



PLANNING COMMISSION STAFF REPORT

MEETING DATE: March 24, 2025

AGENDA ITEM TITLE: 223 W Third Street Minor Subdivision

AGENDA SECTION: Public Hearing

REQUEST:

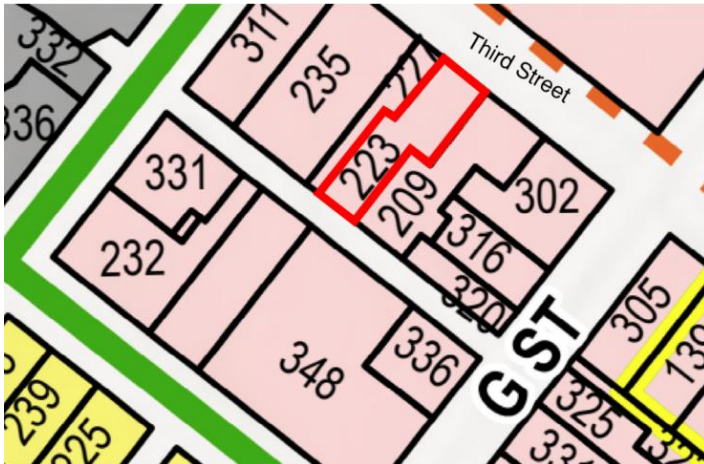
The request is for a Minor subdivision replat for the property known as Lot 1, Welch Replat and Subdivision, City of Salida, Chaffee County, Colorado into two separate lots.

APPLICANT:

The applicant is Conundrum Investment Trust, 223 W 3rd Street, Unit B, Salida, CO 81201.

LOCATION:

The subject property is described as Lot 1, Welch Replat and Subdivision, parcel number: 368132448318, located at 223 W. Third Street, Salida, CO 81201.



PROCESS:

A public hearing is conducted by the Planning Commission for the minor subdivision process, after publication of a public notice in a newspaper of general circulation, mailing letters to property owners within 175 feet and posting a sign on the property at least 15 days prior to the hearing. The Commission has the option to approve, approve with conditions, deny the application, or remand it back to the applicant with instructions for modification or additional information or action.

Approval of the minor subdivision shall constitute authorization to proceed with recording the plat and commencing with the Subdivision.

OBSERVATIONS:

1. This request is to subdivide Lot 1, Welch Replat and Subdivision Plat into two distinct lots with two distinct addresses.
2. This will be reversing a portion of a previous replat that combined two lots into one. (The applicant feels this was done based on a material misrepresentation of the property in a memorandum provided by the applicant; however, staff holds that since the previous replat was approved and recorded, and so much time has elapsed, that a new minor subdivision is warranted).

No subdivision plat meeting the requirements of Sec. 16-6-110 was included in the application, only an improvement survey plat which does not specify the exact dimensions of the newly proposed lots.

REVIEW STANDARDS

Conformance with Subdivision Review Standards (Section 16-6-120):

- 1) Conformance with the Comprehensive Plan. *The proposed subdivision carries out the purpose and spirit of the Comprehensive Plan and is compatible with surrounding land uses.*
- 2) Zone District Standards. *No draft subdivision plat was provided with the application to formally compare to zone district standards; however, the proposed subdivision is within the Central Business District (C-2) for which the underlying zone district standards are extremely permissive. .*
- 3) Improvements.
 - (i) Streets. Existing and proposed streets shall be suitable and adequate to carry anticipated traffic within and in the vicinity of the proposed subdivision.
Existing streets - n/a.

- (ii) Utilities. Existing and proposed utility services shall be suitable and adequate to meet the needs of the proposed subdivision.
 - a) *Appropriate public utilities are available to serve the proposed properties.*
 - b) *The draft plat indicates the two existing units have separate water lines and separate sewer services.*
 - c) *A shared utility easement for city public utilities has been provided and will be recorded with the plat.*

- (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.
Existing developed lots - n/a.

- 4) Natural Features. *There are no significant effects on natural features.*
- 5) Floodplains. *n/a The properties are outside the 100-year floodplain.*
- 6) Noise Reduction. *n/a The properties do not border or contain a highway.*
- 7) Future Streets. *n/a The proposed minor subdivision does not require future streets.*
- 8) Open Space. *The proposed subdivision has fewer than 5 units; payment of a fee-in-lieu will be required for any new units.*
- 9) Common Recreation Facilities. *n/a This standard does not apply to this application.*
- 10) Lots and Blocks. *n/a The proposed subdivision does not modify the lots and blocks from the original plat.*
- 11) Architecture. *n/a This standard does not apply to the existing buildings.*
- 12) Codes. *The subdivision shall comply with all applicable City building, fire and safety codes for the proposed development. As a condition of approval, confirmation of building code and fire separation requirements between the structures is required prior to recording of the subdivision.*
- 13) Inclusionary housing. *Requirements will be met if any new units are created on the properties. As a condition of approval, a note to this effect is required to be included on the final plat.*

REVIEW AGENCY COMMENTS:

The Public Works Director, Fire Chief, Police Chief, Finance Department, Xcel Energy, Atmos Energy and Salida Public Schools were invited to comment on the subdivision plat application. The following comments were received in response to this request.

