



# PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201

Monday, January 25, 2021 - 6:00 PM

## AGENDA

Email public comments to: [publiccomment@cityofsalida.com](mailto:publiccomment@cityofsalida.com)

Please register for the Planning Commission meeting: <https://attendee.gotowebinar.com/rt/1909092342220683277>

### CALL TO ORDER BY CHAIRMAN – 6:00 PM

### ROLL CALL

### APPROVAL OF THE MINUTES

1. November 23, 2020 - draft minutes

### UNSCHEDULED CITIZENS

### AMENDMENT(S) TO AGENDA

### PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- |   |   |  |
|---|---|--|
| A. Open Public Hearing                  | D. Applicant's Presentation (if applicable) | G. Commission Discussion                 |
| B. Proof of Publication                 | E. Public Input                             | H. Commission Decision or Recommendation |
| C. Staff Review of Application/Proposal | F. Close Public Hearing                     |  |

2. **Major Impact Review - Cherry Grove Major Subdivision** - The applicant is requesting the Planning Commission recommend the City Council approve the Cherry Grove Major Subdivision, located at 825 Scott Street. The proposal is to subdivide the 1.2 acre parcel into 7 individual lots. The property is zoned Manufactured Housing Residential (R-4).

### UPDATES

### COMMISSIONERS' COMMENTS

### ADJOURN

**\*\*An alternate can only vote on, or make a motion on an agenda item if they are designated as a voting member at the beginning of an agenda item. If there is a vacant seat or a conflict of interest, the Chairman shall designate the alternate that will vote on the matter. If a Voting member shows up late to a meeting, they cannot vote on the agenda item if the alternate has been designated.**

*Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 448 E. 1<sup>st</sup> Street, Ste. 112, Salida, CO 81201, Ph. 719-530-2630 at least 48 hours in advance.*

# PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201

November 23, 2020 - 6:00 PM

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## MINUTES

Email public comments to: [publiccomment@cityofsalida.com](mailto:publiccomment@cityofsalida.com)

Please register for the Planning Commission meeting: <https://attendee.gotowebinar.com/rt/1909092342220683277>

### CALL TO ORDER BY CHAIRMAN – 6:00 PM

### ROLL CALL

#### PRESENT

- Vice-Chair Francie Bomer
- Commissioner Dori Denning
- Commissioner Judith Dockery
- Commissioner Giff Kriebel
- Commissioner Michelle Walker
- Commissioner-Alternate Suzanne Copping
- Commissioner-Alternate Dave Haynes
- Planner – Bill Almquist
- Planner – Kristi Jefferson
- City Attorney – Nina Williams

#### ABSENT

- Chairman Greg Follet (recused)
- Commissioner Doug Mendelson

### APPROVAL OF THE MINUTES

1. Planning Commission draft minutes - 10/23/2020

Motion made by Commissioner Kriebel, Seconded by Commissioner Dockery.

Voting Yea: Vice-Chair Bomer, Commissioner Denning, Commissioner Dockery, Commissioner Kriebel, Commissioner

Walker, Commissioner-Alternate Copping, Commissioner-Alternate Haynes

**UNSCHEDULED CITIZENS – None**

**AMENDMENT(S) TO AGENDA – None**

**PUBLIC HEARINGS**

Public Hearings will follow the following procedure:

- A. Open Public Hearing
- B. Proof of Publication
- C. Staff Review of Application/Proposal
- D. Applicant’s Presentation (if applicable)
- E. Public Input
- F. Close Public Hearing
- G. Commission Discussion
- H. Commission Decision or Recommendation

2. **Chaffee Housing Trust Limited Impact Review** - The request is for limited impact review and approval of a new 6-unit (inc. one ADU) residential development. The development is proposed to consist of 4 separate buildings, including a duplex, a primary residence with attached ADU, and two single-family dwellings—all of which are proposed for sale or rental at or below 80% AMI. The property is located within the Medium-Density (R-2) zone district.

**Almquist** gave an overview of the application and stated that staff supports the request with the three (3) recommended conditions.

**Haynes** asked about the potential impact to the adjacent development to the southeast, per the written comment and concerns submitted by the neighbor, Joe Martindale. **Almquist** explained that some views to the north/northwest might be obscured, but that the proposal met setback and height requirements.

**Walker** asked for clarification about the approval process and **Bomer** explained that Planning Commission was the ultimate decision-maker for the LIR, but there will be additional building permit review. **Almquist** explained that Council would also be considering the ultimate review of the transfer of the property to the applicant, and that there would be a lot line adjustment to be reviewed by staff.

**Kriebel** asked for clarification regarding who will pay for the street improvements to M Street and relocation of the sewer. **Almquist** explained that the applicant would pay for the sewer line relocation and (eventually) the sidewalks along M Street, and the City would be paying for the street reconfiguration and water line relocation. The overall estimated cost to the City for such improvements were approximately \$100K - \$120K. **Kriebel** asked if the

soils analysis was required of the adjacent property to the southeast, and **Almquist** confirmed that it was not, but that other nearby properties had performed such an analysis, hence how the sandy soils are known.

**Denning** asked if the M Street reconfiguration had been reviewed and approved by experts—**Almquist** confirmed that the design had been reviewed and approved by the City of Salida Public Works Director.

**Kriebel** asked about required parking within the development, which is a minimum of 6 spaces. **Almquist** confirmed that the proposal meets the minimum and that additional on-street parking would be possible along E. Crestone Ave, M Street, and out in front of the development along W. Third St. **Walker** asked about the M Street design status and engineering, and **Almquist** explained that the grade of M Street would be between approximately 4% (towards the bottom of M) to 8% (around the corner of M).

The applicant, **Read McCullough**, gave an overview of Chaffee Housing Trust and the proposed development.

**Denning** asked clarification about grading, height of the buildings, the opportunity for outdoor storage, and landscaping. **Almquist** said the two-story height would be in the vicinity of 22 feet. **McCullough** said that code would be followed for landscaping and stormwater drainage, but no outdoor storage was intended at this point.

**Haynes** asked a little more about the impact to the neighbor and **McCullough** explained that the development was constrained by setbacks, grade and other aspects that required the location of the building furthest to the southeast. **Walker** asked if the City is obligated in any way to preserve the views of adjacent neighbors to which **Almquist** confirmed there was no such obligation. **Kriebel** pointed out that the neighboring property was purchased after the proposed development was already made public.

**Denning** asked about rent levels and for sale costs, which **McCullough** explained they were also based off HUD numbers for Chaffee County according to number of bedrooms and household size. He said they try to hit ~70% AMI or approximately \$1175 for a 3-person, 2BD rental unit; \$190K - \$215K for the for sale units. **Bomer** asked about if there was opportunity for storage units on site, and for additional parking on-site or around the site. **McCullough** answered that they will see if they can feasibly get an additional space on-site, but that additional on-street parking would be an option. He said that the site is limited insofar as outdoor storage because of site constraints, but that they will look at the possibility if space and finances permitted. **Denning** suggested an attached storage area on each building for bikes and other items.

**Public Comment**—Karen Karnuta, owner of 750 W. Third Ave spoke in support of the project. Merrill Bergin, 126 ½ F Street, asked about design of one of the units and encouraged storage for bicycles and offered support of the project.

**Commissioner Discussion** – **Dockery** talked about the previous approvals by the Commission and the importance of affordable housing for both sale and rental. **Haynes** said he likes the project but has concerns about parking spaces and hopes that the surrounding on-street parking will absorb additional vehicle needs. **Copping**

said she likes the change in the facades from/to the existing neighboring buildings but also has concerns about parking area and landscaping in the back. She also thinks it's a great adaptation of the existing area/asphalt into useable residential space. **Walker** wanted to confirm that M Street reconfiguration was already finalized.

**Denning** likes the project but has concerns about storage and recommends condition to encourage provision of outdoor storage. **Kriebel's** only concern was regarding parking, esp. along the serpentine section of M Street, but that parking along W. Third Street would be good. There was additional discussion that parking should be provided along W. Third Street and that staff could forward recommendations along to Public Works about that.

**Attorney Williams** mentioned that some of the recommendations can also be built into the deed transfer or development agreement.

**Motion to approve** with the recommended conditions (plus an additional recommendation to make a good-faith effort to provide outdoor storage) made by Commissioner Kriebel, Seconded by Commissioner Denning.

Voting Yea: Vice-Chair Bomer, Commissioner Denning, Commissioner Dockery, Commissioner Kriebel, Commissioner Walker, Commissioner-Alternate Copping, Commissioner-Alternate Haynes

Voting Nay: None.

## **NEW BUSINESS – None**

**COMMISSIONERS' COMMENTS – Kriebel** brought up the changes to the Land Use Code update and when PC might see the latest installment. **Almquist** mentioned that staff has needed to pause that project due to staff shortage and other demands. **Bomer** asked for update to the search for a new Community Development Director. **Almquist** reminded about the upcoming joint work session with City Council. **Walker** expressed additional concerns about giving away/vacating right-of-ways without doing more in-depth traffic analyses in the future. **Almquist** mentioned the basic analysis that was provided during the vacation review, but that this was also a very rare example of a right-of-way vacation to remove a street, esp. for development—a “one-off”. New Commissioners, **Copping** and **Haynes** were welcomed to the group.

