REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, December 11, 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 November 13, 2024 Planning Commission meeting

4) Additions or Deletions

5) **HIGH MESA CRAFTSMEN CONDITIONAL USE PERMIT** This proposed Conditional Use Permit is to allow light manufacturing use at 1134 N Cascade Ave, the corner of N Cascade Ave and Weldon Rd. The property is zoned "B-3" General Commercial District. Light manufacturing is considered a conditional use in the "B-3" zoning district. The applicant is Jason Yeager with High Mesa Craftsmen.

6) **HIGH MESA CRAFTSMEN VARIANCE** This proposed Variance is to allow site development at 1134 N Cascade Ave, the corner of N Cascade Ave and Weldon Rd under the standard site development requirements. The property is within 400 feet of the State Right of Way, but not immediately adjacent. If any property falls within 400 feet of the CDOT ROW, new construction is required to follow the Highway Corridor Overlay District site development standards. The applicant is Jason Yeager with High Mesa Craftsmen.

7) **SUNRISE CREEK III SUBDIVISION AND PD SKETCH PLAN** This is a review and discussion of the proposed Sunrise Creek III Subdivision and Planned Development, located on Outlot C of the Sunrise Creek III Filing No. 1 Final Plat, adjacent to Snow Brush Ave. The property is approximately 9.35 acres, and is zoned "R-3A" Medium High Density District and "B-4" Neighborhood Shopping District. The proposal is for approximately 54 residential units, as well as deviations to some development standards. The applicant is Sunrise Creek Montrose, LLC.

8) Other Business

9) Next Meeting will be January 8, 2025

10) Motion to Adjourn

City of Montrose Planning Commission

November 13, 2024

The Montrose City Planning Commission held a meeting on November 13, 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, Ronald L. Cairns and Bryce Gaber (Alternate). Absent: Phoebe Benziger and Steve Ball.

Staff Members Present: Jace Hochwalt (Community Development Director), William Reis (Planner II), Chris Dowsey (City Attorney), Greg Stunder (Staff Attorney), Scott Murphy (City Engineer), Sharon Dunning (Building Services Technician).

There was one member of the public in attendance.

Call to Order

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

Approval of Minutes

Richard Rogers moved to approve the minutes of the October 9, 2024 meeting as submitted. Delphine Jadot seconded, and the motion carried.

Additions or Deletions

Introduction of new alternate Planning Commissioner, Bryce Gaber.

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.

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

David Coker, applicant, approached the podium to describe the proposed subdivision.

Questions for Applicant

Planning Commissioners, staff discussed changes to the project, location of construction, alignment of roads, road width and dedicated right-of-way.

Public Comment

None.

Discussion

None.

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. Ron Cairns seconded, and the motion carried unanimously.

Other Business

Jace Hochwalt discussed the status of the code update.

Next Meeting

The next Planning Commission meeting is scheduled for December 11, 2024.

Public Comment

None.

Adjournment

Richard Rogers moved to adjourn the meeting. Delphine Jadot seconded, and the meeting ended at 5:28 p.m.

_____ _____

Chairperson Attest

CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner II
DATE: December 11, 2024
RE: High Mesa Craftsmen Conditional Use Permit
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Supporting Documentation
- Exhibit C: Chapter 11-1. Zoning Regulations

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 will approve or deny the Conditional Use Permit for the proposed light manufacturing use at 1134 N Cascade Ave. The Planning Commission will consider all of the information in this memo in making a decision.

Application Background:
The applicant is proposing to light manufacturing of cabinets and stone countertops in the "B-3" General Commercial District. Light manufacturing is considered a conditional use in the "B-3" zoning district.

Applicant:
High Mesa Craftsmen

Staff Analysis:

1. Zoning Code 11-7-6 (H) outlines conditional uses within the "B-3" Highway Commercial District.
    - Section 11-7-6 of the Municipal Code is provided in Exhibit B.
    - Conditional Uses include: Manufacturing uses.
    - This proposal is not a use-by-right, and therefore, is subject to review as a conditional use.

2. The conditional use criteria, outlined in 11-7-6 of the Montrose Municipal Code, are as follows:
    - *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:
        i. The use will not be contrary to the public health, safety, or welfare.
        ii. The use is not materially adverse to the City's Comprehensive Plan.
        iii. Streets, pedestrian facilities, and bikeways in the area are adequate to handle traffic generated by the use with safety and convenience.
        iv. The use is compatible with existing uses in the area and other allowed uses in the district.
        v. The use will not have an adverse effect upon other property values.
        vi. Adequate off-street parking will be provided for the use.
        vii. The location of curb cuts and access to the premises will not create traffic hazards.
        viii. The use will not generate light, noise, odor, vibration, or other effects which would unreasonably interfere with the reasonable enjoyment of adjacent property.
        ix. Landscaping of the grounds and the architecture of any buildings will be reasonably compatible with that existing in the neighborhood.
    - The Burden shall be upon the applicant to prove that these requirements are met.
    - The applicant has provided supporting documentation, as shown in Exhibit B.

3. Staff finds that the proposed manufacturing use meets the Conditional Use Criteria above. The proposal is in compliance with the Comprehensive Plan and is compatible with existing uses in the area. The site is located in the “B-3” Highway Commercial District.

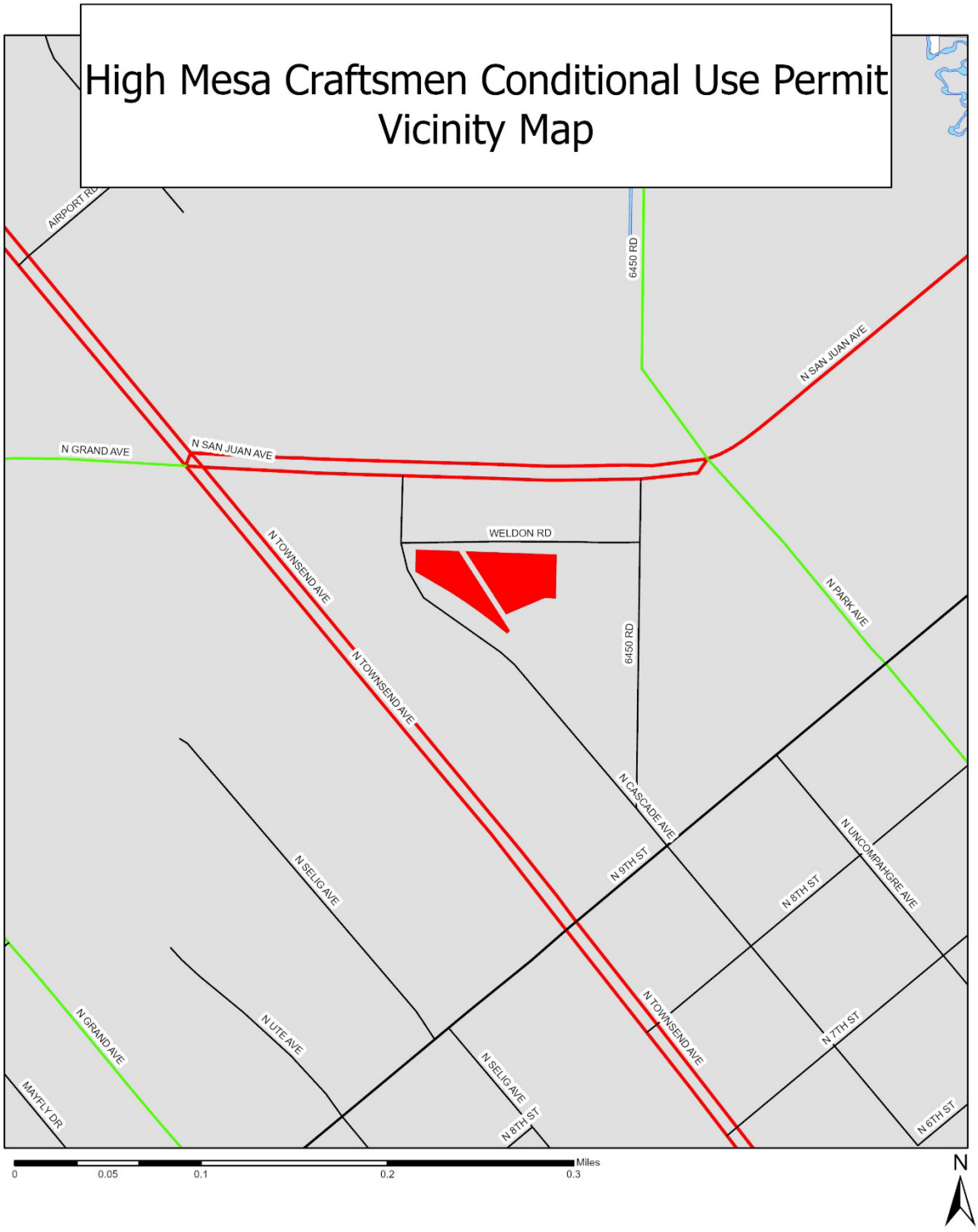
Staff Recommendation:
The staff finds that the criteria have been met, and recommend approval of the request.

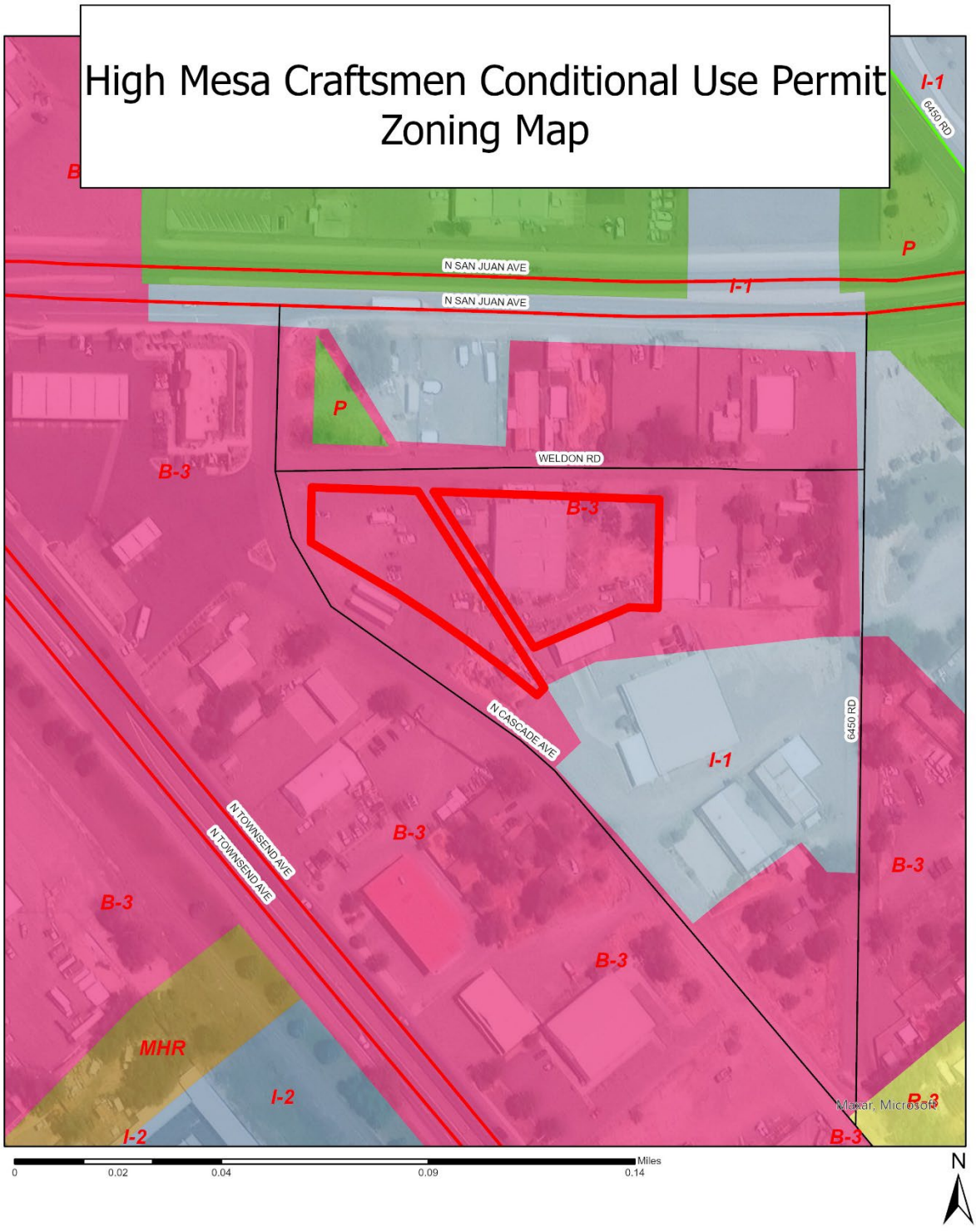
Planning Commission Motion Alternatives:
Approval Motion Recommendation:
“I hereby make a motion to approve the request to allow the conditional use of manufacturing uses within the “B-3” General Commercial District, located Parcel Numbers 376728147002 and 376728147013. The request meets the Code criteria based on the evidence and testimony presented at this hearing and as outlined in the staff report”

Denial Motion Recommendation:

"I hereby make a motion to deny the request. The request does not meet the Code criteria based on the evidence and testimony presented at this hearing and in the staff report."

EXHIBIT A: Maps




High Mesa Craftsmen Conditional Use Permit
Zoning Map
I-1
6450 RD
P
N SAN JUAN AVE
N SAN JUAN AVE
I-1
P
WELDON RD
B-3
B-3
N CASCADE AVE
6450 RD
I-1
N TOWNSEND AVE
N TOWNSEND AVE
B-3
B-3
B-3
B-3
MHR
I-2
I-2
B-3
Maxar, Microsoft
Miles
0
0.02
0.04
0.09
0.14
N

SUPPORTING DOCUMENTATION FOR CONDITIONAL USE PERMIT APPLICATION

Prepared By: Jason Yeager, High Mesa Craftsmen Date: February 25, 2024

DESCRIPTION OF USE AND HOW IT IS IN COMPLIANCE WITH APPLICABLE CRITERIA

Background

High Mesa Craftsmen (HMC) is a cabinet and stone countertop shop that has been in business for over 13 years, operating from a 12,000 s.f. shop in Montrose County, southwest of Olathe. We have 22 employees. We have outgrown our current facility and are in the process of relocating to the City of Montrose. We generally serve clients from Grand Junction to Telluride at this time.

In January 2024 we started the first step in that process by purchasing Ameridor, a cabinet door manufacturing business and building located at 1010 N. Cascade, immediately south of the subject property. The Ameridor side of the business serves clients across the United States and some overseas clients, while employing 8 additional people. Our next step toward relocating HMC involves purchasing the historic Maynes Tire location that has sold tires and preform vehicle repairs since the mid-1970's. Mr. Maynes has decided to close the business and we are under contract to purchase the property. The existing Maynes property will provide additional space for HMC in the exiting 7,700 sf building, on adjoining land available for stone slab storage/sales, and for a future building.

The underlying B-3 Zoning allows for manufacturing uses such as ours, by approval of a Conditional Use Permit. We are hopeful that after reviewing the following information, such approval will be granted.

Typical Business Activities

The cabinet shop portion of our business receives milled lumber and sheet goods and manufactures these into custom cabinets ready for installation, typically by our crews. Normally a limited amount of this lumber is stored outside to avoid weather and finished cabinets are stored in buildings or loaded into trailers prior to installation. The manufacturing process is performed indoors and all dust is collected and not discharged to the atmosphere.

The stone shop receives oversized quarry-cut and polished slabs from which we cut to size and finish inside the building where careful attention is taken to avoid allowing the dust to escape into the air inside or outside of the building where the work is performed. Most of the slabs are stored outside on vertical racks for use in our manufacturing, but also will be offered to sale to the public and other stone shops.

Crews typically work long days beginning at 6:30 AM, to allow for travel time to distance jobsites.

Surrounding Uses

There are some residential uses (in B-3 Zoning) located to the north of the subject property along the north side of Weldon Street. There are similar uses to the west, across N. Cascade Avenue. There is another cabinet shop located on the adjoining parcel to the east (on B-3 Zoning), and Ameridor, another wood shop located to the South (on I-1 Zoning).

Response to Conditional Use Criteria (Code Section 4-4-26)

The proposed shops on the former Maynes parcel will not be contrary to public health, safety, and welfare. We intend to keep the stone slabs behind a lockable fence when we are not open for business to protect the public from possible injury from unauthorized entry .

The Master Plan (Envison-2040, Comprehensive Plan, Future Land Use, Map 5.1) indicates the subject parcel as within the "Employment Center" future land use. We anticipate bring at least 22 new employees to this area after our HMC relocation is completed, consistent with the Master Plan goals.

