

Circle H Ranches Maps and Zoning Info

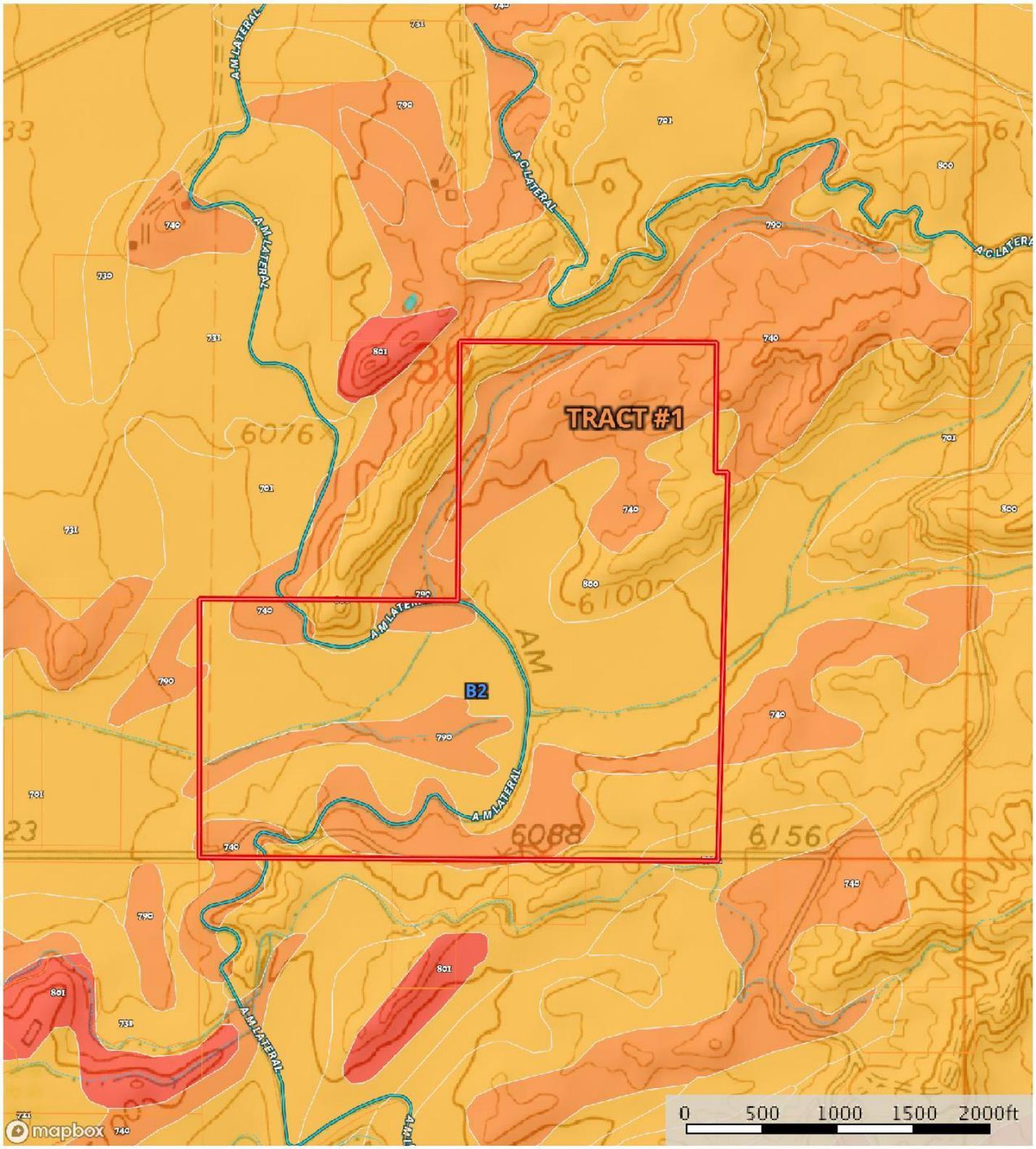


tract 1
Montrose County, Colorado, 123 AC +/-



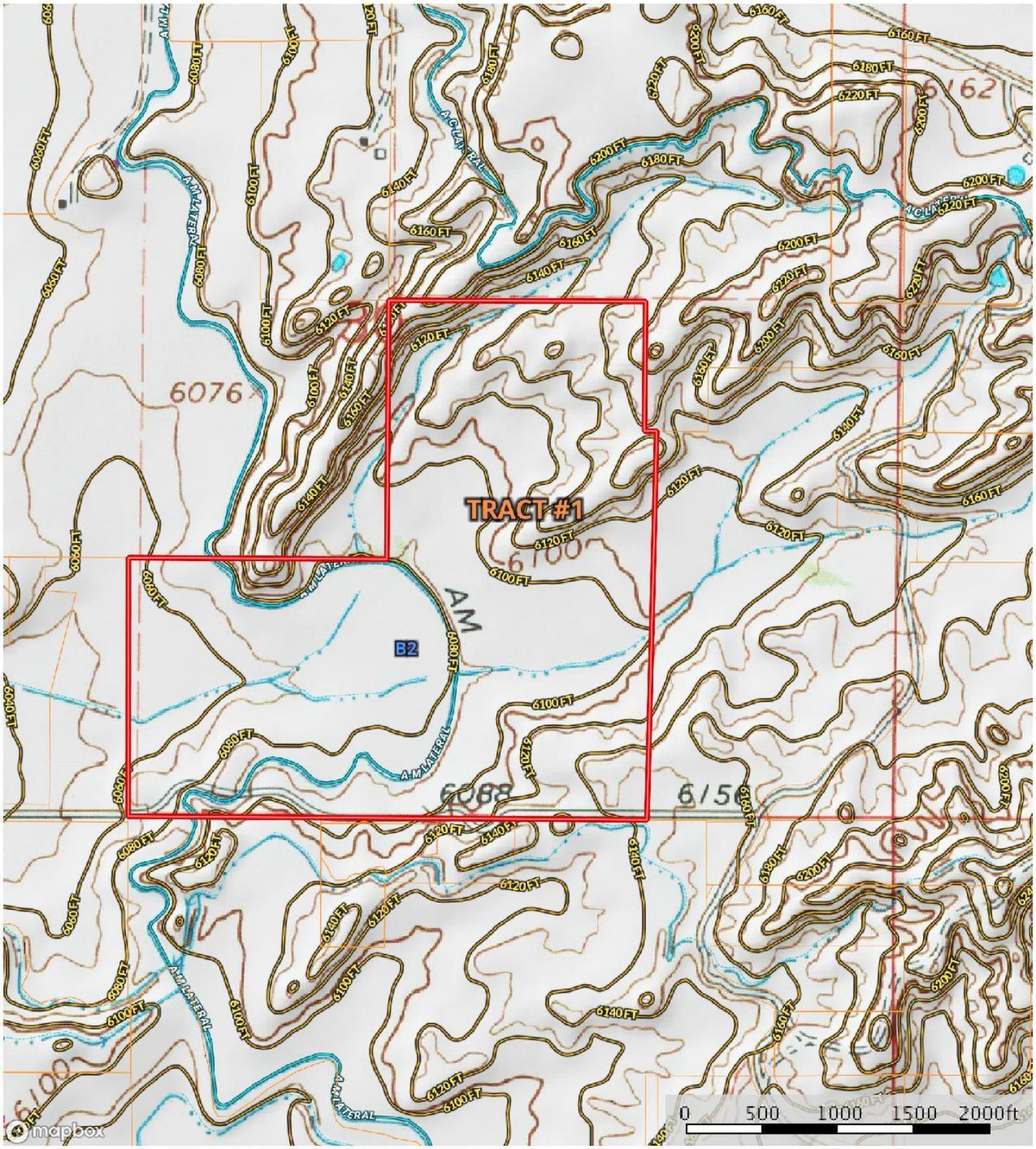
- Boundary
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

