



BOARD OF ADJUSTMENT REGULAR MEETING

City Council Chambers, 448 E. 1st Street, Salida, CO
May 26, 2020 - 6:00 PM

AGENDA

CALL TO ORDER BY CHAIRMAN

ROLL CALL

APPROVAL OF THE MINUTES

1. [BOA - 02/24/2020 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. [Bourget Variance request - The purpose of the request is to receive a variance from the minimum setback of twenty \(20\) feet required for the rear yard setback of the primary structure. The applicant is requesting a minimum allowed rear yard setback of 5' to build an attached garage to the proposed primary structure at 326 Crestone Avenue, Unit C.](#)

UNFINISHED BUSINESS

NEW BUSINESS

BOARD COMMENTS

ADJOURN

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the Community Development Department at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2626 at least 48 hours in advance.

MEETING DATE: Monday, February 24, 2020
MEETING TIME: 6:00 PM
MEETING LOCATION: City Council Chambers, 448 E. First Street, Suite 190, Salida, CO

Present: Follet, Bomer, Denning, Kriebel, Steimle, Dockery, Mendelson, Walker, Van Nimwegen, Jefferson, Almquist, Attorney Nina Williams

Absent:

AGENDA SECTION:

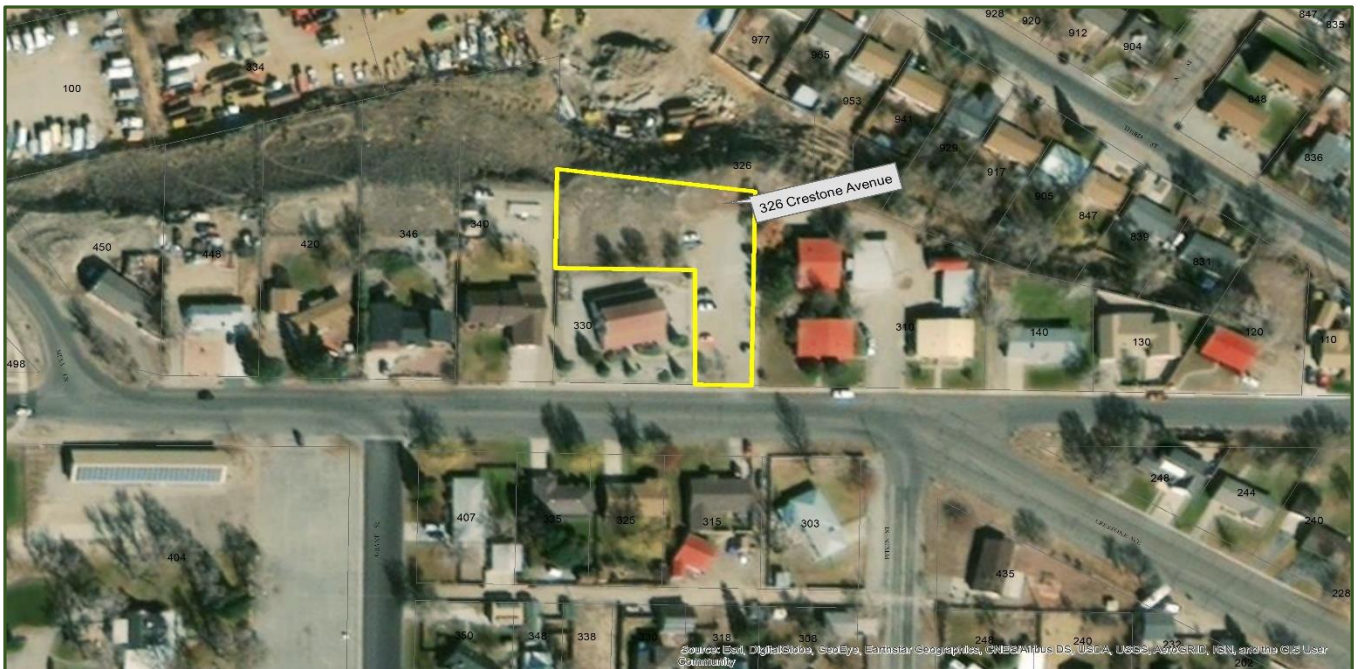
- I. CALL TO ORDER BY Follet: - 6:00 PM**
- II. ROLL CALL:**
- III. APPROVAL OF THE MINUTES – November 25, 2019 – Bomer** made a motion to approve the minutes as written. **Denning** seconded the motion. All were in favor and the motion carried.
- IV. UNSCHEDULED CITIZENS – None**
- V. AMENDMENTS TO AGENDA - None**
- VI. PUBLIC HEARINGS –**
- 1. Buskist Variance Application -** The purpose of the request is to receive a variance from the required 30' front setback in the Single-family (R-1) zone district. The applicant is requesting a variance of 13 feet for an addition to the existing garage. The corner of the existing garage is set back 17 feet from the front lot line facing W. Park Ave. The property is located at 325 W. Park Avenue.
- A. Open Public Hearing: 6:03 PM**
 - B. Staff Review of Application.** **Almquist** gave an overview of the application and stated that staff supports the variance request.
 - C. Applicant's Presentation: Property owner, Kyle Buskist and Deke Spillyards** were available to answer questions. **Mendelson** asked if he was still planning on building an ADU and Buskist said no not at this time because they could not meet the setback for the second floor.
 - D. Public Input- None**
 - E. Closed Public Hearing - 6:12 PM**
 - F. Board Discussion –Follet** opened the Commission discussion and asked for clarification of the variance request because it looks exactly like what the Board approved for the applicant on April 22, 2019. **Buskist** said that his draftsman did not have the correct survey when he drew up the plans for the garage and ADU. When they received the survey they didn't have the setback that they originally thought they had and that is why they needed to request another variance. He said that nothing else has changed.
 - G. Board decision -** A motion was made by **Steimle** to approve the variance request as presented.
Mendelson seconded the motion. With all in consensus the motion carried.
- IX. UNFINISHED BUSINESS-**
- X. NEW BUSINESS-**
- XI. BOARD COMMENTS-**
- XII. ADJOURN:** With no further business to come before the Board of Adjustment, the meeting adjourned at 6:34 pm.

REQUEST FOR BOARD OF ADJUSTMENT ACTION

MEETING DATE: May 26, 2020	AGENDA ITEM NO. 1.	PRESENTED BY: Kristi Jefferson
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REQUEST:

The purpose of the request is to receive a variance from the minimum setback of twenty (20) feet required for the rear yard of the primary structure. The applicant is requesting a minimum allowed rear yard setback of 5' to build an attached garage to the proposed primary structure at 326 Crestone Avenue, Unit C.



BACKGROUND:

The subject property is located at 326 Crestone Avenue on Lot 1 of the Cordova Minor Subdivision. The property is within the Medium Density Residential Zone District (R-2). The adjacent zoning to the north of this parcel is Commercial (C-1) and Single-family Residential (R-1) is to the south of this parcel. Surrounding properties are primarily multi-family apartment buildings, single-family residences and commercial heavy equipment storage.

On July 23, 2018 the Planning Commission approved a limited impact review request for multiple principal structures on the vacant lot. The approval was for the construction of a duplex with attached garages and a single-family residence with an attached garage. Principal structures are required to meet primary setbacks.

The duplex is complete and now the applicant is ready for the construction of the single-family residence and is not able to meet the required 20' rear setback for the primary structure with an attached garage.

The proposed site plan is identical to what was presented on July 23, 2018. At that time staff identified the setback issue. The applicant has tried to fit the new home and garage within the setbacks.

VARIANCE PROCESS:

Variations are addressed in the City's Code of Ordinances, Section 16-4-180, Zoning Variations. Variations may be granted from the standards of the underlying zone district and shall be authorized only for

REQUEST FOR BOARD OF ADJUSTMENT ACTION

MEETING DATE: May 26, 2020	AGENDA ITEM NO. 1.	PRESENTED BY: Kristi Jefferson
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maximum height, minimum floor area, maximum lot coverage, maximum lot size, minimum setbacks and parking requirements.

