



REGULAR PLANNING COMMISSION MEETING AGENDA
Wednesday, July 13, 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 June 22, 2022 meeting
- 4) Additions or Deletions
- 5) **CEDAR CREEK TOWNHOMES SUBDIVISION PRELIMINARY PLAT** This proposed preliminary plat will subdivide Lot 46 of the Cedar Creek Subdivision, also known as 708 Cedar Creek Ave, into 5 townhome sublots within a parent parcel. The parcel will contain a 5-unit multifamily residential building. The property is zoned "R-4" High Density District. The applicant is Garret Smith with Color Red Construction.
- 6) Other Business
- 7) Next Meeting will be July 27, 2022
- 8) Motion to Adjourn



AGENDA JUNTA REGULAR DE LA COMISIÓN DE PLANIFICACIÓN

Miércoles, julio 13 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 incluidos en el paquete de la Comisión de Planificación. Después de este plazo, los comentarios recibidos al mediodía el día antes de la junta serán distribuidos 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 junio 22, 2022
- 4) Adiciones o eliminaciones

- 5) **DISEÑO PRELIMINAR TOWNHOMES (CASAS ADOSADAS) CEDAR CREEK** Esta propuesta del diseño preliminar subdividirá el Lote 46 del Fraccionamiento Cedar Creek, también conocido como Ave, Cedar Creek 708, en 5 sublotos de townhomes (casas adosadas) dentro de la parcela principal. La parcela contendrá un edificio residencial con 5-unidades multifamiliares. La propiedad está zonificada “R-4” Distrito de Alta Densidad. El solicitante es Garret Smith con Color Red Construction.
- 6) Otros asuntos
- 7) Próxima junta será el 27 de julio, 2022
- 8) Moción para levantar la sesión



The Montrose City Planning Commission held a meeting on June 22, 2022, at 5:00 p.m. in City Hall Council Chambers. The meeting agenda was posted in accordance with the Colorado Open Meetings Act (C.R.S. §24-6-401, et.seq.).

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

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

There were 8 members of the public in attendance.

CALL TO ORDER

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

APPROVAL OF MINUTES

Phoebe Benziger moved to approve the minutes of the June 8, 2022, meeting as submitted. Jan Chastain seconded, and the motion carried. Chad Huffman abstained.

ADDITIONS OR DELETIONS

None.

CONDITIONAL USE PERMIT FOR BLACK CANYON BOYS AND GIRLS CLUB.

The applicant is requesting a renewal of a conditional use permit to allow a school building in the "R-3A" Medium High-Density District, located on Lot 1 of the Atwood Minor Subdivision. This type of use is considered a conditional use in this zoning district. The applicant is Black Canyon Boys and Girls Club, LLC.

Staff Presentation

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

Applicant Presentation

The applicant was not present.

Questions for Staff

Planning Commissioners and staff discussed the expired conditional use permit details, any changes, and potential expiration date for a new conditional use permit.

Public Comment

There was no public comment.

Discussion

Planning Commissioners and staff further discussed conditions for expiration of a new conditional use permit.

Motion and Vote

Chad Huffman moved to approve the request to allow the conditional use of a school within the “R-3A” Medium High-Density District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report, with the condition they obtain a building permit within 2 years. Phoebe Benziger seconded and the motion passed unanimously.

CONDITIONAL USE PERMIT FOR LOT 5 OF THE MIAMI BUSINESS PARK SUBDIVISION FILING NO. 2.

The applicant is requesting a conditional use permit to allow a 6-unit multifamily residential structure in the "OR" Office-Residential District located within Lot 5 of the Miami Business Park Subdivision Filing No. 2. This type of use is considered a conditional use in this zoning district. The applicant is Dean McCall with ESC Partners, LLC.

Staff Presentation

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

Applicant Presentation

Dean McCall, applicant, approached the podium to provide background on the requested conditional use permit.

Public Comment

There was no public comment.

Questions for Applicant

None.

Questions for Staff

Planning Commissioners and staff discussed the reason a conditional use permit is required and the future of the existing footpath on the property.

Discussion

Planning Commissioners commented on the appropriateness of higher density in this area.

Motion and Vote

Phoebe Benziger moved to approve the request to allow the conditional use of a multifamily residence within the "OR" Office Residential District. The request meets the Code criteria based on the evidence and testimony presented at this hearing and in the staff report. Chad Huffman seconded, and the motion passed unanimously.

CROSSROADS PARK II SKETCH PLAN.

This is the sketch plan for the Crossroads Park II Subdivision. The property is approximately 1.688 acres in size, and is located on the northeast corner of 6600 Rd and Locust Rd. The proposed subdivision will consist of 28 residential units. The property is zoned "R-4" High Density District. The applicant is Tim Clifford with Crossroads Park II, LLC.

Staff Presentation

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

Applicant Presentation

Tim Clifford, applicant, discussed his qualifications and experience and highlighted features of his project.

Questions for Applicant

Planning Commissioners and applicant discuss parking and oversize vehicles, and potential long-term rentals. They also discussed the site plan and a setback discrepancy.

Questions for Staff

Planning Commissioners and staff discussed roads, fencing around common areas, irrigation water, curbs and sidewalks and a variance for setbacks.

Public Comment

Three members of the public approached the podium to discuss their concerns and suggestions regarding the name of the development, a consideration for geothermal, change in garage depth, and a potential partnership for an expansion project. The applicant returned to the podium to discuss the comments.

Discussion

None.

Motion and Vote

No action.

OTHER BUSINESS

None.

NEXT MEETING

The next Planning Commission meeting is scheduled for July 13, 2022.

PUBLIC COMMENT

None.

ADJOURNMENT

Phoebe Benziger moved to adjourn the meeting. Chad Huffman seconded, and the meeting ended at 6:14 p.m.

CHAIRPERSON

ATTEST



CITY OF MONTROSE
Planning Services

MEMO

TO: Planning Commission
FROM: William Reis, Planner II
DATE: July 13, 2022
RE: Cedar Creek Townhomes Subdivision Preliminary Plat
ATTACHMENTS

- Exhibit A: Area Maps
- Exhibit B: Excerpts 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 Cedar Creek Townhomes Subdivision Preliminary Plat. The Planning Commission will consider all of the information in this memo in making a decision.

