

RIDGWAY PLANNING COMMISSION

REGULAR MEETING AGENDA

Tuesday, March 29, 2022

5:30 pm

Due to COVID-19, and pursuant to the Town's Electronic Participation Policy, the meeting will be conducted both in person and via a virtual meeting portal. Members of the public may attend in person at the Community Center, located at 201 N. Railroad Street, Ridgway, Colorado 81432, or virtually using the meeting information below.

Join Zoom Meeting

<https://us02web.zoom.us/j/87263335534?pwd=eDRKR Gh4RmJmYzRQZEVxaXhFcm5SUT09>

Meeting ID: 872 6333 5534

Passcode: 211229

To call in dial: 408.638.0968 or 253.215.8782 or 669.900.6833

Written comments can be submitted before the meeting to kchristian@town.ridgway.co.us or delivered to Town Hall Attn: Planning Commission

ROLL CALL: Chairperson: Michelle Montague, Commissioners: John Clark, Thomas Emilson, Jennifer Franz, Bill Liske, Russ Meyer, and Jennifer Nelson

PUBLIC HEARING:

1. **Application:** Replat; **Location:** Town of Ridgway, Block 34, east 92 feet of Lots 11-12, Lots 13-15; **Address:** 185 N. Lena St. and 195 N. Lena St.; **Zone:** Historic Business (HB); **Applicant:** Firehouse Investment Real Estate, LLC; **Owners:** Patrick O'Leary; Steven Chevalier

APPROVAL OF MINUTES:

2. Minutes from the Regular meeting of February 22, 2022

OTHER BUSINESS:

3. Updates from Planning Commission members

ADJOURN

AGENDA ITEM #1

To: Town of Ridgway Planning Commission
Cc: Preston Neill, *Ridgway Town Manager*
From: TJ Dlubac, AICP, *Community Planning Strategies, Contracted Town Planner*
Date: March 25, 2022
Subject: Firehouse Replat for March 29th PC Meeting

APPLICATION INFORMATION

Request: Approval of a replat to combine two separate parcels into one parcel.
Legal: A Portion of Lots 11 & 12, and Lots 13, 14 & 15 of Block 34 Town of Ridgway

Address: 185 and 195 North Lena Street
General Location: At the southwest corner of the intersection of North Lena Street and Clinton Street.
Parcel #: 430516213006
Zone District: Historic Business (HB) District
Current Use Historic firehouse and vacant
Applicant Patrick Oleary, Managing Director
Owner Firehouse Investment Real Estate, LLC

PROJECT REVIEW

BACKGROUND

This application for a Replat was submitted on February 24, 2022. A completeness review was conducted, and the application was accepted as complete on February 26, 2022.

This replat is part of a redevelopment proposal known as the firehouse mixed-use project. In summary, this proposal will result in the current firehouse being incorporated into a mixed-use structure with both commercial and residential uses. As part of this redevelopment process, several Town applications and processes have already been completed. The Planning Commission and/or Town Council have previously approved the following requests for this property:

1. Allowed a reduction to provide only three on-site commercial parking spaces and pay fee-in-lieu for the remaining required parking spaces;
2. Increase the allowed building height to 41 feet;
3. Allow a building over 15,000sf; and
4. Allow patio seating on the sidewalk within the Lena St. right-of-way.

Town staff also have preliminarily reviewed a building permit application along with full plan sets for this proposal. This replat is required because the building spans two parcels and the Ridgway Municipal

Code does not allow buildings to cross property lines. Combining of these parcels is required, in order for staff to allow the issuance of the building permit.

Currently, the parcels to be combined are owned by two separate entities. Lots 11 & 12 (Parcel 1), are owned by Steven Chevalier and Lots 13, 14 & 15 (Parcel 2) are owned by Firehouse Investment Real Estate LLC. Both parties have submitted letters of authorization for the process.

REQUEST

The applicant wishes to combine Lots 11 & 12 (Parcel 1), and Lots 13, 14 & 15 (Parcel 2) of Block 34 Town of Ridgway. If approved, the newly combined parcel will be 0.396 acres.

The applicant has submitted a hearing application, associated fees, final plat materials, and other required support materials for this public hearing to the Town. The property and hearing have been noticed and posted by the Town in accordance with RMC §7-3-23(D).

CODE REQUIREMENTS

RMC §7-4-10 REPLATS AND AMENDED PLATS

- (A) *Replats which reduce the number of separately described contiguous parcels of property may be approved and recorded pursuant to this Subsection in lieu of other procedures for subdivisions provided in these Regulations, if all required improvements are in and available to serve the lot, and the Design Standards of these regulations are met.*

BASED UPON SECTION 7.4.10 OF RMC, CRITERIA A IS MOST APPLICABLE TO THIS APPLICATION AS THIS REPLAT, IF APPROVED, WILL "REDUCE THE NUMBER OF SEPARATELY DESCRIBED CONTIGUOUS PARCELS." RMC §7-4-5(C)(8)(b):

The Planning Commission shall determine the following are met in order to recommend approval, with or without conditions, of the replat to the Town Council:

- (i) *The Town has received a reproducible mylar properly executed by all parties except Town officials, the original subdivision improvements agreement properly executed by the Subdivider accompanied by required security, and copies of properly executed corporate documents and covenants;*
- (ii) *Compliance with all Planning Commission conditions of approval except those subject to a good faith dispute;*
- (iii) *Payment of all costs due to date pursuant to 7-4-12(B), recording fees, development excise taxes, tap fees and other amounts due the Town.*

ANALYSIS

LAND USES

The subject property is currently home to the Historic Firehouse with other ancillary buildings and a sculpture garden. Per the plans that have been provided, the historic structure will be incorporated into the overall structure. As mentioned prior, the applicant seeks to develop a mixed-use structure that houses both commercial and residential uses, which are appropriate for the HB zone. While some site improvements will be required, adjacent infrastructure such as public utilities, roadways, and sidewalks are already present. Lastly, the subject site is flat with no significant natural resources to note.

This replat is a necessary step in the process, as the proposed improvements span both lots, which is prohibited by code.

Residential Uses: The project includes six residential long-term rental units. All dwelling units are to be rented at market rate and the development is not intending to include any affordable housing units.

Note: If the units are to be sold, a condominium plat would have to be approved by the Town.

Commercial Use The project also proposes commercial uses including a restaurant, greenhouse, and office space.

DIMENSIONAL STANDARDS

Section §7-3-15(A) sets forth the required dimensional standards which shall be met for various uses within each zone district. For the HB Historic Business District, the following standards apply to all uses:

<i>Standard</i>	<i>Requirement</i>	<i>Provided</i>
Min. Lot Width	25'	93' Approx.
Min. Lot Size	N/A	Approx. 0.396 acres (17,249.76sf)
Max. Lot Coverage*	N/A	TBD
Min. Front Setback*	0'	0'
Min. Rear Setback*	8'	TBD
Min. Side Setback*	2' (Adjacent to alley)	2'
Max. Side on Corner Lot*	N/A	TBD
Structure Height*	35'	41' which is consistent with the variance approved by Planning Commission on March 31, 2020.

**The dimensional standards are being reviewed in conjunction with the building permit application. The "Provided" column reflects the dimensions proposed in the building permit, as applicable.*

The proposed replat allows ample lot area to meet applicable dimensional standards.

ACCESS

The proposed development and all on-site parking will be accessed from the alley that abuts the southern property line. Street parking is provided along Lena Street.

PARKING

The proposed parking garage will have ten spaces of dedicated residential parking with the following breakdown for commercial:

On December 3, 2019, the Planning Commission approved a variance to reduce the required number of on-site commercial parking spaces by three spaces. This action changed the applicant's commercial parking provision requirement from five spaces to two. The applicant has proposed to pay a fee-in-lieu for these non-residential parking spaces.

The Sec. 7-3-9(E)(4)(d) of RMC states the following:

In lieu of nonresidential off street parking requirements in excess of three spaces and pursuant to paragraph (b) above, a money payment of \$3,000.00 per space may be paid to the Town, which money shall be used to fund the acquisition or construction of public parking facilities to serve the Historic Business Zoning District.

Said fee will be \$6,000 and shall be paid prior to Building Permit issuance. The breakdown of this fee may be found below:

(5 Spaces Required – 3 (Reduced by Variance) = 2 Total Spaces to be provided) * 3,000 = 6,000

UTILITIES

Per the submitted utility plan for BP2021-058, all connections are proposed to tap into existing Town water main and sewer service located in North Lena Street. Utility connection design and installation will be reviewed, approved, and inspected through the building permit and encroachment permit processes.

Water Service: Three existing lines to be abandoned, with the possibility of one being maintained for irrigation. A new 2" water line will be added on the southern end of property per Town requirement.

Sewer Service: Two existing lines to be abandoned and capped with the existing 4" central line to be repaired/replaced and utilized.

PUBLIC COMMENT

The applicant has submitted a hearing application, associated fees, final plat materials, and other required support materials for this public hearing to the Town.

The property has been posted and proper notification has been completed by the Town in accordance with RMC §7-4-13.

As of the drafting of this staff report, no public comments either for or against the request have been received.

STAFF RECOMMENDATION

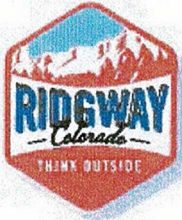
Upon review of the application against applicable Town standards, staff recommends that the Town of Ridgway Planning Commission recommend the Town Council approve Firehouse Replat with the following one condition:

1. Both properties shall transfer to one ownership prior to recording.

ATTACHMENTS

- A. Application and Support Materials





Planning Commission Hearing Request

Official Use Only

Receipt # _____
Date Received: _____
Initials: _____

General Information

Applicant Name Firehouse Investment Real Estate, LLC Application Date Feb 25, 2022

Mailing Address 182 Juniper Rd South Ridgway Colorado 81432

Phone Number (312) 952-5409 Email poleary1975@gmail.com

Owner Name Patrick Oleary, Managing Director Firehouse Investment Real Estate, LLC

Phone Number (312) 952-5409 Email poleary1975@gmail.com

Address of Property for Hearing 185 and 195 North Lena Street Ridgway Colorado 81432

Zoning District Historic Business

Brief Description of Requested Action

We are proposing to remove a single interior lot line (combine (2) separately-owned parcels into a single parcel)
Amended plats of subdivision plats previously approved by the Town, or parts of such plats, which do not make or require a material change in the extent, location, or type of public improvements and easements provided, and are consistent with the Design Standards of these Regulations may be submitted, approved and recorded in accordance with the provisions of this Subsection in lieu of other procedures provided for subdivision by these regulations, if all required improvements are in and available to serve each lot.