The Board of Adjustment holds a public hearing after fifteen (15) days advance notice of the hearing. The public hearing shall be held, at which any person may appear or be represented by an agent or attorney. The Board may describe appropriate conditions and safeguards in conformity with the Zoning title of the City Code.

NOTICE:

Staff advertised the proposed variance request in the May 08, 2020 Mountain Mail for the May 26th Board of Adjustment public hearing. Notices were mailed to landowners within 175' of the property describing the request and public hearing.

REQUIRED SHOWING AND STAFF ANALYSIS (Section 16-4-180): The applicant shall demonstrate a majority of the following to the Board of Adjustment before a variance may be authorized:

(1) Special Circumstances Exist. There are special circumstances or conditions which are peculiar to the land or building for which the variance is sought that do not apply generally to land or buildings in the neighborhood.

- Special circumstances do exist because of the odd shape of the lot, utility and access easements and the required access to the garage of the duplex. The buildable area of the lot is reduced quite a bit by the easements making it difficult to build the residence with an attached garage and meet primary setbacks.

- The applicant tried arranging the single-family residence with a detached garage to meet the primary setbacks for the house and accessory structure setbacks for a detached garage. He was unable to meet the setback requirements with a detached garage because of the odd shape of the lot, the utility and access easements and the access to the duplex.



- This photo shows where the corner of the house would be if the garage is detached which makes it difficult for vehicles to back out of the existing duplex garages.

(2) Not result of Applicant. The special circumstances and conditions have not resulted from any action of the applicant.

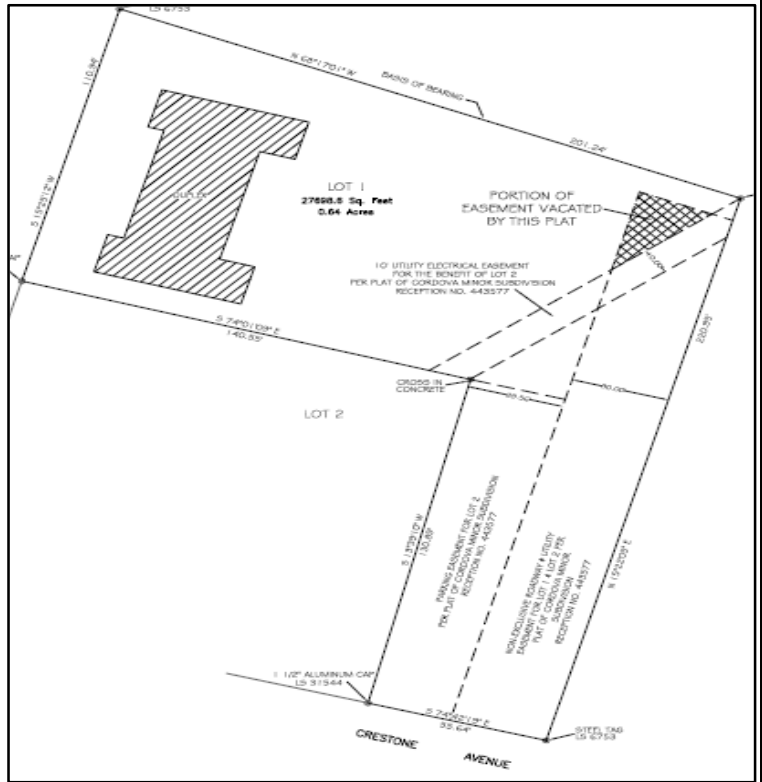
- The odd shape of the lot and easement constraints are not a result of the applicant.

(3) Strict Application Deprives Reasonable Use. The special circumstances and conditions are such that the strict application of the provisions of this Chapter would deprive the applicant a reasonable use of the building or land.

REQUEST FOR BOARD OF ADJUSTMENT ACTION

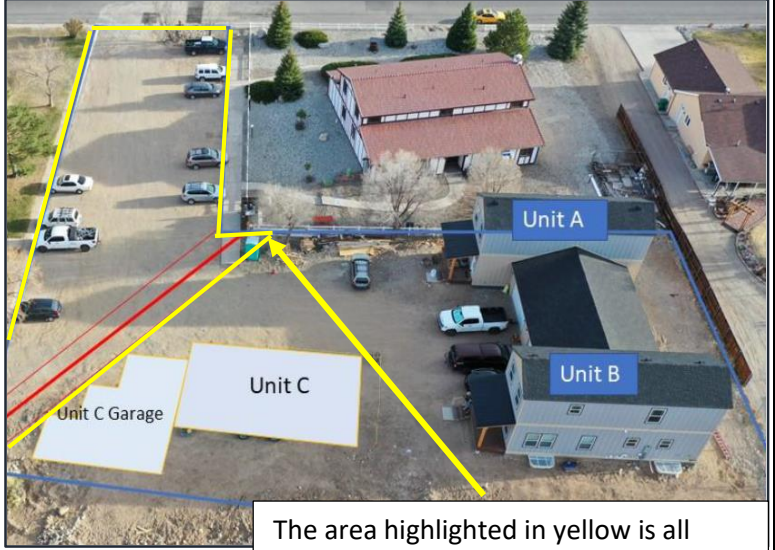
MEETING DATE: May 26, 2020	AGENDA ITEM NO. 1.	PRESENTED BY: Kristi Jefferson
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- The special circumstances and conditions are:
 - The odd shape of the lot as shown in the illustration and in the application materials.
 - There are two easements covering 7,500 square feet of the southern portion of the lot fronting Crestone Avenue. The first is a parking easement for Lot 2 of the Cordova Minor Subdivision and the second is a non-exclusive roadway and utility easement for Lot 1 and 2 of the Cordova Minor Subdivision.
 - The access to and from the garage of the duplex.



- Strict application would deprive the applicant from constructing an attached garage. It might be possible to build a small detached garage but with the utility easement the garage wouldn't be big enough to allow for vehicle parking within a small detached garage.
- Without the diagonal utility easement, the applicant could construct a detached garage and meet the 5' rear yard setback for accessory structures.

(4) Variance is Necessary to Provide Reasonable Use. The granting of the variance is necessary to provide the applicant a reasonable use of the land or building.



The area highlighted in yellow is all easements and unbuildable area.

- The variance is not necessary to provide reasonable use of the property. The applicant would still have reasonable use of the property and could build the single-family residence without garage. Attached garages are part of the design for the recent additions to the site.

(5) Minimum Variance. The granting of the variance is the minimum necessary to make possible the reasonable use of the land or building.



REQUEST FOR BOARD OF ADJUSTMENT ACTION

MEETING DATE: May 26, 2020	AGENDA ITEM NO. 1.	PRESENTED BY: Kristi Jefferson
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- The applicant is requesting the variance so that the access to the existing duplex is not restricted as shown in the application materials. The encroachment has been limited to only the attached garage.
- (6) No Injury to the Neighborhood. The granting of the variance will not be injurious to the neighborhood surrounding the land where the variance is proposed, and is otherwise not detrimental to the public welfare or the environment.
- The granting of the variance will not be injurious to the neighborhood as the rear property line is on a steep slope above the adjoining property. The adjoining property to the rear of this lot is used as heavy equipment storage and is zoned commercial.
 - Staff has not received concerns from any of the adjoining neighbors.
 - The Fire Chief and Public Works Director had no concerns with the proposed construction of the attached garage.
- (7) Consistency With Code. The granting of the variance is consistent with the general purposes and intent of this Land Use Code.
- The applicant complies with all other aspects of the code besides the proposed rear setback. Setbacks help provide open space and to address basic safety issues: distances between buildings decrease the potential damage in case of a fire, provide the room necessary for a homeowner to maintain his/her buildings on his/her own property.
 - The purpose of the Medium Density (R-2) zone district is to provide for residential neighborhoods comprised of detached single-family dwellings, duplex dwellings and multi-family residences. There are a variety of housing types on this lot including apartments and a duplex and single-family residence will be available on this property.

