RESOLUTION NO. 2016-26

A RESOLUTION FINDING THAT ONE OR MORE BLIGHTED AREAS EXIST IN THE CITY OF MONTROSE, THE NEED FOR THE REDEVELOPMENT AND REHABILITATION OF SUCH AREAS IN ACCORDANCE WITH THE COLORADO URBAN RENEWAL LAW, DECLARING IT TO BE IN THE PUBLIC INTEREST THAT THE MONTROSE URBAN RENEWAL AUTHORITY EXERCISE THE POWERS PROVIDED BY LAW AND DESIGNATING THE CITY COUNCIL AND REPRESENTATIVES OF AFFECTED TAXING BODIES AS THE URBAN RENEWAL AUTHORITY.

WHEREAS, the Colorado Urban Renewal Law, Sections 31-25-101, et seq., of the Colorado Revised Statutes (the “Act”), provides for the creation, organization and operation of an urban renewal authority for the City of Montrose, Colorado (the “City”); and

WHEREAS, for the reasons set forth in the body of this resolution, it is necessary and in the public interest that the City Council of the City organize the urban renewal authority for the City and authorize such authority to exercise the powers and carry out the duties of an urban renewal authority as provided in the Act.

WHEREAS, the Board of County Commissioners of Montrose County, Montrose County School District RE-1J, and those special districts the City Council has determined may be affected by future operation of an urban renewal authority have been notified of their rights to appoint additional members of the Board of Commissioners of the Authority.

NOW, THEREFORE, BE IT RESOLVED by the City of Montrose City Council, as follows:

Section 1. One or more petitions bearing the signatures of not less than twenty-five electors of the City have been filed with the City Clerk, setting forth that there is a need for an urban renewal authority to function in the City.

Section 2. The City Clerk has given notice of the time, place and purpose of a public hearing by the City Council to determine the need for an urban renewal authority in the City. Such notice was published on December 7, 2016, (which is at least ten days preceding the day on which the public hearing was held) in Montrose Daily Press, a newspaper having a general circulation in the City.

Section 3. Pursuant to the notice published in accordance with Section 2, a public hearing has been held by the City Council and a full opportunity to be heard has been granted to all residents and taxpayers of the City and all other interested persons.
Section 4. There was presented to the City Council for its review and consideration a document entitled “2016 Conditions Survey” (the “Conditions Survey”), which is incorporated herein and made a part hereof. The Conditions Survey shows that nine of the conditions set forth in Section 31-25-103(2) of the Act exist within the area described therein.

Section 5. Based upon all of the evidence presented to it at the public hearing, including the Conditions Survey, the City Council hereby finds that one or more blighted areas exist in the City and that the acquisition, clearance, rehabilitation, conservation, development, redevelopment, or a combination thereof, of such area or areas is necessary in the interest of the public health, safety, morals or welfare of the residents of the City.

Section 6. The City Council finds and declares it to be in the public interest that the urban renewal authority created by the Act be and is hereby established and organized to function within the City and exercise the powers provided in the Act. Such authority shall be known as the Montrose Urban Renewal Authority (the “Authority”) and is hereby vested with all of the rights and powers and is authorized to carry out all of the duties and functions provided in the Act.

Section 7. Pursuant to Section 31-25-115 (1) of the Act, the City Council hereby designates itself as the Authority and that the members of the City Council shall serve as the commissioners of the Authority. In addition, commissioners representing the interests of the Board of County Commissioners of Montrose County, Montrose County School District RE-1J, and one member representing the collective interest of special districts have also been appointed as commissioners and the Mayor shall appoint an additional commissioner to provide an odd number of commissioners, all as required by Section 31-25-104 (2.5) of the Act.

Section 8. The City Clerk is authorized and directed to prepare a certificate setting forth that the City Council has made the findings and declarations set forth herein. The members of the City Council and those additional commissioners designated by law to serve as such shall sign such certificate as the commissioners of the Authority and the City Clerk shall file such certificate with the Division of Local Government in the Department of Local Affairs of the State of Colorado as provided in the Act.

Adopted, Passed and Approved this 20th day of December, 2016.

