



**PLANNING COMMISSION  
AGENDA  
April 28, 2022 – 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 \_\_\_\_\_  
Tallmadge Richmond – Planner \_\_\_\_\_

Alternate Member

Clifford Dodge \_\_\_\_\_  
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** – February 24, 2022 & March 24, 2022

**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.

**OLD BUSINESS - NONE**

**NEW BUSINESS**

**PUBLIC HEARING**

**1. Black Tie Barn Special Use [SU21-011]**

Location: Parcel 399501100004, 16104 6250 RD  
Zoning: General Agricultural  
Proposal: To establish a multipurpose event venue  
Applicant: David Ross  
16104 6250 RD  
Montrose, CO 81403  
Owner, David Ross

**Motion By:** \_\_\_\_\_ **2<sup>nd</sup> By:** \_\_\_\_\_ **Carried:** \_\_\_\_\_ **Continued To:** \_\_\_\_\_  
**Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_ **Tabled** \_\_\_\_\_ **Taken Under Advisement** \_\_\_\_\_

## **MINOR SUBDIVISIONS**

### **2. Landfill Minor Subdivision [MI21-050]**

Location: Parcel 376713300015, 67430 Landfill Road  
Zoning: General Agricultural  
Proposal: To divide 22 acres into 2 lots  
Applicant: Mark Covington  
10582 South River Road  
Montrose, CO 81403  
Owner: Mark Covington

**Motion By:** \_\_\_\_\_ **2<sup>nd</sup> By:** \_\_\_\_\_ **Carried:** \_\_\_\_\_ **Continued To:** \_\_\_\_\_  
**Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_ **Tabled** \_\_\_\_\_ **Taken Under Advisement** \_\_\_\_\_

### **3. Noles Minor Subdivision [MI21-054]**

Location: Parcel 399131203001, 69120 Underwood LN  
Zoning: General Agricultural  
Proposal: To divide a 10 acre lot into 2 lots  
Applicant: Cory Noles  
69120 Underwood Ln  
Montrose, CO 81403  
Owner, Cory Noles

**Motion By:** \_\_\_\_\_ **2<sup>nd</sup> By:** \_\_\_\_\_ **Carried:** \_\_\_\_\_ **Continued To:** \_\_\_\_\_  
**Approved** \_\_\_\_\_ **Denied** \_\_\_\_\_ **Tabled** \_\_\_\_\_ **Taken Under Advisement** \_\_\_\_\_

### **4. Tin Cup Too Minor Subdivision [MI21-055]**

Location: Parcel 399318211002  
Zoning: General Agricultural

Proposal: To divide a 19.22 acre lot into 3 lots

Applicant: Mesa Surveying  
PO Box 1287  
Montrose, CO 81402  
Owner, Dan Penasa

**Motion By: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_ Carried: \_\_\_\_\_ Continued To: \_\_\_\_\_  
Approved \_\_\_\_\_ Denied \_\_\_\_\_ Tabled \_\_\_\_\_ Taken Under Advisement \_\_\_\_\_**

**5. Jolley Minor Subdivision [MI22-002]**

Location: Parcel 372317100015, 6474 5750 Rd

Zoning: General Agricultural

Proposal: To divide a 34.85 acre lot into 3 lots

Applicant: Del-Mont Consultants  
125 Colorado Ave  
Montrose, CO 81401  
Owner, Harvey & Janet Gray and Christopher & Tamarra Jolley

**Motion By: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_ Carried: \_\_\_\_\_ Continued To: \_\_\_\_\_  
Approved \_\_\_\_\_ Denied \_\_\_\_\_ Tabled \_\_\_\_\_ Taken Under Advisement \_\_\_\_\_**

**6. High Mesa Haven Minor Subdivision [MI22-009]**

Location: Parcel 372328201003, 8298 High Mesa Rd

Zoning: General Agricultural

Proposal: To divide a 4.7107 acre lot into 3 lots

Applicant: Larry & Steve Ruggles  
17843 6650 Rd  
Montrose, CO 81403

**Motion By: \_\_\_\_\_ 2<sup>nd</sup> By: \_\_\_\_\_ Carried: \_\_\_\_\_ Continued To: \_\_\_\_\_  
Approved \_\_\_\_\_ Denied \_\_\_\_\_ Tabled \_\_\_\_\_ Taken Under Advisement \_\_\_\_\_**

**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*