



PLANNING AND ZONING COMMISSION SPECIAL MEETING  
APRIL 12, 2022  
5:00 P.M.

1. WORKSHOP TO DISCUSS ACCESSORY DWELLING UNITS  
For discussion only

**Presenter:** Contract City Planner Nancy Dosdall

2. APPROVAL OF MINUTES FROM MARCH 1, 2022  
Planning and Zoning Commission will consider approving

**Presenter:**

3. NEW BUSINESS

- a. Montezuma County High Impact & Rezoning - Bell  
Discussion Only

**Presenter:** Contract City Planner Nancy Dosdall

- b. Montezuma County Single Lot Development & Rezoning - Fischer  
Discussion only

**Presenter:** Contract City Planner Nancy Dosdall

- c. Montezuma County High Impact - Snyder  
Discussion Only

**Presenter:** Contract City Planner Nancy Dosdall

- d. Montezuma County Project PUD & Rezoning - Triple S  
Discussion Only

**Presenter:** Contract City Planner Nancy Dosdall



CITY OF CORTEZ  
123 ROGER SMITH AVENUE  
CORTEZ, CO 81321

April 12, 2022

Agenda Item: 1.

MEMO TO: Planning and Zoning Commission

FROM:

SUBJECT: WORKSHOP TO DISCUSS ACCESSORY DWELLING UNITS

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**BACKGROUND**

See Attached

**RECOMMENDATION**

WORKSHOP TO DISCUSS ACCESSORY DWELLING UNITS

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**Attachments**

City Planner ADU Presentation

# ADU Worksession



March 4, 2019  
Revised for City  
of Cortez, March  
1, 2022



# OVERVIEW

- Clarify Terms
- ADUs: Benefits & Concerns
- History of Durango's ADU Program
- Cortez existing Code Review
- Potential Program Amendments
- Questions

**What is an  
Accessory Dwelling Unit (ADU)?**  
(AKA “in-law apartment”,  
“alley house” or “garage flat”)



A separate and complete housekeeping unit (e.g., entrance, kitchen, sleeping area and bathrooms), either attached or detached

# What is an Accessory Dwelling Unit (ADU) ?

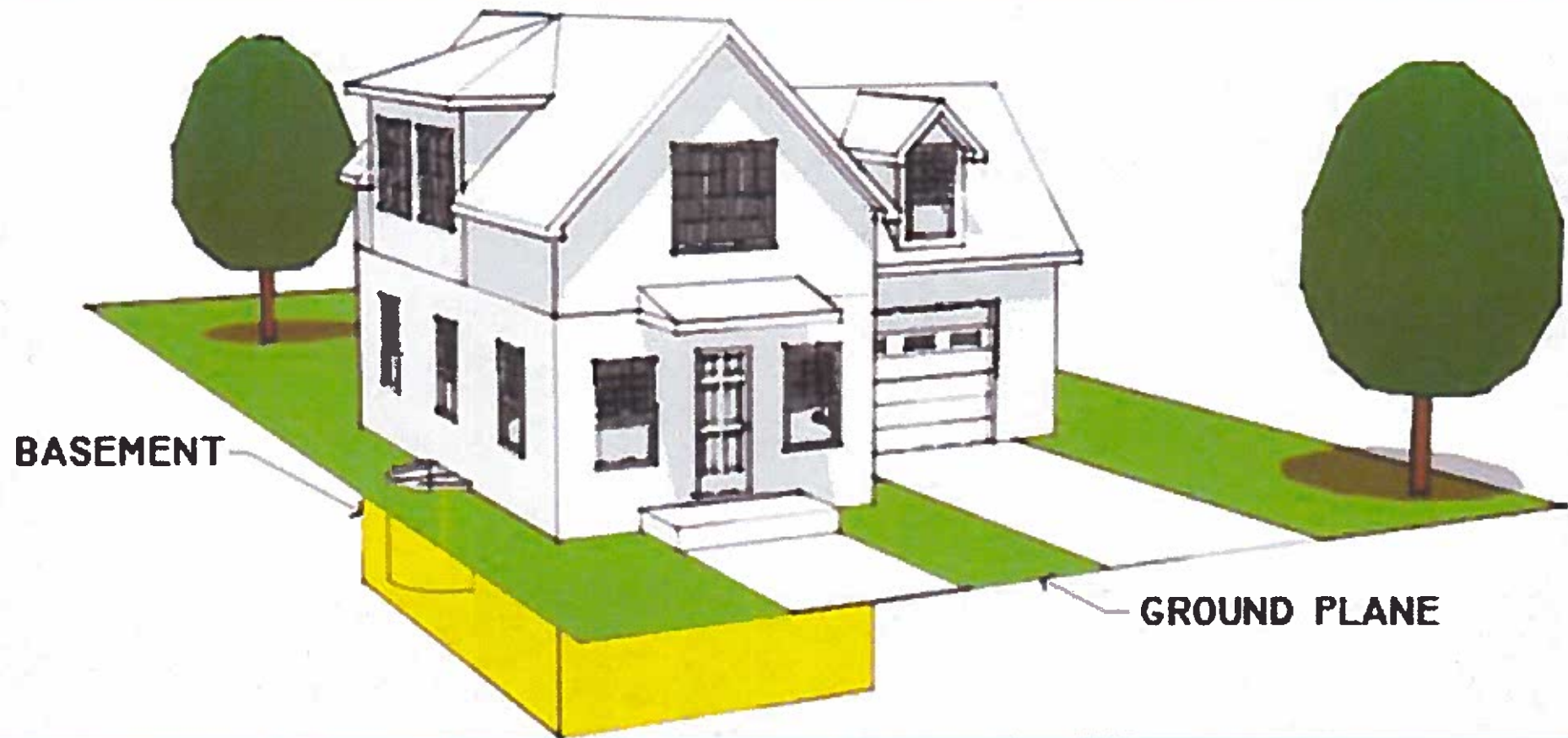
- Subordinate to principal unit, or is part of house
- Building looks like single-family residence
- Unified ownership
- A “single-family” use — occupancy of lot limited to one “family,” or 5 unrelated people



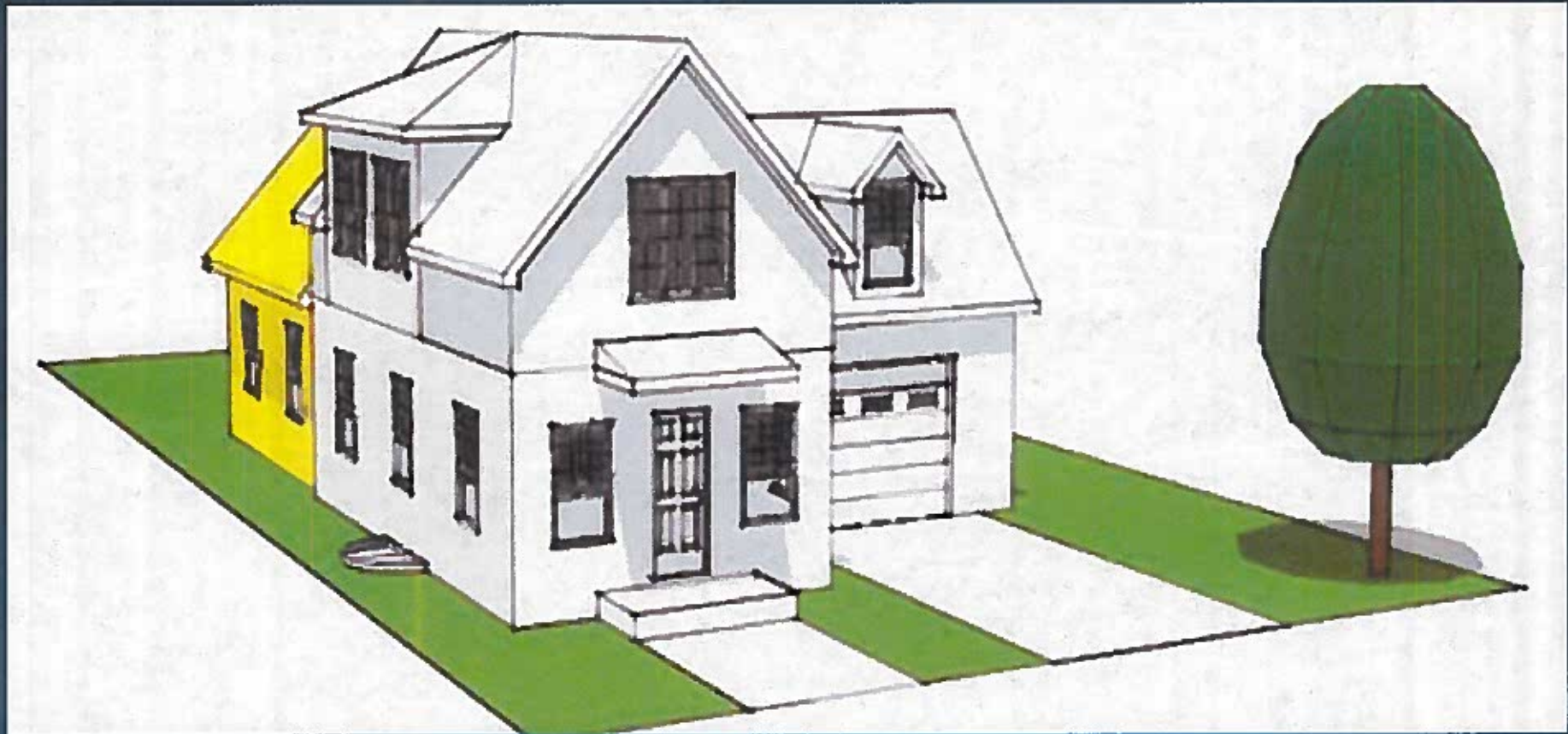
# DETACHED ADU



# INTEGRATED ADU



# ATTACHED ADU



**ADUs**

*Benefits & Concerns*

## BENEFITS

- Provides affordable housing option & additional housing choice
- Housing for niche markets — empty nesters, young people, disabled, adult children, caregivers
- Efficient use of existing infrastructure
- More even distribution of housing types

## BENEFITS

- Increase housing without substantial changes in character
- Improve mobility by providing additional housing opportunities near places of employment
- Potential income for homeowners

## CONCERNS

- Architectural compatibility?
- Loss of green space
- Neighborhood change
- Loss of privacy
- Parking
- Impacts related to over-occupancy...noise & other disruptions
- Emergency access

**ADUs**

*Durango Program History*

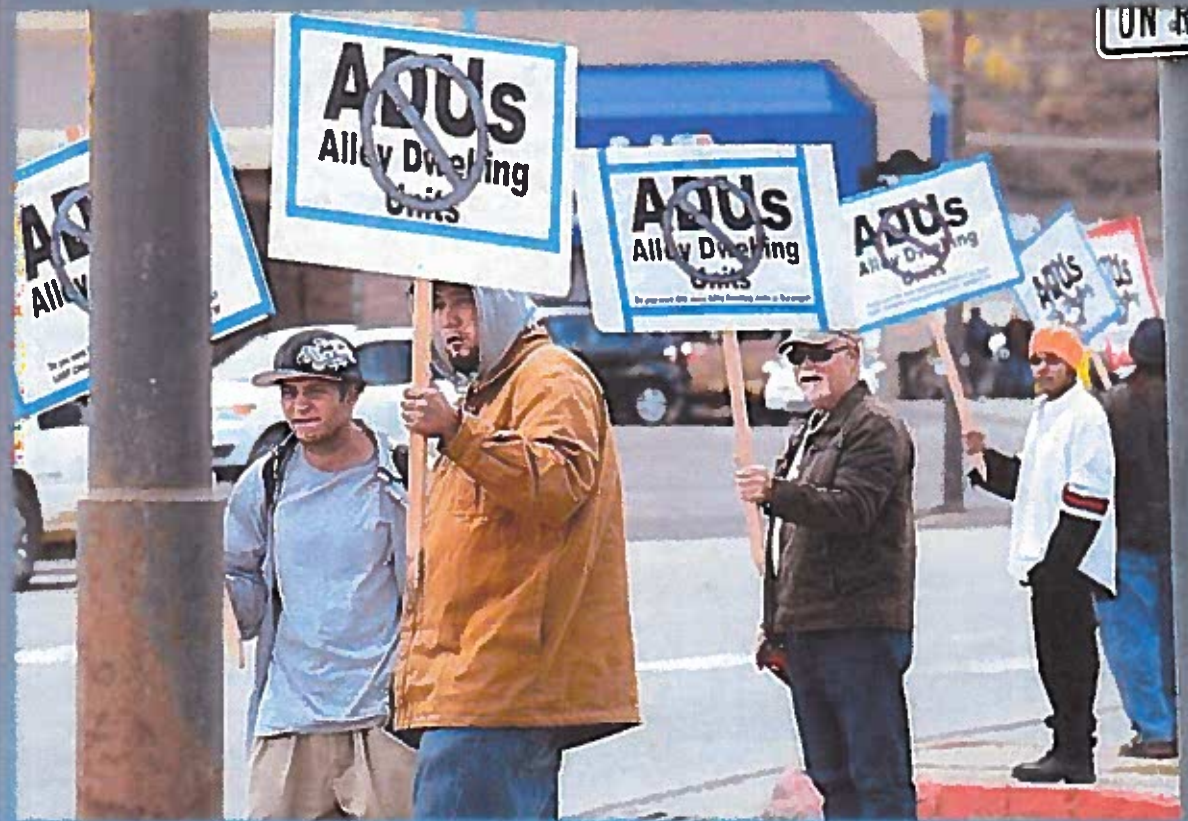
# Program History

***(Over 2 Years of Public Meetings & Study Sessions!)***



# Program History

Picketed  
our  
Office!



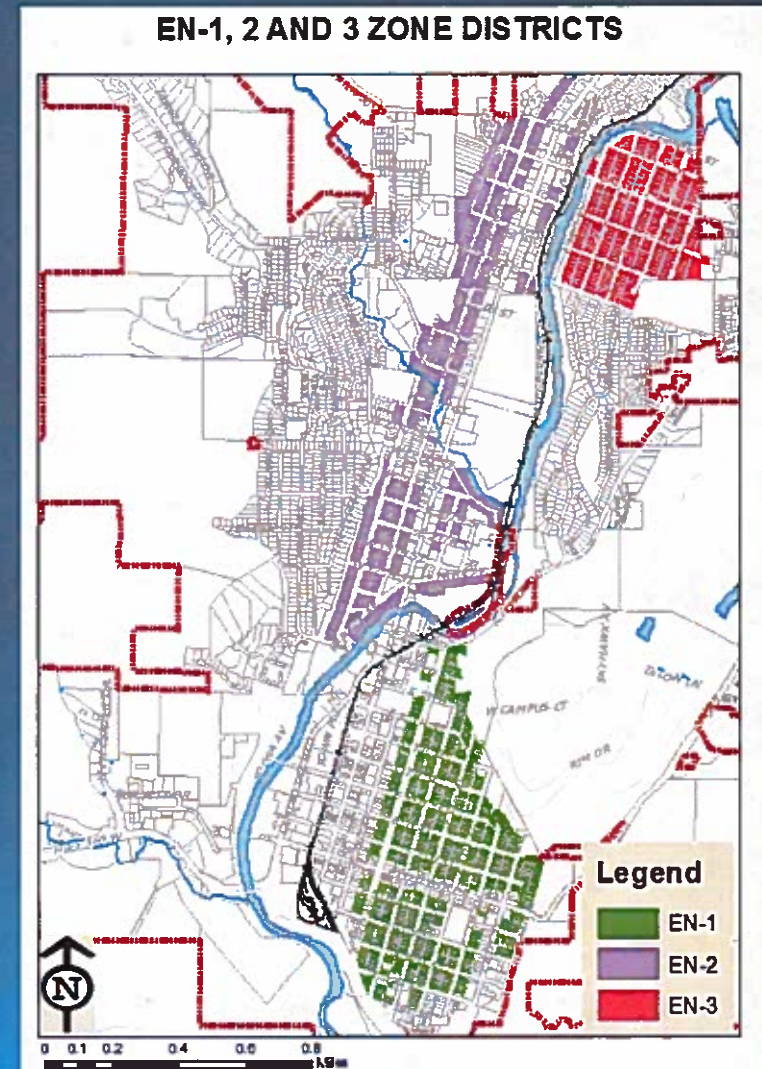
# Program History

- Program standards adopted and initiated in 2014.
- Along with new units, created an innovative program to legalize existing units.
- Voluntary registration period took two years.

## ADUs: How's it going so far?

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- Registered 300 pre-existing units
  - Permitted 25+ new ADUs since 2014
- Recently expanded to additional neighborhoods with additional requirements.



# Recognition of the ADU Program

CITYLAB

DESIGN TRANSPORTATION ENVIRONMENT EQUITY LIFE



Image: Sayer Shusterman.com

## How One Colorado City Instantly Created Affordable Housing

ANTHONY FLINT MAY 17, 2016

Relaxing rules on "Accessory Dwelling Units" drastically increased affordable housing stock in the small city of Durango.

## 2015 APA COLORADO CHAPTER AWARD WINNERS



2015 APA Colorado Award Recipients

Home > Education and Events >

## On Demand: Accessory Dwelling Units (ADUs), The Durango Experience

ON DEMAND

HOUSING  
POLICY

Sign In to Add to Cart

CERTIFICATION MAINTENANCE

## **Durango - Recent Expansion of the ADU Program**

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- Council gave direction to expand program into more neighborhoods.
- Multiple public meetings held.
- Standards written to address different style of neighborhoods.
- Public hearings held before PC and City Council.

