REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, May 25, 2022 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 11:00 p.m. rule will be enforced in accordance with City of Montrose Regulations (Sec. 7-15-2).

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

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

1) Planning Commission meeting called to order

2) Roll call by the Planning Commission Chair

3) Approval of Minutes of the May 11, 2022 meeting

4) Additions or Deletions

5) **COLOR RED TOWNHOMES SKETCH PLAN.** This is a review and discussion of the Sketch Plan for the Color Red Townhomes Subdivision. The property is approximately 0.3 acres in size and is located at 708 Cedar Creek Ave, on Lot 46 of the Cedar Creek Subdivision. The proposed subdivision will consist of 5 townhomes with additional common elements. The property is zoned "R-4" High Density District. The applicant is Garret Smith with Color Red Construction.

6) **BROWN RANCH SUBDIVISION AMENDMENT 4 PRELIMINARY PLAT.** This proposed preliminary plat will subdivide two infill portions of the original subdivision, 17 lots in the northern portion of the subdivision off of Donnegal Dr (currently zoned "R-1" Very Low Density District), and 24 lots off a southern extension of Chestnut Dr (currently zoned "R-2" Low Density District). The applicant is Del-Mont Consultants and Sunshine of Montrose, LLC.

7) **MONTROSE REGIONAL HEALTH AMBULATORY CARE CENTER LARGE RETAIL SITE DEVELOPMENT.** This proposal is for the Montrose Regional Health Ambulatory Care Center Large Retail Site Development, a pending structure on the vacant lot (Parcel #399304254002) located at the intersection of S Rio Grande Ave and Orange Rd. Development within the River Landing Subdivision constitutes a singular site development, and as such, all structures within the subdivision are subject to the Large Retail Site Development Standards of the City of Montrose Municipal Code. The applicant is NexCore Group.

8) **6700 DEJULIO ADDITION.** This is a proposal for the initial zoning of "R-1A" Large Estate District for the proposed 6700 DeJulio Addition, approximately 9.35 acres. The parcel is located south of the intersection of 6700 Rd and Miami Rd, at 67008 Miami Rd.

9) Other Business

10) Next Meeting will be June 8, 2022

11) Motion to Adjourn

AGENDA JUNTA REGULAR DE LA COMISIÓN DE PLANIFICACIÓN
Miércoles, 25 de mayo de 2022 5:00 PM
Cámaras del Consejo de la Ciudad, Elks Civic Building - 107 S. Cascade Ave.

El Comité de Planificación de Montrose se complace en tener a residentes de la comunidad que se toman el tiempo para asistir a las juntas del Comité de Planificación. Les animamos a asistir y a participar. A los individuos que deseen ser escuchados durante los procedimientos de la audiencia pública se les anima a que estén preparados y por lo general se les limitará a tres minutos para permitir que todos tengan la oportunidad de ser escuchados. La regla de las 11:00 p.m. será implementada de acuerdo con las regulaciones de la Ciudad de Montrose (Sec.7-15-2).

Comentarios adicionales por escrito son bienvenidos. Si le gustaría comentar en algún punto de la agenda envíe un correo electrónico a planningmail@cityofmontrose.org. Los comentarios por escrito deben ser recibidos para el mediodía una semana antes de la junta para ser incluídos en el paquete de la Comisión de Planificación. Después de este plazo, los comentarios recibidos al mediodía el día antes de la junta serán distribuídos a la Comisión de Planificación el día de la junta.

Hay asistencia de aparatos auditivos disponibles para el uso público. Por favor déjenos saber si usted necesita esta adaptación. La ciudad también ofrece interpretación para hispanohablantes. Para poder reservar esta asistencia, por favor envíe un email a planningmail@ci.montrose.co.us por lo menos tres días antes de la junta.

1) Comisión de Planificación llamado a orden de la junta

2) Toma de asistencia por el Presidente de la Comisión de Planificación

3) Aprobación de la minuta de la junta de mayo 11, 2022

4) Adiciones o eliminaciones

5) **COLOR RED TOWNHOMES (CASAS ADOSADAS) COLOR ROJO BOSQUEJO DEL PLANO**. Esta es una revisión y discusión del Bosquejo del Plano para la Subdivisión de Townhomes Color Rojo. La propiedad es de aproximadamente 0.3 acres en tamaño y está localizada en 708 Cedar Creek Ave., en el Lote 46 de la Subdivisión Cedar Creek. La subdivisión propuesta consistirá en 5 townhomes con elementos adicionales comunes. La propiedad está en la zona "R-4" Distrito de Alta Densidad. El solicitante es Garret Smith con Color Red Construction.

6) **SUBDIVISION BROWN RANCH ENMIENDA 4 PLANO PRELIMINAR**. Este plano preliminar propuesto subdividirá dos porciones de relleno de la subdivisión original, 17 lotes en la porción norte de la subdivisión de Donnegal Dr (actualmente zonificada "R-1" Distrito de Muy Baja Densidad), y 24 lotes de una extensión al sur de Chestnut Dr (actualmente zonificada "R-2" Distrito de Baja Densidad). El solicitante es Del-Mont Consultants y Sunshine de Montrose, LLC.

7) **CENTRO DE CUIDADO AMBULATORIO DE SALUD REGIONAL DE MONTROSE EN EL DESARROLLO DEL SITIO COMERCIAL GRANDE**. Esta propuesta es para el Centro de Atención Ambulatoria de Salud Regional de Montrose, en el Desarrollo del Sitio Comercial Gran, una estructura pendiente en el lote vacante (Parcela #399304254002) localizado en la intersección de Ave. Río Grande Sur y el Desarrollo Orange Rd. dentro de la Subdivisión de River Landing el cual constituye un lugar de desarrollo singular, y como tal, todas las estructuras dentro de la subdivisión están sujetas a los Estándares de Desarrollo para Sitio Comercial Gran del Código Municipal de la Ciudad de Montrose. El solicitante es NexCore Group.

8) **ADICIÓN 6700 DE JULIO**. Esta es una propuesta para la zonificación inicial de "R-1A" Distrito de Grandes Propiedades para la Adición propuesta de 6700 DeJulio, aproximadamente 9.35 acres. La parcela está localizada al sur de la intersección de 6700 Rd. y Miami Rd., en 67008 Rd.

9) Otros asuntos

10) Próxima junta será junio 8, 2022

11) Moción para levantar la sesión

The Montrose City Planning Commission held a meeting on May 11, 2022 at 5:00 p.m. in City Hall Council Chambers. The meeting was also held virtually via zoom. The meeting agenda was posted in accordance with the Colorado Open Meetings Act (C.R.S. §24-6-401, et.seq.).

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

Staff Members Present: William Reis (Planner I), Ann Morgenthaler (Deputy City Manager), Chris Dowsey (Assistant City Attorney), Sharon Dunning (Building Services Technician), Greg Story (Information Systems Director, Montrose Police Officer.

There were no members of the public in attendance.

CALL TO ORDER

Vice-Chairperson Chad Huffman called the meeting to order at 5:00 p.m.

APPROVAL OF MINUTES

Richard Rogers moved to approve the minutes of the April 13, 2022 meeting as submitted. Phoebe Benziger seconded, and the motion carried unanimously.

ADDITIONS OR DELETIONS

None.

PRESENTATION ON ENVISION 2040 IMPLEMENTATION PLAN

Ann Morgenthaler gave a presentation on the implementation plan for the comprehensive plan. Planning Commissioners and staff discussed the implementation plan and how the Planning Commission is involved.

OTHER BUSINESS

Ann Morgenthaler announced there will no longer be Zoom access to the Planning Commission meetings, but the meetings will be recorded and posted for the public.

NEXT MEETING

The next Planning Commission meeting is scheduled for May 25, 2022.

PUBLIC COMMENT

None.

ADJOURNMENT

Jan Chastain moved to adjourn the meeting. Delphine Jadot seconded and the meeting ended at 5:52 p.m.

_____

CHAIRPERSON

_____

ATTEST

CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner I
DATE: May 25, 2022
RE: Color Red Townhomes 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 4-4-31(D) of the City of Montrose Municipal Code. A sign was posted on the property, letters sent to property owners within 100 feet, and an ad appeared in the Montrose Daily Press.

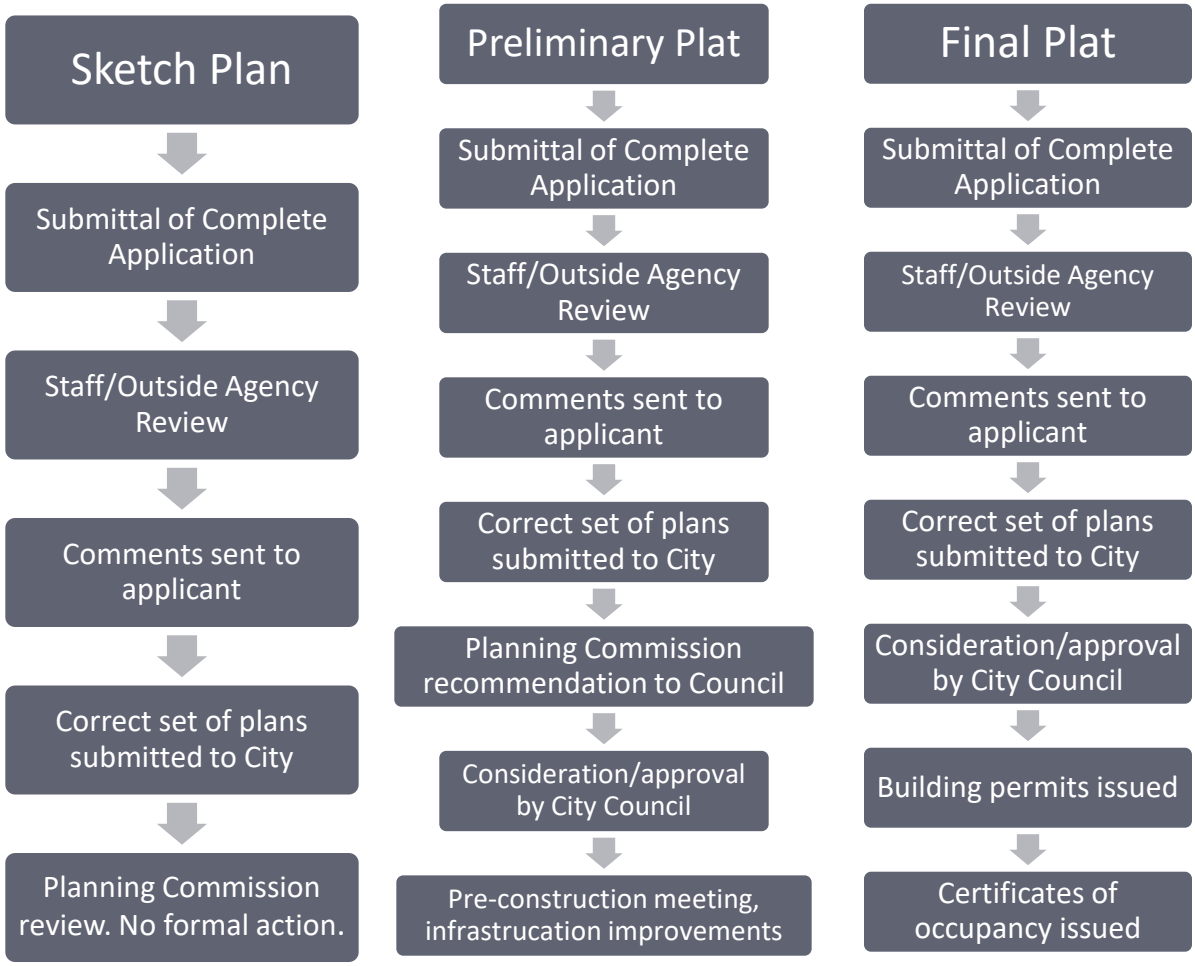
Planning Commission Consideration:
The review and discussion of the Sketch Plan by the Planning Commission is informal and non-binding in nature, and shall serve as a means to provide guidance to the subdivider in accordance with the City of Montrose Municipal Code. No formal action is taken at this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

Applicant: Garret Smith, Color Red Construction

Application Background:
The Color Red Townhomes Sketch Plan is a proposed residential development on the northern side of Montrose. The property is approximately 0.3 acres in size and is located at 708 Cedar Creek Ave, on Lot 46 of the Cedar Creek Subdivision. The proposed subdivision will consist of 5 townhomes with additional common elements. The property is zoned "R-4" High Density District.

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 4-7-5 (Exhibit B) outlines the process and standards for subdivision applications. The following flowchart shows this overall process.



Staff Analysis:

1. Subdivision Regulations:
    a. Municipal Code: Section 4-7-5 (Exhibit B): 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 High**. *This high-density residential land use is primarily intended for attached buildings on individual lots (such as townhomes), as well as multi-family structures such as apartments and condominiums. Accessory dwelling units (apartments over garage) are encouraged.*
4. Zoning Regulations:
    a. Municipal Code, Section 4-4-8(A) Intent: The "R-4" High Density District is intended to provide for high density multiple-family residences and to allow variable densities. This allows variety in the types of residences
    b. The proposed use is a use-by-right in this zoning district. The current zoning is compatible with general conditions in the area. The property is adjacent to properties that are zoned "R-4" High Density District, and "R-3A" Medium High Density District.
5. Dimensional Requirements:
    a. Municipal Code, Section 4-4-22. The dimensional requirements in the "R-4" zoning district are included in the table below.

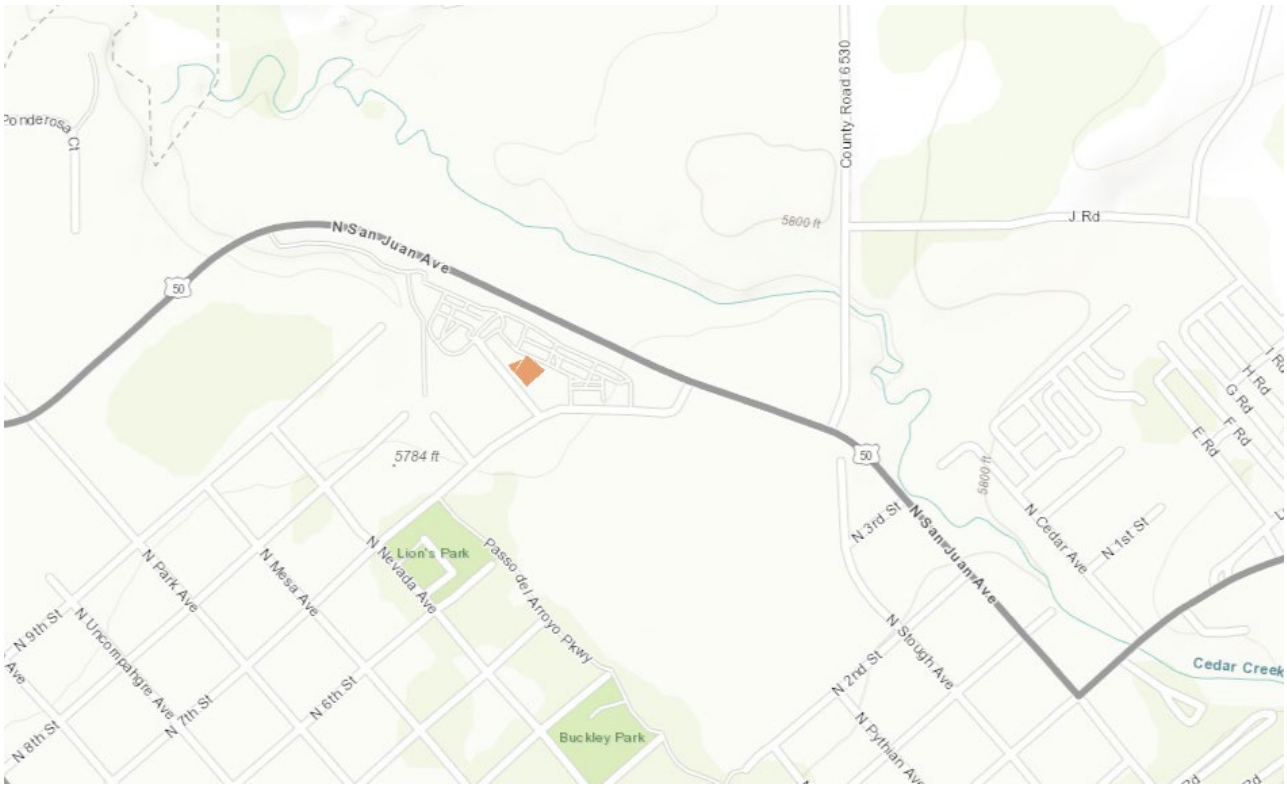
	Minimum Lot				Minimum Setbacks				
District	Use	Width at Building Line	Depth	Size	Front	Rear	Side	Corner Lot	Maximum Building Height
R-4	Single-family	N/A	N/A	6,250	15	25	5	15	35
	Duplexes	N/A	N/A	9,375	15	25	5	15	35
	All others	N/A	N/A	Lgr 9,375 or 2,300/ unit	15	20	10	15	35

b. This application consists of townhomes, which can be individually conveyed as sublots. The overall, 5-unit building complies with all setback requirements within the lot as a whole.

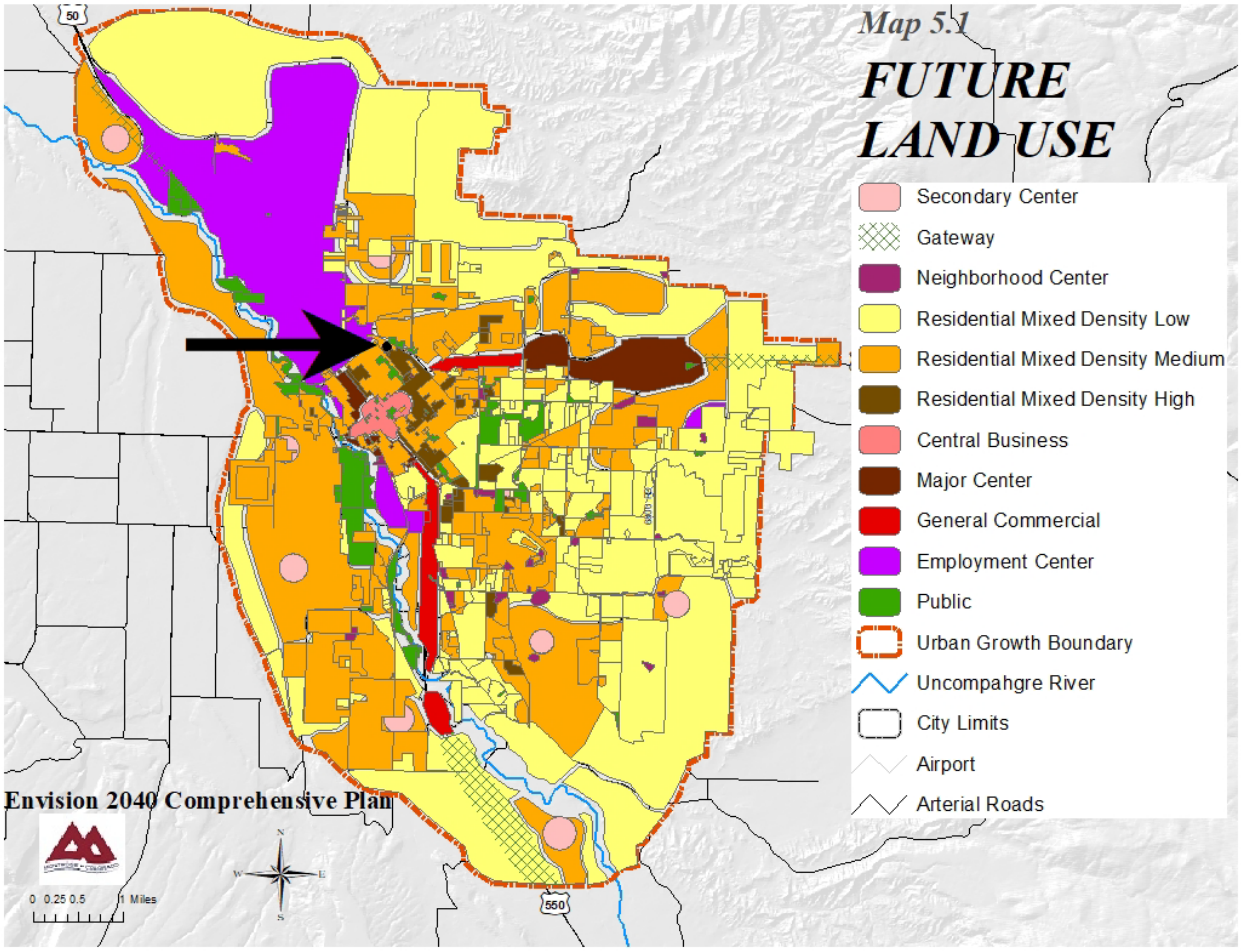
Staff Guidance to Planning Commission:
The Sketch Plan application meets all sketch plan requirements as set forthin the City of Montrose Municipal Code, Section 4-7-5. The review and discussion of the sketch plan by the Planning Commission is informal and non-binding in nature, and shall serve as a means to provide guidance to the subdivider in accordance with the City of Montrose Municipal Code. No formal action is taken at this time.

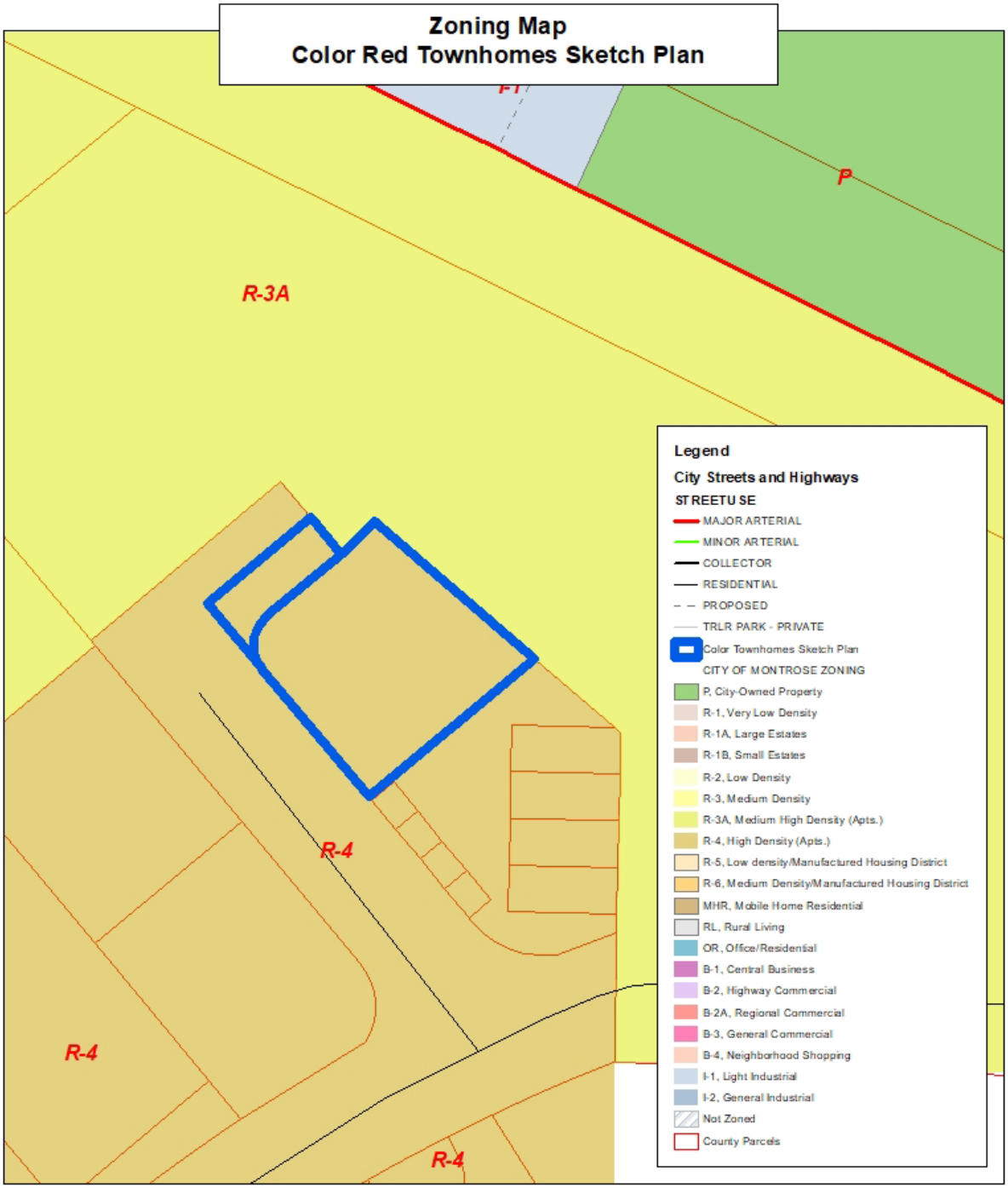
Staff recommends that the Planning Commission share feedback with the applicant, so that the applicant may consider the feedback and incorporate proposed changes into their future Preliminary Plat application.

EXHIBIT A: Area Maps
Vicinity Map



Comprehensive Plan Future Land Use Map





Map created 5-18-22

EXHIBIT B: Code Excerpts for Subdivisions

Sec. 4-7-5. - Subdivision procedure.

(A) The subdivision of land shall be accomplished in accordance with the procedures provided in this Section, except for those instances where different governing procedures are set forth pursuant to Sections 4-7-9 through 4-7-11, Informal Review and Sketch Plan. The City Council shall set all application fees related to land use action per resolution.

(1) Prior to submittal of the subdivision application, the subdivider shall make a reasonable effort to consult informally with property owners of record adjoining or within 100 feet of the proposed subdivision, and the City. No fee shall be required for such review or discussions of any plans or data concerning the proposed subdivision, prior to sketch plan review. The City shall not be bound by virtue of any discussions during the informal review stage.

(2) The proposal shall be consistent with the Master Plan, City subdivision and Zoning Regulations, standards and other applicable ordinances and regulations and will be reviewed, considering the following at a minimum.

(a) Conformance with the Master Plan and Zoning Regulations;

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

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

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

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

(f) Availability of fire, police and other emergency services protection;

(g) Impacts on area schools.

(3) A subdivider who intends to immediately develop only a portion of a full tract shall nevertheless submit an informal sketch plan for the entire tract showing his present plans for its eventual development.

(4) Following informal review when applicable, and in all cases except when not required by other provisions of this Chapter, the applicant shall file copies of the sketch plan application and sketch map, along with all required supporting plans, with the City. The submittal of such application, map and supporting plans shall comply with City's application and fee requirements.

Filing of a sketch plan shall not be required in cases where a subdivision, which does not qualify as a minor or amended subdivision, primarily due to a lack of installed on or off-site public improvements. In no case shall the sketch plan requirement be waived under this provision for subdivision proposals containing more than three divisions of real property, or where any part of the subdivision has been subdivided without a sketch plan under any part of this Official Code of the City of Montrose, Colorado, within the three years prior to the date of submission.

(5) The sketch plan review shall commence only upon submittal of a completed sketch map, a completed sketch plan application form, which form shall be provided by the City, and all required supplemental information as set forth below, as well as any additional materials determined by City staff to be necessary for processing of the application.

(a) Sketch Map. The sketch map shall include the following:

(i) A location map, of approximately four inches by four inches, showing the project location in relation to the City of Montrose, with appropriate reference to major and minor arterial and collector roads or highways.

(ii) A detailed map showing property boundaries of the subdivision, north arrow and date. The scale of the map shall not be less than one inch equals 200 feet. The map shall include the name of the subdivision, name of the county, township, range, Section and quarter Section. The map shall further indicate zoning and land use of all lands within 300 feet of any property boundary owned by or under option to the subdivider. A title box shall be located in the lower right corner of the map. In the case of large subdivisions requiring more than one sheet at such a scale, an index map showing the total area on a single sheet shall also be submitted.

(iii) A conceptual drawing of the lot and street layout indicating the approximate area and number of individual lots and access to the property.

(iv) Significant natural and manmade features on the site, such as streams, lakes, natural drainage ways and wetlands; vegetation types including locations of wood areas; wildlife habitats; scenic corridors; visual impacts; solar access; existing buildings; utility lines and easements; irrigation ditches; bridges and similar physical features; existing development on adjacent property; and footprints of existing buildings.

(v) Total acreage of the tract.

(vi) Existing and proposed zoning district boundary lines. General land use divisions, including residential types, commercial, industrial, parks, open space and community facilities, including the proposal's relevance to underlying zoning.

(vii) Type and layout of all proposed infrastructure, including streets, utilities, water and sewer systems, and impact on existing systems.

(viii) Public use areas proposed to be dedicated to the public, the purpose of the dedication, and their relationship to existing public use areas.

(ix) Existing and proposed land use patterns, including street system, of both the tract proposed for development and immediately adjacent land.

(x) Existing site problems or peculiarities, such as areas of poor drainage, existing floodplain, geological hazards and seepage water.

(xi) Existing and proposed stormwater discharge facilities pertaining to the property.

(b) Sketch Plan Application. The sketch plan application shall include, but not be limited to, the following information pertaining to the proposed subdivision (this information may be provided in a narrative format):

(i) Estimated total number of gallons per day of water system requirements, source of water to supply subdivision requirements, and proposed dedication of water rights in accordance with existing City ordinances.

(ii) Estimated total number of gallons per day of sewage to be treated and means for sewage disposal.

(iii) Availability of electrical power, natural gas, CATV, telephone and other utilities necessary or proposed to serve the subdivision.

(iv) Access to the property, off-street parking, school bus stop area, and mail box location.

(v) Total number of proposed dwelling units.

(vi) Demonstrated compatibility with natural features.

(vii) Identification of all activities of the subdivision which shall require approval by permitting agencies at the local, state and federal level, and a description of the approval so required.

(viii) Names and addresses of all property owners of record adjoining or within 100 feet of the proposed subdivision.

(ix) Summary of issues or concerns resulting from informal review with neighboring property owners, if applicable.

(c) Sketch Plan Supplemental Documents. The sketch plan application shall also include the following supplemental documentation:

Disclosure of ownership, with supporting documentation from a title insurance company or, if acceptable to the City, an attorney licensed in the State of Colorado, which shall set forth a legal description of the property and title ownership of the property.

(6) Upon complete submittal of all required information, City staff shall provide initial review of the sketch plan within 45 days. Upon completion of initial review of the plan and submission by the applicant of any supplemental materials or necessary revisions as requested by City staff, the sketch plan application shall be placed on an upcoming Planning Commission agenda for which space is available and for which all notice requirements can be met.

(7) Advance notice of the sketch plan review by the City Planning Commission shall be provided by publication, with a location map of the property to be subdivided. Fifteen-day advance written notice shall also be provided, by hand delivery or deposit into the U.S. mail, to all property owners of record adjoining or within 100 feet of the proposed subdivision. The City shall provide such notice. The review and discussion of the Sketch Plan by the Planning Commission shall be informal and non-binding in nature, and shall serve as a means to provide guidance to the subdivider.

(B) Preliminary Plat.

(1) An application for preliminary plat shall be submitted to the City and shall comply with applicable City submittal requirements.

(2) The City may distribute copies of the preliminary plat and supporting plans or data as appropriate to the County Land Use Department, the school district, the natural gas, CATV, electrical power and telephone companies, the Fire Protection District, the Colorado Department of Transportation, the Federal Aviation Administration, the Uncompahgre Valley Water User's Association, applicable City departments and employees, and other entities as appropriate.

(3) The preliminary plat and proposed improvements shall comply with all requirements of these subdivision regulations and other applicable City design and construction specifications and standards. The plat shall be drawn to a scale of not less than one inch equals 100 feet. (See Chapter 4-4 of these Zoning Regulations.)

(4) The preliminary plat shall contain, at a minimum, the following:

(a) The name of the subdivision and the name, address and phone number of the subdivider, and his representatives, if applicable. Such information shall be contained in a title box located on the lower right corner of the plat.

(b) A certificate by the engineer or surveyor preparing the plat attesting to the accuracy of the plat. Such information shall be contained in a title box located on the lower right corner of the plat and

shall be signed and stamped by the licensed professional engineer or registered surveyor, and shall indicate the scale used and direction of true north.

(c) A certificate by a licensed professional engineer that the water, stormwater, sewer systems, and all other improvements are properly engineered and designed in compliance with applicable requirements of the City and state.

(d) A certificate of ownership of the subject property.

(e) A location map, of approximately four inches by four inches, showing the project location in relation to the City of Montrose, with appropriate reference to significant roads or highways. The location map shall be provided both on the preliminary plat and separately on letter size paper.

(f) Certification on forms approved by the City to document approval of the plat; and the form of the certificates proposed to be used to comply with the requirements imposed for the final plat as found in Subsection (C) of this Section.

(g) Two-foot elevation contours and the boundaries of the base flood (100-year flood) and floodway and base flood elevation data, as defined and specified in the City's floodplain management regulations.

(h) The then-current zoning designations of the subdivision and of adjacent properties.

(i) The names of the owners of record of adjacent properties, and the property lines of adjacent properties as space will allow.

(j) The location and ownership interest of existing and proposed watercourses including lakes, swamps, ditches and floodprone areas (the inclusion of such watercourses within the jurisdictional authority of local, state or federal regulatory agencies shall also be noted); the location of existing and proposed streets, easements, utility lines, poles and towers, sewer lines, water lines, drains, culverts and other underground utilities and stormwater drainage facilities both on the proposed subdivision and adjacent properties as practical.

(k) The layout of all lots showing the building lines, dimensions and lot areas and footprints of existing buildings, if any. The plat shall include at least two references to City GPS coordinates.

(l) The layout and location of all parks and open space.

(m) The location of all land to be reserved or dedicated for public use.

(5) The following shall be submitted accompanying the preliminary plat together with plans and specifications prepared by a licensed professional engineer consistent with City standards and specifications, for all required or proposed improvements. All plans and specifications shall be signed and stamped by a licensed professional engineer.

(a) Plans for the proposed sanitary sewer system showing location, grade, pipe sizes and invert elevations, and the connection points to the existing system.

(b) Plans for the water system and fire protection system showing locations, pipe size, valves, fire hydrants and connection points to the existing system.

(c) Plans for the storm drainage system showing location, pipe sizes, grades and discharge points, including off-site improvements. Such plans shall comply with any applicable City stormwater drainage requirements.

(d) Plans for any improvements specifically affecting watercourses within the jurisdictional authority of local, state or federal regulatory agencies, noting the required permits therefor.

(e) Plans for proposed streets, sidewalks, recreation paths, showing grade and cross Section, trails and walkways and streetlight and street names.

(f) A soil or geological report prepared and certified by a professional geologist or soil scientist.

(g) Plans for piping ditches, or improvements to waterways.

(h) Plans for parks and recreation facilities.

(i) A traffic impact study for all developments when estimated vehicle trips per day will exceed 250 and plans for recommended traffic mitigation measures. The study shall provide, but not be limited to, traffic capacity for existing road infrastructure, proper analyses of transportation linkages in conformance with transportation plan, cumulative traffic impact of development at build-out, and proposed infrastructure design to account for such considerations. The scope of the impact study may be broadened to include other nearby subdivisions and developments, allowing for cooperative participation and cost sharing.

(6) If the applicant intends to develop the project in phases, a phasing plan will be required to be submitted to and approved by the City. The phasing plan must include the numbers of lots in each phase, the infrastructure planned for completion with each phase that is necessary to allow the phase to be properly integrated into City services as determined by the City Engineer, the amenities to be constructed with each phase, and all other information pertinent to the completion of the development.

(7) Upon submittal of all required information, the City staff shall provide initial review of the preliminary plat within 45 days. Upon completion of initial review of the preliminary plat and submission by the applicant of any supplemental materials and revisions necessary to comply with City regulations, the Preliminary Plat Application shall be placed on an upcoming Planning Commission agenda for which space is available and for which all notice requirements can be met. City staff shall make a recommendation to the City Planning Commission to approve the preliminary plat, provided that all supporting documentation has been properly submitted and the plat meets all requirements, disapprove the plat if it does not appear to comply with the provisions of this Chapter, or approve the plat with conditions or modifications.

(8) Advance notice of the preliminary plat review by the City Planning Commission shall be provided by publication, with location map of the property to be subdivided. The City shall provide such notice at least 15 days in advance of the scheduled meeting.

(9) Following receipt of a completed Preliminary Plat Application, the applicant shall be required to diligently pursue the application by providing revised plans, plat maps, and other necessary information in a timely fashion. Where the applicant fails to meet this requirement, the City shall, in writing, request the applicant to withdraw the application. If the applicant fails to take any further action on the Preliminary Plat Application for a period of six consecutive months following such request to withdraw, the Preliminary Plat Application shall automatically expire and all applicable fees shall be non-refundable. When a Preliminary Plat Application has expired under this Subsection, in the event the applicant wishes to pursue development of the property the applicant must re-apply and pay any applicable fees.

(10) Upon review by the City Planning Commission, the commission shall make a recommendation to the City Council to approve the preliminary plat, provided that all supporting documentation has been properly submitted and the plat meets all requirements, disapprove the plat if it does not appear to comply with the provisions of this Chapter, or approve the plat with modifications or conditions. The reasons for such recommendation shall be included in the minutes of the Planning Commission meeting and provided in writing to the applicant upon request.

(11) Unless the subdivider withdraws the preliminary plat from review, or it expires as set forth herein, the plat shall be submitted to the City Council for final review and action. Advance notice of the preliminary plat review by the City Council shall be provided by posted notice.

(12) Council may approve the preliminary plat, approve the plat subject to conditions necessary to implement the provisions of this Chapter, or disapprove the plat if the Council finds that the requirements of these regulations have not been met.

(13) No construction of the required subdivision improvements shall commence until approval of the preliminary plat by the City Council and submittal of both a Mylar of the preliminary plat, as finally approved with signed certificates as required by the City, and a copy of the preliminary plat in a digital format acceptable to the City and compatible with City computer systems. Upon approval and submittal of the Mylar, and supporting documentation as required, the City shall then issue a written notice to proceed.

(Code 2012, § 4-7-5; Ord. No. 2062 , 6-2-2005; Ord. No. 2092 , 11-17-2005; Ord. No. 2173 , 11-15-2007; Ord. No. 2229 , 11-5-2009)

EXHIBIT C: Sketch Plan Narrative and Maps

Insert from file.

COLOR RED
construction

T. 970 985 9815
Build@colorredConstruction.com
www.colorredconstruction.com

To: City of Montrose Planning Department

Subject: Sketch Plan Narrative Statement Explaining the Proposal and Plat

Project: Cedar Creek Townhomes

To whom it may concern,

Our proposal is to convert lot 46 of Cedar Creek Subdivision into Cedar Creek Townhomes. There appears to be room for 5 townhome units on the lot with room for off street parking to accommodate parking spaces per the City requirements. The goal of development is to provide workforce housing for our local community. We are local and realize that in order for our Montrose community to sustain healthy growth, we need to fill a need for providing a place for our workers to live.

Each unit is proposed with general common elements in the front and rear. There is also a general common element for the parking lot area.

The zoning for the parcel is R-4 and appears to be suitable for this development.

Estimated cost of construction is $1M and will be financed at a local Montrose Bank.

Access to property is available off of Cedar Creek Avenue

Utilities are available in the right of way and/or already brought to the property. See utility plan for details.

Thanks,
Garret Smith (Owner)

15621 6120 Road
Montrose, CO 81403

748 #C101
748 #F101
748 #D201
748 #D202
748 #F102
748 #D101
748 #D103
R0019743
748 #F103
748 #F202
748 #D104
748 #D203
748 #D106
748 #D204
749 #I101
749 #J106
749 #I102
749 #I201
749 #I103
749 #I202
749 #H101
749 #J204
749 #J104
749 #J203
749 #H102
749 #H201
749 #J103
749 #H103
749 #H202
749 #J202
749 #J201
R0002780
720
716
712
708
748 #C201
748 #C102
748 #C103
748 #C203
748 #C104
748 #C105
748 #B202
748 #B102
748 #B201
748 #B101
748 #A106
748 #A104
748 #A202
700 #4
R0002798
700 #3
R0002799
700 #2
R0002800
700 #1
R0002801
R0002779
CEDAR CREEK AVE
703 #4
703 #3
703 #2
703 #1
R0008860
R0011113
712
710
909
1001
907
ARROYO ALY
1012 #A
1012 #B
1012 #A 1/2
1012 #B 1/2
R0022039
1016

General Notes / Legend Symbols

GENERAL NOTES:

1.- Grade must slope away from house 6" of fall in the first 10.0' of distance as per local building code.

2.- Water meter sizes to be decided by owner and CIty of Montrose water departmet authorities.

3.- It is the responsibility of the owner and/or contractor to verify all dimensions and elevations prior to construction.

4.- Minimum separation between taps = 18"

5. Final grading drainage flow shall slope away from adjacent properties, (Create swale to drain).

6. Contractor to verify invert (In) manhole elevation. For appropiate hook ups and taps the minimum inv. elev. shall be at 5737.10.

7. Water line pipe diameter to be 3/4", CTS - 9 Pure Core Polythelyne.

8. All water meters to be set 2.0' behind back of sidewalk.

9. Minimum separation between water (upstream of meter pit) and sewer for service taps is 10.0'. Minimum separation between water (downstream of meter pit) and sewer is 5.0'. Minimum vertical separation between water and sewer is 18".