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 hearing before City Council to approve or deny the Preliminary Plat is scheduled for August 2, 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. Comprehensive Plan - Land Use Map Designation:

- The Comprehensive Plan Future Land Use Map identifies this parcel as located in an area proposed as follows: **Residential Mixed Density 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.*

3. Zoning Regulations:

- 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
- 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.

4. Dimensional Requirements:

- 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

- 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.

Planning Commission Action:

The Planning Commission shall make a recommendation to City Council to approve, deny, or approve with conditions the Cedar Creek Townhomes Subdivision Preliminary Plat. The Planning Commission may also continue the item. Proposed motions for Planning Commission consideration are included below.

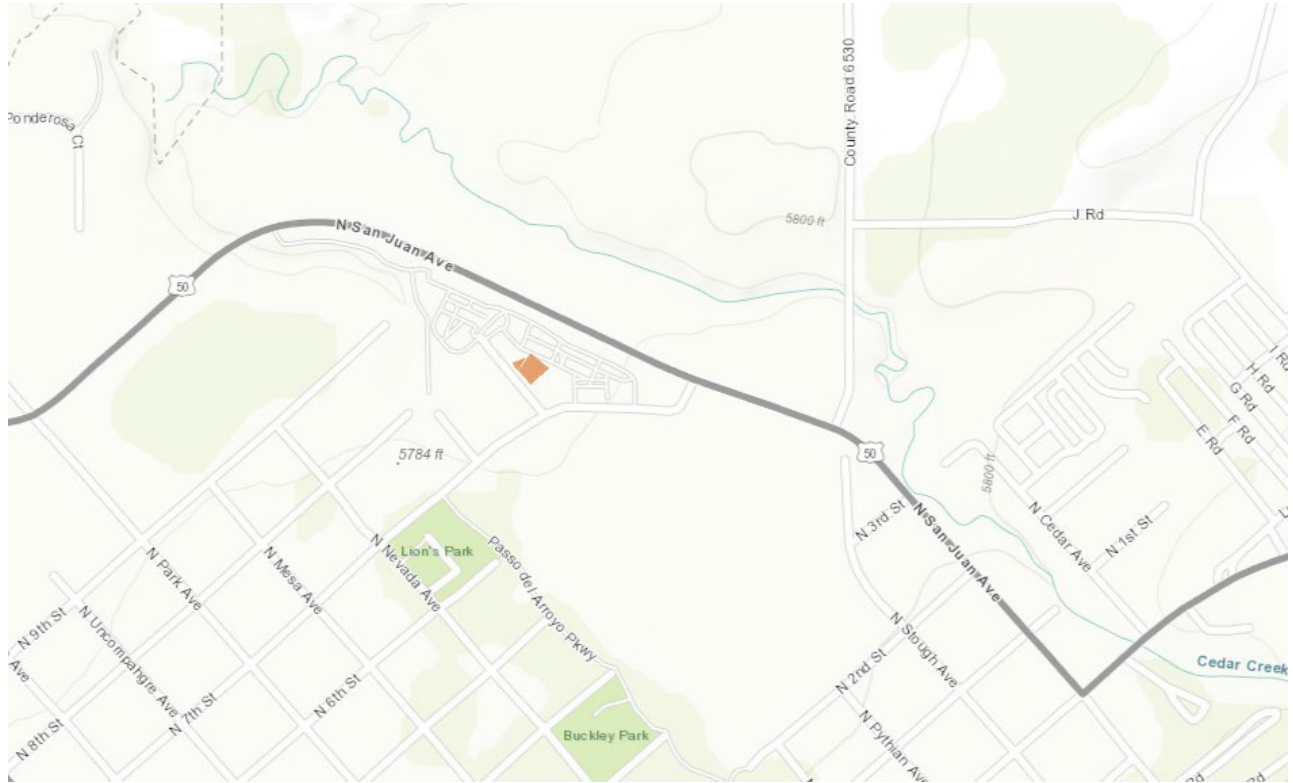
Planning Commission Recommendation Alternatives for Preliminary Plat:

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.”

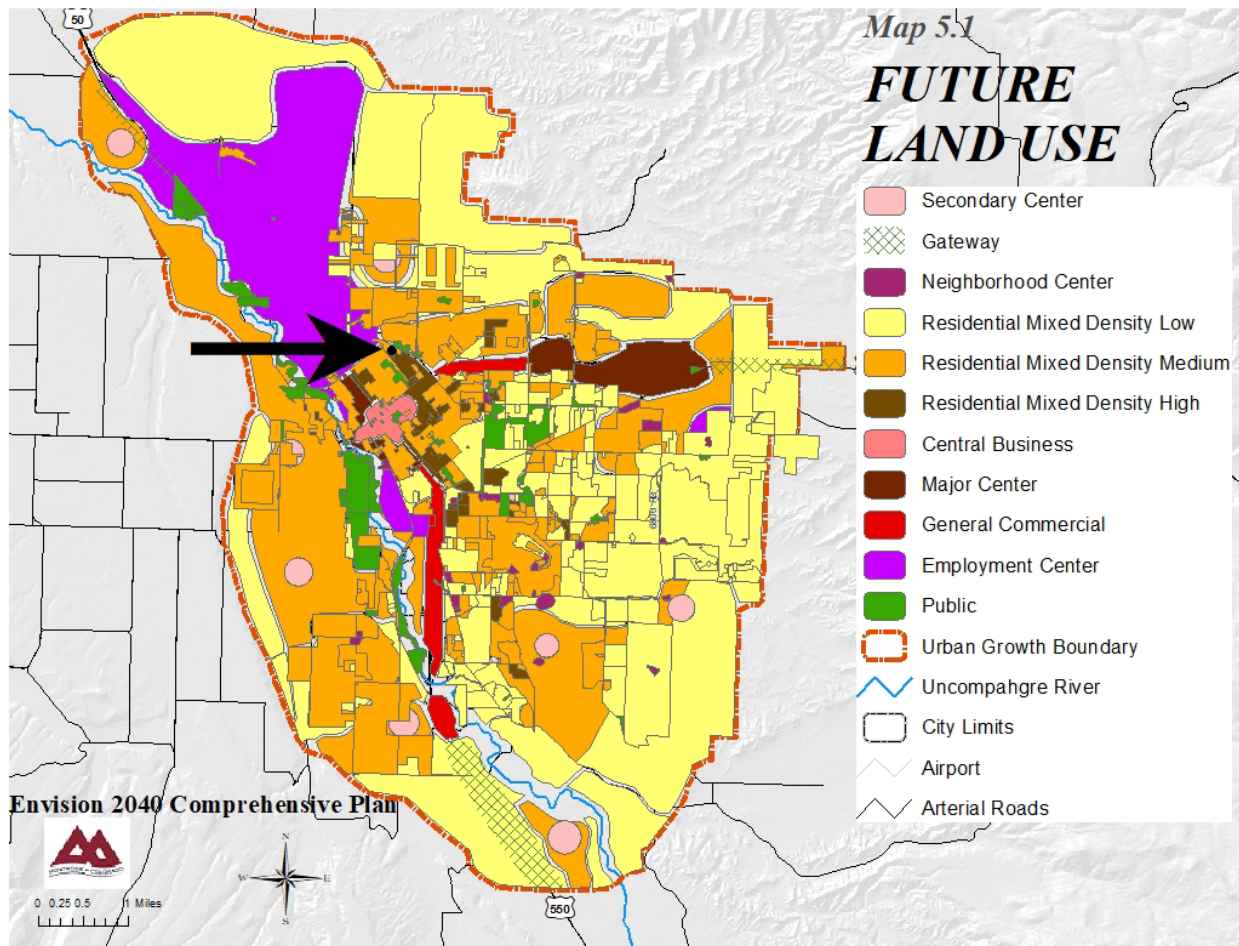
Denial Motion: “I hereby make a motion to recommend to City Council denial of the Preliminary Plat application. The application does not meet the Code criteria based on evidence and testimony presented at this hearing and in the staff report.”