Action Requested and Required Fee Payable to the Town of Ridgway

<input type="checkbox"/> Temporary Use Permit per 7-3-18(C)	\$150.00	Subdivisions per 7-4 unless noted	
<input type="checkbox"/> Conditional Use per 7-3-19	\$250.00	<input type="checkbox"/> Sketch Plan	\$300.00 (+ \$10.00/lot or unit)
<input type="checkbox"/> Change in Nonconforming Use per 7-3-20	\$150.00	<input type="checkbox"/> Preliminary Plat	\$1,500.00 (+ \$25.00/lot or unit)
<input type="checkbox"/> Variances & Appeals per 7-3-21	\$250.00	<input type="checkbox"/> Preliminary Plat resubmittal	\$750.00 (+ \$25.00/lot or unit)
<input type="checkbox"/> Rezoning per 7-3-22	\$250.00	<input type="checkbox"/> Final Plat	\$600.00
<input type="checkbox"/> Other Reviews Pursuant to 7-3-23	\$250.00	<input type="checkbox"/> Minor Subdivision	\$450.00 (+ \$25.00/lot or unit)
<input type="checkbox"/> Variance to Floodplain Reg. per 6-2	\$150.00	<input type="checkbox"/> Lot Split	\$450.00
<input type="checkbox"/> Master Sign Plan Pursuant to 7-3-117	\$150.00	<input type="checkbox"/> Replat	\$150.00 (+ \$25.00/lot or unit)
<input type="checkbox"/> Deviations from Residential Design	\$175.00	<input checked="" type="checkbox"/> Plat Amendment	\$250.00
Standards per 6-6		<input type="checkbox"/> Planned Unit Dev. per 7-3-16	See Preliminary and Final Plat
<input type="checkbox"/> Other	\$_____	<input type="checkbox"/> Statutory Vested Rights per 7-5	\$1,500.00

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. 7-3-25(B) and 7-4-12(B)). Water and sewer tap fees and development excise taxes are due at approval of final plats.



Attachments Required

For All Applications

- ☒ Evidence of ownership or written notarized consent of legal owner(s).
- ☒ Information proving compliance with applicable criteria (see the Ridgway Municipal Code for criteria); this may include a narrative, site plans, and/or architectural drawings drawn to scale.

For Conditional Uses

- ☐ The site plan shall show the location of building(s), abutting streets, all dimensions, off-street parking requirements, and landscaping
- ☐ Architectural drawings shall include elevations and details of building(s).

For Changes in Nonconforming Use

- ☐ Description of existing non conformity.

For Variances

- ☐ The site plan shall show the details of the variance request and existing uses within 100 ft. of property

For Rezoning

- ☐ Legal description, current zoning, and requested zoning of property.

For Subdivisions

- ☐ All requirements established by Municipal Code Section 7-4.
- ☐ Sketch plan submittals shall be submitted at least 21 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered
- ☐ Preliminary plat submittals shall be submitted at least 30 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.
- ☒ Final plat submittals shall be submitted at least 30 days prior to the Planning Commission hearing at which the applicant wishes to have the application considered.

Please note that incomplete applications will be rejected. Contact with a Planning Commission or Town Council member regarding your application constitutes ex parte communication and could disqualify that Commissioner or Councilor from participating in your hearing. Please contact staff with any questions.

Applicant Signature

Patrick B. O'Leary
MANAGING MEMBER, FIRE, LLC

Date

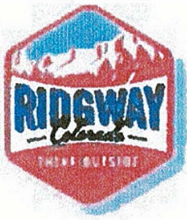
February 22, 2022

Owner Signature

Patrick B. O'Leary
MANAGING MEMBER, FIRE, LLC

Date

February 22, 2022



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

**TOWN OF RIDGWAY, COLORADO
ACKNOWLEDGMENT OF FEES AND COSTS**

FIRE, LLLC / Patrick Oleary ("Applicant") and FIRE, LLC / Patrick Oleary ("Owner") do hereby acknowledge that with the filing of an application, or seeking Town review under Chapter 7, Section 3 or Section 4 of the Town of Ridgway Municipal Code, that it is subject to the requisite fees and costs associated with such action, in accordance with 7-3-20 and 7-4-12, including out-of-pocket legal fees and/or engineering fees.

Applicant and Owner acknowledge that no plat shall be recorded, improvement accepted, lien released, building permit issued, tap approved or final approval action taken until all fees then due are paid to the Town.

Applicant and Owner acknowledge that the Town may suspend review of submittals, inspection of improvements, and processing of a subdivision, as it deems appropriate, unless all amounts are paid as due.

Applicant and Owner further acknowledges that unpaid fees may be certified to the Ouray County Treasurer for collection as delinquent charges against the property concerned.

Acknowledged this 22nd day of February, 2022.