Finance Department: System development fees must be paid at the time of issuance of a building permit or change of use if applicable.

Salida Fire Department, Kathy Rohrich, Assistant Chief: Fire has no concerns with this subdivision.

Salida Police Department, Russ Johnson, Chief: No issues from PD at this time.

Public Works Director, David Lady: Existing sidewalk in place. Separate sewer and water provided.

Xcel Energy: The overhead electrical line across the rear of 209 W. Third Street is likely a prescriptive easement. In any case, the service was in existence previously and is not affected by the Minor Subdivision plat.

Atmos Energy: No concerns from Atmos Energy.

Salida Public Schools: The district superintendent responded that they will accept the Fair Contribution to School Sites fee-in-lieu.

Chaffee County Building Department: In response to an email from the Chaffee County Building Department, the Easement Agreement includes a provision addressing drainage issues as follows: "(d) to reduce rooftop or surface water, snow or ice drainage issues, including the right to install, maintain, and use gutters or other drainage management mechanisms draining to the rear of each unit in a manner that will not impact adjacent lots."

RECOMMENDED FINDINGS:

The purpose of the limited impact 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. The applicant has complied with the review standards for subdivisions.

REQUIRED ACTIONS BY THE COMMISSION:

1. The Commission shall confirm that adequate notice was provided and a fee paid.

2. The Commission shall conduct a public hearing.
3. The Commission shall make findings regarding the proposed use in order to ensure the use is consistent with the Comprehensive Plan, conforms to the Land Use Code, is appropriate to its location and compatible with neighboring uses, is served by adequate public facilities and does not cause undue traffic congestion or significant deterioration of the environment.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve the minor subdivision application, subject to the following conditions:

1. In order to reduce potential issues related to drainage from the units with non-conforming side setbacks onto adjacent lots, the applicant shall install gutters onto each unit that will drain to the rear of each unit in a manner that will not directly impact adjacent lots. These gutters (or other drainage management mechanisms) shall be approved by staff prior to recording of the subdivision.
2. A final plat shall be submitted for review and approval of staff prior to recording.

RECOMMENDED MOTION: “I make a motion to approve the Lot 1, Welch Replat and Subdivision as it meets/does not meet the review standards for a subdivision subject to the conditions recommended by staff.”

Attachments:

Proof of Publication

Easement Agreement with Draft Minor Subdivision Plat

**PUBLIC NOTICE
NOTICE OF A 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 Monday, January
27, 2025 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 follow-
ing link: [https://attendee.gotowebinar.com/
rt/1909092342220683277](https://attendee.gotowebinar.com/rt/1909092342220683277)

The hearing is regarding a Limited Impact Review application submitted by Ben Kahn for approval of a minor subdivision to subdivide the parcel known as Lot 1 Welch Replat and Sub Blk 48 to the City of Salida, Chaffee County, Colorado, into two (2) lots. The property is located at 223 W Third Street, Salida, CO 81201.

Approval of the limited impact review application shall constitute authorization to proceed with recording the plat and commencing with the subdivision. Further information on the application may be obtained from the Community Development Department by calling (719) 530-2638.

*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 January
10, 2025

WHEN RECORDED RETURN TO:

The Cranium Group LLC
225 W. 3rd Street
Salida, CO 81201
Attn: Benjamin A. Kahn, Esq.

MUTUAL ACCESS AND UTILITY EASEMENT AGREEMENT

This MUTUAL ACCESS AND UTILITY EASEMENT AGREEMENT (this “**Agreement**”) is entered into as of this ____ day of March, 2025 (the “**Effective Date**”), by the Conundrum Investment Trust (the “**Trust**”). The Trust is both the “**Grantor**” and the “**Grantee**” of this Agreement.

RECITALS

This Agreement is made with respect to the following facts:

A. WHEREAS, the Trust was the owner in fee simple of the real property commonly known as Lot 1 in the Welch Replat and Subdivision located in Chaffee County, Colorado; and

B. WHEREAS, Lot 1 in the Welch Replat and Subdivision had an address of 223 W. Third St. in Salida, Colorado and included two stand-alone street front buildings legally referred to as Unit A and Unit B; and

C. WHEREAS, prior to the Welch Replat and Subdivision, the Property consisted of two platted lots and Unit A had an address of 223 W. Third St. whereas Unit B had an address of 225 W. Third St.; and

D. WHEREAS, the Trust applied for and obtained approval for a minor subdivision called The Hamlet that legally divided the two Units into separate platted lots and restored the original addresses of 223 W. Third St. and 225 W. Third St.; and

E. WHEREAS, the Trust is the owner in fee simple of the real property commonly known as 223 W. Third St. and 225 W. Third St. in The Hamlet minor subdivision located in Chaffee County, Colorado, as more particularly described on **Exhibit A** (the “**Properties**”); and

F. WHEREAS, the Properties include the real property more particularly described on **Exhibit B** (the “**Easement Area**”); and

G. WHEREAS, the Minor Subdivision Plat for The Hamlet includes the Easement Area and is attached as **Exhibit C** to this Agreement (the “**Subdivision Plat**”); and