LEGEND SYMBOLS

Legend	Description
5740.0	Existing Contour
TP 52.40	(Top of pavement or at grade level)
TS 52.40	(Top of Sidewalk elevation)
TC 52.40	(Top of concrete elevation)
FG 52.40	(Finished grade elevation)
	Existing Fire Hydrant
PL	Property Line
	Setback limits
	Utility Easement Limits
FFE	Building Finished Floor Elev.
℄ ℄	Street Centerline
8" S	Existing Sewer Line
6" W	Existing Water Line
	Edge of Pavement
SS	Existing Sanitary Sewer Manhole
	Found #5 Rebar and survey cap LS #12180
	Set #5 Rebar and survey cap LS #36054
	Water Meter and Meterbox
	Unit Clean Out (HCS)
	Surface Drainage Flow Arrrow
	Swale Low Point

PLAN NOTES:

OWNER/DEVELOPER:

ADDRESS:

CONTRACTOR:

LICENSE No.

EXPIRES:

REVISIONS

No.	Comments	Date

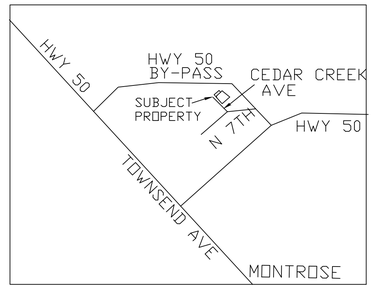
Sheet C - 3

Grading - Utility Plan

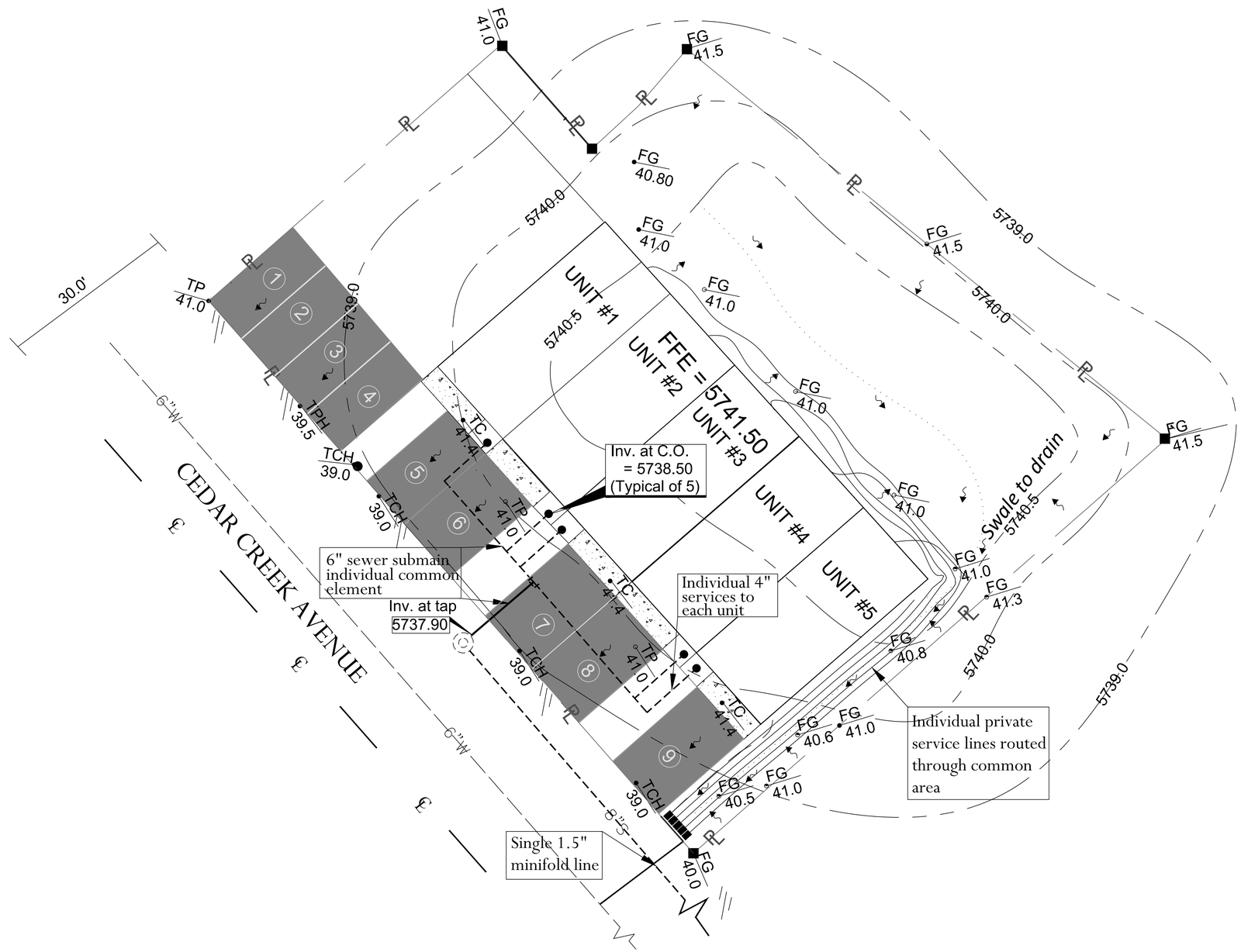
Cedar Creek Avenue

Montrose Colorado

1:10



VICINITY MAP



PLAN NOTES:

1.- All sewer pipe 4" PVC Sch 40 sloped at 2%.
2.- Sewer pipe for units 1, 2 and 3 to tap into existing SSM as indicated.
3.- Sewer pipe for units 4 and 5 to tap to existing 8" sewer line.
4.-Top of header elev. as noted or match existing pavement.

OWNER/DEVELOPER:

ADDRESS:

CONTRACTOR:

LICENSE No:

EXPIRES:

REVISIONS:

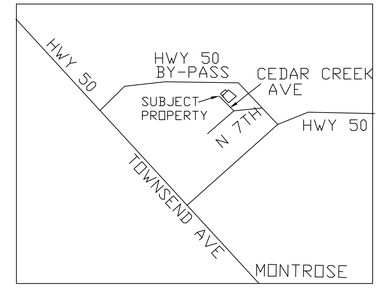
No.	Comments	Date

Sheet C - 2

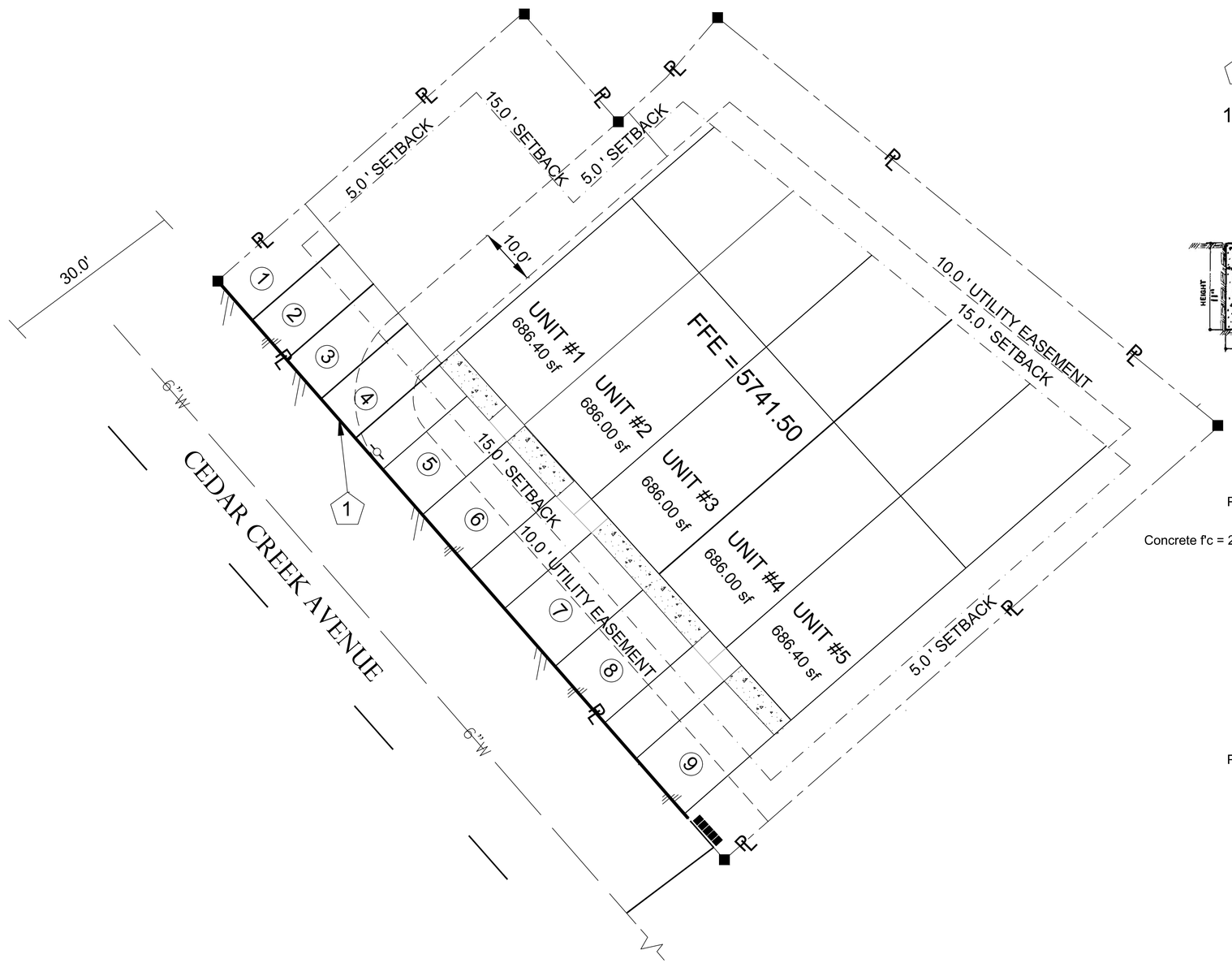
Site Plan

Cedar Creek Avenue
Montrose Colorado

1:10

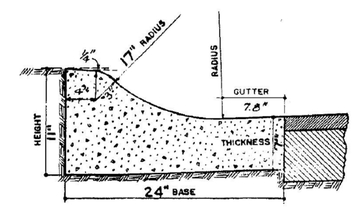


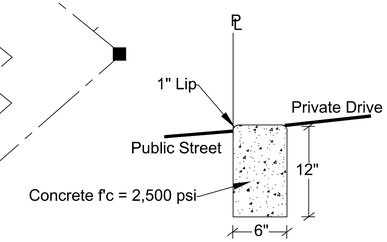
VICINITY MAP



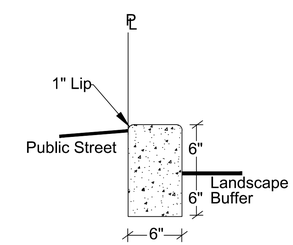
KEYNOTES:

1. Concrete header
   L = 123.0' +/-
   (See Detail TS)





CONCRETE HEADER
(Parking Stall Detail)
nts



CONCRETE HEADER
(Landscape Buffer Detail)
nts

PLAN NOTES:

1. Contractor must remove all obstructions such as curb removal prior to beginning work for concrete header
2. Contractor header must be at same at the same elevation as the public roadway as shown

OWNER/DEVELOPER:

ADDRESS:

CONTRACTOR:

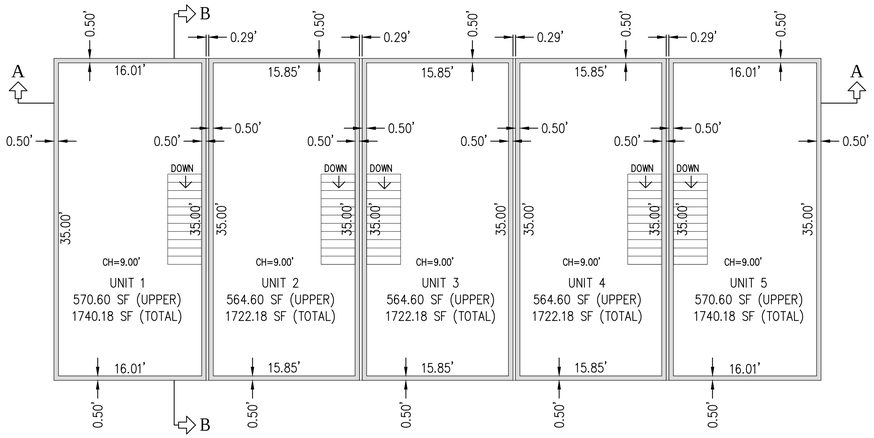
LICENSE No:

EXPIRES:

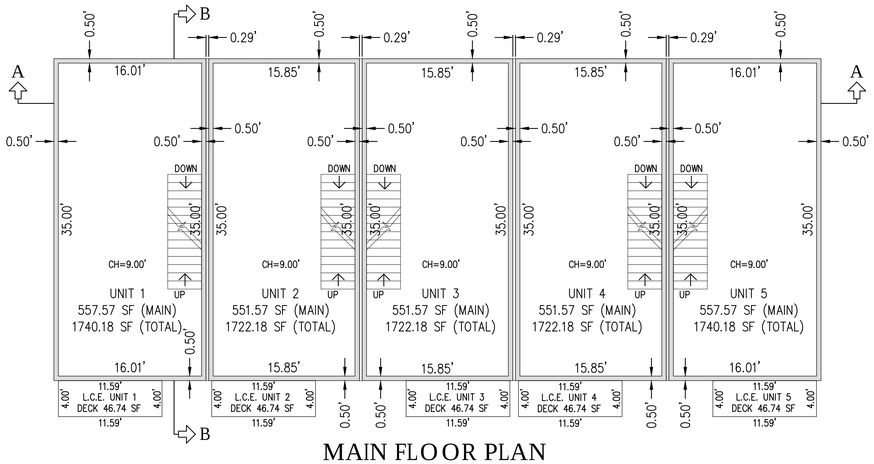
REVISIONS:

No.	Comments	Date

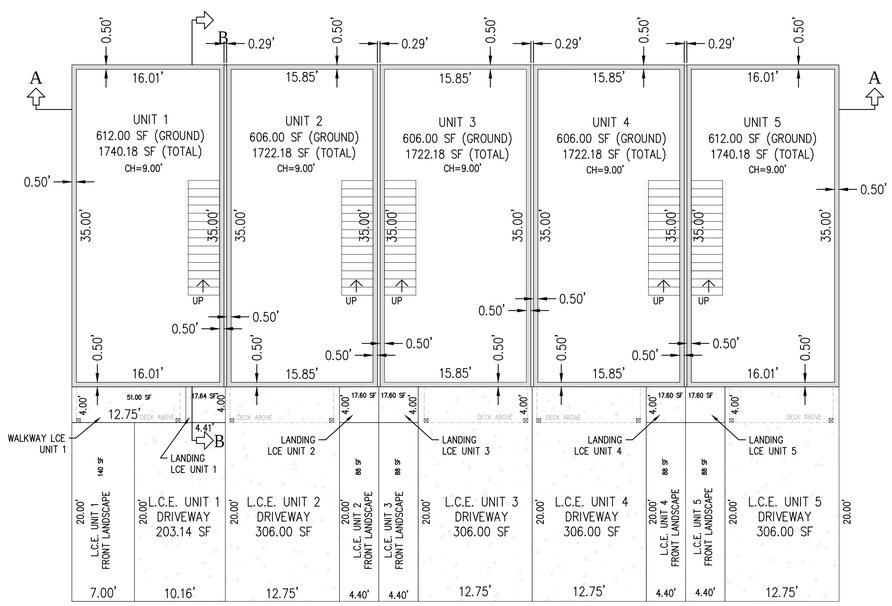
Sheet C - 1



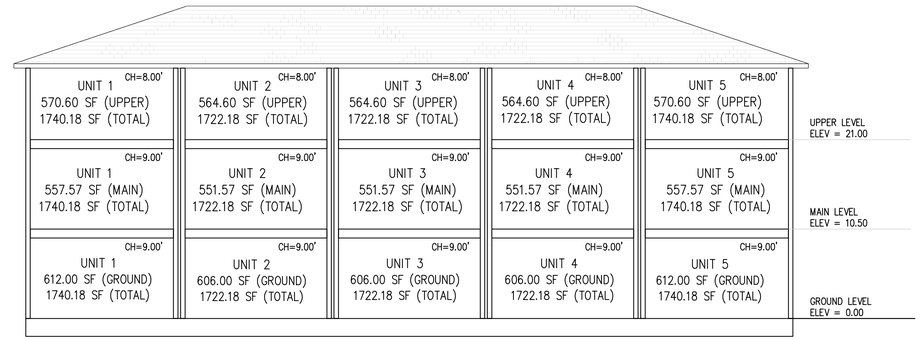
UPPER FLOOR PLAN



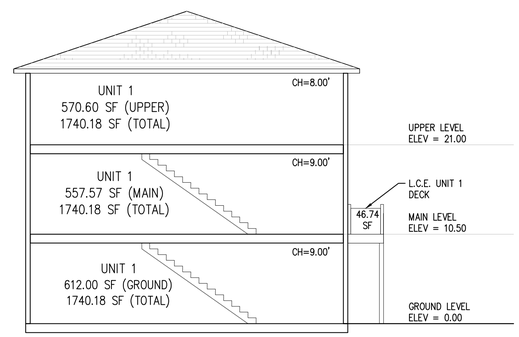
MAIN FLOOR PLAN



GROUND FLOOR PLAN



CROSS SECTION A-A



CROSS SECTION B-B

NOTICE: According to Colorado law 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.

CF: COLORREDP.DWG
Plot Scale: 1/4" = 1'-0"
Book: 771 Page: 15

DATE: 10/19/21

REVISIONS:
12/7/21 Per City Comments

COLOR RED ADMINISTRATIVE PLANNED DEVELOPMENT

LOCATED IN THE NE1/4 SW1/4 OF S36, T49N, R9W, N.M.P.M., CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

FOR: GARRET SMITH

MESA SURVEYING
P.O. Box 1287 Montrose, CO 81402
(970)-240-9994

Sheet 1 of 1 File No. 21-79

COLOR RED ADMINISTRATIVE PLANNED DEVELOPMENT

LOCATED IN LOT 1, SECTION 21, TOWNSHIP 49 NORTH, RANGE 9 WEST OF THE N.M.P.M., CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP
KNOW ALL MEN BY THESE PRESENTS that the undersigned being the owner of certain lands in the City of Montrose, County of Montrose and State of Colorado to wit:

LOT 46, CEDAR CREEK SUBDIVISION, FILING 1, COUNTY OF MONTROSE, STATE OF COLORADO, and

SOUTHERLY 1/2 OF PINON WAY VACATION being a strip of land situated in the City of Montrose, Montrose County, Colorado and being more particularly described as follows: Beginning at the northwest corner of Lot 46, Cedar Creek Subdivision, Filing No. 1, Lots 1, 2, 46 and 47, said point being on the easterly right-of-way line of Cedar Creek Avenue; thence N41°14'10"W along said easterly right-of-way, 45.00 ft. to a point on the centerline of Pinon Way; thence N48°45'50"E along said centerline, 70.00 ft. to a point on the easterly right-of-way line of said Pinon Way; thence along said easterly right-of-way line S41°14'10"E, 25.00 ft. to a point on the southerly right-of-way line of said Pinon Way, said point being a point on the northerly line of Lot 46, Cedar Creek Subdivision, Filing No. 1, Lots 1, 2, 46 and 47; thence along said southerly right-of-way line of Pinon Way and along said northerly line of Lot 46 the following two courses: S48°45'50"W, 50.00 ft.; 31.42 ft. along the arc of a curve to the left having a central angle of 90°, a radius of 20.00 ft. and a long chord which bears S03°45'50"W, 28.28 ft. to the point of beginning, containing 1,836 square feet.

Have by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name and style of COLOR RED ADMINISTRATIVE PLANNED DEVELOPMENT.

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

Executed this ___ day of _____, 2022.

OWNER: COLOR RED DEVELOPMENT LLC

_____
GARRET SMITH, PRESIDENT/MANAGER

STATE OF COLORADO)
) ss.
COUNTY OF MONTROSE)
The above Certificate of Dedication and Ownership was acknowledged

before me on this ___ day of _____, 2022, by Garret Smith.

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

_____
Notary

PLAT NOTES
1. The zoning of this property is R-4 as shown on the City's Official Zoning Map, and as defined and described by the City of Montrose Municipal Code at the time of approval and recordation of this plat, and is subject to change.

2. The property shown hereon are subject to the applicable plat notes that were adopted and shown on the final plat of Cedar Creek Subdivision, Filling 1 recorded February 3, 1984 at Reception No. 517063, County of Montrose, State of Colorado.

3. The property is subject to the City of Montrose setback requirements being 15 feet on all front lot lines, 25 feet on all rear lot lines being adjusted to 15' on all rear lot lines hereon, and 5 feet on all side lot lines. Townhouse units 1, 2, 3, 4, and 5 are hereby platted with a 0' side setback to accommodate a five-plex.

4. COMMON ELEMENTS
All areas designated as "Common Elements" shall be deemed either "Limited Common Elements" (LCEs) or "General Common Elements" (GCEs), all as depicted hereon. Any Common Elements not labeled as LCE's hereon shall be deemed to be GCE's.

5. All Common Elements shall be administered by the Cedar Creek Townhome Association, Inc., with all easements, covenants and declaration being set forth in that certain Declaration recorded together herewith at Reception No. _____.

6. Utility services to each unit may be situated within common areas. The HOA is responsible for maintenance, restoration, and repairs disturbance that may occur to maintain a utility service line in the common areas.

7. The City is not responsible or liable in any manner for the maintenance, repair, or operation of such Common Elements, nor shall the City be responsible for future dedications of such Common Elements. Upon failure to properly maintain such Common Elements shown hereon, or in the need to abate a nuisance or public hazard, the City may cause the maintenance or repair to be performed, and assess the costs thereof to such owner(s), or the City may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.

8. CERTIFICATE OF GOOD STANDING
The owner(s) whose signature(s) appear on the Certificate of Dedication and Ownership on this Plat have provided the City a current, valid, Certificate of Good Standing bearing Confirmation No. _____, from the Colorado Secretary of State, as proof of the entity's: (i) compliance with all applicable requirements of the Colorado Secretary of State, and (ii) good standing with the Colorado Secretary of State.

9. AIRPORT INFLUENCE AREA NOTICE
The CEDAR CREEK TOWNHOMES is located approximately 1.5 miles southeast of the Montrose Regional Airport. The CEDAR CREEK TOWNHOMES is within the Airport Influence Area of a busy airport used by piston and jet aircraft and is open 24 hours a day seven days a week. All property within the CEDAR CREEK TOWNHOMES is subject to overflights and the effects thereof, which may include but is not limited to noise, vibration, fumes, and dust.

ATTORNEY'S CERTIFICATE

I, Douglas R. Tueller , an attorney at law, duly licensed to practice in Colorado, do hereby certify that I have examined Title Policy Order No._____ , issued by Land Title Guarantee Company representing Old Republic National Title Insurance Company having a policy date of _____, the "Title Commitment" identifies Color Red Development LLC as the sole owner of title to the land herein platted and described in the above Certificate of Dedication and Ownership, and that the "Title Commitment" also shows said land, including land dedicated for utility easements, to be free and clear of all liens and encumbrances except those mentioned in said policy.

_____ _____
Attorney Date

Registration No. _____

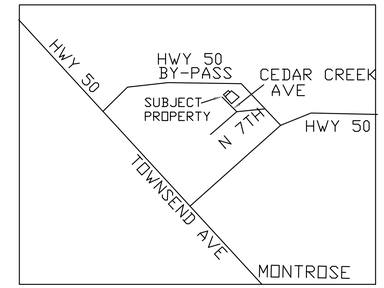
CERTIFICATE OF COMPLETED IMPROVEMENTS

I, _____, City Engineer, certify that all improvements and utilities required by the current Subdivision Regulations of the City of Montrose, have been constructed, inspected and approved in this Subdivision in accordance with applicable City Regulations and Specifications except as follows:

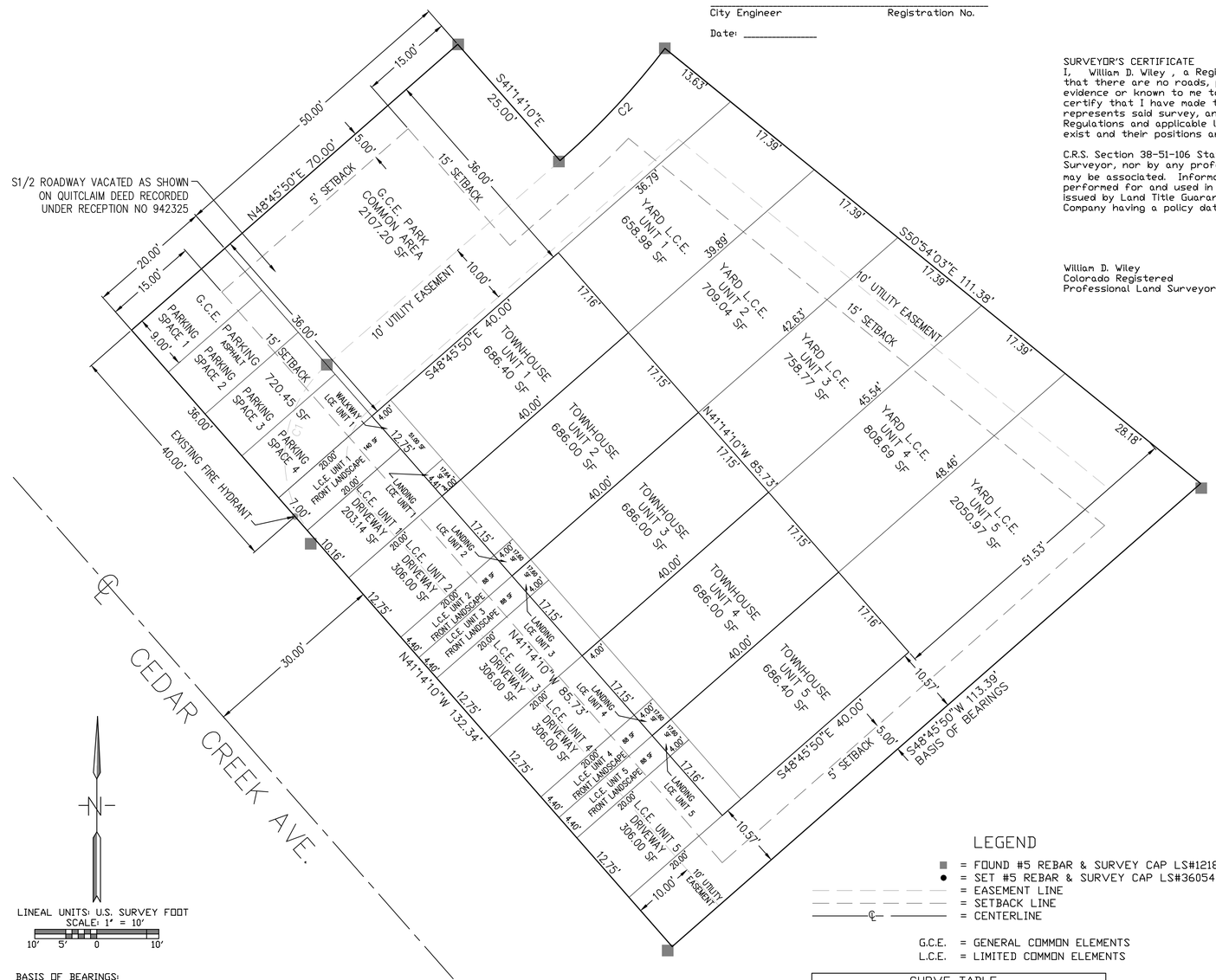
_____

_____
City Engineer Registration No.

Date: _____



VICINITY MAP



BASIS OF BEARINGS:
THE BEARINGS FOR THIS SURVEY WERE BASED UPON THE SOUTHEASTERLY LINE OF LOT 46, CEDAR CREEK SUBDIVISION FILING NO. 1 LOTS 1, 2, 46 & 47 BEING MONUMENTED AS SHOWN HEREON. SAID LINE BEARS S48°45'50"W, A DISTANCE OF 113.39 FEET AS PLATTED AND AS MEASURED

LEGEND
- ■ = FOUND #5 REBAR & SURVEY CAP LS#12180
- ● = SET #5 REBAR & SURVEY CAP LS#36054
- = EASEMENT LINE
- = SETBACK LINE
- ℄ = CENTERLINE

G.C.E. = GENERAL COMMON ELEMENTS
L.C.E. = LIMITED COMMON ELEMENTS

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	31.42'	20.00'	90°00'00"	S03°45'50"W 28.28'
C2	24.85'	125.00'	11°23'32"	N43°04'04"E 24.81''

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

C.R.S. Section 38-51-106 Statement: this plat does not represent a title search by the Surveyor, nor by any professional corporation or business entity with which said Surveyor may be associated. Information regarding the "Title Commitment" (the "Title Commitment"), performed for and used in producing this plat may be found in a policy for title insurance, issued by Land Title Guarantee Company representing Old Republic National Title Insurance Company having a policy date of April 23, 2021 bearing Order No. MRRB7018739.

William D. Wiley
Colorado Registered
Professional Land Surveyor No. 12180

APPROVAL OF CITY MANAGER
Approved this ___ day of _____, 2022,

by_____, City Manager of the City of Montrose,; all conveyances of interest in real property made on this plat are hereby accepted by the City.

_____
City Manager

APPROVAL OF CITY ATTORNEY
Approved for recording this ___ day of _____, 2022,

by_____, City Attorney of the City of Montrose.

_____
City Attorney

RECORDER'S CERTIFICATE
This plat was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado, at the time of

_____ on the___ day of _____, 2022,

under Reception No. _____.

_____, by_____

NOTICE: According to Colorado law 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.

CF: COLORREDPD.DVG
Plot Scale 1" = 10'-0"
Book 771 Page 15

DATE 10/19/21

REVISIONS:
12/7/21 Per City Comments

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FOR: GARRET SMITH

MESA SURVEYING
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Executed this ___ day of _____, 2022.

OWNER: COLOR RED DEVELOPMENT LLC

_____
GARRET SMITH, PRESIDENT/MANAGER

STATE OF COLORADO)
) ss.
COUNTY OF MONTROSE)
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Witness my hand and official seal. My commission expires _____.

_____
Notary

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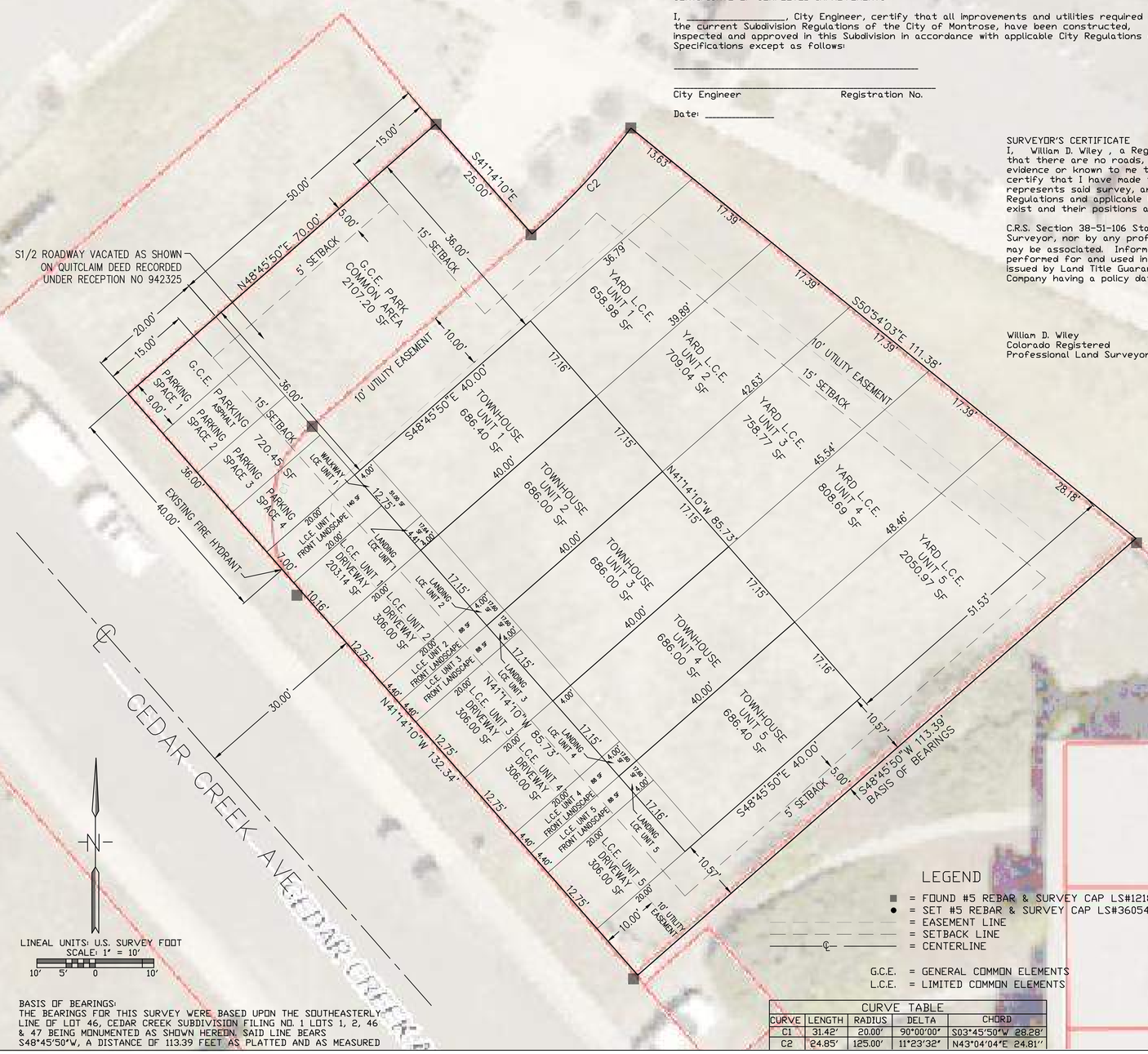
7. The City is not responsible or liable in any manner for the maintenance, repair, or operation of such Common Elements, nor shall the City be responsible for future dedications of such Common Elements. Upon failure to properly maintain such Common Elements shown hereon, or in the need to abate a nuisance or public hazard, the City may cause the maintenance or repair to be performed, and assess the costs thereof to such owner(s), or the City may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.

8. CERTIFICATE OF GOOD STANDING
The owner(s) whose signature(s) appear on the Certificate of Dedication and Ownership on this Plat have provided the City a current, valid, Certificate of Good Standing bearing Confirmation No. _____, from the Colorado Secretary of State, as proof of the entity's: (i) compliance with all applicable requirements of the Colorado Secretary of State, and (ii) good standing with the Colorado Secretary of State.

9. AIRPORT INFLUENCE AREA NOTICE
The CEDAR CREEK TOWNHOMES is located approximately 1.5 miles southeast of the Montrose Regional Airport. The CEDAR CREEK TOWNHOMES is within the Airport Influence Area of a busy airport used by piston and jet aircraft and is open 24 hours a day seven days a week. All property within the CEDAR CREEK TOWNHOMES is subject to overflights and the effects thereof, which may include but is not limited to noise, vibration, fumes, and dust.



LINEAL UNITS: U.S. SURVEY FOOT
SCALE: 1' = 10'
10' 5' 0 10'

BASIS OF BEARINGS:
THE BEARINGS FOR THIS SURVEY WERE BASED UPON THE SOUTHEASTERLY LINE OF LOT 46, CEDAR CREEK SUBDIVISION FILING NO. 1 LOTS 1, 2, 46 & 47 BEING MONUMENTED AS SHOWN HEREIN. SAID LINE BEARS S48°45'50"W, A DISTANCE OF 113.39 FEET AS PLATTED AND AS MEASURED

ATTORNEY'S CERTIFICATE

I, Douglas R. Tueller , an attorney at law, duly licensed to practice in Colorado, do hereby certify that I have examined Title Policy Order No._____ , issued by Land Title Guarantee Company representing Old Republic National Title Insurance Company having a policy date of _____ _____, the "Title Commitment" identifies Color Red Development LLC as the sole owner of title to the land herein platted and described in the above Certificate of Dedication and Ownership, and that the "Title Commitment" also shows said land, including land dedicated for utility easements, to be free and clear of all liens and encumbrances except those mentioned in said policy.

_____ _____
Attorney Date

Registration No. _____

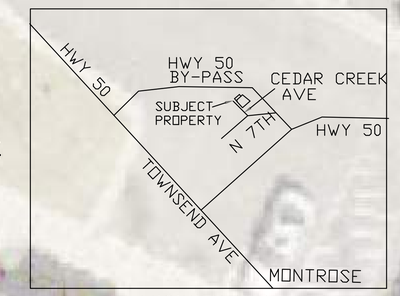
CERTIFICATE OF COMPLETED IMPROVEMENTS

I, _____, City Engineer, certify that all improvements and utilities required by the current Subdivision Regulations of the City of Montrose, have been constructed, inspected and approved in this Subdivision in accordance with applicable City Regulations and Specifications except as follows:

_____

_____
City Engineer Registration No.

Date: _____



VICINITY MAP

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

C.R.S. Section 38-51-106 Statement: this plat does not represent a title search by the Surveyor, nor by any professional corporation or business entity with which said Surveyor may be associated. Information regarding the "Title Commitment" (the "Title Commitment"), performed for and used in producing this plat may be found in a policy for title insurance, issued by Land Title Guarantee Company representing Old Republic National Title Insurance Company having a policy date of April 23, 2021 bearing Order No. MRRB7018739.

William D. Wiley
Colorado Registered
Professional Land Surveyor No. 12180

APPROVAL OF CITY MANAGER
Approved this ___ day of _____, 2022,

by_____, City Manager of the City of Montrose.; all conveyances of interest in real property made on this plat are hereby accepted by the City.

_____
City Manager

APPROVAL OF CITY ATTORNEY
Approved for recording this ___ day of _____, 2022,

by_____, City Attorney of the City of Montrose.

_____
City Attorney

RECORDER'S CERTIFICATE
This plat was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado, at the time of

_____ on the___ day of _____, 2022,

under Reception No. _____.

_____, by_____

LEGEND
■ = FOUND #5 REBAR & SURVEY CAP LS#12180
● = SET #5 REBAR & SURVEY CAP LS#36054
= EASEMENT LINE
= SETBACK LINE
℄ = CENTERLINE

G.C.E. = GENERAL COMMON ELEMENTS
L.C.E. = LIMITED COMMON ELEMENTS

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	31.42'	20.00'	90°00'00'	S03°45'50"W 28.28'
C2	24.85'	125.00'	11°23'32'	N43°04'04"E 24.81''

NOTICE: According to Colorado law 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.

