



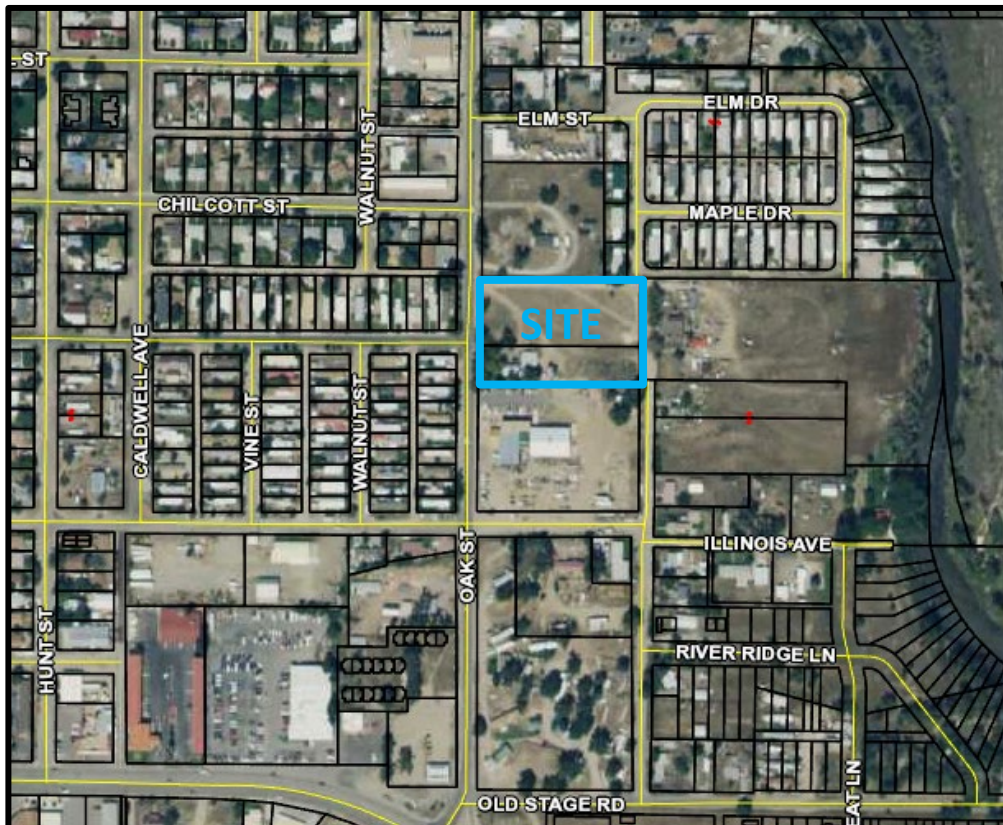
CITY COUNCIL WORK SESSION STAFF REPORT

MEETING DATE: July 5, 2022

AGENDA ITEM: Salida Fire Station Annexation and Rezone—
Joint Meeting with Planning Commission

FROM: Kathryn Dunleavy, City Planner

The applicant, City of Salida, has submitted applications for annexation and zoning for a 2.94 acre property located at 611 Oak Street. The site was purchased by the City in 2021 with the intention of building a new fire station. The property meets the 1/6th perimeter requirement. In the absence of a “Civic / Institutional” zone district, we proposed that the property be zoned C-1.



Existing zoning around the subject parcel:



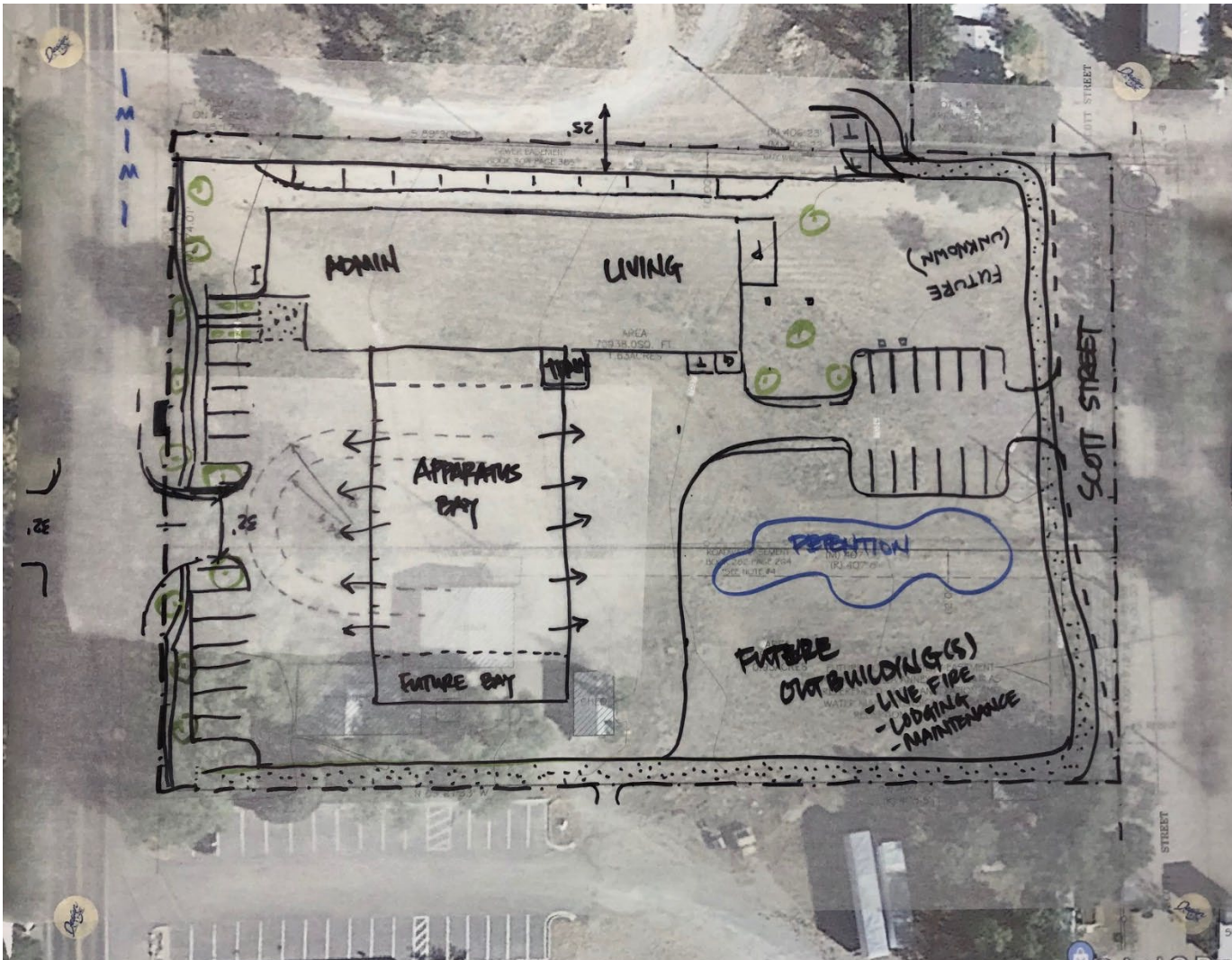
Overlay Districts

- Salida Downtown Historic District (SDHD)**
- Historic Protection Overlay (HPO)**
- Creative District Boundary**
- Highway 291 Established Commercial (291 CO)**
- Highway 291 Established Residential (291 CO)**
- Highway 50 Corridor Overlay (50 CO)**
- Central Business Economic Overlay (CBE0)**
- Sackett's Addition Overlay**

Zone Districts

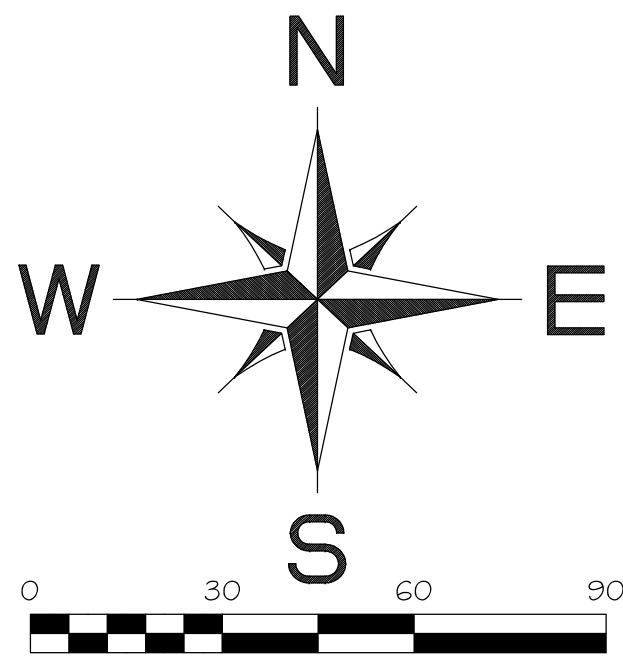
- C-1**
- C-2**
- I**
- PD**
- R-1**
- R-2**
- R-3**
- R-4**
- RMU**

Initial Concept Sketch of Fire Station Site Plan. This is the first preliminary draft developed during a design workshop on June 30, 2022 and is subject to change:



Staff would appreciate the input of Council and the Commission.