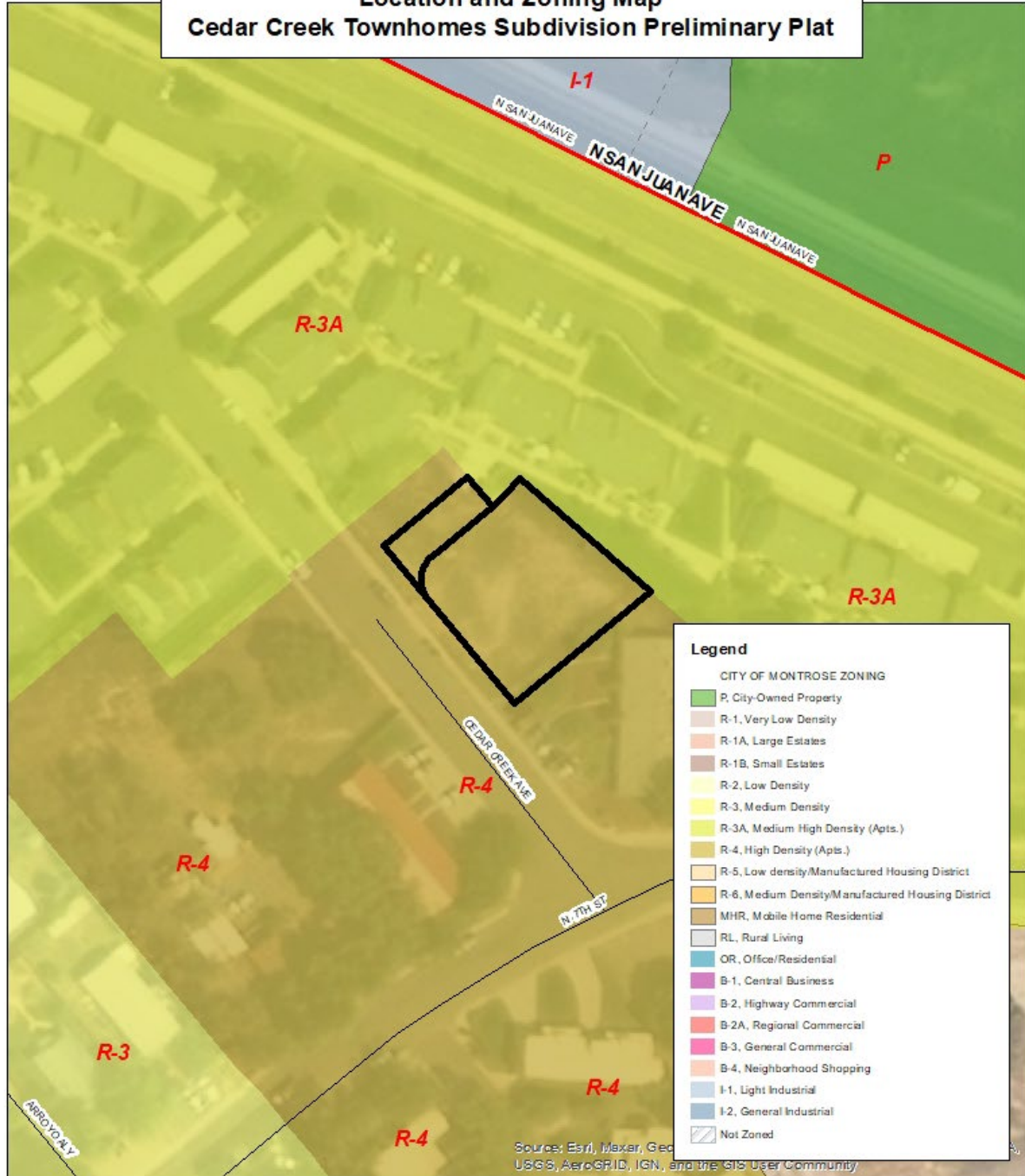
EXHIBIT A: Area Maps
Vicinity Map



Comprehensive Plan Future Land Use Map



Location and Zoning Map Cedar Creek Townhomes Subdivision Preliminary Plat



0 0.0125 0.025 0.05 0.075 Miles



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)



CEDAR CREEK TOWNHOMES SUBDIVISION
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 CEDAR CREEK TOWNHOMES SUBDIVISION.

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)
COUNTY OF MONTROSE) ss.