# Cortez Existing Regulations

- Conditional uses in the RE and R1 zone, otherwise not allowed.
- The parcel must contain a single-family unit occupied by the property owner.
- The ADU may be attached or incorporated within the living area of the existing primary dwelling or detached.
- The ADU shall not result in an increase of more than twenty (20) percent in the existing living area.
- The ADU may be used for rental purposes and shall be reserved for occupancy of one (1) or two (2) persons.
- The ADU must be provided with two off-street parking spaces as per Section 5.01 of this code and may be contained in a garage or protected by a carport.
- Any new construction associated with the ADU shall comply with all setbacks, lot coverage, height, and design standards contained within the base zone and shall not alter the general appearance of the primary dwelling as a single-family residence.
- The ADU shall have adequate sewer and water services and additional tap fees may be required for the dwelling.
- The ADU shall not adversely impact traffic flow or parking in the neighborhood.
- The lot shall consist of twenty (20) percent more area than the minimum lot size in the underlying zoning district. RE: 1.2 acres, R-1: 8,400

# Home Size/Eligibility

<u>Filters Applied</u>	<u>ADU Size (SQ FT)</u>	<u>Number of Parcels</u>	<u>Percentage of Total Parcels</u>
None		4462	100.00%
MODEL_TYPE = RESIDENTIAL		2719	60.94%
(AND) ACRES_Actu >= 0.19		1409	31.58%
(AND) HOUSEAREA >= 1000	200	1235	27.68%
HOUSEAREA >= 1500	300	770	17.26%
HOUSEAREA >= 2000	400	411	9.21%
HOUSEAREA >= 3000	500	100	2.24%

The result with current building codes:

Only ~30% of the total parcels in Cortez would even qualify for an ADU.

Only 2.25% of the total parcels would be able to build a 500 sq ft ADU.

# Lot Sizes/Unit Sizes/Zone District

## City of Cortez Accessory Dwelling Unit Data

(note: per limitations of the assessor data model and analysis time required, this data only considers the primary residential use on each parcel)

note: max values are likely multi family units

note: very small lot and residential sizes may be townhome units/condo developments

note: data does not include non-purged mobiles (i.e. in mobile home parks) see MH zone

	RE	R-1	R-2	MH	CBD	C	NB	I
Current Cortez Land Use Code Regulations	C	C	-	-	-	-	-	-
Proposed Land Use Code Regulation	C	C	C	C	-	-	C	-
Average Residential size (sq.ft.)	649	1,646	1,394	1,551	1,398	1,279	1,336	0
Median Residential size (sq.ft.)	0	1,470	1,249	1,455	1,050	1,181	1,158	0
Largest Residential structure (sq.ft.)	1,948	6,938	8,652	3,200	7,272	3,422	4,969	0
Smallest Residential structure (sq.ft.)	1,948	440	336	320	564	576	336	0
Average Lot size (sq.ft.)	286,734	18,128	28,137	22,236	9,033	69,557	9,282	182,373
Median Lot size (sq.ft.)	275,894	9,598	9,000	8,880	7,068	21,420	7,119	107,153
Largest Lot size (sq.ft.)	496,989	3,085,630	1,540,445	813,986	40,207	2,641,056	149,683	
Smallest Lot size (sq.ft.)	87,321	845	526	2,665	1,791	1,983	710	39,454

# Potential Amendments – If you want to encourage

- Remove +20% requirement for lot size
- Revise to allow in R-2 and MH districts (others?) or either one
- Remove requirement for Conditional Use Permit, replace with newly established Administrative or Limited Use Permit.
- Allow for parking spaces to be tandem.
- Remove 20% sq. ft. maximum increase requirement, perhaps replace with size cap.
- Others?

Thank you.  
Questions?



CITY OF CORTEZ  
123 ROGER SMITH AVENUE  
CORTEZ, CO 81321

February 23, 2022

DEAR LIQUOR LICENSEE:

Your liquor license will soon be due for renewal. The guidelines for the renewal process are as follows:

1. Approximately 90 days before your license expires, you will receive by mail one renewal form. These forms must be completed and brought or mailed to the City Clerk's office, 123 Roger Smith Ave., Cortez, CO 81321, along with checks in the amount outlined below. Please bring or enclose a separate check to the Colorado Department of Revenue for the State's license fee in the amount also shown below. If you have any changes or do not receive your renewal forms, please notify the City Clerk's office. Following are the amounts to be paid to the City and State.

City of Cortez	License Fee \$3.75
	Renewal Fee \$100.00
	TOTAL \$103.75
Colorado Department of Revenue	License Fee \$96.25
	Renewal Fee \$50.00
	TOTAL \$146.25

2. The application will then go to Council for their approval along with a report from the fire inspector, the police department, and the city clerk. If there are any problems with any of these reports, you will be notified.

3. After the City Council has approved your license, your renewal forms will be mailed to the State and a copy will be mailed to you. When the State license is issued, it is mailed to the City Clerk, who will then issue the City license and mail it to you along with the State license.

Sincerely yours,

Donna Murphy  
Deputy City Clerk  
City of Cortez



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City of Cortez	License Fee \$75.00
	Renewal Fee \$100.00
	TOTAL \$175.00
Colorado Department of Revenue	License Fee \$500.00
	Renewal Fee \$50.00
	TOTAL \$550.00

2. The application will then go to Council for their approval along with a report from the fire inspector, the police department, and the city clerk. If there are any problems with any of these reports, you will be notified.

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Sincerely yours,

Donna Murphy  
Deputy City Clerk



CITY OF CORTEZ  
123 ROGER SMITH AVENUE  
CORTEZ, CO 81321

April 12, 2022

Agenda Item: 2.

MEMO TO: Planning and Zoning Commission

FROM: Cheryl Lindquist, Permit Technician/Deputy City Clerk

SUBJECT: APPROVAL OF MINUTES FROM MARCH 1, 2022

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**BACKGROUND**

See attached

**RECOMMENDATION**

APPROVAL OF MINUTES FROM MARCH 1, 2022

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**Attachments**

P&Z Minutes 3/01/22

PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, March 1, 2022

1. The regular meeting was called to order at 6:30 p.m. and was opened with the Pledge of Allegiance. Commission members present were Chairperson Robert Rime, Vice-Chairperson Rebecca Levy, Commissioner Lance McDaniel, and Commissioner Jim Skvorc. Commissioner Stephen Candelaria was absent. City staff present included Contract City Planner Nancy Dosdall, Director of Economic & Community Development Rachael Marchbanks, Mayor Mike Lavey, and Deputy City Clerk Cheryl Lindquist. There were 2 people in attendance.

2. **APPROVAL OF REGULAR MEETING MINUTES for January 4, 2022**

Commissioner McDaniel moved that the minutes of January 4, 2022, be approved.  
Commissioner Skvorc seconded the motion and the vote was as follows:

Levy	Candelaria	McDaniel	Skvorc	Rime
Yes	Absent	Yes	Yes	Yes

3. **UNFINISHED BUSINESS**

- a. Election of Officers:

Chairman Rime called for election and announced he would be open to remain Chairman. Commissioner Skvorc nominated Commissioner Rime for Chairman, seconded by Commissioner McDaniel. Chairman Rime was unanimously re-elected. Commissioner McDaniel nominated Commissioner Levy to remain Vice-Chairman with Commissioner Skvorc seconding. The vote was unanimous and Commissioner Levy was re-elected Vice-Chairman.

- b. Presentation of Accessory Dwelling Units (ADU) by Contract City Planner Nancy Dosdall: Commissioner Skvorc made a motion to have this discussion moved to a Workshop on April 12, 2022, beginning at 5:00 p.m. in the Training Room at City Hall. Commissioner McDaniel seconded the motion with a unanimous vote to move the presentation to a workshop on April 12<sup>th</sup> at 5:00 p.m.

4. **PUBLIC HEARING – A Public Hearing for Popeyes Louisiana Chicken Site Development Plan presented by Contract City Planner Nancy Dosdall.** Contract City Planner Dosdall stated the project meets all the requirements including parking and landscaping. The Commissioners had many questions regarding the access, drainage, lighting, delivery schedule, soil, elevation, dumpsters, and CDOT. Questions were answered by Douglas Mize Jr. with Souder Miller, and Ryanne Sass, Vice-President of Pre-Development, Plaza Street Partners.

Commissioner Skvorc made the motion to recommend that Council approve the site development plan for Popeyes Louisiana Chicken on property located at 330 South Broadway, in the Commercial Highway (C) zone, as submitted by Plaza Street Fund 211, LLC, DBA Plaza Street Partners, through P&Z Resolution #1, Series 2022, with 4 conditions.

Commissioner McDaniel seconded the motion, and the vote was as follows:

Levy	Candelaria	McDaniel	Skvorc	Rime
Yes	Absent	Yes	Yes	Yes

5. **NEW BUSINESS** – Commissioners chose to review the seven Montezuma County projects then make their decision on the discussion items. They agreed to submit five of the seven Montezuma Counties projects with no comments. But they were concerned with two projects submitted.
- a. Commissioners requested staff write a letter to the Circle Z project managers suggesting they participate in their proportionate share of the cost for future road improvements on Rd G to Rd F where the project is being done.
  - b. The Hooten project brought many concerns regarding the non-conformance of the request to the Master Street Plan. Since the Commissioners did not receive an actual plat to confirm if there were easements or not complicated the facts. The Commissioners were concerned if the easement wasn't addressed now, future development could be hindered. Because of the non-compliance of the Master Street Plan the Commissioners agreed to recommend Montezuma County does not approve the request for the Hooten Subdivision and Re-Zoning.

6. **OTHER ITEMS OF BUSINESS**

- a. Building Permits for January 2022

7. **CITIZEN PARTICIPATION** - none

8. **ADJOURNMENT**

Commissioner McDaniel moved that the meeting be adjourned at 7:30 p.m.  
Commissioner Skvorc seconded the motion, and the vote was as follows:

Levy	Candelaria	McDaniel	Skvorc	Rime
Yes	Absent	Yes	Yes	Yes

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Robert Rime, Chairperson

ATTEST:

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Cheryl Lindquist, Deputy City Clerk



CITY OF CORTEZ  
123 ROGER SMITH AVENUE  
CORTEZ, CO 81321

April 12, 2022

Agenda Item: 3. a.

MEMO TO: Planning and Zoning Commission

FROM: Cheryl Lindquist, Permit Technician/Deputy City Clerk

SUBJECT: Montezuma County High Impact & Rezoning - Bell

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**BACKGROUND**

See Attached

**RECOMMENDATION**

Discussion Only

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**Attachments**

High Impact & Zone Change



*City of Cortez Planning  
and Building  
123 Roger Smith Avenue  
Cortez, CO 81321*

Item No: 3a  
Meeting Date: April 12, 2022

## **MEMO**

**TO:** Members of the Cortez Planning and Zoning Commission

**FROM:** Nancy Dosdall, Contract City Planner

**SUBJECT:** County Development- Review of a proposed

**ATTACHMENTS:** County Application Packet Request for a High Impact Permit Application and Rezoning Application, submitted by CBERT Cortez, LLC; agent: Kasey Bell, on property located at 26757 Road M, Cortez, CO, consisting of 1.50 acres, more or less, located north of Road M, west of Hwy 145, situated in Section 12, T.36N, R.16W, N.M.P.M.

## **BACKGROUND**

The Applicant proposes to develop a small "Farmers' Market" store where you can pick up locally produced agricultural items grown, raised and made by our neighbors in the community. We will still offer online ordering and delivery, adding other products to that service. We won't have any semi or box trucks delivering or picking up at this location so there will only be passenger vehicles entering the property.

The property is located within the 1-Mile Area of Influence along County Road M. County Road M is designated as an Arterial.

The Montezuma County Planning and Zoning Commission will hold a public hearing for this permit on April 14, 2022.

## **RECOMMENDATION**

Staff recommends that the Commission state any concerns and request comments be forwarded to the County if so desired.



## Montezuma County Planning Department

109 West Main, Room 270

Cortez, CO 81321

(970) 565-2801

(970) 565-3420 Fax

### PUBLIC NOTICE

#### MONTEZUMA COUNTY PLANNING & ZONING COMMISSION

The Montezuma County Planning and Zoning Commission will hold a Public Hearing for review and determination of a proposed High Impact Permit Application and Rezoning Application, submitted by CBERT Cortez, LLC; agent: Kasey Bell, on property located at 26757 Road M, Cortez, CO, consisting of 1.50 acres, more or less, located north of Road M, west of Hwy 145, situated in Section 12, T.36N, R.16W, N.M.P.M. The hearing will be held Thursday, April 14, 2022 at 6:00pm, Commissioner's Hearing Room, Montezuma County Administrative Offices, 109 W. Main, Cortez, CO. Interested persons may attend and give input. Information may be obtained from the Planning Office on-line service at <https://co-montezuma-co.smartgovcommunity.com/Public/Home>; you may also contact the Planning Dept. at (970) 565-2801 with questions.

Dated this 23rd day of March, 2022

/s/ Kim Percell, Clerk,  
Board of County Commissioners  
Montezuma County, CO

Published in the Cortez Journal on Wednesday, March 30, 2022.

► Names, Addresses, and contact information for the owner or representative of the owner

- ▶ Current and completed High Impact Permit Application, summarizing the level of compliance with each Threshold Standard and any recorded use or planned unit development covenants.
- ▶ A Site Plan, including a vicinity map, indicating to the extent feasible, compliance with the applicable Threshold Standards. *See pages 2-4 of the Land Use Code.*
- ▶ Detailed plans and specifications of the change in land use and conceptual or detailed plans for any potential enlargement of the development or land use.
- ▶ If the permit application concerns an enlargement of an existing use, the past history and expansion of the use.
- ▶ A list of the status of all other federal, state, and local permits and approvals that will be required for the change in land use, together with any proposal for coordinating these approvals with the County permitting process.
- ▶ A description of the public facilities required by the change in land use and evidence of service or specific proposals for providing facilities not currently available.
- ▶ Descriptions of those adverse impacts resulting from the change in land use which are not mitigated and which are irreversible and irretrievable.

6) A Mitigation Plan is required to address the following:

- ☐ Threshold Standards that will be exceed during the construction or operation of the High Impact Permit request require Plans for mitigating conditions that exceed said standard(s). Below is an Evaluation for certifying the level of compliance with the Threshold Standards: Please check if your project Meets, Exceeds or if the Standard would be non-applicable.

- 7) Plans for winding down activities and service and facility demands: ☐ Attached ☒ Not Applicable
1. When the construction and/or operation of the project is complete,
  2. In the event that the project is suspended or terminated prior to completion, and
  3. For controlling, restoring, and remediation of any impacts that will continue after the construction and/or operation of the change in land use is complete.
- ☐ Plans for controlling and remediation of hazardous, toxic, and explosive substances that are used, stored, transported, disturbed, or produced in connection with the change in land use.
- ☐ Plans for monitoring the effectiveness of the mitigation measures.
- ☐ A description of how and when the mitigation plan will be implemented and financed.

8) Mitigation Plan: ☐ Attached, herewith and made a part of the application.

9) Additional requirements for projects involving the Potential of Highly Significant Impacts. Additional information may be required in the form of maps, narrative descriptions, photographs, data and studies to determine the nature and extent of potential highly significant impacts as provided for in 2202.6 and 2202.7 of the Land Use Code:

Additional Plan Submitted: ☐ Yes ☐ No ☒ Not Applicable

10) Weed Control Plan: ☐ Attached ☒ In Process:

Prepared by: \_\_\_\_\_

11) Professional Review Fee collected: ☐ Yes ☒ No

12) Municipal Review: ☒ Cortez ☐ Dolores ☐ Mancos ☐ Not Applicable

13) Rural Water: Existing Infrastructure ☒ yes ☐ No

Copy of Existing Tap Certificate: ☐ yes ☒ No ☐ not applicable

Service provided by: Montezuma Water Company

Letter attached: ☐ yes ☒ No ☐ In Process

Service Available for \_\_\_\_\_ Additional COMZ/INDZ use(s)

- 14) Copy of Current Driveway/Access Permit from Montezuma County Road Department  
☐ Yes ☒ No ☐ In Process  
Access Permit can service up to \_\_\_\_\_ industrial use. Date on Permit: \_\_\_\_\_  
Interior Road anticipated within development: ☐ Yes ☒ No  
Road Cut and (or) Bore Permit required ☐ Yes ☒ No  
If so, copy of permit attached ☐ Yes ☒ No
- 15) CDOT Access/Permit: Any development that will require a direct access off any highway shall require permitting through CDOT. Required ☐ Yes Hwy: \_\_\_\_\_ No ☐
- 16) Contact utility companies for information regarding any/all easements, contracts or fees for providing service to the development:  
Electric: ☒ Empire Electric ☐ Other: \_\_\_\_\_  
Telephone: ☐ Cell Phone Only ☐ Centurylink ☐ Farmers ☐ Other: \_\_\_\_\_  
Gas Source: ☐ Atmos Energy ☒ Propane ☐ Other: \_\_\_\_\_
- 17) Fire Mitigation Plan: Is the property located in an area identified on the A or B Community at Risk Map, or other areas that fall outside of the A or B Zone that have native vegetative cover deemed to be a wildfire risk:  
☐ Yes, requires a Comprehensive Wildfire Mitigation Plan: ☐ Attached ☐ In Process  
☒ No, Waiver recommended by Wildfire Adapted Partnership  
☐ Attached ☐ In Process
- 18) Weed Control Plan: ☐ Attached ☒ In Process:  
Prepared by: \_\_\_\_\_

18) **NAMES AND CURRENT ADDRESS OF MINERAL RIGHTS OWNERS:**

  
Applicant

Applicant

Date: 3/22/22

Date: \_\_\_\_\_

Based on the information provided herein, this Application complies with the application submittal requirements per the Montezuma County Land Use Code.

Planning Director Review:  Date: 3/23/22



Application Date: 3/22/2022

Date of Zoning/Rezoning Hearing: 4/14/2022

### MONTEZUMA COUNTY ZONING APPLICATION

This application is intended to give pertinent information to the Planning Department of Montezuma County for the purpose of the review process for a proposed zoning request. Nothing in this application is intended to abrogate any policy, design guideline, or standard as set forth in the Montezuma County Land Use Code, Amended May 6, 2013, Resolution No. 2013-05.

Please initial here that you have a current copy of the Montezuma County Land Use Code or can access a copy online at [www.co.montezuma.co.us](http://www.co.montezuma.co.us); Click on Departments; Click on Planning; and Click on Montezuma Land Use Code

KB.

