status, programmable production options (time, weight, day or night), one touch cleaning with displayed instructions, Alpha-San anti-microbial protection, acoustical ice sensing probe, self-diagnostic technology, DuraTech™ exterior, dice size cubes, R410A refrigerant, NSF, cULus, CE, ENERGY STAR®	\$4,222.71	\$4,222.71
	1 ea	WARRANTY-ICE-SC 3 year parts & labor (Machine), 5 year parts & labor (Evaporator), 5 year parts & 3 years labor (Compressor), standard		
	1 ea	(-161) 115v/60/1-ph, 11.5 amps		
	1 ea	AR-10000-P Arctic Pure® Plus Primary Water Filter Assembly, includes head, shroud, hardware, mounting assembly, & (1) filter cartridge, 15,000 gallon capacity, 0-600 lbs./ice per day	\$254.92	<Optional>
	1 ea	WARRANTY-ARCPURE 3 year parts & labor warranty on cap, housing, hardware, & mounting assembly (does not refer to filter cartridge), standard		
	1 ea	D570 Ice Bin, 30"W x 34"D x 50"H, with side-hinged front-opening door, side grips, 532 lbs. application capacity, AHRI certified 17.9 cu. ft., for top-mounted ice maker, Duratech exterior, NSF	\$1,579.07	\$1,579.07
	1 ea	WARRANTY-BIN/DISP 3 year parts & labor warranty, standard		

Item	Qty	Description	Sell	Sell Total
	1 ea	Legs, 6" adjustable stainless steel, standard		
			ITEM TOTAL:	\$5,801.78
5	1 ea	GRIDDLE, GAS, COUNTERTOP	\$9,220.76	\$9,220.76
		Garland/US Range Model No. GTGG72-GT72M Griddle, countertop, gas, heavy-duty, 70-7/8" W x 23" D cooking surface, 1" thick smooth steel griddle plate, snap action thermostatic controls, piezo pilot igniters, 4" deep front grease trough, stainless steel front, sides and back, 4" adjustable feet, 168,000 BTU (Garland), NSF, CSA Star, CSA Flame		
	1 ea	One year limited parts and labor warranty, covers products purchased and installed in the USA only, standard		
	1 ea	Natural gas, specify elevation if over 2,000 ft		
	1 kt	T&S Brass HG-4D-36SK Safe-T-Link Gas Connector Kit, 3/4" connection, 36" hose, stainless steel braiding with extruded coating, (1) Quick-Disconnect, (2) Swivelink fittings, (1) 90° elbow, ball valve, restraining cable adjustable for 3' to 5', 220,000 BTU / hr minium flow capacity	\$325.37	\$325.37
			ITEM TOTAL:	\$9,546.13
5	1 ea	GRIDDLE, GAS, COUNTERTOP	\$14,646.00	<Alternate>
		Southbend Model No. HDG-72 Griddle, countertop, gas, 72" W x 24" D cooking surface, 1" thick polished steel plate, thermostatic controls, battery spark ignition, flame failure safety device, stainless steel front, sides & 4" adjustable legs, 180,000 BTU, CSA, NSF (Note: Qualifies for Southbend's Service First™ Program, see Service First document for details)		
	1 ea	Domestic Shipping, inside of North America		<Alternate>
	1 ea	Standard one year limited warranty		<Alternate>
	1 ea	Natural Gas		<Alternate>
	1 kt	T&S Brass HG-4D-36SK Safe-T-Link Gas Connector Kit, 3/4" connection, 36" hose, stainless steel braiding with extruded coating, (1) Quick-Disconnect, (2) Swivelink fittings, (1) 90° elbow, ball valve, restraining cable adjustable for 3' to 5', 220,000 BTU / hr minium flow capacity	\$325.37	\$325.37
			ITEM TOTAL: <Alternate>	\$14,971.37
5A	1 ea	CHEF BASE	\$9,382.27	\$9,382.27
		True Mfg. - General Foodservice Model No. TRCB-72-HC Refrigerated Chef Base, 72-3/8"W base, one-piece 300 series 18 gauge stainless steel top with V edge, (4) drawers (accommodates (2) 12" x 20" x 4" pans, NOT included), stainless steel front/sides, aluminum back, aluminum interior with stainless steel floor, 4" castors, R290 Hydrocarbon refrigerant, 1/3 HP, 115v/60/1-ph, 9.9 amps, NEMA 5-15P, cULus, UL EPH Classified, CE, Made in USA		
	1 ea	Self-contained refrigeration standard		
	1 ea	7 year compressor warranty, 6 years parts warranty, 5 year labor warranty standard. Please visit www.truemfg.com for specifics standard		
	1 ea	4" Castors, standard		
			ITEM TOTAL:	\$9,382.27
6	1 ea	GAS FLOOR FRYER	\$6,222.56	\$6,222.56
		Pitco Frialator Model No. SG14-S Essentials Fryer, Solstice™ Fryer, gas, floor model, full frypot, 40-50 lb. oil capacity, millivolt control ONLY, includes drain line cleanout rod & drain extension, stainless steel tank, front, door & sides, 110,000 BTU, NSF, CE, CSA Flame, CSA Star, AuGA (free standing, stand alone only fryer - special price) (Cannot be configured for use with other controllers, accessories or options)		
	1 ea	1 year parts and labor warranty from the date of installation up to a maximum of 15 months from the date of manufacture (with appropriate documentation), standard		
	1 ea	Natural gas		
	1 ea	P6072145 Basket, (2) oblong/twin size, 13-1/2" x 6-1/2" x 5-3/4" deep, long handle, regular mesh (shipped std (n/c) with models "T" SG14, SG14R, SSH55, SE14, SE14X, SE14B, SG14T, 35+, 45+, fryer batteries shipped with (1) per fryer		
	1 kt	T&S Brass HG-4D-36SK Safe-T-Link Gas Connector Kit, 3/4" connection, 36" hose, stainless steel braiding with extruded coating, (1) Quick-Disconnect, (2) Swivelink fittings, (1) 90° elbow, ball valve, restraining cable adjustable for 3' to 5', 220,000 BTU / hr minium flow capacity	\$325.37	\$325.37
			ITEM TOTAL:	\$6,547.93
7	1 ea	REACH-IN REFRIGERATOR	\$8,362.10	\$8,362.10
		Beverage Air Model No. RB72HC-1S Vista® Refrigerator, reach-in, three-section, 68.93 cu. ft., electronic control, (3) lockable hinged self-closing solid doors, (9) adjustable wire shelves, LED lighting, gray painted aluminum interior, stainless steel front, gray coated steel sides, bottom-mounted self-contained refrigeration, R290 Hydrocarbon refrigerant, 1/2 HP, cULus, UL EPH Classified, UL-Sanitation, Made in USA		
	1 ea	3 years parts & labor warranty (excludes maintenance items)		
	1 ea	Self-Contained refrigeration		
	1 ea	Additional 4 years compressor warranty (part only), standard		
	1 ea	115v/60/1-ph, 6.2 amps, cord with NEMA 5-15P		
	1 ea	Left door hinged on left, center and right door hinged on right, standard		
	1 ea	6" Heavy duty casters (2) locking, standard		

Item	Qty	Description	Sell	Sell Total
			ITEM TOTAL:	\$8,362.10
8	1 ea	ONE (1) COMPARTMENT SINK	\$1,712.49	\$1,712.49
		John Boos Model No. 1PB24-1D24L Pro-Bowl Sink, 1-compartment, 52-3/16"W x 29-1/2"D x 44-1/16"H overall size, (1) 24"W x 24" front-to-back x 12" deep compartment, (1) 24" left drainboard, 10"H boxed backsplash with 45° top & 2" return, (1) set of splash mount faucet holes with 8" centers, 3-1/2" die-stamped drain opening, 16/300 stainless steel construction, stainless steel legs, adjustable front & side bracing, adjustable bullet feet, NSF, CSA-Sanitation, KD		
	1 ea	T&S Brass 5PR-8W06 Equip Pre-Rinse Unit, 8" centers, wall mount base, 6" wall bracket & 6" add-on faucet, quarter-turn Cerama cartridges, low lead	\$335.44	\$335.44
	1 kt	T&S Brass B-0230-K Installation Kit, (2) 1/2" NPT nipples, lock nuts & washers, (2) short "Ell" 1/2" NPT female x male	\$36.88	\$36.88
	1 kt	T&S Brass B-0230-KIT Inlet Kit, 1/2" NPT nipple, close elbows, 24" flex supply hoses	\$42.35	\$42.35
	1 ea	PB-LWR-1 Twist Handle Lever Waste, for 3-1/2" industry standard sink opening, standard valve, basket strainer (includes an adapter for either 2" or 1-1/2" drain outlet)	\$227.06	\$227.06
	1 ea	PB-LWB Lever waste support arm bracket. Not for use with PB-LWS-1 or PB-LWS-1OV straight handle lever waste.	\$28.43	\$28.43
	1 ea	Note: Provisions made at factory for installation.		
			ITEM TOTAL:	\$2,382.65
9	1 ea	REACH-IN FREEZER	\$11,350.78	\$11,350.78
		Beverage Air Model No. HF3HC-1S Horizon Series Freezer, reach-in, three-section, 78"W, 85" H, 69.1 cu. ft. capacity, (1) center solid door right-hand hinged, (1) right solid door right-hand hinged, (1) left solid door left-hand hinged, door locks, (9) adjustable shelves, electronic control, LED interior lighting, digital display, expansion valve technology, automatic defrost, top-mounted self-contained refrigeration, R290 Hydrocarbon refrigerant, stainless steel front, gray painted sides, aluminum interior, (2) 3/4 HP, cULus, UL EPH Classified, UL-Sanitation, Made in USA		
	1 ea	3 years parts & labor warranty (excludes maintenance items)		
	1 ea	Self-Contained refrigeration		
	1 ea	Additional 4 years compressor warranty (part only), standard		
	1 ea	115v/60/1-ph, 13.2 amps, cord with NEMA 5-20P		
	1 ea	Left door hinged left, center and right door hinged right, standard		
	1 ea	6" Heavy duty casters (2) locking, standard		
			ITEM TOTAL:	\$11,350.78
10	1 ea	MEGA TOP SANDWICH / SALAD PREPARATION REFRIGERATOR	\$7,138.55	\$7,138.55
		Beverage Air Model No. SPE72HC-30M Mega Top Refrigerated Counter, three-section, 72"W, 20.02 cu. ft. capacity, (3) doors, stainless steel top with opening for (30) 1/6 size pans, 10" cutting board, (6) shelves, stainless steel exterior top, front, sides & doors, galvanized steel exterior bottom and back, aluminum interior, rear-mounted self-contained refrigeration, (pans furnished are 4" deep, tops will accommodate 6" deep pans) R290 Hydrocarbon refrigerant, 1/3 HP, cULus, UL EPH Classified, UL-Sanitation, Made in USA		
	1 ea	3 years parts & labor warranty (excludes maintenance items)		
	1 ea	Self-Contained refrigeration		
	1 ea	Additional 4 years compressor warranty (part only), standard		
	1 ea	115v/60/1-ph, 5.4 amps, cord with NEMA 5-15P		
	1 ea	Left door hinged left, center and right door hinged right, standard		
	1 ea	6" Heavy duty casters, standard		
			ITEM TOTAL:	\$7,138.55
11	1 ea	WORK TABLE, 60", STAINLESS STEEL TOP	\$302.35	\$302.35
		John Boos Model No. UFBLG6030-X Economy Work Table, 60"W x 30"D, 18/430 stainless steel top with 1-1/2" rear up-turn, 1-1/2" Stallion Safety Edge on front, 90° turnaround on sides, galvanized legs & adjustable undershelf, adjustable 1" plastic bullet feet, NSF, CSA-Sanitation, KD (Available in Effingham)		
			ITEM TOTAL:	\$302.35
12		SPARE NO.		
13	1 ea	HEAT LAMP	\$423.53	\$423.53
		Hatco Model No. GRAHL-36-120-TQS (QUICK SHIP MODEL) Glo-Ray® Infrared Foodwarmer, 36" W, high wattage, tubular metal heater rod with lights, single heater rod housing, built-in toggle switch & conduit, aluminum construction, 980 watts, 120v/60/1-ph, NSF, cULus, Made in USA		
	1 ea	NOTE: Sale of this product must comply with Hatco's Minimum Resale Price Policy; consult order acknowledgement for details		
	1 ea	NOTE: Includes 24/7 parts & service assistance, call 414-671-6350		
	1 ea	One year on-site parts & labor warranty, plus one additional year parts only warranty on all Glo-Ray metal sheathed elements		

