

RIDGWAY PLANNING COMMISSION

AGENDA

Tuesday, September 25th, 2018
Regular Meeting; 5:30 pm
Ridgway Community Center
201 North Railroad Street, Ridgway, Colorado

ROLL CALL: Chairperson: Doug Canright, Commissioners: John Clark, Thomas Emilson, Larry Falk, Ellen Hunter, Bill Liske, and Jennifer Nelson

PUBLIC HEARINGS:

1. **Application:** Deviation – building footprint; **Location:** Parkside Subdivision, Lot 18; **Address:** TBD N Laura Street; **Zone:** Low Density Residential (R); **Applicant:** Jack Petruccelli; **Owners:** Alpine Creek Homes LLC
2. **Application:** Preliminary Plat for Vista Park Commons; **Location:** Ridgway USA Subdivision, Lots 30-34; **Address:** TBD Redcliff Drive; **Zone:** General Commercial (GC); **Applicant:** Vista Park Development, LLC; **Owners:** Ridgway Land Company, LLLP

OTHER BUSINESS:

3. Master Plan process update
4. Informal discussion - RiverSage Phase 2

APPROVAL OF MINUTES:

5. Minutes from the meeting of August 28th, 2018

ADJOURN

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Ridgway Planning Commission will hold a **PUBLIC HEARING** at the Town Hall Community Center, 201 N. Railroad Street, Ridgway, Colorado, on Tuesday, September 25th, 2018 at 5:30 p.m., to receive and consider all evidence and reports relative to the application described below:

Application for: Deviation – building footprint

Location: Parkside Subdivision, Lot 18

Address: TBD N Laura Street

Zoned: Low Density Residential (R)

Applicant: Jack Petruccelli

Property Owner: Alpine Creek Homes LLC

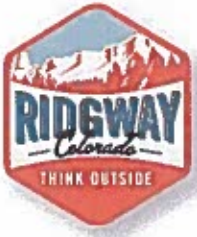
ALL INTERESTED PARTIES are invited to attend said hearing and express opinions or submit written testimony for or against the proposal to the Town Clerk.

FURTHER INFORMATION on the above application may be obtained or viewed at Ridgway Town Hall, or by phoning 626-5308, Ext. 222.



DATED: September 13, 2018

Shay Coburn, Town Planner



TOWN HALL PO Box 10 | 201 N. Railroad Street | Ridgway, Colorado 81432 | 970.626.5308 | www.town.ridgway.co.us

Official Use Only

Receipt # CK# 1022

Date Received: 8-22-18

Initials: JP

Planning Commission Hearing Request

General Information

Applicant Name Jack Petruccello Application Date 8-22-18
Mailing Address Box 381 Ridgway CO
Phone Number 209-0195 Email JTP@MESA.NET
Owner Name Alpine Creek Homes
Phone Number Same Email SM
Address of Property for Hearing TBD lot 18 Pmt side
Zoning District R

Action Requested

- | | |
|--|--|
| <input checked="" type="checkbox"/> Deviation to Single-Family Home Design Standards 6-6 | <input type="checkbox"/> Variance 7-3-16 |
| <input type="checkbox"/> Temporary Use Permit 7-3-13(C) | <input type="checkbox"/> Rezoning 7-3-17 |
| <input type="checkbox"/> Conditional Use 7-3-14 | <input type="checkbox"/> Subdivision 7-4 |
| <input type="checkbox"/> Change in Nonconforming Use 7-3-15 | <input type="checkbox"/> Other _____ |

Brief Description of Requested Action

house is 20' wide without the
GARAGE. Not sure why the GARAGE
Does not Count.

Required Fee Payable to the Town of Ridgway

Temporary Use Permit	\$100.00	Subdivisions	
Conditional Use	\$100.00	a. Sketch Plan	\$200.00 (plus \$10.00 / lot or unit)
Change in Nonconforming Use	\$100.00	b. Preliminary Plat	\$400.00 (plus \$20.00 / lot or unit)
Variances & Appeals	\$150.00	c. Final Plat	\$300.00
Rezoning	\$200.00	d. Minor Subdivision	\$200.00
Other Reviews Pursuant to 7-3-18	\$100.00	e. Lot Split	\$100.00
Variance from Floodplain Regulations	\$100.00	f. Replat	\$100.00 (plus \$20.00 / lot or unit)
Deviations from Single Family Design Standards	\$100.00	g. Plat Amendment	\$100.00
		h. Planned Unit Development	See b and c above

Applicant and owner shall be jointly and severally responsible for legal, engineering, planning, administrative and miscellaneous fees, including recording costs, if incurred. (R.M.C. 7-3-20(B) and 7-4-12(B)). Water and sewer tap fees and development excise taxes are due at approval of final plats.

PLANNING COMMISSION

TOWN OF RIDGWAY

9-10-18

I am requesting a deviation from the Single-Family Design Guidelines for a house that I am building in Parkside. As designed the house is one to narrow to meet the guidelines.

The main compensating feature that meets the intent of the guidelines is the attached garage. The way the garage sits perpendicular to the main house give the appearance the house footprint is much larger.

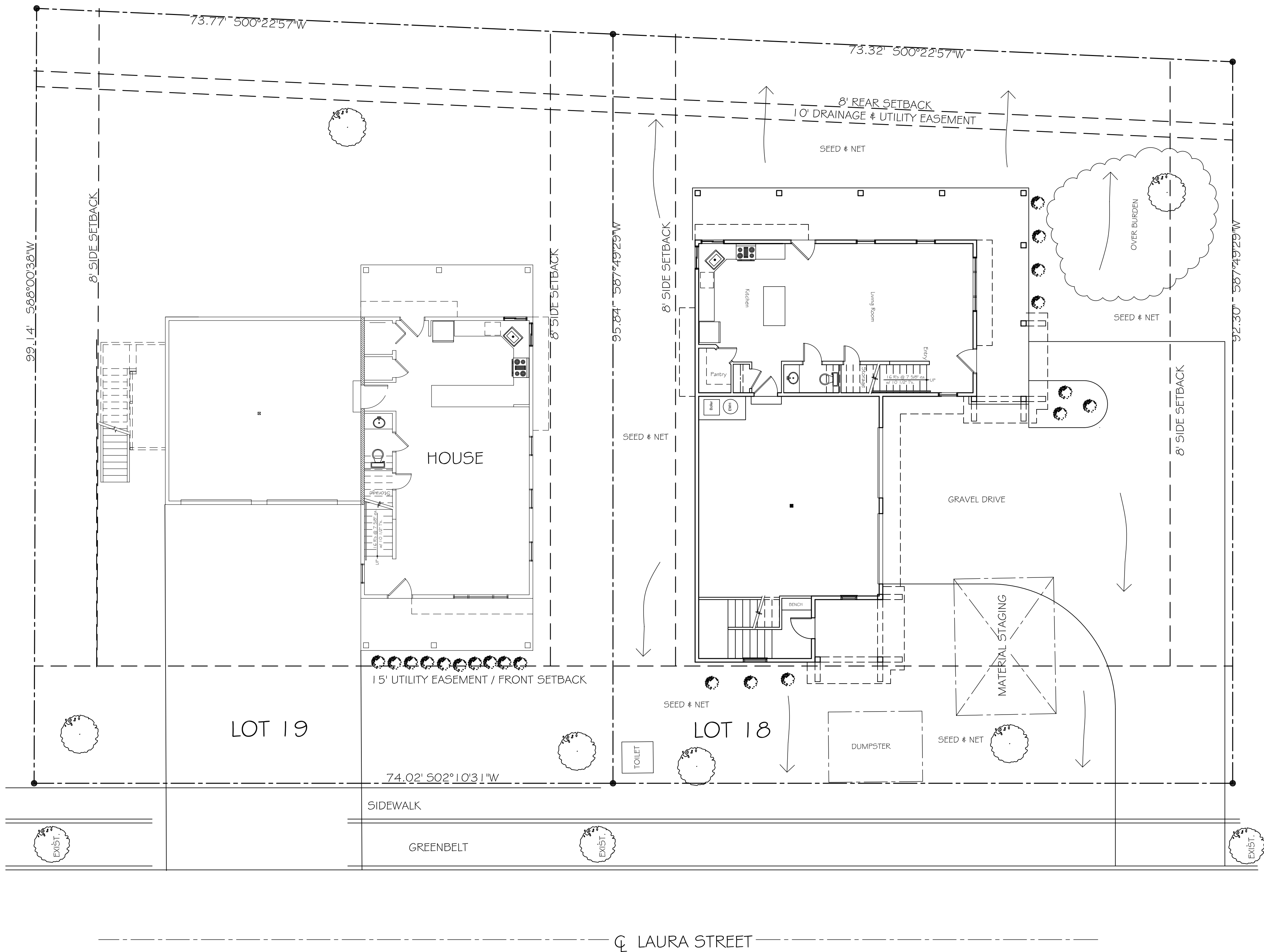
There are 16 other home within ¼ mile of this home that has the same size foot print. All the affordable house in River Park use this same floor plan. Therefore, the house is compatible with the other houses and fits harmoniously into the community.

Thank you for your consideration.



Alpine Creek Homes

Jack Petruccelli



1 SITE DEVELOPMENT PLAN - LOT 18
SCALE: 1/8" = 1'-0" 7,455 S.F. NORTH

- = HARDY DROUGHT RESISTANT AND REGIONALLY APPROPRIATE 5 GALLON SHRUB; EXACT SPECIES TBD
- = HARDY DROUGHT RESISTANT AND REGIONALLY APPROPRIATE MINIMUM 1 1/2" DIA. TREE; EXACT SPECIES TBD (PROVIDE 1 TREE PER EVERY 2,000 S.F. LOT AREA - 4 TREES REQUIRED)
- ← = DRAINAGE SLOPE

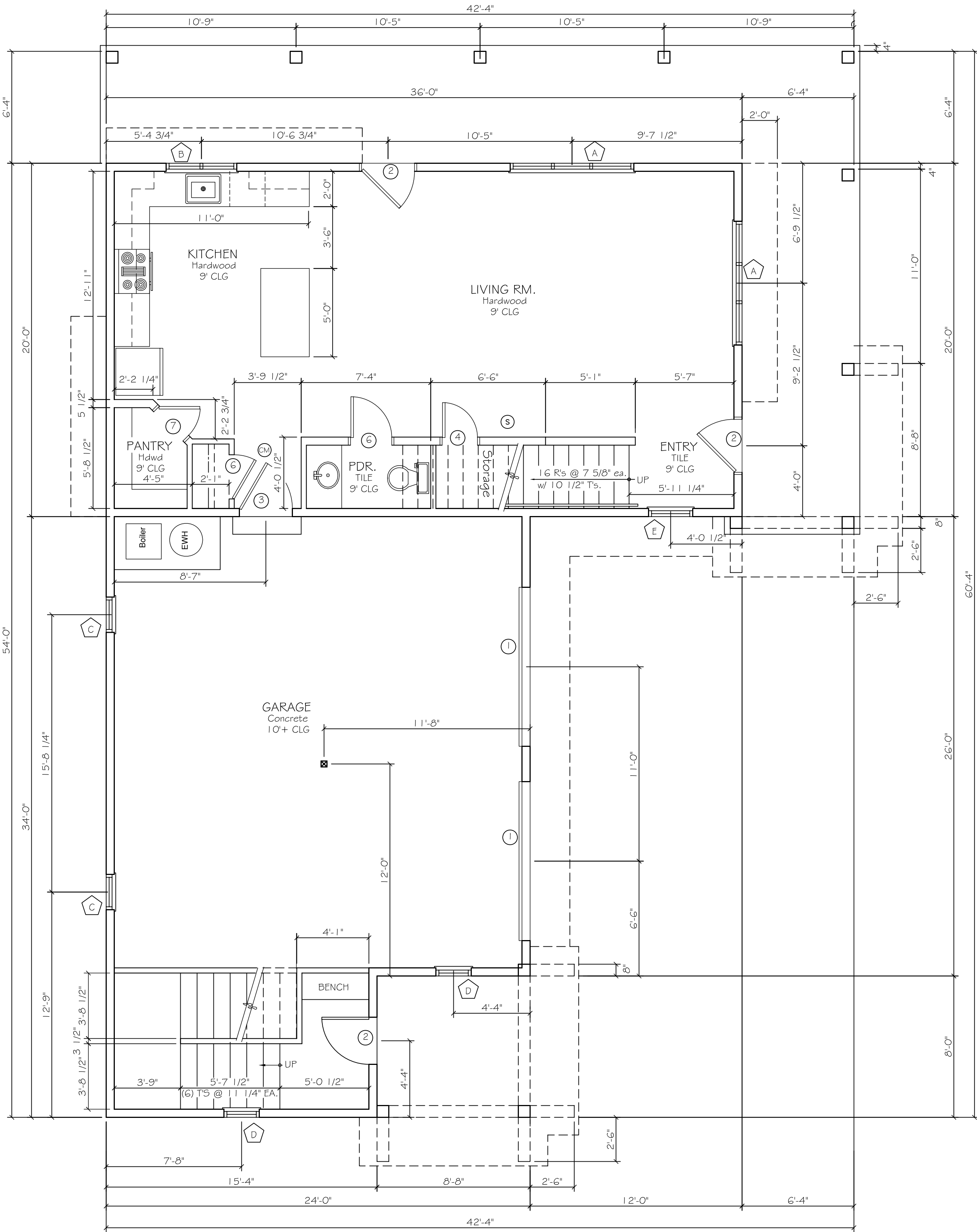
- NOTES:**
- GENERAL:**
- ALL CONSTRUCTION IS TO COMPLY WITH THE 2006 I.R.C., 2009 I.E.C.C., AS WELL AS ALL OTHER GUIDELINES AND SPECIFICATIONS REQUIRED BY THE GOVERNING TOWN/COUNTY OR ANY OTHER APPLICABLE AGENCIES.
- FINAL GRADING:**
- PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION PERIMETER WHILE MAINTAINING EXISTING DRAINAGE PATTERN ON LOT. SLOPE FINISHED GRADE A MINIMUM OF 6" DOWN AWAY FROM STRUCTURE WITHIN THE FIRST 10'.
- LANDSCAPING:**
- PROVIDE GROUNDCOVER SUCH THAT IS ADEQUATE TO ELIMINATE DUST FROM BLOWING FROM PROPERTY AND TO PREVENT EROSION, MAINTAIN AND PRESERVE EXISTING GROUND COVER TO THE EXTENT POSSIBLE.
 - SEED AND NET WITH NATURAL NATIVE GRASSES WHERE EARTH HAS BEEN DISTURBED.
 - PROVIDE DRIP IRRIGATION TO TREES AND SHRUBS.

REVISIONS:

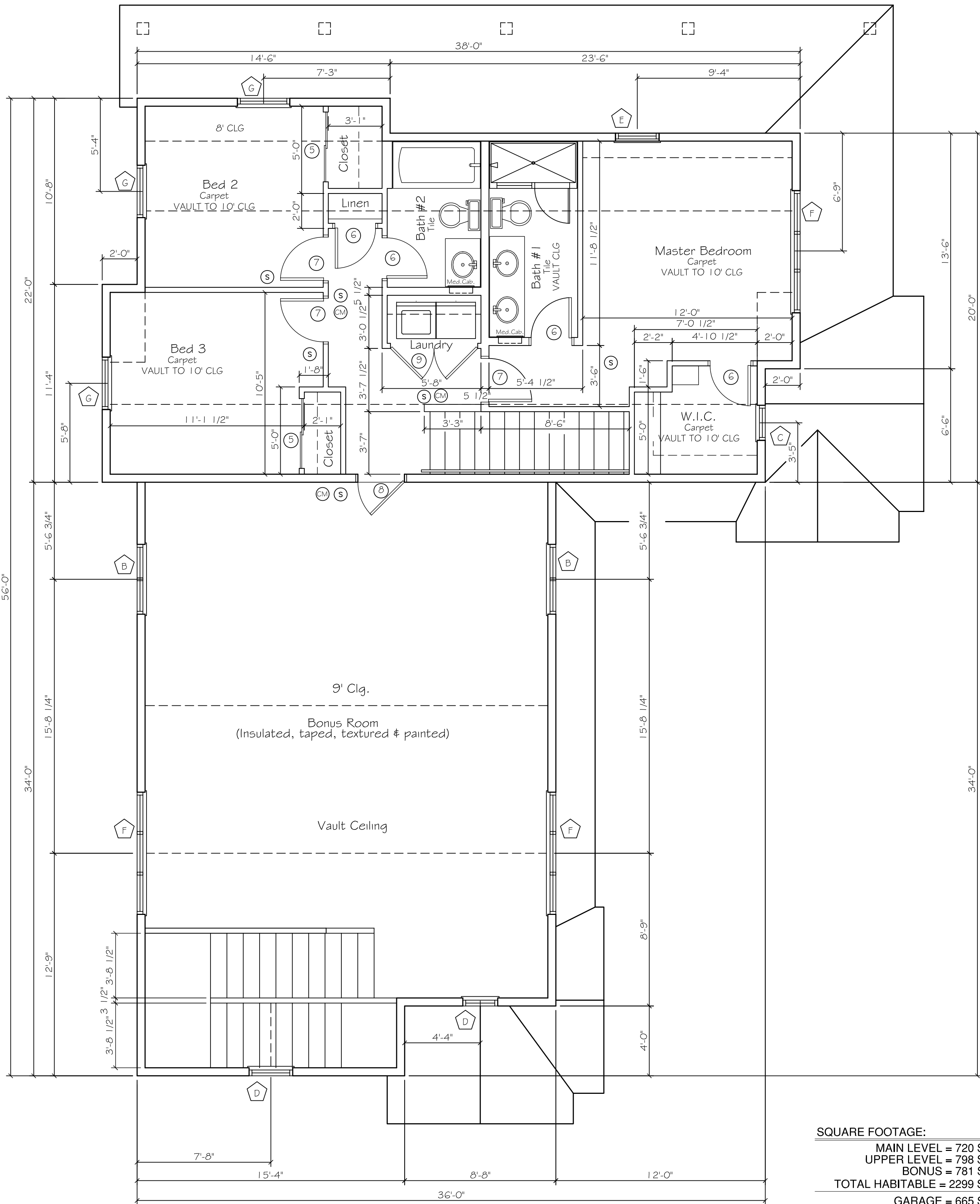
Gayla Warner
DESIGN & DRAFTING
PO BOX 3472
Montrose, Colorado 81402
(970) 901-8433

THE PARKSIDE II
PARKSIDE SUBDIVISION - LOT 18
Ridgway, Colorado
SITE DEVELOPMENT PLAN - 1/8" SCALE

DRAWN BY	GW
PROJ. #	
DATE:	5-8-18
SHEET #	SD-1



1 MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"



2 UPPER LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

WINDOW SCHEDULE:															
	#	QTY.	LOCATION	DESCRIPTION		#	QTY.	LOCATION	DESCRIPTION		#	QTY.	LOCATION	DESCRIPTION	NOTE:
	A	2	LIVING RM.	70"x4'6" XOX THIRD VENT UNIT		D	4	GARAGE BONUS RM. GARAGE STAIRS	20"x3'6" SINGLE - HUNG; UPPER STAIRWELL HEADER = +5'6" ABOVE SECOND LEVEL FLOOR.		G	3	BED 2 BED 3	3'0"x5'0" SINGLE - HUNG (EGRESS)	1. ALL WINDOWS ARE TO BE LOW E, DBL-GLAZED, ENERGY STAR RATED OR BETTER INSULATED ALUMINUM CLAD WOOD WINDOWS PROVIDING A U-VALUE OF 0.35 OR LESS, INSTALL USING MANUFACTURER'S RECOMMENDED METHOD FOR ENERGY EFFICIENCY USING TYVEK WRB AND WRB TAPE AND SEALANT. 2. TYPICAL HEADER HEIGHT IS +7'0" A.F.F. UNLESS NOTED OR INDICATED OTHERWISE. 3. ANY WINDOW WITHIN 24" ARC OF DOOR ; WHOSE AREA IS GREATER THAN 9 S.F. AND WHOSE SILL IS LESS THAN 1'8" OFF FLOOR AND HEADER IS MORE THAN 36" OFF FLOOR AND IS WITHIN 36" OF A WALKING SURFACE; OR ADJASCENT TO TUB IS REQUIRED TO HAVE TEMPERED/SAFETY GLAZING. 4. CONTRACTOR TO INSURE THAT AT EACH SLEEPING ROOM ONE WINDOW IS AN EGRESS WINDOW - 5.75 S.F. MIN. CLEAR OPEN AREA (5' S.F. AT GRADE); 20" WIDE AND 24" HIGH CLEAR DIM. REQ'D; AND MAX. SILL HT. +44"A.F.F. - (MAY VARY PER WINDOW MFG. AND TYPE)
	B	3	KITCHEN BONUS RM.	4'0"x3'6" XO HALF VENT UNIT; PROVIDE OBSCURE GLASS AT NORTH GARAGE APT. LOCATION		E	2	LIVING RM MASTER BED	2'6"x4'6" SINGLE - HUNG						
	C	3	GARAGE W.I.C.	20"x2'0" FIXED WINDOW		F	3	MASTER BED BONUS RM.	70"x 1'6" XOX THIRD VENT OVER A 70"x4'6" XOX THIRD VENT UNIT (EGRESS); HEADER = +8'6" A.F.F.						

SQUARE FOOTAGE:
MAIN LEVEL = 720 S.F.
UPPER LEVEL = 798 S.F.
BONUS = 781 S.F.
TOTAL HABITABLE = 2299 S.F.
GARAGE = 665 S.F.
TOTAL = 2964 S.F.

NOTES:
SEE A-2

DOOR SCHEDULE:

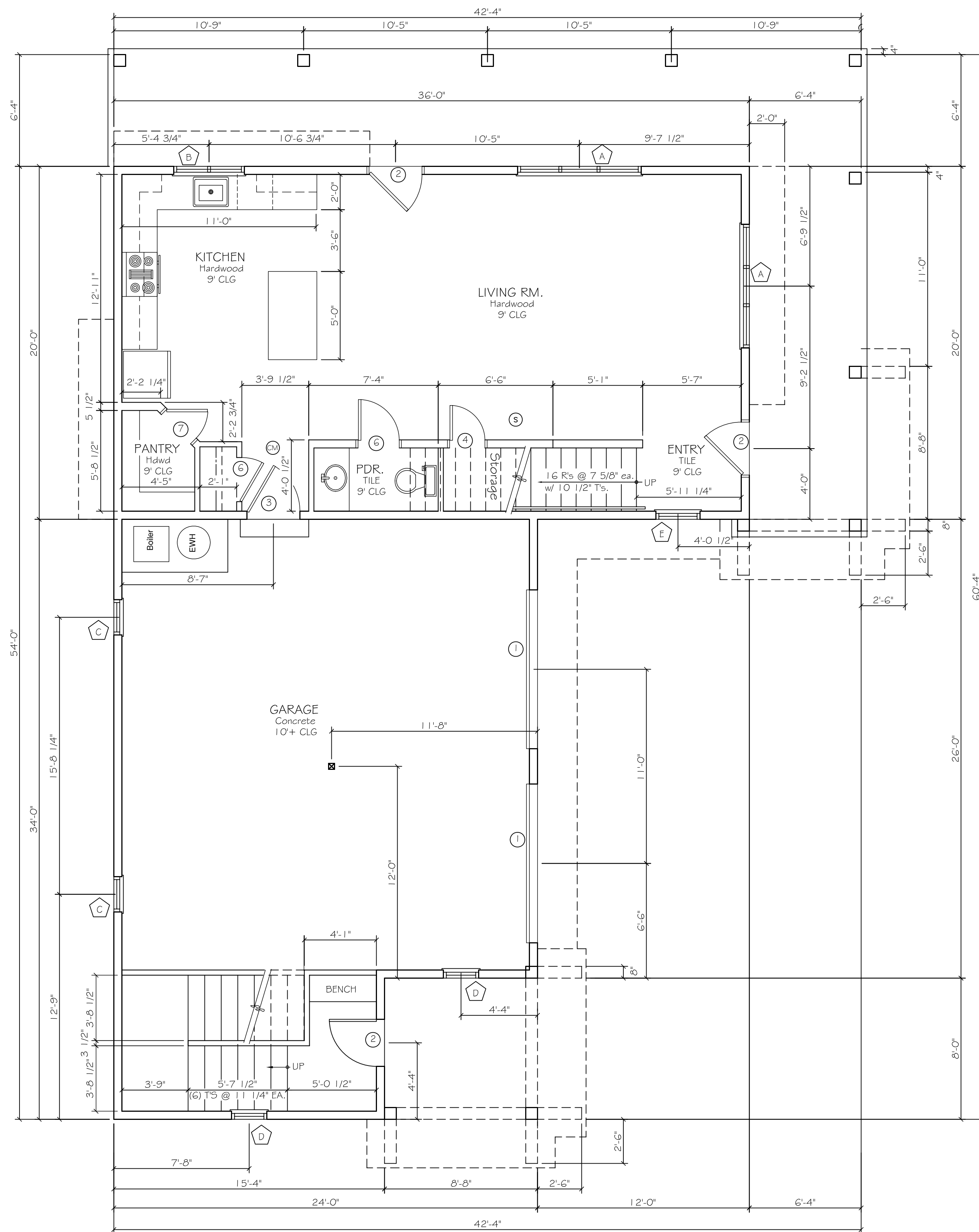
- 9'-0" x 8'-0" Insulated O.H. Door w/ Auto Opener
 - 3'-0" x 6'-8" EXT. GRADE DOOR W/ LITE
 - 3'-0" x 6'-8" x 1 3/8" SOLID CORE (OR 20 MIN. RATED) W/ WEATHERSTRIPPING AND THRESHOLD.
 - 2'-0" x 6'-8" INTERIOR PANEL DOOR
 - Pr 2'-0" x 6'-8" INTERIOR PANEL BI-PASS DOORS
 - 2'-4" x 6'-8" INTERIOR PANEL DOOR
 - 2'-6" x 6'-8" INTERIOR PANEL DOOR
 - 2'-8" x 6'-8" INTERIOR PANEL DOOR
 - PR. 2'-6" x 6'-8" INTERIOR PANEL DOORS
 - 3'-0"x6'-8" INTERIOR PANEL BARN DOOR (2'-6" OPG.)
- NOTE: ALL EXTERIOR OPAQUE DOORS TO HAVE AN R-VALUE RATING OF 2.86 OR BETTER.

REVISIONS:

Gayla Warner
DESIGN & DRAFTING
PO BOX 3472
Montrose, Colorado 81402
(970) 901-8433

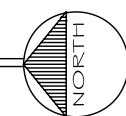
THE PARKSIDE II
PARKSIDE SUBDIVISION - LOT 18
Ridgway, Colorado
FLOOR PLANS - 1/4" Scale

DRAWN BY	GW
PROJ. #	
DATE:	5-8-2018
SHEET #	A-1

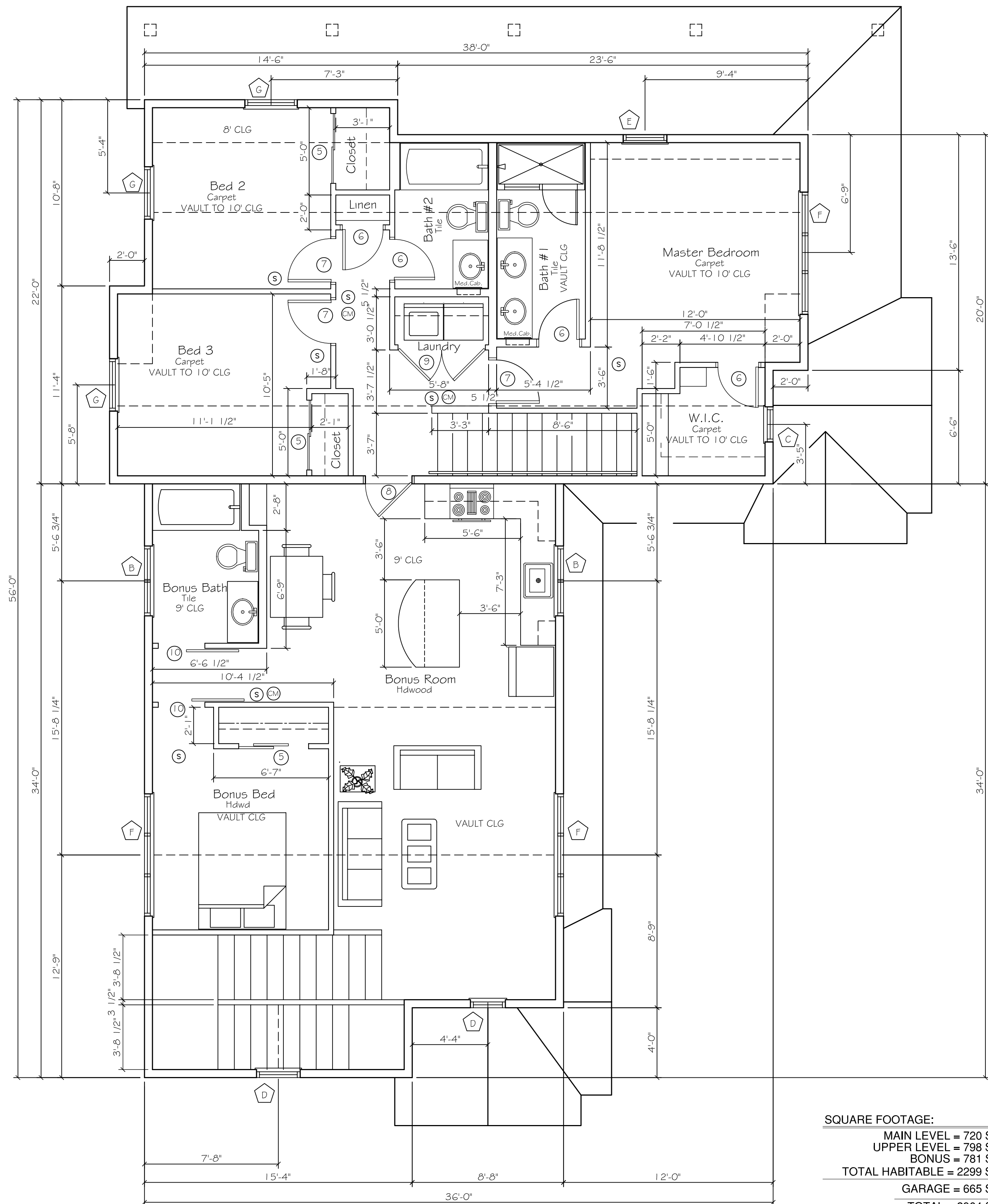


MAIN LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"

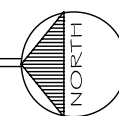


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	A	2	LIVING RM.	7'0"x4'6" XOX THIRD VENT UNIT		D	4	GARAGE BONUS RM. GARAGE STAIRS	2'0"x3'6" SINGLE - HUNG; UPPER STAIRWELL HEADER = +5'6" ABOVE SECOND LEVEL FLOOR.	
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UPPER LEVEL FLOOR PLAN

SCALE: 1/4" = 1'-0"



SQUARE FOOTAGE:

MAIN LEVEL = 720 S.F.
UPPER LEVEL = 708 S.F.

UPPER LEVEL = 798 S.F.
BONUS = 781 S.F.

AL HABITABLE = 2299 S.F.

GARAGE = 665 S.F.

TOTAL = 2964 S.F.

NOTES:

SEE A-2

DOOR SCHEDULE:

- | | |
|---|--|
| 1 | 9'-0" x 8'-0" Insulated O.H. Door w/ Auto Opener |
| 2 | 3'-0" x 6'-6" EXT. GRADE DOOR W/ LITE |
| 3 | 3'-0" x 6'-6" x 1 3/8" SOLID CORE (OR 20 MIN. RATED) W/ WEATHERSTIPPING AND THRESHOLD. |
| 4 | 2'-0" x 6'-8" INTERIOR PANEL DOOR |
| | Pr 2'-0" x 6'-8" INTERIOR PANEL BI-PASS DOORS |
| 5 | 2'-4" x 6'-8" INTERIOR PANEL DOOR |
| 6 | 2'-6" x 6'-8" INTERIOR PANEL DOOR |
| 7 | 2'-8" x 6'-8" INTERIOR PANEL DOOR |
| 8 | 2'-8" x 6'-8" INTERIOR PANEL DOOR |
| | PR. 2'-8" x 6'-8" INTERIOR PANEL DOORS |
| 9 | 3'-0"x6'-8" INTERIOR PANEL BARN DOOR (2'-6" OPG.) |

NOTE: ALL EXTERIOR OPAQUE DOORS TO HAVE AN R-VALUE RATING OF 2.86 OR BETTER.

REVISIONS:

Gayla Warner

DESIGN & DRAFTING

PO BOX 3472

(970) 901-8433

THE PARKSIDE II

PARKSIDE SUBDIVISION - LOT 18

Ridgway, Colorado

FLOOR PLANS w/ Bonus Rm. Layout - 1/4" Scale

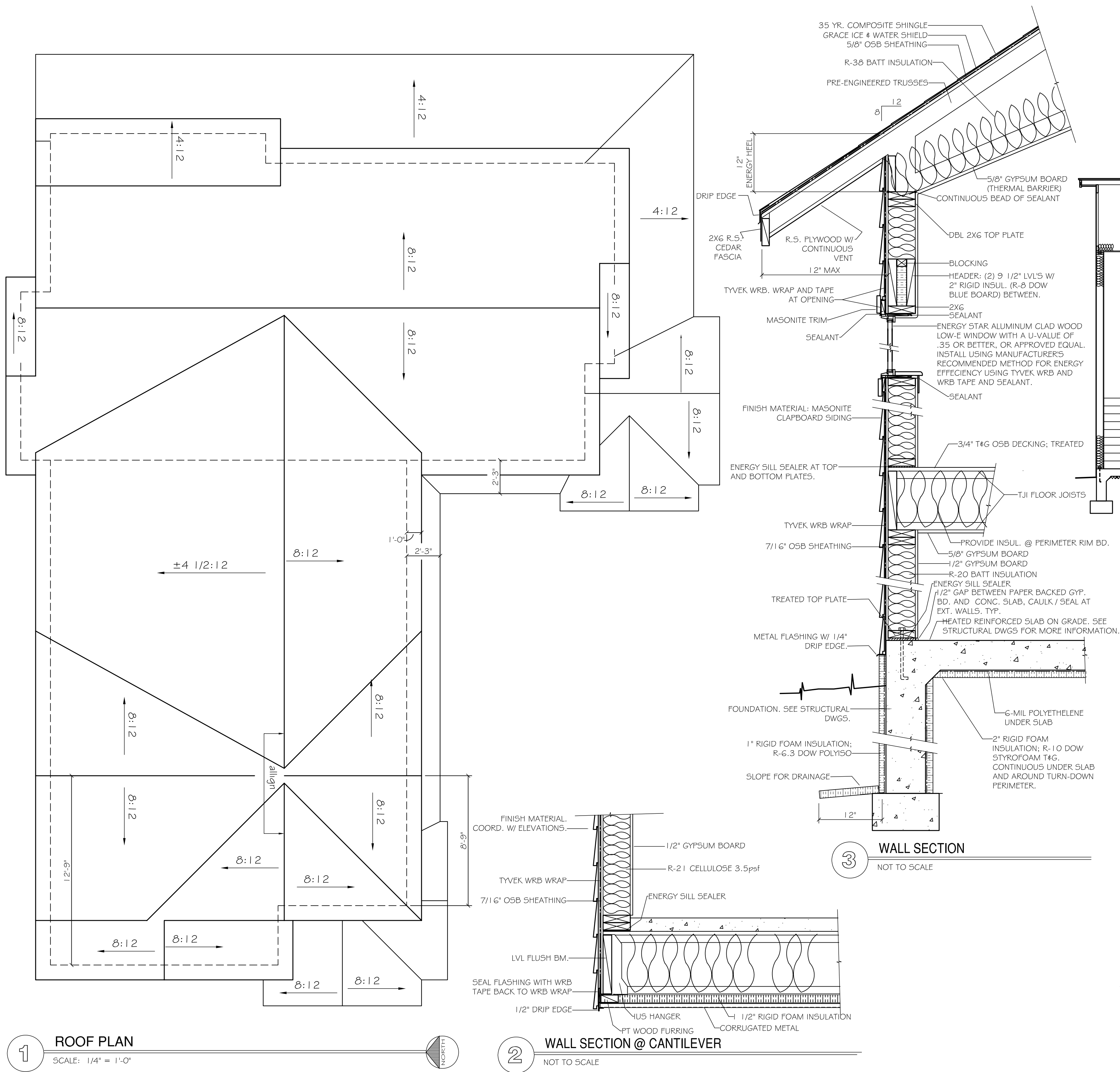
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PROJ. #

DATE:	5-8-2018
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SHE
#

A-1a



4 N-S SECTION THRU HOUSE LOOKING EAST
SCALE: 1/4" = 1'-0"



5 N-S SECTION THRU HOUSE LOOKING EAST
SCALE: 1/4" = 1'-0"

1 ROOF PLAN

SCALE: 1/4" = 1'-0"

2 WALL SECTION @ CANTILEVER

NOT TO SCALE

3 WALL SECTION

NOT TO SCALE

NOTES:

GENERAL:

- ALL CONSTRUCTION IS TO COMPLY WITH THE 2006 I.R.C., 2009 I.E.C.C. AS WELL AS ALL OTHER GUIDELINES AND SPECIFICATIONS REQUIRED BY THE GOVERNING TOWN/COUNTY OR ANY OTHER APPLICABLE AGENCIES.

