***REGULAR PLANNING COMMISSION MEETING AGENDA***
***Wednesday, November 13, 2024 - 5:00 PM***
***City Council Chambers, Elks Civic Building - 107 S. Cascade Ave.***

The Montrose Planning Commission is pleased to have residents of the community take time to attend Planning Commission Meetings. We encourage your attendance and participation. Individuals wishing to be heard during public hearing proceedings are encouraged to be prepared and will generally be limited to three minutes to allow everyone the opportunity to be heard. *The 11 pm rule will be enforced in accordance with City of Montrose Regulations (Sec. 7-15-2).*

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

Hearing assistance devices are available for public use. Please let us know if you need accommodation. The City also offers interpretation for Spanish speakers. In order to allow time to book this resource, please email the city at least three days before the meeting.

1) Planning Commission meeting called to order

2) Roll call by the Planning Commission Chair

3) Approval of Minutes of the October 9, 2024 Planning Commission meeting

4) Additions or Deletions

5) **VALLEY RANCH SUBDIVISION FILING NO. 1 PRELIMINARY PLAT** This proposed subdivision consists of 15 residential lots, located on Outlot A of the Falls at Valley Ranch Subdivision, south of the intersection of Ogden Road and Bridges Drive. The applicant is Valley Ranch Montrose, LLC.

6) Other Business

7) Next Meeting will be December 11, 2024

8) Motion to Adjourn

# City of Montrose Planning Commission

**October 9, 2024**

The Montrose City Planning Commission held a meeting on October 9, 2024 at 5:00 p.m. in City Hall Council Chambers. The meeting agenda was posted in accordance with the Colorado Open Meetings Act (C.R.S. §24-6-401, et.seq.).

Planning Commissioners Present: David Fishering (Chair), Chad Huffman (Vice-Chair), Delphine Jadot, Richard Rogers, Phoebe Benziger, Steve Ball and Ronald L. Cairns.

Staff Members Present: William Reis (Planner II), Chris Dowsey (City Attorney), Ryan Cushenan (Deputy City Engineer), Sharon Dunning (Building Services Technician).

There were 5 members of the public in attendance.

## Call to Order

Chairperson David Fishering called the meeting to order at 5:00 p.m.

## Approval of Minutes

Delphine Jadot moved to approve the minutes of the September 25, 2024 meeting as submitted. Ron Cairns seconded, and the motion carried.

## Additions or Deletions

None.

## Seasons Subdivision Filing No. 2 Amended Preliminary Plat

This proposed subdivision consists of 25 residential lots, located on Outlot A of the Oregon Street South Boundary Line Adjustment, at the end of Oregon Street. The applicant is Dean McCall and Stanford Group, LLC.

### Staff Presentation

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

### Applicant Presentation

Dean McCall, applicant, approached the podium to give some information about the project.

### Questions for Applicant and Staff

Planning Commissioners, staff and applicant discussed parking, easements and utilities, lot sizes, and the temporary cul-de-sac.

### Public Comment

One member of the public came forward with concerns about density, quality of life, the HOA, and traffic.

### Discussion

Planning Commissioners and applicant discussed the concerns brought forward by the member of the public. Also discussed were short-term rentals, proposed buildings, width of streets, traffic studies and public noticing.

### Motion and Vote

Richard Rogers moved to recommend to City Council approval of the Preliminary Plat application with the following condition(s). The approval of this Preliminary Plat is expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and municipal code provisions are met, and that the Applicant adequately addresses all of staff's concerns prior to the execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Delphine Jadot seconded, and the motion carried unanimously.

## Red Arrow RV Park Conditional Use Permit

This is a proposal for an RV park located on Lot 2 of the Red Arrow Subdivision. The property is zoned "B-2" Highway Commercial District. Travel home parks are considered a conditional use in B-2 zoning. The applicant is Pineapple Hotel Group, LLC.

### Staff Presentation

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

### Applicant Presentation

Ty Johnson, representative for the applicant, approached the podium to discuss the conceptual design.

### Questions for Applicant

Planning Commissioners, staff and applicant discussed length of stay, RV park requirements, and fencing.

### Public Comment

None.

### Discussion

Planning Commissioners discussed fencing concerns and length of stay requirements.

### Motion and Vote

Phoebe Benziger moved to approve the request to allow the conditional use of a travel home park within the "B-2" Highway Commercial District, located at 1702 E Main St. The request meets the Code criteria based on the evidence and testimony presented at this hearing and as outlined in the staff report. Richard Rogers seconded, and the motion carried unanimously.

## Other Business

An applicant for the Alternate Planning Commissioner position has been interviewed and will be considered at the next City Council meeting.

## Next Meeting

The next Planning Commission meeting is scheduled for October 23, 2024.

## Public Comment

None.

## Adjournment

Richard Rogers moved to adjourn the meeting. Delphine Jadot seconded, and the meeting ended at 6:01 p.m.

_____ _____

Chairperson Attest

CITY OF MONTROSE
Planning Services

**MEMO**

TO: Planning Commission
FROM: William Reis, Planner II
DATE: November 13, 2024
RE: Valley Ranch Subdivision Filing 1 Preliminary Plat
ATTACHMENTS

- Exhibit A: Area Maps
- Exhibit B: Valley Ranch Subdivision Filing 1 Preliminary Plat
- Exhibit C: Bridges Drive Extension Typical Sections
- Exhibit D: Excerpts from City of Montrose Municipal Code

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***Public notice requirements have been fulfilled in accordance with Section 11-4-3(D) of the City of Montrose Municipal Code. A sign was posted on the property, letters sent to property owners within 300 feet, and an ad appeared in the Montrose Daily Press.***

**Planning Commission Consideration:**
The Planning Commission shall make a recommendation to City Council to approve, deny, or approve with conditions the Valley Ranch Subdivision Filing 1 Preliminary Plat. The Planning Commission will consider all of the information in this memo in making a decision.

**Applicant:** David Coker, Valley Ranch Montrose, LLC

**Application Background:**
The Valley Ranch Subdivision is a proposed residential development on a 96.03 acre site south of the intersection of Ogden Road and Bridges Drive. The property is zoned “R-3A” Medium Density District, “R-2” Low Density District, and “R-1” Very Low Density District. This preliminary plat proposes subdividing the property into 15 residential lots, with an outlot for future development (note that all proposed residential lots are within the “R-3A” Medium Density District).

The meeting before City Council to approve or deny the Preliminary Plat is tentatively scheduled for December 3, 2024. A Final Plat will also be required within five (5) years of approval of this Preliminary Plat (City of Montrose Municipal Code, Section 11-4-8(A)(3).

**Staff Analysis:**

1. Subdivision Application Details & Review Standards:

The City of Montrose Municipal Code outlines the process and standards for Subdivision applications. The preliminary plat and proposed improvements shall comply with all requirements of the subdivision regulations and other applicable City design and construction specifications and standards. The Planning Commission should consider whether the project meets the standards outlined within Section 11-5 and summarized below: (See Exhibit B)

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

2. Comprehensive Plan - Land Use Map Designation:
    - The Comprehensive Plan Future Land Use Map identifies this parcel as located in an area proposed as follows: Residential Mixed Density Medium and Secondary Center. The Residential Mixed Density Medium district provides primarily for a variety of residential types, mixed within a neighborhood, including single-family homes, townhomes, duplexes and triplexes. The majority of the mixed-density medium residential land uses are not yet developed. The Secondary Center designation is intended to provide a mix of retail and service uses that are convenient to surrounding neighborhoods, while reducing the need for cross-city traffic. The Secondary Center District is intended to include locations for community facilities. These areas serve as focal points for pedestrian activities. Typical size for a Secondary Center is 5 to 15 acres and is to be located near intersections of two major roadways.
3. Zoning Regulations:
    - Municipal Code, Section 11-7-5 (A)(6): The “R-3A Medium High Density District is intended to provide for an area which is suitable for single-family homes, duplexes and multifamily residences, along with certain other compatible land uses.
    - Municipal Code, Section 11-7-5 (A)(4): The “R-2" Low Density District is intended to provide for development of single-family residences, along with certain other compatible land uses.
    - Municipal Code, Section 11-7-5 (A)(2): The “R-1” Very Low Density District is intended to provide for large lot rural residential development with a maximum density of one dwelling unit per acre.

- All proposed lots fall within the “R-3A” zoned portion of the property. The remaining “R-3A,” “R-2,” and “R-1” portions of the property are reserved as an outlot for future development. The proposed use is a use-by-right in the “R-3A” zoning district, and is compatible with general conditions in the area. The property is adjacent to properties that are zoned”R-1” Very Low Density District, “R-1A” Large Estate District, “B-4” Neighborhood Shopping District, and properties outside of City limits.