- 1) Applicant Name(s)/Owner: CBERT Cortez, LLC  
Address 50 Henry St, Cortez, CO 81321  
Telephone Number \_\_\_\_\_ Alternate Number: ( ) \_\_\_\_\_  
EMAIL: \_\_\_\_\_
- 2) Agent(s) Kasey Bell Phone No. 480-466-8973  
EMAIL kaseysbell@gmail.com  
*(If the applicant is not the owner then evidence that the owner is aware of and consents to the filing of this application must be provided in writing before the application will be accepted.)*
- 3) Proposed Development: Current Zoning: AR3-9 Requested Zoning: commercial  
Number of Lots: 1 (one) Total Acres: 1.5+/-  
A brief description of proposed land use: The Applicant proposes to develop a small "Farmers' Market" store where you can pick up locally produced agricultural items grown, raised and made by our neighbors in the community. We will still offer online ordering and delivery, adding other products to that service. We won't have any semi or box trucks delivering or picking up at this location so there will only be passenger vehicles entering the property.  
Parcel I.D. Number: 561112400011  
Physical Address of Property: 26757 Road M, Cortez, CO  
Legal Description of Property: Section 12 Township 36N Range 16W
- 4) Brief description of adjacent land uses: The surrounding properties consist if residential, small and large agricultural, light industrial, along with the Mormon Church and WestView RV Resort nearby.  
Number of Lots: 1 (one) Average Acreage per Lot: \_\_\_\_\_ Total Acres: 1.5+/-
- 5) Applicant shall submit sufficient copies of a pre-sketch plan which shows the general location of the development in sufficient detail to evaluate the relationship between the development and the physical features of the land and abutting lands. See Chapter 5: Section 3: 5302.  
Pre-Sketch Plan Checklist:  
☒ Location of proposed development areas upon the site  
☐ Total acreage  
☐ Abutting land uses, zoning designations, abutting land owners names and addresses

- ☐ Existing roads, streets and highways
- ☐ Major physical features including structures, buildings, boundary fencing irrigation ditches and pipelines, utilities, topography, drainage, wetlands, noxious weed infestations and location of natural hazards.

- 6) Septic: Existing Infrastructure ☒ Yes ☐ No  
Septic Permit Information Attached: ☐ Yes ☐ Permit ☐ Other: \_\_\_\_\_  
☒ No  
☐ In Process

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*Copies of permits for existing systems are required. Installation of new systems will require permitting through the Sanitation Department. An Engineer will determine the type of septic system.*

- 7) Rural Water: Existing Infrastructure ☒ yes ☐ No  
Copy of Existing Tap Certificate: ☐ yes ☒ No ☐ not applicable  
Service provided by: \_\_\_\_\_  
Letter attached: ☐ yes ☒ No  
Service Available for \_\_\_\_\_ Additional residential use(s)

- 8) Copy of Current Driveway/Access Permit from Montezuma County Road Department  
☐ Yes ☒ No ☐ In Process  
Access Permit can service up to \_\_\_\_\_ residential uses. Date on Permit: \_\_\_\_\_  
Interior Road anticipated within development: ☐ Yes ☒ No  
The current driveway access has been in existence since the construction of the residence in 1968. Any new driveway access will be required to be permitted through the County Road Department.

- 9) CDOT Access/Permit: Any development that will require a direct access off any highway shall require permitting through CDOT. Required ☐ Yes Hwy: \_\_\_\_\_ No ☒

- 10) Contact utility companies for information regarding any/all easements, contracts or fees for providing service to the development:  
Electric: ☒ Empire Electric ☐ Other: \_\_\_\_\_  
Telephone: ☐ Centrytel ☐ CentryLink ☐ Farmers ☐ Other: \_\_\_\_\_  
Gas Source: ☒ Atmos Energy ☐ Propane ☐ Other: \_\_\_\_\_

- 11) Irrigation Water: ☐ Yes ☒ No  
Provided by: \_\_\_\_\_

- 12) Fire Mitigation Plan: Is the property located in an area identified on the A or B Community at Risk Map, or other areas that fall outside of the A or B Zone that have native vegetative cover deemed to be a wildfire risk:  
☐ Yes, requires a Comprehensive Wildfire Mitigation Plan:  
☐ Attached ☒ In Process

Fire Mitigation Plan Prepared by: \_\_\_\_\_

☒ No, Waiver Granted by Wildfire Adapted Partnership;

☐ Submittal of Affidavit with directional photos ☐ Attached ☐ In Process

13) Weed Plan: ☐ Attached ☒ In Process

Prepared by: \_\_\_\_\_

☐ No, Waiver Granted by County Noxious Weed Manager

14) Professional Review Fee collected: ☐ Yes ☒ No

15) Municipal Review: ☒ Cortez ☐ Dolores ☐ Mancos ☐ Not Applicable

16) Other: \_\_\_\_\_

17) A brief description of any/all planned or future development(s) that require a successive High Impact Approval for the Proposed Development:

N/A

PROHIBITION ON LEGAL ADVICE Staff members cannot give legal advice. This prohibition includes assisting or advising with documents to file or record, completing the documents, or assessing the legality or "correctness of a document(s)." If this type of assistance is required, contact your attorney or legal advisor. C.R.S. 12-5-101

The landowner by signing this acknowledges that all federal, state and local permits will be obtained.

  
Applicant

Applicant

Date: 3/22/22

Date: \_\_\_\_\_

Based on the information provided herein, this Application complies with the application submittal requirements per the Montezuma County Land Use Code.

Planning Director Review: 

Date: 3/23/22

# Montezuma County Property Detail Map



3/22/2022, 12:51:45 PM

Public Lands & BIA Land

BIA

BLM

CO State

NPS

USFS

Irrigation Canals

Rivers

Parks

Water Bodies

Trails

Road Sign

Montezuma County

1:600

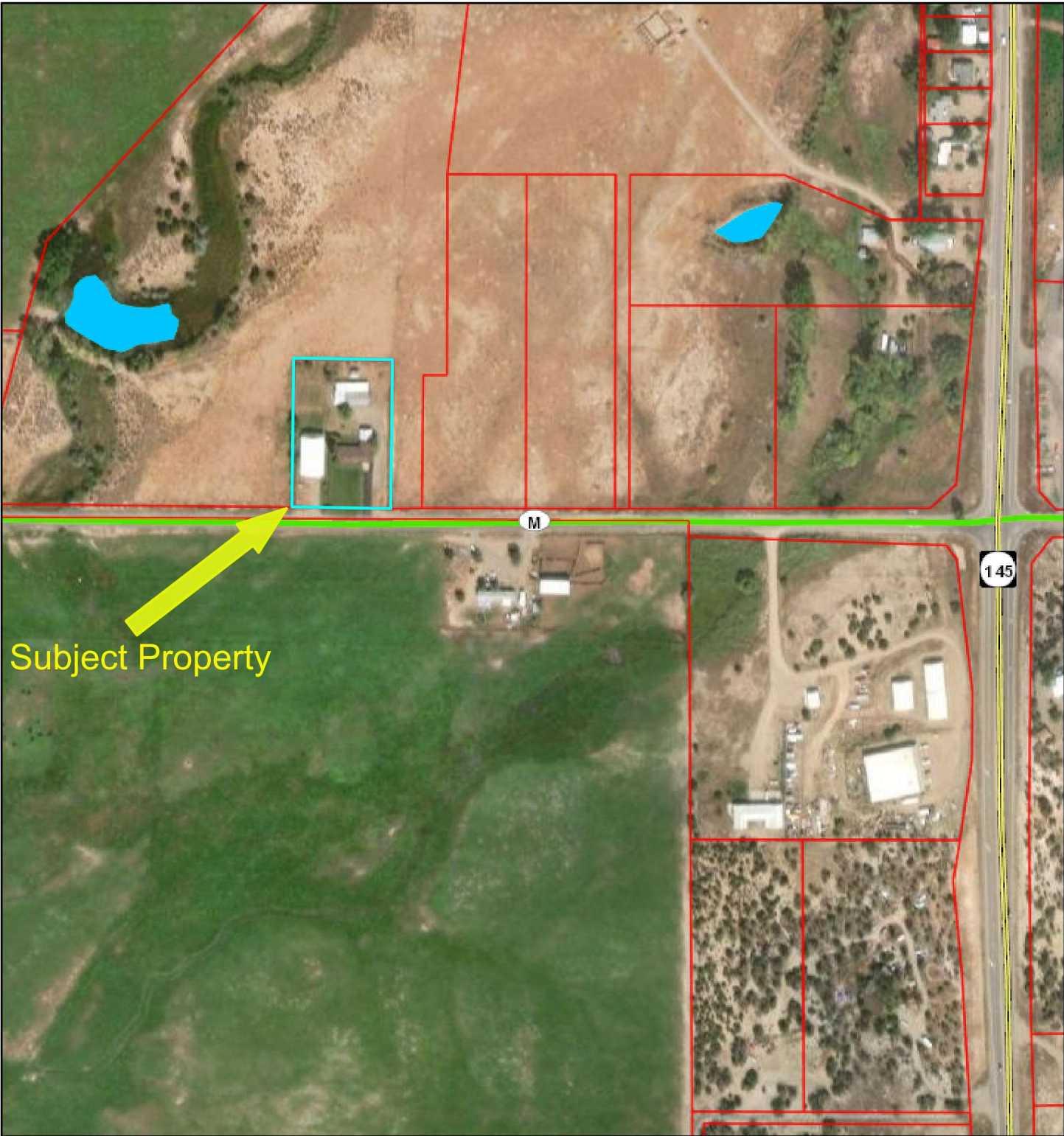
0 0 0.01 0.02 mi

0 0.01 0.01 0.02 km

Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

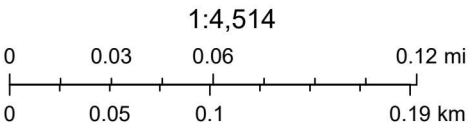
Montezuma County

# Montezuma County Property Detail Map



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- |                         |                   |                  |
|-------------------------|-------------------|------------------|
| Override 1              | NPS               | Parks            |
| Public Lands & BIA Land | USFS              | Trails           |
| BIA                     | Irrigation Canals | Road Sign        |
| BLM                     | Rivers            | Montezuma County |
| CO State                | Water Bodies      |                  |



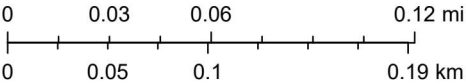
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Montezuma County Property Detail Map

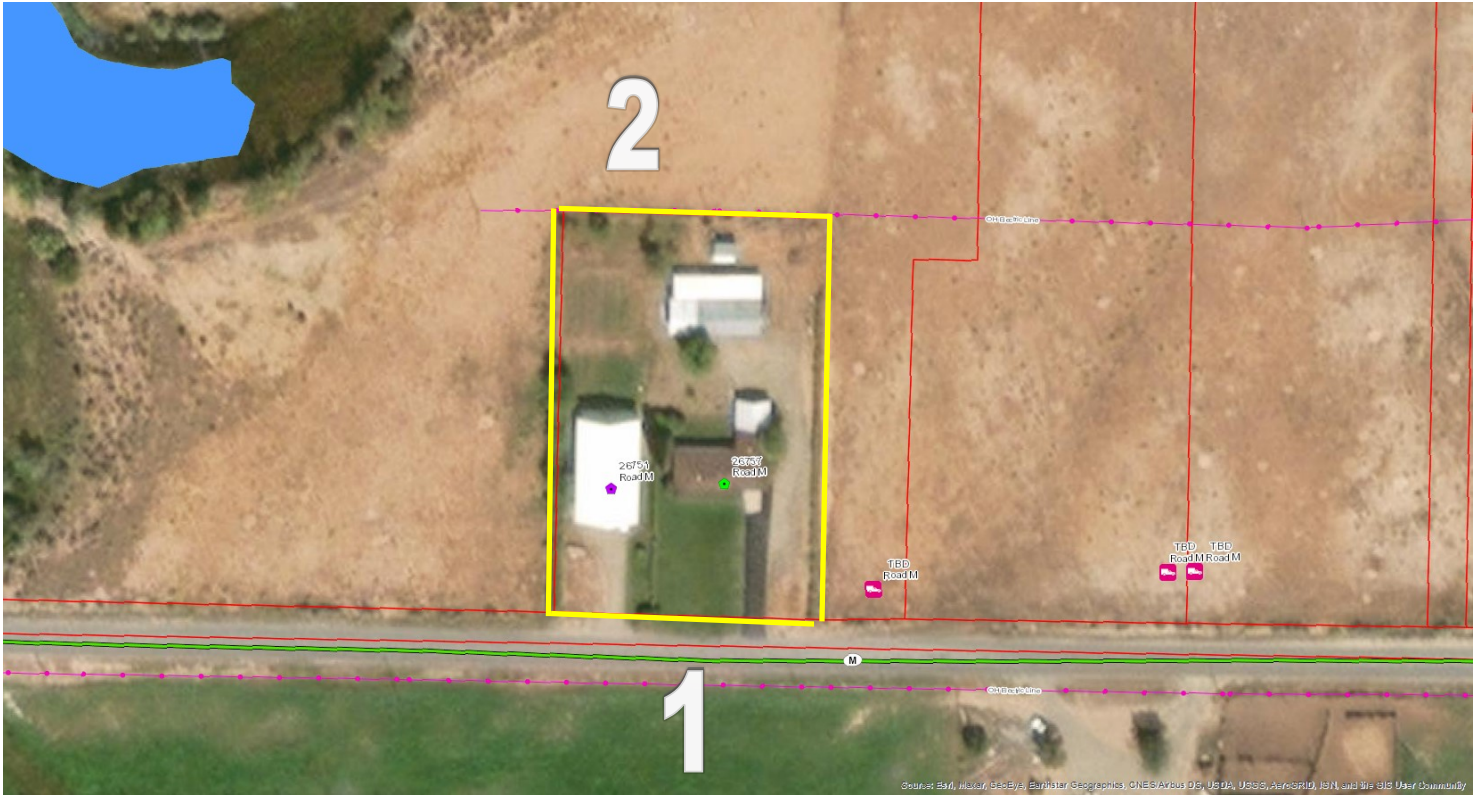


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Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



**Neighbor List for:**  
**CBERT Cortez, LLC**  
**26757 Road M, Cortez, CO**

	Property Owner	Mailing Address	Physical Address	Zone	Acres
1	Richard & Melanie McDonald	12107 Hwy 145, Dolores, CO 81323	TBD Road M, Cortez, CO 81321	AR10-34	19.01+/-
2	Triple S Farms, LLC	50 N. Henry St, Cortez, CO 81321	26960 Road N, Cortez, CO 81321	A80+	589.19+/-



CITY OF CORTEZ  
123 ROGER SMITH AVENUE  
CORTEZ, CO 81321

April 12, 2022

Agenda Item: 3. b.

MEMO TO: Planning and Zoning Commission

FROM: Cheryl Lindquist, Permit Technician/Deputy City Clerk

SUBJECT: Montezuma County Single Lot Development & Rezoning - Fischer

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**BACKGROUND**

See Attached

**RECOMMENDATION**

Discussion only

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**Attachments**

Single Lot Development & Rezoning - Fischer



*City of Cortez Planning  
and Building  
123 Roger Smith Avenue  
Cortez, CO 81321*

Item No: 3b.  
Meeting Date: April 12, 2022

## **MEMO**

**TO:** Members of the Cortez Planning and Zoning Commission

**FROM:** Nancy Dosdall, Contract City Planner

**SUBJECT:** County Development- Review of a proposed

**ATTACHMENTS:** County Application Packet Request for a proposed Single Lot Development and AR3-9 Rezoning Application, submitted by Gary & Jaclyn Fisher, on property located at 24537 Road N, Cortez, CO, consisting of 81.65 acres, more or less, located north of Road N, west of Road 25, situated in Section 3, T.36N, R.16W, N.M.P.M

## **BACKGROUND**

The Applicant proposes to create a Single Lot Development consisting of 4 acres, more or less, and the remaining 77.65 acres, more or less, will continue to be agricultural land.

The property is located within the 3-Mile Area of Influence along County Road N. County Road N is designated as a Collector.

The Montezuma County Planning and Zoning Commission will hold a public hearing for this permit on April 14, 2022.

## **RECOMMENDATION**

Staff recommends that the Commission state any concerns and request comments be forwarded to the County if so desired.



## Montezuma County Planning Department

109 West Main, Room 270

Cortez, CO 81321

(970) 565-2801

(970) 565-3420 Fax

### **PUBLIC NOTICE MONTEZUMA COUNTY PLANNING & ZONING COMMISSION**

The Montezuma County Planning and Zoning Commission will hold a Public Hearing for review and determination of a proposed Single Lot Development and AR3-9 Rezoning Application, submitted by Gary & Jaclyn Fisher, on property located at 24537 Road N, Cortez, CO, consisting of 81.65 acres, more or less, located north of Road N, west of Road 25, situated in Section 3, T.36N, R.16W, N.M.P.M. The hearing will be held Thursday, April 14, 2022 at 6:00pm, Commissioner's Hearing Room, Montezuma County Administrative Offices, 109 W. Main, Cortez, CO. Interested persons may attend and give input. Information may be obtained from the Planning Office on-line service at <https://co-montezuma-co.smartgovcommunity.com/Public/Home>; you may also contact the Planning Dept. at (970) 565-2801 with questions.

Dated this 17<sup>th</sup> day of March, 2022

/s/ Kim Percell, Clerk,  
Board of County Commissioners  
Montezuma County, CO

Published in the Cortez Journal on Wednesday, March 30, 2022.



Application Date: March 9, 2022

Date of Planning Commission Meeting: April 14, 2022

(All dates are subject to proper completion of submittals in preparation for the public hearing process.)

### MONTEZUMA COUNTY SUBDIVISION AND RE-ZONING APPLICATION

This application is intended to give pertinent information to the Planning Department of Montezuma County for the purpose of determining the review procedure for a proposed zoning request. Nothing in this application is intended to abrogate any policy, design guideline, or standard as set forth in the Montezuma County Land Use Code, Amended March 2, 2015, Resolution No. 3-2015.

An applicant may pick up a hard copy of the Montezuma County Land Use Code for \$10.00 in office or go online for a free copy. We encourage all applicants to get a copy of the Land Use Code.

1) Applicant Name(s): Gary & Jaclyn Fisher

Mailing Address: 24122 Road P, Dolores, CO 81323

Telephone Number: 970-749-8309 (2<sup>nd</sup>) Alternate Number: 970-749-7593 (1<sup>st</sup>)

Email Address: garyagpro@aol.com

2) Agent(s): \_\_\_\_\_ Phone No: \_\_\_\_\_  
Email \_\_\_\_\_

*(If the applicant is not the owner then evidence that the owner is aware of and consents to the filing of this application must be provided in writing before the application will be accepted.)*

3) Proposed Development: Current Zoning: AGZ Requested Zoning: AR3-9/AR35+

Number of Lots Proposed: 1 (one) Total Acres: 4+/-

A brief description of proposed land use: Applicants propose to create a Single Lot Development consisting of 4 acres, more or less, and the remaining 77.65 acres, more or less, will continue to be agricultural land.