DESIGN REQUIREMENTS:

- SNOW LOAD: 65 LB9/5.F.
- WIND SPEED: 90 MPH, 3 Sec. Gusts
- SEISMIC DESIGN CATEGORY: C
- WEATHERING: Severe
- FROST LINE DEPTH: 40"
- TERMITE: Slight
- WINTER DESIGN TEMP: -16° F
- ICE SHIELD: Yes
- AIR FREEZING INDEX: 3000 (Bf/days)
- MEAN ANNUAL TEMP: 43°
- MAX BUILDING HEIGHT: 27'

FINAL GRADING:

- PROVIDE POSITIVE DRAINAGE AWAY FROM FOUNDATION PERIMETER.

GENERAL CONSTRUCTION:

- USE 5/8" TYPE X GYPSUM BOARD AT COMMON WALL / CEILING TO PROVIDE 1-HR. SEPARATION BETWEEN GARAGE AND ALL HABITABLE SPACES. ALSO AT USABLE SPACE UNDER STAIRS.

CONCRETE AND CRAWL SPACES:

- COORDINATE W/ OWNER FOR DESIRED FINISH AT ALL CONCRETE PATIOS AND SIDEWALKS.
- CLASS C OR F FLY ASH CONCRETE MUST BE USED IN ALL CEMENT MIXES FOR ALL CONCRETE, EXCLUDING GARAGES AND EXTERIOR USES.
- PROVIDE R-10 INSULATION UNDER HEATED SLAB AND R-15 INSULATION ALONG PERIMETER OF SAME SLAB.
- RAISE PAPER COVERED GYPSUM BOARD 1/2" ABOVE SLAB.

INSULATION:

- PROVIDE R-38 INSULATION AT ROOF/CEILING AND FLOORS ABOVE UNCONDITIONED SPACE, R-20 INSULATION IN EXTERIOR WALLS OR R-19 AT WALLS TO GARAGE OR UNHEATED BUFFER SPACES.
- ACCESS PANELS / DOORS TO UNCONDITIONED ATTIC SPACE SHALL BE WEATHERSTRIPPED AND INSULATED TO THE EQUIVALENT LEVEL OF THE SURROUNDING SURFACE (R-38).
- COORDINATE W/ OWNER FOR LOCATION OF SOUND BATTS IN WALLS AND CEILING/FLOOR LOCATIONS.

BUILDING THERMAL ENVELOPE:

- THE BUILDING THERMAL ENVELOPE SHALL BE DURABLY SEALED TO LIMIT INFILTRATION. THE FOLLOWING SHALL BE CAULKED, GASKETED, WEATHERSTRIPPED OR OTHERWISE SEALED :
 1. ALL JOINTS, SEAMS, AND PENETRATIONS.
 2. OPENINGS BETWEEN WINDOW AND DOOR ASSEMBLIES AND THEIR RESPECTIVE JAMBS, AND FRAMING.
 3. UTILITY PENETRATIONS.
 4. RIM JOIST JUNCTIONS.
 5. ANY OTHER SOURCE OF INFILTRATION.
- PROVIDE AIR SEALING BETWEEN GARAGE AND CONDITIONED SPACE.
- RECESSED LIGHTING FIXTURES ARE TO BE AIR TIGHT, IC RATED, AND SEALED TO DRYWALL.
- SHOWERS AND TUBS LOCATED ON EXTERIOR WALLS SHOULD BE PROVIDED WITH INSULATION AND AN AIR BARRIER SEPARATING THEM FROM THE EXTERIOR WALL.
- PROVIDE AN AIR BARRIER AT ALL FIREPLACE WALLS.

STAIRS:

- PROVIDE STAIRS WITH NO GREATER THAN 7 3/4" MAX RISERS, NO LESS THAN 10" TREADS, AND WITH VARIATION IN EITHER OF NO GREATER THAN 3/8". STAIR NOSINGS MUST BE A MINIMUM OF 3/4".
- PROVIDE ON AT LEAST ONE SIDE OF ALL STAIR RUNS WITH 4 OR MORE RISERS A CONTINUOUS HANDRAIL SPACED 1 1/2" FROM WALL AND BETWEEN 34"-38" ABOVE A LINE RUNNING PARALLEL TO THE NOSINGS. TERMINATE THE END OF THE HANDRAIL IN A NEWEL POST OR RETURN IT TO THE WALL.

MECH., ELEC. & PLUMBING:

- UTILIZE ENERGY STAR RATED HIGH EFFICIENCY UNITS.
- PROVIDE A GAS WATER HEATER UNIT WITH A .60 ENERGY FACTOR OR BETTER.
- PROVIDE FORCED HEAT SYSTEM. USE GAS FURNACE WITH A GREATER THAN OR EQUAL RATING OF 90% AFUE OR BETTER.
- PROVIDE A PROGRAMMABLE SETBACK THERMOSTAT.
- CONTRACTOR TO PROVIDE FANS AT BATHROOMS TO PROVIDE A MINIMUM VENTILATION RATE OF 50 CFM FOR INTERMITTENT VENTILATION OR 20 CFM FOR CONTINUOUS. EXHAUST DIRECTLY TO OUTSIDE.
- CONTRACTOR TO PROVIDE SMOKE DETECTORS, (S) IN EACH BEDROOM AND BEDROOM CORRIDOR, AND AT EACH STORY. ALARM DEVICES ARE TO BE INTERCONNECTED SO THAT ACTUATION OF ONE ALARM WILL ACTIVATE ALL ALARMS AND ALL ALARMS ARE WIRED TO ELECTRICAL SYSTEM AND HAVE BATTERY BACKUP.
- CONTRACTOR TO PROVIDE CARBON MONOXIDE, (C) ALARMS OUTSIDE OF EACH SLEEPING AREA IN THE IMMEDIATE VICINITY OF THE BEDROOMS, AT MECHANICAL ROOM, AND AT DOOR BETWEEN GARAGE AND RESIDENCE.
- DRYER, KITCHEN AND BATH FAN TO BE VENTED SEPARATELY TO EXTERIOR.
- WATER HEATER UNITS GENERATING A SPARK OR FLAMES SHALL BE RAISED 18" A.F.F.

LIGHTING:

- ALL EXTERIOR LIGHTING TO BE DOWNLIGHTS PER CITY OF RIDGWAY CODE .

ROOF:

- ROOF: TYPICAL SLOPE IS 8:12 WITH SECONDARY ROOF SLOPES OF 4:12 - SEE ROOF PLAN - W/ A MINIMUM EAVE OVERHANG OF 12" TO DRIP EDGE.
- PROVIDE GUTTERS AND DOWNSPOUTS. COORDINATE WITH OWNER FOR LOCATIONS.

WALL WINDOWS TO FLOOR AREA RATIO:

2299 S.F. HOUSE / 339 S.F. GLAZING = 14.7% (18% MAX)

THE PARKSIDE II
PARKSIDE SUBDIVISION - LOT 18
Ridgway, Colorado
ROOF PLAN AND SECTIONS

DWG BY	GW
PROJ. #	
DATE:	5-8-2018
SHEET #	
A-2	



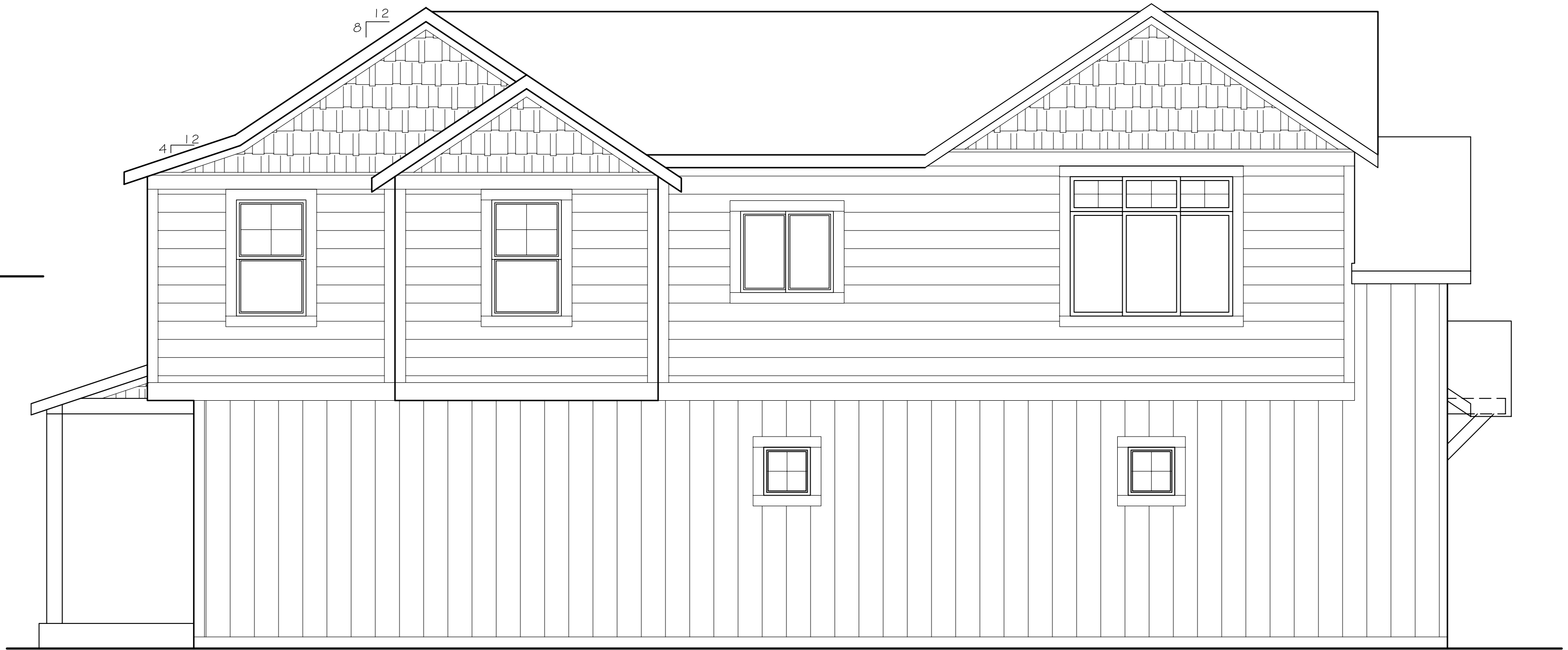
1 SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION
SCALE: 1/4" = 1'-0"



3 WEST ELEVATION
SCALE: 1/4" = 1'-0"



4 NORTH ELEVATION
SCALE: 1/4" = 1'-0"

REVISIONS:

Gayla Warner
DESIGN & DRAFTING
PO BOX 3472
Montrose, Colorado 81402
(970) 901-8433

THE PARKSIDE II
PARKSIDE SUBDIVISION - LOT 18
Ridgway, Colorado
ELEVATIONS - 1/4" Scale

DRAWN BY	GW
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SHEET #	

A-3

STAFF REPORT

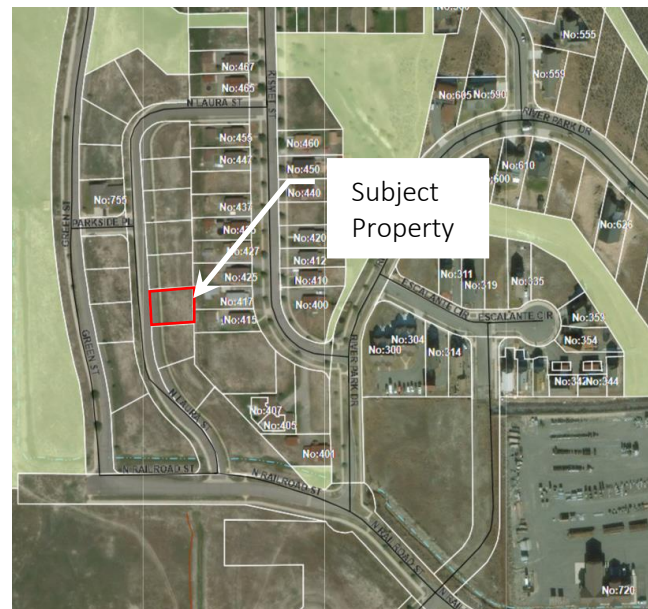
Request: Deviation – building footprint
Legal: Parkside, Lot 18
Address: TBD N Laura Street
Parcel #: 430508414018
Zone: Low Density Residential (R)
Applicant: Jack Petruccelli
Owner: Alpine Creek Homes LLC
Initiated By: Shay Coburn, Planner
Date: September 25, 2018

REQUEST

The Applicant is requesting a deviation from the Single-Family Home Design Standards in Chapter 6 Section 6 of the Ridgway Municipal Code. More specifically, RMC §6-6-3(E) requiring a minimum footprint of 21 feet by 24 feet, exclusive of the garage, for single-family homes. The Applicant is proposing a building width of 20 feet.

The subject property is in the Parkside subdivision, recorded at reception number 197315. This vacant lot is accessed via North Laura Street.

The Applicant has submitted an application, architectural drawings the of proposed single-family house design, letter dated September 10, and the applicable fee for this public hearing. The property and public hearing have been noticed in compliance with the Town Municipal Code.



CODE REQUIREMENTS

The subject property is zoned Low Density Residential where single-family homes are a use-by-right.

Single-Family Home Design Standards can be found in Ridgway Municipal Code (RMC) Chapter 6 Section 6. These design standards are applicable to newly constructed or installed single-family homes.

The legislative declaration for the Single-Family Home Design Standards is defined in RMC §6-6-1, as follows:

Ridgway is defined in part by eclectic architecture and neighborhoods vary in age and character. A goal of the Town's Master Plan is to create a well-integrated community that meets the needs of residents of various income levels, ages and stages of family life cycles. One way of achieving this is to encourage a mix of housing types and densities, rather than segregating them into separate districts. In accomplishing this, it is acknowledged that the visual appearance of a property affects more than just the property involved. New and altered structures impact the surrounding neighborhood both in character and property value. These standards have been adopted to encourage a mix of housing types,

while helping to ensure that this will not be detrimental to the character of the neighborhoods or to property values in general.

RMC §6-6-3(E) has the following requirement:

(E) Minimum Width:

“The building footprint may be any shape, but must fully enclose a 24 ft. x 21 ft rectangle within the perimeter, exclusive of any attached garage”.

Notably, the 21 x 24 footprint requirement within the municipal code was intended to eliminate rectangular, single-wide modular structures.

This request for a deviation is considered under RMC §6-6-5 based upon the following:

(A) The Planning and Zoning Commission may approve deviations from one or more of the requirements of this Section §6-6 on the basis of finding that:

(1) The proposed architecture or construction standards provide compensating features that meet the intent and objectives of these standards.

(2) The proposed structure will be compatible and harmonious with structures in the immediate vicinity.

(B) Requests for deviations shall be reviewed pursuant to the procedures of Subsection 7-3-18 of the Ridgway Municipal Code, subject to the fees set in Subsection 7-3-20.

Applicable review procedures as described in RMC §7-3-18 are as follows:

(E) At the hearing scheduled, the applicant and other interested parties may appear and present such evidence and testimony as they may desire. Anyone presenting evidence or testimony shall be subject to cross-examination by other interested parties, although the Reviewing Board may limit testimony, evidence, and cross-examination which is merely cumulative and is not required to follow any set procedure during the hearing, nor to strictly follow the Rules of Evidence as applied by the Courts. The hearing may be tape recorded or otherwise electronically recorded. The applicant, or other interested party may, if he desires, have the hearing recorded by a court reporter, at his expense. The hearing may be continued from time to time as necessary. The burden is upon the applicant in all cases to establish that all applicable criteria for any action are met, including proper notice.

...

(G) The Reviewing Board may approve the requested action only upon finding that all applicable criteria and requirements of these Zoning Regulations or other Town ordinances have been met. If it determines that such criteria have not been met, the application shall be denied. The application may be granted upon conditions or limitations which the Reviewing Board determines are necessary in order to ensure that the applicable criteria are met. Such conditions or limitations shall be provided to the applicant and interested parties, in writing, as part of the decision.

ANALYSIS

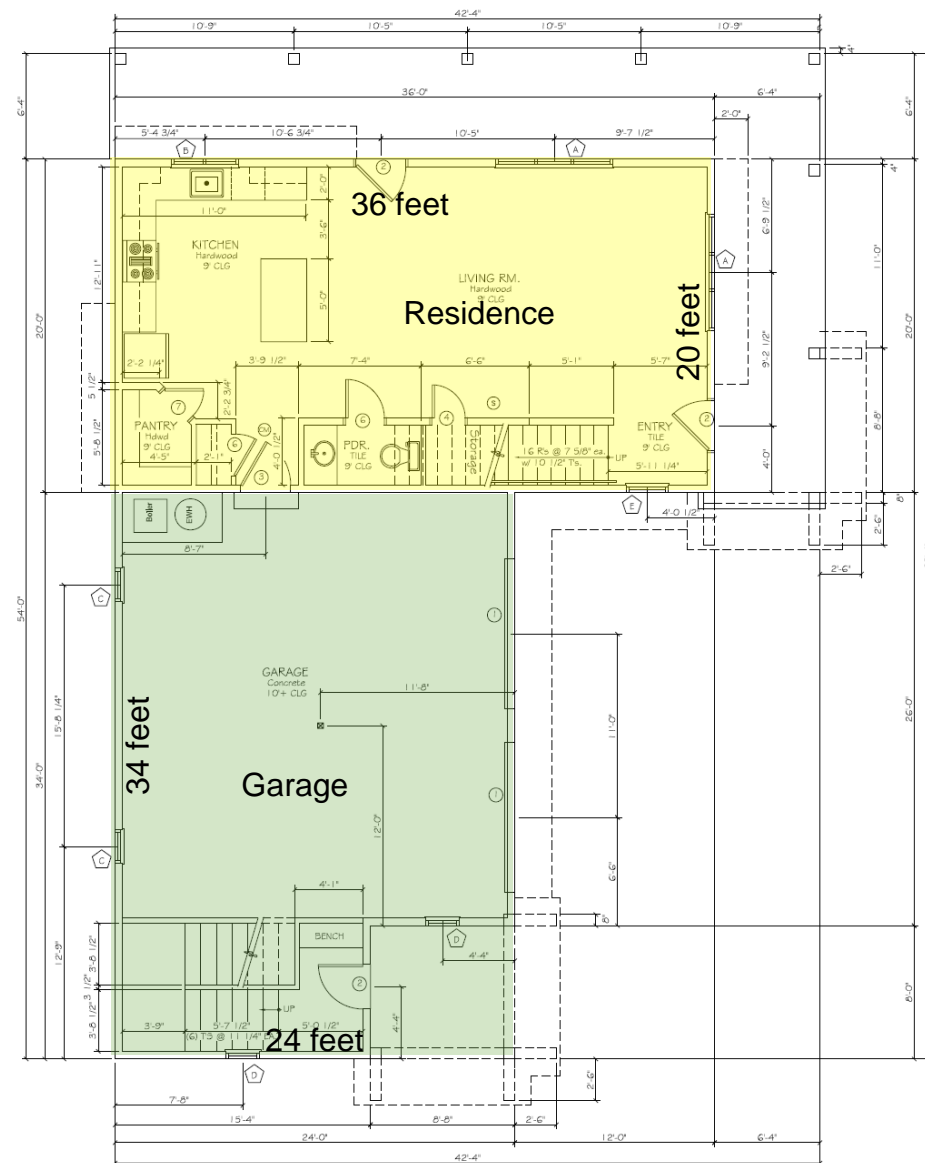
The following two criteria must be met for the Planning Commission to approve this request.

1) The proposed architecture or construction standards provide compensating features that meet the intent and objectives of these standards.

The proposed single-family home has a rectangular footprint of 20 feet by 36 feet (shaded in yellow below) with an attached 24 foot by 34-foot garage with living space above (shaded in green below). The structure is two stories with an attached covered porch, one pop out, and varying roof lines. There is some architectural variation present with solids and voids and roof line variation. Exterior materials will be Masonite siding with asphalt composite singles on the roof. Compensating features such as the second floor, a small bump out on the second floor, the attached garage with a second floor, and covered porches/entries, all contribute to architectural interest for the structure.

(2) The proposed structure will be compatible and harmonious with structures in the immediate vicinity.

While there are only a few houses built in this subdivision, they are also two stories and similar to the other structures in the adjoining subdivision. In addition, the overall size of the proposed building (~3,000 sq. ft.) appears compatible with the area. The applicant's letter states that 16 other homes with this same footprint have been built in the adjoining subdivision, River Park.



1 MAIN LEVEL FLOOR PLAN
SCALE: 1/4" = 1'-0"

NOTICE OF PUBLIC HEARING

NOTICE IS HEREBY GIVEN that the Ridgway Planning Commission will hold a **PUBLIC HEARING** at the Town Hall Community Center, 201 N. Railroad Street, Ridgway, Colorado, on Tuesday, September 25th, 2018 at 5:30 p.m., to receive and consider all evidence and reports relative to the application described below:

Application for: Preliminary Plat

Location: Ridgway USA Subdivision, Lots 30-34

Address: TBD Redcliff Drive

Zoned: General Commercial (GC)

Applicant: Vista Park Development LLC

Property Owner: Ridgway Land Company LLLP

ALL INTERESTED PARTIES are invited to attend said hearing and express opinions or submit written testimony for or against the proposal to the Town Clerk.

FURTHER INFORMATION on the above application may be obtained or viewed at Ridgway Town Hall, or by phoning 626-5308, Ext. 222.



DATED: September 13, 2018

Shay Coburn, Town Planner

Vista Park Commons - P.U.D.
Replat of Lots 30-34, Ridgway Land Company Subdivision
Located in the South 1/2 of the North 1/2, Section 16, Township 45 North, Range 8 West, NMPM,
Town of Ridgway, County of Ouray, State of Colorado
(Preliminary Plat)

Certificate of Creation of Community, Dedication, and Ownership:

Visa Park Development, LLC, a Colorado limited liability company ("Owner") does certify the following:

1. The Owner is the current fee simple owner of certain real property in the Town of Ridgway, County of Ouray and State of Colorado, situated in Section 16, Township 45, Range 8, containing 2.443 acres more or less, and being more particularly described as follows:

Lots 30-34 of the Ridgway USA Development by the Ridgway Land Company, according to the recorded plat filed October 9, 1990 at Reception No 147701, Town of Ridgway, County of Ouray, State of Colorado.

This real property, together with the rights, duties and obligation under these certain easements which benefit and burden the Property and further together with all the improvements, consisting of building and other structures on the real property are collectively referred to on this Plat as the "Property". The Owner has by these presents laid out, re-platted and subdivided the Property into 25 new lots, Common Areas, and Limited Common Areas, all as shown on this Plat.

2. This is the same Property and the same Plat that is defined, described and referred to in the Declaration of Covenants, Conditions, and Restrictions for Vista Park Commons, a Planned Common Interest Community (the "Declaration"), which was recorded in the office of the Ouray County Clerk and Recorder, State of Colorado on _____, 2019 at Reception No. _____.

3. Owner, as Declarant and as the fee simple title owner of the Property, does hereby submit governance of the Property and the Community to the (i) Declaration, (ii) the Colorado Common Interest Ownership Act, as set forth in Colorado Revised Statutes §§38-33.3-101 et. seq., and (iii) the Colorado Revised Nonprofit Corporation Act, as set forth in Colorado Revised Statutes §§7-121101 et. seq.

4. Owner does hereby dedicate, grant and convey to the Town of Ridgway, State of Colorado, the following easements as indicated on this Plat and as further described in the Declaration:

- (i) Utility easements (as shown on the Plat) for Town utilities and public utilities, including, but not limited to water, sewer, electrical, telephone, gas, CATV lines, and fiber optic lines, together with perpetual blanket right of ingress and egress from and over anywhere on the Property for installation, maintenance and replacement of such lines;
- (ii) Drainage easements (as shown on the Plat) for Town storm drainage features and facilities.

Owner reserves or conveys private easements for the Unit Owners in the Common Elements (General and Limited) as indicated on this Plat and as further described in the Declaration.

Owner reserves or conveys private easements for the Association in the Common Elements (General and Limited) in the Property as a whole as described in the Declaration.

5. Owner does hereby dedicate, grant and convey to the Town of Ridgway, State of Colorado, the new water main and the new sewer main, including, but not limited to, the valves, manholes, appurtenances, etc.

Executed this ____ day of _____, A.D. 20____

Vista Park Development, LLC

by _____
F. Guthrie Castle, Jr.
Managing Member

STATE OF COLORADO)
COUNTY OF Ouray) ss.

The foregoing Certificate of Ownership and Dedication was acknowledged before me this ____ day of _____, A.D. 2018, by F. Guthrie Castle, Jr., as Managing Member of Vista Park Development, LLC.

Witness my hand and official seal.

My Commission expires _____

Notary Public

Notes:

1. This subdivision will be governed by Vista Park Commons HOA as set forth in the Declaration recorded at Reception # _____, and the Lots/Units are subject to assessments by the HOA, including, but not limited to, a Transfer Assessment as a fee for the transfer of a Lot/Unit to a new owner(s) assessable as a closing cost at the time of the transfer in the amount of one percent (1%) of the sale price of the Lot/Unit.

2. As set forth in the Declaration, the Limited Common Element areas designated hereon are for parking or for storage. The conveyance of each Lot/Unit will, by the Declaration, include an inalienable right to two (2) assigned parking spaces for 2-bedroom Units and one (1) assigned parking space for 1-bedroom and studio Units. The conveyance of each Lot/Unit will also, by the Declaration, include an inalienable right to one (1) assigned storage unit.

3. The maximum number of dwelling units allowed is 23 for which the applicable excise tax has been paid.

4. Short-term rentals, as defined in the Town regulations, are prohibited in all Units.

5. Some Lots are Deed Restricted.

a. As a condition of approval for this P.U.D., the Town has required the Owner to provide some Lots (or "Units") as deed restricted housing in accordance with the terms and conditions of this plat note. The same are hereafter referred to as "Deed Restricted Property" or "Deed Restricted Units". Accordingly, Lots 8 and 21 shall be deed restricted with the terms of this plat note, and once attached, the same shall run with the land in perpetuity, and not expire. Any instrument of conveyance will clearly indicate that they are deed restricted and reference this plat map and applicable plat notes, as amended from time to time. The Town is granted and conveyed the right to enforce compliance with these restrictions applicable to the Deed Restricted Units. The Deed Restricted Units shall be owned and occupied by persons who qualify with the terms and conditions of this note.

b. On the day of making an offer to purchase a Deed Restricted Property, the prospective new owner(s) shall maintain their sole residence and abode in Ouray County, Colorado, or provide written intent of their desire and intent to do so within 30 days of purchasing the unit. Acceptable written proof of said residency or residency intent must be presented to the Town in advance of any transfer of a Deed Restricted Property, including the original property transfer and all subsequent resales or transfers of such property. If required by a title company insuring the transfer, the Town shall provide timely written affirmation of its determination that the prospective owner(s) have met this requirement.

c. Any person who currently owns a residence in Ouray County does not qualify to purchase one of these Deed Restricted Units. Furthermore, a statutory or common law entity such as a trust, corporation, LLC, etc, does not qualify to purchase one of these Deed Restricted Units.

d. At the time of the original Deed Restricted Property transfer and all subsequent resales or transfers of such property, at least one person in the household shall earn the majority of their income in Ouray County or from an employer based in Ouray County or be a retired person that previously earned the majority of their income in Ouray County or from an employer based in Ouray County. Written proof of this must be presented to the Town in advance of any transfer of the property. The majority of income for purposes of this note shall be 51%. If required by a title company insuring the transfer, the Town shall provide timely written affirmation of its determination that the prospective owner(s) have met this requirement.

e. At the time of purchase of a Deed Restricted Property, including the original property transfer and all subsequent resales and transfers of the property, the household income will be 80% or less of the Area Median Income (AMI) as determined by the United States Department of Housing and Urban Development (HUD) for Ouray County, as adjusted annually. Written proof of this, such as the prior year's income tax returns, must be presented to the Town in advance of any transfer of property. If required by a title company insuring the transfer, the Town shall provide timely written affirmation of its determination that the prospective owner(s) have met this requirement.

f. There shall be an initial maximum sales price on every Deed Restricted Unit. The initial maximum sales price of a Deed Restricted Unit shall be equal to the cost of acquiring and developing the Deed Restricted Unit, including fees, infrastructure costs, and cost of sales, plus a maximum of ten (10%) profit; provided, however, that if the initial maximum sale price exceeds the maximum affordable purchase price for an 80% AMI household for Ouray County, the Owner agrees to reduce the profit downward from 10% to an amount that achieves the targeted AMI affordable maximum purchase price, except that in no event will the initial maximum sales price be reduced to an amount that requires the Owner to achieve less than a 3% profit on that Unit. Prior to any transfer of the Deed Restricted Unit, evidence of the Owner's cost shall be submitted to the Town Manager, or their designee, who shall review the Owner's computation of cost and approve, in writing, the proposed initial maximum sales price. In no event should the requirements of this section be used to require the Owner to achieve less than a 3% profit in connection with the sale of the Deed Restricted Property. The Town Manager, based on the review of the Owner's cost, may deviate from the 80% AMI restriction if the cost plus 3% profit exceeds affordability for an 80% or less income level.

g. These plat notes and deed restrictions survive any foreclosure on any property subject to these plat notes and deed restrictions, provided, however, said notes and restrictions shall not be deemed to over-ride or interfere with the enforcement of a mortgagee's security interest in the property.

h. Resale Cap.

1. The maximum resale price of these Deed Restricted Units is limited to an annual price appreciation cap of 3% of the initial sales price, as determined pursuant to note "f". All resale pricing is subject to the review and approval of the Town of Ridgway Town Manager, or their designee, for the sole purpose of insuring the resale price is in compliance with this plat note.

2. If an owner of a Deed Restricted Property makes any capital improvements requiring a building permit to the property during his/her term of ownership, the cost of those capital improvements, as indicated on the building permit, may be added to the gross purchase price of the property for the purpose of computing the annual price appreciation cap created herein. Any costs of capital improvements to be added to the gross purchase price of the property, including but not limited to upgrades during construction, shall require the prior, written approval of the Town.

i. The seller of the Deed Restricted Property agrees to consult with the Town of Ridgway Town Manager, or their designee, regarding any potentially qualified buyer(s) and the maximum sale and resale price under these plat restrictions and requirements.

j. The above referenced Deed Restricted Properties shall be, and remain, owner occupied. Long-term and short-term rental of these units is prohibited.

k. The Town hereby waives development excise tax RMC 3-4-1, et seq., on these Deed Restricted Properties.

l. The Town waives all "plan check fees" and building permit fees charged by the Town on these Deed Restricted Properties.

m. A Deed Restricted Property owner, subject to the above stated covenants, may apply to the Town Planning Commission for a waiver from the strict application of any one or more of these provisions. A waiver from the strict application of these provisions may be granted at the discretion of the Planning Commission and may only be granted if the applicant can establish that the following criteria are substantially met:

1. There are practical difficulties or unnecessary hardships caused to the individual lot owner if these provisions are strictly applied. Any such practical difficulty and/or unnecessary hardship must be of such a nature as to create an individually differentiated situation from any and all other owners' of units burdened by these regulations; and

2. The spirit of these provisions will be observed, the public health safety and welfare secured and substantial justice done by granting the waiver.

The burden shall be on the applicant to establish by a preponderance of the evidence that these criteria have been met. No waiver under this provision shall be granted with less than four (4) concurring votes of the Planning Commission.

n. Owner agrees to construct at least one the dwelling units on these Deed Restricted Properties in the Phase 1 of the development plan.

o. Notwithstanding anything else in this note, in the event that a Deed Restricted Property is actively marketed for sale by the Owner for three (3) months after a Certificate of Occupancy ("C.O.") has been issued thereon, but no residentially and financially qualified buyer has entered into a binding contract for purchase of the same, or in any case if six (6) months after the C.O., no residentially and financially qualified buyer has closed on a purchase of the property, then the deed restrictions as to that unit shall not attach and shall lapse and become unenforceable, null and void.

6. This subdivision and Plat are further subject to a Ridgway Land Co. Master Plat found at Reception #147701, Ouray County, and filed on October 10, 1990, and to Ridgway Land Co. Master Declarations found at Reception #147105, Ouray County on July 24, 1990. Prior easements from the Master Plat are shown hereon.

7. All outdoor lighting fixtures to comply with Town of Ridgway regulations.

8. The Duplex Units. Lots 8-9, 17-18 (the 2 Duplex Units) have shared elements, such as exterior walls, roof, and foundation. The Duplex Units will not share a interior common wall, but will be built with an interstitial space between.

a. Responsibility for maintenance of the shared elements of each Duplex will be the individual and several responsibility the Units Owners of the Duplex.

b. The Duplex Units depicted on this plat shall have uniform exterior appearance. Future improvements, modifications and repair to the units' exteriors shall be done in accordance with any applicable covenants and regulations of the HOA, and performed in such a manner as to ensure uniformity and compatibility of the exterior of the units.