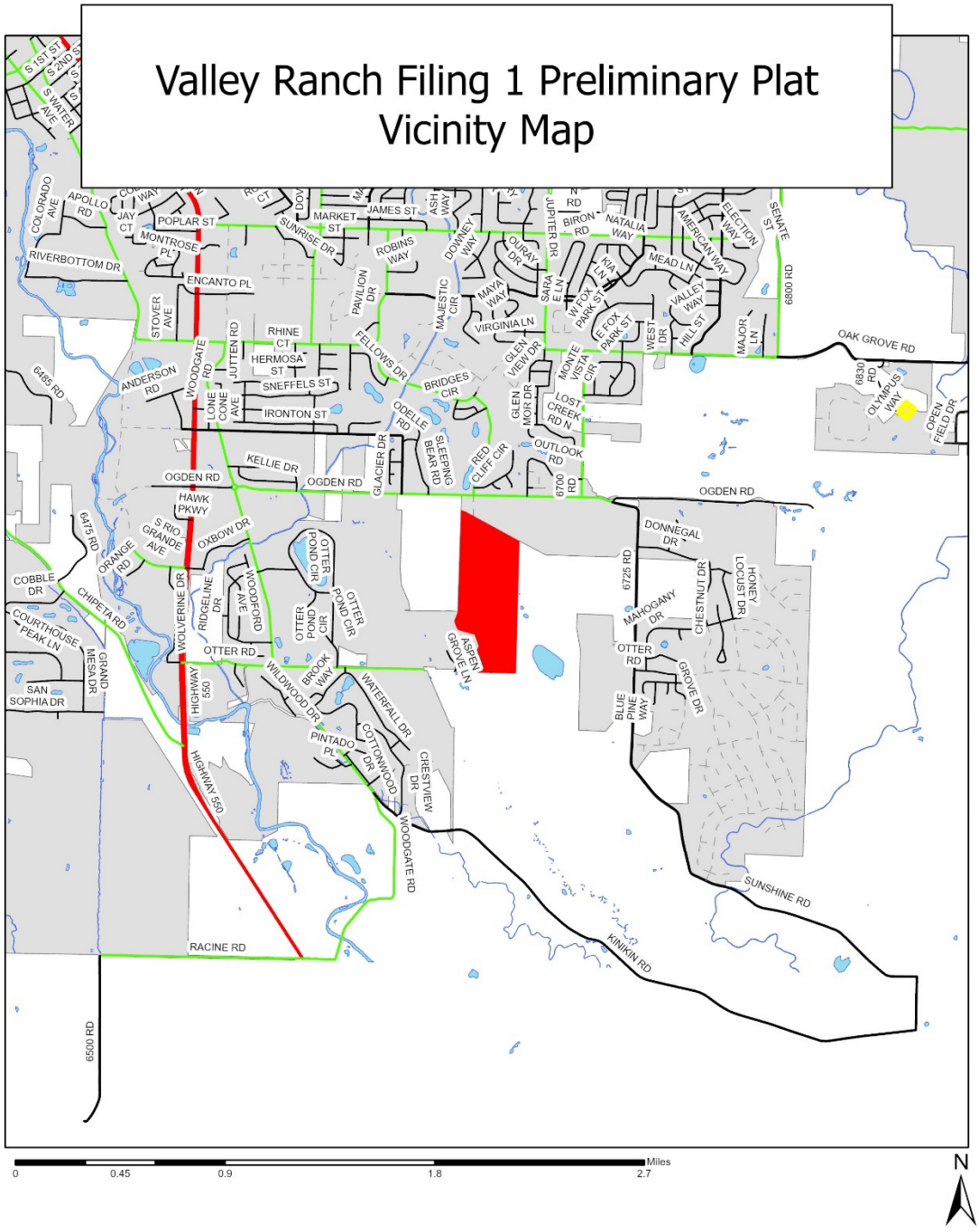
4. Construction of the Valley Ranch subdivision will include the initial portions of the Bridges Drive extension which is planned to eventually extend from Ogden Road to Otter Road in line with the City’s Comprehensive Plan. The overall alignment is still being finalized with neighboring developments and will be secured through a memorandum of agreement between the City and affected properties. The extension will preserve the full minor arterial right of way (80 feet) but will initially be constructed to a smaller road template as shown in Exhibit C. Until the extension connects all the way through (likely 15+ years out), the traffic volumes do not warrant buildout of the full template. When that time comes, widening of the roadway to its final configuration would be performed by the City of Montrose as part of their capital program.
5. The Valley Ranch Subdivision Filing 1 Preliminary Plat does not appear to be adverse to the public health, safety and welfare and is in compliance with the City’s Subdivision Regulations.

**Planning Commission Action:**
The Planning Commission shall make a recommendation to City Council to approve, deny, or approve with conditions the Valley Ranch Subdivision Filing 1 Preliminary Plat. The Planning Commission may also continue the item. Proposed motions for Planning Commission consideration are included below.

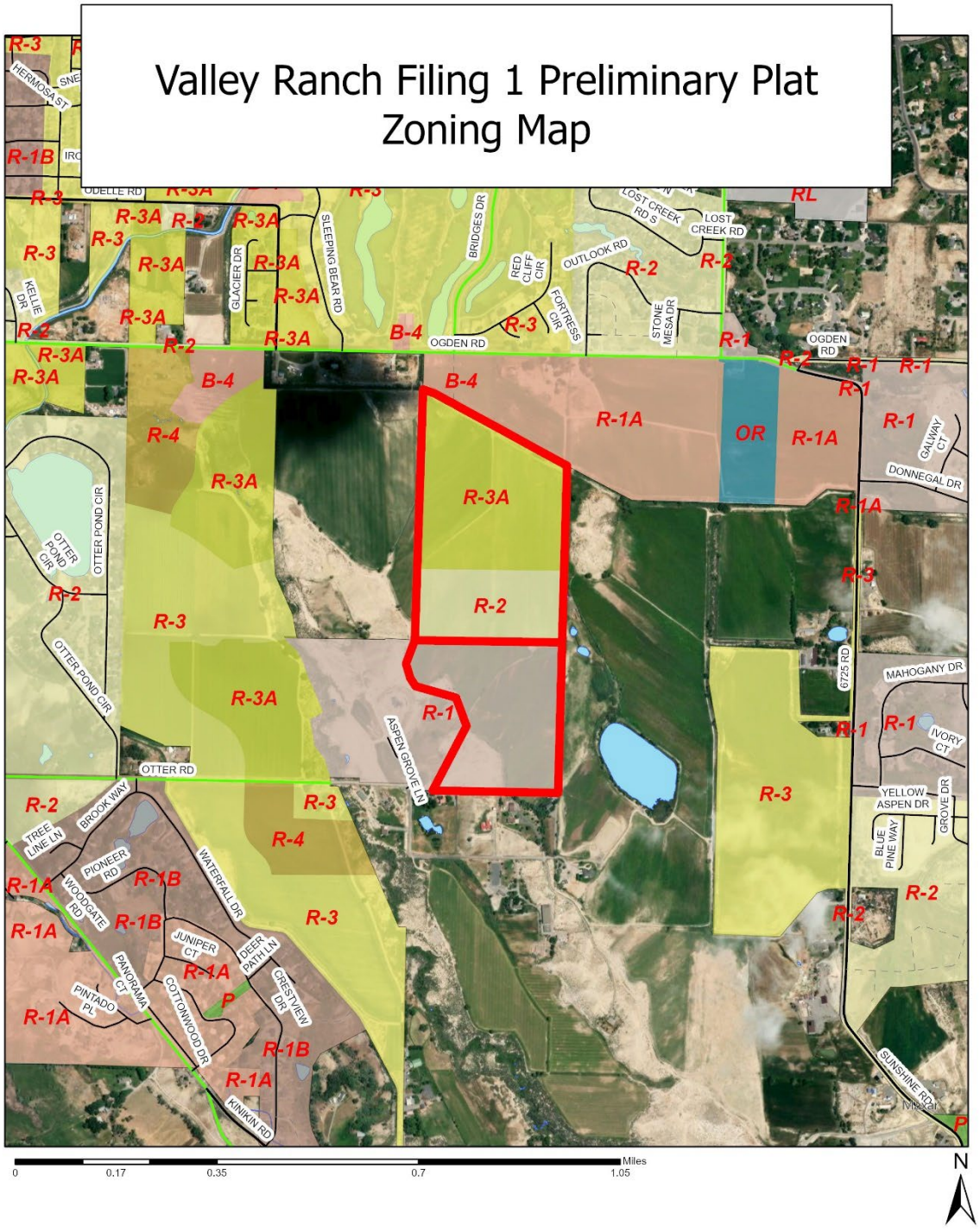
**Planning Commission Recommendation Alternatives for Preliminary Plat:**
**Conditional Approval Motion:** “I hereby make a motion to recommend to City Council approval of the Preliminary Plat application with the following condition(s). The approval of this Preliminary Plat is expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and municipal code provisions are met and that the Applicant adequately addresses all of staff's concerns prior to the execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report.”