CF: COLORRCPDD.DWG
Plot Scale 1" = 10'-0"
Book 771 Page 15
DATE 10/19/21

REVISIONS:
12/7/21 Per City Comments

COLOR RED ADMINISTRATIVE PLANNED DEVELOPMENT

LOCATED IN THE NE1/4 SW1/4 OF S36, T49N, R9W, N.M.P.M., CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

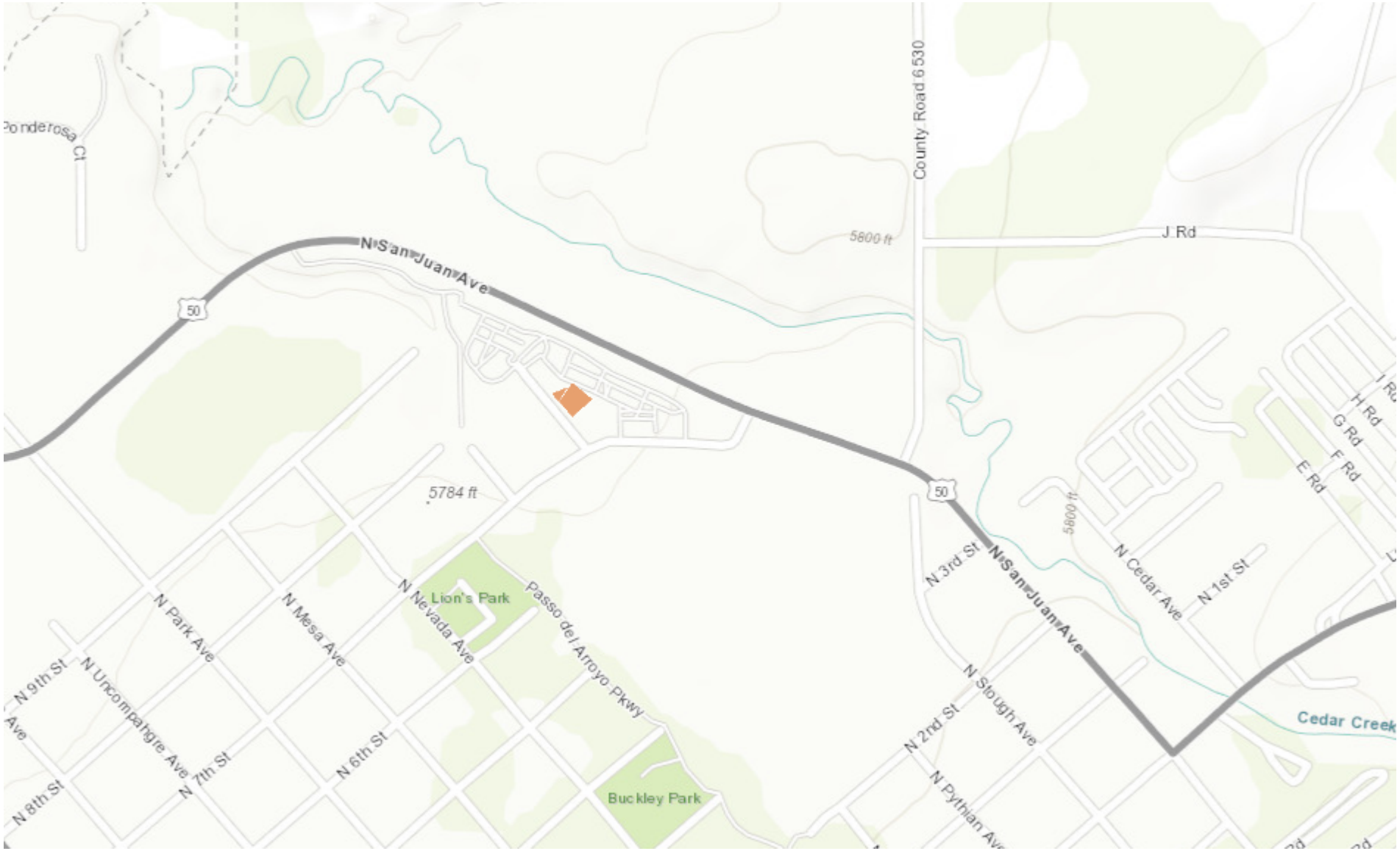
FOR: GARRET SMITH

MESA SURVEYING
P.O. Box 1287 Montrose, CO 81402
(970)-240-9994

Sheet 1 of 1 File No. 21-79

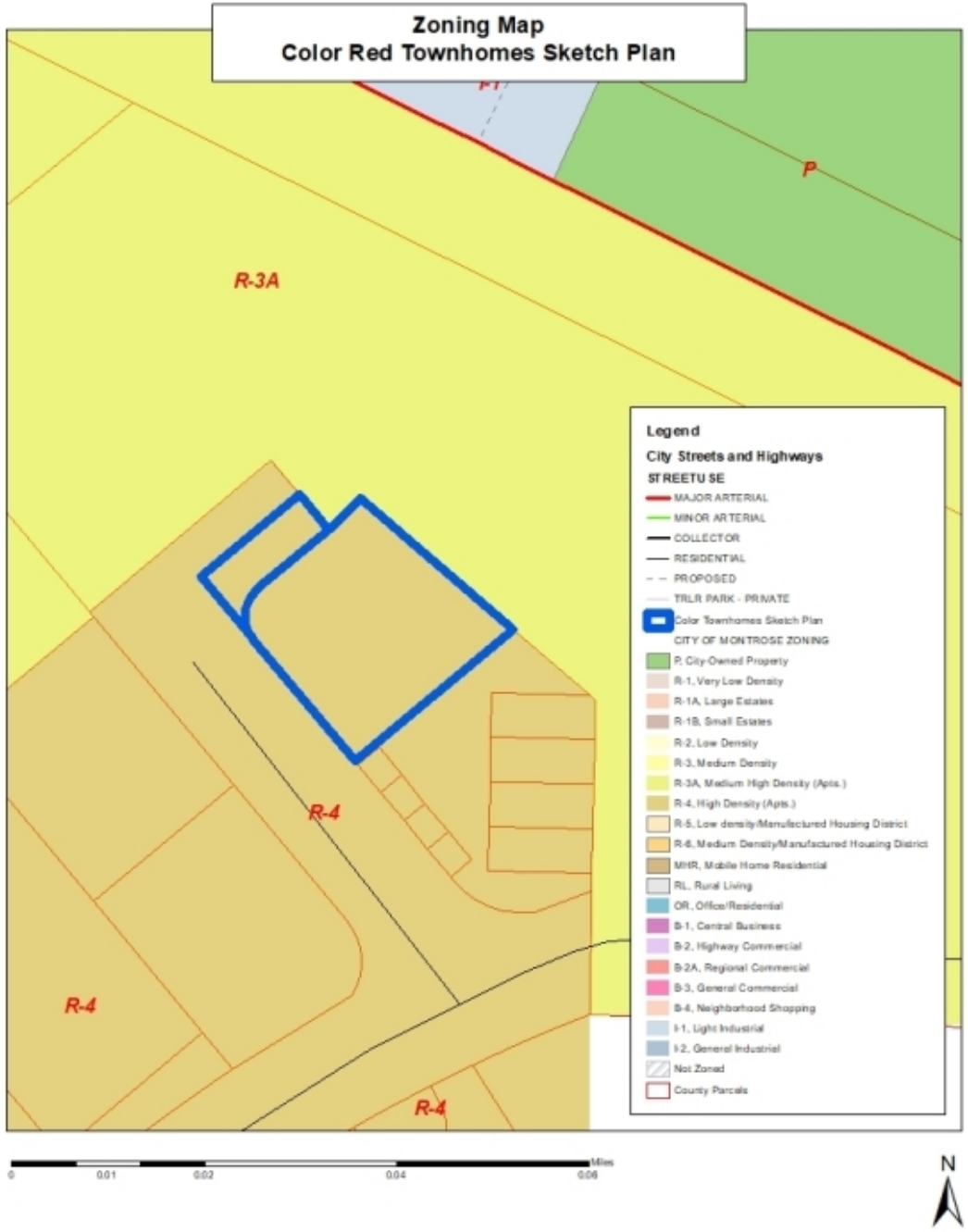
MONTROSE • COLORADO

Vicinity Map



Project Background

- Project site: 0.3 acres
- Zoned “R-4” High Density District
- 5 Townhome Lots
- Additional Common Elements



Subdivision Process

Sketch Plan

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

Preliminary Plat

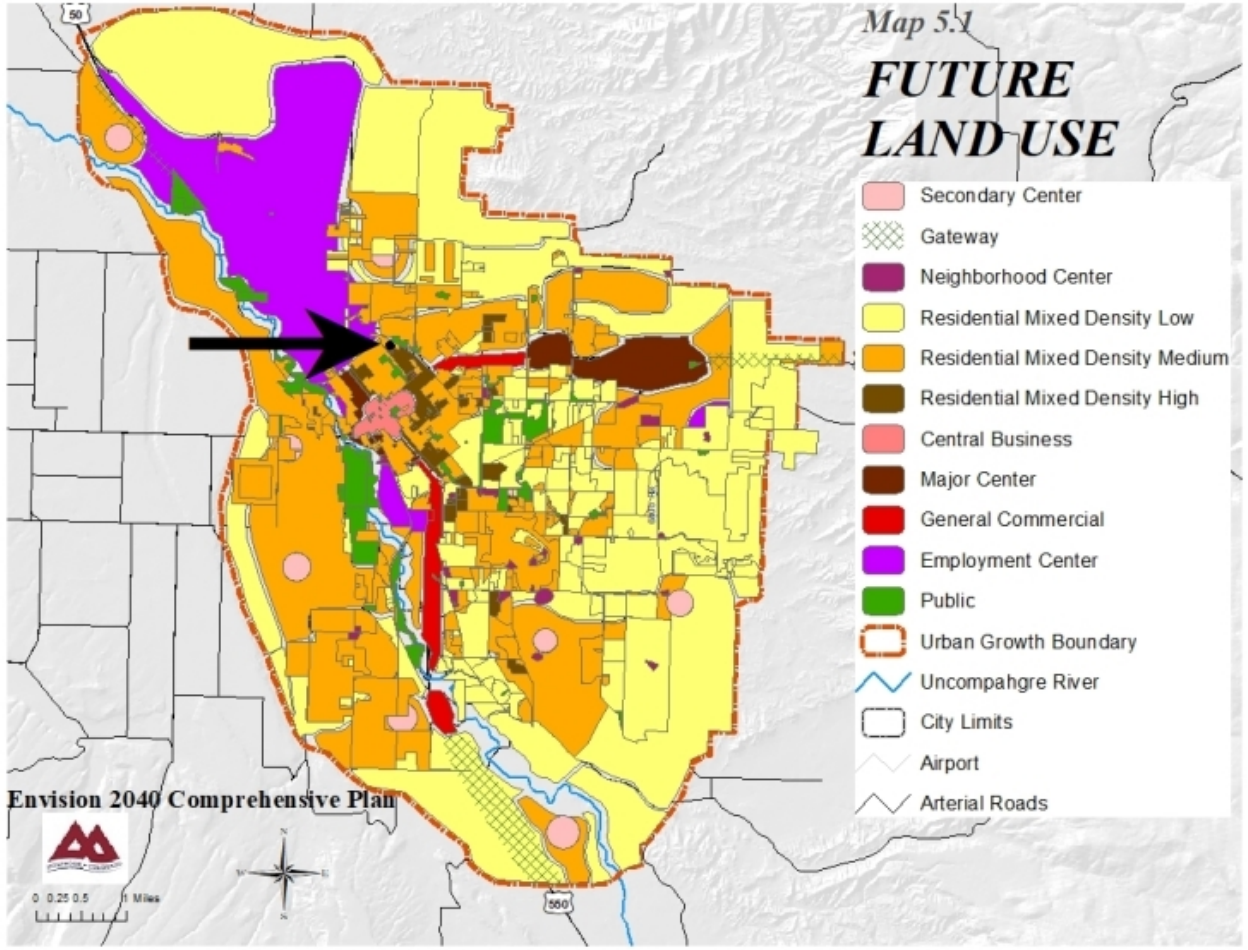
- Submittal of Complete Application
- Staff/Outside Agency Review
- Comments sent to applicant
- Correct set of plans submitted to City
- Planning Commission recommendation to Council
- Consideration/approval by City Council
- Pre-construction meeting, infrastructure improvements

Final Plat

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

Comprehensive Plan – Land Use Chapter 3

Listed as **Residential Mixed Density High** in the future land use map. This high-density residential land use is primarily intended for attached buildings on individual lots (such as townhomes), as well as multi-family structures such as apartments and condominiums. Accessory dwelling units (apartments over garage) are encouraged.



Comprehensive Plan & Municipal Code

- Future Land Use Map within the Comprehensive Plan illustrates general, somewhat flexible locations and extents for various land uses and densities.
- The Municipal Code and Zoning regulations specify land uses and densities, bulk & height requirements, setbacks, and other development standards that are allowed within each zoning district.
- Development on this parcel may occur in accordance with the approved zoning and should also be in general conformance with the Comprehensive Plan.

Zoning Regulations

- Municipal Code, Section 4-4-7.1(A) Intent: The “R-4" High Density District is intended to provide for high density multiple-family residence and to allow variable densities. This allows variety in the types of residences

- The current zoning is compatible with general conditions in the area. The property is adjacent to properties that are zoned “R-4” High Density District and “R-3A” Medium High Density District.

Zoning Regulations

- The dimensional requirements are included below. (Section 4-4-22).

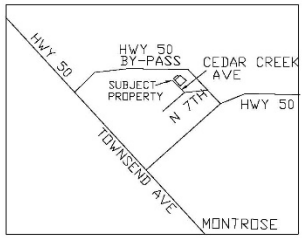
	Minimum Lot				Minimum Setbacks				
District	Use	Width at Building Line	Depth	Size	Front	Rear	Side	Corner Lot	Maximum Building Height
R-4	Single-family	N/A	N/A	6,250	15	25	5	15	35
	Duplexes	N/A	N/A	9,375	15	25	5	15	35
	All others	N/A	N/A	Larger 9,375 or 2,300/ unit	15	20	10	15	35

- This application consists of townhomes, which can be individually conveyed as sublots. The overall, 5-unit building complies with all setback requirements within the lot as a whole.

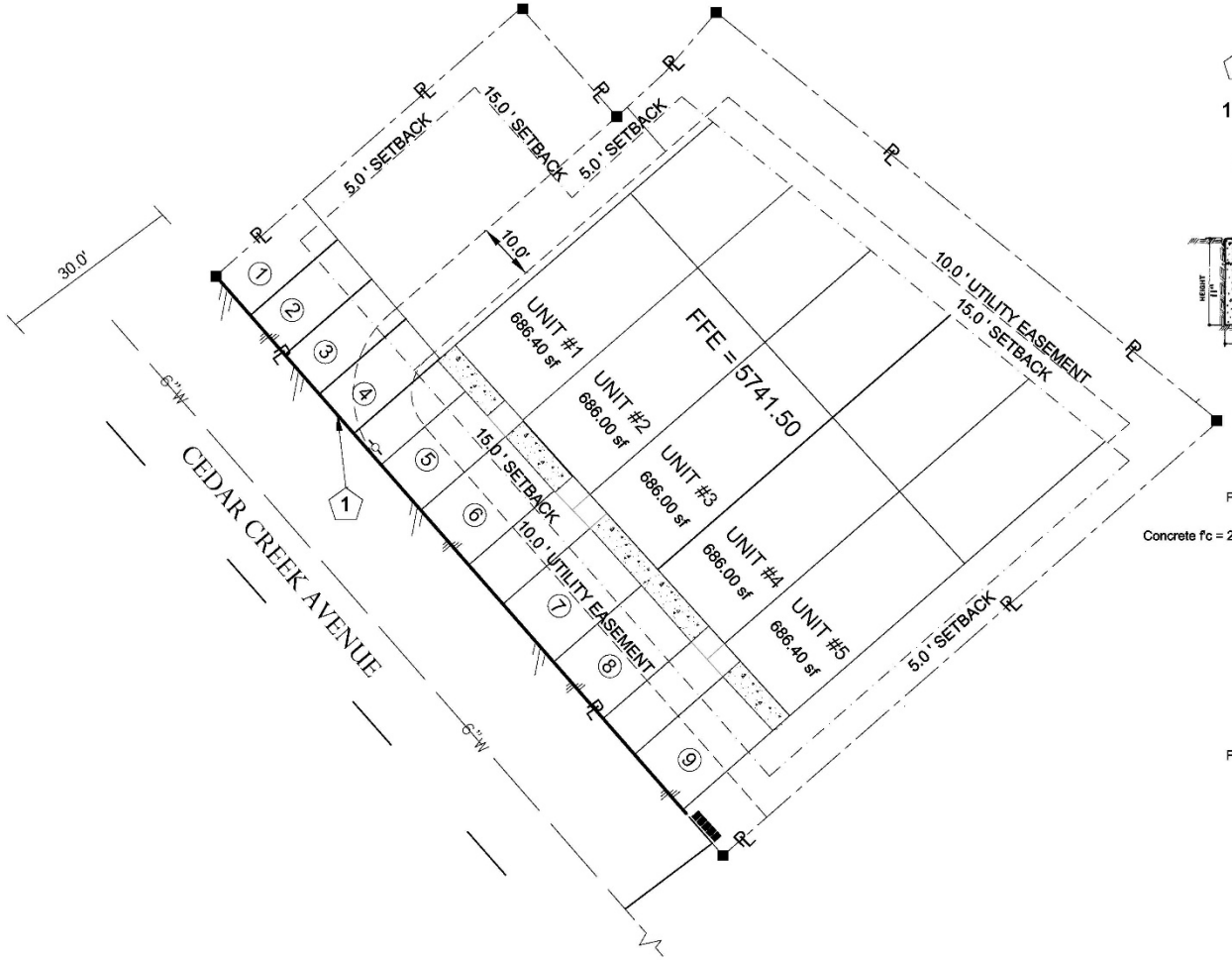
Site Plan

Cedar Creek Avenue
Montrose Colorado

1:10

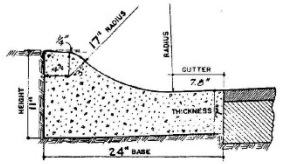


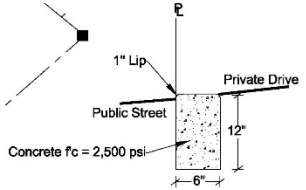
VICINITY MAP



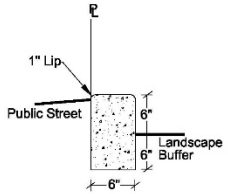
KEYNOTES:

1. Concrete header
   L = 123.0' +/-
   (See Detail TS)





CONCRETE HEADER
(Parking Stall Detail)
nts



CONCRETE HEADER
(Landscape Buffer Detail)
nts

PLAN NOTES:

1. Contractor must remove all obstructions such as curb removal prior to beginning work for concrete header
2. Contractor header must be at same at the same elevation as the public roadway as shown

OWNER/DEVELOPER:

ADDRESS:

CONTRACTOR:

LICENSE No:

EXPIRES:

REVISIONS:

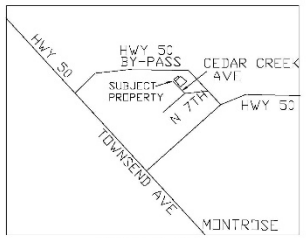
No.	Comments	Date

Sheet C - 1

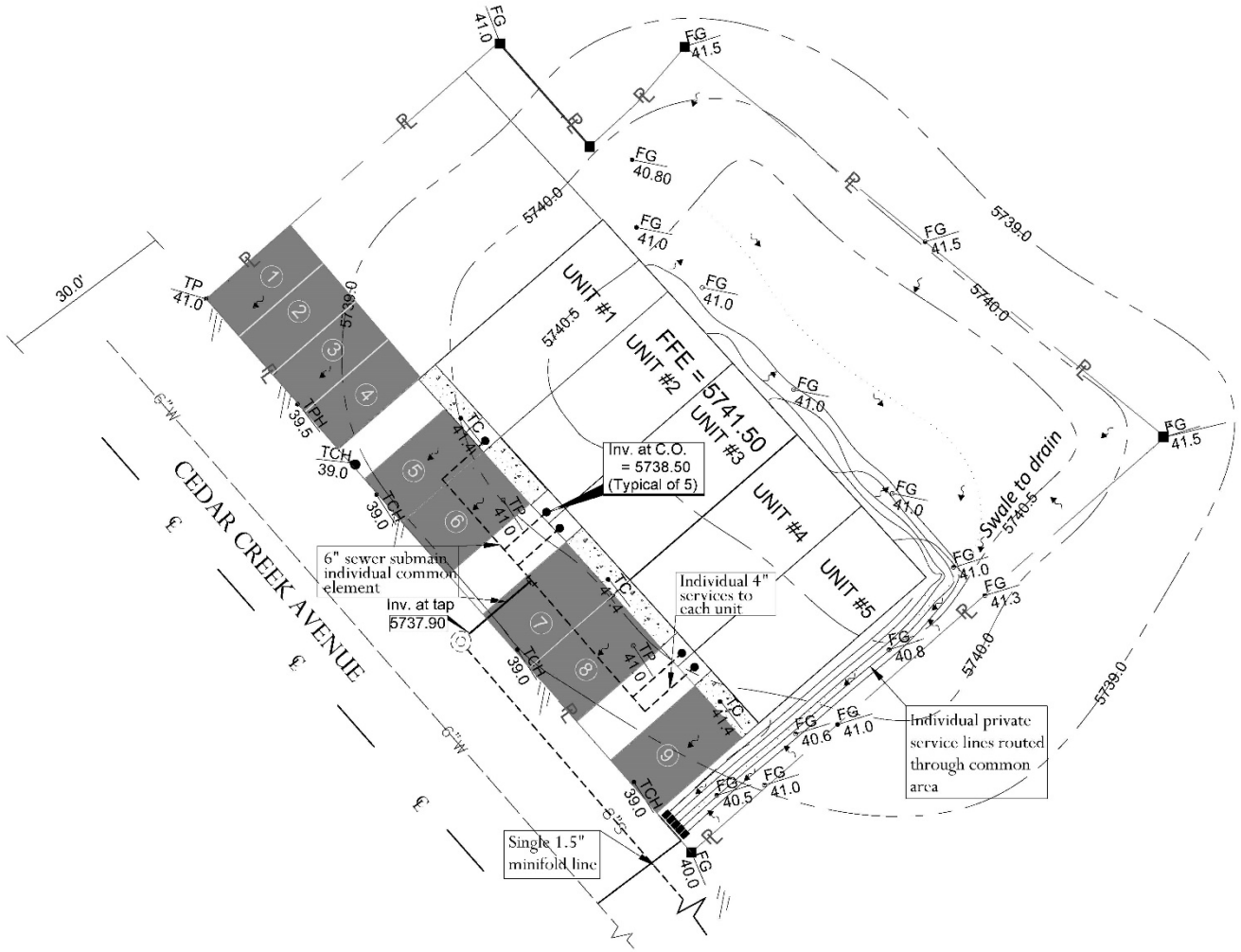
Grading - Utility Plan

Cedar Creek Avenue
Montrose Colorado

1:10



VICINITY MAP



PLAN NOTES:

1.- All sewer pipe 4" PVC Sch 40 sloped at 2%.
2.- Sewer pipe for units 1, 2 and 3 to tap into existing SSM as indicated.
3.- Sewer pipe for units 4 and 5 to tap to existing 8" sewer line.
4.-Top of header elev. as noted or match existing pavement.

OWNER/DEVELOPER:

ADDRESS:

CONTRACTOR:

LICENSE No:

EXPIRES:

REVISIONS:

No.	Comments	Date

Sheet C - 2

Staff Guidance to Planning Commission

- 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. If the Planning Commission determines that adherence with certain components of the Comprehensive Plan should be prioritized, this information should be shared with the applicant at this time.

MONTROSE • COLORADO

CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner I
DATE: May 25, 2022
RE: Brown Ranch Subdivision Amendment #4 Preliminary Plat
ATTACHMENTS

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

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

Planning Commission Consideration:
The Planning Commission shall make a recommendation to City Council to approve, deny, or approve with conditions the Brown Ranch Subdivision Amendment #3 Preliminary Plat. The Planning Commission will consider all of the information in this memo in making a decision.

Applicant: John Moir, Sunshine of Montrose, LLC

Application Background:
The Brown Ranch Subdivision Amendment #4 Preliminary Plat is a proposed single-family residential development in the southeastern portion of the city. The property is approximately 17.233 acres in size and is partially located north of Donnegal Dr (zoned "R-1" Very Low Density District), and south of Chestnut Dr (zoned "R-2" Low Density District). The proposed subdivision will include 17 single-family residential lots off of Donnegal Dr, and 24 lots off of a southern extension of Chestnut Dr.

The hearing before City Council to approve or deny the Preliminary Plat and Final Plat is scheduled for June 7, 2022.

Staff Analysis:

1. Subdivision Application Details & Review Standards:

The City of Montrose Municipal Code outlines the process and standards for Subdivision applications. The preliminary plat and proposed improvements shall comply with all requirements of the subdivision regulations and other applicable City design and construction specifications and standards. The Planning Commission should consider whether the project meets the standards outlined within Section 4-7-5 (A)(2) and summarized below: (See Exhibit B)

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

2. The Comprehensive Plan Future Land Use Map designates the area as Residential Mixed Density Low.

- *Residential Mixed Density Low. This district provides primarily for single-family homes, as well as small amounts of attached residential dwelling units (such as duplexes and even small groups of townhomes). This low-density residential land use is intended to preserve the traditional building pattern of the existing residential development in Montrose. It will continue to be the predominant density in the City.*

3. Zoning Regulations:

- Municipal Code, Section 4-4-4.2 (A) Intent: The "R-1" Very Low Density District provides for overall very low density residential development.
- Municipal Code, Section 4-4-6 (A) Intent: The "R-2" Low Density District is intended to provide a quiet, low density development for single-family residences. Environmental protection is provided by allowing only single-family residences along with certain other compatible land uses.
- The proposed use is a use-by-right in these zoning districts. The current zoning is compatible with general conditions in the area. The property is adjacent to properties that are also zoned "R-1" Very Low Density District and "R-2" Low Density District.

- The minimum lot size requirement in the “R-2” zoning district is 7,500 SF. All lots on this preliminary plat within this zoning district meet the minimum lot size requirement.
- The minimum lot size requirement in the “R-1” zoning district is 1 acre. However, the Brown Ranch Planned Development #2 was approved by the Planning Commission and City Council in 2003, allowing smaller lot sizes. All lots on this preliminary plat in the “R-1” zoning district adhere to the planned development.

4. The Brown Ranch Subdivision Amendment #4 Preliminary Plat does not appear to be adverse to the public health, safety and welfare and is in compliance with the City’s Subdivision Regulations.

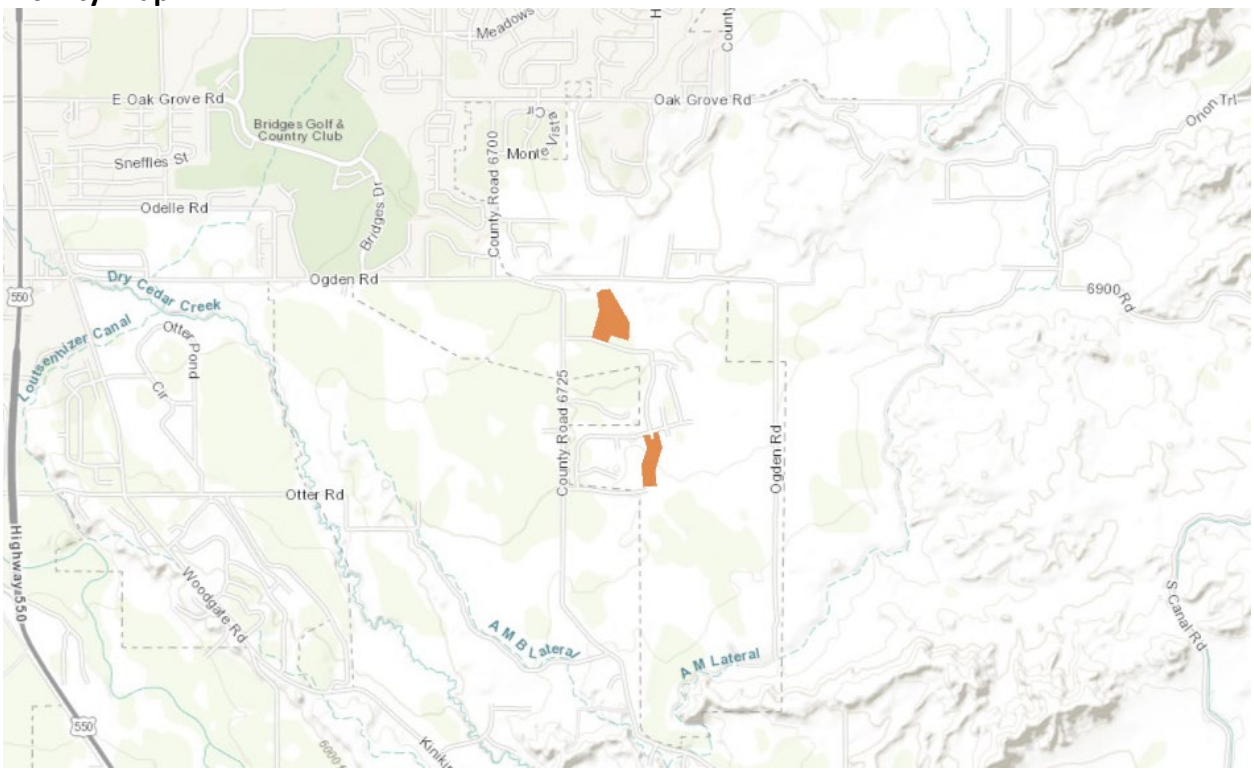
Planning Commission Action:
The Planning Commission shall make a recommendation to City Council to approve, deny, or approve with conditions the Brown Ranch Subdivision Amendment #4 Preliminary Plat. The Planning Commission may also continue the item. Proposed motions for Planning Commission consideration are included below.

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

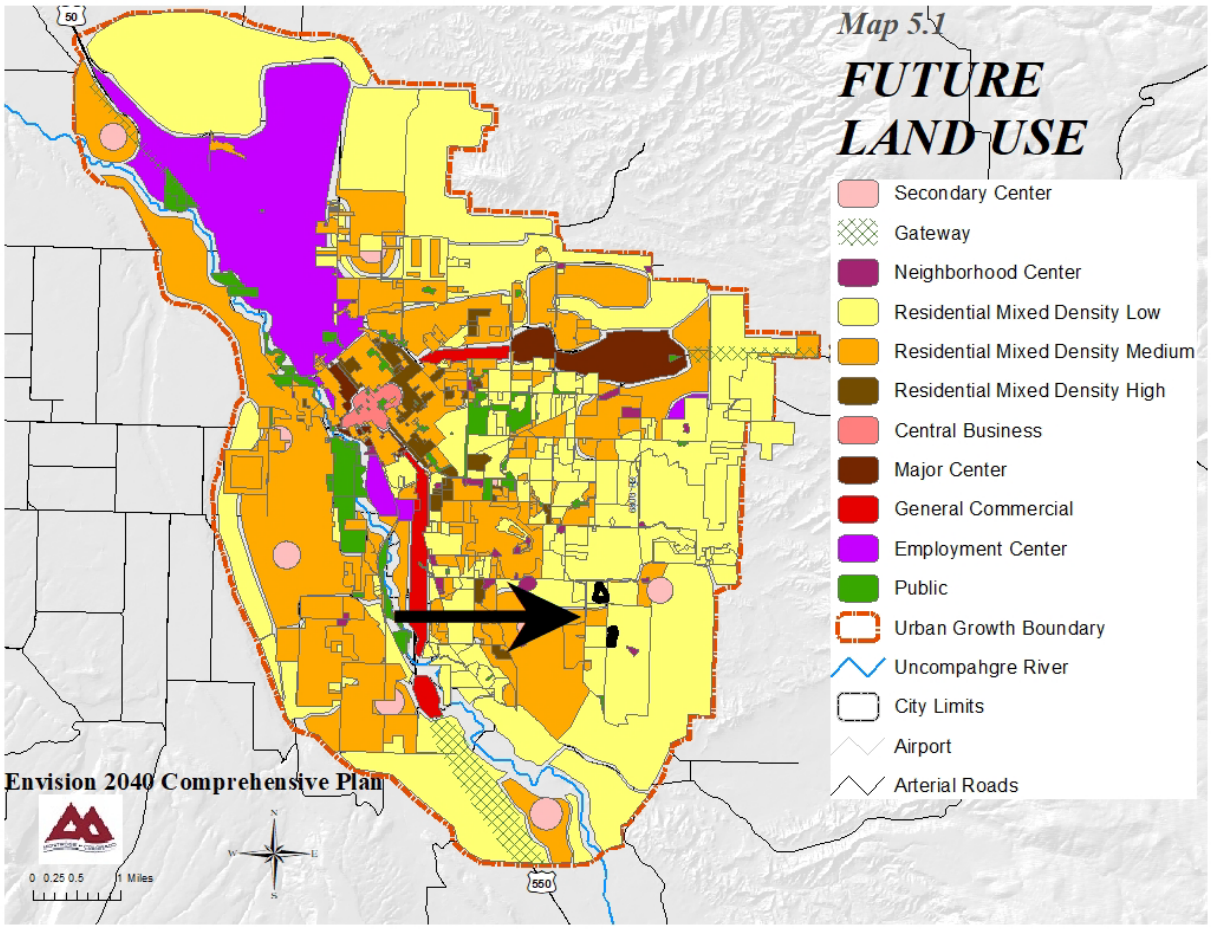
Denial Motion: “I hereby make a motion to recommend to City Council denial of the Preliminary Plat application. The application does not meet the Code criteria based on evidence and testimony presented at this hearing and in the staff report.”

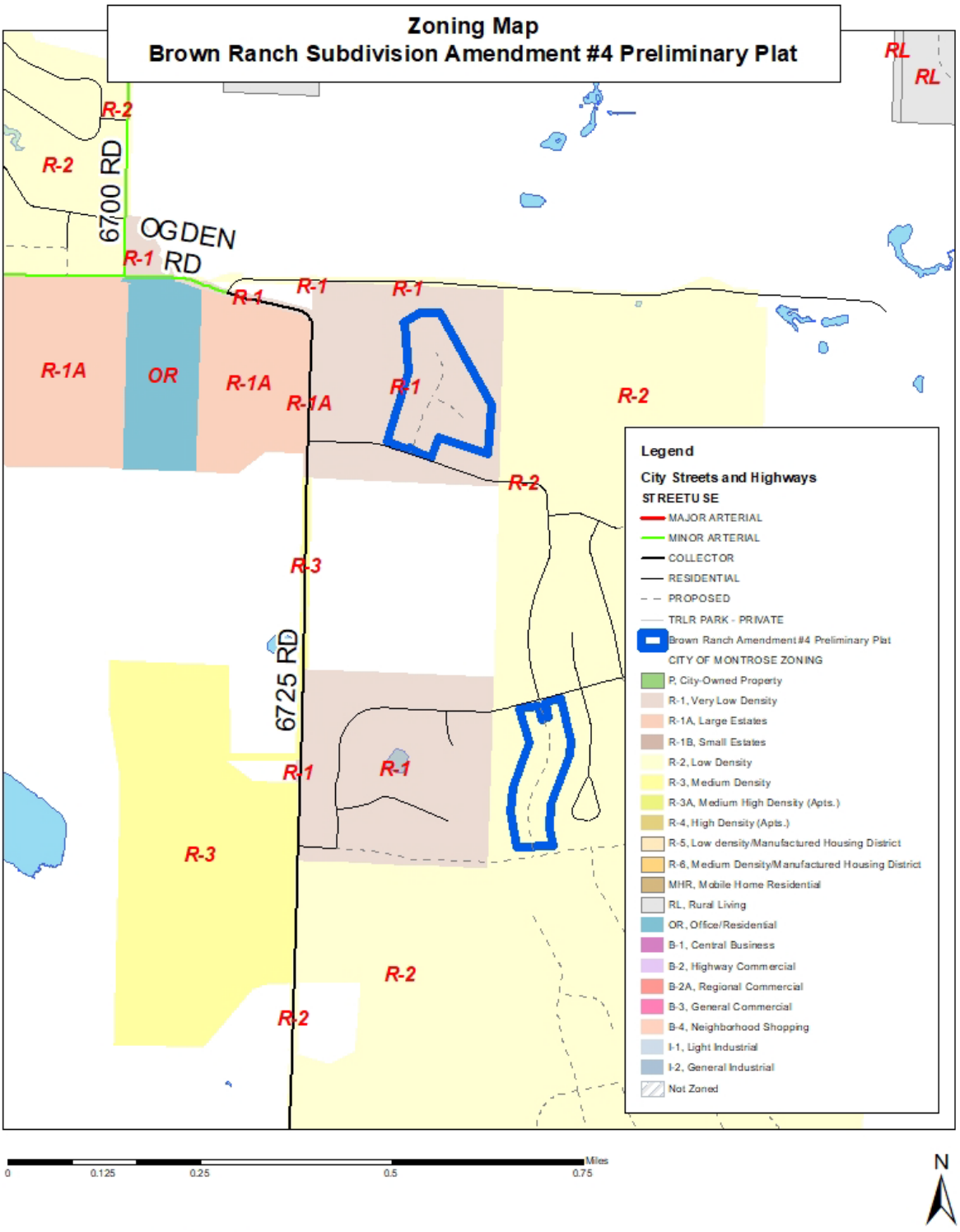
EXHIBIT A: Area Maps

Vicinity Map



Comprehensive Plan Future Land Use Map





Map created 5-18-22

BROWN RANCH SUBDIVISION
AMENDMENT 4 PRELIMINARY PLAT

SITUATED IN GOVERNMENT LOT 14, AND THE NW ¼SE ¼ OF SECTION 2, TOWNSHIP 48 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

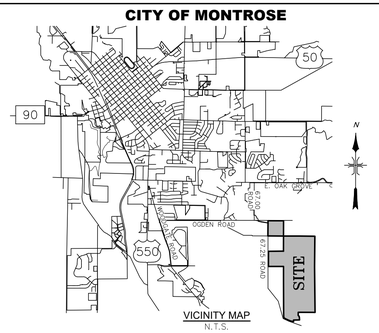
AREA SUMMARY

LOTS L4–L20 = 9.190 ac.

LOTS C1–C24 = 5.597 ac.

RIGHT–OF WAY = 2.446 ac.

BROWN RANCH SUBDIVISION
AMENDMENT NO. 4 TOTAL AREA = 17.233 ac.



VICINITY MAP
N.T.S.

CERTIFICATE OF DEDICATION AND OWNERSHIP

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

A tract of land situated in Government Lot 14 and the NW¼SE¼, of Section 2, Township 48 North, Range 9 West, New Mexico Principal Meridian, City of Montrose, Colorado, more particularly described as follows:

Outlot 2a of Brown Ranch Filing No. 4 and Outlot A102 of Brown Ranch Filing No. 6

Have by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name and style of Brown Ranch Subdivision Amendment 4 Preliminary Plat, and do hereby dedicate, grant and convey to the City of Montrose, Colorado, for the use of the public, Galway Lane, Kilarney Court, Chestnut Drive, as hereon shown.

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

Executed this_____day of_____, 20_____

Sunshine of Montrose, Inc.

_____
John T. Moir / Vice President

STATE OF COLORADO)
) ss.
COUNTY OF MONTROSE)

The above Certificate of Dedication was acknowledged before me on this

_____day of_____, 20_____, by_____

Witness my hand and official seal.
My commission expires

_____
Notary

(SEAL)

APPROVAL OF PRELIMINARY PLAT

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

City Attorney _____ Date _____

City Planning _____ Date _____
Commission Chair David Fischering

City Mayor _____ Date _____

SCHOOL LAND DEDICATION

Outlot #1, Brown Ranch Filing #1, recorded 5 December, 2003 under Reception No. 713206, and amended by Brown Ranch Filing #1 Amended Plat of Outlot 1, recorded on 9 July, 2007 under Reception No. 776816, is dedicated and conveyed to Montrose County School District RE–1J by warranty deed recorded on 7/9/2007, under Reception No. 776817, in the records of the Montrose County Recorder, for use as a site for an elementary school. The Owner, Sunshine of Montrose, Inc., and its successors in interest, retains first right of refusal to repurchase the site from School District RE–1J in the event the District should decide not to construct a school on the site, and offers the site for sale. Dedication of this site satisfies the requirement by the City of Montrose for school land dedication or payment of fees in lieu thereof for the first 835 lots or residential units to be platted in this project. Additional payment to the City may be required beginning with lot #836, unless lots or individual residential units are, or previously have been, exempted under terms of City Code.

FIRE DISTRICT LAND DEDICATION

Outlot 3A, Brown Ranch Filing #1, recorded 5 December, 2003 under Reception No. 713206, and amended by Brown Ranch Filing #1 Amended Plat of Outlot #1 and Outlot #3A, recorded on 9 July, 2007 under Reception No. 776816, is reserved for dedication to the Montrose Fire District as specified in the terms and conditions in the dedication language on said Amended Plat.

OFFSITE IMPROVEMENT AGREEMENT

All residential units constructed hereon shall be subject to an assessment of Two Thousand One Hundred Thirty One dollars and two cents ($2,131.02) per unit to be paid at the time of building permit issuance, which assessment shall represent the unit's total cost assessment to construct offsite road infrastructure improvements in accordance with City specifications as follows: Approximately 9,200 linear feet of Ogden Road located between 67.25 Road and Woodgate Road to be constructed as a minor arterial street; approximately 3300 linear feet of 67.10 Road located between Ogden Road and East Oak Grove Road to be constructed as a minor arterial street; and approximately 3,800 linear feet of 67.25 Road located between Ogden Road and Otter Road to be constructed as a collector street. Such offsite improvements shall include curb, gutter, sidewalk, base, pavement, and related improvements. The assessment as provided herein shall be subject to an annual adjustment for inflation, to be applied on or after January 1st of each calendar year commencing in the year 2017, said adjustment being equal to the percentage increase in the Denver / Boulder Consumer Price Index for the previous year.

All lots or units that have made payments of such assessments shall be exempt from participation in local improvement districts with respect to those specific improvements described above. Assessments collected in accordance with this requirement shall be placed in an interest bearing account designated by the City of Montrose and reserved for such improvements. It is anticipated that such improvements will be constructed incrementally as sufficient funds are collected.

ZONING

The zoning of this property is R2 for lots C1–C24, and R1 for lots L4–L20 as shown on the City's Official Zoning Map, and defined and described by the City of Montrose Municipal Code at the time of approval and recordation of this plat, and is subject to change.

BASIS OF BEARINGS

The bearing along the North line of Government Lot 14, Section 2, Township 48 North, Range 9 West, New Mexico Principal Meridian between the found rebar and survey cap LS 12062 at the Northwest Corner of said Government Lot 14 and the found rebar and survey cap LS 12062 at the Northeast corner of said Government Lot 14 bears S81°23'20"E (ASSUMED)

LINEAL UNITS STATEMENT

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

SURVEYOR'S CERTIFICATE

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

C.R.S. Section 38–51–106 Statement: this plat does not represent a title search by the Surveyor, nor by any professional corporation or business entity with which said Surveyor may be associated. Information regarding the title work performed for and used in producing this plat may be found in the title report issued by _____, dated _____, bearing policy number _____.

_____
Colorado Registered Land Surveyor

Registration No. 38037

Date: _____

Bearing Policy No: _____

ATTORNEY'S CERTIFICATE

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

_____

_____

_____

_____
Attorney
Registration No. _____

Date: _____

ENGINEER'S CERTIFICATE

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

_____
Engineer
Registration No. _____

Date:_____

CERTIFICATE OF COMPLETED IMPROVEMENTS

I,_____ , City Engineer, certify that all improvements and utilities required by the current Subdivision Regulations of the City of Montrose, have been constructed, inspected and approved in this Subdivision in accordance with applicable City ordinances, regulations and specifications, and a Letter of Substantial Completion or a Preliminary Letter of Infrastructure Completion has been issued, as required by the City's Municipal Code.

_____
City Engineer
Registration No. _____

Date: _____

APPROVAL OF CITY MANAGER

Approved this_____day of_____, 20__, by _____, City Manager of the City of Montrose.

_____
City Manager

APPROVAL OF CITY COUNCIL

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

_____
Mayor

APPROVAL OF CITY ATTORNEY

Approved for recording this_____day of_____, 20_____, by _____, City Attorney of the City of Montrose.

_____
City Attorney

RECORDER'S CERTIFICATE

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

_____
Clerk and Recorder
Montrose County, Colorado

NOTICE: According to Colorado Law (13–80–105, CRS) you must commence any legal actionbased 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.