## **ADJOURN – 7:41PM**

**PLANNING COMMISSION STAFF REPORT**

**MEETING DATE:** January 25, 2021

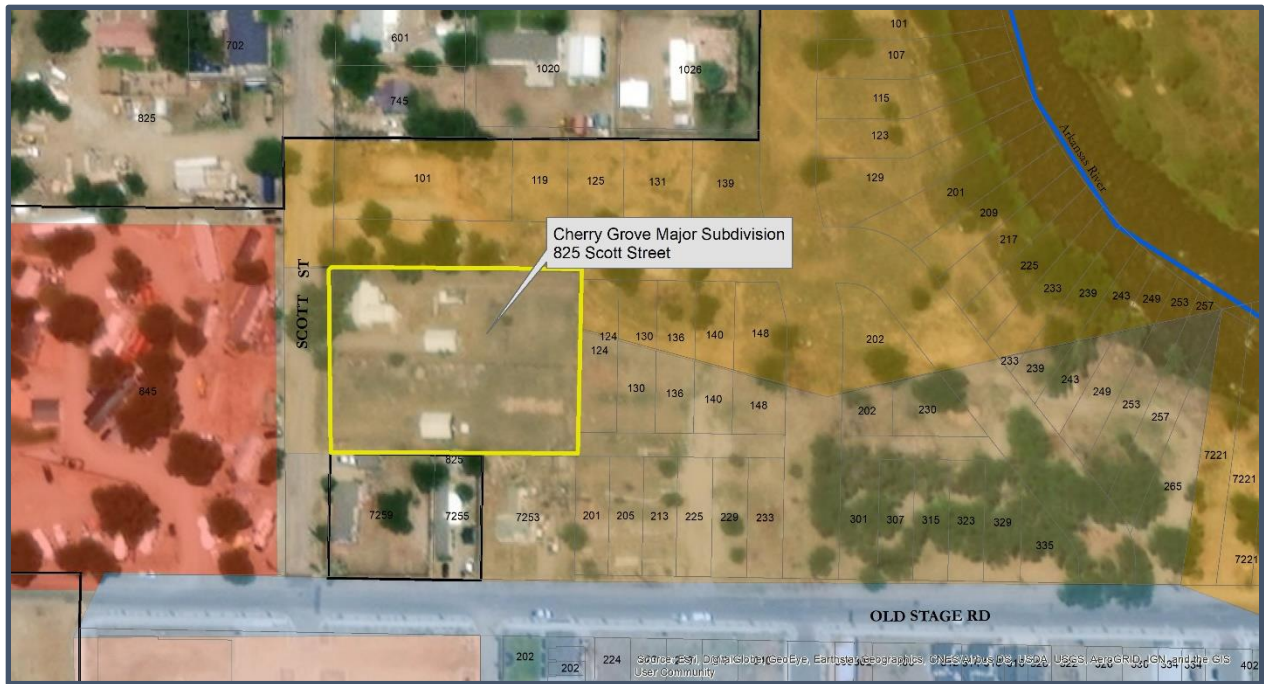
**AGENDA ITEM TITLE:** Cherry Grove Major Subdivision – Major Impact Review

**AGENDA SECTION:** Public Hearing

**REQUEST / BACKGROUND:**

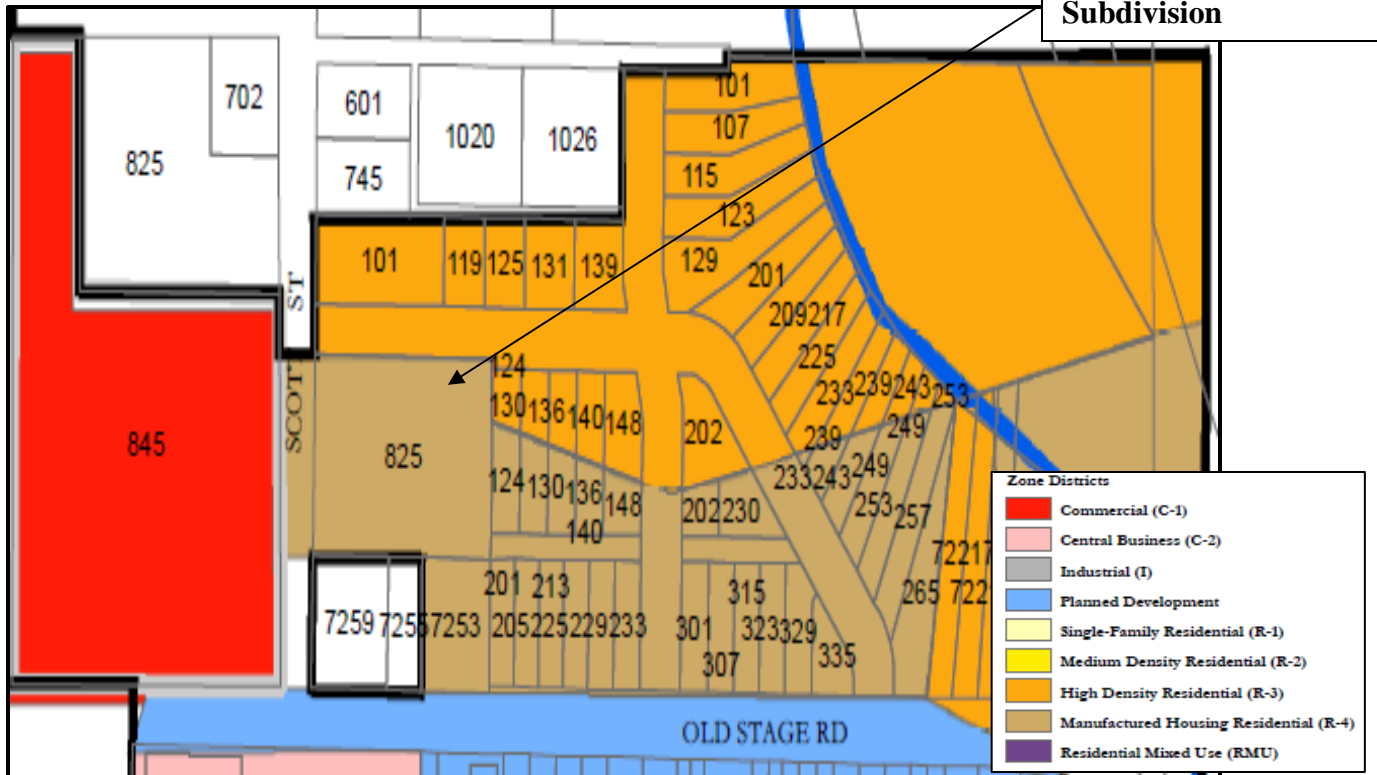
The applicant is requesting the Planning Commission recommend the City Council approve the Cherry Grove Major Subdivision, located at 825 Scott Street. The proposal is to subdivide the 1.2 acre parcel into 7 individual lots. The property is zoned Manufactured Housing Residential (R-4). A Conceptual Review Meeting with the Planning Commission and City Council occurred on January 4, 2021.

**Applicants:** Scott Street LLC (represented by Bill Smith and Lee Hunnicutt).



**Surrounding Land Use and Zoning:** The property to the west is zoned Commercial (C-1) and includes the Eastside Mobile Home Park. To the north and east of this parcel is the River Ridge Major Subdivision which is zoned High Density Residential and Manufactured Housing Residential (R-4). The two properties to the south are in unincorporated Chaffee County.

### Cherry Grove Major Subdivision

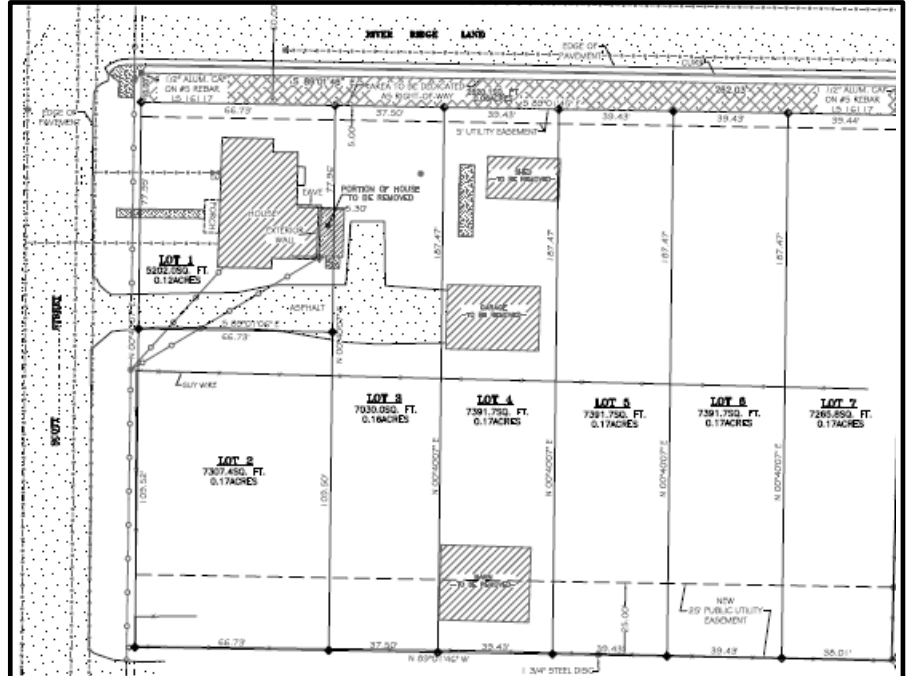


At the time of the application the applicant has not submitted any plans to develop the site.

#### **MAJOR SUBDIVISION:**

A major subdivision requires a recommendation from the Planning Commission and final approval by the City Council. The proposed subdivision must comply with the following standards:

1. **Conformance with the Comprehensive Plan.** The proposed subdivision shall carry out the purpose and spirit of the Comprehensive Plan and conform to all of the Plan's applicable objectives, guiding principles and recommended actions.



It shall be designed to be compatible with surrounding land uses and to protect neighbors from undesirable noise, glare and shadows, and shall not cause adverse effects on their privacy, solar access and views.

- Infill, redevelopment and maximizing the density allowances are encouraged in Chapter 3, Land Use and Growth. The proposed major subdivision creates seven (7) lots that are compatible in size with other lots in the neighborhood.
2. **Complies with the Zone District Standards.** The proposed subdivision shall comply with the use and dimensional standards of the underlying zone district and shall provide off-street parking as required for those uses.
- The proposed subdivision and ultimate development of the lots will comply with the R-4 standards and other applicable standards of the Land Use and Development Code.
3. **Design Standards.** The proposed subdivision shall be provided with improvements which comply with Section 16-2-60 and landscaping which complies with Section 16-8-90 of this Chapter.
- a. Streets. Existing and proposed streets shall be suitable and adequate to carry anticipated traffic within and in the vicinity of the proposed subdivision.
    - Scott Street and River Ridge Lane are existing streets.
    - The applicant is required to either improve Scott Street or the subdivision improvement agreement will allow the option of providing funds for the construction of Scott Street adjacent to the subdivision, versus construction of the 187.47 foot segment. This determination shall be made by the Public Works Director.
    - The applicant will be required to complete the sidewalk improvements along River Ridge Lane.
  - b. Utilities. Existing and proposed utility services shall be suitable and adequate to meet the needs of the proposed subdivision.
    - Utilities are existing and adequate to meet the needs of the subdivision.
  - c. Phases. If the subdivision is to be developed in phases, each phase shall contain the required parking spaces, landscape areas, utilities and streets that are necessary for creating and sustaining a stable environment.
    - There are no phases with this development.
4. **Natural Features.** The layout of lots and blocks shall provide desirable settings for structures by making use of natural contours and maintaining existing views, affording privacy for residents and protecting them from adverse noise and vehicular traffic. The system of roadways and the lot layout shall be designed to take advantage of visual qualities of the area. Natural features and native vegetation shall be preserved whenever possible. Tree masses and individual trees of six-inch caliper or greater shall be preserved.
- There are several mature large oak trees, along the frontage of Scott Street, which should be preserved if possible.



