



PLANNING AND ZONING COMMISSION
REGULAR MEETING
MAY 3, 2022
6:30 P.M.

1. CALL TO ORDER - PLEDGE OF ALLEGIANCE
2. Approval of the Workshop / Special Meeting Minutes from April 12, 2022
Planning and Zoning Commission will consider approving the minutes for the meeting April 12, 2022

Presenter:
3. UNFINISHED BUSINESS
 - a. Continue ADU discussion
Planning and Zoning Commission will discuss ADUs

Presenter: Nancy Dosdall, Contract City Planner
4. PUBLIC HEARINGS
 - a. Public Hearing on an Application for a site plan for a 4,000 sq. ft. metal storage building to be located on the Southwest Memorial Hospital Campus.
Planning and Zoning Commission will consider approving

Presenter: Nancy Dosdall, Contract City Planner
5. NEW BUSINESS
 - a. March and April Building Permits
Planning and Zoning Commission will review

Presenter:
7. CITIZEN PARTICIPATION
8. ADJOURNMENT



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

May 3, 2022

Agenda Item: 2.

MEMO TO: Planning and Zoning Commission

FROM: Cheryl Lindquist, Permit Technician/Deputy City Clerk

SUBJECT: Approval of the Workshop / Special Meeting Minutes from April 12, 2022

BACKGROUND

ISSUES

See Attached

RECOMMENDATION

Approval of the Workshop and Special Meeting Minutes from April 12, 2022

Attachments

Minutes from April 12th

PLANNING AND ZONING COMMISSION
WORKSHOP AND SPECIAL MEETING
TUESDAY, April 12, 2022

A workshop was held April 12, 2022 in the training Room at City Hall starting at 5:00 p.m. Commission members present were Chairperson Robert Rime, Vice-Chairperson Rebecca Levy, Lance McDaniel, Stephen Candelaria, and Jim Skvorc. City staff present included Contract City Planner Nancy Dosdall, Community and Economic Development Director Rachael Marchbanks, Mayor Mike Lavey, Mayor Pro-Tem Rachel Medina, City Councilmember Arlina Yazzie, and Deputy City Clerk Cheryl Lindquist. There was 1 person in the attendance.

Contract City Planner Nancy Dosdall presented a nationally recognized slide show based on a study of Accessory Dwelling Units in Durango. She included additional information pertaining to Cortez. The citizen in the audience (Kyra Kaufman, 307 S. Park St.) had been denied for an ADU on her property due to the size restrictions, all options were discussed but there currently are no solutions for her situation that are agreeable to her. Commissioners have many concerns about affordable, parking, zoning, and rental term length to mention a few. All concerns lead to more questions that need to be addressed. It is agreed that the Land Use Code is currently restrictive and will need to be amended if ADUs are to move forward. Commissioners feel the Land Use Code has some good points as well. After much discussion, it was decided that more research needs to be done so this project can move forward.

Commissioners took a break at 6:25pm.

Commissioner Candelaria made the motion to open the Special Meeting at 6:30 with Commissioner Skvorc seconding the motion and the vote was:

Levy	Candelaria	McDaniel	Skvorc	Rime
Yes	Yes	Yes	Yes	Yes

1. APPROVAL OF REGULAR MEETING MINUTES for March 1, 2022

Commissioner Skvorc moved that the minutes of March 1, 2022, be approved.
Commissioner McDaniel seconded the motion and the vote was as follows:

Levy	Candelaria	McDaniel	Skvorc	Rime
Yes	N/A	Yes	Yes	Yes

2. NEW BUSINESS:

- a. Montezuma County Development – Contract City Planner Nancy Dosdall made a presentation on the application to develop a small “Farmers Market” store where you can pick up locally produced agricultural items from CBERT Cortez, LLC, agent Kasey Bell, on property located at 26757 Road M, Cortez,

consisting of 1.05 acres located north on Road M, west of Hwy 145, situated in Section 12, T.36N, R.16W, N.M.P.M.

No concerns were discussed by the Commissioners.

- b. Montezuma County Development – Contract City Planner Nancy Dosdall made a presentation on the application to create a Single Lot Development and AR 3-9 Rezoning, submitted by Gary & Jaclyn Fisher, on property located at 24537 Road N, Cortez, consisting of 81.65 acres, located North on Road N, west of Road 25, situated in Section 3, T.36N, R.16W, N.M.P.M.

No concerns were discussed by the Commissioners.

- c. Montezuma County Development – City Planner Nancy Dosdall presented the High Impact Permit request to build additional storage units, and a 2000 sf popcorn manufacturing and storage facility, submitted by Snyder Mama Holdings, LLC, agent: Christopher Snyder, on property located at 1521 N. Mildred Rd, Cortez, consisting of 3.48 acres, located south of Road L, east of Road 25, situated in Section 23, T.36N, R.16W, N.M.P.M.

Discussion by the Commissioners presented the following written concerns to the Montezuma County Planning Department: The property is located within the 1-mile area of influence and adjacent to City limits on two sides with City owned open space on the third side. It is currently eligible for annexation and although the application is unclear, it appears that they will be requesting connection to City water. The property frontage is located between the end of the City sidewalk on N. Mildred and a popular trailhead on City open space. Completion of the sidewalk would add greatly to the safety of trail users, who are often children. Water and street improvements are planned in the area and should be considered when planning for future utility connections.

Given its location, the City Planning and Zoning Commission believes that future planned development would be appropriate to occur in the City with City standards, and at a minimum, will request a pre-annexation agreement before water taps are provided.

- d. Montezuma County Development – City Planner Nancy Dosdall presented a proposal to utilize areas which do not lend to effective agriculture production and plans on creating, small, easily maintained, housing sites, 1 ½ +/- 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, submitted by Triple S Farms, LLC, agent: Ernie Maness, on property located at 26960 Road N, Cortez, 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.

No concerns were discussed by the Commission.

3. ADJOURNMENT OF REGULAR MEETING

Commissioner Candelaria moved that the meeting be adjourned at 6:55 p.m. Commissioner McDaniel seconded the motion, and the vote was as follows:

Levy	Candelaria	McDaniel	Skvorc	Rime
Yes	Yes	Yes	Yes	Yes

Robert Rime, Chairperson

ATTEST:

Cheryl K. Lindquist, Deputy City Clerk



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

May 3, 2022

Agenda Item: 3. a.

MEMO TO: Planning and Zoning Commission

FROM: Cheryl Lindquist, Permit Technician/Deputy City Clerk

SUBJECT: Continue ADU discussion

BACKGROUND

See Attached

RECOMMENDATION

Planning and Zoning Commission will discuss ADUs

Attachments

ADU revision

Existing Code with revisions

(22) Accessory Dwelling Units (ADUs). This type of use is intended to provide a mechanism to help meet the need of affordable housing by allowing accessory residential dwelling units under certain circumstances in areas normally restricted to a single unit, while preserving existing single-family character. All accessory single-family dwelling units shall be subject to the following requirements:

- a. An ADU shall be permitted within the RE and R-1 zones as a conditional use and shall be reviewed by the planning and zoning commission and the city council as per [Section 6.10](#) of this code, Conditional use permits.
- b. The parcel must contain a single-family unit occupied by the property owner.
- c. The ADU may be attached or incorporated within the living area of the existing primary dwelling or detached.
- d. The ADU shall not result in an increase of more than ~~twenty (20)~~ fifty (50) percent in the existing living area. **Do you want to add a total sq. ft. limit?**
- e. The ADU may be used for rental purposes and shall be reserved for occupancy of one (1) or two (2) persons.
- f. 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.
- g. 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.
- h. The ADU shall have adequate sewer and water services and additional tap fees may be required for the dwelling.
- i. The ADU shall not adversely impact traffic flow or parking in the neighborhood.
- j. The lot shall ~~consist of twenty (20) percent more area than meet~~ the minimum lot size in the underlying zoning district.

An ADU that conforms to these requirements shall not be considered to exceed the allowable density for the lot upon which it is located, and shall be deemed to be a residential use consistent with the existing general plan and zoning designation for the lot.

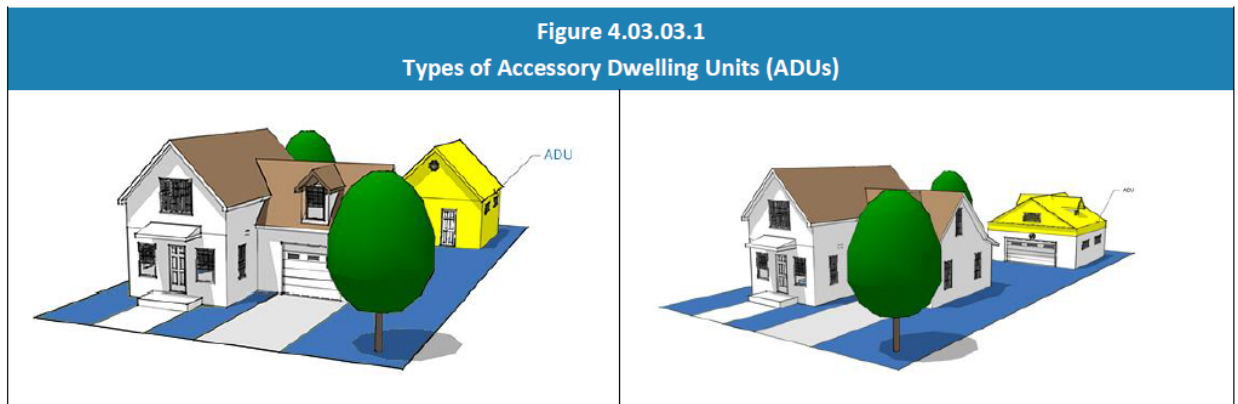
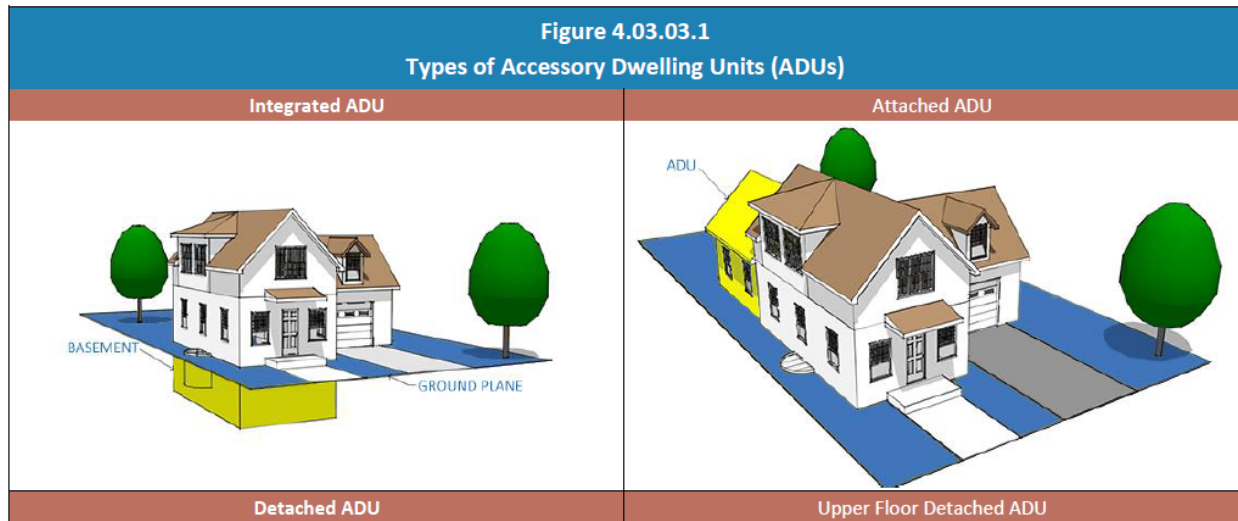
DRAFT Land Use Code:

Sec. 4.03.03 Accessory Dwelling Unit (ADU)

- A. **Purpose.** This type of use provides a mechanism to help meet the needs of affordable housing by allowing accessory dwelling units under certain circumstances in areas normally restricted to a single unit, while preserving the existing single-family character. An ADU shall not be considered to contribute toward the density of the district.
- B. **Generally.** Accessory Dwelling Units (ADU) are permitted subject to:
 - 1. The applicant and property owner providing:
 - a. Written consent affirming that the property owner has authorized permission for the proposed ADU; and
 - b. Acknowledgement that the property owner and applicant are aware that the requirements of this Section do not supersede private covenants, conditions, and restrictions that may prohibit the ADU, as set out in Sec. 1.02.01, *Abrogation and Greater Restrictions*;
 - 2. The proposed ADU being located on a lot or parcel within a Residential Estate (RE) or Residential Single Family (R-1) district, approved as a conditional use, which contains a single-family detached dwelling unit occupied by the property owner who has consented to the proposed ADU;
 - 3. The ADU being only a single family dwelling unit that is used solely for residential purposes; and
 - 4. A street address in accordance with city policy obtained for enhanced 9-1-1 emergency response purposes.