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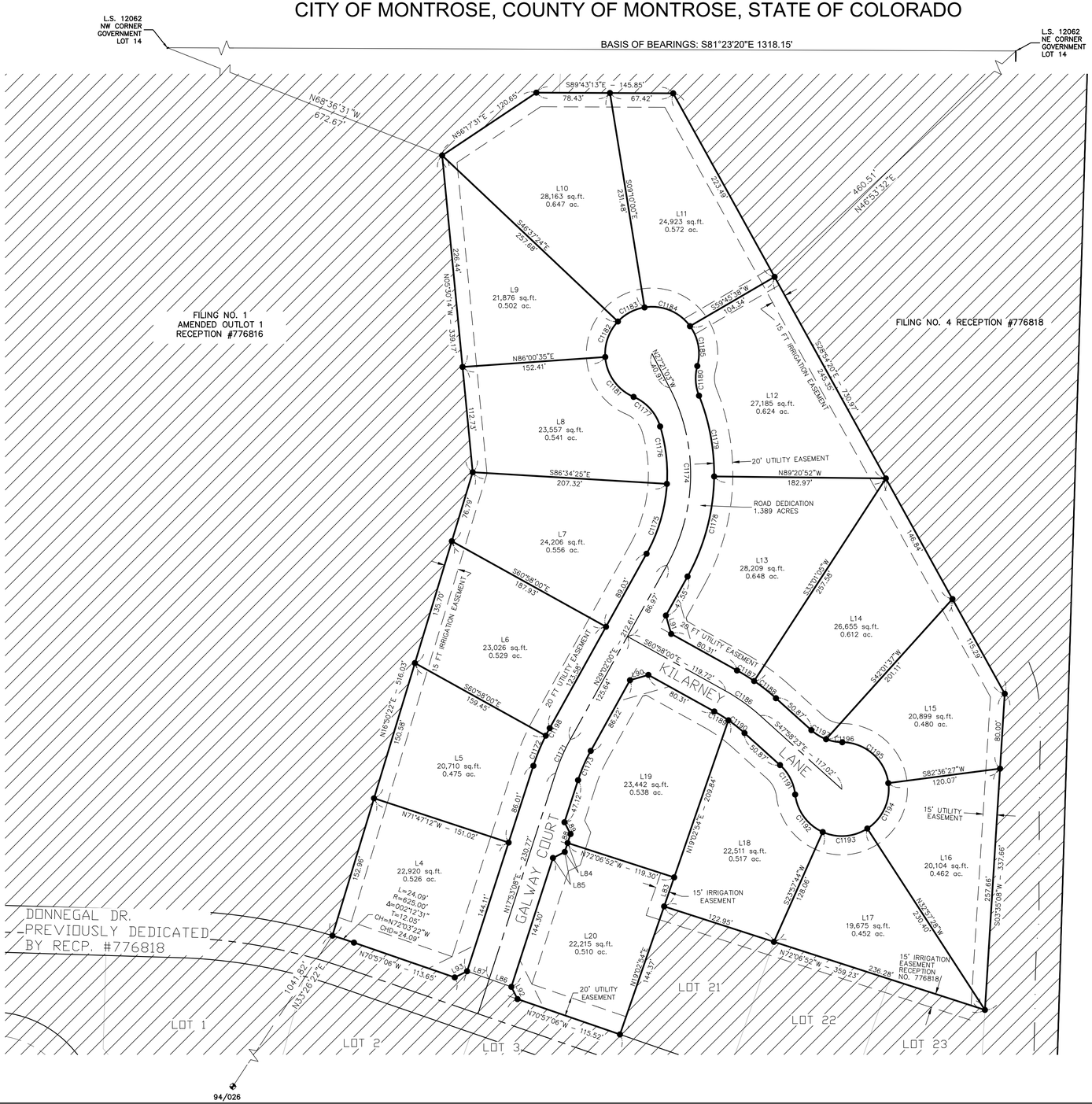
ENGINEERING ▼ SURVEYING
125 Colorado Ave ▼ Montrose, CO 81401 ▼ (970) 249-2251 ▼ (970) 249-2342 FAX
www.del-mont.com ▼ service@del-mont.com

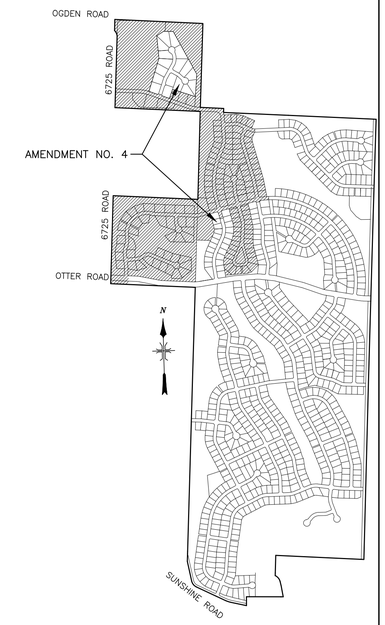
FIELD BOOK:	DRAWN BY: NF	DATE: 2022-04-12	TITLE: BROWN RANCH SUBDIVISION AMENDMENT 4 PRELIMINARY PLAT
SHEET: 1 of 3	FILE: 22002V_PLAT-PRELIM-A4	JOB NO.: 22002	CLIENT: SUNSHINE OF MONTROSE INC.
			ADDRESS & PHONE:
			TYPE: PLAT

BROWN RANCH SUBDIVISION
AMENDMENT 4 PRELIMINARY PLAT

SITUATED IN GOVERNMENT LOT 14 AND THE NW1/4SE1/4 OF SECTION 2, TOWNSHIP 48, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN

CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO





VICINITY MAP
N.T.S.

CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD LEN.	CHORD BRG
C1171	11°08'52"	38.91'	200.00'	19.52'	38.85'	S 23°27'34" W
C1172	8°50'27"	34.72'	225.00'	17.39'	34.68'	S 22°18'21" W
C1173	11°08'52"	34.05'	175.00'	17.08'	33.99'	S 23°27'34" W
C1174	56°23'02"	196.82'	200.00'	107.20'	188.97'	N 00°50'28" E
C1175	25°36'24"	78.21'	175.00'	39.77'	77.56'	N 16°13'47" E
C1176	20°16'38"	61.93'	175.00'	31.29'	61.61'	N 06°42'44" W
C1177	50°03'45"	43.69'	50.00'	23.35'	42.31'	N 41°52'55" W
C1178	28°10'32"	111.46'	226.66'	56.88'	110.34'	N 14°53'36" E
C1179	21°59'32"	88.11'	229.54'	44.60'	87.57'	N 10°37'50" W
C1180	36°57'16"	32.25'	50.00'	16.71'	31.69'	S 03°18'27" E
C1181	62°55'22"	54.91'	50.00'	30.59'	52.19'	S 35°27'06" E
C1182	47°22'01"	41.34'	50.00'	21.93'	40.17'	S 19°41'35" W
C1183	37°27'24"	32.69'	50.00'	16.95'	32.11'	S 62°06'18" W
C1184	63°12'07"	55.15'	50.00'	30.76'	52.40'	N 67°33'57" W
C1185	51°08'05"	44.62'	50.00'	23.92'	43.16'	N 10°23'51" W
C1186	12°59'38"	45.36'	200.00'	22.78'	45.26'	N 54°28'12" W
C1187	5°27'33"	21.44'	225.00'	10.73'	21.43'	N 58°14'14" W
C1188	7°32'05"	29.59'	225.00'	14.82'	29.57'	N 51°44'25" W
C1189	5°48'29"	17.74'	175.00'	8.88'	17.73'	N 58°03'46" W
C1190	7°11'08"	21.95'	175.00'	10.99'	21.93'	N 51°33'57" W
C1191	41°24'35"	36.14'	50.00'	18.90'	35.36'	N 27°16'05" W
C1192	59°28'28"	51.90'	50.00'	28.56'	49.60'	S 36°18'02" E
C1193	56°55'12"	49.67'	50.00'	27.10'	47.65'	N 85°30'08" E
C1194	64°26'06"	56.23'	50.00'	31.51'	53.31'	N 24°49'30" E
C1195	81°59'24"	71.55'	50.00'	43.46'	65.60'	N 48°23'15" W
C1196	20°13'16"	17.65'	50.00'	8.92'	17.55'	S 79°16'19" E
C1197	21°11'19"	18.49'	50.00'	9.35'	18.39'	S 58°34'02" E
C1198	2°18'25"	9.06'	225.00'	4.53'	9.06'	S 27°52'47" W

LINE TABLE		
LINE	BEARING	LENGTH
L83	N 19°02'54" E	32.74'
L84	S 17°53'08" W	10.00'
L85	S 62°53'08" W	14.14'
L86	N 70°37'23" W	25.01'
L87	N 70°37'23" W	25.01'
L88	N 17°53'08" E	10.00'
L89	N 27°06'52" W	14.14'
L90	N 74°02'00" E	20.38'
L91	N 15°58'00" W	20.38'
L92	N 26°31'59" W	14.60'
L93	S 63°28'01" W	14.70'

N

1" = 60'

Scale in feet

60' 0 60' 120'

LEGEND

○ = FD. REBAR & CAP (L.S. 20698)

△ = FD. REBAR & CAP (L.S. 16840)

= CITY MONUMENT

● = SET REBAR & CAP (L.S. 38037)

40' / 40' = SIGHT TRIANGLE PER CITY OF MONTROSE SUBDIVISION REGULATIONS

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.

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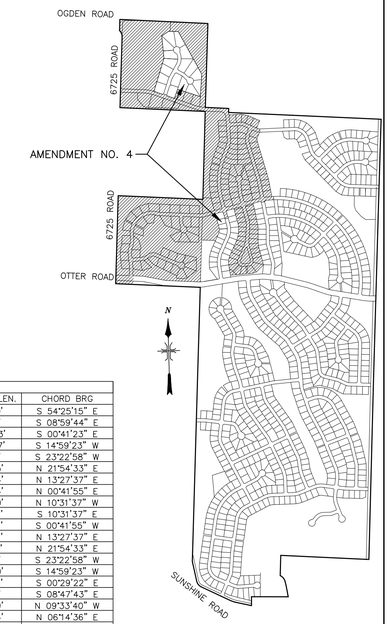
FIELD BOOK:	DRAWN BY: NF	DATE: 2022-04-12	TITLE: BROWN RANCH SUBDIVISION AMENDMENT 4 PRELIMINARY PLAT
SHEET: 2 of 3	FILE: 22002V_PLAT-PRELIM-A4	JOB NO.: 22002	CLIENT: SUNSHINE OF MONTROSE INC.
			ADDRESS & PHONE:
			TYPE: PLAT

BROWN RANCH SUBDIVISION
AMENDMENT 4 PRELIMINARY PLAT

SITUATED IN GOVERNMENT LOT 14 AND THE NW1/4SE1/4 OF SECTION 2, TOWNSHIP 48, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN

CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



VICINITY MAP
N.T.S.

CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD LEN.	CHORD BRG
C292	90°00'00"	21.99'	14.00'	14.00'	19.80'	S 54°25'15" E
C293	0°51'02"	5.57'	375.00'	2.78'	5.57'	S 08°59'44" E
C294	15°45'40"	103.16'	375.00'	51.91'	102.83'	S 00°41'23" E
C295	15°35'52"	102.09'	375.00'	51.36'	101.77'	S 14°59'23" W
C296	1°11'18"	7.78'	375.00'	3.89'	7.78'	S 23°22'58" W
C297	4°08'09"	23.46'	325.00'	11.73'	23.45'	N 21°54'33" E
C298	12°45'42"	72.39'	325.00'	36.34'	72.24'	N 13°27'37" E
C299	12°45'42"	72.39'	325.00'	36.34'	72.24'	N 00°41'55" E
C300	9°41'23"	54.96'	325.00'	27.55'	54.90'	N 10°31'37" W
C303	9°41'23"	75.26'	445.00'	37.72'	75.17'	S 10°31'37" E
C305	12°45'42"	99.12'	445.00'	49.76'	98.91'	S 00°41'55" W
C306	12°45'42"	99.12'	445.00'	49.76'	98.91'	N 13°27'37" E
C307	4°08'09"	32.12'	445.00'	16.07'	32.11'	N 21°54'33" E
C308	1°11'18"	5.29'	255.00'	2.64'	5.29'	S 23°22'58" W
C309	15°35'52"	69.42'	255.00'	34.93'	69.20'	S 14°59'23" W
C310	15°21'39"	68.36'	255.00'	34.39'	68.16'	S 00°29'22" E
C311	1°15'04"	5.57'	255.00'	2.78'	5.57'	S 08°47'43" E
C313	11°37'19"	55.78'	275.00'	27.99'	55.69'	N 09°33'40" W
C314	19°59'13"	95.93'	275.00'	48.46'	95.44'	N 06°14'36" E
C315	7°44'25"	37.15'	275.00'	18.60'	37.12'	N 20°06'25" E
C316	5°40'25"	42.08'	425.00'	21.06'	42.07'	S 21°08'25" W
C317	8°51'37"	65.72'	425.00'	32.93'	65.66'	S 13°52'24" W
C318	8°51'37"	65.72'	425.00'	32.93'	65.66'	S 05°00'48" W
C319	8°51'37"	65.72'	425.00'	32.93'	65.66'	S 03°50'49" E
C320	1°08'38"	8.48'	425.00'	4.24'	8.48'	S 08°50'56" E
C321	90°00'00"	21.99'	14.00'	14.00'	19.80'	N 35°34'45" E
C1199	11°37'19"	31.44'	155.00'	15.77'	31.39'	N 09°33'40" W
C1200	19°59'13"	54.07'	155.00'	27.31'	53.80'	N 06°14'36" E
C1201	7°44'25"	20.94'	155.00'	10.49'	20.92'	N 20°06'25" E

LINE TABLE		
LINE	BEARING	LENGTH
L44	S 60°22'19" E	20.38'
L45	N 29°37'41" E	20.38'
L77	N 09°31'03" W	23.60'
L78	N 74°37'41" E	25.00'
L79	N 74°37'41" E	25.00'

LEGEND

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FIELD BOOK:	DRAWN BY: NF	DATE: 2022-04-12	TITLE: BROWN RANCH SUBDIVISION AMENDMENT 4 PRELIMINARY PLAT
SHEET: 3 of 3	FILE: 22002V_PLAT-PRELIM-A4	JOB NO.: 22002	CLIENT: SUNSHINE OF MONTROSE INC.
			ADDRESS & PHONE:
			TYPE: AMD 4 PRELIMINARY PLAT

EXHIBIT B: Code Excerpts for Subdivisions

Sec. 4-7-5. Subdivision procedure.

(A) The subdivision of land shall be accomplished in accordance with the procedures provided in this Section, except for those instances where different governing procedures are set forth pursuant to Sections 4-7-9 through 4-7-11, Informal Review and Sketch Plan. The City Council shall set all application fees related to land use action per resolution.

(1) Prior to submittal of the subdivision application, the subdivider shall make a reasonable effort to consult informally with property owners of record adjoining or within 100 feet of the proposed subdivision, and the City. No fee shall be required for such review or discussions of any plans or data concerning the proposed subdivision, prior to sketch plan review. The City shall not be bound by virtue of any discussions during the informal review stage.

(2) The proposal shall be consistent with the Master Plan, City subdivision and Zoning Regulations, standards and other applicable ordinances and regulations and will be reviewed, considering the following at a minimum.

(a) Conformance with the Master Plan and Zoning Regulations;
(b) Relationship of development to topography, soils, drainage, flooding, potential natural hazard areas and other physical characteristics;
(c) Availability of water, means of sewage collection and treatment, stormwater drainage, access and other utilities and services;
(d) Compatibility with the natural environment, wildlife, vegetation and unique natural features;
(e) Adjacent streets and traffic flow, including pedestrian access;
(f) Availability of fire, police and other emergency services protection;
(g) Impacts on area schools.

(3) A subdivider who intends to immediately develop only a portion of a full tract shall nevertheless submit an informal sketch plan for the entire tract showing his present plans for its eventual development.

(4) Following informal review when applicable, and in all cases except when not required by other provisions of this Chapter, the applicant shall file copies of the sketch plan application and sketch map, along with all required supporting plans, with the City. The submittal of such application, map and supporting plans shall comply with City's application and fee requirements.

Filing of a sketch plan shall not be required in cases where a subdivision, which does not qualify as a minor or amended subdivision, primarily due to a lack of installed on or off-site public improvements. In no case shall the sketch plan requirement be waived under this provision for subdivision proposals containing more than three divisions of real property, or where any part of the subdivision has been subdivided without a sketch plan under any part of this Official Code of the City of Montrose, Colorado, within the three years prior to the date of submission.

(5) The sketch plan review shall commence only upon submittal of a completed sketch map, a completed sketch plan application form, which form shall be provided by the City, and all required supplemental information as set forth below, as well as any additional materials determined by City staff to be necessary for processing of the application.

(a) Sketch Map. The sketch map shall include the following:
(i) A location map, of approximately four inches by four inches, showing the project location in relation to the City of Montrose, with appropriate reference to major and minor arterial and

collector roads or highways.

(ii) A detailed map showing property boundaries of the subdivision, north arrow and date. The scale of the map shall not be less than one inch equals 200 feet. The map shall include the name of the subdivision, name of the county, township, range, Section and quarter Section. The map shall further indicate zoning and land use of all lands within 300 feet of any property boundary owned by or under option to the subdivider. A title box shall be located in the lower right corner of the map. In the case of large subdivisions requiring more than one sheet at such a scale, an index map showing the total area on a single sheet shall also be submitted.

(iii) A conceptual drawing of the lot and street layout indicating the approximate area and number of individual lots and access to the property.

(iv) Significant natural and manmade features on the site, such as streams, lakes, natural drainage ways and wetlands; vegetation types including locations of wood areas; wildlife habitats; scenic corridors; visual impacts; solar access; existing buildings; utility lines and easements; irrigation ditches; bridges and similar physical features; existing development on adjacent property; and footprints of existing buildings.

(v) Total acreage of the tract.

(vi) Existing and proposed zoning district boundary lines. General land use divisions, including residential types, commercial, industrial, parks, open space and community facilities, including the proposal's relevance to underlying zoning.

(vii) Type and layout of all proposed infrastructure, including streets, utilities, water and sewer systems, and impact on existing systems.

(viii) Public use areas proposed to be dedicated to the public, the purpose of the dedication, and their relationship to existing public use areas.

(ix) Existing and proposed land use patterns, including street system, of both the tract proposed for development and immediately adjacent land.

(x) Existing site problems or peculiarities, such as areas of poor drainage, existing floodplain, geological hazards and seepage water.

(xi) Existing and proposed stormwater discharge facilities pertaining to the property.

(b) Sketch Plan Application. The sketch plan application shall include, but not be limited to, the following information pertaining to the proposed subdivision (this information may be provided in a narrative format):

(i) Estimated total number of gallons per day of water system requirements, source of water to supply subdivision requirements, and proposed dedication of water rights in accordance with existing City ordinances.

(ii) Estimated total number of gallons per day of sewage to be treated and means for sewage disposal.

(iii) Availability of electrical power, natural gas, CATV, telephone and other utilities necessary or proposed to serve the subdivision.

(iv) Access to the property, off-street parking, school bus stop area, and mail box location.

(v) Total number of proposed dwelling units.

(vi) Demonstrated compatibility with natural features.

(vii) Identification of all activities of the subdivision which shall require approval by permitting agencies at the local, state and federal level, and a description of the approval so required.

(viii) Names and addresses of all property owners of record adjoining or within 100 feet of the proposed subdivision.

(ix) Summary of issues or concerns resulting from informal review with neighboring property owners, if applicable.

(c) Sketch Plan Supplemental Documents. The sketch plan application shall also include the following

supplemental documentation:

Disclosure of ownership, with supporting documentation from a title insurance company or, if acceptable to the City, an attorney licensed in the State of Colorado, which shall set forth a legal description of the property and title ownership of the property.

(6) Upon complete submittal of all required information, City staff shall provide initial review of the sketch plan within 45 days. Upon completion of initial review of the plan and submission by the applicant of any supplemental materials or necessary revisions as requested by City staff, the sketch plan application shall be placed on an upcoming Planning Commission agenda for which space is available and for which all notice requirements can be met.

(7) Advance notice of the sketch plan review by the City Planning Commission shall be provided by publication, with a location map of the property to be subdivided. Fifteen-day advance written notice shall also be provided, by hand delivery or deposit into the U.S. mail, to all property owners of record adjoining or within 100 feet of the proposed subdivision. The City shall provide such notice. The review and discussion of the Sketch Plan by the Planning Commission shall be informal and non-binding in nature, and shall serve as a means to provide guidance to the subdivider.

(B) Preliminary Plat.

(1) An application for preliminary plat shall be submitted to the City and shall comply with applicable City submittal requirements.

(2) The City may distribute copies of the preliminary plat and supporting plans or data as appropriate to the County Land Use Department, the school district, the natural gas, CATV, electrical power and telephone companies, the Fire Protection District, the Colorado Department of Transportation, the Federal Aviation Administration, the Uncompahgre Valley Water User's Association, applicable City departments and employees, and other entities as appropriate.

(3) The preliminary plat and proposed improvements shall comply with all requirements of these subdivision regulations and other applicable City design and construction specifications and standards. The plat shall be drawn to a scale of not less than one inch equals 100 feet. (See Chapter 4-4 of these Zoning Regulations.)

(4) The preliminary plat shall contain, at a minimum, the following:

(a) The name of the subdivision and the name, address and phone number of the subdivider, and his representatives, if applicable. Such information shall be contained in a title box located on the lower right corner of the plat.

(b) A certificate by the engineer or surveyor preparing the plat attesting to the accuracy of the plat. Such information shall be contained in a title box located on the lower right corner of the plat and shall be signed and stamped by the licensed professional engineer or registered surveyor, and shall indicate the scale used and direction of true north.

(c) A certificate by a licensed professional engineer that the water, stormwater, sewer systems, and all other improvements are properly engineered and designed in compliance with applicable requirements of the City and state.

(d) A certificate of ownership of the subject property.

(e) A location map, of approximately four inches by four inches, showing the project location in relation to the City of Montrose, with appropriate reference to significant roads or highways. The location map shall be provided both on the preliminary plat and separately on letter size paper.

(f) Certification on forms approved by the City to document approval of the plat; and the form of the certificates proposed to be used to comply with the requirements imposed for the final plat as found

in Subsection (C) of this Section.

(g) Two-foot elevation contours and the boundaries of the base flood (100-year flood) and floodway and base flood elevation data, as defined and specified in the City's floodplain management regulations.

(h) The then-current zoning designations of the subdivision and of adjacent properties.

(i) The names of the owners of record of adjacent properties, and the property lines of adjacent properties as space will allow.

(j) The location and ownership interest of existing and proposed watercourses including lakes, swamps, ditches and floodprone areas (the inclusion of such watercourses within the jurisdictional authority of local, state or federal regulatory agencies shall also be noted); the location of existing and proposed streets, easements, utility lines, poles and towers, sewer lines, water lines, drains, culverts and other underground utilities and stormwater drainage facilities both on the proposed subdivision and adjacent properties as practical.

(k) The layout of all lots showing the building lines, dimensions and lot areas and footprints of existing buildings, if any. The plat shall include at least two references to City GPS coordinates.

(l) The layout and location of all parks and open space.

(m) The location of all land to be reserved or dedicated for public use.

(5) The following shall be submitted accompanying the preliminary plat together with plans and specifications prepared by a licensed professional engineer consistent with City standards and specifications, for all required or proposed improvements. All plans and specifications shall be signed and stamped by a licensed professional engineer.

(a) Plans for the proposed sanitary sewer system showing location, grade, pipe sizes and invert elevations, and the connection points to the existing system.

(b) Plans for the water system and fire protection system showing locations, pipe size, valves, fire hydrants and connection points to the existing system.

(c) Plans for the storm drainage system showing location, pipe sizes, grades and discharge points, including off-site improvements. Such plans shall comply with any applicable City stormwater drainage requirements.

(d) Plans for any improvements specifically affecting watercourses within the jurisdictional authority of local, state or federal regulatory agencies, noting the required permits therefor.

(e) Plans for proposed streets, sidewalks, recreation paths, showing grade and cross Section, trails and walkways and streetlight and street names.

(f) A soil or geological report prepared and certified by a professional geologist or soil scientist.

(g) Plans for piping ditches, or improvements to waterways.

(h) Plans for parks and recreation facilities.

(i) A traffic impact study for all developments when estimated vehicle trips per day will exceed 250 and plans for recommended traffic mitigation measures. The study shall provide, but not be limited to, traffic capacity for existing road infrastructure, proper analyses of transportation linkages in conformance with transportation plan, cumulative traffic impact of development at build-out, and proposed infrastructure design to account for such considerations. The scope of the impact study may be broadened to include other nearby subdivisions and developments, allowing for cooperative participation and cost sharing.

(6) If the applicant intends to develop the project in phases, a phasing plan will be required to be submitted to and approved by the City. The phasing plan must include the numbers of lots in each phase, the infrastructure planned for completion with each phase that is necessary to allow the phase to be properly integrated into City services as determined by the City Engineer, the amenities to be constructed with each phase, and all other information pertinent to the completion of the development.

(7) Upon submittal of all required information, the City staff shall provide initial review of the preliminary plat within 45 days. Upon completion of initial review of the preliminary plat and submission by the applicant of any supplemental materials and revisions necessary to comply with City regulations, the Preliminary Plat Application shall be placed on an upcoming Planning Commission agenda for which space is available and for which all notice requirements can be met. City staff shall make a recommendation to the City Planning Commission to approve the preliminary plat, provided that all supporting documentation has been properly submitted and the plat meets all requirements, disapprove the plat if it does not appear to comply with the provisions of this Chapter, or approve the plat with conditions or modifications.

(8) Advance notice of the preliminary plat review by the City Planning Commission shall be provided by publication, with location map of the property to be subdivided. The City shall provide such notice at least 15 days in advance of the scheduled meeting.

(9) Following receipt of a completed Preliminary Plat Application, the applicant shall be required to diligently pursue the application by providing revised plans, plat maps, and other necessary information in a timely fashion. Where the applicant fails to meet this requirement, the City shall, in writing, request the applicant to withdraw the application. If the applicant fails to take any further action on the Preliminary Plat Application for a period of six consecutive months following such request to withdraw, the Preliminary Plat Application shall automatically expire and all applicable fees shall be non-refundable. When a Preliminary Plat Application has expired under this Subsection, in the event the applicant wishes to pursue development of the property the applicant must re-apply and pay any applicable fees.

(10) Upon review by the City Planning Commission, the commission shall make a recommendation to the City Council to approve the preliminary plat, provided that all supporting documentation has been properly submitted and the plat meets all requirements, disapprove the plat if it does not appear to comply with the provisions of this Chapter, or approve the plat with modifications or conditions. The reasons for such recommendation shall be included in the minutes of the Planning Commission meeting and provided in writing to the applicant upon request.

(11) Unless the subdivider withdraws the preliminary plat from review, or it expires as set forth herein, the plat shall be submitted to the City Council for final review and action. Advance notice of the preliminary plat review by the City Council shall be provided by posted notice.

(12) Council may approve the preliminary plat, approve the plat subject to conditions necessary to implement the provisions of this Chapter, or disapprove the plat if the Council finds that the requirements of these regulations have not been met.

(13) No construction of the required subdivision improvements shall commence until approval of the preliminary plat by the City Council and submittal of both a Mylar of the preliminary plat, as finally approved with signed certificates as required by the City, and a copy of the preliminary plat in a digital format acceptable to the City and compatible with City computer systems. Upon approval and submittal of the Mylar, and supporting documentation as required, the City shall then issue a written notice to proceed.

(C) Final Plat.

(1) No land shall be subdivided, or any parcel thereof sold or conveyed, until a final plat has been approved and either a Letter of Substantial Completion or a Preliminary Letter of Infrastructure Completion has been issued in accordance with this Subsection (C).

(a) Final plat submittals shall comply with all application and fee requirements. The submittal of final

plats for approval must occur within five years of approval of a related preliminary plat, unless an extension of time is granted by the City Council, or the timing of the submittal is consistent with a phasing plan that has been submitted by the applicant and approved by the City. The applicant may request and the City Council may approve an extension of time for filing the final plat where development of the project in accordance with the preliminary plat has been pursued with due diligence.

(b) Building Permits:

(i) Until the public improvements are accepted by the City, the City shall not be obliged to issue any building permits within a subdivision, except as provided herein. Provided that all other applicable City codes and regulations have been satisfied, building permits may be issued only to the subdivider for any property with an approved Preliminary Plat. The subdivision must have sufficient access and water to allow for adequate fire protection as determined by the fire protection district. No certificates of occupancy, temporary or otherwise, shall be issued unless and until:

(a) All public and necessary on- and off-site improvements have been completed;

(b) A Letter of Substantial Completion or a Preliminary Letter of Infrastructure Completion has been issued by the City; and

(c) A final plat has been approved and recorded.

(ii) A Letter of Substantial Completion or a Preliminary Letter of Infrastructure Completion shall evidence City inspection and approval.

(iii) The two calendar year Construction Warranty shall begin to run from the date of said Preliminary Letter of Infrastructure Completion.

(c) The final plat shall contain all plat elements required as a condition of preliminary plat approval and the following, all in forms acceptable to the City:

(i) The total number of lots and lot numbers or letters.

(ii) Sufficient data to determine easily and reproduce on the ground the location of all monuments, and the bearing and length of every street line, boundary line, block line, lot line and building line whether curved or straight, including the radius, central angle and tangent distance for the centerline of curved streets. Other curved lines shall show arc or chord distance and radius. All dimensions shall be to the nearest 1/100 of a foot and all angles to the nearest second. The plat shall include at least two references to City GPS coordinates.

(iii) A certificate by a registered surveyor, attesting to the accuracy of the survey plat and placement of monuments, and compliance with the requirements of this Chapter and state law.

(iv) A certificate of dedication for streets, easements and other property dedicated for public use, properly executed and notarized.

(v) A certificate by a licensed professional engineer that the sanitary sewer, water distribution and storm drainage systems, streets and other improvements are properly engineered, designed and constructed in compliance with all applicable requirements of the City and the state.

(vi) Separate Certificate of Approval of the plat by the City Attorney.

(vii) A certificate of an attorney that title to the property is in the name of those parties executing the dedication, and that property dedicated to the City will be free and clear of all liens and encumbrances affecting marketability.

(viii) A certificate by the City Engineer specifying which improvements have been completed and listing those that require security prior to final plat approval.

(ix) A certificate by the City Clerk as to receipt of any security for the completion of improvements.

(x) The name of the subdivision and the name, address and phone number of the subdivider, and his representative if applicable, said information to be included within a title box located on the lower right corner of the plat.

(xi) The name of the registered surveyor preparing the plat, the date of the plat, said information to be included within a title box located on the lower right corner of the plat.

(xii) A certificate of recording to be executed by the County Clerk and Recorder.

(xiii) The scale used, direction of true north, and basis of bearing.

(xiv) A location map, of approximately four inches by four inches, showing the project location in relation to the City of Montrose, with appropriate reference to significant roads or highways. The location map shall be provided both on the final plat and separately on letter size paper.

(xv) The location and ownership interest of all watercourses including lakes, swamps, ditches and floodprone areas; the location and names of streets, sidewalks, easements, utility lines, poles and towers, sewer lines, water lines, drains, culverts and other underground utilities and stormwater drainage facilities.

(xvi) The layout of all lots showing the building lines, dimensions and lot areas.

(xvii) The layout and location of all parks, trails, recreation paths and open space.

(xviii) The location of all land to be reserved or dedicated for public or other uses and the boundaries of the base flood (100-year flood) and floodway and base flood elevation data, as defined and specified in the City's floodplain management regulations.

(xix) Plat notes and restrictions as appropriate to implement compliance with this Chapter, conditions of approval as necessary or desirable to implement the City's Master Plan.

(xx) Plat notes, easements and restrictions as appropriate to implement required FAA aviation regulations.

(2) The final plat shall be accompanied by a computation showing closure of the tract boundary to one foot in 5,000 feet or better. The final plat and accompanying plans shall be drawn to a scale of not less than one inch equals 100 feet. If discrepancies are believed to exist, the City may have the plat checked by an independent registered surveyor at the subdivider's expense.

(3) Any conditions or improvements imposed on the applicant by the City Council under the preliminary plat approval must be shown on the final plat and either completed, or the appropriate security under Subsection (C)(5) of this Section, prior to approval by the City Council.

(4) The final plat may be submitted for a portion of the preliminary plat, or phased, subject to the following conditions:

(a) The applicant has submitted a phasing plan that has been approved by the City.

(b) All required improvements, utilities and road infrastructure must be accessible to the remaining aggregate of unsubdivided land, or outlot.

(c) In instances where completion of required improvements, utilities or road infrastructure within the outlot is determined by the City to be necessary as a condition of approval of that final plat, the developer shall be required to complete said improvements, utilities or road infrastructure upon approval of that final plat. This may include, but not be limited to, completion of necessary road infrastructure, stormwater drainage system, trails and park development.

(d) In instances where the dedication of land for public purposes within the outlot is determined by the City to be necessary as a condition of approval of that final plat, the developer shall be required to dedicate said lands upon approval of that final plat. This may include, but not be limited to, the dedication and development of land for parks, trails, open space, rights-of-way and easements.

(5) The final plat shall be accompanied by security for the completion of any uncompleted improvements in accordance with Section 4-7-8 of these regulations.

(6) Accompanying the final plat shall be two copies of the as-built plans or record drawings for sanitary sewers, storm sewers or drainage systems and the water and fire systems showing grades, pipe sizes, pipe types, outlets, connection points and other information which the City Engineer may require

along with as-built plans for all other utility systems. As-built plans and data shall also be provided in a digital format compatible with City computer systems, and in accordance with City specifications. As-built plans for any improvements not completed at the time the final plat is submitted shall be submitted prior to inspection or approval of the improvements and release of any security. All as-built plans and data shall be signed and stamped by a licensed professional engineer.

(7) Upon complete submittal of all required information, City staff shall, within 30 days, provide initial review of the final plat. Upon completion of an initial review of the final plat and submission by the applicant of any supplemental materials or necessary revisions as requested by City staff, the application shall be placed on an upcoming City Council agenda for which space is available. No final plat shall be placed on a City Council agenda unless and until all necessary materials have been submitted, reviewed and determined by City staff to meet all applicable City codes and regulations.

(8) City Council may approve the final plat, approve it subject to conditions necessary to implement the provisions of this Chapter, or disapprove the plat if it finds that the requirements of these regulations have not been met.

(9) No final plat shall be approved by the City Council until:

(a) All of the improvements required by these subdivision regulations have been installed, inspected and approved by the City Engineer, or properly secured in accordance with the provisions of Section 4-7-8 of these regulations on forms approved by the City.

(b) Two hard copies of as-built plans and data for completed utility improvements have been provided, reviewed and accepted by the City Engineer, and also provided in a digital format acceptable to the City and compatible with City computer systems. As-built plans for any improvements not completed at the time the final plat is submitted, and secured in accordance with the provisions of Section 4-7-8, shall be submitted prior to inspection or approval of the improvements and release of any security. All as-built plans and data for completed utility improvements shall be signed and stamped by a licensed professional engineer.

(c) The final plat has been submitted in final form on two reproducible Mylars, with all requisite signatures, and also in a digital format acceptable to the City, and compatible with City computer systems.

(d) Payment to the City of any costs incurred by the City within the subdivision review process, which costs are specifically subject to reimbursement.

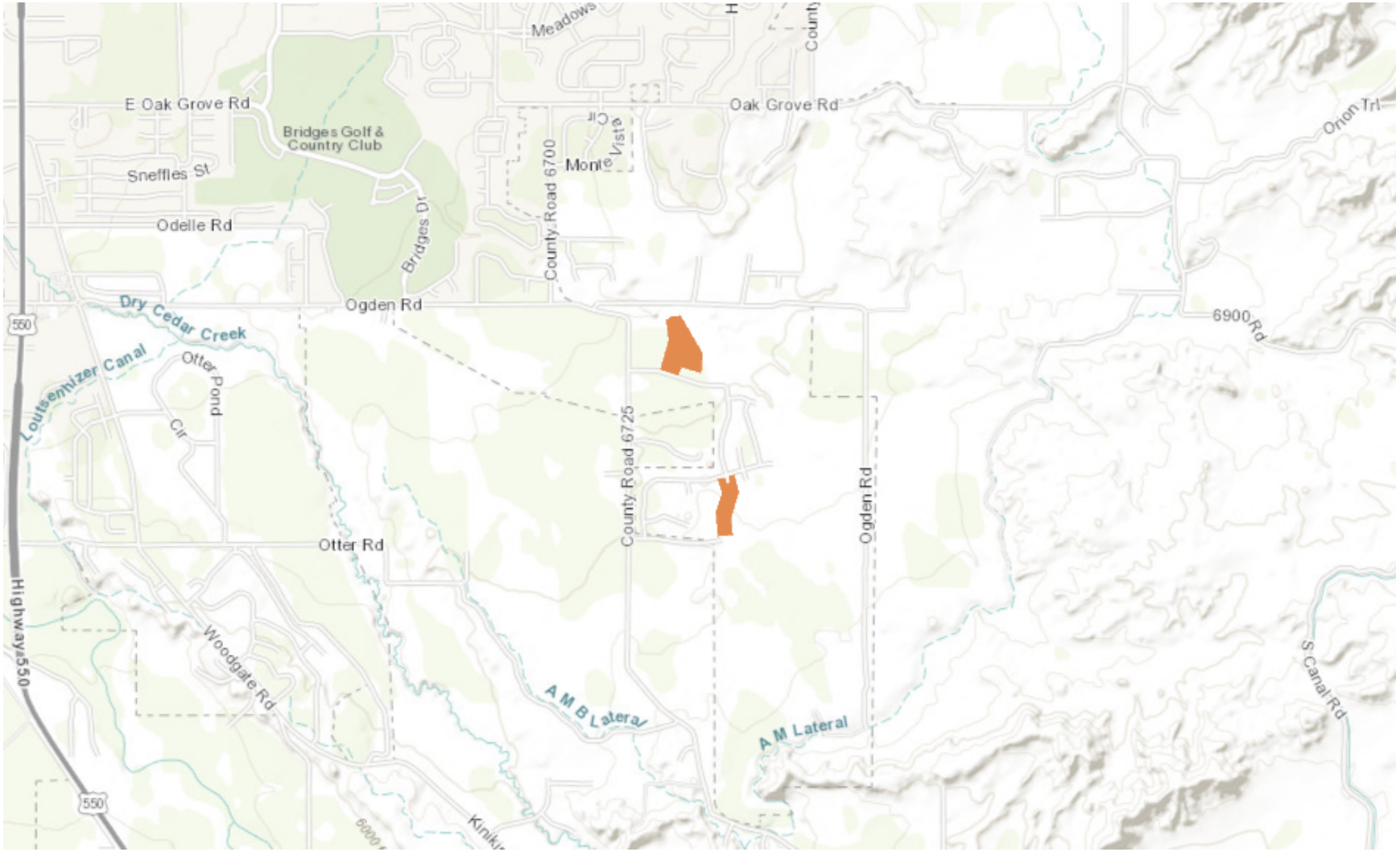
(e) The security for the two calendar year construction warranty has been provided by the subdivider in a form acceptable to the City.