REVIEW AGENCIES: The Public Works Director, Fire Chief, and Chaffee County Building Department were invited to comment on the variance request. Staff received comments back from the Fire and Public Works Departments and they had no concerns with the request.

STAFF RECOMMENDATION:
Staff supports the proposed rear setback variance request from 20' to 5' for the construction of an attached garage. Staff believes the proposed variance meets criteria #'s 1, 6 and 7, and arguably meets criteria # 3. There will be no impact on adjoining neighbors and will result in a variety of housing on the property.

RECOMMENDED MOTION:
"I make a motion to approve the Bourget Variance request after a consideration and balance of the seven (7) criteria for Zoning Variances.

- Attachments:** Application materials
 Site plan
 Agency reviews
 Proof of publication

From: [Doug Bess](#)
To: [Kristi Jefferson](#)
Cc: [Kathy Rohrich](#); [David Lady](#); [Dan Swallow](#)
Subject: Re: Agency review - 326 Crestone Ave, Unit C
Date: Wednesday, May 06, 2020 11:37:58 AM

Kristi,
I have reviewed the variance request and have no concerns with it.

Thank you.

Doug Bess
Fire Chief
Salida/South Arkansas FPD
(719) 539-2212

Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

On Wed, May 6, 2020 at 10:50 AM Kristi Jefferson <kristi.jefferson@cityofsalida.com> wrote:

Attached is the agency review for the above address. The owner is going to be building another residential unit on the lot and would like to have an attached garage but cannot meet rear setbacks as proposed. Please let me know if you have any issues with the variance request.

Kristi Jefferson

Planner

City of Salida

448 East First Street

Suite 112

Salida, CO 81201

ph: 719-530-2626

fax: 719-539-5271

Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

From: [David Lady](#)
To: "[Kristi Jefferson](#)"; "[Doug Bess](#)"; "[Kathy Rohrich](#)"; "[Dan Swallow](#)"
Subject: RE: Agency review - 326 Crestone Ave, Unit C
Date: Thursday, May 07, 2020 11:43:25 AM

No concerns with PW.

David Lady, P.E.
Director of Public Works
City of Salida
Public Works Dept.
340 W. Hwy 291
Salida, CO 81201
719-539-6257 (o)
<http://cityofsalida.com/>

From: Kristi Jefferson [mailto:kristi.jefferson@cityofsalida.com]
Sent: Wednesday, May 6, 2020 10:50 AM
To: Doug Bess <doug.bess@cityofsalida.com>; 'Kathy Rohrich' <kathy.rohrich@cityofsalida.com>; 'David Lady' <david.lady@cityofsalida.com>; Dan Swallow <dswallow@chaffeecounty.org>
Subject: Agency review - 326 Crestone Ave, Unit C

Attached is the agency review for the above address. The owner is going to be building another residential unit on the lot and would like to have an attached garage but cannot meet rear setbacks as proposed. Please let me know if you have any issues with the variance request.

Kristi Jefferson
Planner
City of Salida
448 East First Street
Suite 112
Salida, CO 81201
ph: 719-530-2626
fax: 719-539-5271

Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.



GENERAL DEVELOPMENT APPLICATION

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

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

- Annexation
- Pre-Annexation Agreement
- Variance
- Appeal Application
- Certificate of Approval
- Creative Sign Permit
- Historic Landmark/District
- License to Encroach
- Text Amendment to Land Use Code
- Watershed Protection Permit
- Conditional Use
- Administrative Review: (Type)_____
- Limited Impact Review: (Type)_____
- Major Impact Review: (Type)_____
- Other:_____

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

A. Applicant Information

Name of Applicant: _____

Mailing Address: _____

Telephone Number: _____ FAX: _____

Email Address: _____

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: _____

Street Address: _____

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)

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 Mark Bourget Date 04-29-2020

Signature of property owner Mark Bourget Date 04-29-2020



VARIANCE APPLICATION

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

A. TYPE OF VARIANCE REQUESTED (Fill In Applicable Requests)

- 1. Variance from Maximum Height: Existing Height (in feet): Proposed Height (in feet):
2. Minimum Variance from Floor Area: Required Floor Area: Proposed Floor Area:
3. Variance from Maximum Lot Coverage: Allowed Lot Coverage: Proposed Lot Coverage:
4. Variance from Parking Requirements: Existing Spaces: Required Spaces:
Total Spaces Proposed: Percent Reduction Proposed:

5. Variance from Minimum Setback Requirements

- a. Setback Variance Information:
i. Type of setback: Front yard Rear yard Side yard
ii. Which direction: North South East West
Northeast Northwest Southeast Southwest
iii. Type of Building: Principal Accessory Building
iv. Current Setback:
v. Proposed Setback:
vi. Required Setback:
b. Second Setback Variance Information (if applicable):
i. Type of setback: Front yard Rear yard Side yard
ii. Which direction: North South East West
Northeast Northwest Southeast Southwest
iii. Type of Building: Principal Accessory Building
iv. Current Setback:
v. Proposed Setback:
vi. Required Setback:

6. Variance from Land Use Code Section:

B. DEVELOPMENT PROCESS (City Code Section 16-4-180)

1. Pre-Application Conference. Optional.
2. Submit Application.
3. Staff Review. Schedule Hearing. Forward Report to Applicant and Board.
4. Public Notice Provided For Hearing.
5. Public Hearing Conducted by Board and Action Taken.



C. APPLICATION CONTENTS

A digital copy of all application materials is required.

- 1. **General Development Application**
- 2. **Site Plan.** A site plan of the subject property, showing existing and proposed features, buildings, etc. which are relevant to the review of the application. **The copies shall only be accepted on 8½" x 11", 11" x 17" or 24"x 36" paper.**
- 3. **Required Showing.** The applicant shall indicate the way the proposal meets the required showing as outlined in the application.
- 4. **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.
- 5. **Application Fee.** \$500 cash or check made out to City of Salida.

D. REQUIRED SHOWING (If necessary, attach additional sheets)

The applicant shall demonstrate the following to the Board of Adjustment before a variance may be authorized:

1. Special Circumstances Exist. There are special circumstances or conditions which are peculiar to the land or building for which the variance is sought that do not apply generally to land or buildings in the neighborhood.

2. Not Result of Applicant. The special circumstances and conditions have not resulted from any act of the applicant.

3. Strict Application Deprives Reasonable Use. The special circumstances and conditions are such that the strict application of the provisions of this Land Use Code would deprive the applicant of reasonable use of the land or building.

4. Variance is Necessary to Provide Reasonable Use. The granting of the variance is necessary to provide the applicant a reasonable use of the land or building.