The above Certificate of Dedication and Ownership was acknowledged

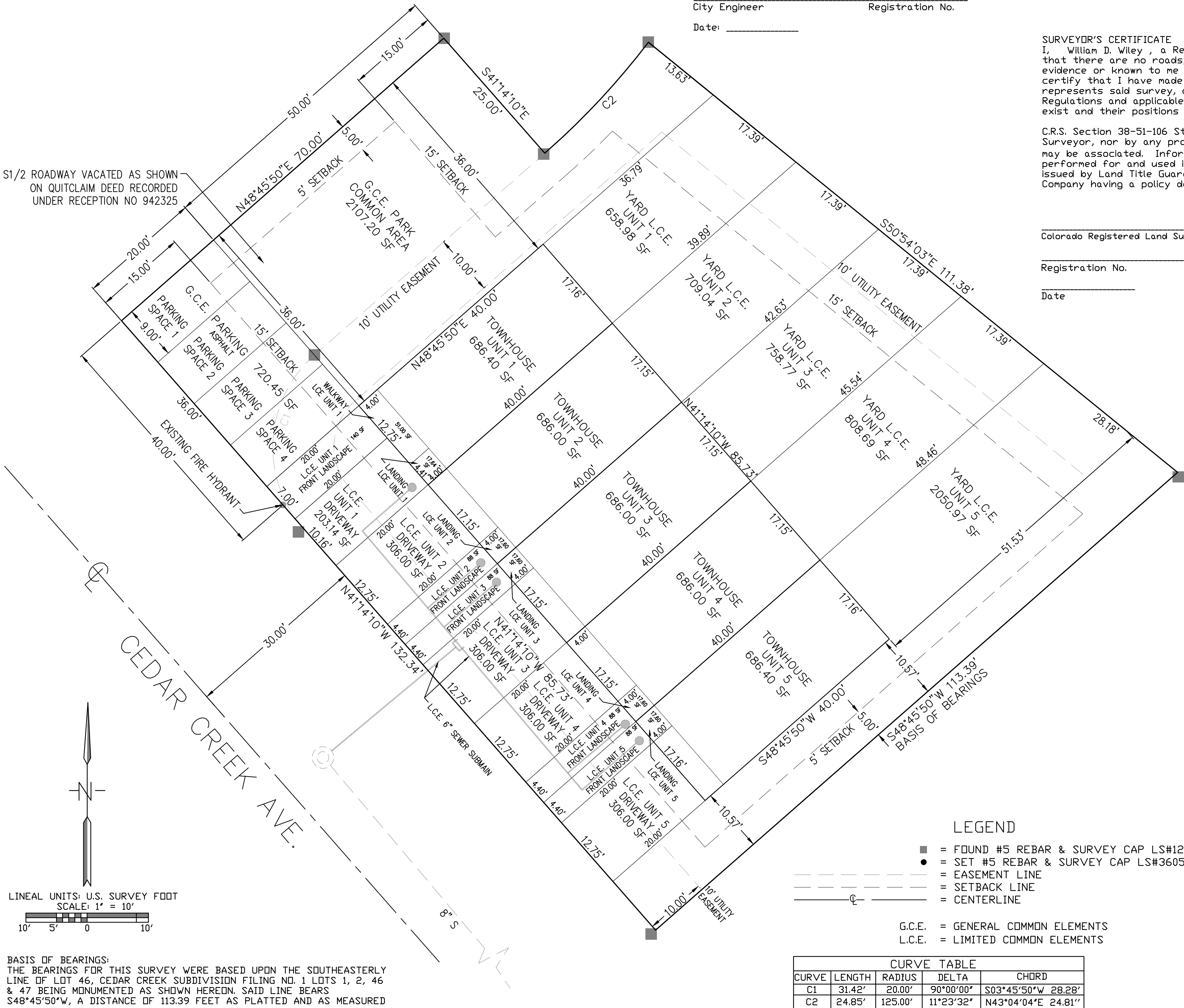
before me on this ____ day of _____, 2022, by Garret Smith.

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

Notary

PLAT NOTES:

- 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.
- The property shown hereon are subject to the applicable plat notes that were adopted and shown on the final plat of Cedar Creek Subdivision, Filing 1, recorded February 3, 1984 at Reception No. 517063, County of Montrose, State of Colorado.
- 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.
- 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.
- 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. _____.
- Utility services to each unit may be situated within common areas. The HDA is responsible for maintenance, restoration, and repairs disturbance that may occur to maintain a utility service line in the common areas. 6" sewer submain is located within the common elements and shall be maintained by the HDA.
- 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.
- 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.
- AIRPORT INFLUENCE AREA NOTICE
THE CEDAR CREEK TOWNHOMES SUBDIVISION is located approximately 1.5 miles southeast of the Montrose Regional Airport. The CEDAR CREEK TOWNHOMES SUBDIVISION 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 SUBDIVISION 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 _____

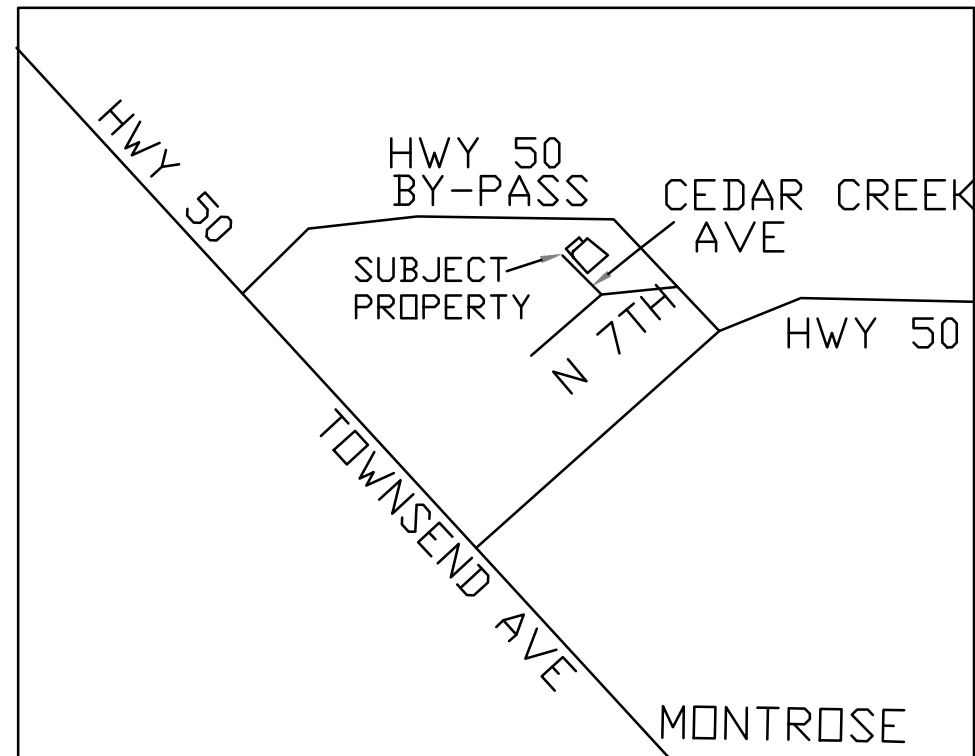
Registration No. _____

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

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. MRR87018739.

