



**PLANNING COMMISSION
AGENDA
June 24, 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 – May 27, 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

1. The Dell at Twin Pines Ranch Special Use [SU21-002]

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

Zoning: General Agricultural

Proposal: To create a farming & ranching retreat to include RV & tent camping sites

Owners: Tate Evan & Tate Madison
PO Box35
Cimarron, CO 81220-0035

Applicant: Twin Pines Ranch
PO Box 35
Cimarron, CO 81220

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

2. River Meadows West MHP Special Use [SU21-003]

Location: Parcel: 376719100003, LaSalle Rd & Marine Rd

Zoning: Manufactured Home Park Residential District (R-MHP)

Proposal: To develop a Mobile Home Park

Owners: River Meadows West LLC
PO Box 239
Montrose, CO 81402

Applicant: Del-Mont Consulting
125 Colorado Avenue
Montrose, CO 81401

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

3. Cornerstone Unplatted Montrose County Property Rezone [RX21-006]

Location: Parcel 425922300028

Zoning: Planned Development (PD)

Proposal: Planned Development (PD) to General Agricultural (A)

Owners: Cornerstone Real Estate Holdings LLC
PO BOX 368
Weiner AR, 72479-0368

Applicant: Ragon, Heartsill
425 West Capitol Ave., Suite 3800
Little Rock AR, 72201

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

MINOR SUBDIVISION

4. Twin Pine North Minor Subdivision [MI21-013]

Location: Parcel: 376534101002, 6000 Rd & Spring Creek Rd
Zoning: General Agricultural
Proposal: To divide 3 lots from a 96.08 acre parcel
Owners: Tate Evan & Tate Madison
PO Box 35
Cimarron CO, 81220

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

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

5. Spring Creek I Minor Subdivision [MI21-014]

Location: 60434 Spring Creek Rd
Zoning: General Agricultural
Proposal: To divide a 27.520 acre lot into 3 lots
Owners: Simmons Mountain Ranch LLC
4200 Somerset Dr Ste 209
Prairie Village KS, 66208-5266

Applicant: Del-Mont Consultant's
125 Colorado Avenue
Montrose, CO 81401

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

6. Evergreen Minor Subdivision [MI-21-0016]

Location: Parcel 372524400032, Fresa Lane & 5550 Rd
Zoning: General Agricultural
Proposal: To divide 3 lots from a 65.900 acre parcel
Owners: Snell Land Company LLC
61389 Tombstone Dr
Montrose, CO 81403

Applicant: Mesa Surveying
PO Box 1287
Montrose, CO 81402

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

7. Red Fox Minor Subdivision [MI21-017]

Location: 17704 6300 RD
Zoning: General Agricultural
Proposal: To divide 3 lots from a 65.900 acre parcel
Owners: Walchle Bryan W & Walchle Jennifer L
17754 6300 RD
Montrose, CO 81403

Applicant: Del-Mont Consultant's
125 Colorado Avenue
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