The subject parcel is located on the corner of N. Cascade and Weldon Street, both paved streets that provide good access. There are no sidewalks adjoining the subject property and pedestrian and bike activates tend to be minimal due to the predominantly manufacturing and service businesses located in the area.

The proposed use is quite compatible with the manufacturing uses to the east (a cabinet shop) and south (a cabinet door shop). There are residential uses located across the street on N. Cascade Avenue and Weldon Street. Those residential properties have had Maynes Tire, that also performed tire retreading, across the street for nearly 50 years. Until recently, there were literally thousands of used tires and non-functional vehicles were stored onsite along the Weldon Street frontage. These have been removed over the last several months by Mr. Maynes in anticipate of the sale of the property. We feel that the change to HMC's uses, if approved, will continue to provide improvements to the aesthetics of the neighborhood. We believe that the proposed uses and overall upgrading of the building and site will enhance property values in the neighborhood.

The subject property provides off-street parking for employees and work vehicles.

There are no curbs, gutters, or sidewalks in the area and access to the west side of the site is commonly used by semi-trucks at-will. This will be changed as the site is fenced and access gates will provide more defined access away from the intersection of N. Cascade Avenue and Weldon Street.

The cabinet and wood shops create limited light, noise, odor, vibration, or other effects on neighboring properties. The manufacturing process in performed primarily within buildings that keeps these potential impacts inside. We believe that the impacts from the proposed operations will be less than were previously coming from the former tire shop.

We will be landscaping portions of the site that is currently not landscaped. The landscaping on the adjoining properties in the neighborhood is limited or non-existent.

We believe that the City's criteria for approving a Conditional Use Permit for this property can be substantially met.

Kelly Tires
MAYNES

SPEED
LIMIT
20
PUBLIC NOTICE

EXHIBIT C: 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 he 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.

(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
INSTITUTIONAL USES									
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. to 6:00 p.m. Mountain Standard Time. "Night" shall mean from 6:00 p.m. to 6:00 a.m. Mountain Standard Time.			P	P	P	P			
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: Use Type
P: Permitted Use
C: Conditional Use
A: Accessory Use
T: Temporary Use

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

CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner II
DATE: December 11, 2024
RE: High Mesa Craftsmen Variance
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Supporting Documentation
- Exhibit C: Excerpt from Code – Variances/Highway Corridor Overlay District

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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 is reviewing an application for a variance to site development requirements for High Mesa Craftsmen. The applicant proposes new construction on the property addressed as 1134 N Cascade Ave. The Planning Commission shall approve or deny the variance application. The Planning Commission will consider all of the information in this memo in making a decision.

Application Background:
This project is a variance that would allow the applicant to construct an additional building at 1134 N Cascade Ave using the standard site development regulations. The property is located within 400 feet of the Highway Corridor. In accordance with the City of Montrose Municipal Code, properties within 400 feet of the Highway Corridor have additional site development regulations beyond the standard site development requirements. The applicant has requested a variance to the Highway Corridor Overlay District standards due to the limited visibility from the highway.

Applicant: High Mesa Craftsmen

Staff Analysis:

1. The criteria for granting variances to site development regulations are listed below. Municipal Code, Section 11-8-1 (G). Variances shall be granted only if the following criteria are met:
    a. The variance will not adversely affect the public health, safety and welfare.
    b. Unusual physical circumstances shall exist, such as unusual lot size or shape, topography, or other physical conditions peculiar to the affected property, and violations of code shown by clear and convincing evidence that they were made in good faith, which make it unfeasible to develop or use the property in conformity with the provisions of this Chapter in question.
    c. The unusual circumstances have not been created as a result of the action or inaction of the applicants, other parties in interest with the applicant, or their or his predecessors in interest.
    d. The variance requested is the minimum variance that will afford relief and allow for reasonable use of the property.
    e. The variance will not result in development incompatible with other property or buildings in the area, and will not affect or impair the value or use or development of other property.
2. The applicant has provided supplemental information in support of the variance application, shown in Exhibit B.
3. The Variance does not appear to be adverse to the public health, safety and welfare, and is consistent with Municipal Code requirements and the City of Montrose Comprehensive Plan.

Staff Recommendation:

The staff finds that the criteria have been met, and recommend approval of the request.

Planning Commission Motion Alternatives:

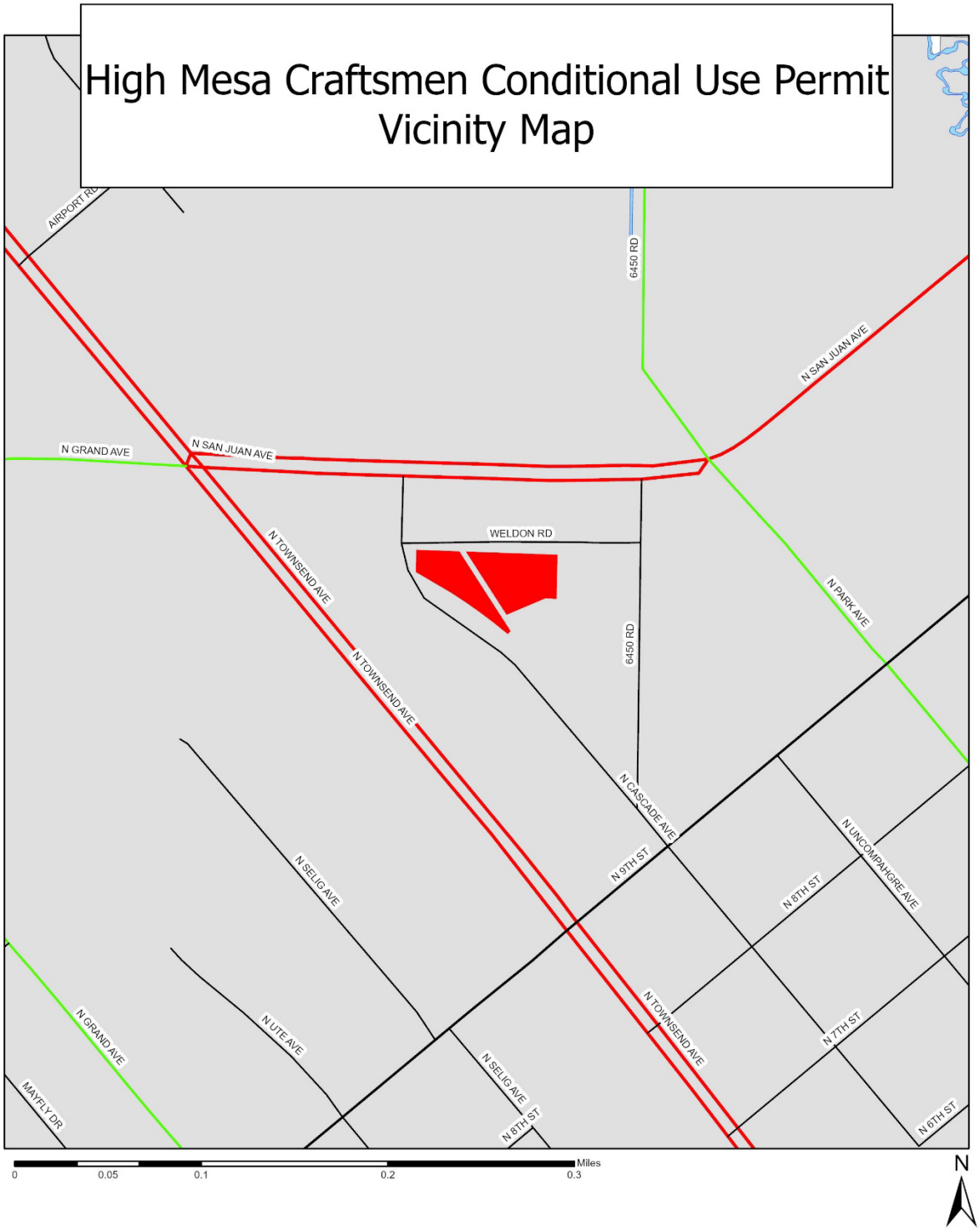
Approval Motion Recommendation:

"I hereby make a motion to approve the request to allow a variance to highway corridor standards for 1134 N Cascade Ave. The request meets the Code criteria and standards based on the evidence and testimony presented at this hearing and in the staff report."

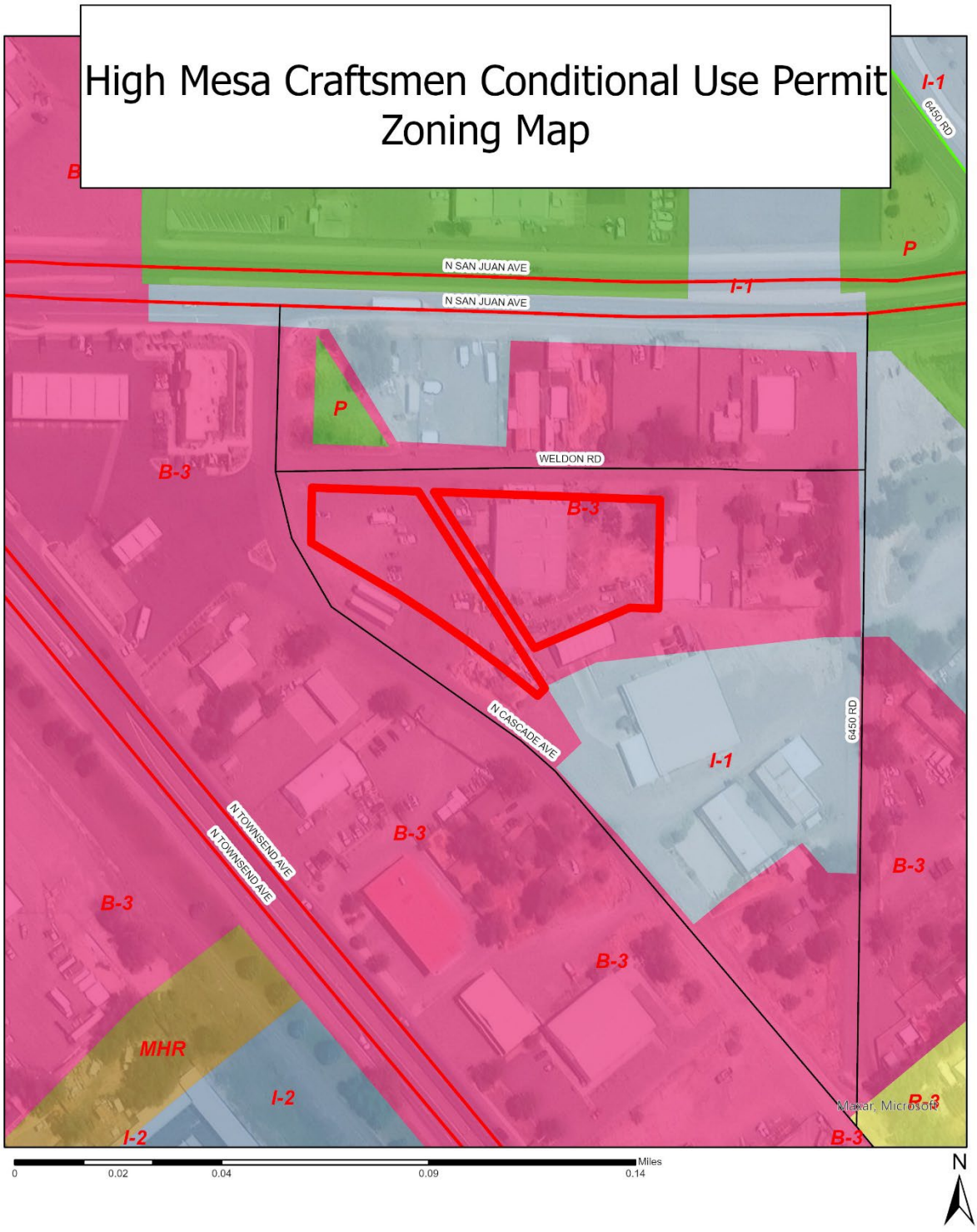
Denial Motion Recommendation:

"I hereby make a motion to deny the request. The request does not meet the Code criteria based on the evidence and testimony presented at this hearing and in the staff report."

EXHIBIT A: Maps
Location Map



Zoning Map


High Mesa Craftsmen Conditional Use Permit
Zoning Map
N SAN JUAN AVE
N SAN JUAN AVE
WELDON RD
N CASCADE AVE
N TOWNSEND AVE
N TOWNSEND AVE
6450 RD
6450 RD
I-1
P
B-3
MHR
I-2
Maxar, Microsoft
Miles
0
0.02
0.04
0.09
0.14
N

SUPPORTING DOCUMENTATION FOR VARIANCE APPLICATION

Prepared By: Jason Yeager, President, High Mesa Craftsmen
Rick Weaver, Project Coordinator, High Mesa Craftsmen

Date: March 6, 2024

DESCRIPTION OF HOW VARIANCE REQUEST IS IN COMPLIANCE WITH APPLICABLE CRITERIA

Background

The applicant proposes moving High Mesa Craftsmen (HMC), a cabinet and stone countertop business, from its current location at 59043 Ida Road, Olathe, CO, to the former Maynes Tire, Retread and vehicle repair shop at 1134 N. Cascade Avenue, Montrose. In anticipation of the move, there are limited aesthetic improvements planned to the existing metal building at this location, and to a new approximate 5,400 s.f. building (60' x 90' x 24' high) proposed in the future along the easterly ¼ of the site, as shown on the attached Site Plan. This move will allow for HMC to grow in physical size and with additional employees. The westerly portions of the site will be available for the sale of stone slabs used in the production of countertops for HMC's clients, and also for the public to select slabs for purchase and use by other stone shops in the area. At this time, such public access to selecting slabs is offered only in Grand Junction or Denver. We would like to offer that service in Montrose.

The existing building is approximately 200' from the south right-of-way line from San Juan Avenue, and 370' from the east right-of-way line from Townsend Avenue. The Highway Corridor Standards (Sec. 11-8-8) applies to properties located within 400', which includes the subject property.

In the planning and budgeting for our business move, it became apparent that it would be feasible to make some aesthetic improvements to the buildings, add security fencing, and add some landscaping improvements, as would typically be required by the City. However, applying the Highway Corridor Standards to this process would seem inappropriate, and outside the intent of those standards, while increasing costs at a time when funding needs to stretched to cover more essentials. This is the basis for respectfully requesting that a variance is granted to not apply these Standards to this site.

Response to Variance Criteria

1. This proposed variance will not adversely affect public health, safety, and welfare. Improvements are expected to include some building exterior improvements, landscaping, and fencing which will improve the appearance and safety for the public. These would not be enhanced if the Standards were applied.

2. The subject property is not adjoining N. Townsend Avenue or San Juan Avenue. It is one property and one street away, making it difficult to even see from those streets for more than about one second while traveling in a vehicle. It is our position that the Standards were intended to appropriately apply to properties located immediately adjacent to the highway or those clearly visible from the highways, not to properties such as ours. For reference, Variance (VAR #0903) was granted to Ameridor (1010N. Cascade) to the south for similar reasons.

3. Unusual circumstances have not been created by the applicant or the prior owners as they might relate to this matter. The majority of the existing building was constructed in 1974, likely well before the Standards were established.