Colorado Registered Land Surveyor

Registration No. _____

Date _____

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. _____.

Clerk & Recorder _____ by _____ Deputy
Montrose County, Colorado

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: COLOR RED DEVELOPMENT LLC
Plot Scale 1" = 10'-0"
Book 771 Page 15

DATE 10/19/21

REVISIONS:
12/7/21 Per City Comments
4/12/22 Per City Comments
6/8/22 Per City Comments

CEDAR CREEK TOWNHOMES SUBDIVISION

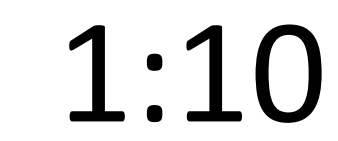
LOCATED IN THE NE1/4 SW1/4 OF S36, T49N, R9W, N.M.P.M., CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

FOR: GARRET SMITH

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

Sheet 1 of 1 File No. 21-79

Cedar Creek Townhomes
Cedar Creek Avenue
Montrose Colorado

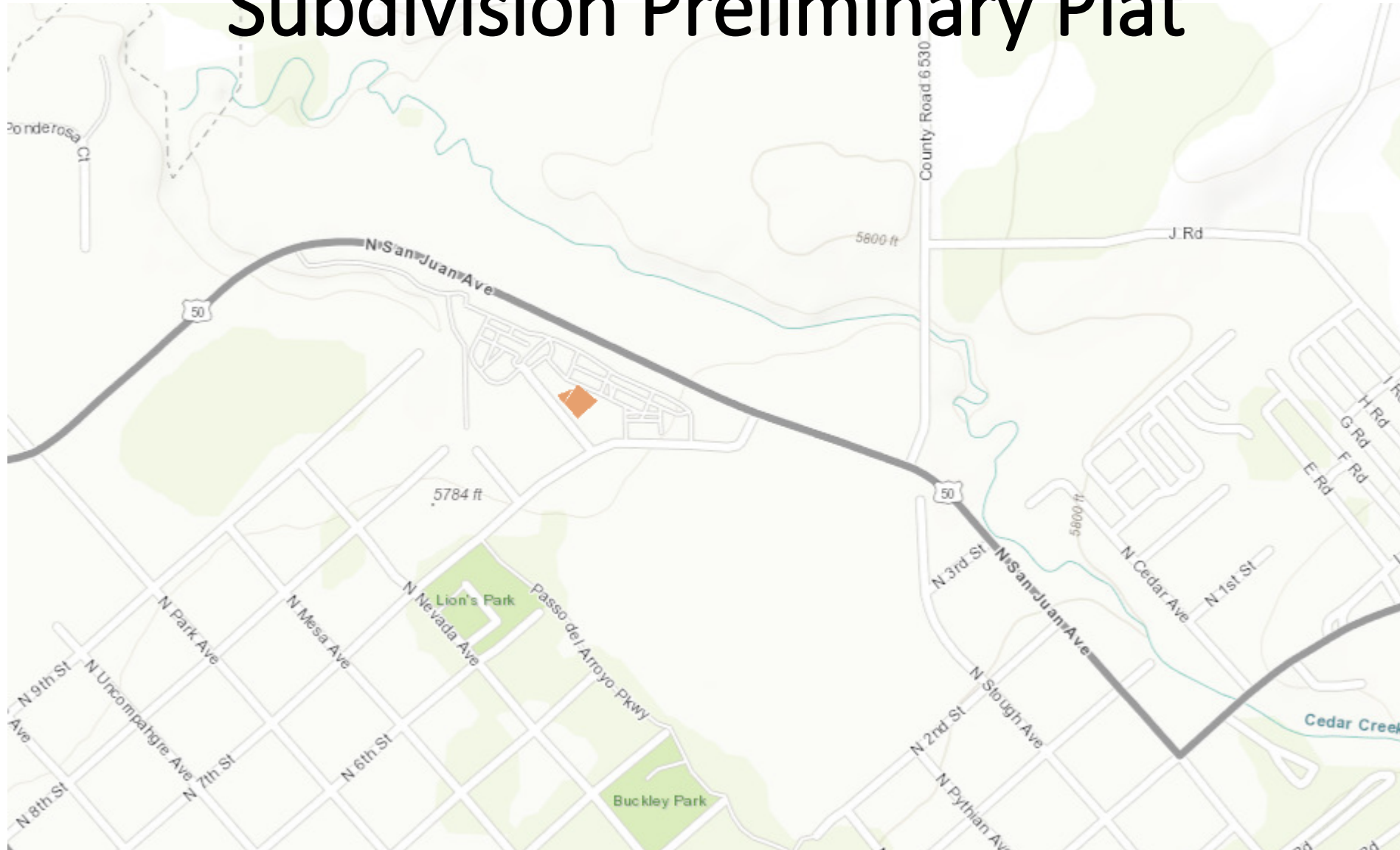
[illegible]

