



**PLANNING AND ZONING  
COMMISSION MEETING  
JUNE 7, 2022  
6:30 P.M.**

1. CALL TO ORDER - PLEDGE OF ALLEGIANCE
2. **APPROVAL OF THE MINUTES FOR THE REGULAR PLANNING & ZONING COMMISSION MEETING ON MAY 3, 2022**  
Planning and Zoning Commission will consider approving  
  
**Presenter:**
3. PUBLIC HEARINGS - none
4. NEW BUSINESS
  - a. Review County Development of proposed Amendment to Lot #3 of the Aldean Acres 7 Lot Major Subdivision and Rezoning Application.  
Planning and Zoning Commission will review only.  
  
**Presenter:** Nancy Dosdall, Contract City Planner
  - b. Review County Development of proposed Subdivision Amendment Application to Highlands Terrace.  
Planning and Zoning Commission will review  
  
**Presenter:** Nancy Dosdall, Contract City Planner
  - c. Review County Development of proposed After-The-Fact High Impact & Special Use Permit  
Planning and Zoning Commission will review.  
  
**Presenter:** Nancy Dosdall, Contract City Planner
5. UNFINISHED BUSINESS
  - a. ADU Discussion #3  
Planning and Zoning Commission will discuss ADU's  
  
**Presenter:** Nancy Dosdall, Contract City Planner
6. OTHER ITEMS OF BUSINESS
  - a. **FYI - May 2022 Permits Issued**  
Planning and Zoning Commission will review  
  
**Presenter:** FYI

7. PUBLIC PARTICIPATION

8. ADJOURNMENT



CITY OF CORTEZ  
123 ROGER SMITH AVENUE  
CORTEZ, CO 81321

June 7, 2022

Agenda Item: 2.

MEMO TO: Planning and Zoning Commission

FROM:

SUBJECT: **APPROVAL OF THE MINUTES FOR THE REGULAR PLANNING & ZONING  
COMMISSION MEETING ON MAY 3, 2022**

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**BACKGROUND**

See attached

**RECOMMENDATION**

Planning and Zoning Commission will consider approving

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**Attachments**

P&Z MINUTES FROM MAY 3, 2022

PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
TUESDAY, MAY 3, 2022

1. The regular meeting was called to order 6:30 p.m. and was opened with the Pledge of Allegiance. 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, Director of Community and Economic Development Rachael Marchbanks, and Deputy City Clerk Cheryl Lindquist. There were 4 people in attendance.

Commissioner Candelaria moved that the minutes of the Special Workshop/Meeting of April 12, 2022, be approved.

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

Levy	Candelaria	McDaniel	Skvorc	Rime
Yes	Yes	Yes	Yes	Yes

A motion was made by Commissioner Candelaria to move PUBLIC HEARING up on the agenda and place UNFINISHED BUSINESS after.

Commissioner McDaniel seconded the motion and the vote was:

Levy	Candelaria	McDaniel	Skvorc	Rime
Yes	Yes	Yes	Yes	Yes

2. PUBLIC HEARING:

- 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 presented by Contract City Planner Nancy Dosdall. The building is proposed for hospital storage only with no water or sewer. Since this is located in a P.U.D. there are design standards. The structure is to be complimentary to the principal building in the Southwest design but this structure does not meet those requirements since it is a storage building. Ralph Wegner, MCHD employee, stated the hospital is preparing for the next pandemic and they need the storage for beds, equipment, and emergency services. He stated they had cleared out 8 old storage units and a double wide trailer recently to make room. Rob Owens, Director of Plant Operations, said they had used 20 S. Market St., owned by the Catholic Church, for storage but needed something closer to the hospital and more easily accessible plus they had used hospital rooms for storage but are needing to clear them out for patients. In answer to a question from Commissioner McDaniel, Rick Schrader, CFO for Southwest Health Systems, said all safety requirements are being met; eye wash station, defibrillator, plus a 5-month supply of safety products. The building will be secure with easy access and includes heating and vent fans.



The design does not meet the Design Standards for the P.U.D. causing much discussion. The Ambulance Bay design included wainscoting and a color band around the top of the building to comply with the Design Standards. Discussion stated it is more cost effective to invest in PPE than to make the storage building's exterior design match the Ambulance Bay.

Commissioner Candelaria made the motion to recommend that Council approve the site development plan for a 4,000 sq. ft. storage building on property located at 1311 N. Mildred Road, zoned PUD, as submitted by Montezuma County Hospital District, and Southwest Memorial Hospital (SWMH) with 2 conditions.

Commissioner Skvorc seconded the motion, but wanted to add an amendment to the conditions.

Commissioner Skvorc made the motion to add a 3<sup>rd</sup> condition stating, "In approving the application for a metal storage building at Southwest Memorial Hospital we are aware that it does not meet the design standards for this P.U.D. This is a onetime exception. All future buildings in this P.U.D. are to meet design standards, including all future metal buildings".

Commissioner McDaniel seconded the amended motion to add the 3<sup>rd</sup> condition and the vote was as follows:

Levy	Candelaria	McDaniel	Skvorc	Rime
Yes	No	Yes	Yes	No

A second vote was taken to pass the motion as amended:

Levy	Candelaria	McDaniel	Skvorc	Rime
No	Yes	Yes	Yes	Yes

### 3. UNFINISHED BUSINESS:

- a. Continue ADU discussion: Contract City Planner Nancy Dosdall presented to the Commission the ADU changes that were presented in the last Drafted Land Use Code. She stated although there are differences, they are do not cover all the changes that the Commission feels are needing to be reviewed. Discussion was held on the immediate needs for the construction of affordable housing. In summary, the main concerns requiring attention are lot sizes, existing primary home size as compared to ADU size, lot coverage, and parking. The ADU topic will be on next month's agenda to continue the discussion.

### 4. CITIZEN PARTICIPATION – Commissioner Skvorc suggested we change this to PUBLIC PARTICIPATION to be consistent with City Council's recent change.

## 5. NEW BUSINESS – none

## 6. OTHER ITEMS OF BUSINESS – FYI

- a. Building Permits for April 2022

## 7. ADJOURNMENT OF REGULAR MEETING

Commissioner Candelaria moved that the meeting be adjourned at 7:35 p.m.  
Commissioner McDaniel seconded the motion, and the vote was as follows:

Levy	Candelaria	McDaniel	Skvorc	Rime
Yes	Yes	Yes	Yes	Yes

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Robert Rime, Chairperson

ATTEST:

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Cheryl K. Lindquist, Deputy City Clerk



CITY OF CORTEZ  
123 ROGER SMITH AVENUE  
CORTEZ, CO 81321

June 7, 2022

Agenda Item: 4. a.

MEMO TO: Planning and Zoning Commission

FROM: Cheryl Lindquist, Permit Technician/Deputy City Clerk

SUBJECT: Review County Development of proposed Amendment to Lot #3 of the Aldean Acres 7 Lot Major Subdivision and Rezoning Application.

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**BACKGROUND**

See attached.

**RECOMMENDATION**

Planning and Zoning Commission will review only.

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**Attachments**

McDonald review of Amendment



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

Item No: 4a  
Meeting Date: June 7, 2022

## **MEMO**

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

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

**SUBJECT:** County Development- Review of a proposed rezone from AR 3-9 to COMZ

**ATTACHMENTS:** County Application Packet Request for a proposed Amendment to Lot #3 of the Aldean Acres 7 Lot Major Subdivision and Rezoning Application submitted by Richard & Melanie McDonald, on property located at TBD Road M, Cortez, CO, consisting of 3.85 acres, more or less, located west of Hwy 145, north of Road M, situated in Section 12, T.36N, R.16W, N.M.P.M.

## **BACKGROUND**

The Applicant proposes to rezone the 3.85 acre parcel to allow for commercial uses.

The property is located within the 1-Mile Road Master Plan area along County Road M and Hwy 145. County Road M is designated as a Collector.

The Montezuma County Planning and Zoning Commission will hold a public hearing for this permit on June 9, 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 proposed Amendment to Lot #3 of the Aldean Acres 7 Lot Major Subdivision and Rezoning Application submitted by Richard & Melanie McDonald, on property located at TBD Road M, Cortez, CO, consisting of 3.85 acres, more or less, located west of Hwy 145, north of Road M, situated in Section 12, T.36N, R.16W, N.M.P.M. The hearing will be held Thursday, June 9, 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 20<sup>th</sup> day of May, 2022.

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

Published in the Journal on Wednesday, May 25, 2022



Application Date: 5/2/2022

Date of Planning Commission Meeting: 6/9/2022

(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): Richard & Melanie McDonald

Mailing Address: 12107 Hwy 145, Dolores, CO 81323

Telephone Number: 970-799-4997 Alternate Number: 970-799-4725

Email Address: melainescottmcdonald@gmail.com or independent.rich1@gmail.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: AR3-9 Requested Zoning: COMZ

Number of Lots Proposed: 1 (one) Total Acres: 3.85+/-

A brief description of proposed land use: Applicants propose to change the zoning of Lot#3 of the Aldean Acres Major Subdivision due to its location within the Commercial Overlay Zone along Hwy 145.

Parcel I.D. Number: 561112401003

Physical Address of Property: TBD Road M, Cortez, CO

Legal Description of Property: ALDEAN ACRES Lot: 3 3.85AC (25% MIN INT(MC1492) B441 P259 B625 P878 B626 P919 B647 P724 B680 P181 Section 12 Township 36N Range 16W  
, N.M.P.M.

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

Number of Lots: 1(one) Average Acreage per Lot: \_\_\_\_\_ Total Acres: 3.85+/-

- 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: This property is vacant land. Any new septic system will be required to be designed by a licensed engineer and permitted through the County Health Department.

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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: 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

This is vacant land. Any 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: ☐ 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 \_\_\_\_\_

The covenants for this subdivision have been recorded with the County Clerk & Recorder. The current covenants will be required to be amended to reflect the change of zoning for Lot #3.

*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

☒ No, Waiver Granted by Wildfire Adapted Partnership. The lot owner is still responsible for maintaining defensible spaces.