ATTEST:  

[Signature]
Rex Swanson, Mayor

[Signature]
Lisa DelPiccolo, City Clerk

CITY OF MONTROSE
COLORADO

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1.0 INTRODUCTION

The purpose of a Conditions Survey is to determine if the presence of physical factors in an area of a municipality are sufficient to qualify as a “Blighted Area” as defined in Section 31-25-103(2) of the Colorado Revised Statutes. This Conditions Survey was conducted in the area (the “Survey Area”) described in Exhibit A and depicted in Exhibit B, both of which are attached to and made a part of this Conditions Survey. The Survey Area includes approximately 18 separate parcels of land covering approximately 158.3 acres. If conditions that meet the definition set forth in Section 2.0 of this Conditions Survey are present in the Survey Area, the Survey Area will qualify as an Urban Renewal Area under the provisions of the Colorado Urban Renewal Law, Part 1 of Article 25 of Title 31 of the Colorado Revised Statutes (the “Act”).

The Conditions Survey is based on information contained in real estate data and county mapping sources, and on-site inspection of the Survey Area conducted by City staff, and legal counsel experienced with the requirements of the Act.

2.0 LEGAL REQUIREMENTS

The purpose of this Conditions Survey is to provide information that demonstrates if and to what extent, conditions in the Survey Area fall into any of the categories listed in the definition of “blighted area” set forth in Section 31-25-103 of the Act.

According to Section 107(1)(c)(I) of the Act any particular condition found to be present may satisfy as many of the factors listed in the definition of “blighted area” as are applicable to such condition.

Section 31-25-103(2) of the Act defines “blighted area” as follows:

“Blighted area” means an area that, in its present condition and use and, by reason of the presence of at least four of the following factors, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals, or welfare.

2.1 Slum, deteriorated, or deteriorating structures;

2.2 Predominance of defective or inadequate street layout;

2.3 Faulty lot layout in relation to size, adequacy, accessibility, or usefulness;

2.4 Unsanitary or unsafe conditions;

2.5 Deterioration of site or other improvements;

2.6 Unusual topography or inadequate public improvements or utilities;
2.7 Defective or unusual conditions of title rendering the title non-marketable; 

2.8 The existence of conditions that endanger life or property by fire or other causes; 

2.9 Buildings that are unsafe or unhealthy for persons to live or work in because of building code violations, dilapidation, deterioration, defective design, physical construction, or faulty or inadequate facilities; 

2.10 Environmental contamination of buildings or property; 

2.11 The existence of health, safety, or welfare factors requiring high levels of municipal services or substantial physical underutilization or vacancy of sites, buildings, or other improvements; or 

2.12 If there is no objection of each property owner or owners and the tenant or tenants of such owner or owners, if any, to the inclusion of such property in an urban renewal area, “blighted area” also means an area that, in its present condition and use and, by reason of the presence of any one of the factors specified in paragraphs 2.1 to 2.11, substantially impairs or arrests the sound growth of the municipality, retards the provision of housing accommodations, or constitutes an economic or social liability, and is a menace to the public health, safety, morals or welfare. For purposes of this paragraph 2.12, the fact that an owner of an interest in such property does not object to the inclusion of such property in the urban renewal area does not mean that the owner has waived any rights of such owner in connection with laws governing condemnation. 

3.0 SURVEY RESULTS 

Based on visual observation, real estate data and county mapping sources the qualifying conditions required by the Act are listed in this Conditions Survey and formed the foundation for defining the boundaries of the Survey Area.

Although detailed real property title searches were not conducted in connection with the Conditions Survey, evidence exists that certain parcels of land have significant title problems. Accordingly, factor 2.7 listed in the definition above is listed among the statutory conditions present in the Survey Area. This factor and the related conditions of fragmented lot layout and ownership of parcels in the Survey Area constitute a barrier to development and redevelopment in accordance with the City’s Comprehensive Plan.

The Survey Area consists of approximately 158.3 acres of predominantly open land bordered by public rights of way on the northerly boundary and the Uncompahgre River along most of the southerly boundary. There are approximately seven residential structures in the Survey Area. Much of the land is in the 100-year flood plain and flood way as defined by the Federal Emergency Management Agency (“FEMA”). The river has caused some serious eroding along its banks that if properly contained and improved in a manner consistent with environmentally conscious standards would provide a valuable amenity that benefits the community and the surrounding
region. The Survey Area shows evidence of illegal dumping and trespass and periodic occupancy by transients. There are some topographical challenges to development and fragmented ownership has contributed to these problems. The current zoning in the area falls into at least eight different categories allowing for an uncoordinated hodgepodge of development. A portion of the area (approximately 57.312 acres) is presently classified by the Montrose County Assessor as agricultural land for the purpose of levying property taxes, and requires special procedures under the Act. These requirements will be addressed in a proposed urban renewal plan that will be considered by the City Council

3.1 **Slum, Deteriorated, or Deteriorating Structures**

There are seven structures in the Survey Area that are deteriorated or deteriorating:

1. 421 N. Grand Ave. is apparently abandoned single family house that is poorly maintained. No landscaping is on the grounds.