Item	Qty	Description	Sell	Sell Total
			ITEM TOTAL:	\$423.53
14	1 ea	SALAMANDER BROILER, GAS	\$1,546.96	\$1,546.96
		Admiral Craft Equipment Corp. Model No. BDSAL-36/NG		
		Black Diamond Salamander Broiler, natural gas, countertop, (3) infrared burners, chamber: 10"H x 26-1/2"W x 17"D, multi-locking broiler grid, adjustable gas valves, non-slip rubber feet, heavy duty stainless steel interior/exterior, includes: stainless steel crumb tray, 3/4" NPT, 36,000 BTU, cETLus, ETL-Sanitation (NET)		
	1 ea	Warning: Cancer and Reproductive harm. For more info please visit www.P65Warnings.ca.gov		
	1 ea	1 year warranty on parts & labor, standard		
	1 st	BDSAL-RMK Range Mount Kit (for BDSAL-36/NG) (NET)	\$159.92	\$159.92
NEED TO CONFIRM WHAT RANGE THIS MOUNTS TO. MODEL NOT LISTED IN DRAWING OR SPECS				
			ITEM TOTAL:	\$1,706.88
15		SPARE NO.		
16	1 ea	THREE (3) COMPARTMENT SINK	\$2,596.94	\$2,596.94
		John Boos Model No. 3PB1620-2D18		
		Pro-Bowl Sink, 3-compartment, 87-1/4"W x 25-1/2"D x 44-1/16"H overall size, (3) 16"W x 20" front-to-back x 12" deep compartments, (2) 18" left & right drainboards, 10"H boxed backsplash with 45° top and 2" return, (1) set of splash mount faucet holes with 8" centers, 3-1/2" die-stamped drain opening, 16/300 stainless steel construction, stainless steel legs, adjustable front & side bracing, adjustable bullet feet, NSF, CSA-Sanitation, KD		
	3 ea	PB-LWR-1 Twist Handle Lever Waste, for 3-1/2" industry standard sink opening, standard valve, basket strainer (includes an adapter for either 2" or 1-1/2" drain outlet)	\$227.06	\$681.18
	3 ea	PB-LWB Lever waste support arm bracket. Not for use with PB-LWS-1 or PB-LWS-10V straight handle lever waste.	\$28.43	\$85.29
	1 ea	T&S Brass 5PR-8W06 Equip Pre-Rinse Unit, 8" centers, wall mount base, 6" wall bracket & 6" add-on faucet, quarter-turn Cerama cartridges, low lead	\$335.44	\$335.44
	1 kt	T&S Brass B-0230-K Installation Kit, (2) 1/2" NPT nipples, lock nuts & washers, (2) short "Ell" 1/2" NPT female x male	\$36.88	\$36.88
	1 kt	T&S Brass B-0230-KIT Inlet Kit, 1/2" NPT nipple, close elbows, 24" flex supply hoses	\$42.35	\$42.35
			ITEM TOTAL:	\$3,778.08
17	1 ea	HOODS/ FIRE PROTECTION	\$64,207.85	\$64,207.85
		Accurex		
		KH-1 1 Exhaust Only Wall Canopy Hood w/ ASP XXEW-192.00-S		
		FS-1 1 Fire Suppression System FSSC - 15 - 2		
		DH-2 1 Condensate Hood XD1 - 42.00 - S		
		CP-1 1 Accurex Kitchen Controls - Constant Volume XKC-CV-S-21-2-1-0		
		KEF-1.1 1 RF FV Fan XCUE-160XP-VG 3,044.96		
		KEF-1.2 1 RF FV Fan XCUE-160XP-VG 2,743.73		
		DEF-2 1 RF FV Fan XCUE-099-VG 1,216.55		
		MAU-1 1 Tempered Supply Fan XDGX-P116-H22-MF		
		FIELD STARTUP 1 Service Start-Up		
THIS IS A BUDGET NUMBER UNTIL WE NAIL DOWN FINAL EQUIPMENT AND GET FS DRAWINGS				
			ITEM TOTAL:	\$64,207.85
18	1 ea	EQUIPMENT INSTALL	\$15,000.00	\$15,000.00
		Edward Don		
		Receive, inspect, store product for up to 45 days at a bonded warehouse, deliver to job site, uncrate, assemble and set up all new food service equipment provided by Edward Don (KEC). Hang all wall mounted items and seal where necessary and remove all trash involved with these items. KEC assumes on site dumpster and lift will be provided by GC. All final MEP connections are to be done by others. Any penetrations made are to be done by others. All rooftop curbs for Fans, MUA units, beer lines, refrigeration etc are to be by others and sealed by others. Edward Don accepts no liability for any equipment damaged on site once delivered. Cost also includes any and all applicable startups on equipment done by authorized warranty service company within 100 miles of Denver Metro area. Any address outside that limit will be subject to additional travel charges invoiced by the service provider.		
			ITEM TOTAL:	\$15,000.00
19	1 ea	STAGING AND DELIVERY	\$4,705.88	\$4,705.88
		Edward Don		
		Equipment Staging and Delivery to site		
			ITEM TOTAL:	\$4,705.88
			Merchandise	\$169,929.81
			Freight	\$9,152.68
			Total	\$179,082.49

All MEP final connections including low voltage wiring, plumbing, mechanical, Electric to be done by others. GC to provide crane for rooftop units to be hoisted on roof. Quote is good for 30 days. All exhaust fan, MUA units etc to be connected and installed by others.

IMPORTANT NOTICE: Never trust wiring instructions or ACH or other banking information sent via email. Cyber criminals are hacking email accounts and sending emails with fake wiring instructions and bank information. These emails are convincing and sophisticated. Always independently confirm wiring instructions and ACH or other banking information in person or via a telephone call to a trusted and verified phone number. Never wire or transfer money without double-checking that the wiring instructions and ACH or other banking information are correct.

Acceptance: _____ Date: _____

Printed Name: _____

Project Grand Total: \$179,082.49

Group Code 1	Group Code 2	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
01		GENERAL CONDITIONS			
	01.005	GENERAL CONDITIONS			
		General Conditions	3.00 MONTH	15,000.00 MONTH	45,000
		GENERAL CONDITIONS	2,588.00 sf	17.39 sf	45,000
		GENERAL CONDITIONS	2,588.00 sf	17.39 sf	45,000
02		SITEWORK			
	02.050	SITEWORK SUPPORT			
		Clean-Up	80.00 HOUR	57.06 HOUR	4,565
		Temp Toilets	3.00 EACH	450.72 EACH	1,352
		Dumpsters	2.00 EACH	750.96 EACH	1,502
		Hoisting (In HVAC)	0.00 LS	0.00 LS	0
		SITEWORK SUPPORT	2,588.00 sf	2.87 sf	7,419
	02.225	SELECTIVE DEMOLITION			
		Sawcut Floor	300.00 LF	10.01 LF	3,002
		Demo Concrete Floor	500.00 SF	5.00 SF	2,501
		SELECTIVE DEMOLITION	2,588.00 sf	2.13 sf	5,503
		SITEWORK	2,588.00 sf	4.99 sf	12,922
03		CONCRETE			
	03.310	CAST-IN-PLACE CONCRETE			
		Patch Concrete Floor	500.00 SF	20.01 SF	10,003
		CAST-IN-PLACE CONCRETE	2,588.00 sf	3.87 sf	10,003
		CONCRETE	2,588.00 sf	3.87 sf	10,003
06		WOOD & PLASTICS			
	06.105	ROUGH CARPENTRY			
		Backing & Blocking	2,588.00 SF	0.45 SF	1,167
		ROUGH CARPENTRY	2,588.00 sf	0.45 sf	1,167
	06.410	CABINETS			
		Bar Tops, POS Top, Build in Bench	1.00 LS	13,900.00 LS	13,900
		CABINETS	2,588.00 sf	5.37 sf	13,900
	06.610	PLASTIC FABRICATIONS			
		FRP Wall Panels - Bathrooms	256.00 SF	10.00 SF	2,561
		FRP Wall Panels - Kitchen (Up to 8'-0" AFF)	600.00 SF	10.00 SF	6,001
		PLASTIC FABRICATIONS	2,588.00 sf	3.31 sf	8,561
		WOOD & PLASTICS	2,588.00 sf	9.13 sf	23,628
07		THERMAL/MOISTURE PROTEC'N			
	07.210	BUILDING INSULATION			
		Batt Insulation	1.00 LS	641.02 LS	641
		BUILDING INSULATION	2,588.00 sf	0.25 sf	641
	07.610	SHEET METAL ROOFING			
		Roof Curbs	4.00 EACH	2,201.40 EACH	8,806
		Roof Curb Sealing & Flashing	4.00 EACH	750.30 EACH	3,001
		Roof Curb Framing	3.00 EACH	1,250.66 EACH	3,752
		SHEET METAL ROOFING	2,588.00 sf	6.01 sf	15,559
		THERMAL/MOISTURE PROTEC'N	2,588.00 sf	6.26 sf	16,200
08		DOORS & WINDOWS			
	08.010	DOORS & FRAMES			
		Doors & Hardware	1.00 EACH	6,292.46 EACH	6,292
		DOORS & FRAMES	2,588.00 sf	2.43 sf	6,292
	08.360	OVERHEAD DOORS			
		Overhead Doors - Replace (2) Sections	1.00 SF	6,114.00 SF	6,114
		OVERHEAD DOORS	2,588.00 sf	2.36 sf	6,114
	08.830	MIRRORS			
		Unframed Mirrors	2.00 EACH	250.20 EACH	500
		MIRRORS	2,588.00 sf	0.19 sf	500
		DOORS & WINDOWS	2,588.00 sf	4.99 sf	12,907
09		FINISHES			
	09.005	FINISHES SUPPORT			