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

**EXHIBIT A: Area Maps**
**Vicinity Map**



**Zoning Map**


Valley Ranch Filing 1 Preliminary Plat
Zoning Map
R-3
R-1B
R-3A
R-2
R-1
R-1A
R-4
B-4
OR
RL
P
HERMOSA ST
ODELLE RD
KELLIE DR
GLACIER DR
SLEEPING BEAR RD
BRIDGES DR
RED CLIFF CIR
OUTLOOK RD
FORTRESS CIR
STONE MESA DR
LOST CREEK RD S
LOST CREEK RD
OGDEN RD
GALWAY CT
DONNEGAL DR
OTTER POND CIR
OTTER RD
ASPEN GROVE LN
6725 RD
MAHOGANY DR
IVORY CT
YELLOW ASPEN DR
GROVE DR
BLUE PINE WAY
BROOK WAY
TREE LINE LN
PIONEER RD
WOODGATE RD
WATERFALL DR
JUNIPER CT
DEER PATH LN
PANORAMA CT
PINTADO PL
COTTONWOOD DR
CRESTVIEW DR
KINIKIN RD
SUNSHINE RD
0
0.17
0.35
0.7
1.05
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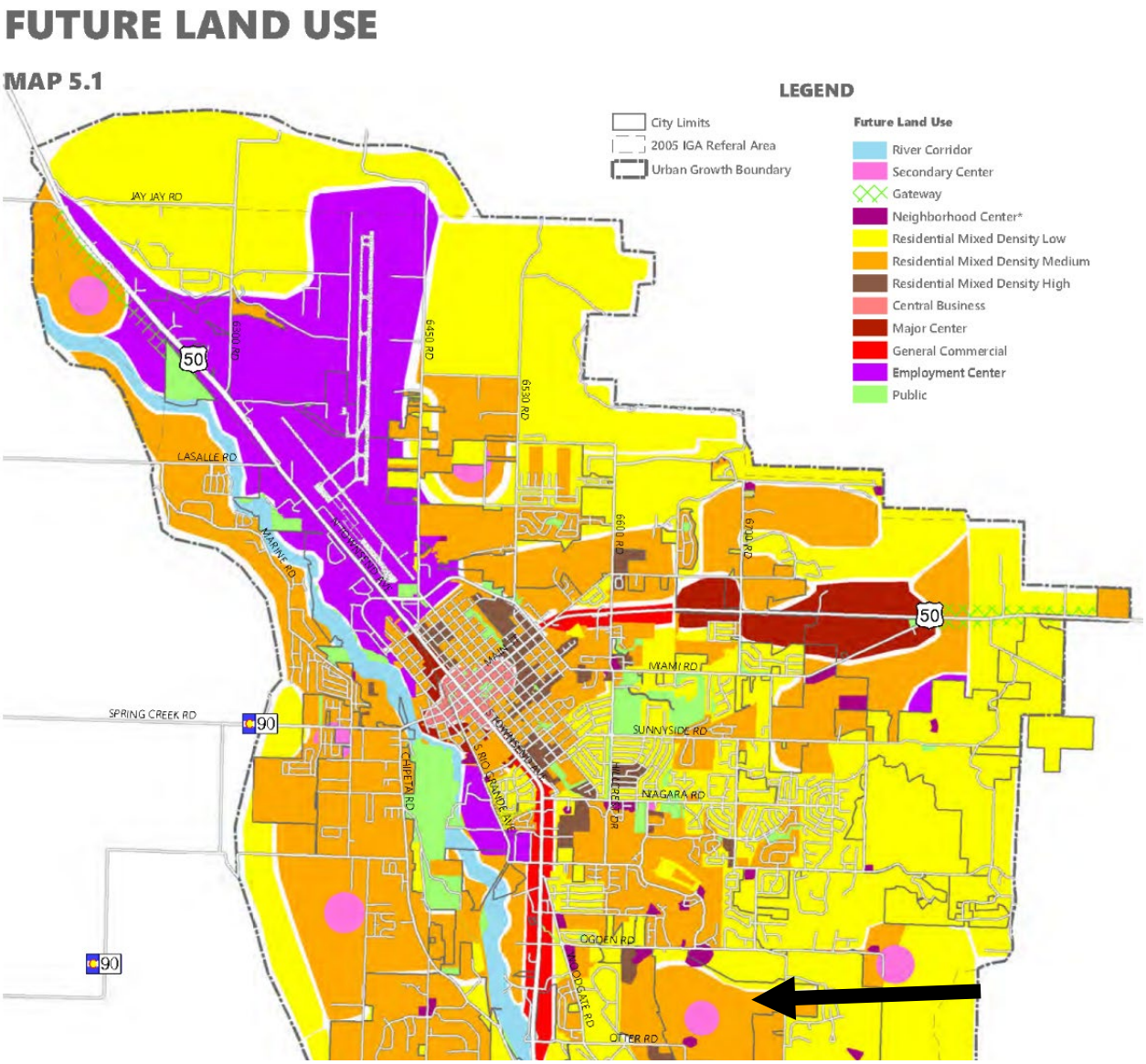
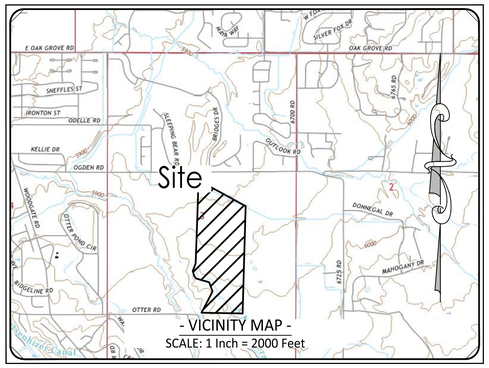
N

**Comprehensive Plan Future Land Use Map**






# Preliminary Plat
# Valley Ranch Subdivision - Filing 1
## Situated in
## Section 3, Township 48 North, Range 9 West of the New Mexico Principal Meridian
## City of Montrose, Montrose County, Colorado

### CERTIFICATE OF DEDICATION AND OWNERSHIP

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

OUTLOT A, THE FALLS AT VALLEY RANCH, ACCORDING TO THE PLAT RECORDED MARCH 15, 2023 UNDER RECEPTION NO. 960115, COUNTY OF MONTROSE, STATE OF COLORADO.

Have by these presents laid out, platted and subdivided the same into lots and tracts, as shown on this plat, under the name and style of Valley Ranch Subdivision – Filing 1 and do hereby dedicate, grant and convey to the City of Montrose, Colorado for use of the public, Bridges Drive, Skyview Drive, and Teton Court, as shown hereon.

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

Executed this_____ day of _____, 2024.

_____
David Coker, as Manager of Valley Ranch Montrose, LLC

STATE OF COLORADO )
) ss.
COUNTY OF MONTROSE )

The above Certificate of Dedication and Ownership was acknowledged before me this_____ day of _____, 2024, by _____, the _____ of _____.

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

### LIENHOLDER'S AFFIDAVIT

STATE OF COLORADO )
) ss.
COUNTY OF MONTROSE )

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

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

_____
_____
of _____

Subscribed and sworn to before me this_____ day of _____, 2024, by the _____ of _____.

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

### ATTORNEY'S CERTIFICATE

I, Sarah H. Abbott, an attorney at law, duly licensed to practice in Colorado, do hereby certify that I have examined the Commitment for Title Insurance, Order Number _____, dated _____, and issued by _____, and referred to hereinafter as the Commitment. As of the date of the Commitment, according solely to the Commitment, title to the Land being platted and described in the Certificate of Dedication and Ownership, referred to as Outlot A, The Falls At Valley Ranch, is vested in Valley Ranch Montrose, LLC, and, as of the date of the Commitment, all of said Land is free and clear of all recorded liens and encumbrances except those listed in the Commitment, and subject to statutory exceptions as defined in C.R.S. § 38-30-113(5)(a).

_____
Attorney
Registration No. _____
Date: _____

### CERTIFICATE OF COMPLETED IMPROVEMENTS

I, _____, City Engineer, certify that all improvements and utilities required by the current Subdivision Regulations of the City of Montrose, have been constructed, inspected and approved in this Subdivision in accordance with applicable City ordinances, regulations and specifications, and a Preliminary Letter of Infrastructure Completion has been issued, Security for the two (2) year warranty on all public improvements has been received to be held in escrow by the City in accordance with Municipal Code § 11-5-12, and other applicable City ordinances and regulations.

_____ Date:_____
City Engineer
Registration No. _____

### APPROVAL OF CITY MANAGER

Approved this _____ day of _____, 2024, by _____, Deputy City Manager of the City of Montrose.

_____
Deputy City Manager

### APPROVAL OF CITY ATTORNEY

Approved for recording this _____ day of _____, 2024, by _____, City Attorney of the City of Montrose.

_____
City Attorney

### ENGINEER'S CERTIFICATE

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

_____
Engineer
Registration No. _____

Date: _____

### SURVEYOR'S CERTIFICATE:

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

C.R.S. Section 38-51-106 Statement: this plat does not represent a title search by the Surveyor, nor by any professional corporation or business entity with which said Surveyor may be associated. Information regarding the title work performed for and used in producing this plat may be found in the title commitment issued by Land Title Guarantee Company, Order Number MRR67024102, dated November 16, 2023.

Joshua L. Wilson
Colorado PLS # 38417
For, and on behalf of SGM

| APPROVAL OF PRELIMINARY PLAT | |
|---|---|
| _____ City Engineer | _____ Date |
| _____ City Attorney | _____ Date |
| _____ Chair, Planning Commission | _____ Date |
| _____ Mayor, City Council | _____ Date |