APPLICANT: Firehouse Investment Real Estate, LLC

By: *Patrick B. Oleary*, managing member FIRE, LLC
Patrick Oleary, authorized signer
(print name)

PROPERTY OWNER:

By: *Patrick B. Oleary*
Patrick Oleary, authorized signer
(print name) *MANAGING MEMBER - FIRE, LLC*

~ WARRANTY DEED ~

THIS DEED is a conveyance of the real property described below, including any improvements and other appurtenances (the "property") from the entity named below as GRANTOR to the entity named below as GRANTEE. The GRANTOR hereby sells and conveys the property to the GRANTEE and the GRANTOR warrants the title to the property except for (1) the lien of the general property taxes for the year of this deed, which GRANTEE will pay and (2) any additional matters shown below under "Additional Warranty Exceptions".

The Terms of This Deed Are:

GRANTOR:

Michael McCullough Firehouse Trust, Dated June 9, 2014

GRANTEE:

Firehouse Investment Real Estate, LLC, a Colorado limited liability company
182 Juniper Road South
Ridgway, CO 81432

PROPERTY DESCRIPTION:

LOTS 13, 14, AND 15 in Block 34, TOWN OF RIDGWAY, COUNTY OF OURAY, STATE OF COLORADO

PROPERTY ADDRESS: 185 N. Lena Street, Ridgway CO 81432

CONSIDERATION: Eight Hundred Fifty Thousand and 00/100 Dollars (\$850,000.00)

RESERVATIONS-RESTRICTIONS: None

ADDITIONAL WARRANTY EXCEPTIONS: See Exhibit “A” Attached and incorporated herein by this reference

Executed by the Grantor on March 8, 2017.

Michael McCullough Firehouse Trust, Dated June 9, 2014

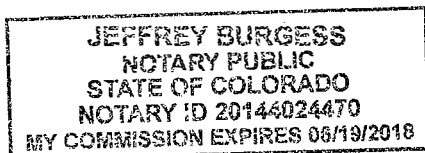
Grace Lynn McCullough Trustee, Grantor

STATE OF COLORADO)
) ss.
COUNTY OF OURAY)

The above and foregoing instrument was acknowledged before me this 8 day of March, 2017, by Grace Lynn McCullough Trustee of the Michael McCullough Firehouse Trust, Dated June 9, 2014.

Witness my hand and official seal.

My commission expires: 06.19.2018




Notary Public

EXHIBIT "A"
To Warranty Deed

RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES HEREBY GRANTED AS RESERVED IN UNITED STATES PATENTS RECORDED FEBRUARY 27, 1903 IN BOOK 64 AT PAGE 56.

TERMS, CONDITIONS, STIPULATIONS, OBLIGATIONS AND PROVISIONS OF SEWER AGREEMENT, RECORDED AUGUST 03, 1967 IN BOOK 182 AT PAGE 163.

THE ENCROACHMENTS OF THE OLD FIREHOUSE BUILDING DEPICTED ON THAT CERTAIN PLAT OF IMPROVEMENT SURVEY RECORDED AT RECEPTION NUMBER 218096 IN THE REAL PROPERTY RECORDS OF THE CLERK AND RECORDER OF OURAY COUNTY, COLORADO.

RECORDING REQUESTED BY
AND WHEN RECORDED RETURN TO:

Steven Chevalier
67 River Lane
Ridgway, Colorado 81432

COPY

Space Above this Line Reserved for Use by Recorder

QUIT CLAIM DEED

THIS QUIT CLAIM DEED made as of the 20th day of May, 2005, between **PARKRIDGE DEVELOPMENT, LLC**, a Colorado limited liability company, 67 River Lane, Ridgway, Colorado 81435, as **GRANTOR**, and **Steven R. Chevalier and Catherine M. Chevalier**, as a joint tenants, 67 River Lane, Ridgway, Colorado 81432, as **GRANTEE**.

WITNESSETH, that GRANTOR, for and in consideration of good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has remised, released, sold, conveyed, and QUIT CLAIMED, and by these presents, does remise, release, sell, convey, and QUIT CLAIM unto GRANTEE, as their sole and separate property, their heirs, successors and assigns, forever, all the right, title, interest, claim and demand which GRANTOR has in and to the real property, together with improvements, if any, situate, lying and being in the County of San Miguel, and State of Colorado, as described as follows:

East 92 feet of Lots 11 and 12, in Block 34, Town of Ridgway,

County of Ouray,
State of Colorado

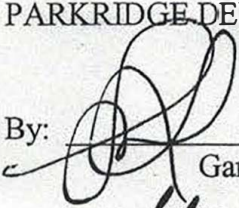
TO HAVE AND TO HOLD the same, together with all and singular the appurtenances and privileges thereunto belonging or in anywise thereunto appertaining, and all the estate, right, title, interest and claim whatsoever, of GRANTOR, either in law or equity, to the only proper use, benefit and behoof of GRANTEE, his successors, heirs and assigns forever. The singular number shall include the plural, the plural shall include the singular, and the use of any gender shall be applicable to all genders.

[Signatures on following page]

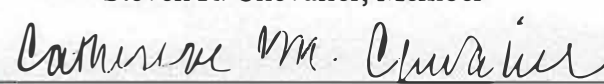
IN WITNESS WHEREOF, GRANTOR has executed this QUIT CLAIM DEED on the date set forth above.