Group Code 1	Group Code 2	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
		Finishes Final Clean	2,588.00 SF	0.55 SF	1,426
		Floor Prep	2,588.00 SF	0.25 SF	647
		Finishes Protection	2,588.00 SF	0.45 SF	1,166
		FINISHES SUPPORT	2,588.00 sf	1.25 sf	3,239
	09.250	GYPSUM WALL BOARD			
		Framing & Drywall	1.00 LS	115,168.28 LS	115,168
		GYPSUM WALL BOARD	2,588.00 sf	44.50 sf	115,168
	09.630	MASONRY FLOORING			
		Thin Brick Accent Wall	530.00 SF	25.00 SF	13,250
		MASONRY FLOORING	2,588.00 sf	5.12 sf	13,250
	09.650	RESILIENT FLOORING			
		Rubber Base	1.00 LS	7,802.23 LS	7,802
		RESILIENT FLOORING	2,588.00 sf	3.01 sf	7,802
	09.910	PAINTING			
		Interior Painting	1.00 LS	9,464.07 LS	9,464
		PAINTING	2,588.00 sf	3.66 sf	9,464
	09.980	CONC & MASONRY COATINGS			
		Concrete Polishing & Sealing	0.00 LS	0.00 LS	0
		CONC & MASONRY COATINGS	2,588.00 sf	0.00 sf	0
		FINISHES	2,588.00 sf	57.54 sf	148,924
10		SPECIALTIES			
	10.440	INTERIOR SIGNAGE			
		Interior Code Signage	5.00 EACH	75.00 EACH	375
		INTERIOR SIGNAGE	2,588.00 sf	0.14 sf	375
	10.520	FIRE PROTECTION			
		Fire Extinguishers & Cabinets	2.00 EACH	370.59 EACH	741
		FIRE PROTECTION	2,588.00 sf	0.29 sf	741
	10.810	TOILET ACCESSORIES			
		Seat Cover Dispenser	2.00 EACH	180.14 EACH	360
		Towel & Waste Dispenser	1.00 EACH	861.37 EACH	861
		Soap Dispenser	2.00 EACH	135.11 EACH	270
		Grab Bars	6.00 EACH	116.12 EACH	697
		Toilet Paper Dispenser	2.00 EACH	207.17 EACH	414
		TOILET ACCESSORIES	2,588.00 sf	1.01 sf	2,603
		SPECIALTIES	2,588.00 sf	1.44 sf	3,719
11		EQUIPMENT			
	11.410	FOOD SERVICE EQUIP			
		Food Service Equipment Package	1.00 LS	180,000.00 LS	180,000
		FOOD SERVICE EQUIP	2,588.00 sf	69.55 sf	180,000
		EQUIPMENT	2,588.00 sf	69.55 sf	180,000
12		FURNISHINGS			
	12.410	FURNISHINGS			
		Bar Stools, Tables, Chairs (Excluded - Provided By Owner)	0.00 LS	0.00 LS	0
		FURNISHINGS	2,588.00 sf	0.00 sf	0
	12.490	WINDOW TREATMENTS			
		Mecho Window Shades (Excluded)	0.00 LS	0.00 LS	0
		WINDOW TREATMENTS	2,588.00 sf	0.00 sf	0
		FURNISHINGS	2,588.00 sf	0.00 sf	0
15		MECHANICAL			
	15.100	PLUMBING			
		Plumbing & Piping	1.00 LS	86,632.70 LS	86,633
		PLUMBING	2,588.00 sf	33.47 sf	86,633
	15.300	FIRE PROTECTION			
		Fire Sprinklers	1.00 LS	7,546.51 LS	7,547
		Hood Ansul System	1.00 LS	7,521.51 LS	7,522
		FIRE PROTECTION	2,588.00 sf	5.82 sf	15,068
	15.510	HVAC			
		HVAC	1.00 LS	99,045.22 LS	99,045
		Stainless Steel Behind Cook Line	220.00 SF	20.66 SF	4,545
		HVAC	2,588.00 sf	40.03 sf	103,590

Group Code 1	Group Code 2	Description	Takeoff Quantity	Total Cost/Unit	Total Amount
16	16.010	MECHANICAL	2,588.00 sf	79.32 sf	205,291
		ELECTRICAL			
		ELECTRICAL			
		Electrical	1.00 LS	82,074.93 LS	82,075
18	18.005	ELECTRICAL	2,588.00 sf	31.71 sf	82,075
		ELECTRICAL	2,588.00 sf	31.71 sf	82,075
		ALLOWANCES			
		ALLOWANCES			
		Allowance #1: RTU Roof Modifications	1.00 LS	3,000.00 LS	3,000
		Allowance #2: Structured Cabling	1.00 LS	2,500.00 LS	2,500
		Allowance #3: Fireplace	1.00 SF	15,000.00 SF	15,000
		Allowance #4: Electric Meter Install Fee	1.00 LS	3,500.00 LS	3,500
		ALLOWANCES	2,588.00 sf	9.27 sf	24,000
		ALLOWANCES	2,588.00 sf	9.27 sf	24,000

Estimate Totals

Description	Totals	Rate	Cost/SF
Subtotal:	\$ 764,668		\$ 295.47
Construction Contingency:	\$ 19,099	2.50 %	\$ 7.38
Design Estimating Contingency:	\$ 31,323	4.00 %	\$ 12.10
Subtotal:	\$ 50,422		
Running Subtotal:	\$ 814,385		\$ 19.48
Warranty Reserve:	\$ 3,339	0.41 %	\$ 1.29
General Liability Insurance:	\$ 9,365	1.15 %	\$ 3.62
Subtotal:	\$ 12,704		
Running Subtotal:	\$ 827,090		\$ 4.91
Fee:	\$ 33,084	4.00 %	\$ 12.78
Subtotal:	\$ 33,084		
Running Subtotal:	\$ 860,173		\$ 332.37
Project Total:	\$ 860,173		\$ 332.37



Business Plan

For The Colorado Outdoors
Flex Space, Suite G-109

Executive Summary

CONFIDENTIALITY STATEMENT: Information contained in this business plan is strictly confidential and is being presented to specific persons with the understanding that those persons will maintain confidentiality and not disclose or distribute any part of this plan to third parties without the prior written permission of the author(s). Information includes any data, reports, schedules, or attachments that may be contained in or referred to in this document.

Mission Statement: To deliver exceptional products and services to our customers and community in a laid back atmosphere through quality, friendliness, and creativity.

Statement of Purpose/Introduction

The purpose of this business plan is for the development of a restaurant to fill the needs of an unfulfilled target segment located near the northwest region of the City of Montrose.

The Horsefly Brewing Company LLC (HBC) was established on September 9th, 2009, located in historic downtown Montrose, the Horsefly Brewing Company is now Montrose's oldest brewery. Named after the Horsefly Peak, the company originated as a small tasting room located in the front office area of a storage unit rental space. Quickly Horsefly outgrew its space and moved to its current location on Main Street in September of 2010. Over the years expansions including adding a full service kitchen, brew room, walk-in coolers, and more seating areas have occurred to further please its customers.

Owners, Phil and Melanie Freismuth, have made Montrose their home since 1997. Their community focused mindset is part of what makes Horsefly so special. On top of Horsefly Brewing Company, the Freismuths' own and operate both Airfly and Airfly Too at the Montrose airport as well as Phelanies, a speakeasy. Often you can find Phil and Melanie "testing the product" at one of their favorite spots in either Horsefly or Phelanies.

Phil and Melanie continue to grow their businesses through rental properties and continually focus on bettering the community. The Horsefly owners have now identified new opportunities to expand their services. The concept is to lease a new facility at Colorado Outdoors LLC., a developing campus for living and working, providing immediate access to the outdoor industry. Horsefly presents, Toasty All Day Eatery, this service location would offer a menu variety that provides specialty items such as the Chilaquiles, breakfast fondue, banana split french toast, a popular cast iron cinnamon roll, fresh baked treats, and a coffee bar. A lunch menu will bring in a mix of wraps, paninis and pitas that are a new addition to the area. Within 3-6 months, we will move to include evening activities with the addition of light bite fares, hand crafted cocktails and beers, and a limited selection of local wines.

Construction is anticipated to start near the end of September to early October, and completion is projected between 6-10 weeks depending on acquisitions of kitchen equipment, and current supply chain trends. If construction completion goes according to schedule, we anticipate receiving our COP at the end of December and/or early January, and hope to schedule our first soft opening in the first and second week of January, 2024.

Concept Description

Toasty is a modern, simple and friendly atmosphere that offers toasty food, a toasty atmosphere with decor and fireplace, and the opportunity to get a little toasty while enjoying some time with coworkers and friends.

Toasty will be a family owned restaurant featuring breakfast items that include the following: chilaquiles, breakfast fondue, banana split french toast, a popular cast iron cinnamon roll, fresh baked treats, and a coffee bar. In addition, lunch items such as wraps, paninis and pita's will be provided. Within the first 90 days, we will roll out evening activities that will include light bite fares, hand crafted cocktails and beers, and a limited selection of wines. The evening hours will expand/contract based on business trends and seasonality. Please see the sample menu below.

Customers will have the opportunity to enjoy Toasty as either a dine in experience or pick-up food to enjoy in the comfort of their own home or place of business. Patrons will have the opportunity to experience menu items such as specialty, Mexirado, from the griddle, lighter fares, on the go, breakfast classics, pitas, kids menu, and a variety of drinks. The breakfast menu will also include fresh baked treats and a coffee bar.

The evening atmosphere will be slightly more intimate with dimmable lighting, background music designed to create a relaxing , laid back atmosphere, with a modern rustic flare. Small bites will be available with a full bar. The evening hours will coincide with the opening of the hotel and will include "Happy Hour" specials.

An open floor plan will provide room to relax while also offering the space to work remotely. A fireplace will create an ambiance that makes it feel like home whether you're a local or a visitor to Montrose.

The restaurant will have approximately 75 seats in the dining area and additional seating with an available outdoor patio. Toasty will also provide take-out, will consider rental opportunities, as well as hosting of special events.