-PRELIMINARY-
FOR REVIEW ONLY

### PLAT NOTES:

1. The Purpose of this Plat is to:
   - Subdivide Outlot A, The Falls At Valley Ranch, as shown in Rec. No. 960115.
   - Designate and dedicate roads shown hereon.
   - Designate and dedicate easements shown hereon.
2. LOCAL IMPROVEMENT DISTRICT: All lots platted hereon shall be subject to an assessment for the costs to construct improvements to that portion of Bridges Drive that abuts the Subdivision, said improvements including curb, gutter, sidewalk, drainage, base and pavement, and other related improvements. The Montrose City Clerk is hereby appointed as the Attorney-in-fact of each of the owners for the purposes of executing improvement district petitions on their behalf, voting on their behalf in any election to approve any financial obligations for such improvement districts and for all other purposes related to the formation of such districts and construction of such improvements. These obligations shall run with the land and be binding upon all successors in interest to the said lots.
3. PRIVATELY OWNED OPEN SPACE, PARKS, AND OTHER IMPROVEMENTS: All open spaces, (Tract 1, Tract 2), now existing or hereafter conveyed, shall be owned and maintained by an owners' association, or in the absence of an owners' association lawfully formed for such purposes, by the owners of all lots final platted in Valley Ranch Subdivision – Filing 1 jointly and severally. The City is not responsible or liable in any manner for the maintenance, repair, or operation of such properties and/or improvements, nor shall the City be responsible for future dedications of such properties. Upon failure to properly maintain such properties and/or improvements shown hereon, or in the need to abate a nuisance or public hazard, the City may cause the maintenance or repair to be performed, and assess the costs thereof to such owner(s), or the City may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.
   A. Conveyance of Private Parks and Open Space to Owners' Association:
      By executing this Plat, the owner(s) whose signature(s) appear hereon, joined by the Lienholder(s), if any, whose signatures also appear on this Plat, for and in consideration of TEN AND NO/100 DOLLARS ($10.00), and other good and valuable consideration, in hand paid, hereby sell(s) and quit claim(s) to _____, Tract 1 and Tract 2, shown and designated on this Plat.
   B. Certificate of Good Standing:
      The owner(s) whose signature(s) appear on the Certificate of Dedication and Ownership on this Plat have provided the City a current, valid, Certificate of Good Standing bearing Confirmation No. _____, from the Colorado Secretary of State, as proof of the above-named HOA or Owners' Association entity's: i) compliance with all applicable requirements of the Colorado Secretary of State, and ii) good standing with the Colorado Secretary of State.
   C. Declaration of Covenants Recorded:
      The Declaration of Covenants, Conditions, and Restrictions for Valley Ranch Subdivision – Filing 1, applicable to the development platted hereon, and made binding to the entity named above, was recorded under Reception No. _____, on the __st day of _____, 2024 in the office of the Montrose County Clerk and Recorder.
4. Retention ponds shall be managed as outlined in the Valley Ranch Subdivision Retention Pond Adaptive Management Approach Memorandum of Agreement recorded under Reception No. _____, in the office of the Montrose County Clerk and Recorder.
5. MONEY IN LIEU OF SCHOOL LAND DEDICATION: All residential lots or residential units having unique legal descriptions shall be required to make payment of money in lieu of school land dedication, at the time of issuance of building permit or certificate of occupancy relative to improvements upon said lot. The payment of money in lieu of school land dedication is subject to Section § 11-5-9(C) of the Municipal Code. Payments shall be made to the City, to be later disbursed to the RE-1J School District.
6. MONEY IN LIEU OF PARK LAND DEDICATION: All residential lots or residential units having unique legal descriptions shall be required to make payment of money in lieu of park land dedication, at the time of issuance of building permit or certificate of occupancy relative to improvements upon said lot. The payment of money in lieu of park land dedication is subject to Section § 11-5-9(C) of the Municipal Code. Payments shall be made to the City.
7. FINAL PLAT CONDITIONAL APPROVAL: The approval of the VALLEY RANCH SUBDIVISION – FILING 1 Final Plat is expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and municipal code provisions are met, and that the Applicant adequately addresses all of staff's concerns.

### SURVEY NOTES:

1. Basis of Bearings: Bearings shown hereon are based on a bearing of S01°34'05"W along the east line of Outlot A, The Falls At Valley Ranch, Reception No. 960115, Montrose County, henceforward known as Outlot A, Valley Ranch Subdivision – Filing 1, between a found Rebar and 2" Aluminum Cap Stamped LS 37690, Dated 2020, at and angle point on the east line, same being the Center East 1/16th Corner of Section 3, and a found Rebar and 1-1/2" Aluminum Cap Stamped LS 10738, at the southeast corner.
2. Units of linear measurements are displayed in US Survey Feet.
3. Date of Field Survey: July & August, 2022, January 24, 2024, & January 25, 2024.
4. SGM is not responsible for any changes made to this document after it leaves our possession. Any copy, facsimile, etc., of this document must be compared to the original signed, sealed and dated document to insure the accuracy of the information shown on any such copy, and to insure that no such changes have been made.
5. Property descriptions shown hereon are based on the The Falls At Valley Ranch, according to the plat recorded March 15, 2023 under Reception No. 960115, County of Montrose, State of Colorado.
6. The property shown hereon is subject to all easements, rights-of-way, building setbacks or other restrictions of record, as such items may affect this property. This survey does not represent a title search by this surveyor to determine ownership or to discover easements or other encumbrances of record. All information pertaining to ownership, easement and other encumbrances of record has been taken from the Commitment for Title Insurance issued by Land Title Guarantee Company, Order Number MRR67024102, dated November 16, 2023. Every attempt has been made to show all easements, rights-of-way, etc. referred to in the Schedule B2 Exceptions recited in said title commitment. Some such items may not be shown (i.e. Items 1-9) if they are standard title commitment exceptions, or if not sufficiently described in recorded documents to be shown graphically, or if they are situated on adjacent properties, or if they affect the property in general, etc.

### RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado, at the time of _____, on the _____ day of _____, 2024 under Reception No. _____

_____
Clerk and Recorder
Montrose County, Colorado

SGM
259 Grand Ave, Suite 200
Grand Junction, CO 81501
970.245.2571
www.sgm-inc.com

**Preliminary Plat**
**Valley Ranch Subdivision**
**Filing 1**

| No. | Revision | Date | By: |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
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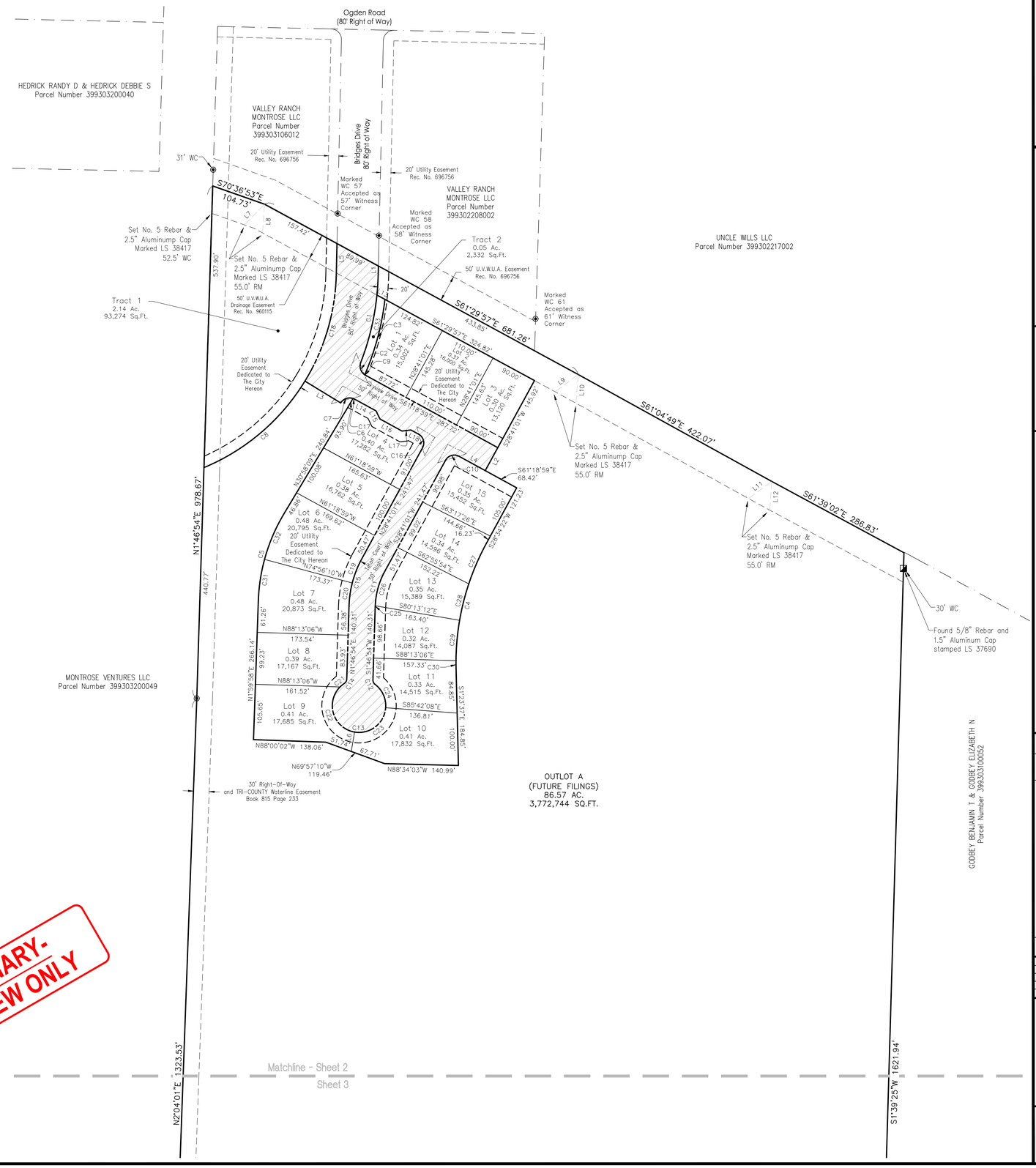
| 9 | | | |

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

| | |
|---|---|
| Job No. | 2022-318.001 |
| Drawn by: | AO, RC |
| Date: | 10/17/2024 |
| Approved: | PLS: JLW |
| File: | ValleyRanchSub-Filing1 |
| Location: | Montrose, CO |
| Sheet No. | 1 |
| Of : | 3 |

I:\2022\2022-318-ValleyRanch\00Civil\Yr-Dwgs\Surv\Dwgs\BaseMaps\ValleyRanchSub-Filing1.dwg Plotted: 10/17/2024 11:30 AM By: Josh Wilson

# Preliminary Plat
# Valley Ranch Subdivision - Filing 1
Situated in
Section 3, Township 48 North, Range 9 West
of the New Mexico Principal Meridian
City of Montrose, Montrose County, Colorado




— LEGEND —

- ◉ – Found 5/8" Diameter Rebar & 1-1/2" Aluminum Cap Marked LS 12180
- ◈ – Found Aliquot Monument as described
- ◪ – Found Monument as described
- – Set 18" Long, 5/8" Diameter Rebar with 1 1/4" Blue Plastic Cap Stamped LS 38417
- – Set Monument as described
- – Calculated Corner not set due to terrain
- – Calculated Corner to be set upon completion of road and utility construction with 18" Long, 5/8" Diameter Rebar with 1 1/4" Blue Plastic Cap Stamped LS 38417
- Right of Way Line
- Boundary Line of Subject Parcels
- Adjoining Boundary Lines
- Existing Easement Lines
- Existing Easement Lines
- Created Easement Lines
- = Road Dedication Area 1.60 Acres 69,817 Sq.Ft.

