

# CROSSROADS PARK II

## PRELIMINARY PLANNED DEVELOPMENT PLAN

SITUATED IN THE NW1/4SW1/4 SECTION 23, T49N, R9W, N.M.P.M.

ENDERICH ADDITION TO THE CITY OF MONTROSE, MONTROSE COUNTY, COLORADO  
FORMERLY KNOWN AS LOT 1, ENDERICH MINOR SUBDIVISION

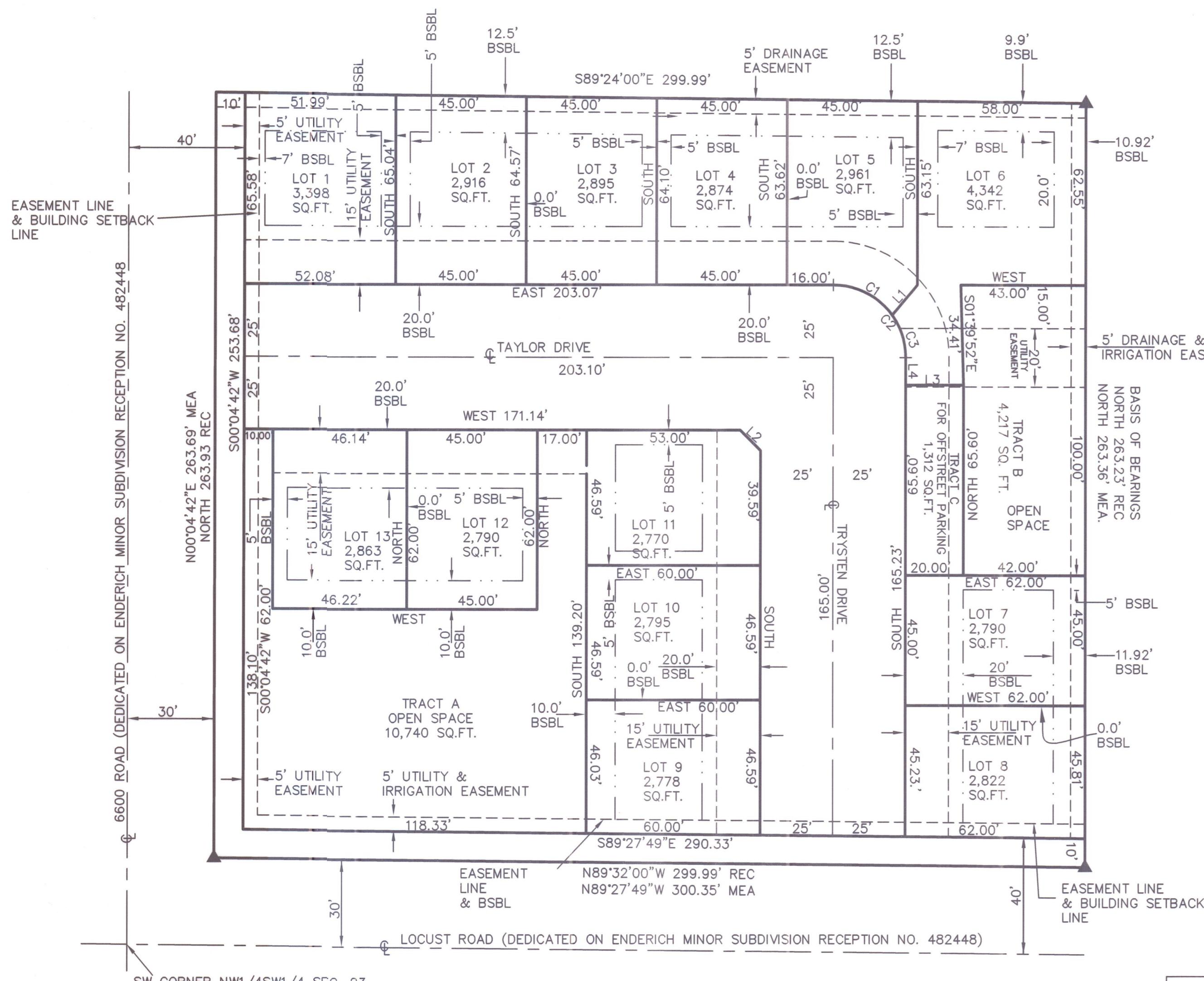
CROSSROADS PARK II PLANNED DEVELOPMENT LAND SUMMARY				
TOTAL ACREAGE	ROAD DEDICATION AREA 6000 RD., LOCUST RD., TAYLOR DR., TRYSTEN DR.	DEVELOPABLE LAND DOES NOT INCLUDE 6000 RD. & LOCUST RD. DEDICATION AREA	TRACTS A & B OPEN SPACE	TRACT C OFF STREET PARKING
1.816 ACRES	6000 RD. & LOCUST RD. 5,540 SQ. FT.  TAYLOR DR. & TRYSTEN DR. 18,295 SQ.FT.	73,559 SQ.FT.	14,957 SQ.FT. = 20% OF DEVELOPABLE LAND	1,312 SQ.FT.