Parcel I.D. Number: 561103400002

Physical Address of Property: 24537 Road N, Cortez, CO

Legal Description of Property: Section 3 Township 36N Range 16W

4) Brief description of the adjacent land uses: The surrounding properties consist of residential and small and large agricultural uses.

Number of Lots: 1 Average Acreage per Lot: 4+/- Total Acres: 81.65+/-

- 5) Applicant shall submit sufficient copies of a pre-sketch plan which shows the general location of the development in sufficient detail to evaluate the relationship between the development and the physical features of the land and abutting lands. See Chapter 5: Section 3: 5302.

Pre-Sketch Plan Checklist:

- ☒ Location of proposed development areas upon the site
- ☒ Total acreage
- ☒ Abutting land uses, zoning designations, abutting land owners names and addresses
- ☒ Existing roads, streets and highways
- ☒ Major physical features including structures, buildings, boundary fencing irrigation ditches and pipelines, utilities, topography, drainage, wetlands, noxious weed infestations and location of natural hazards.

- 6) Septic: Existing Infrastructure ☒ yes ☐ No  
Septic Permit Information Attached: ☐ yes ☐ Permit  
☒ No ☐ In Process

☒ Other: The existing septic system has been in service prior to the 1974 permitting database. Any new septic system will be required to be designed by a licensed engineer and permitted through the County Public Health Department.

*Copies of permits for existing systems are required. Installation of new systems will require permitting through the Sanitation Department. An Engineer will determine the type of septic system.*

- 7) Rural Water: Existing Infrastructure ☒ yes ☐ No  
Copy of Existing Tap Certificate: ☐ yes ☒ No ☐ not applicable

Service provided by: Montezuma Water Company

Letter attached: ☐ yes ☒ No

Service Available for Additional residential use(s)

- 8) Copy of Current Driveway/Access Permit from Montezuma County Road Department  
☐ Yes ☒ No ☐ In Process

Access Permit can service up to \_\_\_\_\_ residential uses. Date on Permit: \_\_\_\_\_

Interior Road anticipated within development: ☐ Yes ☒ No

The current driveway accesses green-signed County Road N and has been in use since 1950. Any new driveway will be required to be permitted through the County Road Department.

- 9) CDOT Access/Permit: Any development that will require a direct access off any highway shall require permitting through CDOT. Required ☐ Yes Hwy: \_\_\_\_\_ No ☒

10) Contact utility companies for information regarding any/all easements, contracts or fees for providing service to the development:

Electric: ☒ Empire Electric ☐ Other: \_\_\_\_\_

Telephone: ☐ CenturyTel ☐ CentryLink ☐ Farmers ☐ Other: \_\_\_\_\_

Gas Source: ☐ Atmos Energy ☒ Propane ☐ Other: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

11) Irrigation Water: ☐ Yes ☒ No

Provided by: \_\_\_\_\_

12) Covenants Attached: ☐ Yes ☒ No

☐ Draft ☐ Final Pages \_\_\_\_\_

Per County Land Use Code, minimum Covenants will be required for this project.  
Additions to the minimum covenants may be done by the Applicant, but subtractions  
cannot be made.

*Recording Fee: \$13.00 for the first page and \$5.00 each additional page*

13) Fire Mitigation Plan: Is the property located in an area identified on the A or B Community at Risk Map, or other areas that fall outside of the A or B Zone that have native vegetative cover deemed to be a wildfire risk:

☐ Yes, requires a Comprehensive Wildfire Mitigation Plan:

☐ Attached ☒ In Process

Fire Mitigation Plan Prepared by: \_\_\_\_\_

☐ No, Waiver Granted by Planning Department Staff;

☐ Submittal of Affidavit with directional photos ☐ Attached ☐ In Process

14) Weed Plan: ☐ Attached ☐ In Process

Prepared by: \_\_\_\_\_

☒ No, Waiver Granted by County Noxious Weed Manager

15) Geologic Investigation: ☐ Required ☒ Not Required

Prepared by: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

Geologic Investigation required for Moderate and Major Development.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

16) Storm Water Permit Required: ☐ Yes ☐ No ☒ Not Applicable  
*Required for Developments that disturb at least 1 acre of top soil in the process of developing.*

\_\_\_\_\_  
\_\_\_\_\_

17) Drainage Plan Required: ☐ Yes ☐ No ☒ Not Applicable  
Known site characteristics: \_\_\_\_\_

\_\_\_\_\_

Mitigation Measures to be taken: \_\_\_\_\_

\_\_\_\_\_

18) Floodplain Development Permit: ☐ Yes ☐ No ☒ Not Applicable

\_\_\_\_\_

\_\_\_\_\_

19) Municipal Review: ☒ Cortez ☐ Dolores ☐ Mancos ☐ Not Applicable

\_\_\_\_\_

\_\_\_\_\_

20) In accordance with CRS 31-23-215, all mineral rights owners and lessees of mineral owners should be notified regarding proposed subdivision of property. The following information can be obtained from the Assessor's Office.

**NAMES AND CURRENT ADDRESS OF MINERAL RIGHTS OWNERS:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

21) Other: \_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

22) Brief description of any planned or future development:

Are there any other development applications that effect the proposed development:

☐ Yes, see attached ☒ No

No further development is planned at this time.

PROHIBITION ON LEGAL ADVICE Staff members cannot give legal advice. This prohibition includes assisting or advising with documents to file or record, completing the documents, or assessing the legality or "correctness of a document(s)." If this type of assistance is required, contact your attorney or legal advisor. C.R.S. 12-5-101

The landowner by signing this acknowledges that all federal, state and local permits will be obtained.

Fisher Revocable trust  
by Mary E. Fisher, trustee + Jaclyn S. Fisher, Trustee  
Applicant ✓ Applicant  
Date: 3-10-22 Date: 3-10-22

COUNTY USE ONLY

Based on the information provided herein, this Application complies with the application submittal requirements per the Montezuma County Land Use Code.

Name: \_\_\_\_\_ Title: \_\_\_\_\_  
Planning Director Review: [Signature] Date: 3/17/22

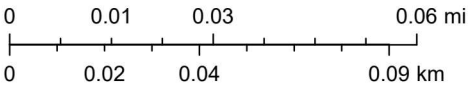
# Montezuma County Property Detail Map



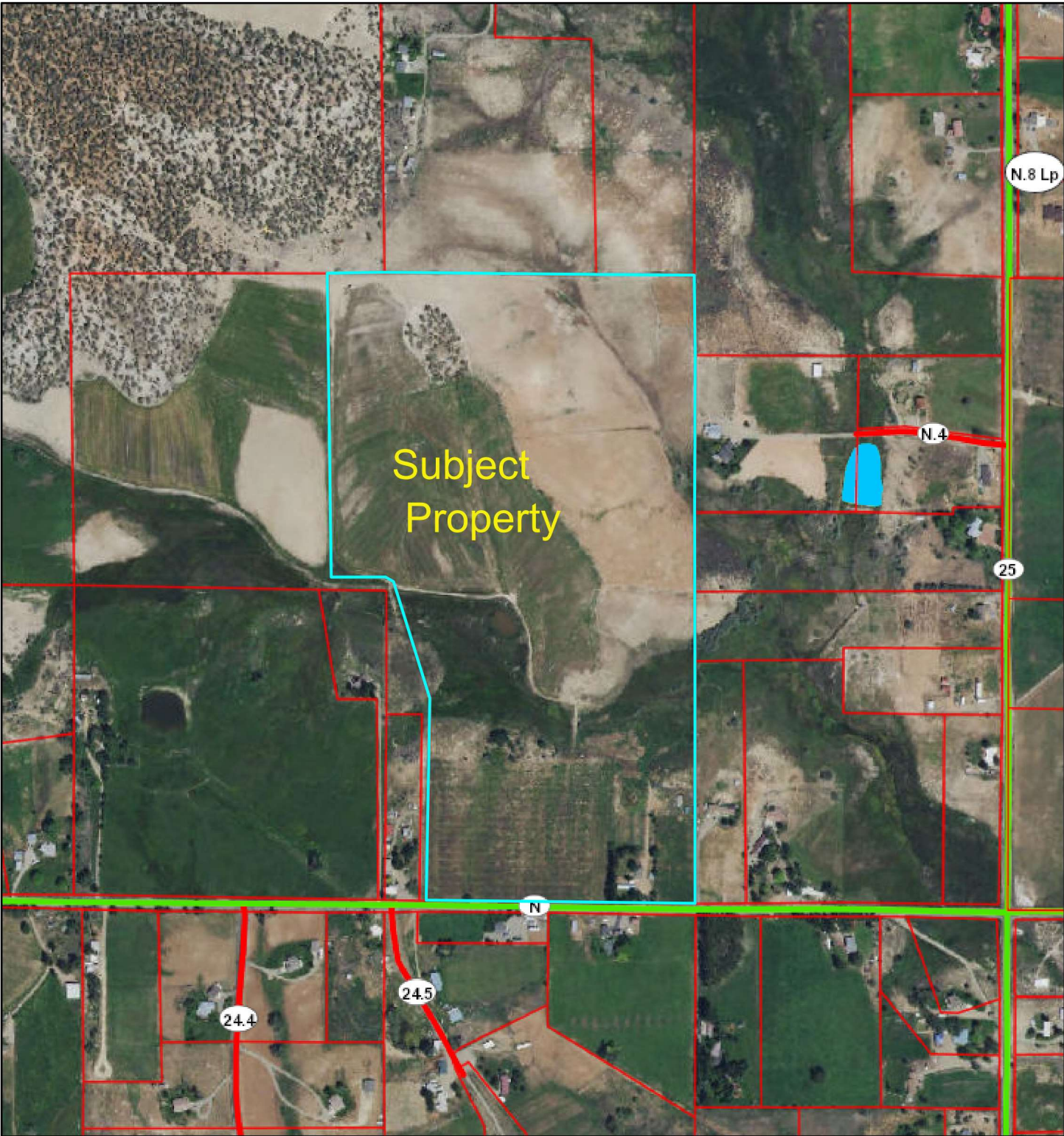
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- |                       |                              |                |
|-----------------------|------------------------------|----------------|
| Override 1            | Point of Interest/Attraction | Bank           |
| Facilities and Places | Park or Rec. Facility        | Restaurant     |
| <all other values>    | Cemetery                     | Retail Store   |
| Hospital              | Apartment Complex            | Grocery Store  |
| EV Charging Station   | Nursing Home/Assisted Living | Police Station |



# Montezuma County Property Detail Map

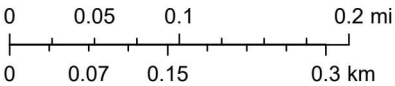


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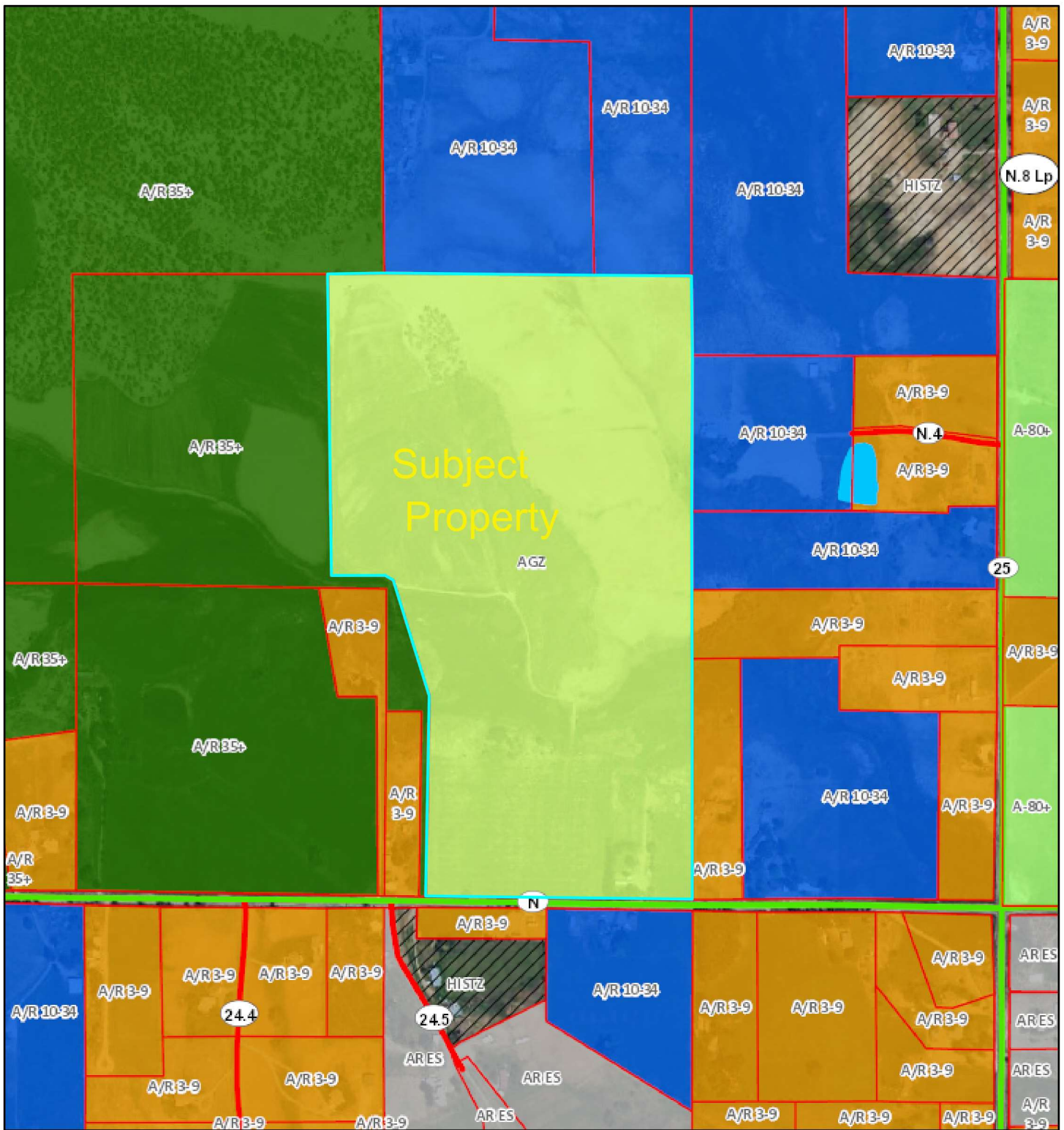
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Facilities and Places

- <all other values>
- Hospital
- EV Charging Station
- Point of Interest/Attraction
- Park or Rec. Facility
- Cemetery
- Apartment Complex
- Nursing Home/Assisted Living
- Bank
- Restaurant
- Retail Store

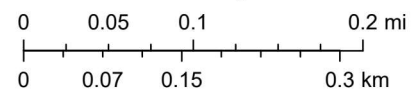
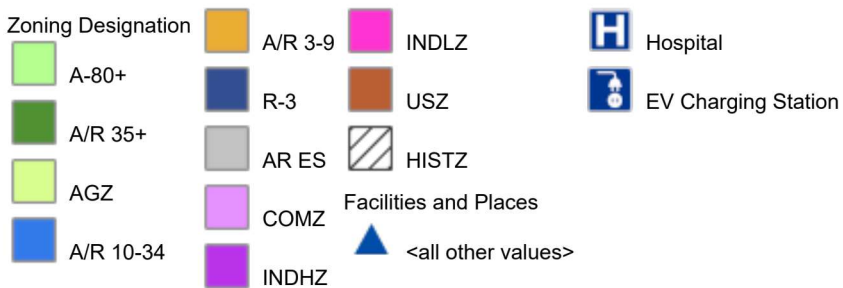


# Montezuma County Property Detail Map

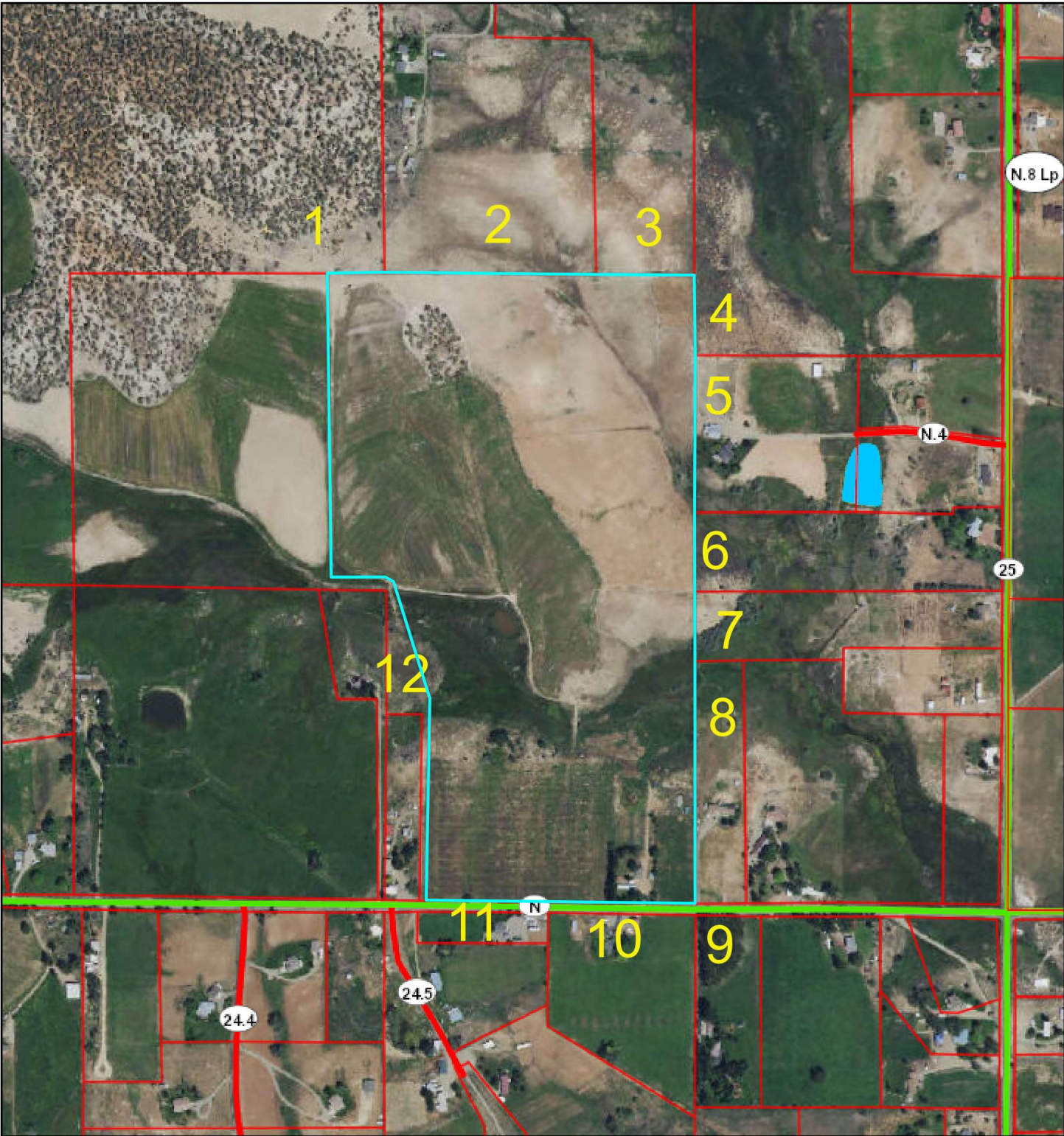


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# Montezuma County Property Detail Map