Sight Triangle per City of Montrose Specification ST-07

Ac. = Acres
Sq.Ft. = Square Feet
WC = Witness Corner
RM = Reference Monument
Rec. No. = Reception Number

| CURVE TABLE | | | | | |
|---|---|---|---|---|---|
| CURVE # | ARC LENGTH | RADIUS | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
| C1 | 170.99' | 490.00' | 19°59'39" | S11°15'04"W | 170.13' |
| C2 | 27.00' | 20.00' | 77°21'36" | S17°25'55"E | 25.00' |
| C3 | 149.58' | 506.00' | 16°56'14" | N14°59'24"E | 149.03' |
| C4 | 248.44' | 475.00' | 29°58'02" | S13°35'25"W | 245.62' |
| C5 | 173.93' | 344.00' | 28°58'11" | N16°29'03"E | 172.08' |
| C6 | 15.88' | 506.00' | 1°47'54" | N30°04'12"E | 15.88' |
| C7 | 27.00' | 20.00' | 77°21'36" | S70°03'40"W | 25.00' |
| C8 | 258.02' | 410.00' | 36°03'27" | S49°24'35"W | 253.78' |
| C9 | 1.82' | 20.00' | 5°12'16" | S58°42'51"E | 1.82' |
| C10 | 29.85' | 19.00' | 90°00'00" | S73°41'01"W | 26.87' |
| C11 | 70.43' | 150.00' | 26°54'09" | S15°13'58"W | 69.78' |
| C12 | 9.60' | 10.00' | 54°59'11" | S25°42'41"E | 9.23' |
| C13 | 258.11' | 51.00' | 289°58'22" | N88°13'06"W | 58.52' |
| C14 | 9.60' | 10.00' | 54°59'11" | N29°16'30"E | 9.23' |
| C15 | 93.91' | 200.00' | 26°54'07" | N15°13'58"E | 93.05' |
| C16 | 29.85' | 19.00' | 90°00'00" | N16°18'59"W | 26.87' |
| C17 | 3.47' | 20.00' | 9°56'33" | S66°17'15"E | 3.47' |
| C18 | 215.58' | 410.00' | 30°07'37" | N16°19'03"E | 213.11' |
| C19 | 50.05' | 200.00' | 14°20'14" | S21°30'54"W | 49.92' |
| C20 | 43.86' | 200.00' | 12°33'53" | S08°03'51"W | 43.77' |
| C21 | 10.83' | 51.00' | 12°09'47" | S50°41'12"W | 10.81' |
| C22 | 111.23' | 51.00' | 124°57'23" | S17°52'23"E | 90.46' |
| C23 | 84.87' | 51.00' | 95°21'04" | N51°58'24"E | 75.41' |
| C24 | 51.18' | 51.00' | 57°30'09" | N24°27'13"W | 49.06' |
| C25 | 1.34' | 150.00' | 0°30'49" | S02°02'18"W | 1.34' |
| C26 | 69.08' | 150.00' | 26°23'19" | S15°29'22"W | 68.48' |
| C27 | 83.94' | 475.00' | 10°07'29" | S23°30'41"W | 83.83' |
| C28 | 71.87' | 475.00' | 8°40'09" | S14°06'53"W | 71.80' |
| C29 | 77.48' | 475.00' | 9°20'45" | S05°06'26"W | 77.39' |
| C30 | 15.15' | 475.00' | 1°49'40" | S00°28'47"E | 15.15' |
| C31 | 79.18' | 344.00' | 13°11'19" | S08°35'38"W | 79.01' |
| C32 | 94.75' | 344.00' | 15°46'51" | S23°04'43"W | 94.45' |
| C33 | 132.42' | 490.00' | 15°29'03" | S13°30'22"W | 132.02' |

| LINE TABLE | | |
|---|---|---|
| LINE # | BEARING | DISTANCE |
| L1 | S01°15'15"W | 16.93' |
| L2 | S28°41'01"W | 50.00' |
| L3 | N58°37'08"W | 80.00' |
| L4 | N61°18'59"W | 56.95' |
| L5 | N01°15'04"E | 58.13' |
| L6 | S09°38'56"W | 37.56' |
| L7 | S44°00'19"W | 55.00' |
| L8 | S03°52'51"W | 55.00' |
| L9 | S53°07'15"W | 55.00' |
| L10 | S04°17'59"W | 55.00' |
| L11 | S53°32'23"W | 55.00' |
| L12 | S03°43'46"W | 55.00' |
| L13 | S61°29'57"E | 17.30' |
| L14 | S61°18'59"E | 46.49' |
| L15 | S25°35'07"E | 17.12' |
| L16 | S61°18'59"E | 48.00' |
| L17 | N82°57'09"E | 17.12' |
| L18 | S61°18'59"E | 16.76' |

-PRELIMINARY-
FOR REVIEW ONLY

Graphic Scale
0 50 100 200
In U.S. Feet : 1" = 100'


SGM
259 Grand Ave, Suite 200
Grand Junction, CO 81501
970.245.2571
www.sgm-inc.com


Preliminary Plat
Valley Ranch Subdivision
Filing 1

| # | Revision | Date | By: |
|---|---|---|---|
| 1 | | | |
| 2 | | | |
| 3 | | | |
| 4 | | | |
| 5 | | | |
| 6 | | | |
| 7 | | | |
| 8 | | | |
| 9 | | | |

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

Job No. 2022-318.001
Drawn by: AO, RC
Date: 10/17/2024
Approved: , PLS: ILW
File: ValleyRanchSub-Filing1

Location:

Montrose, CO

Sheet No.
2
Of : 3

I:\2022\2022-318-ValleyRanch\00\Civil\Vt-Dwgs\Surv\Dwgs\BaseMaps\ValleyRanchSub-Filing1.dwg Plotted: 10/17/2024 11:30 AM By: Josh Wilson

# Preliminary Plat
# Valley Ranch Subdivision - Filing 1

Situated in

Section 3, Township 48 North, Range 9 West
of the New Mexico Principal Meridian
City of Montrose, Montrose County, Colorado

## LEGEND

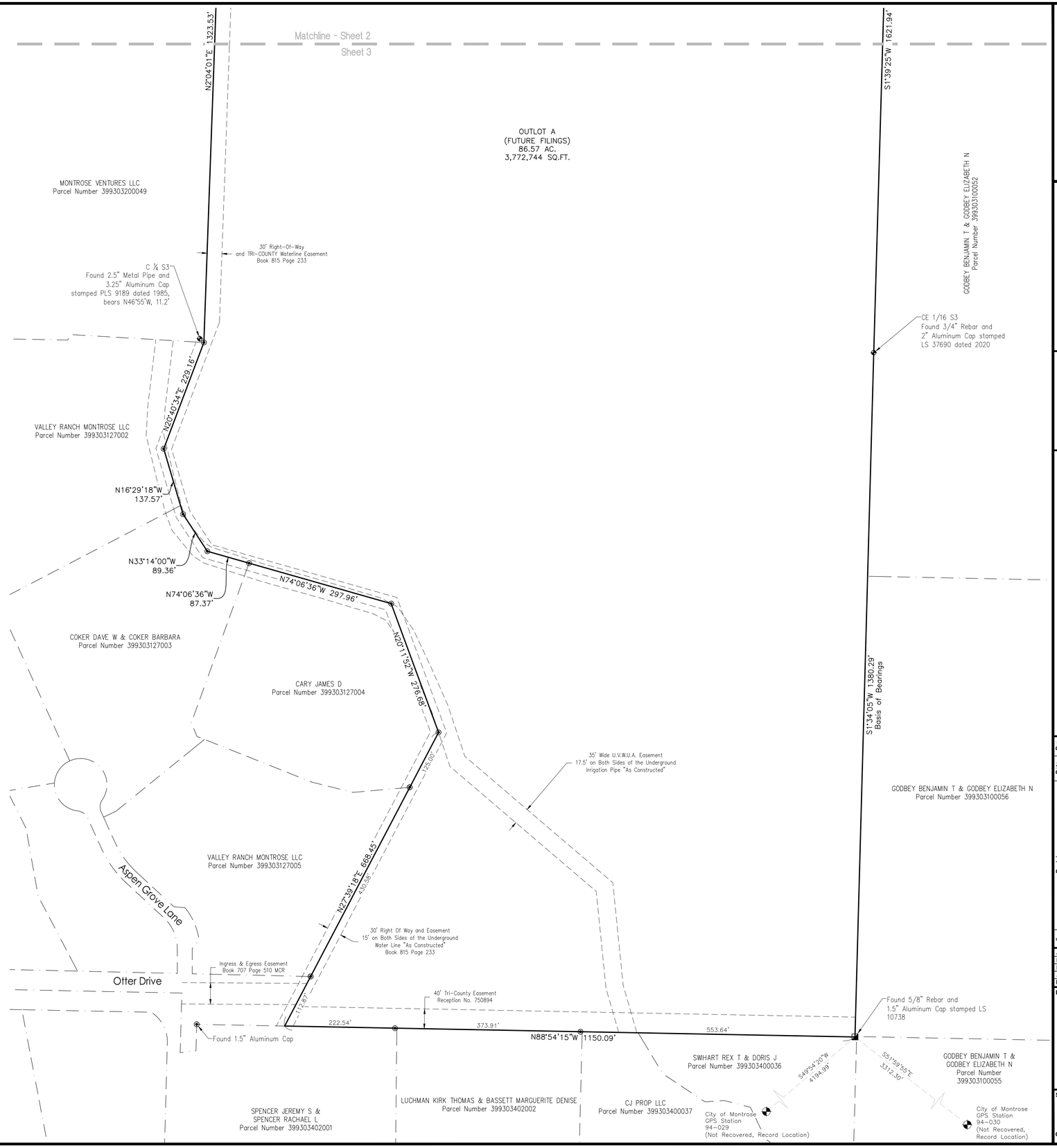
- ◉ – Found 5/8" Diameter Rebar & 1-1/2" Aluminum Cap Marked LS 12180
- ◈ – Found Aliquot Monument as described
- ◪ – Found Monument as described
- – Set 18" Long, 5/8" Diameter Rebar with 1 1/4" Blue Plastic Cap Stamped LS 38417
- – Set Monument as described
- – Calculated Corner not set due to terrain
- – Calculated Corner to be set upon completion of road and utility construction with 18" Long, 5/8" Diameter Rebar with 1 1/4" Blue Plastic Cap Stamped LS 38417

Right of Way Line
Boundary Line of Subject Parcels
Adjoining Boundary Lines
Existing Easement Lines
Existing Easement Lines
Created Easement Lines

= Road Dedication Area
1.60 Acres
69,817 Sq.Ft.