H. WHEREAS, the Trust has entered into this Agreement to memorialize certain mutual access and utility rights for the Properties with respect to the Easement Area and to comply

with a condition for approval of The Hamlet minor subdivision, as more specifically set forth herein.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein and other valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Trust agrees as follows:

1. Grant of Mutual Access and Utility Easement. The Trust hereby grants and conveys a mutual easement for the Properties in, over, through and across the Easement Area as outlined in the Subdivision Plat and more particularly described in Exhibit B: (a) to survey, install, construct, reconstruct, operate, maintain, control and use water, sewer, stormwater, electric, gas, internet and any other utility mains, lines and facilities, and all fixtures, devices and structures whatsoever necessary or useful in the operation of said utility mains, lines and facilities, including but not limited to buried cable, in, over, through, along, below and across the Easement Area; (b) to access the alleyway for trash and recycling purposes; (c) to ingress and egress over the Easement Area for utilities, waste disposal, and access, including the right to install, maintain, and use gates and all fences which now cross or shall hereafter cross the Easement Area; (d) to reduce rooftop or surface water, snow or ice drainage issues, including the right to install, maintain, and use gutters or other drainage management mechanisms draining to the rear of each unit in a manner that will not impact adjacent lots; and (e) to remove objects, structures or access barriers from the Easement Area. Except that, nothing herein allows for the removal of trees or landscaping within the Easement Area without mitigation and/or replacement of any damaged trees or other landscaping.

2. Binding Nature. The Easement granted by this Agreement is and will be an easement appurtenant to the Properties, however configured, utilized, subdivided, constructed upon or otherwise used, and shall burden and run with title to the entire Easement Area and, except as set forth herein, shall be binding upon and inure to the benefit of and be enforceable by the heirs, legal representatives, successors and assigns of the Trust. No term or provision of this Agreement is intended to be, nor will any such term or provision be construed to be, for the benefit of any person or entity other than the Trust or its successors in interest, and no other person or entity shall have any right or cause of action or be deemed a third-party beneficiary hereunder.

3. Legal Compliance. The Trust will file this Agreement as soon as possible after the City's approval of The Hamlet minor subdivision, in conjunction with the filing of the minor subdivision plat for The Hamlet.

4. Reservation. The Trust reserves the right to use and occupy the Easement Area for any purpose consistent with the limitations, rights and privileges established in this Agreement.

5. Warranty. The Trust warrants that it has good right, full power and lawful authority to enter into this Agreement. The Trust does not provide any other warranty with respect to the Easement Area, including any warranty of fitness for any utility, waste disposal, ingress, egress or access purposes or any other particular purpose. The Trust acknowledges and agrees that this Agreement and the Easement are subject to all taxes and other assessments, reservations in patents,

EXHIBIT A

LEGAL DESCRIPTION OF PROPERTIES

223 W. Third St.

Lot 1, The Hamlet Minor Subdivision Plat, 223 & 225 W. 3rd Street Subdivision
A Resubdivision of Lot 1 Welch Replat and Subdivision
City of Salida, County of Chaffee, State of Colorado

225 W. Third St.

Lot 2, The Hamlet Minor Subdivision Plat, 223 & 225 W. 3rd Street Subdivision
A Resubdivision of Lot 1 Welch Replat and Subdivision
City of Salida, County Of Chaffee, State of Colorado

EXHIBIT B

LEGAL DESCRIPTION OF EASEMENT AREA

A mutual access and underground utility easement located within The Hamlet minor subdivision for the use and benefit of 223 W. Third St. and 225 W. Third St. in Chaffee County, Colorado, said easement being approximately three (3.0) feet wide, as more particularly described in the attached Easement Exhibit.

[See Attached]

EASEMENT EXHIBIT

LOT 1 WELCH REPLAT AND SUBDIVISION

CITY OF SALIDA,COUNTY OF CHAFFEE,

STATE OF COLORADO

EXHIBIT B

EASEMENT DESCRIPTION

THE FOLLOWING IS A DESCRIPTION FOR AN ACCESS AND UTILITY EASEMENT. LOCATED ON AND ACROSS LOT 1 AND LOT 2, THE HAMLET MINOR SUBDIVISION PLAT, 223 & 225 W. 3RD STREET SUBDIVISION, A RESUBDIVISION OF LOT 1 WELCH REPLAT AND SUBDIVISION, CITY OF SALIDA, COUNTY OF CHAFFEE, STATE OF COLORADO

THAT PORTION OF LOT 1 AND LOT 2, THE HAMLET MINOR SUBDIVISION PLAT, 223 & 225 W. 3RD STREET SUBDIVISION, A RESUBDIVISION OF LOT 1 WELCH REPLAT AND SUBDIVISION, CITY OF SALIDA, COUNTY OF CHAFFEE, STATE OF COLORADO;

COMMENCING AT THE SOUTHEASTERLY CORNER OF LOT 1, THE HAMLET MINOR SUBDIVISION PLAT, BEING MONUMENTED BY A 1 1/2" ALUMINUM CAP WITH ILLEGIBLE STAMPING AND BEING THE POINT OF BEGINNING, AND FROM WHICH THE NORTHERLY ANGLE POINT OF SAID LOT 1 BEING A 1 1/2" GREEN PLASTIC CAP ON NUMBER 5 REBAR STAMPED L.S. 38639 BEARS N37°44'38"E A DISTANCE OF 74.87 FEET;