REVISIONS:		
No.	Comments	Date

Sheet C - 2

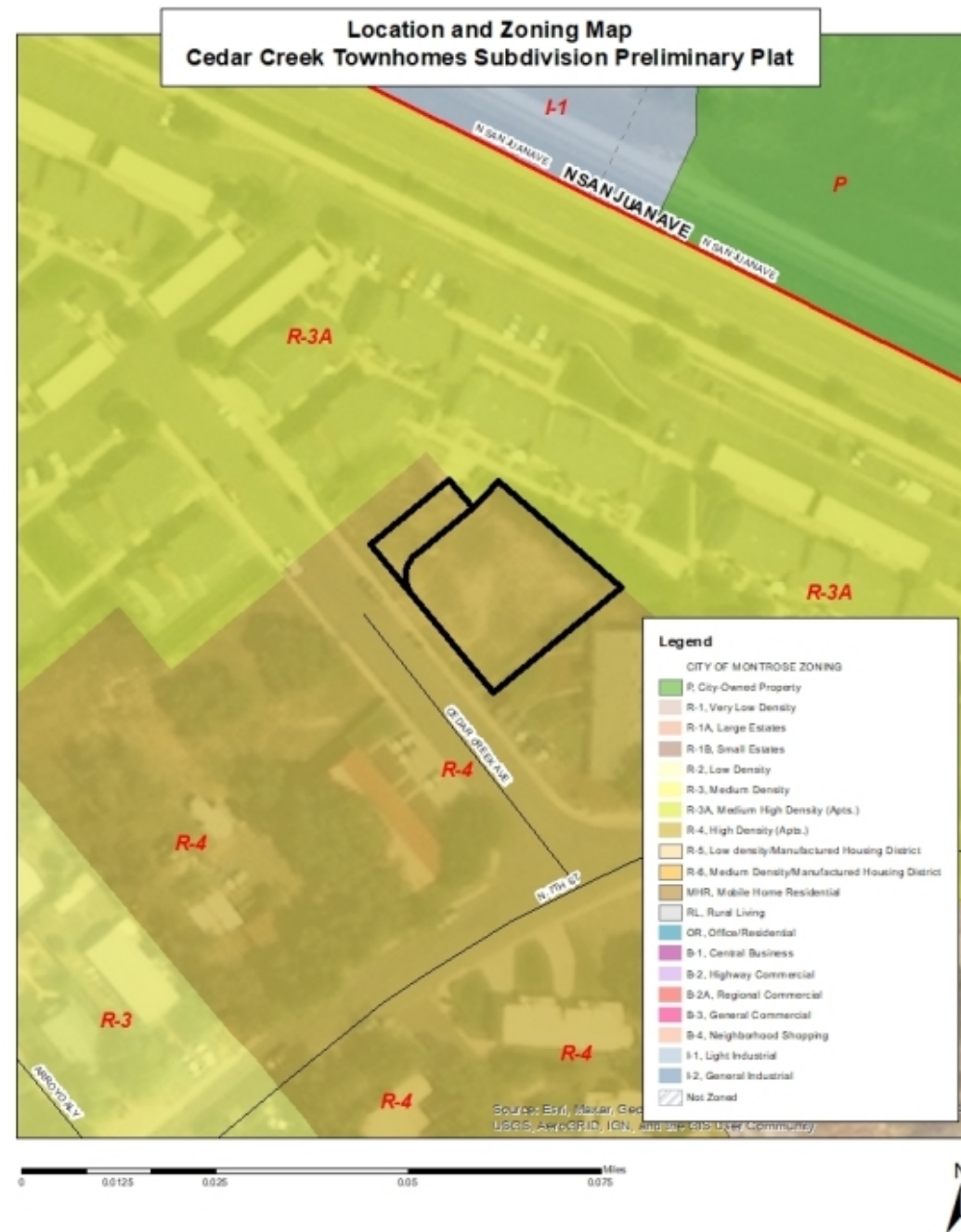


Vicinity Map – Cedar Creek Townhomes Subdivision Preliminary Plat



Project Background

- Project site: 0.3 acres
- Zoned “R-4” High Density District
- 5 Townhome Lots with Additional Common Elements
- Adjacent to “R-4” High Density District and “R-3A” Medium High Density District.



Subdivision Process



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:

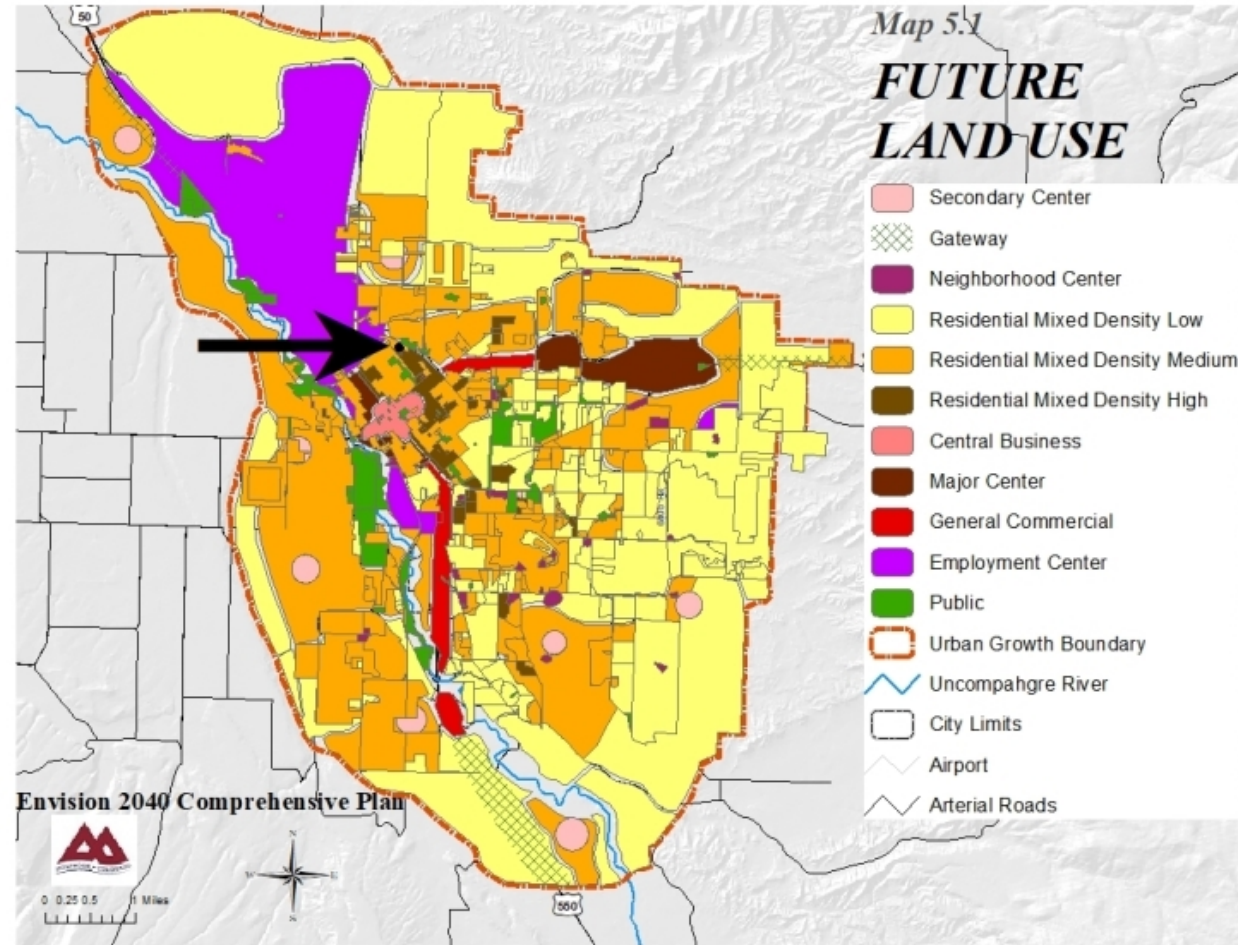
- a) Conformance with the master plan and zoning regulations;
- b) Relationship of development to topography, soils, drainage, flooding, potential hazard areas and other physical characteristics;
- c) Availability of water, means of sewage collection and treatment, storm water drainage, access and other 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 – 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.