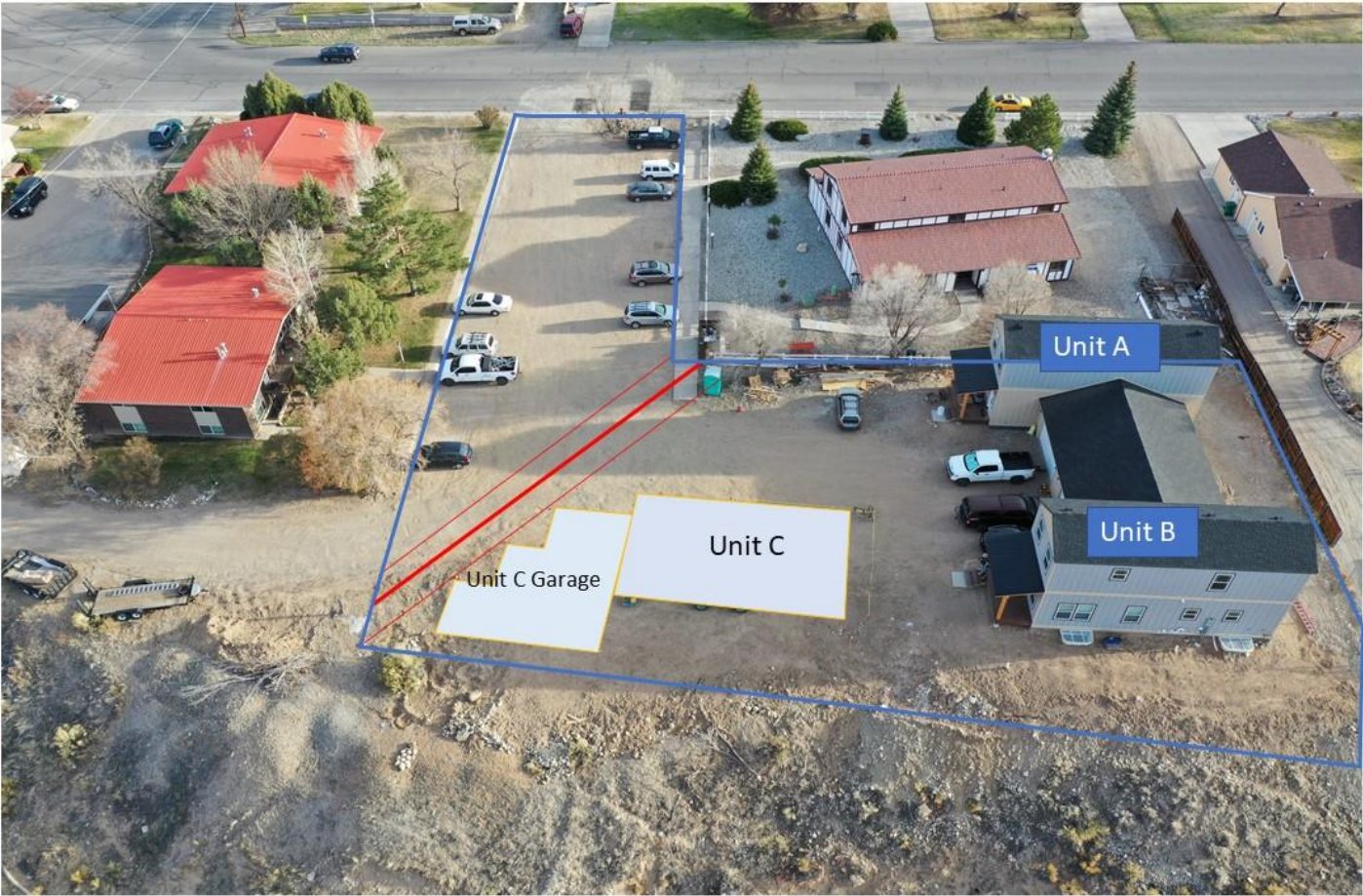
5. Minimum Variance. The granting of the variance is the minimum necessary to make possible the reasonable use of the land or building.

6. No Injury to Neighborhood. The granting of the variance will not be injurious to the neighborhood surrounding the land where the variance is proposed, and is otherwise not detrimental to the public welfare or the environment.

7. Consistent with Land Use Code. The granting of the variance is consistent with the general purposes and intent of the City's Land Use Code.

8. Existing Primary Structure. If the proposal is an addition to a primary structure which continues the existing building line the applicant must demonstrate that maintenance of the addition on the subject property is feasible and not injurious to adjacent neighbors.