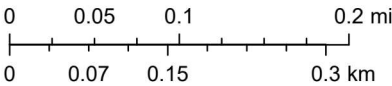


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Facilities and Places

- <all other values>
- Hospital
- EV Charging Station
- Point of Interest/Attraction
- Park or Rec. Facility
- Cemetery
- Apartment Complex
- Nursing Home/Assisted Living
- Bank
- Restaurant
- Retail Store



# Neighbor List for: Gary & Jaclyn Fisher 24537 Road N Cortez, CO

	Property Owner	Mailing Address	Physical Address	Zone	Acres
<b>1</b>	Fisher Rev Liv Trust	24122 Road P, Dolores, CO 81323	24122 Road P, Dolores, CO 81323	AR35+	162.52+/-
<b>2</b>	Darren & Kathy Stone	24600 Road P, Dolores, CO 81323	24596 Road P, Dolores, CO 81323	AR10-34	30+/-
<b>3</b>	Darren & Kathy Stone	24600 Road P, Dolores, CO 81323	TBD Road P, Dolores, CO 81323	AR10-34	21.73+/-
<b>4</b>	Alvin Sattley, LLc	21663 Road P, Cortez, CO 81321	13501 Road 25, Cortez, CO 81321	AR10-34	30+/-
<b>5</b>	Abdelfettah Berrada	24876 Road N.4, Cortez, CO 81321	24876 Road N.4, Cortez, CO 81321	AR10-34	10+/-
<b>6</b>	Jimmie Stephens	P O Box Y, Cortez, CO 81321	13309 Road 25, Cortez, CO 81321	AR10-34	10.11+/-
<b>7</b>	Dekramer Rev Liv Trust	13209 Road 25, Cortez, CO 81321	13209 Road 25, Cortez, CO 81321	AR3-9	7.52+/-
<b>8</b>	Harry Nolan	24581 Road N, Cortez, CO 81321	24581 Road N, Cortez, CO 81321	AR3-9	5+/-
<b>9</b>	Thomas Ewy Rev Trust	24620 Road N, Cortez, CO 81321	24620 Road N, Cortez, CO 81321	AR3-9	5+/-
<b>10</b>	Sue Gosnell	24522 Road N, Cortez, CO 81321	24522 Road N, Cortez, CO 81321	AR10-34	10+/-
<b>11</b>	D.J. & Stanna Wilson	24430 Road N, Cortez, CO 81321	24430 Road N, Cortez, CO 81321	AR3-9	2+/-
<b>12</b>	Fisher Rev Liv Trust	24122 Road P, Dolores, CO 81323	24525 Road N, Cortez, CO 81321	AR35+	35.50+/-



CITY OF CORTEZ  
123 ROGER SMITH AVENUE  
CORTEZ, CO 81321

April 12, 2022

Agenda Item: 3. c.

MEMO TO: Planning and Zoning Commission

FROM: Cheryl Lindquist, Permit Technician/Deputy City Clerk

SUBJECT: Montezuma County High Impact - Snyder

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**BACKGROUND**

See Attached

**RECOMMENDATION**

Discussion Only

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**Attachments**

High Impact Snyder



*City of Cortez Planning  
and Building  
123 Roger Smith Avenue  
Cortez, CO 81321*

Item No: 3c.

Meeting Date: April 12, 2022

## **MEMO**

**TO:** Members of the Cortez Planning and Zoning Commission

**FROM:** Nancy Dosdall, Contract City Planner

**SUBJECT:** County Development- Review of a proposed High Impact Permit Application, submitted by Snyder Mama Holdings, LLC; agent: Christopher Snyder, on property located at 1521 N. Mildred Road, Cortez, CO, consisting of 3.48 acres, more or less, located north of Road N, west of Road 25, situated in Section 23, T.36N, R.16W, N.M.P.M.

**ATTACHMENTS:** County Application Packet

## **BACKGROUND**

County High Impact Permit request to build additional storage units and a 2000 sf kitchen for a pickup food and catering business. Future development (within 5 years) to include additional storage units and a 3000 sf popcorn manufacturing and storage facility.

The property is located adjacent to City limits on the south and east and City owned open space on the north and west. It is eligible for annexation. The Master Road Plan designates Mildred Road as an Arterial.

The Montezuma County Planning and Zoning Commission will hold a public hearing for this permit on April 14, 2022.

## **RECOMMENDATION**

Staff recommends that the Commission state any concerns and request comments be forwarded to the County if so desired.



## Montezuma County Planning Department

109 West Main, Room 270

Cortez, CO 81321

(970) 565-2801

(970) 565-3420 Fax

### **PUBLIC NOTICE MONTEZUMA COUNTY PLANNING & ZONING COMMISSION**

The Montezuma County Planning and Zoning Commission will hold a Public Hearing for review and determination of a proposed High Impact Permit Application, submitted by Snyder Mama Holdings, LLC; agent: Christopher Snyder, on property located at 1521 N. Mildred Road, Cortez, CO, consisting of 3.48 acres, more or less, located north of Road N, west of Road 25, situated in Section 23, T.36N, R.16W, N.M.P.M. The hearing will be held Thursday, April 14, 2022 at 6:00pm, Commissioner's Hearing Room, Montezuma County Administrative Offices, 109 W. Main, Cortez, CO. Interested persons may attend and give input. Information may be obtained from the Planning Office on-line service at <https://co-montezuma-co.smartgovcommunity.com/Public/Home>; you may also contact the Planning Dept. at (970) 565-2801 with questions.

Dated this 21st day of March, 2022

/s/ Kim Percell, Clerk,  
Board of County Commissioners  
Montezuma County, CO

Published in the Cortez Journal on Wednesday, March 30, 2022.



Date Submitted: March 18, 2022

**MONTEZUMA COUNTY HIGH IMPACT PERMIT APPLICATION**

*Conditions and safeguards may be imposed by the County Commissioners*

This application is intended to give pertinent information to the Planning Department of Montezuma County for the purpose of the review process for a proposed zoning request. Nothing in this application is intended to retract any policy, design guideline, or standard as set forth in the Montezuma County Land Use Code, Amended 03/02/2015, Resolution No.3-2015.

Please initial here that you have a current copy of the Montezuma County Land Use Code or can access a copy online at [www.montezumacounty.org](http://www.montezumacounty.org) ; Click on Departments; Planning; and Montezuma Land Use Code CS.

- 1) Applicant(s) Name: Snyder Mama Holdings, LLC  
Current Landowner's Name(s)/Owner: Snyder Mama Holdings, LLC  
Landowner Mailing Address: 11865 Road 25.4, Cortez, CO 81321  
Telephone Number (970)529-0335 Alternate Number: (435)512-9975  
Email smhstoragecortez@gmail.com
- 2) Agent(s): Christopher & Brooke Snyder Phone No. (970)529-0335  
Agent Mailing Address: 11865 Road 25.4, Cortez, CO  
Email: topher.snyder@gmail.com brookeahontas@gmail.com  
*(If the applicant is not the owner then evidence that the owner is aware of and consents to the filing of this application must be provided in writing before the application will be accepted.)*
- 3) Existing Zoning: INDLZ Requested Zoning: \_\_\_\_\_  
Number of Lots: 1 (one) Total Acres: 3.48+/-  
A brief description of adjacent land usage: The surrounding properties consist of residential, medical offices, Southwest Memorial Hospital and Park-Evans Conservation tract.  
\_\_\_\_\_  
A brief description of the proposed development / use: Build additional storage units and a 2000 sf kitchen for a pickup food and catering business. Future development (within 5 years) to include additional storage units and a 3000 sf popcorn manufacturing and storage facility.  
\_\_\_\_\_  
Parcel I.D. Number: 561123106002  
Physical Address of Property: 1521 N. Mildred Road, Cortez, CO  
Legal Description of Property: Section 23 Township 36N Range 16W, N.M.P.M.
- 4) Brief description of the proposed development: Build additional storage units and a 2000 sf kitchen for a pickup food and catering business. Future development (within 5 years) to include additional storage units and a 3000 sf popcorn manufacturing and storage facility.
- 5) General High Impact Submittal Requirements: The High Impact Permit Application will include, but not be limited to, the following required attachment(s); and will be made apart of the High Impact Permit Application, in the form of a narrative, plan, map, or description per Chapter 2, Section 2, 2201.4 of the Land Use Code:
  - ▶ Names, Addresses, and contact information for the owner or representative of the owner
  - ▶ Current and completed High Impact Permit Application, summarizing the level of compliance with each Threshold Standard and any recorded use or planned unit development covenants.
  - ▶ A Site Plan, including a vicinity map, indicating to the extent feasible, compliance with the applicable Threshold Standards. *See pages 2-4 of the Land Use Code.*
  - ▶ Detailed plans and specifications of the change in land use and conceptual or detailed plans for any potential enlargement of the development or land use.

- ▶ If the permit application concerns an enlargement of an existing use, the past history and expansion of the use.
- ▶ A list of the status of all other federal, state, and local permits and approvals that will be required for the change in land use, together with any proposal for coordinating these approvals with the County permitting process.
- ▶ A description of the public facilities required by the change in land use and evidence of service or specific proposals for providing facilities not currently available.
- ▶ Descriptions of those adverse impacts resulting from the change in land use which are not mitigated and which are irreversible and irretrievable.

6) A Mitigation Plan is required to address the following:

- ☐ Threshold Standards that will be exceed during the construction or operation of the High Impact Permit request require Plans for mitigating conditions that exceed said standard(s). Below is an Evaluation for certifying the level of compliance with the Threshold Standards: Please check if your project Meets, Exceeds or if the Standard would be non-applicable.

- 7) Plans for winding down activities and service and facility demands: ☐ Attached ☒ Not Applicable
1. When the construction and/or operation of the project is complete,
  2. In the event that the project is suspended or terminated prior to completion, and
  3. For controlling, restoring, and remediation of any impacts that will continue after the construction and/or operation of the change in land use is complete.
- ☐ Plans for controlling and remediation of hazardous, toxic, and explosive substances that are used, stored, transported, disturbed, or produced in connection with the change in land use.
- ☐ Plans for monitoring the effectiveness of the mitigation measures.
- ☐ A description of how and when the mitigation plan will be implemented and financed.

8) Mitigation Plan: ☐ Attached, herewith and made a part of the application.

9) Additional requirements for projects involving the Potential of Highly Significant Impacts. Additional information may be required in the form of maps, narrative descriptions, photographs, data and studies to determine the nature and extent of potential highly significant impacts as provided for in 2202.6 and 2202.7 of the Land Use Code:

Additional Plan Submitted: ☐ Yes ☐ No ☒ Not Applicable

10) Weed Control Plan: ☐ Attached ☒ In Process:  
Prepared by: \_\_\_\_\_

11) Professional Review Fee collected: ☐ Yes ☒ No

12) Municipal Review: ☒ Cortez ☐ Dolores ☐ Mancos ☐ Not Applicable

\_\_\_\_\_

\_\_\_\_\_

\_\_\_\_\_

13) Rural Water: Existing Infrastructure ☐ yes ☒ No  
Copy of Existing Tap Certificate: ☐ yes ☒ No ☐ not applicable  
Service provided by: City of Cortez  
Letter attached: ☐ yes ☒ No ☐ In Process  
Service Available for \_\_\_\_\_ Additional COMZ/INDZ use(s)  
\_\_\_\_\_

- 14) Copy of Current Driveway/Access Permit from Montezuma County Road Department

☐ Yes ☒ No ☐ In Process

Access Permit can service up to \_\_\_\_ industrial use. Date on Permit: \_\_\_\_\_

Interior Road anticipated within development: ☐ Yes ☒ No

Road Cut and (or) Bore Permit required ☐ Yes ☒ No

If so, copy of permit attached ☐ Yes ☒ No

- 15) CDOT Access/Permit: Any development that will require a direct access off any highway shall require permitting through CDOT. Required ☐ Yes Hwy: \_\_\_\_\_ No ☒

- 16) Contact utility companies for information regarding any/all easements, contracts or fees for providing service to the development:

Electric: ☒ Empire Electric ☐ Other: \_\_\_\_\_

Telephone: ☐ Cell Phone Only ☐ Centurylink ☐ Farmers ☐ Other: \_\_\_\_\_

Gas Source: ☐ Atmos Energy ☐ Propane ☐ Other: \_\_\_\_\_

- 17) Fire Mitigation Plan: Is the property located in an area identified on the A or B Community at Risk Map, or other areas that fall outside of the A or B Zone that have native vegetative cover deemed to be a wildfire risk:

☐ Yes, requires a Comprehensive Wildfire Mitigation Plan: ☐ Attached ☐ In Process

☐ No, Request for Waiver; Submittal of Affidavit with directional photos

☐ Attached ☒ In Process

- 18) Weed Control Plan: ☐ Attached ☒ In Process:

Prepared by: \_\_\_\_\_

- 18) **NAMES AND CURRENT ADDRESS OF MINERAL RIGHTS OWNERS:**

☐ Attached ☐ Same as Surface Owner ☒ Unable to Make a Determination

Applicant

Date:

[Signature]  
3/18/22

Applicant

Date:

[Signature]  
3.18.22

Based on the information provided herein, this Application complies with the application submittal requirements per the Montezuma County Land Use Code.

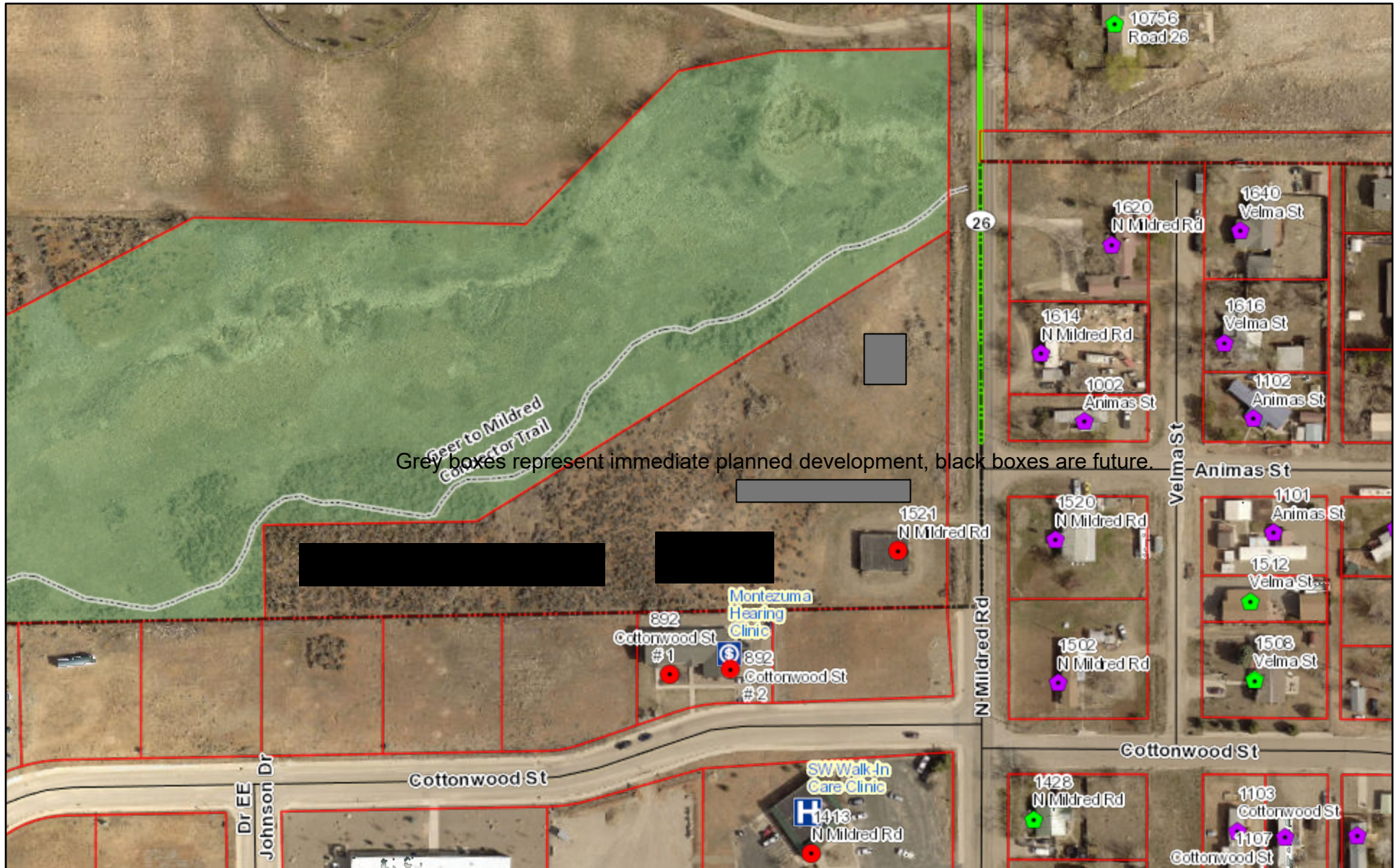
Planning Director Review:

Date:

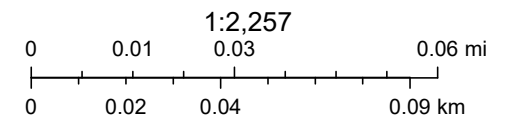
[Signature]

3/21/22

# Montezuma County Property Detail Map

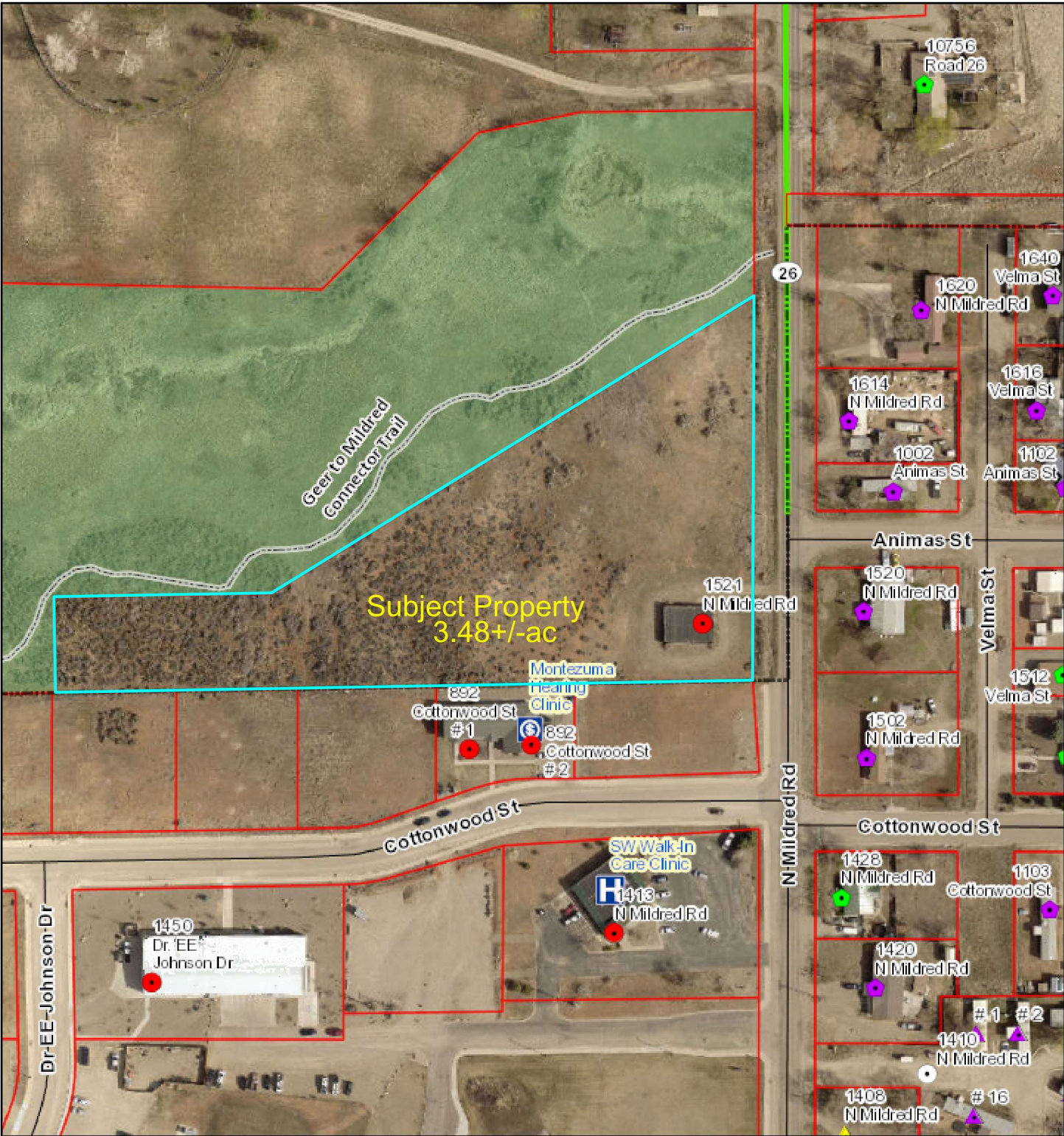


3/18/2022, 12:37:26 PM



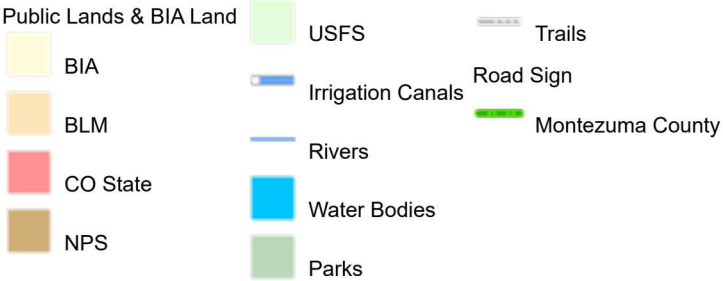
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Montezuma County Property Detail Map



3/21/2022, 11:35:56 AM

1:2,257



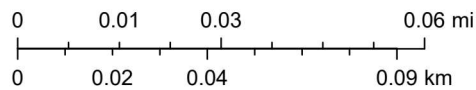
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Montezuma County Property Detail Map



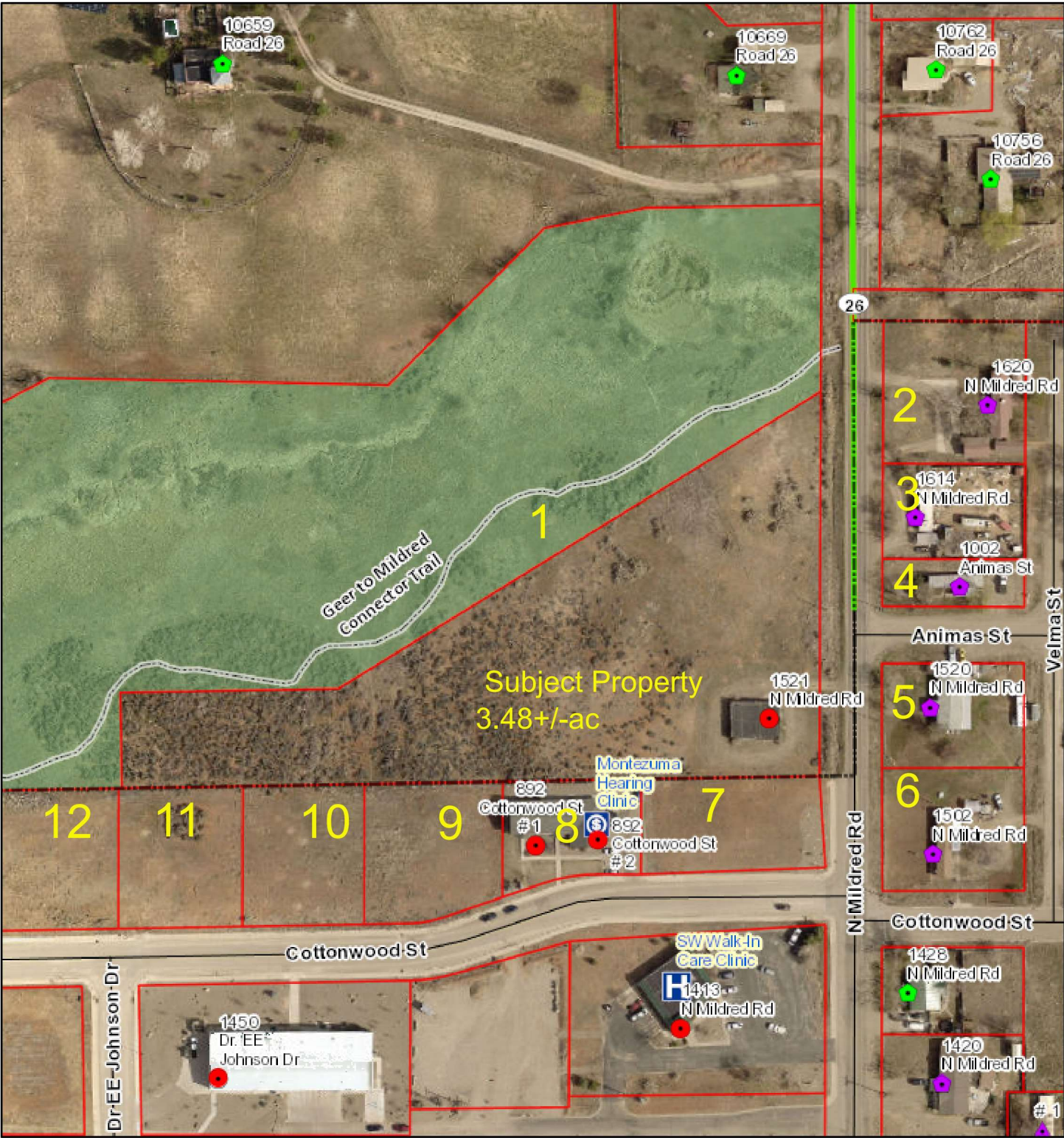
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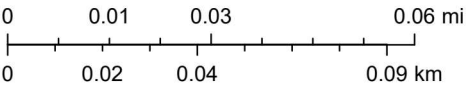
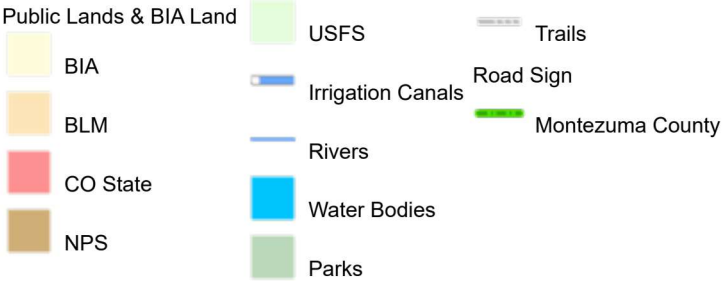
Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Montezuma County Property Detail Map



3/21/2022, 12:04:44 PM

1:2,257



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Neighbor List for: Snyder Mama Holdings, LLC 1521 N. Mildred Road, Cortez, CO

	Property Owner	Mailing Address	Physical Address	Zone	Acres
1	City of Cortez	123 Roger Smith Ave., Cortez, CO 81321	TBD Road 26, Cortez, CO 81321	AR35+	49.4+/-
2	Olivas Family Trust	25373 Road N, Cortez, CO 81321	1620 N. Mildred Road, Cortez, CO 81321	City	0.52+/-
3	Ralph & Brenda Frans	1614 N. Mildred Road, Cortez, CO 81321	1614 N. Mildred Road, Cortez, CO 81321	City	0.34+/-
4	Russell Smith	P O Box 1689, Cortez, CO 81321	1002 Animas St., Cortez, CO 81321	City	0.17+/-
5	Annette Carrasco	1520 N. Mildred Road, Cortez, CO 81321	1520 N. Mildred Road, Cortez, CO 81321	City	0.38+/-
6	Annette Carrasco	1520 N. Mildred Road, Cortez, CO 81321	1502 N. Mildred Road, Cortez, CO 81321	City	0.44+/-
7	Montezuma County Hospital District	P O Box 1034, Cortez, CO 81321	TBD Cottonwood St, Cortez, CO 81321	City	0.43+/-
8	Eros Property Group, LLC	892 Cottonwood St, Ste 2, Cortez, CO 81321	892 Cottonwood St, Ste 1, Cortez, CO 81321	City	0.34+/-
9	Montezuma County Hospital District	P O Box 1034, Cortez, CO 81321	TBD Cottonwood St, Cortez, CO 81321	City	0.46+/-
10	Montezuma County Hospital District	P O Box 1034, Cortez, CO 81321	TBD Cottonwood St, Cortez, CO 81321	City	0.43+/-
11	Montezuma County Hospital District	P O Box 1034, Cortez, CO 81321	TBD Cottonwood St, Cortez, CO 81321	City	0.44+/-
12	Montezuma County Hospital District	P O Box 1034, Cortez, CO 81321	TBD Cottonwood St, Cortez, CO 81321	City	0.43+/-



CITY OF CORTEZ  
123 ROGER SMITH AVENUE  
CORTEZ, CO 81321

April 12, 2022

Agenda Item: 3. d.

MEMO TO: Planning and Zoning Commission

FROM: Cheryl Lindquist, Permit Technician/Deputy City Clerk

SUBJECT: Montezuma County Project PUD & Rezoning - Triple S

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**BACKGROUND**

See Attached

**RECOMMENDATION**

Discussion Only

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**Attachments**

PUD & Rezone - Triple S



*City of Cortez Planning  
and Building  
123 Roger Smith Avenue  
Cortez, CO 81321*

Item No: 3d.

Meeting Date: April 12, 2022

## **MEMO**

**TO:** Members of the Cortez Planning and Zoning Commission

**FROM:** Nancy Dosdall, Contract City Planner

**SUBJECT:** County Development- Review of a proposed

**ATTACHMENTS:** County Application Packet Request for General Planned Unit Development and Rezoning Application submitted by Triple S Farms, LLC; agent: Ernie Maness, on property located at 26960 Road N, Cortez, CO, consisting of 589.19 acres, more or less, located south of Road N, west of Hwy 145, situated in Section 12, T.36N, R.16W, N.M.P.M

## **BACKGROUND**

The Applicant proposes to utilize areas which do not lend to effective agriculture production and plans on creating, small, easily maintained, housing sites,  $1\frac{1}{2} \pm$  acre, which blends into existing ranch land use. Five units are planned. Buffer easements on adjacent agriculture lands limiting future development uses will be granted to PUD.

The property is located within the 3-Mile Road Master Plan area along County Road N. County Road N is designated as a Collector.

The Montezuma County Planning and Zoning Commission will hold a public hearing for this permit on April 14, 2022.

## **RECOMMENDATION**

Staff recommends that the Commission state any concerns and request comments be forwarded to the County if so desired.



## Montezuma County Planning & Zoning Commission

109 West Main, Room 270  
Cortez, CO 81321  
(970) 565-2801  
(970) 565-3420 Fax

### MONTEZUMA COUNTY PLANNING & ZONING COMMISSION PUBLIC NOTICE

Notice is hereby given that the Montezuma County Planning & Zoning Commission will hold a Public Hearing for the purpose of reviewing and determining recommendations to be made to the Board of County Commissioners regarding a General Planned Unit Development and Rezoning Application submitted by Triple S Farms, LLC; agent: Ernie Maness, on property located at 26960 Road N, Cortez, CO, consisting of 589.19 acres, more or less, located south of Road N, west of Hwy 145, situated in Section 12, T.36N, R.16W, N.M.P.M. The hearing will be held Thursday, April 14, 2022 at 6:00 pm, Commissioner's Hearing Room, Montezuma County Administrative Offices, 109 W. Main, Cortez, CO. Interested persons may attend and give input. Information may be obtained from the Planning Office on-line service at <https://co-montezuma-co.smartgovcommunity.com/Public/Home>; you may also contact the Planning Dept. at (970) 565-2801 with questions.

Dated this 22<sup>nd</sup> day of March, 2022

/s/ Kim Percell, Clerk,  
Board of County Commissioners  
Montezuma County, CO

Published in the Journal on Wednesday, March 23, 2022



Application Date: 3/21/2022

Date of Zoning/Rezoning Hearing: 4/14/2022

### MONTEZUMA COUNTY ZONING APPLICATION

This application is intended to give pertinent information to the Planning Department of Montezuma County for the purpose of determining the review procedure for a proposed zoning request. Nothing in this application is intended to abrogate any policy, design guideline, or standard as set forth in the Montezuma County Land Use Code amended on 5/07/2012 Resolution No. 2012-6.

Please initial here that you have a current copy of the Montezuma County Land Use Code EM.

- 1) Applicant Name(s)/Owner: Triple S Farms, LLC  
Address 50 Henry St, Cortez, CO 81321  
Telephone Number (970)565-1919 Alternate Number: ( )
- 2) Agent(s) Ernest Maness Phone No. 970-565-8845  
(If the applicant is not the owner then evidence that the owner is aware of and consents to the filing of this application must be provided in writing before the application will be accepted.)

- 3) Proposed Development: Current Zoning: AR35+ Requested Zoning: GPUD  
Number of Lots: 5 (five) Total Acres: 10+/-  
A brief description of adjacent land usage: surrounding properties consist of residential and small and large agricultural uses.

Parcel I.D. Number: 561112100005  
Physical Address of Property: 26960 Road N, Cortez, CO  
Legal Description of Property: Section 12 Township 36N Range 16W , N.M.P.M.

Brief description of the proposed development: The Applicant proposes to utilize areas which do not lend to effective agriculture production and plans on creating, small, easily maintained, housing sites, 1½ ± acre, which blends into existing ranch land use. Five units are planned. Buffer easements on adjacent agriculture lands limiting future development uses will be granted to PUD.

Number of Lots: 5 Average Acreage per Lot: 1.5+/- Total Acres: 10+/-

- 5) Applicant shall submit sufficient copies of a pre-sketch plan which shows the general location of the development in sufficient detail to evaluate the relationship between the development and the physical features of the land and abutting lands. See Chapter 5: Section 3: 5302.

Presketch Plan Checklist:

- ☐ Location of proposed development areas upon the site
- ☐ Total acreage
- ☐ Abutting land uses, zoning designations, abutting land owners names and addresses
- ☐ Existing roads, streets and highways
- ☐ Major physical features including structures, buildings, boundary fencing irrigation ditches and pipelines, utilities, topography, drainage, wetlands, noxious weed infestations and location of natural hazards.

- 6) Septic: ☐ Existing Infrastructure ☐ Yes ☒ No  
Septic Permit Information Attached: ☐ Yes ☐ Permit ☐ Other: \_\_\_\_\_  
☒ No  
☐ In Process

Any new septic system will be required to designed by a licensed engineer and \_\_\_\_\_ permitted through the County Public Health Department.

*Copies of permits for existing systems are required. Installation of new systems will require permitting through the Sanitation Department. An Engineer will determine the type of septic system.*

- 7) Rural Water: ☐ Existing Infrastructure ☐ yes ☒ No  
Copy of Existing Tap Certificate: ☐ yes ☒ No ☐ not applicable  
Service provided by: \_\_\_\_\_  
Letter attached: ☐ yes ☒ No Service Available for \_\_\_\_\_ Additional Residential use

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- 8) Copy of Current Driveway/Access Permit from Montezuma County Road Department  
☐ Yes ☒ No ☐ In Process  
Access Permit can service up to \_\_\_\_\_ residential uses. Date on Permit: \_\_\_\_\_  
Interior Road anticipated within development: ☐ Yes ☒ No

A driveway permit for the new parcels will be required to be obtained by the County Road Department, as the parcel will be accessed off of green-signed Road N.

- 9) CDOT Access/Permit: Any development that will require a direct access off any highway shall require permitting through CDOT. Required ☐ Yes No ☒ Hwy: \_\_\_\_\_

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- 10) Contact utility companies for information regarding any/all easements, contracts or fees for providing service to the development:

Electric: ☒ Empire Electric ☐ Other: \_\_\_\_\_  
Telephone: ☐ Centrytel ☐ Centurylink ☐ Farmers ☐ Other: \_\_\_\_\_  
Gas Source: ☒ Atmos Energy ☐ Propane ☐ Other: \_\_\_\_\_

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- 11) Geologic Investigation: (moderate & major developments ONLY, if required)

☐ Required ☒ Not Required

Prepared by: \_\_\_\_\_  
*Required for all Moderate and Major Developments only.*

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12) Municipal Review: ☒ Cortez ☐ Dolores ☐ Mancos ☐ Not Applicable

14) Other: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

15) Brief description of any planned or future development, including any application(s) being reviewed consecutively with the zoning request.  
*(Any further development will require the signature of all landowners on the amended plat)*

Note: Upon approval, a Special Use Permit is subject to reviews, as determined by the Board of County Commissioners, to ensure compliance with the criteria stated above and any additional condition(s) of approval. The duration of time permitted for a Special Use Permit may be established by the County Commissioners or until the use is changed or terminated, whichever occurs first.

Ernest H. Monke  
Applicant

Date: 3-21-2022

Applicant

Date: \_\_\_\_\_

COUNTY USE ONLY

Based on the information provided herein, this Application complies with the application submittal requirements per the Montezuma County Land Use Code.

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Planning Director Review: Don Haly

Date: 3/23/22



Application Date 3/22/2022

Date of Zoning/Rezoning Hearing: 4/14/2022

(All dates are subject to proper completion of submittals in preparation for the public hearing process.)

**MONTEZUMA COUNTY  
PLANNED UNIT DEVELOPMENT APPLICATION**

This application is intended to give pertinent information to the Planning Department of Montezuma County for the purpose of determining the review procedure for a proposed development. Nothing in this application is intended to abrogate any policy, design guideline, or standard as set forth in the Montezuma County Land Use Code amended on May 7, 2012, in Resolution No. 2012-6.

Please initial here that you have a current copy of the Montezuma County Land Use Code EM.

- 1) Applicant Name(s)/Owner: Triple S Farms, LLC  
Address 50 Henry St, Cortez, CO 81321  
Telephone Number (970) 565-1919 Alternate Number: ( )                       
Proof of Ownership: ☐ Certificate ☐ Title Opinion from Attorney ☒ Other: Deed
  - 2) Agent(s) Ernest Maness Phone No. 970-565-8845  
(If the applicant is not the owner then evidence that the owner is aware of and consents to the filing of this application must be provided in writing before the application will be accepted.)  
Agent Authorization Letter Provided: ☒ Yes ☐ In Process ☐ Other:
  - 3) Proposed Development: Current Zoning: AR35+ Requested Zoning: GPUD  
Parcel I.D. Number: 561112100005  
Physical Address of Property: 26960 Road N, Cortez, CO  
Legal Description of Property: Section 12 Township 36N Range 16W  
A brief description of adjacent land usage: surrounding properties consist of residential and small and large agricultural uses.
  - 4) Type of PUD: ☐ Cluster Incentive ☒ General ☐ Commercial ☐ Industrial ☐ Mobile Home  
Intended Land Uses: The Applicant proposes to utilize areas which do not lend to effective agriculture production and plans on creating, small, easily maintained, housing sites, 1½ ± acre, which blends into existing ranch land use. Five units are planned. Buffer easements on adjacent agriculture lands limiting future development uses will be granted to PUD.
- Minimum Acreage Dedicated to: ☒ Agricultural Land, 580+/- Acres  
☐ Open Space,            Acres  
☐ Not Applicable
- Total Acreage: 589.19+/- Total Preserved Acres: 580+/- Total Developed Acres: 10+/-  
Max Number of Dwelling Units: 5

- 5) Objectives to be achieved by PUD: to utilize areas which do not lend to effective agriculture production and plans on creating, small, easily maintained, housing sites, 1½ ± acre, which blends into existing ranch land use. Five units are planned. Buffer easements on adjacent agriculture lands limiting future development uses will be granted to PUD.
- 6) Septic: ☐ Existing Infrastructure ☐ yes ☒ No  
Septic Permit Information Attached: ☐ yes ☐ Permit ☐ Other: \_\_\_\_\_  
☒ No  
☐ In Process  
*Copies of permits for existing systems are required. Installation of new systems will require permitting through the Sanitation Department. An Engineer will determine the type of septic system.*
- 7) Rural Water: ☐ Existing Infrastructure ☐ yes ☒ No  
Copy of Existing Tap Certificate: ☐ yes ☒ No ☐ Not applicable  
Service provided by: Montezuma Water Company  
Letter attached: ☐ yes ☒ No Service Available for 5 Additional Residential uses
- 8) Copy of Current Driveway/Access Permit from Montezuma County Road Department  
☐ Yes ☒ No ☐ In Process  
Access Permit can service up to \_\_\_\_\_ residential uses. Date on Permit: \_\_\_\_\_  
Interior Road anticipated within development: ☐ Yes ☒ No  
Road Surface width: \_\_\_\_\_ feet built to Count Road & Bridge Specifications.
- 9) CDOT Access/Permit: Any development that will require a direct access off any highway shall require permitting through CDOT. Required ☐ Yes No ☒ Hwy: \_\_\_\_\_
- 10) Contact utility companies for information regarding any/all easements, contracts or fees for providing service to the development:  
Electric: ☒ Empire Electric ☐ Other: \_\_\_\_\_  
Telephone: ☐ Centurytel ☐ Qwest ☐ Farmers ☐ Other: \_\_\_\_\_  
Gas Source: ☒ Atmos Energy ☐ Propane ☐ Other: \_\_\_\_\_
- 11) Covenants Attached: ☐ Yes ☒ No  
☐ Draft ☐ Final  
Covenants will be created including an HOA defining maintenance of common easements.  
*Recording Fee: \$13.00 for the first page and \$5.00 each additional page*
- 12) Fire Mitigation Plan: Is the property located in an area identified on the A or B Community at Risk Map, or other areas that fall outside of the A or B Zone that have native vegetative cover deemed to be a wildfire risk:  
☐ Yes, requires a Comprehensive Wildfire Mitigation Plan: ☐ Attached ☐ In Process  
Fire Mitigation Plan Prepared by: \_\_\_\_\_  
☒ No, Waiver Granted by Wildfire Adapted Partnership;  
☐ Submittal of Affidavit with directional photos ☐ Attached ☐ In Process
- 13) Weed Control Plan: ☐ Attached ☐ In Process: Prepared by: County Noxious Weed Manager  
recommends a waiver.

- 14) Geologic Investigation: ☐Required ☒Not Required  
If required: ☐Attached ☐In Process  
Prepared by: \_\_\_\_\_  
*Required for all Moderate and Major Developments only.*
- 15) Storm Water Permit Required: ☐Yes ☐No ☒Not Applicable  
*Required for Developments that disturb at least 1 acre of top soil in the process of developing.*
- 16) Irrigation shares on proposed development: ☐Yes ☐No  
Irrigation Company which serves development: Montezuma Valley Irrigation. There will  
be irrigation water shares that can be purchased.  
Total Shares: \_\_\_\_\_
- 17) If the property located in an area Identified in the FEMA Floodplain Map?  
☐Yes ☒No ☐Not Applicable
- 18) Municipal Review: ☒Cortez ☐Dolores ☐Mancos ☐Not Applicable
- 19) Waiver or Modification of certain Threshold Standards or other applicable standards:  
☐Attached ☒Not Applicable  
Standards within Waiver: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_
- 20) In accordance with CRS 31-23-215, all mineral rights owners and lessees of mineral owners should be notified regarding proposed subdivision of property. The following information can be obtained from the Assessor's Office.

**NAMES AND CURRENT ADDRESS OF MINERAL RIGHTS OWNERS:**

Name\_\_\_\_\_

Address\_\_\_\_\_

Name\_\_\_\_\_

Address\_\_\_\_\_

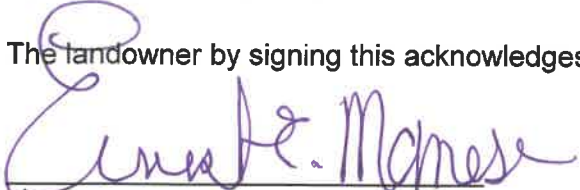
- 21) Other: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

- 22) Brief description of any planned or future development, including any application(s) being reviewed consecutively with the zoning request.

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

PROHIBITION ON LEGAL ADVICE Staff members cannot give legal advice. This prohibition includes assisting or advising with documents to file or record, completing the documents, or assessing the legality or "correctness of a document(s)." If this type of assistance is required, contact your attorney or legal advisor. C.R.S. 12-5-101

The landowner by signing this acknowledges that all federal, state and local permits will be obtained.



Applicant \_\_\_\_\_  
Date: 3-21-2022

Applicant \_\_\_\_\_  
Date: \_\_\_\_\_

COUNTY USE ONLY

Based on the information provided herein, this Application complies with the application submittal requirements per the Montezuma County Land Use Code.

Name: \_\_\_\_\_ Title: \_\_\_\_\_

Planning Director Review:  Date: 3/23/22



- 6) Septic: Existing Infrastructure ☐ Yes ☒ No Permit No. \_\_\_\_\_  
Septic Permit Information Attached: ☐ Yes ☐ Permit ☐ Other: \_\_\_\_\_  
☒ No  
☐ In Process

Any new septic system will be required to designed by a licensed engineer and permitted through the County Public Health Department.

*Copies of permits for existing systems are required. Installation of new systems will require permitting through the Sanitation Department. An Engineer will determine the type of septic system.*

- 7) Rural Water: ☐ Existing Infrastructure ☐ yes ☒ No  
Copy of Existing Tap Certificate: ☐ yes ☒ No ☐ not applicable  
Service provided by: Montezuma Water Company  
Letter attached: ☐ yes ☒ No Service Available for: \_\_\_\_\_

- 8) Copy of Current Driveway/Access Permit from Montezuma County Road Department  
☐ Yes ☒ No ☐ In Process  
Access Permit can service up to \_\_\_\_\_ residential uses. Date on Permit: \_\_\_\_\_  
Interior Road anticipated within development: ☐ Yes ☒ No  
Road Cut and (or) Bore Permit required ☐ Yes ☒ No  
If so, copy of permit attached ☐ Yes ☒ No

A driveway permit for the new parcels will be required to be obtained by the County Road Department, as the parcel will be accessed off of green-signed Road N.

- 9) Traffic Route Plan: \_\_\_\_\_

- 10) CDOT Access/Permit: Any development that will require a direct access off any highway shall require permitting through CDOT. Required ☐ Yes Hwy: \_\_\_\_\_ No ☒

- 11) Contact utility companies for information regarding any/all easements, contracts or fees for providing service to the development:

Electric: ☒ Empire Electric ☐ Other: \_\_\_\_\_

Telephone: ☐ Centrytel ☐ Qwest ☐ Farmers ☐ Other: \_\_\_\_\_

Gas Source: ☒ Atmos Energy ☐ Propane ☐ Other: \_\_\_\_\_

- 12) Irrigation Water: ☒ Yes ☐ No  
Provided by: Montezuma Valley Irrigation. There will be irrigation water shares available that can be purchased.

- 13) Fire Mitigation Plan: Is the property located in an area identified on the A or B Community at Risk Map, or other areas that fall outside of the A or B Zone that have native vegetative cover deemed to be a wildfire risk:
- ☐ Yes, requires a Comprehensive Wildfire Mitigation Plan: ☐ Attached ☐ In Process
- ☒ No, Wildfire Adapted Partnership recommends a waiver  
☐ Attached ☐ In Process
- 
- 
- 14) Weed Plan: ☐ Attached ☐ In Process; Prepared by: \_\_\_\_\_  
County Noxious Weed Manager recommends waiver.
- 
- 15) Professional Review Fee collected: ☐ Yes ☒ No
- 16) A list of all Local, State, and Federal Permits required: \_\_\_\_\_
- 
- 
- 17) Municipal Review: ☒ Cortez ☐ Dolores ☐ Mancos ☐ Not Applicable
- 
- 
- 18) Other: \_\_\_\_\_
- 
- 
- 19) A brief description of any/all planned or future development(s) that require a successive High Impact Approval for the Proposed Development: \_\_\_\_\_
- 
- 
- 20) A Special Use Permit is a use that is deemed to need further review and the approval of the County Commissioners. A management plan, that addresses all aspects of the day-to-day operation(s), is required as part of the application.  
(Check Mark Items that are addressed within the Management Plan and made a part of the Application)  
Conditions and safeguards may be imposed by the County Commissioners to ensure that the use:
- ☐ Complies with the requirements of Chapter 2 of the Land Use Code and Hudspeth v. Board of County Commissioners of the County of Routt, 667 P.2d 775 (Colo.App.1983); including the following conditions
  - ☐ Such use does not create any danger to safety in surrounding areas
  - ☐ Such use does not cause water pollution
  - ☐ Such use does not create excessive noise, vibration, smoke, dust, odors, heat glare and snow storage problems
  - ☐ Such use does not aggravate an existing wildfire hazard or create a wildfire hazard to structures on adjacent property
  - ☐ Such use does not aggravate an existing flood hazard or increase flood hazard to upstream or downstream properties
  - ☐ Such use does not create or increase geologic hazard or subject adjacent properties to geologic hazard.

21) Proposed project is described as being a special use that includes any or all of the following:

- ☐ Temporary or Interim in use
- ☐ Created by Nature
- ☐ Permitted by Law or Regulation
- ☐ Has a potentially greater impact than Uses by Right
- ☐ Is of Unusual Circumstances

22) Dates of activities and services for which a temporary or interim project is being proposed: \_\_\_\_\_

Note: Upon approval, a Special Use Permit is subject to reviews, as determined by the Board of County Commissioners, to ensure compliance with the criteria stated above and any additional condition(s) of approval. The duration of time permitted for a Special Use Permit may be established by the County Commissioners or until the use is changed or terminated, whichever occurs first.

Ernest H. Monroe  
Applicant

Date: 3-21-2022

Applicant

Date: \_\_\_\_\_

COUNTY USE ONLY

Based on the information provided herein, this Application complies with the application submittal requirements per the Montezuma County Land Use Code.

Name: \_\_\_\_\_

Date: \_\_\_\_\_

Planning Director Review: Don Italy

Date: 3/23/22

## NARRATIVE FOR NORTH WALT PUD DEVELOPMENT

March 22, 2022

To utilize areas which do not lend to effective agriculture production, property owner plans on creating, small, easily maintained, housing sites,  $1\frac{1}{2} \pm$  acre, which blends into existing ranch land use. Five units are planned. Buffer easements on adjacent agriculture lands limiting future development uses will be granted to PUD.

Access and utility easements will be created along Road N and perimeter of PUD lands, creating two access points off Road N. These easements, which may extend onto remaining ranch lands, are planned to be a minimum of 45 feet in width to accommodate buried utilities with single lane driveways. Utility construction may be phased as lots are sold and developed. Existing utility providers including Montezuma Water Co, Empire Electric Co, Greeley Gas Co, and CenturyLink have service lines in area.

Covenants will be created including an HOA defining maintenance of common easements. Plans are that MVIC irrigation water can be purchased with access to existing pipelines.