Attachments
Draft Annexation Plat



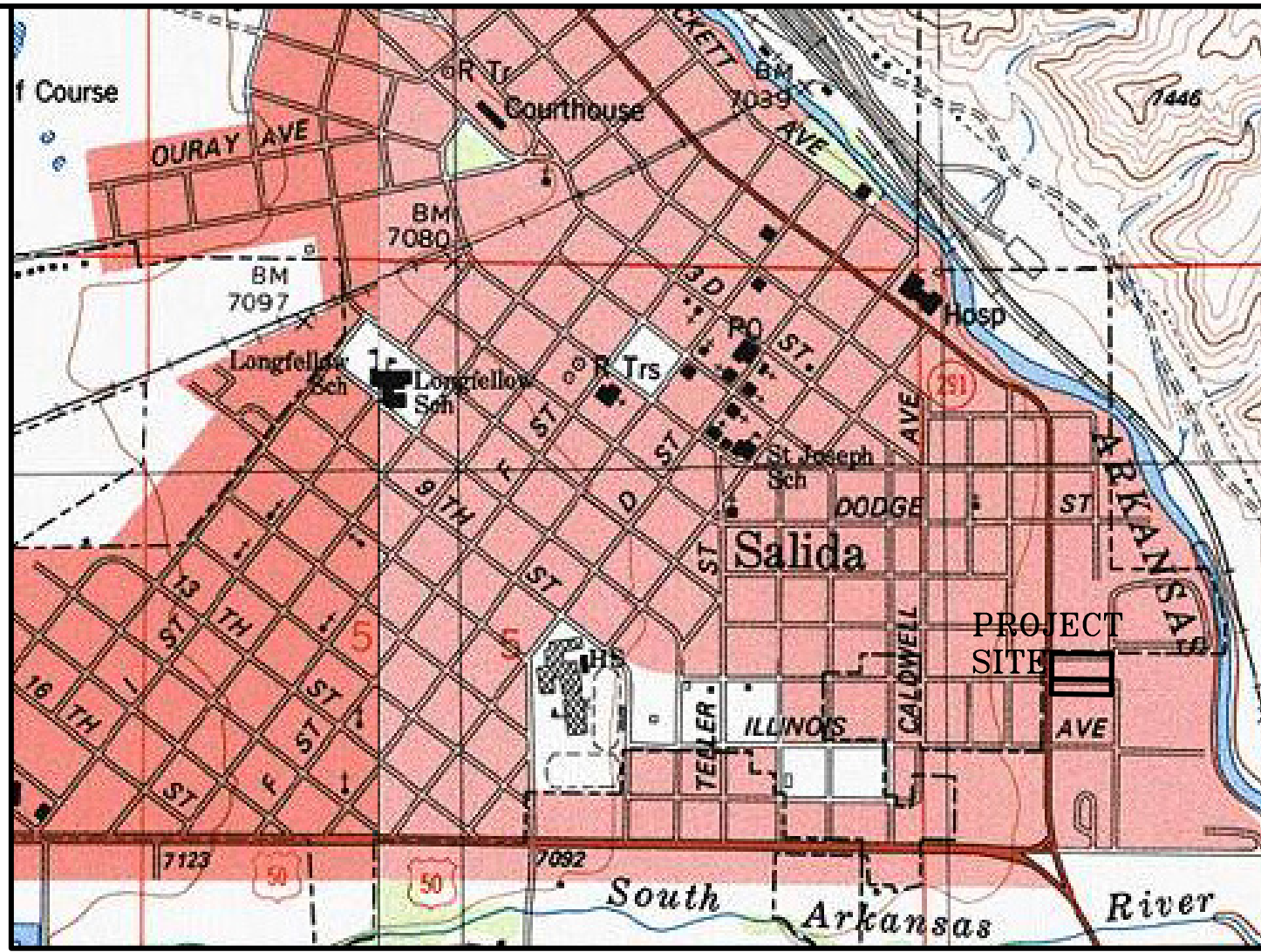
SCALE
1" = 30'