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.

CEDAR CREEK TOWNHOMES SUBDIVISION
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, 4500 Ft. to a point on the centerline of Pinon Way; thence N48°45'50"W along said centerline, 7000 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, 2500 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 S02°45'50"W, 28.68 Ft. to the point of beginning, containing 1.835 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 CEDAR CREEK TOWNHOMES SUBDIVISION.

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)
COUNTY OF MONTROSE) ss.

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, Filing 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 (LCE)" or "General Common Elements (GCE)", 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. If sewer mainline is located within the common elements and shall be maintained by the HOA.

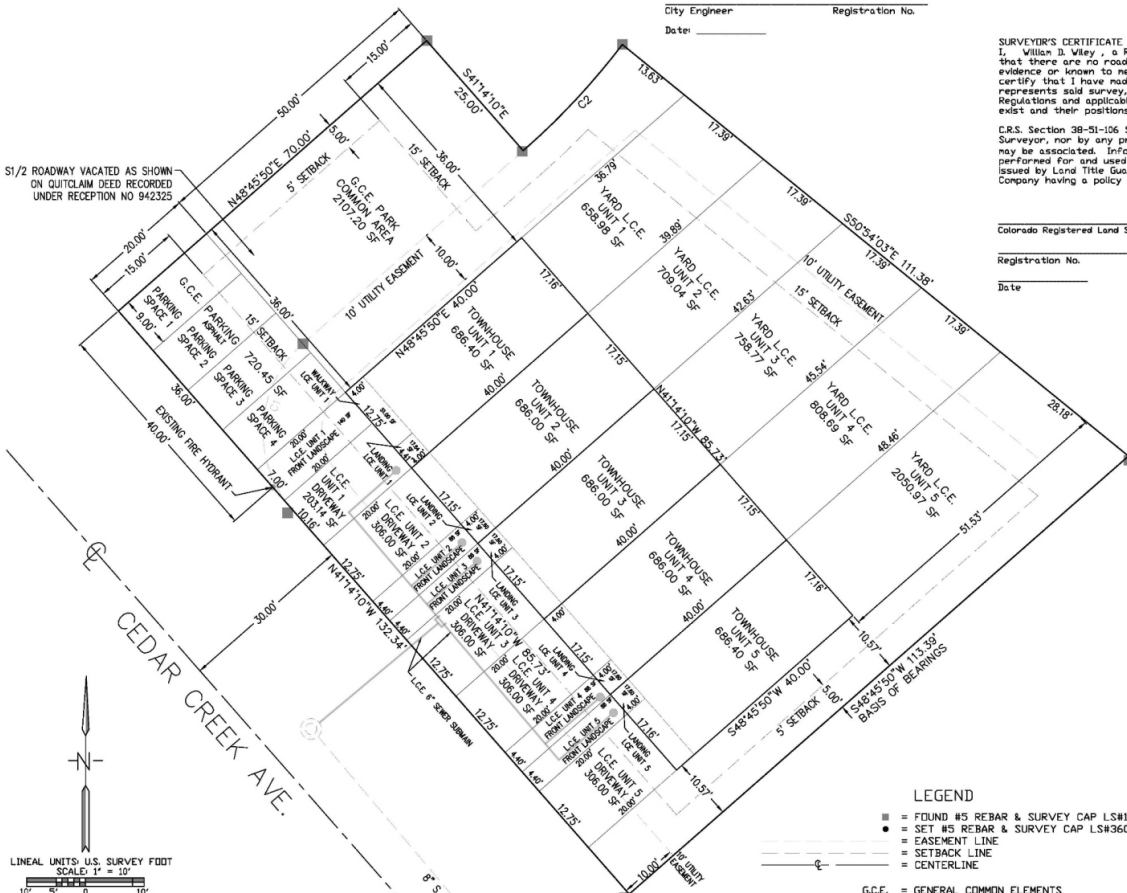
7. The City is not responsible or liable in any manner for the maintenance, repair, or operation of such Common Elements, nor shall the City be responsible for future dedications of such Common Elements. Upon failure to properly maintain such Common Elements shown hereon, or in the need to abate a nuisance 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 (s) compliance with all applicable requirements of the Colorado Secretary of State, and (c) good standing with the Colorado Secretary of State.

9. AIRPORT INFLUENCE AREA NOTICE

The CEDAR CREEK TOWNHOMES SUBDIVISION is located approximately 1.5 miles southwest of the Montrose Regional Airport. The CEDAR CREEK TOWNHOMES SUBDIVISION 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 SUBDIVISION is subject to overflights and the effects thereof, which may include but is not limited to noise, vibration, fumes, and dust.



