

1145 5th street Montrose CO Minor Subdivision

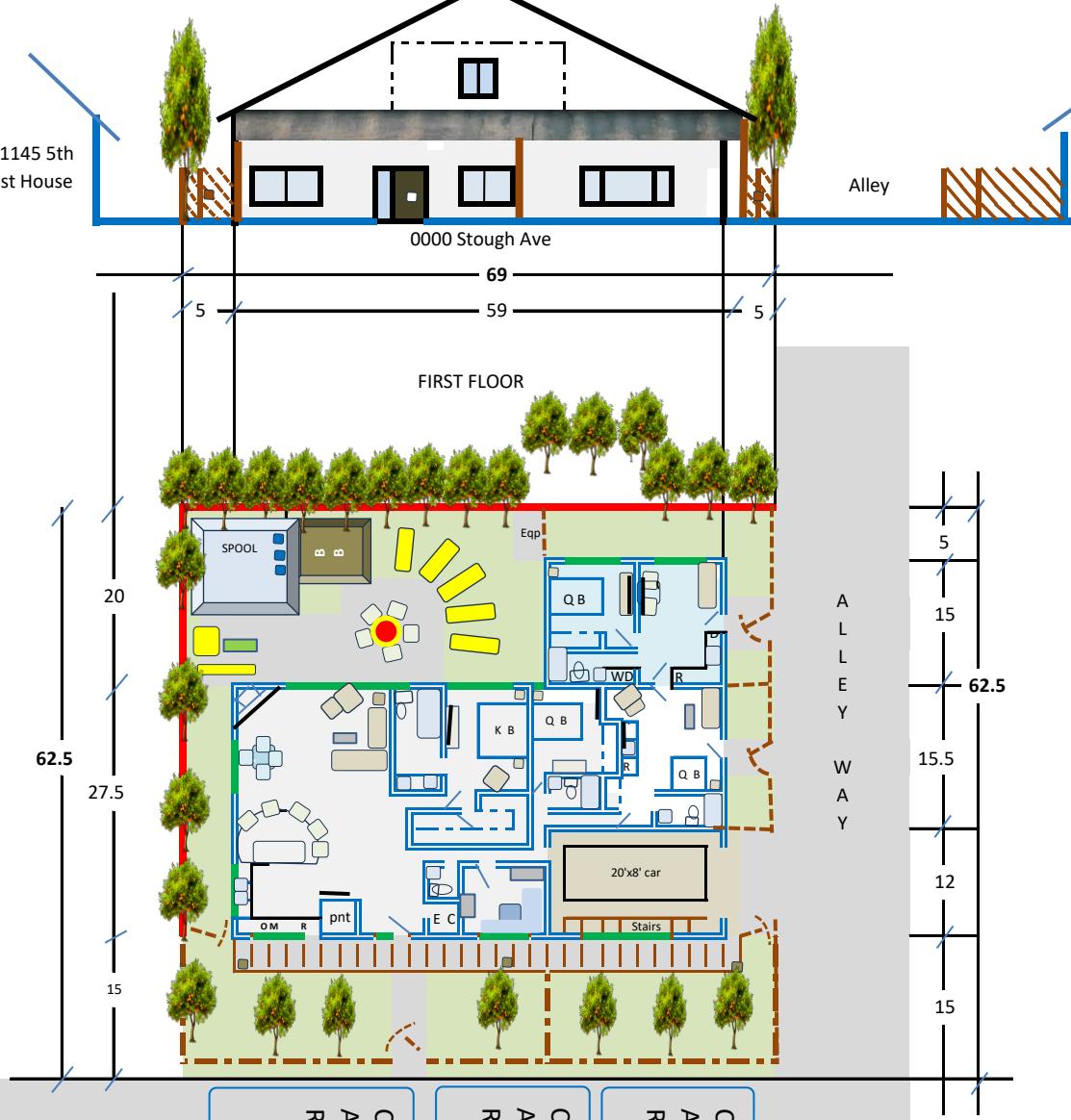
PROPOSED --- SITE PLAN --- FLOOR PLANS New House ELEVATIONS --- SET BACKS

SUMMARY OF PROJECT UNITS - BERDOOMS - BUILDING SQ FT aka UNDER ROOF and SHORT FORM PERFORMA!!