GRANTOR:

PARKRIDGE DEVELOPMENT, LLC, a Colorado limited liability company

By: 
Gary Smith, Manager and Member

By: 
Steven R. Chevalier, Member

By: 
Catherine M. Chevalier, Member

STATE OF Colorado)
COUNTY OF Ouray)ss.

The foregoing instrument was acknowledged before me this 20th day of May, 2005, by Gary Smith, individually and as a Member and Manager of Parkridge Development, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 10-18-2006


Notary Public

STATE OF Colorado)
COUNTY OF Ouray)ss.

The foregoing instrument was acknowledged before me this 20th day of May, 2005, by Steven R. Chevalier and Catherine M. Chevalier, individually and as **Members** of Parkridge Development, LLC, a Colorado limited liability company.

Witness my hand and official seal.

My commission expires: 10-18-2006


Notary Public



Official Use Only

Date Received: _____
Initials: _____

Authorization of Agent

Owner(s) Information

Name(s) FIREHOUSE INVESTMENT REAL ESTATE, LLC Date Feb. 25, 2022
Phone (312) 952-5409 Email poleary1975@gmail.com

Property Information

Property Street Address 195 N. LENA STREET (FIRE, LLC) + 195 N. LENA (CHEVALIER)
Property Legal Address: Subdivision TOWN OF RIDGWAY Filing 16-131-FIRE Block 34 Lots: 18+12-CHEVALIER
13, 14+15-FIRE, LLC

Authorized Agent Information

Name PATRICK B. O'LEARY
Phone (312) 952-5409 Email poleary1975@gmail.com

Permits Applicable

☐ Building ☐ Subdivision ☐ Land Use Hearing ☐ Encroachment ☒ Other: REPLAT

I/we, the undersigned owner/s of the above described real property located in the Town of Ridgway, Colorado, hereby authorize:

PATRICK B. O'LEARY, MANAGING MEMBER
Name of Authorized Agent FIREHOUSE INVESTMENT REAL ESTATE, LLC

to act in my/our behalf in applying for the above permits from the Town of Ridgway, as required by existing Town of Ridgway regulations pertaining to zoning, building, encroachment, excavation, and/or utilities.

Patrick B. O'Leary
Property Owner of Record FIRE, LLC BLOCK 34 LOTS 13, 14, 15

February 20, 2022
Date

Catherine Chevalier
Property Owner of Record

2/20/22
Date

Steve Chevalier
Property Owner of Record

Feb. 20, 2022
Date

FIREHOUSE REPLAT
OF A PORTION OF LOTS 11 & 12, AND LOTS 13, 14 & 15 OF BLOCK 34
SITUATED IN SECTION 16, TOWNSHIP 45 NORTH, RANGE 8 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF RIDGWAY, COUNTY OF OURAY, STATE OF COLORADO

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:

Parcel 1:
EAST 92 FEET OF LOTS 11 AND 12 OF BLOCK 34, TOWN OF RIDGWAY, COUNTY OF OURAY, STATE OF COLORADO PER RECEPTION NO. 183489 FILED IN THE OFFICE OF THE OURAY COUNTY CLERK AND RECORDER.

TOGETHER WITH

Parcel 2:
LOTS 13, 14, AND 15, IN BLOCK 34, TOWN OF RIDGWAY, COUNTY OF OURAY, COLORADO PER RECEPTION NO. 218096 FILED IN THE OFFICE OF THE OURAY COUNTY CLERK AND RECORDER.

CONTAINING 0.396 ACRES AS HEREON SHOWN

Has by these presents laid out, platted and subdivided the same into lots, as shown on this plat, under the name of FIREHOUSE REPLAT,

Executed this day of , A.D. 20.

STEVEN R CHEVALIER CARE OF CATHERINE M CHEVALIER for Parcel 1

By: Date:

Printed Name:

Title:

STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing Certificate of Ownership and Dedication was acknowledged before me this day of , A.D. 20, by (type in name of signatory), (type in representative capacity), of (type in owner's name).

Witness my hand and official seal.
My Commission expires (SEAL)

Notary Public

FIREHOUSE INVESTMENT REAL ESTATE LLC for Parcel 2
a Colorado limited liability company

By: Date:

Printed Name:

Title:

STATE OF COLORADO)
) ss.
COUNTY OF)

The foregoing Certificate of Ownership and Dedication was acknowledged before me this day of , A.D. 20, by (type in name of signatory), (type in representative capacity), of (type in owner's name).

Witness my hand and official seal.
My Commission expires (SEAL)

Notary Public

PLAT NOTES:

1. OUTDOOR LIGHTING:
All outdoor lighting fixtures shall comply with Town regulations.

ATTORNEY'S CERTIFICATE:

I, , an attorney at law duly licensed to practice before the courts of record of Colorado, do hereby certify that I have examined the Title Policy numbered issued by on and according to that title policy, of all land herein platted and that title to such land is in the dedicator(s) and owners, and that based upon my review of said title commitment, the property dedicated hereon has been dedicated free and clear of all liens and encumbrances, except as follows:

Dated this day of , A.D., 20.