Toasty All Day Eatery will be open 7-days a week. Toasty owner's anticipate that the restaurant will be open continuously during breakfast and lunch. The expected hours of operation are as follow:

	Breakfast, Lunch & Evening
Monday	6am-3pm, 5-9PM
Tuesday	6am-3pm, 5-9PM
Wednesday	6am-3pm, 5-9PM
Thursday	6am-3pm, 5-9PM
Friday	6am-3pm, 5-9PM
Saturday	6am-3pm, 5-9PM
Sunday	6am-3pm, 5-9PM

Sample Menus

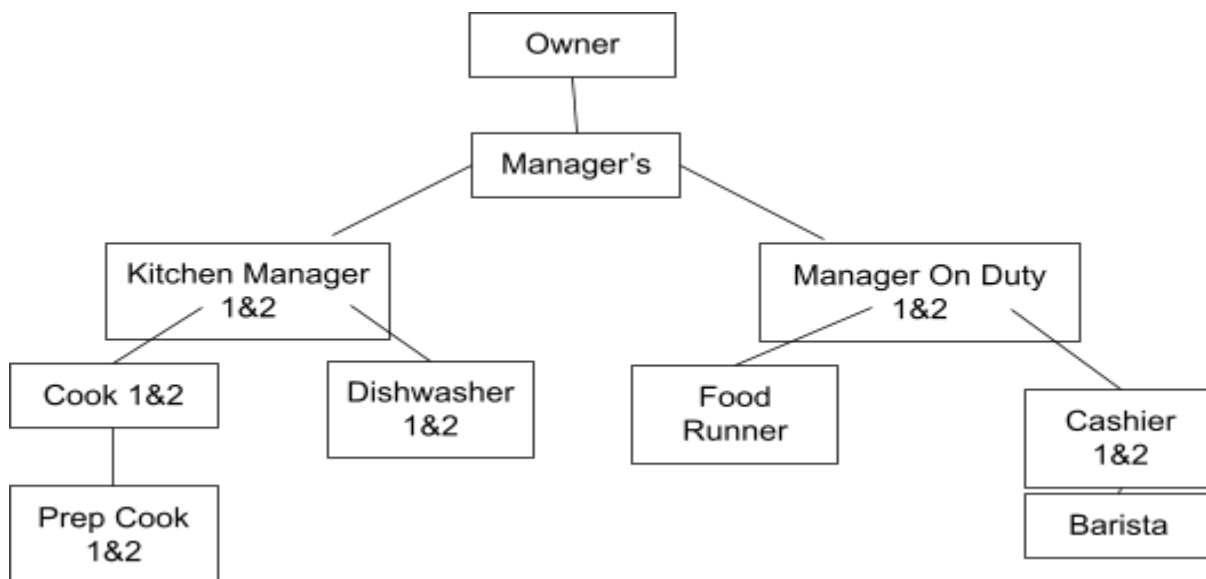
	
Specialties	Mexirado
Communal Mash Platter Corn meat mash lightly pan fried side of bacon or sausage two eggs any style Bacon Mac 'N Cheese topped with parmesan bread crumbs chips two eggs any style Hangover Fried Rice bacon onion garlic carrot white corn fried egg two eggs any style Corn Griddle Cakes Communal pancakes your choice of berries and syrup or red chili Breakfast Bowl House style potato sausage 2 eggs any style gravy * make it southwestern - smother it with green Chile	Chilaquiles Two eggs crispy tortilla chips house made green Chile bacon or sausage black beans cheddar cheese gravy fresh onion cilantro avocado Toasted Nachos or Quesadillas <u>Breakfast</u>: Tortilla chips or flour tortilla breakfast sausage or bacon scrambled egg gravy melted cheddar jack cheese cilantro side of salsa <u>Pulco</u>: Tortilla chips or flour tortilla pulled chicken black beans gravy melted cheddar jack cheese cilantro side of salsa <u>Vegeto</u>: Tortilla chips or flour tortilla grilled peppers & onions black beans gravy melted cheddar jack cheese cilantro side of salsa Breakfast Tamales Two tamales two eggs any style house made green chili cheddar jack cheese
From The Griddle	On The Go
Classic French Toast Texas toast powdered sugar add fruit topping for \$ * Honey Brick Style topped with strawberries, local honey and shredded coconut * Banana Split Style- Classic French toast vanilla ice cream walnuts chocolate sauce whipped cream cherry on top Pancakes Three buttermilk pancakes Choice of: Original Blueberry chocolate chip	Steel Cut Oats Add dried fruit \$ nuts \$ brown sugar \$ honey \$ Yogurt Parfait Yogurt Granola seasonal fruit *Make it a Sunrise Banana Split banana yogurt granola fresh berries chocolate or fruit drizzle cherry on top Bagel and Smear Plain Everything Blueberry w/ Cream Cheese Butter Peanut Butter Breakfast Sandwich Egg cheese bacon or sausage mayo your choice of bread
Classics	Kids
Original Platter Two eggs any style Bacon or sausage hash browns toast Biscuits and Gravy House made biscuits sausage gravy two eggs any style Breakfast Burrito Flour tortilla Scrambled egg melted cheddar jack bacon sausage hash browns green Chile Omelette Filled with cheddar jack Choice of three- Spinach Mushrooms Jalapeño Ham Bacon Sausage peppers	Pancakes or French Toast Two Pancakes or Two Slices of French Toast Scrambled eggs bacon or sausage Original Platter Two eggs any style Bacon or sausage hash browns toast Mac n Cheese House made Mac fruit cup (make it breakfast Mac add bacon and an egg \$) Chicken Tenders 3 tenders chips fruit cup Peanut Butter & Jelly Choice of bread chips fruit cup

Horsefly Peak, the company originated as a small tasting room located in the front office area of a storage unit rental space. Quickly Horsefly outgrew its space and moved to its current location on 846 E Main Street in September of 2010. Over the years expansions including adding a full service kitchen, brew room, walk-in coolers, and more seating areas have occurred to further please its customers.

Owners, Phil and Melanie Freismuth, have made Montrose their home since 1997. Their community focused mindset is part of what makes Horsefly so special. On top of Horsefly Brewing Company, the Freismuths' additionally own and operate both Airfly and Airfly Too at the Montrose airport, and Phelanies, a speakeasy. Often you can find Phil and Melanie "testing the product" at one of their favorite spots in either Horsefly or Phelanies.

Current endeavors also include owning and operating multiple long-term rentals and airbnb properties.

Managers - Ashley and Miguel Lopez



Projected Staffing - Baseline staff for year one range from 18 -22 staff members, based on annual operating hours. Staffing adjustments will be made based on operational trends.

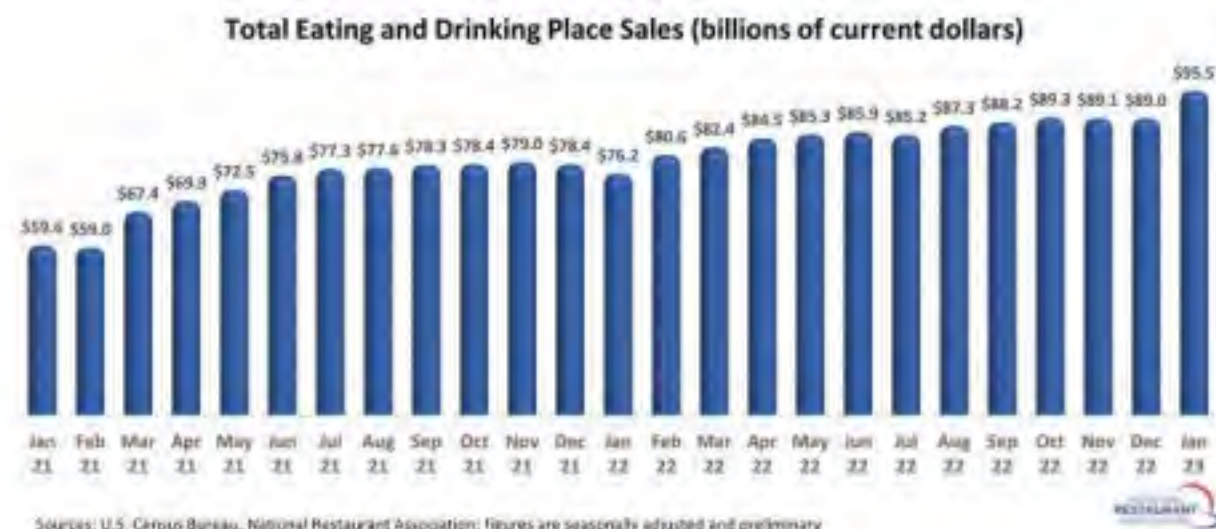
Market Analysis

Consumer Trends

Eating and drinking places registered total sales of \$95.5 billion on a seasonally adjusted basis in January of 2023, according to preliminary data from the U.S. Census Bureau. That was up significantly from sales volumes of roughly \$89 billion in both November and December of 2022.

According to the National Restaurant Association, “looking beyond the statistical quirks, January was still a positive sales month for the restaurant industry. In unadjusted terms, January’s preliminary sales volume stood 24% above the January 2022 reading – a month that saw business conditions negatively impacted by the omicron variant. Moving forward, consumers are expected to remain resilient in the coming months, even in the face of an economy that is likely to slow. Healthy household balance sheets, a buoyant labor market and moderating inflation will give consumers the wherewithal to continue burning off the pent-up demand that they accumulated during the pandemic”.

The following chart illustrates total eating and drinking place sales:

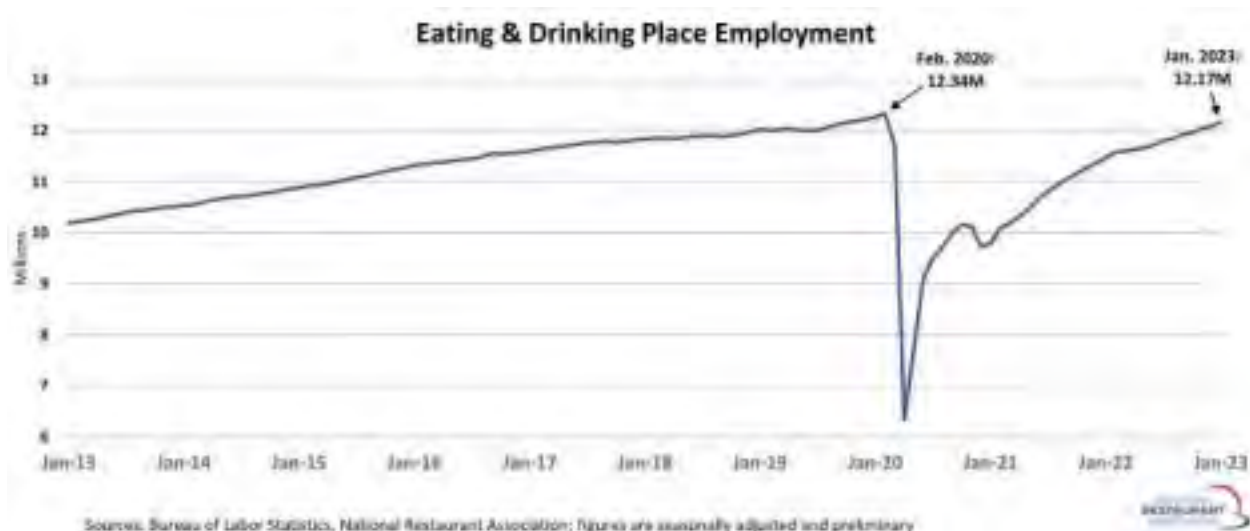


Eating and drinking places are the primary component of the U.S. restaurant and foodservice industry, which prior to the coronavirus pandemic generated approximately 75 percent of total restaurant and foodservice sales. Monthly sales figures presented above represent total revenues at all eating and drinking place establishments.