THENCE COINCIDENT WITH THE SOUTHERLY LOT LINE OF SAID LOT 1 N52°09'48"W A DISTANCE OF 3.00 FEET;

THENCE DEPARTING SAID LOT LINE N37°44'38"E A DISTANCE OF 80.64 FEET TO THE BUILDING LINE OF THE HOUSE ON LOT 1;

THENCE ALONG THE BUILDING LINE OF THE HOUSE ON LOT 1 S52°26'02"E, A DISTANCE OF 0.35 FEET TO THE BUILDING CORNER;

THENCE ALONG THE BUILDING LINE OF THE HOUSE ON LOT 1 N37°33'58"E, A DISTANCE OF 56.90 FEET;

THENCE DEPARTING SAID BUILDING LINE S52°26'02"E, A DISTANCE OF 1.68 FEET TO THE BUILDING LINE OF THE HOUSE ON LOT 2;

THENCE ALONG THE BUILDING LINE OF THE HOUSE ON LOT 2 S37°33'58"W, A DISTANCE OF 37.57 FEET TO THE BUILDING CORNER;

THENCE ALONG THE BUILDING LINE OF THE HOUSE ON LOT 2 S52°56'10"E, A DISTANCE OF 1.16 FEET;

THENCE DEPARTING SAID BUILDING LINE S37°03'50"W A DISTANCE OF 24.34 FEET TO THE SOUTHERLY PROPERTY LINE OF LOT 2, THE HAMLET MINOR SUBDIVISION;

THENCE ALONG THE PROPERTY LINE OF SAID LOT 2 N51°56'20"W A DISTANCE OF 0.42 FEET, TO THE SOUTHWESTERLY CORNER OF SAID LOT 2;

THENCE ALONG THE EASTERLY PROPERTY LINE OF SAID LOT 1 S37°44'38"W A DISTANCE OF 74.87 FEET, TO THE POINT OF BEGINNING.

SAID EASEMENT CONTAINS 363 SQUARE FEET, MORE OR LESS.

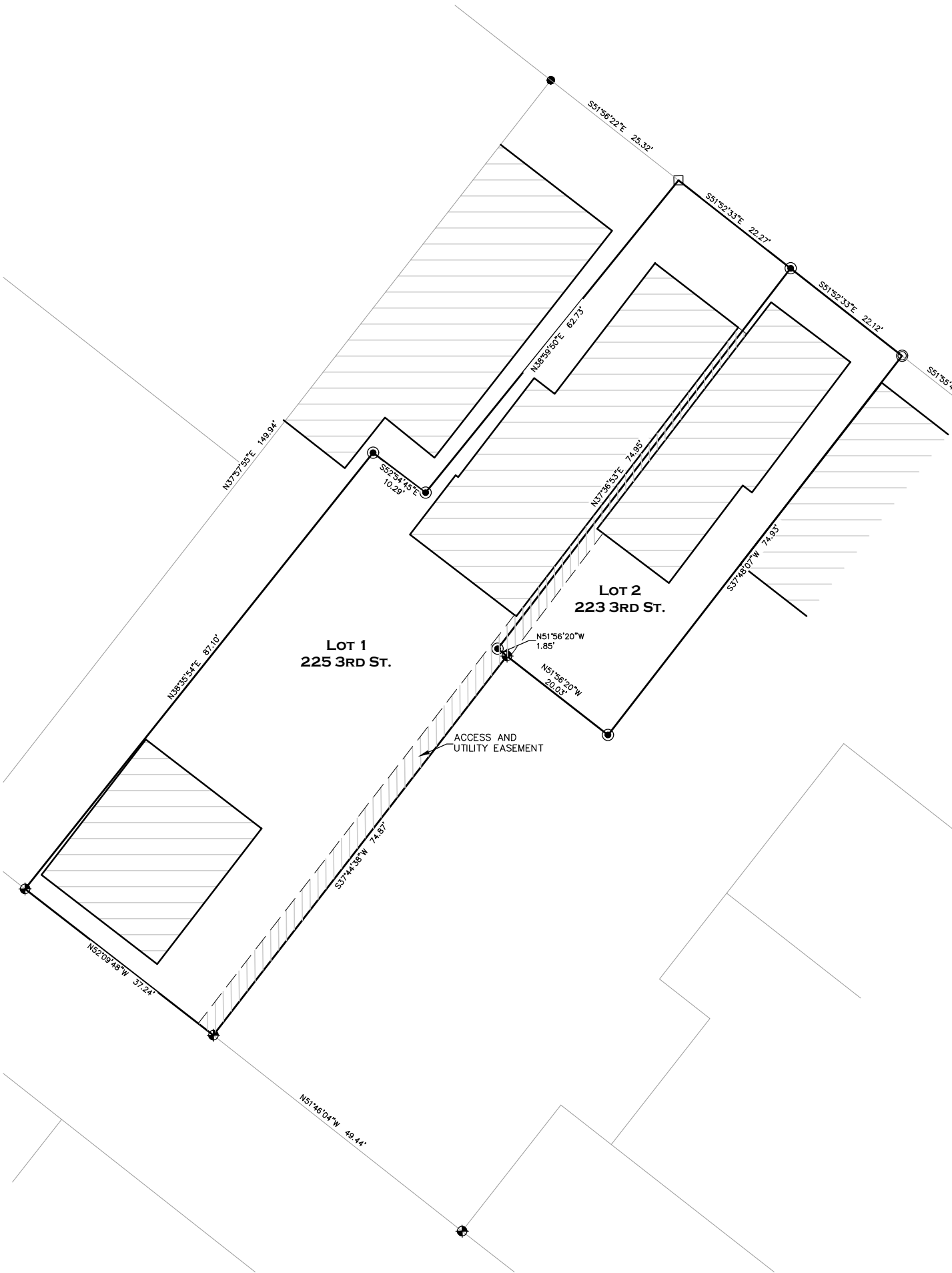
SURVEYOR'S CERTIFICATE:
I, KEVIN DEAN, A LICENSED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS SURVEY WAS PREPARED BY ME FROM NOTES OF AN ACTUAL FIELD SURVEY PERFORMED UNDER MY DIRECTION AND SUPERVISION AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