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

(Code 2012, § 4-7-5; Ord. No. 2062 , 6-2-2005; Ord. No. 2092 , 11-17-2005; Ord. No. 2173 , 11-15-2007; Ord. No. 2229 , 11-5-2009)

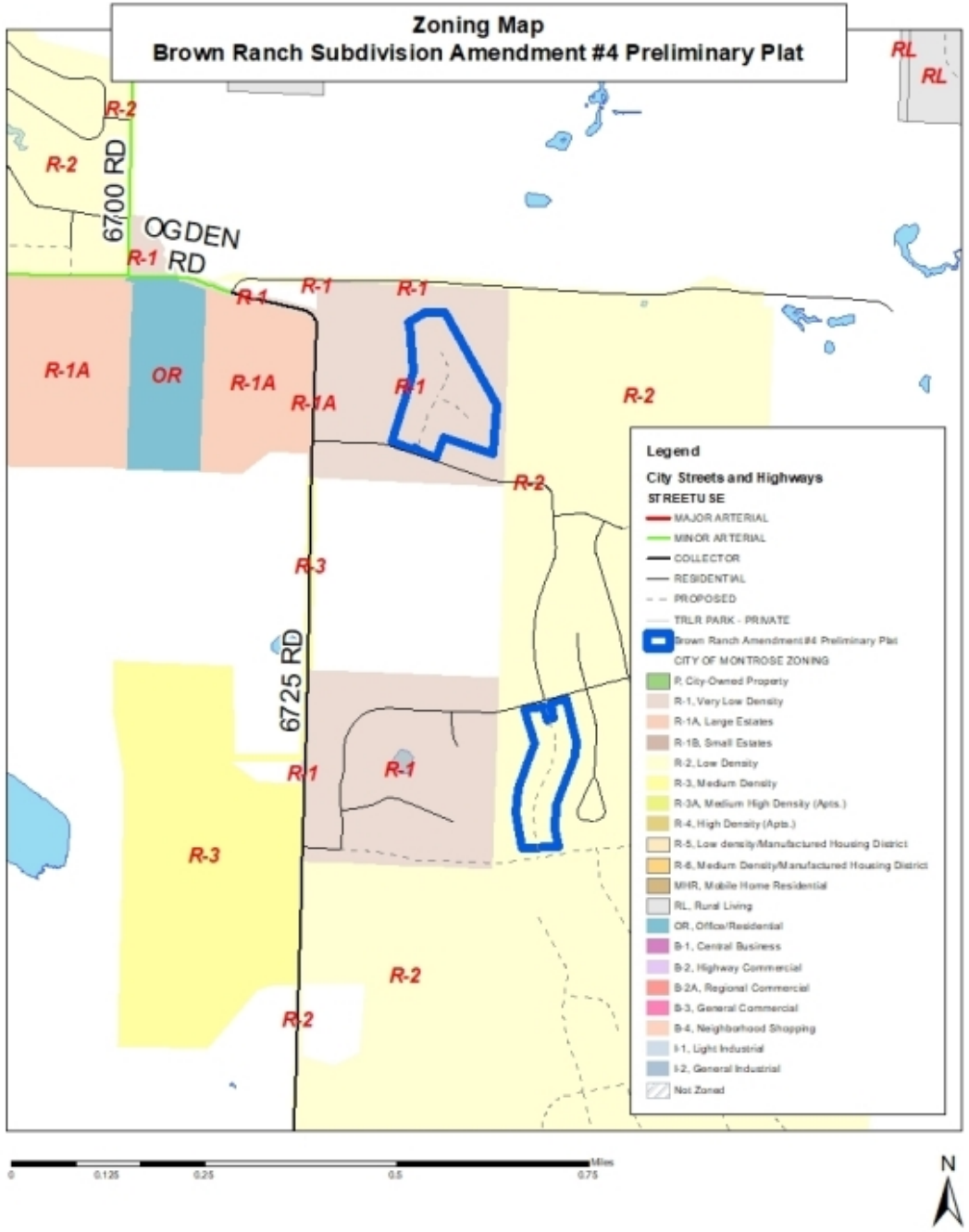
MONTROSE • COLORADO

General Vicinity Map – Brown Ranch Subdivision Amend. #4



Project Background

- Approx. 17.233 acres
- 17 single-family residential lots in “R-1” Very Low Density District
- 24 single-family residential lots in “R-2” Low Density District



Map created 5-18-22

Subdivision Process

Sketch Plan

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

Preliminary Plat

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

Final Plat

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

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

"The proposal shall be consistent with the Master Plan, City subdivision and zoning regulations, standards and other applicable ordinances and regulations and will be reviewed considering the following at a minimum:

a) Conformance with the master plan and zoning regulations;

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

c) Availability of water, means of sewage collection and treatment, storm water drainage, access and other utilities and services;

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

e) Adjacent streets and traffic flow, including pedestrian access;

f) Availability of fire, police and other emergency services protection;

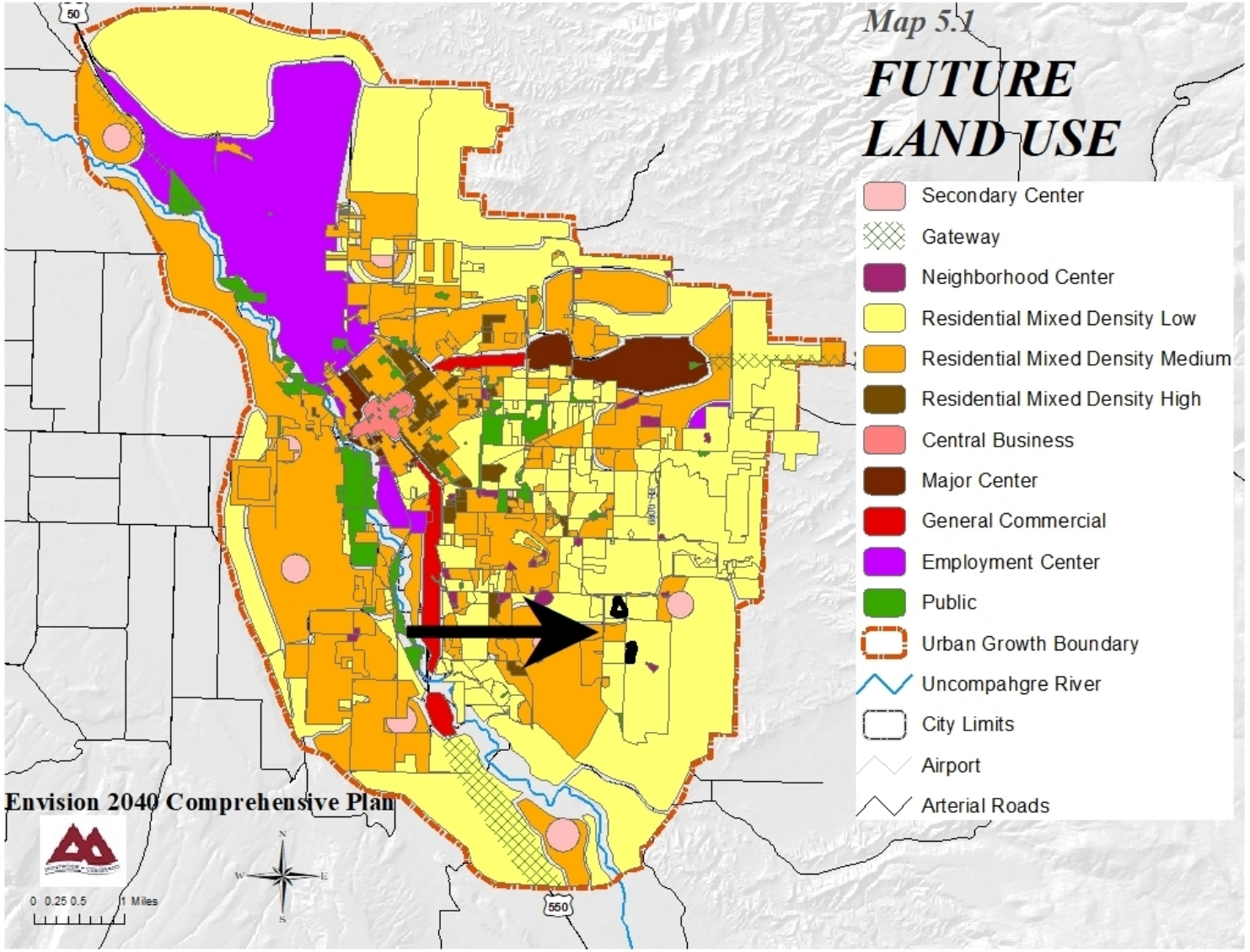
g) Impacts on area schools."

Comprehensive Plan & Municipal Code

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

Comprehensive Plan – Future Land Use

Listed as **residential mixed density low.**



Zoning Regulations

- Municipal Code, Section 4-4-4.2 (A) Intent: The “R-1” Very Low Density District provides for overall very low density residential development.
- Municipal Code, Section 4-4-6 (A) Intent: The “R-2” Low Density District is intended to provide a quiet, low density development for single-family residences. Environmental protection is provided by allowing only single-family residences along with certain other compatible land uses.
- The proposed use is a use-by-right in these zoning districts. Brown Ranch Planned Development #2 was approved by the Planning Commission and City Council in 2003, allowing smaller lot sizes. All lots adhere to the planned development.

BROWN RANCH SUBDIVISION
AMENDMENT 4 PRELIMINARY PLAT

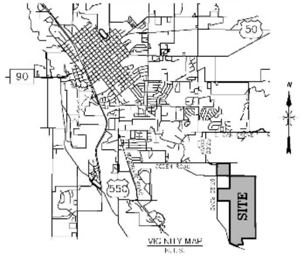
SITUATED IN GOVERNMENT LOT 14, AND THE NW¼SE¼ OF SECTION 2, TOWNSHIP 48 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN, CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

AREA SUMMARY

LOTS L4–L20	= 9.190 ac.
LOTS C1–C24	= 5.597 ac.
RIGHT–OF WAY	= 2.446 ac.

BROWN RANCH SUBDIVISION
AMENDMENT NO. 4 TOTAL AREA = 17.233 ac.

CITY OF MONTROSE



VICINITY MAP
N.T.S.

CERTIFICATE OF DEDICATION AND OWNERSHIP

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

A tract of land situated in Government Lot 14 and the NW¼SE¼, of Section 2, Township 48 North, Range 9 West, New Mexico Principal Meridian, City of Montrose, Colorado, more particularly described as follows:

Outlot 2a of Brown Ranch Filing No. 4 and Outlot A102 of Brown Ranch Filing No. 6

Have by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name and style of Brown Ranch Subdivision Amendment 4 Preliminary Plat, and do hereby dedicate, grant and convey to the City of Montrose, Colorado, for the use of the public, Galway Lane, Kilarney Court, Chestnut Drive, as hereon shown.

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

Executed this__________day of_______________, 20_____

Sunshine of Montrose, Inc.

____
John T. Moir / Vice President

STATE OF COLORADO)
) ss.
COUNTY OF MONTROSE)

The above Certificate of Dedication was acknowledged before me on this

____________day of_______________, 20_____, by_______________________

Witness my hand and official seal.
My commission expires

____
Notary
(SEAL)

APPROVAL OF PRELIMINARY PLAT

City Engineer	______________________ Scott Murphy, P.E.	Date	__________
City Attorney	______________________	Date	__________
City Planning Commission Chair	______________________ David Fischering	Date	__________
City Mayor	______________________	Date	__________

SCHOOL LAND DEDICATION

Outlot #1, Brown Ranch Filing #1, recorded 5 December, 2003 under Reception No. 713206, and amended by Brown Ranch Filing #1 Amended Plat of Outlot 1, recorded on 9 July, 2007 under Reception No. 776816, is dedicated and conveyed to Montrose County School District RE–1J by warranty deed recorded on 7/9/2007, under Reception No. 776817, in the records of the Montrose County Recorder, for use as a site for an elementary school. The Owner, Sunshine of Montrose, Inc., and its successors in interest, retains first right of refusal to repurchase the site from School District RE–1J in the event the District should decide not to construct a school on the site, and offers the site for sale. Dedication of this site satisfies the requirement by the City of Montrose for school land dedication or payment of fees in lieu thereof for the first 835 lots or residential units to be platted in this project. Additional payment to the City may be required beginning with lot #836, unless lots or individual residential units are, or previously have been, exempted under terms of City Code.

FIRE DISTRICT LAND DEDICATION

Outlot 3A, Brown Ranch Filing #1, recorded 5 December, 2003 under Reception No. 713206, and amended by Brown Ranch Filing #1 Amended Plat of Outlot #1 and Outlot #3A, recorded on 9 July, 2007 under Reception No. 776816, is reserved for dedication to the Montrose Fire District as specified in the terms and conditions in the dedication language on said Amended Plat.

OFFSITE IMPROVEMENT AGREEMENT

All residential units constructed hereon shall be subject to an assessment of Two Thousand One Hundred Thirty One dollars and two cents ($2,131.02) per unit to be paid at the time of building permit issuance, which assessment shall represent the unit's total cost assessment to construct offsite road infrastructure improvements in accordance with City specifications as follows: Approximately 9,200 linear feet of Ogden Road located between 67.25 Road and Woodgate Road to be constructed as a minor arterial street; approximately 3300 linear feet of 67.10 Road located between Ogden Road and East Oak Grove Road to be constructed as a minor arterial street; and approximately 3,800 linear feet of 67.25 Road located between Ogden Road and Otter Road to be constructed as a collector street. Such offsite improvements shall include curb, gutter, sidewalk, base, pavement, and related improvements. The assessment as provided herein shall be subject to an annual adjustment for inflation, to be applied on or after January 1st of each calendar year commencing in the year 2017, said adjustment being equal to the percentage increase in the Denver / Boulder Consumer Price Index for the previous year.

All lots or units that have made payments of such assessments shall be exempt from participation in local improvement districts with respect to those specific improvements described above. Assessments collected in accordance with this requirement shall be placed in an interest bearing account designated by the City of Montrose and reserved for such improvements. It is anticipated that such improvements will be constructed incrementally as sufficient funds are collected.

ZONING

The zoning of this property is R2 for lots C1–C24, and R1 for lots L4–L20 as shown on the City's Official Zoning Map, and defined and described by the City of Montrose Municipal Code at the time of approval and recordation of this plat, and is subject to change.

BASIS OF BEARINGS

The bearing along the North line of Government Lot 14, Section 2, Township 48 North, Range 9 West, New Mexico Principal Meridian between the found rebar and survey cap LS 12062 at the Northwest Corner of said Government Lot 14 and the found rebar and survey cap LS 12062 at the Northeast corner of said Government Lot 14 bears S81°23'20"E (ASSUMED)

LINEAL UNITS STATEMENT

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

SURVEYOR'S CERTIFICATE

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

C.R.S. Section 38–51–106 Statement: this plat does not represent a title search by the Surveyor, nor by any professional corporation or business entity with which said Surveyor may be associated. Information regarding the title work performed for and used in producing this plat may be found in the title report issued by ________________, dated ______________, bearing policy number ________________.

____
Colorado Registered Land Surveyor

Registration No. 38037

Date: ____________________

Bearing Policy No: ____________________

ATTORNEY'S CERTIFICATE

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

____

____

____

____
Attorney
Registration No. ____________

Date: ____________________

ENGINEER'S CERTIFICATE

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

____
Engineer
Registration No. ____________

Date: ____________________

CERTIFICATE OF COMPLETED IMPROVEMENTS

I,________________________ , City Engineer, certify that all improvements and utilities required by the current Subdivision Regulations of the City of Montrose, have been constructed, inspected and approved in this Subdivision in accordance with applicable City ordinances, regulations and specifications, and a Letter of Substantial Completion or a Preliminary Letter of Infrastructure Completion has been issued, as required by the City's Municipal Code.

____
City Engineer
Registration No. ____________

Date: ____________________

APPROVAL OF CITY MANAGER

Approved this________day of________, 20__, by ________________________, City Manager of the City of Montrose.

____
City Manager

APPROVAL OF CITY COUNCIL

Approved this________day of________________, 20________, by________________ ________________, Mayor of the City of Montrose; all conveyances of interests in real property made on this plat are hereby accepted by the City.

____
Mayor

APPROVAL OF CITY ATTORNEY

Approved for recording this______________day of____________, 20______, by ________________, City Attorney of the City of Montrose.

____
City Attorney

RECORDER'S CERTIFICATE

This plat was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado, at the time of__________, on the__________day of __________ ____, under Reception No. ______________.

____
Clerk and Recorder
Montrose County, Colorado

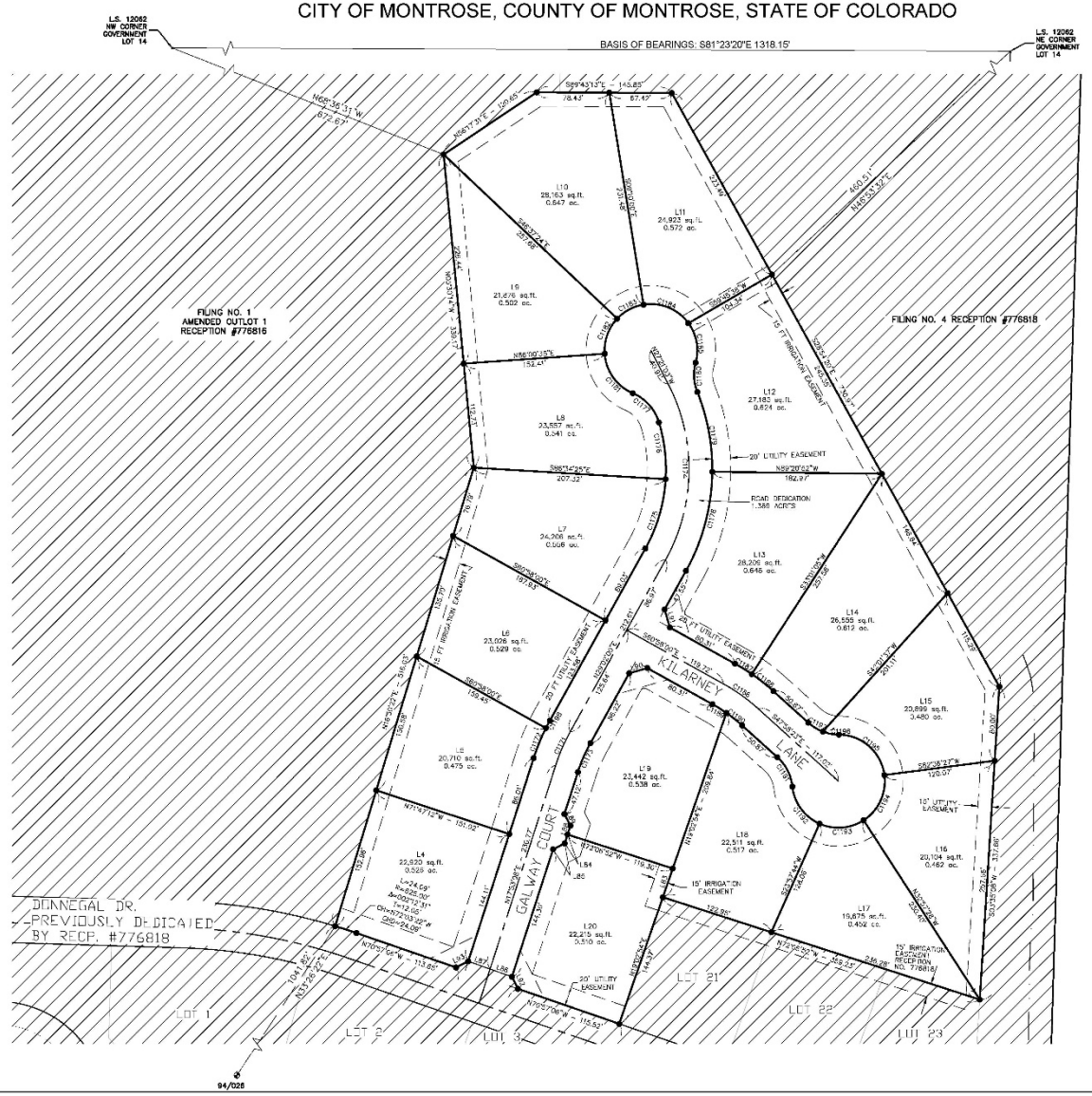
NOTICE: According to Colorado Law (13–80–105, CRS) you must commence any legal actionbased upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

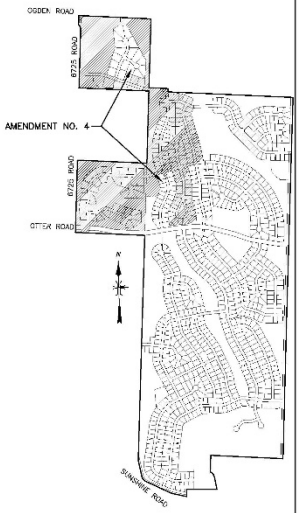
DEL-MONT CONSULTANTS, INC. ENGINEERING ▼ SURVEYING	BROWN RANCH SUBDIVISION AMENDMENT 4 PRELIMINARY PLAT
	SUNSHINE OF MONTROSE INC.
NF	2022-04-12
1 of 3	22002V_PLAT-PRELIM-A4
22002	PLAT

BROWN RANCH SUBDIVISION
AMENDMENT 4 PRELIMINARY PLAT

SITUATED IN GOVERNMENT LOT 14 AND THE NW1/4SE1/4 OF SECTION 2, TOWNSHIP 48, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN

CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO





VICINITY MAP
N.T.S.

CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	ANGLE	CHORD LGTH.	CHORD BRG
C171	11°08'52"	38.91'	200.00'	19.52'	38.83'	S 23°27'34" W
C172	8°50'27"	34.77'	225.00'	17.39'	34.68'	S 27°51'21" W
C173	11°08'52"	34.00'	175.00'	17.08'	33.99'	S 23°27'34" W
C174	56°25'02"	198.82'	200.00'	107.20'	193.01'	N 00°50'26" E
C175	25°36'24"	78.21'	175.00'	39.77'	77.56'	N 16°31'47" E
C176	20°16'38"	61.93'	175.00'	31.29'	61.61'	N 06°42'44" W
C177	50°03'40"	43.69'	50.00'	23.35'	42.31'	N 41°52'55" W
C178	28°10'32"	111.40'	226.56'	56.98'	110.34'	N 14°50'56" E
C179	21°56'32"	88.11'	229.54'	44.60'	87.57'	N 10°37'50" W
C180	36°57'16"	32.25'	50.00'	16.71'	31.69'	S 03°18'27" E
C181	62°30'42"	34.91'	50.00'	19.59'	33.19'	S 35°27'06" E
C182	47°22'11"	41.34'	50.00'	21.92'	40.17'	S 19°41'35" W
C183	37°27'24"	32.69'	50.00'	16.95'	32.11'	S 62°06'18" W
C184	63°12'07"	55.15'	50.00'	30.78'	52.40'	N 67°33'57" W
C185	51°08'07"	44.62'	50.00'	23.92'	43.16'	N 10°23'51" W
C186	12°59'39"	45.30'	200.00'	22.78'	45.20'	N 34°28'12" W
C187	5°27'33"	21.44'	225.00'	10.73'	21.43'	N 36°14'14" W
C188	7°32'02"	29.59'	225.00'	14.82'	29.57'	N 31°44'35" W
C189	5°48'29"	17.74'	175.00'	8.88'	17.73'	N 38°03'46" W
C190	7°11'08"	21.95'	175.00'	10.99'	21.93'	N 31°33'57" W
C191	17°24'33"	36.14'	50.00'	18.20'	35.36'	N 27°16'05" W
C192	59°28'28"	51.90'	50.00'	28.58'	49.60'	S 38°18'02" E
C193	56°55'12"	49.67'	50.00'	27.10'	47.69'	N 85°30'08" E
C194	64°26'06"	56.23'	50.00'	31.51'	53.31'	N 24°49'30" E
C195	81°56'24"	71.55'	50.00'	43.48'	65.60'	N 48°23'15" W
C196	20°13'16"	17.65'	50.00'	8.92'	17.55'	S 79°49'19" E
C197	21°11'19"	18.46'	50.00'	9.33'	18.36'	S 58°34'02" E
C198	2°18'25"	9.06'	225.00'	4.53'	9.06'	S 27°52'47" W

LINE TABLE		
LINE	BEARING	LENGTH
L83	N 19°02'51" E	32.77'
L84	S 17°53'08" W	10.00'
L85	S 62°53'08" W	14.14'
L86	N 70°37'23" W	25.00'
L87	N 70°37'23" W	25.00'
L88	N 17°53'08" E	10.00'
L89	N 27°06'52" W	14.14'
L90	N 74°02'00" E	20.38'
L91	N 16°58'00" W	20.38'
L92	N 26°31'59" W	14.62'
L93	S 63°28'01" W	14.73'

N

1" = 50'

Scale in feet

60 0 60 120

LEGEND

O = FD. REBAR & CAP (L.S. 20698)

△ = FD. REBAR & CAP (L.S. 16840)

⊕ = CITY MONUMENT

● = SET REBAR & CAP (L.S. 38037)

40' = SIGHT TRIANGLE PER CITY OF MONTROSE SUBDIVISION REGULATIONS
10'

NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

DMC DEL-MONT CONSULTANTS, INC. ENGINEERING ▼ SURVEYING

TITLE: BROWN RANCH SUBDIVISION AMENDMENT 4 PRELIMINARY PLAT

OWNER: SUNSHINE OF MONTROSE INC.

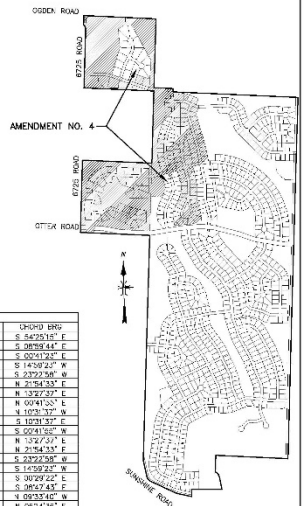
DRAWN BY: NF	DATE: 2022-04-12	
SHEET: 2 of 3	FILE: 22002V_PLAT-PRELIM-A4	JOB NO.: 22002

TYPE: PLAT

BROWN RANCH SUBDIVISION
AMENDMENT 4 PRELIMINARY PLAT

SITUATED IN GOVERNMENT LOT 14 AND THE NW1/4SE1/4 OF SECTION 2, TOWNSHIP 48, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN

CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



VICINITY MAP
N.T.S.

CURVE TABLE						
CURVE	DELTA	LENGTH	RADIUS	TANGENT	CHORD LEN.	CHORD BRG
C292	90°00'00"	2°.99'	14.00'	14.00'	19.80'	S 54°25'15" E
C293	0°51'02"	8.97'	372.00'	2.78'	5.27'	S 08°59'44" E
C294	16°43'40"	103.19'	370.00'	51.91'	102.83'	S 00°41'22" E
C295	16°33'52"	102.09'	370.00'	51.38'	101.77'	S 14°58'25" W
C296	1°17'18"	7.78'	372.00'	3.89'	7.78'	S 23°22'58" W
C297	4°58.29"	23.46'	325.00'	11.73'	23.45'	N 21°54'33" E
C298	12°45'42"	72.39'	325.00'	36.34'	72.24'	N 13°27'37" E
C299	12°45'42"	72.39'	325.00'	36.34'	72.24'	N 00°41'55" E
C300	9°41'23"	54.98'	325.00'	27.55'	54.90'	N 10°35'37" W
C303	9°41'23"	75.26'	445.00'	37.72'	75.17'	S 10°31'37" E
C305	12°43'42"	99.12'	445.00'	49.76'	98.91'	S 00°41'55" W
C306	12°43'42"	99.12'	445.00'	49.76'	98.91'	N 13°27'37" E
C307	4°08.29"	32.12'	445.00'	16.07'	32.11'	N 21°54'33" E
C308	1°17'18"	5.29'	253.00'	2.64'	5.29'	S 23°22'58" W
C309	16°33'52"	69.42'	253.00'	34.93'	69.20'	S 14°58'25" W
C310	15°21'39"	68.36'	255.00'	34.39'	68.16'	S 00°29'22" E
C311	1°13'04"	5.57'	255.00'	2.78'	5.57'	S 08°47'43" E
C313	11°27'18"	55.78'	275.00'	27.99'	55.69'	N 09°33'40" W
C314	19°59'13"	95.93'	275.00'	48.46'	95.44'	N 06°14'36" E
C315	7°44'25"	37.15'	275.00'	18.60'	37.12'	N 20°06'26" E
C316	5°40'25"	42.08'	425.00'	21.08'	42.07'	S 21°08'25" W
C317	8°51'37"	65.72'	425.00'	32.93'	65.66'	S 13°52'21" W
C318	8°51'37"	65.72'	425.00'	32.93'	65.66'	S 05°00'48" W
C319	8°51'37"	65.72'	425.00'	32.93'	65.66'	S 03°50'49" E
C320	1°08'28"	8.48'	425.00'	4.24'	8.48'	S 08°50'36" E
C321	90°00'00"	2°.99'	14.00'	14.00'	19.80'	N 35°34'45" E
C1199	12°37'18"	31.44'	156.00'	15.77'	31.39'	N 09°33'40" W
C1200	19°59'13"	54.07'	156.00'	27.31'	53.80'	N 06°14'36" E
C1201	7°44'25"	20.94'	155.00'	10.49'	20.92'	N 20°06'25" E

LINE TABLE		
LINE	BEARING	LENGTH
L44	S 52°22'19" E	20.38'
L45	N 29°37'41" E	20.38'
L77	N 09°31'03" W	23.60'
L78	N 74°37'41" E	20.00'
L79	N 74°37'41" E	25.00'

LEGEND

- ○ = FD. REBAR & CAP (L.S. 20698)
- △ = FD. REBAR & CAP (L.S. 16840)
- ✥ = CITY MONUMENT
- ● = SET REBAR & CAP (L.S. 38037)
- 40' = SIGHT TRIANGLE PER CITY OF MONTROSE SUBDIVISION REGULATIONS

1" = 60'

Scale in feet

60' 0 60' 120'

NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

DEL-MONT CONSULTANTS, INC.
ENGINEERING ▼ SURVEYING

DRAWN BY	NF	2022-04-12
SHEET 3 of 3	FILE 22002V_PLAT-PRELIM-A4	JOB 22002

TITLE: BROWN RANCH SUBDIVISION AMENDMENT 4 PRELIMINARY PLAT

OWNER: SUNSHINE OF MONTROSE INC.

TITLE: AMD 4 PRELIMINARY PLAT

Staff Recommendation – Conditional Approval

- Staff finds that the Preliminary Plat is in compliance with the Subdivision Regulations and Comprehensive Plan.
- The proposal meets the intent of the zoning district.
- Staff recommends Conditional Approval of the Brown Ranch Subdivision Amendment #4 Preliminary Plat
  - [Standard Condition]: The approval of this Plat is expressly conditioned upon City staff ensuring that all policies, regulations, ordinances and municipal code provisions are met and that the Applicant adequately addresses all of staff's concerns prior to the execution of the Final Plat. The City staff is not authorized by this approval to execute the Final Plat prior to all conditions being satisfied.

MONTROSE • COLORADO

CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner I
DATE: May 25, 2022
RE: Montrose Regional Health Ambulatory Care Center Large Retail Site Development
ATTACHMENTS:

- Exhibit A: Maps
- Exhibit B: Photos
- Exhibit C: Site Plan

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

Planning Commission Consideration:
The Planning Commission is providing a recommendation for the large retail site development application for the Montrose Regional Health Ambulatory Care Center. The Planning Commission will consider all of the information in this memo in making a decision.

Application Background:
This project is a review of the large retail site development standards for a proposed Ambulatory Care Center. Large retail site development applications are required when proposed retail locations are over 10,000 square feet in size. This proposed building is required to undergo the large retail site development review process due to a plat note on the River Landing Subdivision subjecting all buildings to the large retail site development standards. The project is located on Lots 7 and 8 of the River Landing Filing No. 3 1st Amended Plat, west of the intersection of S Rio Grande Ave and Orange Rd. Planning Commission previously approved a variance request to allow a 65' tall structure on this property, in the "B-3" General Commercial District.

Applicant: Montrose Regional Health & NexCore Group

Staff Analysis:

1. The site plan shall comply with the following requirements:
    a. Facades greater than 100 feet in length, measured horizontally, shall incorporate wall plan projections or recesses having a depth of at least three percent of the length of the facade and extending at least 20 percent of the length of the facade. No uninterrupted length of any facades that face public streets shall exceed 100 horizontal feet. Ground floor facades that face public streets shall have arcades, display windows, entry areas, awnings, or other such features comprising no less than 60 percent of their horizontal length. Building facades shall include color changes and texture changes as more specifically set forth in City regulations. For the purpose of these provisions, the term "facade" means the portion of any exterior elevation on the building extending the entire length of the building.
    b. Roofs shall be designed to include parapets to conceal flat roofs and rooftop equipment such as HVAC units. Roofs shall be designed with sloped planes and overhanging eaves as more specifically set forth in City Regulations.
    c. (Reserved for future use - Ord. No. 2303 , 10-16-2012)
    d. Off-street parking shall be designed so that no more than 60 percent of the total off-street parking for the site devoted to the large retail establishment is located between the front facade of the large retail establishment and the abutting street, unless all of the conditions and standards set forth in Subsection (A) of this Section are met;
        i. Up to 80 percent of the total off-street parking for the site devoted to the large retail establishment may be located between the front facade of said establishment and the abutting street, when the City determines that all design standards set forth below have been met:
            1. Landscaping shall be increased to 12 percent of the large retail establishment's site, not including areas of the site occupied by building footprints; and
            2. Two- to four-foot undulating berms shall be provided directly adjacent to a minimum of 80 percent of the parking lot boundaries that abut public streets; and
            3. Every third parking aisle shall be provided with a continuous eight-foot dedicated pedestrian path through the parking lot. Unless specifically stated otherwise in a plat note or agreement with the City, maintenance of said pedestrian path shall be the responsibility of the owner or occupant of the large retail site.
    e. Any retail establishment or development having greater than 25,000 square feet of gross floor area shall be subject to a 35-foot setback from the establishment's or development's facade to the nearest property line.

f. Where the large retail establishment adjoins residential uses, an earthen berm, no less than six feet in height, containing evergreen trees so as to provide effective visual screening of the establishment, shall be provided.
g. Areas for outdoor storage, truck parking, trash collection, loading or other such uses shall be effectively screened from abutting streets.
h. Sidewalks at least six feet in width shall be provided along all sides of the site that abuts a public street. Continuous internal pedestrian sidewalks, no less than six feet in width shall be provided from those sidewalks along public streets to the principal customer entrance. Sidewalks no less than eight feet in width shall be provided along the full length of the building along any facade featuring a customer entrance, and along any facade abutting parking areas. All sidewalks shall remain unobstructed.
i. All outdoor and exterior lighting shall comply with Chapter 4-13.

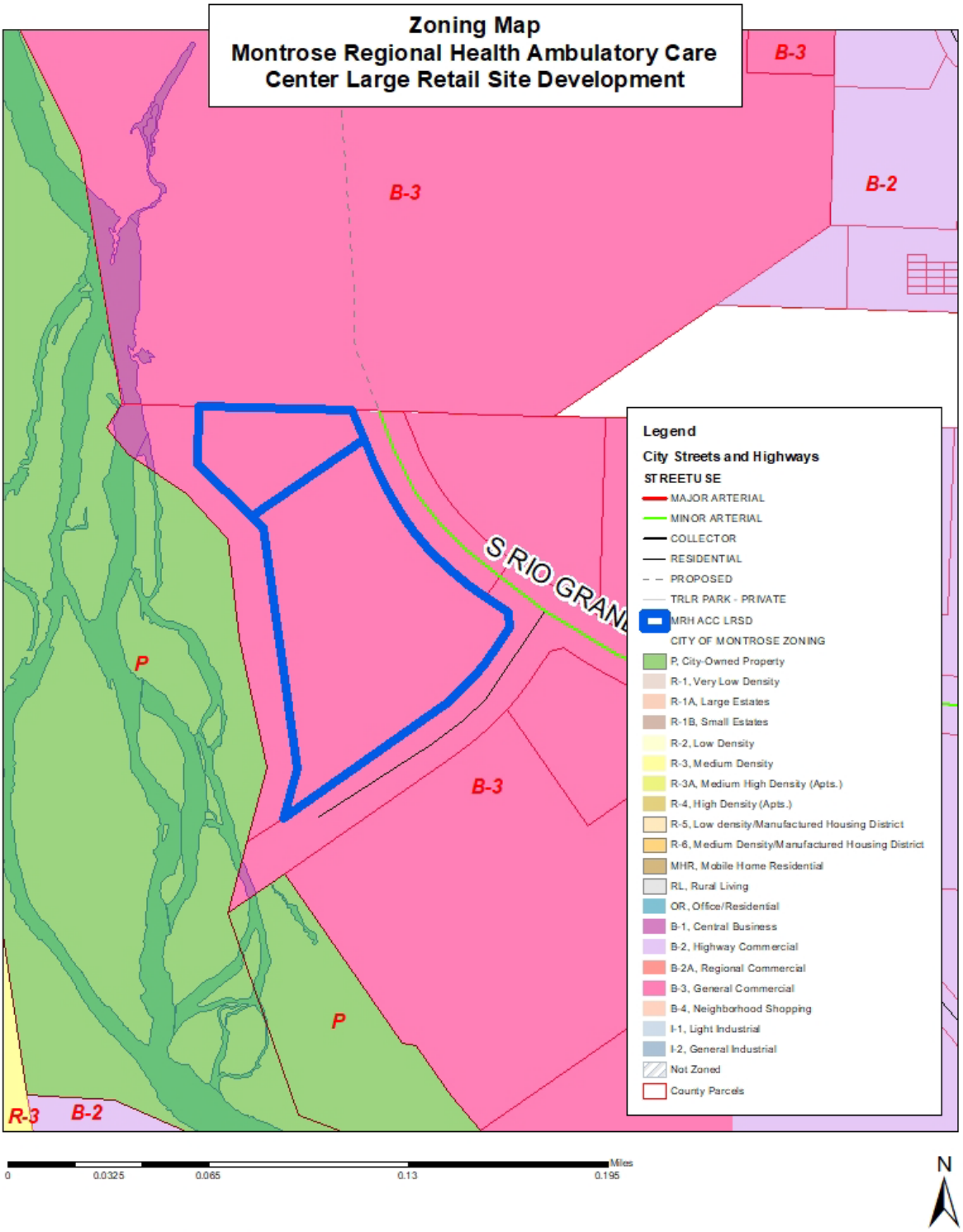
2. Staff finds that the criteria have been met. The large retail site development application complies with Section 4-1-16.

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 approve the large retail site development plan for the Montrose Regional Health Ambulatory Care Center. 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

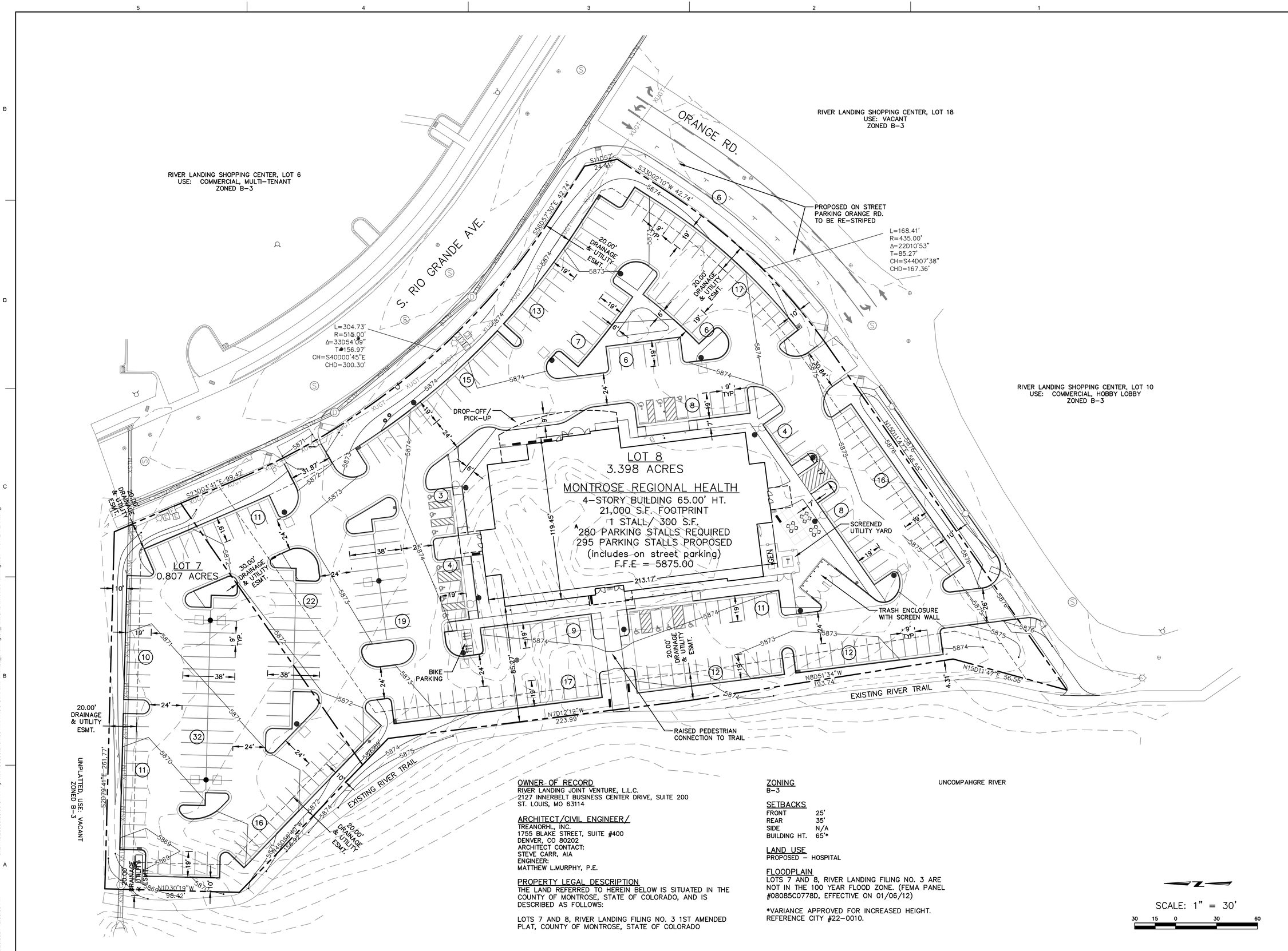


Map created 5-18-22

MONTROSE
REGIONAL HEALTH
CENTER
CEDAR
POINT
HEALTH

MONTROSE
REGIONAL HEALTH
CEDAR
POINT
HEALTH

MONTROSE
REGIONAL HEALTH
CEDAR
POINT
HEALTH



OWNER OF RECORD
RIVER LANDING JOINT VENTURE, L.L.C.
2127 INNERBELT BUSINESS CENTER DRIVE, SUITE 200
ST. LOUIS, MO 63114

ARCHITECT/CIVIL ENGINEER/
TREANORHL, INC.
1755 BLAKE STREET, SUITE #400
DENVER, CO 80202
ARCHITECT CONTACT:
STEVE CARR, AIA
ENGINEER:
MATTHEW L.MURPHY, P.E.

PROPERTY LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MONTROSE, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

LOTS 7 AND 8, RIVER LANDING FILING NO. 3 1ST AMENDED PLAT, COUNTY OF MONTROSE, STATE OF COLORADO

ZONING
B-3

SETBACKS

FRONT	25'
REAR	35'
SIDE	N/A
BUILDING HT.	65'*

LAND USE
PROPOSED - HOSPITAL

FLOODPLAIN
LOTS 7 AND 8, RIVER LANDING FILING NO. 3 ARE NOT IN THE 100 YEAR FLOOD ZONE. (FEMA PANEL #08085C0778D, EFFECTIVE ON 01/06/12)

*VARIANCE APPROVED FOR INCREASED HEIGHT. REFERENCE CITY #22-0010.

SCALE: 1" = 30'

30 15 0 30 60

THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS SEALED, SIGNED, AND DATED BY THE DESIGN PROFESSIONAL.