5. **Floodplains.** Tracts of land or portions thereof lying within the one-hundred-year floodplain may only be subdivided for open space until the subdivider has shown that compliance with the requirements of the City's floodplain regulations can be met.
  - The property is not located within the 100-year floodplain.
  
6. **Noise Reduction.** Where a subdivision borders on or contains a highway right-of-way, the City shall require adequate provisions for reduction of noise. A parallel street, landscaping, screening, easement, greater lot depth, increased rear yard setbacks and fencing are potentially appropriate solutions, among others
  - This subdivision does not border a Highway right-of-way.
  
7. **Future Streets.** When a tract is subdivided into lots or parcels which are intended for future resubdivision, such lots or parcels shall be arranged so as to permit the logical location and opening of future streets and appropriate resubdivision, with provision for adequate utility easements and connectors for such resubdivision.
  - There are no new public streets within the subdivision. The applicant is providing a 25' public utility easement along the south side of Lot 2 and the rear of Lots 3-7 that connects to the River Ridge Subdivision access and utility easement.
  - The applicant is proposing a gate across the easement between the Cherry Grove Subdivision and River Ridge Subdivision. If allowed, the Fire Department requires a Knox padlock for Fire Department access.
  
8. **Parks, Trails and Open Space.** Each subdivision, minor or major, or condominium project with five (5) units or more, shall dedicate and develop land or pay a fee-in-lieu for the purpose of providing active parks, open space, passive recreation facilities and/or recreation trails or other public purposes as determined by the City for the benefit of those who occupy the property and be made accessible to the public. The intent of this regulation is to ensure that a comprehensive, integrated network of parks, trails and open spaces is developed and preserved as the community grows.
  - The applicants have not proposed dedication of land for parks and open space with this subdivision application. With any new residential development the applicant will be required to pay the fee-in-lieu of open space per residential unit at the time of building permit submittal.
  
9. **Common Recreation Facilities.** Where a development is proposed to contain common recreation facilities, such facilities shall be located within the development so as to be easily accessible to the residents and to least interfere with neighboring developments.
  - This development does not include any common recreation facilities.
  
10. **Lots and Blocks.**
  - a. **Pattern.** The size, shape and orientation of lots shall be appropriate to the design and location of the proposed subdivision and to the type of development contemplated.

Where appropriate, lots shall be laid out to respect the existing City pattern. Blocks generally shall not be less than three hundred (300) feet nor more than one thousand two hundred (1,200) feet in length.

- b. Frontage. Residential lots should front only on local streets; however, when necessary, lots designated to face a collector street shall provide adequate means for automobile turnaround within the lot and should provide consolidated access points to the maximum extent feasible.
- c. Right angles. Side lot lines shall be approximately at right angles or radial to street lines.
- d. Double frontage lots. Double frontage lots are prohibited, except where they are necessary to provide for the separation of residential development from collector or arterial streets or to overcome specific limitations of topography or orientation. A planting and screening easement of at least ten (10) feet shall be provided along the portion of the lot which abuts such a collector or arterial street. There shall be no right of access across a planting and screening easement. The screening easement shall be maintained by the property owner.
- e. "T" intersections. The building area of lots shall not face directly into the oncoming traffic of an intersecting street of a "T" intersection.
- f. Solar energy. This standard recommends lots be laid out so the long axis of the lot is oriented east-west to reduce the chance of blocking solar access for adjacent properties. In this case the lot alignment is dictated by the alignment of Scott Street and River Ridge Lane.

- The proposed major subdivision meets all of these criteria.

11. **Architecture.** The design of the residential buildings will have to meet the design standards stated in the code to prevent monotonous streetscapes. The minimum standard is the same building front elevation cannot be repeated more than every fifth lot or directly across the street.

- The applicant has not submitted any plans to develop the site. Staff is recommending a condition that a plat note be added that the design of the project's residences shall meet the requirements of Section 16-6-120(11).

12. **Codes.** The subdivision will comply with all applicable City building, fire and safety codes for the proposed development.

13. **Inclusionary Housing.** 16-13-20

a. Any application brought under the annexation or planned development sections of this Code; or condominium plats of five (5) units or greater; and minor and major subdivision sections of this Code is required to include at least twelve and a half percent (12.5%) of the total number of residential dwelling units as affordable dwelling units, subject to the following standards:

- (1) The prices for sale or rents charged for permanently affordable priced dwelling units shall not exceed a price that is affordable to a household earning eighty percent (80%) of Area Median Income (AMI) for Chaffee County as defined annually by the United States Department of Housing and Urban Development (HUD).

- (2) Affordable dwelling units shall be permanently restricted as defined by the administrative regulations, or unless a different timeframe is required as a part of a Low Income Housing Tax Credit project.
- (3) If the calculation for inclusionary housing results in a fraction of a dwelling unit, the fraction of the unit shall be provided as a complete affordable unit or a fee-in-lieu shall be provided per Section 16-13-40.

- The inclusionary housing requirement for this major subdivision application is one (1) affordable unit or pay a fee in lieu, the lessor of \$15,748 or \$7.87 per habitable square feet of each principal unit, collected at the time of building permit application. The applicant has not indicated if they will provide the affordable unit or meet the requirement through the collection of the fee in lieu.
- If more than eight (8) residential units are built on the lots, the proportional number of affordable units shall be built or the appropriate fee in lieu will be required for each unit.

**RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:**

- Salida Fire Department: Kathy Rohrich, Assistant Chief, responded “Proposed 20’ wide gate will be required to have a knox padlock placed for Fire Department access.”
- Salida Police Department: Russ Johnson, Police Chief responded “I have reviewed the plans that have been submitted and have no concerns at this time.”
- Chaffee County Development Services Department: No response.
- Salida Public Works Department: Public Works Director, David Lady - see attached a memo which outlines his requirements. A condition has been added that the Public Works Directors requirements are met.
- Salida Finance Department: Renee Thonhoff – Currently 825 Scott Street is being billed for one sewer tap. Should the subdivision be approved water and sewer system development fees will be required.
- Salida School District: Superintendent, David Blackburn – Fees in lieu are acceptable for this project
- Atmos Energy: Operations Supervisor, Dan Higgins – The suggested gas main location would have to undergo Atmos Energy Engineering review and be subject to Atmos Energy’s standard main extension contract process.

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission recommend the Council approve the application, subject to the conditions listed below.

**RECOMMENDED MOTION:**

“I make a motion to recommend the City Council approve the Cherry Grove Major Subdivision, subject to the following conditions:

1. The following plat notes must be added to the Major Subdivision Plat prior to recording the subdivision:
  - a. As required under Section 16.6.140 of the Salida Municipal Code, a payment in lieu of land dedication for Fair Contributions for Public School Sites shall be paid by prior to issuance of a building permit for any new residence constructed.
  - b. As required under Section 16-6-120(8), Parks, Trails and Open Space of the Salida Municipal Code, a fee in lieu shall be provided for open space prior to the issuance of a building permit for any new residence constructed.
  - c. As required under Section 16-13-40(b), Inclusionary Housing, The inclusionary housing requirement for this major subdivision application is one (1) affordable unit or pay a fee in lieu, the lessor of \$15,748 or \$7.87 per habitable square feet of each principal unit, collected at the time of building permit application. If more than eight (8) residential units are built on the lots, the proportional number of affordable units shall be built or the appropriate fee in lieu will be required for each unit.
  - d. As required under Section 16-6-120(11), No residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street.
2. Prior to the recording of the subdivision plat, the applicant shall enter into a subdivision improvement agreement that guarantees the construction of the public improvements that are required for the project. The subdivision improvement agreement will allow the option to construct Scott Street adjacent to the project or have applicant provide a fee equal to the estimated cost of the street segment for construction at a later date. This determination shall be made by the Public Works Director.
3. The requirements of the Fire Department must be met.
4. The requirements of the Public Works Director must be met.

Attachments:

1. Proof of Publication
2. Application for Major Subdivision
3. Narrative
4. Cherry Grove Major Subdivision Plat
5. Proposed Civil Engineering Plans
6. Public Works Review
7. Email from Carrie Mesch, Arkansas River Living, LLC, developers of River Ridge Subdivision

**PUBLIC NOTICE  
NOTICE OF A PUBLIC HEARING BEFORE  
THE PLANNING COMMISSION FOR THE  
CITY OF SALIDA CONCERNING A MAJOR  
IMPACT REVIEW APPLICATION FOR A  
MAJOR SUBDIVISION**

**TO ALL MEMBERS OF THE PUBLIC  
AND INTERESTED PERSONS: PLEASE  
TAKE NOTICE** that on Monday, January  
25, 2021 at or about the hour of 6:00 p.m.,  
a public hearing will be conducted by the  
City of Salida Planning Commission at  
City Council Chambers, 448 E. 1st Street,  
Salida, Colorado and online at the following  
link: [https://attendee.gotowebinar.com/  
rt/1909092342220683277](https://attendee.gotowebinar.com/rt/1909092342220683277)

The hearing is regarding a major impact  
review application submitted by Scott Street  
LLC (represented by Bill Smith and Lee  
Hunnicuttt) for a major subdivision located  
at 825 Scott Street. The applicants are  
requesting major impact review approval  
to subdivide the 1.2 acre parcel into 7 lots  
that meet the dimensional and development  
standards of the R-4 zone district  
Interested individuals may make comments  
during the public hearing via GoToWebinar  
at the above link. Comments may also be  
submitted via email ahead of time to [kristi.jefferson@cityofsalida.com](mailto:kristi.jefferson@cityofsalida.com) by 12:00pm  
on January 25th. Further information  
on the application may be obtained from  
the Community Development Department  
by calling (719) 530-2626. To review  
the City's social distancing policy and  
other regulations, please visit: [https://  
cityofsalida.com/administration/page/covid-  
19-information](https://cityofsalida.com/administration/page/covid-19-information)  
Published in The Mountain Mail January 8,  
2021



January 15, 2021

RE: Cherry Grove Subdivision  
Plan review comments

To: Kristi Jefferson, City Planner

Public Works has completed review of the preliminary concept construction plans for the Cherry Grove Subdivision, dated December 18, 2020. These plans will need to be engineered, signed, and stamped for a formal review. Comments are as follows:

General Items

- 1. Plat – Confirm with other utilities to determine if a 5-ft Utility Easement is necessary east of the Scott Street right-of-way.