With the release of the January employment data, BLS incorporated their annual benchmark revisions. This process benchmarks the monthly establishment survey data to the Quarterly Census of Employment and Wages (QCEW), which counts jobs covered by the Unemployment Insurance (UI) tax system.

This resulted in significant upward revisions for eating and drinking place employment levels in 2021 and 2022. As a result, eating and drinking places are much closer to returning to their pre-pandemic staffing levels.

As of January 2023, eating and drinking establishments accounted for 166,000 jobs – or 1.3% – below their February 2020 employment peak.



City of Montrose - Civic Alerts posted on October 7, 2022 “Economic Report Name Montrose a Top U.S. Micropolitan”.

The study conducted by the Heartland Forward, an economic renewal institute based in Bentonville, Arkansas, ranked four Colorado cities among the top 25 micropolitan areas in the United States. Montrose was ranked number 25 out of 536 United States cities studied with populations between 10,000 to 50,000 residents. Other Colorado communities included in the list were Edwards- number 10, Breckenridge- 15, and Steamboat Springs- 16.

Researchers used economic data from the U.S. Census Bureau, the Bureau of Economic Analysis, and the Bureau of Labor Statistics from 2015 through 2021. From these metrics, the researchers compared growth in average annual pay, employment numbers, and gross domestic product (GDP); level of per capita personal income; share of total employment at firms aged five years or fewer (young-firm employment share); and the share of employment at those young firms with a bachelor’s degree or higher (young-firm knowledge intensity).

Specifically from 2015 through 2022, employment in Montrose grew at a rate of 6.4% with annual average wage growth rising by 25.8% during the same time period. During the COVID-19 pandemic, from September 2020 to September 2021, job growth in Montrose occurred at a rate of 6.3% as remote workers left large urban centers for small rural cities.

Operational Goals

Goal 1 - Create a brand - Toasty a modern, simple and friendly place that offers toasty foods, a toasty atmosphere which includes a fireplace and the opportunity to get a little toasty while enjoying some time with coworkers and friends.

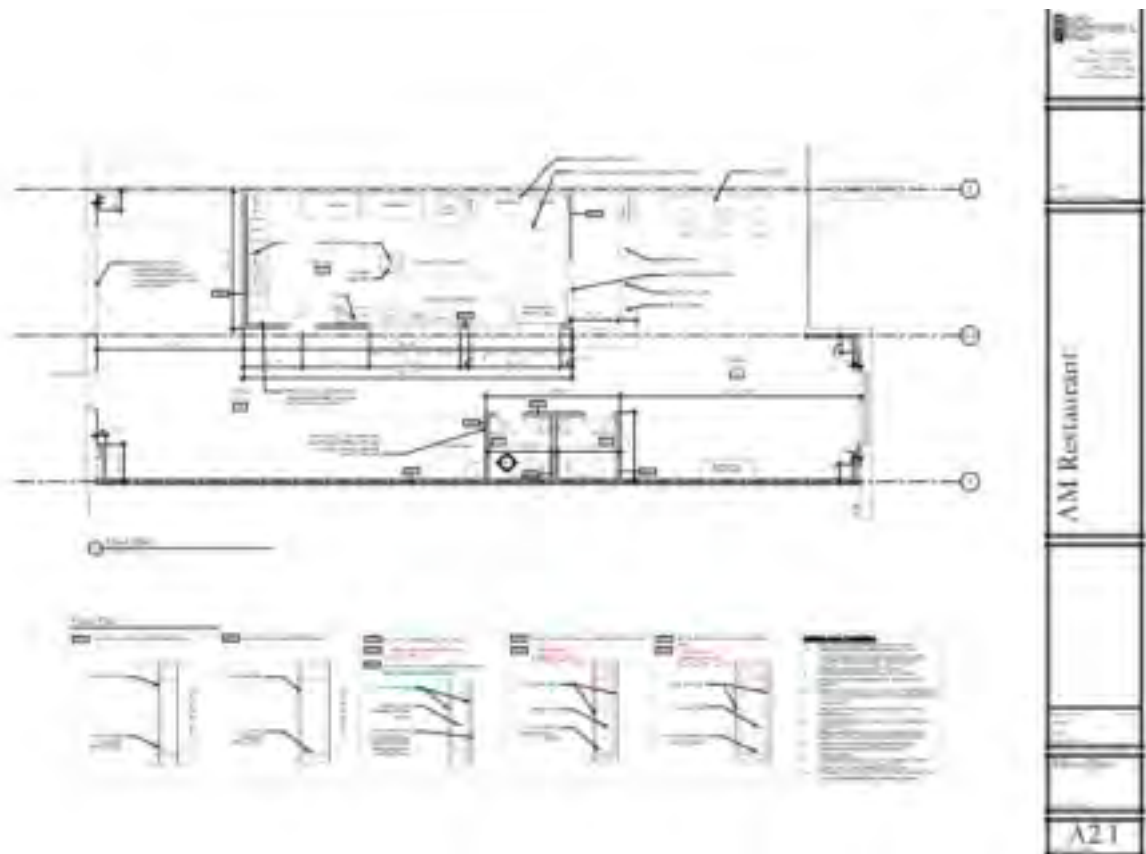
Goal 2 - Offer the best menu - Toasty will offer a more modern, tasteful, respectfully priced menu with variety. Some breakfast options will be available all day.

Goal 3 - Top quality service - Highly trained staff that understands the importance of time management, quality service, and friendly and clear communication. The ambience and decoration will add to the experience when experiencing Toasty.

Goal 4 - Add the fun element - Toasty will offer live music to add to ambience, possibly team up with other tenants and host special events to market businesses (Block Party during the summer months if approved by the landlord). Offer business after hours quarterly.

Goal 5 - Develop strong advertising - radio, social media, signage, Toasty will continue trends as owners have done with Horsefly Brewing Company. Find ways to improve upon.

Restaurant Design and Layout



Financial Plan

Operating Revenues - First year base operations have been identified as 70% of market share, for the full 12-month period, with a 10% growth each subsequent year. Food purchases account for 90% of sales, while drinks and retail account for the remaining 10%.

Operating Expenses

Lease Agreement - \$40,436 is the cost of the first year lease, the lease will grow 4% each year over a 7-year period.

Staffing - \$225,000 is the baseline cost that has been determined based on 30% of sales, which should provide optimum levels of staffing and will continue to grow as sales increase. As mentioned in the executive summary, we are projecting anywhere from 18-22 staff members in the first 12-months.

Food Expenses - \$247,500 is the baseline cost that has been determined based on 33% of sales, which will allow annual operations the flexibility to maintain a modern and respectfully priced menu, as mentioned in our operational goals. Food expenses will grow parallel to food sales.

Utilities - \$36,678 based on 60% of the average known costs at the Horsefly Brewing Co. projected rate increases for utilities account for anywhere from 3% to 7% through 2030.

	2024	2025	2026	2027	2028	2029	2030
Revenues	\$786,000	\$865,000	\$977,500	\$1,028,250	\$1,098,075	\$1,207,882	\$1,327,863
Expenses	\$620,791	\$675,816	\$733,388	\$797,143	\$866,928	\$943,245	\$1,013,920

Projected Construction Sources and Uses

Uses:	
NMTC at CO QALICB, LLC (Cash)	\$77,056
Phil & Melanie Freismuth/Horsefly Brewery CO, LLC (Loan)	\$893,117
	\$970,173
Uses:	
Building Permit	\$35,000
Design Fees	\$25,000
Build-out (Shaw)	\$860,173
New Tenant Personal Property	\$50,000
	\$970,173



CITY OF MONTROSE

OFFICE OF THE CITY MANAGER



William E. Bell, City Manager
Direct Dial: 970.901.8580
E-mail: wbell@ci.montrose.co.us

Summary Sheet

Applicant: Sterling Garns (Tenant: Eatery North/Eatery 66 (Ridgeway))

Property: 614 N 1st Street Montrose CO

Total Project Costs - \$910,099

Total Kitchen Costs - \$110,106

KITCHEN

70" Prep Fridge	\$8,547
36" Range w/ Convection Oven	\$5,178
60" Flattop	\$1,789
60" Grill	\$1,439
24" Fryer	\$1,300
Infrared 34" Natural Salamander	\$1,109
Corner Dishwasher	\$5,119
3 compartment sink	\$539
Glass Door Refrigerator	\$4,000
Range Hood	\$36,000

BASEMENT

3 Compartment Sink	\$539
10x10x6'7 Walk- In Cooler	\$18,000
Chest Freezers	\$1,500
Air Cooled 30" Ice Machine 500 lbs.	\$3,549
54" Glass Door Reach In Refrigerator	\$2,549

Installation (Including Electrical)	\$18,949
Total Requested:	\$110,106

Approved Expenses: \$107,697

If approved as requested, the applicant will receive \$107,697 to support the purchase of a kitchen to be used by the Eatery North. The kitchen will be the property of Sterling Garns and will remain with the building.

Bank Loan: \$500,000

Down Payment: \$100,000

Percentage of Total Project: 12%

City Taxes Collected Based on Three-Year Revenue Projections: \$85,467

Subject: Online Form Submittal: Business Opportunity Fund Pre-Application

Date: Wednesday, August 2, 2023 at 4:38:49 PM Mountain Daylight Time

From: noreply@civicplus.com

To: wbell@cityofmontrose.org, arusso@cityofmontrose.org, dspear@ci.montrose.co.us

Business Opportunity Fund Pre-Application

Get your application started!

Thank you for your interest in the Montrose Opportunity Funds.

*Please complete and submit this simple form to begin the qualification process.
We will be in touch with you shortly about your application.*

General Information

Business Name and/or
Property Address: Eatery 66/ Eatery North

Primary Contact First
Name*: Katie

Primary Contact Last
Name*: Graves

Business Address 1: 520 Sherman Street

Business Address 2: 614 N 1st Street Montrose CO

City: RIDGWAY

State: Colorado

ZIP: 81432

Phone Number: 9702184799

Email Address: info@eatery66.com

How did you hear about
the Opportunity Funds? Colleen Aller

Business Information

Is the business/property
currently located in the Yes

downtown district?

