

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 09
SERIES OF 2021**

AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, REZONING CERTAIN REAL PROPERTY KNOWN AS 900 J STREET FROM COMMERCIAL (C-1) TO MANUFACTURED HOUSING RESIDENTIAL (R-4)

WHEREAS, Landon Vigil (“Petitioner”) is the owner of a certain tract of land located in the City of Salida, at 900 J Street, described on Exhibit A attached hereto and incorporated herein by reference (hereinafter the “Property”); and

WHEREAS, pursuant to Section 16-4-210(a) of the Salida Municipal Code, Petitioner filed an application to re-zone the Property from Commercial (C-1) to Manufactured Housing Residential (R-4), and on May 24, 2021, the City of Salida Planning Commission considered the zoning application for the Property and recommended that the City Council zone the Property Manufactured Residential Housing (R-4); and

WHEREAS, as required by the Salida Municipal Code, a public hearing on the rezoning application for the Property was held on May 24, 2021 by the Planning Commission who found that the review standards for rezoning were met and made a recommendation of City Council approval; and

WHEREAS, after the positive recommendation was forwarded to the City Council, a public hearing was held by the Salida City Council on July 6, 2020.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, THAT:

1. The aforementioned recitals are hereby fully incorporated herein.
2. The Property described on Exhibit A is hereby zoned Manufactured Housing Residential District (R-4).
3. Promptly following adoption of this Ordinance, the City Administrator shall cause the terms of this Ordinance to be incorporated into the Official Zoning Map of the City pursuant to Section 16-4-210 of the Salida Municipal Code. The signed original copy of the Zoning Map shall be filed with the City Clerk. The Clerk shall also record a certified copy of this Ordinance with the Chaffee County Clerk and Recorder. The City staff is further directed to comply with all provisions of the Salida Land Use Regulations, SMC §16-1-10, *et seq.*, to implement the provisions of this Ordinance.

INTRODUCED ON FIRST READING, on June 01, 2021, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the City of Salida by the City Council on the ____ day of _____, 2021 and set for second reading and public hearing on the 6th day of July 2021.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED
PUBLISHED BY TITLE ONLY, by the City Council on the _____ day of July, 2021.

CITY OF SALIDA, COLORADO

P.T. Wood, Mayor

[SEAL]

ATTEST:

City Clerk/Deputy Clerk

EXHIBIT A

A tract of land in the Northwest quarter of the Northwest quarter (NW ¼ NW ¼) of Section 5, Township 49 North, Range 9 East, of the New Mexico Principal Meridian, Chaffee County, Colorado, described as follows:

Commencing at the intersection of the Extension of the Northeasterly sideline of 9th Street and the Northwesterly side lot line of "J" Street, according to the plat of Roller's Addition to the City of Salida, as filed for record on December 29, 1906;

thence Southwesterly, along the Northwesterly sideline of "J" Street, 60.5 feet to the point of beginning of the tract herein described;

thence from said point of beginning, Northwesterly parallel to 9th Street, 140.0 feet;

thence Southwesterly parallel to "J" Street, 75.0 feet;

thence Southeasterly parallel to 9th Street, 140.0 feet to the said Northwesterly sideline of "J" Street;

thence Northeasterly along the Northwesterly sideline of "J" Street, 75.0 feet to the point of beginning.

Also known by street address as: 900 J Street
and Assessor's schedule or parcel no.: 380705200280