SALIDA FIRE STATION ANNEXATION TO THE CITY OF SALIDA

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

LEGEND

- FOUND MONUMENT AS NOTED
- ▲ 1 1/2" ALUM. CAP ON #5 REBAR LS 16117
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC TRANSFORMER
- ⊙ FIRE HYDRANT
- ⊙ POWER POLE
- ⊙ SEWER CLEAN OUT
- ⊙ SEWER MAN HOLE
- ⊙ WELL
- X — FENCE
- ○ — OVERHEAD UTILITY
- S - S - UNDERGROUND SEWER
- ===== SALIDA CITY LIMITS



VICINITY MAP
NOT TO SCALE

CITY COUNCIL APPROVAL

WHEREAS, THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO HAS BEEN PRESENTED WITH AN APPLICATION TO ANNEX TERRITORY AS DESCRIBED HEREIN BY THE CITY OF SALIDA, AS OWNERS OF 100 PERCENT OF THE AREA TO BE ANNEXED, EXCEPTING PUBLIC STREETS; AND WHEREAS, THE CITY COUNCIL BY RESOLUTION ADOPTED ON _____, 20____, DETERMINED THAT THE ANNEXATION APPLICATION SUBSTANTIALLY COMPLIES WITH THE REQUIREMENT OF SECTION 31-12-107(1), WHEREAS, AFTER NOTICE AND PUBLIC HEARING ON _____, 20____, AS REQUIRED BY SECTION 31-12-108, C.R.S., THE CITY COUNCIL ADOPTED RESOLUTION NO. _____ (SERIES 20____), DETERMINING THAT THE ANNEXATION ELECTION WAS NOT REQUIRED; AND WHEREAS, ON _____, 20____, THE CITY COUNCIL ADOPTED ORDINANCE NO. _____ (SERIES 20____) APPROVING AND ANNEXING SALIDA FIRE STATION ANNEXATION TO THE CITY OF SALIDA;

NOW, THEREFORE, THE CITY COUNCIL OF SALIDA, COLORADO DOES HEREBY APPROVE AND ACCEPT THE 'SALIDA FIRE STATION ANNEXATION TO THE CITY OF SALIDA' AS DESCRIBED HEREIN, TO WIT:

A TRACT OF LAND LOCATED WITHIN THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE CENTER-WEST CORNER, SAID POINT BEING THE NORTHEAST CORNER OF THE PROPERTY DESCRIBED AT RECEPTION NO. 477122, BEING MARKED BY A 1 1/2" ALUMINUM CAP STAMPED LS 16117, FROM WHENCE THE CENTER QUARTER CORNER OF SAID SECTION 4, BEING MARKED BY A 2 1/2" ALUMINUM CAP STAMPED LS 16117, BEARS SOUTH 89°21'21" EAST, A DISTANCE OF 1262.48 FEET; THENCE NORTH 89°30'29" WEST, A DISTANCE OF 406.23 TO THE NORTHWEST CORNER OF SAID PROPERTY DESCRIBED AT RECEPTION NO. 477122 AND THE EAST RIGHT OF WAY OF COLORADO HIGHWAY NO. 291 (OAK STREET) AS MONUMENTED; THENCE NORTH 88°57'47" WEST, A DISTANCE OF 60.56 FEET TO THE WEST RIGHT OF WAY OF SAID HIGHWAY NO. 291, AS MONUMENTED; THENCE SOUTH 00°16'23" WEST, ALONG SAID WEST RIGHT OF WAY, A DISTANCE OF 274.23 FEET; THENCE SOUTH 89°21'33" EAST, A DISTANCE OF 59.06 FEET TO SAID EAST RIGHT OF WAY AS MONUMENTED AND THE SOUTHWEST CORNER OF THE PROPERTY DESCRIBED AT RECEPTION NO. 476596; THENCE SOUTH 89°21'33" EAST, A DISTANCE OF 407.50 FEET TO THE SOUTHEAST CORNER OF SAID PROPERTY DESCRIBED AT RECEPTION NO. 476596; THENCE NORTH 00°19'13" EAST, ALONG THE EAST LINE OF SAID PROPERTIES DESCRIBED AT RECEPTION NOS. 476596 AND 477122, A DISTANCE OF 274.86 FEET TO THE POINT OF BEGINNING. CONTAINING 2.94 ACRES

SIGNED THIS ____ DAY OF _____, 2022.