Business and/or Property Description	Eatery 66 is currently a successful farm to table restaurant that has been in business since 2015. We are looking to expand our operations and concept to the Montrose area to provide the community with locally sourced food with a creative edge. Please visit our website for full details, background, history and concept. www.eatery66.com
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Bank Used for Business Purposes:	Alpine Bank/ Citizens Bank
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Bank Contact Person:	Jamie Nixon / Steve Collin
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Date of Business Opening/Property Purchase:	5/5/2015
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How many people are currently employed by the business?:	9
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Federal EIN#:	47-3557152
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Business Structure:	Limited Liability Corporation (LLC)
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Does the business own the property where it is located?	No
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Project Information

Purpose of Project:	Other
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If other, please describe:	Full Kitchen and Restaurant Build Out
----------------------------	---------------------------------------

Project Description:	614 N 1st Street is wonderful option for a downtown local vibe restaurant that would serve the community as well as tourist. Our goal is to buy the building and build out a restaurant. The proposed plan would entail a full kitchen and bar build out, facade repair, mural painting on north wall, indoor and outdoor seating and upgrades to basic building codes. Please see attached for full proposal, drawings, design and quotes.
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Please provide a short description of how you would like to use the loan funds:	<i>Field not completed.</i>
---	-----------------------------

Total Estimated Project Costs:	\$310,099
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Proposed Sources of Funds: Loan for purchase of building: \$500,000
 Down Payment (cash) \$100,000
 Build Out: Grant Funding provided by City of Montrose
 Facade: 50/50 Grant Funding (Not Yet Submitted)

The following information is required during the application process. Please indicate whether or not you will be willing and able to provide the following information.

A personal financial statement (for anyone owning a 20% or greater stake in the business)	Yes
Two years of past tax returns	Yes
Two years of past financial statements	Yes
Cash flow projections, balance sheet, and income statement for a minimum of twelve months	Yes

Disclaimer & Signature

I certify that my answers are true and complete to the best of my knowledge and that intentional misrepresentations or omissions may be cause for the rejection of my pre-application.

Your electronic signature below indicates your agreement with the following statements: By typing my name in the following box and clicking submit button I certify the above statements to be true and correct, to the best of my knowledge, and that this information can be used for the purpose of processing my loan pre-application and information.

Applicant Signature:	Katie Graves
----------------------	--------------

Email not displaying correctly? [View it in your browser.](#)



09/12/2023

Anthony Russo

City of Montrose

Business Development

RE: Grant Program for **Eatery 66/Eatery North**.

In accordance with the IGA dated September 19th, 2017 Region 10 will provide analysis of business loan and incentive requests including grant applications for the purpose of business development.

Background: A grant application for **Eatery 66/Eatery North** was received for up to **\$150,000.00 One Hundred, Fifty Thousand dollars and no/100s**. All requested information has been submitted by the borrower. **This is a request for a full kitchen and restaurant build out, located at 314 N 1st St.**

The Total Project cost is estimated at \$910,099, including the building purchase. Their short-term goal is to rehabilitate this building that has been sitting vacant in is disrepair for some time. Their vision for this property, is to rehabilitate this location into an inviting, central downtown restaurant. To make this project financially feasible they are requesting grant for the build out and equipment. Katie and Spencer, the owners of Eatery 66 in Ridgway have a long track record of running a successful restaurant in Ridgway. However, they have three boys and live in Montrose. They would like to open a neighborhood eatery as a second location that is a little closer to home. Their hope is that by giving this old building a new life, they can invigorate downtown Montrose and increase sales and restaurant tax at the same time.

The company is in good standing with the Colorado Secretary of State having registered on **03/26/2015**.

Financial Analysis: N A R R A T I V E O N L Y: This is a very established business, that has very strong bottom-line year over year. By adding a 2nd location in Montrose in the heart of downtown is projected top be just as successful if not more. Their current location has a current bottom line for the period ending July 2022: Net Sales from all sources: \$981.852. They are projecting this restaurant to do better in spite of the additional competition. Their strong management and experience will be the key to their success in this location.

Request: The Grant Request up to **\$150,000.00**. The total estimated project cost is \$910,099. The owners will be putting over \$100,00.00 of their own funds into this project and a potential commercial loan for \$500,000. They are still awaiting on additional bids for some of the work.

Scope of Work: Total remodel inside and out of this historic old building. They are still waiting bids

Conclusion: Based on the purpose of the kitchen grant program, the total cost of the project and the high visibility of this high-profile downtown business this grant request is highly recommended.

Sincerely,

Matthew Evans

Loan Fund Counselor

August 9, 2023

To Whom it May Concern,

This letter is to confirm my support of the requested grant to construct a commercial kitchen at 614 N 1st Street in Montrose.

Our short-term goal is to rehabilitate this building which has been sitting vacant and in disrepair for some time and to provide an inviting, central location for a restaurant to operate. Complete buildout for a restaurant is rather cost prohibitive for a small business so I am asking for support from this grant to make this project financially feasible.

In the longer term, Eatery 66 has expressed interest in buying this building if we can get that grant approved. This will allow a local small business to not only have security in their restaurant location but also allow them to begin building equity in the real estate they own.

Katie and Spencer, the owners of Eatery 66 in Ridgway have a long track record of running a successful restaurant in Ridgway. However, they have three boys and live in Montrose. They would like to open a neighborhood eatery as a second location that is a little closer to home. Our hope is that by giving this old building a new life, we can invigorate downtown Montrose and increase sales and restaurant tax at the same time.

We completed a similar model with the Montrose Music building, but did not use any tax payer dollars for that project. We are very proud of the way it turned out and it is now owned by one of the tenants. In addition to the increased visual appeal at the corner of Main and Townsend, that project will undoubtedly increase sales tax and property tax for the City and the County of Montrose.

We sincerely hope that you will strongly consider this application and we look forward to a long and mutually beneficial relationship with the City of Montrose and DART and hope to complete more projects in the future.

Thank you,

A handwritten signature in black ink, appearing to read "Sterling Garns". The signature is fluid and cursive, with the first name "Sterling" being more prominent than the last name "Garns".

Sterling Garns



Map data ©2023 , Map data ©2023 20 ft



614 N 1st St

Building



Directions



Save



Nearby



Send to
phone

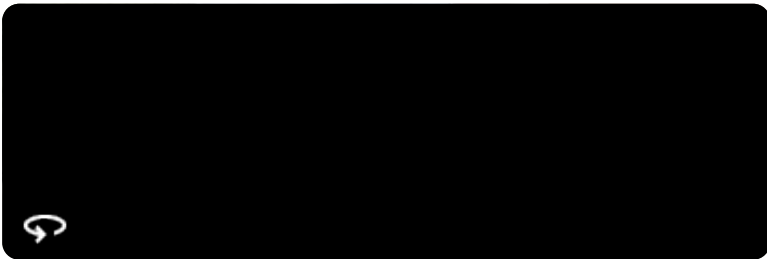


Share



614 N 1st St, Montrose, CO 81401

Photos





EATERY NORTH

Business Plan

**Katie Graves, Owner
Spencer Graves, Owner
Created on June 28th 2023**

Vision Statement

A successful vision for Eatery North:

- Provide the customers with a community hub for simple, quality meals at an affordable price with a chic yet approachable vibe that allows for a diverse customer base with a upbeat scene that captures the culture of the town.

Experience

The Eatery 66 vision began with an airstream. We can accredit our success with our low startup costs, seasonal operation, strong local support base, and family first driven mentality. After three years, we naturally developed to expand into a brick-and-mortar location. We managed and thrived during shutdowns and a pandemic and learned how to constantly pivot our business strategy according to trends, economy, local demand, environment, and town development. **We believe a truly good planning process means constantly revising and refining your business model while remaining rooted in a quality vision and product.**

As we dive into our next expansion in the Montrose market, we continue to uphold our roots in development and entrepreneurship in knowing that our short-term goals are in constant change, yet these long-term goals continue to remain a stronghold:

- Create a community restaurant that supports our local agricultural and ranching economy.
- Serve as a hub for social connection through healthy meals and a comfortable atmosphere.
- Lead the way in superior customer service and personalized local vibe.
- Become a centralized gathering spot for the town that includes the diverse population from families to date nights, to business meetings and the local working community.
- Open the door to help to build a walkable and enjoyable downtown experience for visitors and tourism.

Core Business Strategy

Target Market

- Year 1: Local Downtown Residents, Downtown Business Employees, Students, Select Tourism.
- Year 2-3: Expand market to adjacent towns, daily shoppers, airport customers, tourism, and travel.
- Year 3-5: Become household name for locals, expand to catering/buy-out events/seasonal parties, become local sponsor for 4-H and high school sporting events, reach into Front Range/Denver market using airports as hub for advertising.
- Year 6-10: Further expansion opening locations in Gunnison, Crested Butte, Denver and/or Moab.

Business Model

- Simple is best- simple food made with fine dining knowledge and skill.
- Seasonal changing menu and specials- modest yet diverse menu
- Counter/bar service
- Low overhead with minimal staff
- Support local circular economy by supporting ranching and farming.
- Become a centralized hub for gathering.

Product Offering

- See attached menu

Executive Summary

Product

Eatery 66 in Ridgway CO is a nine-year established family owned and operated business that has successfully incorporated farm to table dining with a relaxed and approachable experience. With a knack for creating homespun meals that are delicious yet refined, Eatery North aims to recreate this niche in Montrose with a Retro-Western, Avant Garde yet classic spin on farm to table.

Target Market

Combining the use of locally sourced ingredients with unique flavors draws a wide range of customers. The simple menu with changing specials helps serve the local community while our hip interior and catchy scene is sure to impress our many visitors. We aim to serve the entire Western slope with an approachable menu that satisfies the masses; from the geeky foodie to the local families, the social gatherers or the cocktail sippers, for office lunches or work meetings, for the blue-collar workers or a quiet date night, we strive to make all feel welcome by opening our business like our home. Dining at Eatery North should encapsulate what it means to be a member of this community.

Company Description

Mission Statement

To create a community restaurant that supports our local agricultural and ranching economy as well as serves as a hub for social connection through healthy meals, comfortable atmosphere, and personalized customer service.

Principal Members

Katie Graves — owner, business manager

Spencer Graves — owner, chef

Employees:

1 Full Time Manager

2-3 Full Time Salary Cooks

8 Bartenders (part time)

3 Bussers/Food Runners (part time)

1 Dishwasher (part time)

Legal Structure

Eatery 66 is a sole proprietorship. Eatery North will also be a sole proprietorship.

Market Research

Industry

Farm to table restaurants are a specific niche that many are turning to for more locally sourced, ethically raised and environmentally conscious food choices. Once considered only for the fine diners, our goal has been to provide a more casual acceptance of connecting the farm to the table with our loyal customers. Creating simple menus with homespun meals allows for the diner to feel at ease, all the while providing healthy good meals that satisfy.

Detailed Description of Customers

With a wide range of demographics in the city of Montrose, Eatery plans to market to them all.