Figure 1 - Lot 1 Overview



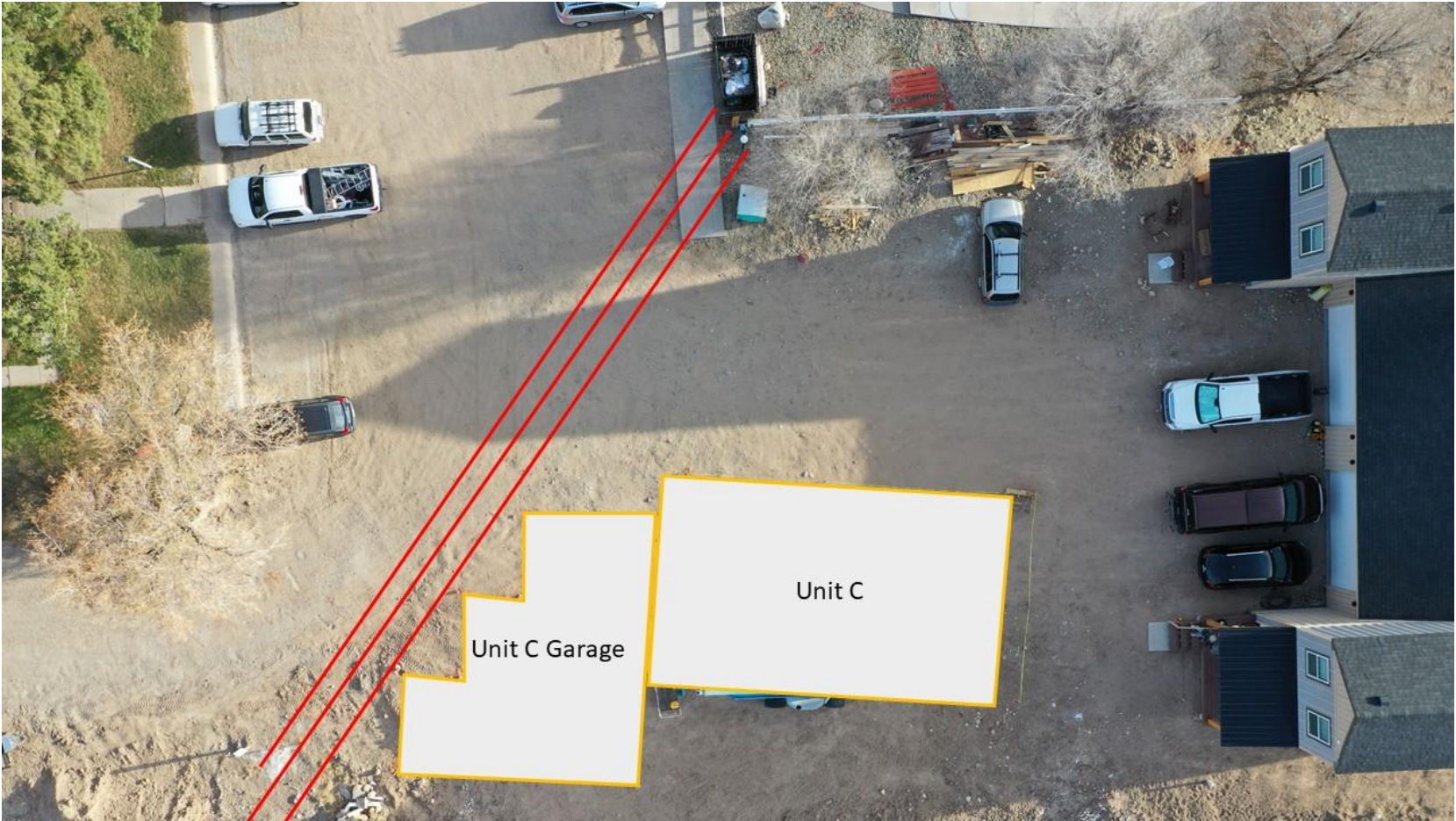


Figure 2 - Lot 1 Unit C Plan View

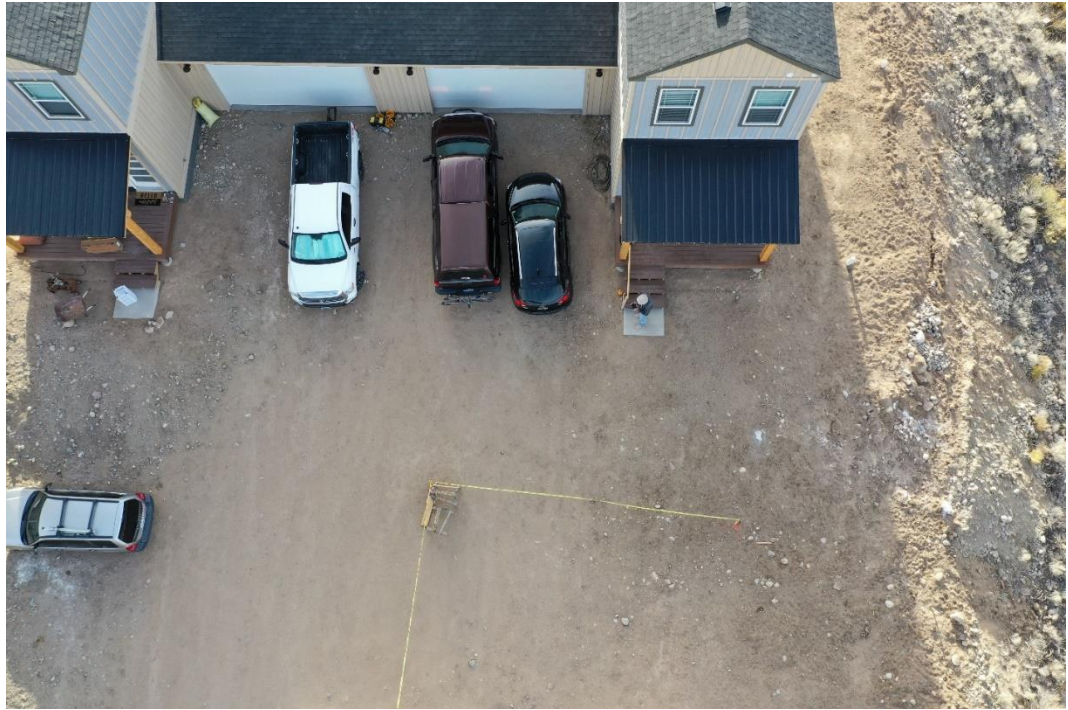


Figure 3 - Passenger Reverse 1 of 5



Figure 4 - Passenger Reverse 2 of 5



Figure 5 - Passenger Reverse 3 of 5

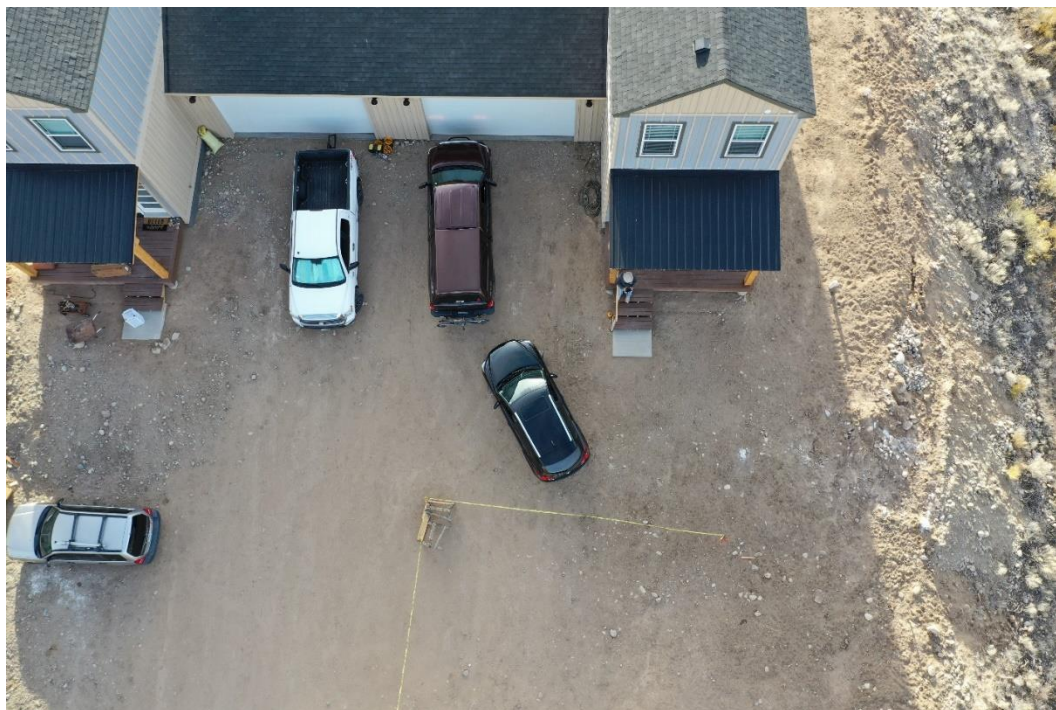


Figure 6 - Passenger Reverse 4 of 5



Figure 7 - Passenger Reverse 5 of 5