tract 1
Montrose County, Colorado, 123 AC +/-



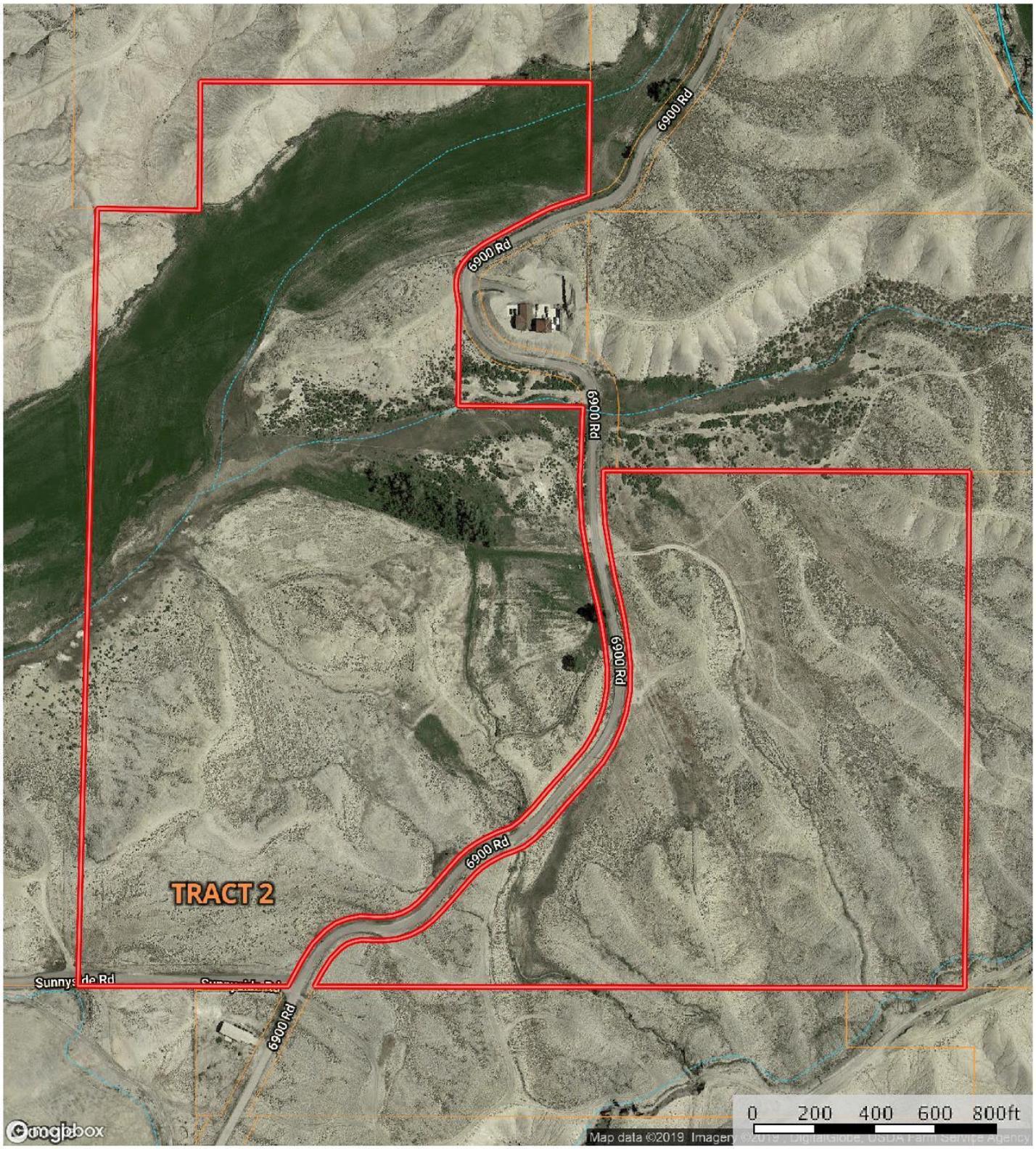
- Boundary
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- River/Creek
- Water Body

tract 1
Montrose County, Colorado, 123 AC +/-



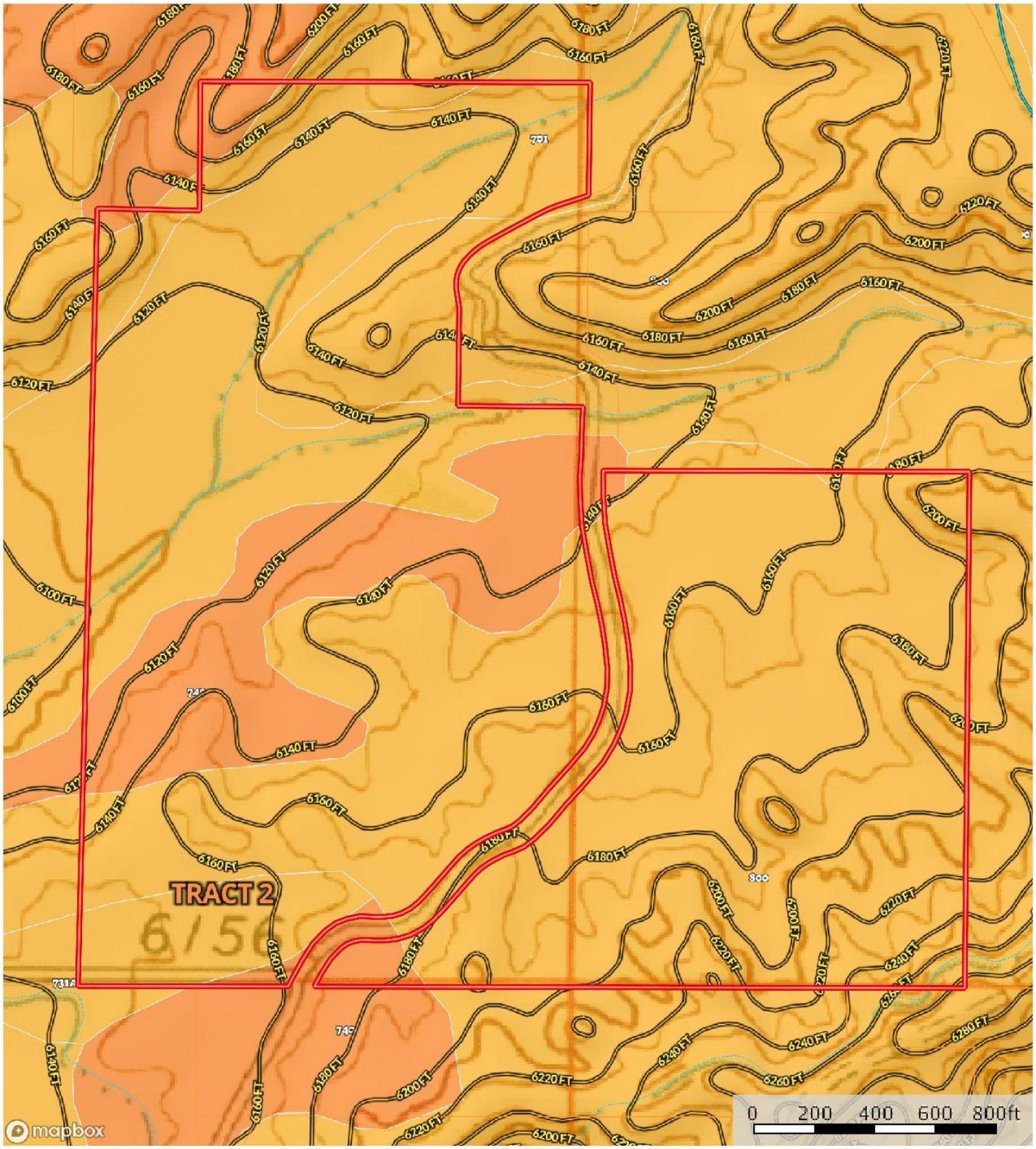
- Boundary
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- River/Creek
- Water Body