ACCESS AND UTILTY EASEMENT - LOT 1 & LOT 2, THE HAMLET MINOR SUBDIVISON		CENTRAL ROCKIES LAND SURVEYING, LLC 7405 HWY 50 W. SUITE 130 SALIDA, COLORADO 81201 719-850-1802
ADDRESS: 223/225 WEST 3RD ST	DRAWN BY: KLD	
LOCATION: CITY OF SALIDA COUNTY OF CHAFFEE, STATE OF COLORADO EASEMENT AREA: 363 SQUARE FEET±	DATE: 02/28/2025	
	JOB NAME: THE HAMLET MINOR SUBDIVISION	
	JOB No.: 24-009	

EASEMENT EXHIBIT
LOT 1 AND LOT 2, THE HAMLET MINOR SUBDIVISION
CITY OF SALIDA, COUNTY OF CHAFFEE,
STATE OF COLORADO

EXHIBIT A



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

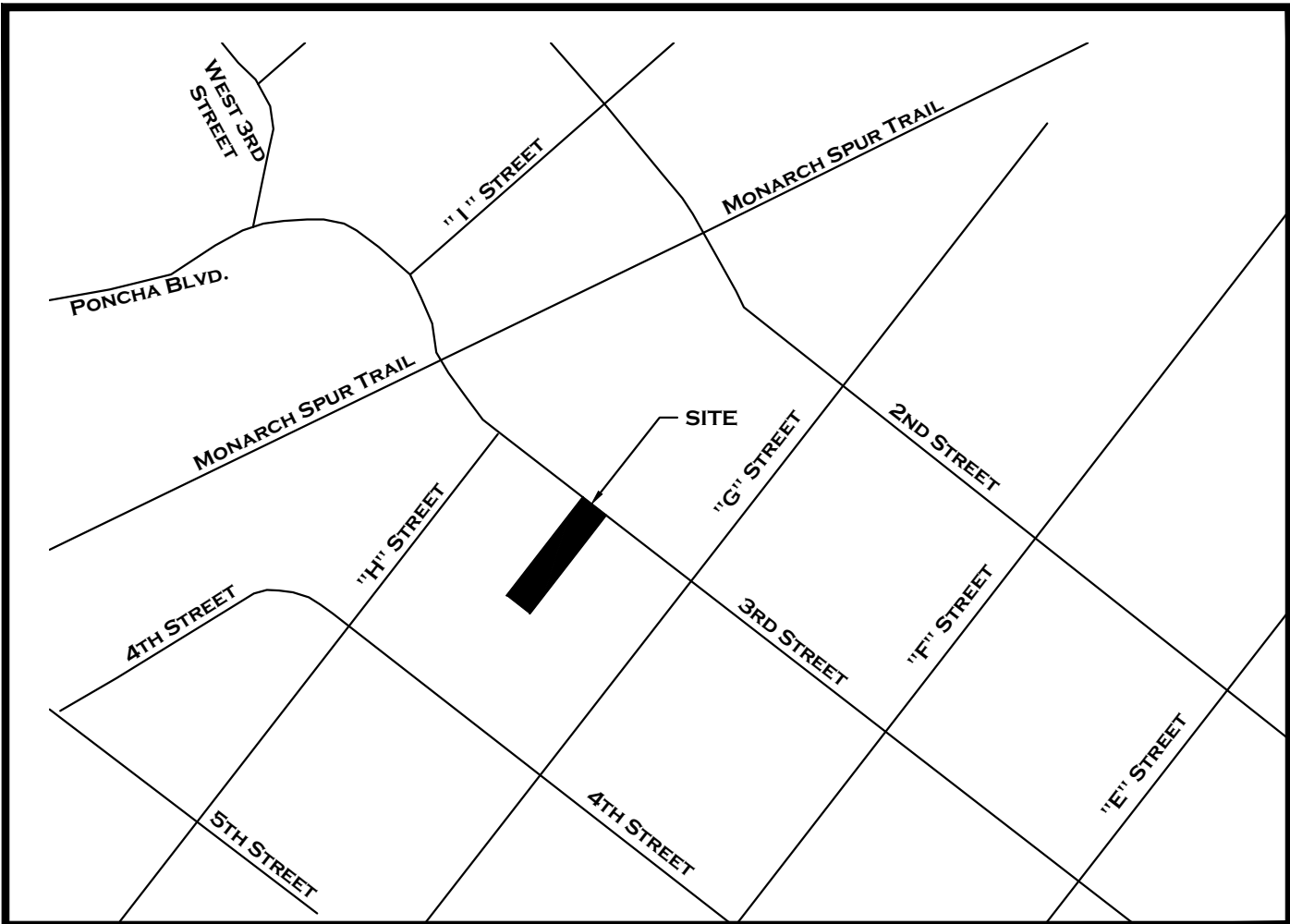
ACCESS AND UTILITY EASEMENT - LOT 1 & LOT 2, THE HAMLET MINOR SUBDIVISION			<div>CENTRAL ROCKIES LAND SURVEYING, LLC 7405 HWY 50 W. SUITE 130 SALIDA, COLORADO 81201 719-850-1802</div>
ADDRESS: 223/225 WEST 3RD ST	DRAWN BY: KLD		
LOCATION: CITY OF SALIDA COUNTY OF CHAFFEE, STATE OF COLORADO EASEMENT AREA: 363 SQUARE FEET±	DATE: 02/28/2025		
	JOB NAME: THE HAMLET MINOR SUBDIVISION		
	JOB No.: 24-009		