RELEASED FOR SITE PLANNING REVIEW ONLY. NOT FOR CONSTRUCTION.

MATTHEW L. MURPHY, PE
COLORADO PE
#0050084

TREANORHL
1755 Blake Street
Denver, CO 80202
Office: 303.298.4700
Fax: 303.292.6437
www.TreanorHL.com

Montrose Regional Health Ambulatory Care Center

Rio Grande and Orange Drive
Montrose, CO 81401

MONTROSE REGIONAL HEALTH

NexCore GROUP

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Issued For: SITE PLANNING

Date: 03/25/22

REVISIONS

NO	DESCRIPTION	DATE
1	CITY COMMENTS	04/15/22

SDP 1

SITE PLAN

TreanorHL NO. HC0353.2104.00

J:\LWCE0000.00.00 Civil Projects\HC0353.2104.00 MRH ACC Core and Shell\06_Drawing\04_AutoCAD\Sheets\Planning\SDP 1 SITE PLAN.dwg

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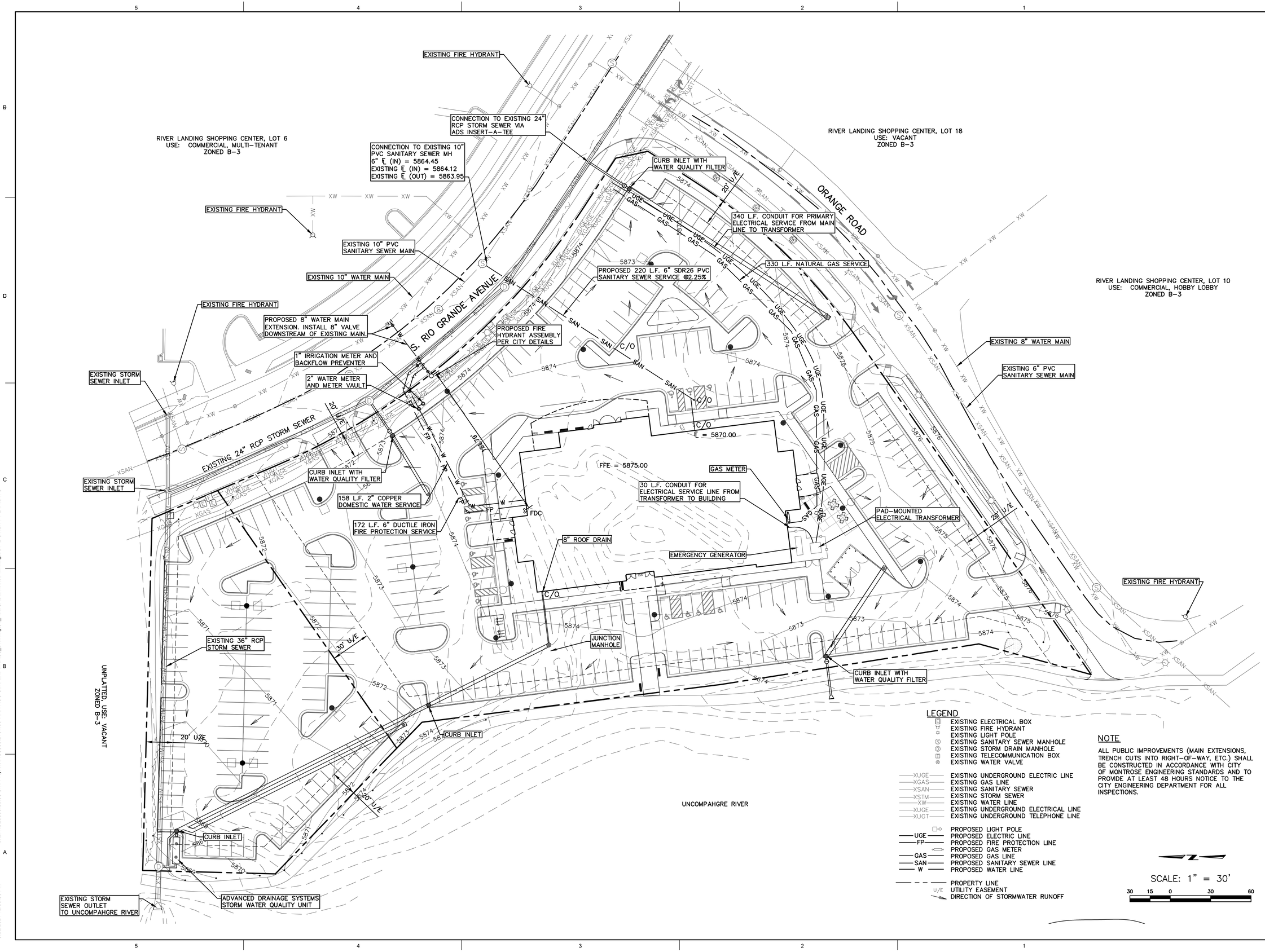

LEGEND

- EXISTING ELECTRICAL BOX
- EXISTING FIRE HYDRANT
- EXISTING LIGHT POLE
- EXISTING SANITARY SEWER MANHOLE
- EXISTING STORM DRAIN MANHOLE
- EXISTING TELECOMMUNICATION BOX
- EXISTING WATER VALVE
- XUGE — EXISTING UNDERGROUND ELECTRIC LINE
- XGAS — EXISTING GAS LINE
- XSAN — EXISTING SANITARY SEWER
- XSTM — EXISTING STORM SEWER
- XW — EXISTING WATER LINE
- XUGE — EXISTING UNDERGROUND ELECTRICAL LINE
- XUGT — EXISTING UNDERGROUND TELEPHONE LINE
- PROPOSED LIGHT POLE
- UGE — PROPOSED ELECTRIC LINE
- FP — PROPOSED FIRE PROTECTION LINE
- PROPOSED GAS METER
- GAS — PROPOSED GAS LINE
- SAN — PROPOSED SANITARY SEWER LINE
- W — PROPOSED WATER LINE
- PROPERTY LINE
- U/E — UTILITY EASEMENT
- DIRECTION OF STORMWATER RUNOFF

NOTE

ALL PUBLIC IMPROVEMENTS (MAIN EXTENSIONS, TRENCH CUTS INTO RIGHT-OF-WAY, ETC.) SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MONTROSE ENGINEERING STANDARDS AND TO PROVIDE AT LEAST 48 HOURS NOTICE TO THE CITY ENGINEERING DEPARTMENT FOR ALL INSPECTIONS.

SCALE: 1" = 30'

30 15 0 30 60

COLORADO LICENSED
MATTHEW L. MURPHY
#050384
PROFESSIONAL ENGINEER
03/19/22

TREANORHL
1755 Blake Street
Denver, CO 80202
Office: 303.298.4700
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Montrose Regional Health Ambulatory Care Center

Rio Grande and Orange Drive
Montrose, CO 81401

MONTROSE REGIONAL HEALTH

NexCore GROUP

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Issued For: SITE PLANNING

Date: 03/25/22

REVISIONS

NO	DESCRIPTION	DATE
1	CITY COMMENTS	04/15/22
2	CITY COMMENTS	04/19/22

SDP 2

UTILITY PLAN

TreanorHL NO. HC0353.2104.00

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MONTROSE REGIONAL HEALTH AMBULATORY SURGERY CENTER

SD LANDSCAPE PLAN

March 25, 2022

Scale 1"=30'

0' 15' 30' 60'

North

LANDSCAPE NARRATIVE:

The Montrose Regional Health Ambulatory Care Center site provides an opportunity to integrate the building into the existing River Landing development and connect the site to the community with easy access for both vehicles and pedestrians. Three goals emerge: 1) create a positive first impression and sense of place upon arrival to the building entry; 2) develop a holistic indoor-outdoor building approach to provide outdoor areas for rehabilitation and relaxation; and 3) provide access to the community river trail system.

The building is framed on the corners with large shade trees to help integrate the building onto the site and frame its view. The main entry is highlighted on each side with flowering shrubs and perennials. The parking lot islands and landscape perimeter help to screen the view of cars and provide shade. The view to the building from South Rio Grande Drive is kept clear with trees set back from the corner intersection. The landscape compliments the building architecture, provides color, and brings human scale to the adjacent pedestrian spaces.

A strong indoor-outdoor relationship is emphasized with direct access to usable outdoor gathering areas that include benches, picnic tables, and litter/recycle receptacles. Bike racks are provided for parking for those using the community river trail or city bike routes to commute to work or to appointments. Steel bollards are placed along the entry drop off sidewalk.

The monument sign and tenant sign match the building material and colors. The monument sign is located at the main intersection of Rio Grande Avenue and Orange Road to announce the site. The tenant sign is located at the main entry driveway into the site.

The landscape adheres to the City of Montrose's landscape requirements including landscaping along the road frontages, building perimeter, throughout the parking lot islands, and around the parking perimeter. The plant material layout and species blends with the existing surrounding River Landing commercial development and smoothly transitions to the existing native riparian vegetation.

IRRIGATION SYSTEM: Shrub beds around the perimeter of the building are planted with low-water-use shrubs, ornamental grasses, and perennials and will be irrigated with a water-efficient domestic water irrigation system. The turf grass areas utilize water-efficient irrigation equipment to provide the minimum required water to the grass sod. A water-wise irrigation controller will run the irrigation system and will adjust for the seasonal conditions of temperature and precipitation. A city approved backflow prevention devise is required and shall have a protective tamper-resistant cage cover per the city guidelines. The irrigation system shall be a permanent underground pressurized irrigation system with full coverage to all plant material.

REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	2"-4" WASHED ROUND COBBLE 3" DEEP OVER LANDSCAPE FABRIC TO MATCH EXISTING DEVELOPMENT.	20,822 SF
2	POUR-IN-PLACE EXTRUDED CONCRETE LANDSCAPE EDGER. SEE THE DETAIL ON SHEET L-3	395 LF
3	STEEL LANDSCAPE EDGER - COLMET MFG., COMMERCIAL GRADE, BROWN COLOR. INSTALL MFG STAKES PER MFG RECOMMENDATIONS.	430 LF

SYMBOL	DESCRIPTION	QTY
4	6 FT. BENCH, SURFACE MOUNT. SEE THE DETAIL ON SHEET L-3 FOR MANUFACTURER`S INFORMATION.	4
5	RECYLE RECEPTACLE AND LITTER RECEPTACLE WITH 32-GALLON LINERS. SEE THE DETAIL ON SHEET L3-1 FOR MANUFACTURER`S INFORMATION.	2
6	RECTANGLE BIKE RACK. SURFACE MOUNT ON CONCRETE. SEE THE DETAIL ON SHEET L3-1 FOR MANUFACTURER`S INFORMATION.	2
7	PICNIC TABLE. SURFACE MOUNT ON CONCRETE PAD. SEE THE DETAIL ON SHEET L-3 FOR MANUFACTURER`S INFORMATION.	3
8	STEEL BOLLARD AT BUILDING DROP-OFF. IN-GROUND MOUNT. SEE THE DETAIL ON SHEET L-3.	5

CITY OF MONTROSE REQUIREMENTS:

CITY OF MONTROSE LANDSCAPE REQUIREMENTS:
183,605 SF = 4.215 ACRES

183,605 SF LOT SIZE
– 21,140 SF BLDG.
162,465 SF
X .12 BIG BOX ZONE DISTRICT
19,495.8 SF REQUIRED LOT LANDSCAPE

19,495.8 SF DIVIDED BY 800 = 24.4 =
25 SITE TREES REQUIRED.

S. RIO GRAND AVE =
360 LF DIVIDED BY 30 = 12 TREES

ORANGE ROAD =
356 LF DIVIDED BY 30 = 12 TREES

TOTAL TREES REQUIRED = 49 TREES
SITE TREES = 17 TOTAL
S. RIO GRANDE AVE. = 12 TOTAL
S. ORANGE ROAD = 12 TOTAL

TOTAL TREES REQUIRED = 49 TREES
NO. OF TREES PROVIDED = 49 TREES TOTAL

LANDSCAPE AREAS REQUIRE 80% COVERAGE OF PLANT MATERIAL IN LANDSCAPE AREAS=
24,633 SF TOTAL LANDSCAPE AREA X .8 =
19,706 SF LIVE PLANT MATERIAL.

TOTAL PLANT QUANTITIES
217 TOTAL 5-GALLON SHRUBS
121 TOTAL 5-GALLON ORNAMENTAL GRASS
100 TOTAL 1-GALLON PERENNIALS
15,626 SF TURF GRASS SOD
14,050 NATIVE GRASS & SHRUB MIX
20,822 SF STONE MULCH SHRUB BEDS

Julee Wolverton,
Landscape Architect

61945 Nighthawk Road
Montrose, CO 81403
office: 970.249.9392
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Montrose Regional Health Ambulatory Care Center

Rio Grande and Orange Drive
Montrose, CO 81401

MONTROSE REGIONAL HEALTH

NexCore GROUP

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Issued For: SITE PLANNING

Date: 03/25/22

REVISIONS

NO	DESCRIPTION	DATE
1	CITY COMMENTS	04/15/22

SDP 3

SD LANDSCAPE PLAN

TreanorHL NO. HC0353.2104.00

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PLANT SCHEDULE

EVERGREEN TREES	CODE	QTY	BOTANICAL / COMMON NAME	SIZE	REMARKS
	PT	3	PINUS MUGO 'TANNENBAUM' TANNENBAUM MUGO PINE	6 FT. B&B	12 FT. TALL, 8 FT. SPREAD. CHRISTMAS TREE SHAPE. SEMI-DWARF GREEN EVERGREEN TREE.
LARGE SHADE TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**REMARKS**
	AS	8	ACER X FREEMANII `SIENNA` SIENNA GLEN MAPLE	1.5" CALIPER	45` TALL, 35` SPREAD, ORANGE-RED FALL COLOR, PYRAMIDAL SHAPE.
	CO	9	CELTIS OCCIDENTALIS `PRAIRIE PRIDE` PRAIRIE PRIDE HACKBERRY	1.5" CALIPER	40` TALL, 30` SPREAD, YELLOW FALL COLOR.
	FR	8	FRAXINUS AMERICANA 'AUTUMN PURPLE' AUTUMN PURPLE ASH	1.5" CALIPER	40 FT. TALL, 30 FT. SPREAD, PURPLE FALL COLOR.
	GS	7	GLEDITSIA TRIACANTHOS INERMIS `SHADEMASTER` TM SHADEMASTER HONEYLOCUST	1.5" CALIPER	40` TALL, 30` SPREAD, YELLOW FALL COLOR
SMALL ORNAMENTAL TREES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**REMARKS**
	MR	8	MALUS X 'RADIANT' RADIANT CRABAPPLE	1.5" CALIPER	20 FT. TALL, 20 FT. SPREAD, PINK RED SPRING FLOWERS, ORANGE FALL COLOR.
	MS	6	MALUS X 'SPRING SNOW' SPRING SNOW FRUITLESS CRABAPPLE	1.5" CALIPER	20 FT. TALL, 20 FT. SPREAD, WHITE SPRING FLOWERS
EVERGREEN SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**REMARKS**
	CF	20	CHAMAEBATIARIA MILLEFOLIUM `FERNBUSH` FERNBUSH	5 GALLON	6` TALL, 6` SPREAD, WHITE SUMMER PLUMES.
	CG	18	CHRYSOTHAMNUS NAUSEOSUS GRAVEOLENS TALL GREEN RABBITBRUSH	5 GALLON	5` TALL, 5` SPREAD, YELLOW FALL FLOWERS.
	JA	26	JUNIPERUS SABINA 'ARCADIA' ARCADIA JUNIPER	5 GALLON	2 FT. TALL, 6 FT. SPREAD, LOW SPREADING EVERGREEN
	JN	23	JUNIPERUS SABINA 'NEW BLUE TAM' NEW BLUE TAM JUNIPER	5 GALLON	2 FT. TALL, 7 FT. SPREAD, BLUE FEATHERY EVERGREEN SHRUB
	JC	7	JUNIPERUS SCOPULORUM 'COLOGREEN' COLOGREEN JUNIPER	5 GALLON	15 FT. TALL, 6 FT. SPREAD, UPRIGHT GREEN EVERGREEN
	MC	20	MAHONIA AQUIFOLIUM `COMPACTA` COMPACT OREGON GRAPE	5 GALLON	4 FT. TALL, 3 FT. SPREAD, GLOSSY EVERGREEN FOLIAGE, RED BERRIES
DECIDUOUS SHRUBS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**REMARKS**
	BC	10	BERBERIS THUNBERGII `CRIMSON PYGMY` CRIMSON PYGMY BARBERRY	5 GALLON	2` TALL, 2` SPREAD, RED FOLIAGE
	CD	11	CARYOPTERIS X CLANDONENSIS `DARK KNIGHT` BLUE MIST SHRUB	5 GALLON	4` TALL, 5` SPREAD, BLUE SUMMER FLOWERS
	HA	17	HYDRANGEA ARBORESCENS `ANNABELLE` ANNABELLE HYDRANGEA	5 GALLON	3` TALL, 3` SPREAD, WHITE SUMMER FLOWERS.
	PS	4	PHYSOCARPUS OPULIFOLIUS `SUMMER WINE` SUMMER WINE NINEBARK	5 GALLON	5` TALL, 5` WIDE, PURPLE FOLIAGE
	RP	30	ROSA 'PINK CARPET' PINK GROUNDCOVER ROSE	3 GALLON	2` TALL, 4` SPREAD, DOUBLE PINK SUMMER FLOWERS
	SW	24	SPIRAEA X BUMALDA `ANTHONY WATERER` ANTHONY WATERER SPIRAEA	5 GALLON	3` TALL, 3` SPREAD, PINK SUMMER FLOWERS
PERENNIALS & ORNAMENTAL GRASSES	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**REMARKS**
	CK	121	CALAMAGROSTIS X ACUTIFLORA `KARL FOERSTER` FEATHER REED GRASS	5 GALLON	4` TALL, 2` SPREAD, ORNAMENTAL GRASS
	HO	47	HEMEROCALLIS X `STELLA DE ORO` STELLA DE ORO DAYLILY	1 GALLON	1 FT. TALL, 1 FT. SPREAD, YELLOW SUMMER FLOWERS.
	HP	9	HOSTA FORTUNEI PLANTAIN LILY	1 GALLON	1 FT. TALL, 2 FT. SPREAD. VARIEGATED FOLIAGE.
	NF	44	NEPETA X FAASSENII `SELECT BLUE` SELECT BLUE CATMINT	1 GALLON	1 FT. TALL, 2 FT. SPREAD, PURPLE-BLUE SPRING AND SUMMER FLOWERS.
GROUND COVERS	**CODE**	**QTY**	**BOTANICAL / COMMON NAME**	**SIZE**	**REMARKS**
	MEADOW	14,050 SF	MEADOW GRASS MIX NATIVE GRASS & SHRUB MIX	SEED	NON-IRRIGATED, LOW GROWING, NATIVE GRASS AND SHRUB SEED MIX. SEED BETWEEN THE PARKING LOT AND RIVER TRAIL FOR A SEEMLESS TRANSITION. SEE THE SEED MIX AND SEEDING NOTES.
	SOD	15,626 SF	TURF SOD DROUGHT-TOLERANT KENTUCKY BLUE GRASS SOD	SOD	AMEND SOIL AND FINE GRADE AREA TO BE SODDED. SOD WITH DROUGHT-TOLERANT KENTUCKY BLUGRASS, INSTALL WITH TIGHT JOINTS AND ROLL FOLLOWING PLACEMENT.

LANDSCAPE NOTES:

1. EXISTING HOA IRRIGATION SYSTEM AROUND PERIMETER OF SITE AND THROUGHOUT EASEMENTS: CONNECT TO THE EXISTING HOA DOMESTIC IRRIGATION SYSTEM FOR THE PERIMETER SITE HOA EASEMENTS (1-1/2" MAINLINE). INSTALL NEW ZONES AND CONNECT TO THE NEW SITE CONTROLLER. ASSURE COVERAGE OF THE EXISTING AND NEW LANDSCAPE THAT IS LOCATED WITHIN THE HOA AND EASEMENT AREAS AROUND THE PERIMETER OF THE SITE. SEE THE IRRIGATION PLANS.

2. NEW SITE DRIP IRRIGATION SYSTEM: INSTALL A NEW UNDERGROUND AUTOMATIC DRIP IRRIGATION SYSTEM FOR THE BUILDING AND PARKING LOT LANDSCAPE. CONNECT TO THE DOMESTIC WATER LINE INSIDE THE BUILDING. AND NSTALL A BACKFLOW PREVENTER INSIDE THE MECHANICAL ROOM. INSTALL A NEW EXTERIOR AUTOMATIC IRRIGATION CONTROLLER OUTSIDE THE BUILDING. RUN BOTH THE HOA PERIMETER AND THE SITE IRRIGATION SYSTEMS VIA THE NEW CONTROLLER. SEE THE IRRIGATION PLANS.

3. TOPSOIL SHALL BE RELOCATED FROM ON-SITE EXCAVATION AREAS INTO ALL OF THE LANDSCAPE BEDS TO BE PLANTED WITH TREES, SHRUBS, AND SOD. THERE SHALL BE A MINIMUM OF 8" OF TOPSOIL IN ALL LANDSCAPE AREAS.

4. RIP THE LANDSCAPE AREAS TO 12" DEEP. SOIL PREPARATION FOR LANDSCAPE AREAS SHALL BE ORGANIC MATTER (100% DECOMPOSED WOOD CHIPS SOIL AMENDMENT) APPLIED AT A RATE OF 3-5 CY/1000 SF., AND TILLED TO A MINIMUM DEPTH OF 6"-8", AND FINE GRADED THROUGHOUT ALL AREAS TO BE LANDSCAPED (SHRUB BEDS AND SOD AREAS).

5. WHEN INSTALLING EACH PLANT, PLANT MIX SHALL BE COMPRISED OF 1 PART SOIL CONDITIONER (DECOMPOSED BARK MULCH OR "BACK-TO-EARTH" ACIDIFIER PRODUCT) TO 2 PARTS TOPSOIL. OVER EXCAVATE THE PLANTING HOLES TWO TIMES THE DIAMETER OF THE ROOTBALL. FILL WITH PLANT MIX. ROOTING HORMONE SUCH AS INDOL 3 BUTERIC ACID SHALL BE USED FOR ALL TREES & SHRUBS.

6. SHRUB BEDS SHALL HAVE "DEWITT PRO 5" WEED BARRIER FABRIC OR APPROVED EQUAL INSTALLED UNDER MULCH UNLESS NOTED OTHERWISE - OVERLAP SEAMS MIN. 4" AND ATTACH FABRIC IN PLACE WITH 8" LONG STAPLES AT MAX. 4' ON CENTER. SPECIFIED STONE MULCH SHALL BE PLACED THREE INCHES DEEP OVER THE LANDSCAPE FABRIC THROUGHOUT.

7. WHEN PLANTING TREES OR SHRUBS: THOROUGHLY SOAK PLANTING HOLE WHILE BACKFILLING. PRUNE DEAD OR DAMAGED BRANCHES IMMEDIATELY AFTER PLANTING. FERTILIZE WITH AGRIFORM 21 GRAM PLANT TABLETS, 20-10-5. 6 TABLETS PER TREE, AND 3 PER SHRUB.

8. SHREDDED CEDAR BARK MULCH SHALL BE PLACED AROUND THE DRIPLINE OF EACH PLANT TO MAINTAIN MOISTURE, 4 FT. DIAMETER AROUND TREES, AND 2 FT. DIAMETER AROUND SHRUBS. DO NOT LET BARK MULCH TOUCH THE BASE AND STEM OF EACH PLANT - KEEP CLEAR 2".

9. ALL DECIDUOUS TREES SHALL BE STAKED WITH (2) 6 FT. T-POSTS. ALL EVERGREEN TREES SHALL BE STAKED WITH (3) 2 FT. T-POSTS. ALL POSTS SHALL BE GUYED TO THE TREE WITH 12 GA. WIRE ENCASED IN RUBBER HOSE.

10. LOCATE AND MARK LOCATIONS OF ALL UTILITIES PRIOR TO COMMENCING WORK. DO NOT PLANT ANY TREES OR SHRUBS DIRECTLY OVER BURIED UTILITY LINES, OR ANY TREES UNDER OVERHEAD UTILITY LINES.

11. PLANT MATERIAL WAS CHOSEN FOR ITS SPECIFIC VARIETY, HEIGHT, AND COLOR. ANY PLANT MATERIAL SUBSTITUTIONS MUST BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO CONSTRUCTION.

12. ALL PLANT MATERIAL SHALL BE GROWN IN A NURSERY IN ACCORDANCE WITH PROPER HORTICULTURAL PRACTICE. PLANTS SHALL BE HEALTHY, WELL-BRANCHED, AND VIGOROUS WITH A GROWTH HABIT NORMAL TO THE SPECIES AND VARIETY, AND FREE OF DISEASES, INSECTS, AND INJURIES.

MEADOW SEED MIX - NATIVE GRASS & SHRUBS:

DROUGHT-TOLERANT & SALT-TOLERANT LOW-GROW GRASS & SHRUB SEED MEADOW MIX	
SPECIES	RATE (PLS lbs/ac)
Slender Wheatgrass (Elymus trachycaulus)	4.0
Inland Saltgrass (Distichlis spicata)	1.5
Sand Dropseed (Sporobolus cryptandrus)	0.1
Alkali Sacaton (Sporobolus airoides)	0.4
Sideoats Grama (Bouteloua curtipendula)	4.0
Great Basin Wildrye (Leymus cinereus)	5.0
Shadscale Shrub Seeds (Atriplex confertifolia)	2.0
Rubber Rabbitbrush Shrub Seeds (Ericameria nauseosa)	0.5
Black Greasewood Shrub Seeds (Sarcobatus vermiculatus)	1.0
TOTAL MEADOW AREAS =	18.50 PLS lbs/ac

Granite Seed Company (www.graniteseed.com)
contact Daniel Bradley: 1-720-496-0600

SEEDING & SOIL PREP NOTES:

1. PRIOR TO COMMENCING GRADING WORK, LOCATE AND MARK ALL UNDERGROUND UTILITIES

2. FOR GRADED AREAS, TOPDRESS LANDSCAPE AREAS WITH EXISTING STOCKPILED TOPSOIL FOLLOWING GRADING APPROVAL, 6" DEEP.

3. SOIL PREP: GRADE TOPSOIL TO A REASONABLE EVEN, SMOOTH, LOOSE SEED BED. ROTOTILL IN 4 CY/1,000 SF OF SOIL CONDITIONER. SLOPE SURFACES SHOULD BE ROUGHENED TO PROVIDE SEED POCKETS FOR INCREASED GERMINATION.

4. SEED AFTER ALL FINAL GRADING AND SOIL PREPARATION ARE COMPLETE.

5. SEE THE SEED MIXES FOR SEED TYPE AND APPLICATION RATE. SEED SHALL BE APPLIED BY MEANS OF A DROP SEEDER OR CYCLONE SEEDER. DIVIDE THE SEED IN TWO EQUAL PARTS AND SOW HALF OF THE SEED BY CROSSING THE AREA NORTH TO SOUTH AND THE OTHER HALF BY CROSSING EAST TO WEST. (IF DRILL SEEDING THEN HALVE THE RATE IN THE CHART ABOVE.) SEED SHALL BE RAKED OR DRAGGED INTO THE SOIL TO A DEPTH OF 1/2". CARE SHOULD BE TAKEN TO INSURE UNIFORM COVERAGE OF SEED.

6. DO NOT SEED DURING WINDY CONDITIONS. ANY AREAS DISTURBED AFTER SEEDING OPERATIONS SHALL BE RESEEDED AT CONTRACTOR'S EXPENSE.

7. SEED PRIOR TO HYDROMULCHING. ADD "PROGANICS BIOTIC SOIL MEDIA" SOIL AMENDMENT INTO THE HYDRO-MULCH SLURRY AT THE RATE OF 4,500LBS/ACRE PER THE MFG RECOMMENDATIONS - REQUIRED.

8. FOR SLOPES 3:1 OR GREATER, SEEDED AREAS REQUIRE A 100% BIODEGRADABLE EROSION CONTROL BLANKET OVER SEEDED AREAS. INSTALL EROSION CONTROL BLANKET PER THE MFG. RECOMMENDATIONS IN THE PROPER DIRECTION WITH RECOMMENDED OVERLAPS AND STAKES.

9. FOR BEST GERMINATION RATE, SEED ONLY IN THE LATE FALL OF EARLY SPRING TO TAKE ADVANTAGE OF NATURAL PRECIPITATION.

10. RE-SEED BARE AREAS AS NEEDED THROUGHOUT EACH GROWING SEASON UNTIL AREA IS 90% ESTABLISHED.

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REVISIONS

NO	DESCRIPTION	DATE
1	CITY COMMENTS	04/15/22

SDP 4

SD LANDSCAPE LEGEND AND NOTES

TreanorHL NO. HC0353.2104.00

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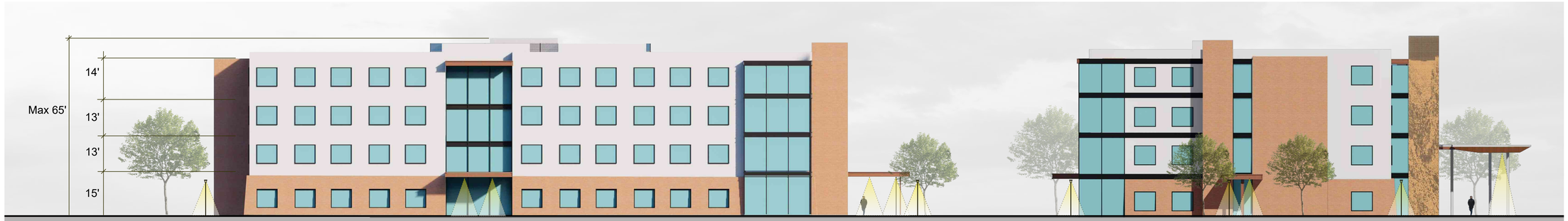

WEST ELEVATION

SOUTH ELEVATION

EAST ELEVATION

NORTH ELEVATION

SITE PLAN
FOR PLANNING
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SDP 5

BUILDING ELEVATIONS

TreanorHL NO. HC0353.2104.00

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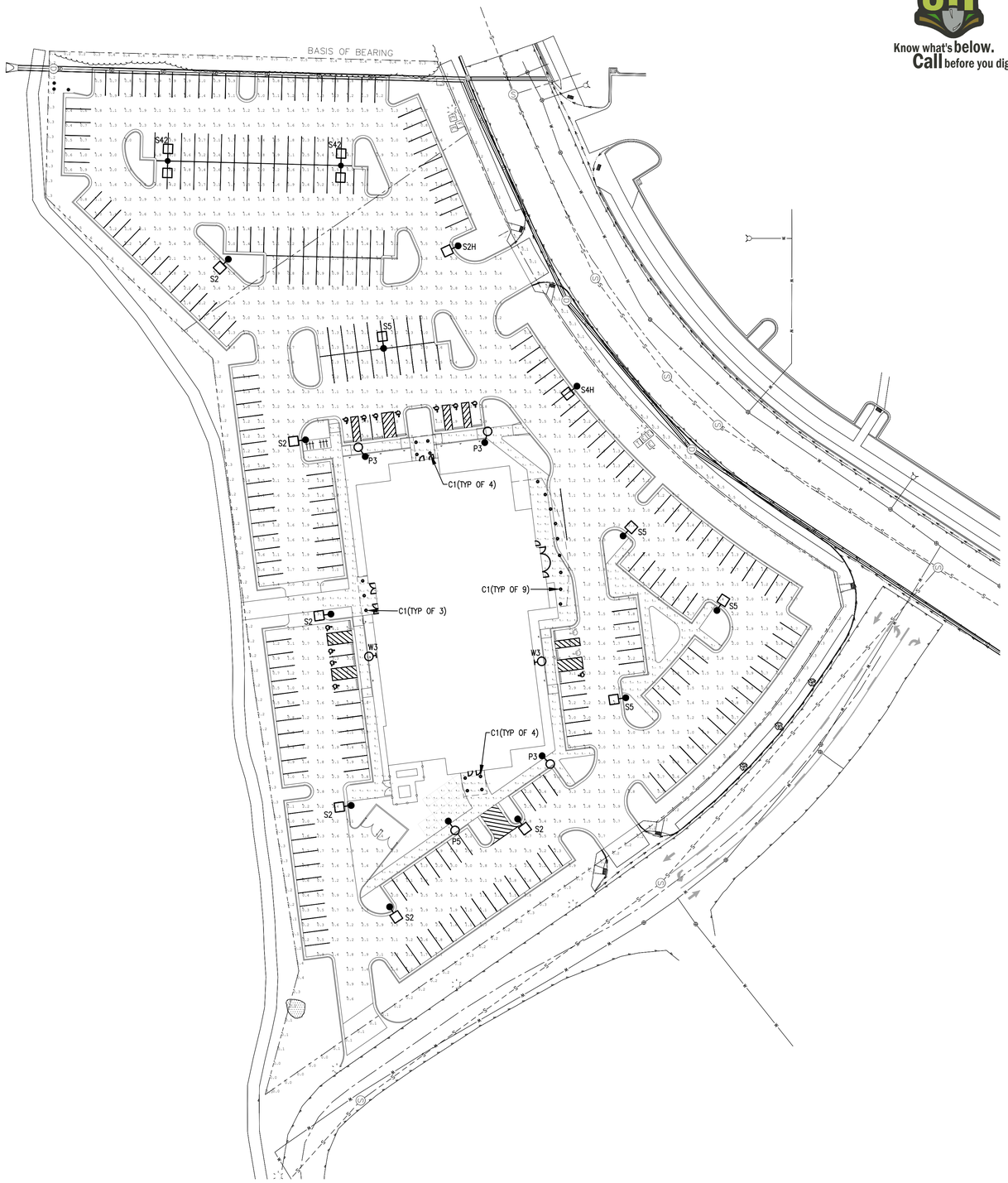
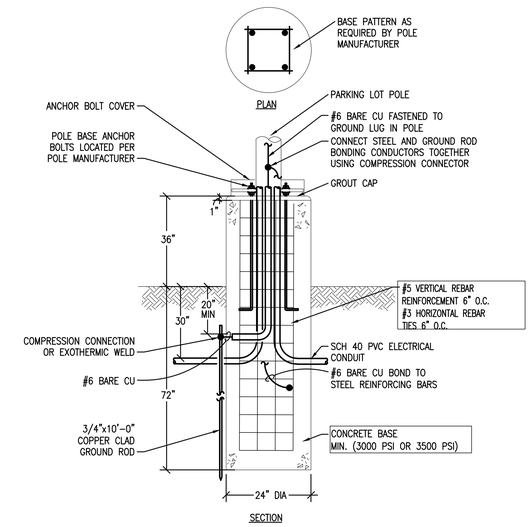


1 E001 ELECTRICAL SITE LIGHTING PLAN
SCALE: 1" = 40'-0"

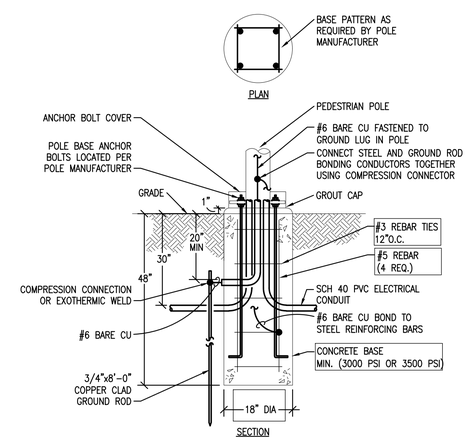
Know what's below. Call before you dig.

SHEET NOTES

1. LIGHT LINE WEIGHT INDICATES EXISTING. HEAVY LINE WEIGHT INDICATES NEW CONSTRUCTION.
2. INCLUDE ALL COST, LABOR, MATERIAL, SERVICE ENTRANCE INSTALLATION, CONNECTION, FINAL TERMINATION, START-UP, TESTING, PERMIT FEES, AND ALL OTHER APPLICABLE FEES.
3. LOCATE ALL EXISTING UNDERGROUND UTILITIES PRIOR TO TRENCHING AND INSTALL ALL UNDERGROUND RACEWAYS IN MOST FEASIBLE LOCATION.
4. COORDINATE ELECTRICAL EQUIPMENT LOCATIONS AND UNDERGROUND ROUTING WITH UTILITIES AND OTHER TRADES PRIOR TO TRENCHING AND SETTING EQUIPMENT PADS.
5. PATCH AND PAINT ANY DAMAGED SURFACES DUE TO CONSTRUCTION TO MATCH EXISTING CONDITIONS.
6. PROVIDE ALL TRENCHING, BACKFILL AND SAW CUTTING. RETURN ALL LANDSCAPING, PAVEMENT, AND FLATWORK BACK TO ITS ORIGINAL CONDITION AT NO ADDITIONAL COST TO THE OWNER.
7. PROVIDE BOLLARDS AS REQUIRED TO PROTECT EQUIPMENT FROM DAMAGE.
8. REFER TO CIVIL AND LANDSCAPE PLANS FOR ADDITIONAL INFORMATION.
9. ALL EXTERIOR LUMINAIRES SHALL BE ROUTED THROUGH A LIGHTING CONTROL SYSTEM.



2 E001 PARKING LOT POLE BASE DETAIL
SCALE: NONE



3 E001 PEDESTRIAN POLE BASE DETAIL
SCALE: NONE

SITE PLAN FOR PLANNING PURPOSES ONLY

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SDP 6

ELECTRICAL LIGHTING SITE PLAN

TreanorHL NO. HM0624.1903.00

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LUMINAIRE SCHEDULE

Version 1107

KEY	LED SOURCE TYPE	DESCRIPTION	FINISH	MOUNTING	SPECIFICATION (NOTE 1) MANUFACTURER	CATALOG NUMBER	VOLTS	VA	NOTES
C1	2000 LUMEN, 4000K	6" WET LOCATION DOWNLIGHT	PER ARCHITECT	RECESSED IN CANOPY	LITHONIA	LDN6-40-20-LO6-AR-LD-MVOLT	MVOLT	23	
P3	6600 LUMEN, 4000K	TYPE III POST TOP PEDESTRIAN FIXTURE	DARK BRONZE	10' POLE, 16'-0" OVERALL HEIGHT	LITHONIA	MRPLED-42C-530-40K-SR3-MVOLT	MVOLT	75	
P5	7000 LUMEN, 4000K	TYPE VI POST TOP PEDESTRIAN FIXTURE	DARK BRONZE	10' POLE, 16'-0" OVERALL HEIGHT	LITHONIA	MRPLED-42C-530-40K-SR5-MVOLT	MVOLT	75	
S2	18000 LUMEN, 4000K	TYPE II PARKING LIGHT	DARK BRONZE	22' POLE, 25'-0" OVERALL HEIGHT	LITHONIA	DSX0-LED-P7-40K-T2M-MVOLT	MVOLT	166	1
S2H	18000 LUMEN, 4000K	TYPE II PARKING LIGHT WITH HOUSE SIDE SHEILD	DARK BRONZE	22' POLE, 25'-0" OVERALL HEIGHT	LITHONIA	DSX0-LED-P7-40K-T2M-MVOLT-HS	MVOLT	166	
S42	38000 LUMEN, 4000K	(2) TYPE IV PARKING LIGHTS MOUNTED AT 180 DEGRESS	DARK BRONZE	22' POLE, 25'-0" OVERALL HEIGHT	LITHONIA	DSX0-LED-P7-40K-T4M-MVOLT	MVOLT	332	1
S4H	18000 LUMEN, 4000K	TYPE IV PARKING LIGHT WITH HOUSE SIDE SHEILD	DARK BRONZE	22' POLE, 25'-0" OVERALL HEIGHT	LITHONIA	DSX0-LED-P7-40K-T4M-MVOLT-HS	MVOLT	166	1
S5	19000 LUMEN, 4000K	TYPE V PARKING LIGHT	DARK BRONZE	22' POLE, 25'-0" OVERALL	LITHONIA	DSX0-LED-P7-40K-T5M-MVOLT	MVOLT	166	1
W3	6600 LUMEN, 4000K	TYPE III PEDESTRIAN FIXTURE MOUNTED ON WALL BRACKET	DARK BRONZE	WALL MOUNTED +16'-0" A.F.F.	LITHONIA	MRPLED-42C-530-40K-SR3-MVOLT	MVOLT	75	2

LUMINAIRE SCHEDULE NOTES:

1. OVERALL HEIGHT OF POLE AND BASE WILL BE 25'-0" OR LESS.
2. WALL MOUNT FIXTURE 15'-0" AFF.

LITHONIA LIGHTING®

Catalog Number	
Notes	
Type	

FEATURES & SPECIFICATIONS

INTENDED USE — Typical applications include corridors, lobbies, conference rooms and private offices.
CONSTRUCTION — Galvanized steel mounting/plaster frame; galvanized steel junction box with bottom-hinged access covers and spring latches. Reflectors are retained by torsion springs.
Vertically adjustable mounting brackets with commercial bar hangers provide 3-3/4" total adjustment.
Two combination ½"-3/4" and four ½" knockouts for straight-through conduit runs. Capacity: 8 (4 in, 4 out). No. 12 AWG conductors, rated for 90°C.
Accommodates 12"-24" joist spacing.
Passive cooling thermal management for 25°C standard; high ambient (40°C) option available. Light engine and drivers are accessible from above or below ceiling.
Max ceiling thickness 1-1/2".
OPTICS — LEDs are binned to a 3-step SDCM; 80 CRI minimum. 90 CRI optional.
LED light source concealed with diffusing optical lens.
General illumination lighting with 1.0 S/MH and 55° cutoff to source and source image.
Self-flanged anodized reflectors in specular, semi-specular, or matte diffuse finishes. Also available in white and black painted reflectors.
ELECTRICAL — Multi-volt (120-277V, 50/60Hz) 0-10V dimming drivers mounted to junction box, 10% or 1% minimum dimming level available.
0-10V dimming fixture requires two (2) additional low-voltage wires to be pulled.
70% lumen maintenance at 60,000 hours.
LISTINGS — Certified to US and Canadian safety standards. Wet location standard (covered ceiling). IP55 rated. ENERGY STAR® certified product.
BUY AMERICAN — Product with the BAA option is assembled in the USA and meets the Buy America(n) government procurement requirements under FAR, DFARS and DOT. Please refer to www.acuitybrands.com/buy-american for additional information.
WARRANTY — 5-year limited warranty. This is the only warranty provided and no other statements in this specification sheet create any warranty of any kind. All other express and implied warranties are disclaimed. Complete warranty terms located at: www.acuitybrands.com/support/warranty/terms-and-conditions
Note: Actual performance may differ as a result of end-user environment and application.
All values are design or typical values, measured under laboratory conditions at 25 °C.
Specifications subject to change without notice.