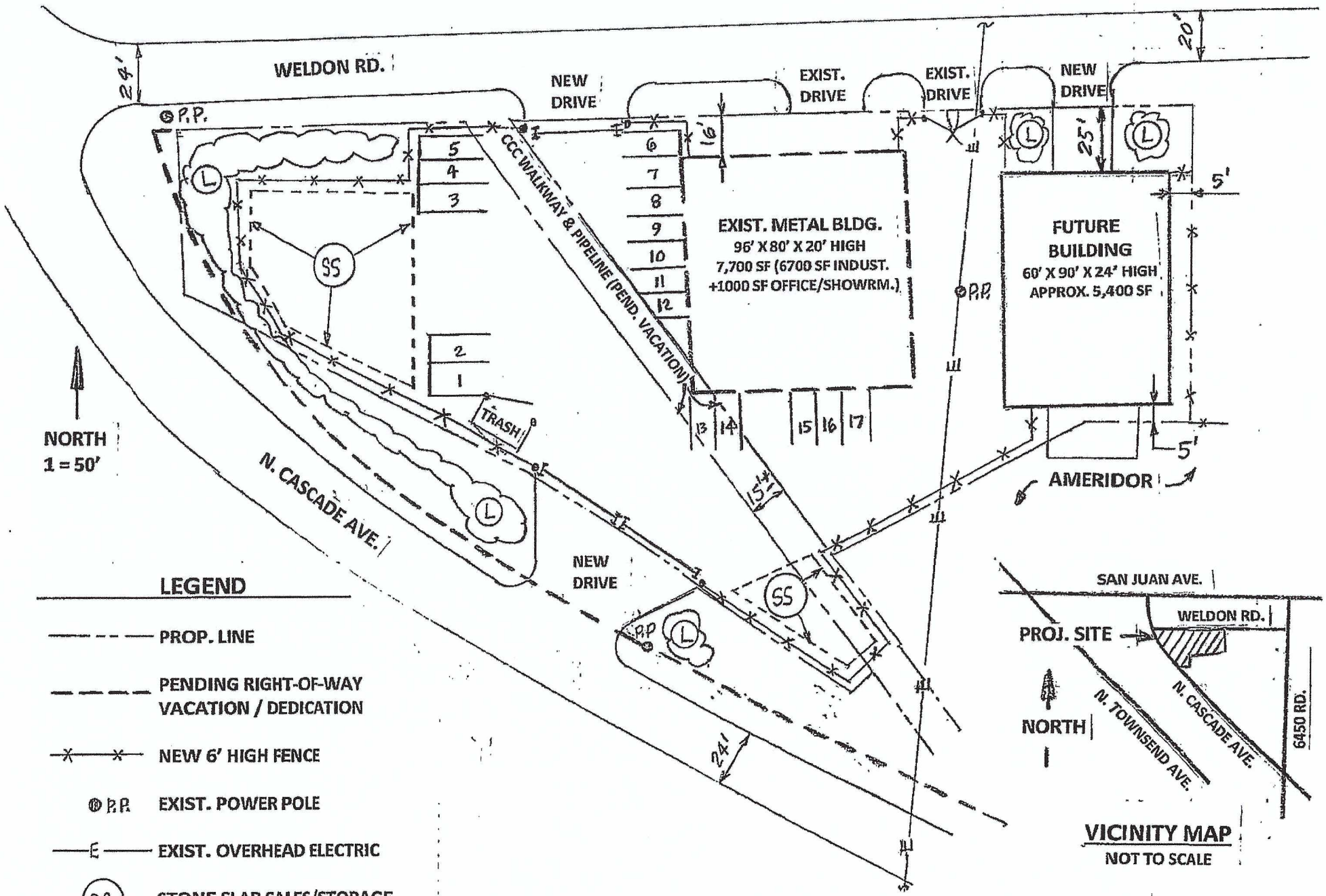
4. This truly is a minimal variance request that will grant relief and allow for the improvements to this property. Such relief was also granted in 2003 to the Ameridor property to the south, as noted above, which was recently purchased by HMC to augment our relocation and growth.

5. The granting of this Variance will not result in development incompatible with other property or buildings in the area. The existing building, and limited landscaping on the subject property, is similar to the manufacturing businesses and properties on the east and south. There are residences located to the north and west. We strongly believe that the improvements that are underway on the subject property by the current owner, Mark Maynes, and the uses we propose, will greatly improve the appearance and safety of the neighborhood.

Conditional Use Permit Application

We will be simultaneously applying for a Conditional Use Permit for the proposed manufacturing use on the underlying B-3 Zoning.

Photos Taken 3-5-24 & 3-6-24 (Looking Southwest, Southeast, East, & Northeast), 1134 N. Cascade Ave.



SITE PLAN – 1134 N. CASCADE AVENUE, MONTROSE

PREPARED BY: R. WEAVER 3-4-24

EXHIBIT C: City of Montrose Municipal Code

Sec. 11-7-13. Variances.

(A) The Planning Commission may grant a variance from the requirements set out in this Chapter, if it determines, following the review procedures of Chapter 11-4 of this Title, that the criteria of this Section will be met. Provided, however, no variance shall be granted from provisions restricting uses by right, accessory and conditional uses within any zoning district.

(B) Variances shall be granted only if all the following criteria are met:

(1) The variance will not adversely affect the public health, safety and welfare.

(2) Unusual physical circumstances shall exist, such as unusual lot size or shape, topography, or other physical conditions peculiar to the affected property, and violations of code shown by clear and convincing evidence that they were made in good faith, which make it unfeasible to develop or use the property in conformity with the provisions of this Chapter in question.

(3) The unusual circumstances have not been created as a result of the action or inaction of the applicants, other parties in interest with the applicant, or their or his predecessors in interest.

(4) The variance requested is the minimum variance that will afford relief and allow for reasonable use of the property.

(5) The variance will not result in development incompatible with other property or buildings in the area, and will not affect or impair the value or use or development of other property.

(C) The burden shall be on the applicant to show that these criteria have been met.

(D) Variances shall be granted for sign regulations only if all of the following criteria are met, in lieu of the criteria of Subsection (B) of this Section.

(1) The variance will not adversely affect the public health, safety and welfare.

(2) The variance requested is the minimum variance that will afford relief.

(3) The variance will not result in signage incompatible with other properties in the area and will not affect or impair the value, use of development of such properties.

(4) Strict compliance with the regulation presents practical difficulties or unnecessary hardships, and the variance sought falls within the spirit of the sign regulations (Chapter 10 of this Title) as a whole.

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

Sec. 11-8-8. Highway corridor standards.

(A) Property located within 400 feet of a right-of-way line of U.S. Highway 50, east of Hillcrest and north of North 9th Street; of U.S. Highway 550, south of East Oak Grove Road; and of Highway 90 west of the Uncompahgre River; and of North San Juan Avenue between Main Street and Townsend Avenue, shall be subject to the following supplemental site development standards in addition to other applicable requirements. Whichever City ordinance or regulation requires the more stringent or restrictive requirement shall apply.

(1) No building or structure other than fences may be constructed within 50 feet of a highway right-of-way, except in the following circumstances:

(a) A variance is granted pursuant to Section 11-7-13 of this Title.
(b) The property is on a lot approved as part of a prior-approved City subdivision which provides for different setbacks or setbacks in accordance with City zoning dimensional standards.

(2) No fence, freestanding wall, or berm located within 50 feet of a highway right-of-way shall exceed four feet in height above grade, except for screening required by state or federal law or City ordinances or regulations.

(3) No building or structure shall exceed 40 feet in height or the maximum height set out in City zoning dimensional requirements, whichever is more restrictive, unless a variance is granted pursuant to Sections 11-7-13 of this Title.

(4) Building facades which are constructed of smooth-face concrete, smooth-face concrete block, metal siding, or similar monolithic building materials in a flat plane, shall be designed to include other surface materials (in a minimum amount of 25 percent of the building's wall area facing or clearly visible from a public right-of-way, public park, or public open space), which may include, but are not limited to, contrasting materials such as brick, stucco, wood or stone veneers. Other architectural elements must also be included in the design, which include, but are not limited to, architectural projections such as dormers, roof overhangs, protective canopies, and creatively shaped window openings.

(5) Exterior mechanical equipment shall either be incorporated in the overall form of the building or screened from view from any street by materials consistent with the landscaping and the main building.

(6) Refuse collection containers and areas shall be screened from view from any street or residential area by materials consistent with the landscaping and building.

(7) *Landscaping.*

(a) Landscaping shall be installed and maintained to a minimum depth of 15 feet along 70 percent of the state highway frontages, excluding driveways and sidewalks. Such landscaping shall consist of trees, shrubs, and ground covers, and may include up to a maximum 20 percent coverage in inert materials such as decorative paving stones, lava rock, pea gravel, etc.

(b) Landscaping shall be installed and maintained to a minimum depth of 15 feet along a minimum of 25 percent of the secondary street frontages, excluding driveways and sidewalks. Such landscaping shall consist of trees, shrubs, and ground covers, and may include up to a maximum 20 percent coverage in inert materials such as decorative paving stones, lava rock, pea gravel, etc.

(c) Parking areas located on the front or side of a building with 25 or more spaces shall incorporate landscaped islands disbursed throughout the parking with areas totaling a minimum of six percent of the parking area.

(B) The regulations of this Section shall apply to the entire building, lot, parcel or contiguous lots or parcels which constitute a single site, when any part thereof is located within 400 feet of the right-of-way of the highway segments described in Subsection (A) of this Section.

(C) The standards of this Section shall be applied to all site development plans processed by the City pursuant to Section 11-8-1.

(D) Any use, parcel, building or structure which at the effective date of the ordinance from which this Section is derived or at the time of annexation, if annexed subsequent to the effective date of the ordinance from which this Section is derived, was lawfully existing and maintained in accordance with the previously applicable county or City regulations and ordinances but which does not conform or comply with all of the regulations provided in this Section, may continue to be maintained and used as a lawful nonconforming use only in compliance with the provisions and limitations imposed by Section 11-7-11(C) of this Title. Uses, parcels, structures or buildings which were unlawful or illegal and not in compliance with previously applicable regulations shall remain unlawful, illegal, and subject to abatement or other enforcement action.

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

CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner II
DATE: December 11, 2024
RE: Sunrise Creek III Filing No. 3 Subdivision and Planned Development Sketch Plan
ATTACHMENTS

- Exhibit A: Area Maps
- Exhibit B: Excerpts from City of Montrose Municipal Code
- Exhibit C: Sketch Plan Narrative and Maps

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.

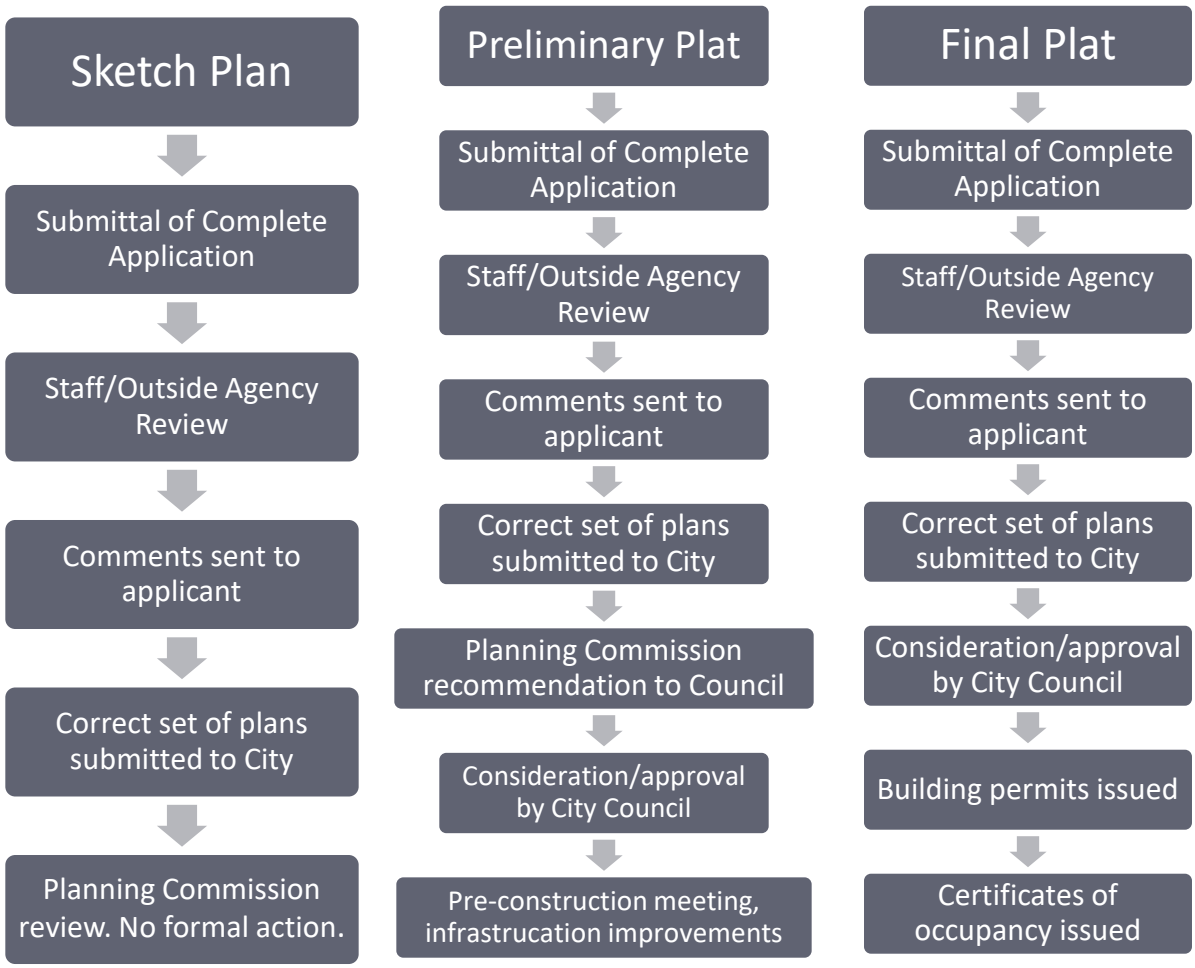
Planning Commission Consideration:
The review and discussion of the Sketch Plan by the Planning Commission is informal and non-binding in nature, and shall serve as a means to provide guidance to the subdivider in accordance with the City of Montrose Municipal Code. No formal action is taken at this time.

Applicant: Montrose SRC, LLC

Application Background:
The Sunrise Creek Subdivision is an existing subdivision in southern Montrose, located south of Niagara Rd. This proposal, known as Sunrise Creek III Filing No. 3 Subdivision and Planned Development is a proposed development on Outlot C of the Sunrise Creek III Filing No. 1 Final Plat, adjacent to Snow Brush Ave. The property is approximately 9.35 acres in size and is zoned “R-3A” Medium High Density District and “B-4” Neighborhood Shopping District. The subdivision is planned to have a total of 54 residential units, 46 single-family lots and an additional 8-unit multifamily development. The applicant is also seeking several variances to City standards, as shown on the PD plan.

The Sketch Plan application is only reviewed by the Planning Commission, not City Council, and no formal action is taken at this stage. The applicant has submitted the attached Sketch Plan application materials (Exhibit C) based on a conceptual design and seeks the Planning Commission's feedback. The sketch plan has been reviewed by City staff and partner agencies and meets the City's design standards for standard subdivisions and for the planned development amendment. After receiving feedback from the Planning Commission, the applicant will submit and the City will review a Preliminary Plat for the subdivision and planned development amendment (including engineering design for all public infrastructure). After those plans are reviewed for compliance with the City of Montrose Municipal Code, it will be placed on an upcoming Planning Commission agenda, and the Planning Commission will make a recommendation to City Council. City Council will review the application and consider the Planning Commission's recommendation.

Subdivision Process:
The City of Montrose Municipal Code Section 11-5-2 outlines the process and standards for subdivision applications. The following flowchart shows this overall process.