EXHIBIT C

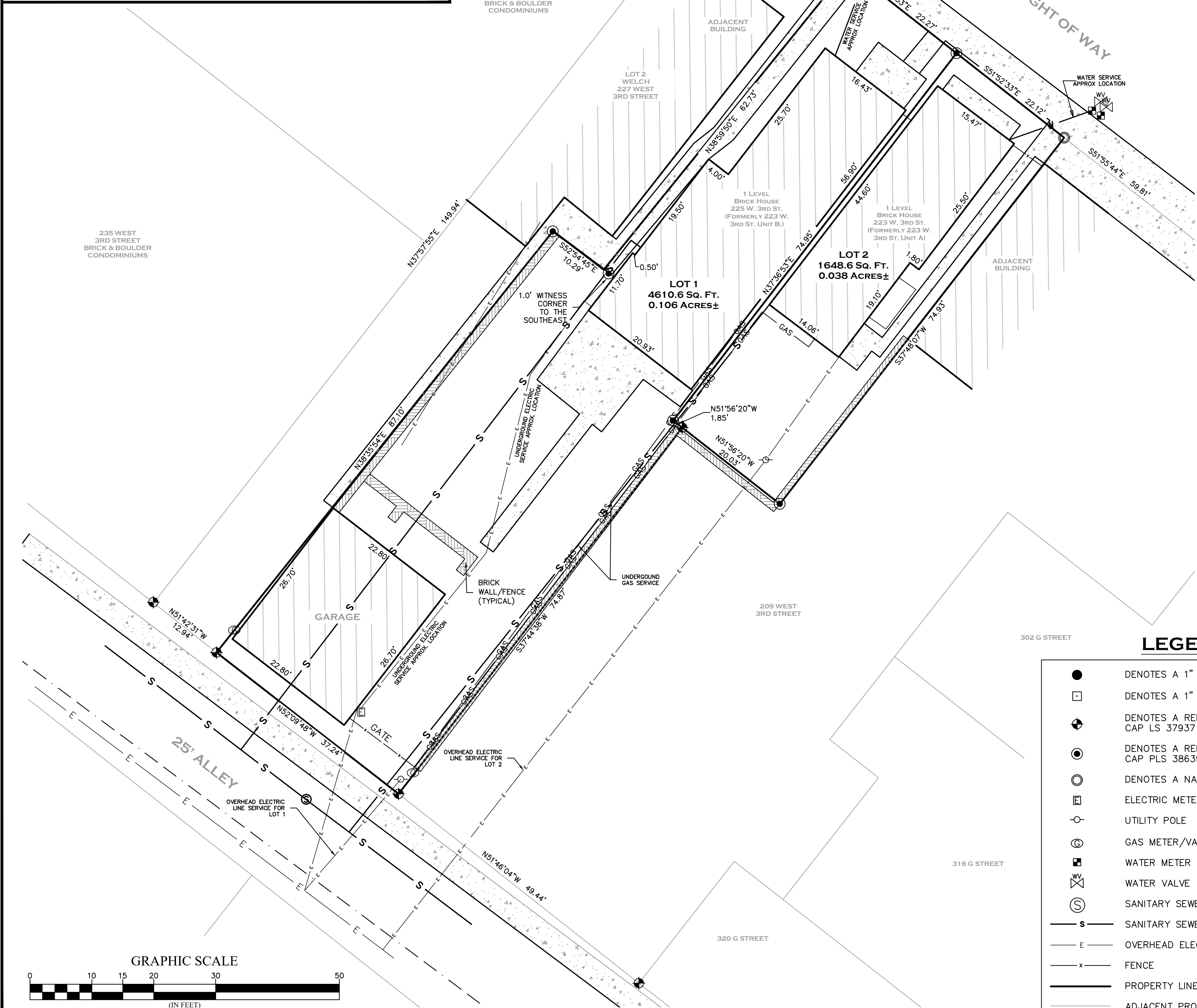
THE HAMLET MINOR SUBDIVISION PLAT

[See Attached]