C. Development Requirements. An ADU:

- 1. May be attached to or integrated within the living area of the existing principal dwelling, or be a detached unit, as displayed in Figure 4.03.03.1, *Types of Accessory Dwelling Units (ADUs)*;
- 2. Is subject to all requirements set out in Chapter 3, *Development and Design Standards*;
- 3. The lot shall meet the minimum lot size requirements for the underlying zoning district.
- 4. Shall have a separate entrance from the principal dwelling unit, as well as its own kitchen, sleeping area, and full bathroom;
- 5. Must comply with all building, fire, and life safety codes in effect at the time the ADU is established; and
- 6. For all new construction or alteration of an existing residence, the ADU shall:
 - a. Not result in an increase of more than 600 square feet or 50% percent of the living area of the existing principal residence, whichever is less (not to exceed 600 square feet in any case);
 - b. Not alter the general appearance of the principal dwelling as a single-family residence; and
 - c. Have a design that complements the principal dwelling in terms of building materials, colors, design, and roof lines.



D. Off-Street Parking.

1. A minimum of **one additional** off-street parking space shall be provided for an accessory dwelling unit, in addition to that required for the principal dwelling as set out in Subchapter 7.01, *Parking Loading, and Access.*; and
2. One of the required parking spaces may be provided by a garage or carport;

E. Utilities.

1. Adequate utility services must be available and provided to the principal and accessory dwelling units; and
2. Any utility provider, including the City, reserves the right to require an individual utility meter or to assess tap or service connection fees to establish service for an ADU.

F. **Adverse Impacts.** The ADU shall not adversely impact traffic flow or parking in the neighborhood.



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

May 3, 2022

Agenda Item: 4. a.

MEMO TO: Planning and Zoning Commission

FROM: Cheryl Lindquist, Permit Technician/Deputy City Clerk

SUBJECT: Public Hearing on an Application for a site plan for a 4,000 sq. ft. metal storage building to be located on the Southwest Memorial Hospital Campus.

BACKGROUND

See Attached

RECOMMENDATION

Public Hearing on an Application for a site plan for a 4,000 sq. ft. metal storage building to be located on the Southwest Memorial Hospital Campus located at 1311 N. Mildred Rd, Cortez.

Attachments

SWMH

April 7, 2022
rev. April 11, 2022

Nancy Dosdall
Planning & Building
City of Cortez
Cortez, CO 81321

Re: INITIAL SUBMITTAL – Southwest Memorial Hospital, Storage Building

Dear Nancy:

As the Applicant on behalf of Montezuma County Hospital District, Southwest Health System, and Southwest Memorial Hospital (SWMH), please accept this Initial Site Development Plan Submittal to begin discussions to add a 4,000sf metal storage structure to the SWMH campus. The project is located at **1311** N Mildred Road, in the City of Cortez, Colorado.

DENVER OFFICE
2901 Blake Street, Suite 100
Denver, CO 80205
303.861.8555

www.davispartnership.com

Project Concept

The property is currently zoned PUD, and no rezoning is being requested with this application. The existing site is approximately 15.82 acres, of which 0.26 acres will be disturbed during this work. The storage building will house spare beds, chairs, supplies needed for the next pandemic, and similar items. The existing loading dock will remain as the location for supplies and freight deliveries. This new storage building will only require forklift or pick-up truck access. A curb cut is requested along Dr. E.E. Johnson Drive for driveway access for a pick-up truck to the west side overhead garage door. An additional overhead garage door will provide vehicular access to the east side of the building.

This storage building will not increase the parking demand on campus; therefore, no additional parking is proposed. The hospital campus currently has a surplus of 26 parking spaces per development code requirements.

The 0.26-acre disturbed area of the site will result in approximately 53.2% landscape area. The existing landscape on campus exceeds landscape development code requirements and provides landscape as would be required for this new building; therefore, no additional plant material is planned for this building addition. The softscape area of this project will be covered with rock mulch to match the campus and to limit weed growth. The structure covers 35.2% of the Disturbed Area. The remaining disturbed area will be concrete driveway and sidewalks.

Per conversations with Chad Hill, City Engineer, in October 2021, a drainage plan will not be required for this development and has not been provided with this submittal.

The site plan exceeds all the minimum standards listing in the Area Regulations (LUC 3.06) and the Site Development Standards (LUC Ch. 5).

Property and Legal

The property is bound on three sides by the public right-of-way of N Mildred Road, Hospital Drive, and Dr. E.E. Johnson Drive. The north is bounded by 4 lots (3 are zoned PUD, and Tract 1 of the Heyl Minor Subdivision is zoned R2). The New Ambulance and Plant Operations Building is located on Lots 11 and 12 north of the existing hospital helipad.

In the attached documents, you will find an Application Form, the Site Plan Checklist, a Title Commitment, a Geotechnical Evaluation, a Drainage Memo, and our Site Development Plan sheets that describe the proposed development. We look forward to discussing it with you in more detail. Please let me know if you have any questions about the documents during your review.

Sincerely,

DAVIS PARTNERSHIP ARCHITECTS, PC

A handwritten signature in blue ink, appearing to read "Paul F. Garland", is positioned above the printed name.

Paul F. Garland, ASLA, PLA, LEED GA
Associate

SOUTHWEST MEMORIAL HOSPITAL
SITE DEVELOPMENT PLAN
LOCATED IN SECTION 23, TOWNSHIP 36 NORTH,
RANGE 16 WEST, NMPM, CITY OF CORTEZ, MONTEZUMA COUNTY, COLORADO
LOCATED AT 1131 N MILDRED ROAD



SITE STATISTICS CHART

ZONE DISTRICT

PUD

GENERAL ZONE LOT INFORMATION

SQUARE FEET

ACRES

ZONE LOT SIZE (GROSS PROJECT AREA)

689,077 SF

15.82 AC

AREA TO BE DEEDED FOR ADDITIONAL RIGHT-OF-WAY

0 SF

0 AC

NET PROJECT AREA (AFTER DEEDING OF ANY NEEDED PUBLIC RIGHT-OF-WAY)

689,077 SF

15.82 AC

BUILDING SF PROPOSED

SQUARE FEET (EXISTING)

SQUARE FEET (PROPOSED)

OF BEDS (EXISTING)

OUT-PATIENT DEPARTMENTS

54,052

REHAB; SLEEP LAB; MEDICAL ONCOLOGY; DIABETES CLINIC; DIETARY; ADMINISTRATION; EVS; IT; MATERIALS MANAGEMENT

IN-PATIENT DEPARTMENTS

52,619

20

ED (AND ADDITION); SURGERY; RADIOLOGY; LAB; NURSING; CARDIO PULMONARY;

SUPPORT AND CIRCULATION

22,677

LOBBY/PUBLIC; HALLWAYS

MAINTENANCE / STORAGE BUILDING

6,480

4,000

VACATED (UNDEFINED) DEPARTMENTS

18,265

2ND FLOOR HOSPITAL - DEDICATED TO SOUTH CAMPUS NOW

AMBULANCE AND PLANT OPERATIONS

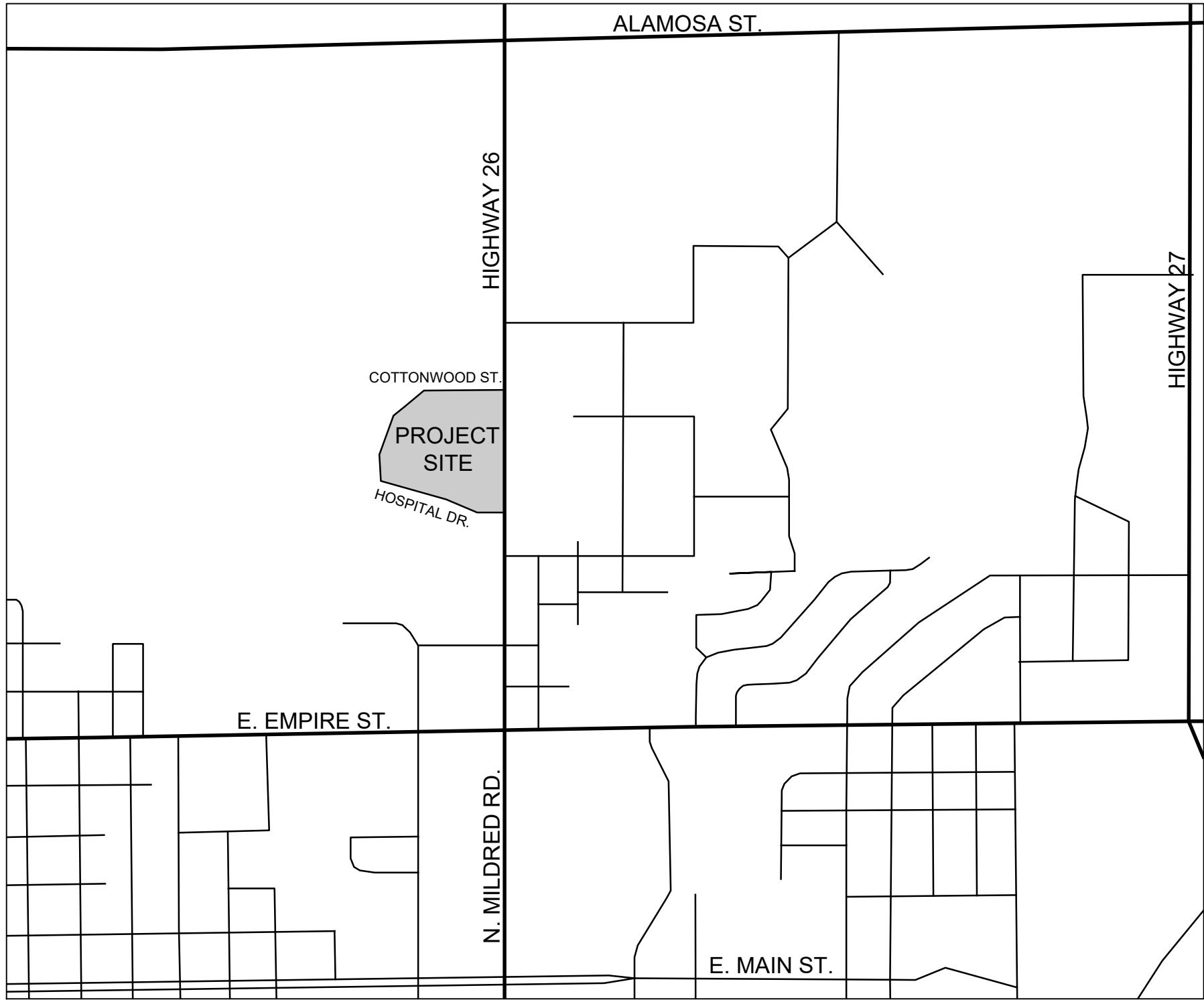
10,200

TOTAL SF

164,293

4,000

20



VICINITY MAP
1" = 1000'