Staff Analysis:

1. Subdivision Regulations:
    a. Municipal Code: Section 11-5-4: The sketch plan application has been reviewed by City staff and partner agencies and meets the City's design standards for standard subdivisions.
2. Relevant Comprehensive Plan and Municipal Code References: To assist the Planning Commission, staff has provided the following relevant information from the City of Montrose Envision 2040 Comprehensive Plan and Municipal Code.
    a. A Comprehensive Plan is not legally binding. It provides guidance for zoning and other land use decisions. It is possible for sections of the Comprehensive Plan to conflict, and it is reasonable that a decision may not satisfy every aspect outlined within the Comprehensive Plan.
    b. The Future Land Use Map within the Comprehensive Plan illustrates general, somewhat flexible locations and extents for various land uses and densities.
    c. The Municipal Code and Zoning regulations specify land uses, densities, bulk and height requirements, setbacks, and other development standards that are allowed within each zoning district in order to achieve the intent of the zoning district.
    d. Development on this parcel may occur in accordance with the approved zoning and should also be in general conformance with the Comprehensive Plan.
3. Comprehensive Plan - Land Use Map Designation:
    a. The Comprehensive Plan Future Land Use Map identifies this parcel as located in an area proposed as follows: **Residential Mixed Density Medium** and **Neighborhood Center.** *The Residential Mixed Density Low district provides primarily for single-family homes, as well as small amounts of attached residential dwelling units (such as duplexes and even small groups of townhomes). This low-density residential land use is intended to preserve the traditional building pattern of the existing residential development in Montrose. It will continue to be the predominant density in the City. The Neighborhood Center designation is intended for small mixed-use commercial uses such as limited convenience shopping, office and professional services, and public facilities. Buildings are encouraged to be designed to blend with the surrounding neighborhood and located near the intersections of major and minor roadways.*
4. Zoning Regulations:
    a. 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.
    b. Municipal Code, Section 11-7-5 (C)(6): The "B-4" Neighborhood Shopping District is intended to provide for small scale retail shopping and services

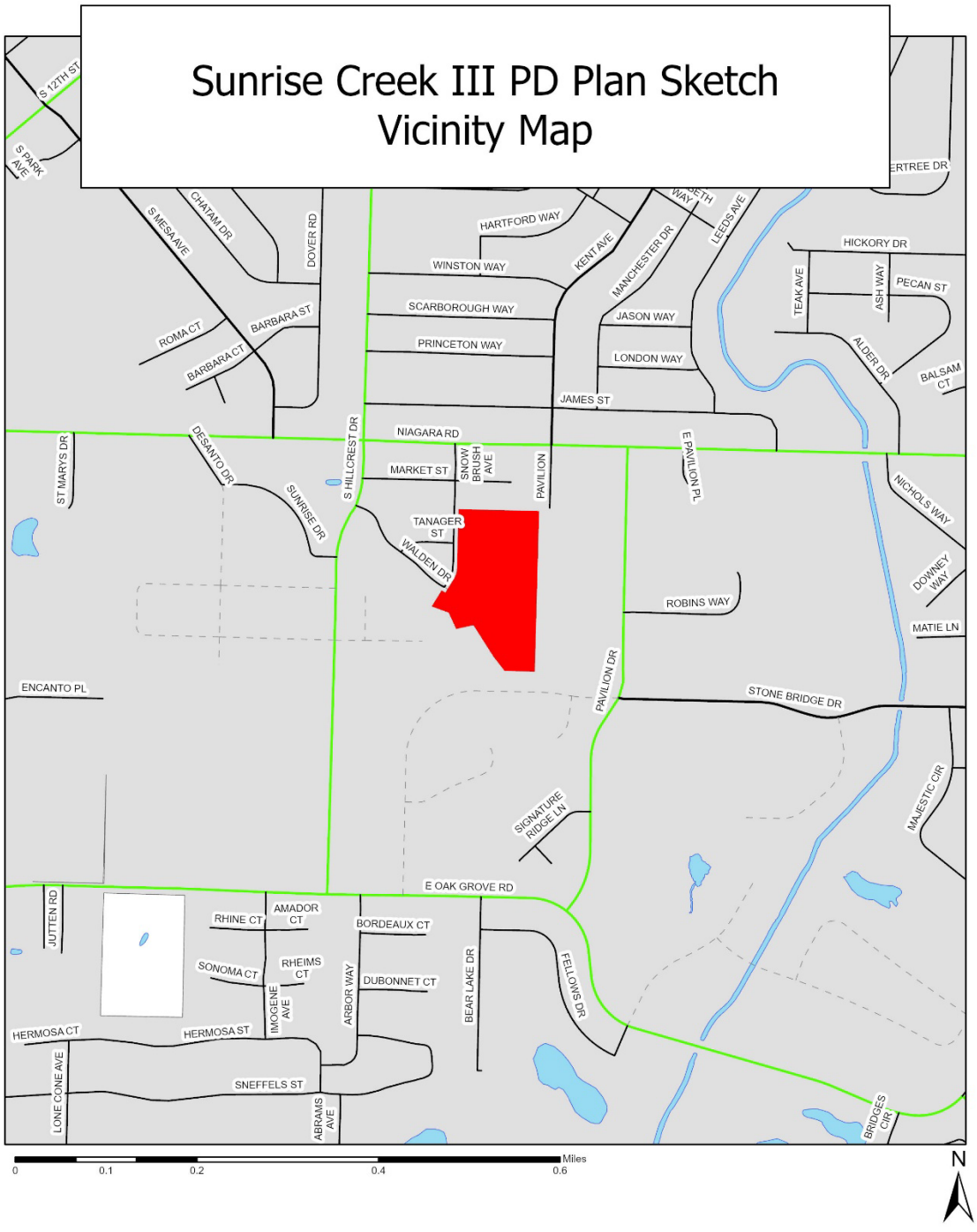
convenient to residential neighborhoods.

c. The proposed uses are compatible with general conditions in the area. The property is adjacent to properties that are zoned “R-3” Medium Density District, “R-3A” Medium High Density District, “B-4” Neighborhood Shopping District, and “P” Public District.

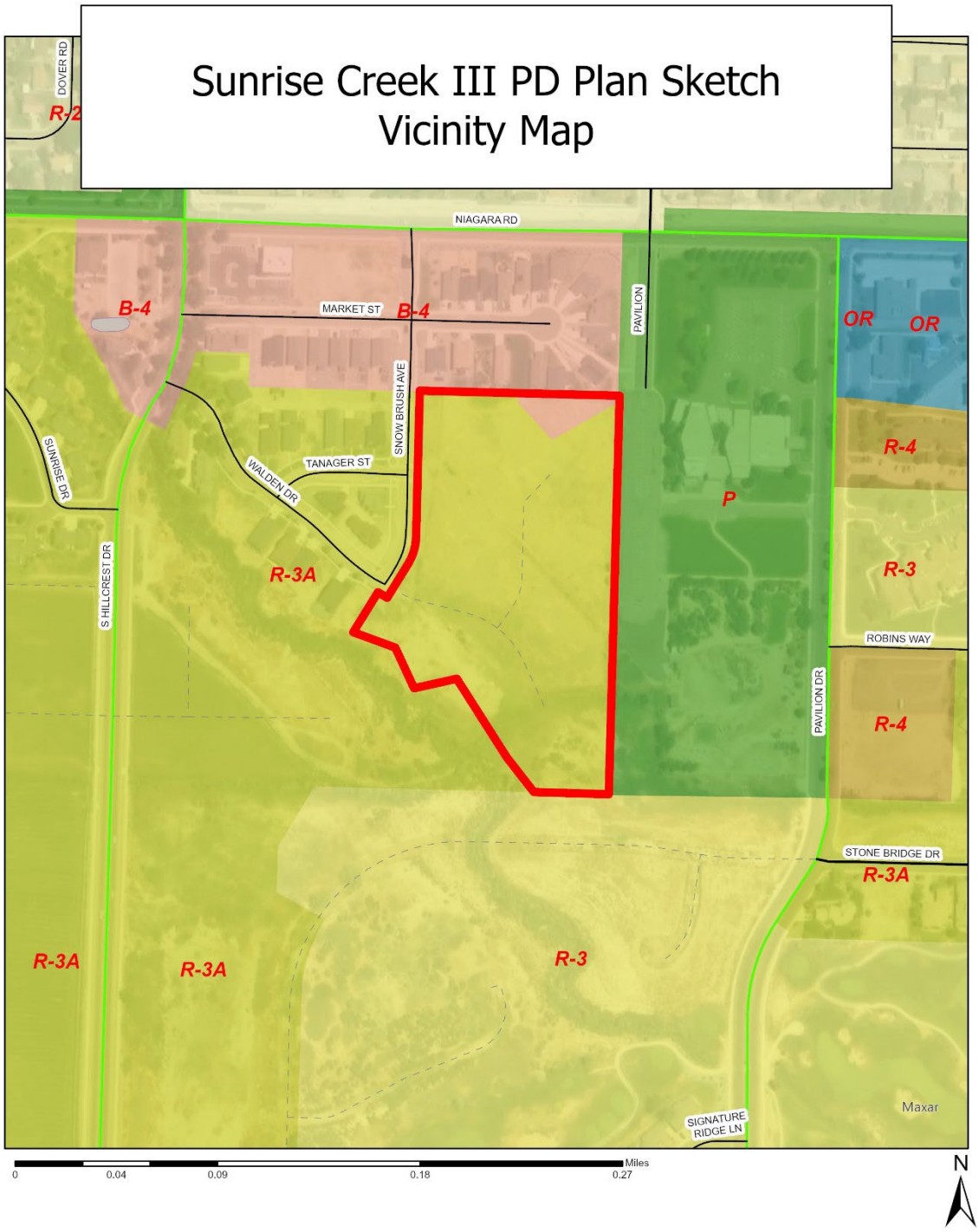
Staff Guidance to Planning Commission:
The Sketch Plan application meets all sketch plan requirements as set forth in the City of Montrose Municipal Code, Section 11-5-4. The review and discussion of the sketch plan by the Planning Commission is informal and non-binding in nature, and shall serve as a means to provide guidance to the subdivider in accordance with the City of Montrose Municipal Code. No formal action is taken at this time.

Staff recommends that the Planning Commission share feedback with the applicant, so that the applicant may consider the feedback and incorporate proposed changes into their future Preliminary Plat application.

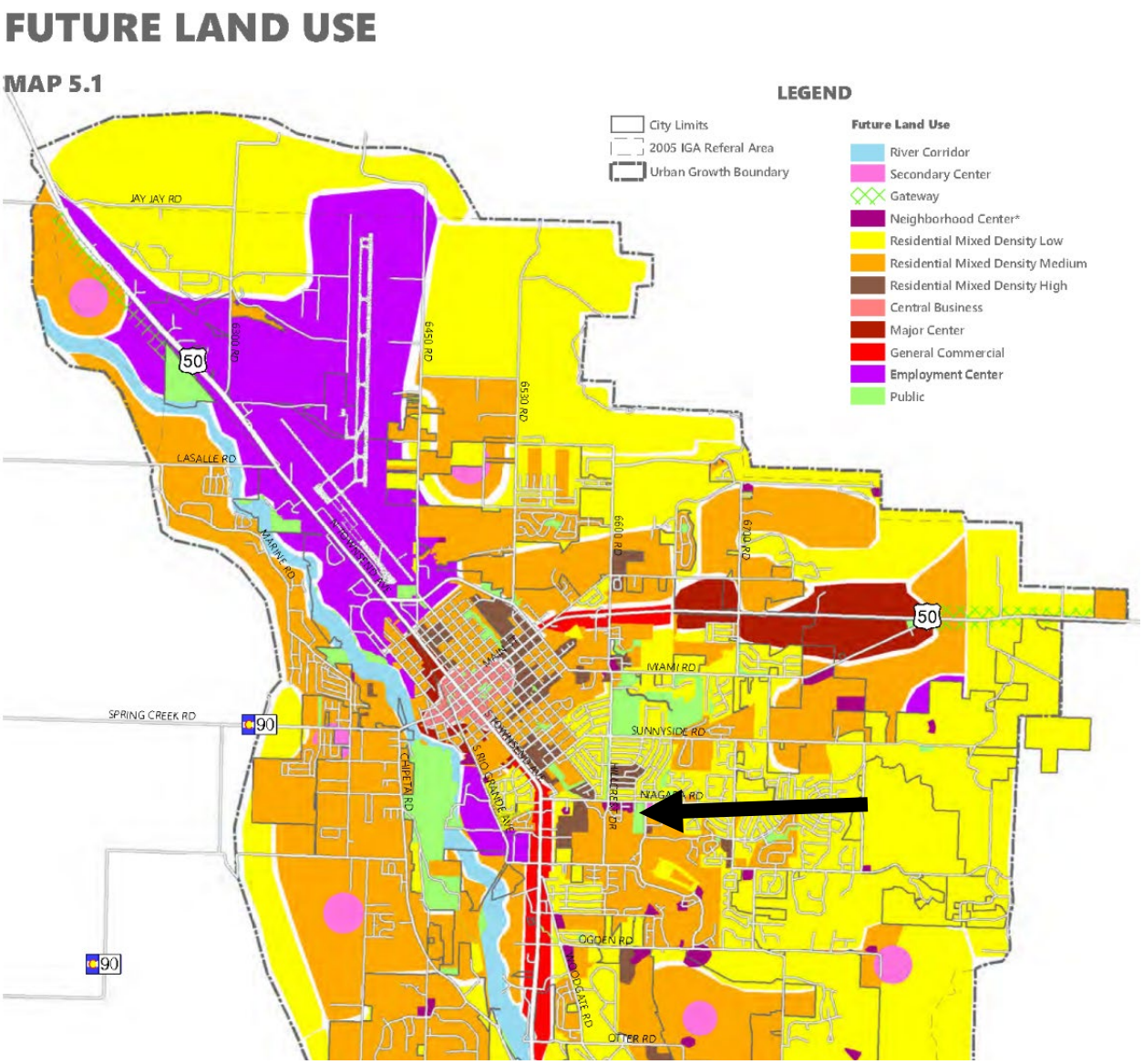
EXHIBIT A: Area Maps
Vicinity Map



Zoning Map

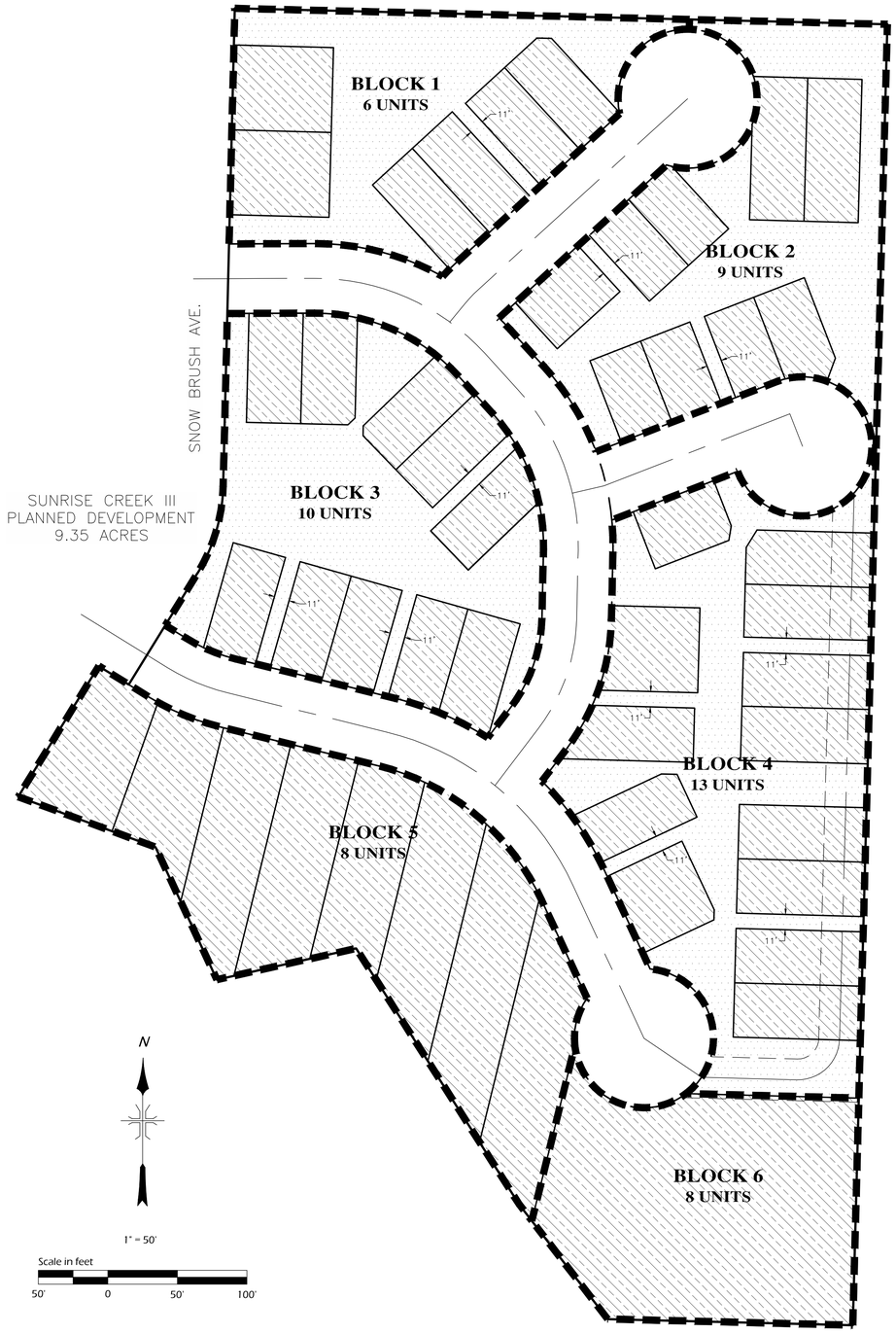

Sunrise Creek III PD Plan Sketch
Vicinity Map
DOVER RD
R-2
NIAGARA RD
B-4
MARKET ST
B-4
PAVILION
OR
OR
SNOW BRUSH AVE
R-4
SUNRISE DR
WALDEN DR
TANAGER ST
P
S HILLCREST DR
R-3A
R-3
ROBINS WAY
PAVILION DR
R-4
STONE BRIDGE DR
R-3A
R-3A
R-3A
R-3
SIGNATURE RIDGE LN
Maxar
0
0.04
0.09
0.18
0.27
Miles
N

Comprehensive Plan
Future Land Use Map



SUNRISE CREEK III - P.D. PLAN

SITUATED IN SECTION 35, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



SUNRISE CREEK III PLANNED DEVELOPMENT LAND SUMMARY		
TOTAL ACREAGE:	REQUIRED OPEN SPACE:	TOTAL OPEN SPACE:
9.35 Acres	1.87 Acres	2.40 Acres

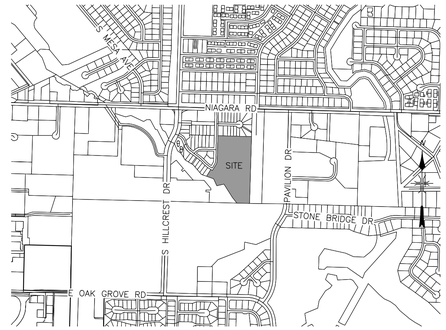
UNIT DENSITY	
BLOCK NUMBER	MAX TOTAL DWELLING UNITS
1	6
2	9
3	10
4	13
5	8
6	8
TOTAL	54

LEGEND

= OPEN SPACE (2.40 ACRES)

= SUNRISE CREEK III PLANNED DEVELOPMENT (6.95 ACRES)

= BLOCK EXTENTS



VICINITY MAP
N.T.S.

DEVIATIONS FROM CITY STANDARDS

1. 5' rear lot setback along Arroyo
2. Less than 100' minimum tangent from intersection
3. Less than 100' minimum tangent between reverse curves
4. Narrowed curbface to curbface dimension is: 26'
5. There will be a deviation from Section 11-5-13 Subsection B-3-G which will allow lots in this development to have a depth more than three times the lot width.
6. Less than 100' centerline radius on roads.
7. For all lots there will be no minimum or uniform side or rear setback effectively making the side and rear setbacks zero. Structures on these lots can include but are not limited to single family, homes, duplexes or multi-family residences with common/ party walls located on the existing property lines.
8. Party Walls may exist over and along the common boundaries between the units. The unit owners shall be deemed to own the necessary easements for the perpetual lateral and subjacent support, maintenance and repair of the respective Party Wall with equal rights of joint use.
9. All open space is declared non-buildable area. Therefore, any building with a wall adjacent to open space will not have to meet building code wall ratings even if the wall is close enough to the property line to require a rated wall.
10. Easements are reserved on, over and under the units as shown on the Plat for construction, maintenance and repair of public utilities.

PROPERTY DESCRIPTION

Outlot C, Sunrise Creek III Filing No. 1 Final Plat, recorded at Montrose County Clerk and Recorders at Reception No. 905515.

PLANNED DEVELOPMENT PLAN CERTIFICATE

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

OWNER APPROVAL OF P.D. PLAN

Owner _____ Date _____
Montrose SRC, LLC

CITY APPROVAL OF P.D. PLAN

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

City Attorney _____ Date _____
Chris Dowsey

City Planning Commission Chair _____ Date _____
David Fishering

City Mayor _____ Date _____
J. David Reed

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.
\\DMS14\PROJECTS\ACTIVE PROJECTS\2023\23041-PETRUCCELLI SUNRISE CREEK\C3D24\23041V_PD-PLAN.DWG

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

FIELD BOOK:	DRAWN BY:	DATE:
920	MGW/ DCC	2024-10-24
SHEET: 1 of 1	FILE: 23041V_PD-PLAN	JOB NO.: 23041

TITLE: SUNRISE CREEK III
PLANNED DEVELOPMENT PLAN

CLIENT: ALPINE INVESTMENTS & REALTY, LLC

ADDRESS & PHONE: PO BOX 381
RIDGWAY, CO 81432
(970) 209-0195

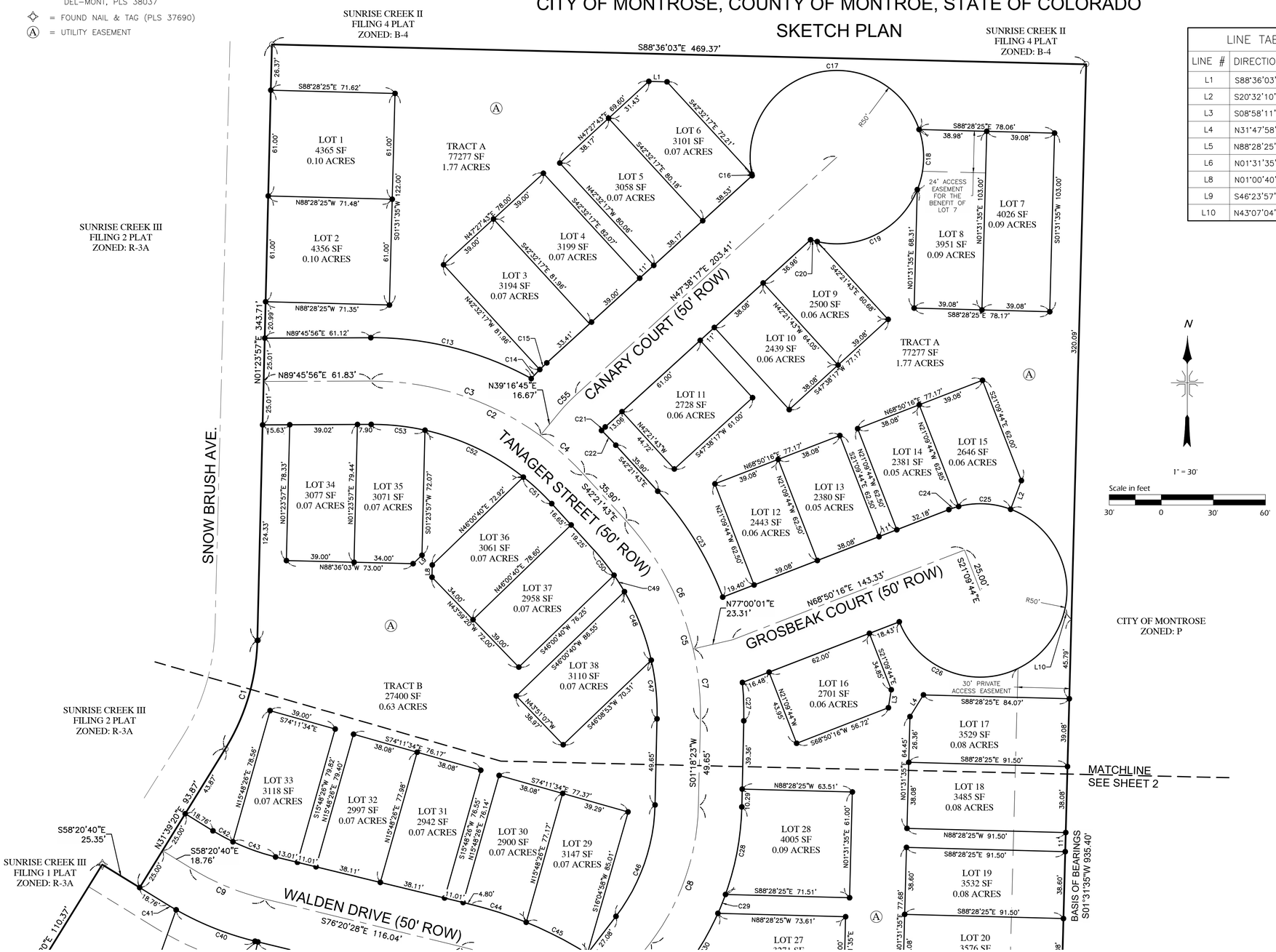
TYPE: P.D. PLAN

SUNRISE CREEK III FILING NO. 3

SITUATED IN SECTION 35, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROE, STATE OF COLORADO
SKETCH PLAN

LEGEND

- ○ = FOUND 1 1/2" ALUMINUM CAP ON 5/8" REBAR (LS 16840)
- ● = SET 5/8" REBAR, 18" LONG, WITH A 1 1/2" ALUMINUM CAP STAMPED "DEL-MONT, PLS 38037"
- ◇ = FOUND NAIL & TAG (PLS 37690)
- Ⓐ = UTILITY EASEMENT



LINE TABLE		
LINE #	DIRECTION	LENGTH
L1	S88°36'03"E	10.51'
L2	S20°32'10"W	17.63'
L3	S08°58'11"W	10.52'
L4	N31°47'58"E	14.73'
L5	N88°28'25"W	11.18'
L6	N01°31'35"E	7.29'
L8	N01°00'40"E	7.07'
L9	S46°23'57"W	7.07'
L10	N43°07'04"W	6.00'

CURVE DATA					
CURVE	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	66.01'	125.00'	030°15'23"	N16°31'39"E	65.24'
C2	137.86'	165.00'	047°52'21"	S66°17'54"E	133.89'
C3	104.24'	165.00'	036°11'51"	S72°08'09"E	102.52'
C4	33.62'	165.00'	011°40'30"	S48°11'58"E	33.56'
C5	125.76'	165.00'	043°40'06"	S20°31'40"E	122.73'
C6	84.56'	165.00'	029°21'44"	S27°40'51"E	83.63'
C7	41.20'	165.00'	014°18'22"	S05°50'48"E	41.09'
C8	84.95'	135.00'	036°03'17"	S19°20'01"W	83.56'
C9	47.12'	150.00'	017°59'48"	S67°20'34"E	46.92'
C10	179.58'	200.00'	051°26'42"	S50°37'07"E	173.60'
C11	87.73'	200.00'	025°08'03"	S63°46'26"E	87.03'
C12	91.84'	200.00'	026°18'39"	S38°03'05"E	91.04'
C13	96.42'	190.00'	029°04'29"	S75°41'49"E	95.38'
C14	7.17'	125.00'	003°17'19"	N43°25'45"E	7.17'
C15	5.59'	125.00'	002°33'52"	S46°21'21"W	5.59'
C16	0.92'	50.00'	001°03'02"	N11°50'12"W	0.92'
C17	150.73'	50.00'	172°43'10"	N75°02'54"E	99.80'
C18	35.42'	50.00'	040°35'26"	S01°42'12"W	34.69'
C19	70.75'	50.00'	081°04'40"	S62°32'15"W	65.00'
C20	3.98'	50.00'	004°33'42"	N74°38'34"W	3.98'
C21	2.98'	75.00'	002°16'40"	S46°29'57"W	2.98'
C22	11.82'	190.00'	003°33'55"	S44°08'41"E	11.82'
C23	72.04'	190.00'	021°43'25"	S31°30'01"E	71.61'
C24	5.92'	50.00'	006°47'09"	N72°13'50"E	5.92'
C25	30.47'	50.00'	034°54'45"	S86°55'13"E	30.00'
C26	199.23'	50.00'	228°18'06"	S44°41'13"W	91.25'
C27	22.11'	190.00'	006°40'03"	S02°01'39"E	22.10'
C28	51.57'	160.00'	018°28'02"	S10°32'24"W	51.35'
C29	11.73'	160.00'	004°12'07"	S21°52'28"W	11.73'
C30	37.38'	160.00'	013°23'07"	S30°40'06"W	37.29'
C31	33.14'	225.00'	008°26'25"	S40°45'24"E	33.11'
C32	39.29'	225.00'	010°00'18"	S31°32'03"E	39.24'
C33	6.42'	225.00'	001°38'08"	S25°42'50"E	6.42'
C34	120.05'	50.00'	137°34'20"	S16°06'36"E	93.22'
C35	105.55'	50.00'	120°56'49"	N66°51'02"W	87.01'
C36	36.20'	50.00'	041°28'51"	N14°21'48"E	35.41'
C37	65.42'	175.00'	021°25'05"	N36°24'38"W	65.04'
C38	53.51'	175.00'	017°31'15"	N55°52'48"W	53.31'
C39	35.74'	175.00'	011°42'02"	N70°29'27"W	35.68'
C40	49.10'	175.00'	016°04'30"	N68°18'13"W	48.94'
C41	5.87'	175.00'	001°55'18"	N59°18'19"W	5.87'
C42	13.15'	125.00'	006°01'44"	N61°21'32"W	13.15'
C43	26.11'	125.00'	011°58'04"	N70°21'26"W	26.06'
C44	33.34'	225.00'	008°29'23"	N72°05'46"W	33.31'
C45	39.71'	225.00'	010°06'45"	N62°47'43"W	39.66'
C46	69.22'	110.00'	036°03'17"	S19°20'01"W	68.08'
C47	34.04'	140.00'	013°55'51"	S05°39'33"E	33.96'
C48	42.57'	140.00'	017°25'22"	S21°20'10"E	42.41'
C49	11.23'	140.00'	004°35'51"	S32°20'47"E	11.23'
C50	18.86'	140.00'	007°43'01"	S38°30'13"E	18.84'
C51	22.42'	140.00'	009°10'25"	S46°56'56"E	22.39'
C52	63.28'	140.00'	025°53'55"	S64°29'06"E	62.74'
C53	31.28'	140.00'	012°48'01"	S83°50'04"E	31.21'
C54	23.56'	15.00'	090°00'00"	N46°31'35"E	21.21'
C55	14.59'	100.00'	008°21'32"	N43°27'31"E	14.58'

PRELIMINARY

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.

\\DMS14\PROJECTS\ACTIVE PROJECTS\2023\23041-PETRUCCELLI SUNRISE CREEK\C3D24\23041V_SKETCH.DWG

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www.del-mont.com ▼ service@del-mont.com

FIELD BOOK: 911B	DRAWN BY: DCC	DATE: 2024-10-24
SHEET: 1 of 2	FILE: 23041V_SKETCH	JOB NO.: 23041

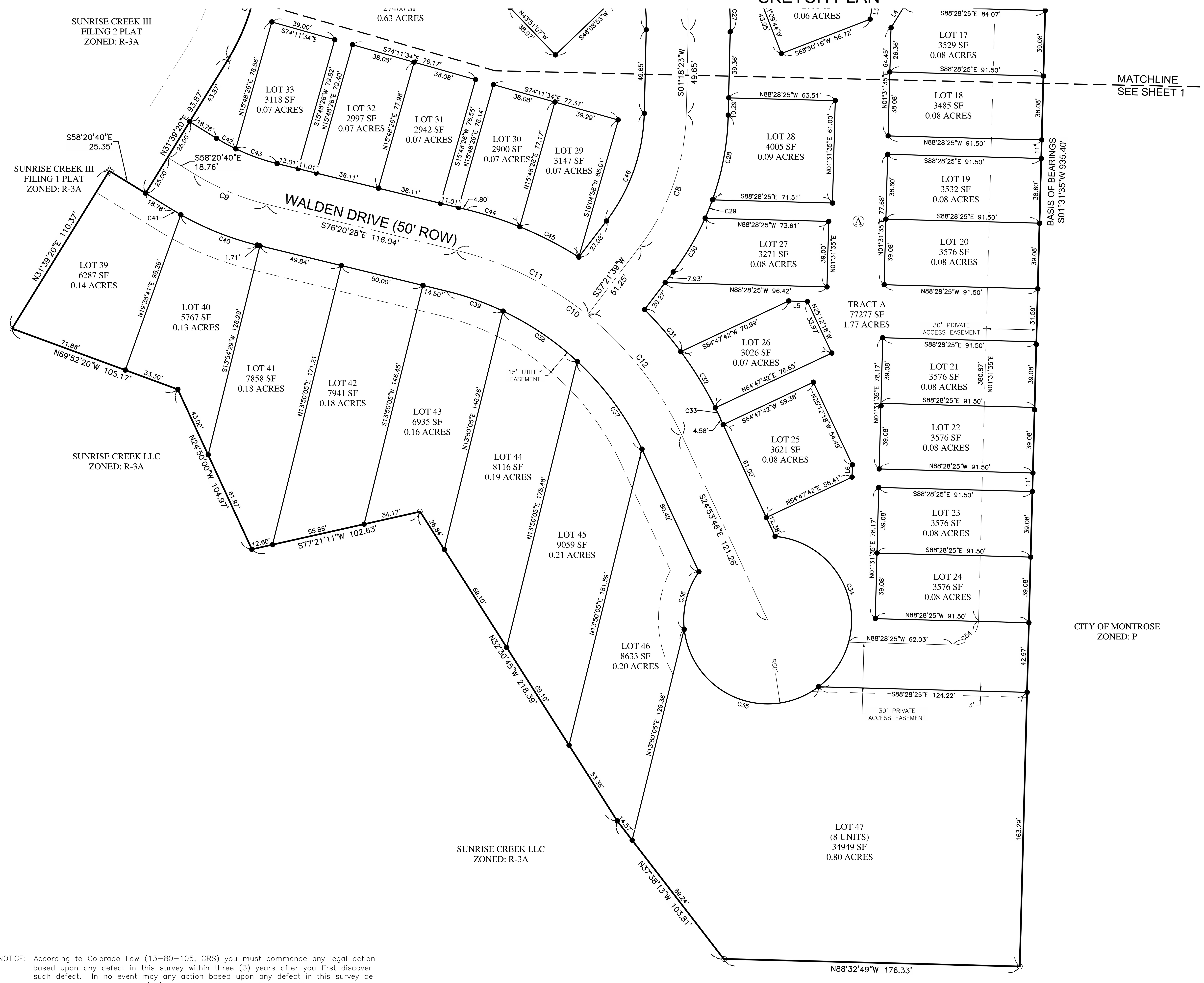
TITLE: SUNRISE CREEK III SKETCH PLAN
CLIENT: ALPINE INVESTMENTS & REALTY, LLC
ADDRESS & PHONE: PO BOX 381 RIDGWAY, CO 81432 (970) 209-0195
TYPE: SKETCH PLAN

SUNRISE CREEK III FILING NO. 3

SITUATED IN SECTION 35, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN

CITY OF MONTROSE, COUNTY OF MONTROE, STATE OF COLORADO

SKETCH PLAN



LEGEND

- ○ = FOUND 1 1/2" ALUMINUM CAP ON 5/8" REBAR (LS 16840)
- ● = SET 5/8" REBAR, 18" LONG, WITH A 1 1/2" ALUMINUM CAP STAMPED "DEL-MONT, PLS 38037"
- ◇ = FOUND NAIL & TAG (PLS 37690)
- Ⓐ = UTILITY EASEMENT

NOTES:
1. OPEN SPACE AREAS, INTERIOR SIDEWALKS, AND TURNOUT PARKING AREAS WILL BE OWNED AND MAINTAINED BY THE HOA.

