



**PLANNING COMMISSION
AGENDA
May 27, 2021 – 6:00 P.M.**

Planning Commission Members

David Seymour _____
Lana Kinsey _____
Dennis Murphy _____
Philip Lee _____
Rocky Gabriel _____

Staff

Steve White – Planning & Development Director _____
Asst. County Attorney _____
Kim Ficco – Planning Tech I _____
Tallmadge Richmond – Planner 1 _____

Alternate Member

Vacant _____
Vacant _____

The 11 o'clock rule will be enforced. No new agenda item will be heard after 11:00 p.m. If the Planning Commission is discussing an agenda item, but has not voted on the item before 11:00 p.m., the Planning Commission shall take a vote to decide whether to vote on the agenda item or to continue the item to the next meeting. The Planning Commission may also vote to consider discussion and action on additional agenda items that require action in a specified time period due to legal requirements. All remaining agenda items will be placed first on the next Planning Commission Agenda.

DETERMINATION OF QUORUM

PRESENTATION OF MINUTES – April 22, 2021

CALL TO THE PUBLIC – Non-agenda items ONLY.

The “Call to the Public” is a time when the citizens may bring forth items of interest or concern that are not on the agenda. Please note that no formal action will be taken on these items during this time, due to the open meeting law provision. However, they may be scheduled on a future posted agenda if action is required.

NEW BUSINESS

PUBLIC HEARING - NONE

MINOR SUBDIVISION

1. Pomeroy Minor Subdivision [MI-20-0063]

Location: 6063 5600 RD
Zoning: General Agricultural
Proposal: To divide a 12 acre lot into 2 lots
Owners: Mama Bears Den, LLC
6063 5600 Rd
Olathe, CO 81425

Applicant: Mesa Surveying
332 S. 5th Street
Montrose, CO 81401

Motion By: _____ **2nd By:** _____ **Carried:** _____ **Continued To:** _____
Approved _____ **Denied** _____ **Tabled** _____ **Taken Under Advisement** _____

2. Comstock Minor Subdivision & Boundary Line Adjustment [MI20-009]

Location: 21591 HIGHWAY 550
Zoning: General Agricultural
Proposal: To divide a 12 acre lot into 2 lots
Owners: Wayne Comstock
21629 HWY 550
Montrose Co, 81401

Applicant: Del-Mont Consultants
125 Colorado Ave
Montrose, CO 81401

Motion By: _____ **2nd By:** _____ **Carried:** _____ **Continued To:** _____
Approved _____ **Denied** _____ **Tabled** _____ **Taken Under Advisement** _____

3. Trout Creek II Minor Subdivision [MI21-002]

Location: Parcel 399326106001 Trout Rd & HWY 550
Zoning: General Agricultural
Proposal: To divide a 20.580 acres lot into 3 lots not including the 2 lots created from the 6720 Road Dedication

Owners: Jeremy Spencer
PO Box 71
Montrose, CO 81402

Applicant: Del-Mont Consultants
125 Colorado Ave
Montrose, CO 81401

Motion By: _____ **2nd By:** _____ **Carried:** _____ **Continued To:** _____
Approved _____ **Denied** _____ **Tabled** _____ **Taken Under Advisement** _____

4. Mosqueda Minor Subdivision [MI21-007]

Location: Parcel: 372303400036, 6000 RD & Dalia RD

Zoning: General Agricultural

Proposal: To divide a 8.592 acre lot into 3 lots

Owners: Mosqueda Jose Antonio JR
61150 Hillsdale DR
Montrose CO, 81401

Applicant: Mesa Surveying
332 S. 5th Street
Montrose, CO 81401

Motion By: _____ 2nd By: _____ Carried: _____ Continued To: _____
Approved _____ Denied _____ Tabled _____ Taken Under Advisement _____

5. Twin Pine Minor Subdivision [MI21-008]

Location: Parcel: 376534101002, 6000 Rd & Spring Creek Rd

Zoning: General Agricultural

Proposal: To divide 3 lots from a 104.890 acre parcel

Owners: Gaunt Ranch LLC
19918 N Hidden Ridge Dr
Surprise Az, 85374

Applicant: Mesa Surveying
332 S. 5th Street
Montrose, CO 81401

Motion By: _____ 2nd By: _____ Carried: _____ Continued To: _____
Approved _____ Denied _____ Tabled _____ Taken Under Advisement _____

6. Zacatecas Minor Subdivision & Boundary Line Adjustment [MI21-009]

Location: 4771 6000 RD

Zoning: General Agricultural

Proposal: To divide a 18.02 acre lot into 3 lots

Owners: Escalera Humberto
102 Couch Ln
Easley SC, 29642-1915

Applicant: Mesa Surveying
332 S. 5th Street
Montrose, CO 81401

Motion By: _____ 2nd By: _____ Carried: _____ Continued To: _____
Approved _____ Denied _____ Tabled _____ Taken Under Advisement _____

7. Navarrete Minor Subdivision [MI21-010]

Location: Parcel 399501400019: Pearl Rd & 6300 RD

Zoning: General Agricultural

Proposal: To divide 1 lot from a 75.600 acre parcel

Owners: Zahniser Kenneth Allen
18024 6353 RD
Montrose, CO 81403

Applicant: Navarrete, Alycia
62880 LaSalle Rd #148
Montrose, CO 81401

Motion By: _____ 2nd By: _____ Carried: _____ Continued To: _____
Approved _____ Denied _____ Tabled _____ Taken Under Advisement _____

OLD BUSINESS – NONE

SKETCH PLANS – NONE

PRELIMINARY PLAN - NONE

OTHER NEW BUSINESS – NONE

COMMITTEE REPORTS – NONE

CORRESPONDENCE – NONE

OTHER ITEMS FOR DISCUSSION - NONE

ADJOURNMENT _____ P.M.

Those interested in commenting on an agenda item are invited to appear in person and/or:

Mail Comments to:

*Planning Commission
c/o Montrose County Planning & Development Dept
63160 LaSalle Road
Montrose, CO 81401*

E-mail Comments to:

swhite@montrosecounty.net