

*** HEARING NOTICE ***

Notice is hereby given that a public hearing will be held by the Montrose County Board of County Commissioners in the Commissioner's Boardroom, 161 S. Townsend Avenue, Montrose, Colorado on **Wednesday, July 21, 2021 at 9:30 a.m.** to amend to the Montrose County Subdivision Regulations:

The proposed Amendment will address the following sections:

Article II – Definitions – Added and amended numerous definitions.

Section 3.6 – Revised On-Site review statement

Section 3.17.D, E – Added additional easement regulations or requirements.

Section 3.20.B, D, E – Revised Lot frontage requirement to 50 feet, amended flag lot regulations.

Section 3.25 – Added notation for Fences and Ditched in County rights-of-way.

Section 3.28.B - Added a 1500 foot maximum length for cul-de-sacs in major subdivisions.

Section 3.30.B, C - Road frontage requirements for minors changed to 50 feet, added maximum length of access easement (1500 feet).

Section 3.38.C – Local Road Right-of-way Dedication changed from 65 feet to 60 feet.

Section 3.39 – Amended expiration of application from 1 year to 2 years.

Section 4 – Section removed – prints of documents no longer required.

Section 5.1 - Revised submittal requirements for Minor Subdivisions.

Section 5.2 – Minor Subdivision review process revised.

Section 5.3.B – The ability to use hauled water as proof of potable water has been removed

Section 6.1 - Revised submittal requirements for Sketch Plan.

Section 7.1 - Revised submittal requirements for Preliminary Plan.

Section 8.1 - Revised submittal requirements for Final Plats.

Section 8.3 – minimum number of lots in a phase

Section 10.3.A through H – Revised language to address Boundary Line Adjustments for parcels 35 acres or greater and submittal requirements for Boundary Line Adjustments.

Section 10.4.C – Revised Large Tract Exemption process.

Appendix B – Revised plat note for lot access directly onto a county road and added plat note to allow fences and ditches to remain in newly dedicated Right-of-Way

**THE PUBLIC IS ENCOURAGED TO ATTEND AND WILL
BE GIVEN AN OPPORTUNITY TO BE HEARD**

The proposed Amendment is available for review at Montrose County Planning and Development Office, 63160 LaSalle Road, Montrose, Colorado during regular business hours or on the Montrose County Website www.montrosecounty.net. Written comment may be sent to Montrose County Board of County Commissioners, c/o Planning and Development Director, 63160 LaSalle Road, Montrose, CO 81401; or swhite@montrosecounty.net

**BY ORDER OF MONTROSE COUNTY
BOARD OF COUNTY COMMISSIONERS**

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San Miguel Basin
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