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 113.99 FEET AS PLATTED AND AS MEASURED

ATTORNEY'S CERTIFICATE

I, Douglas R. Tuelier, 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: _____

SURVEYOR'S CERTIFICATE

I, William B. 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 right-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 States: 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. MRR87018739.

Colorado Registered Land Surveyor

Registration No. _____

Date _____

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 _____, Deputy

Montrose County, Colorado

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.

CITY OF MONTROSE
Plat Scale: 1" = 10'-0"
Book: 771 Page: 15

DATE: 10/19/22

REVISIONS:
10/19/22 Per City Comments
6/8/22 Per City Comments

LOCATED IN THE NE1/4, SW1/4 OF S36, T49N, R9W, NMPM, CITY OF MONTROSE, COUNTY OF MONTROSE, STATE OF COLORADO

FOR: GARRET SMITH

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

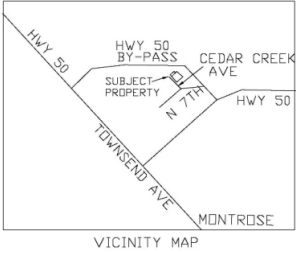
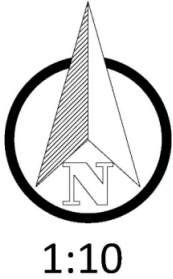
Sheet ____ of ____ File No. 21-79

CURVE TABLE				
CURVE	LENGTH	RADIUS	DELTA	CHORD
C1	31.42'	20.00'	90°00'00"	S03°45'50"W, PB.28'
C2	24.85'	125.00'	11°23'38"	N43°04'04"E, 24.81'

■ = FOUND #5 REBAR & SURVEY CAP LSW12180
■ = SET #5 REBAR & SURVEY CAP LSW36054
— = EASEMENT LINE
— = SETBACK LINE
— = CENTERLINE

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

Grading - Utility Plan
Cedar Creek Townhomes
Cedar Creek Avenue
Montrose Colorado



PLAN NOTES:

OWNER/DEVELOPER:

ADDRESS:

CONTRACTOR:

LICENSE No:

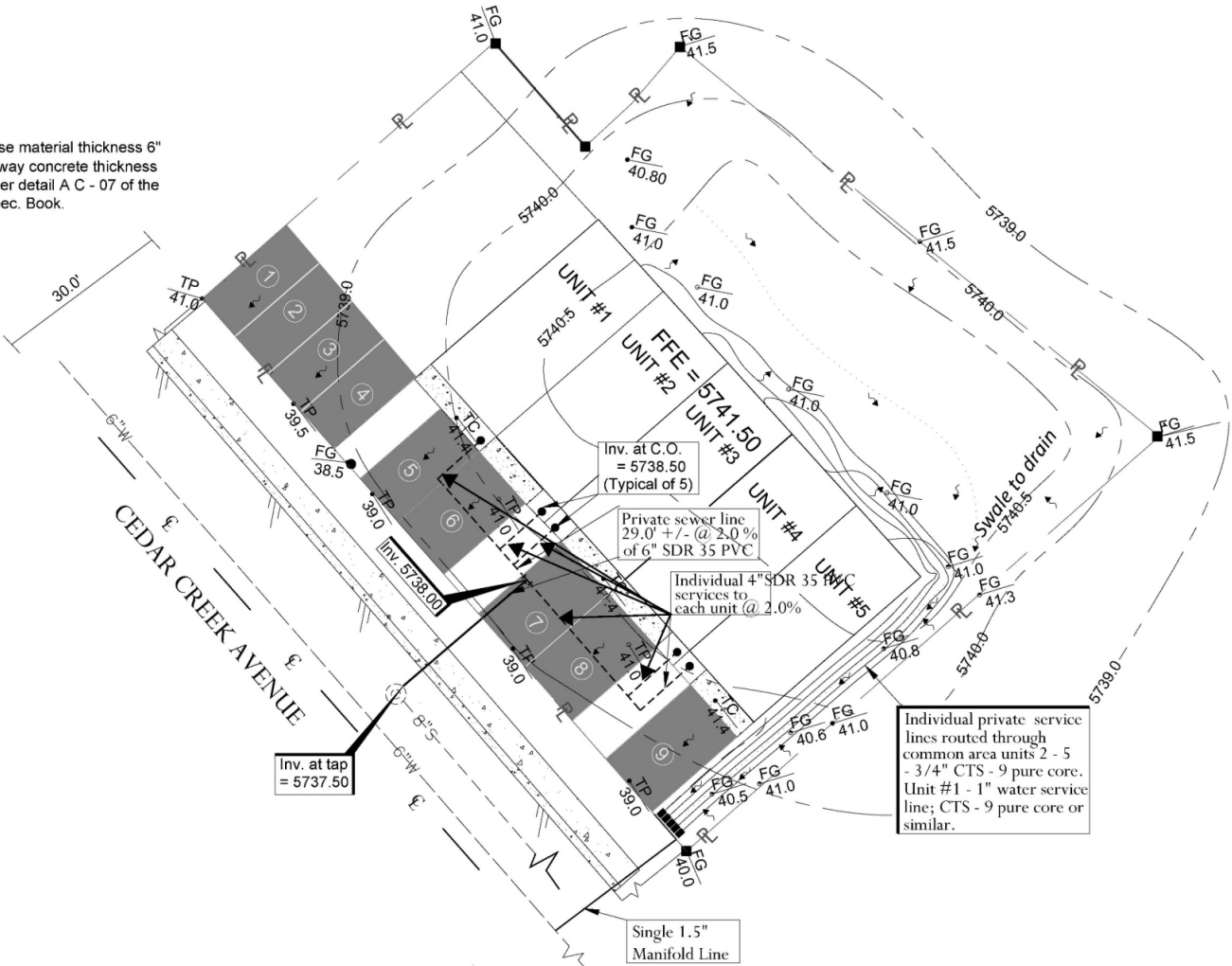
EXPIRES:

REVISIONS:

No.	Comments	Date

Sheet C - 2

NOTE: Driveway base material thickness 6" (typ.). Driveway concrete thickness 6" (typ.) as per detail A C - 07 of the Montrose Spec. Book.



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 Cedar Creek Townhomes Subdivision 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.