2. 841 N. Grand Ave. is a fairly well-maintained single family house. However, it is subject to periodic flooding as reported by the tenant.

3. A building 175 feet to the west of 841 N. Grand Ave. is severely dilapidated and about to fall down.

4. 1621 N. Townsend Ave.: This is a manufactured house with skirting. It is not known whether the building is on a permanent foundation.

5. 1631 N. Townsend Ave. is an apparently abandoned single family house with plywood on the windows.

6. 301 Beach Lane is a poorly maintained and landscaped single family house.

7. 305 Beach Lane is a poorly maintained and landscaped single family house.

3.2 **Predominance of Defective or Inadequate Street Layout**

The entire Survey Area either lacks streets and related improvements such as curbs, gutter, and sidewalks or those roadways are deficient because they are not improved in any manner. There is no recognizable street layout required to support redevelopment of the Survey Area as required by City code. Vehicle and pedestrian ingress and egress and circulation through the Survey Area are not presently possible.

3.3 **Faulty Lot Layout in Relation to Size, Adequacy, Accessibility, or Usefulness**

The Survey Area consists of a jumble of approximately 18 separate parcels of land ranging in size from 58 acres to 0.37 acres. Many have no or limited access to streets or roads. The inconsistent size and configuration of lots in the Survey Area constitute a barrier to redevelopment. The disordered zoning and land use patterns conflict with the Comprehensive Plan.
3.4 Unsanitary or Unsafe Conditions.

Approximately 28% of the Survey Area is located in the 100-year flood plain and approximately 18% is in designated floodway area. Such areas are designated by FEMA as Areas of Special Flood Hazard. These problems in the Survey Area qualify as an unsafe condition under the Act. Easy access to the river and a small lake in the Survey Area constitute an unsafe attractive nuisance. Site improvements installed to contain erosion of the banks of the Uncompahgre River are failing, endangering the dirt road that separates the river from the small lake in the Survey Area creating a dangerous condition. If uncorrected there is danger that the area separating the river from the lake could fail causing serious flooding in the Survey Area and beyond. There is evidence of illegal trespass and dumping in parts of the Survey Area. There is no public lighting in the area. These conditions constitute both unsanitary and unsafe conditions in the Survey Area.

3.5 Deterioration of Site or Other Improvements.

As listed above, site improvements installed to contain erosion of the banks of the Uncompahgre River are failing endangering the dirt road that separates the river from the small lake in the Survey Area. Existing vehicular and pedestrian access points are deteriorated or non-existent. The dirt roadway providing access to the interior of the Survey Area is in poor condition and will not support adequate vehicular or pedestrian circulation to and from the Survey Area. Streets, sidewalks, curbs and gutters exhibit varying levels of deterioration in roadways bordering the Survey Area. Lack of public lighting encourages vandalism and illicit activity and discourages pedestrian access to the interior of the Survey Area.

3.6 Unusual Topography or Inadequate Public Improvements or Utilities.

Topographical problems exist in the Survey Area because of the steep change in elevation from existing public streets to the Uncompahgre River and the random occurrence of low areas on site. The Survey Area lacks the internal street, sidewalk, and access improvements necessary to serve any proposed development. There are no adequate water, gas and sewer utilities to serve development of the Survey Area as contemplated by the Comprehensive Plan. The same is true of electric service needed to serve potential commercial uses with infrastructure necessary to meet electrical demands of current technology and appliances. The Survey Area qualified under both of the factors listed in this subsection of the Act.

3.7 Defective or Unusual Conditions of Title Rendering the Title Non-Marketable.

Title to a portion of the Survey Area is complicated by bankruptcy and problems with absentee owners.