LDN6

6" Open and WallWash LED
Non-IC
New Construction Downlight

nLIGHT · WET LOCATION™ · DIMMABLE LED · Buy American · CERTIFIED IN TITLE 20 battery pack · ENERGY STAR · A+ CAPABLE

A+ Capable options indicated by this color background.

ORDERING INFORMATION Lead times will vary depending on options selected. Consult with your sales representative.

Example: LDN6 35/15 LO6AR LSS MVOLT EZ10

Series	Color temperature	Lumens[1]		Aperture/Trim Color		Finish	Voltage
LDN6 6" round	27/ 2700K 30/ 3000K 35/ 3500K 40/ 4000K 50/ 5000K	05 500 lumens 07 750 lumens 10 1000 lumens 15 1500 lumens 20 2000 lumens	25 2500 lumens 30 3000 lumens 40 4000 lumens 50 5000 lumens	L06 Downlight LW6 Wallwash	AR Clear WR[2] White BR[2] Black	LSS Semi-specular LD Matte diffuse LS Specular	MVOLT Multi-volt 120 120V 277 277V 347[3] 347V

Driver	Options		Options	
GZ10 0-10V driver dims to 10%	SF[4]	Single fuse	N80[8]	nLight™ Lumen Compensation
GZ1 0-10V driver dims to 1%	TRW[5]	White painted flange	JOT[13]	Wireless room control with "Just One Touch" pairing
D10 Minimum dimming 10% driver for use with JOT	TRBL[5]	Black painted flange	NPS80EZ[7]	nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1).
D1 Minimum dimming 1% driver for use with JOT	EL[6]	Emergency battery pack with integral test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS	NPS80EZER[7]	nLight® dimming pack controls 0-10V eldoLED drivers (EZ10, EZ1). ER controls fixtures on emergency circuit.
EZ10 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 10%	ELR[6]	Emergency battery pack with remote test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS	HAO[11]	High ambient option
EZ1 0-10V eldoLED driver with smooth and flicker-free deep dimming performance down to 1%	ELSD[6]	Emergency battery pack with self-diagnostics, integral test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS	CP[12]	Chicago Plenum
EDAB eldoLED DALI SOLDRIVE dim to dark	ELRSD[6]	Emergency battery pack with self-diagnostics, remote test switch. 10W Constant Power, Not Certified in CA Title 20 MAEDBS	RRL__	RELOC®-ready luminaire connectors enable a simple and consistent factory installed option across all ABL luminaire brands. Available only in RRLA, RRLB, RRLAE, and RRLC12S. Refer to RRL spec sheet on www.acuitybrands.com for the RELOC product specifications.
	E10WCP[6]	Emergency battery pack, 10W Constant Power with integral test switch. Certified in CA Title 20 MAEDB	NLTAIR2[9,10]	nLight® Air enabled
	E10WCPR[6]	Emergency battery pack, 10W Constant Power with remote test switch. Certified in CA Title 20 MAEDB	NLTAIRER2[9,10]	nLight® AIR Dimming Pack Wireless Controls. Controls fixtures on emergency circuit, not available with battery pack options
	NPP16D[7]	nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1).	NLTAIREM2[9,10]	nLight® AIR Dimming Pack Wireless Controls. UL924 Emergency Operation, via power interrupt detection. Available with battery pack options.
	NPP16DER[7]	nLight® network power/relay pack with 0-10V dimming for non-eldoLED drivers (GZ10, GZ1). ER controls fixtures on emergency circuit.	BAA	Buy America(n) Act Compliant
			90CRI	High CRI (90+)

Accessories: *Order as separate catalog number.*

PS1055CP	FMC Power Sentry batterypack, T20 compliant, field installable, 10w constant power
EAC ISSM 375	Compact interruptible emergency AC power system
EAC ISSM 125	Compact interruptible emergency AC power system
GRA68 JZ	Oversized trim ring with 8" outside diameter
SCA6	Sloped Ceiling Adapter. Degree of slope must be specified (5D, 10D, 15D, 20D, 25D, 30D). Ex: SCA6 10D

Notes
1. Overall height varies based on lumen package; refer to dimensional chart on page 3.
2. Not available with finishes.
3. Not available with emergency options.
4. Must specify voltage 120V or 277V.
5. Available with clear (AR) reflector only.
6. 12.5" of plenum depth or top access required for battery pack maintenance.
7. Specify voltage. ER for use with generator supply EM power. Will require an emergency hot feed and normal hot feed.
8. Fixture begins at 80% light level. Must be specified with NPS80EZ or NPS80EZ ER. Only available with EZ10 and EZ1 drivers.
9. Not available with CP, NPS80EZ, NPS80EZER, NPP16D, NPP16DER or N80 options.
10. NLTAIR2, NLTAIRER2 and NLTAIREM2 not recommended for metal ceiling installations.
11. Fixture height is 6.5" for all lumen packages with HAO.
12. Must specify voltage for 3000lm and above. 5000lm with marked spacing 24 L x 24 W x 14 H. Not available with emergency battery pack option.
13. Must specify D10 or D1 driver. Not available with nLight options. Not available with CP. Not recommended for metal ceiling installation. Not for use with emergency backup power systems other than battery packs.

DOWNLIGHTING LDN6

3/E002 TYPE C1 LUMINAIRE
SCALE: NONE

D-Series Size 0
LED Area Luminaire

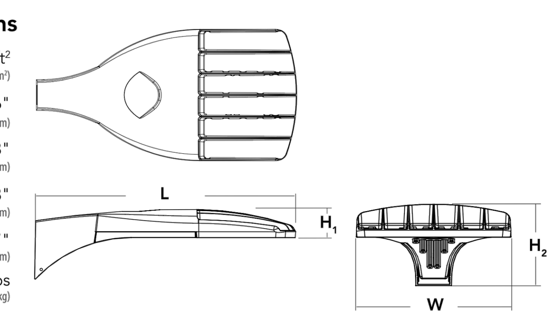
Buy American

Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	0.95 ft² (.09 m²)
Length:	26" (66.0 cm)
Width:	13" (33.0 cm)
Height1:	3" (7.62 cm)
Height2:	7" (17.8 cm)
Weight (max):	16 lbs (7.25 kg)



Introduction

The modern styling of the D-Series is striking yet unobtrusive - making a bold, progressive statement even as it blends seamlessly with its environment. The D-Series distills the benefits of the latest in LED technology into a high performance, high efficacy, long-life luminaire.

The outstanding photometric performance results in sites with excellent uniformity, greater pole spacing and lower power density. It is ideal for replacing up to 400W metal halide with typical energy savings of 70% and expected service life of over 100,000 hours.

Ordering Information

EXAMPLE: DSX0 LED P6 40K T3M MVOLT SPA NLTAIR2 PIRHN DDBXD

DSX0 LED

Series	LEDs	Color temperature	Distribution		Voltage	Mounting
DSX0 LED	**Forward optics** P1 P5 P2 P6 P3 P7[1] P4[1] **Rotated optics** P10[2] P12[2] P11[2] P13[1,2]	30K 3000 K 40K 4000 K 50K 5000 K	T1S Type I short (Automotive) T2S Type II short T2M Type II medium T3S Type III short T3M Type III medium T4M Type IV medium TFTM Forward throw medium T5VS Type V very short[3]	T5S Type V short[3] T5M Type V medium[3] T5W Type V wide[3] BLC Backlight control[4] LCCO Left corner cutoff[4] RCCO Right corner cutoff[4]	MVOLT (120V-277V)[5,6] XVOLT (277V-480V)[7,8,9] 120[6] 208[6] 240[6] 277[6] 347[6] 480[6]	**Shipped included** SPA Square pole mounting RPA Round pole mounting[10] WBA Wall bracket[3] SPUMBA Square pole universal mounting adaptor[11] RPUMBA Round pole universal mounting adaptor[11] **Shipped separately** KMA8 DDBXD U Mast arm mounting bracket adaptor (specify finish)[12]

Control options		Other options	Finish *(required)*
Shipped installed NLTAIR2 nLight AIR generation 2 enabled[13,14] PIRHN Network, high/low motion/ambient sensor[15] PER NEMA twist-lock receptacle only (control ordered separate)[16] PER5 Five-pin receptacle only (control ordered separate)[16,17] PER7 Seven-pin receptacle only (leads exit fixture) (control ordered separate)[16,17] DMG 0-10V dimming extend out back of housing for external control (control ordered separate)[18]	PIR High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 5fc[19,20] PIRH High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 5fc[19,20] PIR1FC3V High/low, motion/ambient sensor, 8-15' mounting height, ambient sensor enabled at 1fc[19,20] PIRH1FC3V High/low, motion/ambient sensor, 15-30' mounting height, ambient sensor enabled at 1fc[19,20] FAO Field adjustable output[21]	**Shipped installed** HS House-side shield[22] SF Single fuse (120, 277, 347V)[6] DF Double fuse (208, 240, 480V)[6] L90 Left rotated optics[2] R90 Right rotated optics[2] DDL Diffused drop lens[22] HA 50°C ambient operations[1] BAA Buy America(n) Act Compliant **Shipped separately** BS Bird spikes[23] EGS External glare shield	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

LITHONIA LIGHTING. COMMERCIAL OUTDOOR
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DSX0-LED Rev. 07/19/21 Page 1 of 8

2/E002 TYPES S2H, S42, S4H, AND S5 LUMINAIRES
SCALE: NONE

MRP LED
LED Area Luminaire

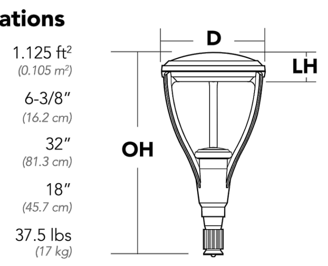
NIGHTTIME FRIENDLY · A+ CAPABLE · Buy American

Catalog Number	
Notes	
Type	

Hit the Tab key or mouse over the page to see all interactive elements.

Specifications

EPA:	1.125 ft² (0.105 m²)
Luminaire Height:	6-3/8" (16.2 cm)
Overall Height:	32" (81.3 cm)
Diameter:	18" (45.7 cm)
Weight (max):	37.5 lbs (17 kg)



A+ Capable Luminaire

This item is an A+ capable luminaire, which has been designed and tested to provide consistent color appearance and system-level interoperability.

- All configurations of this luminaire meet the Acuity Brands' specification for chromatic consistency
- This luminaire is A+ Certified when ordered with DTL® controls marked by a shaded background. DTL DLL equipped luminaires meet the A+ specification for luminaire to photocontrol interoperability1
- This luminaire is part of an A+ Certified solution for ROAM® or XPoint™ Wireless control networks, providing out-of-the-box control compatibility with simple commissioning, when ordered with drivers and control options marked by a shaded background[1]

To learn more about A+,
visit www.acuitybrands.com/aplus.

1. See ordering tree for details.
2. A+ Certified Solutions for ROAM require the order of one ROAM node per luminaire. Sold Separately: Link to Roam; Link to DTL DLL

A+ Capable options indicated by this color background.

Ordering Information

EXAMPLE: MRP LED 42C 700 40K SR5 MVOLT DDBXD

MRP LED

Series	LEDs	Drive current	Color temperature	Distribution	Voltage		Mounting	
MRP LED	42C 42 LEDs (one engine)	350 350mA 530 530mA 700 700mA 1000 1000mA (1A)	30K 3000K 40K 4000K 50K 5000K	SR2 Type II SR3 Type III SR4 Type IV SR5 Type V	MVOLT[1] 120[2] 208[2] 240[2]	277[2] 347[2] 480[2]	**Shipped included** (blank) Fits 4" OD round pole **Shipped separately**[3] MRPT20 2-3/8" tenon slipfitter MRPT25 2-7/8" tenon slipfitter	**Shipped separately**[3] MRPT30 3-1/2" tenon slipfitter MRPT35 4" tenon slipfitter MRPF3 3" OD round pole adapter MRPF5 5" OD round pole adapter[4]

Control options		Other options	Finish *(required)*	
Shipped installed PER NEMA twist-lock receptacle only (control ordered separate) PER5 Five-wire receptacle only (control ordered separate)[5] PER7 Seven-wire receptacle only (control ordered separate)[5]	PNMTDD3 Part night, dim till dawn[6] PNMT5D3 Part night, dim 5 hrs[6] PNMT6D3 Part night, dim 6 hrs[6] PNMT7D3 Part night, dim 7 hrs[6]	SF Single fuse (120, 277, 347V)[2] DF Double fuse (208, 240, 480V)[2]	DDBXD Dark bronze DBLXD Black DNAXD Natural aluminum DWHXD White	DDBTXD Textured dark bronze DBLBXD Textured black DNATXD Textured natural aluminum DWHGXD Textured white

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MRP-LED Rev. 03/08/22

1/E002 TYPES P3, P5, AND W3 LUMINAIRES
SCALE: NONE

SITE PLAN FOR PLANNING PURPOSES ONLY

NOT FOR CONSTRUCTION

TREANORHL
1755 Blake Street
Denver, CO 80202
Office: 303.298.4700
Fax: 303.292.6437
www.TreanorHL.com

Montrose Regional Health Ambulatory Care Center

Rio Grande and Orange Drive
Montrose, CO 81401

MONTROSE REGIONAL HEALTH

NexCore GROUP

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Issued For:	SITE PLANNING
Date:	03/25/22

SDP 7

ELECTRICAL SCHEDULES & LIGHTING CUT SHEETS

TreanorHL NO. HM0624.1903.00

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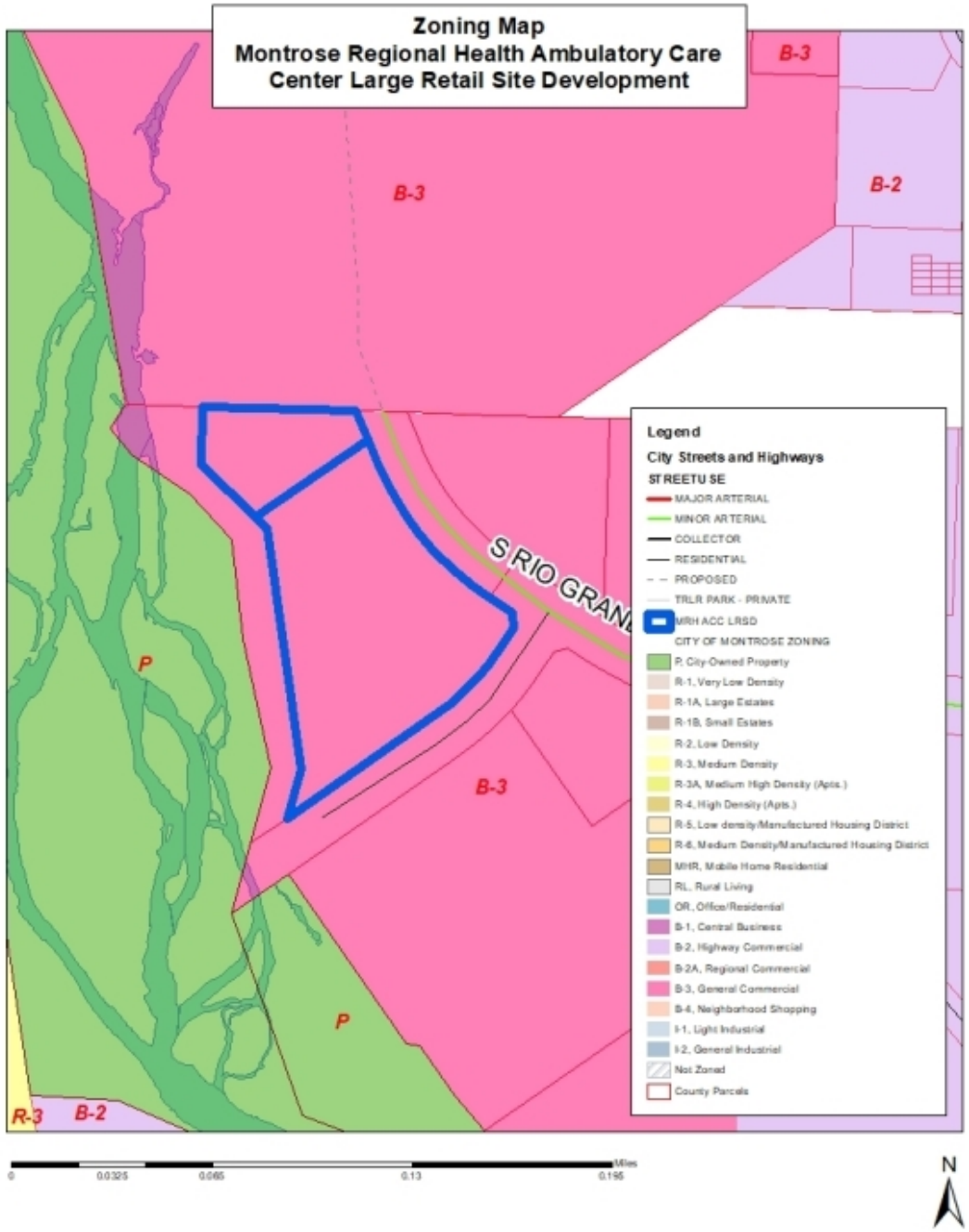
8/26/2021 12:38:36 PM

MONTROSE • COLORADO

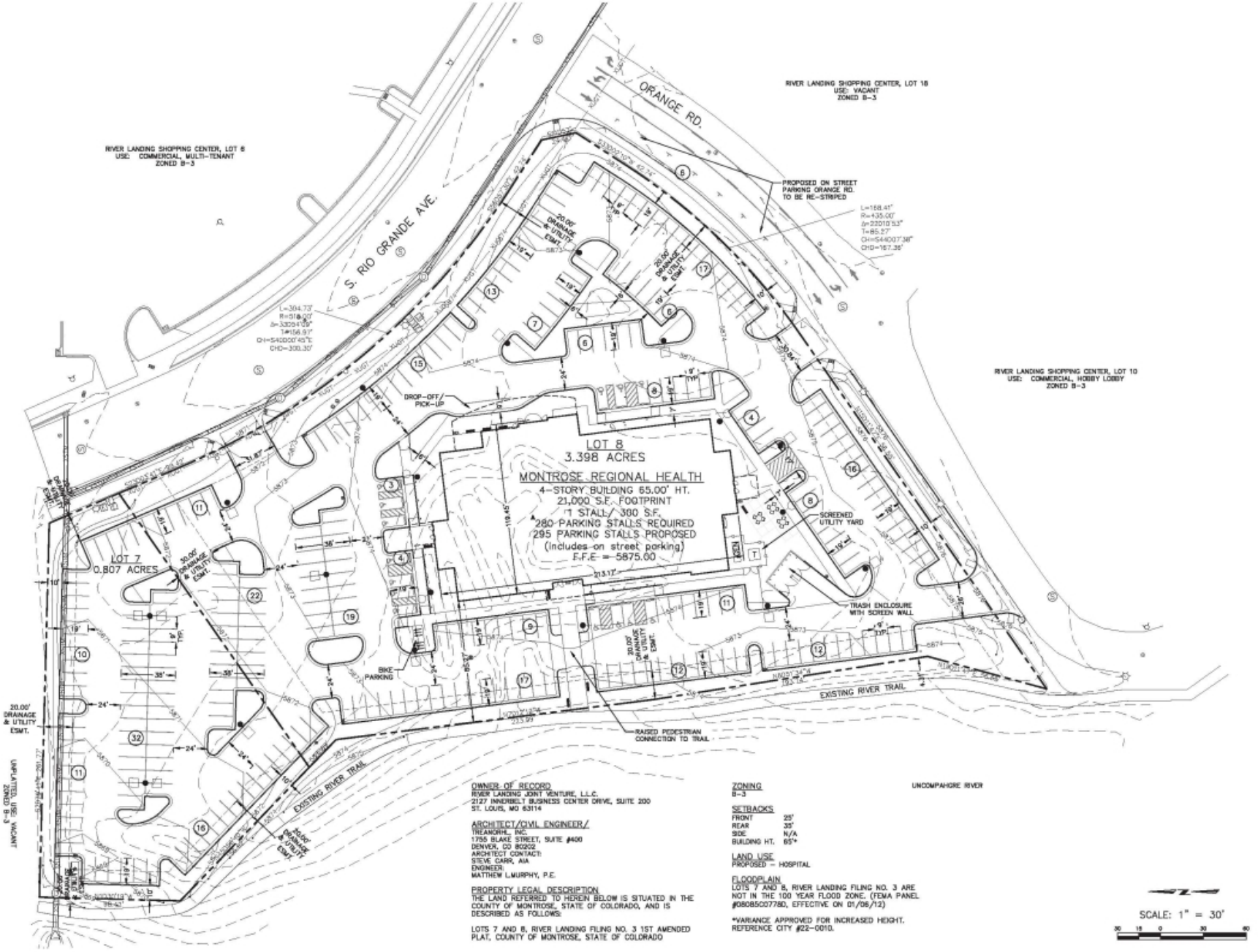
Project Location and Zoning – Montrose Regional Health Ambulatory Care Center Large Retail Site Development



Map created 5-18-22

Montrose Regional Health Ambulatory Care Center Large Retail Site Development

- Large retail site development applications are required for retail establishments of more than 10,000 square feet of gross floor area.
- The River Landing Subdivision included a plat note requiring all buildings within the subdivision, regardless of size, to undergo the Large Retail Site Development process.
- Large retail site development applications are reviewed and approved by the Planning Commission.



OWNER OF RECORD
RIVER LANDING JOINT VENTURE, L.L.C.
2127 INNERBELT BUSINESS CENTER DRIVE, SUITE 200
ST. LOUIS, MO 63114

ARCHITECT/CIVIL ENGINEER/
TREANORHL, INC.
1755 BLAKE STREET, SUITE #400
DENVER, CO 80202
ARCHITECT CONTACT:
STEVE CARR, AIA
ENGINEER:
MATTHEW L.MURPHY, P.E.

PROPERTY LEGAL DESCRIPTION
THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF MONTROSE, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS:

LOTS 7 AND 8, RIVER LANDING FILING NO. 3 1ST AMENDED PLAT, COUNTY OF MONTROSE, STATE OF COLORADO

ZONING
B-3

SETBACKS

FRONT	25'
REAR	35'
SIDE	N/A
BUILDING HT.	65'*

LAND USE
PROPOSED – HOSPITAL

FLOODPLAIN
LOTS 7 AND 8, RIVER LANDING FILING NO. 3 ARE NOT IN THE 100 YEAR FLOOD ZONE. (FEMA PANEL #08085C0778D, EFFECTIVE ON 01/06/12)

*VARIANCE APPROVED FOR INCREASED HEIGHT. REFERENCE CITY #22-0010.

THIS MEDIA SHOULD NOT BE CONSIDERED A CERTIFIED DOCUMENT UNLESS SEALED, SIGNED, AND DATED BY THE DESIGN PROFESSIONAL.
RELEASED FOR SITE PLANNING REVIEW ONLY. NOT FOR CONSTRUCTION.
MATTHEW L. MURPHY, PE
COLORADO PE
#0000000

TREANORHL
1755 Blake Street
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Montrose Regional Health Ambulatory Care Center

Rio Grande and Orange Drive
Montrose, CO 81401

MONTROSE REGIONAL HEALTH

NexCore GROUP

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Issued For: SITE PLANNING
Date: 03/05/22

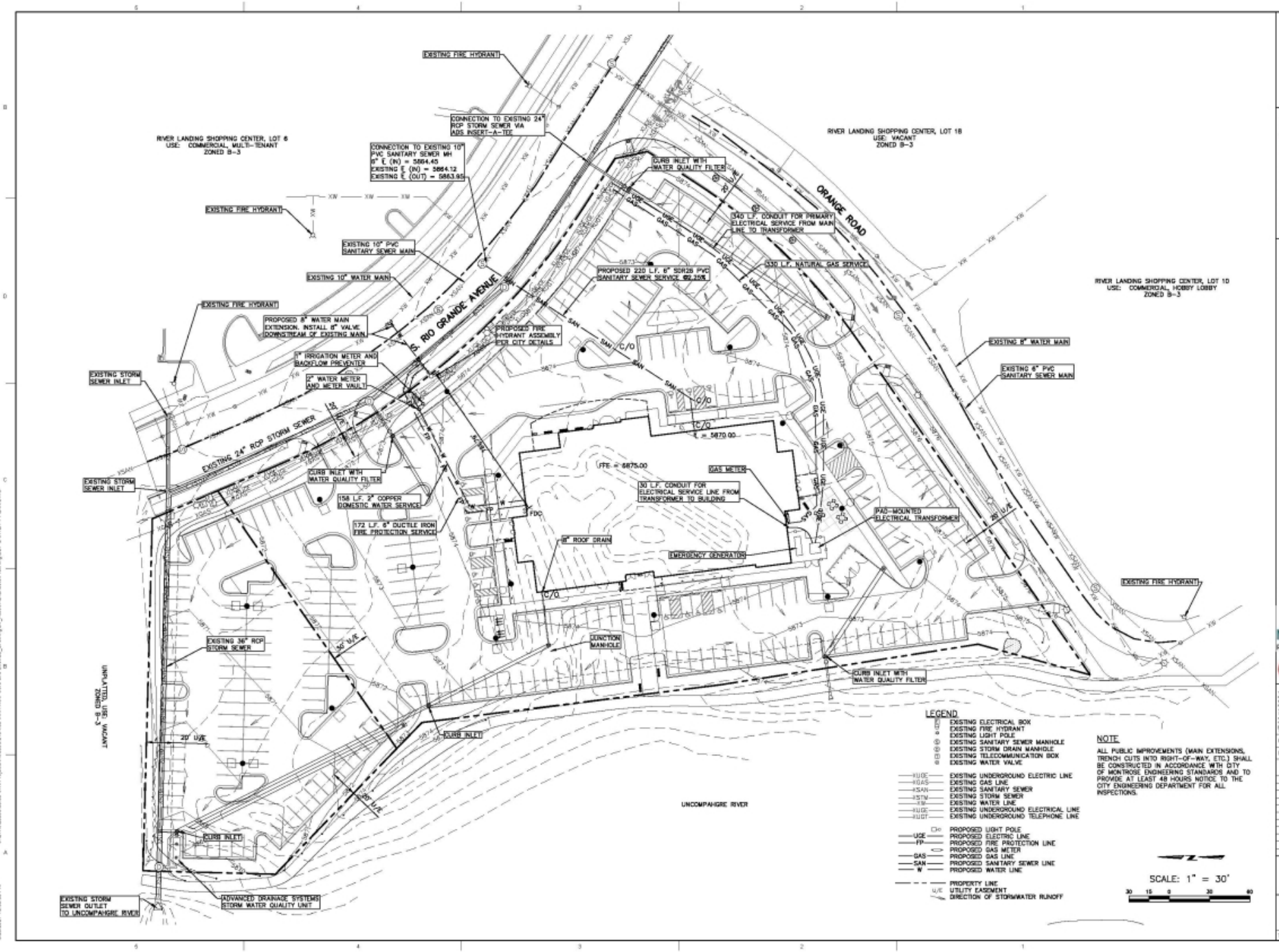
REVISIONS

NO	DESCRIPTION	DATE
1	CITY COMMENTS	04/15/22

SDP 1

SITE PLAN

TreanorHL NO. HC0353.2104.00


EXISTING FIRE HYDRANT
CONNECTION TO EXISTING 24" RCP STORM SEWER VIA ADS INSERT-A-TEE
RIVER LANDING SHOPPING CENTER, LOT 6
USE: COMMERCIAL, MULTI-TENANT
ZONED B-3
CONNECTION TO EXISTING 10" PVC SANITARY SEWER MH
8" E (IN) = 5864.45
EXISTING E (IN) = 5864.12
EXISTING E (OUT) = 5863.95
RIVER LANDING SHOPPING CENTER, LOT 1B
USE: VACANT
ZONED B-3
CURB INLET WITH WATER QUALITY FILTER
ORANGE ROAD
340 L.F. CONDUIT FOR PRIMARY ELECTRICAL SERVICE FROM MAIN LINE TO TRANSFORMER
EXISTING FIRE HYDRANT
EXISTING 10" PVC SANITARY SEWER MAIN
PROPOSED 220 L.F. 6" SDR35 PVC SANITARY SEWER SERVICE @0.25%
430 L.F. NATURAL GAS SERVICE
EXISTING 10" WATER MAIN
RIVER LANDING SHOPPING CENTER, LOT 1D
USE: COMMERCIAL, HOBBY LOBBY
ZONED B-3
EXISTING FIRE HYDRANT
PROPOSED 8" WATER MAIN EXTENSION. INSTALL 8" VALVE DOWNSTREAM OF EXISTING MAIN
S. RIO GRANDE AVENUE
PROPOSED FIRE HYDRANT ASSEMBLY PER CITY DETAILS
EXISTING 8" WATER MAIN
1" IRRIGATION METER AND BACKFLOW PREVENTER
2" WATER METER AND METER VAULT
EXISTING 6" PVC SANITARY SEWER MAIN
EXISTING STORM SEWER INLET
EXISTING 24" RCP STORM SEWER
FFE = 5875.00
GAS METER
EXISTING STORM SEWER INLET
CURB INLET WITH WATER QUALITY FILTER
30 L.F. CONDUIT FOR ELECTRICAL SERVICE LINE FROM TRANSFORMER TO BUILDING
158 L.F. 2" COPPER DOMESTIC WATER SERVICE
PAD-MOUNTED ELECTRICAL TRANSFORMER
172 L.F. 6" DUCTILE IRON FIRE PROTECTION SERVICE
8" ROOF DRAIN
EMERGENCY GENERATOR
EXISTING FIRE HYDRANT
EXISTING 36" RCP STORM SEWER
JUNCTION MANHOLE
CURB INLET WITH WATER QUALITY FILTER
UNPLATTED, USE: VACANT
ZONED B-3
CURB INLET
UNCOMPAHGRE RIVER
CURB INLET
EXISTING STORM SEWER OUTLET TO UNCOMPAHGRE RIVER
ADVANCED DRAINAGE SYSTEMS STORM WATER QUALITY UNIT
LEGEND
EXISTING ELECTRICAL BOX
EXISTING FIRE HYDRANT
EXISTING LIGHT POLE
EXISTING SANITARY SEWER MANHOLE
EXISTING STORM DRAIN MANHOLE
EXISTING TELECOMMUNICATION BOX
EXISTING WATER VALVE
EXISTING UNDERGROUND ELECTRIC LINE
EXISTING GAS LINE
EXISTING SANITARY SEWER
EXISTING STORM SEWER
EXISTING WATER LINE
EXISTING UNDERGROUND ELECTRICAL LINE
EXISTING UNDERGROUND TELEPHONE LINE
PROPOSED LIGHT POLE
PROPOSED ELECTRIC LINE
PROPOSED FIRE PROTECTION LINE
PROPOSED GAS METER
PROPOSED GAS LINE
PROPOSED SANITARY SEWER LINE
PROPOSED WATER LINE
PROPERTY LINE
UTILITY EASEMENT
DIRECTION OF STORMWATER RUNOFF
NOTE
ALL PUBLIC IMPROVEMENTS (MAIN EXTENSIONS, TRENCH CUTS INTO RIGHT-OF-WAY, ETC.) SHALL BE CONSTRUCTED IN ACCORDANCE WITH CITY OF MONTROSE ENGINEERING STANDARDS AND TO PROVIDE AT LEAST 48 HOURS NOTICE TO THE CITY ENGINEERING DEPARTMENT FOR ALL INSPECTIONS.
SCALE: 1" = 30'
TREANORHL
Montrose Regional Health Ambulatory Care Center
Rio Grande and Orange Drive
Montrose, CO 81401
MONTROSE REGIONAL HEALTH
NexCore GROUP
Issued For: SITE PLANNING
Date: 03/05/22
REVISIONS
NO DESCRIPTION DATE
1 CITY COMMENTS 04/15/22
2 CITY COMMENTS 04/19/22
SDP 2
UTILITY PLAN
TreanorHL, INC. HC0353.2104.00

MONTROSE REGIONAL HEALTH AMBULATORY SURGERY CENTER

SD LANDSCAPE PLAN

March 25, 2022

Scale: 1"=30'

North

LANDSCAPE NARRATIVE:

The Montrose Regional Health Ambulatory Care Center site provides an opportunity to integrate the building into the existing River Landing development and connect the site to the community with easy access for both vehicles and pedestrians. Three goals emerge: 1) create a positive first impression and sense of place upon arrival to the building entry; 2) develop a holistic indoor-outdoor building approach to provide outdoor areas for rehabilitation and relaxation; and 3) provide access to the community river trail system.

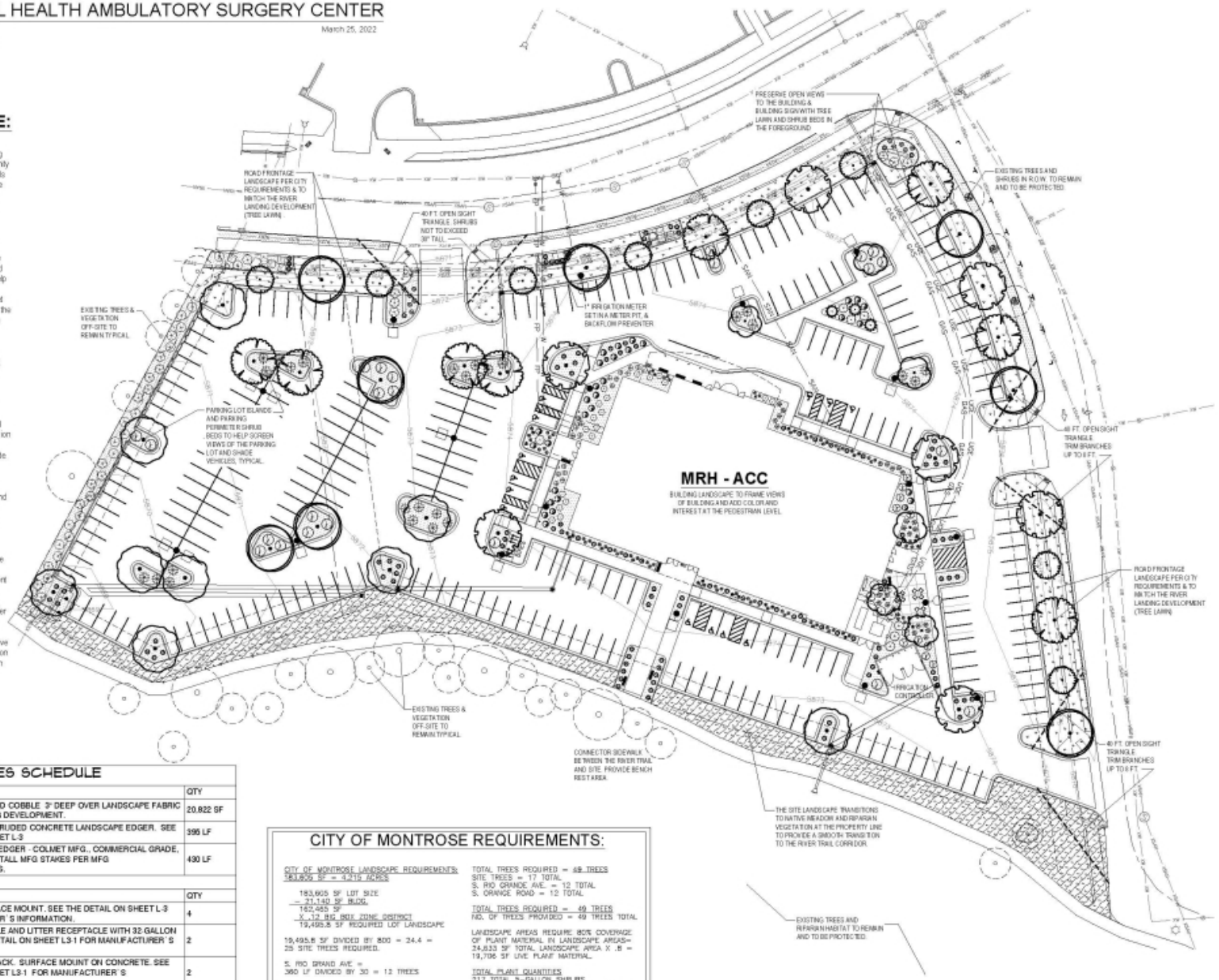
The building is framed on the corners with large shade trees to help integrate the building onto the site and frame its view. The main entry is highlighted on each side with flowering shrubs and perennials. The parking lot islands and landscape perimeter help to screen the view of cars and provide shade. The view to the building from South Rio Grande Drive is kept clear with trees set back from the corner intersection. The landscape complements the building architecture, provides color, and brings human scale to the adjacent pedestrian spaces.

A strong indoor-outdoor relationship is emphasized with direct access to usable outdoor gathering areas that include benches, picnic tables, and litter/recycle receptacles. Bike racks are provided for parking for those using the community river trail or city bike routes to commute to work or to appointments. Steel bollards are placed along the entry drop off sidewalk.

The monument sign and tenant sign match the building material and colors. The monument sign is located at the main intersection of Rio Grande Avenue and Orange Road to announce the site. The tenant sign is located at the main entry driveway into the site.

The landscape adheres to the City of Montrose's landscape requirements including landscaping along the road frontages, building perimeter, throughout the parking lot islands, and around the parking perimeter. The plant material layout and species blends with the existing surrounding River Landing commercial development and smoothly transitions to the existing native riparian vegetation.

IRRIGATION SYSTEM: Shrub beds around the perimeter of the building are planted with low-water-use shrubs, ornamental grasses, and perennials and will be irrigated with a water-efficient domestic water irrigation system. The turf grass areas utilize water-efficient irrigation equipment to provide the minimum required water to the grass sod. A water-wise irrigation controller will run the irrigation system and will adjust for the seasonal conditions of temperature and precipitation. A city approved backflow prevention devise is required and shall have a protective tamper-resistant cage cover per the city guidelines. The irrigation system shall be a permanent underground pressurized irrigation system with full coverage to all plant material.



REFERENCE NOTES SCHEDULE

SYMBOL	DESCRIPTION	QTY
1	2"-4" WASHED ROUND COBBLE. 3" DEEP OVER LANDSCAPE FABRIC TO MATCH EXISTING DEVELOPMENT.	20,822 SF
2	POUR-IN-PLACE EXTRUDED CONCRETE LANDSCAPE EDGER. SEE THE DETAIL ON SHEET L-3	395 LF
3	STEEL LANDSCAPE EDGER - COLMET MFG., COMMERCIAL GRADE, BROWN COLOR. INSTALL MFG. STAKES PER MFG. RECOMMENDATIONS.	430 LF
SYMBOL	**DESCRIPTION**	**QTY**
4	6 FT. BENCH, SURFACE MOUNT. SEE THE DETAIL ON SHEET L-3 FOR MANUFACTURER'S INFORMATION.	4
5	RECYLE RECEPTACLE AND LITTER RECEPTACLE WITH 32 GALLON LINERS. SEE THE DETAIL ON SHEET L3-1 FOR MANUFACTURER'S INFORMATION.	2
6	RECTANGLE BIKE RACK. SURFACE MOUNT ON CONCRETE. SEE THE DETAIL ON SHEET L3-1 FOR MANUFACTURER'S INFORMATION.	2
7	PICNIC TABLE. SURFACE MOUNT ON CONCRETE PAD. SEE THE DETAIL ON SHEET L-3 FOR MANUFACTURER'S INFORMATION.	3
8	STEEL BOLLARD AT BUILDING DROP OFF. IN-GROUND MOUNT. SEE THE DETAIL ON SHEET L-3.	5

CITY OF MONTROSE REQUIREMENTS:

CITY OF MONTROSE LANDSCAPE REQUIREMENTS:
183,605 SF = 4.215 ACRES

183,605 SF LOT SIZE
– 21,140 SF BLDG.
162,465 SF
X .12 RIG BOX ZONE DISTRICT
19,495.8 SF REQUIRED LOT LANDSCAPE

19,495.8 SF DIVIDED BY 800 = 24.4 = 25 SITE TREES REQUIRED.

S. RIO GRAND AVE =
360 LF DIVIDED BY 30 = 12 TREES

ORANGE ROAD =
356 LF DIVIDED BY 30 = 12 TREES

TOTAL TREES REQUIRED = 49 TREES
SITE TREES = 17 TOTAL
S. RIO GRANDE AVE. = 12 TOTAL
S. ORANGE ROAD = 12 TOTAL

TOTAL TREES REQUIRED = 49 TREES
NO. OF TREES PROVIDED = 49 TREES TOTAL

LANDSCAPE AREAS REQUIRE 80% COVERAGE OF PLANT MATERIAL IN LANDSCAPE AREAS=
24,833 SF TOTAL LANDSCAPE AREA X .8 =
19,706 SF LIVE PLANT MATERIAL.