#### DEVIATIONS FROM CITY STANDARD

1. City Standards for Building Setbacks  
(See specific requested Planned Development Building setback lines shown hereon.)
2. Standard lot sizes per R4 zone.

**PLANNED DEVELOPMENT PLAN CERTIFICATE**  
The undersigned owners named herein, hereby submit this Planned Development Plan under the name and style of CROSSROADS PARK II PRELIMINARY PLANNED DEVELOPMENT PLAN, in accordance with the requirements of Section 4-4-24 of the Official Code of the City of Montrose, Colorado and hereby declare this Plan to be a covenant which shall run with the land described on this Plan for the mutual benefit of the owners thereof, which Plan may be amended in accordance with the procedures for an amendment set forth in Section 4-4-24 of the Official Code of the City of Montrose, Colorado.

**OWNER APPROVAL OF P.D. PLAN**



LINE TABLE	
BEARING	DISTANCE
L1 N39°58'12"E	13.56'
L2 N45°00'00"W	9.90'
L3 EAST	20.00'
L4 NORTH	9.40'

CURVE TABLE					
NO.	LENGTH	DELTA	RADIUS	CHORD	BEARING DISTANCE
C1	23.67'	54°14'53"	25.00'	N62°52'33"W	22.80'
C2	16.19'	37°05'53"	25.00'	N30°36'01"W	15.91'
C3	15.60'	35°45'07"	25.00'	N17°52'33"W	15.35'

LEGEND  
▲ = FOUND NO. 5 REBAR & SURVEY CAP LS12180  
REC = RECORDED ON PLAT OF ENDERICH MINOR SUBDIVISION  
MEA = MEASURED IN FIELD  
MCR = MONTROSE COUNTY RECORDS  
- - - - - = EASEMENT LINE  
- - - C - - = CENTERLINE  
— BSBL = BUILDING SETBACK LINE

ELIMINARY PLAT	
<u>John</u>	<u>3/18/2023</u> Date
<u>John</u>	<u>3/6/2023</u> Date
<u>Commission</u>	<u>3/8/23</u> Date
<u>John</u>	<u>3-7-23</u> Date

PLANNED DEVELOPMENT DESCRIPTION  
Lot 1, Enderich Minor Subdivision, according to the Plat recorded August 30, 1979  
in Book 12 at Page 24, County of Montrose, State of Colorado, containing 1.816 acres.

**RECORDEDIC CERTIFICATE**

This plat was filed for record in the office of the  
Clerk and Recorder of Montrose County, Colorado,  
at the time of \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 20 \_\_\_\_\_,  
under Reception No. \_\_\_\_\_.

**NOTICE** According to Colorado law you **must** commence any legal action based on any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

CROSSROADS 2 1"=30' 0      Page      0	<b>CROSSROADS PARK II PRELIMINARY PLANNED DEVELOPMENT PLAN</b>
7/28/22	SITUATED IN THE NW1/4SW1/4 SEC. 23, T49N, R9W, N.M.P.M. ENDERICH ADDITION TO THE CITY OF MONTROSE, MONTROSE COUNTY, COLORADO FORMERLY KNOWN AS LOT 1, ENDERICH MINOR SUBDIVISION
IONS: 2 22 22 per city per city	FOR: CROSSROADS PARK II, LLC

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ENDERICH ADDITION TO THE CITY OF MONTROSE,  
MONTROSE COUNTY, COLORADO  
FORMERLY KNOWN AS LOT 1, ENDERICH MINOR SUBDIVISION

MESA SURVEYING ASSOCIATES INC.  
P.O. Box 1287 Montrose, CO 81402  
(970)-240-9994