3.8 The Existence of Conditions that Endanger Life or Property by Fire or Other Causes.

While there may be a somewhat remote of danger from fire in the Area, there is some risk from long grasses and flammable debris. However, as stated above, according to Section 107(1)(c)(I) of the Act any particular condition found to be present may satisfy as many of the factors listed in the definition of blighted area as are applicable to such condition. Therefore the danger posed by the potential for flooding in the area and from the possibility that continued erosion of the roadway adjacent to the small lake in the Survey Area could exacerbate flooding downstream in portions of the Survey Area and beyond constitutes a condition that endangers life and property.
3.9 The Existence of Health, Safety, or Welfare Factors Requiring High Levels of Municipal Services or Substantial Physical Underutilization or Vacancy of Sites, Buildings, or Other Improvements.

While the Survey Area lacks a substantial number of buildings or related structures, the danger of flooding constitutes a safety factor that requires substantial investment to correct or control.

Because the Survey Area consists of an area of predominantly open land there is substantial physical underutilization of the area, which will require significant planning and financial commitment from public and private sources to correct. The conditions listed above in Sections 3.1 through 3.8 also qualify under this factor as authorized by Section 107(1)(c)(I) of the Act.

4.0 SUMMARY

The Conditions Survey shows that nine of a possible eleven factors listed in the Act are present in the Survey Area. This documentation will support the designation of the Area as a “blighted area” if the City Council elects to designate it as an urban renewal area under the Act.
EXHIBIT A

LEGAL DESCRIPTION

A parcel of land located within the Sections 20, 21, 28 and 29 all in Township 49 North, Range 9 West of the New Mexico Principal Meridian, having a description based upon a bearing of N.89°30'44"W. from the section corner common to Sections 20, 21, 28 and 29 (monumented by a 2" aluminum cap PLS 12062) to the 1/4 corner common to Sections 20 and 29 (monumented by a 2" aluminum cap PLS 12180) with all other bearings relative thereto and being more particularly described as follows:

Beginning at the 1/4 corner common to Sections 28 and 29 (monumented by a 2 foot diameter pipe 6 feet tall) and running thence along the section line common to Sections 28 and 29 N.00°15'19"W. 760.40 feet to the centerline of the Uncompahgre River (monumented by a witness corner bearing N.00°15'19"W. 291.34 feet from the true corner position and being a 1 1/2" aluminum cap LS 12180); thence leaving said section line and running along and generally following the centerline of the Uncompahgre River the following courses: N.45°01'42"W. 204.14 feet; thence N.65°48'59"W. 178.18 feet; thence S.86°09'06"W. 214.14 feet; thence N.79°12'25"W. 82.46 feet; thence N.46°42'39"W. 193.08 feet (monumented by a witness corner bearing S.29°57'30"W. 66.94 feet and being a 2" aluminum cap PLS 25972); thence leaving said centerline of the Uncompahgre River and running along the northwesterly line of Lot 7 of the Replat of Lots 6 & 7 Palomino Acres Subdivision Unit Three S.29°57'30"W. 337.05 feet to the northeasterly corner of Lot 6 of said Replat (monumented by a 1 1/2" aluminum cap LS 7160); thence N.38°11'37"W. 477.56 feet to the northwest corner of Lot 6 of said Replat (monumented by a 1 1/2" aluminum cap LS 7160); thence along the northwesterly line of Block 1 of Palomino Acres Sub. Unit 2 N.38°13'19"W. 589.63 feet to the northwesterly corner of Lot 6, Block 1, Palomino Acres Sub. Unit 2 (monumented by a 1 1/2" aluminum cap LS 33645); thence N.38°00'53"W. 40.14 feet to the northeasterly corner of Lot 5, Block 1, Palomino Acres Sub. Unit 2 (monumented by a 1 1/2" aluminum cap LS 33645); thence N.38°21'38"W. 140.95 feet to the northwesterly corner Lot 5, Block 1, Palomino Acres Sub. Unit 2 (monumented by a 2" aluminum cap PLS 25972); thence along the easterly line of Block 1 of the Amended Plat of Palomino Acres Sub. Unit One N.00°03'52"E. 340.08 feet (monumented by a 2" aluminum cap PLS 25972); thence along the south line of Amended Lot 4 of the Palomino Acres Subdivision Unit No. Three S.89°48'00"E. 68.27 feet, more or less, to the approximate centerline of the Uncompahgre River; thence along the centerline of said Uncompahgre River the following courses: N.29°04'38"W. 125.81 feet; thence N.02°10'15"E. 194.05 feet; thence N.03°27'16"W. 196.50 feet; thence N.18°48'22"W. 239.89 feet; thence N.04°27'40"W. 266.60 feet (monumented by a witness corner bearing N.85°47'49"E. 299.77 feet from true corner position and being a 1 1/2" aluminum cap PLS 7970); thence leaving said centerline of the Uncompahgre River N.85°47'49"E. 459.88 feet (monumented by a 1 1/2" aluminum cap PLS 7970); thence N.15°39'05"E. 372.93 feet (monumented by a 1 1/2" aluminum cap PLS 7970); thence S.68°18'09"E. 230.19 feet (monumented by a 1 1/2" aluminum cap PLS 7970); thence N.73°03'42"E. 283.55 feet (monumented by a 1 1/2" aluminum cap PLS 12180); thence N.00°28'40"W. 342.46 feet (monumented by a 1 1/2" aluminum cap PLS 12180); thence N.01°00'37"W. 107.99 feet (monumented by a 1 1/2" aluminum cap PLS 33645); thence N.89°21'59"W. 50.63 feet (monumented by a 1 1/2" aluminum cap PLS 33645); thence along a non-tangent curve to the right, with an arc length of 33.09 feet and having a radius of 130.00 feet, with a chord bearing and distance of N.22°14'59"W. 33.00 feet (monumented by a witness corner bearing S.89°24'41"E. 3.00 feet from true corner position and being a 1 1/2" aluminum cap PLS...
73645); thence S.89°24'41"E. 127.83 feet (monumented by a 2" aluminum cap PLS 25972); thence S.00°25'52"E. 30.44 feet (monumented by a 1 1/2" aluminum cap PLS 7970); thence S.00°18'42"E. 701.34 feet (monumented by a 1 1/2" aluminum cap PLS 12180); thence S.00°34'43"E. 250.11 feet (monumented by a 1 1/2" aluminum cap PLS 12180); thence S.00°29'41"E. 77.14 feet (monumented by a 1 1/2" aluminum cap PLS 12180); thence along the south line of Court Park Filing No. 2 under Reception No. 649358 the following two (2) courses: (1) S.80°30'25"E. 309.27 feet (monumented by a 2" aluminum cap PLS 25972); thence S.80°28'49"E. 204.41 feet (monumented by a 1 1/2" aluminum cap PLS 12180); thence running along the south line of Court Park Filing No. 1 under Reception No. 627713 S.35°09'40"E. 172.26 feet (monumented by a 1 1/2" aluminum cap PLS 12180); thence along the boundary line of lot 2 of Logan Minor Subdivision the following courses: N.49°34'48"E. 69.04 feet (monumented by a 1 1/2" aluminum cap PLS 12180); thence S.40°25'30"E. 27.17 feet (monumented by a 1 1/2" aluminum cap PLS 12180); thence N.50°33'48"E. 20.26 feet (monumented by a 1 1/2" aluminum cap PLS 12180); thence S.40°31'19"E. 18.69 feet (monumented by a 1 1/2" aluminum cap PLS 12180); thence N.48°52'35"E. 4.32 feet (monumented by a 1 1/2" aluminum cap PLS 12180); thence N.05°02'30"E. 51.65 feet (monumented by a 1 1/2" aluminum cap PLS 12180); thence S.85°27'57"E. 16.96 feet (monumented by a 1 1/2" aluminum cap PLS 12180); thence N.51°13'58"E. 4.92 feet (monumented by a 1 1/2" aluminum cap PLS 12180); thence N.10°50'05"E. 21.43 feet (monumented by a 1 1/2" aluminum cap PLS 12180); thence N.46°31'04"W. 15.06 feet (monumented by a 1 1/2" aluminum cap PLS 12180); thence N.38°14'00"E. 41.08 feet (monumented by a 1 1/2" aluminum cap PLS 12180); thence along a non-tangent curve to the left, with an arc length of 102.29 feet and having a radius of 200.00 feet, with a chord bearing and distance of S.70°31'39"E. 101.18 feet (monumented by a 1 1/2" aluminum cap PLS 12180); thence S.04°48'14"W. 185.92 feet (monumented by a 1 1/2" aluminum cap PLS 16840); thence leaving said Lot 2 running along the south line of Court Park Filing No. 1 under Reception No. 627713 the following two (2) courses: (1) thence S.89°38'15"E. 214.95 feet (monumented by a 1 1/2" aluminum cap PLS 25972); (2) thence S.89°38'53"E. 190.00 feet (monumented by a 1 1/2" aluminum cap PLS 25972); thence along a non-tangent curve to the left, with an arc length of 238.74 feet and having a radius of 595.00 feet, with a chord bearing and distance of S.46°38'05"W. 237.15 feet (monumented by a 1 1/2" aluminum cap PLS 33645); thence N.89°28'21"W. 46.31 feet (monumented by a 1 1/2" aluminum cap PLS 33645); thence S.00°23'06"W. 83.52 feet (monumented by a 1 1/2" aluminum cap PLS 33645); thence along a non-tangent curve to the left, with an arc length of 264.25 feet and having a radius of 680.24 feet, with a chord bearing and distance of S.10°54'36"W. 262.59 feet (monumented by a 1 1/2" aluminum cap PLS 33645); thence N.89°27'45"W. 305.63 feet to the section line common to Sections 28 and 29 (monumented by a 1 1/2" aluminum cap PLS 7160); thence running along said section line S.00°13'10"E. 629.20 feet (monumented by a 1 1/2" aluminum cap LS 7160); thence leaving said section line and running along the boundary line of Triple K Minor Subdivision the following courses: S.89°38'35"E. 645.52 feet; thence S.41°12'51"E. 432.73 feet; thence S.41°12'34"E. 571.06 feet; thence leaving said subdivision line and running along the southerly right-of-way line of North Grand Ave. the following courses: S.41°13'01"E. 451.46 feet; thence S.41°13'33"E. 387.27 feet; thence leaving said right-of-way line S.89°36'57"W. 157.01 feet; thence S.00°24'51"W. 134.42 feet (monumented by a 1 1/2" aluminum cap LS 12180); thence S.55°43'03"E. 309.29 feet (monumented by a 1 1/2" aluminum cap LS 12180); thence N.61°30'21"E. 134.00 feet to the southeasterly right-of-way line of North Grand Avenue (monumented by a 2" aluminum cap PLS 25972); thence along said
southeasternly right-of-way line of North Grand Avenue S.41°13'35"E. 825.44 feet to the westerly line of P.W. Amended Plat (monumented by a witness corner bearing S.41°13'35"E. 2.31 feet from the true corner position and being a 1 1/2" aluminum cap LS 12420); thence along the westerly line of P.W. Amended Plat S.00°28'22"W. 595.24 feet to the SE corner of said N1/2 of the SW1/4, also being the CS1/16 corner (monumented by a 1 1/2" aluminum cap LS 7970); thence along the south line of said N1/2 of the SW1/4 N.89°33'08"W. 634.72 feet (monumented by a witness corner bearing S.89°33'08"E. 125.00 feet from the true corner position and being by a 2" aluminum cap PLS 25972); thence N.29°13'13"W. 39.36 feet to the centerline of the Uncompahgre River; thence along the centerline of the Uncompahgre River the following eight (8) courses: (1) N.40°58'53"W. 211.90 feet; (2) thence N.50°33'35"W. 577.71 feet; (3) thence N.39°04'06"W. 113.76 feet; (4) thence N.19°43'50"W. 79.85 feet; (5) thence N.02°11'15"W. 125.97 feet; (5) thence N.13°11'20"E. 210.10 feet; (7) thence N.16°31'20"E. 166.72 feet; (8) thence N.01°55'50"E. 114.19 feet to the North line of the N1/2 of the SW1/4 of said Section 28 (monumented by a witness corner bearing N.89°39'53"W. 34.00 feet from the true corner position and being by a 2" aluminum cap PLS 25972); thence leaving said centerline and running along the North line of said N1/2 of the SW1/4 N.89°39'53"W. 1364.11 feet to the Point of Beginning, said parcel containing 158.207 Acres, more or less. City of Montrose, County of Montrose, State of Colorado.
Survey Area

Structure Survey Photos

301 Beach Lane

![301 Beach Lane Image]

305 Beach Lane

![305 Beach Lane Image]
421 N. Grand Ave.

421 N. Grand Ave. detail
841 N. Grand Ave.

841 N. Grand Ave. detail
Building 175 feet west of 841 N. Grand
1621 N. Townsend Ave.

1621 N. Townsend detail
1631 N. Townsend Ave.