Attorney at Law

CERTIFICATE OF IMPROVEMENTS:

The undersigned, Town Manager of the Town of Ridgway, does certify that all improvements and utilities required by the current Subdivision Regulations of the Town of Ridgway are already installed and are available and adequate to serve each lot:

Date:

Town Manager

OURAY COUNTY TREASURER:

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:

Ouray County Treasurer

PLANNING COMMISSION:

Approved by the Ridgway Town Planning Commission this day of , A.D. 20, by

, Chairman.

TOWN COUNCIL:

Approved by the Ridgway Town Council this day of , A.D. 20, by

, Mayor.

TOWN ATTORNEY'S CERTIFICATE:

Approved for recording this day of , 20.

Town Attorney

BASIS OF BEARINGS:

The bearing between the found 1 1/2" Aluminum Cap as a 2' witness corner to the Southwest corner of Lot 15, Block 34, Ridgway, Colorado and the found 1 1/2" Aluminum Cap as a 2' witness corner to the Southeast corner of Lot 15 of said Lot 15, Block 34, Ridgway, Colorado , bears S88°25'39"E (ASSUMED)

LINEAL UNITS STATEMENT:

The Lineal Unit used on this plat is U.S. Survey Feet

SURVEYORS CERTIFICATE:

I, Nicholas Barrett, hereby certify that this plat was prepared under my direct supervision and that said survey is accurate to the best of my knowledge, conforms to all requirements of the Colorado Revised Statutes, and all applicable Town of Ridgway regulations, and that all required monuments have been set as shown.

Nicholas Barrett L.S. 38037


RECORDER'S CERTIFICATE:

This plat was filed for record in the office of the Clerk and Recorder of Ouray County at m. on the day of , 20.