CITY OF SALIDA

BY: _____
MAYOR

CERTIFICATE OF DEDICATION AND OWNERSHIP

THIS IS TO CERTIFY THAT THE CITY OF SALIDA IS THE OWNER OF 100% OF THE LAND DESCRIBED AND SET FORTH HEREIN, EXCEPT PUBLIC STREETS, THAT SUCH OWNER DESIRES AND APPROVES THE ANNEXATION OF THE TERRITORY DESCRIBED HEREIN TO THE CITY OF SALIDA, COLORADO.

THE UNDERSIGNED OWNER OF PROPERTY TO BE ANNEXED HEREBY DEDICATE AND GRANT FOR PUBLIC USE AS A PUBLIC RIGHT-OF-WAY AND UTILITY EASEMENT, PERPETUAL, UNRESTRICTED USE OF SAID RIGHT-OF-WAY AND UTILITY EASEMENT AS SHOWN HEREON.

EXECUTED THIS ____ DAY OF _____, 2022.

OWNERS:

MAYOR

COUNTY OF CHAFFEE)
STATE OF COLORADO) ss.

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022, BY THE CITY OF SALIDA MAYOR. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS ANNEXATION MAP ALONG WITH THE ORIGINAL ANNEXATION ORDINANCE FOR THE SALIDA FIRE STATION ANNEXATION WERE ACCEPTED FOR FILING IN MY OFFICE ON THIS ____ DAY OF _____, 2022, AND IS DULY RECORDED.

CITY CLERK

CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT A CERTIFIED COPY OF THIS ANNEXATION MAP ALONG WITH A CERTIFIED COPY OF THE ANNEXATION ORDINANCE FOR THE SALIDA FIRE STATION ANNEXATION WERE ACCEPTED FOR FILING IN MY OFFICE AT ____ M. ON THIS ____ DAY OF _____, 2022 UNDER RECEPTION NUMBER _____.

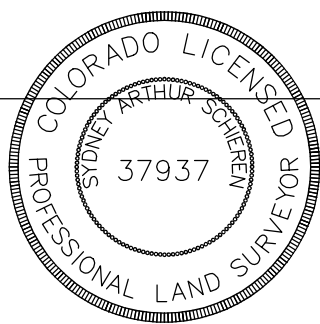
CHAFFEE COUNTY CLERK AND RECORDER

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.

PRELIMINARY DRAFT
FOR REVIEW BY CLIENT
INVESTMENT AGENT ONLY

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



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER 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 THE SURVEYOR'S STATEMENT CONTAINED HEREON.

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 SOUTH LINE OF SUBJECT PROPERTY BETWEEN TWO 1 1/2" ALUMINUM CAPS STAMPED LS 16117 HAVING A BEARING OF NORTH 89°21'33" WEST
- 2) UNDERGROUND UTILITIES SHOWN AS MARKED ON THE SURFACE BY UTILITY NOTIFICATION CENTER OF COLORADO AND OTHERS. LANDMARK SURVEYING AND MAPPING ASSUMES NO RESPONSIBILITY FOR THE ACCURACY OF ANY UNDERGROUND UTILITIES DEPICTED HEREON.
- 3) THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH FIRST AMERICAN TITLE INSURANCE COMPANY (CENTRAL COLORADO TITLE & ESCROW) COMMITMENT NO. 21-1637, DATED NOVEMBER 9, 2021 (NORTH PARCEL) AND 21-15849, DATED AUGUST 30, 2021 (SOUTH PARCEL)
- 4) ROADWAY EASEMENT MAY CEASE TO EXIST DUE TO OTHER MEANS OF CONVENIENT INGRESS AND EGRESS TO AND FROM SAID PROPERTY* THAT CURRENTLY EXIST AS STATED IN DEED AT BOOK 282 PAGE 264
- 5) TOTAL AREA TO BE ANNEXED=2.94 ACRES+/-
- 6) THIS ANNEXATION SUBJECT TO THE TERMS AND CONDITIONS AS SET FORTH IN THE ANNEXATION AGREEMENT RECORDED AT RECEPTION NO. _____

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 THE CITY OF SALIDA, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS ____ DAY OF _____, 2022.

TITLE AGENT

REVISED:
DATE: JUNE 22, 2022

JOB # 21184
DATE: MAY 17, 2022
SHEET 1 OF 1

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

LANDMARK
SURVEYING & MAPPING
P.O. BOX 668 SALIDA, CO. 81201
PH 719.539.4021 FAX 719.539.4031