# Montezuma County Property Detail Map



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Lines

Override 1

Override 2

Public Lands & BIA Land

BIA

BLM

CO State

NPS

USFS

Irrigation Canals

Rivers

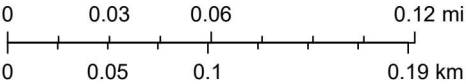
Water Bodies

Parks

Trails

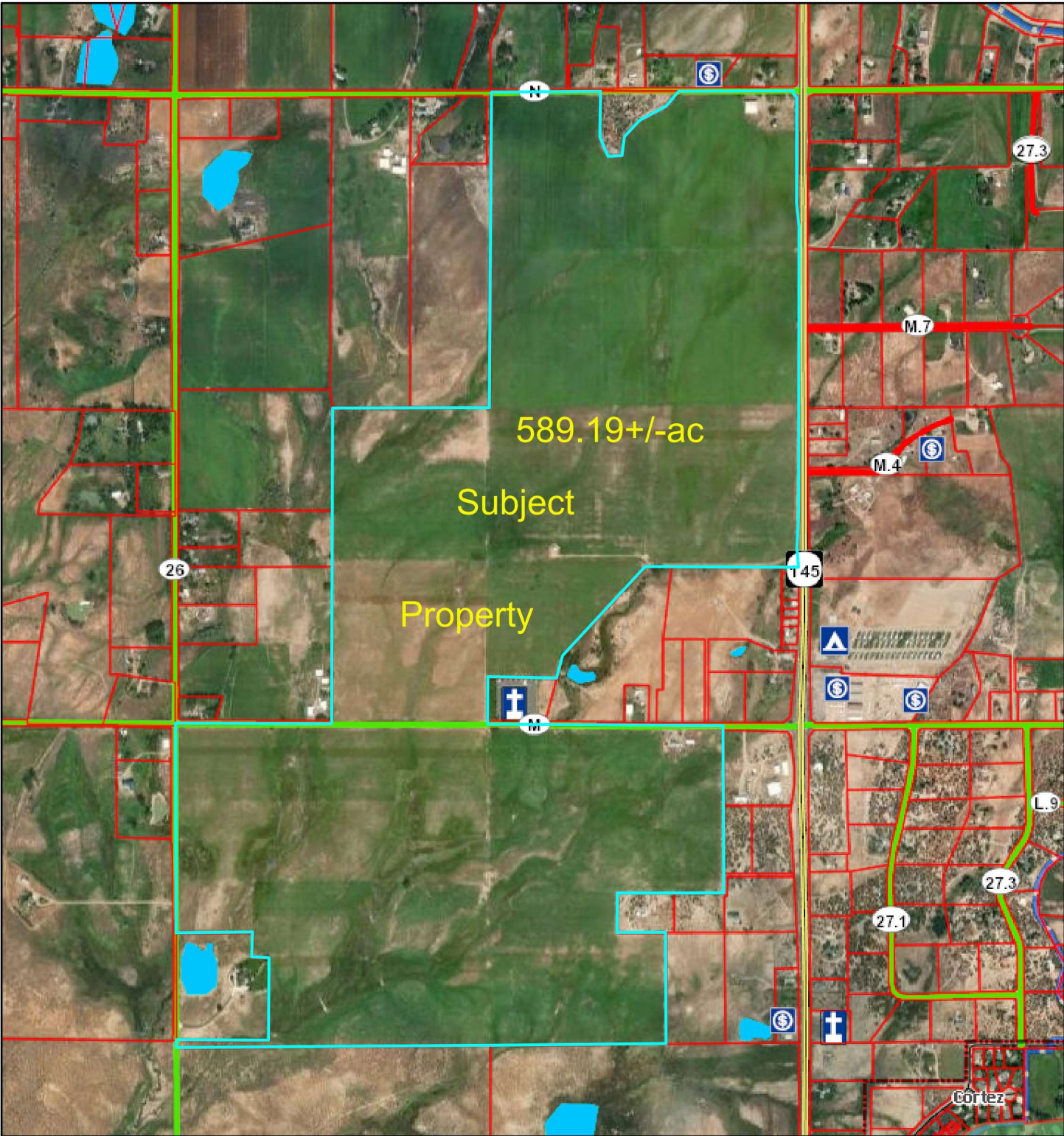
Road Sign

Montezuma County



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# Montezuma County Property Detail Map



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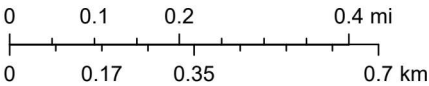
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Public Lands & BIA Land

- BIA
- BLM
- CO State
- NPS

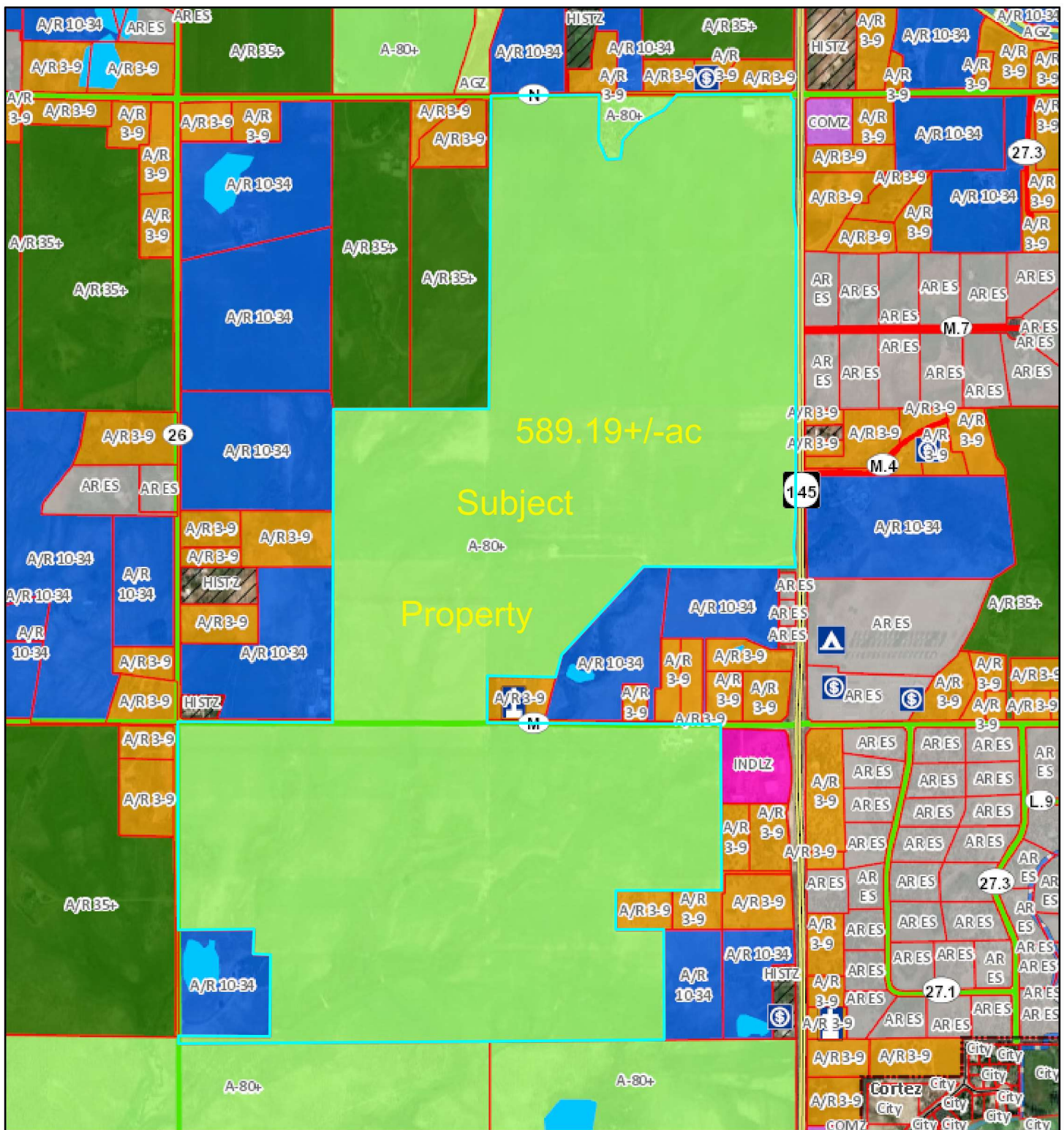
- USFS
- Irrigation Canals
- Rivers
- Water Bodies
- Parks

- Trails
- Road Sign
- Montezuma County



Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

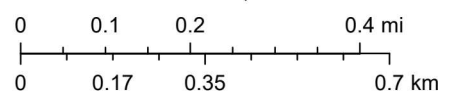
# Montezuma County Property Detail Map



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Zoning Designation

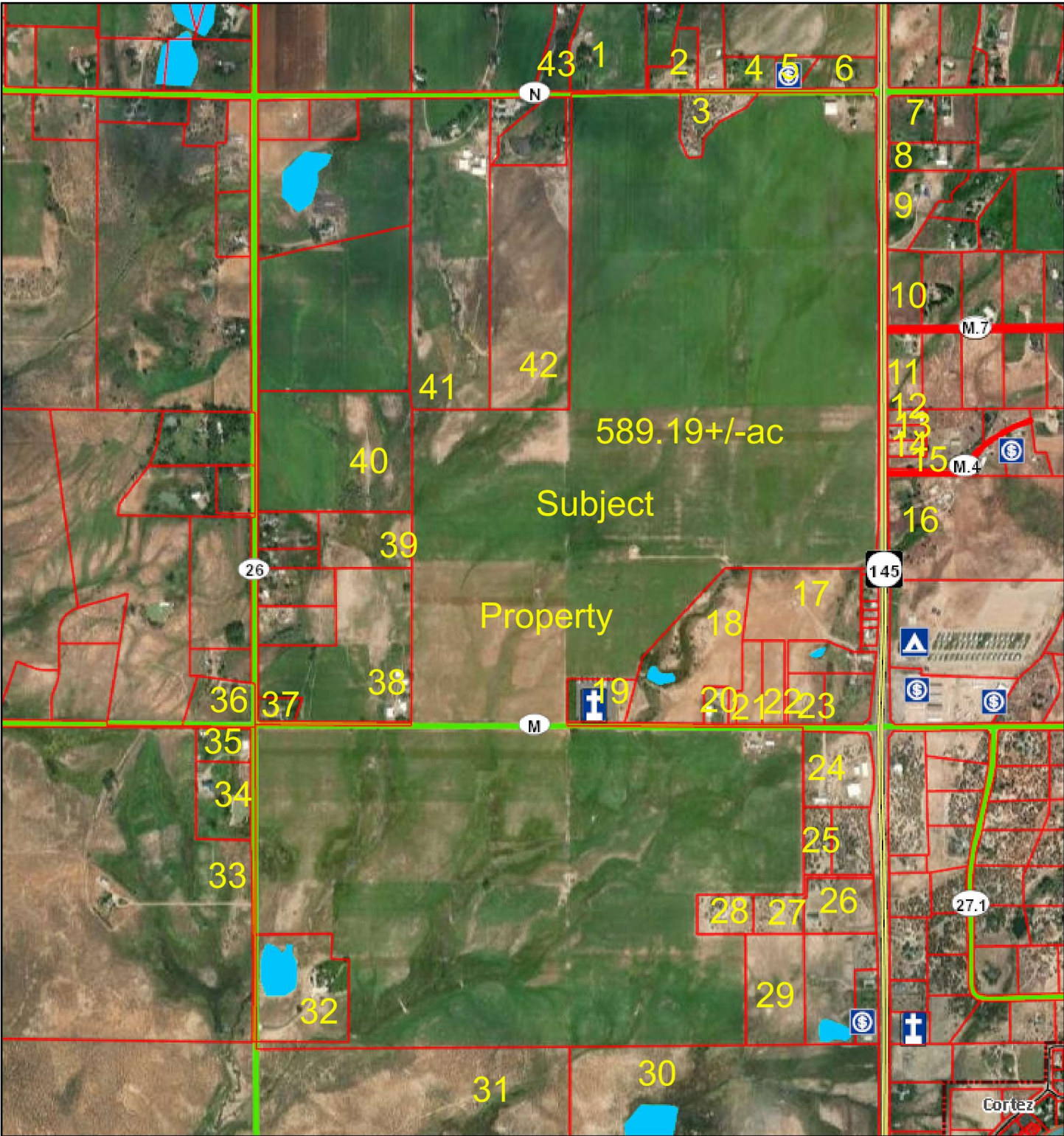


Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

Montezuma County

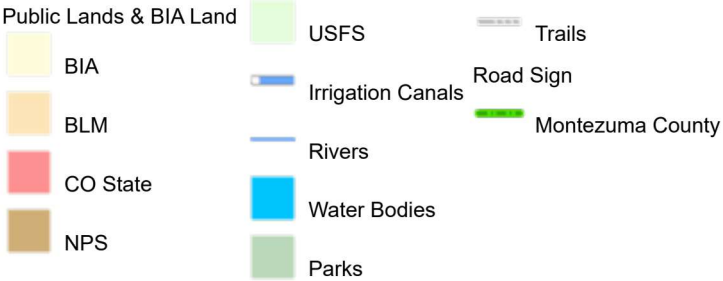
Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community | Copyright:© 2013 National Geographic Society, i-cubed | Earthstar Geographics |

# Montezuma County Property Detail Map



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Source: Esri, Maxar, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

	Property Owner	Mailing Address	Physical Address	Zone	Acres
1	John Rutledge	26505 Road N, Cortez, CO 81321	26505 Road N, Cortez, CO 81321	AR10-34	12.65+/-
2	Kris & Debra Rantz	26667 Road N, Cortez, CO 81321	26667 Road N, Cortez, CO 81321	AR3-9	3.4+/-
3	Philip & Erin Schmitt	26812 Road N, Cortez, CO 81321	26812 Road N, Cortez, CO 81321	A80+	4+/-
4	Brenda Siracusan	26771 Road N, Cortez, CO 81321	26771 Road N, Cortez, CO 81321	AR3-9	2.7+/-
5	James Sparks, III	26885 Road N, Cortez, CO 81321	26885 Road N, Cortez, CO 81321	AR3-9	1.71+/-
6	Keith & Janice Moen	P O Box 675, Cortez, CO 81321	26965 Road N, Cortez, CO 81321	AR3-9	3.55+/-
7	Douglas Kinsey	P O Box 1224, Helen, GA 30545	27078 Road N, Dolores, CO 81323	COMZ	3.78+/-
8	Robert Hohbein	12904 Hwy 145, Dolores, CO 81323	12904 Hwy 145, Dolores, CO 81323	AR3-9	4.26+/-
9	Tommy Valdez, Jr	12860 Hwy 145, Dolores, CO 81323	12860 Hwy 145, Dolores, CO 81323	AR3-9	6.39+/-
10	Bagsby Living Trust	1791 Kaleigh Circle, Cortez, CO 81321	TBD Road M.7, Dolores, CO 81323	AR ES	1+/-
11	Adrian Stone	27050 Road M.7, Dolores, CO 81323	27050 Road M.7, Dolores, CO 81323	AR ES	1+/-
12	Frank Walrod	12502 Hwy 145, Dolores, CO 81323	12502 Hwy 145, Dolores, CO 81323	AR3-9	1+/-
13	Beth Partner, c/o Kathy O'Brien	278 S. Sandstone St., Gilbert, AZ 85296	12478 Hwy 145, Dolores, CO 81323	HISTZ	1+/-
14	Arthur & Elva Norte	24976 Road M.3, Cortez, CO 81321	12448 Hwy 145, Dolores, CO 81323	AR3-9	1+/-
15	Jimmie Stephens	P O Box Y, Cortez, CO 81321	27047 Road M.4, Dolores, CO 81323	AR3-9	5.52+/-

	<b>Property Owner</b>	<b>Mailing Address</b>	<b>Physical Address</b>	<b>Zone</b>	<b>Acres</b>
<b>16</b>	Shelley Rullestad	P O Box 336, Cortez, CO 81321	27116 Road M.4, Dolores, CO 81323	AR3-9	4.33+/-
<b>17</b>	Jaime Campuzano	12368 Hwy 145, Dolores, CO 81323	12368 Hwy 145, Dolores, CO 81323	AR10-34	34.85+/-
<b>18</b>	Alysen Tarrant	P O Box 1268, Monticello, UT 84535	26849 Road M, Cortez, CO 81321	AR10-34	14.27+/-
<b>19</b>	Richard McDonald	12107 Hwy 145, Dolores, CO 81323	TBD Road M, Cortez, CO 81321	AR10-34	19.01+/-
<b>20</b>	Corporation of the Presiding Bishop of the LDS	50 E. North Temple, Salt Lake City, UT 84150	26525 Road M, Cortez, CO 81321	AR3-9	4.51+/-
<b>21</b>	Cbert Cortez, LLC	50 Henry St, Cortez, CO 81321	26757 Road M, Cortez, CO 81321	AR3-9	1.50+/-
<b>22</b>	Richard McDonald	12107 Hwy 145, Dolores, CO 81323	TBD Road M, Cortez, CO 81321	AR3-9	3.02+/-
<b>23</b>	Richard McDonald	12107 Hwy 145, Dolores, CO 81323	TBD Road M, Cortez, CO 81321	AR3-9	3.03+/-
<b>24</b>	Richard McDonald	12107 Hwy 145, Dolores, CO 81323	TBD Road M, Cortez, CO 81321	AR3-9	3.03+/-
<b>25</b>	Williford Land, LLC	26980 Road M, Cortez, CO 81321	26980 Road M, Cortez, CO 81321	INDLZ	3+/-
<b>26</b>	Shawn Miller	P O Box 1173, Cortez, CO 81321	11765 Hwy 145, Cortez, CO 81321	AR3-9	3.10+/-
<b>27</b>	Veronica Kellams- Oldland	11741 Hwy 145, Cortez, CO 81321	11741 Hwy 145, Cortez, CO 81321	AR3-9	3.64+/-
<b>28</b>	Charles Sirman	11751 Hwy 145, Cortez, CO 81321	11751 Hwy 145, Cortez, CO 81321	AR3-9	3.63+/-
<b>29</b>	Juan Sanchez	P O Box 1077, Cortez, CO 81321	11649 Hwy 145, Cortez, CO 81321	AR10-34	10.67+/-

	<b>Property Owner</b>	<b>Mailing Address</b>	<b>Physical Address</b>	<b>Zone</b>	<b>Acres</b>
<b>30</b>	Paul & Dana Weyand	13742 Road 28, Dolores, CO 81323	TBD Hwy 145, Cortez, CO 81321	A80+	91.76+/-
<b>31</b>	Robert Millard	17090 Road 22, Cortez, CO 81321	26053 Road L, Cortez, CO 81321	A80+	321.38+/-
<b>32</b>	Keenan & Beverlee Ertel	11510 Road 26, Cortez, CO 81321	11510 Road 26, Cortez, CO 81321	AR10-34	15.57+/-
<b>33</b>	Brian & Karla Demby Trust	11799 Road 26, Cortez, CO 81321	11799 Road 26, Cortez, CO 81321	AR35+	154.07+/-
<b>34</b>	Gay & Judy Balfour Trust	11963 Road 26, Cortez, CO 81321	11963 Road 26, Cortez, CO 81321	AR3-9	6.99+/-
<b>35</b>	Gay & Judy Balfour Trust	11963 Road 26, Cortez, CO 81321	25962 Road M, Cortez, CO 81321	AR3-9	3.01+/-
<b>36</b>	Deborah Kennell	12055 Road 26, Cortez, CO 81321	12055 Road 26, Cortez, CO 81321	AR3-9	5.01+/-
<b>37</b>	Kathlene McClellan	26007 Road M, Cortez, CO 81321	26007 Road M, Cortez, CO 81321	HISTZ	1.51+/-
<b>38</b>	Ower Joint Rev Living Trust	26223 Road M, Cortez, CO 81321	26223 Road M, Cortez, CO 81321	AR10-34	26+/-
<b>39</b>	Charles Wilson	12320 Road 26, Cortez, CO 81321	TBD Road 26, Cortez, CO 81321	AR3-9	8.70+/-
<b>40</b>	Jerry & Layce Heaton	12768 Road 26, Cortez, CO 81321	TBD Road 26, Cortez, CO 81321	AR10-34	29.88+/-
<b>41</b>	Joe & Twila Moore Liv Trust	P O Box 927, Cortez, CO 81321	26370 Road N, Cortez, CO 81321	AR35+	40+/-
<b>42</b>	Joe & Twila Moore Liv Trust	P O Box 927, Cortez, CO 81321	TBD Road N, Cortez, CO 81321	AR35+	31.44+/-
<b>43</b>	Darrell Buchanan	26455 Road N, Cortez, CO 81321	26455 Road N, Cortez, CO 81321	AGZ	20.98+/-