Construction Plans

- 1. The plans shall be engineered, signed, and stamped for final review. Comments are as follows:
  - a. Plan and profile for sanitary sewer extension required.
  - b. Improvements in the right-of-way to be designed, including; sidewalk elevation, parkway swale along Scott Street consistent with River Ridge Subdivision, aprons, and ADA ramp improvements.
  - c. Detention facilities to be design along with a drainage study for the subdivision.

It is requested that the comments be addressed and resubmitted for review. After approval of an improvements agreement, Owner to coordinate product submittals and preconstruction meeting with Public Works prior to initiation of work.

Sincerely,

David Lady, P.E.  
City of Salida  
Director of Public Works



# GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112  
Salida, CO 81201  
Phone: 719-530-2626 Fax: 719-539-5271  
Email: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

## 1. TYPE OF APPLICATION (Check-off as appropriate)

- |  |   |
|--|---|
| <input type="checkbox"/> Annexation                      | <input type="checkbox"/> Administrative Review:<br>(Type) _____                             |
| <input type="checkbox"/> Pre-Annexation Agreement        | <input type="checkbox"/> Limited Impact Review:<br>(Type) _____                             |
| <input type="checkbox"/> Variance                        | <input checked="" type="checkbox"/> Major Impact Review:<br>(Type) <u>MAJOR SUBDIVISION</u> |
| <input type="checkbox"/> Appeal Application              | <input type="checkbox"/> Other: _____   |
| <input type="checkbox"/> Certificate of Approval         |   |
| <input type="checkbox"/> Creative Sign Permit            |   |
| <input type="checkbox"/> Historic Landmark/District      |   |
| <input type="checkbox"/> License to Encroach             |   |
| <input type="checkbox"/> Text Amendment to Land Use Code |   |
| <input type="checkbox"/> Watershed Protection Permit     |   |
| <input type="checkbox"/> Conditional Use                 |   |

## 2. GENERAL DATA (To be completed by the applicant)

### A. Applicant Information

Name of Applicant: SCOTT STREET LLC

Mailing Address: P.O. Box 1351, SALIDA, CO 81201

Telephone Number: 843-696-2401 FAX: \_\_\_\_\_

Email Address: LEE @ LEE HUNNICUTT . com

Power of Attorney/ Authorized Representative: WILLIAM F. SMITH  
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

### B. Site Data

Name of Development: CHERRY GROVE

Street Address: 825 SCOTT ST, SALIDA

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_ (attach description)

Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the City Attorney)  
SEE ATTACHED  
HIGH COUNTRY BANK - MORTGAGE

I certify that I have read the application form and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature of applicant/agent \_\_\_\_\_ Date \_\_\_\_\_

Signature of property owner [Signature] Date 12-18-20

**TRACT 1**

The North Half (N $\frac{1}{2}$ ) of part of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$  SW $\frac{1}{4}$ ) of Section 4, Township 49 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, more particularly described as:

Commencing at a point 15 rods North of the center of the SW $\frac{1}{4}$  of Section 4;

thence North along the line between the NE $\frac{1}{4}$  and the NW $\frac{1}{4}$  Quarters of said SW $\frac{1}{4}$  of Section 4, 5 rods;

thence due East 16 rods;

thence due South 5 rods;

thence due West 16 rods to the place of beginning, being formerly known as the Nettle place.

ALSO commencing at the center of the SW $\frac{1}{4}$  of Section 4, Township 49 North, Range 9 East;

thence North along the line between the NW $\frac{1}{4}$ , and NE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , 14 rods, 1.5 feet;

thence North 15 rods;

thence due East 16 rods;

thence South 15 feet;

thence West 16 rods.

**TRACT II**

Part of the South Half of the Northeast Quarter of the Southwest Quarter (S $\frac{1}{2}$  NE $\frac{1}{4}$  SW $\frac{1}{4}$ ) of Section 4, Township 49 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County Colorado, described as follows:

Beginning at a point on the west line of the said S $\frac{1}{2}$  NE $\frac{1}{4}$  SW $\frac{1}{4}$  from whence the southwest corner of the said S $\frac{1}{2}$  NE $\frac{1}{4}$  SW $\frac{1}{4}$  bears South 132.5 feet;

thence North 100 feet;

thence East 264 feet;

thence South 100 feet;

thence West 264 feet to the point of beginning.

AND BOTH OF THE ABOVE NAMED TRACTS ARE MORE ACCURATELY AND IN MORE CONTEMPORARY TERMS DESCRIBED AS FOLLOWS:

A tract of land located within the North Half of the Southwest Quarter (N $\frac{1}{2}$  SW $\frac{1}{4}$ ) of Section 4, Township 49 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, being more particularly described as follows:

Commencing at a point on the north side of Chaffee County Road No. 105 from whence the southeast corner (brass Cap) of Section 4 bears South 69°56' East 4117.5 feet, and also from whence the highway right-of-way marker (brass cap) as Station 2304+26 of the centerline survey of U. S. Highway No. 50 bears North 89°35' West 217.9 feet;

thence North 00°23' West along the west boundary of a road known as Scott Street a distance of 129.17 feet;

thence continuing North 00°23' West along the said west boundary of Scott Street 197.53 feet;

thence South 89° 18' East 51.91 feet to a point on the east boundary of said Scott Street, said point being the point of beginning of the tract herein described;

thence continuing South 89°18' East 262.3 feet;

thence South 0° 52' West 197.5 feet to the northeast corner of that certain parcel of land as described in Book 502 at Page 186 of the Records of Chaffee County, Colorado;

thence North 89° 18' West along the north boundary of said parcel as described in said book and page and a projection Westerly thereof a distance of 262.3 feet to the east boundary of Scott Street;

thence North 0°52' East along the easterly boundary of Scott Street, a distance of 197.5 feet to the point of beginning.



Cherry Grove Subdivision  
825 Scott Street  
Salida, CO, 81201

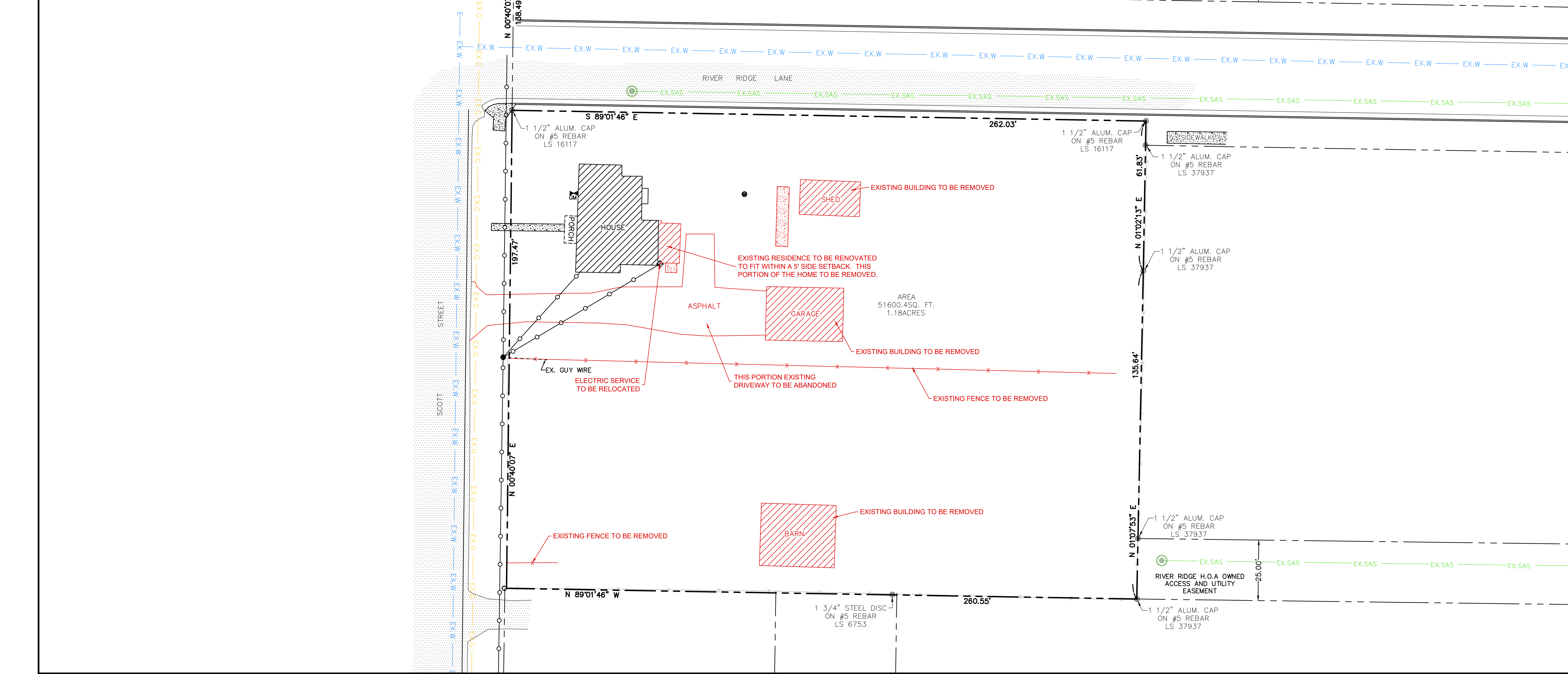
This proposed subdivision is located on a 1.2 acre parcel adjacent to the existing River Ridge subdivision and located on the corner of Scott Street and River Ridge Road. This parcel is currently zoned R-4. The developing entity is Scott Street, LLC composed of two members, Lee Hunnicutt and Bill Smith, both of whom reside in Salida full time.

There is an existing house located at 825 Scott Street that will be renovated and sold as one of seven parcels proposed this site. Also fronting on Scott Street will be one parcel suitable for multi-family housing. Turning the corner on River Ridge Road, we propose 5 lots with frontages between 37.5 feet and 40 feet and served by a private back alley where sewer and electricity will be accessed. Water will be provided from existing mains on Scott Street and River Ridge Road. We will extend existing parkways, sidewalks and curb from River Ridge through this project.

There is a well located on the property that has served the residence at 825 Scott Street. That property will be connected to city water and sewer and the well dedicated to landscape maintenance. All properties in this project will be connected to city water and sewer.

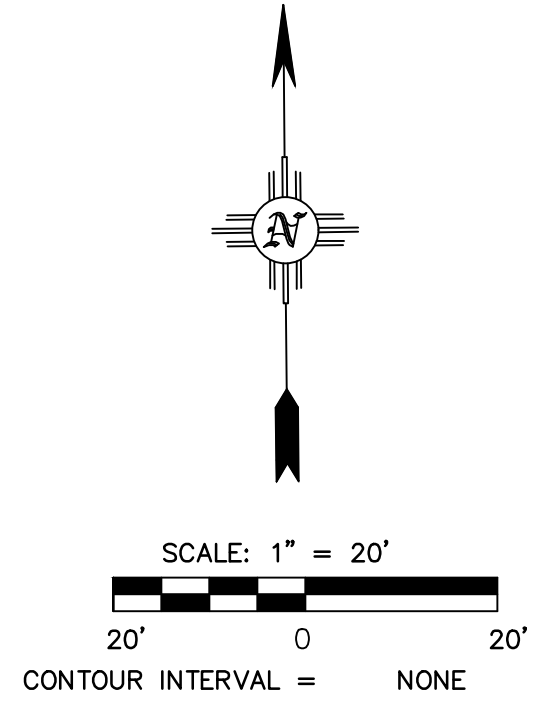


Lee Hunnicutt  
For: Scott Street, LLC.



**GENERAL NOTES**

- 1) BASIS OF BEARING FOR SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE EAST RIGHT-OF-WAY OF SCOTT STREET BETWEEN TWO 1 1/2" ALUMINUM CAPS STAMPED LS 16117 HAVING A BEARING OF NORTH 00°40'07" EAST
- 2) SURVEY WAS PERFORMED IN CONJUNCTION WITH CHAFFEE TITLE & ESCROW, COMMITMENT NO. 210411, DATED NOVEMBER 3, 2020
- 3) SURVEY DATA 11/18/20 BY LANDMARK SURVEYING, HUNNICUT IMPROVEMENT SURVEY PLAT.
- 4) UNDERGROUND UTILITY LOCATIONS ARE BASED ON THE BEST INFORMATION AVAILABLE. HOWEVER OTHER UNDERGROUND UTILITIES MAY BE PRESENT OR THE LOCATIONS OF THOSE SHOWN MAY NOT BE COMPLETELY ACCURATE. ALL UTILITY LOCATIONS AND INVERTS TO BE VERIFIED PRIOR TO BEGINNING CONSTRUCTION.
- 5) THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE LOCATION OF ALL EXISTING UTILITIES AND SHOULD NOT RELY SOLELY ON THESE CONSTRUCTION PLANS FOR UTILITY LOCATIONS. CONTRACTOR MUST COMPLETE ALL UTILITY LOCATES PRIOR TO CONSTRUCTION. LOCATES CAN BE COORDINATED WITH THE COLORADO ONE CALL 1-800-922-1987. DAMAGE TO ANY EXISTING UTILITIES IS THE RESPONSIBILITY OF THE CONTRACTOR.



**LEGEND**

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	EXISTING SETBACK OR EASEMENT
	EXISTING WATER LINE
	EXISTING SANITARY SEWER
	EXISTING GAS LINE
	EXISTING SAS MANHOLE
	EXISTING ELECTRIC
	FOUND MONUMENT AS NOTED
	FOUND 1 1/2\"/>

**RECORD DRAWINGS**

THIS RECORD DOCUMENT HAS BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION AS PROVIDED BY OTHERS. WALKER ENGINEERING CERTIFIES THAT THE INFORMATION SHOWN IS A REASONABLE DOCUMENTATION OF THE FINAL CONSTRUCTION.

MOREY E. WALKER, P.E. 32033 DATE

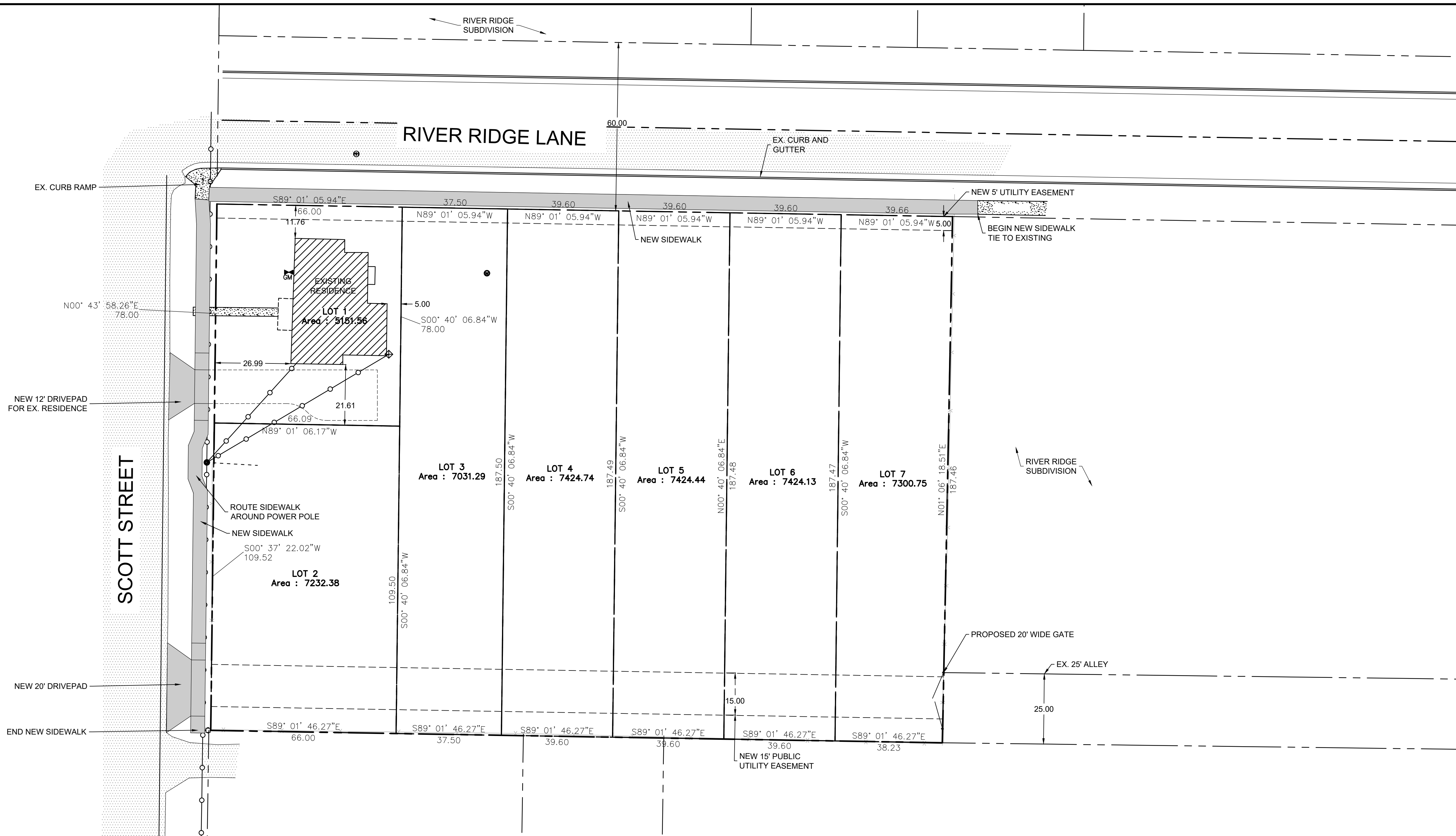
Civil Engineering • Water Resources • Traffic Engineering  
**W•E Walker Engineering**  
 905 Camino Sierra Vista, Santa Fe, NM 87505  
 505-820-7990  
 FAX 505-820-3639  
 E-MAIL: [civil@walkerengineering.net](mailto:civil@walkerengineering.net)

No.	REVISION	BY	APP.	DATE

PROJECT: **CHERRY ORCHARD SUBDIVISION**  
 SHEET TITLE: **EXISTING CONDITIONS AND DEMOLITION PLAN**

DEPARTMENT	DATE	CITY REVIEW	DATE
WATER			
WASTEWATER			
TRAFFIC			
FW ENGINEERING			
FIRE DEPARTMENT			
SOLID WASTE			
LANDSCAPE			
TRAILS/OPEN SPACE			
SUBDIVISION REVIEW			

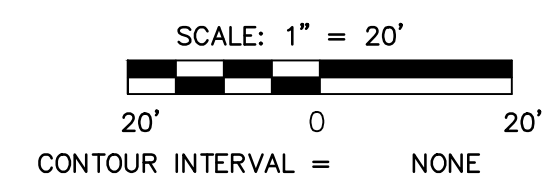
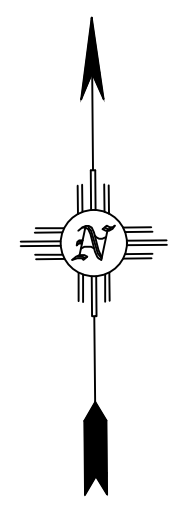
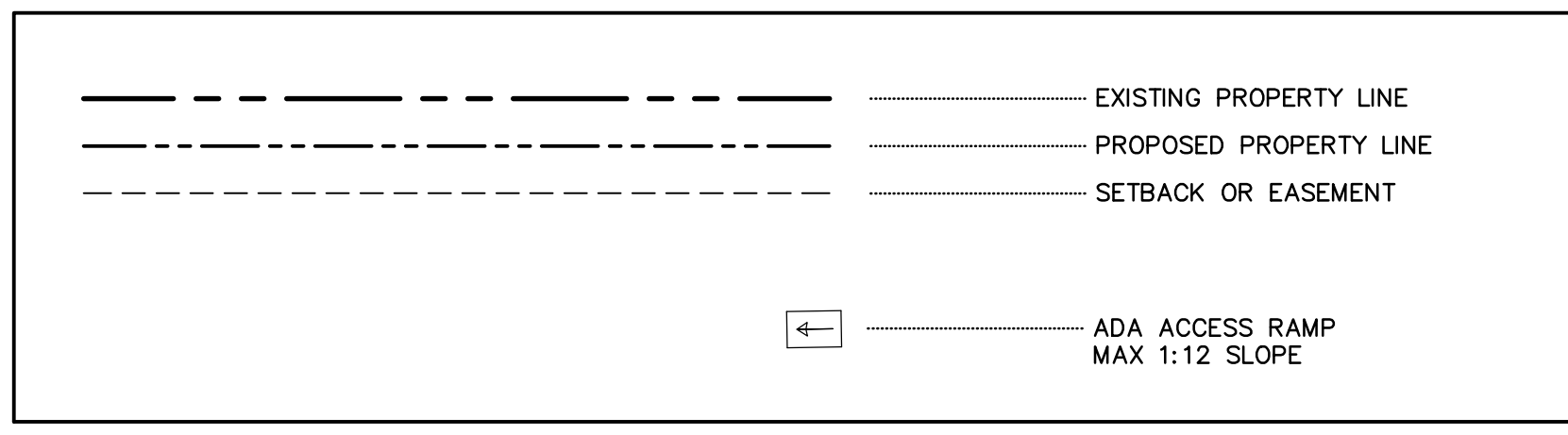
SHEET NO. **1**



**DEVELOPMENT PLAN NOTES**

TOTAL LOT AREA	1.18 ACRES
ZONING	R4 MANUFACTURED HOUSING
NUMBER OF LOTS	7

**LEGEND**



**RECORD DRAWINGS**

THIS RECORD DOCUMENT HAS BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION AS PROVIDED BY OTHERS. WALKER ENGINEERING CERTIFIES THAT THE INFORMATION SHOWN IS A REASONABLE DOCUMENTATION OF THE FINAL CONSTRUCTION.

MOREY E. WALKER, P.E. 32033 DATE

Civil Engineering • Water Resources • Traffic Engineering  
**W•E Walker Engineering**  
 905 Camino Sierra Vista, Santa Fe, NM 87505  
 505-820-7990  
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 E-MAIL: [civil@walkerengineering.net](mailto:civil@walkerengineering.net)

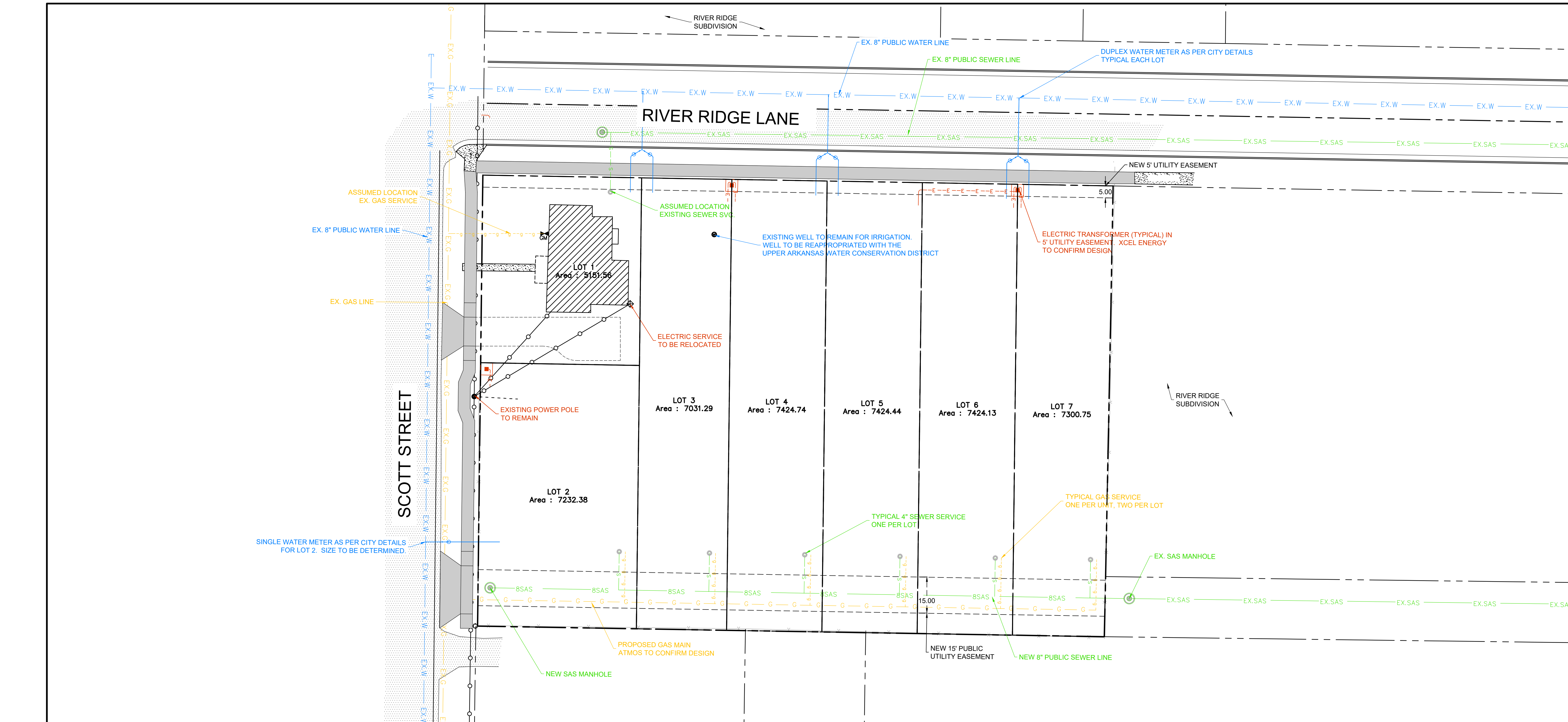
No.	REVISION	BY	APP.	DATE

PROJECT: **CHERRY ORCHARD SUBDIVISION**  
 SHEET TITLE: **OVERALL PLAN**

DEPARTMENT	CITY REVIEW	DATE
WATER	SIGN-OFF	
WASTEWATER		
PW ENGINEERING		
TRAFFIC		
FIRE DEPARTMENT		
SOLID WASTE		
LANDSCAPE		
TRAILS/OPEN SPACE		
SUBDIVISION REVIEW		

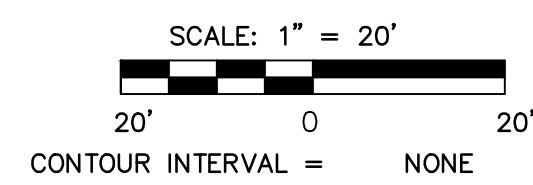
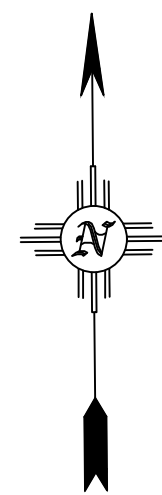
2

SHEET NO.



**GENERAL NOTES**

- ENGINEERING FOR GAS AND ELECTRIC TO BE PROVIDED BY ATMOS AND XCEL RESPECTIVELY. ALL GAS AND ELECTRIC SHOWN HERE IS FOR ILLUSTRATION ONLY.



**RECORD DRAWINGS**

THIS RECORD DOCUMENT HAS BEEN PREPARED BASED ON THE BEST AVAILABLE INFORMATION AS PROVIDED BY OTHERS. WALKER ENGINEERING CERTIFIES THAT THE INFORMATION SHOWN IS A REASONABLE DOCUMENTATION OF THE FINAL CONSTRUCTION.

MOREY E. WALKER, P.E. 32033 DATE

**LEGEND**

	EXISTING PROPERTY LINE
	PROPOSED PROPERTY LINE
	SETBACK OR EASEMENT
	ADA ACCESS RAMP MAX 1:12 SLOPE
	PROPOSED WATER LINE
	EXISTING WATER LINE
	PROPOSED WATER VALVE & BOX
	PROPOSED DUPLEX WATER METER
	PROPOSED SINGLE WATER METER
	PROPOSED SANITARY SEWER
	EXISTING SANITARY SEWER
	PROPOSED SAS MANHOLE
	4" SEWER LATERAL
	EXISTING GAS LINE
	PROPOSED GAS LINE TO BE DESIGNED BY ATMOS
	PROPOSED ELECTRIC TO BE DESIGNED BY XCEL

Civil Engineering • Water Resources • Traffic Engineering  
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 505-820-7990  
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No.	REVISION	BY	APP.	DATE

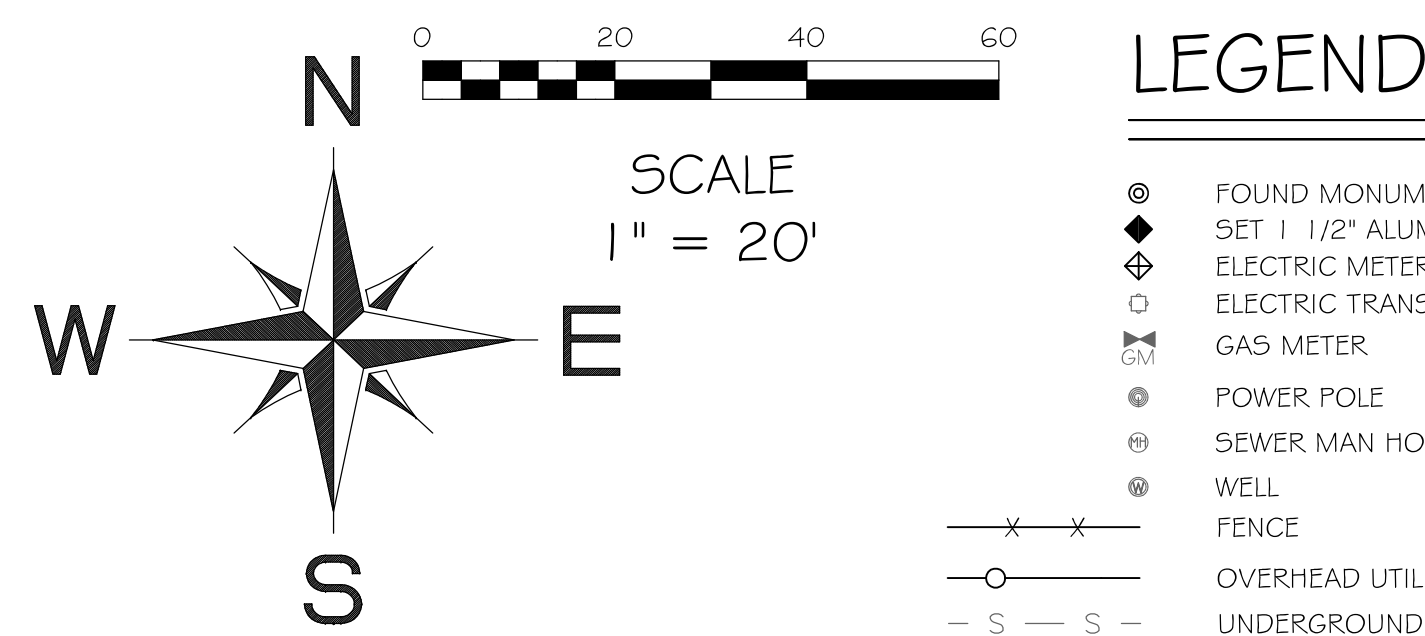
PROJECT: CHERRY ORCHARD SUBDIVISION  
 SHEET TITLE: OVERALL UTILITY

DEPARTMENT	DATE
WATER	
WASTE WATER	
P.W. ENGINEERING	
TRAFFIC	
FIRE DEPARTMENT	
SOLID WASTE	
LANDSCAPE	
TRAILS/OPEN SPACE	
SUBDIVISION REVIEW	

DESIGNED BY:    
 DRAWN BY:    
 DATE: 12-11-20  
 CHECKED BY:    
 SCALE:  

3

SHEET NO.

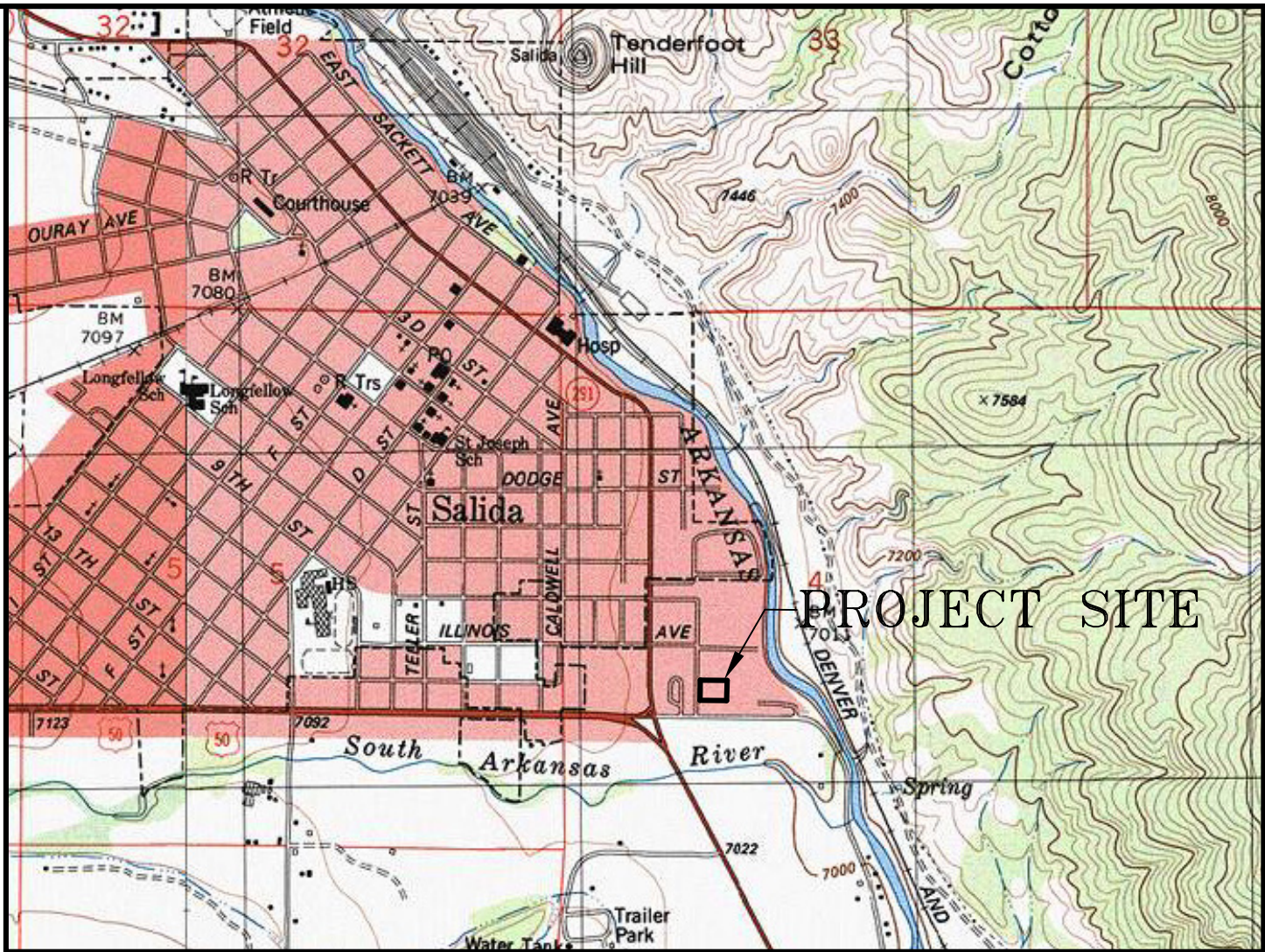


# LEGEND

- FOUND MONUMENT AS NOTED
- ◆ SET 1 1/2" ALUMINUM CAP L5 37937
- ◊ ELECTRIC METER
- ◊ ELECTRIC TRANSFORMER
- ⊕ GAS METER
- ⊕ POWER POLE
- ⊕ SEWER MAN HOLE
- ⊕ WELL
- X - FENCE
- O - OVERHEAD UTILITY
- S - UNDERGROUND SEWER
- G - UNDERGROUND GAS LINE
- W - UNDERGROUND WATER LINE
- ▨ CONCRETE

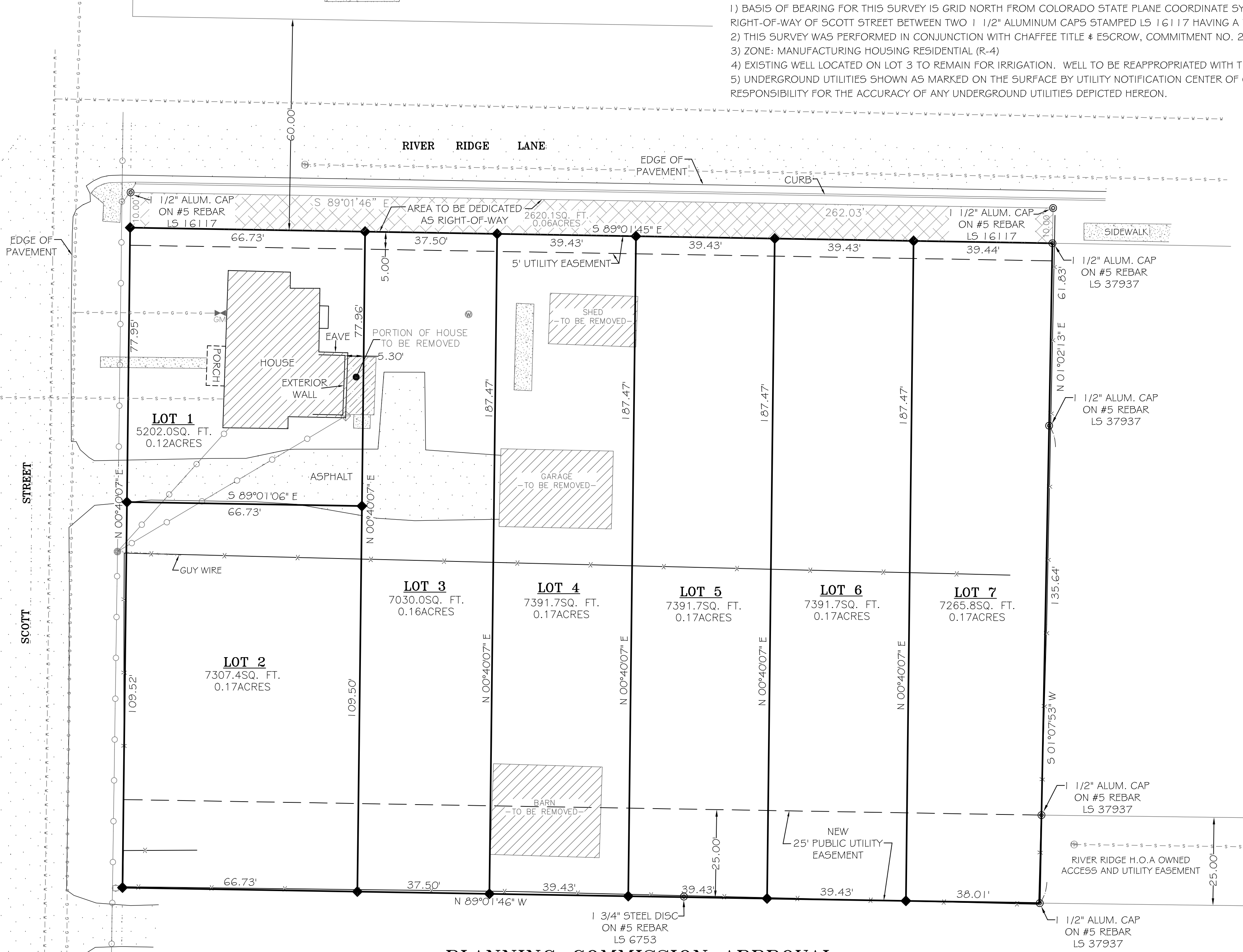
# CHERRY GROVE MAJOR SUBDIVISION

## LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SALIDA, CHAFFEE COUNTY, COLORADO



### GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE EAST RIGHT-OF-WAY OF SCOTT STREET BETWEEN TWO 1 1/2" ALUMINUM CAPS STAMPED L5 16117 HAVING A BEARING OF NORTH 00°40'07" EAST
- 2) THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH CHAFFEE TITLE # ESCROW, COMMITMENT NO. 210411, DATED NOVEMBER 3, 2020
- 3) ZONE: MANUFACTURING HOUSING RESIDENTIAL (R-4)
- 4) EXISTING WELL LOCATED ON LOT 3 TO REMAIN FOR IRRIGATION. WELL TO BE REAPPROPRIATED WITH THE UPPER ARKANSAS WATER CONSERVATION DISTRICT
- 5) UNDERGROUND UTILITIES SHOWN AS MARKED ON THE SURFACE BY UTILITY NOTIFICATION CENTER OF COLORADO AND OTHERS. LANDMARK SURVEYING AND MAPPING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY UNDERGROUND UTILITIES DEPICTED HEREON.



### CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS THAT LEE HUNNICUTT, THE FEE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

**TRACT I**  
THE NORTH HALF (N 1/2) OF PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE 1/4SW1/4) OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS:  
COMMENCING AT A POINT 15 RODS NORTH OF THE CENTER OF THE SW 1/4 OF SECTION 4;  
THENCE NORTH ALONG THE LINE BETWEEN THE NE 1/4 AND THE NW 1/4 QUARTERS OF SAID SW 1/4 OF SECTION 4, 5 RODS;  
THENCE DUE EAST 16 RODS;  
THENCE DUE SOUTH 5 RODS;  
THENCE DUE WEST 16 RODS TO THE PLACE OF BEGINNING, BEING FORMERLY KNOWN AS THE NETTLE PLACE.  
ALSO COMMENCING AT THE CENTER OF THE SW 1/4 OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST;  
THENCE NORTH ALONG THE LINE BETWEEN THE NW 1/4 AND NE 1/4 OF THE SW 1/4, 14 RODS, 1.5 FEET;  
THENCE NORTH 15 RODS;  
THENCE DUE EAST 16 RODS;  
THENCE SOUTH 15 RODS;  
THENCE WEST 16 RODS.

**TRACT II**  
PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (S 1/2NE 1/4SW1/4) OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:  
BEGINNING AT A POINT ON THE WEST LINE OF THE SAID S 1/2NE 1/4SW1/4 FROM WHENCE THE SOUTHWEST CORNER OF THE SAID S 1/2NE 1/4SW1/4 BEARS SOUTH 132.5 FEET;  
THENCE NORTH 100 FEET;  
THENCE EAST 264 FEET;  
THENCE SOUTH 100 FEET;  
THENCE WEST 264 FEET TO THE POINT OF BEGINNING.

AND BOTH OF THE ABOVE NAMED TRACTS ARE MORE ACCURATELY AND IN MORE CONTEMPORARY TERMS DESCRIBED AS FOLLOWS:  
A TRACT OF LAND LOCATED WITH THE NORTH HALF OF THE SOUTHWEST QUARTER (N 1/2SW1/4) OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:  
COMMENCING AT A POINT ON THE NORTH SIDE OF CHAFFEE COUNTY ROAD NO. 105 FROM WHENCE THE SOUTHEAST CORNER (BRASS CAP) OF SECTION 4 BEARS SOUTH 69°56' EAST 4117.5 FEET, AND ALSO FROM WHENCE THE HIGHWAY RIGHT-OF-WAY MARKER (BRASS CAP) AS STATION 2304+26 OF THE CENTERLINE SURVEY OF U.S. HIGHWAY 50 BEARS NORTH 89°35' WEST 217.9 FEET;  
THENCE NORTH 00°23' WEST ALONG THE WEST BOUNDARY OF A ROAD KNOWN AS SCOTT STREET, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT HERIN DESCRIBED;  
THENCE CONTINUING SOUTH 89°18' EAST 262.3 FEET;  
THENCE SOUTH 0°52' WEST 197.5 FEET TO THE NORTHEAST CORNER OF THAT CERTAIN PARCEL OF LAND AS DESCRIBED IN BOOK 502 AT PAGE 186 OF THE RECORDS OF CHAFFEE COUNTY, COLORADO;  
THENCE NORTH 89°18' WEST ALONG THE NORTH BOUNDARY OF SAID PARCEL AS DESCRIBED IN SAID BOOK AND PAGE AND A PROJECTION WESTERLY THEREOF A DISTANCE OF 262.3 FEET TO THE EAST BOUNDARY OF SCOTT STREET;  
THENCE NORTH 0°52' EAST ALONG THE EASTERLY BOUNDARY OF SCOTT STREET, A DISTANCE OF 197.5 FEET TO THE POINT OF BEGINNING.

HAS LAID-OUT, PLATTED AND SUBDIVIDED THE SAME INTO 7 LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF:

#### CHERRY GROVE MAJOR SUBDIVISION

IN THE CITY OF SALIDA CHAFFEE COUNTY, COLORADO

AND DO HEREBY DEDICATE TO THE CITY OF SALIDA A 10' STRIP OF LAND TO BE PART OF RIVER RIDGE LANE RIGHT-OF-WAY AS SHOWN HEREON. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICE WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AND UTILITY EASEMENTS AS SHOWN ON THIS PLAT.

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021

BY: LEE HUNNICUTT

COUNTY OF CHAFFEE )  
) 55.  
STATE OF COLORADO )

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021, BY LEE HUNNICUTT. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_.

NOTARY PUBLIC

### PLANNING COMMISSION APPROVAL

THIS PLAT IS APPROVED BY THE CITY OF SALIDA PLANNING COMMISSION THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

### ACKNOWLEDGMENT OF LIEN HOLDER

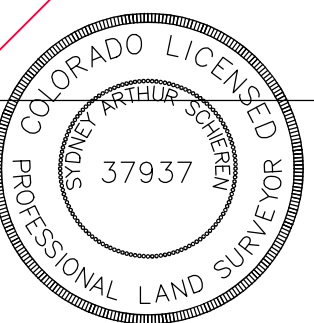
HIGH COUNTRY BANK, AS LIEN HOLDER, HEREBY ACKNOWLEDGES AND APPROVES THE TERMS, CONDITIONS AND DEDICATION AS DISCLOSED UPON THIS PLAT.

REPRESENTATIVE \_\_\_\_\_ DATE \_\_\_\_\_

### LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SYDNEY A. SCHIEREN  
COLORADO P.L.S. 37937



### CITY COUNCIL APPROVAL

THIS PLAT IS APPROVED FOR FILING AND THE CITY HEREBY ACCEPTS THE DEDICATION OF THE PORTION OF RIVER RIDGE LANE AND FURTHER ACCEPTS THE DEDICATION OF THE EASEMENTS SHOWN HEREON. SIGNED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021. CITY OF SALIDA

BY: \_\_\_\_\_  
MAYOR

### CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT \_\_\_\_ M. ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021 UNDER RECEPTION NUMBER \_\_\_\_\_.

CHAFFEE COUNTY CLERK AND RECORDER

### CERTIFICATION OF TITLE

I, \_\_\_\_\_, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN LEE HUNNICUTT, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2021.

TITLE AGENT

REVISED:	
JOB # 20205	
DATE: JANUARY 12, 2021	
SHEET 1 OF 1	

**CHERRY GROVE  
MAJOR SUBDIVISION**

LOCATED WITHIN THE NORTH HALF  
OF THE SOUTHWEST QUARTER OF  
SECTION 4, TOWNSHIP 49 NORTH,  
RANGE 9 EAST OF THE NEW MEXICO  
PRINCIPAL MERIDIAN,  
CITY OF SALIDA,  
CHAFFEE COUNTY, COLORADO



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON AN ERROR OR OMISSION IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH ERROR OR OMISSION. IN NO EVENT MAY ANY ACTION BE BASED UPON AN ERROR OR OMISSION IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.

**From:** [Carrie Mesch](#)  
**To:** [Kristi Jefferson](#)  
**Cc:** [M. Tom Mesch](#)  
**Subject:** Comments on Cherry Orchard Subdivision Overall Plan  
**Date:** Thursday, January 21, 2021 10:24:12 AM  
**Attachments:** [18031 RIVER RIDGE PLAT P2 200217.pdf](#)  
[Untitled attachment 00072.txt](#)

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Dear Kristi,

On behalf of Arkansas River Living, LLC, developers of River Ridge Subdivision, I would like to make comments on the Overall Plan submitted for the January 25, 2021 Planning Commission meeting regarding the Cherry Orchard Subdivision at 825 Scott Street.

As we were going through the process of designing River Ridge Subdivision and working with the City, it was suggested that we align our alleys with the south edge of the adjacent property line (825 Scott Street), so that future development of that parcel would extend the alley to Scott Street. We believe that is still the best plan, and ask that the Planning Commission consider recommending this change.

This change eliminates curb cuts along River Ridge Lane, which would be consistent with the remainder of that section of River Ridge Lane.

Additionally, we were told by the City that they don't ideally like dead end alleys, so our design allowed for the future elimination of the River Ridge alley's dead end when 825 Scott Street was developed. In referencing our Plat (attached), please notice that ideally we would have liked to move the alley further North, giving more square footage to our lots on Old Stage Road. We complied with the City's thinking, designed our alley with the suggested alignment, and set up the future extension of the alley through to Scott Street.

In looking at the submitted Plan for Cherry Orchard Subdivision, it appears that the northern edge of the proposed easement, closely aligns with where the alley would pass through. This change would eliminate the proposed gate, and also ensure that the sewer main, when extended, is not impeded by future improvements. Although structural improvements would be prohibited by an easement, easements are not always adhered to by homeowners over the course of time (shed's etc.), which obviously can cause maintenance issues for the City.

In summary, we believe that extending the River Ridge Subdivision alley through to Scott Street is a cleaner, overall better plan for the City, and for the residents.

Thank you for this consideration.

Respectfully,  
Carrie J. Mesch  
Managing Partner, Arkansas River Living, LLC