tract 2
Colorado, AC +/-



- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

tract 2
Colorado, AC +/-



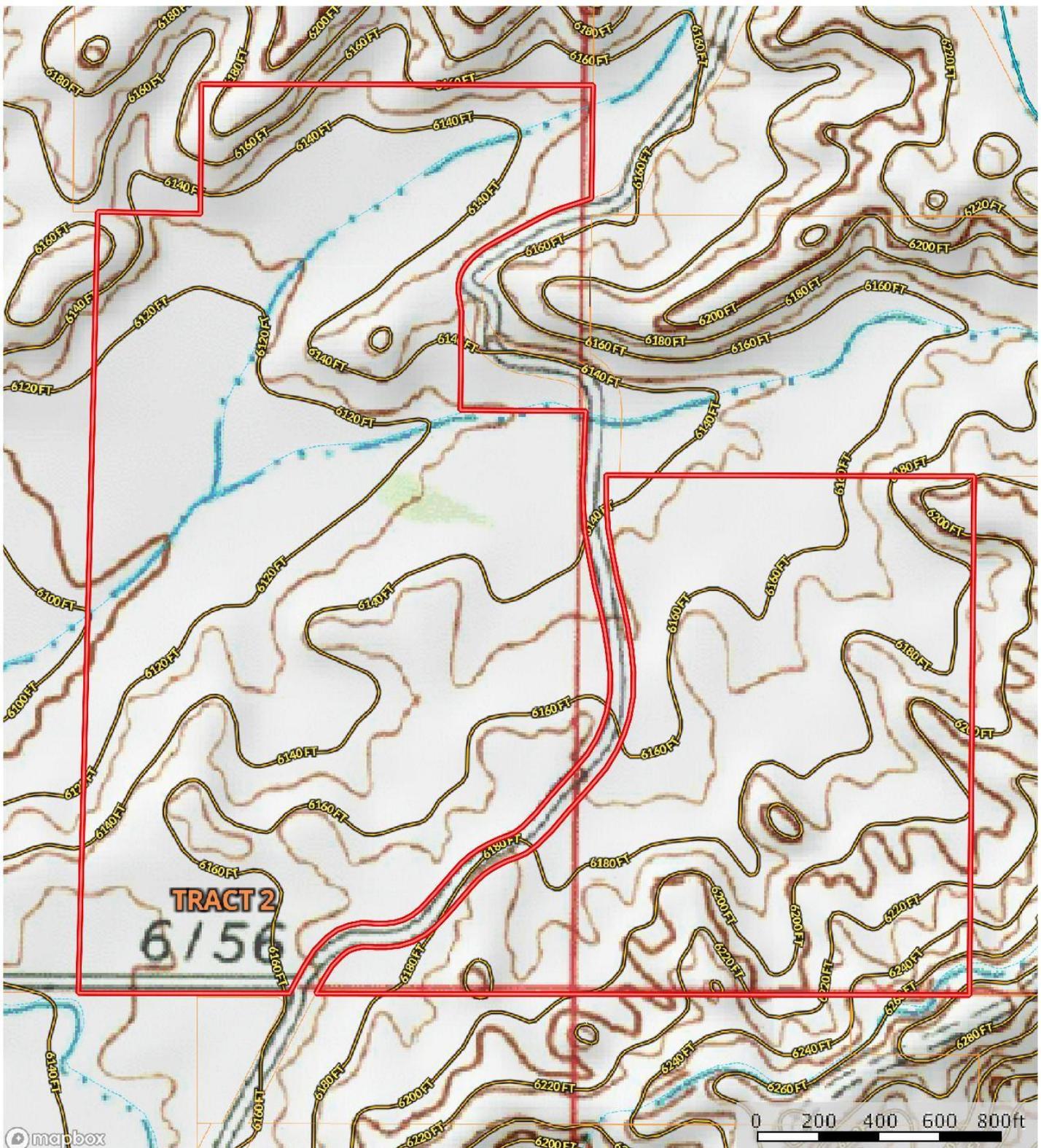
mapbox

- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

Chase girard

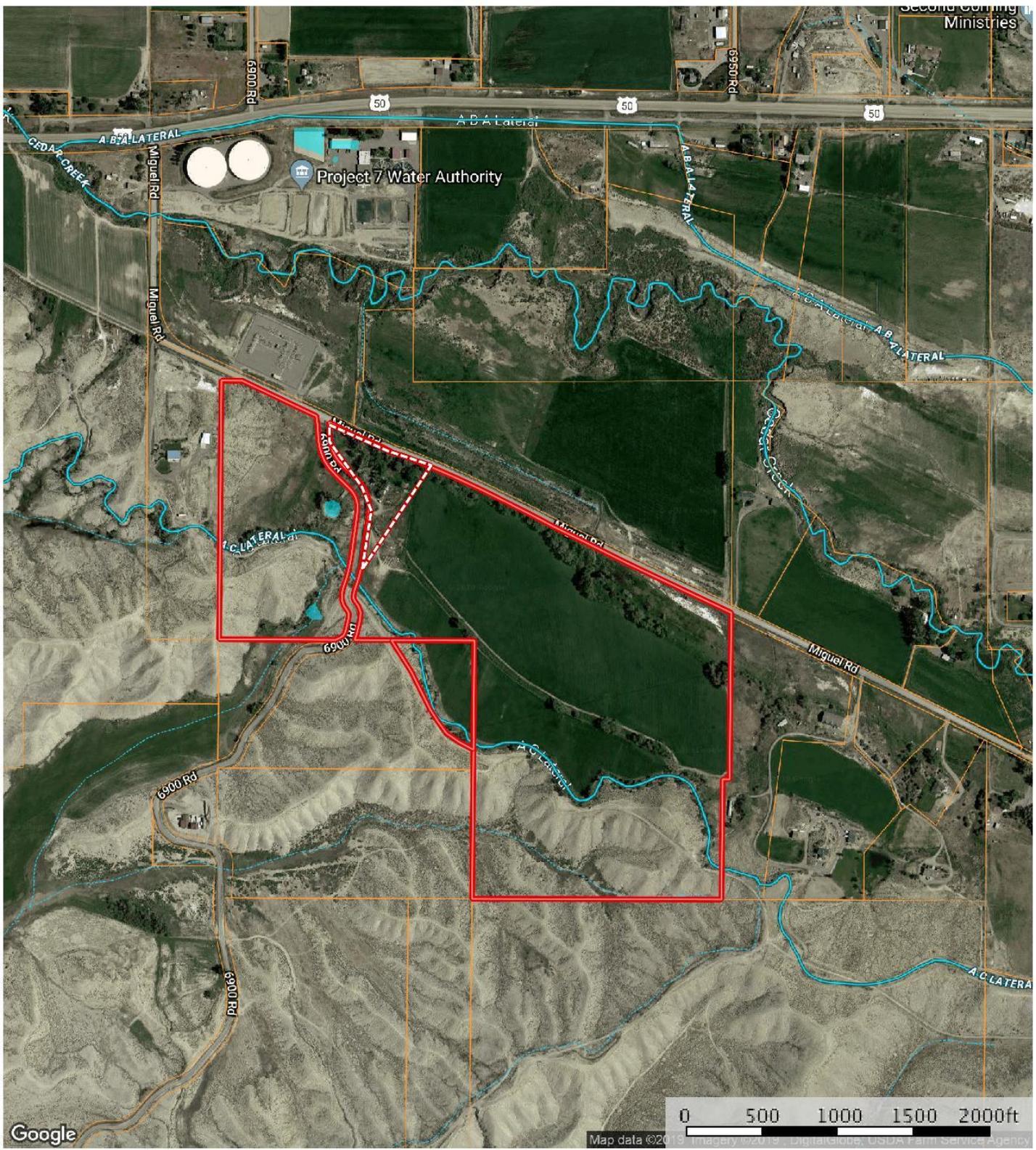
The information contained herein was obtained from sources deemed to be reliable. MapRight Services makes no warranties or guarantees as to the completeness or accuracy thereof.