9. As set forth in the Declaration, the HOA shall be jointly and severally liable for the maintenance of all General and Limited Common Elements, including, but not limited to the following:

The Common Building
The parking lot
The pathways
The storage units
The fences located in Common Elements
Landscaping and weed control in the Common Elements
Operation and maintenance of the irrigation system
Operation and maintenance of the storm water system

In the event that said maintenance is not properly performed, the Town of Ridgway may cause the work to be done, assess the cost to the said owners, may certify such charges as delinquent charges to the County Treasurer to be collected similarly to taxes, may record a lien on said lots which may be foreclosed in any lawful manner, or may pursue any other remedy available in order to collect such charges. These obligations shall run with the land and be binding upon all successors in interest to the said lot(s).

10. Drainage Easements - The drainage easement(s) shown hereon shall be maintained by the owners of all lots encumbered by the easement, jointly and severally in a manner that preserves the grade as established and so as to not impede the free flow of water in any way, including but not limited to the construction of fencing and other improvements, or the planting or encroachment of trees and shrubs and other impeding vegetation. The Town is not responsible or liable in any manner for the maintenance, repair, or operation of any pipelines, ditches or improvements as located within said easements. Upon failure to properly maintain the drainage easement(s) shown hereon, or in the need to abate a nuisance or public hazard, the Town may cause the maintenance or repair to be performed and assess the costs thereof to such owners, and may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner.

11. Irrigation System - An irrigation system will be built for the areas designated as the General Common Elements. Said irrigation system shall be owned and maintained by the HOA and shall not be impeded or altered in any way so as to impact the delivery of water, unless otherwise determined by the HOA according the Declaration and the HOA Bylaws. The Town is not responsible or liable in any manner for the maintenance, repair, or operation of any irrigation pipelines, improvements or ditches as located within said easements. However, in the event of a failure to properly maintain the irrigation system, or in the need to abate a nuisance or public hazard, the Town may cause the maintenance or repair to be performed and assess the costs thereof to the HOA, and may certify such charges as a delinquent charge to the County Treasurer to be collected similarly to taxes or in any lawful manner. The Town is granted a perpetual blanket right of ingress and egress from and over anywhere on Property for any such maintenance or repair of the irrigation system.

12. Driveway/Right of Way Reciprocal Access Easements - As set forth in the Declaration, the Owner dedicates and grants to each and every owner of lots in Vista Park Commons, their respective heirs, successors and assigns, a perpetual and reciprocal right-of-way easement, over said portions so selected and reserved for use as driveways for ingress and egress. These reciprocal easements shall be appurtenant to each of the said lots in Vista Park Commons, which right shall run with the land, and shall be a benefit and a burden to each of the said lots, their owners, and all parties claiming by, through, or under them.

13. Maintenance of the driveways shall be as set forth in the Declaration. This provision shall run with the land in the Vista Park Commons subdivision, and shall be a benefit and a burden to the owners of all lots final platted thereon, and shall be applicable to said owners, their successors, heirs, and assigns, and all parties claiming by through or under them.

14. Solis throughout the Ridgway area have been found to have the potential to swell, consolidate and cave. All owners, contractors, and engineers are required to investigate soil, groundwater, and drainage conditions on a particular lot prior to design and construction. On April 25, 2017, Lambert and Associates of Montrose and Grand Junction, Colorado issued a Geotechnical Engineering Study discussing soil characteristics in the "Ridgway Village Housing Development" now known as "Vista Park Commons," which all owners, contractors and engineers are encouraged to obtain and review prior to building. By accepting a deed to real property located in this subdivision, the owners of land herein agree to hold the Town of Ridgway harmless from any claim related to solis and groundwater conditions present in this subdivision.

15. NO FURTHER SUBDIVISION. There shall be no further subdivision of any Lot or Common Space Tract.

16. Town of Ridgway Benchmark, K-19 a 3 1/4" brass cap set in concrete stamped "K-19 6987.73" 1928" elevation 6987.73.

17. Units Statement: The Linear Unit used on this plat is U.S. Survey Feet.

18. Zoning: The Zoning of this Project is General Commercial, as shown on the Town of Ridgway Zoning Map March 2018, and defined and described by the Town of Ridgway Municipal Code at the time of approval and recordation of this plat, and is subject to change.

SURVEYOR'S CERTIFICATE:

I, Peter C. Sauer, being a Registered Land Surveyor in the State of Colorado do hereby certify that this map and survey of Vista Commons Plat (Map/I) was prepared under my direct supervision, responsibility and checking; (ii) is true and accurate to the best of my knowledge and belief; (iii) is clear and legible; (iv) contains all the information required by C.R.S 38-33.3-209; and, (v) that all monuments and markers were set as required by Articles 50 and 51 of Title 38 C.R.S. and conforms to all requirements of the Colorado revised Statutes, and all applicable Town of Ridgway regulations. Dated _____ day of _____, 2019.

Peter C Sauer
License No. 38135

ATTORNEY'S CERTIFICATE:

I, _____, an attorney at law duly licensed to practice before the courts of record of the State of Colorado, do hereby certify that I have examined the title of all land herein platted and that title to such land is in the dedicator(s) and Owners, and that the property dedicated hereon has been dedicated free and clear of all liens and encumbrances, except as follows:

Dated this ____ day of _____, 2019.

_____, Attorney at Law

LIENHOLDER'S CERTIFICATE

The undersigned holder of a lien pursuant to an instrument recorded in the Ouray County records at _____, hereby joins in this subdivision, any applicable subdivision improvements agreement, and the dedication of easements, property and streets as shown hereon.

By _____

STATE OF COLORADO)
COUNTY OF OURAY) ss.

The foregoing Certificate was acknowledged before me this ____ day of _____, 2019, by _____, _____, of _____.

Witness my hand and official seal.

My Commission expires: _____

Notary Public

ENGINEER'S CERTIFICATE:

I, _____, a Registered Engineer in the State of Colorado, do certify that the streets, curb gutter & sidewalk, sanitary sewer system, the water distribution system, fire protection system and the storm drainage system for this subdivision are properly designed, meet the Town of Ridgway specifications, are adequate to serve the Subdivision shown hereon.

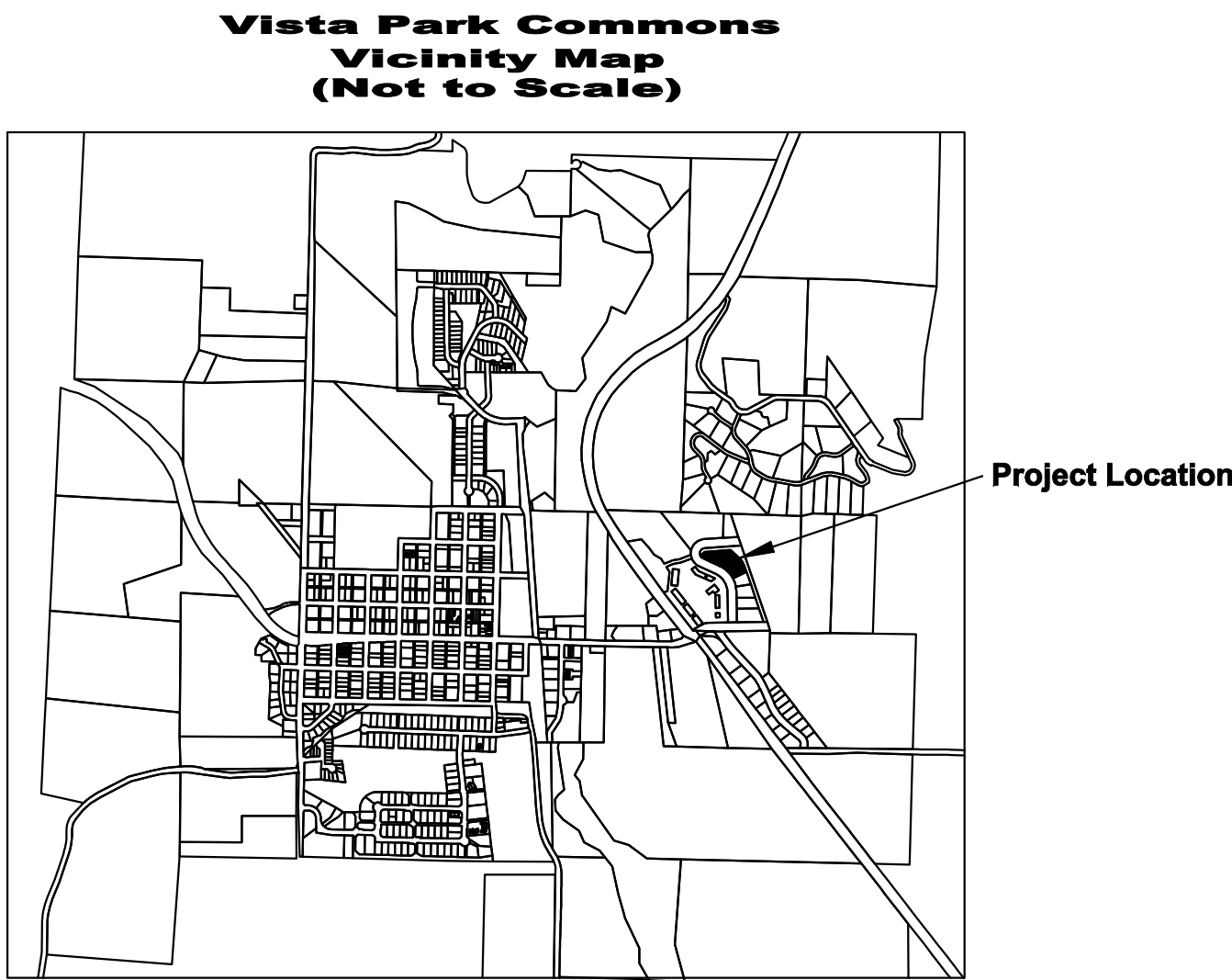
Date: _____

Engineer Registration Number

CERTIFICATE OF IMPROVEMENT COMPLETION:

The undersigned, Town Manager of the Town of Ridgway, do certify that all improvements and utilities required by the current Subdivision Regulations of the Town of Ridgway have been installed in this Subdivision in accordance with the specifications of the Town except for the following which have been secured pursuant to Town subdivision regulations:

Date: _____
Jen Coates - Town Manager



PAGE INDEX:

Page 1
Page 2
Page 3 and 4

Certificates and Notes
Lot Line Vacation and Topographic Information
Units Boundary and Easements
Building Setbacks, Parking Area
and Storage Areas

PLANNING COMMISSION:

Approved by the Ridgway Town Planning Commission this ____ day of _____, 2019, as certified by Doug Canright, Chairman.

Date: _____
Doug Canright - Chair

TOWN COUNCIL:

Approved by the Ridgway Town Council this ____ day of _____, 2019, as certified by John Clark, Mayor.

Date: _____
John Clark - Mayor

TOWN ATTORNEY'S CERTIFICATE:

Approved for recording this ____ day of _____, 2019.

Bo James Nerlin - Town Attorney

TREASURER'S CERTIFICATE:

I certify that as of the ____ day of _____, there are no delinquent taxes due, nor are there any tax liens, against the property described herein or any part thereof, and that all current taxes and special assessments have been paid in full.

Date: _____
Jennie Casolari - Ouray County Treasurer

NOTICE:

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

RECORDER'S CERTIFICATE:

This plat was filed for record in the office of Clerk and Recorder of Ouray County at _____ M. on the ____ day of _____, 2019, under

Reception No. _____

By _____
Michelle Nauer, Ouray County Clerk and Recorder

Deputy

PROJECT MANAGER: PS
CADD TECH: PS
CHECKED BY: PS
START DATE: 5/31/17



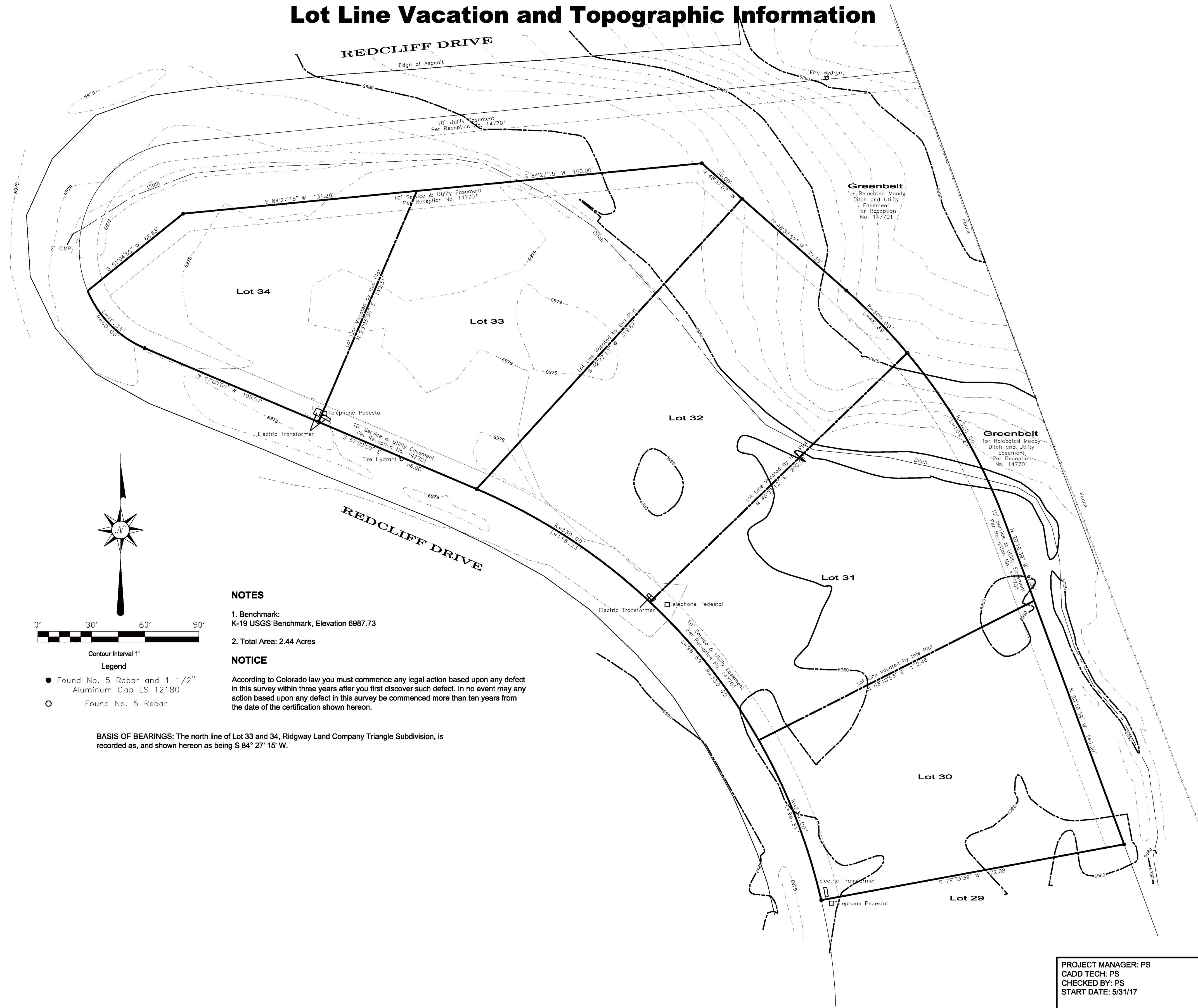
OFFICE (970) 249-5349 - FAX (970) 626-6261
CELL (970) 729-1289
1147 OURAY COUNTY ROAD 22 - MONTROSE, COLORADO 81403
565 SHERMAN STREET, SUITE 10, RIDGWAY, COLORADO 81432
WWW.ORIONSURVEYING.COM

DRAWING PATH: Preliminary Plat 5-17

SHEET No. 1 OF 4

PROJECT: 17025

Vista Park Commons - P.U.D.
Replat of Lots 30-34, Ridgway Land Company Subdivision
Located in the South 1/2 of the North 1/2, Section 16, Township 45 North, Range 8 West, NMPM,
Town of Ridgway, County of Ouray, State of Colorado
Lot Line Vacation and Topographic Information



North Arrow

0' 30' 60' 90'

Contour Interval 1'

Legend

- Found No. 5 Rebar and 1 1/2" Aluminum Cap LS 12180
- Found No. 5 Rebar

NOTES

1. Benchmark:
K-19 USGS Benchmark, Elevation 6987.73


2. Total Area: 2.44 Acres

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

BASIS OF BEARINGS: The north line of Lot 33 and 34, Ridgway Land Company Triangle Subdivision, is recorded as, and shown hereon as being S 84° 27' 15" W.

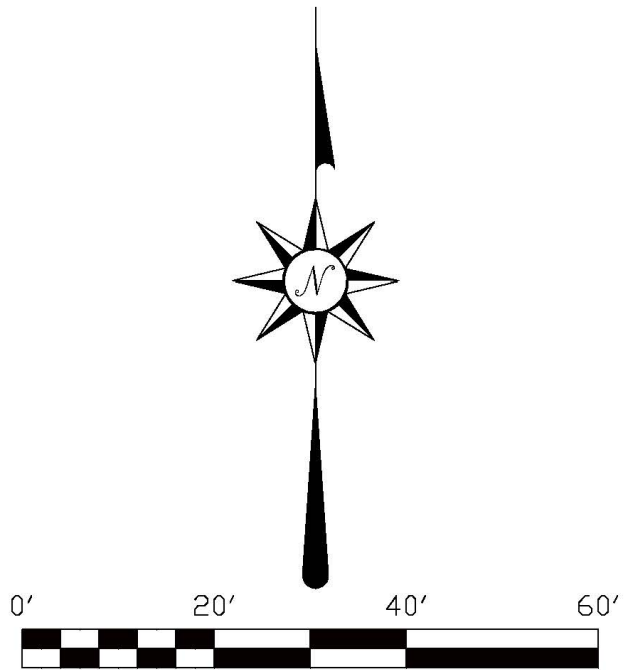
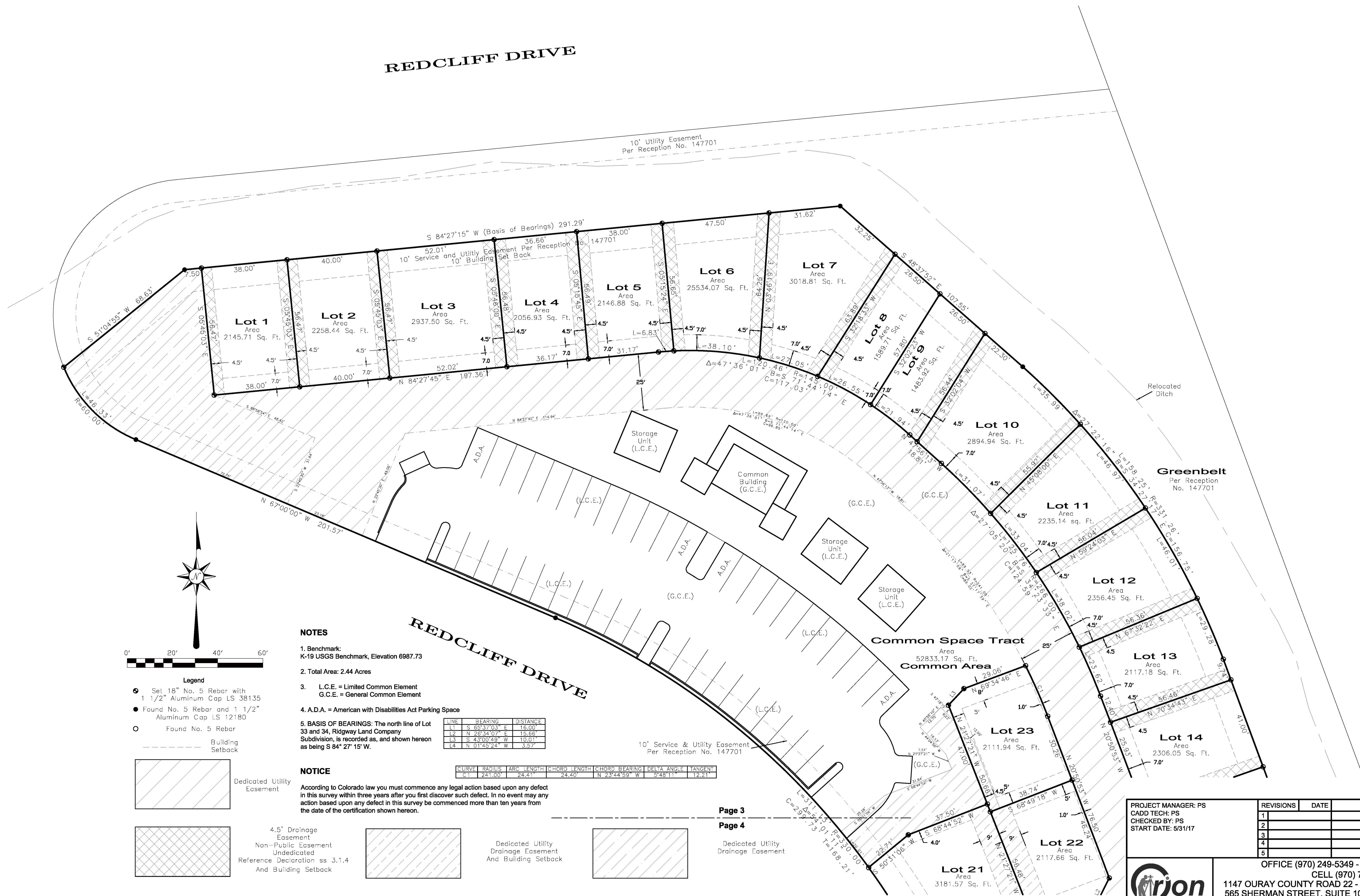
PROJECT MANAGER: PS CADD TECH: PS CHECKED BY: PS START DATE: 5/31/17	REVISIONS	DATE	DESCRIPTION	BY
	1			
	2			
	3			
	4			
	5			



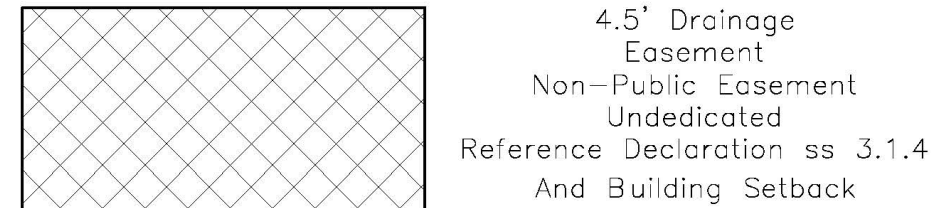
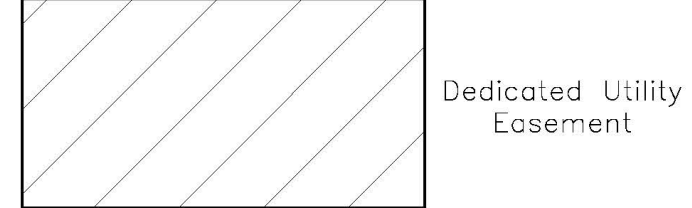
OFFICE (970) 249-5349 - FAX (970) 626-6261
CELL (970) 729-1289
1147 OURAY COUNTY ROAD 22 - MONTROSE, COLORADO 81403
565 SHERMAN STREET, SUITE 10, RIDGWAY, COLORADO 81432
WWW.ORIONSURVEYING.COM

DRAWING PATH: Preliminary Plat 5-17 | SHEET No. 2 OF 4 | PROJECT: 17025

Vista Park Commons - P.U.D.
Replat of Lots 30-34, Ridgway Land Company Subdivision
Located in the South 1/2 of the North 1/2, Section 16, Township 45 North, Range 8 West, NMPM,
Town of Ridgway, County of Ouray, State of Colorado



- Legend**
- Set 18" No. 5 Rebar with 1 1/2" Aluminum Cap LS 38135
 - Found No. 5 Rebar and 1 1/2" Aluminum Cap LS 12180
 - Found No. 5 Rebar
 - Building Setback



- NOTES**
- Benchmark: K-19 USGS Benchmark, Elevation 6987.73
 - Total Area: 2.44 Acres
 - L.C.E. = Limited Common Element
G.C.E. = General Common Element
 - A.D.A. = American with Disabilities Act Parking Space

5. BASIS OF BEARINGS: The north line of Lot 33 and 34, Ridgway Land Company Subdivision, is recorded as, and shown hereon as being S 84° 27' 15" W.

LINE	BEARING	DISTANCE
L1	S 85° 37' 03" E	15.00'
L2	N 28° 34' 07" E	15.86'
L3	S 43° 00' 49" W	10.01'
L4	N 01° 45' 24" W	3.57'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	241.00'	24.31'	24.40'	N 23° 44' 59" W	8° 48' 11"	12.21'

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

Page 3
Page 4
Dedicated Utility Drainage Easement

PROJECT MANAGER: PS
CADD TECH: PS
CHECKED BY: PS
START DATE: 5/31/17

REVISIONS	DATE	DESCRIPTION	BY
1			
2			
3			
4			
5			

Orion
SURVEYING, LLC

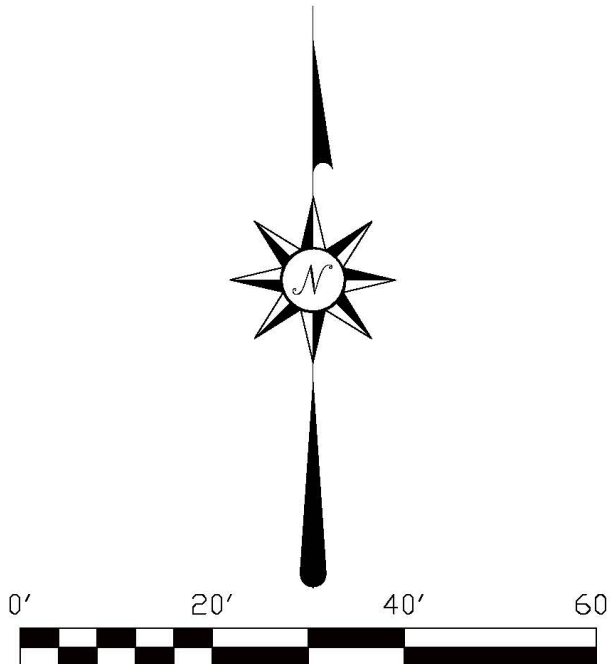
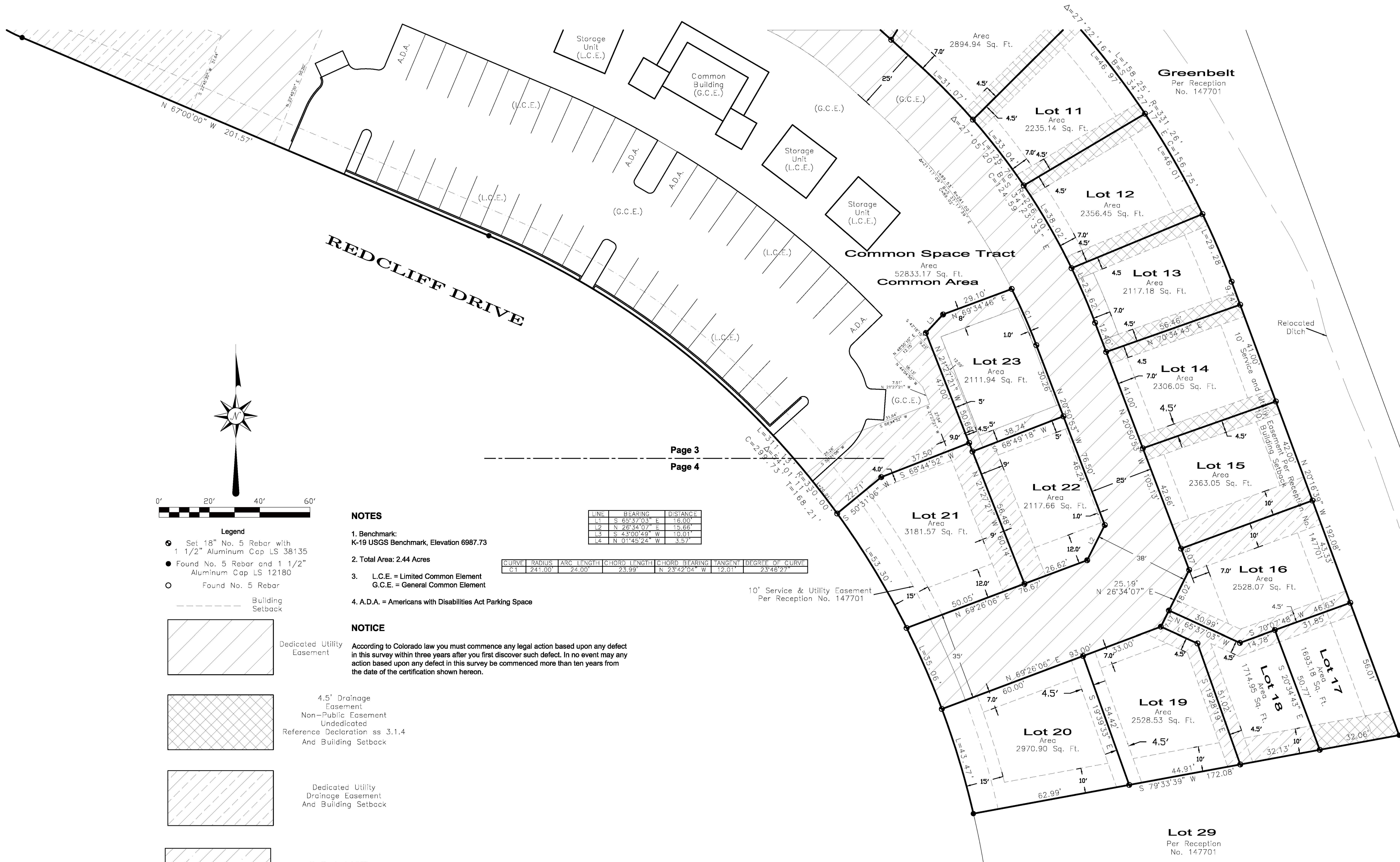
OFFICE (970) 249-5349 - FAX (970) 626-6261
CELL (970) 729-1289
1147 OURAY COUNTY ROAD 22 - MONTROSE, COLORADO 81403
565 SHERMAN STREET, SUITE 10, RIDGWAY, COLORADO 81432
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DRAWING PATH: Preliminary Plat 5-17

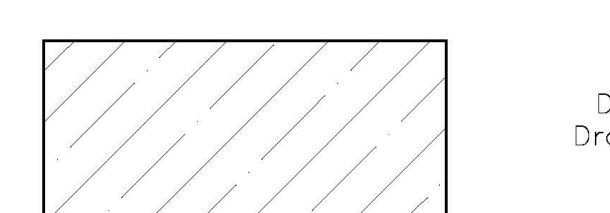
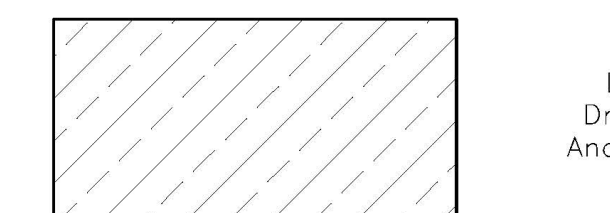
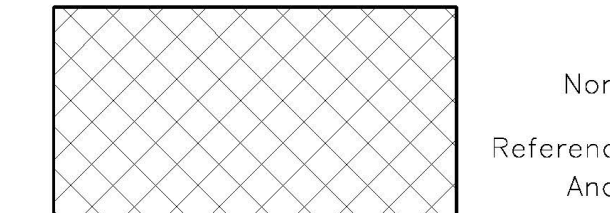
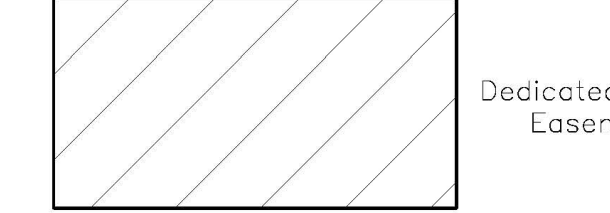
SHEET No. 3 OF 4

PROJECT: 17025

Vista Park Commons - P.U.D.
Replat of Lots 30-34, Ridgway Land Company Subdivision
Located in the South 1/2 of the North 1/2, Section 16, Township 45 North, Range 8 West, NMPM,
Town of Ridgway, County of Ouray, State of Colorado



- Legend**
- Set 18" No. 5 Rebar with 1 1/2" Aluminum Cap LS 38135
 - Found No. 5 Rebar and 1 1/2" Aluminum Cap LS 12180
 - Found No. 5 Rebar
 - Building Setback



- NOTES**
- Benchmark:
K-19 USGS Benchmark, Elevation 6987.73
 - Total Area: 2.44 Acres
 - L.C.E. = Limited Common Element
G.C.E. = General Common Element
 - A.D.A. = Americans with Disabilities Act Parking Space

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

LINE	BEARING	DISTANCE
1	S 68°37'03" E	18.00
2	N 28°34'07" E	15.66
3	S 43°00'49" W	10.01
4	N 01°45'24" W	3.57

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	TANGENT	DEGREE OF CURVE
C1	241.00'	24.00'	23.99'	N 23°42'04" W	12.01'	23°46'27"

PROJECT MANAGER: PS	REVISIONS	DATE	DESCRIPTION	BY
CADD TECH: PS	1			
CHECKED BY: PS	2			
START DATE: 5/31/17	3			
	4			
	5			

Orion SURVEYING LLC

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CELL (970) 729-1289
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565 SHERMAN STREET, SUITE 10, RIDGWAY, COLORADO 81432
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SCHEDULE OF DRAWINGS

S-1	PROJECT DESIGN DATA & SITE PLAN
S-1	SITE DIMENSION PLAN
C-1	GRADING & DRAINAGE PLAN
C-1	GRADING CROSS SECTIONS
U-1	UTILITY PLAN
U-1	UTILITY DETAILS
U-2	SEWER PROFILES VP LINE 1
U-3	SEWER PROFILES VP LINE 2,3 & 4
L-1	LANDSCAPE & LIGHTING PLAN
I-1	IRRIGATION PLAN
P-1	PAVING PLAN

PROJECT DATA:

LOCATION: LOTS 30-34 RIDGWAY LAND CO. SUBDIVISION
2.44 AC. TOTAL AREA

OWNER: VISTA PARK DEVELOPMENT, LLC

ARCHITECT: DOUG MACFARLANE ARCHITECT, LLC

(5) A-2 Units - 784 sf each = 3920 sf
(3) B-2 Units - 801 sf each = 2403 sf
(5) C-2 Units - 699 sf each = 3495 sf
(2) D-1 Units - 576 sf each = 1152 sf
(4) D-2 Units - 672 sf each = 2688 sf
(4) E Townhouse Units - 475 sf each = 1900sf

Total Unit Square Footage = 15558 sf

COMMON BUILDING 848 sf
STORAGE 1 320 sf
STORAGE 2 320 sf
STORAGE 3 320 sf

DESIGN DATA:

BUILDING CODE:	IRC 2006 EDITION
GROUND SNOW LOAD:	65 PSF
ROOF DEAD LOAD:	18 PSF
FLOOR LIVE LOAD:	40 PSF
FLOOR DEAD LOAD:	25 PSF
WIND LOAD:	90 MPH
FROST DEPTH:	40 INCHES
SEISMIC ZONE:	C