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

- 14) Weed Plan: ☐ Attached ☐ In Process

☒ No, Waiver Granted by Montezuma County Noxious Weed Manager. The lot owner is still responsible for the management of noxious weeds.

- 15) Geologic Investigation: ☐ Required ☒ Not Required

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

\_\_\_\_\_



Geologic Investigation required for Moderate and Major Development.

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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.*

A storm water permit will be required for any construction.

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17) Drainage Plan Required: ☐ Yes ☐ No ☒ Not Applicable

Known site characteristics: A drainage plan will be required for any construction

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

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

A floodplain permit will be required for any construction

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

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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: Richard & Melanie McDonald

Address: 12107 Hwy 145, Dolores, CO 81323

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

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

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

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

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21) Other:

The Applicants are not proposing any development. They are only requesting rezoning of Lot #3 to commercial due to its location within the commercial overlay zone along Hwy 145.

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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.

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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: 5/2/22

  
\_\_\_\_\_

Applicant

Date: 5/2/22

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: \_\_\_\_\_

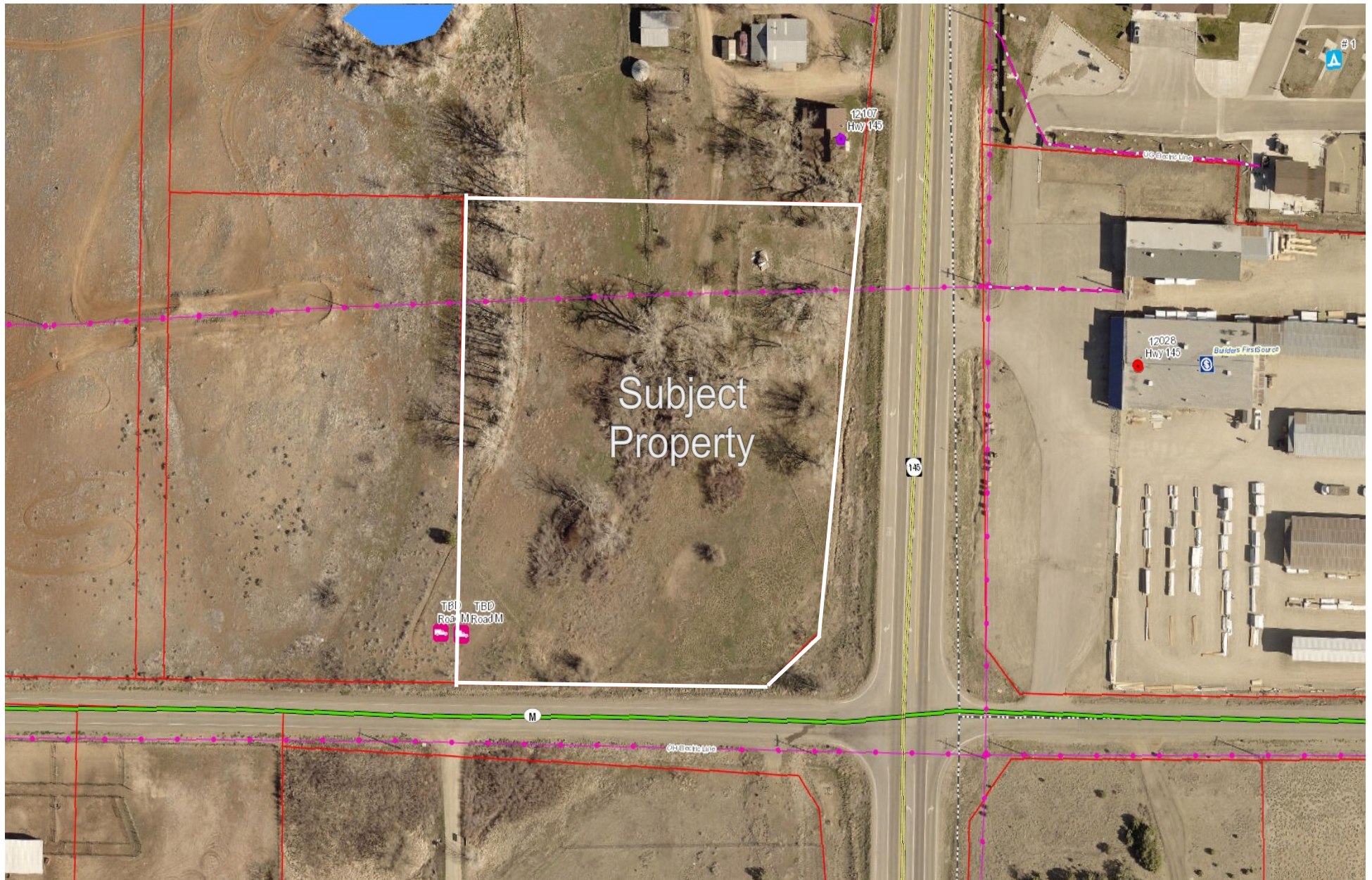
Planning Director Review:  Date: 5/23/22