tract 2
Colorado, AC +/-



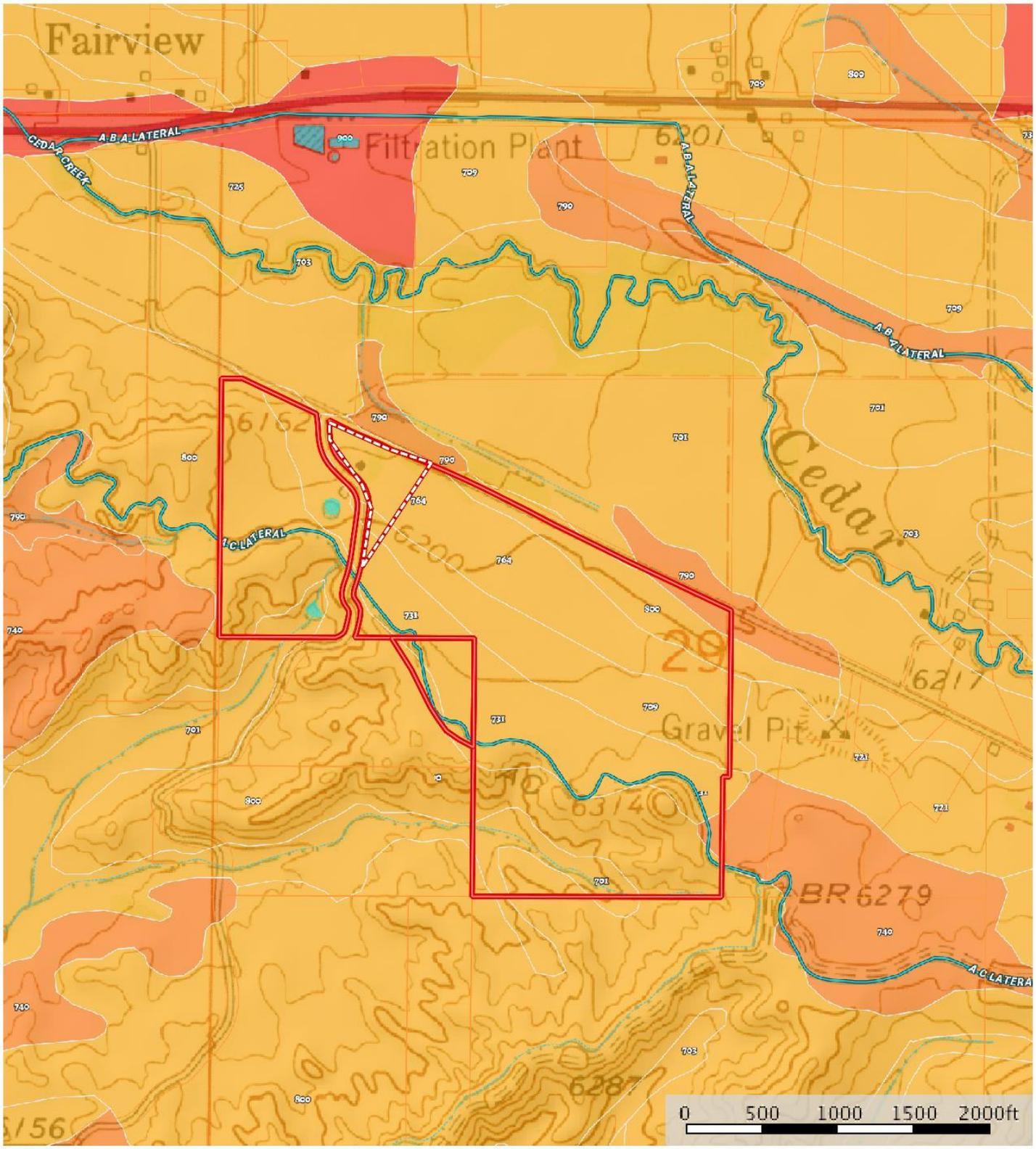
- Boundary
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- River/Creek
- Water Body