TYPICAL GRAVEL PAVING SECTION NOT TO SCALE

- INSTALL GRAVEL PAVE MAT AND FILL PER MANUFACTURER
- 6" BASE COURSE: SANDY GRAVEL 90% MOISTURE PROCTOR
- BLENDED: 75% GRAVEL (3/4"-1 1/4") 20% SAND < .075 PASSING #20
- SUBMIT SIEVE ANALYSIS TO ENGINEER FOR APPROVAL
- RECOMMENDED: SUB GRADE 95% STANDARD PROCTOR
- GRAVEL PAVE SYSTEM, GRAVEL PAVE COLOR AND FILL MATERIALS TO BE DETERMINED BY OWNER
- PREPARE SUBGRADE PER GRAVEL PAVE REQUIREMENTS

PARKING LOT - PREVIOUS PAVING RECOMMENDATIONS - SEE SPECS FOR LOAD BEARING CAPACITIES

REQUIRED:
TOWNHOUSE UNITS (LESS THAN 600 SF)- 4x1=4
1 BR. UNITS (D-1 LESS THAN 600 SF)- 2x1=2
2 BR. UNITS - 17x2=34
LIC SPACES (3 REQUIRED INCLUDING 1 VAN SPACE W/ 96" UNLOADING AREA) =3

TOTAL SPACES REQUIRED =43

PROVIDED:
40 STANDARD SPACES (TO BE DESIGNATED FOR UNITS)
4 LIC SPACES INCLUDING 2 VAN SPACES

TOTAL SPACES PROVIDED =44

GRAPHIC SCALE: 1"=20'

0 10 20 40 60 100

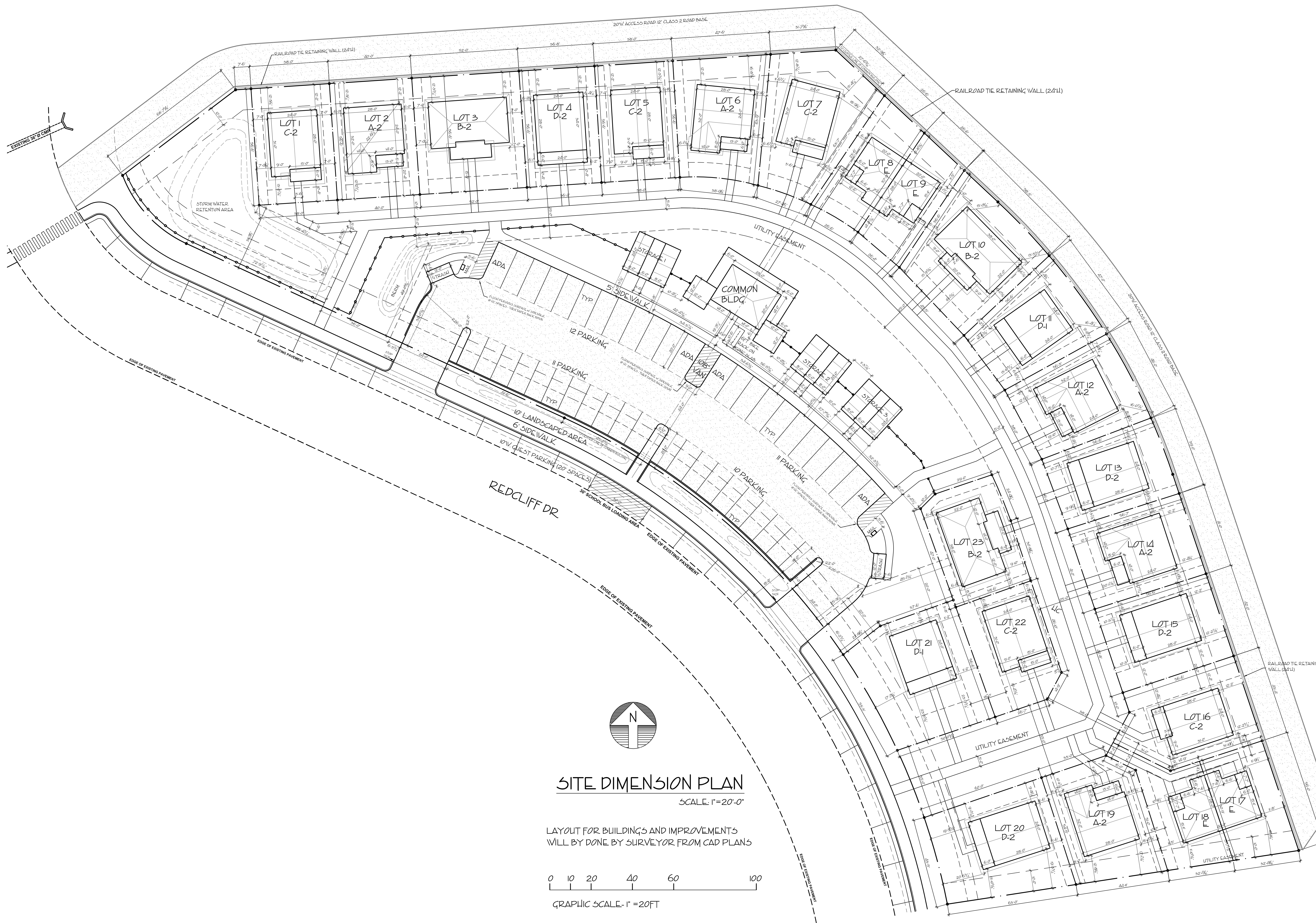
VISTA PARK COMMONS
BRIDGWAY LAND COMPANY SUBDIVISION
LOTS 30-34

SITE PLAN

DM
DOUG MACFARLANE
ARCHITECT-LLC
553 N. CORA, SUITE 201, RIDGWAY, CO. (970) 626-3308

JOB: V.P.C.
DATE: 09/10/18
SCALE:
SHEET:

5-



SITE DIMENSION PLAN

SCALE: 1"=20'-0"

LAYOUT FOR BUILDINGS AND IMPROVEMENTS
WILL BY DONE BY SURVEYOR FROM CAD PLANS

0 10 20 40 60 80 100

GRAPHIC SCALE-1"=20FT

REVISIONS
PRELIM PLAT: 9/10/18

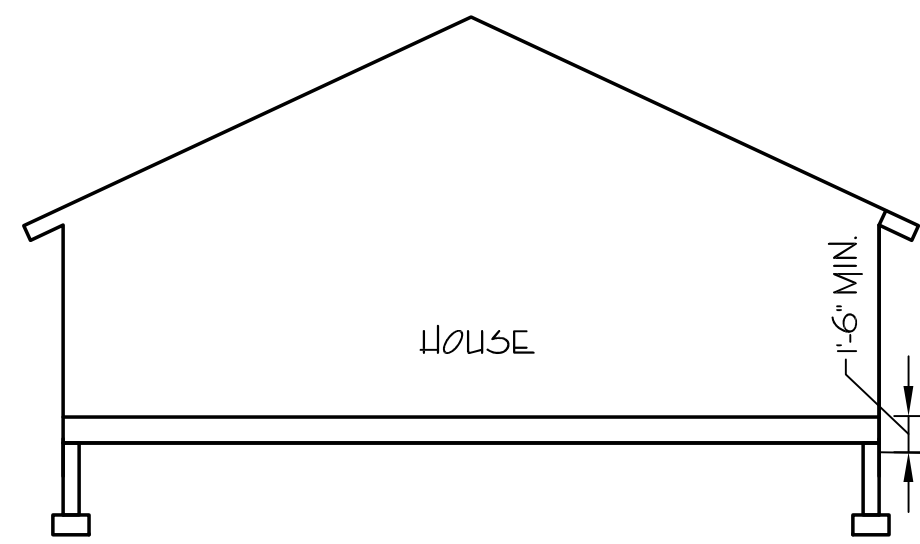
VISTA PARK COMMONS
RIDGWAY LAND COMPANY SUBDIVISION
LOTS 30-34

SITE DIMENSION PLAN

DOLG MACFARLANE
ARCHITECT-LLC
653 N. CORA SUITE 201, RIDGWAY, CO. (970) 626-3308

JOB: V.P.C.
DATE: 09/10/18
SCALE:
SHEET:

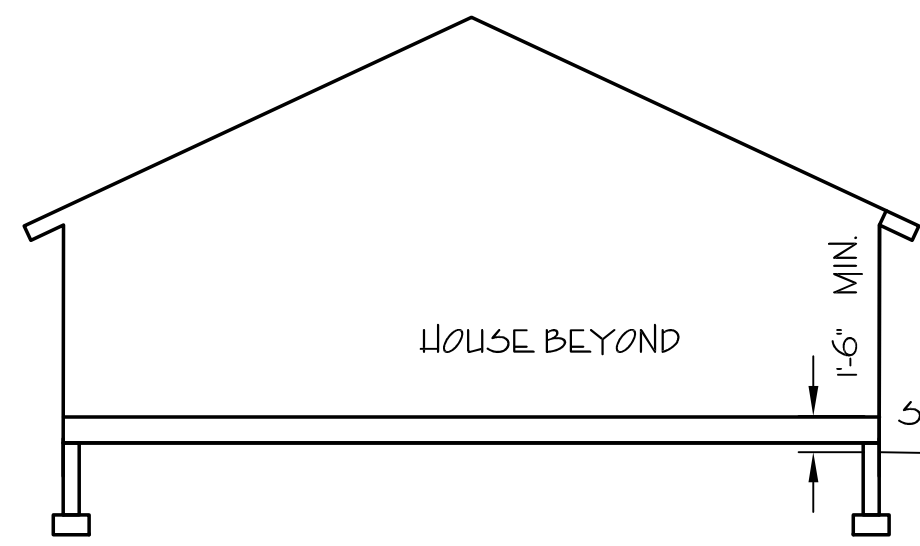
5-11



ACCESS ROAD @ EAST PORTION OF DITCH

SCALE: 1/8" = 1'-0"

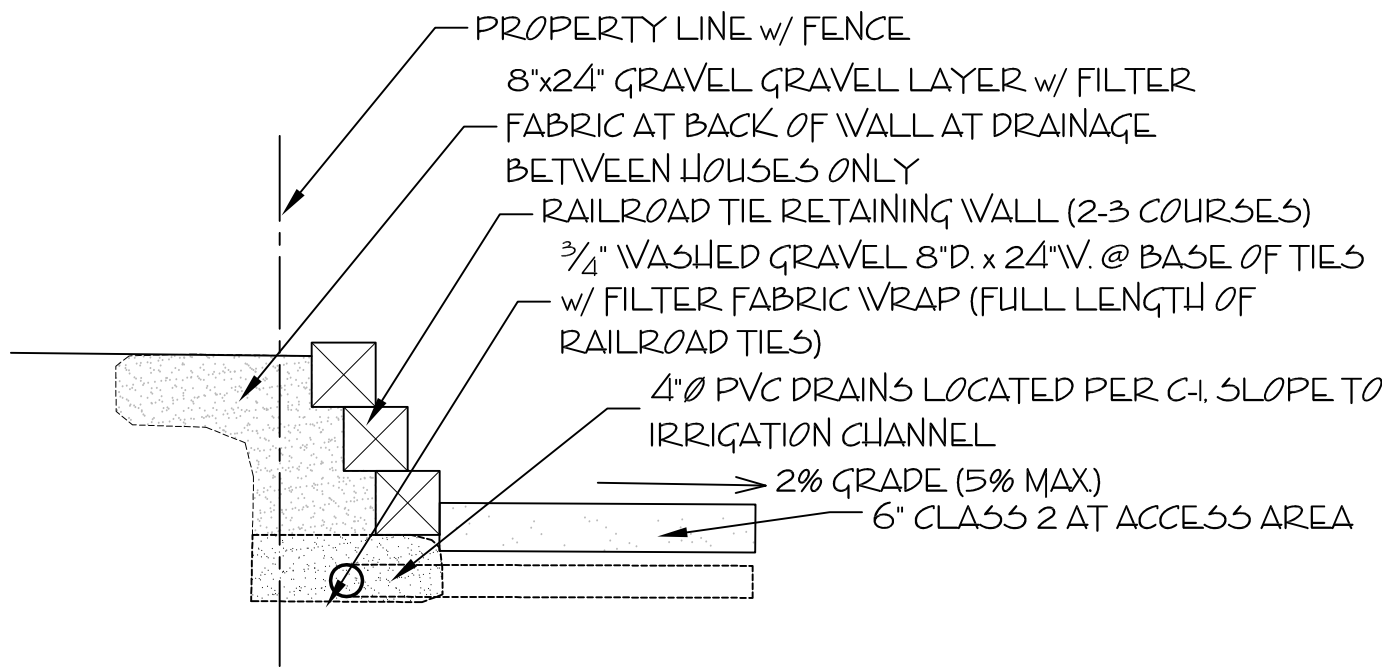
4
C-II



ACCESS ROAD @ NORTH PORTION OF DITCH

SCALE: 1/8" = 1'-0"

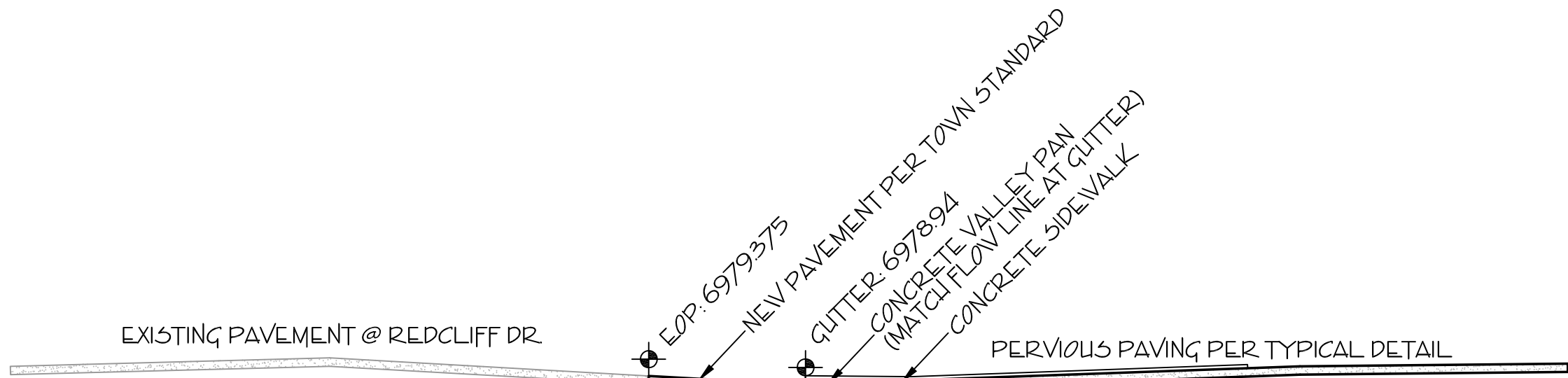
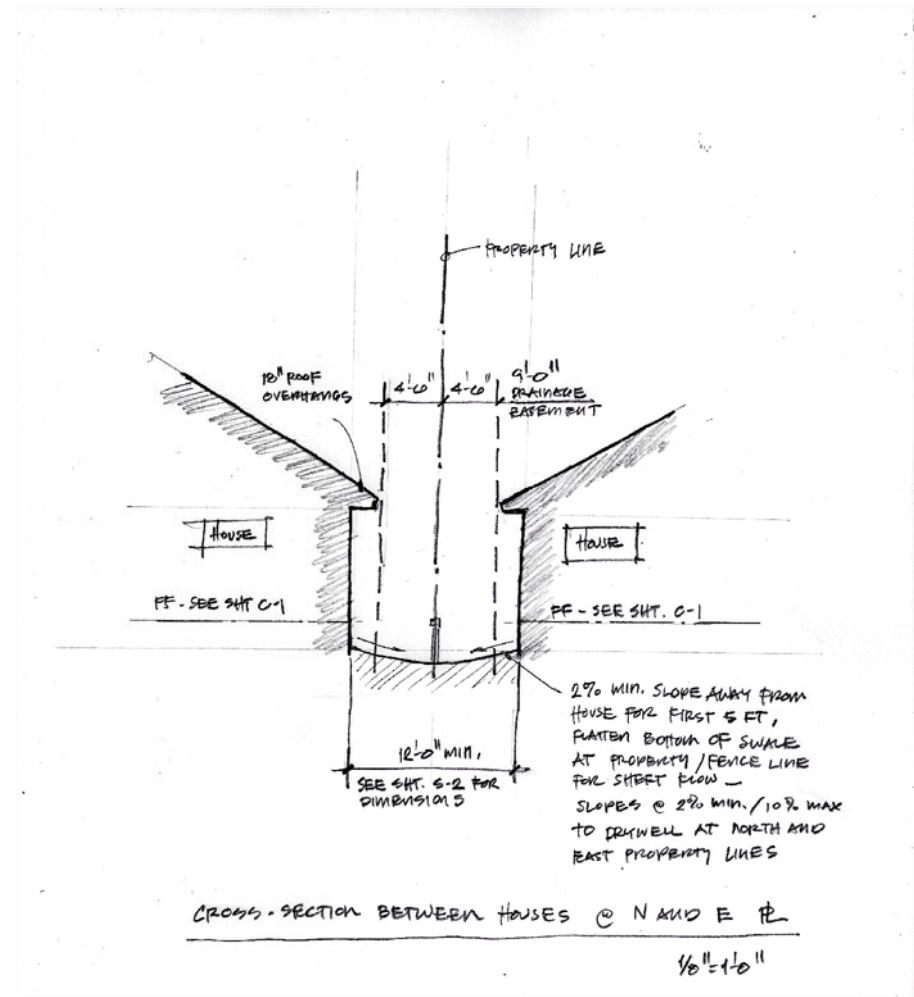
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C-II



FRENCH DRAIN

SCALE: 1/2" = 1'-0"

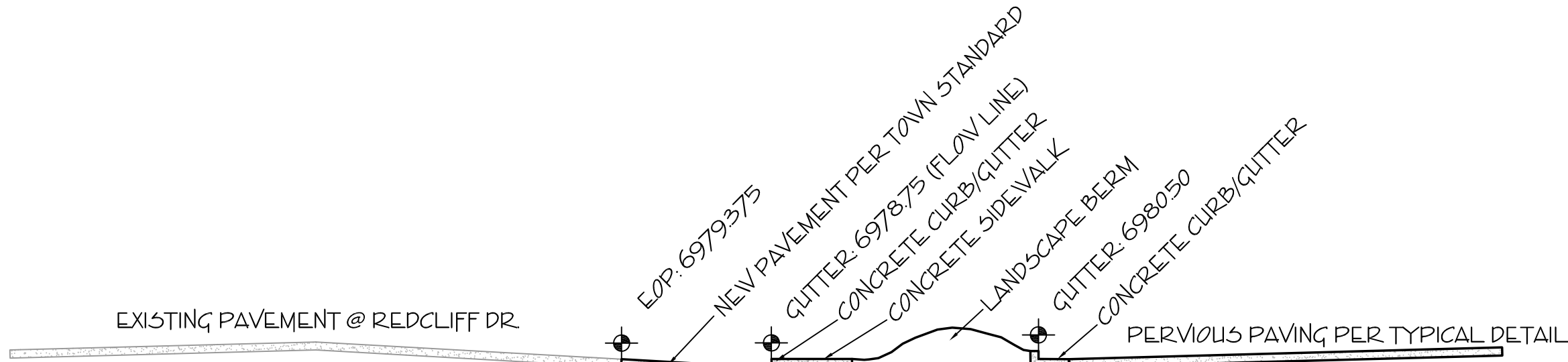
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C-II



SOUTH DRIVEWAY ENTRY

SCALE: 1/8" = 1'-0"

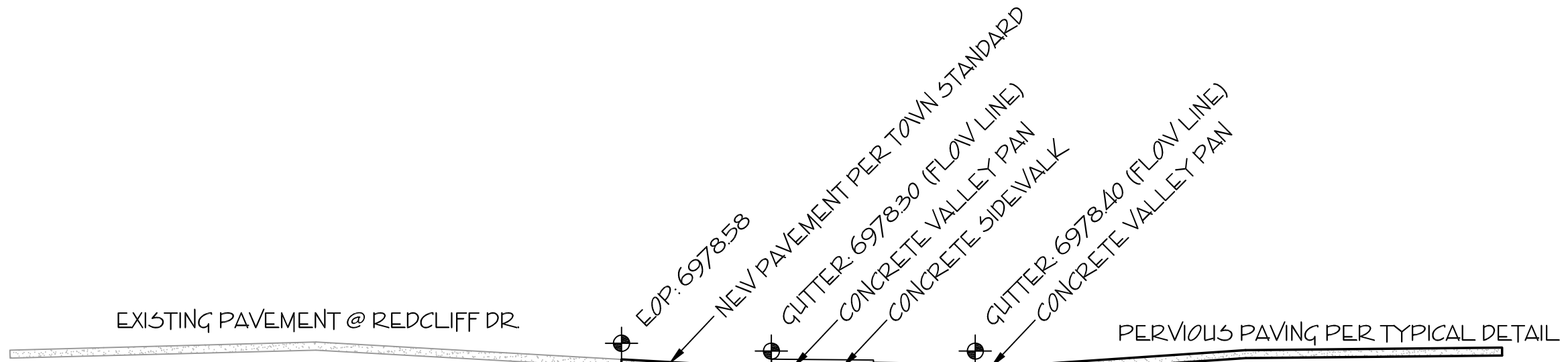
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C-II



SIDEWALK/BERM AT REDCLIFF DR

SCALE: 1/8" = 1'-0"

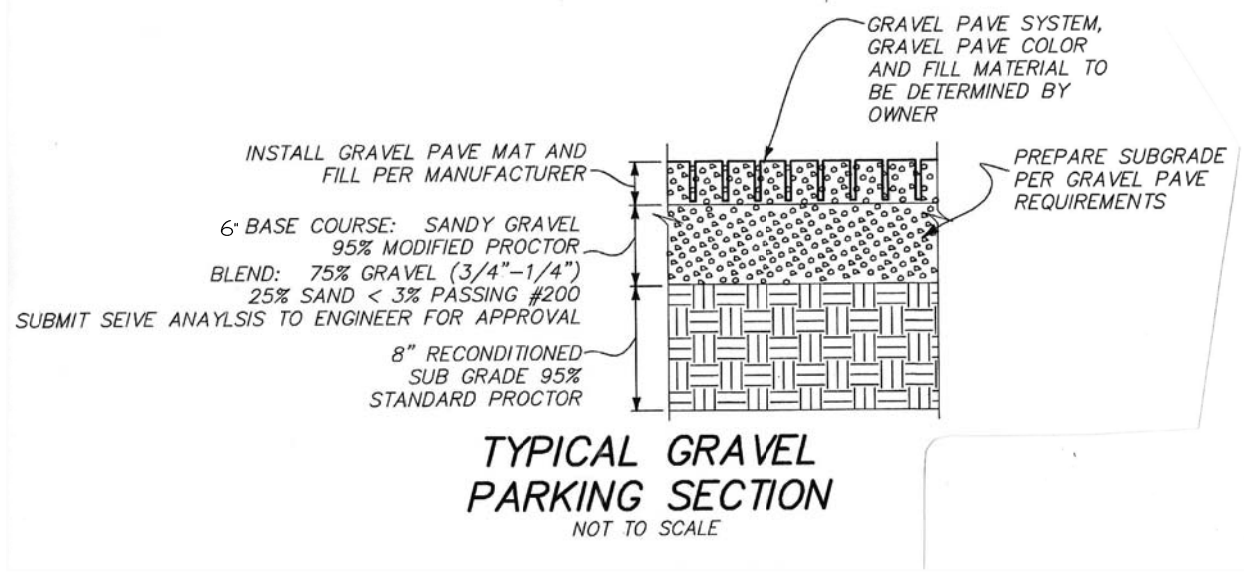
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C-II



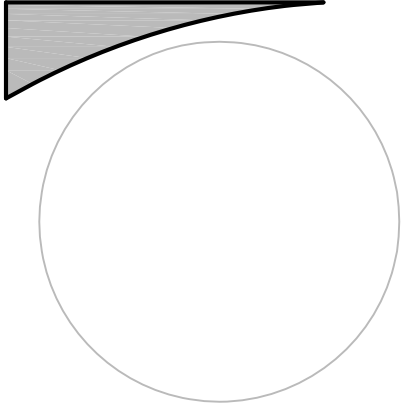
NORTH DRIVEWAY ENTRY

SCALE: 1/8" = 1'-0"