McDonald  
TBD Road M, Cortez, CO

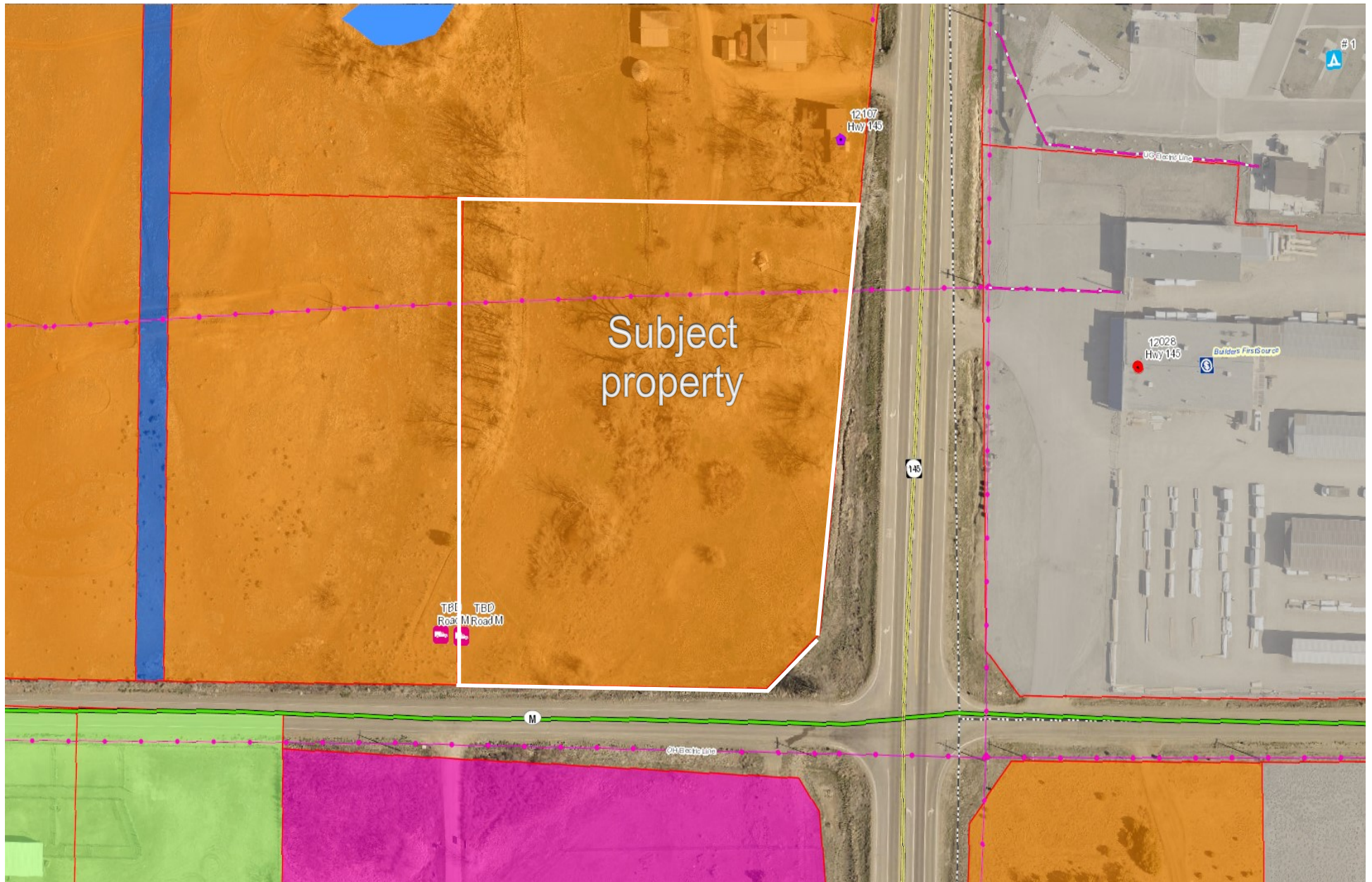
Aerial Map





# McDonald TBD Road M, Cortez, CO

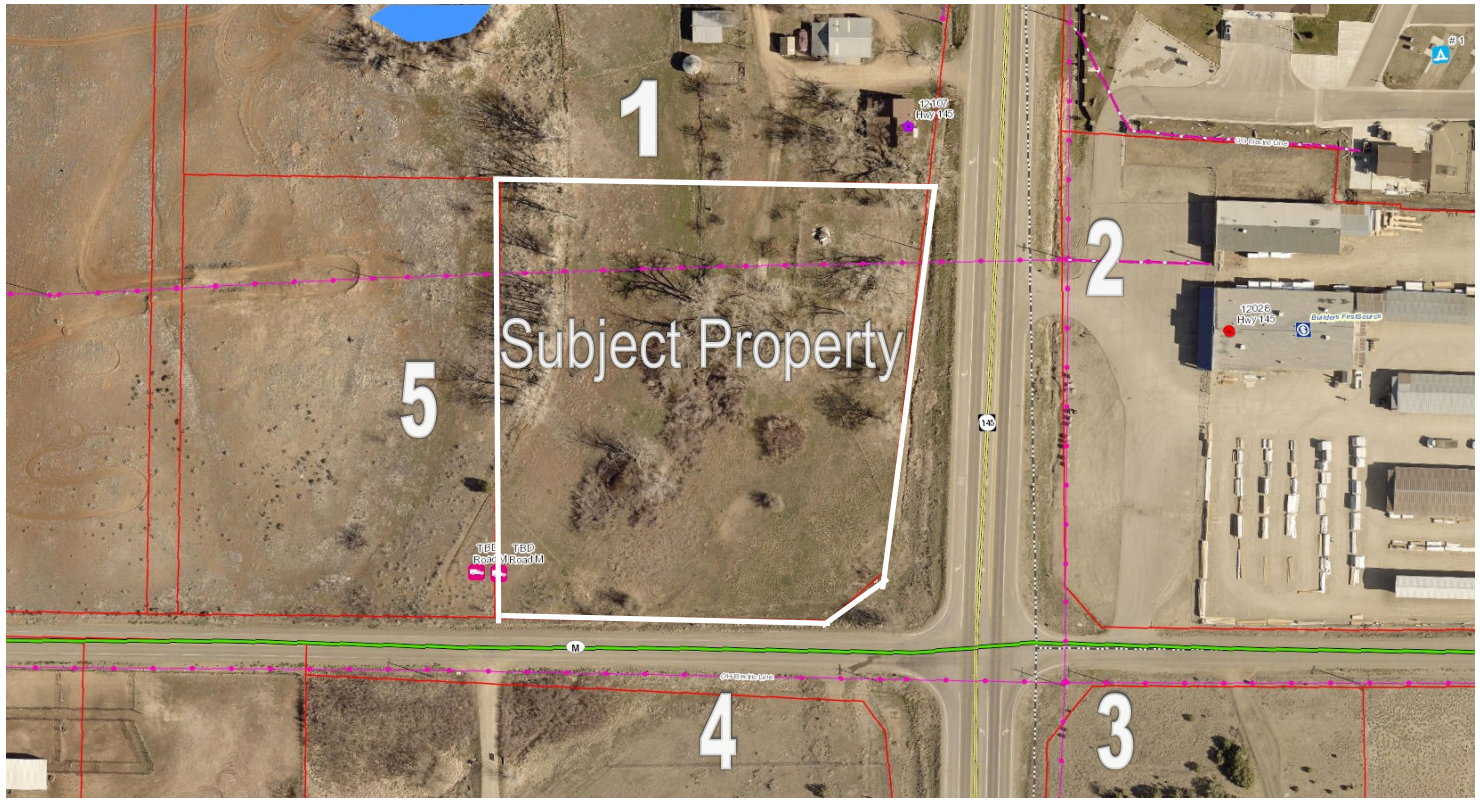
## Zoning Map





# McDonald TBD Road M, Cortez, CO

# Neighbor Map & List



	Property Owner	Mailing Address	Physical Address	Zone	Acres
1	Richard & Melanie McDonald	12107 Hwy 145, Dolores, CO 81323	12107 Hwy 145, Dolores, CO 81323	AR3-9	4+/-
2	LN Real Estate, LLC	5251 DTC Parkway, Ste 1045, Greenwood Village, CO 80111	12028 Hwy 145, Dolores, CO 81323	AR ES	9.29+/-
3	Jerry & Norma McComb	827 W 7th St., Cortez, CO 81321	27042 Road M, Dolores, CO 81323	AR3-9	9.03+/-
4	Williford Land, LLC	26980 Road M, Cortez, CO 81321	26980 Road M, Cortez, CO 81321	INDLZ	3+/-
5	Richard & Melanie McDonald	12107 Hwy 145, Dolores, CO 81323	TBD Road M, Cortez, CO 81321	AR3-9	3.03+/-



CITY OF CORTEZ  
123 ROGER SMITH AVENUE  
CORTEZ, CO 81321

June 7, 2022

Agenda Item: 4. b.

MEMO TO: Planning and Zoning Commission

FROM:

SUBJECT: Review County Development of proposed Subdivision Amendment Application to Highlands Terrace.

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**BACKGROUND**

See Attached.

**RECOMMENDATION**

Planning and Zoning Commission will review

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**Attachments**

Ramsey Amendment



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

Item No: 4b  
Meeting Date: June 7, 2022

## **MEMO**

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

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

**SUBJECT:** County Development- Review of a proposed Subdivision Amendment Application to the Highland terrace Major Subdivision, submitted by Burt & Debra Ramsey, property located at TBD Road K.8, Cortez, CO, consisting of 0.63 acres, more or less, located north of Road K.8, west of Hwy 491, situated in Section 22, T.36N, R.16W, N.M.P.M.

**ATTACHMENTS:** County Application Packet Request for a of a proposed Subdivision Amendment Application to the Highland terrace Major Subdivision, submitted by Burt & Debra Ramsey, on property located at TBD Road K.8, Cortez, CO, consisting of 0.63 acres, more or less, located north of Road K.8, west of Hwy 491, situated in Section 22, T.36N, R.16W, N.M.P.M..

## **BACKGROUND**

The Applicant proposes to re-subdivide the parcel.

The property is located within the 1-Mile Road Master Plan area served by Road K.8. The road is not designated on the Road Master Plan.

The Montezuma County Planning and Zoning Commission will hold a public hearing for this permit on June 9, 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**

Notice is hereby given that the Montezuma County Planning and Zoning Commission will hold a Public Hearing for review and determination of a proposed Subdivision Amendment Application to the Highland terrace Major Subdivision, submitted by Burt & Debra Ramsey, on property located at TBD Road K.8, Cortez, CO, consisting of 0.63 acres, more or less, located north of Road K.8, west of Hwy 491, situated in Section 22, T.36N, R.16W, N.M.P.M. The hearing will be held Thursday, June 9, 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 20<sup>th</sup> day of May, 2022

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

Published in the Cortez Journal on Wednesday, May 25, 2022



## APPLICATION

This application is intended to give pertinent information to the Planning Department of Montezuma County and the Board of County Commissioners for the purpose of reviewing and determining the following request(s):

- ☐ Variance  
☐ After –the-Fact Exemption  
☐ Exemption

**Amendment of:**

- ☐ Variance  
☐ After-the-Fact Exemption  
☐ Exemption  
☒ Existing Subdivision-Common Lot Line **HIGHLAND TERRACE LOT #A**

*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 5/08/2013, Resolution No. 3-2015.*

1) Does the property involve more than one parcel? ☐ Yes ☒ No

a. Applicant(s) Name: Burt & Debra Ramsey  
Mailing Address: 21991 Road P, Cortez, CO 81321  
Telephone Number: 970-749-8366 Email: ramseyburt@gmail.com  
Physical Address of Property: TBD Road K.8, Cortez, CO  
Acres: 0.63+/- Parcel Identification Number: 561122201033  
Existing Zoning: AR ES Zoning Requested: ☐ Yes ☒ No Zoning Designation: \_\_\_\_\_  
Section: 22 , Township: 36N , Range: 16W , N.M.P.M.

b. Applicant(s) Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_ Email: \_\_\_\_\_  
Physical Address of Property: \_\_\_\_\_  
Acres: \_\_\_\_\_ Parcel Identification Number: \_\_\_\_\_  
Existing Zoning: \_\_\_\_\_ Zoning Requested: ☐ Yes ☐ No Zoning Designation: \_\_\_\_\_  
Section: \_\_\_\_\_, Township: \_\_\_\_\_, Range: \_\_\_\_\_, N.M.P.M.

.2) Agent(s): \_\_\_\_\_  
Email Address: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
Telephone Number: \_\_\_\_\_

3) All lot owners are required to submit evidence of permitted sanitation systems.  
ISDS: ☐ Yes ☒ No Public Sanitary Sewage System: ☐ Yes ☐ No Other: \_\_\_\_\_  
Permit No. This property is currently vacant land

4) Name of Rural Water Provider: Montezuma Water Company  
Evidence of services are required in the form of a tap certificate, a letter from the water company or municipality or service billing. Evidence Submitted: ☐ Yes ☒ No

- 5) Contact utility providers for information regarding any/all easements, contracts or fees for providing service to the subject property.  
Electricity: ☒ Empire Electric Association ☐ Alternative Source: \_\_\_\_\_  
Gas Source: ☒ Propane ☐ Atmos Energy ☐ Alternative Source: \_\_\_\_\_  
*Alternative sources must meet the Montezuma County Land Use Code Requirements and acceptance by the Board of County Commissioners.*
- 6) Copy of current Driveway/Access Permit: ☐ Yes ☒ No Access off Road: K.8  
This property is currently vacant land. Any driveway access will be required to obtain a driveway permit through the County Road Department
- 7) Provision(s) from the Montezuma Land Use Code for which the request is being made:  
**9103.4 Exemptions.** The Board of County Commissioners may grant exemptions as provided by 30-28-101 (10) (d) C.R.S., as amended.
- 8) Are there exceptional or extraordinary circumstances or conditions which make the request necessary:  
☒ Yes ☐ No  
Lots 1-9 of the Highland Terrace Subdivision were amended in 2017 to change them to Lots A, B, C, D, & E. The Applicants own Lots A & B. They are requesting to amend Lot A back to its original two lots.
- 9) Is the request the result of a self-imposed hardship? ☐ Yes ☒ No  
Explain: SEE #8
- 10) Can the request be granted without infringing on the fair and equal treatment of other property owners in the vicinity? ☒ Yes ☐ No  
Description of circumstances: SEE #8
- 11) Can the request be granted without infringing on the fair and equal treatment of other property owners and residents of the County? ☒ Yes ☐ No  
Explain: SEE #8
- 12) A Site Plan identifying the property and circumstances for which the request is being made must be attached to and made a part of the application. Attached ☒ Yes ☐ No
- 13) Mineral interest information attached? ☐ Yes ☒ No
- 14) Deed transferring property attached: ☐ Yes ☒ No

**Appended:**

- ☒ Vicinity Map
- ☒ Findings
- ☒ Survey
- ☒ Copy of Deed
- ☐ Other \_\_\_\_\_

Burt Ramsey  
Applicant

Date: 5/5/2022

Burt Ramsey  
Applicant

Date: 5/5/2022

Debra Ramsey  
Applicant

Date: 5/5/2022

Debra Ramsey  
Applicant

Date: 5/5/22

Planning Director Review: Don Haley

Date: 5/23/22

**LOT 10**

N 02° 11' 00" E  
130.00'

N 87° 49' 00" E  
216.89'

S 87° 49' 00" W  
216.89'

**LOT A**  
0.83 ACRES

**LOT 9**

**LOT 8**

E 00° 11' 00" S  
130.00'

**LOT 7**

R-50.00'  
L-348.21'  
LC-S02° 12' 41" W, 60.00'

**LOT B**  
0.98 ACRES

**LOT 6**

S 65° 11' 00" W  
130.00'

R-50.00'  
L-348.21'  
LC-S02° 12' 41" W, 60.00'

**ROAD K.B (GREEN)**  
Platted as Sunset Drive  
60' ACCESS & UTILITY EASEMENT

DISTURBED

Previous Lot Line (typ.)