tract 3
Colorado, AC +/-

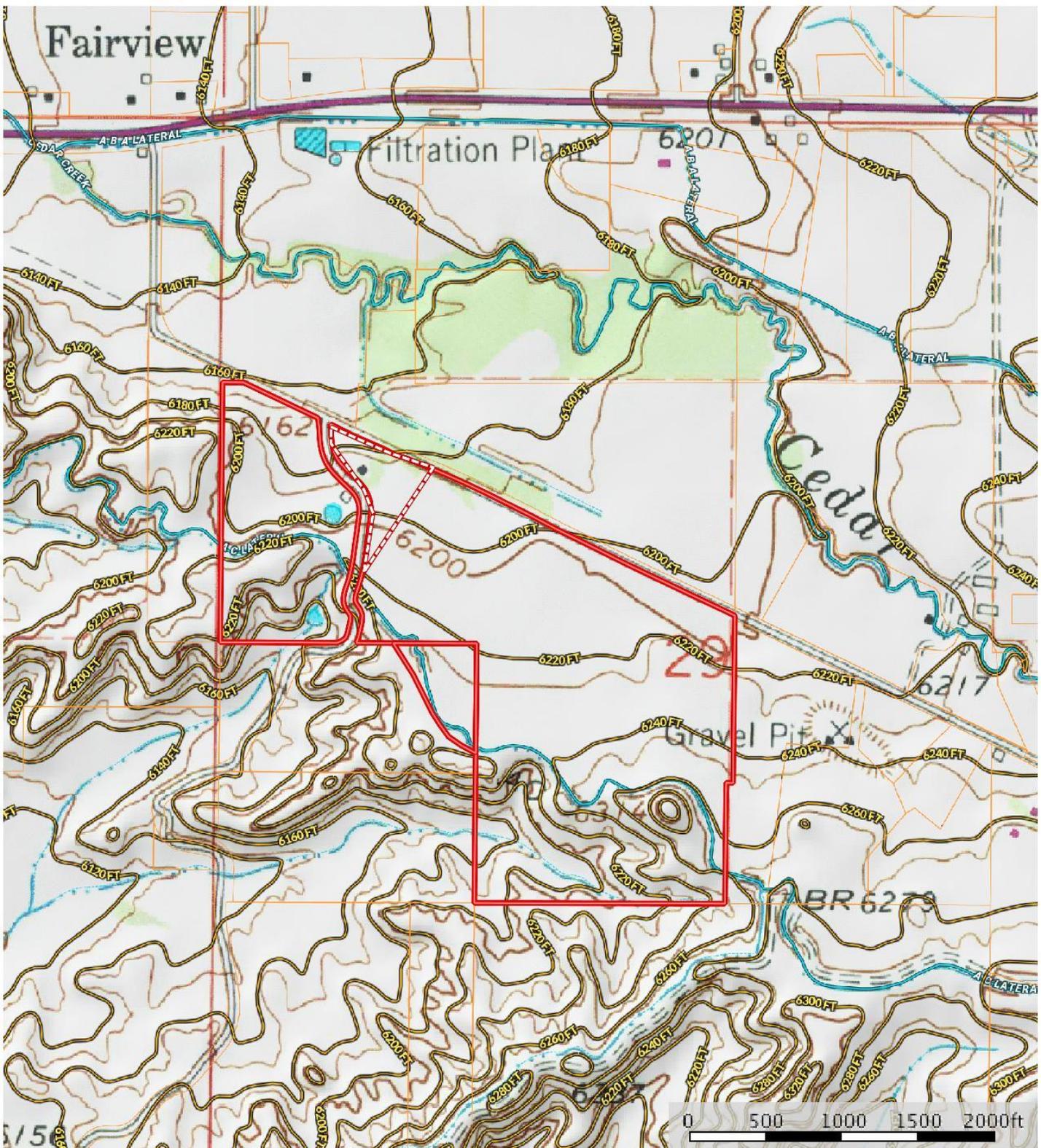


- Boundary
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

tract 3
Colorado, AC +/-

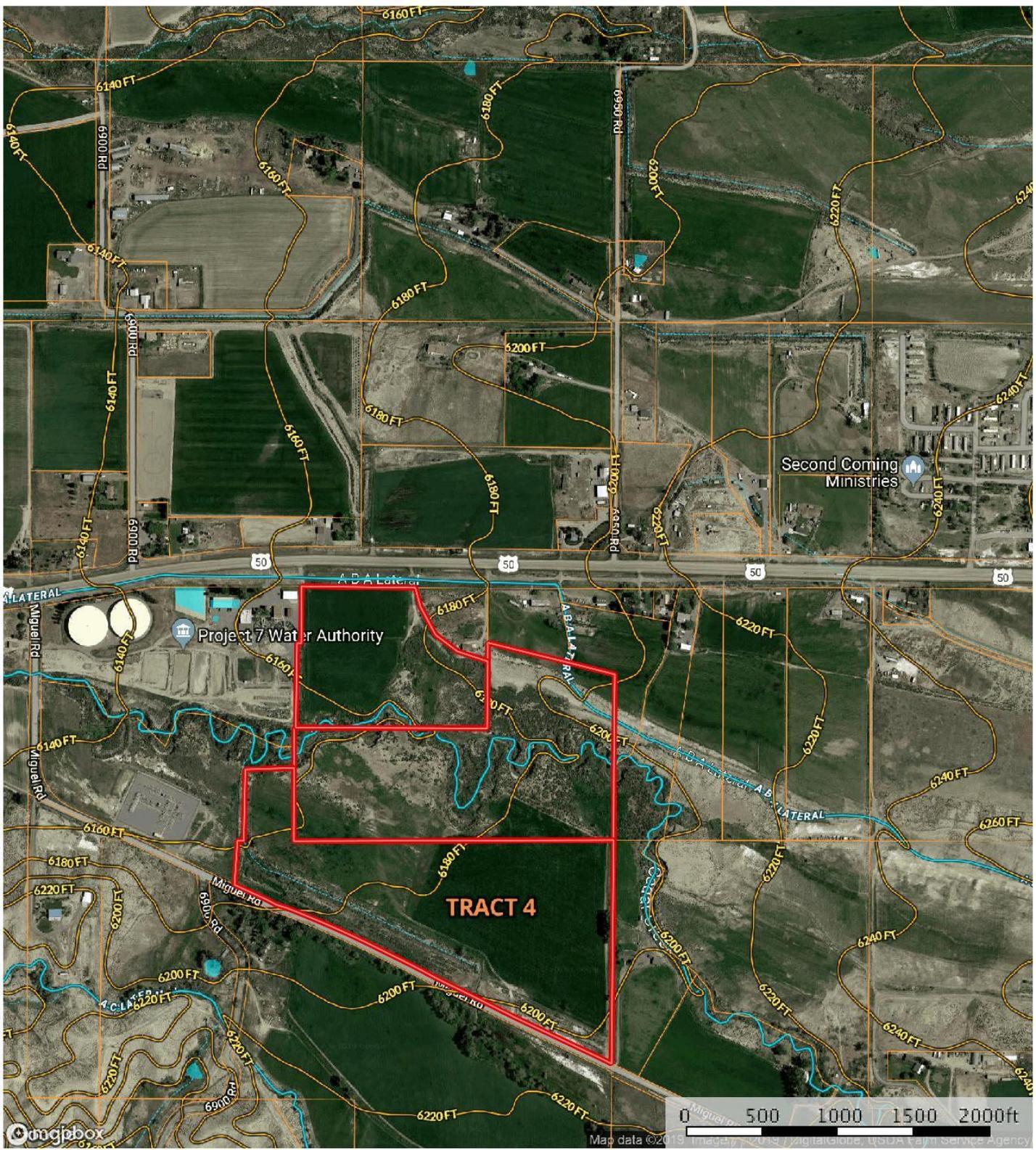


- Boundary
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body



- Boundary