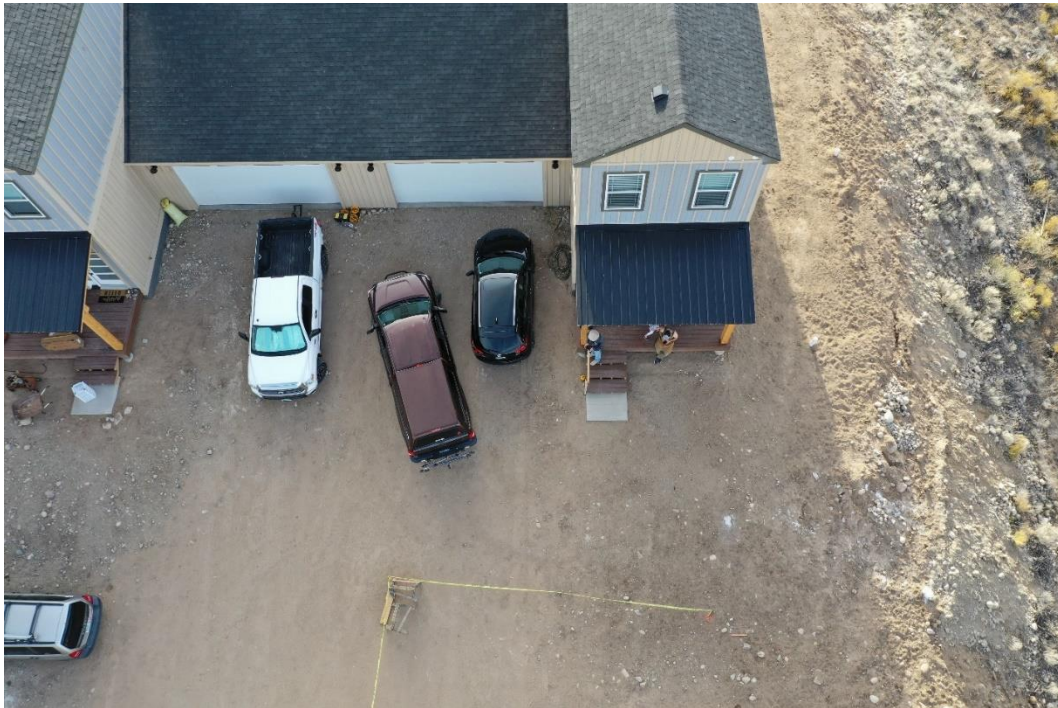


Figure 8 - Truck Reverse 1 of 5

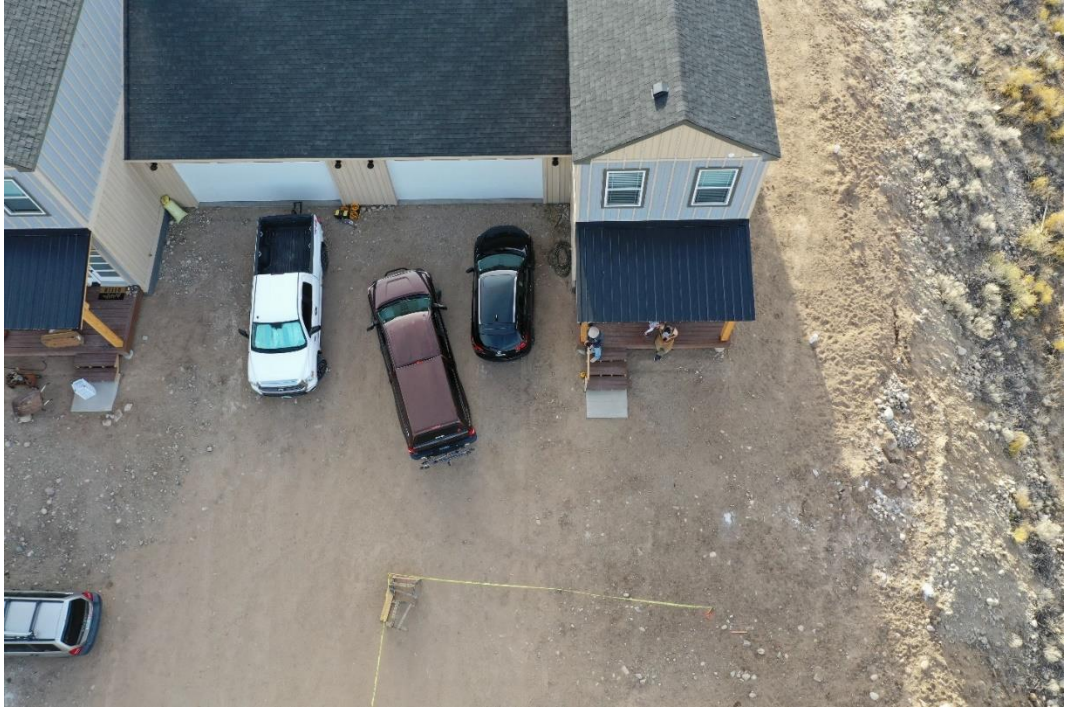


Figure 9 - Truck Reverse 2 of 5



Figure 10 - Truck Reverse 3 of 5

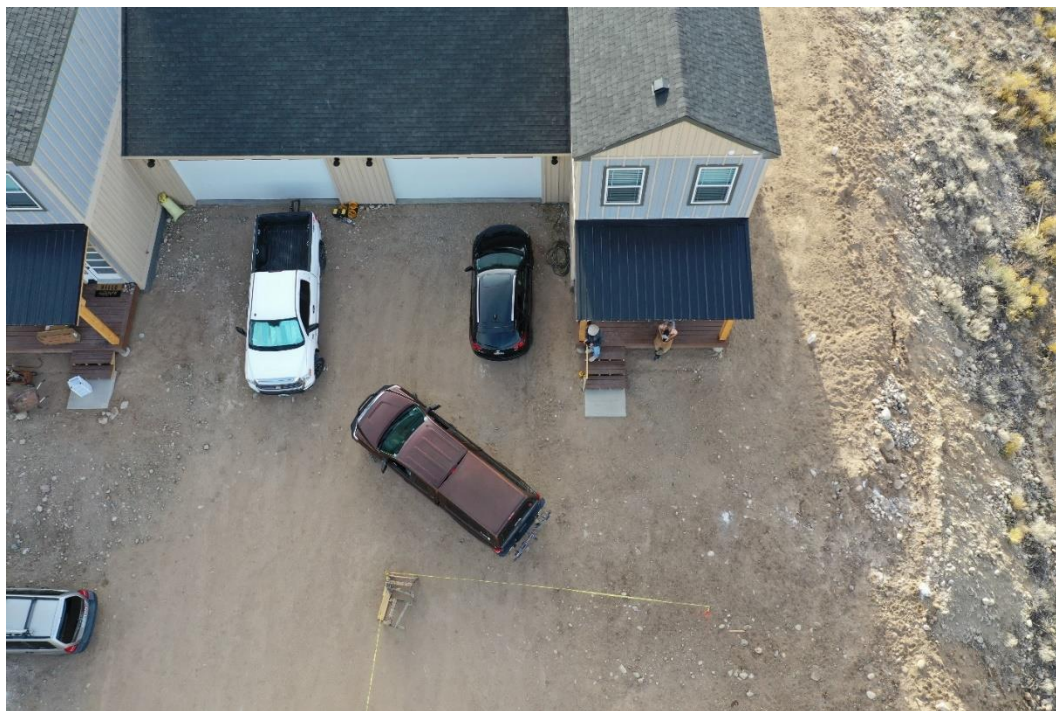


Figure 11 - Truck Reverse 4 of 5

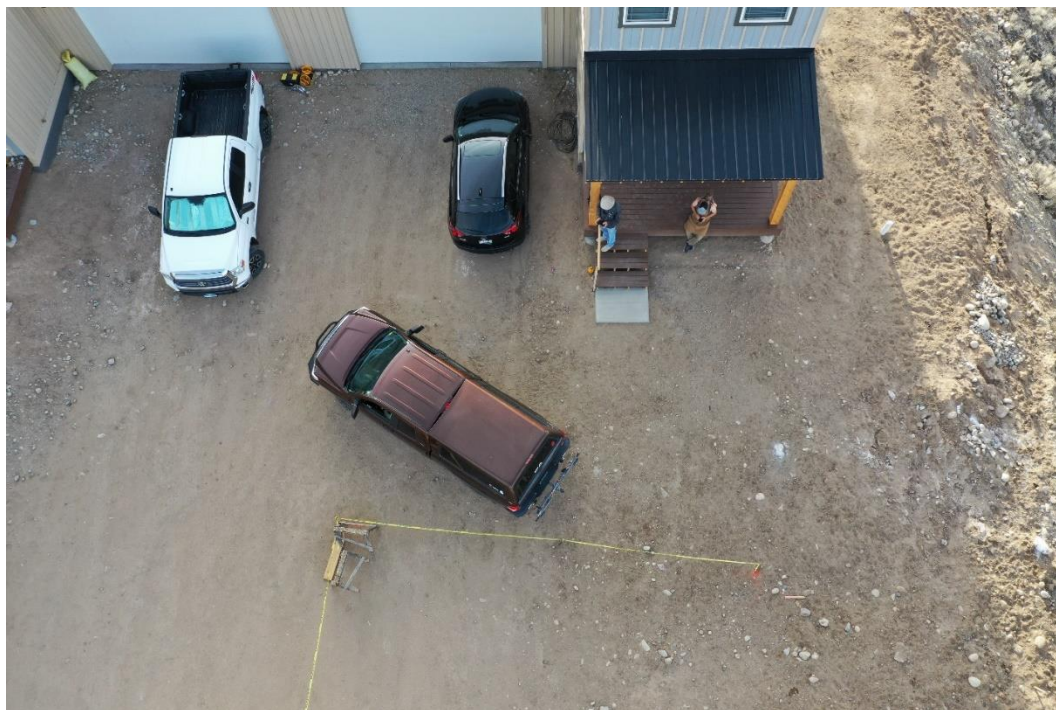
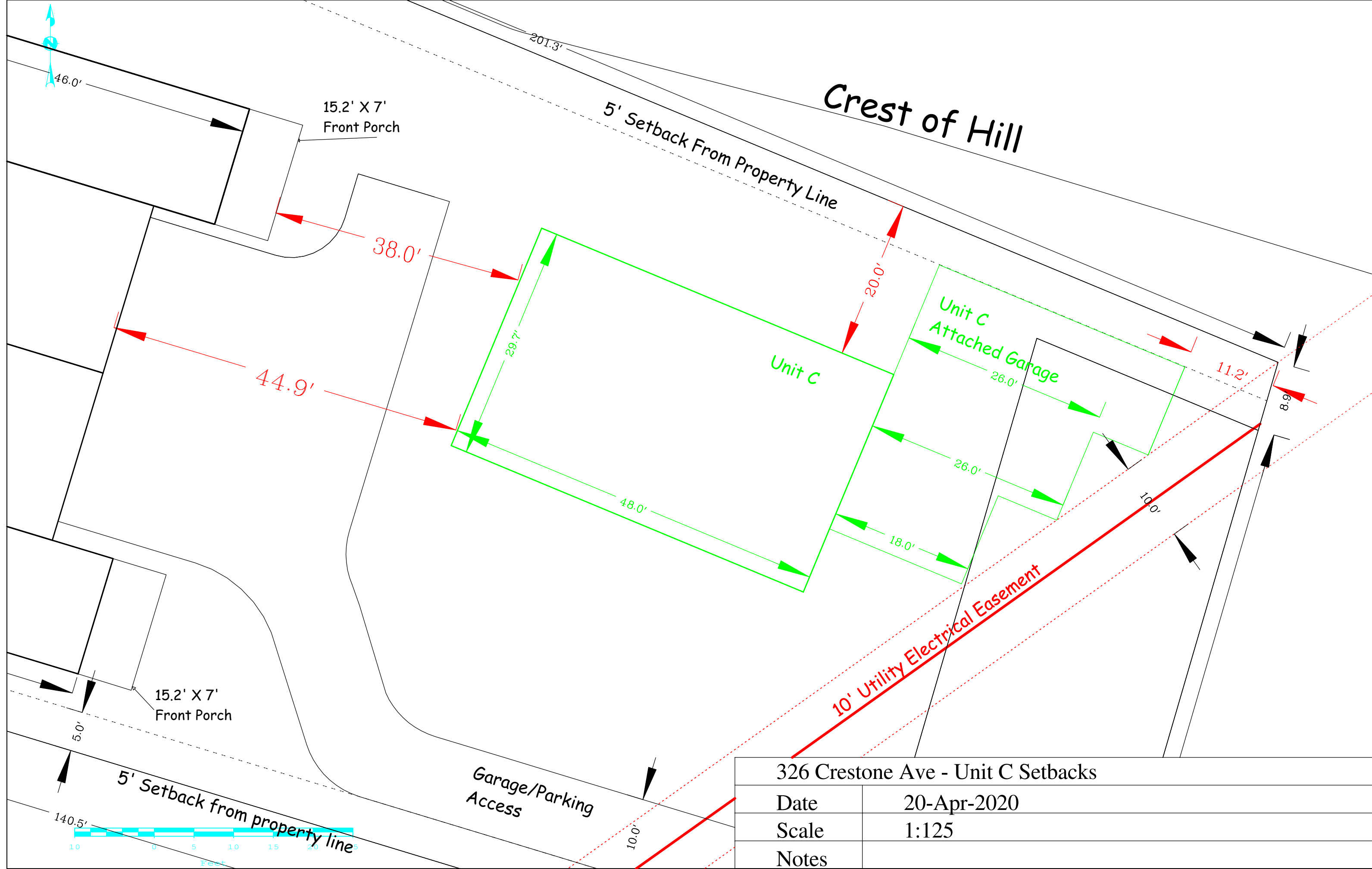