LOT 9

**LOT 8**

LOT 6

**ROAD K.8 (GREEN)**  
Platted as Sunset Drive  
00' ACCESS & UTILITY EASEMENT

R-50.00'  
L-60.00'  
SD-0475246-W, 02.10'

B-50.00  
L-249.01  
LC-4017-17417W, 50.00

8-50.00  
 1-50.15  
 10-002



# Montezuma County Property Detail Map



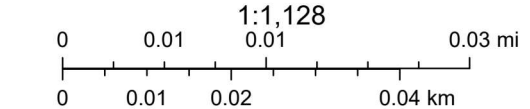
5/13/2022, 2:19:33 PM

- Lines

  - Override 1
  - Override 2
  - Override 1
- Public Lands & BIA Land

  - BLM
  - CO State
  - NPS
  - USES
- Road Sign

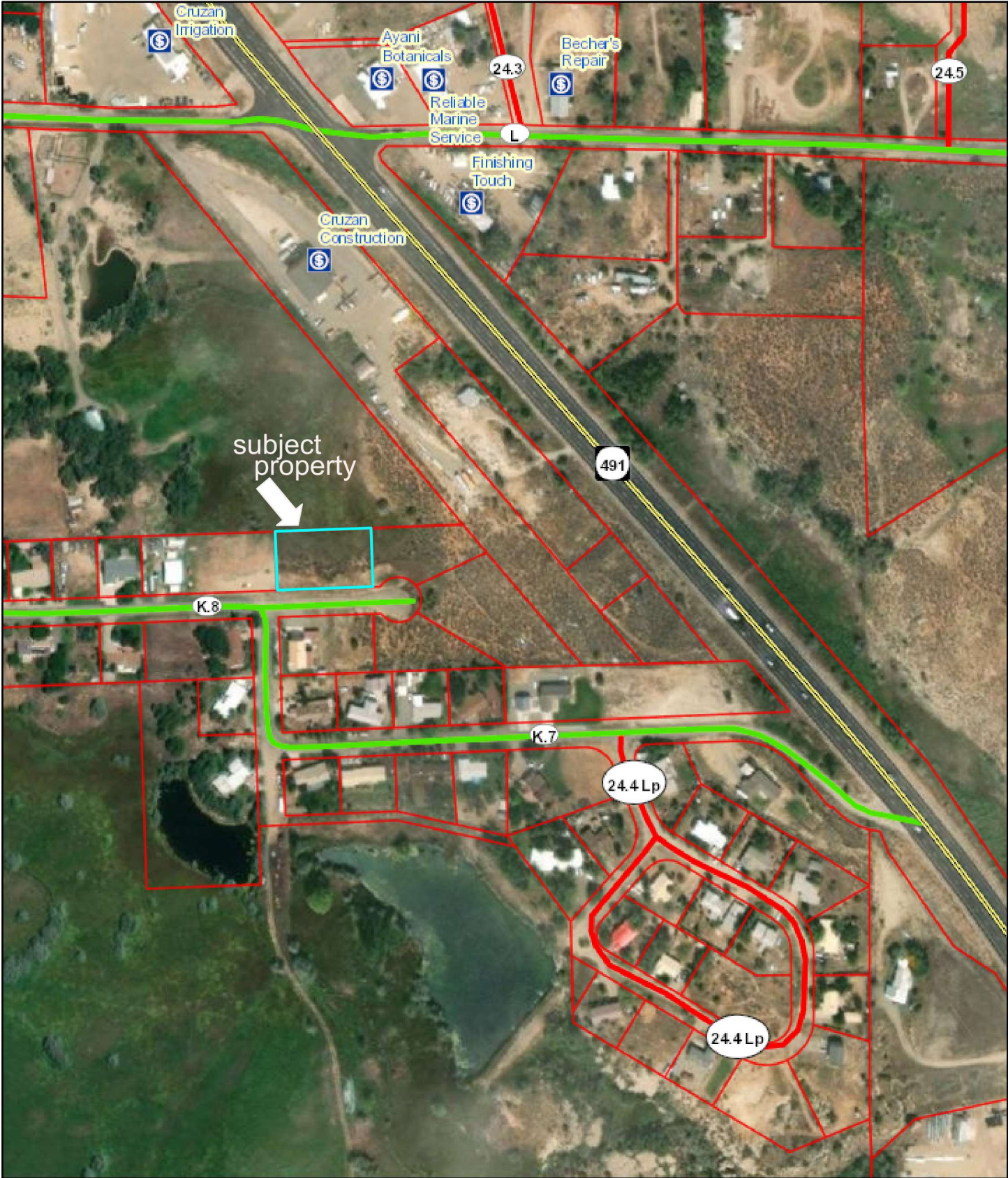
  - Rivers
  - Parks
  - Trails



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community

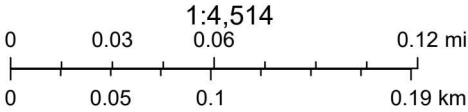


# Montezuma County Property Detail Map





5/13/2022, 2:16:35 PM

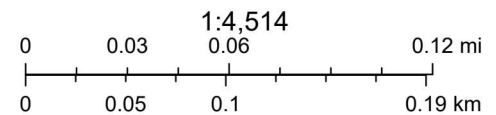
- |                         |                   |                  |
|-------------------------|-------------------|------------------|
| Override 1              | NPS               | Trails           |
| Public Lands & BIA Land | USFS              | Road Sign        |
| BIA                     | Irrigation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



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



 Override 1  
 A-80+  
 A/R 35+  
 Public Lands & BIA Land  
 BIA  
 BLM  
 CO State  
 A/R 10-34  
 A/R 3-9  
 R-3  
 AR ES  
 INDHZ  
 INDLZ  
 USZ  
 HISTZ



Source: Esri, Maxar, Earthstar Geographics, and the GIS User Community



# TBD Road K.8, Cortez, CO

# Neighbor List & Map



	Property Owner	Mailing Address	Physical Address	Zone	Acres
1	Steven & Margarita Jarmon	P O Box 1683, Cortez, CO 81321	24154 Road L, Cortez, CO 81321	AR10-34	17.86+/-
2	Burt & Debra Ramsey	21991 Road P, Cortez, CO 81321	TBD Road K.8, Cortez, CO 81321	AR ES	0.58+/-
3	Michael & Connie McGuire	126 Pinon Dr., Cortez, CO 81321	24262 Road K.8, Cortez, CO 81321	AR ES	0.54+/-
4	James & Perfidia Bridgewater	24243 Road K.8, Cortez, CO 81321	24243 Road K.8, Cortez, CO 81321	AR ES	0.63+/-
5	Randy & Jeanne Garbesi	24200 Road K.7, Cortez, CO 81321	24200 Road K.7, Cortez, CO 81321	AR ES	0.72+/-
6	Jimmie Carter	24233 Road K.7, Cortez, CO 81321	24160 Road K.8, Cortez, CO 81321	AR ES	0.90+/-



CITY OF CORTEZ  
123 ROGER SMITH AVENUE  
CORTEZ, CO 81321

June 7, 2022

Agenda Item: 4. c.

MEMO TO: Planning and Zoning Commission

FROM:

SUBJECT: Review County Development of proposed After-The-Fact High Impact & Special Use Permit

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**BACKGROUND**

See Attached.

**RECOMMENDATION**

Planning and Zoning Commission will review.

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**Attachments**

Stanley review After-The-Fact



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

Item No: 4c.  
Meeting Date: June 7, 2022

## **MEMO**

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

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

**SUBJECT:** County Development- Review of a proposed After-The-Fact High Impact & Special Use Permit Application and Commercial Planned Unit Development Application, submitted by Stanley Investments, LLC; agent: Blaine Bowers, on property located at 6572 Road 24 #1-5, Cortez, CO, consisting of 2.27 acres, more or less, located south of Road G, east of Hwy4 91, situated in Section 10, T.35N., R.16W., N.M.P.M.

**ATTACHMENTS:** County Application Packet Request

## **BACKGROUND**

The Applicant is requesting an After-The fact Commercial Planned Unit Development by the addition of a new 6 unit apartment complex to the existing 5 unit apartment complex

The property is located right on the border of the 1-Mile Area of Influence but not within the Road Master Plan area.

The Montezuma County Planning and Zoning Commission will hold a public hearing for this permit on June 9, 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

**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 After-The-Fact High Impact & Special Use Permit Application and Commercial Planned Unit Development Application, submitted by Stanley Investments, LLC; agent: Blaine Bowers, on property located at 6572 Road 24 #1-5, Cortez, CO, consisting of 2.27 acres, more or less, located south of Road G, east of Hwy 491, situated in Section 10, T.35N., R.16W., N.M.P.M. The hearing will be held Thursday, June 9, 2022 at 6:00pm in the Commissioner's Hearing Room, 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 20<sup>th</sup> day of May, 2022.