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

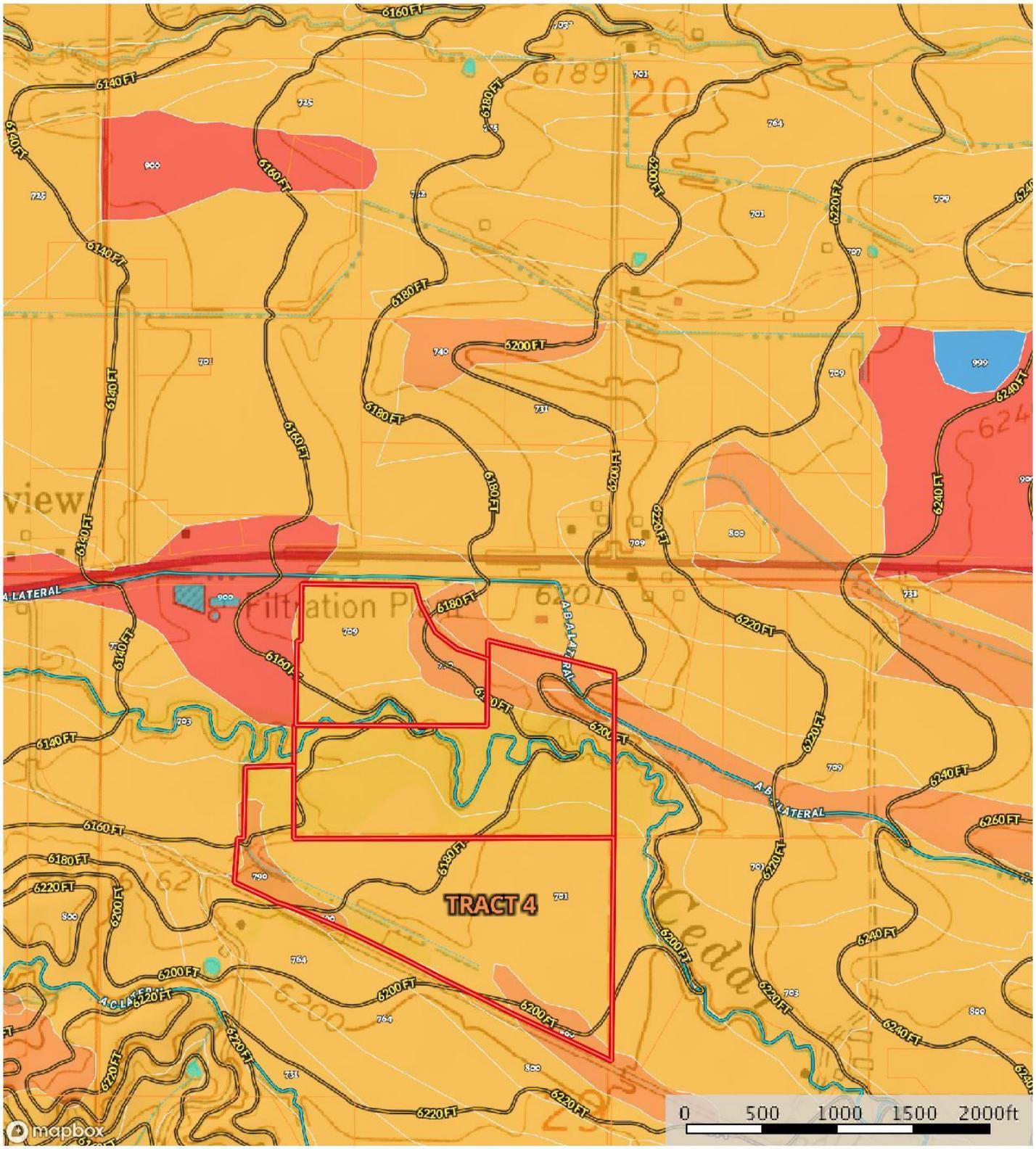
tract 4
Colorado, AC +/-



- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

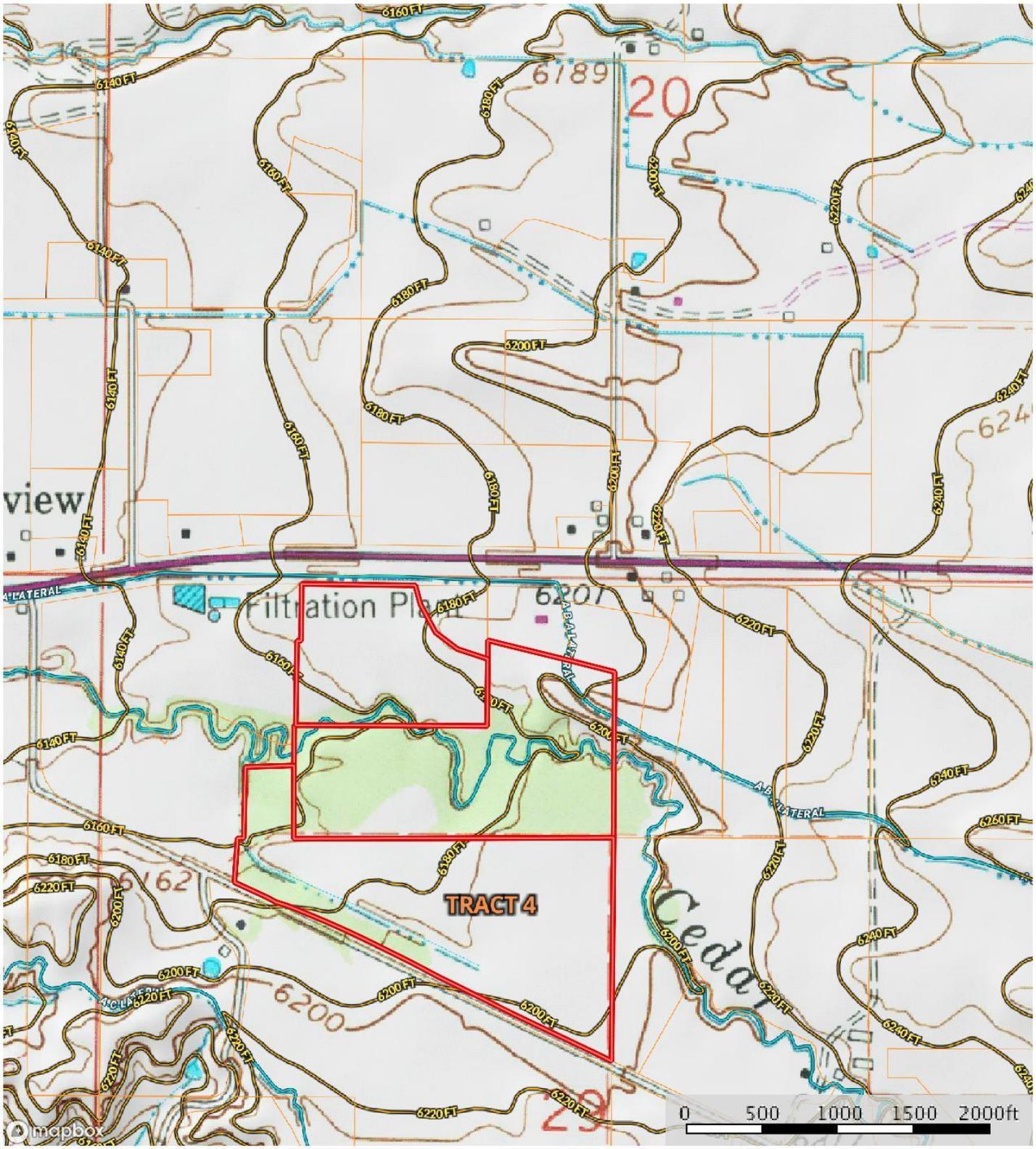


tract 4
Colorado, AC +/-



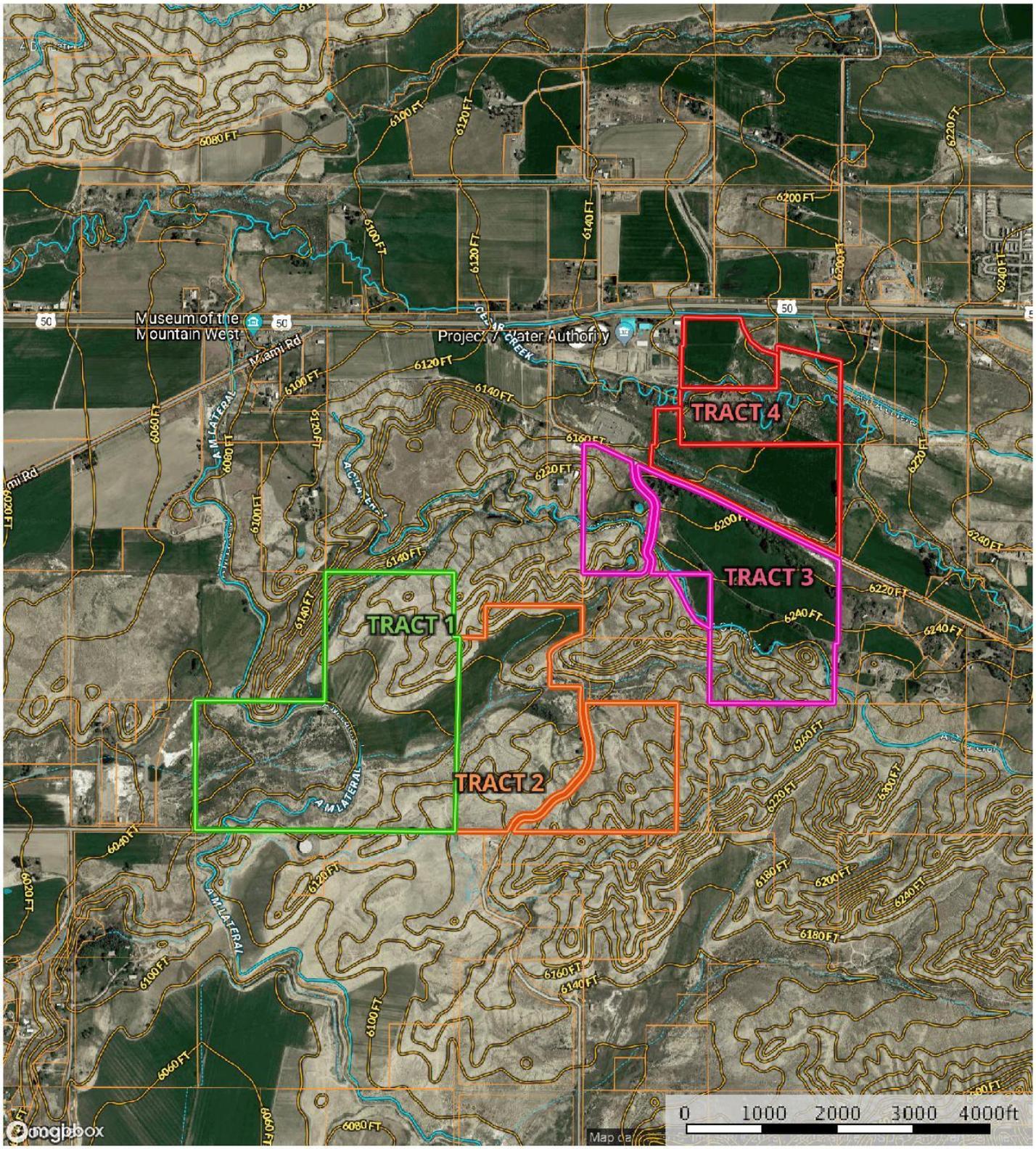
- Boundary
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- River/Creek