LOT B
63X62.5' 3,937 Sq Ft

sample NEW HOME Elevation

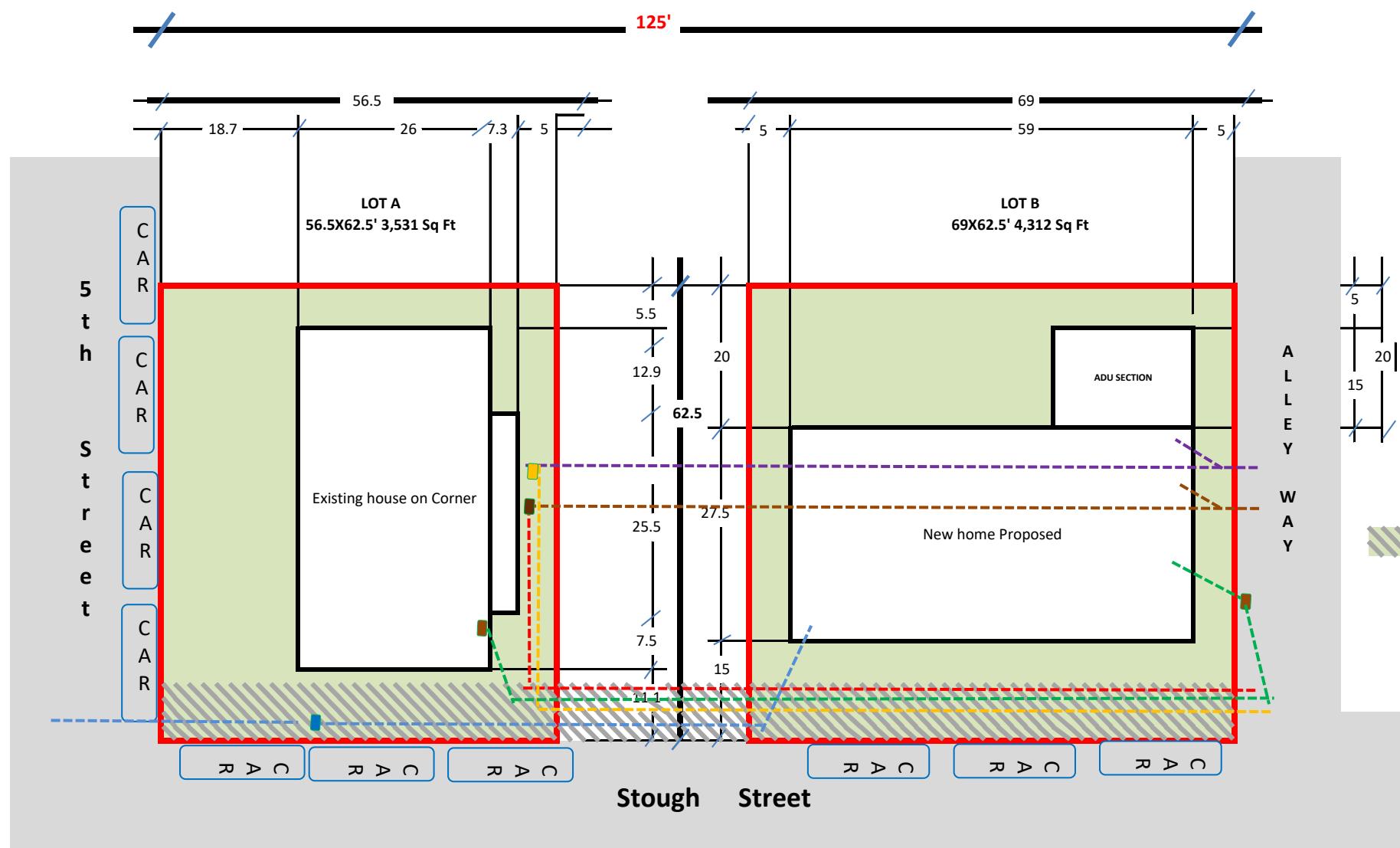


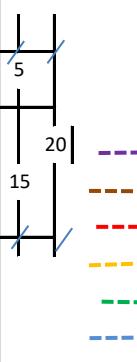
0000 TBD STOUGH Ave, Montrose

UNIT SUMMARY: "Color coordinated"		Floor /Units
ADU -1 bed 1 bath,	280	1 280
2 Bedroom 2.5 Bathroom & Office	1,348	1 1,348
		1,628
		0
GARAGE		1 264
		264
Combined Living Sq Ft Areas	1,628	264
TOTAL UNDER/DECKS-ROOF-COMMON "BLEDED" SQ FT		1,892

 <p>Timberland OPERATING LLC BUILDERS REAL-ESTATE INVESTMENTS GENERAL CONTRACTOR</p>	<p>Tim Clifford</p>
<p>Lot A -1145 5th Street Montrose Co, 81401 Lot B - 0000 Stough ave Montrose CO, 81401</p>	<p>(970) 361-7720</p>
<p>April 29 2025</p>	<p>Site Elevation</p>
<p>Site = Square =2'</p>	<p>Design # 1301</p>

PROPOSED SITE PLAN with SET BACKS and UTILITIES





UTILITY SYMBOLS	
Existing house 1145 5th	New LOT Strong
Existing Gas	NEW Gas
Existing Sewer	NEW Sewer
New Sewer	
New gas	
Existing Over head P	New Over or Under ?
Existing water Service	New Water service
Easement section I am guessing	

RECAP: I see I have to move the Sewer and gas to the easement in front of the new home on Stough and then use the existing services to the new home, ... The overhead Power line runs across the new house roof Not sure if moving the pole of under ground is a solution ? Water is new from 5th street

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