- Locals- with a lack of downtown eateries, we plan to be the local gathering spot for those living in the area to help create a more vibrant scene for downtown Montrose
- Families who want to feed their children healthy, affordable meals that are attainable and move away from fast food.
- Retirees looking for an economical meal that is quick and enjoyable.
- Date night- Couples looking for a place to go out and enjoy quality time together
- Business Lunches- with a private dining area, local businesses have an easy place to work, engage with clients, have a business lunch/dinner meeting, or socialize.
- Local Downtown Businesses and their employees (including city hall and city governing buildings)
- Tourism- Eatery North would like to be a central hub for helping to build a walkable and enjoyable downtown experience for visitors.

Company Advantages

Eatery North has the following advantages compared to competitors:

- Simple food made with locally sourced ingredients provides circular economic growth for both business and community.
- Approachable concept that removes the fuss while maintaining a quality product.
- Family owned and operated.
- Chic yet simple concept- *"The New Classic"*
- Strong ties to the community with over 20 years of work within the San Miguel, Ouray and now Montrose counties.
- Incredible eye for detail and superior customer service.
- Established in 2015 with a reputable reputation.
- 30 years in the hospitality industry.

Service Line

Product/Service

Our product encourages a relaxed atmosphere serving homestyle food with nod to elevated fine dining. Our commitment to using local, pasture raised meats to supply the highest quality ingredients is a stronghold. Employees are made to feel like family and customer service is reflected in our persistent commitment to warmth, friendliness, and exceptional hospitality. We plan to have some consistency with our restaurant in Ridgway but also creating a separate entity that we hope to create menu classics that are unique to Montrose.

Pricing Structure

Pricing is an exceptionally fair market value with attainable pricing averaging \$20-\$25/person. Plated entrees range from \$20-\$40.

- 66 Burger - \$17 (add fries and a drink- \$23) (add fries and a beer- \$26)
- Sandwiches- \$15-\$16
- Pasta Dishes- \$21-\$25
- Steak Entree - \$28-40
- Pork Entree - \$26-28
- Kids Meals w/Drink- \$8-\$11
- Tacos (3) - \$16
- Appetizers - \$5-15
- Salads - \$10-\$14 (add chicken \$17, add shrimp \$21)
- Craft Tap Beers \$6-\$8
- Cocktails - \$8-\$12

Marketing & Sales

Growth Strategy

To grow the company, Eatery North will do the following:

- Enhance and engage in the local community through paper, radio and flyer advertising.
- As business grows, advertise in target markets, especially in advance of the holiday season, downtown events, Pavilion events, 4-H events, summer months, etc.
- Using targeted Instagram and Facebook advertisements.
- Utilizing social media such as Twitter, YouTube, Facebook, Pinterest and Tumblr.
- Providing contact information on the company website.
- Google, Yelp and Online Restaurant Sites

Proforma P&L

Income Statement

Financial statements in U.S. dollars

<u>REVENUE</u>	<u>MONTHLY</u>	<u>YEARLY</u>
Food Sales	\$60,000	\$720,000
Net Revenue	\$60,000	\$720,000

EXPENSES

Accounting Services	\$460	\$5,500
Advertising and Promotion	\$295	\$3,550
Beer Purchases	\$750	\$9,000
Cleaning Supplies	\$200	\$2,400
Restaurant Supplies	\$80	\$960
Computer and Internet Expenses	\$250	\$3,000
Décor	\$150	\$1,800
Donation	\$15	\$180
Dues and subscriptions	\$80	\$960
Equipment	\$175	\$2,100
Food Purchases	\$15,000	\$180,000
Gifts	\$50	\$600
Housekeeping	\$150	\$1,800
Insurance	\$220	\$2,640
Licenses and fees	\$85	\$1,020
Liquor Purchases	\$1,000	\$12,000
Non-Employee Compensation	\$2,800	\$33,600
Office Supplies	\$15	\$180

Payroll Expenses

Payroll	\$12,000	\$144,000
Payroll Taxes	\$3,000	\$36,000
Payroll Processing	\$20	\$240
Rent Expense	\$3,500	\$42,000
Repairs and maintenance	\$400	\$4,800
Research and Development	\$150	\$1,800
Staff Party	\$55	\$660

Taxes

Income Tax	\$1,000	\$12,000
Sales Tax	\$4,520	\$54,240
Total Taxes	\$5,520	\$66,240
Telephone	\$25	\$300
Utilities	\$1,900	\$22,800
Total expenses	\$53,865	\$646,370

Proforma P&L

Income Statement

Financial statements in U.S. dollars

<u>REVENUE</u>	<u>MONTHLY</u>	<u>YEARLY</u>
Food Sales	\$72,000	\$864,000
Net Revenue	\$72,000	\$864,000

EXPENSES

Accounting Services	\$460	\$5,500
Advertising and Promotion	\$295	\$3,550
Beer Purchases	\$750	\$9,000
Cleaning Supplies	\$200	\$2,400
Restaurant Supplies	\$80	\$960
Computer and Internet Expenses	\$250	\$3,000
Décor	\$150	\$1,800
Donation	\$15	\$180
Dues and subscriptions	\$80	\$960
Equipment	\$175	\$2,100
Food Purchases	\$20,000	\$240,000
Gifts	\$50	\$600
Housekeeping	\$150	\$1,800
Insurance	\$220	\$2,640
Licenses and fees	\$85	\$1,020
Liquor Purchases	\$1,500	\$18,000
Non-Employee Compensation	\$2,800	\$33,600
Office Supplies	\$15	\$180

Payroll Expenses

Payroll	\$12,000	\$144,000
Payroll Taxes	\$3,000	\$36,000
Payroll Processing	\$20	\$240
Rent Expense	\$3,500	\$42,000
Repairs and maintenance	\$400	\$4,800
Research and Development	\$150	\$1,800
Staff Party	\$55	\$660

Taxes

Income Tax	\$1,000	\$12,000
Sales Tax	\$6,500	\$78,000
Total Taxes	\$7,500	\$90,000
Telephone	\$25	\$300
Utilities	\$1,900	\$22,800
Total expenses	\$63,325	\$759,890

Proforma P&L

Income Statement

Financial statements in U.S. dollars

<u>REVENUE</u>	<u>MONTHLY</u>	<u>YEARLY</u>
Food Sales	\$80,000	\$960,000
Net Revenue	\$80,000	\$960,000

EXPENSES

Accounting Services	\$460	\$5,500
Advertising and Promotion	\$295	\$3,550
Beer Purchases	\$1,000	\$12,000
Cleaning Supplies	\$200	\$2,400
Restaurant Supplies	\$80	\$960
Computer and Internet Expenses	\$250	\$3,000
Décor	\$150	\$1,800
Donation	\$15	\$180
Dues and subscriptions	\$80	\$960
Equipment	\$175	\$2,100
Food Purchases	\$25,000	\$300,000
Gifts	\$50	\$600
Housekeeping	\$150	\$1,800
Insurance	\$220	\$2,640
Licenses and fees	\$85	\$1,020
Liquor Purchases	\$2,000	\$26,000
Non-Employee Compensation	\$2,800	\$33,600
Office Supplies	\$15	\$180

Payroll Expenses

Payroll	\$12,000	\$144,000
Payroll Taxes	\$3,000	\$36,000
Payroll Processing	\$20	\$240
Rent Expense	\$3,500	\$42,000
Repairs and maintenance	\$400	\$4,800
Research and Development	\$150	\$1,800
Staff Party	\$55	\$660

Taxes

Income Tax	\$1,000	\$12,000
Sales Tax	\$7,000	\$84,000
Total Taxes	\$8,000	\$96,000
Telephone	\$25	\$300
Utilities	\$1,900	\$22,800
Total expenses	\$70,075	\$842,890

Eatery 66 - 2022 Sales

Sales

Gross Sales	\$792,665.22
Returns	(\$794.63)
Discounts & Comps	(\$4,349.64)
Net Sales	\$787,520.95
Gift Card Sales	\$3,305.00
Tax	\$71,021.47
Tip	\$144,888.41
Refunds by Amount	(\$30.83)
Total	\$1,006,705.00

Payments

Total Collected	\$1,006,705.00
Cash	\$83,916.57
Card	\$913,279.53
Other	\$5,038.98
Gift Card	\$3,975.44
Cash App	\$494.48
Fees	(\$24,852.02)
Net Total	\$981,852.98

GRAVES



HINES DESIGNS, LLC

PHONE : (970) 626.2300
188 MARIE STREET RIDGWAY, CO 81432

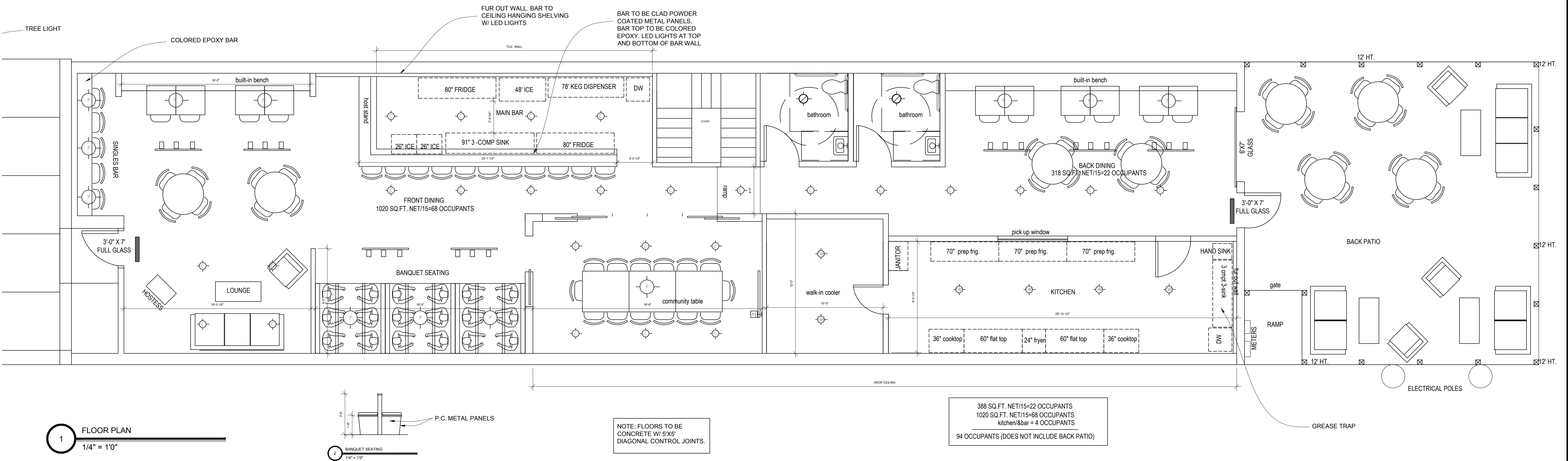
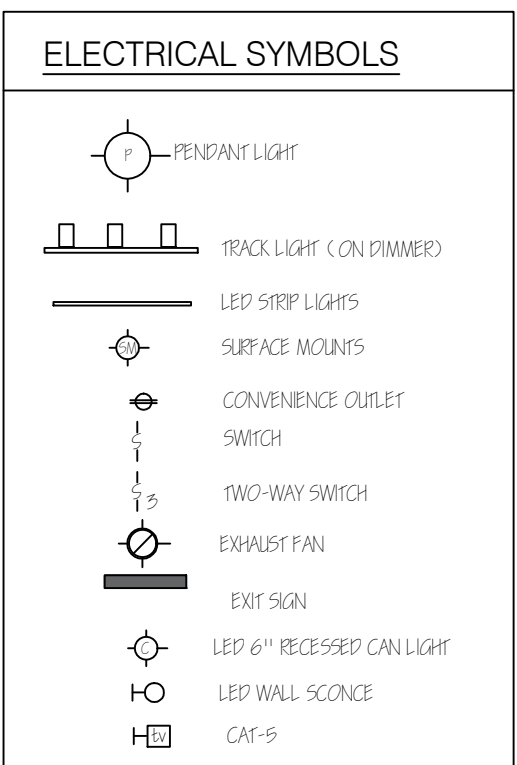
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GRAVES
614 North 1st
Montrose, Colorado