TOTAL PLANT QUANTITIES
317 TOTAL 5-GALLON SHRUBS
131 TOTAL 5-GALLON ORNAMENTAL GRASS
100 TOTAL 1-GALLON PERENNIALS
15,626 SF TURF GRASS SOD
14,050 NATIVE GRASS & SHRUB MIX
20,822 SF STONE MULCH SHRUB BEDS

Julee Wolverton, Landscape Architect
61945 Lightbeam Road
Montrose, CO 81401
office: 970.249.9551
mobile: 970.417.1779
julee@julewolverton.com

TREANORHL
1700 River Road
Grand Junction, CO 81501
Office: 970.256.4000
Fax: 970.256.4001
www.TreanorHL.com

Montrose Regional Health Ambulatory Care Center

Rio Grande and Orange Drive
Montrose, CO 81401

MONTROSE REGIONAL HEALTH

NexCore GROUP

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Issued For: SITE PLANNING

Date: 03/25/22

REVISIONS

NO	DESCRIPTION	DATE
1	CITY COMMENTS	04/15/22

SDP 3

SD LANDSCAPE PLAN

TreanorHL NO. H0353.2134.00

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MONTROSE
REGIONAL HEALTH
CENTER
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HEALTH

MONTROSE
REGIONAL HEALTH
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HEALTH

MONTROSE
REGIONAL HEALTH
CEDAR
POINT
HEALTH

Analysis – Further Comments

- Staff finds that the proposed large retail site development meets the requirements set forth in Sec. 4-1-16.
- It is in compliance with the local zoning and is compatible with existing uses in the area.
- Staff recommends approval of the large retail site development application.

MONTROSE • COLORADO

CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner I
DATE: May 25, 2022
RE: 6700 DeJulio Addition
ATTACHMENTS:

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

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

Planning Commission Consideration:
The Planning Commission is recommending the initial zoning for the 6700 DeJulio Addition, a proposed annexation to the city limits of Montrose. The Planning Commission will consider all of the information in this memo in making a decision.

Application Background:
The 6700 DeJulio Addition is a proposed annexation approximately 9.35 acres in size. The property is located south of the intersection of Miami Rd and 6700 Rd, at 67008 Miami Rd. It is within the City's Urban Growth Boundary, the City of Montrose Water Service Area, and the City of Montrose Sewer Service Area. Annexation of this property will allow for the eventual completion of 6700 Rd between Sunnyside Rd and Miami Rd.

Proposed Zoning: "R-1A" Large Estate District

Staff Analysis:

1. The City-County IGA gives the City the option to annex properties within the IGA. The area is urbanizing and more than 1/6 of the perimeter is contiguous to the city limits. These factors support annexation.
2. A Petition for Annexation and Annexation Agreement were required for this annexation.

3. Zoning Regulations
    a. Municipal Code, Section, 4-4-29(B), Zoning of Additions. "The Planning Commission shall recommend to the Council a zoning district designation for all property annexed to the City not previously subject to City zoning, and shall follow the review procedure set out in Section 4-4-31 in arriving at its recommendation. Proceedings concerning the zoning of property to be annexed may be commenced at any time prior to the effective date of the annexation ordinance or thereafter. *The zoning designation for newly annexed property shall not adversely affect the public health, safety and welfare* (emphasis added)."
    b. Municipal Code, Section 4-4-5 (A) Intent: The "R-1A" Large Estate District is intended to provide an area of large single-family residential lots with a semi-rural environment.
    c. The proposed zoning is compatible with existing zoning and general conditions in the area. The property is adjacent to properties that are zoned "R-1A" Large Estate District, "R-2" Low Density District, "R-3A" Medium Density District, "P" Public District, and agricultural (outside City limits).
4. The Comprehensive Plan Future Land Use Map designates the area of the 6700 DeJulio Addition as Residential Mixed Density Low. This district provides primarily for single-family homes, as well as small amounts of attached residential dwelling units (such as duplexes and even small groups of townhomes). This low-density residential land use is intended to preserve the traditional building pattern of the existing residential development in Montrose. It will continue to be the predominant density in the City.
5. The property is located within Growth Area 1, which represents the most cost-efficient areas for the City to grow, and comprises of platted but unbuilt lots, annexed but unplatted land, and un-annexed small enclaves, according to the Comprehensive Plan.
6. The "R-1A" zoning district does not appear to be adverse to the public health, safety and welfare.

Staff Recommendation:
Staff recommends approval of the annexation and "R-1A" Large Estate District.

<u>Planning Commission Recommendation Alternatives:</u>

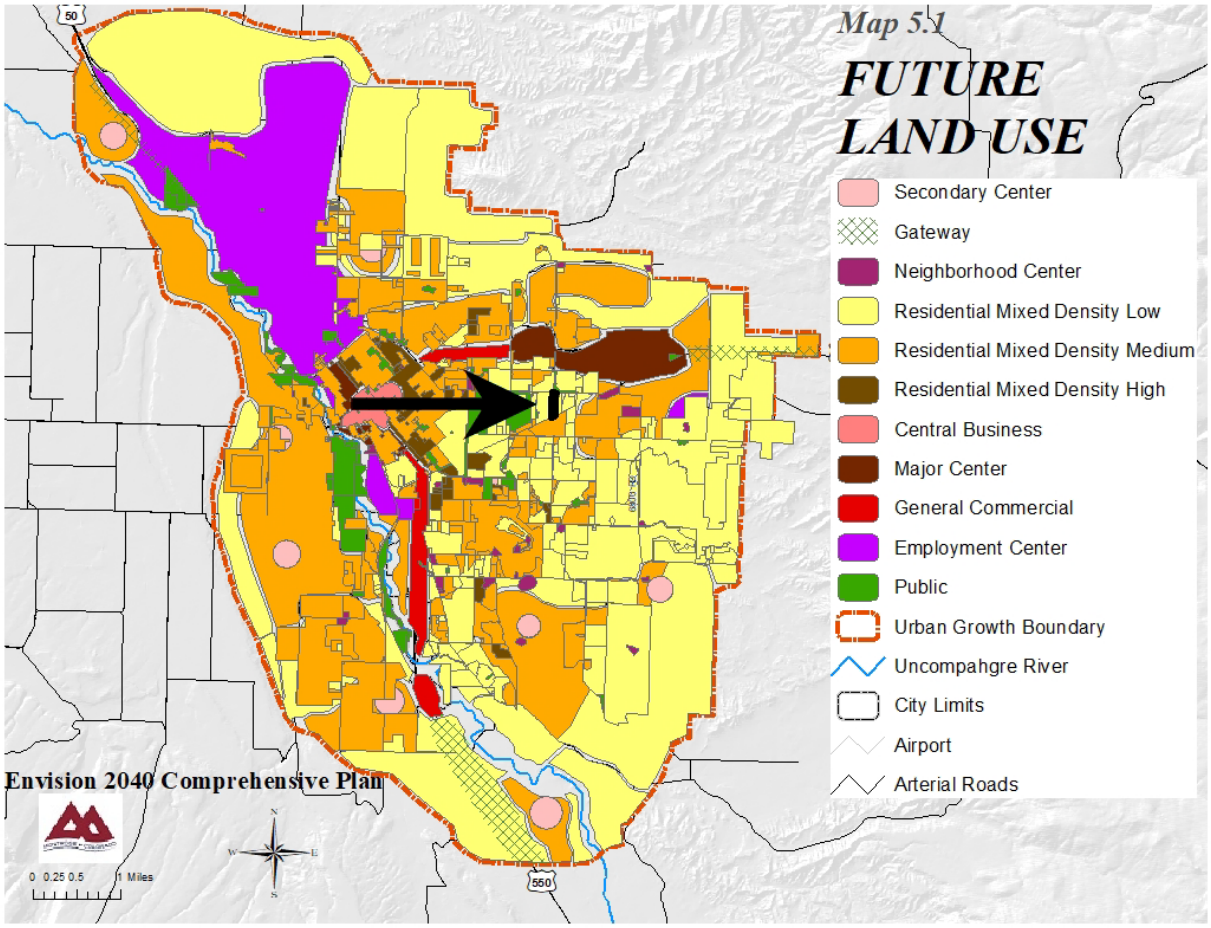
Approval Motion Recommendation:
"I hereby make a motion to recommend to City Council approval the initial zoning request of "R-1A" Large Estate District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report."

Denial/No Action Motion Recommendation:
"I hereby make a motion to take no action on 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."

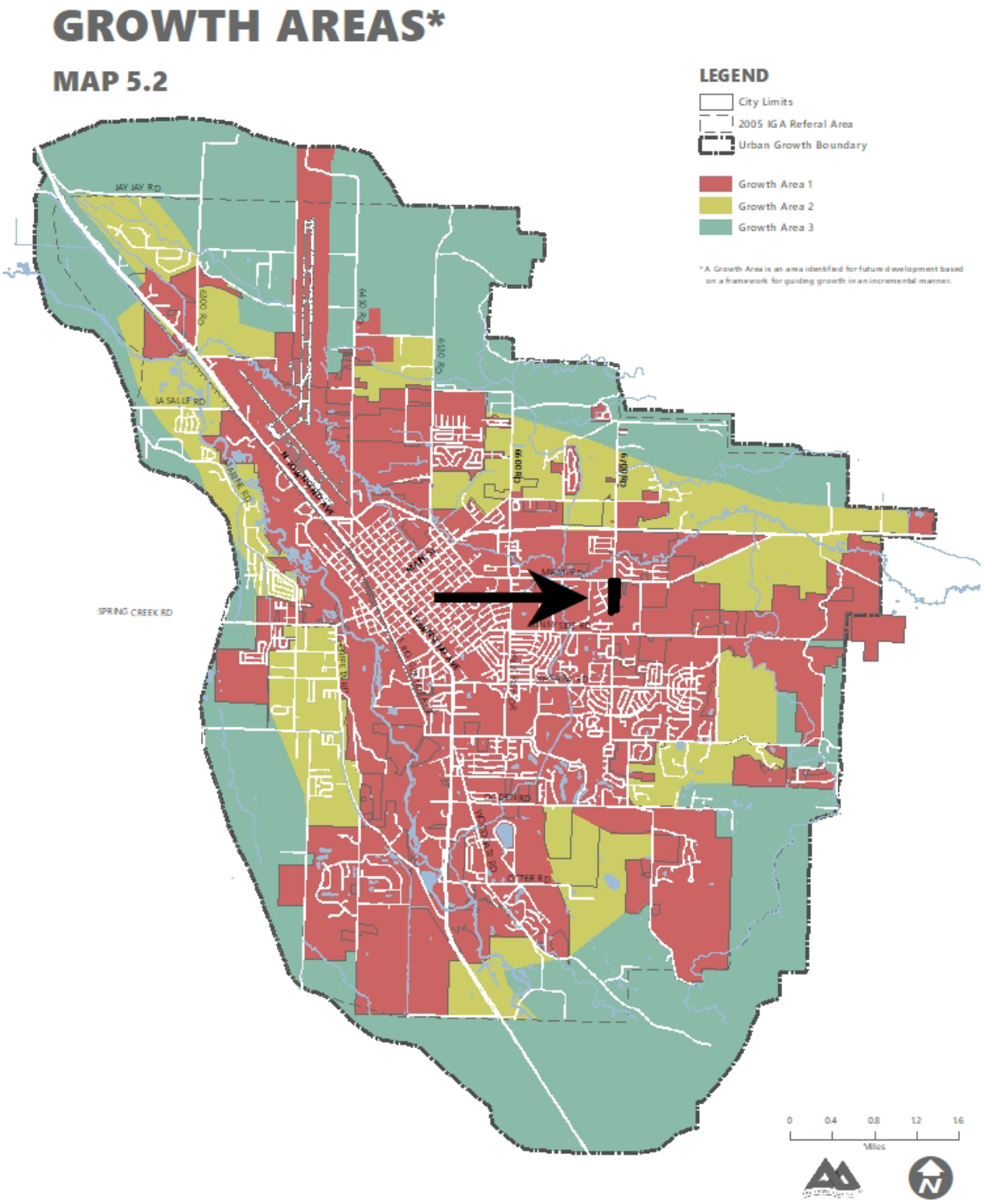
Exhibit A: Maps

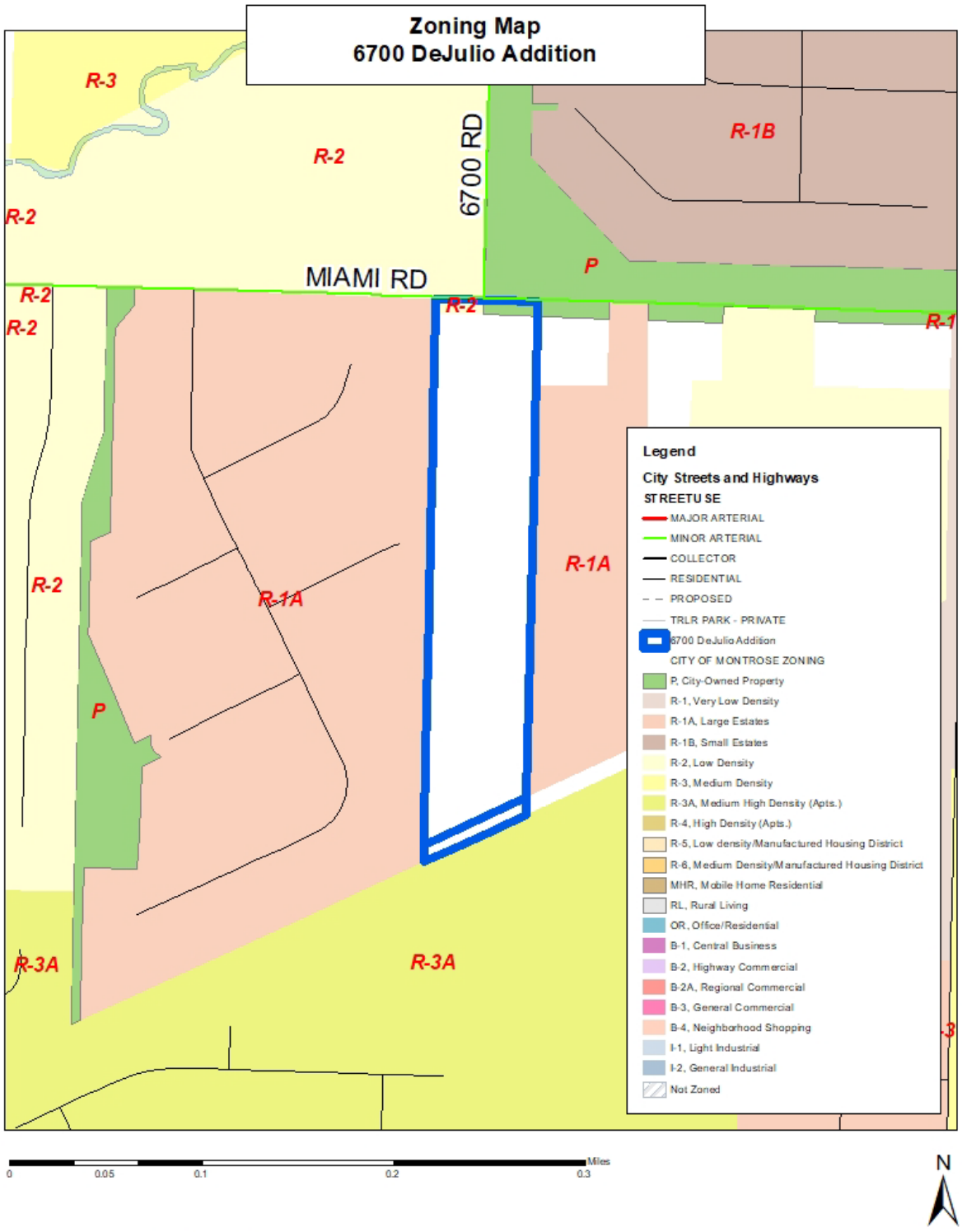
Vicinity Map

Comprehensive Plan Future Land Use Map



Comprehensive Plan Growth Areas Map

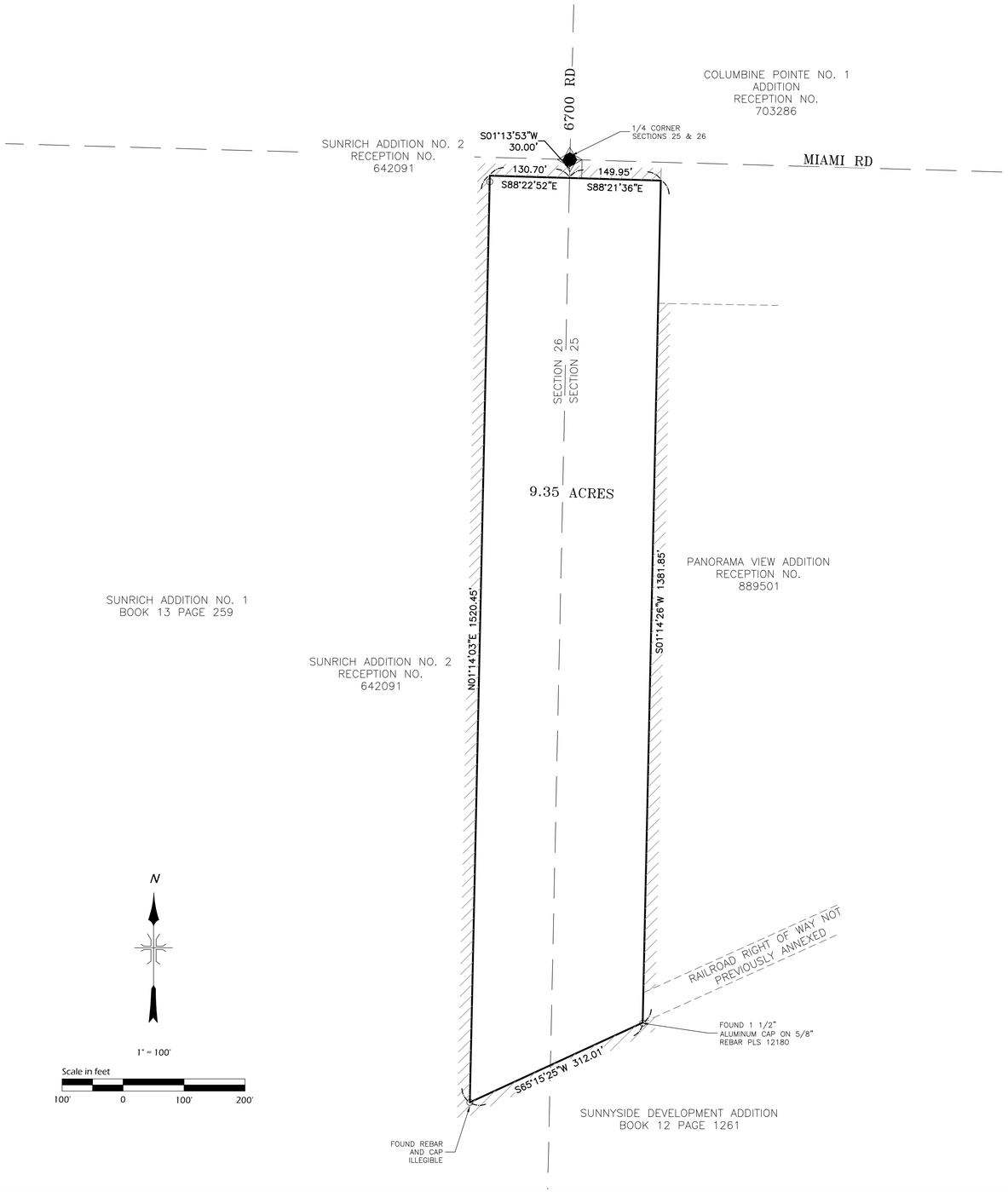




Map created 5-18-22

6700 DEJULIO ADDITION

SITUATED IN SECTIONS 25 & 26, TOWNSHIP 49 NORTH, RANGE 9 WEST,NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



VICINITY MAP
N.T.S.

LEGEND

CITY LIMITS

PROPERTY BOUNDARY / LIMITS OF ANNEXATION

CITY LIMITS

TOTAL PERIMETER = 3494.96'
PERIMETER CONTIGUOUS TO CITY LIMITS = 3244.23'

NOTE:

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

ANNEXATION AGREEMENT ASSOCIATED WITH THIS ANNEXATION RECORDED AS RECEPTION NO. _____ WITH THE MONTROSE COUNTY RECORDER'S OFFICE

PROPERTY DESCRIPTION

A parcel of land situated in Sections 25 & 26, Township 49 North, Range 9 West, New Mexico Principal Meridian, County of Montrose, State of Colorado, being better described as beginning at a point S01°13'53"W 30.00 feet from the 1/4 corner common to said Sections 25 & 26;
Thence S88°21'36"E 149.95 feet;
Thence S01°14'26"W 1381.85 feet;
Thence S65°15'25"W 312.01 feet;
Thence N01°14'03"E 1520.45 feet;
Thence S88°22'52"E 130.70 feet to the Point of Beginning.
Containing 9.35 Acres more or less as described.

SURVEYOR'S CERTIFICATE

I, Frederick A. Ballard, a Registered Land Surveyor in the State of Colorado, do hereby certify 6700 DEJULIO ADDITION Annexation Map was prepared under my direct supervision.

PRELIMINARY

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

MAYOR'S CERTIFICATE

This is to certify that the City of Montrose, a municipal corporation in the County of Montrose, State of Colorado has by its Ordinance No. _____
adopted on the _____ day of _____ 20____, annexed the property hereon to the City of Montrose.

_____
Mayor

Attest:_____
City Clerk

CLERK AND RECORDER'S CERTIFICATE

This map was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado, at the time of_____, on the_____

day of _____, 20____ under Reception No. _____.

_____ _____
Clerk and Recorder Deputy
Montrose County, Colorado

NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

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

FIELD BOOK:	DRAWN BY: DCC	DATE: 2022-02-14	TITLE: 6700 DEJULIO ADDITION
SHEET: 1 of 1	FILE: 21084V_ANNEX	JOB NO.: 21084	CLIENT: CITY OF MONTROSE
			ADDRESS & PHONE:
			TYPE: ADDITION

Exhibit B: Zoning Code Excerpts

Sec. 4-4-5. "R-1A" Large Estate District And "R-1B" Small Estate District.

(A) *Intent.* The "R-1A" Large Estate District and "R-1B" Small Estate District are intended to provide an area of large single-family residential lots with a semi-rural environment.

(B) *Uses by Right.*

(1) Single-family homes.

(2) Public utility service facilities.

(3) Government buildings and facilities.

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

(5) Accessory uses.

(6) Short-term rentals.

(7) Family child care home.

(C) *Conditional Uses.*

(1) Places of worship.

(2) Schools.

(3) Childcare facilities.

(Ord. No. 2472 , § 4-4-5, 5-7-2019; Ord. No. 2561 , 10-1-2021)

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General Vicinity Map – 6700 DeJulio Addition

Site Location

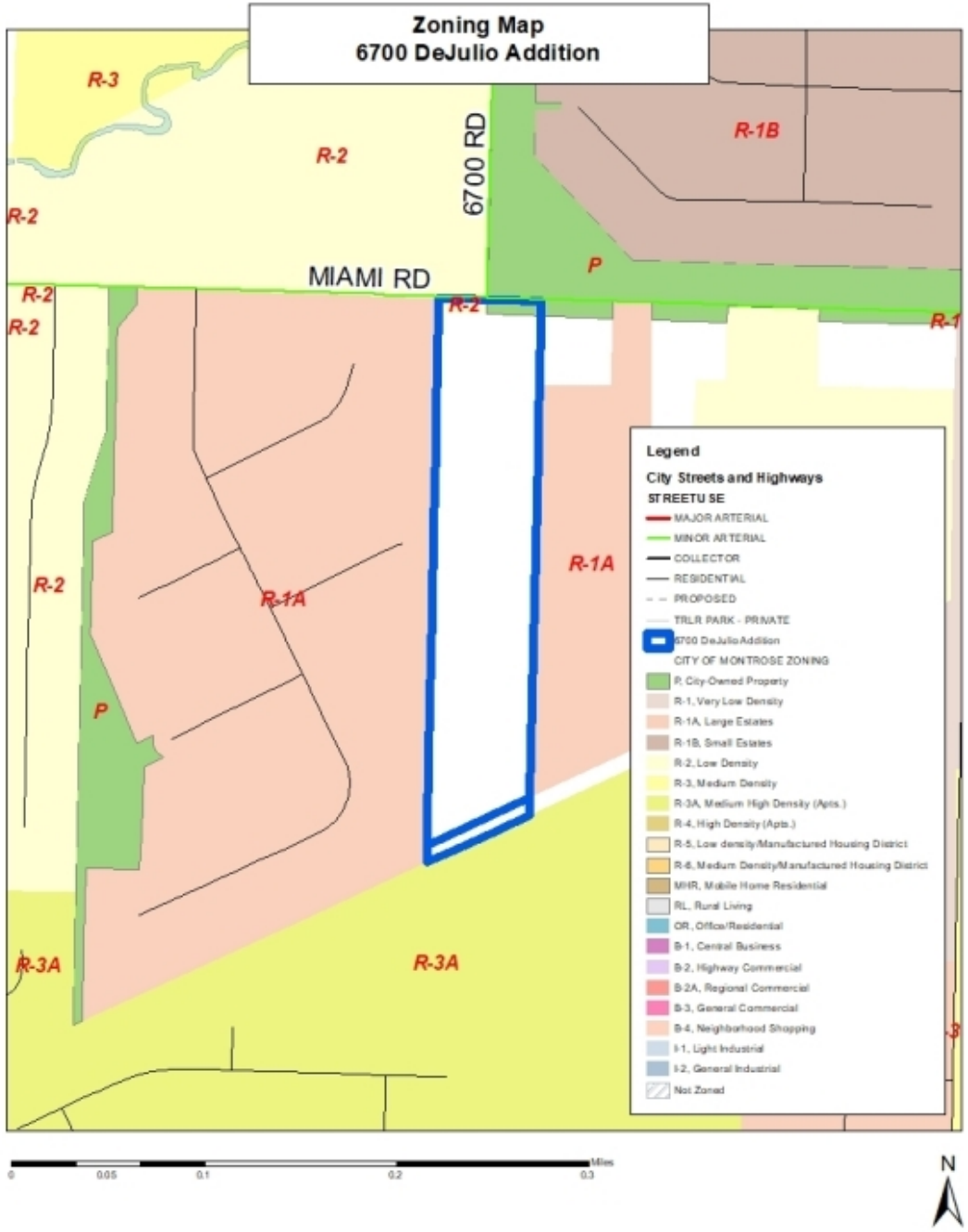
- 9.35 acres
- Within the City's Urban Growth Boundary, City Water Service Area & City Sewer Service Area
- Area is urbanizing and more than 1/6 of the perimeter is contiguous to city limits
- Annexation Agreement is required
- Annexation will allow for completion of 6700 Rd

Map created 5-19-22

Site Details

- Zoning of surrounding area is “R-1A” Large Estate District, “R-2” Low Density District, “R-3A” Medium Density District & agricultural

- Proposed zoning is “R-1A” Large Estate District



Zoning of Additions – Section 4-4-29 (B)

(B) Zoning of Additions:

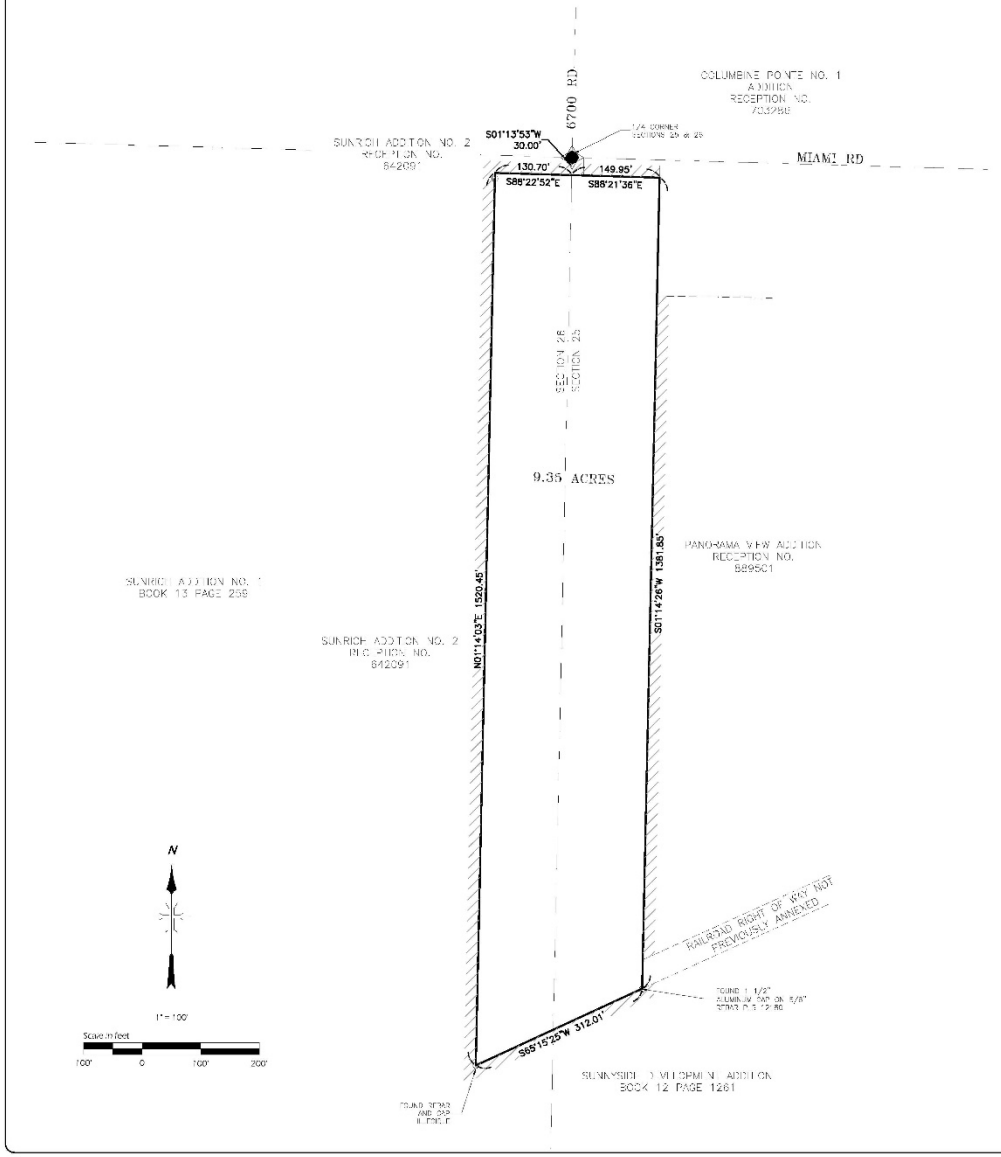
"The Planning Commission shall recommend to the Council a zoning district designation for all property annexed to the City not previously subject to City zoning, and shall follow the review procedure set out in Section 4-4-31 in arriving at its recommendation. Proceedings concerning the zoning of property to be annexed may be commenced at any time prior to the effective date of the annexation ordinance or thereafter. *The zoning designation for newly annexed property shall not adversely affect the public health, safety and welfare* (emphasis added)."

Zoning Regulations

- Municipal Code, Section 4-4-5(A) Intent: The "R-1A" Large Estate District is intended to provide an area of large single-family residential lots with a semi-rural environment.

6700 DEJULIO ADDITION

SITUATED IN SECTIONS 25 & 26, TOWNSHIP 49 NORTH, RANGE 9 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO



LEGEND

CITY LIMITS

PROPERTY BOUNDARY / LIMITS OF ANNEXATION

CITY LIMITS

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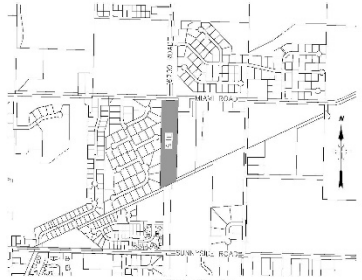

VICINITY MAP
N.T.S.

PROPERTY DESCRIPTION

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Containing 9.35 Acres more or less as described.

SURVEYOR'S CERTIFICATE

I, Frederick A. Ballard, a Registered Land Surveyor in the State of Colorado, do hereby certify 6700 DEJULIO ADDITION Annexation Map was prepared under my direct supervision.

PRELIMINARY

_____
Frederick A. Ballard, P.L.S.
Registration No. 37990

MAYOR'S CERTIFICATE

This is to certify that the City of Montrose, a municipal corporation in the County of Montrose, State of Colorado has by its Ordinance No. _____
adopted on the _____ day of _____ 20_____, annexed the property hereon to the City of Montrose.

_____
Mayor

Attest: _____
City Clerk

CLERK AND RECORDER'S CERTIFICATE

This map was filed for record in the office of the Clerk and Recorder of Montrose County, Colorado, at the time of_____, on the_____

day of _____, 20_____ under Reception No. _____.

_____ _____
Clerk and Recorder Deputy
Montrose County, Colorado

NOTICE: According to Colorado law (13 80 105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.

DMC DEL-MONT CONSULTANTS, INC.
ENGINEERING ▼ SURVEYING

1 of 1	21084V_ANNEX	DCC	2022-02-14
		21084	

6700 DEJULIO
ADDITION

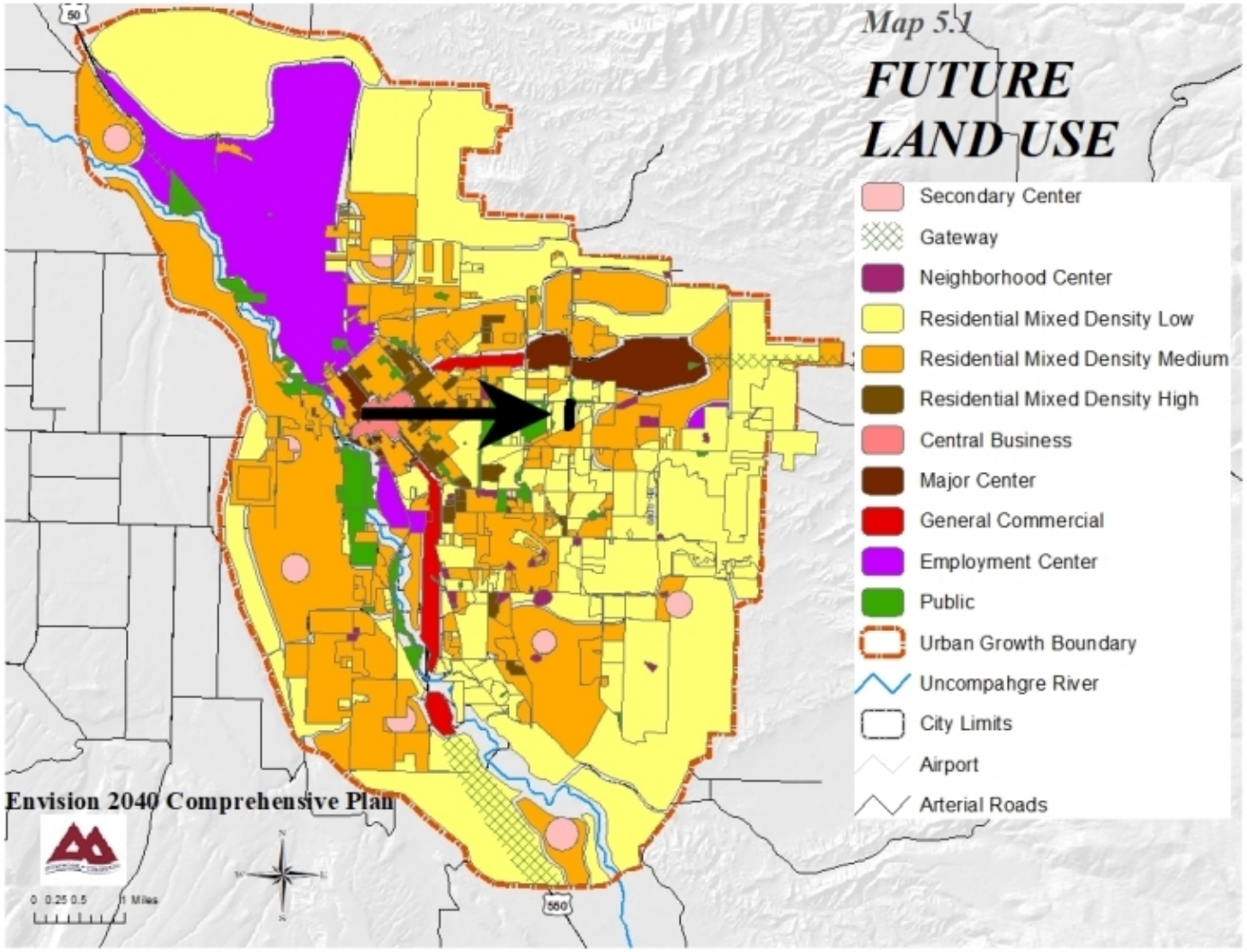
CITY OF MONTROSE

ADDITION

Comprehensive Plan – Future Land Use

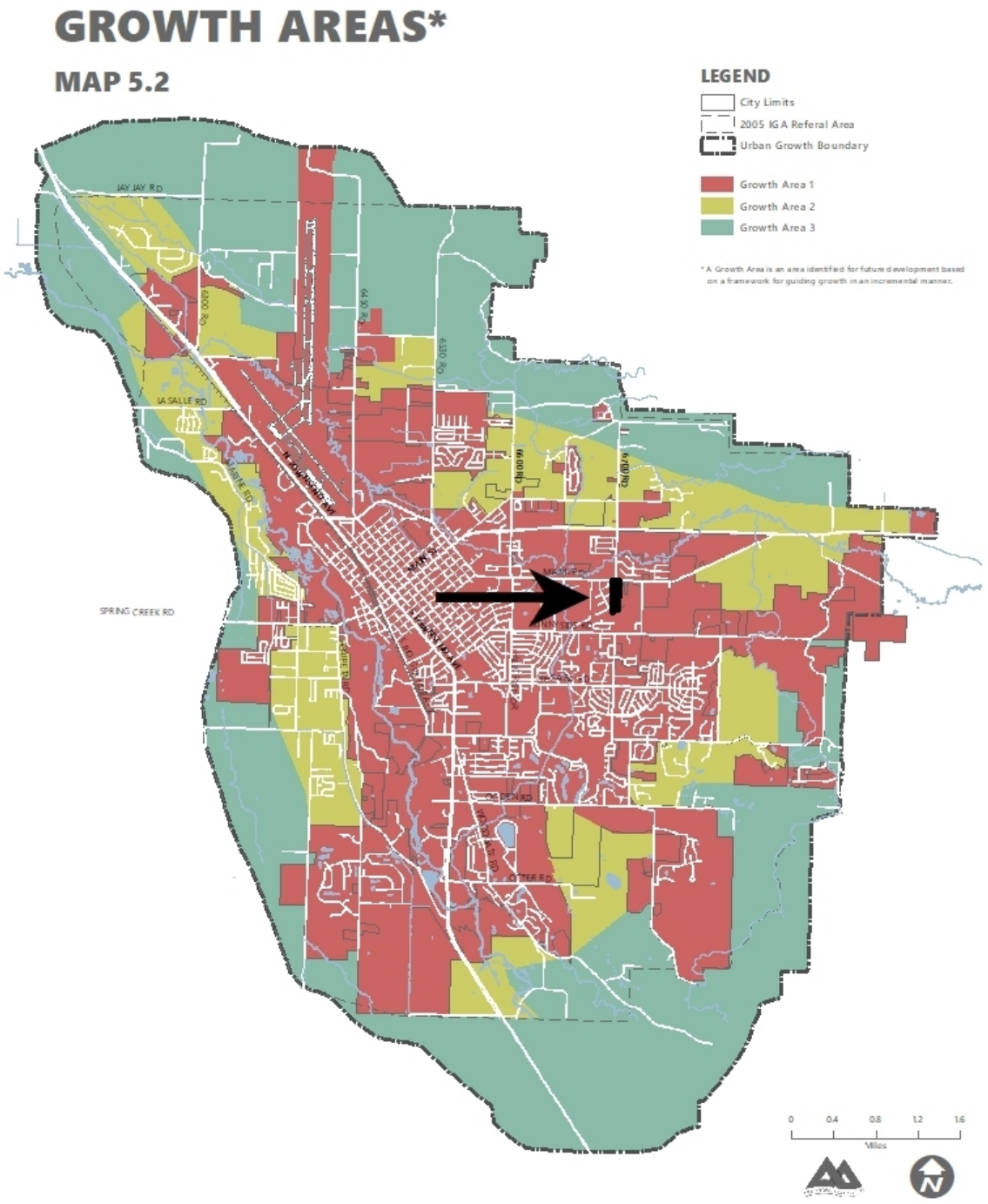
Listed as **residential mixed density low.**

This district provides primarily for single-family homes, as well as small amounts of attached residential dwelling units (such as duplexes and even small groups of townhomes). This low-density residential land use is intended to preserve the traditional building pattern of the existing residential development in Montrose. It will continue to be the predominant density in the City.



Growth Areas

Located in **Growth Area 1** in the Comprehensive Plan. According to the Comprehensive Plan, Growth Area 1 represents the most cost-efficient areas for the City to grow, and comprises of platted but unbuilt lots, annexed but unplatted land, and un-annexed small enclaves, according to the Comprehensive Plan.



Summary

- Area is urbanizing and more than 1/6 contiguous to city limits.
- Annexation Agreement is required.
- Proposal is consistent with the public health, safety, and welfare, city annexation policies, and the Comprehensive Plan.
- Staff recommends approval of the annexation and “R-1A” Large Estate District.
- The Planning Commission shall make a zoning recommendation to City Council.

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