2. THERE WILL BE NO CROSS ACCESS FROM THIS DEVELOPMENT TO THE PAVILION PARKING LOT.

N

1" = 30'

Scale in feet

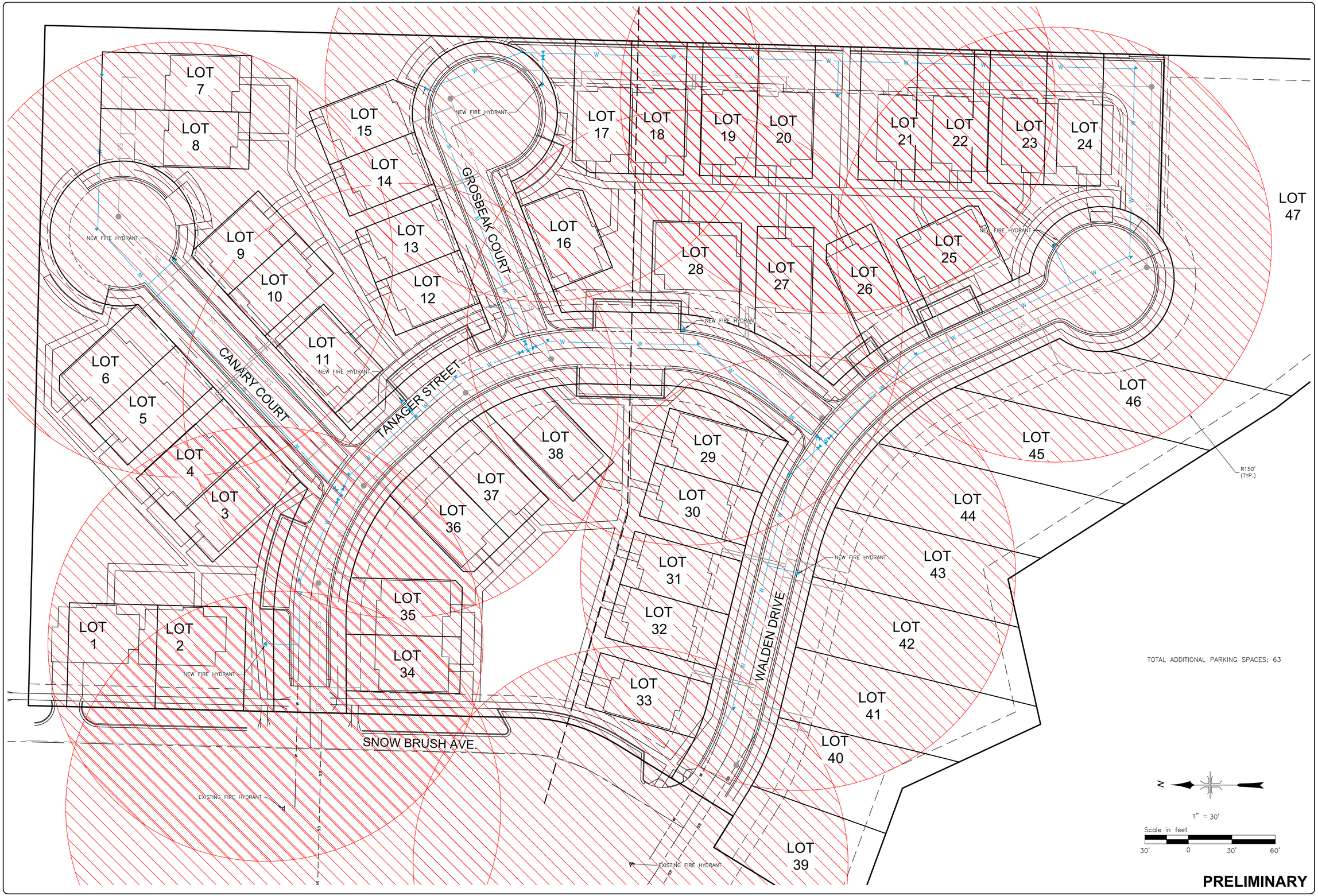
30' 0 30' 60'

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.

\\DMS14\PROJECTS\ACTIVE PROJECTS\2023\23041-PETRUCCELLI SUNRISE CREEK\C3D24\23041V_SKETCH.DWG

PRELIMINARY

TITLE: SUNRISE CREEK III SKETCH PLAN	
DEL-MONT CONSULTANTS, INC. ENGINEERING ▼ SURVEYING 125 Colorado Ave.▼ Montrose, CO 81401 ▼ (970) 249-2251 www.del-mont.com ▼ service@del-mont.com	CLIENT: ALPINE INVESTMENTS & REALTY, LLC
FIELD BOOK: 911B / DRAWN BY: DCC / DATE: 2024-10-24	ADDRESS & PHONE: PO BOX 381 RIDGWAY, CO 81432 (970) 209-0195
SHEET: 2 of 2 / FILE: 23041V_SKETCH / JOB NO.: 23041	TYPE: SKETCH PLAN



PRELIMINARY

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FILE NAME: 23041C_SITE.DWG
CHECKED BY:
DATE ISSUED: 2024-10-11

ALPINE INVESTMENTS & REALTY, LLC
SUNRISE CREEK
MONTROSE, CO

FIRE HYDRANT COVERAGE MAP

DMC JOB NO.: 23041

SHEET NO.: 1 OF 1 SHEETS

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SUNRISE CREEK III FILING NO. 3
CONSTRUCTION PLANS
MONTROSE, COLORADO
(SKETCH)

NOTES AND SPECIFICATIONS

GENERAL

ALL WORK SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE CITY OF MONTROSE STANDARDS AND SPECIFICATIONS, AVAILABLE FROM PUBLIC WORKS DEPARTMENT, (970) 240-1480 EXCEPT AS OTHERWISE NOTED. IF THE CONTRACTOR IDENTIFIES A CONFLICT BETWEEN PROJECT SPECIFICATIONS, GENERALLY THE HIGHEST STANDARD SHALL CONTROL. CONTACT ENGINEER IF UNCERTAIN.

THE LOCATION OF EXISTING UTILITIES SHOWN ON THESE PLANS IS APPROXIMATE ONLY. SOME UTILITIES MAY NOT BE SHOWN. PRIOR TO CONSTRUCTION, CONTRACTOR SHALL CONTACT UNCC (811) AND UTILITY OWNERS TO DETERMINE EXACT LOCATIONS.

THE CONTRACTOR SHALL CONTACT UTILITY COMPANIES FOR CONNECTION AND SERVICE EXTENSION DETAILS. WORK GENERALLY INCLUDES:
- DMEA ELECTRICAL POWER TRENCHING & BEDDING BY CONTRACTOR, WITH CONDUIT PROVIDED BY UTILITY CO.
- CENTURYLINK TELEPHONE AND CHARTER CABLE TV TRENCHING & BEDDING BY CONTRACTOR WITH 2-3" PVC CONDUIT PROVIDED BY CONTRACTOR.
- BLACK HILLS ENERGY TRENCHING & BEDDING BY CONTRACTOR WITH GAS PIPING PROVIDED BY UTILITY CO.

IN THE EVENT OF PHYSICAL CONFLICT, THE LOCATION OF SANITARY SEWER AND WATER SYSTEMS IN THESE PLANS SHALL TAKE PRECEDENCE OVER OTHER UTILITIES AND SHALL NOT BE RELOCATED WITHOUT APPROVAL OF THE ENGINEER.

THE CONTRACTOR SHALL HAVE FULL RESPONSIBILITY FOR JOBSITE SAFETY AND SHALL PERFORM ALL WORK IN FULL COMPLIANCE WITH FEDERAL, STATE AND LOCAL SAFETY REGULATIONS.

SUBGRADE PREPARATION

REMOVE ALL DEBRIS AND ORGANIC MATERIAL FROM WORK AREAS AND REPLACE AS A WELL-COMPACTED STRUCTURAL FILL. THE RESULTING SUBGRADE BELOW STRUCTURAL FILL OR ANY SUBGRADE IN AREAS OF PLANNED GENERAL SITE FILL SHOULD BE SCARIFIED 10 INCHES, MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM MOISTURE CONTENT AND COMPACTED TO AT LEAST 95% OF STANDARD PROCTOR (ASTM D698) MAXIMUM DRY DENSITY. STRUCTURAL FILL SHOULD BE PLACED IN 10 INCH MAXIMUM LOOSE LIFTS, MOISTURE CONDITIONED TO WITHIN 2% OF OPTIMUM MOISTURE CONTENT AND COMPACTED TO AT LEAST 90% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY. THIS COMPACTION REQUIREMENT SHALL ALSO APPLY TO UTILITY TRENCH BACKFILL. STRUCTURAL FILL SHALL BE CDOT CLASS 2 OR CDOT CLASS 6 GRANULAR SUBBASE/BASE MATERIAL OR OTHER MATERIAL AS APPROVED BY THE ENGINEER. ON SITE SOILS, DEVOID OF ORGANICS, DEBRIS AND OTHER DELETERIOUS MATERIALS ARE SUITABLE FOR REUSE AS STRUCTURAL FILL IN LANDSCAPED AREAS ONLY. SUBBASE & SUBGRADE IN PAVED AREAS SHALL BE PROOF-ROLLED IN THE PRESENCE OF THE CIVIL OR SOILS ENGINEER.

BASE COURSE

PLACE UNIFORMLY GRADED CDOT CLASS 2 & CLASS 6 ROAD BASE. MOISTURE CONDITION TO WITHIN 2% OF OPTIMUM MOISTURE AND COMPACT TO 95% MODIFIED PROCTOR DENSITY.

FINISHED CLASS 6 ROAD BASE SHALL BE PROOF ROLLED IN THE PRESENCE OF THE CIVIL OR SOILS ENGINEER AND CITY REPRESENTATIVE.

A MINIMUM THICKNESS OF 4" CLASS 6 BASE COURSE AGGREGATE IS REQUIRED UNDER ALL SIDEWALKS AND OTHER CONCRETE FLATWORK.

SITE CONCRETE & PAVING:

ALL CONCRETE SHALL MEET THE REQUIREMENTS OF THE CITY OF MONTROSE CURRENT SPECIFICATIONS FOR CURB, GUTTER & SIDEWALK EXCEPT AS SUPPLEMENTED OR SUPERSEDED BELOW.

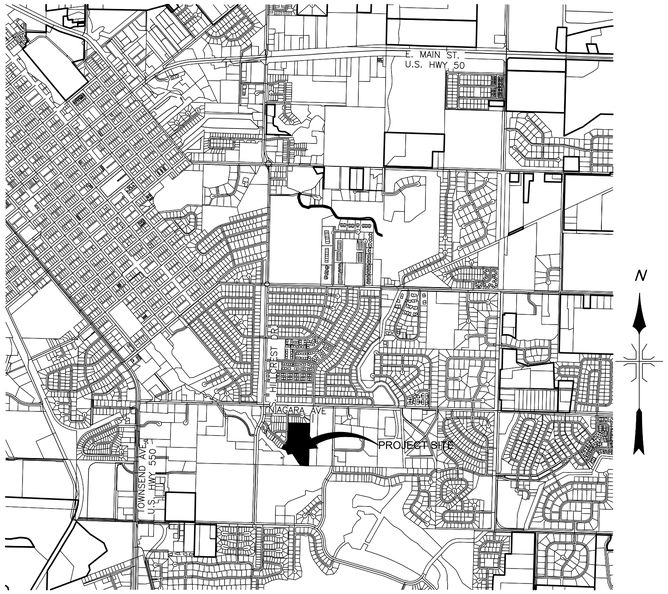
ALL CONCRETE SHALL BE CDOT CLASS B OR D.

CONTRACTOR SHALL SUBMIT A MIX DESIGN TO THE PROJECT CIVIL ENGINEER FOR APPROVAL A MINIMUM OF 72 HOURS PRIOR TO PLACEMENT OF PAVEMENT OR CONCRETE.

DRY UTILITIES:

DRY UTILITIES (ELECTRICITY, TELEPHONE, GAS, CABLE TV) SHOWN HEREON ARE APPROXIMATE. DESIGN SHALL BE BY THE PURVEYORS, AND INSTALLATION PAID FOR BY OWNER. CONTRACTOR SHALL PROVIDE REQUIRED TRENCHING & BEDDING, AND SHALL PROVIDE 3" PVC CONDUIT FOR THE TELEPHONE & 3" PVC CONDUIT FOR THE CABLE TV SERVICE. COORDINATE WITH OWNER AND UTILITY COMPANIES FOR THE SPECIFICATIONS, TIMING, AND INSTALLATION OF UTILITIES.

VERTICAL DATUM: NAVD 88



LOCATION MAP
NOT TO SCALE

DRAWING INDEX

SHT. No.	SHEET NAME
1	COVER SHEET
2	HORIZONTAL SITE PLAN
3	UTILITY OVERVIEW
4	GRADING OVERVIEW
5	WALDEN PLAN AND PROFILE
6	TANAGER LOOP PLAN AND PROFILE
7	TANAGER LOOP PLAN AND PROFILE
8	CANARY COURT PLAN AND PROFILE
9	GROSBEAK COURT PLAN AND PROFILE
10	CONSTRUCTION DETAILS

UTILITY CONTACTS

Utility	Owner	Contact	Phone	Email
Natural Gas	Black Hills Energy	Nathan Hijar	(970) 808-5036	Nathan.Hijar@blackhillscorp.com
Telephone/Fiber	Century Link	Mark Preston	(970) 318-1891	Mark.Preston@lumen.com
Cable/Fiber	Charter	Todd Andrews	(970) 316-1700	Todd.Andrews1@charter.com
Power	DMEA	Phil Sanchez	(970) 275-8982	Phil.Sanchez@dmea.com
Fiber	Elevate	Jonathan Nelson	(970) 240-6818	Jonathan.Nelson@elevatefiber.com
Fiber	Clearnetworx	Doug Seacat	(970) 240-6600	support@clearnetworx.com
Water	City of Montrose	Scott Murphy	(970) 901-1792	smurphy@ci.montrose.co.us
Water	Tri-County Water	Kyle Thompson	(970) 249-3369	Kyle@tricountywater.org
Sanitary Sewer	City of Montrose	Scott Murphy	(970) 901-1792	smurphy@ci.montrose.co.us
Storm Sewer	City of Montrose	Scott Murphy	(970) 901-1792	smurphy@ci.montrose.co.us

811 Know what's below. Call before you dig.

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ALPINE INVESTMENTS & REALTY, LLC
SUNRISE CREEK
MONTROSE, CO

COVER SHEET

DMC JOB NO.: 23041

SHEET NO.: 1 OF 10 SHEETS

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ALPINE INVESTMENTS & REALTY, LLC
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MONTROSE, CO

HORIZONTAL SITE PLAN

DMC JOB NO.: 23041

SHEET NO.: 2 OF 10 SHEETS

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LEGEND

e	EXISTING POWER LINE
ohe	EXISTING OVERHEAD POWER LINE
w	EXISTING WATER LINE
ss	EXISTING SEWER LINE
P	EXISTING POWER PEDESTAL
T	EXISTING TELEPHONE PEDESTAL
	EXISTING WATER VALVE
	EXISTING FIRE HYDRANT
S	EXISTING SANITARY SEWER MANHOLE
	EXISTING UTILITY POLE
E	PROPOSED POWER LINE
OHE	PROPOSED OVERHEAD POWER LINE
CTV	PROPOSED CABLE TV LINE
U	PROPOSED UTILITY LINE
E/T/C	PROPOSED COMMON UTILITY LINE
G	PROPOSED GAS LINE
T	PROPOSED TELEPHONE LINE
FO	PROPOSED FIBER OPTIC LINE
W	PROPOSED WATER LINE
SS	PROPOSED SEWER LINE
IRR	PROPOSED IRRIGATION LINE
P	PROPOSED POWER PEDESTAL
T	PROPOSED TELEPHONE PEDESTAL
F	PROPOSED FIBER OPTIC PEDESTAL
C	PROPOSED CABLE TV PEDESTAL
W	PROPOSED WATER METER
	PROPOSED WATER VALVE
	PROPOSED FIRE HYDRANT
	PROPOSED THRUST BLOCK
	PROPOSED SANITARY SEWER MANHOLE

N

1" = 30'

Scale in feet

30' 0 30' 60'

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ALPINE INVESTMENTS & REALTY, LLC
SUNRISE CREEK
MONTROSE, CO

UTILITY OVERVIEW

DMC JOB NO.: 23041

SHEET NO.: 3 OF 10 SHEETS

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SUNRISE CREEK
MONTROSE, CO

GRADING OVERVIEW

DMC JOB NO.: 23041

SHEET NO.: 4 OF 10 SHEETS

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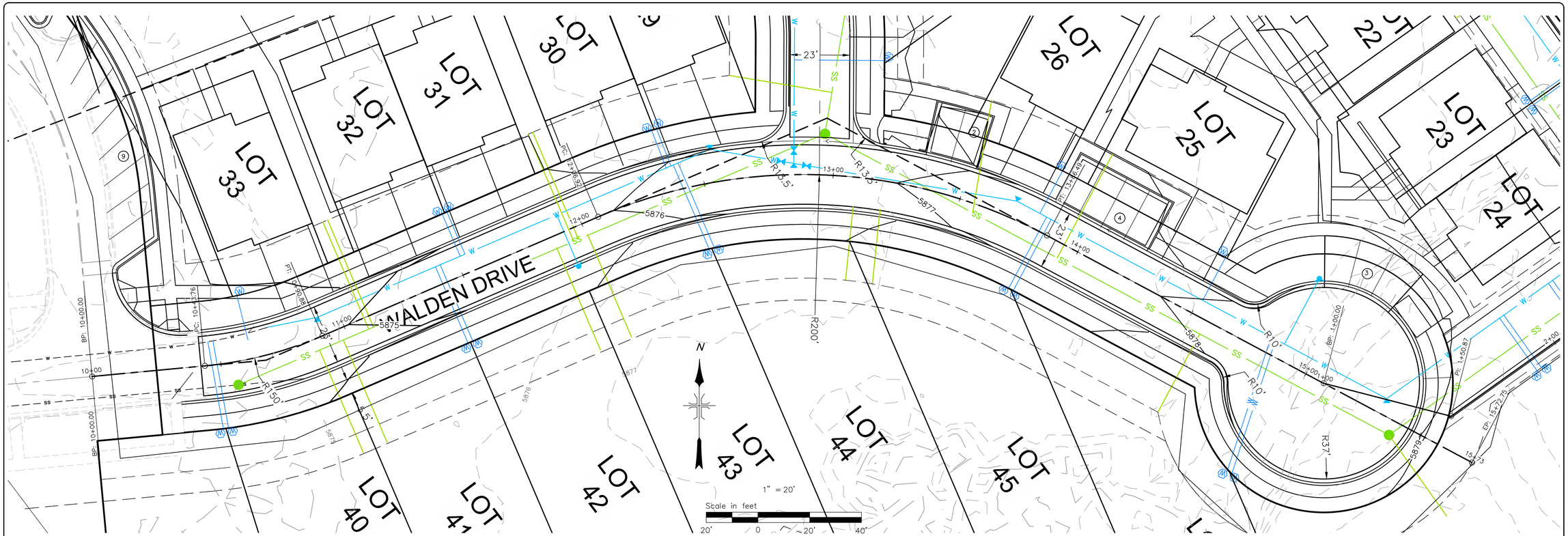

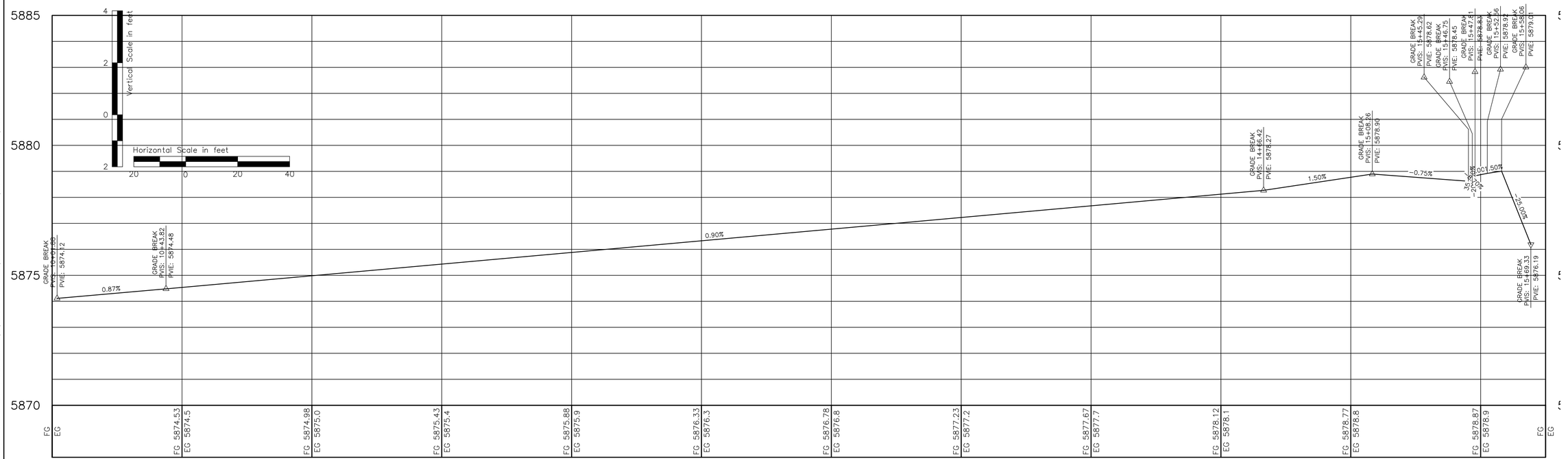

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MONTROSE, CO

WALDEN
PLAN AND PROFILE

DMC JOB NO.: 23041

SHEET NO.: 5 OF 10 SHEETS

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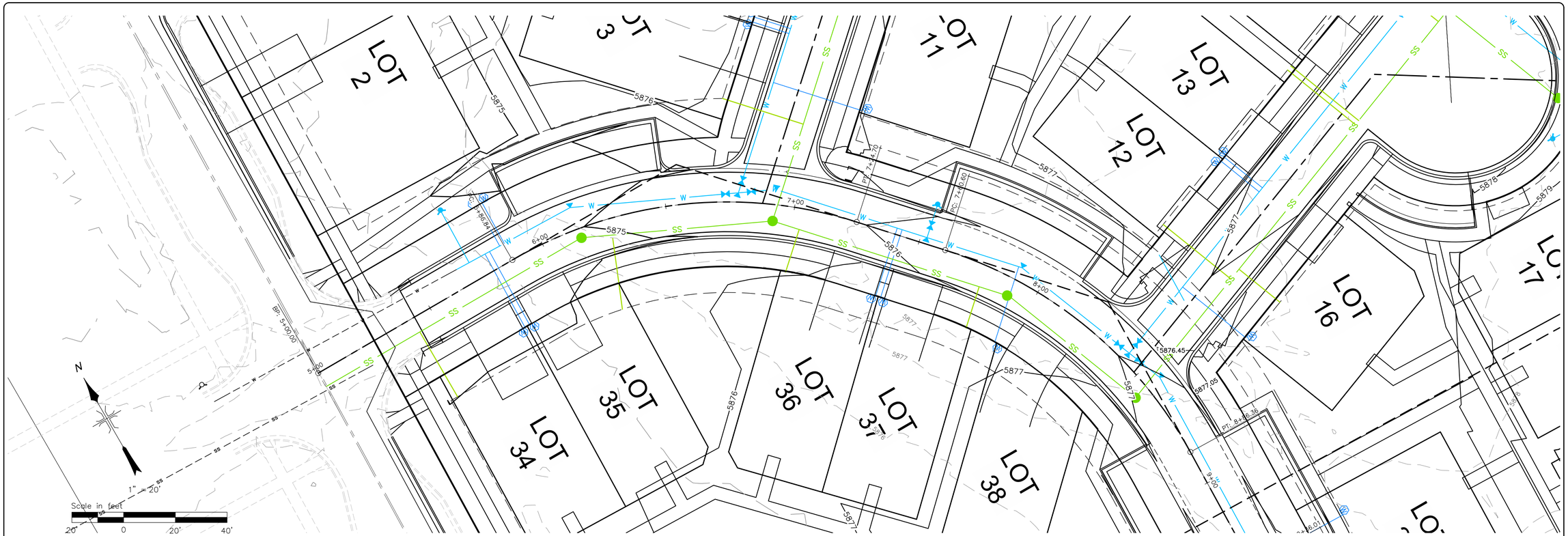

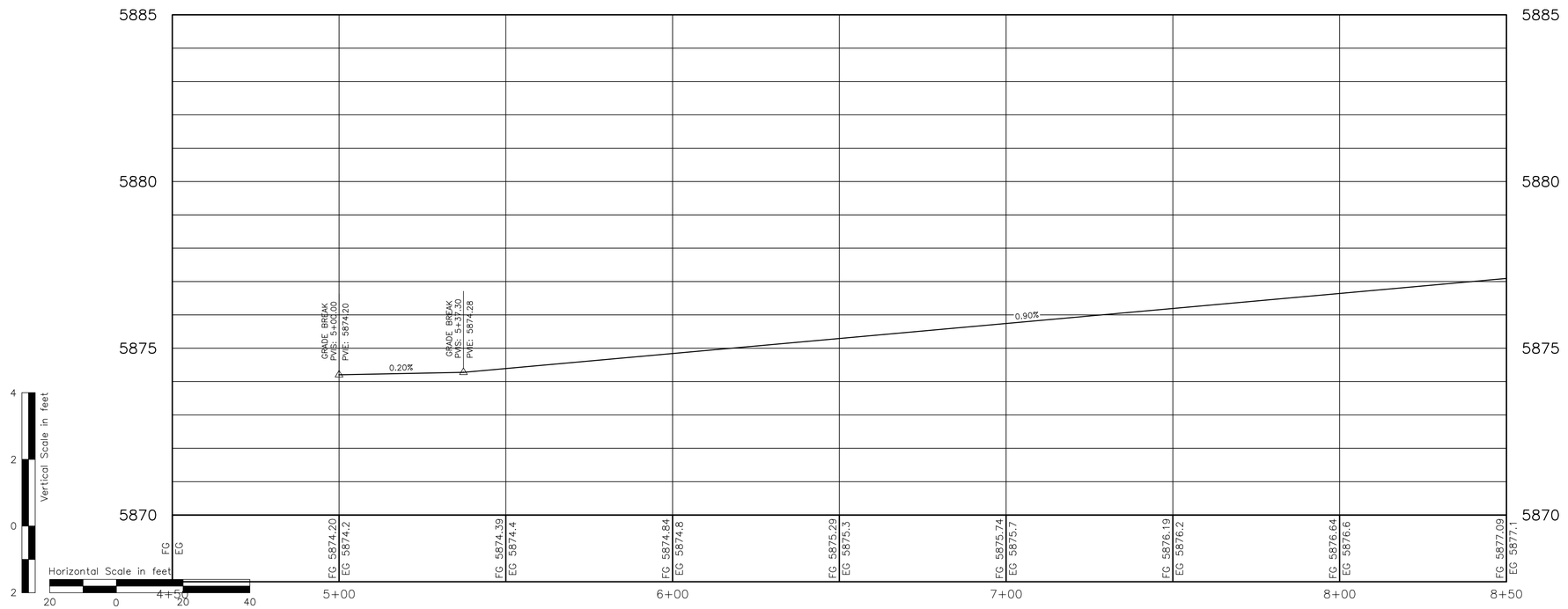

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ALPINE INVESTMENTS & REALTY, LLC
SUNRISE CREEK
MONTROSE, CO

TANAGER LOOP
PLAN AND PROFILE

DMC JOB NO.: 23041

SHEET NO.: 6 OF 10 SHEETS

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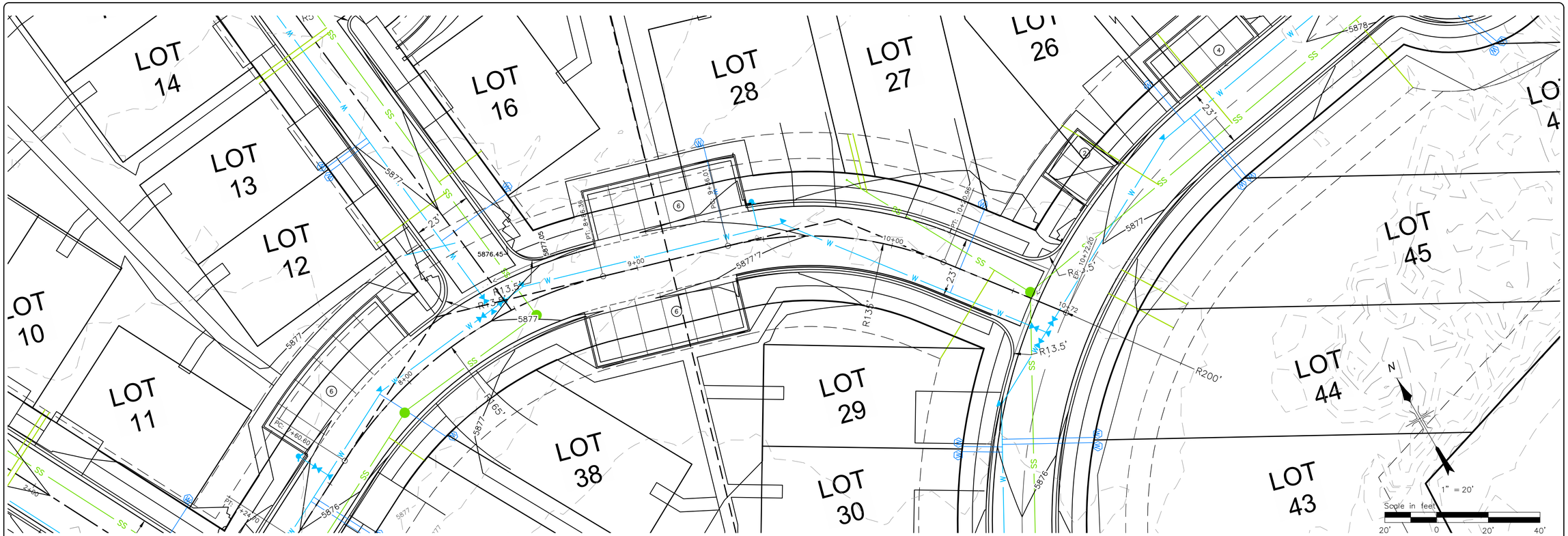