Sight Triangle per City of Montrose Specification ST-07

Ac. = Acres
Sq.Ft. = Square Feet
WC = Witness Corner
RM = Reference Monument
Rec. No. = Reception Number




-PRELIMINARY-
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In U.S. Feet : 1" = 100'


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Preliminary Plat
Valley Ranch Subdivision
Filing 1

| No. | Revision | Date | By: |
|---|---|---|---|
| 1 | | | |
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| 6 | | | |
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| 9 | | | |


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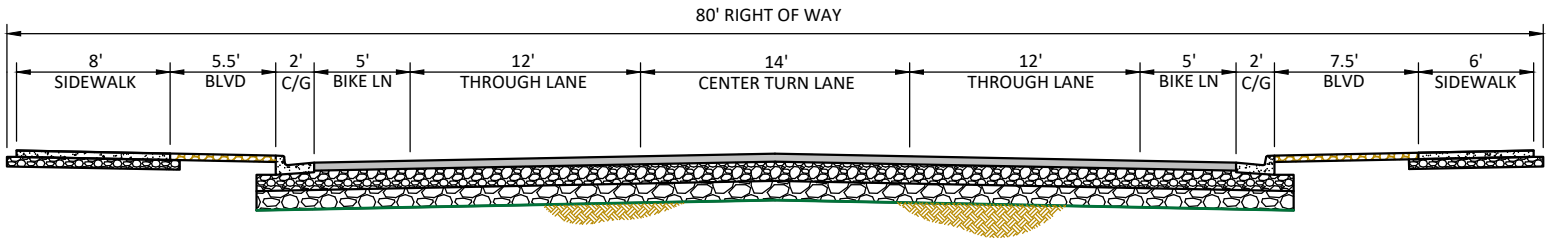
| | |
|---|---|
| Job No. | 2022-318.001 |
| Drawn by: | AO, RC |
| Date: | 10/17/2024 |
| Approved: | JLW |
| File: | ValleyRanchSub-Filing1 |

Location:

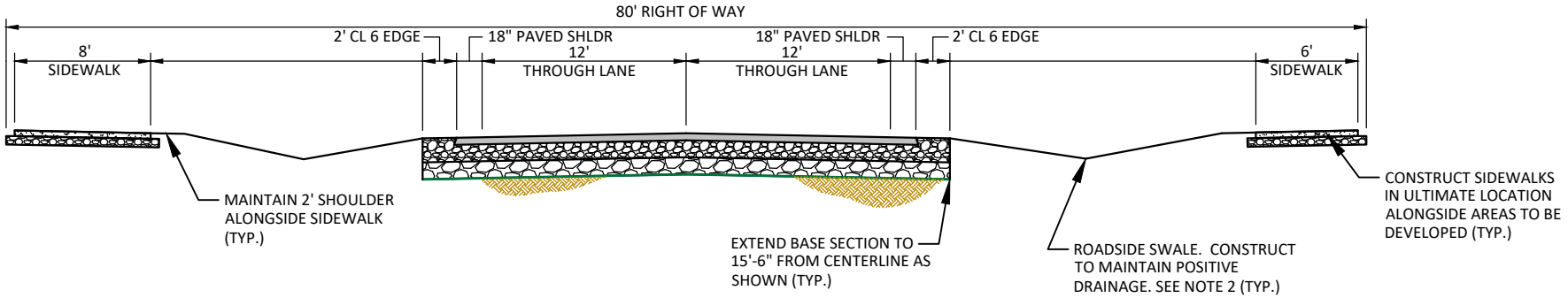
Montrose, CO

Sheet No.
3
Of : 3


I:\2022\2022-318--ValleyRanch\00Civil\Vt-Dwgs\Sur\Dwgs\BaseMaps\ValleyRanchSub-Filing1.dwg Plotted: 10/17/2024 11:30 AM By: Josh Wilson




ULTIMATE ROAD SECTION (FUTURE)




INITIAL ROAD SECTION (INTERIM)

NOTES:
1. CONSTRUCT ROADWAY AND SIDEWALK PROFILE TO MATCH ULTIMATE ROAD TEMPLATE.
2. ROADSIDE SWALE SHALL BE COVERED WITH WESTERN LANDSCAPES RESTRICTOR WEED BARRIER FABRIC (4.8 OZ/SY MIN, OR APPROVED EQUAL) AND MIN. 4 INCHES OF DECORATIVE LANDSCAPING ROCK. LANDSCAPING ROCK SHALL INCLUDE VARIABLE ROCK TYPES SUCH AS A COBBLE MEANDERING DRY STREAM BED IN CENTER AND DIFFERENT COLORED ROCK ALONG SIDE AREAS.

**CITY OF MONTROSE**
ENGINEERING DEPARTMENT
1221 64.50 RD.
MONTROSE, CO 81401
PH: 240-1480 FAX: 252-4780
WWW.CITYOFMONTROSE.ORG

FALLS AT VALLEY RANCH
BRIDGES DRIVE EXTENSION
MONTROSE, COLORADO

TYPICAL ROADWAY SECTIONS

FIGURE 1

## EXHIBIT D: Code Excerpts for Subdivisions

### Sec. 11-5-2. Major subdivisions.

(A) *New Subdivisions.* A subdivision shall be classified as a major subdivision and governed by this Section when an applicant proposes to create four or more new tracts, lots, or interests; or less than four new tracts, lots or interests if not eligible as a minor subdivision in accordance with Section 11-5-3.

(B) *Resubdivisions or Major Plat Amendments.* Resubdivisions and major plat amendments are reviewed in the same manner as a major subdivision with the same purposes. A major plat amendment is any plat amendment that does not qualify as a minor plat amendment under Section 11-5-3 (C). To the extent that submittal information was submitted as part of the original subdivision proposal and is adequate by current standards, the applicant for approval of a resubdivision or major plat amendment does not need to submit the information again and may reference such submittal information in the new application. The City Manager will determine the technical adequacy of previously submitted information.

(C) *Procedure.* The major subdivision procedure shall consist of three separate phases, sketch plan, preliminary plat and final plat, in accordance with Sections 11-5-4, 11-5-5, and 11-5-6, respectively.

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

### Sec. 11-5-4. Sketch plan.

(A) *Purpose.* Sketch plan review provides an opportunity to determine whether an application will comply with the City's subdivision review and approval criteria, and to address any issues of concern early in the review process. The sketch plan is a conceptual version of the preliminary plat showing the general subdivision layout, access, street and lot pattern, location of parks, open space tracts, trail corridors, and other tracts for utilities or services.

(B) *Review Procedure.* The sketch plan application shall be reviewed by the City in accordance with Section 11-4-2 of this Title. The Planning Commission shall take no formal action at the conclusion of its public hearing on the sketch plan; however, comments by the public and the Commission shall be reflected in the minutes of the hearing as a part of the record on the application as it moves through the entire review process.

(C) *Review Criteria.* A sketch plan shall comply with the following review criteria:

(1) The proposal shall be consistent with the City subdivision and zoning regulations, standards and other applicable ordinances and regulations and will be reviewed, considering the following at a minimum.

(a) Relationship of development to topography, soils, drainage, flooding, potential natural hazard areas and other physical characteristics;

(b) Availability of water, means of sewage collection and treatment, stormwater drainage, access and other utilities and services;

(c) Compatibility with the natural environment, wildlife, vegetation and unique natural features;

(d) Adjacent streets and traffic flow, including pedestrian access; and

(e) Availability of fire, police and other emergency services protection.

(2) An applicant who intends to immediately develop only a portion of a full tract shall nevertheless submit an informal sketch plan for the entire tract showing their present plans for its eventual development.

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

## Sec. 11-5-13. Minimum design standards.

(A) *Minimum Standards, Conformity to Preliminary Plat, and Approval Required.* All public improvements shall be constructed in accordance with the minimum standards set forth below or other applicable City design and construction specifications and standards, and other applicable City ordinances or regulations. All public and private improvements shall be in substantial conformity with the preliminary plat as approved, the City Comprehensive Plan and amendments thereto, and in accordance with good engineering and construction practices. All plans must be approved in advance by the City Engineer.

(B) *Minimum Standards.*

(1) *Streets.*

(a) Subdivider shall be required to make and install improvements to existing streets within and abutting the subdivision and/or other areas outside the subdivision or any filing thereof being considered, including, but not limited to, curbs, gutters, sidewalks and street paving improvements, when the subdivision and developments thereof will directly create a need for said improvements outside the subdivision itself, or a need to expand or improve existing public improvements to current standards in order to properly serve future residents of the subdivision, or if the subdivider or their predecessors of interest by virtue of their actions and the timing and scope of developing the subdivision or other property have created a situation where the needed improvements were not previously improved or installed. It shall be presumed that existing streets and sidewalks directly abutting the subdivision must be improved to current City standards in order to properly serve the subdivision.