Figure 12 - Truck Reverse 5 of 5



Crest of Hill

5' Setback From Property Line

15.2' X 7'
Front Porch

38.0'

44.9'

29.7'

Unit C

Unit C
Attached Garage

26.0'

26.0'

48.0'

18.0'

11.2'

8.9'

10.0'

10' Utility Electrical Easement

15.2' X 7'
Front Porch

5.0'

5' Setback from property line

Garage/Parking
Access

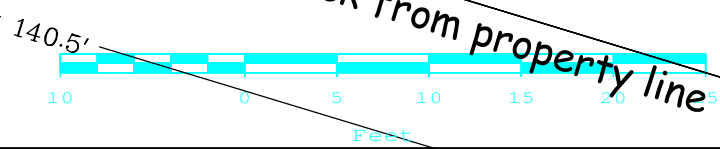
10.0'

326 Crestone Ave - Unit C Setbacks

Date 20-Apr-2020

Scale 1:125

Notes



140.5'

201.3'

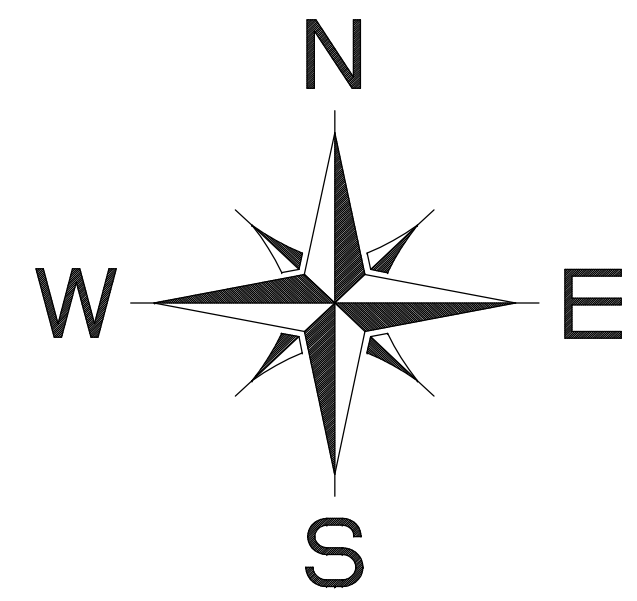
46.0'

Feet

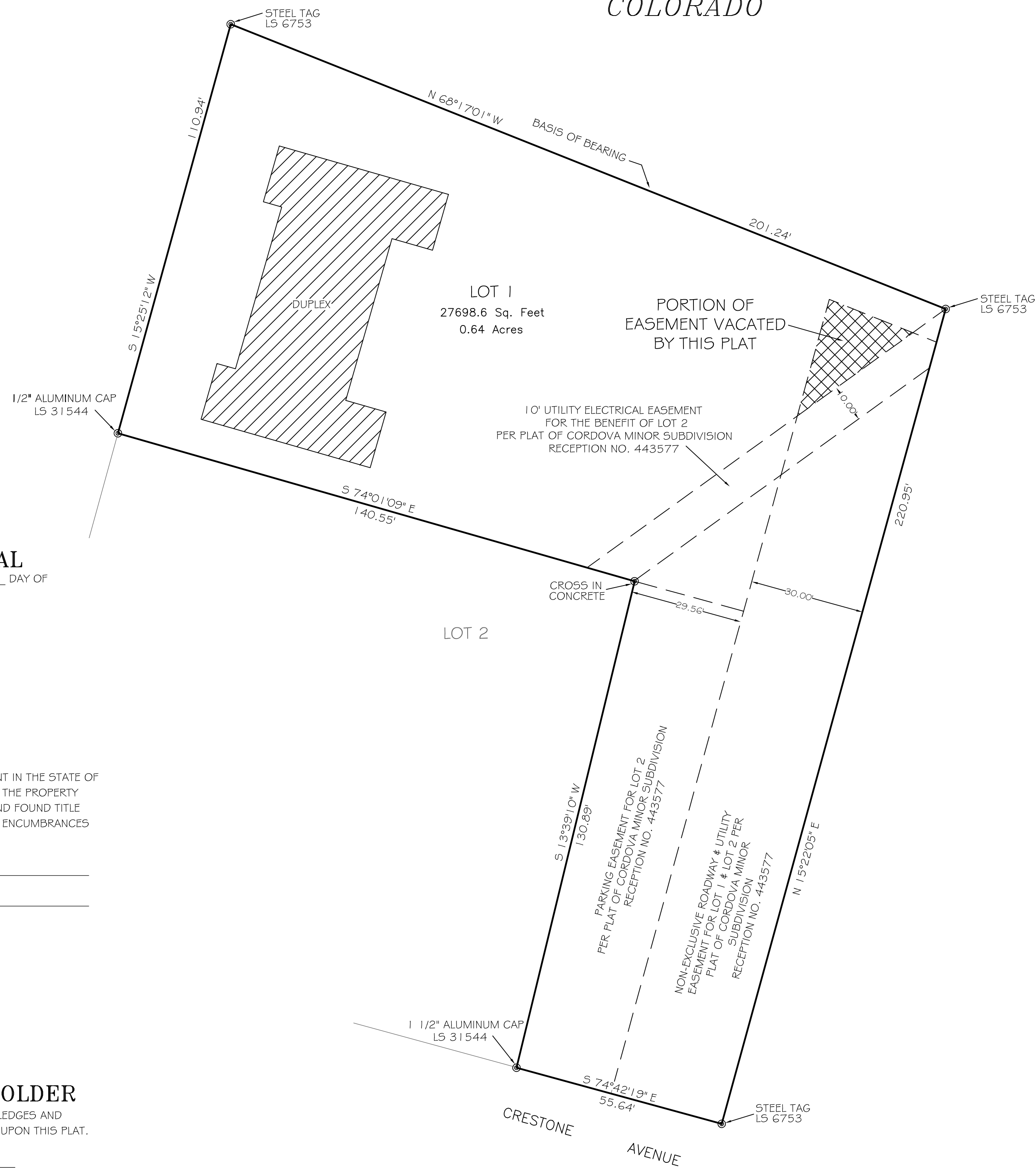


LOT 1 CORDOVA MINOR SUBDIVISION PLAT AMENDMENT

A PORTION OF SECTION 32, TOWNSHIP
50 NORTH, RANGE 9 EAST OF THE
NEW MEXICO PRINCIPAL MERIDIAN
CITY OF SALIDA, CHAFFEE COUNTY
COLORADO