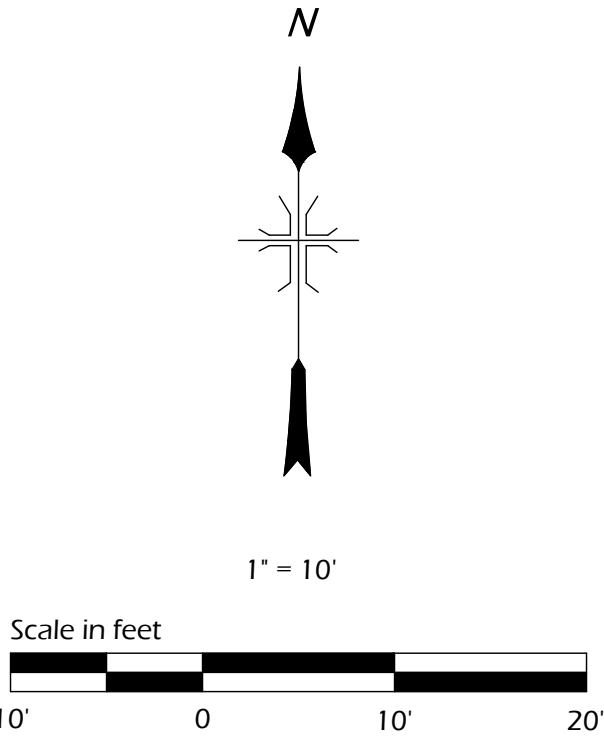
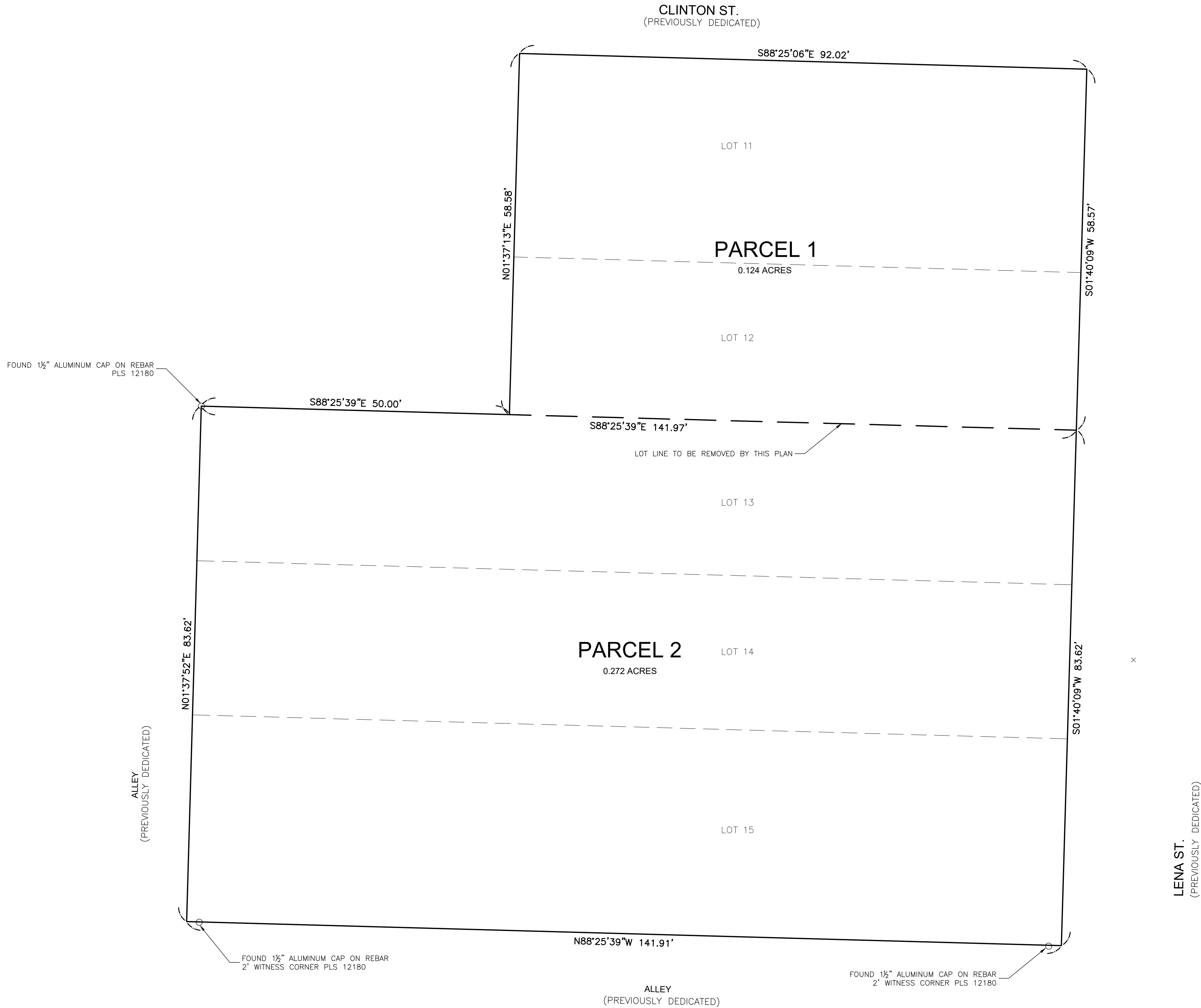
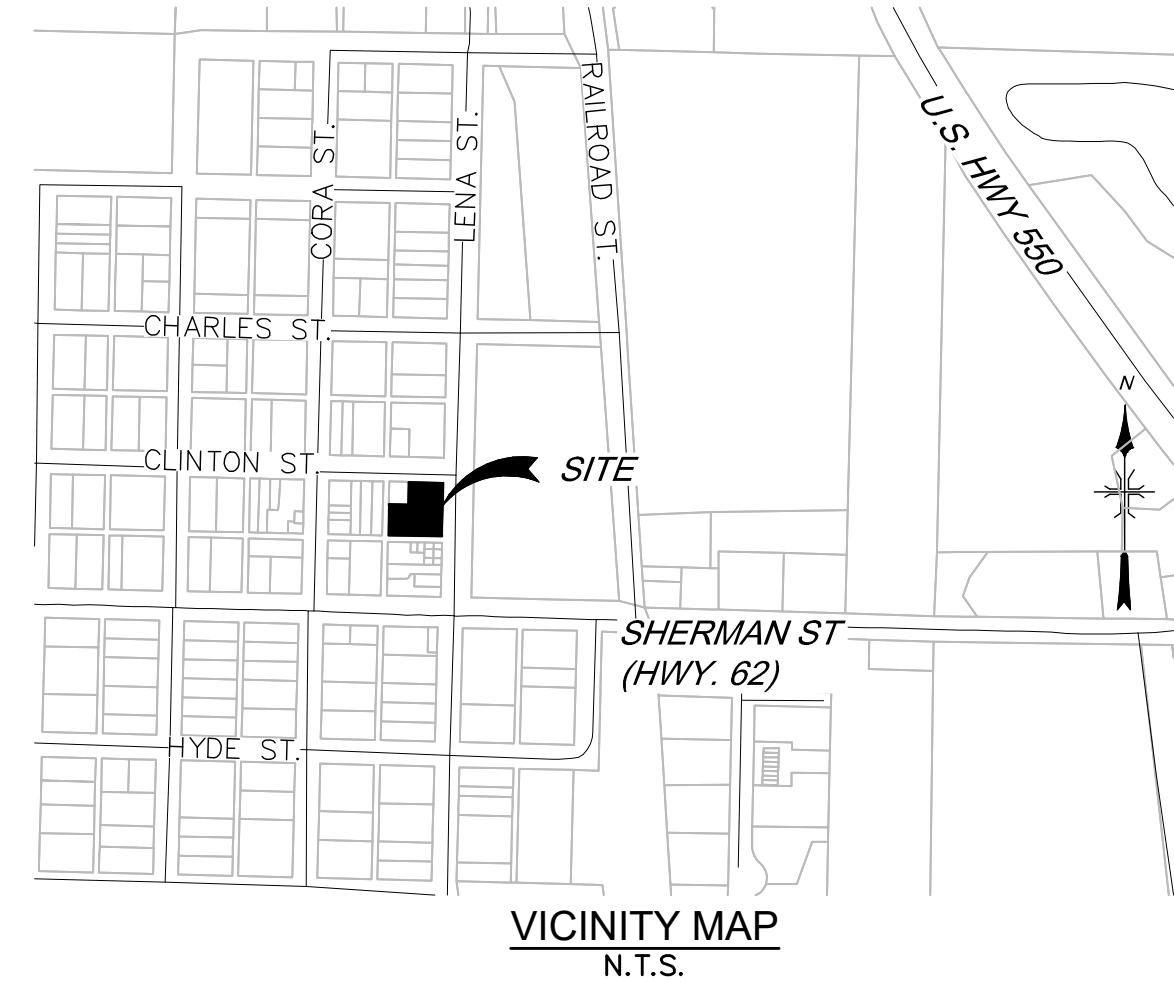
Reception No. .