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

Published in the Cortez Journal on Wednesday, May 25, 2022



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

## 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 GS.

1) Applicant(s) Name: Stanley Investments, LLC  
Current Landowner's Name(s)/Owner: Stanley Investments, LLC  
Landowner Mailing Address: 813 Lanai Drive, Grand Junction, CO 81506  
Telephone Number (970) 799-3609 Alternate Number: ( ) \_\_\_\_\_  
Email \_\_\_\_\_

2) Agent(s): Blaine Bowers Phone No. (970) 759-2767  
Agent Mailing Address: \_\_\_\_\_  
Email: mountainviewbuilders@hotmail.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: AR ES Requested Zoning: CMOZ  
Number of Lots: 1 (one) Total Acres: 2.27+/-  
A brief description of adjacent land usage: the surrounding properties are of mixed uses that consist of residential, agricultural, commercial, and industrial uses.

A brief description of the proposed development / use: The Applicant is requesting an After-The-fact Commercial Planned Unit Development by the addition of a new 6 unit apartment complex to the existing 5 unit apartment complex.

Parcel I.D. Number: 563710202009  
Physical Address of Property: 6572 Road 24 #1-5, Cortez, CO  
Legal Description of Property: COTTONWOOD GROVE ADDITION Tract: 13 2.27AC TR 13 LESS TR B482 P797 B569 P291 Section 10 Township 35N Range 16W , N.M.P.M.

4) Brief description of the proposed development: addition of a new 6 unit apartment complex to the existing 5 unit apartment complex.

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) Professional Review Fee collected: ☐ Yes ☒ No

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

12) Rural Water: Existing Infrastructure ☒ yes ☐ No

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

Service provided by: Blue Door Water Company

Letter attached: ☐ yes ☒ No ☐ In Process

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

Applicant contacted Blue Door Water Co. and was directed to tie into the existing water line until further notice, due to future service line upgrades.

13) 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

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

- 15) 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: \_\_\_\_\_

- 16) 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

- 17) Weed Control Plan: ☐ Attached ☐ In Process:

☒ No, County Weed Manager recommends a waiver. Property owners are still responsible for noxious weed management

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

☐ Attached ☐ Same as Surface Owner ☒ No Mineral Owners for the property

[Signature]  
Applicant

\_\_\_\_\_  
Applicant

Date: 4-26-22

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: [Signature]

Date: 5/19/22

ATTACHMENT TO THE PUD PERMIT APPLICATION THRESHOLD STANDARDS SUMMARY <b>STANLEY INVESTMENTS, LLC</b>				
NO.	STANDARD	THRESHOLD	APPLICANTS RESPONSE	PLANNING DEPARTMENT NOTES
1	Minimum lot size	<ul style="list-style-type: none"> <li>♦ 3 acres</li> <li>♦ 10 acres within the Dolores River Valley</li> </ul>	2.27 acres, more or less	This property size was designated in 1957
2	Maximum Building Height	<ul style="list-style-type: none"> <li>♦ 35 feet</li> </ul>	15 feet	This meets the requirement
3	Maximum Building Footprint	<ul style="list-style-type: none"> <li>♦ Maximum building footprint overall shall not exceed 12% of the lot size.</li> <li>♦ Building footprint does not apply to Commercial or Industrial zoned parcels immediately adjacent to a state or federal highway with an approved CDOT access permit and in accordance with <b>5101.5</b> of the Montezuma County Land Use Code.</li> </ul>	2880 sq ft for building	The new building does not exceed the threshold of 12%
4	Building setbacks	<ul style="list-style-type: none"> <li>♦ Primary Residence: See <b>5101.3 (A) (1-3)</b> of the Montezuma County Land Use Code. 50' from County Road and State Hwy. R.O.W. 50' from lot lines or interior use roads</li> <li>♦ Commercial/Industrial use: See <b>5101.6 (C)</b> 50' from County road and State Hwy. Rights-of-way 50' from residential lot lines and 25' from non-residential lot lines</li> <li>• Within the Dolores River Valley: All new commercial and residential construction, including I.S.D.S., set back 100' from existing streambank</li> </ul>	72 feet to the north property line, 60 feet to south property line	These measurements meet the threshold standard for setbacks for commercial properties.
5	New Construction and Remodeling for Commercial, Industrial, Public Buildings	<ul style="list-style-type: none"> <li>♦ All new construction and remodeling of commercial or industrial use buildings and public buildings must be built according to the Uniform Building Code, 1997 Edition.</li> </ul>	New construction	The construction of the new apartment unit has been built equal to/or greater than, the threshold standard.
6	Livestock Fencing	<ul style="list-style-type: none"> <li>♦ Adequate to protect from livestock encroachment. <b>5101.4</b></li> </ul>	N/A	This does not apply due to being within commercial and industrial properties
7	Protection of Normal Agriculture Operations	<ul style="list-style-type: none"> <li>♦ No significant, adverse impacts on normal agricultural operations <b>5101.4</b></li> </ul>	N/A	This does not apply due to being within commercial and industrial properties
8	Outdoor Storage and/or Fabrication areas	<ul style="list-style-type: none"> <li>♦ Appropriate screening may be required</li> <li>♦ Merchandise displays are exempt</li> </ul>	N/A	The property does not provide storage.
9	Roads	<ul style="list-style-type: none"> <li>♦ All interior roads built to county road standards. <b>5103.3 &amp; 5305.5</b></li> </ul>	Road 24 and Road 24.2	The driveway access is only provided to the apartment units



10	Parking/Access/Loading Areas	<ul style="list-style-type: none"> <li>♦ Adequate for intended use such that traffic flow and circulation are not impeded. <b>5101.6</b></li> <li>♦ Approved County or CDOT highway access permit</li> </ul>	Adequate use not impeded	Parking areas are for apartment renters only
11	Traffic	<ul style="list-style-type: none"> <li>♦ Less than 15 vehicle round trips per business day</li> </ul>	22	There are 11 units x 2 round trips
12	Water	<ul style="list-style-type: none"> <li>♦ Proof of availability and adequate flow. See <b>5103.3(G) &amp; 5304(D)</b></li> </ul>	Adequate flow	The property is serviced by Blue Door Water Co.
13	Sanitary Sewer Disposal	<ul style="list-style-type: none"> <li>♦ Compliance with <b>5101.7; 5103.3(F); and 5304(E)</b></li> </ul>	septic permits	The new septic has been permitted through the Public Health Department
14	Stormwater Control and Site Drainage	<ul style="list-style-type: none"> <li>♦ No adverse impacts on any county road, state highway or adjacent land use. See <b>5103.3(H)</b></li> </ul>	No adverse impacts	This property is not in an area of influence
15	Solid Waste -garbage, refuse, sludge and other discarded material	<ul style="list-style-type: none"> <li>♦ Proof of disposal service</li> <li>♦ No materials transferred off-site by natural forces</li> <li>♦ No on-site burning <b>except</b> for flammable domestic waste or as part of an agricultural operation or weed control program</li> </ul>	Dumpster on site, emptied weekly	The property owner provides weekly trash service to the residents of the apartments
16	Fire and Wildfire Protection	<ul style="list-style-type: none"> <li>♦ Compliance with <b>5101.3(G); 5302.3(J); and 5304.3W.</b></li> </ul>	Compliant	This property is not in an area of influence of natural fire damage. Property has been cleared for defensible spaces
17	Law Enforcement and Emergency Service	<ul style="list-style-type: none"> <li>♦ Letter of adequacy from law enforcement and/or emergency service provider may be required</li> </ul>	Compliant	EMS and Law Enforcement have adequate access spaces in order to enter/exit property
18	Floodplain	<ul style="list-style-type: none"> <li>♦ Compliance with the Montezuma County Floodplain Resolution No. 1-91 and completion of a Floodplain Development Plan Permit, where applicable</li> </ul>	Compliant	This property is not in an area of influence of floodplain
19	Geologic and Natural hazards	<ul style="list-style-type: none"> <li>♦ Identification and avoidance or mitigation of potential hazards. See <b>5103.2</b></li> </ul>	No hazards	This property is not in an area of influence
20	Public Facilities: Camp, RV Parks, MH parks, etc.	<ul style="list-style-type: none"> <li>♦ Adequate restroom: one men/women set plus one extra sink and toilet per 100 weekly peak season visitors. See <b>4106.5.A.</b></li> </ul>	N/A	This property only occupies two apartment complexes, each apartment having their own facilities
21	Operational Electric Disturbances	<ul style="list-style-type: none"> <li>♦ No detrimental effects such as radio and television interference beyond the boundaries of the site.</li> </ul>	None	This property does not create any interference
22	Fire and Explosive Hazards	<ul style="list-style-type: none"> <li>♦ National Fire Protection Association standards and any other fire code or standard employed by the appropriate fire district apply.</li> </ul>		This property is not in an area of influence of natural fire damage
23	Glare and Heat	<ul style="list-style-type: none"> <li>♦ Must be contained, enclosed or treated to</li> </ul>	None	Apartment buildings have

		make glare and heat imperceptible from any point on the boundary line.		porch lights only
24	Lighting	<ul style="list-style-type: none"> <li>♦ All direct rays confined to site and adjacent properties protected from glare.</li> </ul>	None	Apartment buildings have porch lights only
25	Noise	<ul style="list-style-type: none"> <li>♦ Volume as established by C.R.S. 25-12-101, et seq.</li> <li>♦ Volume as established by COGCC Rule 802 pertaining specifically to oil &amp; gas development.</li> <li>♦ Noise from normal agricultural operations is exempt</li> </ul>	None	The property is in compliance with the noise levels
26	Vibration	<ul style="list-style-type: none"> <li>♦ Not perceptible, without instruments, at any point on any boundary line</li> </ul>	None	There is no vibration
27	Odors	<ul style="list-style-type: none"> <li>♦ No perceptible at property boundaries</li> <li>♦ Agriculture operations: no violation if the best practical treatment, maintenance and control available is being used to maintain the lowest possible emission of odors.</li> </ul>	None	No odors are present at the property
28	Dust, Smoke and Particulate	<ul style="list-style-type: none"> <li>♦ Dust and Fumes: None beyond property line (Dust control of County roads at expense of Applicant)</li> <li>♦ Particulate matter: Less than 0.2 grain/cf flue gas at 500F stack temperature</li> <li>♦ Smoke: USEPA Regulations: Opacity System, Method 9.</li> <li>♦ Agriculture operations: no violation if the best practical treatment, maintenance and control available is being used.</li> </ul>	None	The property is graveled and the speed limit within the property is of a very low speed.
29	Radioactivity	<ul style="list-style-type: none"> <li>♦ Subject to State and Federal Regulations</li> </ul>	None	No radiation present
30	Water Pollution	<ul style="list-style-type: none"> <li>♦ Subject to State and Federal Regulations</li> </ul>	None	No water pollution present
31	Noxious Weeds	<ul style="list-style-type: none"> <li>♦ Compliance with State (35-5.5-101 et seq. C.R.S. as amended) and Montezuma County Comprehensive Weed Management Plan Resolution No. 3-2014, as amended.</li> </ul>	Compliant, by property owner	The County Weed Manager has recommended a waiver from a comprehensive weed plan due to the owner manages the noxious weed population
32	Other Significant Adverse Impacts	<ul style="list-style-type: none"> <li>♦ Pertaining to the Health, Safety and welfare of the Citizens of Montezuma County</li> </ul>	None	No other adverse impacts are present at this time
33	Local, State, & Federal Required Permits	<ul style="list-style-type: none"> <li>♦ Per <b>2202.4(F)</b></li> </ul>		the required permits are the responsibility of the owner