- Water Body

tract 4
Colorado, AC +/-



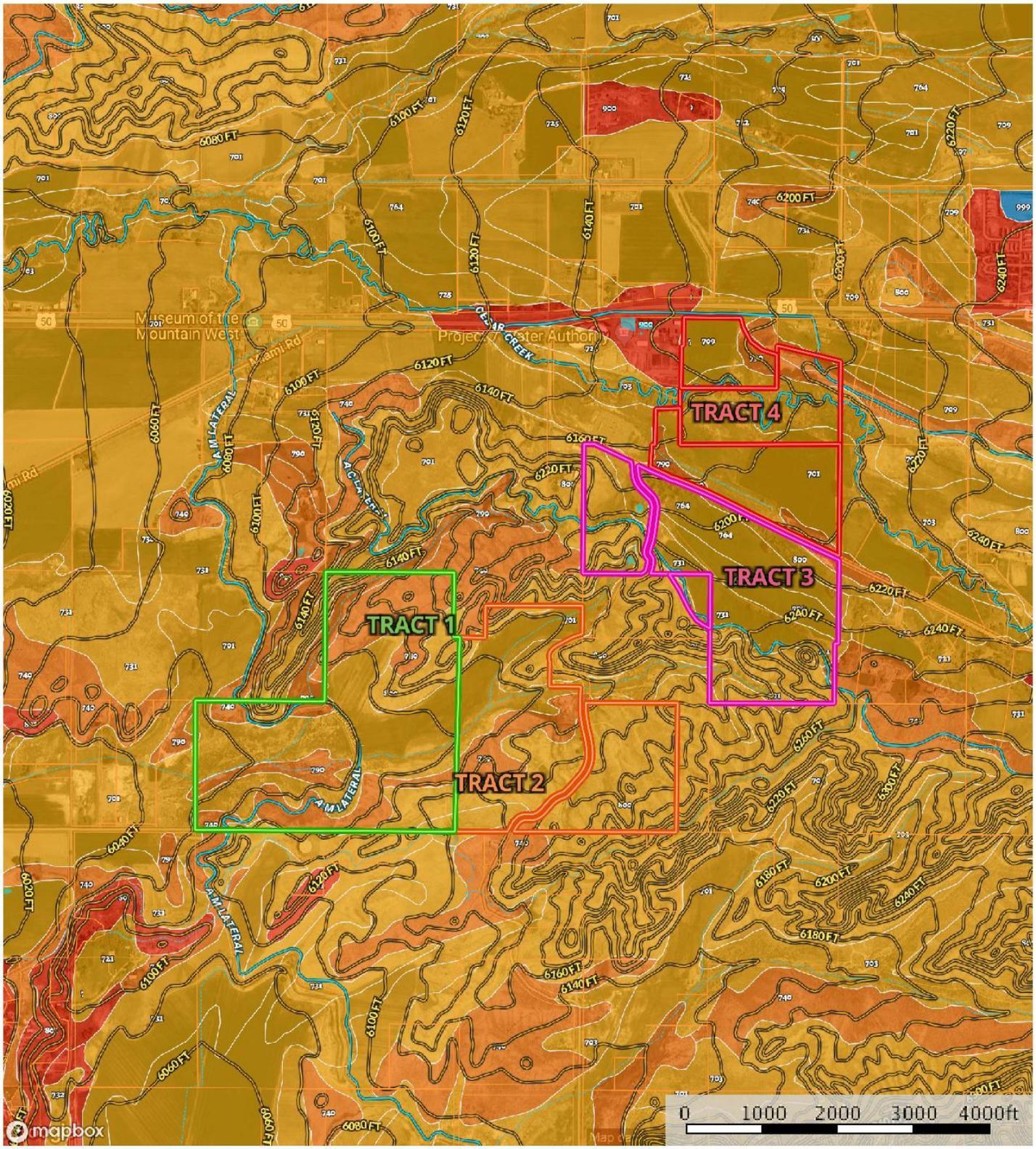
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

tract 5
Colorado, AC +/-



- Boundary
- Boundary
- Boundary
- Boundary
- Boundary
- Boundary
- Stream, Intermittent
- River/Creek
- Water Body