3
C-II



PARKING LOT- PVIOUS PAVING
GRAVELPAVE 2 INSTALLED PER MANUF.
RECOMMENDATIONS- SEE SPECS FOR
LOAD BEARING CAPACITIES



REVISIONS
PRELIM PLAT: 9/10/18

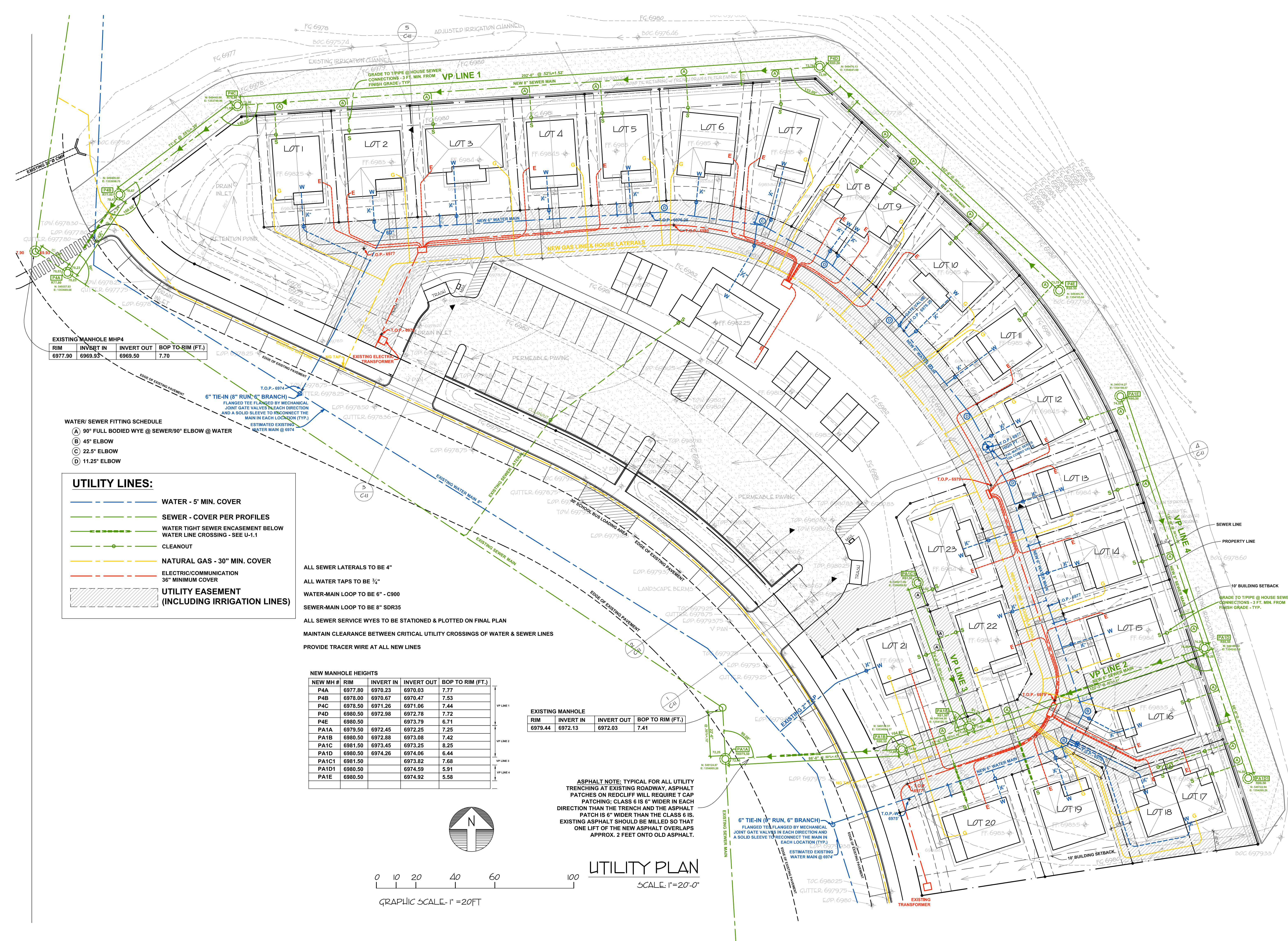
VISTA PARK COMMONS
RIDGWAY LAND COMPANY SUBDIVISION
LOTS 30-34

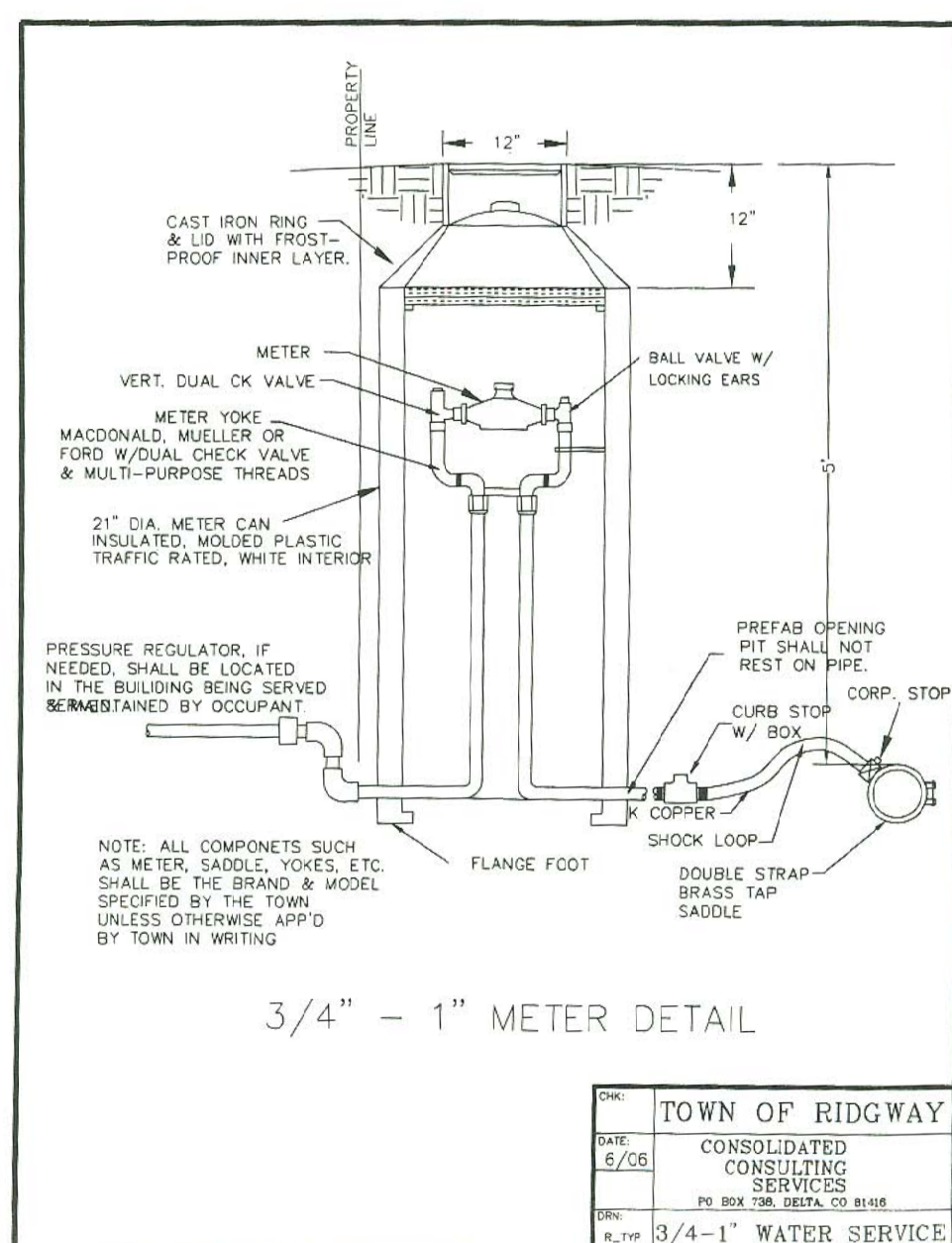
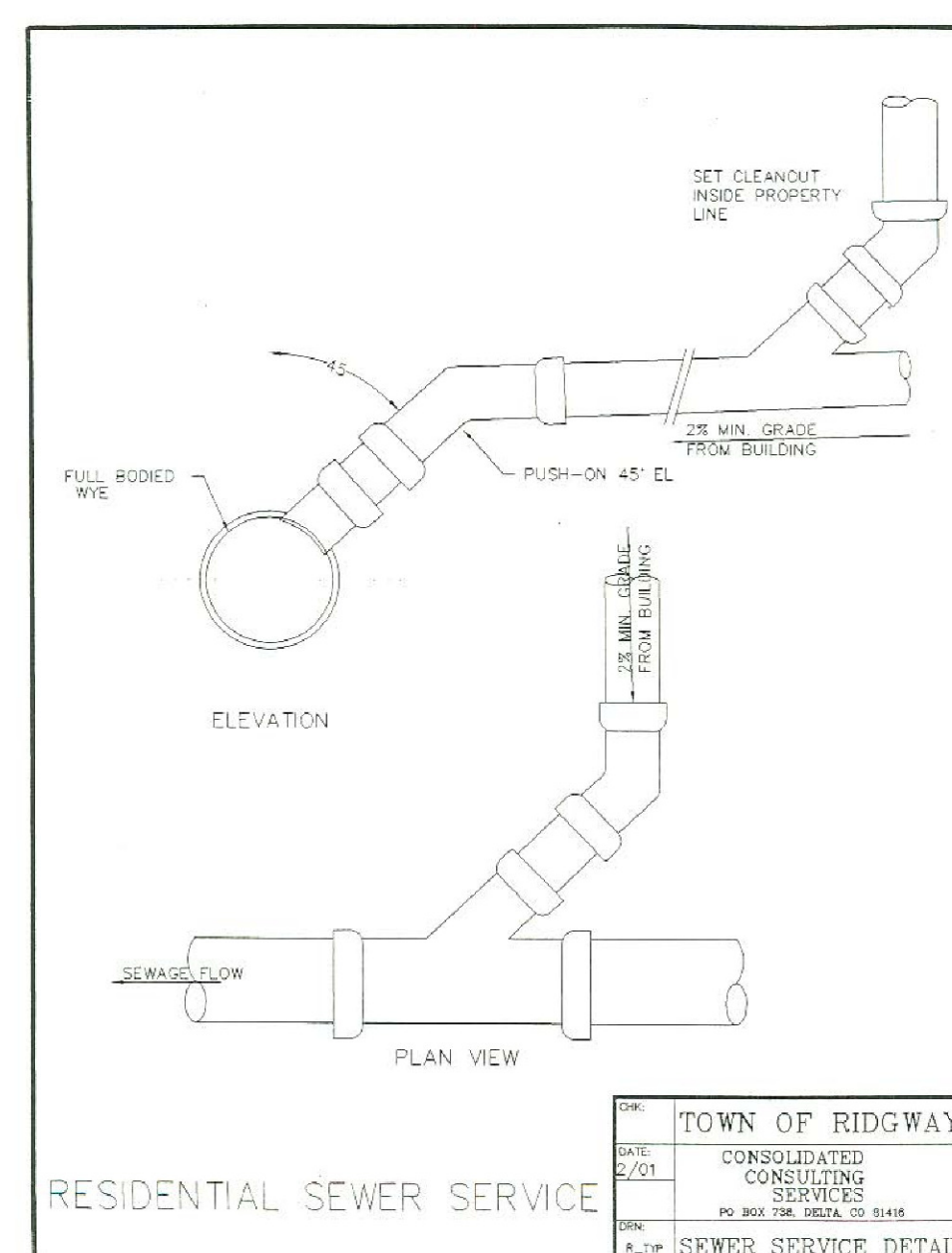
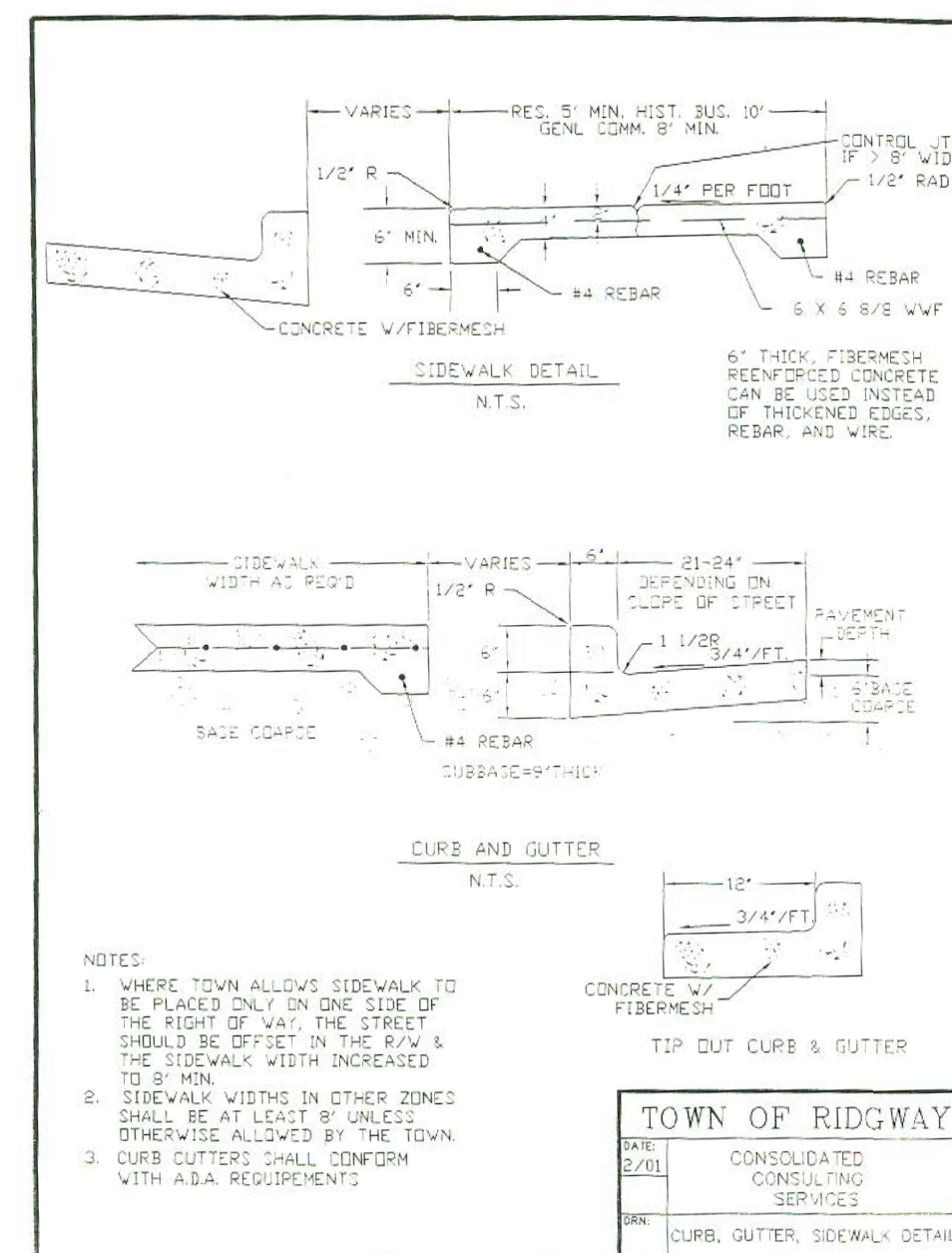
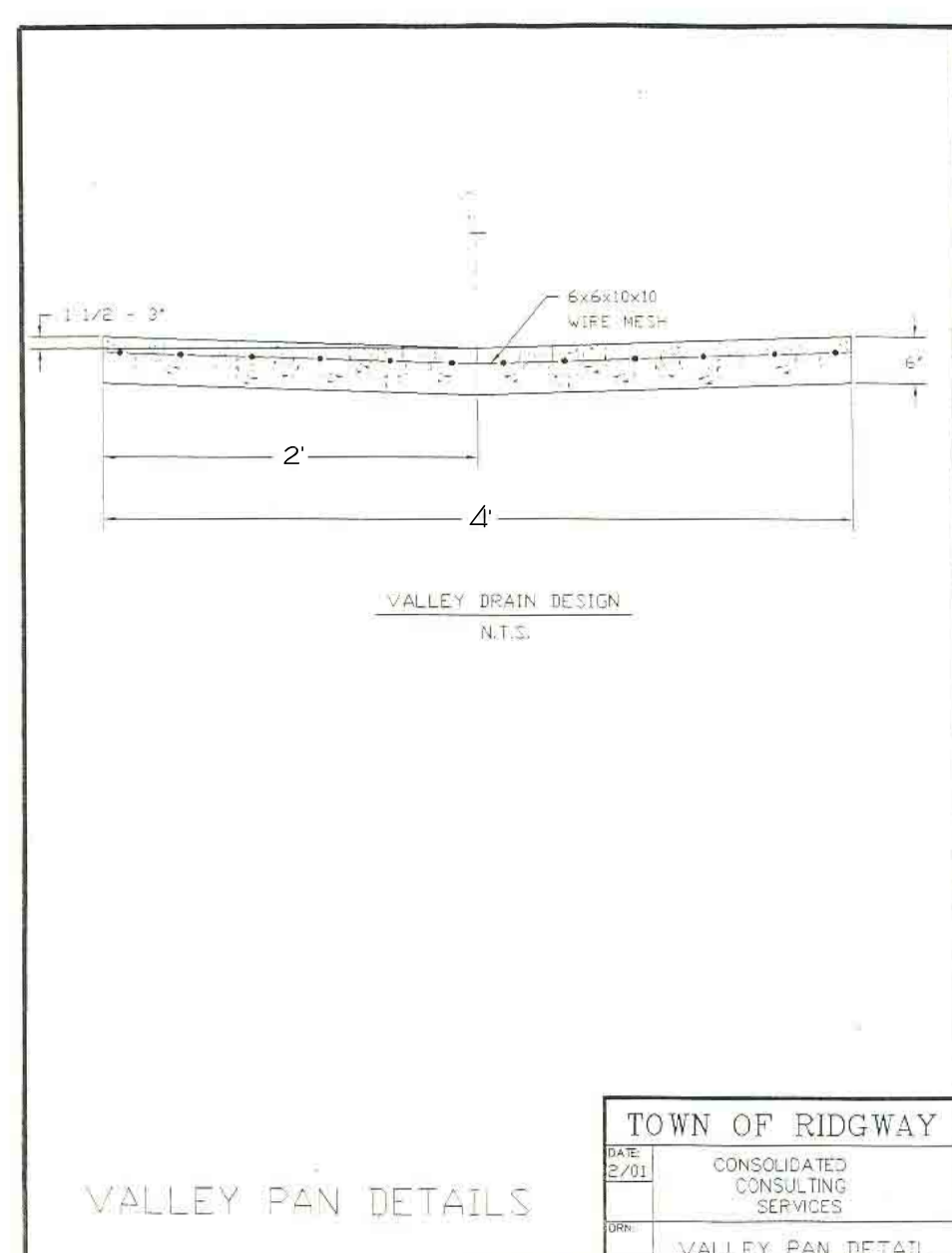
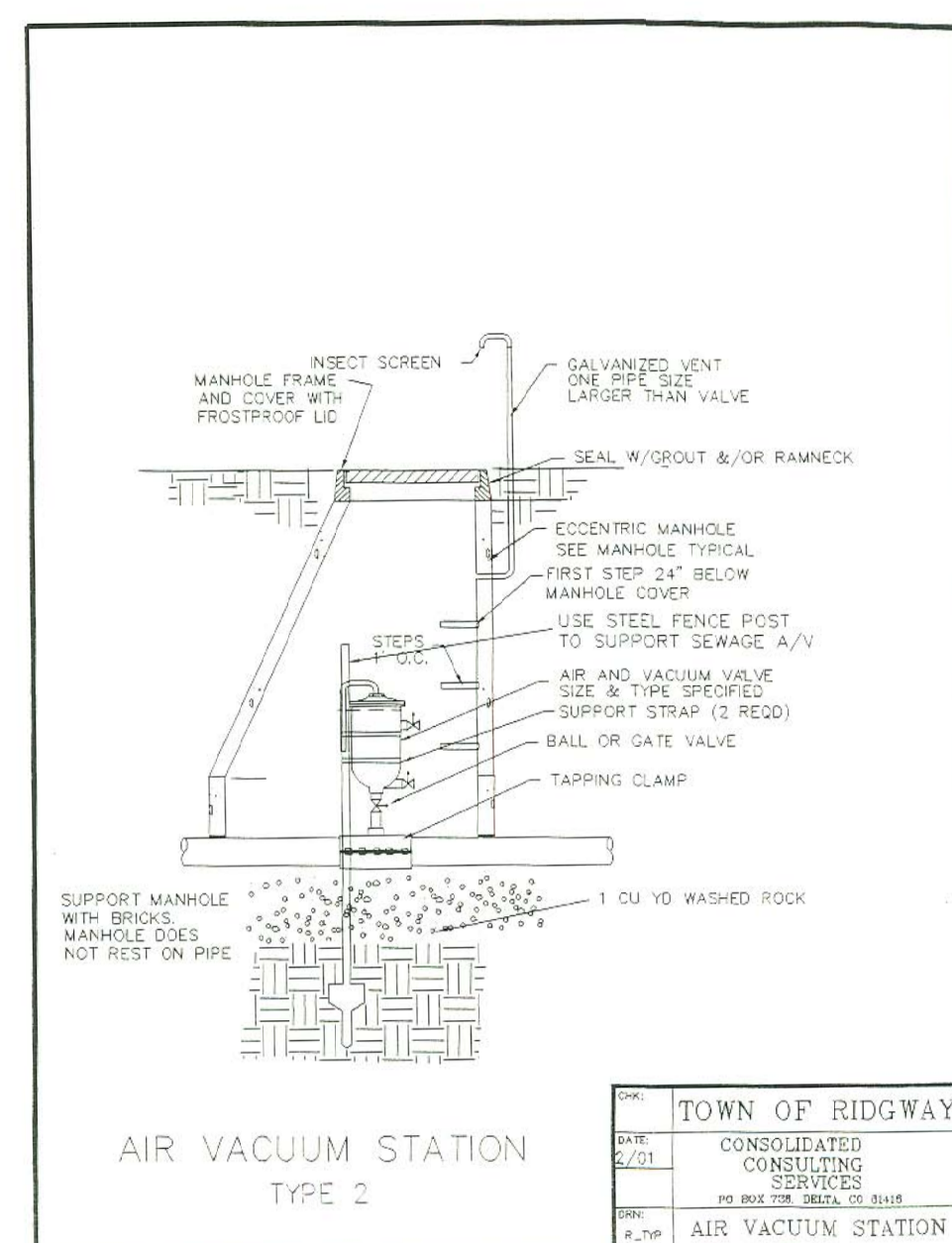
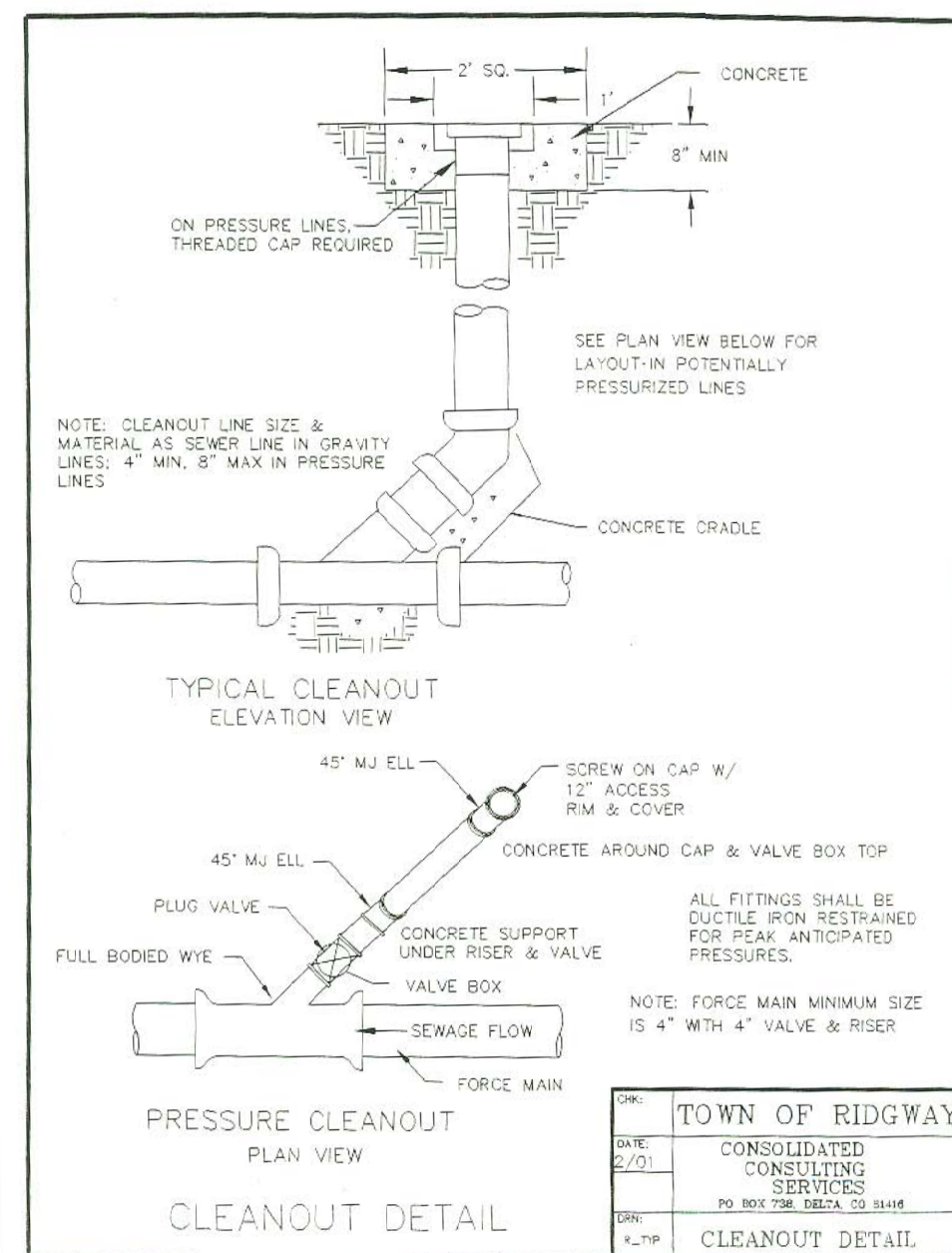
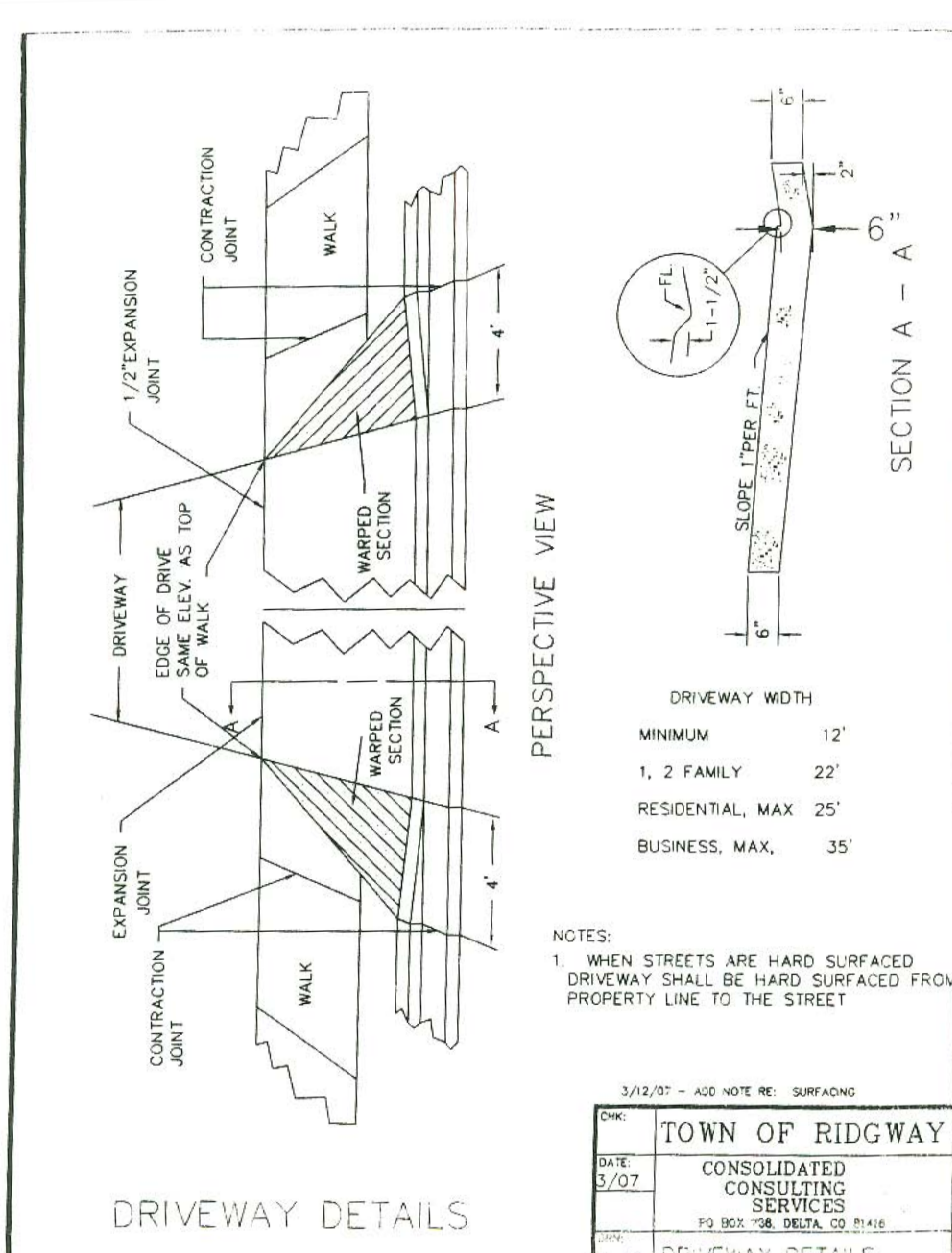
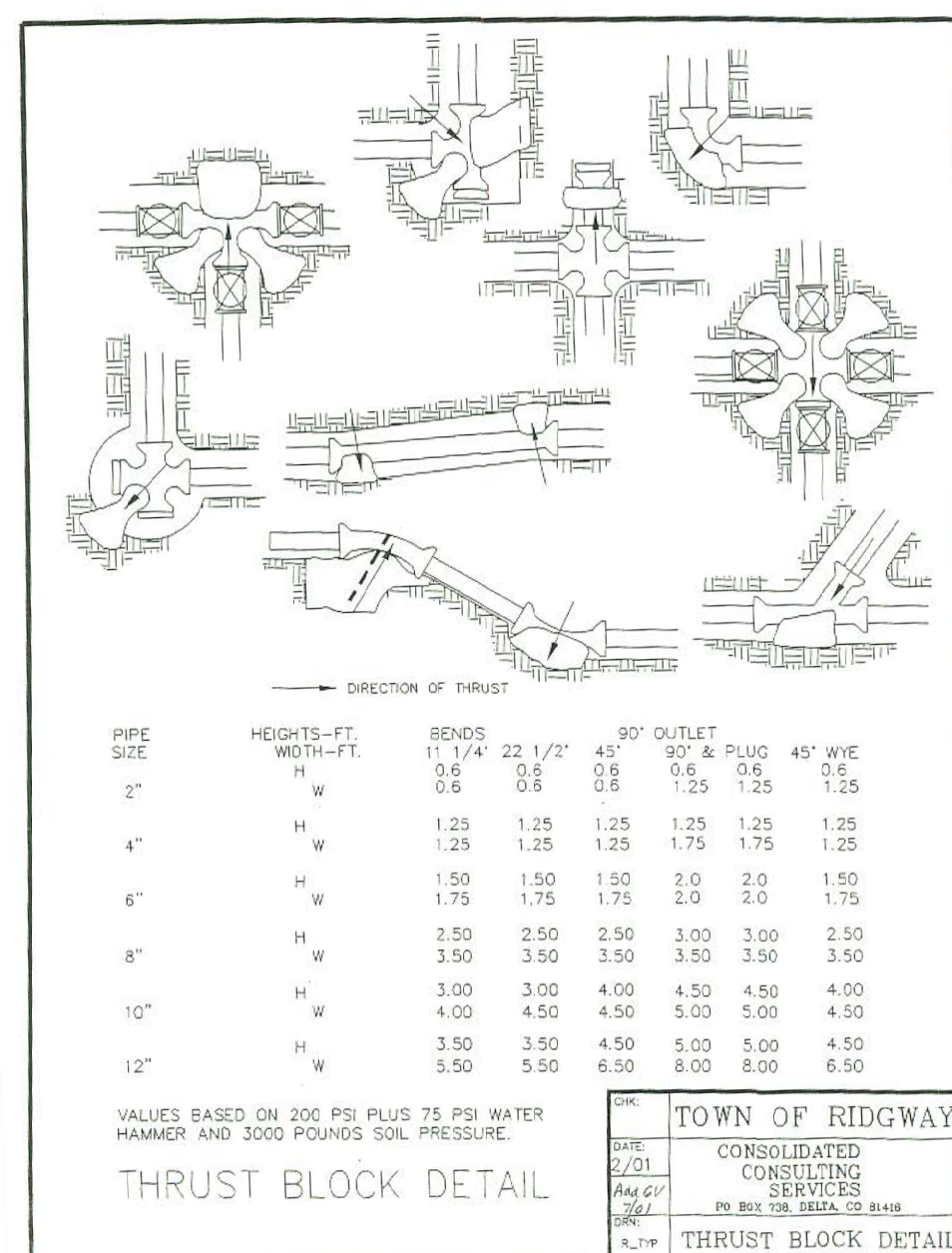
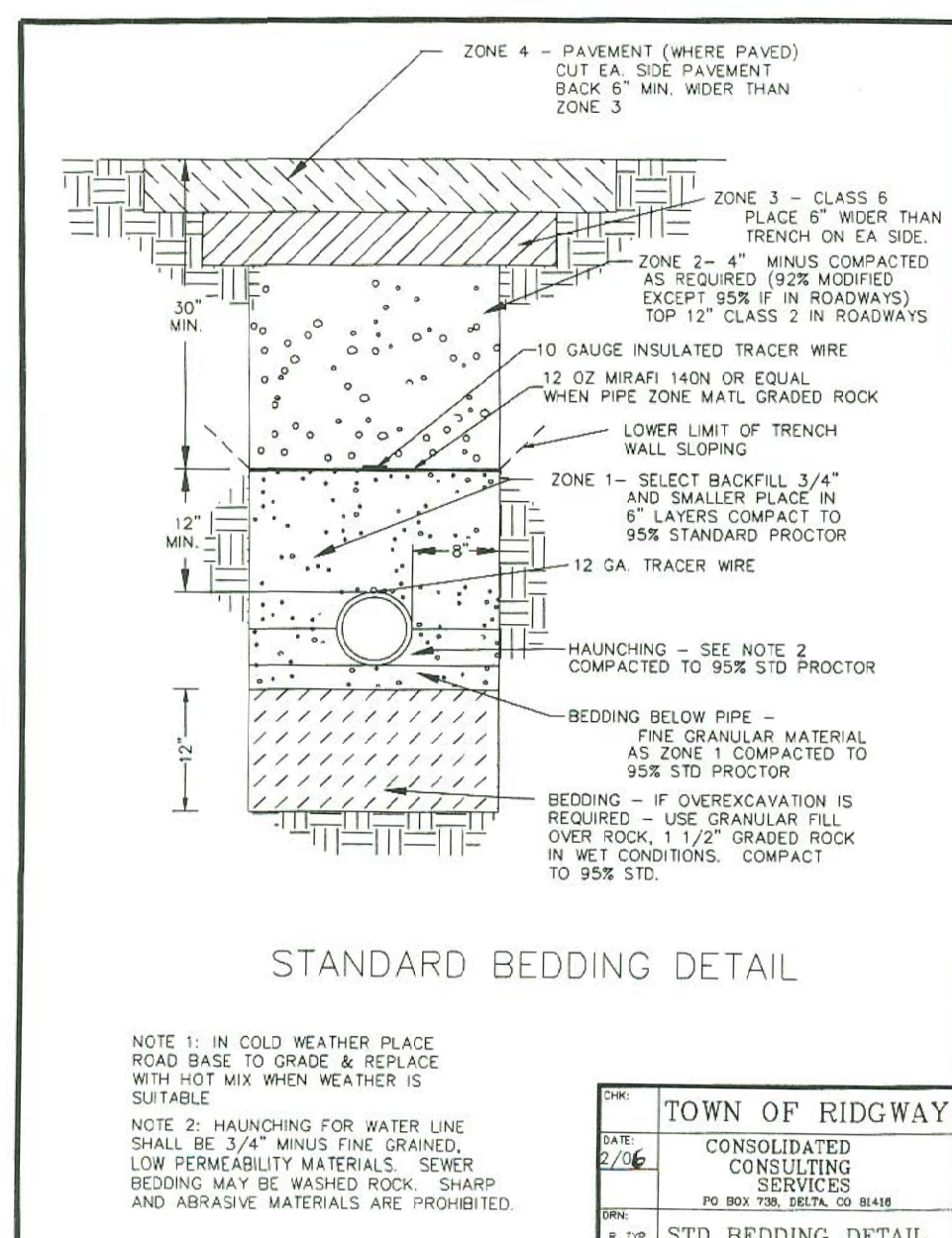
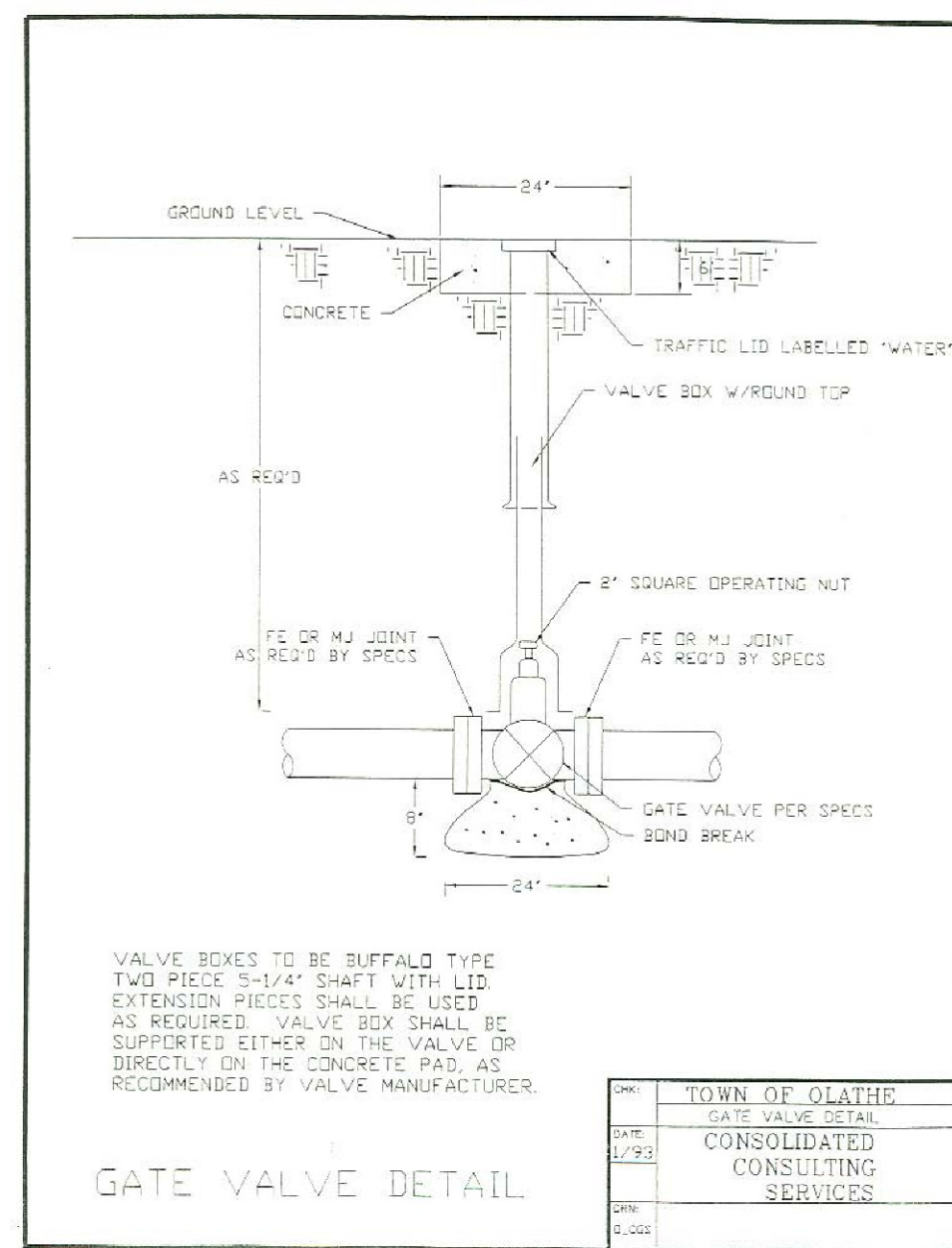
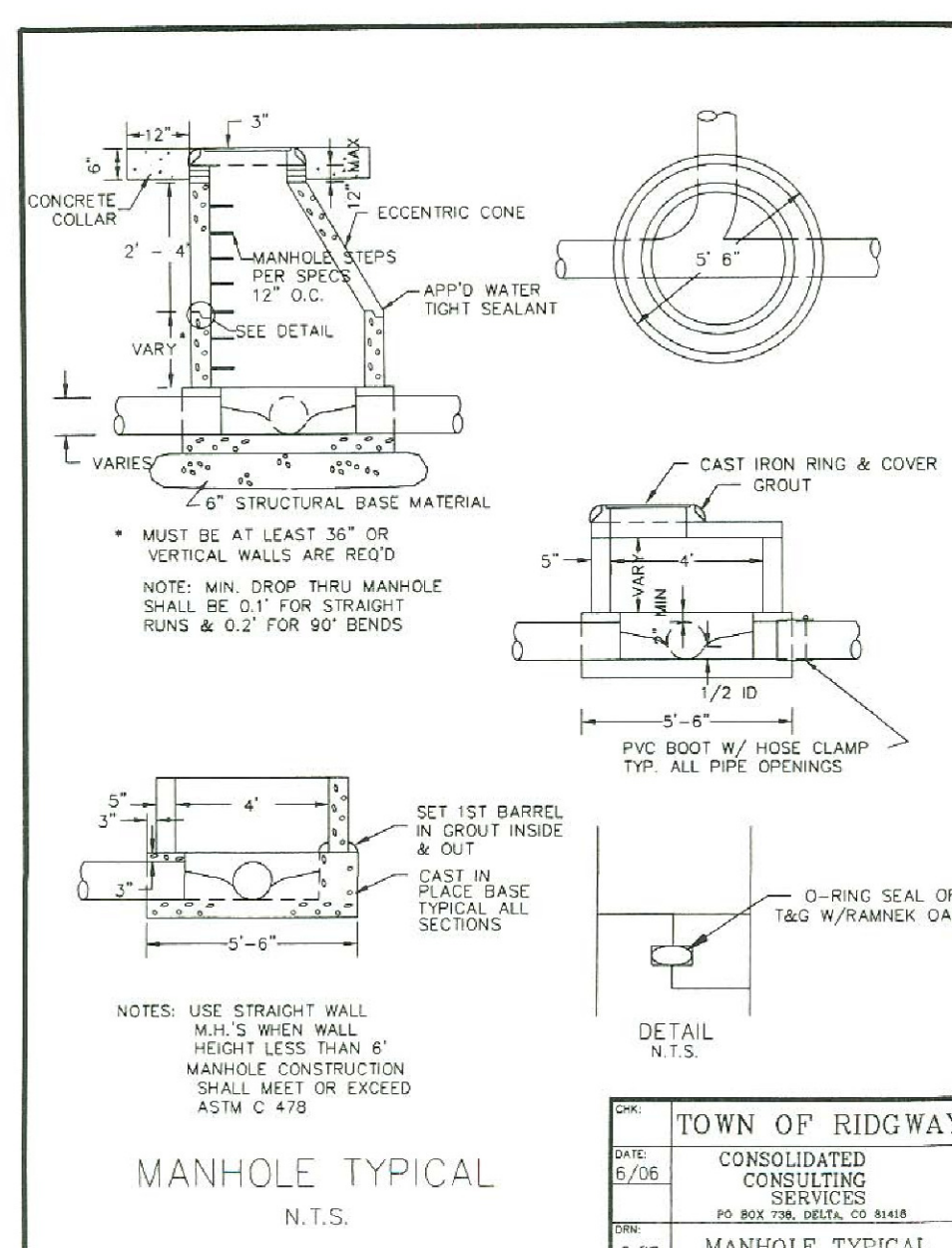
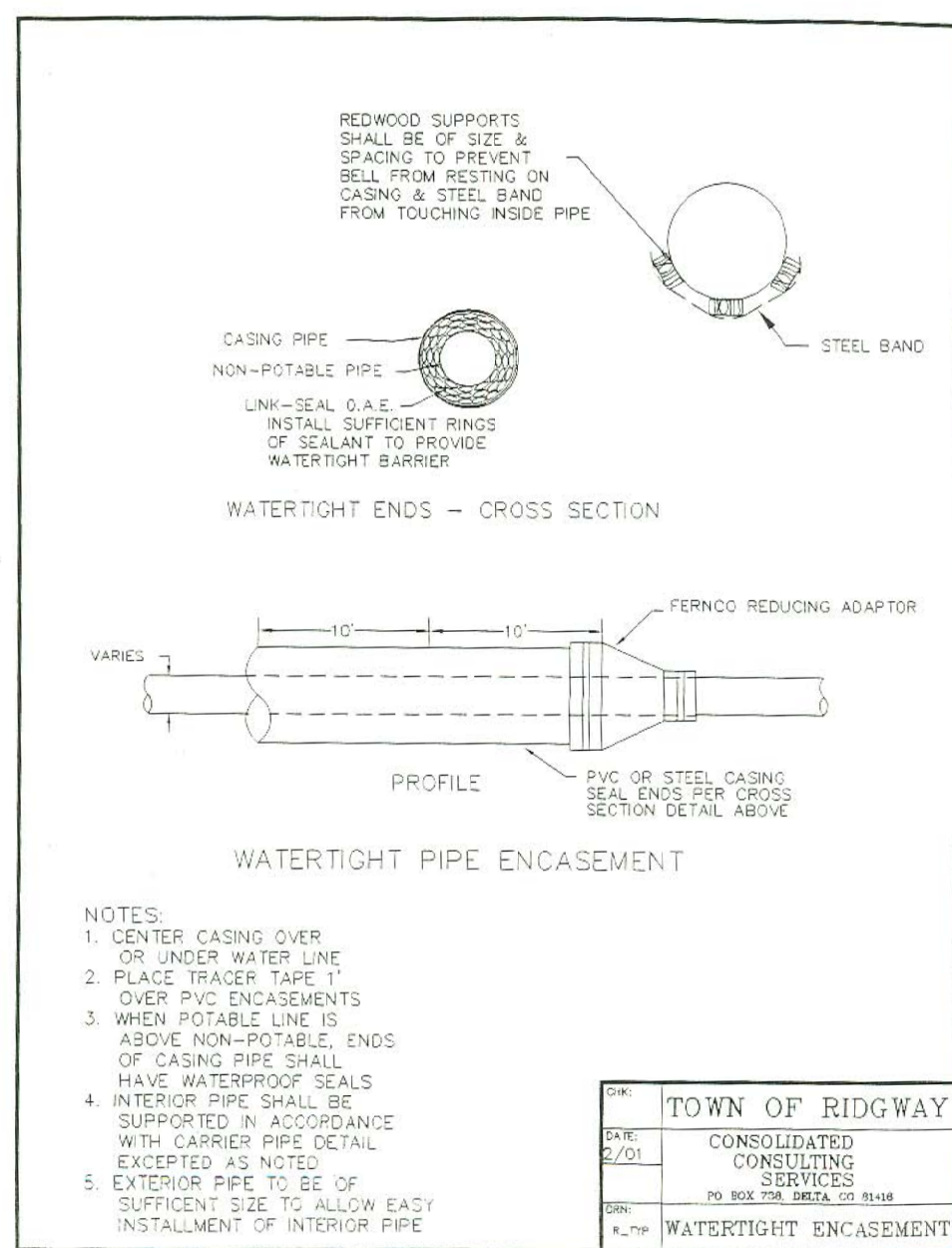
GRADING SECTIONS