INDEX OF DRAWINGS	
1 OF 5	COVER SHEET
2 OF 5	TOPOGRAPHIC SURVEY
3 OF 5	SITE PLAN ENLARGEMENT - STORAGE BUILDING
4 OF 5	DETAILS
5 OF 5	FLOOR PLANS AND BUILDING ELEVATIONS

PARKING CALCS PER USABLE SF	SQUARE FEET	PARKING RATIO PER LAND USE CODE	REQUIRED PARKING	PROVIDED PARKING	LOADING SPACES REQUIRED	LOADING SPACES PROVIDED
OUT-PATIENT DEPARTMENTS REHAB; SLEEP LAB; MEDICAL ONCOLOGY; DIABETES CLINIC; DIETARY; ADMINISTRATION; EVS; IT; MATERIALS MANAGEMENT	54,052	1/300	181			
IN-PATIENT DEPARTMENTS ED (AND ADDITION); SURGERY; RADIOLOGY; LAB; NURSING; CARDIO PULMONARY;	52,619	2 PER 3 BEDS	14			
SUPPORT AND CIRCULATION LOBBY/PUBLIC; HALLWAYS	22,677 *	N/A	0			
MAINTENANCE / STORAGE BUILDING	10,480 **	1/300	22 **			
VACATED (UNDEFINED) DEPARTMENTS 2ND FLOOR HOSPITAL - DEDICATED TO SOUTH CAMPUS NOW	18,265	1/300	61			
AMBULANCE AND PLANT OPERATIONS (10,200 GSF - 3,430 PARKING AREA - 2,233 STORAGE AREA = 4,537SF)	4,537	1/400	12			
TOTAL SF	135,953		290	316 (32 ARE ACCESSIBLE)	3	3

* = NOT INCLUDED IN USABLE SF
** = DOES NOT INCLUDE THE PROPOSED 4,000SF STORAGE BUILDING. PARKING WILL NOT BE REQUIRED FOR THIS ADDITIONAL STORAGE.

SITE DATA CHART FOR DISTURBED AREA	SQUARE FEET	ACRES	PERCENTAGE
SITE COVERAGE STRUCTURES	4,000 SF	0.09 AC	35.22%
SITE COVERAGE PARKING & DRIVES	829 SF	0.02 AC	7.30%
SITE COVERAGE OTHER IMPERVIOUS	489 SF	0.01 AC	4.31%
SITE COVERAGE LANDSCAPE	6,039 SF	0.14 AC	53.17%
SITE COVERAGE TOTAL OF DISTURBED AREA	11,357 SF	0.26 AC	
PARKING COVERAGE HARDSCAPE	0 SF	0.00 AC	0.00%
PARKING COVERAGE LANDSCAPE	0 SF	0.00 AC	0.00%
SITE COVERAGE TOTAL OF DISTURBED AREA	0 SF	0.00 AC	

SITE DATA CHART FOR TOTAL LOT	SQUARE FEET	ACRES	PERCENTAGE
SITE COVERAGE STRUCTURES	132,705 SF	3.05 AC	19.26%
SITE COVERAGE PARKING & DRIVES	189,434 SF	4.35 AC	27.49%
SITE COVERAGE OTHER IMPERVIOUS	59,906 SF	1.37 AC	8.69%
SITE COVERAGE LANDSCAPE	307,032 SF	7.04 AC	44.56%
SITE COVERAGE TOTAL OF TOTAL LOT	689,077 SF	15.81 AC	
PARKING COVERAGE HARDSCAPE	169,353 SF	3.89 AC	83.05%
PARKING COVERAGE LANDSCAPE	34,565 SF	0.79 AC	16.95%
SITE COVERAGE TOTAL OF TOTAL LOT	203,918 SF	4.68 AC	

OWNER
MONTEZUMA COUNTY HOSPITAL
DISTRICT
PORTAL 104
CORTEZ, CO 81303
PHONE: 970.564.2146
APPLICANT / LANDSCAPE ARCHITECT
DAVIS PARTNERSHIP ARCHITECTS
2001 BLAKE STREET, SUITE 100
DENVER, CO 80202
PHONE: 303.861.8555
ARCHITECT
DAVIS PARTNERSHIP ARCHITECTS
2001 BLAKE STREET, SUITE 100
DENVER, CO 80202
PHONE: 303.861.8555
CIVIL ENGINEER
GUFF ENGINEERING & SURVEYING, INC.
128 ROCK POINT DRIVE
SUITE A
DURANGO, CO 81301
PHONE: 970.247.1705
SURVEYOR
GUFF ENGINEERING & SURVEYING, INC.
128 ROCK POINT DRIVE
SUITE A
DURANGO, CO 81301
PHONE: 970.247.1705

SITE
DEVELOPMENT
PLAN

SOUTHWEST MEMORIAL HOSPITAL
Storage Building Addition

REV	CHD	APRVO							
DATE	REMARKS	DATE	REMARKS	DATE	REMARKS	DATE	REMARKS	DATE	REMARKS
04.07.22	FIRST SUBMITTAL								
PROJECT NO. 22305.00									
DATE 04.07.22									
SHEET NUMBER: 1									

SOUTHWEST MEMORIAL HOSPITAL SITE DEVELOPMENT PLAN

**LOCATED IN SECTION 23, TOWNSHIP 36 NORTH,
RANGE 16 WEST, NMPM, CITY OF CORTEZ, MONTEZUMA COUNTY, COLORADO
LOCATED AT 1131 N MILDRED ROAD**



TEJAZUMA COUNTY HOSPITAL
PO BOX 1034
EL CO 81323
TEL: 970-566-2146

PLANT & LANDSCAPE ARCHITECT
PARTNERSHIP ARCHITECTS
BLAKE STREET, SUITE 100
EL CO 80205
TEL: 303-961-5555

INTERIOR
PARTNERSHIP ARCHITECTS
BLAKE STREET, SUITE 100
EL CO 80205
TEL: 303-961-5555

ENGINEER
ENGINEERING & SURVEYING, INC.
C/O POINT DRIVE
A
DENVER, CO 81301
TEL: 970-247-1705

EYOR
ENGINEERING & SURVEYING, INC.
C/O POINT DRIVE
A
DENVER, CO 81301
TEL: 970-247-1705

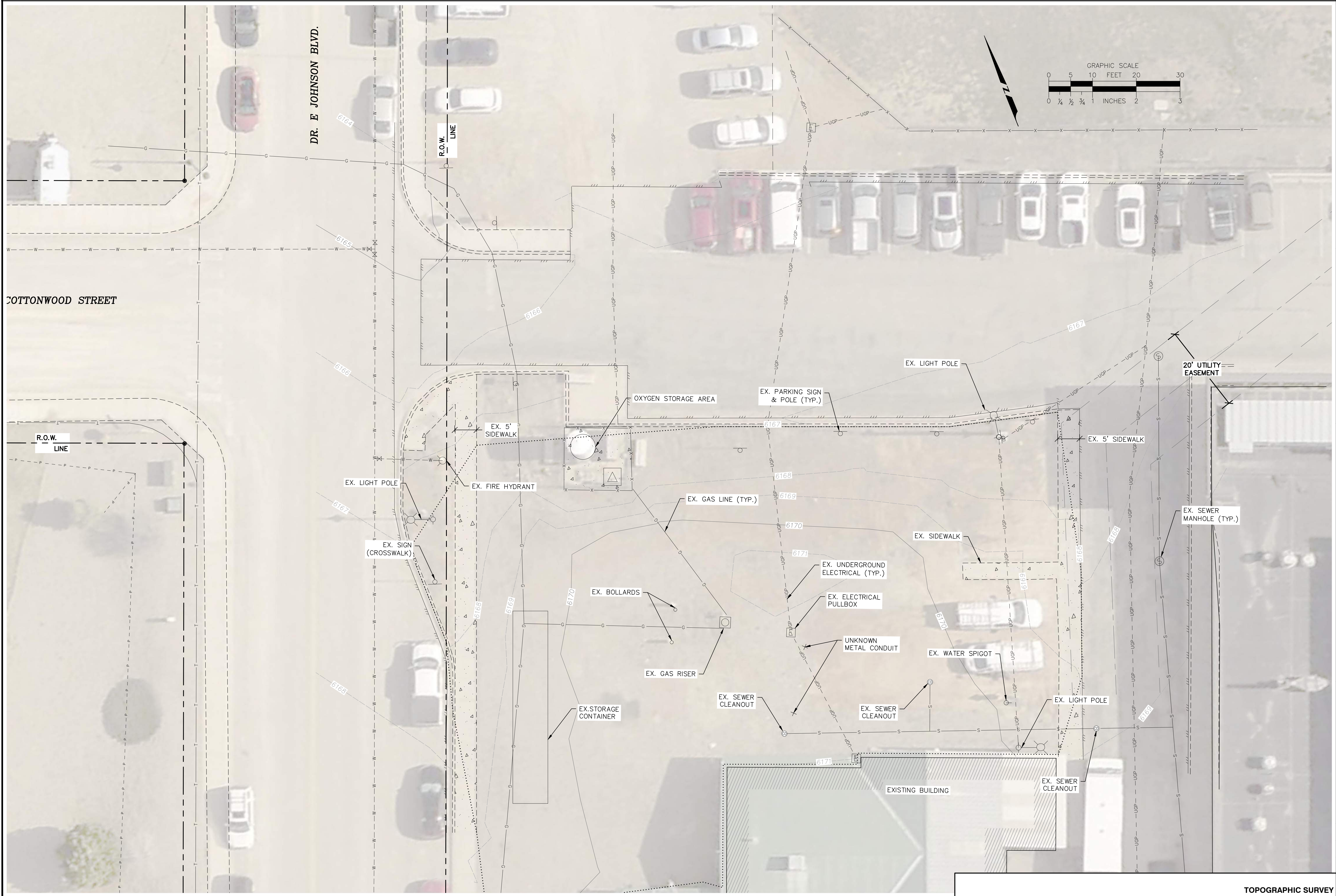
SITE DEVELOPMENT PLAN

SOUTHWEST MEMORIAL HOSPITAL
Storage Building Addition

[illegible]

TOPOGRAPHIC SURVEY 2 of 5

SOUTHWEST MEMORIAL HOSPITAL - SITE DEVELOPMENT PLAN
CASE NUMBER: TBD



g:\2021\21-289 southwest memorial hospital addition\cad\sheets\2 topographic survey.dwg DATE: 4/6/2022 USER: RHARRIES PLOT SCALE=1:1

SOUTHWEST MEMORIAL HOSPITAL SITE DEVELOPMENT PLAN

LOCATED IN SECTION 23, TOWNSHIP 36 NORTH,
RANGE 16 WEST, NMPM, CITY OF CORTEZ, MONTEZUMA COUNTY, COLORADO
LPPM, LOT 10, TOWNSHIP 36 NORTH, RANGE 16 WEST, NMPM, CITY OF CORTEZ, MONTEZUMA COUNTY, COLORADO
LOCATED AT 1131 N MILDRED ROAD



TEJALMA COUNTY HOSPITAL
PHYSICIAN
 1000 N. 1034
 'EZ. CO #18123
 'ER. 970.564.2146

PICANT / LANDSCAPE ARCHITECT
PARTNERSHIP ARCHITECTS
 1000 N. 1034
 'BLAKE STREET, SUITE 100
 'ER. CO #80205
 'ER. 303.861.6555

PHYSICIAN
PARTNERSHIP ARCHITECTS
 1000 N. 1034
 'BLAKE STREET, SUITE 100
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 'ER. 303.861.6555

ENGINEER
ENGINEERING & SURVEYING, INC.
 1000 N. 1034
 'COCK POINT DRIVE
 'A
 'ANCO, CO #13101
 'ER. 970.247.1705

EYOR
ENGINEERING & SURVEYING, INC.
 1000 N. 1034
 'COCK POINT DRIVE
 'A
 'ANCO, CO #13101
 'ER. 970.247.1705

SITE DEVELOPMENT PLAN

Storage Building Addition

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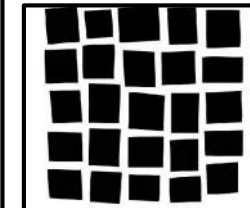
SITE PLAN ENLARGEMENT - STORAGE BUILDING

3 of 5

SOUTHWEST MEMORIAL HOSPITAL - SITE DEVELOPMENT PLAN
CASE NUMBER: TBD

SOUTHWEST MEMORIAL HOSPITAL
SITE DEVELOPMENT PLAN

LOCATED IN SECTION 23, TOWNSHIP 36 NORTH,
RANGE 16 WEST, NMPM, CITY OF CORTEZ, MONTEZUMA COUNTY, COLORADO
LOCATED AT 1131 N MILDRED ROAD



DAVIS
PARTNERSHIP
ARCHITECTS

OWNER:
MONTEZUMA COUNTY HOSPITAL
DISTRICT
PO BOX 1504
CORTEZ, CO 81303
PHONE: 970.564.2145
ARCHITECT:
DAVIS PARTNERSHIP ARCHITECTS
2001 BLAKE STREET, SUITE 100
DENVER, CO 80202
PHONE: 303.861.8555
ARCHITECT:
DAVIS PARTNERSHIP ARCHITECTS
2001 BLAKE STREET, SUITE 100
DENVER, CO 80202
PHONE: 303.861.8555
CIVIL ENGINEER:
GDFP ENGINEERING & SURVEYING, INC.
128 ROCK POINT DRIVE
SUITE A
DURANGO, CO 81301
PHONE: 970.247.1755
SURVEYOR:
GDFP ENGINEERING & SURVEYING, INC.
128 ROCK POINT DRIVE
SUITE A
DURANGO, CO 81301
PHONE: 970.247.1755

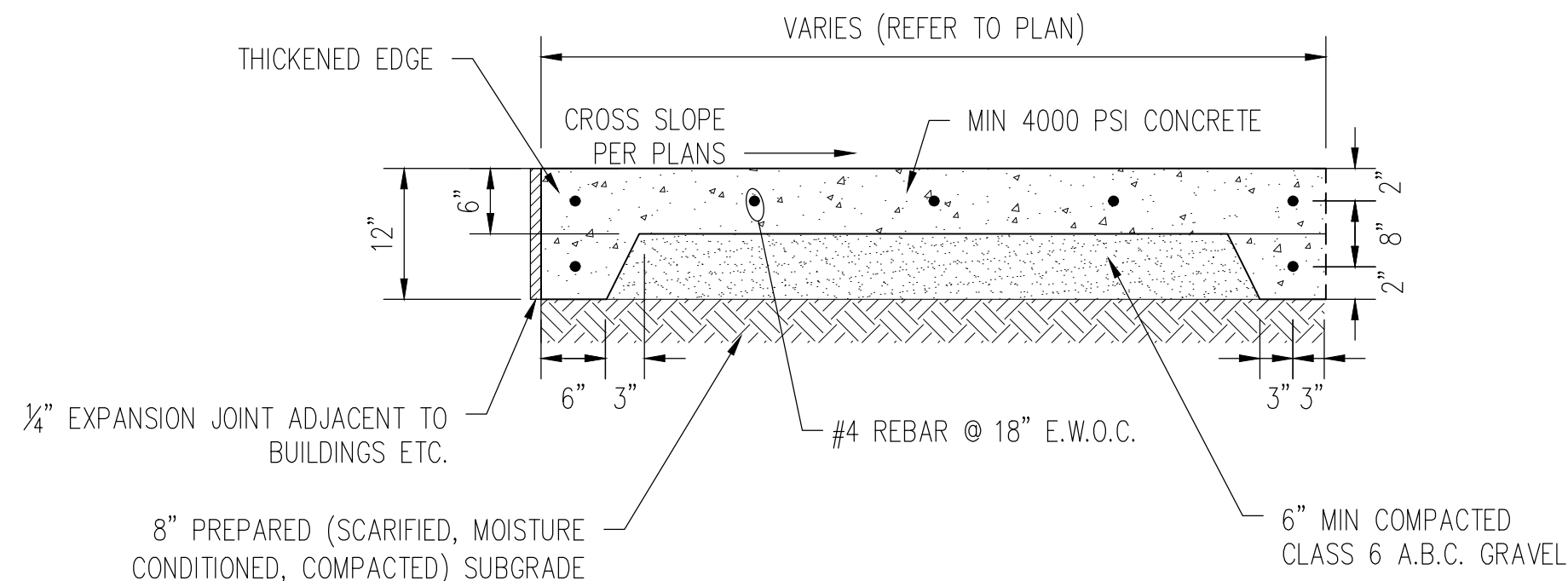
SITE
DEVELOPMENT
PLAN

SOUTHWEST MEMORIAL HOSPITAL
Storage Building Addition

PROJECT NO.	22305.00				
DATE:	04.07.22				
SHEET NUMBER:					
REV	REMARKS	DRWN	CHKD	APPRD	
04.07.2022	FIRST SUBMITTAL				

NOTES:

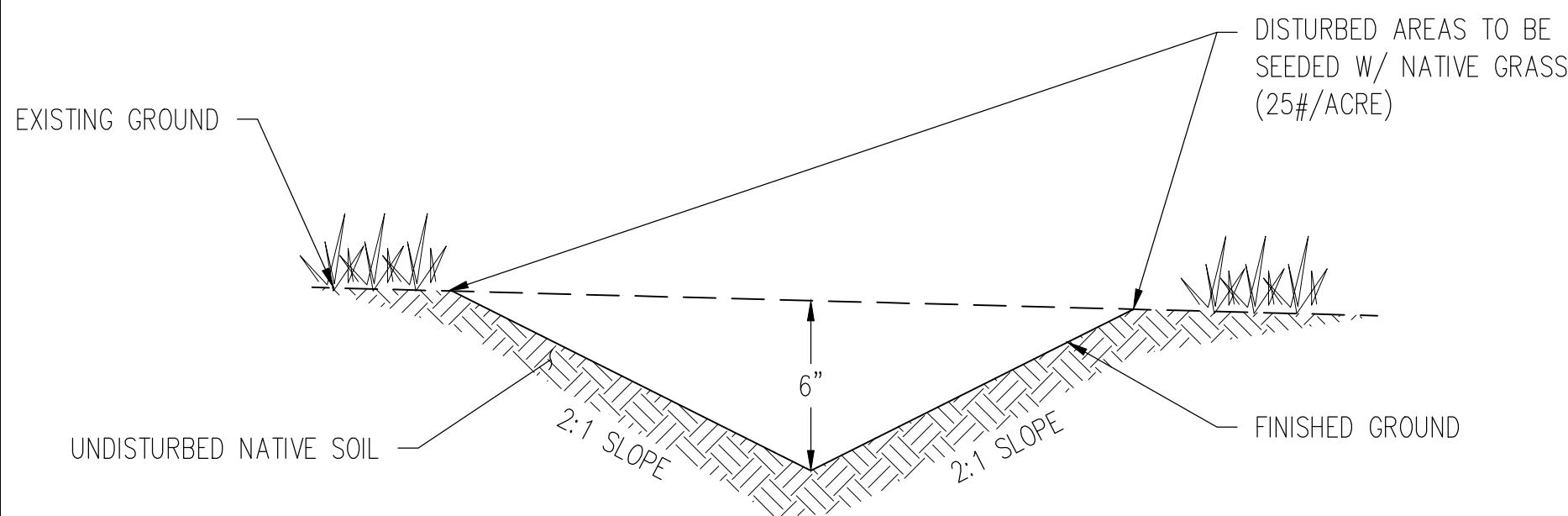
1. PROVIDE CONTROL JOINT 10LF ON CENTER OR AS SPECIFIED ON PLAN
2. PROVIDE TRANSVERSE LIGHT BROOM FINISH TO SURFACE



N.T.S.

REINFORCED CONCRETE SECTION

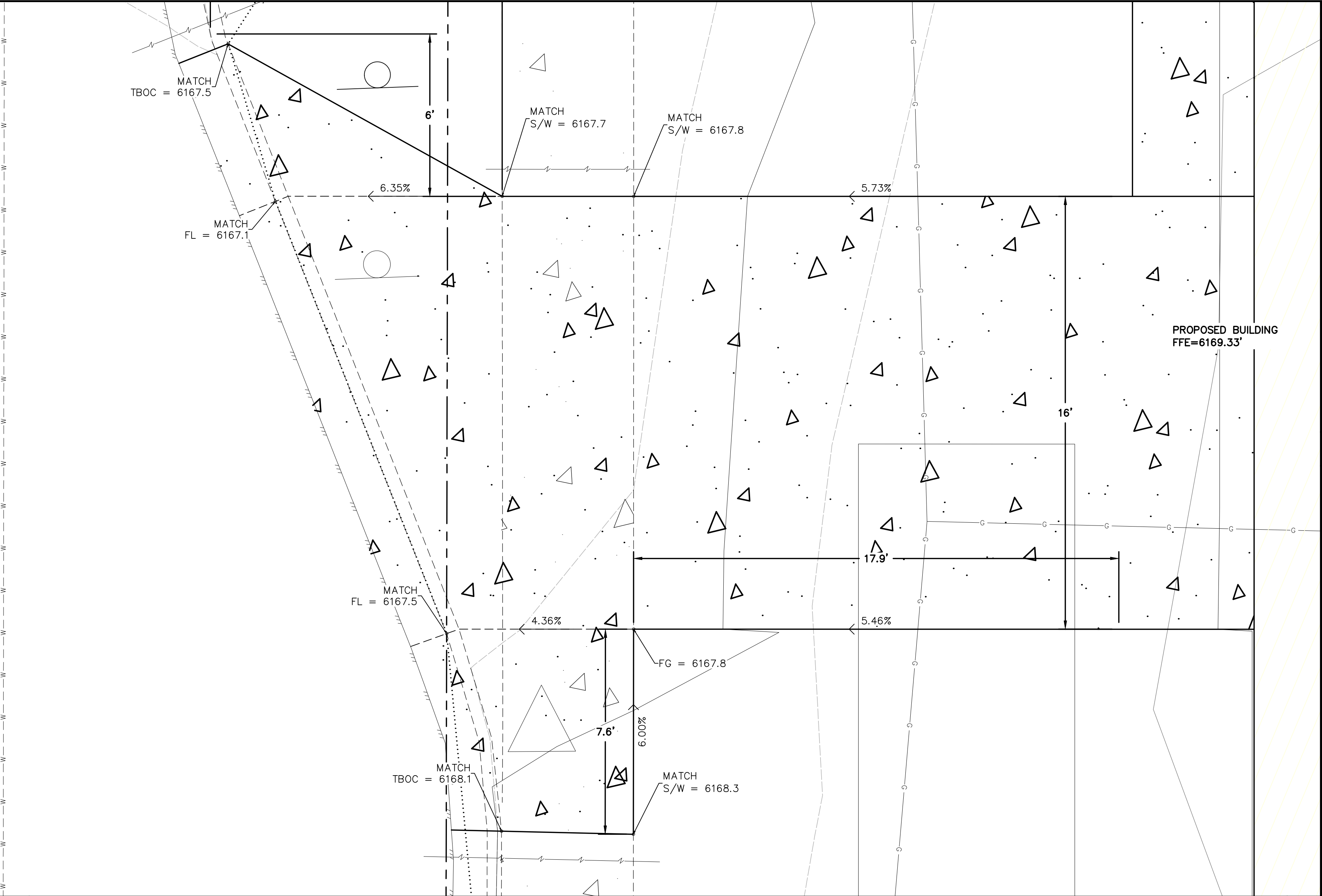
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N.T.S.

DRAINAGE SWALE

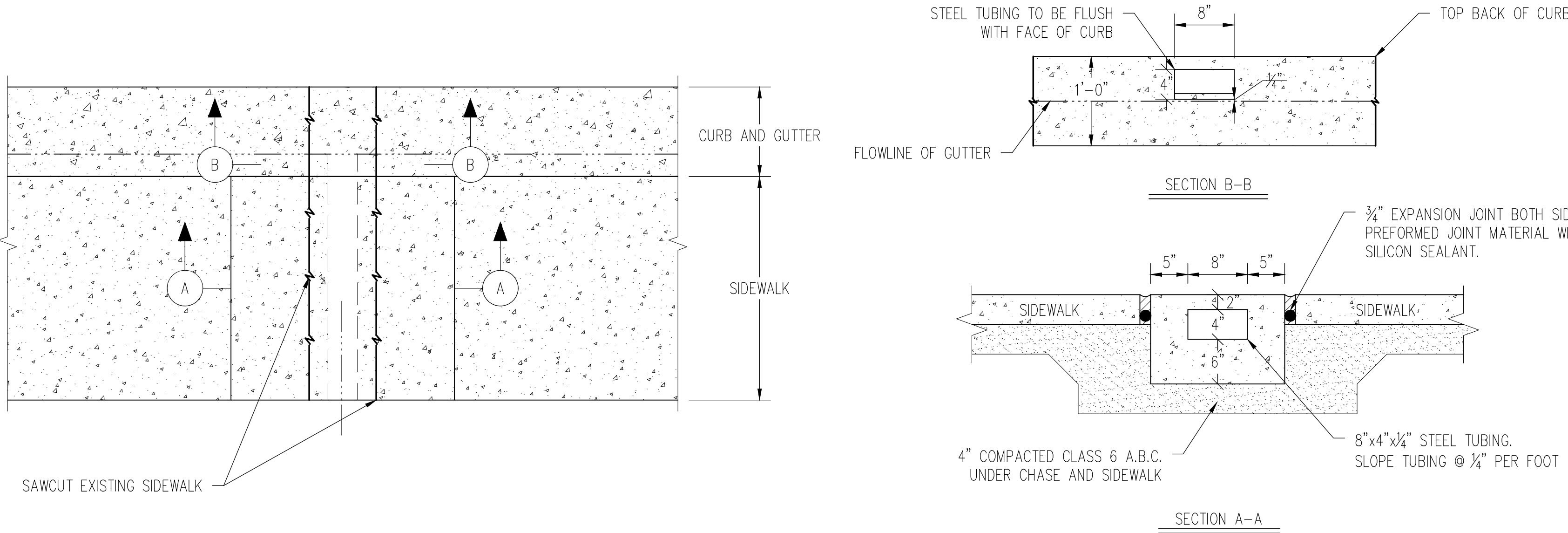
4



1"=2.5'

DRIVEWAY CURB CUT

1



N.T.S.

SIDEWALK CHASE - (TYPE 1)

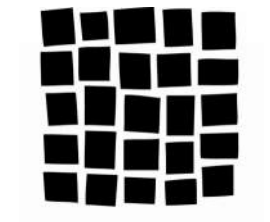
2

SOUTHWEST MEMORIAL HOSPITAL
SITE DEVELOPMENT PLAN
LOCATED IN SECTION 23, TOWNSHIP 36 NORTH,
RANGE 16 WEST, NMPM, CITY OF CORTEZ, MONTEZUMA COUNTY,
COLORADO
LOCATED AT 1131 N MILDRED ROAD

Materials Legend

METAL PANEL TRIM -
"BURNISHED SLATE" TO MATCH
COPING AND OTHER METAL
TRIM AT EXISTING HOSPITAL

METAL PANEL - "DESERT SAND"
TO MATCH EXISTING HOSPITAL
STUCCO COLOR



DAVIS
PARTNERSHIP
ARCHITECTS

OWNER
MONTEZUMA COUNTY
HOSPITAL
DISTRICT
PO BOX 100
CORTEZ, CO 81303
PHONE: 970.964.2148

ARCHITECT
DAVIS PARTNERSHIP
ARCHITECTS
2801 BLAKE STREET, SUITE 100
DENVER, CO 80202
PHONE: 303.861.8555

ARCHITECT
DAVIS PARTNERSHIP
ARCHITECTS
2801 BLAKE STREET, SUITE 100
DENVER, CO 80202
PHONE: 303.861.8555

ENGINEER
GUFF ENGINEERING & SURVEYING, INC.
126 ROCK POINT DRIVE
SALIDA, A.
DURANGO, CO 81301
PHONE: 970.247.1705

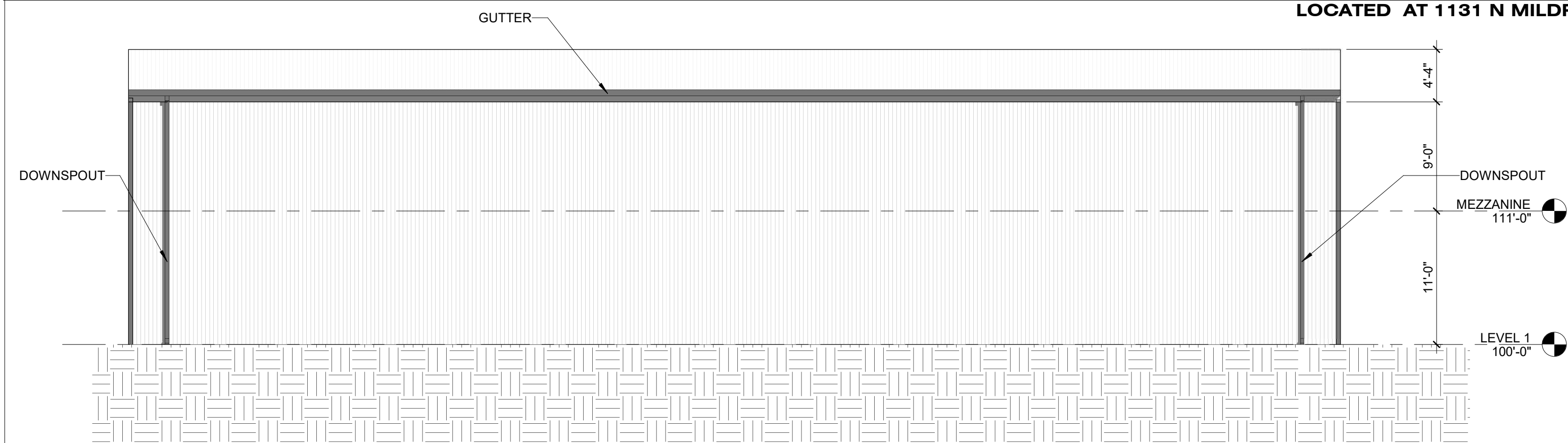
SURVEYOR
GUFF ENGINEERING & SURVEYING, INC.
126 ROCK POINT DRIVE
SALIDA, A.
DURANGO, CO 81301
PHONE: 970.247.1705

SITE
DEVELOPMENT
PLAN

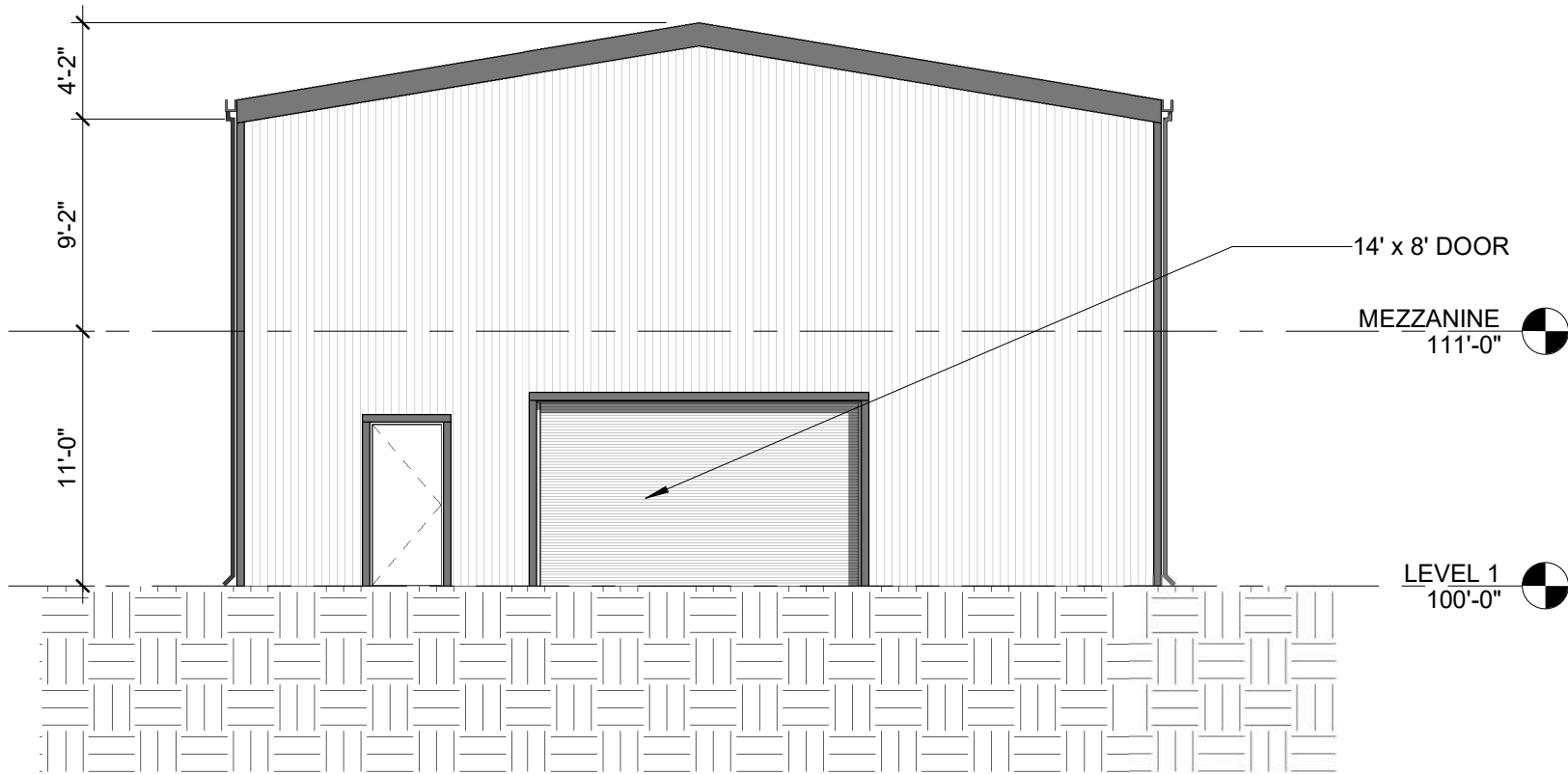
SOUTHWEST MEMORIAL HOSPITAL
Storage Building Addition

DATE	04.07.22
PROJECT NO.	22305.00
SHEET NUMBER	5

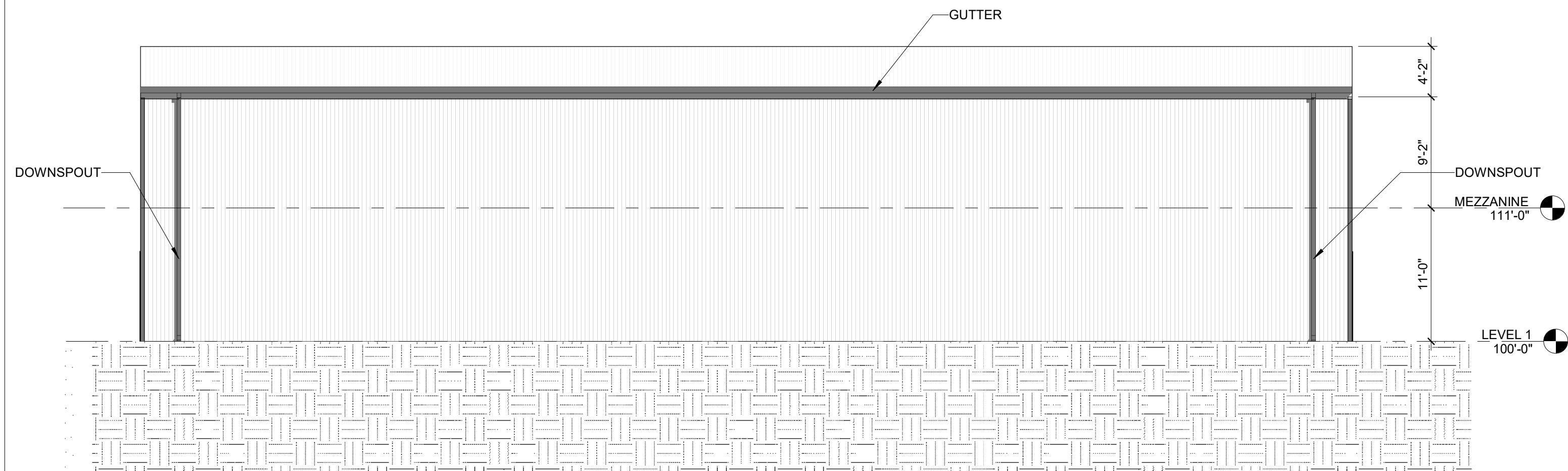
5
of 5



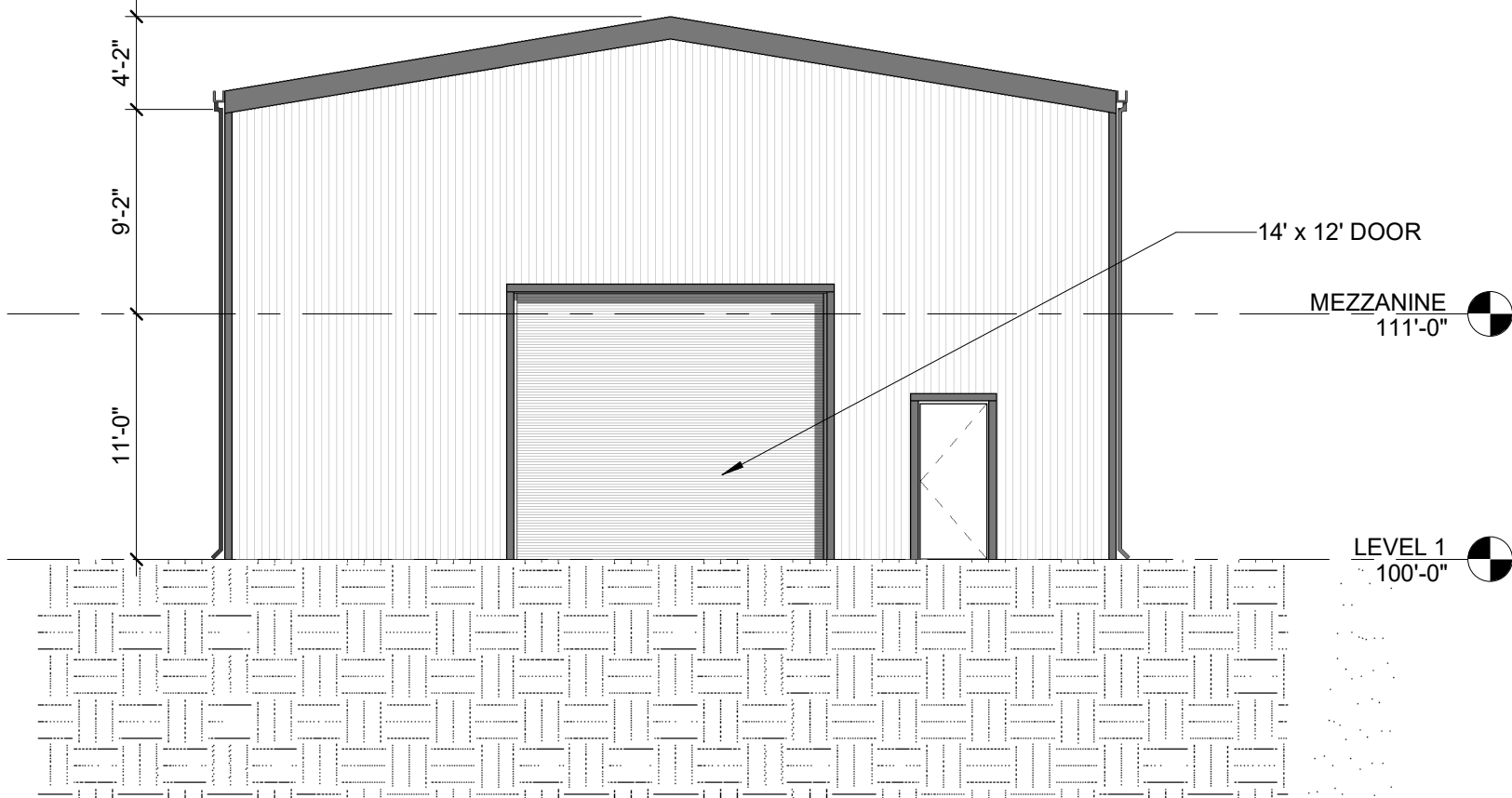
E1 ELEVATION_SOUTH
1/8" = 1'-0"



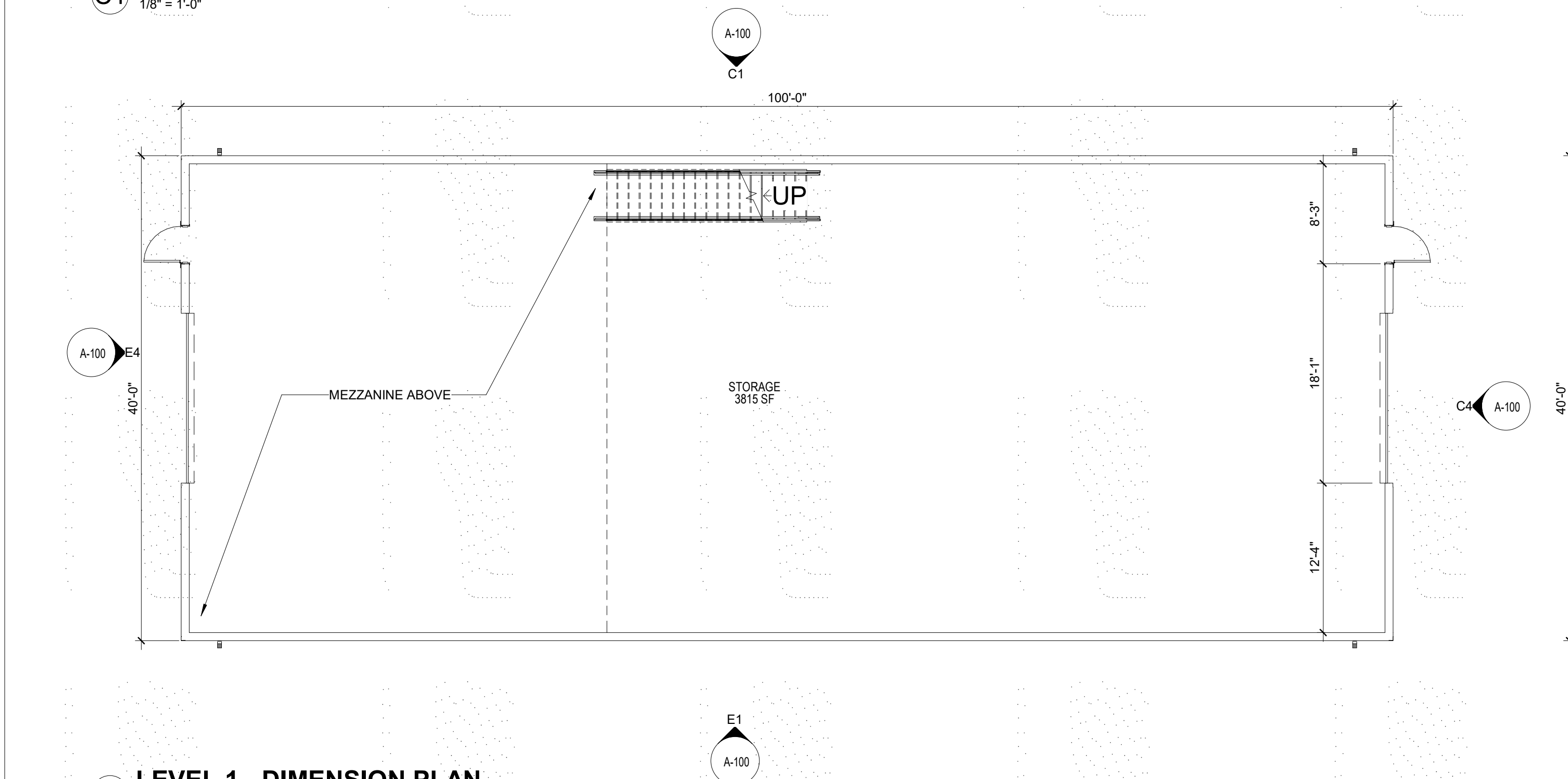
E4 ELEVATION_WEST
1/8" = 1'-0"



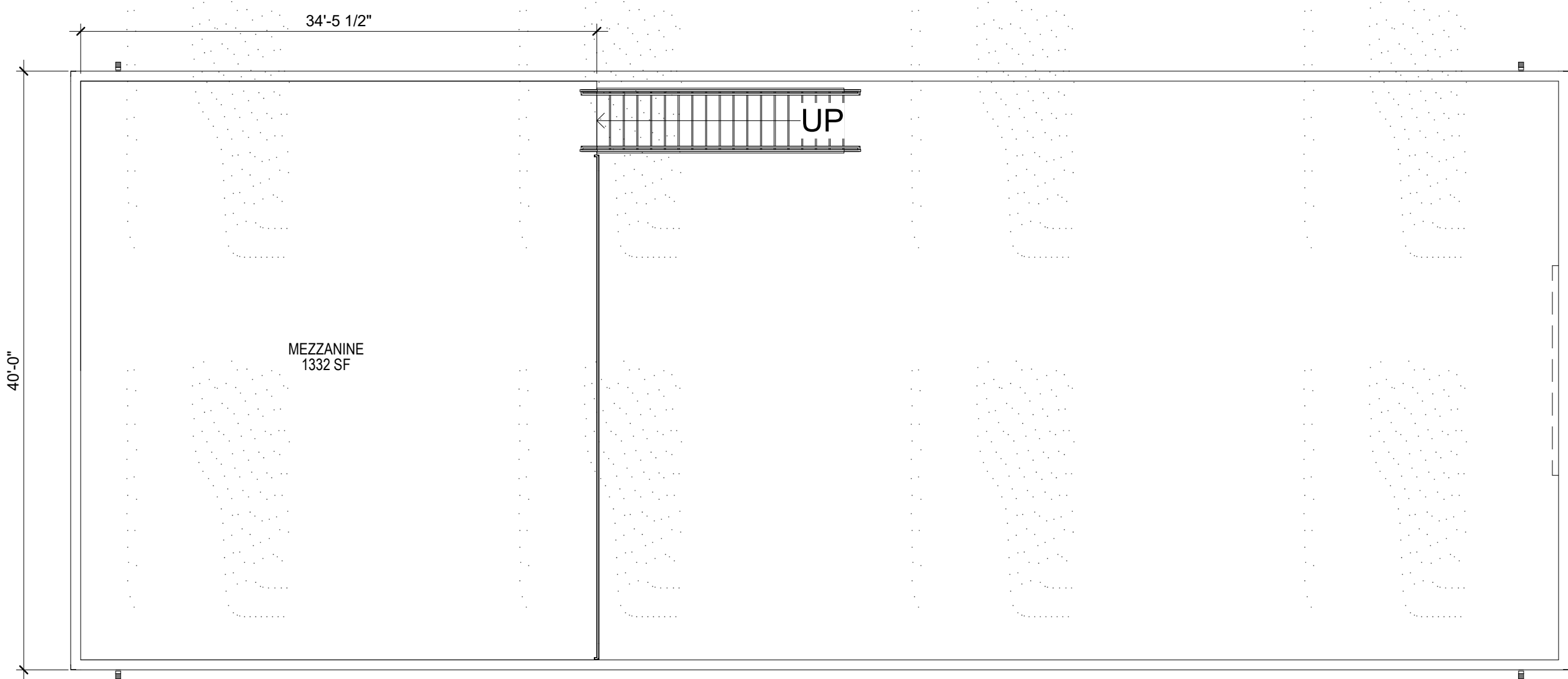
C1 ELEVATION_NORTH
1/8" = 1'-0"



C4 ELEVATION_EAST
1/8" = 1'-0"



A1 LEVEL 1 - DIMENSION PLAN
1/8" = 1'-0"



A4 MEZZANINE - DIMENSION PLAN
1/8" = 1'-0"

FLOOR PLANS AND BUILDING ELEVATIONS



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

Item No: 4a
Meeting Date: May 3, 2022
Project No. F22-000045

MEMO

TO: Members of the Cortez Planning and Zoning Commission

FROM: Nancy Dosdall, Contract City Planner

SUBJECT: Public Hearing on an Application for a site plan for a 4,000 sq. ft. metal storage building to be located on the Southwest Memorial Hospital Campus located at 1311 N. Mildred Rd, Cortez.

APPLICANT: Montezuma County Hospital District
OWNER: Montezuma County Hospital District
ARCHITECT: Davis Partnership Architects

ATTACHMENTS: P&Z Resolution No. _ Series 2022
Project Narrative
Site Plans/Architectural Elevations
Geotechnical report
Title Report

BACKGROUND

Montezuma County Hospital District, Southwest Health System, and Southwest Memorial Hospital (SWMH) is proposing a site plan to construct a new 4,000 sq. ft. metal storage building behind the existing hospital on their campus located at 1311 N. Mildred Rd. The campus totals 15.82 acres, and is zoned as the Montezuma County Public Facilities P.U.D.

The site is a small, currently vacant pad bounded by the hospital, the helipad and Dr. EE Johnson Dr. The building is proposed for hospital storage only, no water or sewer will be required. No new parking, landscaping or utilities are proposed with this project. One new curb cut is requested off of Dr. EE Johnson Dr.





Proposed site, looking south

DEVELOPMENT STANDARDS

The proposed site is part of the Montezuma County Public Facilities P.U.D. and subject to the development standards therein.

Uses

The PUD restricts the property to “ancillary medical care service or facility.” Storage for the hospital appears to meet this requirement

Setbacks

The PUD only establishes setback from North Mildred Dr and allows interior setbacks to be reduced or eliminated where footprint lots are created for individual structures. It appears that this requested building is appropriately located without the need for additional setbacks.

Parking

No parking or loading is required or proposed for this use. It will be accessed only by smaller, pickup type trucks that will be able to drive into the building to load/unload.

Design Standards

The PUD includes Design Standards including the requirement that all structures be designed with elements of the “Southwestern Architecture Style” in mind. Each structure is required to incorporate at least four of the following Southwest Style features into the design of the building:

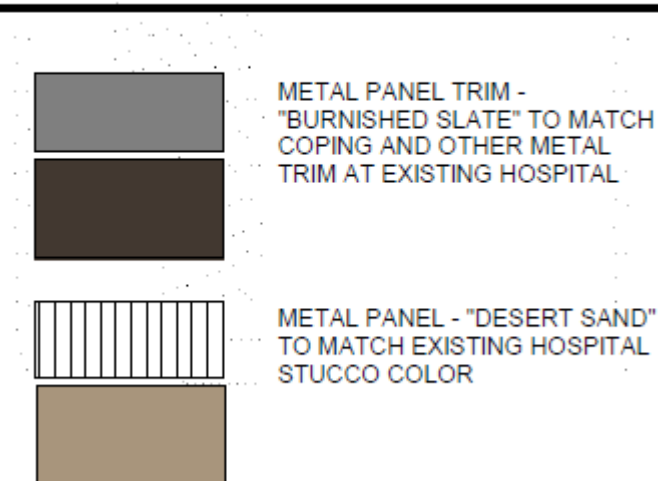
- Offsets in walls
- Exaggerated window lintels or headers
- Exaggerated sills
- Adobe or stucco treatment of exterior walls
- Parapet walls
- Recessed windows and deep sills
- Wrought iron
- Arches
- Intarsia (decorative wood inlay of various colors)
- Zapata (corbels)
- Interesting Posts
- Interior courtyards
- Covered terraces
- Vigas and latillas
- Carved shutters

- Balconies
- Exposed beams and wood accents
- Courtyard entries
- Exterior stucco ornamentation

Accessory structures are required to be complimentary to the principal use structure in design and types of construction materials used. No metal sided structures shall be allowed unless the metal is covered with stucco, brick or other material that is considered a southwest architectural element.

The proposed building does not meet the above standards, it is proposed as a relatively plain, metal building. Colors (see below) have however, been chosen to meet match colors on the existing hospital.

Materials Legend



While the proposed storage building is a metal building without ornamentation, it is not without precedent. The nearby ambulance bay is a metal building approved in 2016. See below.



SWMH Ambulance Bay

ISSUES

The purpose of the site plan review is to ensure compliance with all regulations and to protect the public health, safety and welfare, to promote balanced growth, to ensure adequate provision of public services and facilities and to guide the character of the city. Section 6-14.12 (f) states:

The Planning Commission in its consideration shall use the standards set forth in Chapter 5 of the LUC and shall include paving and layout of streets, alleys and sidewalks, means of ingress and egress, provisions for drainage, parking spaces, areas designated for landscaping, and other aspects deemed by the planning commission necessary to consider in the interest of promoting the public health, safety, order, convenience, prosperity and general welfare.

DISCUSSION

The project as submitted appears to meet all development standards with the exception of the design standards in the PUD. Comments below and suggested conditions will ensure promotion of the public health, safety, order, convenience, prosperity and general welfare.

AGENCY REVIEW

GIS Coordinator (Doug Roth)

- No concerns
- An Dr EE Johnson Drive address will be assigned to the storage building at the time a building permit is issued.

Cortez City Engineer

Cortez Fire Protection District (Jay Balfour)

City of Cortez Public Works

Cortez Sanitation District (Jan Nelson)

Seeing that there will not be water or sewer in this building, the Sanitation District has no comments.

Cortez General Services (Rick Smith)

No comment

ALTERNATIVES

1. The Commission can recommend that the Council approve the site development plan for a 4,000 sq. ft. storage building on property located adjacent to Southwest Memorial Hospital, as submitted by SWMH.
2. The Commission can recommend denial of the application for the site development plan and state their reasons;
3. The Commission can ask for more information and table the application; or
4. The Commission can recommend that Council approve the site development plan, and state any conditions they feel would be necessary to ensure compliance with the Land Use Code.

RECOMMENDATION

Staff recommends Alternative "4" above, approval of the site development plan through P&Z Resolution No. , Series 2022, with 2 conditions.

If the Planning and Zoning Commission so chooses to follow the recommendation of Staff, the Commission can **make the motion to recommend that Council approve the site development plan for a 4,000 sq. ft. storage building on property located at, zoned PUD, as submitted by through P&Z Resolutions No. , Series 2022, with the following conditions:**

1. All requirements of utility providers, City departments, CDOT and affected districts must be satisfied, as outlined in adopted City Codes and other regulatory documents. Specifically, all public improvements shall comply with the minimum requirements of the 2009 City of Cortez Construction Design Standards and Specifications.
2. The appropriate construction drawings and reports for the project, signed and stamped by a Colorado licensed architect or engineer, must be approved by the Building Official and City Engineer, and a building permit obtained prior to any construction on site.

**CITY OF CORTEZ
PLANNING AND ZONING COMMISSION
RESOLUTION NO. 2, SERIES 2022**

**A Resolution Recommending Approval of a Site Development Plan for the Construction of a 4,000 sq. ft.
metal storage building to be located on the Southwest Memorial Hospital Campus located at 1311 N.
Mildred Rd, Cortez
Located in the Montezuma County PUD Hospital District PUD**

WHEREAS, owner/applicant Montezuma County Hospital District, Southwest Health System, and Southwest Memorial Hospital (SWMH) has applied for review of a site development plan for the construction of a 4,000 sq. ft. metal storage building to be located on the Southwest Memorial Hospital Campus located at 1311 N. Mildred Rd, Cortez and more particularly described as:

Montezuma County Hospital District PUD, Second Amendment

WHEREAS, the Owner/applicant has applied to the City for review of a site development plan for the construction of a new building on said property; and,

WHEREAS, the Owner/applicant presented a site plan and necessary submittal items for review by the City Planning and Zoning Commission at a regular meeting held on May 3, 2022; and,

WHEREAS, Land Use Code Section 6.14, Site Plans, indicates that the owner or developer of the property may request an application of these site plan requirements for development on property located in the PUD; and,

WHEREAS, the Planning and Zoning Commission reviewed the site plan for the same property and is recommending approval of the development on said property, as evidenced in the adoption of P&Z Resolution No. 2, Series 2022; and,

WHEREAS, the Owner/applicant has held legal ownership of the property subsequent to the adoption of said P&Z Resolution No. 2, Series 2022, and is interested in further development of this property; and,

WHEREAS, based on the evidence and testimony presented at said meeting, the Planning and Zoning Commission and the Owner have agreed to certain conditions of approval for the development; and,

WHEREAS, it appears that all requirements of Chapters 5.00 and 6.00 of the City's Land Use Code for development of this site have been or can be met.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY OF CORTEZ PLANNING AND ZONING COMMISSION:

THAT, P&Z Resolution No. 2, Series 2022, establishes the conditions of approval for the development on the afore-mentioned property; and,

THAT, the site plan and full application for said property are hereby recommended to Council for approval, subject to the following conditions to ensure compliance with the standards in the land use code for a site development plan:

1. All requirements of utility providers, City departments, CDOT and affected districts must be satisfied, as

CITY OF CORTEZ
PLANNING & ZONING COMMISSION
Southwest Memorial Hospital Campus
1311 N. Mildred Rd, Cortez
RESOLUTION NO. 2, SERIES 2022

outlined in adopted City Codes and other regulatory documents. Specifically, all public improvements shall comply with the minimum requirements of the 2009 City of Cortez Construction Design Standards and Specifications.

2. The appropriate construction drawings and reports for the project, signed and stamped by a Colorado licensed architect or engineer, must be approved by the Building Official and City Engineer, and a building permit obtained prior to any construction on site.

AND THAT, the Owner/applicant are to coordinate with City staff to ensure that these conditions are fully met.

MOVED, SECONDED, AND ADOPTED THIS 3rd DAY OF MAY, 2022

Robert Rime, Chairman

ATTEST:

Cheryl Lindquist, Deputy City Clerk



CITY OF CORTEZ
123 ROGER SMITH AVENUE
CORTEZ, CO 81321

May 3, 2022

Agenda Item: a.

MEMO TO: Planning and Zoning Commission

FROM: Cheryl Lindquist, Permit Technician/Deputy City Clerk

SUBJECT: March and April Building Permits

BACKGROUND

See Attached

RECOMMENDATION

Planning and Zoning Commission will review March and April Building Permits

Attachments

Building Permits

MARCH 2022 PERMITS

Permit Type	Sub Type	Permit#	Address	Issue Date
Building	Commercial Addition	B21-000156	691 East Empire Street	03/30/2022
Building Total	Commercial Addition Total			1
Building	Manufactured Home	B22-000017	18 West 13th Street	03/29/2022
Building	Manufactured Home	B22-000023	607 South Market Street	03/24/2022
Building Total	Manufactured Home Total			2
Building	Other	B22-000022	910 South Oak Street	03/17/2022
Building	Other	B22-000021	1222 East MAIN Street	03/25/2022
Building	Other	B22-000025	423 North Colorado Street	03/30/2022
Building Total	Other Total			3
Building	Residential Remodel	B22-000024	1015 East 2nd Street	03/25/2022
Building Total	Residential Remodel Total			1
Building Total				7
Burn Permit	Debris	BRN22-000016	214 North Washington	03/25/2022
Burn Permit	Debris	BRN22-000009	102 West MacArthur Avenue	03/16/2022
Burn Permit	Debris	BRN22-000010	207 South Park Street	03/16/2022
Burn Permit	Debris	BRN22-000012	403 North Henry	03/18/2022
Burn Permit	Debris	BRN22-000007	738 CANYON Drive	03/04/2022
Burn Permit Total	Debris Total			5
Burn Permit	Disposal	BRN22-000008	1928 South Broadway	03/09/2022
Burn Permit	Disposal	BRN22-000014	211 East Empire Street	03/24/2022
Burn Permit	Disposal	BRN22-000015	611 South Valley Road	03/24/2022
Burn Permit	Disposal	BRN22-000011	2021 Golf Course Lane	03/18/2022
Burn Permit Total	Disposal Total			4
Burn Permit Total				9
Fire Inspection Permit	Fire Inspection Permit	F22-000061	37 North Madison Avenue	03/01/2022
Fire Inspection Permit	Fire Inspection Permit	F22-000062	45 North Harrison Street	03/01/2022
Fire Inspection Permit Total	Fire Inspection Permit Total			2
Fire Inspection Permit Total				2
Plumbing	Commercial	P22-000014	1700 East EMPIRE Street	03/11/2022
Plumbing	Commercial	P22-000015	313 South Washington Street	03/14/2022
Plumbing Total	Commercial Total			2
Plumbing	Residential	P22-000017	610 North Beech Street	03/14/2022

Plumbing	Residential	P22-000013	1510 Navajo Street	03/02/2022
Plumbing	Residential	P22-000019	311 South Maple Street	03/30/2022
Plumbing	Residential	P22-000020	537 East MONTEZUMA Avenue	03/30/2022
Plumbing Total	Residential Total			4
Plumbing Total				6
Right of Way	Public Right-of-Way	ROW22-000014	18 West 13th Street	03/29/2022
Right of Way	Public Right-of-Way	ROW22-000013	1510 Navajo Street	03/07/2022
Right of Way	Public Right-of-Way	ROW22-000012	1600 Golf Course Lane	03/15/2022
Right of Way	Public Right-of-Way	ROW22-000016	1015 East 2nd Street	03/21/2022
Right of Way	Public Right-of-Way	ROW22-000018	422 East 3RD Street	03/21/2022
Right of Way Total	Public Right-of-Way Total			5
Right of Way Total				5
Sign	Freestanding	S22-000004	1115 East MAIN Street	03/07/2022
Sign Total	Freestanding Total			1
Sign Total				1
Water Tap	3/4 inch	WT22-000007	18 West 13th Street	03/29/2022
Water Tap	3/4 inch	WT22-000006	1600 Golf Course Lane	03/16/2022
Water Tap Total	3/4 inch Total			2
Water Tap Total				2
All Permits Total				32

Permit Type	Sub Type	Permit#	Address	Issue Date
Building	Accessory Structure	B22-000029	1423 Cochita Drive	04/08/2022
Building	Accessory Structure	B22-000039	1320 East EMPIRE Street	04/19/2022
Building	Accessory Structure	B22-000040	1313 North Edith Street	04/21/2022
Building	Accessory Structure	B22-000036	426 South Park Drive	04/14/2022
Building Total	Accessory Structure Total			4
Building	New Residential	B22-000043	1408 North Mildred Road	04/26/2022
Building	New Residential	B22-000030	1116 Bluffs Boulevard	04/12/2022
Building Total	New Residential Total			2
Building	Other	B22-000032	30 North Beech Street Units A-D	04/13/2022
Building	Other	B22-000042	18 West 13th Street	04/21/2022
Building	Other	B22-000038	1204 East MAIN Street	04/18/2022
Building	Other	B22-000037	510 West 6TH	04/18/2022
Building	Other	B22-000028	33 East MAIN Street	04/05/2022
Building	Other	B22-000034	2507 Golf Course Lane	04/13/2022
Building	Other	B22-000044	619 Alemeda Street	04/25/2022
Building	Other	B22-000041	1012 South Oak Street	04/21/2022
Building	Other	B22-000033	15 North Chestnut Street	04/13/2022
Building Total	Other Total			9
Building Total				15
Burn Permit	Debris	BRN22-000017	102 West MacArthur Avenue	04/08/2022
Burn Permit	Debris	BRN22-000019	2208 La Plata	04/11/2022
Burn Permit	Debris	BRN22-000018	806 North EDITH Street	04/08/2022
Burn Permit Total	Debris Total			3
Burn Permit Total				3
Fire Inspection Permit	Fire Inspection Permit	F22-000065	29 North Linden Street CORTEZ	04/06/2022
Fire Inspection Permit	Fire Inspection Permit	F22-000075	1551 South Broadway	04/20/2022
Fire Inspection Permit	Fire Inspection Permit	F22-000073	2101 South BROADWAY	04/20/2022
Fire Inspection Permit	Fire Inspection Permit	F22-000070	493 A North BROADWAY	04/18/2022
Fire Inspection Permit	Fire Inspection Permit	F22-000063	1853 East Main Street	04/05/2022
Fire Inspection Permit	Fire Inspection Permit	F22-000081	210 East MAIN Street	04/26/2022
Fire Inspection Permit	Fire Inspection Permit	F22-000064	708 South Broadway Street	04/05/2022
Fire Inspection Permit	Fire Inspection Permit	F22-000072	2410 Fairway Drive	04/19/2022
Fire Inspection Permit	Fire Inspection Permit	F22-000066	1209 East Main Street	04/06/2022

Fire Inspection Permit	Fire Inspection Permit	F22-000083	117 North Park	04/27/2022
Fire Inspection Permit	Fire Inspection Permit	F22-000067	525 North Broadway	04/13/2022
Fire Inspection Permit	Fire Inspection Permit	F22-000079	2 West Main Street	04/25/2022
Fire Inspection Permit	Fire Inspection Permit	F22-000071	126 East MAIN Street	04/19/2022
Fire Inspection Permit	Fire Inspection Permit	F22-000074	2201 South Broadway	04/20/2022
Fire Inspection Permit	Fire Inspection Permit	F22-000076	1345 South Broadway	04/20/2022
Fire Inspection Permit	Fire Inspection Permit	F22-000068	27432 Hwy 160	04/18/2022
Fire Inspection Permit	Fire Inspection Permit	F22-000082	237 North Broadway	04/27/2022
Fire Inspection Permit	Fire Inspection Permit	F22-000077	95 North Henry Street	04/25/2022
Fire Inspection Permit	Fire Inspection Permit	F22-000078	22 West North Street	04/25/2022
Fire Inspection Permit	Fire Inspection Permit	F22-000080	210 East 1st Street	04/25/2022
Fire Inspection Permit	Fire Inspection Permit	F22-000069	815 East MAIN Street	04/18/2022
Fire Inspection Permit Total	Fire Inspection Permit Total			21
Fire Inspection Permit Total				21
Land Use	Temporary Permits	LU22-000003	2204 East MAIN Street	04/19/2022
Land Use Total	Temporary Permits Total			1
Land Use Total				1
Mechanical	Commercial	M22-000001	215 South SLIGO Street	04/12/2022
Mechanical Total	Commercial Total			1
Mechanical Total				1
Plumbing	Commercial	P22-000022	325 West MONTEZUMA Avenue	04/06/2022
Plumbing	Commercial	P22-000023	128 North PINON Drive	04/06/2022
Plumbing Total	Commercial Total			2
Plumbing	Residential	P22-000030	1702 ROLLING Road	04/25/2022
Plumbing	Residential	P22-000025	1726 Rolling Road	04/08/2022
Plumbing	Residential	P22-000029	957 Livesay	04/19/2022
Plumbing	Residential	P22-000026	817 East 3RD Street	04/08/2022
Plumbing	Residential	P22-000028	1602 South BROADWAY	04/13/2022
Plumbing	Residential	P22-000021	1937 Golf Course Lane	04/05/2022
Plumbing	Residential	P22-000024	416 South Beech Street	04/07/2022
Plumbing	Residential	P22-000031	917 RIDGE Drive	04/26/2022
Plumbing	Residential	P22-000027	805 South Cedar Street	04/13/2022
Plumbing Total	Residential Total			9
Plumbing Total				11

Right of Way	Private Right-of-Way	ROW22-000030	1408 North Mildred Road	04/26/2022
Right of Way Total	Private Right-of-Way Total			1
Right of Way	Public Right-of-Way	ROW22-000022	109 West MAIN Street	04/05/2022
Right of Way	Public Right-of-Way	ROW22-000025	490 South Cedar Street	04/08/2022
Right of Way	Public Right-of-Way	ROW22-000023	416 South Beech Street	04/05/2022
Right of Way	Public Right-of-Way	ROW22-000026	805 South Cedar Street	04/12/2022
Right of Way	Public Right-of-Way	ROW22-000027	1116 Bluffs Boulevard	04/12/2022
Right of Way	Public Right-of-Way	ROW22-000032	302 West Main	04/28/2022
Right of Way	Public Right-of-Way	ROW22-000019	817 East 3RD Street	04/08/2022
Right of Way	Public Right-of-Way	ROW22-000031	1702 ROLLING Road	04/27/2022
Right of Way	Public Right-of-Way	ROW22-000024	1726 Rolling Road	04/05/2022
Right of Way Total	Public Right-of-Way Total			9
Right of Way Total				10
Sign	Freestanding	S22-000005	1013 East MAIN Street	04/28/2022
Sign Total	Freestanding Total			1
Sign Total				1
Water Tap	3/4 inch	WT22-000014	1408 North Mildred Road	04/26/2022
Water Tap	3/4 inch	WT22-000015	1408 North Mildred Road	04/26/2022
Water Tap	3/4 inch	WT22-000013	1408 North Mildred Road	04/26/2022
Water Tap	3/4 inch	WT22-000011	1116 Bluffs Boulevard	04/12/2022
Water Tap	3/4 inch	WT22-000012	444 East MONTEZUMA Avenue	04/18/2022
Water Tap Total	3/4 inch Total			5
Water Tap Total				5
All Permits Total				68