Application Date: 4/25/2022

Date of Zoning/Rezoning Hearing: 6/9/2022

### 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 GS.

- 1) Applicant Name(s)/Owner: Stanley Investments, LLC  
Address 813 Lanai Drive, Grand Junction, CO 81506  
Telephone Number (970) 799-3609 Alternate Number: ( )
- 2) Agent(s) Blaine Bowers Phone No. 970-759-2767  
*(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: AR ES Requested Zoning: COMZ  
Number of Lots: 1 (one) Total Acres: 2.27+/-  
A brief description of adjacent land usage: the surrounding properties are of mixed uses that consist of residential, agricultural, commercial, and industrial uses.  
Parcel I.D. Number: 563710202009  
Physical Address of Property: 6572 Road 24 #1-5, Cortez, CO  
Legal Description of Property: COTTONWOOD GROVE ADDITION Tract: 13 2.27AC TR 13 LESS TR B482 P797 B569 P291 Section 10 Township 35N Range 16W  
  
Brief description of the proposed development: The Applicant is requesting an After-The-fact Commercial Planned Unit Development by the addition of a new 6 unit apartment complex to the existing 5 unit apartment complex.  
Number of Lots: 1 Average Acreage per Lot:  Total Acres: 2.27+/-
- 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

The first apartment complex was constructed in 1980, with improvements in 2015, and permitted under septic permit #1170. The new apartment complex is permitted under septic permit #6167.

*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: Blue Door Water Company  
Letter attached: ☐ yes ☐ No Service Available for \_\_\_\_\_ Additional Residential use  
Applicant contacted Blue Door Water Co. and was directed to tie into the existing water line until further notice, due to future service line upgrades

- 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 property has an existing driveway access that has been in use since 1980.

- 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: ☐ Centrytel ☐ Centurylink ☐ Farmers ☐ Other: \_\_\_\_\_  
Gas Source: ☒ Atmos Energy ☐ Propane ☐ Other: \_\_\_\_\_

- 11) Geologic Investigation: (moderate & major developments ONLY, if required)  
☐ Required ☒ Not Required


The apartment complex has been constructed  
*Required for all Moderate and Major Developments only.*

- 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)*  
There are no further development 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


  
\_\_\_\_\_  
Applicant  
Date: 4-26-22

\_\_\_\_\_  
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: 5/19/22



Application Date 4/25/2022

Date of Zoning/Rezoning Hearing 6/9/2022

(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 GS.

- 1) Applicant Name(s)/Owner: Stanley Investmens, LLC  
Address 813 Lanai Drive, Grand Junction, CO 81506  
Telephone Number (970) 799-3609 Alternate Number: ( )                       
Proof of Ownership: ☐ Certificate ☐ Title Opinion from Attorney ☒ Other: Deed
- 2) Agent(s) Blaine Bowers Phone No. 970-759-2767  
(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: on file
- 3) Proposed Development: Current Zoning: AR ES Requested Zoning: COMZ  
Parcel I.D. Number: 563710202009  
Physical Address of Property: 6572 Road 24 #1-5, Cortez, CO  
Legal Description of Property: COTTONWOOD GROVE ADDITION Tract: 13 2.27AC TR 13 LESS TR B482 P797 B569 P291 Section 10 Township 35N Range 16W
- A brief description of adjacent land usage: the surrounding properties are of mixed uses that consist of residential, agricultural, commercial, and industrial uses.
- 4) Type of PUD: ☐ Cluster Incentive ☐ General ☒ Commercial ☐ Industrial ☐ Mobile Home  
Intended Land Uses: The Applicant is requesting an After-The-fact Commercial Planned Unit Development by the addition of a new 6 unit apartment complex to the existing 5 unit apartment complex.

Minimum Acreage Dedicated to: ☐ Agricultural Land,          Acres  
☐ Open Space ,          Acres  
☒ Not Applicable

Total Acreage: 2.27+/- Total Preserved Acres: \_\_\_\_\_ Total Developed Acres: 1.27+/-  
Max Number of Dwelling Units: 2

5) Objectives to be achieved by PUD: The Applicant is requesting an After-The-fact Commercial Planned Unit Development by the addition of a new 6 unit apartment complex to the existing 5 unit apartment complex.

- 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: Blue Door Water Company. Applicant contacted Blue Door Water Co. and was directed to tie into the existing water line until further notice, due to future service line upgrades  
Letter attached: ☐ yes ☒ No Service Available for \_\_\_\_\_ 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: ☐ Greeley Gas ☐ Propane ☒ Other: Atmos Energy

- 11) Covenants Attached: ☐ Yes ☒ No  
☐ Draft ☐ Final  
Applicant will be required to draft covenants.

*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 Planning Department Staff;

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

13) Weed Control Plan: ☐ Attached ☐ In Process:  
☒ No, County Weed Manager recommends a waiver. Property owners are still responsible  
for noxious weed management

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: \_\_\_\_\_  
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 THERE ARE NO MINERAL OWNERS FOR THIS PROPERTY

Address \_\_\_\_\_

Name \_\_\_\_\_

Address \_\_\_\_\_

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



- 22) Dates of activities and services for which a temporary or interim project is being proposed: N/A

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.

  
Applicant

Date: 4-26-22

\_\_\_\_\_  
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: 5/19/22

- # SPECIAL USE PERMIT APPLICATION

☒ No

☐ In Process

The first apartment complex was constructed in 1980, with improvements in 2015, and permitted under septic permit #1170. The new apartment complex is permitted under septic permit #6167.

*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: Blue Door Water Company  
Letter attached: ☐ yes ☒ No Service Available for: \_\_\_\_\_  
Applicant contacted Blue Door Water Co. and was directed to tie into the existing water line until further notice, due to future service line upgrades
- 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  
The property has an existing driveway access that has been in use since 1980
- 9) Traffic Route Plan: N/A
- 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: \_\_\_\_\_
- 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, Request for Waiver; Submittal of Affidavit with directional photos  
☐ Attached ☐ In Process

- 14) Weed Plan: ☐ Attached ☐ In Process;  
☒ No, County Weed Manager recommends a waiver. Property owners are  
still responsible for noxious weed management
- 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:  
There are no further development planned at this time  
\_\_\_\_\_  
\_\_\_\_\_
- 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: N/A

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.

  
Applicant

Date: 4-26-22

\_\_\_\_\_  
Applicant

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

COUNTY USE ONLY

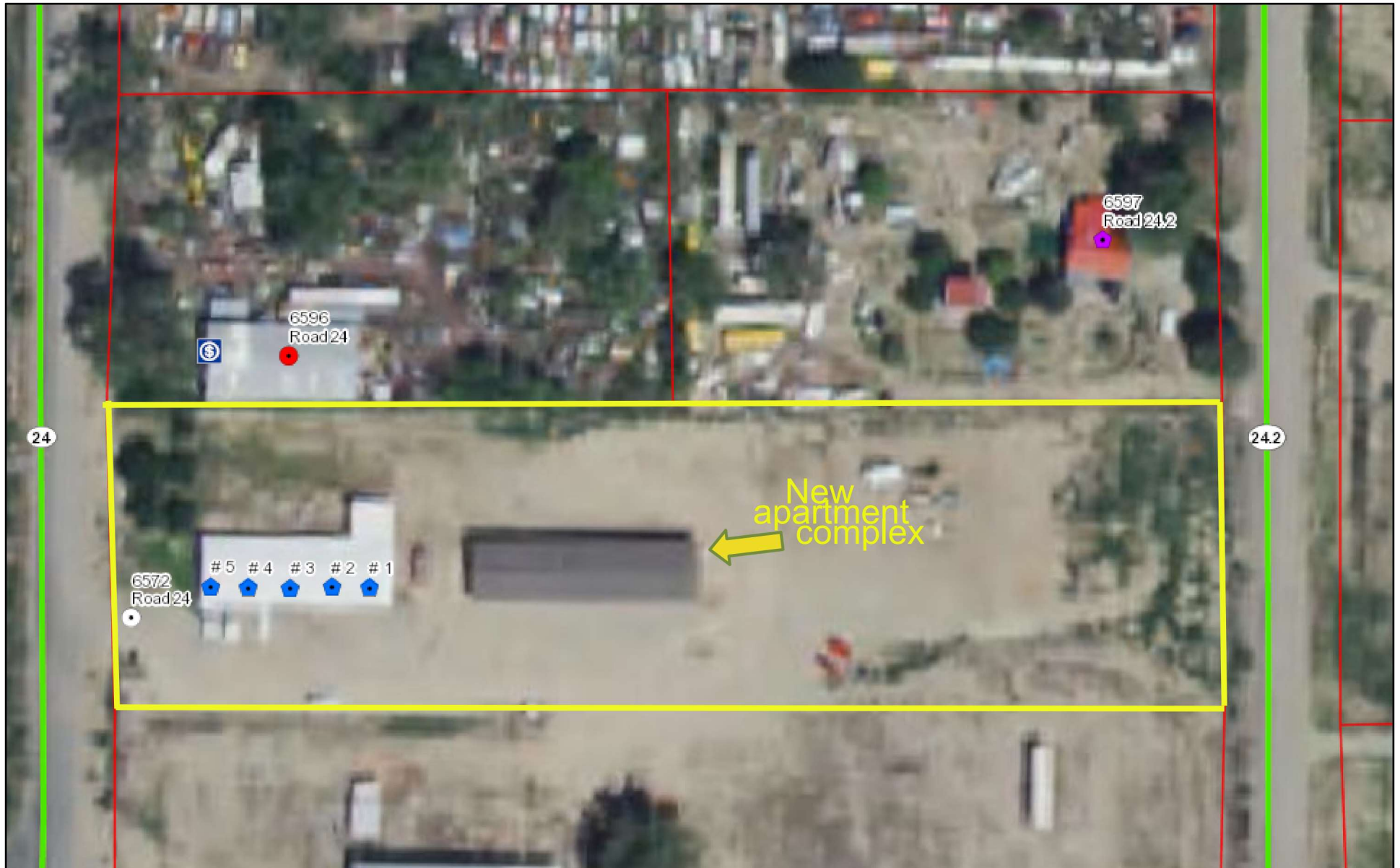
Based on the information provided herein, this Application complies with the application submittal requirements per the Montezuma County Land Use Code.

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

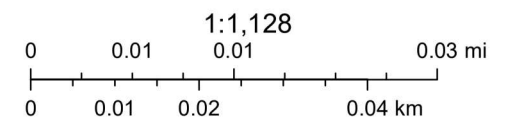
Planning Director Review:  Date: 5/19/22



# Montezuma County Property Detail Map



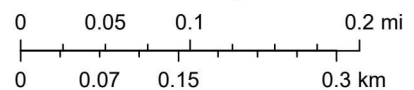
5/20/2022, 1:04:16 PM





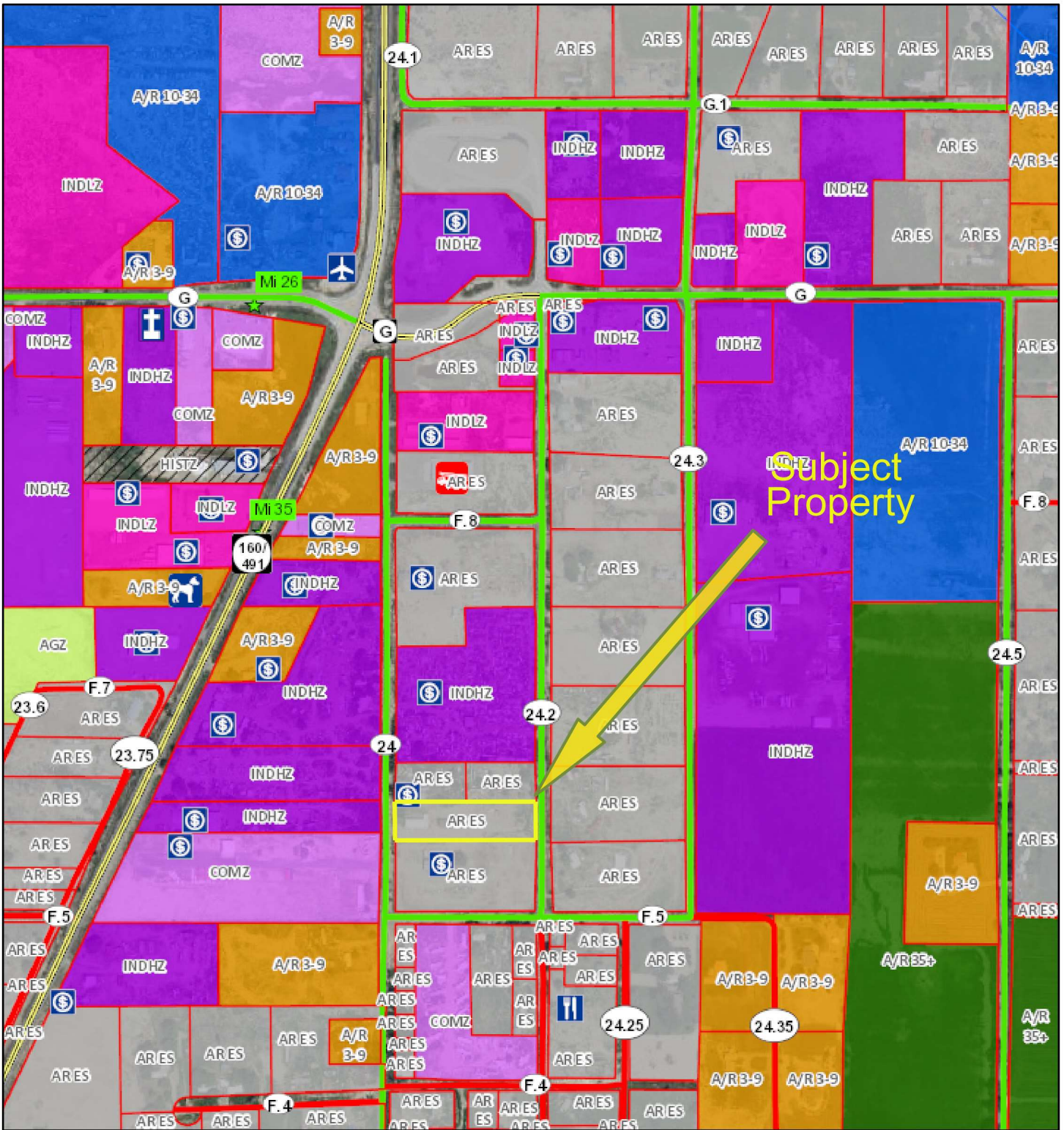
This is an aerial map of a residential area, likely in a suburban or rural setting. The map shows several streets and property boundaries. A yellow arrow points to a specific property, which is labeled "Subject Property" in yellow text. The property is located near the intersection of a road labeled "24.2" and another road labeled "24.3". The map also shows various lot numbers, including 24.1, 24.2, 24.3, 24.5, 24.25, and 24.35. There are several blue square markers with a white "S" inside, possibly indicating schools or other facilities. A green line runs through the center of the map, and a red line runs along the bottom. The map is overlaid with a grid of red lines, likely representing property boundaries. The text "Subject Property" is written in yellow, and the yellow arrow points to the specific property.

1:9,028



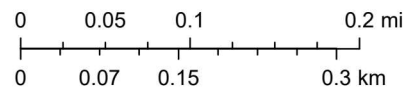
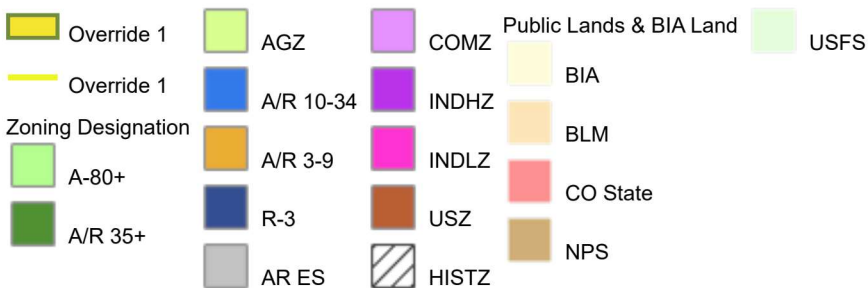