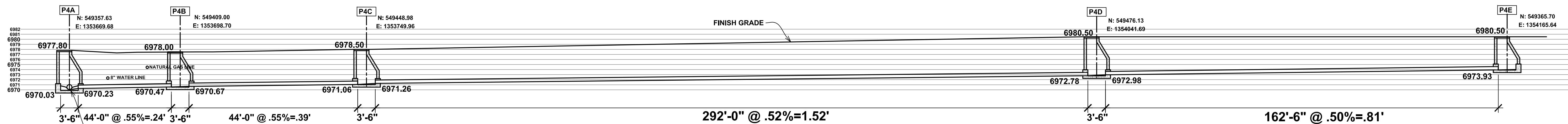
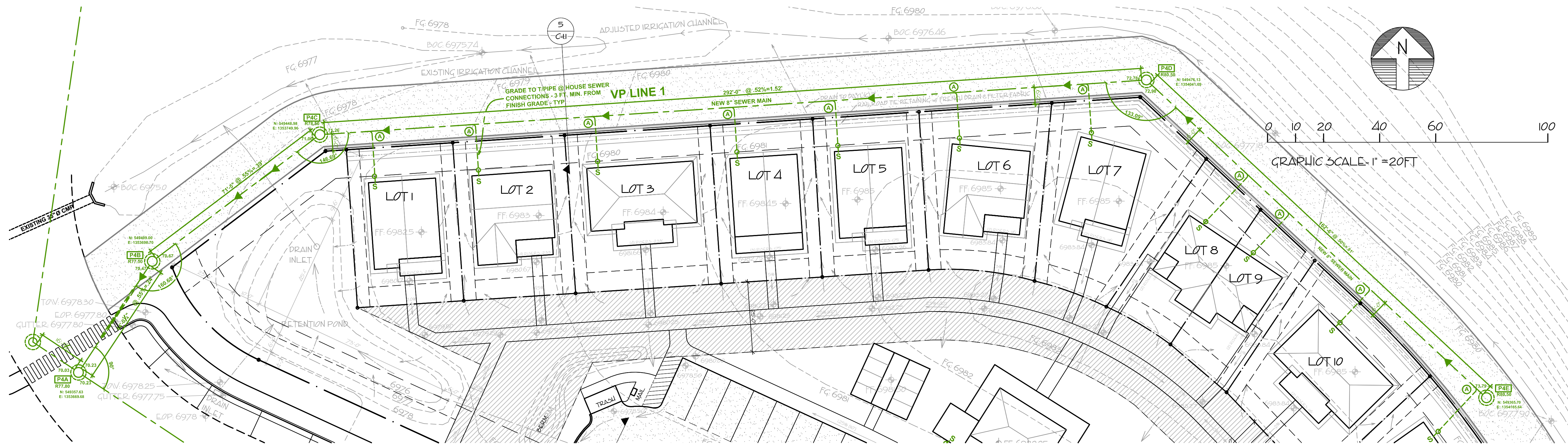
DOUG MACFARLANE
ARCHITECT-LLC
653 N. CORA SUITE 201, RIDGWAY, CO. (970) 626-3308

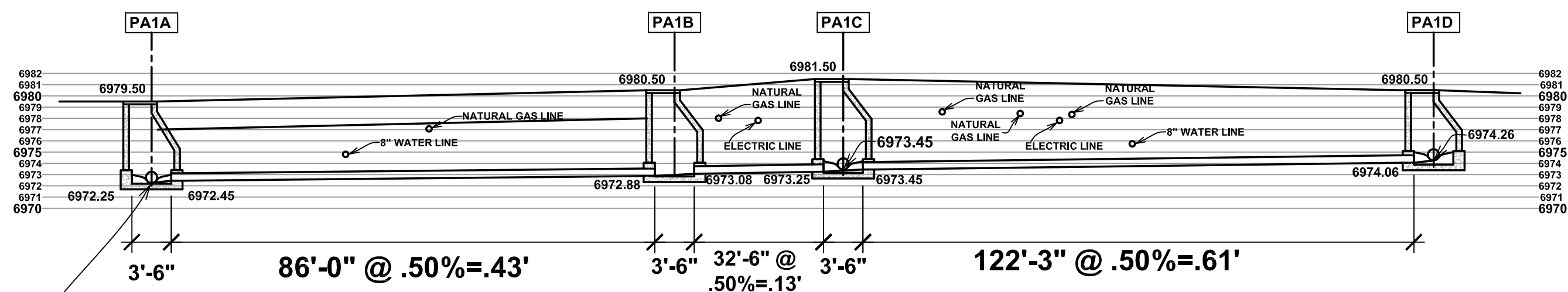
JOB: V.P.C.
DATE: 09/10/18
SCALE:
SHEET:

C-II



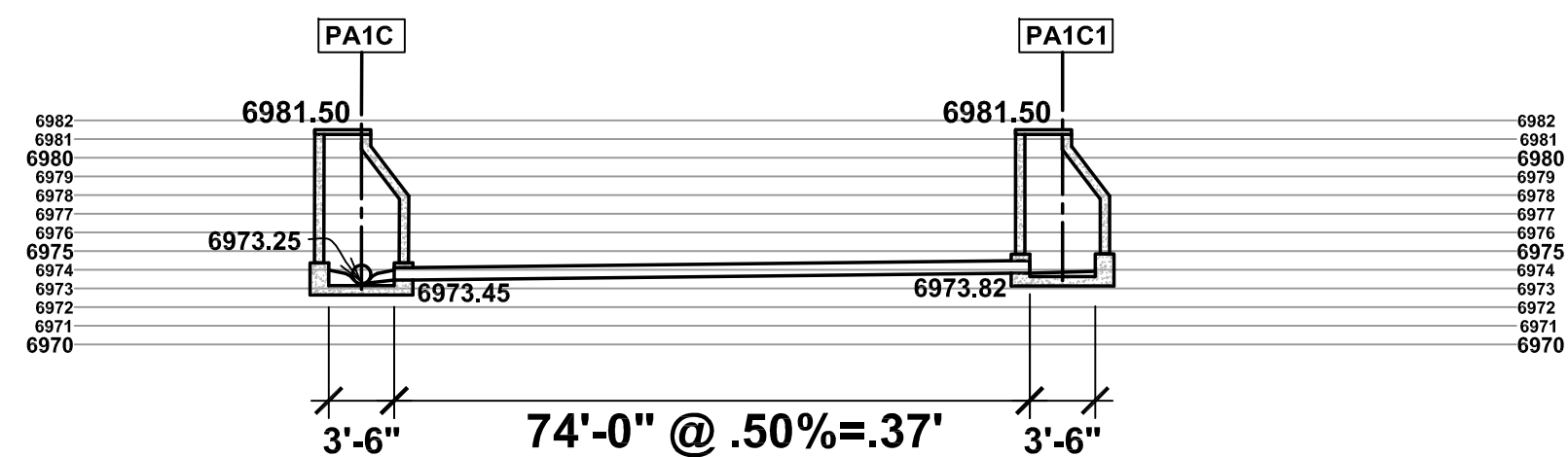




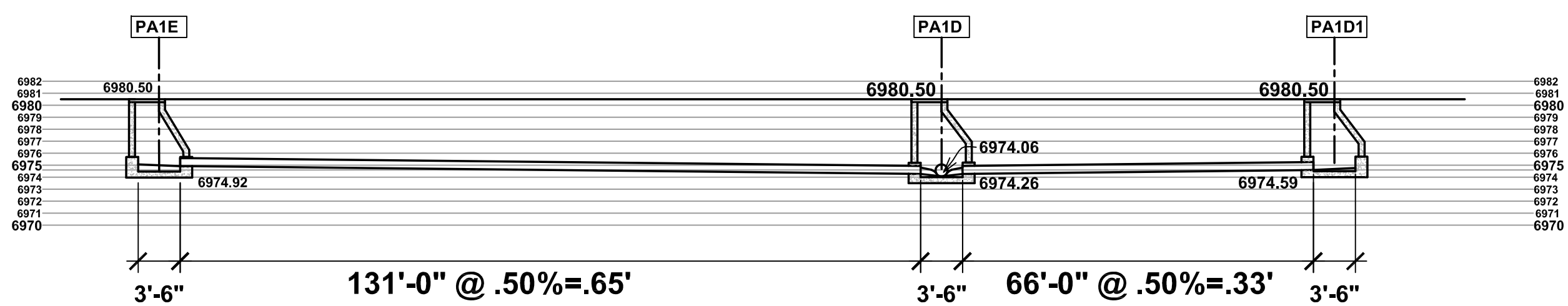


INTERCEPT RIDGWAY USA
"PA" LINE - 20' SOUTH/EAST
OF MH-P4 - 8" PVC 3034

VP LINE 2 PROFILE



VP LINE 3 PROFILE



VP LINE 4 PROFILE



VP LINE 2,3,&4 PLAN SCALE: 1"=20'-0"

REVISIONS
PRELIM PLAT: 9/10/18

VISTA PARK COMMONS
RIDGWAY LAND COMPANY SUBDIVISION
LOTS 30-34

SEWER VP LINE 2, 3, & 4 PLAN & PROFILE

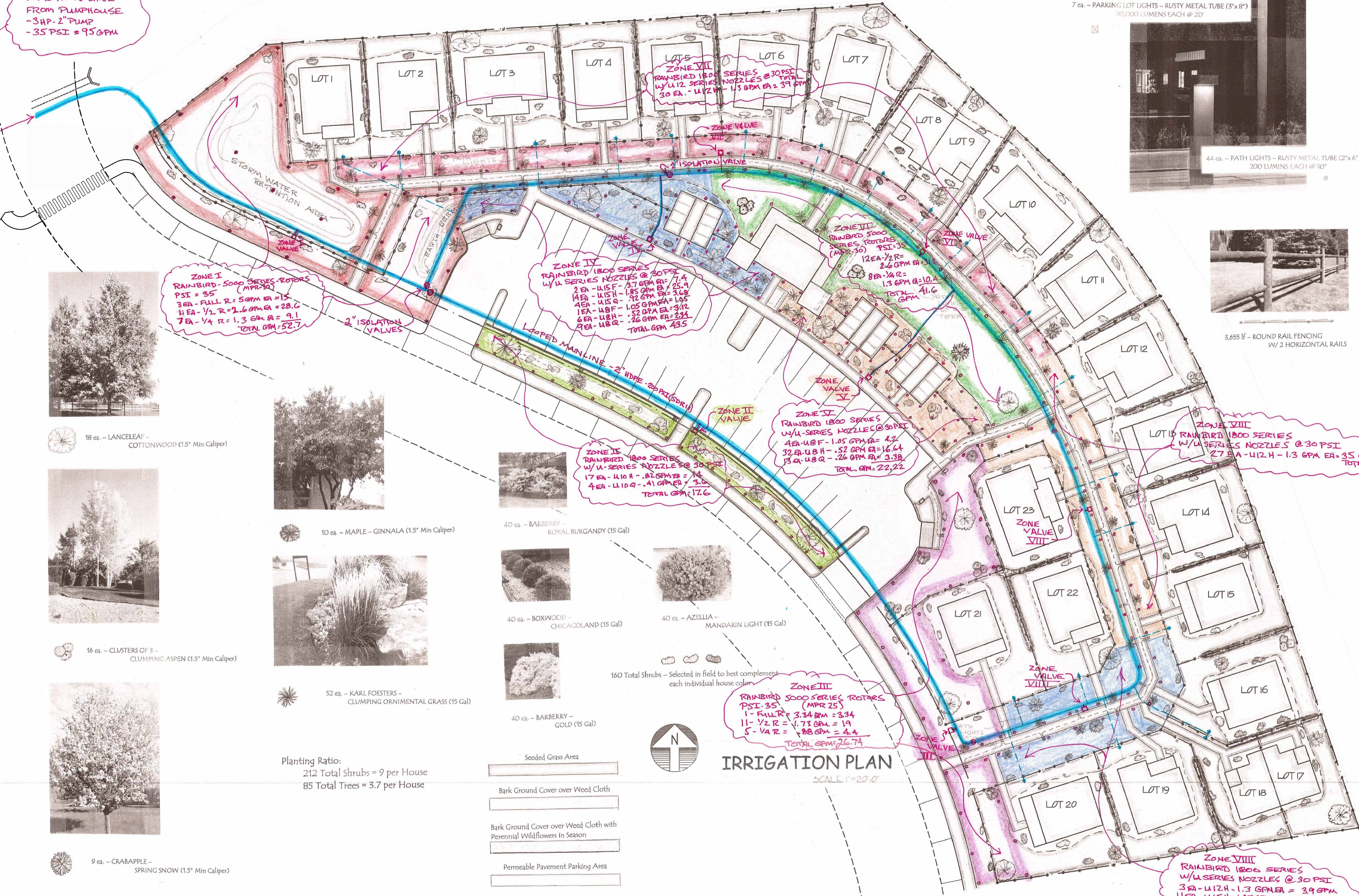
DOLG MACFARLANE
ARCHITECT- LLC
6553 N. CORA SUITE 201, RIDGWAY, CO. (970) 626-3308

JOB: V.P.C.
DATE: 09/10/18
SCALE:
SHEET:

U-1.3



IRRIGATION LINE FROM PUMPHOUSE
- 3HP-2" PUMP
- 35 PSI = 95 GPM



7 ea. - PARKING LOT LIGHTS - RUSTY METAL TUBE (3"x 8")
20,000 LUMENS EACH @ 20'

44 ea. - PATH LIGHTS - RUSTY METAL TUBE (2"x 6")
200 LUMENS EACH @ 30'

3,655 lf - ROUND RAIL FENCING
W/ 2 HORIZONTAL RAILS

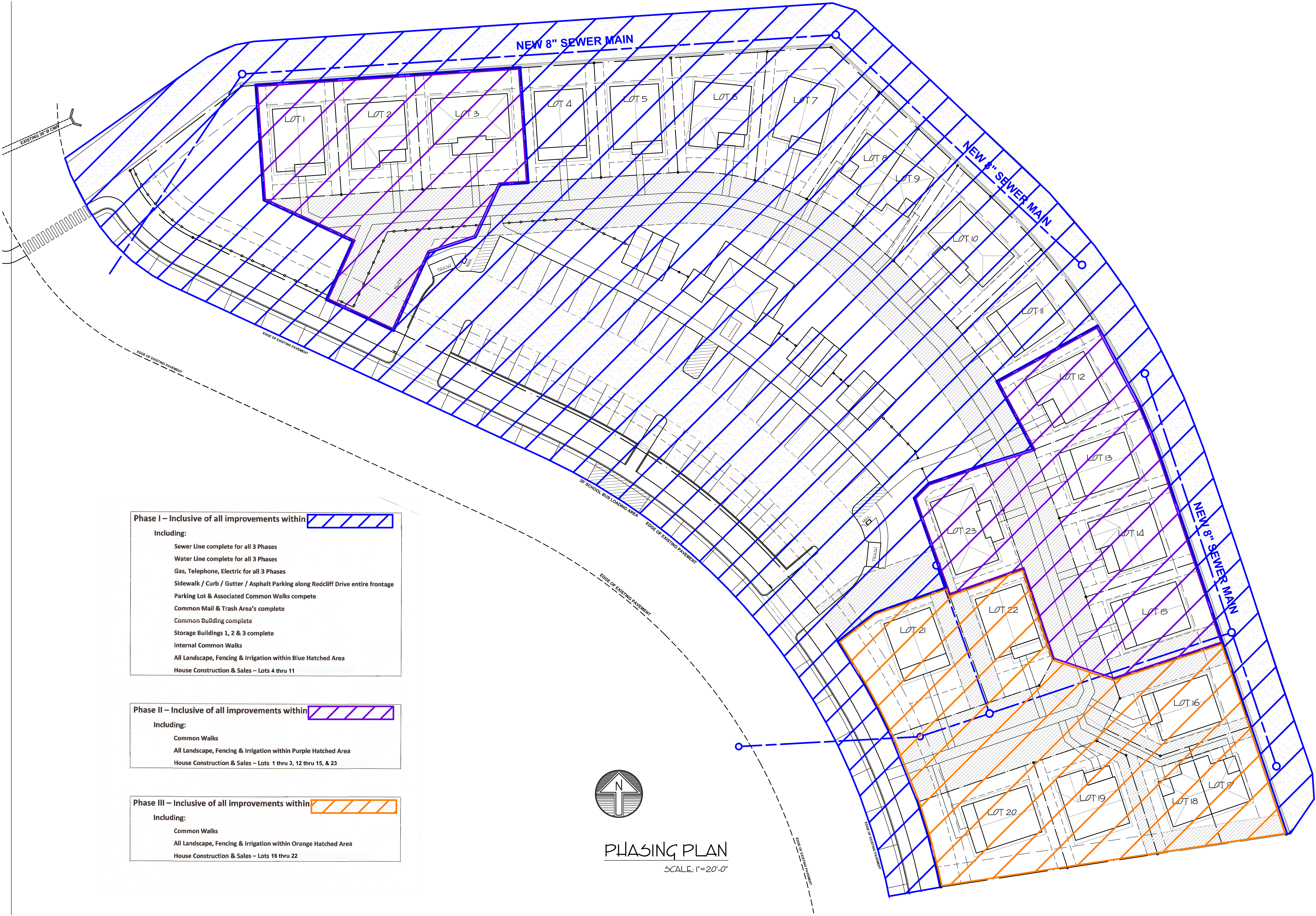
REVISIONS
PRELIM PLAT: 9/10/18

VISTA PARK COMMONS
RIDGWAY LAND COMPANY SUBDIVISION
LOTS 30-34

IRRIGATION PLAN

DOUG MACFARLANE
ARCHITECT-LLC
653 N CORA SUITE 201 RIDGWAY, CO. (970) 626-3308

JOB: VPC
DATE: 09/10/18
SCALE:
SHEET:



Phase I – Inclusive of all improvements within [Blue Hatched Area]

Including:

- Sewer Line complete for all 3 Phases
- Water Line complete for all 3 Phases
- Gas, Telephone, Electric for all 3 Phases
- Sidewalk / Curb / Gutter / Asphalt Parking along Redcliff Drive entire frontage
- Parking Lot & Associated Common Walks complete
- Common Mail & Trash Area's complete
- Common Building complete
- Storage Buildings 1, 2 & 3 complete
- Internal Common Walks
- All Landscape, Fencing & Irrigation within Blue Hatched Area
- House Construction & Sales – Lots 4 thru 11

Phase II – Inclusive of all improvements within [Purple Hatched Area]

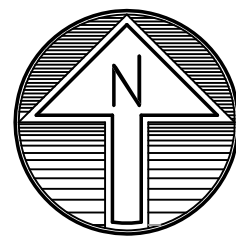
Including:

- Common Walks
- All Landscape, Fencing & Irrigation within Purple Hatched Area
- House Construction & Sales – Lots 1 thru 3, 12 thru 15, & 23

Phase III – Inclusive of all improvements within [Orange Hatched Area]

Including:

- Common Walks
- All Landscape, Fencing & Irrigation within Orange Hatched Area
- House Construction & Sales – Lots 16 thru 22



PHASING PLAN
SCALE: 1"=20'-0"

REVISIONS
PRELIM PLAT: 9/10/18

VISTA PARK COMMONS
RIDGWAY LAND COMPANY SUBDIVISION
LOTS 30-34

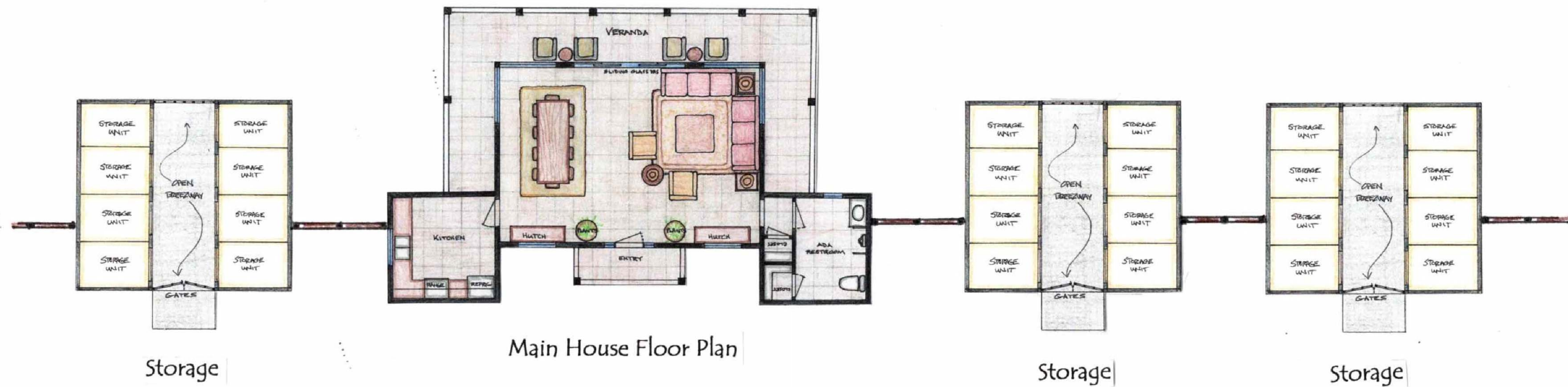
PHASING PLAN

DOLG MACFARLANE
ARCHITECT- LLC
653 N. CORA SUITE 201 RIDGWAY, CO. (970) 626-3308

JOB: V.P.C.
DATE: 09/10/18
SCALE:
SHEET:

PH-1

Vista Park Commons – Common Facilities



View Looking North East from Parking Area

COMMON BUILDING 877 sf
 STORAGE 1 320 sf
 STORAGE 2 320 sf
 STORAGE 3 320 sf

INDEX OF DRAWINGS

A-1 COMMON BUILDING AND STORAGE OVERVIEW
 A-2 COMMON BUILDING FLOOR PLAN AND ELEVATIONS
 A-3 STORAGE FLOOR PLANS, ELEVATIONS, SECTIONS, & COMMON BUILDING SECTION AND ROOF FRAMING

REVISIONS

VISTA PARK COMMONS
 RIDGWAY LAND COMPANY SUBDIVISION
 LOTS 30-34

COMMON BUILDINGS

DOLG MACFARLANE
 ARCHITECT-LLC
 653 N. CORA SUITE 201, RIDGWAY, CO. (970) 626-3308

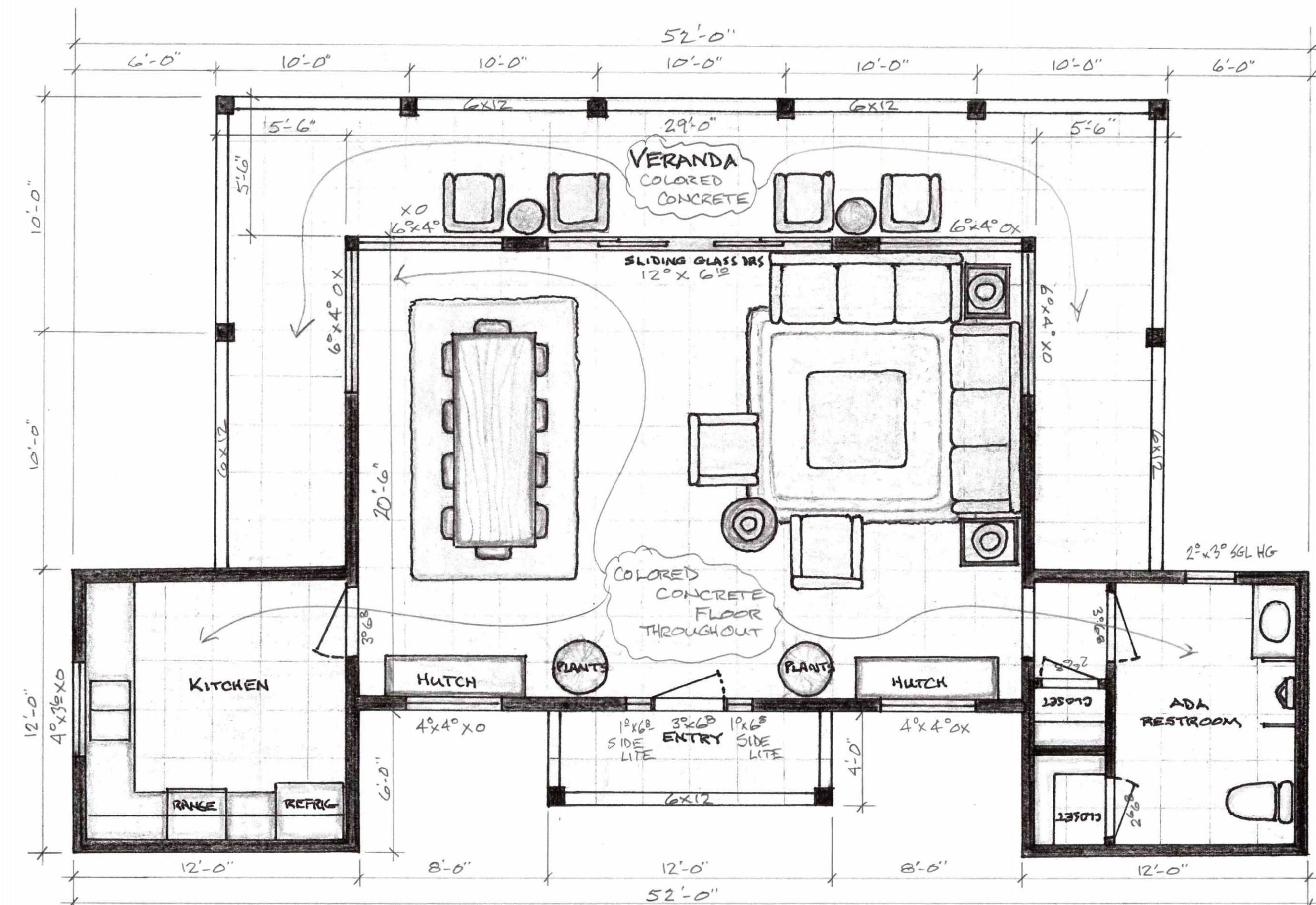
JOB: V.P.C.
 DATE: 09/13/18
 SCALE:
 SHEET:

A-1



COMMON BLDG
EAST SIDE ELEVATION
 $\frac{1}{4}'' = 1'$

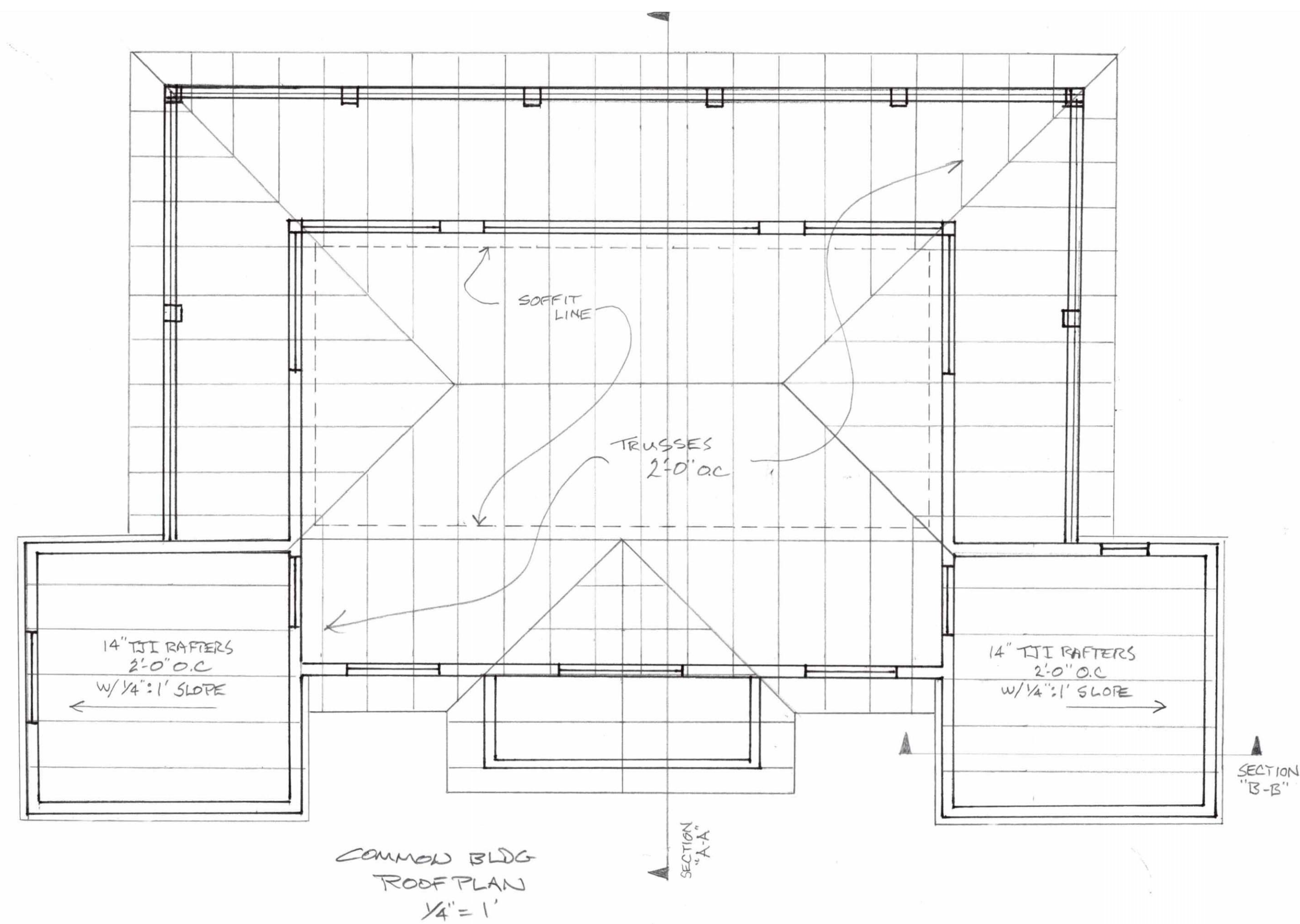
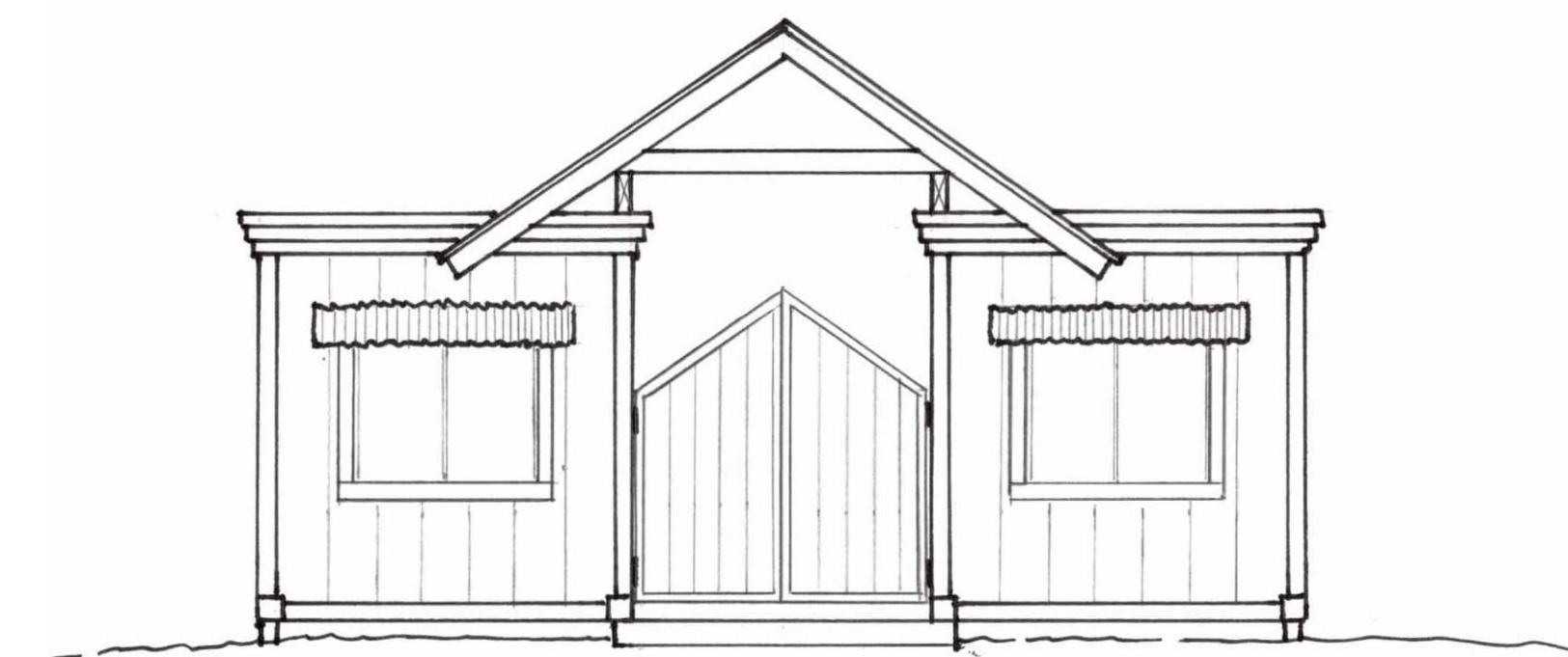
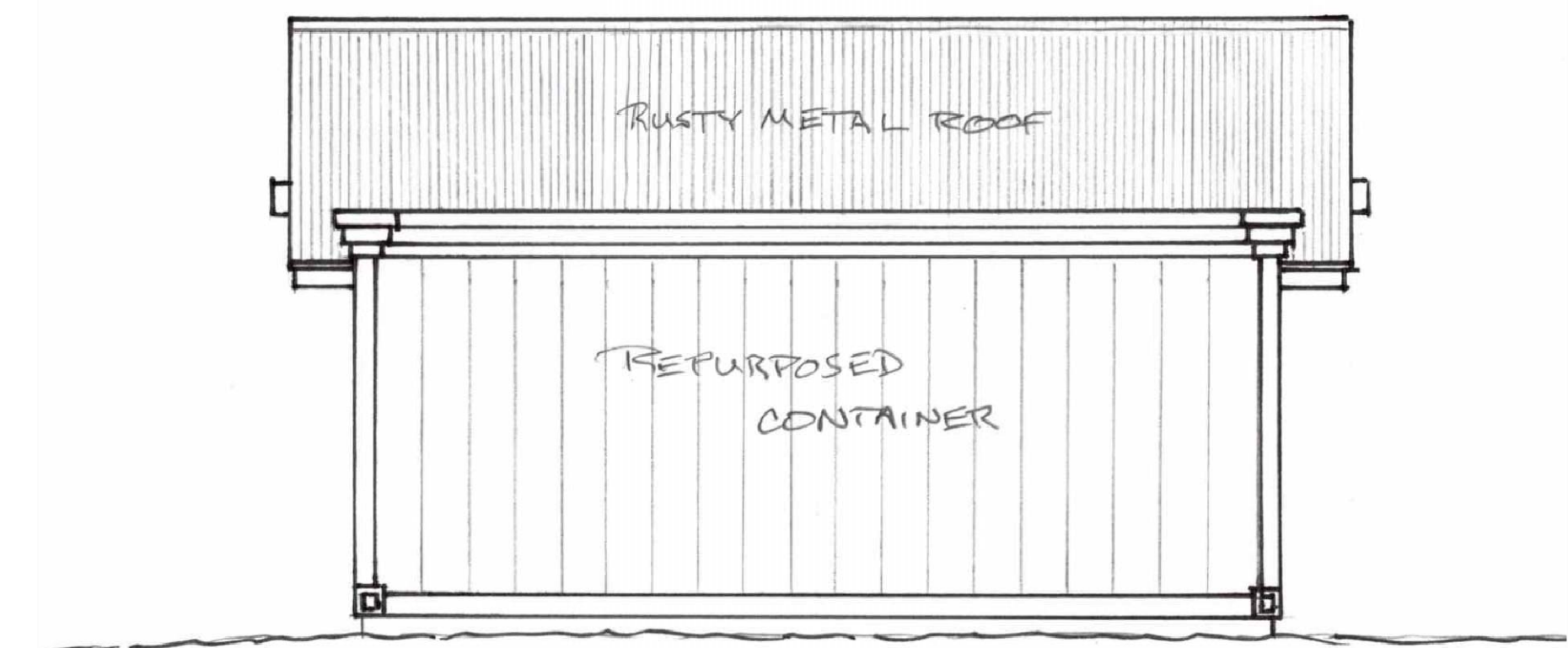
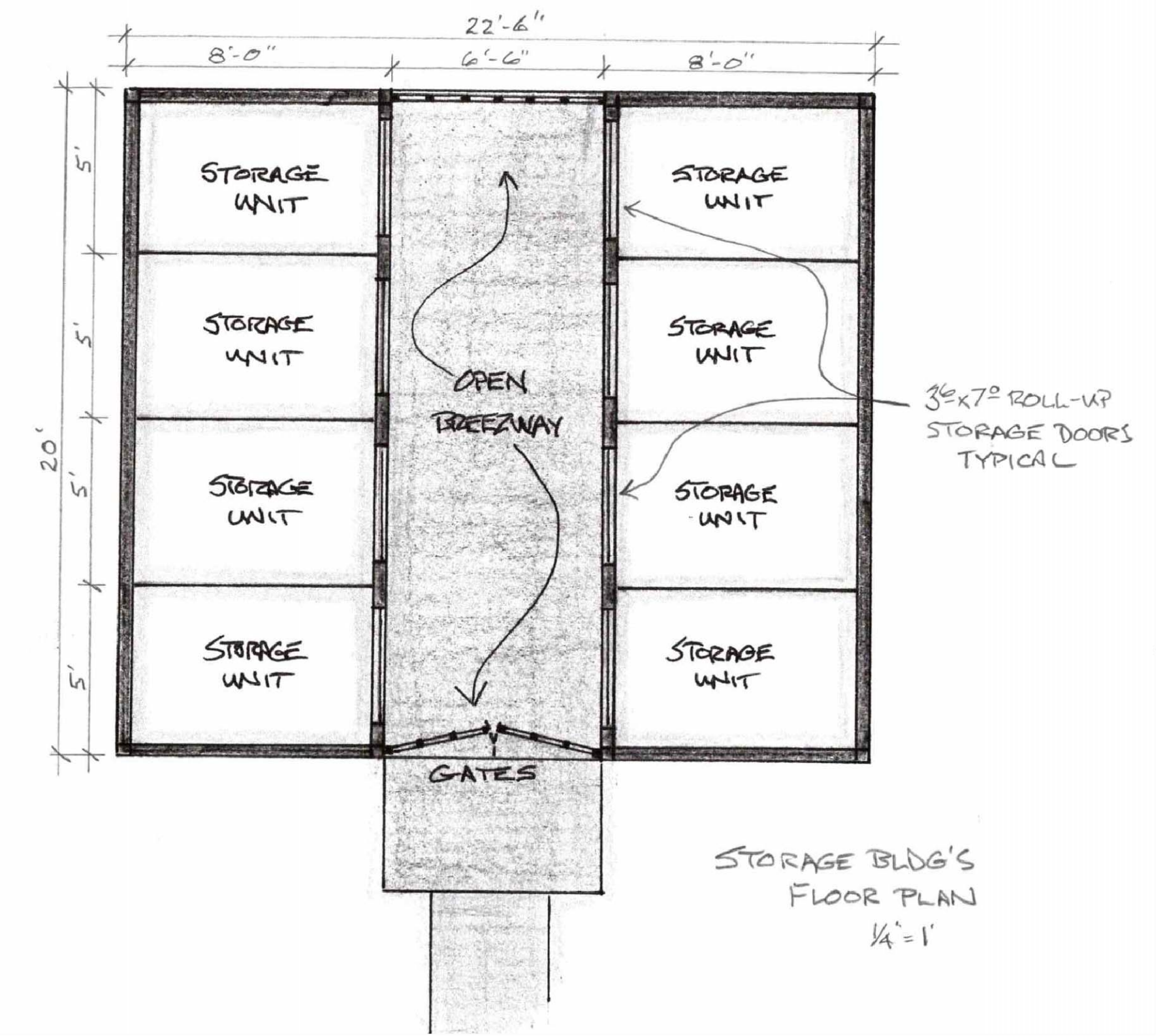
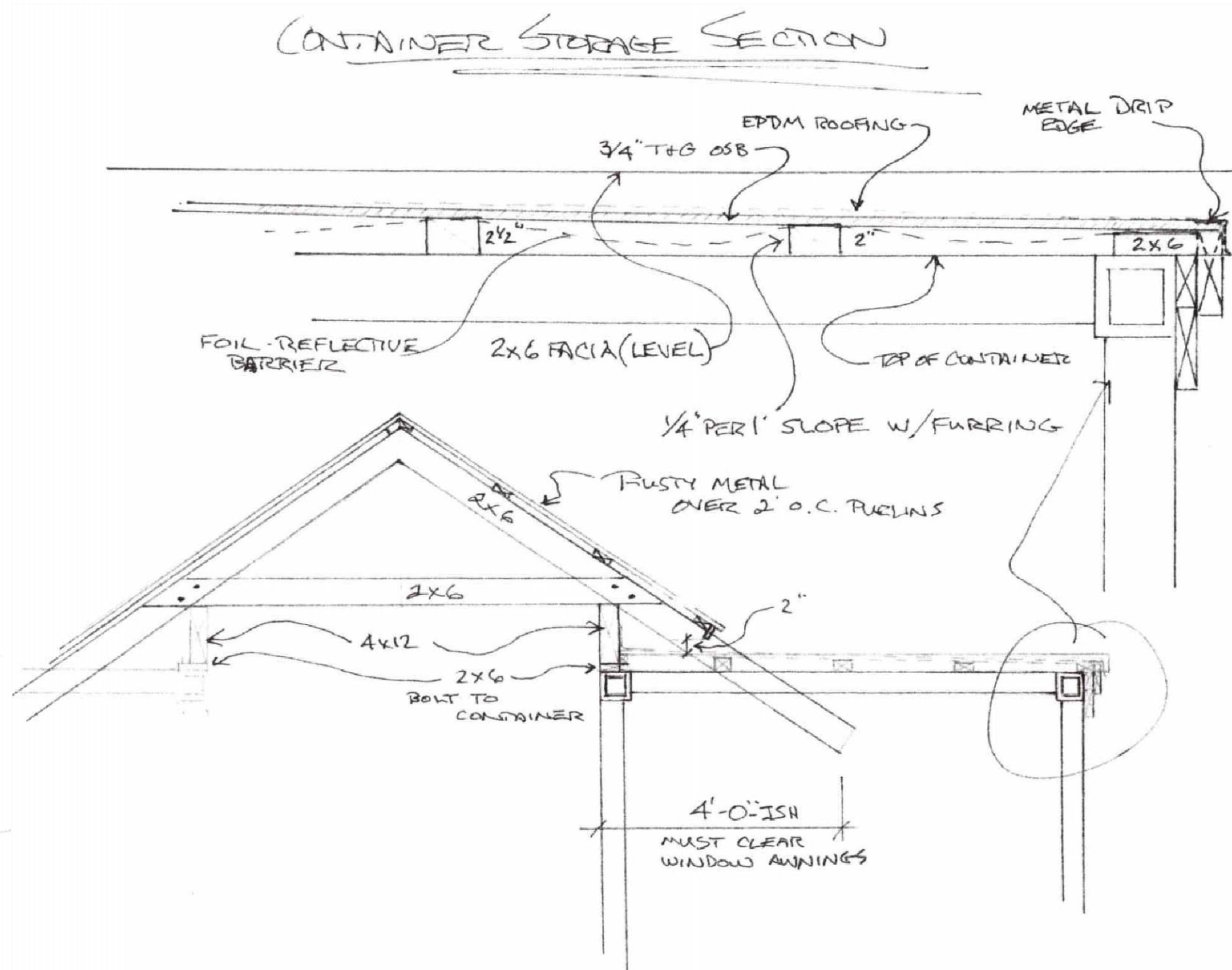
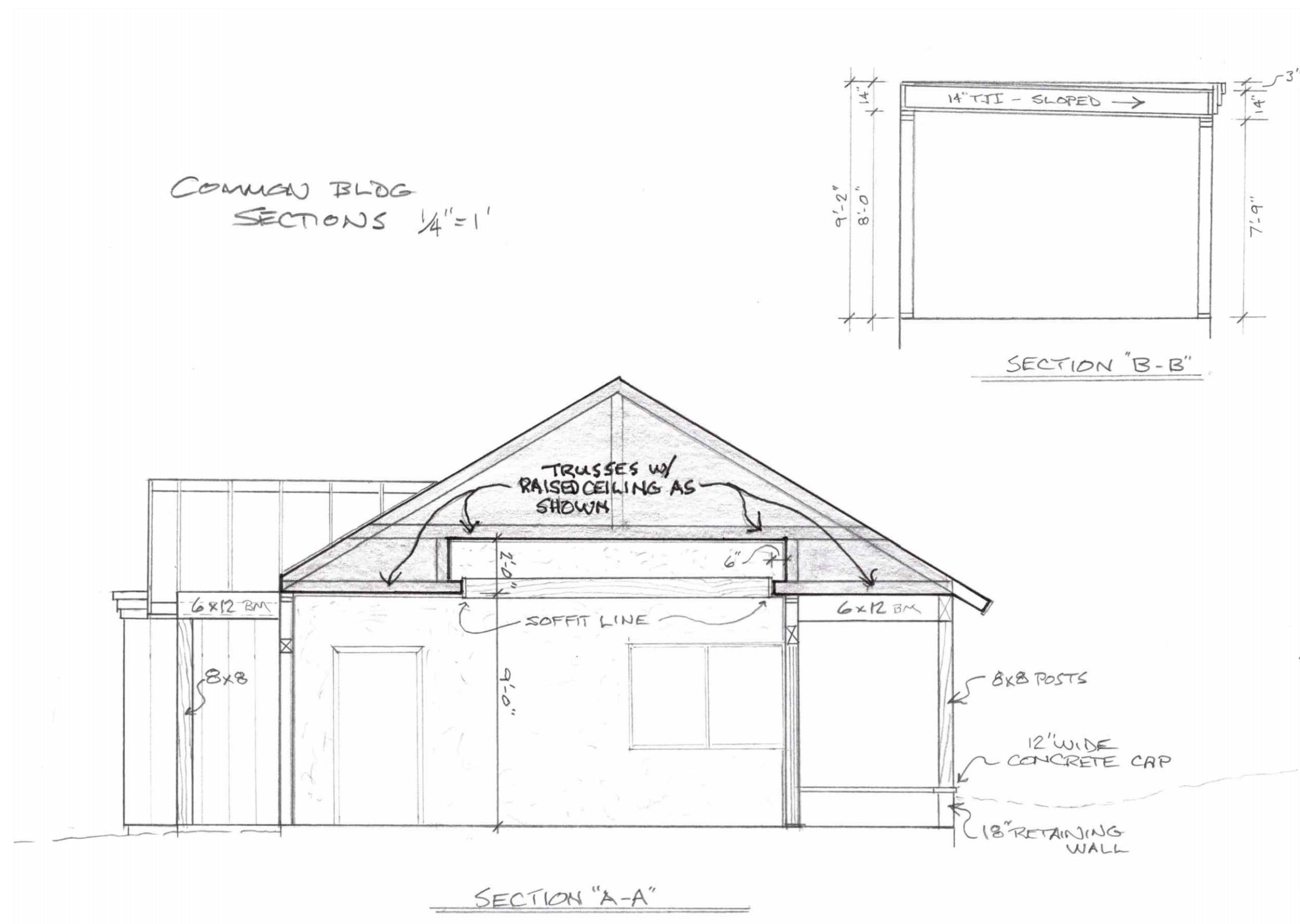
COMMON BLDG
WEST SIDE ELEVATION
1/4" = 1'



FLOOR PLAN
COMMON BUILDING
 $\frac{1}{4}'' = 1'$ 877 SQ. FT.



COMMON BLDG
FRONT (SOUTH) ELEVATION
 $\frac{1}{4}'' = 1'$



REVISIONS

VISTA PARK COMMONS
RIDGWAY LAND COMPANY SUBDIVISION
LOTS 30-34

STORAGE & COMMON BUILDING

DOLG MACFARLANE
ARCHITECT-LLC
653 N. CORA SUITE 201, RIDGWAY, CO. (970) 626-3308

JOB: V.P.C.
DATE: 09/13/18
SCALE:
SHEET:

A-3

STAFF REPORT

Subject: Preliminary Plat Submittal
Legal: Ridgway Land Company Subdivision Lots 30-34
Address: TBD Redcliff Drive
Parcel #s: 430516402012, 430516402011, 430516402010, 430516402009, 430516402008
Zone: General Commercial
Applicant: Joseph Nelson
Owners: Ridgway Land Co. / Rob Hunter
Initiated By: Shay Coburn, Planner
Date: September 25, 2018

BACKGROUND

Applicant seeks preliminary plat review of a proposed subdivision, Vista Park Commons. This development is proposed to be located the east side of Highway 550 in the Ridgway Land Company Subdivision. The property is accessed from Hunter parkway along Redcliff Drive. The development will span five existing vacant lots encompassing approximately 2.4 acres or 106,471 square feet.

The proposed development plan includes 23 residential units/lots in 21 buildings which are mostly stand-alone single-family units with 2 duplex buildings. It also includes shared parking, storage, open spaces and a community building. This property is zoned General Commercial.



The applicant had an informal discussion with the Planning Commission in October of 2016, the two sketch plan reviews with the Planning Commission, first on January 3, 2017 then again on August 25, 2017. The applicant recently had a preliminary plat hearing with the Planning Commission July 31, 2018 where the Commission continued the hearing until all deficiencies noted in the staff report were addressed. The application before the Commission today does not address all deficiencies but the applicant has made progress on the landscaping and drainage issued discussed at the last hearing. This hearing will provide the Planning Commission a review of the revised materials and will provide direction in a few key areas for the Applicant.

Edits from the July 31, 2018 staff report are mostly noted in [blue text](#).

Present with this submittal are the following documents:

1. Planning & Zoning hearing application
2. Preliminary plat map ([revised](#))
3. Plans including: Site, grading, utilities and civil plans, landscaping, phasing ([revised](#))

4. Articles of Organization
5. By-laws of Vista Park Commons HOA
6. Declaration of Covenants, Conditions and Restrictions for Vista Park Commons
7. Mineral rights certification
8. Geotechnical Engineering Study
9. Geologic Hazards and Preliminary Geotechnical Engineering Study
10. Hydrant location and flow test
11. Water and sewer flow calculations
12. Storm water calculations
13. Architectural plan sets *(added common building elevations)*
14. Email from Army Corps regarding relocating the Moody Ditch
15. Issued CDOT Access Permit
16. Cross section of drainage between houses

All documents not noted as revised, can be found in the July 31, 2018 hearing packet.

This public hearing has been noticed and the property posted.

CODE REQUIREMENTS AND ANALYSIS

RMC 7-4-5(B) Preliminary Plat

(1) – (4) Submittal Requirements

Substantially conforming.

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

(a) The name of the subdivision, date of the preparation of the map, name and address of the engineer or surveyor preparing the plat, and total area of the subdivision.

- The plat map is missing a stamp from the surveyor. *Will need a stamp once the plans are approved by the Planning Commission and/or Town Council.*
- The basis of bearing on the plat map needs to be labeled on page 2. All basis of bearing text should reference the “Ridgway Land Company Subdivision” not the “Ridgway Land Company Triangle Subdivision.” *Page 2 still needs to be corrected.*
- The Townhouse lots should be labeled accordingly. A plat note needs to be added as well to address the common/party walls. See note below. *Applicant responded that there are no common party walls and that there is a 1” space between the unit. The lots still need to be labeled. In note 8, replace the word “duplex” in every instance with “townhome.” Duplex indicates single ownership on a single parcel. Townhome indicates individual ownership on individual land with a shared property line. If they are separate buildings, they must have and purchase separate taps and utilities so the standard shared utility note is not needed.*
- Consider combining pages 3 and 4 onto one page so there are no consistency issues. *Applicant did not do this due to scale issues. This is fine but consistency between pages 3 and 4 may continue to be a problem.*

(b) The scale used and direction of true north.

Substantially conforming.

(c) The location and dimensions of all existing and proposed streets, alleys and easements, street lights, street signs and other improvements.

- The certs on page 1 of the plat need to match the easements shown on pages 3 and 4. The titles used need to be consistent. Edit wording on easements in legend (i.e.: all should be dedicated, should not reference declarations). Also, what is pattern for the easement on lot 1 and south of lot 1? It does not appear to be defined in the legend. [Pattern on lot 1 was removed. Dedication language on pages 3 and 4 still needs updated as simply listing “dedicated” easement is not adequate.](#)
- Page 4 is missing the drainage easement on the top of the map. Add or combine pages as suggested above. [Complete.](#)
- Declarations should only be referenced once where the recording number will be filled in. See notes 2 and 9 for examples where reference should be removed. This constant cross references will cause confusion in the future when the declarations are edited, likely bringing up the need for a plat amendment. Reference the plat map as an exhibit to the declarations. [Applicant stated: The reason for the cross reference is that the rights and privileges to the LCE are subject to further refinement in the Declarations. Without this, the rights and privileges to the LCE per the Plat appear unrestricted, and they are not. See Art 4 of Decs. The same is true with respect to maintenance of the LCE and GCE in the there are many refinements to the maintenance obligations as between the HOA and the Unit Owners. Without this reference, the Plat appears make this the sole obligation of the HOA. See Art 7 of the Decs. My understanding is that both the Plat and the Decs are to be approved by the Town Council, and any future change in either document will require the same amendment procedure. Town response: The decs are reviewed by the Town to be sure they do not involve the Town and to avoid any foreseen issues. The Town does not review any future changes to the decs unless required by the decs, which is not a good idea. Things that Town enforces should be on the plat, things that the HOA enforces shouldn't be on the plat, just reference the declaration and the reception number. All other cross references shall be removed as asked for above. If the applicant wants, they can add language to reference of the private declarations like – “Notice for all potential buyers and owners: you are advised to read the private declarations in their entirety”. Any cross references to the decs in the dedication language also needs to be removed. If an easement is dedicated to the town, we don't want to find further restrictions or allow the HOA to further restrict in the future through an amendment to the declarations.](#)
- In fact, the town has standard notes and certs which have generally not been followed here and need to be. They may be slightly modified to fit the development, but not the wholesale deviation and generation of a new note entirely that includes other information such as references to the private covenants. One example is the dedication certificate, which generally needs to read as follows below, as has been approved by the town:

Certificate of Dedication and Ownership:

KNOW ALL MEN BY THESE PRESENTS that the undersigned, being the owner(s) of certain lands in the Town of Ridgway, Colorado, to wit:

- [\(insert property description prior to dedications\)](#)

Has (Have) by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name of _____ Subdivision, and does (do) hereby dedicate, grant and convey to the Town of Ridgway, State of Colorado, for the use of the public [\(list streets or other tracts by name or map designation\)](#) as hereon shown. Also the

following easements are dedicated, granted and conveyed to the Town of Ridgway, Colorado as shown:

Utility easements for Town utilities (including storm drainage) and public utilities;
Storm drainage easements for Town storm drainage features and facilities;
and *(list other easements as applicable, e.g. trail, exactly as labeled on the map)*

Private easements are reserved or conveyed for purposes as indicated on the plat. *(Further specification may be advisable here.)*

Executed this ____ day of _____, A.D. 20__.

- Applicant will need to reconcile the GCE and LCE with the language in the duplex/shared elements plat note as recommended below. *Revise the new note 8 per comments above.*

(d) The location of water courses, including lakes, swamps, ditches, flood prone areas; the location of existing utility lines, pipes, poles, towers, culverts, drains, and drainage ways.

Need to show the location of the relocated ditch on pages 3 and 4 of the plat. Ensure it matches the civil plans. *While there are no dimensions, bearings, distances, etc. it appears to match and was added to the plat map.*

(e) The location, size and dimension of all lots and blocks, and the location of properties and easements to be reserved for particular uses or to be dedicated to the Town.

- Easement measurements between buildings are not consistent between the preliminary plat map and the other site plan provided, especially on the southern side of the property. Please reconcile. *U-1 and pages 3-4 on the plat still don't match – between lots 16, 17, 18, 19, 22, and 23. Why was a utility easement added to lot 23 just on page 4?*
- The easements between the buildings were reduced to accommodate the roof overhangs. Town needs confirmation from the Applicant that none of the roofs overhang into easements. Lots 13 and 14 appear to be very close. *Per 9/11/18 submittal applicant stated “this has been confirmed.”*
- The legend for the hatching for the utility easement says “including irrigation lines;” however, the irrigations lines are not on the plans yet. Note that if irrigations lines are near the water lines, sanitary separation will be necessary. *Irrigation plan was submitted on page I-1. The irrigation lies appear to be within the utility easement or an established easement.*
- The easement for VP line 3 was extended to the north but not all the way to Redcliff Drive. Town needs to be able to access the line from two directions. The easement needs to be larger or the blanket easement needs to include the Town. Easements are required to be 20' wide, prior plans had shown 18' which staff okayed. However, the easement is shown as small as 13.5'. Can this easement extend to the southwest a bit more to give the Town ample room to maintain and repair that manhole? *This was updated and looks like it will work. Town Attorney needs to confirm that cert 4(i) means that town has access over all property to get to and from utility easements as the Applicant has explained.*

(f) Five foot elevation contours at a minimum.
Received.

(g) Any building setback lines, height restrictions, or other building or use restrictions.

Lots along Redcliff Drive appear to have two building setback lines. Use a different line type to depict easement boundaries. *If lines were changed, they are not different enough to tell (or just don't print well).* Also, please add the easement line type to the legend.

(h) *A vicinity sketch map.*

Received.

(i) *An indication of the total area of streets and alleys, area of lots and area of any property dedicated to public or other uses.*

No property is proposed to be dedicated to the Town other than the easements for utilities.

(6) *Accompanying the preliminary plat or included upon it shall be plans, drawings or information for the following:*

(a) *Plans for any proposed sanitary sewer system showing location, grade, pipe sizes and invert elevations.*

- The Applicant is proposing a new sanitary sewer main that will loop around the east side of the property. This will be dedicated to the Town. The dedication language on the plat needs adjusted per note below. *See below.*
- The numbering of the sewer manholes needs to have one numbering system, as provided by Town. The other numbers on U-1 should be removed to avoid confusion. *Done.*
- Need encasements on the sewer at water line crossings in the profile drawings. *Done.*
- The manholes are very close to rear property lines which will make them difficult to maintain and replace if/when needed. These need to be move a few more feet away from the rear property line. Applicant has noted that this will be difficult to do. *Staff can make do with what is proposed.*
- The existing sewer lateral that will be used for the common building may require cutting asphalt. Town may be able to video this line to identify exactly where the tap is. *Applicant said Ok. Does this confirm that the asphalt needs to be cut or that the applicant would like the line videoed?*

(b) *Plans for the water system and fire protection system showing locations, pipe sizes, valves, storage tanks and fire hydrants.*

- The Applicant is proposing looping a new water main through the center walkway of the development. This will be dedicated to the Town. In the dedication language on page 1 of the plat, remove the following at the end of the dedication language "constructed in the utility easements as shown on this plat." The dedication language may also need adjusted to include more than just the mains (i.e.: valves, manholes, appurtenances, etc.). *Done.*
- The materials for the walkway where the water line will be located is still undetermined. This needs to be something that Town can get heavy equipment on to maintain and repair the water main. This should be agreed upon before going to Town Council. *Was a material for the walk decided? Staff cannot find where this is indicated. During follow up meetings we discussed the need to move the transformers away from the walkway. One transformer was moved to the edge of the easement and out of the middle, others appear to be in the same location. Is there a reason for this?*
- Hydrant flows need retested. The Town and Applicant Engineers are working on this. *Town Engineer talked with the hydrant tester but has not yet received any results or information.*

(c) *Plans for the storm drainage system showing location, pipe sizes, drains, surface drainage ways and discharge points.*

- Town Engineer needs to review the submitted storm water calculations provided.
 - The stormwater drainage plan will be affected with the addition of the larger retention area and less permeable surface. The calculations need to be updated to reflect this change. For example, what is the volume of the retention area? What do the storm water calcs indicate that the size of the retention area should be?
 - We need elevations on the pipe or swale into the pond or the outlet. On the road the gutter elevation is 77.75. The top contour of the pond is 78. What is the elevation where it comes into the pond? If an inlet box is being used, it will be at least a foot lower coming into the pond. If a box through the sidewalk is used, then it will lose a few inches. This will impact the functional volume of the pond.
 - There is an inlet on C-1 south of the detention pond with an elevation of 78 that must go into a pipe that goes under the berm to the north but there is no pipe size. This too will impact the functional elevation of the pond.
 - Not seeing an emergency spillway on the pond, but it needs one that will set the functional elevation of the pond.
 - Looking at the rear lot cross sections the east one looks like the French drain daylights much less than a foot about the ditch flow line. The ditch is on 0.5% slope. If the ditch can only be 6" deep before it reaches the outfall of the French drain, it can only carry about 3 CFS. Staff is not sure how much flow the ditch needs to carry but assumes it is more than that especially during runoff.
 - The finished ground elevations from lots 4 to 17 are the same in the back yet the finished floors of the units vary by a couple of feet, some by about 4'. How will this work?
- The retention areas are partially on Town property. It is much preferred that this retention area be completely on private property. If the Applicant cannot accommodate this, it will need to be a request to Council but staff is unsure it will be favorably considered. If it remains on Town property, it needs to be on the plat and have maintenance obligations and other language as well as an easement from the Town for the use of town property. Applicant removed 2 units and expanded the retention area on their own property. It appears as if the fence on lot 1 will be in the top one foot or so of the retention area. How will this work? Does it need an easement? How does maintenance work so close to a building?
- There are a number of additional items to work out regarding drainage including: drainage between the units, how water flows to the ditch, how the land in the sewer easement drains while still accessible by Town, how the relocated ditch flows (the grades show the ditch flowing uphill for a portion), how the detention ponds function and the proximity to lot 1, how the culverts will function, and potentially more. See email notes below.

(d) Plans for proposed streets, alleys, sidewalks, curbs and gutters, lighting, bikepaths and walkways showing the grade and cross section, and plans for any other proposed public improvements. (Ord 12-2008)

- No public streets are proposed.
- We need to understand the slopes of the sidewalk along Redcliff Drive. The Town Engineer has calculated some of the slopes based on spot elevations provided but it is not sufficient to know the full profile. Additionally, some of the internal sidewalks have steep grades, the Applicant says they are no more than 10% but the Town Engineer's calculations are higher. The maximum for ADA compliance is 8.3%, which some exceed. Labels added on page C-1. The slopes of the walks have been reduced but steps have been added to most units. There is some discrepancy between the slope measurements and the slopes measured per the scale of the drawing. Also, there needs to be ADA ramps on the sidewalks where they cross the driveways, not a 6" curb.

- Curb and gutter needs to be added along Redcliff Drive and Town needs to understand how it will drain. Curbs and gutters were added, profiles on the sidewalk and gutter are still missing. Staff remains concerned for how it will drain. Some of the grade is shown as flat and some at about 0.4%. Town code requires a minimum of 0.5%. It looks like if the inlet is relocated and dropped at the north then enough fall will be gained to maintain a continuous 0.5% with a 1% slope in the valley pans. The section between the existing pavement and gutter can be adjusted to accommodate this. The drainage plan still lacks stationing.
- Driveway cross sections need to be refined. Added on page C-1.1. The south valley pan has a grade break at the middle of the pan N/S and is flatter on the downstream side which will slow the water in the middle of the pan. Is there a purpose for this? The cross sections have an architectural scale and no stationing. This has taken a lot of the Town Engineer's time to review. Section 3/C-1.1 is showing a second valley pan to the east of the main pan in the pervious pavement. Staff is not seeing it on the plans on C-1. Are the applicants proposing a concrete valley pan with pervious pavement on either side?
- How will the lights at the driveways be wired? Lights at driveways appear to have been misplaced on the new landscape plan. Still lacks information on how they will be wired.
- Overall, more information is needed on the plans to ensure that someone can build what is being proposed. This still need to be addressed. It is imperative that the plans have locations established so we can inspect that it is done per the approved plans. Editing and changing plans after approval should be a last resort as it will delay the progress on the project with additional public hearings.

(e) The subdivider shall send a notice, at least 30 days prior to the Planning Commission's hearing or consideration, to mineral estate owners, by certified mail, return receipt requested, or a nationally recognized overnight courier, in accordance with the requirements of CRS 24-65.5-103(1). A copy of the notice shall be given to the Town along with the subdividers certification of compliance with said notification requirements. Provided this notice is not required if notice was previously sent and such certification previously provided with respect to the same surface development, or the application is only for platting an additional single lot, unless a mineral estate owner has requested notice pursuant to CRS 24-6-402(7). (Ord 4-2009)

Substantially met.

(f) Any proposed covenants, condominium declaration or articles of incorporation and by-laws for any homeowners' association, or contracts for maintenance of improvements.

- The declarations need another review by the Town Attorney. This review is still needed.
- In the declarations under 2.26, where and how does Ridgway USA approve this development? This was not addressed. This is important as this development is impacting some of the RUSA common space.

(g) A soils report prepared by a geologist or licensed qualified engineer which addresses building foundation design requirements shall be submitted where geologic hazards and considerations dictate the need for such analysis.

- Town needs to understand what the pavement will be comprised of as the report recommends two different paving types, one for construction loads and one for post-construction. The Applicant said they added cross sections and specs for this but staff is not finding the information. Applicant said that parking area is pervious paving per detail and new parking spaces along Redcliff will be asphalt per Town standards. The proposed pervious paving appears to be about less than half the strength of a local street. What is the load bearing capacity? The plans say per

the specs, staff needs a copy of the specs. We went online to find it but you have to pay to get that detailed of information.

- The area where the sewer will be located needs to be strong enough for the public works crew to get a dump truck back there to maintain/repair the sewer main. The design of this typical cross section on page U-1 will need to be revised. Town also needs to understand why the manholes are not included in the proposed "drive area"? The drive area is now 20' wide and includes the manholes, surface is 6" with compacted native material with an additional 6" class 2 road base layer above. The applicant needs to confirm that this is adequate for a loaded dump truck based on information in Lambert's soil report or additional information provided by Lambert. Per 8/22/18 meeting town and applicant agreed upon adding weed cloth and seed back to the road base to keep weed from growing. I do not see this noted on the plans. We also agreed upon adding some sort of bollards or something to block off access to this easement by owners which staff cannot find on the plans.

(h) *Written approval or access permit from the State Department of Highways for any access to highways under its jurisdiction, directly from any lot and for any new street serving the subdivision which intersects with a State highway.*

Town Staff worked with the applicant to submit for Access Permit. The permit was received from CODT with a notice to proceed and no additional improvements were necessary.

(i) *Estimated water consumption and sewage generation.*

Staff is working with the Applicant to better understand this demand.

(j) *Description of any geologic hazards.*

Substantially complete.

(k) *Landscape plans and, as appropriate, irrigation plans. (Ord 12-2008)*

- Irrigations plans have not yet been submitted. These plans should be submitted before going to Town Council. An irrigation plan was submitted. It shows irrigation to all common areas. All proposed landscaping on private lots will not be irrigated. How will each property owner irrigate their own property? From their potable water tap? Will future owners reasonably be able to keep the trees, shrubs and grass area per the landscape plans alive? Will owners be allowed to tap into the irrigation water of the HOA? Will there be a distribution line with a spigot for each lot? RUSA was intended to all be watered with this irrigation water.
- The landscape plan needs to be updated to reflect the revised site layout, the measurement do not match the plat and site plans. This will cause confusion for construction. This should be revised before going to Town Council. Done.
- See notes under 7-3-11 regarding a deviation request regarding landscaping.

(l) *A list of proposed uses for each lot consistent with Town Zoning Regulations. (Ord 12-2008)*

See Zoning Regulations section below as the applicant is requesting a Conditional Use Permit for the residential uses in the General Commercial district.

