



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, April 8, 2026 - 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 March 25, 2026 Planning Commission meeting
- 4) Additions or Deletions
- 5) **COLORADO OUTDOORS PLANNED DEVELOPMENT PLAN AMENDMENT 3 SKETCH PLAN**
This is a review of a proposed amendment to the Colorado Outdoors Planned Development Plan Amendment 2. This proposal adds two additional properties to the existing PD plan, described as Lot 14 of the Court Park Subdivision Filing No. 1 on Merchant Drive and 701 North Grand Avenue. The applicants are Developers Specialty Services, LLC and Black Mountain Capital, LLC.



- 6) **BLUFF HARBOR 2 PLANNED DEVELOPMENT SKETCH PLAN** This is a review of a proposed planned development and subdivision of Lot 1 of the Rasmussen Minor Subdivision, also addressed as 11900 6300 Road. This proposal continues the existing development that began under County jurisdiction, and proposes 14 additional units. The applicant is Plateau Architectural Stone, LLC.

- 7) Other Business

- 8) Next Meeting will be April 22, 2026

- 9) Motion to Adjourn