# Montezuma County Property Detail Map



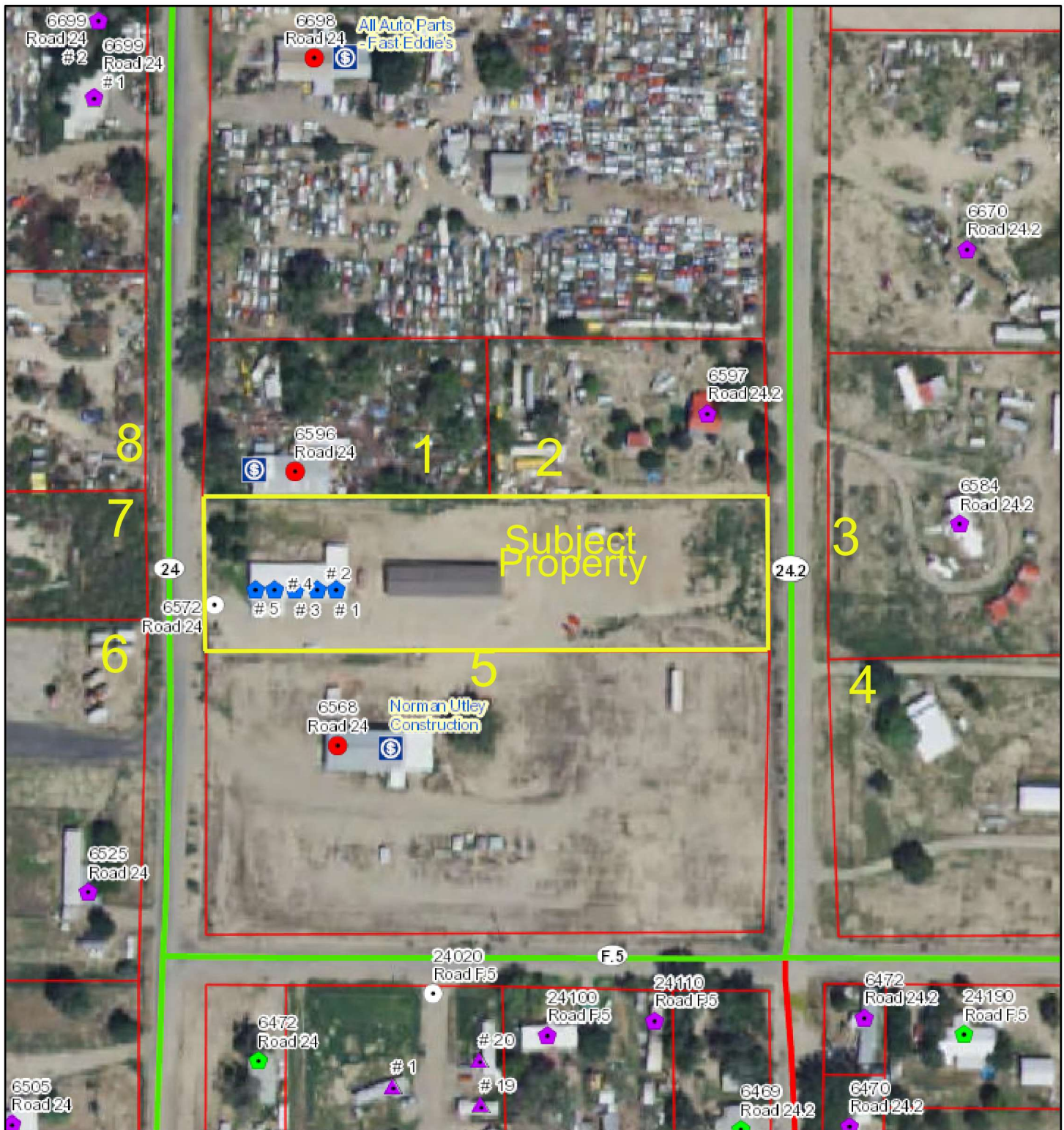
5/20/2022, 12:30:38 PM

1:9,028



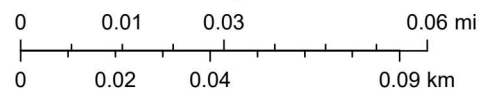


# Montezuma County Property Detail Map



5/20/2022, 12:34:49 PM

1:2,257



**Neighbor List for:**  
**Stanley Investments, LLC**  
**6572 Road 24 #1-5, Cortez, CO**

	<b>Property Owner</b>	<b>Mailing Address</b>	<b>Physical Address</b>	<b>Zone</b>	<b>Acres</b>
<b>1</b>	Anvil Investments, LLC	124 N. Pinon Dr., Cortez, CO 81321	6596 Road 24, Cortez, CO 81321	AR ES	1.15+/-
<b>2</b>	Rick McIntyre	6597 Road 24, Cortez, CO 81321	6597 Road 24, Cortez, CO 81321	AR ES	1.11+/-
<b>3</b>	Molly Warren	P O Box 1335, Cortez, CO 81321	6584 Road 24.2, Cortez, CO 81321	AR ES	4+/-
<b>4</b>	Vergie Ayers	6580 Road 24.2, Cortez, CO 81321	6580 Road 24.2, Cortez, CO 81321	AR ES	4+/-
<b>5</b>	Norman Utley	P O Box 1540, Cortez, CO 81321	6568 Road 24, Cortez, CO 81321	AR ES	4.53+/-
<b>6</b>	James Ward	11492 Road 22, Cortez, CO 81321	6567 Road 24, Cortez, CO 81321	COMZ	10+/-
<b>7</b>	Belt Salvage Company	P O Box 699, Cortez, CO 81321	6638 Hwy 160-491, Cortez, CO 81321	INDHZ	3.21+/-
<b>8</b>	Christopher & Kelly Belt	P O Box 699, Cortez, CO 81321	6652 Hwy 160-491, Cortez, CO 81321	INDHZ	5+/-



CITY OF CORTEZ  
123 ROGER SMITH AVENUE  
CORTEZ, CO 81321

June 7, 2022

Agenda Item: 5. a.

MEMO TO: Planning and Zoning Commission

FROM:

SUBJECT: ADU Discussion #3

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**BACKGROUND**

See Attached.

**RECOMMENDATION**

Planning and Zoning Commission will discuss ADU's

---

**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~~ in any zone in the City 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 an existing or proposed single-family unit that is or will be occupied by or otherwise reserved for use 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)~~ sixty-five (65) 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~~ one off-street parking space, in addition to the two required for the existing single family residences as per [Section 5.01](#) of this code. Spaces ~~and~~ may be contained in a garage or protected by a carport. One of ~~the two~~ spaces provided may be in tandem.
- 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.





CITY OF CORTEZ  
123 ROGER SMITH AVENUE  
CORTEZ, CO 81321

June 7, 2022

Agenda Item: 6. a.

MEMO TO: Planning and Zoning Commission

FROM:

SUBJECT: **FYI - May 2022 Permits Issued**

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**BACKGROUND**

See Attached

**RECOMMENDATION**

Planning and Zoning Commission will review

---

**Attachments**

Permits Issued

## MAY 2022 PERMITS ISSUED

Permit Type	Sub Type	Permit#	Address	Issue Date
Building	Accessory Structure	B22-000052	901 South Oak Street	05/02/2022
Building	Accessory Structure	B22-000057	6 West MACARTHUR Avenue	05/03/2022
Building	Accessory Structure	B22-000061	1511 North DOLORES Road	05/06/2022
Building	Accessory Structure	B22-000068	119 South Madison Street	05/17/2022
<b>Building Total</b>	<b>Accessory Structure Total</b>			<b>4</b>
Building	Cell Tower Antennae Modification	B22-000050	11 South Broadway Avenue	05/16/2022
<b>Building Total</b>	<b>Cell Tower Antennae Modification Total</b>			<b>1</b>
Building	Commercial Remodel	B22-000018	1115 East MAIN Street	05/09/2022
Building	Commercial Remodel	B22-000035	700 East 2ND Street	05/05/2022
<b>Building Total</b>	<b>Commercial Remodel Total</b>			<b>2</b>
Building	Foundation Only	B22-000059	15 East 12th Street	05/05/2022
<b>Building Total</b>	<b>Foundation Only Total</b>			<b>1</b>
Building	New Commercial	B22-000019	330 South Broadway Avenue	05/19/2022
<b>Building Total</b>	<b>New Commercial Total</b>			<b>1</b>
Building	New Residential	B22-000026	1609 East Downey Street	05/02/2022
<b>Building Total</b>	<b>New Residential Total</b>			<b>1</b>
Building	Other	B22-000072	212 South ASH Street	05/27/2022
Building	Other	B22-000055	1706 RAMPART Street	05/03/2022
Building	Other	B22-000056	507 North COLORADO Street	05/03/2022
Building	Other	B22-000053	425 West 3rd Street	05/02/2022
Building	Other	B22-000054	717 Canyon Drive	05/09/2022
Building	Other	B22-000069	707 North Market Street	05/17/2022
Building	Other	B22-000070	1800 East Empire Street	05/24/2022
Building	Other	B22-000071	411 North Coloado Street	05/25/2022
Building	Other	B22-000066	50 North Broadway	05/16/2022
Building	Other	B22-000067	11 North Park Street	05/16/2022
Building	Other	B22-000062	111 North Edith Street	05/11/2022
Building	Other	B22-000063	910 South MARKET Street	05/11/2022
<b>Building Total</b>	<b>Other Total</b>			<b>12</b>
Building	Residential Remodel	B22-000058	537 East MONTEZUMA Avenue	05/03/2022
<b>Building Total</b>	<b>Residential Remodel Total</b>			<b>1</b>

<b>Building Total</b>				<b>23</b>
Burn Permit	Disposal	BRN22-000020	102 West MacArthur Avenue	05/05/2022
Burn Permit	Disposal	BRN22-000022	403 North Henry	05/12/2022
<b>Burn Permit Total</b>	<b>Disposal Total</b>			<b>2</b>
<b>Burn Permit Total</b>				<b>2</b>
Demolition	Demolition	D22-000001	422 East 3RD Street	05/02/2022
<b>Demolition Total</b>	<b>Demolition Total</b>			<b>1</b>
<b>Demolition Total</b>				<b>1</b>
Fire Inspection Permit	Fire Inspection Permit	F22-000084	400 East Main Street	05/09/2022
Fire Inspection Permit	Fire Inspection Permit	F22-000085	100 West Main Street	05/09/2022
Fire Inspection Permit	Fire Inspection Permit	F22-000086	430 State Street	05/09/2022
<b>Fire Inspection Permit Total</b>	<b>Fire Inspection Permit Total</b>			<b>3</b>
<b>Fire Inspection Permit Total</b>				<b>3</b>
Plumbing	Commercial	P22-000033	109 West MAIN Street	05/05/2022
<b>Plumbing Total</b>	<b>Commercial Total</b>			<b>1</b>
Plumbing	Residential	P22-000034	1804 Kaleigh Circle	05/16/2022
Plumbing	Residential	P22-000035	826 North Wedgewood	05/16/2022
Plumbing	Residential	P22-000036	901 May Lane	05/16/2022
Plumbing	Residential	P22-000037	802 North Chestnut Street	05/16/2022
<b>Plumbing Total</b>	<b>Residential Total</b>			<b>4</b>
<b>Plumbing Total</b>				<b>5</b>
Right of Way	Public Right-of-Way	ROW22-000039	Sligo Street	05/25/2022
Right of Way	Public Right-of-Way	ROW22-000037	112 North ADAMS Street	05/23/2022
Right of Way	Public Right-of-Way	ROW22-000038	441 East Arbecam Avenue	05/23/2022
Right of Way	Public Right-of-Way	ROW22-000036	901 May Lane	05/17/2022
Right of Way	Public Right-of-Way	ROW22-000033	802 North Chestnut Street	05/09/2022
<b>Right of Way Total</b>	<b>Public Right-of-Way Total</b>			<b>5</b>
<b>Right of Way Total</b>				<b>5</b>
Sign	Wall-mounted	S22-000006	111 South Market Street	05/02/2022
<b>Sign Total</b>	<b>Wall-mounted Total</b>			<b>1</b>
<b>Sign Total</b>				<b>1</b>
Water Tap	1 1/2 inch	WT22-000008	330 South Broadway Avenue	05/19/2022
<b>Water Tap Total</b>	<b>1 1/2 inch Total</b>			<b>1</b>
Water Tap	3/4 inch	WT22-000009	1609 East Downey Street	05/02/2022

Water Tap Total	3/4 inch Total			1
Water Tap Total				2
All Permits Total				42