MINOR SUBDIVISION PLAT
THE HAMLET - 223 & 225 W. 3RD STREET SUBDIVISION
A RESUBDIVISION OF LOT 1 WELCH REPLAT AND SUBDIVISION
CITY OF SALIDA, COUNTY OF CHAFFEE, STATE OF COLORADO



VICINITY MAP
SCALE 1:60



LEGEND

- DENOTES A 1" IRON ROD
- DENOTES A 1" WASHER LS 37937
- ⦿ DENOTES A REBAR WITH 1.5" ALUMINUM CAP LS 37937
- ⦿ DENOTES A REBAR WITH GREEN PLASTIC CAP PLS 38639
- ⦿ DENOTES A NAIL & WASHER PLS 38639
- ⦿ ELECTRIC METER
- ⦿ UTILITY POLE
- ⦿ GAS METER/VALVE
- ⦿ WATER METER
- ⦿ WATER VALVE
- ⦿ SANITARY SEWER MANHOLE
- S— SANITARY SEWER LINE
- E— OVERHEAD ELECTRIC LINE
- X— FENCE
- — — PROPERTY LINE
- — — ADJACENT PROPERTY LINE

CERTIFICATION OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIEN HOLDER(S) OF CERTAIN LAND IN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

LOT NO. 1, WELCH REPLAT AND SUBDIVISION
LOCATED WITHIN LOTS NO. 6, 7 AND 8 IN BLOCK NO. 48
PER PLAT RECORDED APRIL 18, 2007 AS RECEPTION NO. 366064
CITY OF SALIDA, CHAFFEE COUNTY, COLORADO.
CONTAINING 0.144 ACRES, MORE OR LESS.

HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS, OR TRACTS AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF "THE HAMLET - 223 & 225 W. 3RD STREET MINOR SUBDIVISION", AND DO HEREBY DEDICATE TO THE CITY OF SALIDA AS PUBLIC ROADS, THE STREETS AND ROADS AS SHOWN ON SAID PLAT, THESE BEING 3RD STREET AND AN ALLEYWAY. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC ALL UTILITY EASEMENTS ON THE PROPERTY AS DESCRIBED AND 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 SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS SHOWN HEREON.

EXECUTED THIS _____ DAY OF _____, 2025.

OWNER _____ MORTGAGEE(S) / LIENHOLDER(S) _____

COUNTY OF CHAFFEE)
STATE OF COLORADO)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2025, BY _____.

WITNESS MY HAND AND SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CERTIFICATE OF STREET AND UTILITY MAINTENANCE

PUBLIC NOTICE IS HEREBY GIVEN THAT NEITHER THE DEDICATED PUBLIC ROADS NOR THE PUBLIC UTILITIES SHOWN ON THIS PLAT WILL BE MAINTAINED BY THE CITY OF SALIDA UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE STREETS, ROADS AND UTILITIES IN ACCORDANCE WITH THE SUBDIVISION AGREEMENT, IF ANY, AND THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE RECORDING OF THIS PLAT, AND APPROVAL OF THE CITY HAS BEEN ISSUED TO THAT EFFECT. WHEN THE CITY APPROVES A STREET OR UTILITY FOR MAINTENANCE, THE STREET OR UTILITY SHALL BECOME PUBLIC IN ALL SENSES OF THE WORD AND THE SUBDIVIDER HAS NO FURTHER OBLIGATIONS IN REGARDS TO THAT PARTICULAR STREET OR UTILITY.

CITY OF SALIDA PLANNING COMMISSION APPROVAL

THIS PLAT IS APPROVED BY THE CITY OF SALIDA PLANNING COMMISSION THIS _____ DAY OF _____, 2025.

CHAIRMAN

CITY ADMINISTRATOR APPROVAL

THIS PLAT IS APPROVED BY THE SALIDA CITY ADMINISTRATOR THIS _____ DAY OF _____, 20____.

CITY ADMINISTRATOR

TITLE CERTIFICATE.

I, _____, AN ATTORNEY AT LAW DULY LICENSED TO PRACTICE BEFORE THE COURTS OF RECORD IN THE STATE OF COLORADO, CERTIFY THAT I HAVE EXAMINED TITLE TO THE PROPERTY DESCRIBED HEREIN AND THAT IN MY OPINION TITLE TO THE ABOVE DESCRIBED REAL PROPERTY IS HELD BY _____.

SIGNED THIS _____ DAY OF _____, 20____.