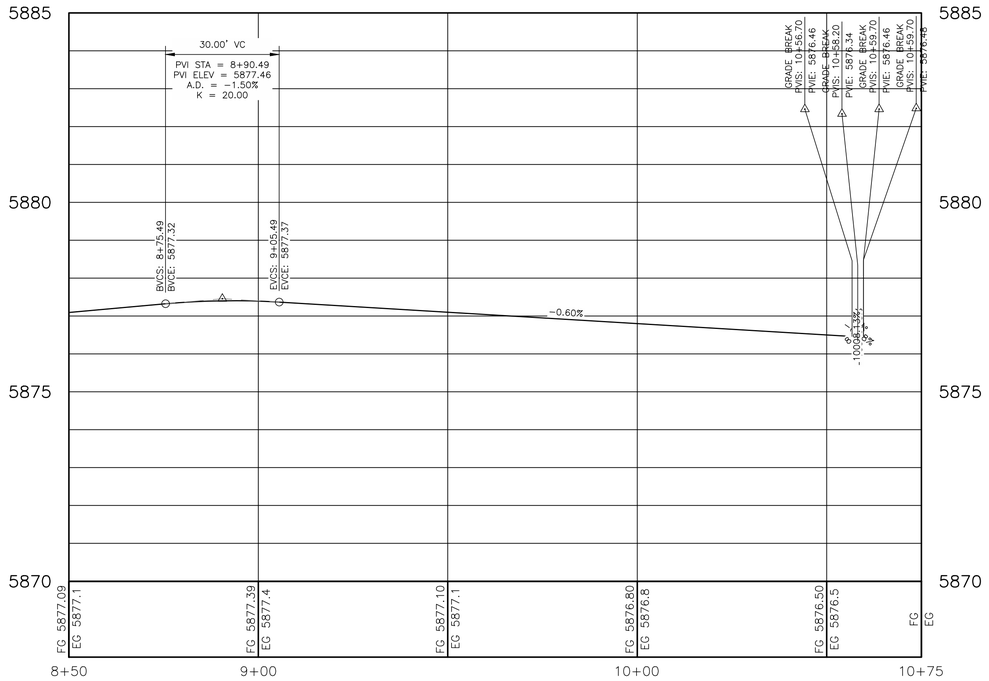

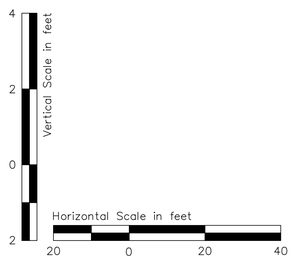

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ALPINE INVESTMENTS & REALTY, LLC
SUNRISE CREEK
MONTROSE, CO

TANAGER LOOP
PLAN AND PROFILE

DMC JOB NO.: 23041

SHEET NO.: 7 OF 10 SHEETS

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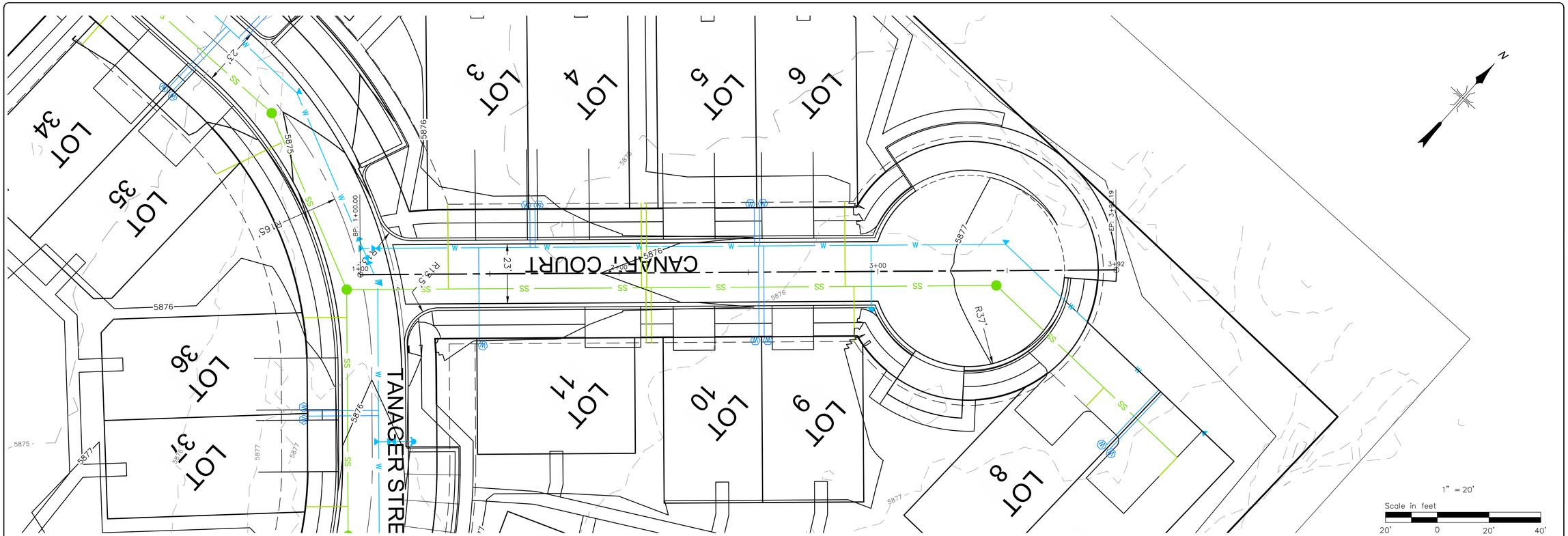

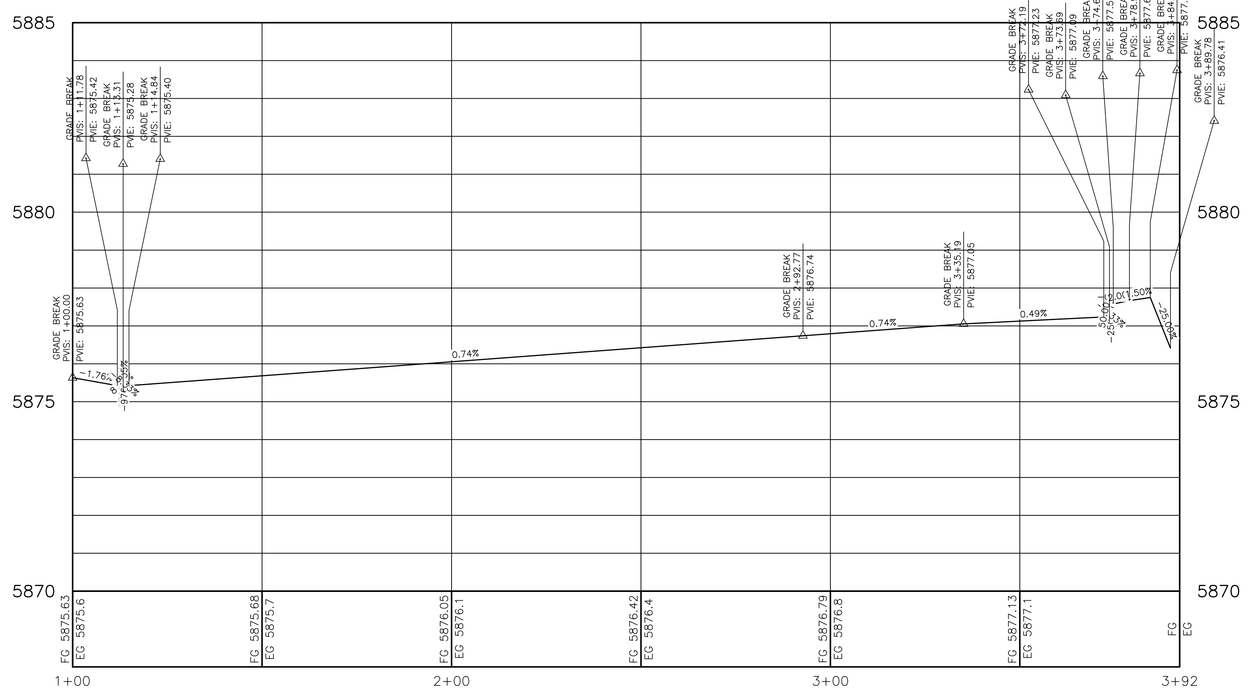

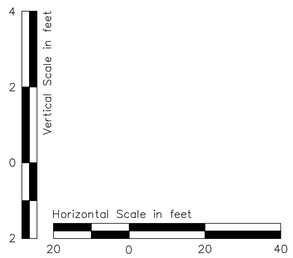

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DEL-MONT CONSULTANTS, INC.
P.O. Box 1385 ▼ 1130 S. 1st St., Unit C
126 Colorado Ave. ▼ Montrose, CO 81401 ▼ (970) 249-2251
www.del-mont.com ▼ service@del-mont.com

DESIGNED BY:	SCALE:		CHECKED BY:	DATE ISSUED:	####
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ALPINE INVESTMENTS & REALTY, LLC
SUNRISE CREEK
MONTROSE, CO

CANARY COURT
PLAN AND PROFILE

DMC JOB NO.: 23041

SHEET NO.: 8 OF 10 SHEETS

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NOT FOR CONSTRUCTION

NO	DATE	REVISIONS	BY

DEL-MONT CONSULTANTS, INC.
Civil ▼ Water ▼ Land Development ▼ Surveying
126 Colorado Ave ▼ Montrose, CO 81401 ▼ (970) 249-2251
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ALPINE INVESTMENTS & REALTY, LLC
SUNRISE CREEK
MONTROSE, CO

GROSBEAK COURT
PLAN AND PROFILE

DMC JOB NO.: 23041

SHEET NO.: 9
OF 10 SHEETS

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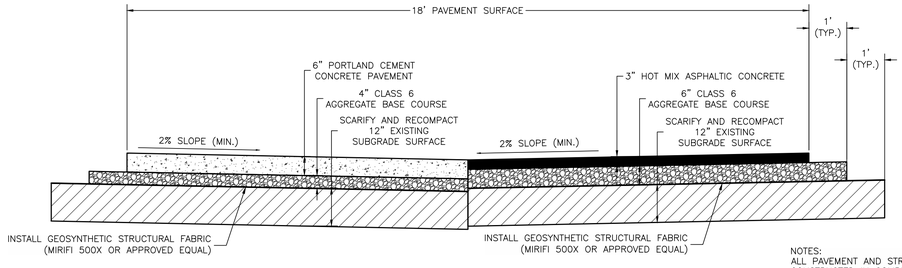


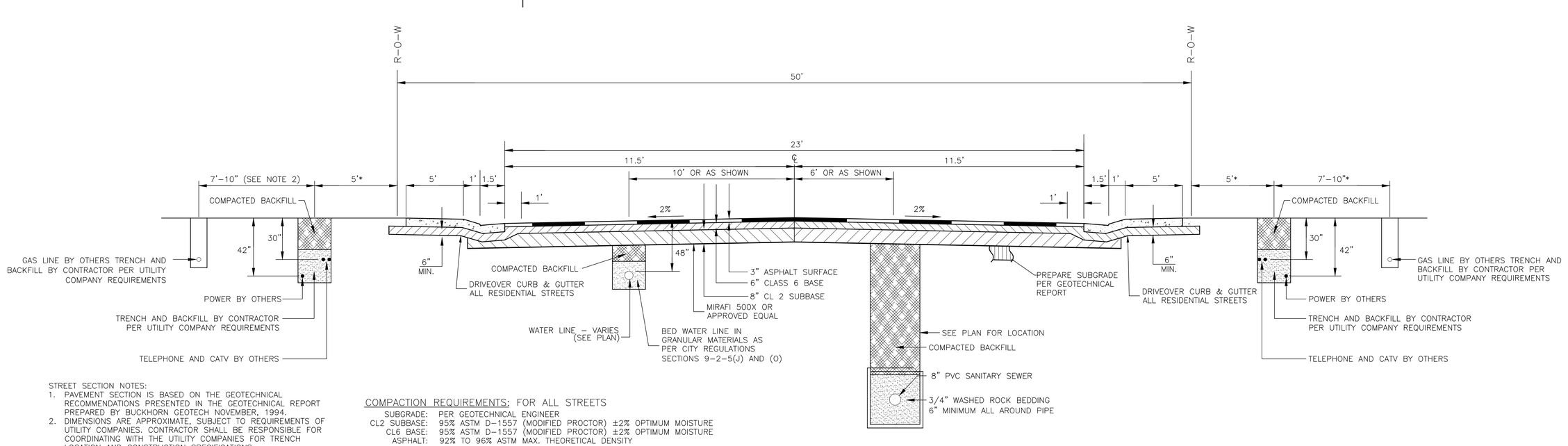
TYPICAL CONCRETE ALTERNATE SECTION

TYPICAL ASPHALT ALTERNATE SECTION

NOTES:
ALL PAVEMENT AND STRUCTURES SHALL BE CONSTRUCTED IN COMPLIANCE WITH AND TO THE REQUIRED DENSITIES PER THE CURRENT CITY OF MONTROSE STANDARDS AND SPECIFICATIONS.

TYPICAL PRIVATE DRIVE SECTION

N.T.S.



STREET SECTION NOTES:
1. PAVEMENT SECTION IS BASED ON THE GEOTECHNICAL RECOMMENDATIONS PRESENTED IN THE GEOTECHNICAL REPORT PREPARED BY BUCKHORN GEOTECH NOVEMBER, 1994.
2. DIMENSIONS ARE APPROXIMATE, SUBJECT TO REQUIREMENTS OF UTILITY COMPANIES. CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING WITH THE UTILITY COMPANIES FOR TRENCH LOCATION AND CONSTRUCTION SPECIFICATIONS

COMPACTION REQUIREMENTS: FOR ALL STREETS

SUBGRADE:	PER GEOTECHNICAL ENGINEER
CL2 SUBBASE:	95% ASTM D-1557 (MODIFIED PROCTOR) ±2% OPTIMUM MOISTURE
CL6 BASE:	95% ASTM D-1557 (MODIFIED PROCTOR) ±2% OPTIMUM MOISTURE
ASPHALT:	92% TO 96% ASTM MAX. THEORETICAL DENSITY

TYPICAL STREET SECTION

N.T.S.

NOT FOR CONSTRUCTION

NO	DATE	REVISIONS	BY

DEL-MONT CONSULTANTS, INC.
P.E.'s • L.S.'s • S.I.T.'s • C.W.R.E.'s • C
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DATE ISSUED: 2024-10-24

ALPINE INVESTMENTS & REALTY, LLC
SUNRISE CREEK
MONTROSE, CO

CONSTRUCTION DETAILS

DMC JOB NO.: 23041

SHEET NO.: 10 OF 10 SHEETS

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EXHIBIT B: 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)

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March 29, 2024

City of Montrose
433 South 1st Street
Montrose, CO 81401

SUBJECT: Sketch Application – Sunrise Creek III Subdivision (*DMC #23041*)

The Sunrise Creek III Subdivision proposes to subdivide a 9.35-acre parcel in the southeasterly area of Montrose into a residential subdivision. The property is currently zoned R3A. The project is bordered by Snowbrush Avenue and the previous phase of Sunrise Creek to the west.

This development will be the next phase of the Sunrise Creek project that has been in the works for almost 30 years. There have been a number of plans with multiple PD plans submitted for this property over the years. This current plan has 46 single unit lots planned with Lot 47 being an 8 unit lot that may be further subdivided at a later date. That brings the total number of residential dwelling units to 54. We have designed City streets and private drives to access all of the lots. The roads will connect through the previous filings of the Sunrise Creek development and will then access onto either Hillcrest Drive or Niagara Road. Traffic studies have been done on this subdivision previously and there is the current City project of installing the roundabout at Hillcrest and Niagara that has evaluated the traffic from this subdivision. This design plan has included additional parking spaced out around the project. It is anticipated the each lot will have 2 parking spots in the driveway as well.

This phase of the subdivision will connect up with all of the utility stub outs from the previous phases. There are stub outs for water, sewer, gas, electric and fiber from Tanager Street and Walden Drive. These were sized with this phase of the subdivision in mind. This will be a medium density land use so for water usage and in turn sewer generation, using 1,000 gallons per day per acre this will require/produce 9,350 gallons per day.

The drainage for this project has already been constructed in the northwest corner of the overall development with discharge to the Montrose Arroyo. The drainage across this site will be surface drainage and it will go into a mix or surface and underground drainage and end up in the already constructed pond. During the last phase of this project the drainage was fully evaluated and the pond outlet was upgraded.

This phase of the development will fit in with the natural topography of the area and provides over 2 acres of open space. This is considerable more than is required. Also there is the arroyo along the south part of the development that we have set back from.

The permits that will be required for this development will be a CDPHE stormwater permit for the construction activities and City of Montrose building permits for individual structures.

A list of names and addresses of the properties of record adjoining this project are included in a separate document

Thank you for your time and consideration. If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Nicholas Barrett, PE, PLS
Vice President, Del-Mont Consultants, Inc.

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March 29, 2024

City of Montrose
433 South 1st Street
Montrose, CO 81401

SUBJECT: Planned Development Application – Sunrise Creek III Subdivision (*DMC #23041*)

The Sunrise Creek III Subdivision proposes to subdivide a 9.35-acre parcel in the southeasterly area of Montrose into a residential subdivision. The property is currently zoned R3A. The project is bordered by Snowbrush Avenue to the west.

The owner/developer on the project has acknowledged the great need Montrose has for housing that is offered at lower price points. Multi-family residences and duplex residences are the best way to meet the needs of the community. City Code allows for multi-family in an R3A zoning.

The proposed PD requests deviations to allow for reduced setbacks, deviations to the minimum tangent from intersections, reduced right of ways and reduced radius on the centerline of right of way. We are also detailing out party walls and connected residential units. Required 20% open space will be met with the preliminary plat and associated engineering drawings that will be required for the subdivision.

Thank you for your time and consideration. If you have any questions or comments, please do not hesitate to contact me.

Sincerely,

Nicholas Barrett, PE, PLS
Vice President, Del-Mont Consultants, Inc.