, by
County Clerk & Recorder Deputy

NOTICE: According to Colorado Law (13-80-105, CRS) you must commence any legal action based upon any defect in this survey within three (3) years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten (10) years from the date of the certification shown hereon.


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FIELD BOOK:	865	DRAWN BY:	MGW/ DCC	DATE:	2022-02-17
SHEET:	1 of 2	FILE:	20006V_PLAT	JOB NO.:	20006
TITLE:					REPLAT RIDGWAY, COLORADO
CLIENT:					
ADDRESS & PHONE:					
TYPE:					REPLAT

FIREHOUSE REPLAT
OF A PORTION OF LOTS 11 & 12, AND LOTS 13, 14 & 15 OF BLOCK 34
SITUATED IN SECTION 16, TOWNSHIP 45 NORTH, RANGE 8 WEST, NEW MEXICO PRINCIPAL MERIDIAN
CITY OF RIDGWAY, COUNTY OF OURAY, STATE OF COLORADO



- LEGEND**
- = F.D. REBAR & CAP (L.S. AS NOTED)
 - = SET 5/8"x18" REBAR W/ 1 1/2" ALUMINUM CAP

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				CLIENT:	
FIELD BOOK: 865				ADDRESS & PHONE:	
DRAWN BY: MGW				DATE: 2022-02-21	
SHEET: 2 of 2				JOB NO.: 20006	
FILE: 20006V_PLAT				TYPE: REPLAT	

**OLD FIRE HOUSE
RIDGWAY, COLORADO**



PERMIT SET

December 17, 2021

AGENDA ITEM #2

PLANNING COMMISSION
MINUTES OF THE REGULAR MEETING

FEBRUARY 22, 2022

CALL TO ORDER

The Planning Commission convened in person at 201 N. Railroad Street and broadcast the meeting to the public via Zoom Meeting, a virtual meeting platform, pursuant to the Town's Electronic Participation Policy, due to the COVID-19 pandemic.

The Chairperson called the meeting to order at 5:30 p.m. Commissioners Franz, Liske, Nelson, Mayor Pro-Tem Meyer, Mayor Clark and Chairperson Montague were in attendance. Commissioner Emilson was absent.

WORK SESSION

1. Discussion regarding request pertaining to Lot 3, Planned Unit Development (PUD), Ridgway Land Company Subdivision

Staff Report dated February 18, 2022, presenting background, analysis and recommendation prepared by TJ Dlubac, AICP of Community Planning Strategies.

The applicants for Lot 3 PUD requested a streamlined process to receive approval for proposed changes to the PUD that would affect the Final Plat. The PUD, approved over 30 years ago, was for commercial use and the applicants are now proposing mixed commercial and residential use. The Commissioners discussed the proposed changes with Staff, the Applicants and received public comment. They determined that the PUD process is the correct forum to be utilized when material changes are proposed to an already approved PUD because it provides an opportunity for open dialogue between Staff and the applicants and provides time to review the impacts of the changes. The Planning Commission agreed the applicants must submit a new PUD and subdivision application as required by the Ridgway Municipal Code, Section 7-4-5(B) due to the proposed material changes to be made to the already approved PUD.

The Commission paused for a break at 7:00 p.m. and resumed at 7:05 p.m.

2. Discussion regarding a Special Improvement District on the east side of Highway 550

Memorandum dated 2/18/2022 from Town Attorney, Bo Nerlin regarding Special Improvement District.

The Town Attorney explained that a funding mechanism to provide infrastructure needs for the projected growth east of Highway 550 could be established with the implementation of a Special Improvement District. He requested feedback and support from the Planning Commission to work with the Town Staff and the Town Engineer to provide a more in-depth analysis, an infrastructure needs list and to provide impact scenarios to the Council and Commission. Nerlin further explained a supplementing ordinance would be developed for Town Council's approval that will clarify the use of a special improvement district in the Ridgway

Municipal Code, Chapter 13. The Planning Commission agreed The Town Attorney should work with Town Staff to further pursue the implementation of a Special Improvement District to provide infrastructure needs on the eastside of Highway 550.

The public was provided the opportunity to comment and receive information regarding the use of a special improvement district.

APPROVAL OF THE MINUTES

3. Approval of the Minutes from the Meeting of January 25, 2022

ACTION:

Commissioner Liske moved to approve the Minutes from January 25, 2022. The motion was seconded by Mayor Pro Tem Meyer. On a call for the roll call vote, the motion carried with Commissioner Nelson abstaining.

OTHER BUSINESS

4. Updates from the Planning Commission Members

The Chairperson noted the Town Council will be presented with the results of the water supply assessment in a Zoom workshop on February 28.

ADJOURNMENT

The meeting adjourned at 7:25 p.m.

Respectfully submitted,

Karen Christian
Deputy Clerk

AGENDA ITEM #3