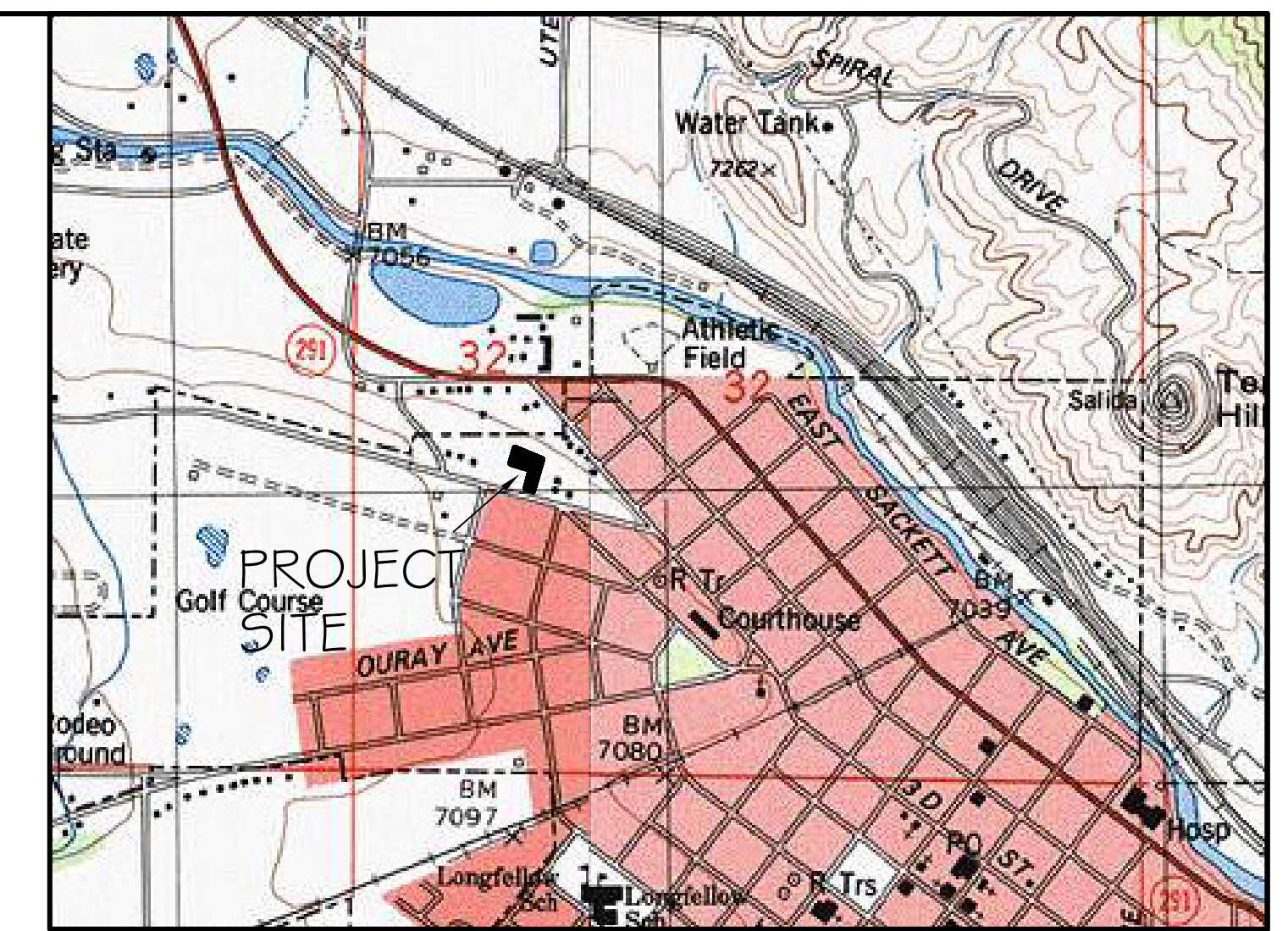


SCALE
1" = 20'



LEGEND

- ⊙ FOUND MONUMENT AS NOTED
- EASEMENT



VICINITY MAP
NOT TO SCALE

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 NORTH LINE OF SUBJECT PROPERTY BETWEEN TWO STEEL TAGS STAMPED L5 6753 HAVING A BEARING OF NORTH 68° 17' 01" WEST
- 2) THE PURPOSE OF THIS PLAT IS TO VACATE THE PORTION OF THE NON-EXCLUSIVE ROADWAY AND UTILITY EASEMENT THAT LIES NORTH OF THE 10 FOOT UTILITY EASEMENT SHOWN HEREON.
- 3) OWNERS OF SUBJECT PROPERTY:
MB3 PROPERTIES
2411 SANTE FE AVE.
LA JUNTA, CO 81050
- 4) ZONING: RESIDENTIAL

CITY ADMINISTRATOR APPROVAL

THIS PLAT IS APPROVED BY THE SALIDA CITY ADMINISTRATOR THIS ___ DAY OF _____, 2020.

CITY ADMINISTRATOR _____

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 MB3 PROPERTIES, LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS ___ DAY OF _____, 2020.

TITLE AGENT _____

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 _____, 2020, BY _____, WITNESS MY HAND AND SEAL.

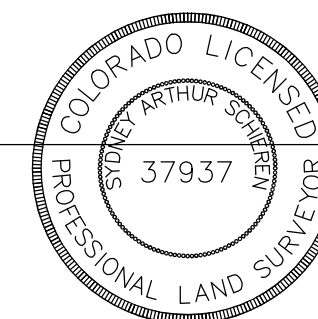
MY COMMISSION EXPIRES _____.

NOTARY PUBLIC _____

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



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 _____, 2020 UNDER RECEPTION NUMBER _____.

CHAFFEE COUNTY CLERK AND RECORDER _____

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED CERTIFIES THAT MB3 PROPERTIES, LLC IS THE OWNER OF THE FOLLOWING DESCRIBED LANDS:

LOT 1
CORDOVA MINOR SUBDIVISION
PER PLAT FILED JULY 23, 2007 AT RECEPTION NO. 368244 AND AMENDED PLAT FILED NOVEMBER 15, 2018 AT RECEPTION NO. 447011
IN THE TOWN (NOW CITY) OF SALIDA,
CHAFFEE COUNTY, COLORADO

HAVE BY THESE PRESENTS LAID OUT AND AMENDED LOT 1 AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF "LOT 1 CORDOVA MINOR SUBDIVISION PLAT AMENDMENT". THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS SHOWN HEREON.

EXECUTED THIS ___ DAY OF _____, 2020.

_____(REPRESENTATIVE)

MB3 PROPERTIES

COUNTY OF CHAFFEE)
) ss.
STATE OF COLORADO)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ___ DAY OF _____, 2020, BY _____, MB3 PROPERTIES (REPRESENTATIVE) WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC _____

REVISED:	LOT 1 CORDOVA MINOR SUBDIVISION PLAT AMENDMENT A PORTION OF SECTION 32, TOWNSHIP 50 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN CITY OF SALIDA, CHAFFEE COUNTY, COLORADO
JOB # 18165	
DATE: MARCH 10, 2020	
SHEET 1 OF 1	
LANDMARK SURVEYING & MAPPING P.O. BOX 668 SALIDA, CO 81201 PH 719.539.4021 FAX 719.539.4031	