tract 5
Colorado, AC +/-

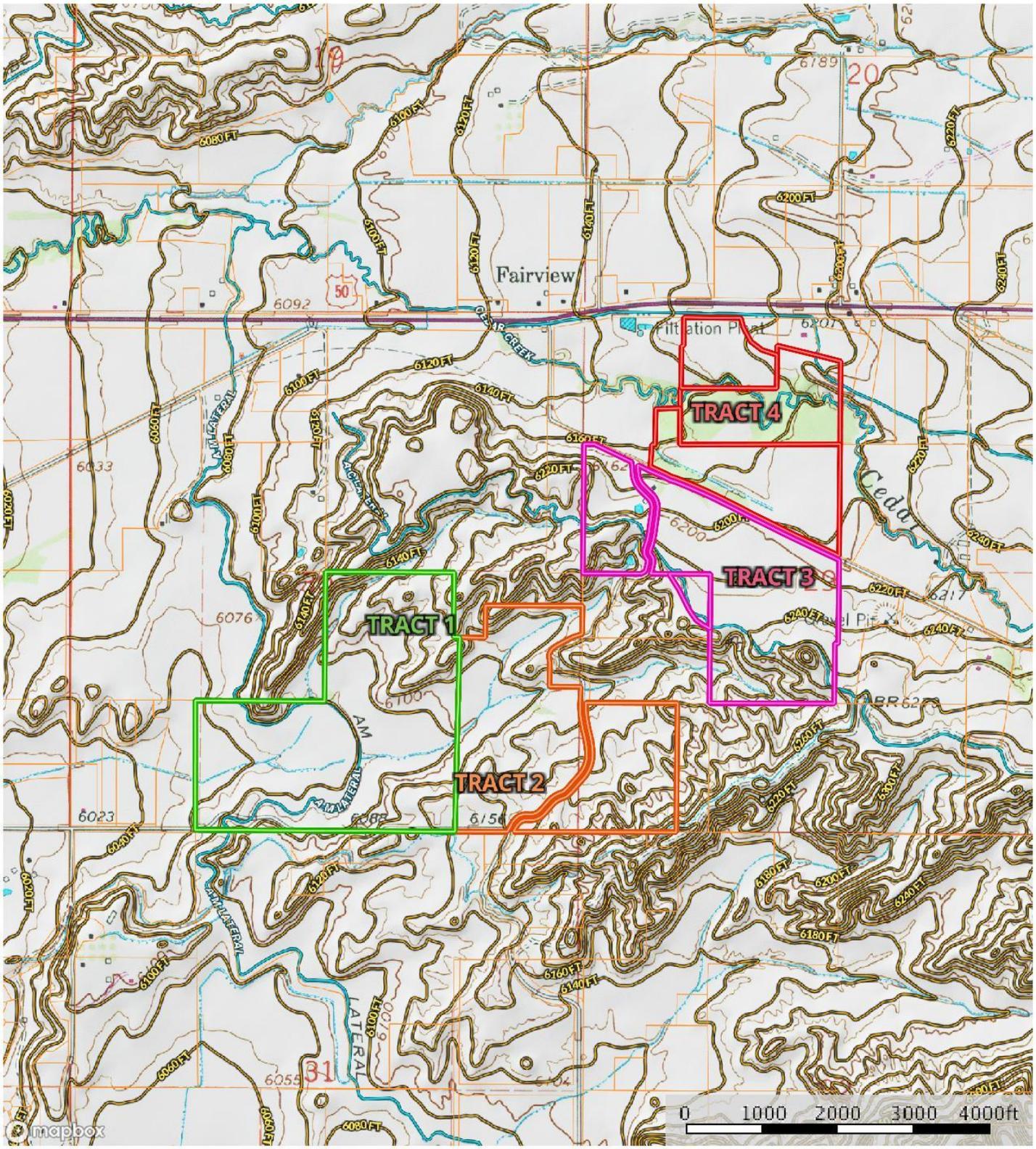


- Boundary
- Boundary
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Chase girard

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tract 5
Colorado, AC +/-



Circle H Ranches Includes:

\$110,000 credit towards City of Montrose sewer taps

6 paid Tri-County water taps

**5 head gates which includes:
120.6 Shars of UVWUA irrigation water
Annual Cost of \$4,081.11**

Head gate #3 has a water spicket

Ray's pond is on property

4-4-15: "B-4" NEIGHBORHOOD SHOPPING DISTRICT

- (A) Intent: The "B-4" Neighborhood Shopping District is intended to provide for retail shopping and services on a parcel or parcels of land collectively no greater than approximately five acres in size, with a convenient location relative to residential neighborhoods.
- (B) Uses by Right:
- (1) Government buildings and facilities.
 - (2) Public utility service facilities.
 - (3) Retail stores, business and professional offices and service establishments which cater to the general shopping public.

- (4) Restaurants.
- (5) Self-service laundry facilities.
- (6) Places of worship.
- (7) Single family homes, duplexes, and multiple family residences.
- (8) Child care facilities.
- (9) Short-term rentals.

(C) Conditional Uses:

- (1) Fuel stations or other retail uses having fuel pumps.
- (2) Drive-in or drive-thru restaurants.
- (3) Car washes.
- (4) Rental storage units inside a building.
- (5) Taverns.
- (6) Private and fraternal clubs.
- (7) Schools.
- (8) Renewable energy facilities.
- (9) Antennas and towers are allowed only as conditional uses in all zones and are subject to the provisions of Section 4-4-21 and the other applicable requirements of City ordinances and regulations.

(D) The following uses are not to be construed as a "use by right" or a "conditional use" in the "B-4" Neighborhood Shopping District:

- (1) Automobile or vehicle sales or service establishments
- (2) Farm implement sales or service establishments.
- (3) Trailer home or mobile home sales or service establishments.

- (4) Feed storage and sales establishments.
- (5) Veterinary clinics or hospitals.
- (6) Automobile body shops.
- (7) Construction and contractor's equipment storage facilities.
- (8) Machine and welding shops.
- (9) Warehouse and storage facilities (small rental storage units are allowed - see Section 4-4-15(C)(4)).
- (10) Manufacturing and industrial uses.

(E) Performance Standards:

- (1) All uses shall be easily accessible by pedestrians from surrounding areas and shall provide appropriate sidewalk connections to the surrounding sidewalk system.
- (2) Common access and shared parking is required for multiple tenants and encouraged for multiple parcels.
- (3) Landscaping shall be reasonably compatible with that existing in the neighborhood.
- (4) Buildings shall be architecturally compatible with the residential character of the area and comply with City design standards.

4-4-16: INDUSTRIAL DISTRICTS

The Industrial Districts provided for in Sections 4-4-17 and 4-4-18 provide for normal manufacturing activities and related uses as indicated. No use shall be established, maintained or conducted in any Light Industrial District that will result in any public or private nuisance.

4-4-17: "I-1" LIGHT INDUSTRIAL DISTRICT

- (2) Child care facilities.

A child care facility shall be a conditional use in all districts if more than eight but less than 16 children under 13 years of age are present on the premises at any one time, including children of the family living in the residence, in accordance with state statutes and regulations.

- (3) Places of worship.

4-4-5: "R-1A" LARGE ESTATE DISTRICT AND "R-1B" SMALL ESTATE DISTRICT

- (A) Intent: The "R-1A" Large Estate District and "R-1B" Small Estate District are intended to provide an area of large single family residential lots with semi-rural environment.

- (B) Uses by Right:

- (1) Single family homes.
- (2) Public utility service facilities.
- (3) Government buildings and facilities.
- (4) Parks and recreation facilities owned or operated by a homeowner's association.
- (5) Accessory uses.
- (6) Short-term rentals.

- (C) Conditional Uses:

- (1) Places of worship.
- (2) Schools.
- (3) Child care facilities.

A child care facility shall be a conditional use in all districts if more

than eight but less than 16 children under 13 years of age are present on the premises at any one time, including children of the family living in the residence, in accordance with state statutes and regulations.

4-4-6: "R-2" LOW DENSITY DISTRICT

(A) Intent: The "R-2" Low Density District is intended to provide a quiet, low density development for single family residences. Environmental protection is provided by allowing only single family residences along with certain other compatible land uses.

(B) Uses by Right:

- (1) Single family homes.
- (2) Public utility service facilities.
- (3) Government buildings and facilities.
- (4) Parks and recreation facilities owned or operated by a homeowner's association.
- (5) Accessory uses.

(1) Child care facilities.

A child care facility shall be considered an accessory use to a residence in all districts, provided no more than eight children under 13 years of age are present on the premises at any one time, including children of the family living in the residence; a child care facility shall not be considered an accessory use to a residence when a greater number of children is present on the premises at any one time. The facility must comply with all appropriate state statutes and regulations.

(6) Short-term rentals.

(C) Conditional Uses:

- (1) Places of worship.