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ent Phase:
matic

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Equipment Costs

BAR	Quantity	Item Cost	Total Cost
106" 3 Compartment Sink	1	\$745	\$745
26 " Ice Machine	2	\$1,800	\$3,600
48" Ice Container	1	\$650	\$650
80" Beer Fridge	2	\$2,250	\$4,500
24" Tall Sanitizing Glass-washer	1	\$5,900	\$5,900
78" Keg Dispenser	2	\$2,479	\$4,958
			\$20,353
KITCHEN			
70" Prep Fridge	3	\$2,849	\$8,547
36" Range w/ Convection Oven	2	\$2,589	\$5,178
60" Flattop	1	\$1,789	\$1,789
60" Grill	1	\$1,489	\$1,439
24" Fryer	1	\$1,300	\$1,300
Infrared 34" Natural Salamander	1	\$1,109	\$1,109
Corner Dishwasher	1	\$5,119	\$5,119
3 compartment sink	1	\$539	\$539
Glass Door Refrigerator	2	\$2,000	\$4,000
30"x70" Prep Tables	2	\$260	\$520
			\$29,540
BASEMENT			
3 Compartment Sink	1	\$539	\$539
10x10x6'7 Walk- In Cooler	1	\$18,000	\$18,000
Chest Freezers	5	\$500	\$1,500
30"x70" Prep Tables	3	\$260	\$780
Air Cooled 30" Ice Machine 500 lbs 54"	1	\$3,549	\$3,549
Glass Door Reach In Refrigerator	1	\$2,549	\$2,549
			\$26,917
DINING			
Barstool	12	\$586	\$7,039
Arm Chairs	10	\$523	\$5,230
Community Table Chairs	16	\$448	\$7,168
Barstool for High Tops	16	\$240	\$3,853
Quartz Table Top 24"	10	\$362	\$3,620
Cast Iron Table Base 22"x22"	10	\$98	\$980
36" Round White Oak Table High Tops	4	\$371	\$1,846
Bar Height Table Base Cast Iron	4	\$173	\$693
			\$30,429
	Total		\$107,239

Equipment Costs

KITCHEN

70" Prep Fridge	3	\$2,849	\$8,547
36" Range w/ Convection Oven	2	\$2,589	\$5,178
60" Flattop	1	\$1,789	\$1,789
60" Grill	1	\$1,489	\$1,439
24" Fryer	1	\$1,300	\$1,300
Infrared 34" Natural Salamander	1	\$1,109	\$1,109
Corner Dishwasher	1	\$5,119	\$5,119
3 compartment sink	1	\$539	\$539
Glass Door Refrigerator	2	\$2,000	\$4,000
Range Hood	1	\$36,000	\$36,000

BASEMENT

3 Compartment Sink	1	\$539	\$539
10x10x6'7 Walk- In Cooler	1	\$18,000	\$18,000
Chest Freezers	5	\$500	\$1,500
Air Cooled 30" Ice Machine 500 lbs	1	\$3,549	\$3,549
54" Glass Door Reach In Refrigerator	1	\$2,549	\$2,549

Installation (Including Electrical)			\$18,949
	Totals		\$110,106



Brix & Strix Custom Homes
9703161820
22954 D50 Road
Delta, CO 81416

Prepared For
Kattie Graves

Proposal Date
08/01/2023

Proposal Number
0000013

Pricing

Description	Rate	Qty	Line Total
demolition	\$10,000.00	1	\$10,000.00
framing	\$4,500.00	1	\$4,500.00
flooring	\$7,500.00	1	\$7,500.00
2 bathroom builds	\$10,000.00	1	\$10,000.00
built in bar and booths	\$26,200.00	1	\$26,200.00
plumbing	\$49,762.00	1	\$49,762.00
electrical	\$18,949.00	1	\$18,949.00
16 ft cookong hood with fire suppresent system	\$36,000.00	1	\$36,000.00
drywall repairs and new bathroom	\$5,200.00	1	\$5,200.00
new fencing in back	\$3,900.00	1	\$3,900.00
additional concrete	\$4,500.00	1	\$4,500.00
painting	\$5,400.00	1	\$5,400.00
overhead and profit	\$14,949.00	1	\$14,949.00

Subtotal 196,860.00
Tax 0.00



614 NORTH 1ST STREET PROPOSAL

JUNE 30, 2023

KATIE & SPENCER GRAVES

A CLASSIC NEW VIBE FOR MONTROSE

MODERN TWIST ON EATERY 66



A CLASSIC NEW VIBE FOR MONTROSE

COLORFUL, BRIGHT, MINIMAL



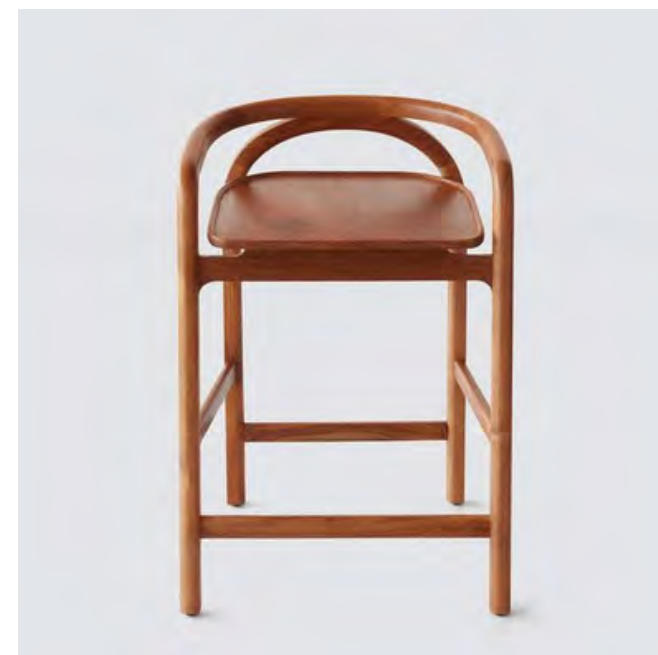
A CLASSIC NEW VIBE FOR MONTROSE

PALM SPRINGS FEELS



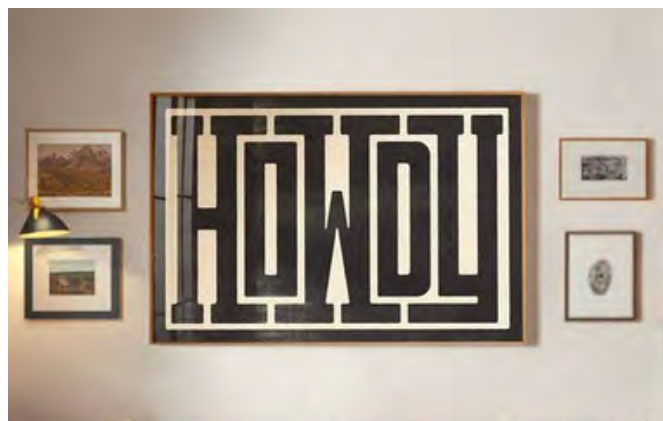
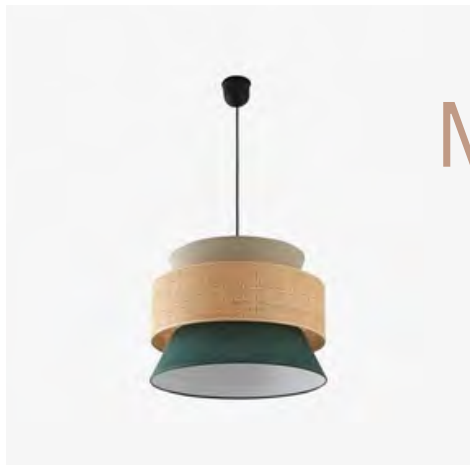
A CLASSIC NEW VIBE FOR MONTROSE

WESTERN MINIMALIST



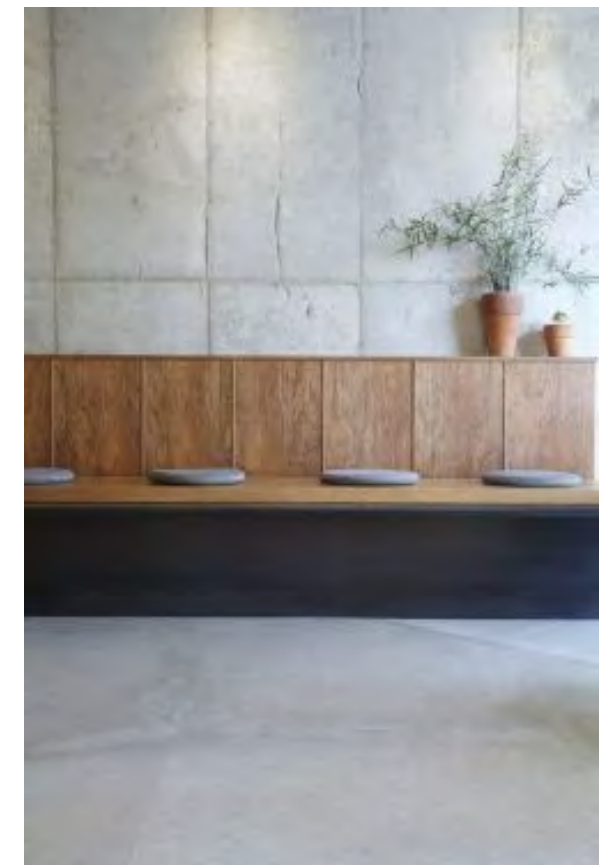
A CLASSIC NEW VIBE FOR MONTROSE

Mod, clean, blues, greens



A CLASSIC NEW VIBE FOR MONTROSE

Organic Mid Century



A CLASSIC NEW VIBE FOR MONTROSE

BLACK & WHITE SIMPLE



A CLASSIC NEW VIBE FOR MONTROSE

RETRO ORGANIC