(b) In those cases where the City determines that the immediate improvement of the abutting street, or other on-site or off-site improvements, is not currently practical, or should be delayed, or the costs of such improvements should be shared with additional property likely to use and be benefited by the improvements, the developer may be allowed to execute recordable covenants on the plat or separately in a form provided by the City, binding the lots in the subdivision to future assessments or participation in an improvement district for the construction of such improvements.

(c) Wherever topography will permit, the arrangement of the streets shall provide for the dedication and construction of street stubs to align with existing or future streets to adjoining developing or developable areas.

(d) Cul-de-sacs shall terminate in a circular turn-around having a minimum right-of-way of at least 100 feet in diameter, and a paved turn-around with a minimum outside diameter of 80 feet. Cul-de-sacs shall be not less than 100 feet long, and not more than 500 feet long, as measured from the center of the cul-de-sac bulb to the center of the intersecting street; use of cul-de-sacs is limited to places where street connections would be impractical.

(i) Cul-de-sacs longer than 300 feet shall require a recreation trail connection at the end that provides connectivity to the nearest City street.

(e) Temporary dead-end streets which extend for a distance greater than the depth of one abutting lot shall be provided with a temporary turn-around having a diameter of at least 80 feet.

(f) Whenever a new street is proposed along the edge of the subdivision, the entire street shall be dedicated and improved within the subdivision.

(g) No more than two streets shall intersect at any point. Intersections shall be as near as practicable to 90 degrees. A street shall have a minimum straight distance of 100 feet from the intersection before it may be curved.

(h) A straight section of 100 feet shall be provided between reverse curves on all streets.

(i) All lots in the subdivision will have direct access to a dedicated street, subject to the following exceptions:

(i) One or more private shared access drives may be used to provide access up to no more than four dwelling units each, subject to City approval, in residential zoning districts. In general, shared access drives shall not be used as an extension to a cul-de-sac.

(ii) Reciprocal access easements may be approved to accommodate subdivisions with multiple commercial units with contiguous parking area in commercial zoning districts.

(j) Any two local streets which intersect a common third local or collector street shall have centerlines no closer than 175 feet from one another. Any two local streets which intersect a common third minor arterial or major arterial street, shall have centerlines no closer than 350 feet from one another.

(i) The City may limit access to major arterial or minor arterial streets to facilitate traffic flows, or to promote public safety.

(k) The maximum block length, as measured from the centerline of the nearest intersecting streets, shall be a maximum of 700 feet.

(l) Street names must be approved by the City.

(m) All streets, alleys, sidewalks, recreation paths, parks of two acres or larger, and other public ways or places must be dedicated to the City by the owners of any interest therein except the owners of severed mineral or water interests.

(n) Streets shall be developed in accordance with the City's Comprehensive Plan roadway cross sections, the City's engineering specifications, as applicable, and the table below. The minimum dedicated rights-of-way and street widths shall be as shown in Table 5.2.

Table 5.2
Minimum Dedicated Rights-Of-Way and Street Widths

| Street Classification | Minimum Right-of-Way | Minimum Street Width Urban = Width between Curb Flowlines Rural = Paved Width (asphalt or Concrete) |
|---|---|---|
| Major Arterial—Urban | 124 feet * | 92 feet *** |
| Major Arterial—Rural | 124 feet * | 76 feet *** |
| Minor Arterial—Urban | 112 feet ** | Varies with traffic volume and whether parking is allowed, see engineering specifications for road widths *** |
| Minor Arterial—Rural | 112 feet ** | Varies with traffic volume and whether parking is allowed, see engineering specifications for road widths *** |
| Collector | 70 feet | 46 feet |
| Local—Boulevard Style Alternative 2 | 50 feet; 50 feet | 28 feet with detached 5-foot sidewalk; 36 feet with attached 6-foot sidewalk |
| Planned Developments | 40 feet | 24 feet with attached 6-foot sidewalks in addition to curb and gutter. Supplemental off-street parking may be required. |

| |
|---|
| * ROW width shall be increased by ten feet within 500 feet of an arterial cross street intersection to allow a double left turn lane. |
| ** ROW width shall be increased by 12 feet within 500 feet of an arterial cross street intersection to allow a double left turn lane. |
| *** The decision whether to require urban or rural street widths shall be made at sketch plan review. |

(o) Subdivisions which include any part of an existing platted street which does not conform to the minimum right-of-way requirements of these regulations may be required to provide additional width necessary to meet the minimum right-of-way requirements of these regulations.

(p) No street grade shall be less than one-half of one percent or exceed the maximum grade shown in Table 5.3.

Table 5.3
Maximum Street Grade

| Street Classification | Maximum Percent Grade | Minimum Radius of Curve | Minimum Sight Distance* |
|---|---|---|---|
| Major Arterial | 5 percent | 400 feet | 500 feet |
| Minor Arterial | 5 percent | 400 feet | 500 feet |
| Collector | 8 percent | 300 feet | 300 feet |
| Local | 8 percent | 100 feet | 200 feet |
| * As measured between points four feet above the centerline of the street. | | | |

(q) Alleys shall be provided at the rear of lots within the commercial zoning districts, or as otherwise approved by the City. Alleys shall be 20 feet in width and shall be paved in accordance with City specifications.

(2) *Curb, Gutter, Sidewalks and Trails.*

(a) Curb, gutter, and sidewalks or recreation trails shall be provided along all roadways consistent with the City's Comprehensive Plan.

(i) A minimum ten-foot-wide concrete recreation trail with the addition of two-foot obstacle-free recovery zones, constructed of Class 6 gravel aggregate, or a City-approved alternative, on each side of said trail shall be located along one side of the roadway, as determined by the City. Recreation trails shall be designed in accordance with the AASHTO "Guide for the Development of Bicycle Facilities."

(ii) A minimum six-foot-wide sidewalk shall be provided on the side of the roadway not occupied by the recreation trail described above. Greater sidewalk widths may be required in commercial areas.

(iii) Recreation trail lighting may be required in more heavily populated or urbanized areas, travel corridors, and commuter routes, as determined by the City. Recreation trail lighting shall provide a minimum 0.4 to 0.5 footcandles of illumination at all points along the length of the trail. The City's provisions, standards, and specifications regarding outdoor lighting shall also apply.

(iv) Recreation trails with alternative non-hard surfaces and narrower widths may be approved in those instances where such trails are secondary to existing or proposed concrete recreation

trails, and do not serve as connectors to the City's recreation trail system, as denoted within the City's Comprehensive Plan.

(v) Curb, gutter, and sidewalks shall be provided along collector and local streets. Six-foot detached sidewalks are required on collector streets. Five-foot detached or six-foot attached sidewalks are required for local streets.

(b) Sidewalks shall be located and constructed as necessary to interconnect the subdivision and lots therein with the network of City sidewalks and recreation trails.

(c) Accessibility ramps shall be provided in accordance with the Americans with Disabilities Act.

(d) The City may elect to require over-sizing of any sidewalk and participate in cost sharing thereof.

(e) The City may require any sidewalk to be wider than those standards set forth herein, upon a finding that such greater widths are necessary to serve the subdivision, due to:

(i) High density of the subdivision;

(ii) Special needs of the residents of the subdivision; or

(iii) Connection to existing wider sidewalks or recreation trails.

(3) *Blocks and Lots.*

(a) In residentially zoned districts, blocks shall be wide enough to permit two lots between lengthwise streets.

(b) The building line for residential lots on collector streets shall be set back 25 feet from the front property line.

(c) The building line on corner lots shall be set back 25 feet from both street front property lines.

(d) Lots which abut a street in the front and the rear shall be avoided except where a railroad right-of-way, a major arterial or minor arterial street is located to the rear of the lot, in which case such a lot shall have a minimum depth of 125 feet. Lots abutting cul-de-sacs shall have a minimum frontage of 25 feet.

(e) Every lot shall front on a designated collector or local street, subject however, to the following exceptions:

(i) One or more private shared access drives may be used to provide access up to no more than four dwelling units each, subject to City approval, in residential zoning districts;

(ii) Private access easements may be provided, subject to City approval, in subdivisions within commercial zoning districts across parking lot areas;

(iii) In such instances, the shared access improvements shall be subject to City specifications and the restrictions set forth in Section 11-5-11 (B).

(f) No residential lot shall front on a major arterial or minor arterial street. No access shall be permitted directly from a residential lot to a major arterial or minor arterial street.

(g) The lot depth shall not be more than three times the lot width at the front building line.

(h) Access drives and intersections shall comply with City access standards and the transportation plan. In addition, accesses onto County roads shall comply with applicable County regulations.

(i) Lots shall be at least 50 feet in width at the front building line. Lots abutting cul-de-sacs shall have at least 25 feet of linear frontage to the cul-de-sac.

(j) Sight triangles shall be shown on the plat as per the engineering specifications.

(4) *Public Utilities.*

(a) All utilities shall be installed underground unless the City Engineer determines that soil or topographic conditions make that impracticable.

(b) Utilities shall be installed prior to the paving of any street under which they are to be located and the individual service lines shall be connected and stubbed out prior to paving, in order to avoid the necessity of cutting into the pavement to connect any abutting lots.

(c) Utilities will be sized and placed as necessary to facilitate connection with future subdivisions and developments. At a minimum, six-inch water main lines shall be provided in residential zoning districts, and eight-inch water main lines shall be provided in commercial and industrial zoning districts. At a minimum, eight-inch sewer main lines shall be provided in all zoning districts. Multiple buildings within a single lot shall each require a singular water and sewer lateral connection to a main line.

(d) The City may elect to require over-sizing of the extended utility and pay for the cost of such materials accordingly.

(e) City water and sewer systems shall be provided except where the City has required an alternative supplier by service area agreement with such alternative provider. In cases where alternative utilities are provided on a temporary basis, connection to City services shall be required at such time they are made available to the subject property.