(7) *Repealed by Ord 4-2009*

(8) *The Planning Commission may approve, conditionally approve or disapprove the preliminary plat. It may continue its consideration of the plat to another meeting when additional time is needed, or to allow the subdivider time to revise or supplement the plan to bring it into compliance with these regulations or*

proposed conditions of approval. The reason for continuance, disapproval, or any conditions of approval, shall be included in the minutes of the Planning Commission's proceedings and provided to the subdivider in writing upon request. Consideration of the matter may also be continued upon the subdividers request. The plat may be disapproved if it or the proposed improvements and required submittals are inadequate or do not comply with the requirements of these Regulations. (Ord 12-2008)

(9) The Planning Commission's decision shall be submitted to the Town Council as a recommendation along with the plat for review at its next regular meeting. The Town Council shall issue its decision approving, conditionally approving or disapproving the plat, based upon compliance with the provisions of these regulations. The Town Council may continue its consideration of the preliminary plat until such time as proposed conditions for approval, are met by the subdivider. (Ord 12-2008)

(10) Except as otherwise expressly provided by the Town Council, all conditions of approval shall be met within 90 days of such approval or the plat shall be deemed disapproved.

RMC 7-4-6 Required Improvements

There are a number of improvements that are required with subdivision in this section. Staff is highlighting only a portion of these requirements here:

(A)(5) Electricity, telephone and CATV.

The electrical and gas layouts will need to be approved by SMPA and Black Hills. [The Applicant is working on this.](#)

(A)(6) Streets within and adjacent to the subdivision as necessary to provide access to each lot. Existing streets maintained by the Town for public use shall be improved by the subdivider to the extent necessary to provide access to abutting lots and to provide proper drainage, grade and sidewalk grade. Streets shall be paved in circumstances where required by Town street specifications. Streets shall be dedicated to the Town.

Town needs to see detail on the proposed permeable pavement. [See details on S-1 an C-1.1. The product spec sheets was given to staff at a meeting but staff needs an electronic copy. Specifically, we need the strength information as requested above.](#)

(B) Subdivision Improvements Agreement (SIA)

In part, this section reads as follows in Sections (1) and (2):

(1) No final plat shall be approved or recorded until the subdivider has properly completed, and the Town has approved, the street base, lights and traffic control devices, and water, sewer, electricity, gas, telephone, and drainage system as adequate to serve each lot, and has submitted, and the Town Council has approved, a Subdivision Improvements Agreement guaranteeing construction of all other required improvements and as-builts therefore, which have not previously been completed and approved by the Town. The Subdivision Improvements Agreement shall list the improvements to be made and as builts required, estimated costs, and completion dates.

(2) All improvements shall be completed and accepted within 2 years following approval of the final plat by the Town, unless a longer interval is provided for in the Subdivision Improvements Agreement.

The Applicant has stated that they will likely want to do an SIA for a few of the items allowed per code. Town would like a proposal of what the Applicant would like to include in the SIA to be sure that issues do not come up later. The submitted phasing plan is helpful but not inclusive of SIA items. Here are some questions/concerns:

1. Is there a plan to final plat in phases or just build in phases? Staff has received contradicting information from the Applicant. [Will final plat in phases. See updated phasing plan.](#)
2. On sheet PH-1 the hatching and text do not agree. Which is correct? [Fixed.](#)
3. Assuming grading, drainage and ditch relocation will be part of phase 1. Needs to be on plans. [Not addressed. Needs included.](#)
4. Assuming construction of storage building 4 will be part of phase II. Add to plans. [Removed storage building 4.](#)

RMC 7-4-7 Design Standards

There are a number of standards required in this section. Staff is highlighting only a portion of these Standards here as most of them have been addressed elsewhere in this report:

RMC 7-4-7(J) Plat Notes: This section addresses plat notes required by the Town.

- Certs #1 – Legal description of the property is Lots 30-34 of the Ridgway Land Company Subdivision (There should be no reference to Ridgway USA). [Not fixed.](#)
- Sentence after 4(i) in certs – This is confusing. Please define all types of common areas and elements here. Common Areas, Common Space Tract, Limited Common Elements and General Common Elements are all mentioned. Who has access to what spaces? Ensure all terms are used correctly, in the correct location and correctly dedicated and identified. [Applicant said this is all described in the decc art 3 and 4. This all needs to be described clearly on the plat. If the decc change later the Town won't know about it. If there are more specific details about these areas that only the HOA needs to know about then that is fine.](#)
- Note 1 needs to included "recorded on _____ (date) at Ouray County Clerk and Recorder"
- Note 4 should read, "Short-term rentals, as defined in Town regulations, are prohibited in all units." [Done.](#)
- Note 5 – to be completed once staff provides language. [\[affordable housing notes\] Staff sent notes to be added. They were significantly modified. Those modifications have been reviewed by the Town Manager and will be reviewed by the Town Attorney. Staff prefers that the deed restriction language remain as sent to the development team as consistency among deed restrictions will aid in the administration of them. Also, there are some significant changes that complete change the intent of the deed restrictions that need to be discussed, like sunset provisions that the Planning Commission has not been supportive of.](#)
- Is note 7 necessary, seems like a restatement of note 6? [Deleted.](#)
- "Master Plat" and "Master Declarations" references are confusing. The plat and declarations titles should be spelled out rather than defining and using a new term. [Still needs changed in note 6.](#)
- Note 9 – mentions fences located in common areas, does this include the fences on property lines? [The clarification of common elements above should help address this.](#)
- Note 10 – fences should be removed from this note given they are proposed right in the middle of the drainage easement. Add ..."so as not to impede the free flow of water or cause erosion in any way..." [Still needs to be addressed.](#)

- Notes 11 and 12 – where are irrigation and driveway/ROW reciprocal access easements? [Note 11](#) – reference to irrigation easement was removed. Looks good. [Note 12](#): Applicant stated that the ROW easements are "over portions selected and reserved for use as driveways for ingress and egress" The Plat is clear as to where the driveways are. It is obvious where the driveways are on the plat but they are not established as easements, just driveways. Town staff feels this note is not necessary. If the applicant feels it needs to be included it should be in the dedication language and not a plat note. The access easement seems sufficient without this added dedication.
- Note 14 – fix typo in Vista (5th line), engineers not engineering (6th line), add "... from any claim related to soils and groundwater conditions present..." (2nd to last line). [Done](#).
- Note 15 – fix typo "ot" to "or"; should it say "common element", not "common space tract"? [Done](#).
- Note 17 – what is a survey foot? [Not addressed](#).
- Note 18 – update date to May 2018 [Not addressed](#).
- Add note to address the common elements for the townhouses: This information needs to be on the plat and then the decs can match. Add something like (can fit to match your development): Lots 1-2, 10-11, 19-20 have shared party walls: [See note 8 comments above](#).
 - a. The unit owners shall be individually and severally responsible for the maintenance and repair of all Common Elements, except any Limited Common Elements, which shall be subject to the maintenance and repair obligations of the respective unit.
 - b. The units depicted on this plat shall have uniform exterior appearance. Future improvements, modifications and repair to the units' exteriors shall be done in accordance with any applicable covenants and regulations of the owners' association, and performed in such a manner as to ensure uniformity and compatibility of the exterior of the units.
 - c. Easements are reserved on, over, and under the Common Elements and the units as shown on the Plat, for construction, maintenance and repair of public utilities.
 - d. Party Walls exist over and along the common boundaries between the units 1-2, 10-11 and 19-20. The unit owners shall be deemed to own the necessary easements for the perpetual lateral and subjacent support, maintenance and repair of the respective Party Wall with equal rights of joint use.
- Revise Planning Commission cert Chair to Doug Canright, not John Clark. [Done](#).

RMC 7-3-11 Planned Unit Developments

This section provides flexibility with respect to dimensional requirements, allows for increased density, and clustered residential developments.

Per RMC §7-3-11(D) below, the development may deviate from the required dimensional standards as part of a PUD.

(D) Dimensional Requirements and Densities:

- (1) The dimensional requirements, which would otherwise be required by Town Zoning Regulations, or other Town regulations for the district affected, may be deviated from in accordance with the Plan as approved, if the Town determines that such deviations will promote the public health, safety and welfare. (Ord 3-2008)*
- (2) The number of units allowed in a residential PUD shall be generally the same as would have been allowed without clustering, taking into account minimum lot sizes and areas which would have to be dedicated for streets and other public uses, if the property had been developed or subdivided without clustering. Provided, however, the Town may allow additional residential units if it determines that by so doing, significant public benefits will be provided which might not otherwise be available, such*

as significant affordable housing, public open space, public recreational amenities or off site public infrastructure improvements. (Ord 3-2008)

The following is a list of conditional uses, variances and deviations requested with this preliminary plat: *(Updated this section to reflect the change from 25 units to 23 units and a slight shift in alignment of the northern most lots)*

1. Use: requesting conditional use for single-family and duplex residential uses in the GC district.
2. Lot width: requesting variance for six lots that are less than 30' wide.
3. Lot size: requesting variance to minimum lot size of 5,000 sq. ft. - lots range from 1,484 to just over 3,000 sq. ft. Counting all common space the density is one unit per 4,629 square feet.
4. Lot coverage: no requests, it appears to be about 30% for individual lots.
5. Setbacks:
 - o Front setbacks range from 1' to 12' with most at 7'. The requirement is 15' minimum. Requesting a variance for all lots.
 - o Side setbacks are fairly consistent at about 4.5' with a few up to 10'. The minimum is 8', requesting a variance for nearly all lots.
 - o Rear setbacks are generally about 10'. The minimum is 8'. Requesting a variance for units 21 and 23 to have reduced rear setbacks (as small as 4')
6. Parking: This development is required to provide 40 spaces based on the requirements of the code, six units require only 1 space. They are providing 44 spaces including 4 ADA compliant spaces. There are no spaces provided for the 848 square foot common building; however, 20 "visitor" or on-street spaces will be provided in the public right-of-way and more could be accommodated if the Planning Commission feels they are necessary.
7. Single-family home design standards:
 - o Minimum width: unit B-2 does not fully enclose a 21' by 24' rectangle as required. The Applicant is requesting a deviation for the two B-2 units.
 - o Roof pitch: requesting a deviation for the roof pitch of the storage unit buildings to be 2:12 rather than the required 3:12. The design of these units must also be deemed by the Planning Commission to be of the same architectural style and of similar or compatible materials. If not, another deviation request will need to be included here.
 - o Landscaping: requesting a deviation from the landscaping requirements. The developer is proposing that they finish each lot with "gravel over weed control cloth" and each unit buyer will finish the landscaping as they wish. The requirements in the single-family home design guidelines (6-6-3(i)) require that 50% of the front yard be live vegetation and that each lot have a minimum number of trees and shrubs. Per the overall site plan, they will provide adequate trees and shrubs based both on individual lots and the lot as a whole. However, the Planning Commission should consider this request for gravel over weed control cloth carefully as it is likely that the landscaping will remain as completed by the developer on most all lots. *The landscape plan was changed base on direction provided by the Commission at the July 31, 2018 hearing. It appears as if all lots are close to the 50% min. required live vegetation in the front and street side yards. It is difficult to measure as there are curvy lines and no measurements. Lot 23 may be the only one not compliant with that standard. The gravel was changed to bark over week control cloth and was significantly reduced in terms of area. No irrigation is proposed for individual lots as noted above.*

Per the sketch plan hearings, due to an increase in density the Town negotiated for three affordable housing deed restricted units. The applicant has agreed to provide those; however, exact units and the deed restriction language have not yet been finalized. Town staff is working on the language. *Developer chose*

to reduce the total number of units to 23, not 25. Asking now if they can provide for only 2 units rather than 3. This will be something the Commission should discuss and carefully consider.

Commercial Design Guidelines

In the General Commercial district, parking areas larger than 20 spaces are required to incorporate mitigation and site planning techniques from the commercial design guidelines. Here is a quick summary of those guidelines:

- Parking should be sited to the rear or sides of buildings to provide least visual impact. This standard will NOT be met.
- Trees should be incorporated for shading. This standard will not really be met as there are not many trees within the parking area, just a few on edges.
- Must use landscaped/grass catchment area to manage, control and filter parking lot drainage - retention areas are included in the NW side of the property. However, they are partially on Town property as noted above. [This was revised. No longer on town property.](#)
- Includes a bike parking area near common building.

The submitted architectural plans for all of the units, common building and storage areas will be recorded as part of this PUD approval.

The development team has confirmed that the utility boxes, trash and similar items will be screened. Plans have not yet been submitted or written up to explain how. [Applicant is still working on this.](#)

Misc. Comments and Edits

Small edits to be completed:

- Delete E-1 from schedule of drawings on S-1. [Done.](#)
- Change title of the second S-1 sheet to S-2 (the one with the measurement). On S-2 add measurements to be able to locate utilities as well. [Changed to S1.1 which works just fine. Doug added N-E bearings at manholes and dimensions on U-1 for min. clearances. Please add bearings for the water fittings and power peds.](#)
- Include graphic scale and north arrow on C-1. [Still missing graphic scale.](#)
- Put lot numbers on the landscaping plan. [Done.](#)
- Confirm that this proposed development is in compliance with Ridgway Land Co. and Ridgway USA covenants. Town has not yet checked this. [Applicant stated that the Decs were drafted having studied the Master Plat and Master Dec, and the Dec was drafted to be in compliance with the same.](#)
- Confirm that the school bus stop and mail box locations were approved by the appropriate entity. [Applicant stated that Joe met with school and post office and they approved and that they would work on follow up letters.](#)
- On sheet U-1, add an easement dimension between units 17 and 18. [Not done. This is now lots 15 and 16. It is on the plat at 20'.](#)
- [Need to address how to access lot 17. Has to go through lot 18 – an easement is needed if so.](#)

From email sent 8/13 (some I tried to combine with notes above)

1. We need a profile of the flow line of the ditch. It appears to vary in slope which means it will need to vary in width. We will need cross sections of the different slopes as well as peak flow to be sure it will work. [Not provided. Applicant explained verbally that the grades on the ditch were changed to be an even grade the full distance of the ditch. The ditch is also in the Utility Easement which would make that utility easement mostly unusable. There is currently a water main in that easement or in the road near the easement. How will the ditch interact with the water main? Redcliff Dr. is paved so a non-paved utility easement could be critical for future development.](#)
2. Sewer:
 - a. We need additional cross sections for the sewer easement area. With a spot check, some of the grades will not work as the typical cross section indicates. Also, 10% cross slope for the easement is too steep. That will not be accessible. The slope should be closer to 2 to 3%. [Provided 2 cross sections on page C-1.1. The slope says 2% \(5% max.\) but looks to be mostly 5% from lot 4 to 17 based on the contours provided. Can this be reduced at all? 5% is quite steep for a dump truck to have to drive on. 3.5% would be acceptable.](#)
 - b. The "road" improvement for the sewer easement is shown to be 7' from property line going east for 12'. The sewer and manholes are not under the road section. The improved area should be the full width of the easement. We need room to dig and load a truck. [This was updated.](#)
3. Regarding the Redcliff Drive ROW: We see the spot elevations for the gutter but those are often not enough to figure a cross section. It looks like gutter elevations are intended to be flow line. Is this correct? Will this change with the addition of a curb? There is 0.25' of fall from edge of pavement to gutter. The gutter should have 0.12' of fall leaving 0.13' of fall to the pavement. The distance scales about 12-13'. That would result in a cross slope of 1% which should be 2%. Looking at the longitudinal slope of the gutter from the south end to the first driveway scales 0.3%. It takes a great concrete contractor to maintain a 0.5% slope without birdbaths, also this does not meet town standard and is impractical to construct. The next section scales to be equally flat. Please submit plans that tell us the slopes rather than us having to do the math. [Some of the slopes provided scale incorrectly.](#) Also, how does one find where the spot elevations are on the ground? [Having a surveyor do this from a CAD file will be extremely time consuming.](#) The locations of the spot elevations are a bit confusing (e.g.: there are spot elevation on one side of a valley pan but not a slope or elevation on the other). There is a spot elevation of 6980 by the storage buildings north of the driveway about half way between the 6980 and 6979 contour. Overall, we need to better understand cross sections and longitudinal fall. Will flow work, will drainage sit on road/parking, will it go into parking area? We also need profile for the sidewalk with elevations, grades, etc. to be sure it will work with the existing paved road and drainage proposed. [As noted above, this was not provided.](#) This could be included with flowline for gutter requested above. Does the sidewalk go through the valley pan? It still needs to meet ADA standards. [See note above on need for ADA ramps on sidewalk near driveways.](#) Driveway cross sections confirm 1% cross slope on the pavement between existing and new pan. Should be 2% minimum. What is the "curb beyond" mean. Not seeing slopes east of the valley pan. [Some slopes were added. Doing the math gets modest differences but most still drain okay. There were a few problem areas found. For example, in the NE corner of the parking lot there is a spot elevation of 78.5 and to the south of that there is a flow arrow going toward the trash area and another spot elevation of 78.5. That won't work. Both of those spot elevations are by the 80 contour. That also can't be. There are not many spot elevations in the parking to check a lot of the areas. At the south end there is a spot elevation 79.40 northwest of lot 20. The top of concrete to the south is 80.25 and to the north is 79.75. How does the water get out of there?](#)

To the east of 79.40 spot elevation is a spot elevation of 6980 that scales 10 feet from the 80 contour and 18 feet from the 81 contour.

4. S-1:
 - a. Please specify that crosswalk will be inlaid plastic not just paint on top [Not done](#). Also, is there a plan to stripe the parking created along Redcliff Dr.? If so, please specify that it will be with epoxy, not water based. Ramp at crosswalk at Redcliff Dr. will need to be ADA compliant.
 - b. Number of on street parking spaces is not right – only 7 and/or two are a bus stop [Done](#).
5. S-2:
 - a. Fonts are very small and hard to read. Can you make them larger? [Did not change](#).
 - b. Need more dimensions to define curves ... can't layout this parking area from this map. Need to know where walk, parking, fences, etc. will be? [A few dimensions were added but not enough to lay it all out. There is a note that says layout will be by surveyor per a CAD file. It seems as if staff needs to review the CAD file to be sure it matches and will work for layout purposes.](#)
 - c. Small medians in parking area are too tight to form for concrete [Applicant said they will form by hand](#).
 - d. Confirm that ADA ramps are complying. What does note mean? What are radii? [No additional information provided](#).
6. (C-1) Regarding the culverts: There is 0.25 feet in 55 feet (0.45% slope) from the gutter spot elevation by RA2 to the bottom of the channel upstream of the culvert. Scales about 7% in the culvert. Does not show an elevation at the upstream end of the existing culvert. Also not seeing what will cause the water to make the very sharp turn to get into the existing culvert. There is no indication of the pipe elevation coming from RA2. Appears that there is no slope from end of culvert to next culvert. [All changed with larger retention area. The angle problem is solved but see comments above on retention area where more information is needed.](#)

Follow up meetings on 8/14 and 8/22

Asked that the water line be 6' from the property lines [Applicant moved it further out from the property lines but does not meet the 6'. Is no less than 5'. This is workable.](#)

Asked that they rearrange landscaping to avoid trees over the water main. [Done](#).

STAFF RECOMMENDATION

Based on the 2011 Land Use Plan and recent community conversations, this development seems to be well suited for the community given the need for housing options. Inclusive in this proposed development plan are higher density residential units and access to utilities. However, there remain a significant number of outstanding items that need resolved.

Given the complexity and density of this project, it is extremely important to discuss the details of this plan and address a number of unresolved questions prior to any approval of a preliminary plat. Staff recommends that this hearing be continued to allow the Applicant time to revise and supplement the plans to bring them into compliance with these regulations in addition to the condition that ALL comments, edits, and questions listed in this staff report are addressed before returning to the Planning Commission.

This is a significant development review for which a number of modifications and decisions are needed. While we have done our best to insure a complete and accurate report, this is complex and there may be some omissions or oversights here that will need addressed in future reviews.

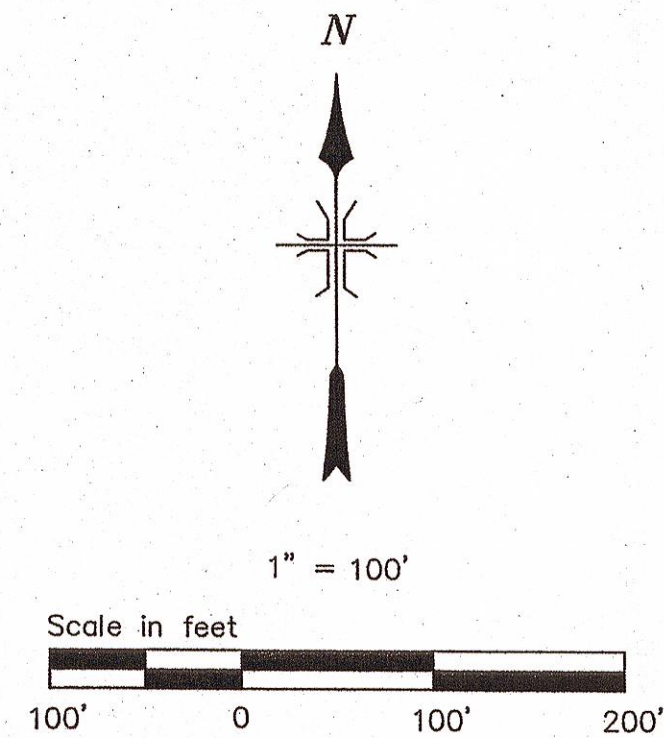


Property posted from Redcliff Drive, looking southeast



Property posted from Redcliff Drive, looking northeast

PLOTTED BY ROUNCAN, FILE PATH & NAME = G:\ACTIVE PROJECTS\05177 - WEAVERCIVIL 3D 2008\05177_C_BASE_C3D08.DWG, PLOT DATE = 5/22/2008 11:45 AM, PRINTER/PLOTTER = OCE (LINES OVERWRITE), PC3, PAGE SETUP = 34 X 22 OCE DSN (LINES OVERWRITE)



RIVERSAGE PHASE 2 LOTS 9-16 (15+16 RELOCATED FROM PHASE 3)
 PHASE 3 - ELIMINATED (LOTS 17-20)

DEL-MONT CONSULTANTS, INC. ENGINEERING • SURVEYING • PLANNING 125 Colorado Ave. • Montrose, CO 81401 • (970) 244-2821 • (970) 244-2826 fax www.del-mont.com • service@del-mont.com		JRR:MSL DATE ISSUED: JAN 10, 2008
RDD DATE: 01/10/2008	AS NOTED DATE: 01/10/2008	JRR:MSL DATE: 01/10/2008
RDD DATE: 01/10/2008	AS NOTED DATE: 01/10/2008	JRR:MSL DATE: 01/10/2008
RDD DATE: 01/10/2008	AS NOTED DATE: 01/10/2008	JRR:MSL DATE: 01/10/2008

RIVERSAGE RIDGWAY, LLC

RIVERSAGE P.U.D.

OVERALL PLAN - NORTH

RIVER SAGE SUBDIVISION

CO

05177

5

NOT TO BE USED FOR CONSTRUCTION

NOT TO BE USED FOR CONSTRUCTION



18 Sept 2018

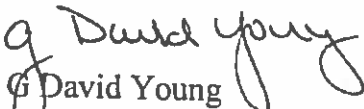
Ridgway Town Planning Commission

Ref: Riversage Development Update Proposal

Recently, the Riversage developers have submitted for our review a proposal to develop Riversage in a final phase of development that would include a change to current existing plans. This revised plan would create a total of 8 lots into the current Phase 2 development plans, eliminate a planned Phase 3 addition to Riversage and donate approximately 20 acres to the town of Ridgway to be incorporated into the existing Dennis Weaver Memorial Park space. The new plan would be Phase 2 with lots 9-16 and no Phase 3. It is our understanding and expectation that by donating this additional land, the approximately 20 acres would not be used for any future development and would remain as part of the Memorial Park land in perpetuity.

All Riversage property owners who could be most impacted by the development owners' plans to further develop a total of 8 lots, comprising the final build-out, have studied the plan which shows the location of these lots. These property owners have no objection to the plan, provided it retains all existing walking paths in the Riversage development, especially the path north of lots 4 to 8. Furthermore, the current property owners recognize that by eliminating Phase 3 of the developers existing plan and donating these approximately 20 acres to the town to be incorporated into the existing Memorial Park, that no further development will occur in Riversage after Phase 2.

We further recognize that this updated plan will be advantageous to all concerned and we are supportive of this generous contribution of additional Memorial Park land to our town.



David Young
President

Riversage Homeowners Association

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

AUGUST 28, 2018

CALL TO ORDER

The Chairperson called the meeting to order with Commissioners Emilson, Falk, Liske, Nelson, Councilor Hunter, Mayor Clark and Chairperson Canright in attendance.

PUBLIC HEARINGS

1. Application for Conditional Use; Location: Hollenbeck Lot Split, Lot 24A; Address: 400 Palomino Trail; Zone: General Commercial (GC); Applicant: Mary Beth Hollenbeck and Bob Kelly; Owner: Mary Beth Hollenbeck

Staff Report dated August 28, 2018 presenting background, analysis and staff recommendation prepared by the Town Planner.

Town Planner Shay Coburn presented an application for long-term residential use in the General Commercial Zone which is a conditional use. Coburn explained both floors of the two-story building are currently used for short term and long term rentals per a prior conditional use approval. The current conditional approval for the first floor provides for long term rentals from April through November. It expires on October 31. The applicant is now requesting a permanent conditional use for the first floor unit for long term rentals for the same period – November through April. The Planner reviewed the performance standards for the GC Zone, criteria for a conditional use, noted the proposed use would continue a lack of mixed uses and does not necessarily comport with the current Land Use Plan. In addition, the current Certificate of Occupancy (CO) for the first floor is for residential use of 31 days or less. The CO would need to be updated to meet the building code for long term residential use she concluded.

Applicant Bob Kelly read his letter submitted with the agenda packet dated August 26, 2018, and reiterated the units provide a much needed service for the town.

The Chairman opened the hearing for public comment.

Kelly Sampson, Ridgway school teacher spoke in favor of the use because the commercial activity did not impact her lifestyle while renting long term at the subject facility. She also commented that “it supports people who are truly invested in the community.”

Joan Monroe stayed at the subject facility while searching for housing to purchase in Ridgway and she also spoke in favor of the use. Ms. Monroe said the varied hours for commercial and residential activity added security, and that she appreciated the easy pedestrian and driving access.

The Chairman closed the hearing for public comment.

The Commission discussed the application, and agreed that long term residential use in a commercial area may have potential problems, the commercial zones should be preserved for commercial growth, and that currently there is a need for this type of housing. They also agreed while mixed uses are encouraged, the proposed request is for a single residential use in the general commercial zone.

ACTION:

Mayor Clark moved to approve the Application for Conditional Use for 400 Palomino Trail under the following conditions: The permit will have a limit of 2 years, expiring October 31, 2020; long term rentals will only be allowed between the months of November 1 through April 30 as requested; no rentals may be longer than 6 months and the ground floor unit must meet the building code requirements for R-3 occupancy because the current Certificate of Occupancy is for rentals less than 31 days. Councilor Hunter seconded the motion, and it carried unanimously.

2. Application for Variance to Fence Height Regulations; Location: Block 10, Lots 1-5; Address: 105 North Charlotte Street; Zone: Downtown Service; Applicant: Barbara Cohen; Owner: Cohen-Bergerson Trust Dated 5-24-2016.

Staff Report dated August 28, 2018 presenting background, analysis and staff recommendation prepared by the Town Planner.

Planner Coburn presented an application for variance to the fence height regulations in the Downtown Services District. She explained the code allows for a 6' fence and the applicant is requesting an 8' fence because of a considerable grade difference from the adjacent developed Sherman Street/Highway 62 right-of-way to the property line. Though the applicant is attempting to resolve safety and privacy issues, the 8' tall fence would still only be 3' above the grade of the sidewalk and the fence would run about 77 ft. along the sidewalk. The Planner noted practical difficulty has been met and recommended approval of the application.

Property Owner, Barbara Cohen said an informal pull-off located next to her property on the highway was removed when the new infrastructure was put in place. Since that was removed and no curbing installed, cars now pull off the highway even closer to her yard.

The Chairperson opened the hearing for public comment and there was none.

ACTION:

Commissioner Liske moved to approve the Application for Variance to Fence Height to be 8 'along the 77ft. section of the south property line along Highway 62; Location: Block 10, Lots 1-5; Address: 105 North Charlotte Street; Zone: Downtown Service; Applicant: Barbara Cohen. Commissioner Emilson seconded the motion, and it carried unanimously.

3. Application for Variance to Setback; Location: McCabe Replat, Lot A; Address: 1025 Hyde Street; Zone: Historic Residential; Applicant: Ruth Stewart; Owners: Timothy Stewart, Krista Stewart, Ruth Stewart

Staff Report dated August 28, 2018 presenting background, analysis and staff recommendation prepared by the Town Planner.

The Town Planner presented an application for reduced setbacks. She explained the reduced setback was previously approved for an existing structure that was to be relocated on the property. The applicant would now like to demolish the structure, replace it with a new one and apply the previously approved setback reductions to the new structure. Ms. Coburn explained how the applicant has met the criteria and recommended approval of the request.

Applicant Ruth Stewart said she would like to construct a house with a similar footprint so that it will fit in the partially excavated foundation. She also commented that a very large old tree would be positioned in the middle of the living room in order to be compliant with the required setbacks.

The Commission discussed the request with the applicant and found that the new home would meet the 21 X 24 single-family design standards.

The Chairperson opened the hearing for public comment.

Kuno Vollenweider questioned the setback configuration and found that the original structure faced Hyde Street. The Lot was split into two lots which changed the front of the lot to Elizabeth Street, and the requested variance would not change to look or feel of the neighborhood.

Jack Petruccelli asked for clarity on the plat map to determine the location of the subject property.

The Chairman closed the hearing for public comment.

ACTION:

Commissioner Nelson moved to approve the Application for Variance to the side/east setback to be 2 ft. and the front/south setback to be 10 ft. as long as the new structure has a similar building footprint to the existing structure for the McCabe Replat, Lot A; Address: 1025 Hyde Street; Zone: Historic Residential; Applicant: Ruth Stewart. Commissioner Liske seconded the motion, and it carried unanimously.

4. Application for Replat; Location: River Park Ridgway Business Park, Filing 1, Block 8; Address: TBD Cora Street; Zone: Light Industrial 1 (I-1); Applicant: Ridgway Light Industrial, LLC; Owner: Ridgway Light Industrial, LLC

Staff Report dated August 24, 2018 presenting background, analysis and staff recommendation prepared by the Town Manager.

Town Manager Jen Coates presented an application for Replat of Block 8 in the Light Industrial Park. She explained the Replat encompasses a small adjustment to Block 2, a change to Preliminary Plat Filing 3, acquiring Town alley right-of-way property for the Railroad Street connectivity, and a proposed elimination of the round-a-bout in the Filing 1 Lot Split. Ms. Coates said staff generally supports the proposed improved changes; however, more information is needed from the applicant and guidance is needed from the Planning Commission before the proposal can move forward.

Scott Strand, Owner representing the applicant said the improved alley design provides room for delivery trucks that have difficulty maneuvering in the current streetscape design, and there is not enough room to build a round-a-bout. He said the parcels in the Industrial Park have been sold and the proposal will help the remaining parcels to be marketable.

The Chairperson opened the hearing for public comment.

Jack Petruccelli, representing River Park Home Owners Association (HOA) said this is a good time to discuss the round-a-bout and reevaluate the entrance to River Park. HOA members have discussed approaching the Town about repairing the entrance. He explained the island and curb are destroyed because the Town snow plow has difficulty making the turn in the entrance area. He said the HOA is in favor of the proposed alley access and commented the plat map being reviewed is outdated and inaccurate.

The Chairman closed the hearing for public comment.

The Commission discussed the application. They agreed with the lot split proposal, extending the alley and they also agreed they need more information from the applicant regarding traffic flow and traffic load to better understand the reengineering of the alley, River Park entrance and possible round-a-bout construction.

ACTION:

Councilor Hunter moved to continue the discussion of the Application for Replat for River Park Ridgway Business Park, Filing 1, Block 8 to allow time for the Applicant to submit supplemental materials as requested, and to make amendments as noted in the Staff Report dated August 24, 2018, as discussed in this Planning Commission Hearing. Mayor Clark seconded the motion, and it carried unanimously.

OTHER BUSINESS

5. Master Plan process update

Planner Coburn reported the survey has been extended through September 3. She said a good number of responses have come in and asked the Commission to encourage local residents to participate in the survey. There will be a community public meeting for the Master Plan at the 4-H Center on September 27, she continued.

The Planner noted the consultants are working on a community profile to support the master plan, and she has received a draft policy framework to assist in combining the various elements of the current Comprehensive Plan into one document.

6. Informal Discussion - Development in the River Park Industrial Park

Ben Jackson, Developer of the Ridgway River Park Industrial Park proposed a planned unit development consisting of 95 housing units to be situated on the River Park Filing 3 parcel. He proposed a mix of single-family/duplex and multi-family housing so the land would need to be rezoned, while the live/work units would remain zoned as Light Industrial requiring a conditional use approval.

Chris Hawkins, representing the applicant provided a brief history of current housing needs and reviewed their proposal. Mr. Hawkins noted the creation of open space within the parcel that included sidewalks, and a trail system that would link to Railroad Street and to the River Trail. He also noted that the Team will discuss the proposal with the River Park HOA and River Park residents before submitting an application.

Mr. Strand asked the Commission if the planned Cora Street connection will dead end as opposed to extending through the northern section of parcel D. Mr. Jackson suggested placing a cul-de-sac in the north end of the parcel as opposed to Cora being a through street.

The Chairperson opened the hearing for public comment.

Kellie Day said she agrees with mixed use as opposed to a light industrial use and asked the developer to think about how the project would really benefit the Town and how courtesy would be shown to the already surrounding residences. She did not support the Cora Street expansion because it is too dangerous with trucks routing through the neighborhood, and pointed out other design flaws in the proposed traffic flow. Kellie noted that she is in favor of the suggestion to create a cul-de-sac for the single family homes proposed in Area 1 on the map, but was very concerned about the creation of tri-plex units. Ms. Day further noted that the developer should offer more than two deed restricted units.

Kuno Vollenweider agreed with Ms. Day regarding the Cora Street expansion, and said he is in favor of keeping the Light Industrial Zone where it is. He commented that there is not enough type 2 industrial space and would like to see more industrial parcels as opposed to residential parcels in the proposed area.

Jack Pettruccelli said he is not in favor of the Cora Street expansion. Mr. Pettruccelli said there should be more I-2 development in the zone as opposed to more residential development because the Industrial Zone has been the most successful zone in Ridgway. The zone has created many jobs for the town, and the applicant has another 13 acre parcel to construct residential homes. He did however agree with the single family homes proposed in Area 1 of the map.

Ben Jackson said the proposal as presented will allow the parcel to be marketable, the parcel has been on the market for seventeen years, and in-fill development is smart growth. He clarified that the intention for Areas 1 and 3 is to develop lots to be subdivided; and apartments will be constructed in Areas 2 and 5.

The Commission agreed Area 5 of the map would be good for residential use. They expressed concerns regarding the lack of development of Laura Street, depletion of Industrial Zoned land and the transition of industrial to light industrial to residence. The Commissioners also expressed concerns regarding the access in and out of the subdivision, increased traffic with no map to analyze the load, not enough deed restricted units, and the proposed proximity to the Town's sewer lagoons.

APPROVAL OF THE MINUTES

7. Approval of the Minutes from the meeting of July 31, 2018

ACTION:

Councilor Hunter mover to approve the Minutes from July 31, 2018. Commissioner Nelson seconded the motion, and it carried with Mayor Clark and Commissioner Emilson abstaining.

ADJOURNMENT

The meeting adjourned at 9:00 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk