



# PLANNING COMMISSION REGULAR MEETING

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

December 12, 2023 - 6:00 PM

## AGENDA

Email public comments to: [planning@cityofsalida.com](mailto:planning@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 27, 2023 - Draft Minutes

### UNSCHEDULED CITIZENS

### AMENDMENT(S) TO AGENDA

### PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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

#### 2. **Limited Impact Review - Meredith Minor Subdivision** -The applicant's, Shane and Taline Meredith, are requesting Limited Impact Review approval for a Minor Subdivision to subdivide the vacant lot into two (2) individual lots at 148 River Ridge Lane.

### 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.



# PLANNING COMMISSION REGULAR MEETING

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

November 27, 2023 - 6:00 PM

## MINUTES

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

Chairman Greg Follet  
 Vice-Chair Francie Bomer  
 Commissioner Giff Kriebel  
 Commissioner Judith Dockery  
 Commissioner Michelle Walker  
 Commissioner Brian Colby  
 Commissioner Aaron Derwingson  
 Alternate Commissioner Dan Bush  
 Alternate Commissioner Kenny Layton

#### APPROVAL OF THE MINUTES

1. October 23, 2023 - Draft Minutes

Motion to approve the minutes made by Vice-Chair Bomer, Seconded by Commissioner Dockery.  
 Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery,  
 Commissioner Walker, Commissioner Colby, Commissioner Derwingson

**THE MOTION PASSED.**

#### UNSCHEDULED CITIZENS: NA

#### AMENDMENT(S) TO AGENDA: NA

#### PUBLIC HEARINGS

Public Hearings will follow the following procedure:

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

2. **HRRMC Limited Impact Review 7164 C.R. 154** - The request is to receive limited impact review approval to construct a two-story, ten (10) unit building for employee housing and hospitality units on Lot 8R of the HRRMC Medical Campus located at 7164 C.R. 154. The property is within the Commercial (C-1) zone district and the HRRMC Planned Development.

**A. Open Public hearing – 6:02 pm**

**B. Proof of Publication –**

**C. Staff Review–** Planner Jefferson reviewed the application.

**D. Applicant's Presentation–** Scott Brown, the representative for Heart of the Rockies Regional Medical Center, and Tracey Vandaveer, the representative from Crabtree Group, were present and spoke on the application.

- E. Public Input – NA**
- F. Close Public Hearing – 6:11 pm**
- G. Commissioner Discussion –**
- H. Commission Decision –**

Motion to approve the HRRMC Limited Impact Review application to construct employee housing and hospitality units on Lot 8R of the HRRMC Medical Campus located at 7164 C.R. 154 as it meets the review standards for limited impact review, subject to the recommended staff condition for the three year expiration made by Vice-Chair Bomer, Seconded by Commissioner Kriebel.  
Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Walker, Commissioner Colby, Commissioner Derwingson

**THE MOTION PASSED.**

Commissioners Colby and Layton recused themselves from the Flour Mill Planned Development and Major Subdivision since they were not present during the first meeting.

- 3. The Flour Mill Planned Development and Major Subdivision (Continued from the October 23, 2023 Planning Commission meeting)** - the applicant, Biker Baker Holdings LLC, is requesting approval of a Major Impact Review for a Planned Development Overlay and Major Subdivision of the property located at 6907 C.R. 105. Below are the requests:

**A: Major Impact Review approval of a Planned Development Overlay for the following deviations to the Dimensional Standards:**

- Lots 11 and 12 will have frontage off of the private parking lot and not a public street
- Increased density
- Increased height allowed for Lots 10, 11 and 13
- Reduced minimum lot size for Lots 1, 2, 3 and 4
- Reduced minimum lot frontage for the single-family and Laundromat lots
- Reduced minimum setbacks - reduced minimum front and rear setbacks
- Increased maximum Lot Coverage with structures for Lots 10, 11 and 13
- Increased maximum Lot Coverage for uncovered parking/access for Lot 14 (parking lot)
- Reduced minimum Landscape area for Lot 14
- Modified Schedule of Uses

The applicant is proposing to deed restrict 50% of the units within the development.

- A. Open Public hearing – 6:16 pm**
- B. Proof of Publication –**
- C. Staff Review–** Planner Jefferson reviewed the continued application.
- D. Applicant's Presentation-** Rob Gartzman, the applicant, was present and spoke on the application.
- E. Public Input –** Merrell Bergin, Ashley Kappel, Joyce Bartz, Scott Brown, Jake Rishavy, Read McCulloch, Wayles Martin, Simonne Laylin, Suzette Megyeri, Steve Shuey, Eric Warner, Cory "Salty" Riggs, Betsy Dittenber, Ned Suesse (online) & Scott Simmons (online) gave public input.

Planning Commission took a short recess at 7:46pm and returned from break at 7:50pm

- F. Close Public Hearing – 7:51pm**
- G. Commissioner Discussion –**
- H. Commission Recommendation –**

Motion made by Vice-Chair Bomer, Seconded by Commissioner Kriebel to recommend City Council approve the Flour Mill Planned Development Overlay with the following conditions recommended by staff and plat notes: The Commission recommended adding language to condition #'s 3, 4 and 5 and added an 11<sup>th</sup> condition regarding short-term rentals.

1. That the applicant shall provide fifty (50) percent of the units within the development as permanently deed-restricted.
2. In Phase 1, (Single-family and Duplex homes)- A certificate of occupancy must be issued for one (1) single-family unit meeting the for-sale Inclusionary Housing deed restriction, prior to issuance of certificate of occupancy of the 6th market rate for-sale unit.
3. In Phase 2, (First Condominium Buildings)- will be amended to add the number of units in each of the multi-family buildings, there will be 16 studios and 4 two-bedrooms in each of the buildings. In the for-sale condominium building there will be one deed restricted two-bedroom unit and six deed restricted studio units.
4. In Phase 2, (Second Condominium Buildings)- will be amended to add the number of units in each of the multi-family buildings, there will be 16 studios and 4 two-bedrooms in each of the buildings. In the for-sale condominium building there will be one deed restricted two-bedroom unit and six deed restricted studio units.
5. In Phase 3, the apartment building where 16 studios will be at 80% AMI and 4 two-bedroom units will be at 100% AMI.
6. That new residential dwelling units constructed on the property shall meet the requirements of Land Use Code Sec. 16-6-140, Fair Contributions to Public School Sites, at the time of issuance of a building permit.
  - a. ➤ The deed restricted units are exempted from paying the fees in lieu of Fair Contributions for Public School sites.
7. Fees in lieu of open space shall be provided, in an amount then in effect, at the time of issuance of a building permit for new residential units constructed on the property.
8. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants prior to second reading and public hearing of the Ordinance.
9. That the pedestrian access trail on the western side of the property be the same 10' width as the adjoining property for pedestrian connections.
10. At the time of development, the applicant is required to pay \$8,851.61 for the Confluent Park pressure reducing valve reimbursement agreement recorded at reception #470651.
11. That there shall be no short term rentals permitted which should be noted on the Plat and in the Subdivision improvement and inclusionary housing agreement.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Derwingson, Alternate Commissioner Bush

Voting Nay: Commissioner Dockery, Commissioner Walker

**THE MOTION PASSED.**

**B: Approval of a Major Subdivision to subdivide the above-described property into 12 residential lots, one (1) lot for a laundromat and one (1) lot for the HOA maintained parking lot.**

Motion made by Vice-Chair Bomer, Seconded by Commissioner Kriebel to recommend Council approve the Flour Mill Major Subdivision and staff recommends the following conditions; The Commission recommended adding language to condition #'s 6, 7 and 8 and added a 9th condition regarding short-term rentals.



1. The following plat notes to be updated on 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 prior to issuance of a building permit for any new residence constructed. ➤ The deed restricted units are exempted from paying the fees in lieu of Fair Contributions for Public School sites.

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.

2. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants prior to second reading and public hearing of the Ordinance.

3. Prior to recordation of the subdivision plat, developer shall enter into a Subdivision Improvement and Inclusionary Housing agreement that guarantees the construction of the public improvements that are required for the project and that Article XIII Inclusionary Housing of the Land Use Code requirements are met.

4. That the applicant shall provide fifty (50) percent of the units within the development as permanently deed-restricted.

5. In Phase 1, (Single Family and Duplex Homes) a certificate of occupancy must be issued for one (1) single-family unit meeting the for-sale Inclusionary Housing deed restriction, prior to issuance of certificate of occupancy of the 6th market rate for-sale unit.

6. In Phase 2, (First condominium Building) seven out of the twenty condominium units must be permanently deed restricted. In each of the for-sale condominium buildings there will be one deed restricted two-bedroom unit and six deed restricted studio units and to clarify the language that there will be 16 studios and 4 two-bedrooms will be in all three condominium buildings. Will be amended to add the number of units in each of the multi-family buildings, there will be 16 studios and 4 two-bedrooms in the building.

7. In Phase 2, - Seven (7) out of the 20 condominium units must be permanently deed restricted meeting the parameters of the for-sale Inclusionary Housing policy, prior to certificate of occupancy of the second condominium building in Phase 2. A certificate of occupancy will not be issued to each individual condominium unit but to the entire building. The average sales price of the affordable housing unit (studios) shall not exceed a price affordable to households earning up to one hundred (100) percent AMI for Chaffee County. Will be amended to add the number of units in each of the multi-family buildings, there will be 16 studios and 4 two-bedrooms in the building.

8. In Phase 3, All 20 rental units in the apartment building will be permanently deed-restricted meeting the Inclusionary Housing parameters for rental units, prior to certificate of occupancy of the apartment building in Phase 3. At least fifty (50) percent of all provided units shall be priced affordable to households earning up to eighty (80) percent of the AMI for Chaffee County. Studio units rented above eighty (80) percent AMI for Chaffee County shall not be eligible to satisfy inclusionary housing requirements. Will be amended to add the number of units in each of the multi-family buildings, there will be 16 studios and 4 two-bedrooms in the building.

9. That there shall be no short term rentals permitted which should be noted on the Plat and in the Subdivision improvement and inclusionary housing agreement.

Motion made by Commissioner Bush and seconded by Vice-Chair Bomer, to amend the Flour Mill Major Subdivision to require in each of the for-sale condominium buildings that "at least" one of the two-bedroom units out of the required seven units be permanently deed restricted and recommended that Council approve the same language in the Flour Mill Planned Development conditions.

Voting Yea: Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Derwingson, Alternate Commissioner Bush, Commissioner Walker

Voting Nay: Commissioner Dockery

**THE AMENDMENT PASSED.**

Returning to the original motion as amended:

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Derwingson, Alternate Commissioner Bush

Voting Nay: Commissioner Dockery, Commissioner Walker

**THE MOTION PASSED.**

**UPDATES** Director Almquist and Planner Jefferson provided updates.

**COMMISSIONERS' COMMENTS**

**ADJOURN:** The meeting was adjourned at 8:30 pm

DRAFT



## PLANNING COMMISSION STAFF REPORT

**MEETING DATE:** December 12, 2023  
**AGENDA ITEM TITLE:** Meredith Minor Subdivision - Limited Impact Review  
**AGENDA SECTION:** Public Hearing

### REQUEST:

The request is to receive Limited Impact Review approval for a Minor Subdivision to subdivide the vacant lot into two (2) individual lots at 148 River Ridge Lane.

### APPLICANT:

The applicants are Shane and Taline Meredith, 6027 Cumbre Vista Way, Colorado Springs, CO 80924.

### LOCATION:

The subject property is known as Lot 38 of the River Ridge Subdivision, City of Salida, Chaffee County. This property is also known as 148 River Ridge Lane.

### PROCESS:

Limited Impact Review are those land uses which are generally compatible with the permitted uses in a zone district, but require site-specific review of their location, design, intensity, density, configuration, and operating characteristics, and which may require the imposition of appropriate conditions, in order to ensure compatibility of the use at a particular location and mitigate its potentially adverse impacts.

The Salida Municipal Code, Chapter 16, specifies that Limited Impact Review applications be reviewed by the City of Salida Planning Commission at a public hearing after fifteen days public notice. The Planning Commission may make a decision to approve, approve with conditions, deny, or remand the application back to the applicant for modification.



## OBSERVATIONS:

1. The property is located within the High Density (R-3) and the Manufactured Housing Residential (R-4) zone districts. Properties surrounding this parcel are also located within the (R-3) and (R-4) zone districts.
2. Per the land use code, the purpose of the High-Density Residential (R-3) zone district is “to provide for relatively high-density duplex and multi-family residential areas, including primarily triplex, townhouse and apartment uses. Complementary land uses may also include such supporting land uses as parks, schools, churches, home occupations or day care, amongst other uses”.
3. At the October 24, 2022, Planning Commission meeting, the Commission discussed single family residential units within the High Density (R-3) zone district and agreed that the intent of the R-3 zone district is to provide high density residential units.
4. The purpose of the Manufactured Housing Residential (R-4) zone district is “to provide for relatively high density manufactured housing, mobile home residences and mobile home parks. Complementary land uses may also include such supporting land uses as parks, schools, churches, home occupations or day care, amongst other uses”.
  - According to Section 4.2.3 of the River Ridge declaration of covenants, conditions, restrictions and easements - No mobile home, portable home, or modular home shall be permitted to be placed on any Lot.
5. From prior discussions with Planning Commission, staff made the interpretation to require more than one residential unit on lots with 7,500 square feet or more within the R-3 zone district. The interpretation meets the intent of the High-Density Residential (R-3) zone district.
6. In order to solve for potential conflict between the intent of the R-3 zone district and the landowner’s intent, staff suggested splitting the lot to ensure potential for more than 1 unit on the overall parcel.
7. The applicants are requesting Limited Impact Review approval for a minor subdivision to subdivide Lot 38 within the River Ridge Subdivision into two (2) individual lots. The request is to subdivide the lot to be able to build their single-family residence now on proposed Lot 38A and then build the second residence or an ADU on Lot 38B at a later date.
8. In order to build the residence as architecturally drawn, the applicants will be requesting a variance from the required 20’ rear setback. The applicants have stated that their intent is to build a second residence or an ADU when financially feasible.
9. This is a vacant lot and in November 2022 the applicants applied for administrative review approval to construct multiple principal structures on the lot. The application was reviewed and approved in January 2023. Currently due to financial constraints, the applicants are unable construct the second residential unit as approved.

10. Creating two lots is, to some extent, a guarantee that at least two residential units will be built on the parcel. The applicants could either sell Lot 38B or build the second residential unit on the lot.



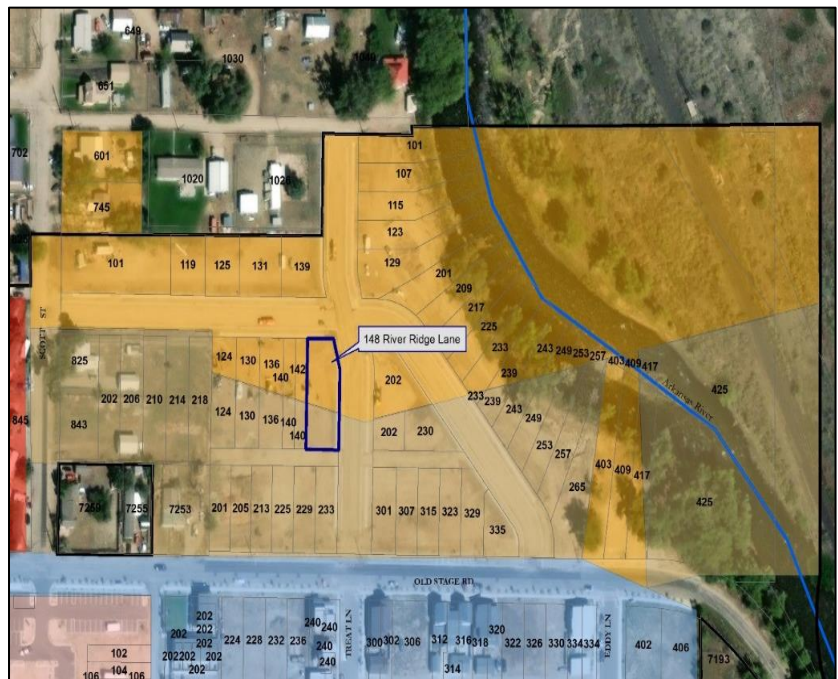
11. When the applicants submit building permit applications for the second unit or ADU, staff suggests they may apply for a lot line elimination to eliminate the property line that is created with this subdivision plat. With a lot line elimination, the lot would return to the original lot and be under one ownership, which is required for an ADU.

#### **REVIEW STANDARDS – Limited Impact Review(Section 16-6-120):**

- (1) Consistency with Comprehensive Plan. The use shall be consistent with the City's Comprehensive Plan.

➤ Policy LU&G-I.2 states that “Infill and redevelopment should be encouraged and will advance the objectives of this plan.”

➤ Staff finds that the proposed use is consistent with the Comprehensive Plan.



- (2) **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.

Dimensional Standards	Minimum Required R-3	Lot 38A	Minimum Required R-4	Lot 38B
Lot Size	5,063 s.f.	5,196 s.f.	3,600 s.f.	3,654 s.f.
Density	2,100 s.f.	Density for 2 units	2,100 s.f.	Density for 1 unit
Max lot coverage for structures	50%	30%	50%	21%

- New development must comply with the zone district standards. With the Inclusionary Housing Incentives as allowed in Sec. 16-13-50 of the Land Use Code, the minimum lot size in the R-3 zone district is 5,063 square feet and the minimum lot size in the R-4 zone district 3,600 square feet.
  - The proposed lots meet the minimum lot requirements in each zone district.
  - The density requirement within both the R-3 and R-4 zone districts is 2,100 square feet. Proposed Lot 38A is 5,196 square feet and has the density for 2 residential units and proposed Lot 38B is 3,654 square feet and has the density for 1 residential unit.
  - In order to build the first residence, as architecturally drawn, the applicants will be requesting a 6' variance from the proposed rear property line. All remaining dimensional standards will be met.
  - The off-street parking requirement is 1 space per unit, this standard has been met.
- (3) **Improvements.** The proposed subdivision shall be provided with improvements which comply with Article VIII and landscaping which complies with Section 16-8-90 of this Chapter.
- i. **Streets.** Existing and proposed streets shall be suitable and adequate to carry anticipated traffic within and in the vicinity of the proposed subdivision.
    - The existing streets are suitable to meet the proposed minor subdivision.
  - ii. **Utilities.** Existing and proposed utility services shall be suitable and adequate to meet the needs of the proposed subdivision.



- Adequate utilities are in place to serve the proposed development.
- iii. **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.
- There are no major natural features located within this subdivision.
- (5) **Floodplains.** The use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics or other natural features. As applicable, the proposed use shall mitigate its adverse impacts on the environment.
- This lot is not located within the 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.
- 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.
- This subdivision is not intended for future resubdivision.
- (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 River Ridge subdivision provided public access to the west side of the Arkansas River and a trail easement along the east side of the river. This was deemed “extraordinary” by the Planning Commission and therefore the open space requirements have been met for the subdivision.

**(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.

- There are no development plans with this application.

**(10) Lots and Blocks.** 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.

- This subdivision does not create a new grid.

**(11) Architecture.** This standard applies to residential subdivisions of five lots or more.

- This standard does not apply to this subdivision.

**(12) Fair Contributions for Public School Sites (16-6-140).**

- With any new residential development, the applicant will be required to pay the fair contributions for Public School Sites at the time of building permit submittal for each residential unit.

**(13) Inclusionary Housing Requirement –**

- The inclusionary housing requirement has been met by the River Ridge Subdivision with the completion of eight (8) units by Chaffee Housing Trust on Lot 1 of the River Ridge Subdivision. According to the River Ridge Subdivision Improvement Agreement Lot 38 was allotted a total of four (4) inclusionary housing credits.

**RECOMMENDED FINDINGS:** The purpose of the limited review process for a minor subdivision is to determine the compliance of the application with the review standards contained in Section 16-6-120.

1. The application complies with the comprehensive plan and the proposed subdivision shall carry out the purpose and spirit of the comprehensive plan and conform to all of the applicable objectives, guiding principles and recommended actions.
2. This application complies with the standards and uses of the R-3 and R-4 zone districts.
3. The applicant has complied with all city codes for the proposed minor subdivision.



**RECOMMENDED ACTION:** Based upon the observations, review standards, and findings outlined above, staff recommends the following:

The Commission approve the Limited Impact Review application to subdivide Lot 38 of the River Ridge Subdivision into two (2) lots at 148 River Ridge Lane, subject to the conditions listed below:

1. In the future, if the applicants apply for a lot line elimination to construct the second residence or ADU, the plat for lot line elimination will not be recorded until substantial completion of the residence or ADU.

**Prior to printing the mylars of the subdivision plat, the following corrections must be made.**

2. The date under the Acknowledgement of lien holder be corrected. Date shown is 2019.
3. Number 4 under general notes be updated with adding the R-3 and R-4 zone districts.
4. Number 5 under general notes be corrected from #4 to #5.

**RECOMMENDED MOTION:** "I make a motion to approve the Meredith Minor Subdivision as it meets the Subdivision Review Standards, subject to the conditions recommended by staff.

BECAUSE THIS APPLICATION IS FOR A LIMITED IMPACT REVIEW, THE SALIDA PLANNING COMMISSION SHALL MAKE THE FINAL DECISION ON THIS APPLICATION. THE DECISION OF THE PLANNING COMMISSION MAY BE APPEALED WITHIN 15 DAYS OF THE DECISION BY AN AGGRIEVED PERSON AS SET FORTH IN SECTION 16-2-70 OF THE LAND USE CODE.

Attachments: Proof of publication  
Application materials  
Minor Subdivision plat  
Administrative review application and approval for multiple principal structures

**PUBLIC NOTICE****NOTICE OF PUBLIC HEARING BEFORE  
THE PLANNING COMMISSION FOR THE  
CITY OF SALIDA CONCERNING A LIM-  
ITED IMPACT REVIEW APPLICATION  
TO ALL MEMBERS OF THE PUBLIC AND  
INTERESTED PERSONS: PLEASE TAKE**

**NOTICE:** that on December 12, 2023 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 East First Street, Suite 190, Salida, Colorado and online at the following link: <https://attendee.gotowebinar.com/rt/1909092342220683277>

The hearing is regarding a Limited Impact Review application submitted by Shane and Taline Meredith for approval of a minor subdivision to subdivide the parcel located at 148 River Ridge Lane into two (2) individual lots. The property is legally known as Lot 38, River Ridge Subdivision, City of Salida, Chaffee County, Colorado.

Approval of the limited impact review application shall constitute authorization to proceed with recording the plat and commencing with the subdivision.

Interested persons are encouraged to attend the public hearing. Further information on the application may be obtained from the Community Development Department at (719) 530-2626.

\*Please note that it is inappropriate to personally contact individual City Councilors or Planning Commissioners, outside of the public hearing, while an application is pending. Such contact is considered ex parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions/comments, you should email or write a letter to staff, or present your concerns at the public meeting via the above GoToWebinar link so your comments can be made part of the record.

Published in The Mountain Mail November 24, 2023



January 03, 2023

Taline & Shane Meredith  
6027 Cumbre Vista Way  
Colorado Springs, CO 80924

RE: Administrative Review Decision 148 River Ridge Lane – Multiple Principal Residential Structures

Dear Taline & Shane,

The intent of this letter is to notify you of the administrative review decision regarding the proposed multiple principal residential structures located at 148 River Ridge Lane (Lot 38 River Ridge Subdivision) in the High Density Residential (R-3) zone district. After reviewing your application, all necessary materials have been submitted for this to be a complete application. In accordance with Table 16-D Schedule of Uses, this proposed creation of multiple principal residential structures is considered an Administrative Review and subject to the review standards at Sec. 16-4-190(b), as described below:

**Scale.** The entire site, including all proposed structures, shall be of a scale that is compatible with the surrounding and nearby properties. *Scale* shall mean the proportional relationship of the principal buildings to each other and to the neighborhood, including but not limited to height, mass, setbacks and orientation.

- The proposed new two-story, principal structures will be of similar height to the surrounding neighbors. The proposed footprint of the new buildings will cover approximately 1906sf while the second building on the same lot will cover approximately 792sf. The setbacks of the neighboring buildings will essentially be the same. Furthermore, the pitch of the two new building's roofs will be similar to those of other houses in the neighborhood. Overall, the scale of the site will be compatible with surrounding properties. This standard is met.

**Parking and Access.** Required parking shall be provided on the site for all buildings and uses on the site. Access should be consolidated to reduce curb cuts and shall be provided through alleys where available.

- The site plan indicates that there will be a two-car garage with alley access attached to one of the principal structures. The site plan also shows additional off-street parking within the 20' rear setback with access from the alley. This standard is met.

**Provision of Adequate Services.** Each principal structure shall have its own municipal services, including water and sewer, in accordance with Chapter 13, Municipal Utilities, of this Code.

- Staff notes that adequate water and wastewater services are available to the site. There is currently wastewater services on both the front and rear of the property. Access to water services will be from the lot frontage along River Ridge Lane. Each principal structure shall have its own separate water and wastewater connection.

The application demonstrates that the proposed multiple principal residential structures can or do meet the above review standards and therefore the administrator has APPROVED your application, with the following conditions:

1. All new exterior lighting must be fully shielded per the requirements of Section 16-8-100 of the Salida Municipal Code.
2. The applicant shall apply for a building permit as required by the Chaffee County Building Department and City of Salida.
3. The minimum landscape requirement is 30% in the High Density Residential (R-3) zone district. The size the lot is 8,851 square feet and the minimum landscape requirement is 2,655 square feet and requires three (3) trees on the lot that meet Section 16-8-90; existing trees will count towards this requirement.
4. Each principal structure shall have its own separate water and wastewater connection.

Please do not hesitate to contact me regarding any of these conditions: (719) 530-2638 or franco.palumbo@cityofsalida.com.

Sincerely,



Franco Palumbo  
Planning Technician

cc. Michael Wenham



**ADMINISTRATIVE REVIEW &  
ADMINISTRATIVE CONDITIONAL USE  
APPLICATION FORM**

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)

**A. GENERAL DATA** (To be completed by the applicant)

**A. Applicant Information**

Name of Applicant: Taline and Shane Meredith

Mailing Address: 6027 Cumbre Vista Way, Colorado Springs, CO 80924

Telephone Number: (719) 216-6232 Email Address: Taline.Meredith@summitbhc.com

**B. Code Information**

Code Section Requesting Administrative Approval From: 6-4-90 / 16-4-70 / Table 16-D

**C. Site Data**

Street Address: 148 River Ridge Lane

Zone District: R-3 / R-4 Overlay District: (N/A)

**B. DEVELOPMENT PROCESS** (City Code Section 16-3-60)

1. Pre-Application Conference. Optional.
2. Submit Application.
3. Staff Review.

**C. APPLICATION CONTENTS** (City Code Section 16-3-70)

1. **General Development Application**
2. **Administrative Review Application**
3. **Development Plan.** A conceptual plan of the proposed development which may be a freehand drawing of the proposed development showing existing and proposed features, buildings, roads, alleys, utilities, etc. which are relevant to the review of the application.
4. **Proof of Ownership.** Proof of ownership of the land proposed for development.
5. **Other Information.** Staff may request additional information as deemed necessary to evaluate the impacts of the application.
6. **Application Fee** \$200, cash or check made out to City of Salida.

## D. DESCRIPTION OF PROPOSAL (If necessary, attach additional sheets)

**1. Written statement.** Describe how you meet the standards of the code section:

The property was sold prior to any substantial construction of surrounding buildings with the understanding that single family residences were permitted to be built. The City of Salida Zoning Code does not list a single family residence being prohibited. It does note an Administrative Review is required. We ask that the guarantee by the Realtor and their Company (Pinon), be weighted when assessing our request. We ask the City of Salida Zoning Review Committee to generously consider and approve our request to build two residences, a single family residence, and second primary residence above a garage (commonly called an A.D.U.) on this property, thereby meeting the standards of the code.

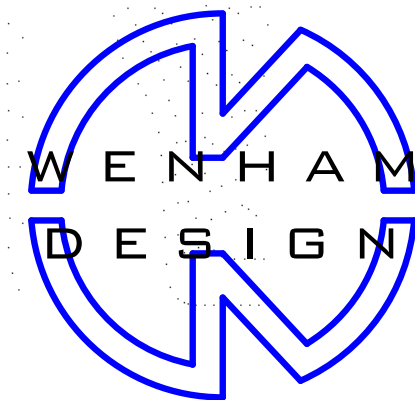
The City of Salida has a historic texture of mixed density residential buildings, apartments, single family residences, duplexes, and accessory dwelling units. It seems appropriate for the continuity of this unique community that this tradition of development continue. The residences would mark the corner of the block with a stylish form of single family residential architecture that is reminiscent of traditional housing in Salida, but with an updated modern touch, giving relief from the monotonous collection of square buildings, many of which are not in compliance with the River Ridge H.O.A. design guidelines. Across the street a park that doubles as utility drainage easement is planned. The massing of the houses and locations allows for soft termination of the build forms and would provide a pleasant transition into the park and intersection, where it would allow for greater visibility and a safer traffic flow. The streets are not perpendicular to each other at the intersection of Treat Lane and River Ridge Lane, nor is the lot itself rectangular. This irregularity in lot and the city grid seems like an appropriate place for these two residences that are designed to fit both conditions.











MICHAEL@WENHAMDESIGN.COM  
303-333-4791

MICHAEL ELIJAH WENHAM,  
ARCHITECT  
(D.B.A.) WENHAM DESIGN  
PO BOX 1311  
SALIDA, CO 81201

SINGLE  
FAMILY  
RESIDENCE

MEREDITH RESIDENCE  
148 RIVER RIDGE LANE  
SALIDA, CO

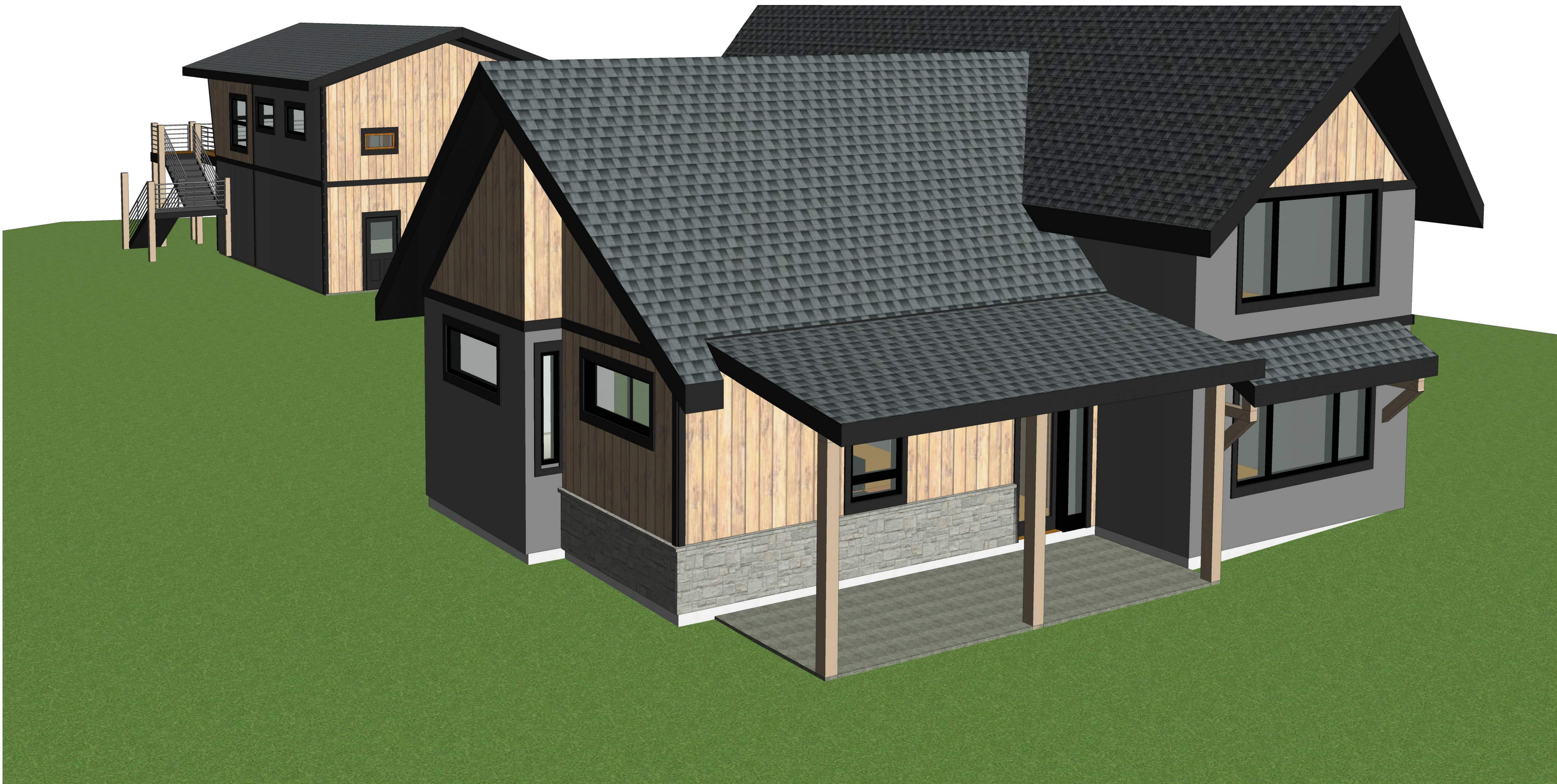
DESIGN  
DEVELOPMENT

DATE  
09/09/2022

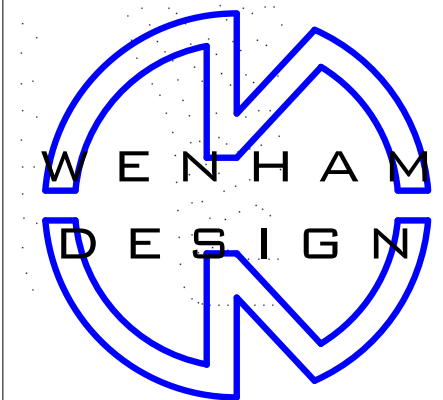
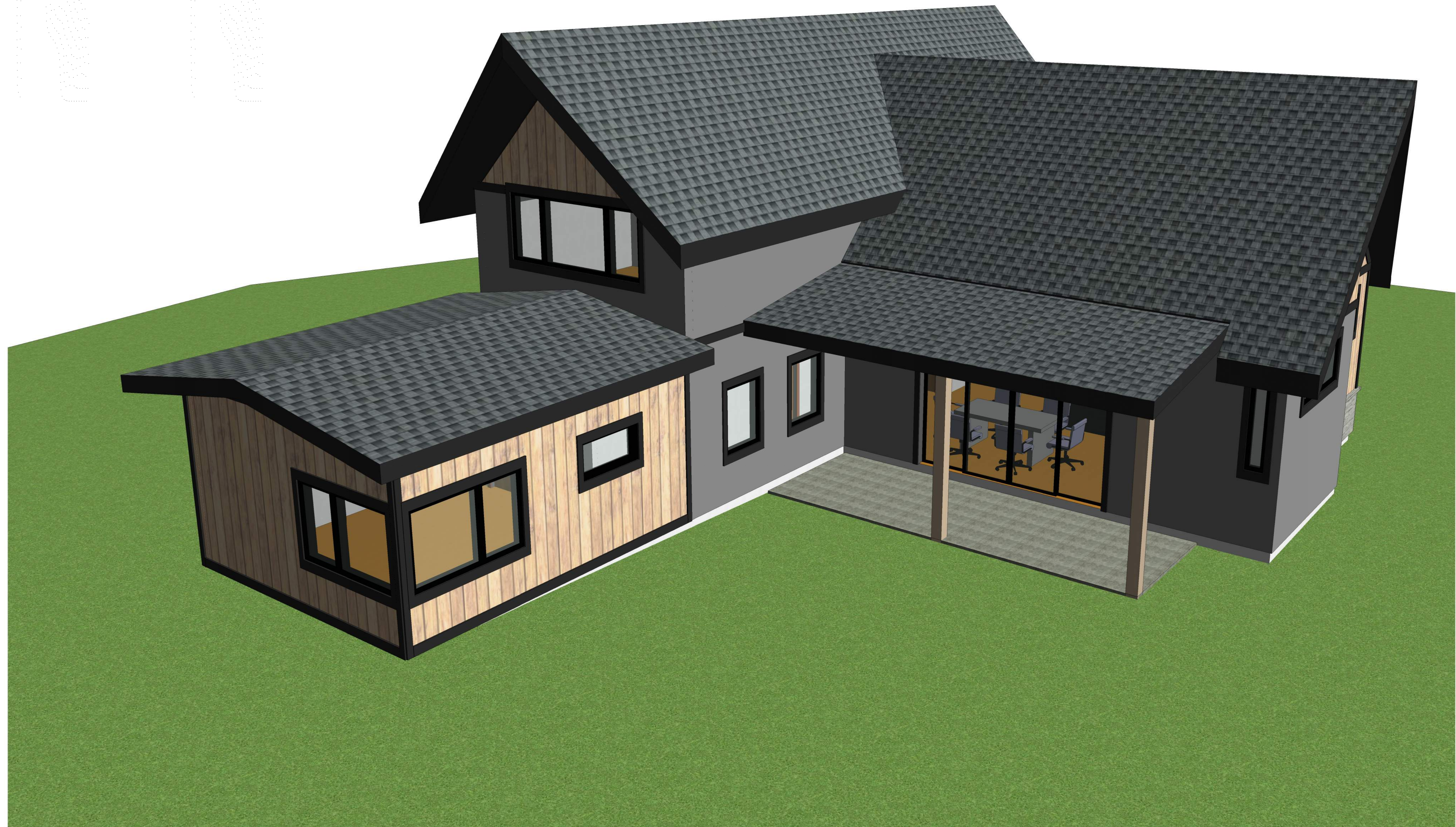
PHASE  
FOR REVIEW

REVISIONS
6/09/2022 FOR REVIEW

SHEET TITLE  
3D







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DATE  
09/09/2022

PHASE  
FOR REVIEW

REVISIONS  
6/09/2022 FOR REVIEW

SHEET TITLE  
3D

108





## GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-539-4555 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"/> Appeal Application (Interpretation) | <input checked="" type="checkbox"/> Limited Impact Review:<br>(Type) <u>Minor Subdivision</u> |
| <input type="checkbox"/> Certificate of Approval             |   |
| <input type="checkbox"/> Creative Sign Permit                | <input type="checkbox"/> Major Impact Review:<br>(Type)_____                                  |
| <input type="checkbox"/> Historic Landmark/District          |   |
| <input type="checkbox"/> License to Encroach                 | <input type="checkbox"/> Other:_____  |
| <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: Shane Meredith

Mailing Address: 6027 Cumbre Vista Way, Colorado Springs CO 80924

Telephone Number: 719-684-5029 FAX: \_\_\_\_\_

Email Address: sbn357@gmail.com

Power of Attorney/ Authorized Representative: \_\_\_\_\_  
(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: River Ridge Subdivision

Street Address: 148 River Ridge Ln Salida CO 81201 Lot#38

Legal Description: Lot X 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)

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 8 Nov 2023

Signature of property owner Shane Meredith \_\_\_\_\_ Date \_\_\_\_\_



## LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

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)

*An application is meant to highlight the requirements and procedures of the Land Use Code. With any development application, it is the responsibility of the applicant to read, understand, and follow all of the provisions of the Land Use Code.*

### 1. PROCEDURE (Section 16-3-80)

**A. Development Process** (City Code Section 16-3-50) Any application for approval of a development permit shall include a written list of information which shall constitute the applicant's development plan, which shall be that information necessary to determine whether the proposed development complies with this Code. The development plan shall include the following, as further specified for each level of review on the pre-application checklist:

1. Pre-Application Conference (Limited Impact and Major Impact Review Applications)
2. Submit Application
3. Staff Review. Staff report or decision forwarded to the applicant (Administrative review)
4. Public Notice
5. Public Hearing with Planning Commission (Limited Impact and Major Impact Review Applications)
6. Public Notice
7. Hearing Conducted by City Council (Major Impact Review)

### ☒ **B. Application Contents** (City Code Section 16-3-50)

- ☐ 1. A General Development Application
- ☐ 2. A copy of a current survey or the duly approved and recorded subdivision plat covering the subject lots where the proposal is for development on previously subdivided or platted lots;
- ☐ 3. A brief written description of the proposed development signed by the applicant;
- ☐ 4. Special Fee and Cost Reimbursement Agreement completed. *\*major impact only*
- ☐ 5. Public Notice.
  - a) List. A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
  - b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
  - c) Applicant is responsible for posting the property and submittal of proof of posting the public notice.

- ☐ 6. Developments involving construction shall provide the following information:
- (i) A development plan map, at a scale of one (1) inch equals fifty (50) feet or larger with title, date, north arrow and scale on a minimum sheet size of eight and one-half (8½) inches by eleven (11) inches, which depicts the area within the boundaries of the subject lot, including:
    - a. The locations of existing and proposed land uses, the number of dwelling units and the square footage of building space devoted to each use;
    - b. The location and dimensions, including building heights, of all existing and proposed Buildings or structures and setbacks from lot lines or building envelopes where exact dimensions are not available;
    - c. Parking spaces;
    - d. Utility distribution systems, utility lines, and utility easements;
    - e. Drainage improvements and drainage easements;
    - f. Roads, alleys, curbs, curb cuts and other access improvements;
    - g. Any other improvements;
    - h. Any proposed reservations or dedications of public right-of-way, easements or other public lands, and
    - i. Existing topography and any proposed changes in topography, using five-foot contour intervals or ten-foot contour intervals in rugged topography.
  - (ii) 24" x 36" paper prints certified by a licensed engineer and drawn to meet City specifications to depict the following:
    - a. Utility plans for water, sanitary sewer, storm sewer, electric, gas and telephone lines;
    - b. Plans and profiles for sanitary and storm sewers; and
    - c. Profiles for municipal water lines; and
    - d. Street plans and profiles.
  - (iii) Developments in the major impact review procedure shall provide a development plan map on paper prints of twenty-four (24) inches by thirty-six (36) inches, with north arrow and scale, and with title and date in lower right corner, at a scale of one (1) inch equals fifty (50) feet or larger which depicts the area within the boundaries of the subject lots and including those items in Section 16-3-40(a)(3).

- ☐ 7. Any request for zoning action, including review criteria for a requested conditional use (Sec. 16-4-190 ) or zoning variance (Sec. 16-4-180);

- ☐ 8. Any subdivision request including a plat meeting the requirements of Section 16-6-110;
- ☐ 9. Any other information which the Administrator determines is necessary to determine whether the proposed development complies with this Code, including but not limited to the following:

(i) A tabular summary of the development proposal, which identifies the total proposed development area in acres, with a breakdown of the percentages and amounts devoted to specific land uses; total number and type of proposed residential units; total number of square feet of proposed nonresidential space; number of proposed lots; and sufficient information to demonstrate that the plat conforms with all applicable dimensional standards and off-street parking requirements.

(ii) A description of those soil characteristics of the site which would have a significant influence on the proposed use of the land, with supporting soil maps, soil logs and classifications sufficient to enable evaluation of soil suitability for development purposes. Data furnished by the USDA Natural Resource Conservation Service or a licensed engineer shall be used. The data shall include the shrink/swell potential of the soils, the groundwater levels and the resulting foundation requirements. Additional data may be required by the City if deemed to be warranted due to unusual site conditions.

(iii) A report on the geologic characteristics of the area, including any potential natural or man-made hazards which would have a significant influence on the proposed use of the land, including but not limited to hazards from steep or unstable slopes, rockfall, faults, ground subsidence or radiation, a determination of what effect such factors would have, and proposed corrective or protective measures.

(iv) Engineering specifications for any improvements.

(v) A plan for erosion and sediment control, stabilization and revegetation.

(vi) A traffic analysis prepared by a qualified expert, including projections of traffic volumes to be generated by the development and traffic flow patterns, to determine the impacts of a proposed development on surrounding City streets and to evaluate the need for road improvements to be made.

(vii) A storm drainage analysis consisting of the following:

(a) A layout map (which may be combined with the topographic map) showing the method of moving storm sewer water through the subdivision shall be provided. The map shall also show runoff concentrations in acres of drainage area on each street entering each intersection. Flow arrows shall clearly show the complete runoff flow pattern at each intersection. The location, size and grades of culverts, drain inlets and storm drainage sewers shall be shown, as applicable.

(b) The applicant shall demonstrate the adequacy of drainage outlets by plan, cross-section and/or notes and explain how diverted stormwater will be handled after it leaves the subdivision. Details for ditches and culverts shall be submitted, as applicable.

(c) The projected quantity of stormwater entering the subdivision naturally from areas outside of subdivision and the quantities of flow at each pickup point shall be calculated.

(viii) Evidence of adequate water supply and sanitary sewer service - Data addressing the population planned to occupy the proposed subdivision and future development phases and other developments that may need to be served by extensions of the proposed water supply and sewage disposal systems. The resulting domestic, irrigation and fire flow demands shall be expressed in terms of gallons of

water needed on an average day and at peak time, and the resulting amounts of sewage to be treated shall be expressed in gallons per day.

(ix) An analysis shall be submitted addressing how water for domestic use and for fire flows is to be provided, along with the collection and treatment of sewage generated by the property to be subdivided.

(x) A statement shall be submitted addressing the quantity, quality and availability of any water that is attached to the land.

(xi) A preliminary estimate of the cost of all required public improvements, tentative development schedule (with development phases identified), proposed or existing covenants and proposed maintenance and performance guarantees. The applicant shall submit, at least in summary or outline form, any agreements as may be required by Section 16-2-70, relating to improvements and dedications.

(xii) If intending to use solar design in the development, include a description of the steps that have been taken to protect and enhance the use of solar energy in the proposed subdivision. This shall include how the streets and lots have been laid out and how the buildings will be sited to enhance solar energy usage.

(xiii) If applicable, a report shall be submitted identifying the location of the one-hundred-year floodplain and the drainageways near or affecting the property being subdivided. If any portion of a one-hundred-year floodplain is located on the property, the applicant shall also identify the floodway and floodway fringe area. The applicant shall also describe the steps that will be taken to ensure that development locating in the floodway fringe area is accomplished in a manner which meets Federal Insurance Administration standards.

(xiv) If applicable, a report shall be submitted on the location of wetlands, as defined by the U.S. Army Corp of Engineers, on or affecting the property being subdivided. The report shall outline the development techniques planned to ensure compliance with federal, state and local regulations.

(xv) A landscape plan, meeting the specifications of Section 16-8-90.

(xvi) If applicable, a description of how the proposal will comply with the standards of any of the overlays.

(xvii) A site plan for parks, trails and/or open space meeting the requirements of Section 16-6-110 below. If an alternate site dedication or fee in lieu of dedication is proposed, detailed information about the proposal shall be submitted.

(xviii) All development and subdivision naming shall be subject to approval by the City. No development or subdivision name shall be used which will duplicate or be confused with the name of any existing street or development in the City or the County;

☐ 10. An access permit from the Colorado Department of Transportation; and

☐ 11. A plan for locations and specifications of street lights, signs and traffic control devices.

## 2. REVIEW STANDARDS (If necessary, attach additional sheets)

The application for Limited or Major Impact Review shall comply with the following standards.

1. **Consistency with Comprehensive Plan.** The use shall be consistent with the City's Comprehensive Plan.

The sub-dividing and re-zoning of the lot will be consistent with the city's comprehensive plan of high density residential housing.

2. **Conformance to Code.** The use shall conform to all other applicable provisions of this Land Use Code, including, but not limited to:

- a. **Zoning District Standards.** The purpose of the zone district in which it is located, the dimensional standards of that zone district, and any standards applicable to the particular use, all as specified in Article 5, Use and Dimensional Standards.

The sub-dividing and re-zoning of the lot will meet the R-3 and R-4 requirements.

- b. **Site Development Standards.** The parking, landscaping, sign and improvements standards.

N/A

3. **Use Appropriate and Compatible.** The use shall be appropriate to its proposed location and be compatible with the character of neighboring uses, or enhance the mixture of complementary uses and activities in the immediate vicinity.

Other residential dwellings within the subdivision have been constructed and managed in the same way that is being proposed.



- 4. Nuisance.** The operating characteristics of the use shall not create a nuisance and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors, vibrations, glare, and similar conditions.

The sub-dividing and re-zoning of the lot is for the purpose of building residential dwellings.  
The residential dwellings will not create any nuisance to the public or surrounding area.

- 5. Facilities.** There shall be adequate public facilities in place to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies which the use would cause.

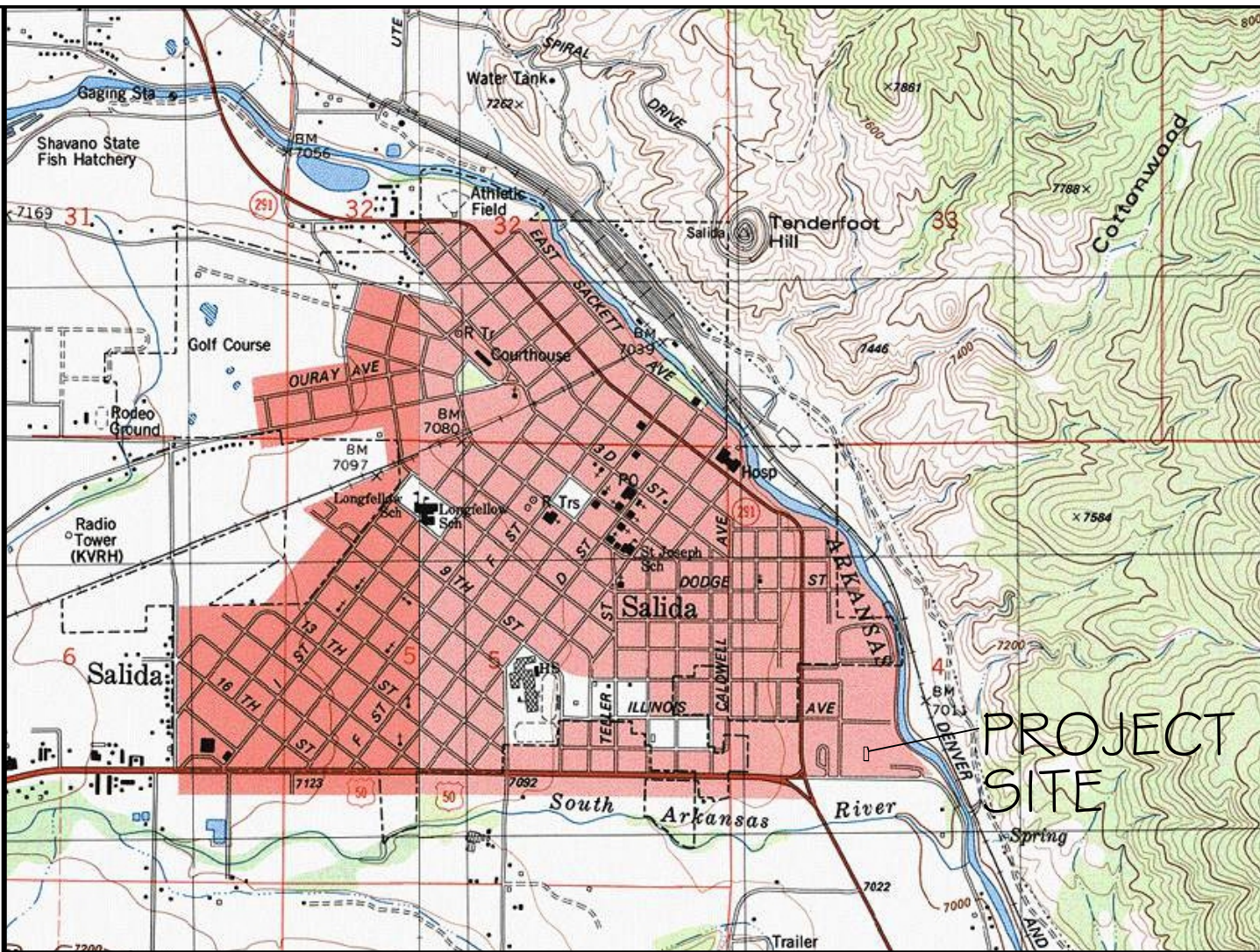
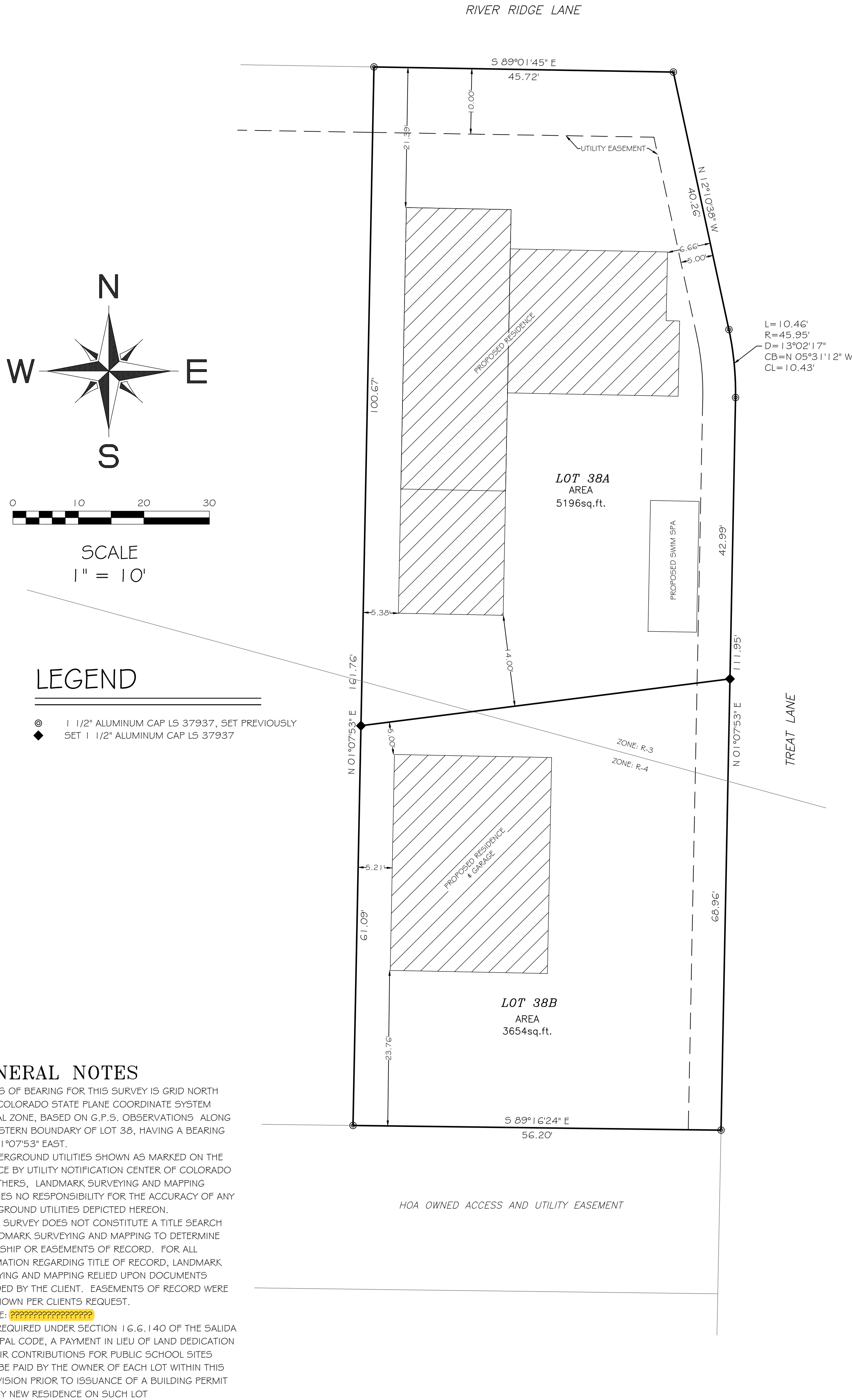
N/A

- 6. Environment.** The use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features. As applicable, the proposed use shall mitigate its adverse impacts on the environment.

N/A



MEREDITH MINOR SUBDIVISION  
OF LOT 38, RIVER RIDGE  
CITY OF SALIDA  
CHAFFEE COUNTY, COLORADO



VICINITY MAP  
NOT TO SCALE

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS THAT SHANE & TALINE MEREDITH, THE FEE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 38, RIVER RIDGE  
CITY OF SALIDA, CHAFFEE COUNTY, COLORADO

HAS LAID-OUT, PLATTED AND SUBDIVIDED THE SAME INTO 2 LOTS AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF:

MEREDITH MINOR SUBDIVISION  
IN THE  
CITY OF SALIDA  
CHAFFEE COUNTY, COLORADO

IN WITNESS WHEREOF THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXCUTED  
THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_

BY: SHANE MEREDITH

BY: TALINE MEREDITH

COUNTY OF \_\_\_\_ )  
SS. )

STATE OF \_\_\_\_ )

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_, BY SHANE & TALINE MEREDITH. WITNESS MY HAND AND SEAL.

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

NOTARY PUBLIC

ACKNOWLEDGMENT OF LIEN HOLDER

\_\_\_\_, AS LIEN HOLDER, HEREBY ACKNOWLEDGES AND APPROVES THE TERMS, CONDITIONS AND DEDICATION AS DISCLOSED UPON THIS PLAT.

REPRESENTATIVE DATE

COUNTY OF \_\_\_\_ )  
SS. )

STATE OF \_\_\_\_ )

THE FORGOING ACKNOWLEDGMENT OF LIEN HOLDER WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_, 2019, BY \_\_\_\_, WITNESS MY HAND AND SEAL.

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

NOTARY PUBLIC

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 SHANE & TALINE MEREDITH, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

TITLE AGENT

CITY OF SALIDA ACCEPTANCE

THE UNDERSIGNED CHAIR OF THE PLANNING COMMISSION OF THE CITY OF SALIDA, COLORADO, DOES HEREBY ACKNOWLEDGE AND ACCEPT THIS MINOR SUBDIVISION PLAT. DATED THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_.

CHAIR OF PLANNING COMMISSION, CITY OF SALIDA

CLERK AND RECORDER'S CERTIFICATE

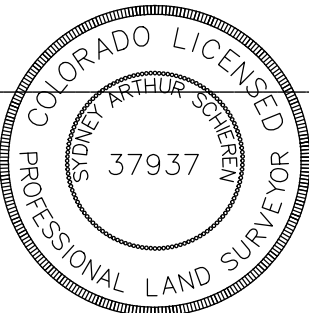
THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT \_\_\_\_ M. ON THIS \_\_\_\_ DAY OF \_\_\_\_, 20\_\_ UNDER RECEPTION NUMBER \_\_\_\_.

CHAFFEE COUNTY CLERK AND RECORDER

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



REVISED: DECEMBER 6, 2023	<b>MEREDITH MINOR SUBDIVISION</b>
	OF LOT 38, RIVER RIDGE CITY OF SALIDA CHAFFEE COUNTY, COLORADO
JOB # 23133	<b>LANDMARK SURVEYING &amp; MAPPING</b>
DATE: DECEMBER 5, 2023	P.O. BOX 668 SALIDA, CO 81201 PH 719.539.4021 FAX 719.539.4031
SHEET 1 OF 1	