ATTORNEY AT LAW

CLERK AND RECORDERS CERTIFICATE

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, ON THIS _____ DAY OF _____, 2025
UNDER RECEPTION NUMBER _____

CHAFFEE COUNTY RECORDER

SURVEYOR'S NOTES:

- SURVEY DATE: MAY 16, 2024
- BASIS OF BEARING: THE SOUTHWESTERLY ROW LINE OF WEST 3RD STREET, ASSUMED TO BEAR S 51°56'20" E BETWEEN 2 FOUND MONUMENTS AS SHOWN HEREON. SAID BEARING WAS TAKEN FROM THE RECORDED PLAT OF THE WELCH REPLAT AND SUBDIVISION, RECEPTION NO. 366064
- LINEAL UNITS: US SURVEY FOOT.
- STREET ADDRESS: 223 WEST 3RD STREET, SALIDA, COLORADO
- UTILITIES ARE SHOWN APPROXIMATELY AND SHOULD BE FIELD VERIFIED PRIOR TO EXCAVATION. SANITARY SEWER COULD NOT BE VERIFIED IN THE FIELD - SHOWN LOCATION IS AN ESTIMATE BASED ON INFORMATION PROVIDED BY CLIENT. ALL SUBSURFACE UTILITIES SHOWN ARE BASED ON THE BEST FIELD INFORMATION AVAILABLE. LOCATES, POTHOLES OR EXCAVATION OF SUBSURFACE UTILITIES WILL NEED TO BE COMPLETED TO DETERMINE EXACT LOCATIONS. ADDITIONAL UTILITY EASEMENTS MY BE PRESENT OR ACQUIRED ON THE SUBJECT PROPERTY. ONLY RECORDED OR PLATTED EASEMENTS ARE SHOWN.
- CENTRAL ROCKIES LAND SURVEYING, LLC DOES NOT WARRANT OR CERTIFY TO THE INTEGRITY OF ANY DIGITAL DATA SUPPLIED IN CONJUNCTION WITH THIS MAP AND SURVEY.
- THIS PROPERTY IS SUBJECT TO THE CITY OF SALIDA LAND USE CODE. THIS PROPERTY MAY BE SUBJECT TO ADDITIONAL SETBACKS AND EASEMENTS.
- THIS SURVEY DOES NOT CONSTITUTE A TITLE OF OWNERSHIP SEARCH BY CENTRAL ROCKIES LAND SURVEYING, LLC.

I, KEVIN L. DEAN, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION, THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.

KEVIN L. DEAN, PLS 38639
COLORADO PROFESSIONAL LAND SURVEYOR

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED SUCH DEFECT. IN NO EVENT, MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF CERTIFICATION SHOWN HEREON.

INCLUSIONARY HOUSING

NEW RESIDENTIAL UNITS CONSTRUCTED WITHIN THE SUBDIVISION SHALL MEET THE INCLUSIONARY HOUSING REQUIREMENTS OF ARTICLE XIII OF CHAPTER 16 OF THE SALIDA MUNICIPAL CODE. THE APPLICANTS FOR BUILDING PERMITS AGREE TO PROVIDE AN IN-LIEU FEE AT THE RATE IN EFFECT AT THE TIME OF BUILDING PERMIT APPLICATION OF ANY FOR ANY NEW RESIDENTIAL UNITS WITHIN THE SUBDIVISION.

FAIR CONTRIBUTIONS TO SCHOOLS

PURSUANT TO SECTION 16-6-140, FAIR CONTRIBUTIONS TO SCHOOL SITES AS MAY BE AMENDED, AT THE TIME THAT NEW RESIDENTIAL DWELLING UNITS ARE CONSTRUCTED ON ANY OF THE LOTS HEREIN, A PAYMENT IN LIEU OF LAND DEDICATION FOR FAIR CONTRIBUTIONS TO PUBLIC SCHOOL SITES SHALL BE PAID BY THE OWNER PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY NEW RESIDENCE ON ANY LOT WITHIN THE SUBDIVISION.

UTILITY EASEMENTS

UTILITY EASEMENTS ARE DEDICATED TO THE PUBLIC UTILITY COMPANY FOR THE BENEFIT OF THE APPLICABLE UTILITY PROVIDERS FOR THE INSTALLATION, MAINTENANCE, AND REPLACEMENT OF ELECTRIC, GAS, TELEVISION, CABLE, AND TELECOMMUNICATIONS FACILITIES. UTILITY EASEMENTS SHALL ALSO BE GRANTED WITHIN ANY ACCESS EASEMENTS IN THE SUBDIVISION. PERMANENT STRUCTURES, IMPROVEMENTS, OBJECTS, BUILDINGS, WELLS, WATER.

METERS AND OTHER OBJECTS THAT MAY INTERFERE WITH THE UTILITY FACILITIES OR USE THEREOF (INTERFERING OBJECTS) SHALL NOT BE PERMITTED WITHIN SAID UTILITY EASEMENTS AND THE UTILITY PROVIDERS, AS GRANTEEES, MAY REMOVE ANY INTERFERING OBJECTS AT NO COST TO SUCH GRANTEEES, INCLUDING, WITHOUT LIMITATION, VEGETATION. PUBLIC SERVICE COMPANY OF COLORADO (PSCO) AND ITS SUCCESSORS RESERVE THE RIGHT TO REQUIRE ADDITIONAL EASEMENTS AND TO REQUIRE THE PROPERTY OWNER TO GRANT PSCO AN EASEMENT ON ITS STANDARD FORM.

CENTRAL ROCKIES
LAND SURVEYING, LLC
7405 HWY 50 W. SUITE 130
SALIDA, COLORADO 81201
719 - 850 - 1802

DRAWN BY: KLD

DATE: 03/19/2025

JOB NAME: THE HAMLET MINOR SUB

JOB No. 24-009