(f) In the event that City sewer service will not be available within a reasonable time period following final plat approval, engineered individual sewage disposal systems may be authorized by the City for those subdivisions occurring within the residential rural living zoning districts with lot sizes of five acres or greater. Advance City approval shall be required in each case.

(g) All extension of City utilities shall require City approval and proper execution of City utility extension agreements. The extension of utilities shall be at the sole expense of the subdivider.

(h) Prior to any installation or construction of utility extensions, the subdivider shall first submit proposed alignment location maps and engineered drawings for City approval. The subdivider shall acquire all necessary easements for the proposed utility location from all affected properties. The easements shall be conveyed to the City and executed on applicable City forms.

(i) All utility extensions shall be subject to City inspection and approval. The City may elect to contract inspection services at the subdivider's expense.

(j) All utility main line extensions, once approved by the City, shall be dedicated to the City with applicable utility easements. As-built plans and data shall be provided on hard copy in accordance with these provisions and on diskette in a digital format compatible with City computer systems.

(k) Following the completion of any utility extension and submission of the as-built plans, the City Engineer shall conduct an inspection, and if the improvements are in accordance with the requirements of these and other applicable regulations and good engineering and construction standards, shall issue a Preliminary Letter of Infrastructure Completion.

(i) For a period of two calendar years thereafter, the subdivider shall be responsible for correcting all defects or failures that appear in such improvements.

(ii) At the completion of this two-calendar-year construction warranty period, upon written request from the subdivider, all public and necessary on- and off-site improvements shall again be inspected by the City Engineer, and upon final approval, may be accepted by the City, as

evidenced by issuance of a Letter of Infrastructure Completion and Acceptance. The provisions set forth in Section 11-5-12(D) shall apply to improvements and construction covered by this Section.

(5) *Piped Drainage Facilities and Waterways.*

(a) Stormwater discharge improvements shall be engineered and approved in accordance with City specifications. stormwater retention on site shall be discouraged. When feasible to do so and when requested by the City Engineer, all ditches shall be piped and subject to platted easements to be dedicated either to the City or to the applicable owner of the ditch facilities. The City may elect to allow the location of piped ditch facilities within its rights-of-way at its discretion. Perpetual maintenance shall be provided pursuant to plat notes and/or City-approved covenants.

(b) Permission shall be acquired, in writing, from all applicable owners of ditch facilities prior to improvements thereto.

(c) No discharges of urban stormwater into any irrigation ditch facilities shall be allowed. No discharges of urban stormwater into agricultural drainage ditch facilities shall be allowed, unless otherwise approved by the owning interest in said drainage facilities.

(6) *Monuments.* Monuments shall be set in concrete and placed at all corners of all street intersections, at the intersections of the boundary of the subdivision with street right-of-way lines, at angle points and points of curve in each street and at points of change in direction of the exterior boundaries of the subdivision. The top of the monument shall have a metal cap set flush to identify the location. All lot corners shall be monumented with a minimum of a #5 rebar 18 inches in length and metal cap.

(7) *Berms, Screening and Buffers.* Buffers and/or screening shall be provided between incompatible uses both within the subdivision and adjoining the subdivision in accordance with City design standards and specifications.

(8) *Street Lights.*

(a) In all subdivisions, except for residential zoned rural living and estate subdivisions, streetlights shall be provided at all intersections and at intervals between intersections in accordance with City specifications.

(b) In residential rural living zoning districts and estate subdivisions, street lights shall only be required at street intersections, with no interval requirements.

(c) All streetlights shall conform to City standards and specifications, and with Chapter 11-9 of this Title.

(9) *Outdoor Lighting.* All outdoor and exterior lighting shall conform with Chapter 11-9 of this Title.

(10) *Flood Hazard Prevention*. All subdivision proposals shall conform to the flood hazard reduction standards in Section 11-6-5 (G) of this Title.

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

## Sec. 11-7-7. District standards.

(A) Tabulated requirements for uses by right are as follows (all dimensions in feet or square feet unless otherwise noted):

| | | Minimum Lot | | | Minimum Setbacks | | | | |
|---|---|---|---|---|---|---|---|---|---|
| District | Use | Width at Building Line | Depth | Size | Front | Rear | Side | Corner Lot | Maximum Building Height |
| RL | All | 100 | 150 | [2] | 25 | 20 | 10 | 20 | 35 |

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| R-1 | All | 100 | 150 | 1 acre | 25 | 20 | 10 | 20 | 35 |
| R-1A | All | 100 | 150 | ½ acre | 25 | 20 | 10 | 20 | 35 |
| R-1B | All | 100 | 150 | ⅓ acre | 25 | 20 | 10 | 20 | 35 |
| R-2 | All | N/A | N/A | 7,500 | 25 | 20 | 6 | 20 | 35 |
| R-3 | Single-family | N/A | N/A | 6,250 | 15 | 25 | 5 | 15 | 35 |
| | All others | N/A | N/A | 9,375 | 15 | 25 | 5 | 15 | 35 |
| R-3A | Single-family | N/A | N/A | 6,250 | 15 | 25 | 5 | 15 | 35 |
| | Duplex | N/A | N/A | 9375 | 15 | 25 | 5 | 15 | 35 |
| | All others | N/A | N/A | Larger of 9,375 or 2,900/unit | 15 | 20 | 10 | 15 | 35 |
| R-4 | Single-family | N/A | N/A | 6,250 | 15 | 25 | 5 | 15 | 35 |
| | Duplex | N/A | N/A | 9,375 | 15 | 25 | 5 | 15 | 35 |
| | All others | N/A | N/A | Larger of 9,375 or 2,300/unit | 15 | 20 | 10 | 15 | 35 |
| R-5 | All | 100 | 120 | 12,000 | 25 | 20 | 10 | 20 | 35 |
| R-6 | Single-family | N/A | N/A | 7,500 | 25 | 20 | 6 | 20 | 35 |
| | All others | N/A | N/A | 9,375 | 25 | 20 | 6 | 20 | 35 |
| MHR | All except MH Parks[3] | N/A | N/A | 3,125 | 5 | 10 | 10 | 10 | 35 |
| OR | Single-family | 50 | 100 | 6,250 | 15 | 15 | 5 | 15 | 35 |
| | Duplexes | 50 | 100 | 6,250 | 15 | 15 | 5 | 15 | 35 |
| | All Others | 50 | 100 | 6,250 | 15 | 15 | 5 | 15 | 35 |
| B-1 | No Req | No Req. | No Req. | No Req., except for fueling stations | No Req. | No Req. | No Req. | No Req. | No Req. |
| B-2 | All[4] | 50 | 100 | N/A | 15 | N/A | N/A | 15 | N/A |
| B-2A | All | 50 | 100 | N/A | 25 | N/A | N/A | 25 | 35 |
| B-3 | All | 50 | 100 | N/A | 25 | N/A | N/A | 25 | 35 |
| B-4 | All | N/A | N/A | N/A | 25 | N/A | N/A | 25 | 35 |
| I-1 | All | N/A | N/A | ½ acre | 25 | N/A | N/A | 25 | N/A |
| I-2 | All | N/A | N/A | ½ acre | 25 | N/A | N/A | 25 | N/A |
| All Zones Except I-1, I-2 | Renewable Energy Facilities | N/A | N/A | N/A | 25 | 25 | 10 | 25 | 35 |
| I-1, I-2 | Renewable Energy Facilities | N/A | N/A | N/A | 25 | 25 | 10 | 25 | N/A |

[2] A minimum lot size shall be determined as a condition of initial zoning of property as "RL." Such lot size shall be designed to limit overall residential units per acre to no more than allowed by Montrose County in comparable areas in the County where sewer is available, and to implement the City Comprehensive Plan as feasible while remaining economically competitive with allowed County densities.

[3] Dimensional requirements for mobile home parks are controlled by [Section] 11-13-5 of this Title.

[4] Residential uses in the B-2, B-2A, B-3, B-4, I-1 and I-2 zone districts shall comply with the applicable dimensional requirements as set out for the "R-3A" zone.

(B) Proper dimensional requirements for conditional uses shall be determined in accordance with this Section and Section 11-7-6 (B), provided that as a general rule, they shall be no less strict than the dimensional requirements specified for permitted uses in the district concerned or as specified for the use concerned in a zone in which it is a permitted use. Provided, further, that the following minimum lot sizes shall apply to duplexes and multifamily residences when allowed as a conditional use:

| District | Use | Minimum Lot Size |
|---|---|---|

| | | |
|---|---|---|
| R-3 and R-6 | Multifamily Residence | The larger of 9,375 or 2,900 per dwelling unit |
| OR | Multifamily Residence | The larger of 9,375 or 2,900 per dwelling unit |

(C) *Additional Dimensional Requirements.*

(1) Accessory use structures or buildings in residential districts may be located on those rear and side property lines which do not abut a street, if the structure is at least ten feet to the rear of the building line of the principal structure and does not occupy more than 30 percent of the rear yard area.

(2) In a block where a setback line has been established by existing structures 50 percent or more of the block, the average setback of the existing buildings may be used as the minimum setback.

(3) Garage doors which face an alley require a five-foot minimum setback.

(D) *Additional District Standards.*

(1) All single-family dwellings in the R-5 and R-6 zone districts must have a minimum roof pitch of 3:12, a minimum roof overhang of eight inches, a minimum length and width of 20 feet, wood, brick, masonry, stucco or cosmetically equivalent exterior siding, and shall be mounted on a permanent foundation.

(2) All duplex dwellings in the R-5 and R-6 zone districts must have a minimum roof pitch of 3:12, a minimum roof overhang of eight inches, a minimum length and width of 20 feet per dwelling unit, wood, brick, masonry, stucco or cosmetically equivalent exterior siding, and shall be mounted on a permanent foundation.

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