



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Franco Palumbo - Planning Technician	December 6, 2022

ITEM

Ordinance 2022-22: Second Reading and Public Hearing on the proposed Stringer Annexation of the property located at 1730 Holman Avenue.

BACKGROUND

The applicants, Paul and Rebecca Stringer submitted a complete application on September 08, 2022 to annex their property located at 1730 Holman Avenue, along with an application for zoning to be considered during a separate hearing.



An application for annexation is a multi-step process. When annexing a property, the City must follow state statutes for contiguity and procedural requirements. The steps and standards include:

- 1/6th of the perimeter of a proposed annexation must be contiguous with the City of Salida;
- Staff reviews the petition for compliance with city and state statutes and Council adopts a resolution stating the petition is valid and sets a public hearing date that is no less than 30 days and no greater than 60 days from the resolution date;



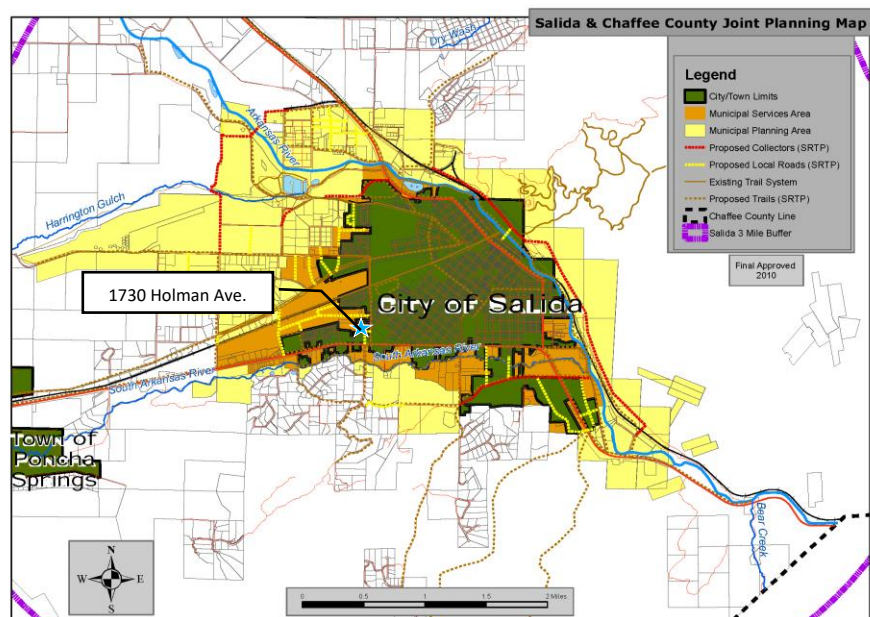
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- On October 18, 2022 City Council adopted Resolution 2022-51 finding the Annexation petition in compliance with city and state statutes and set the public hearing date for December 06, 2022.
- The (City Council) public hearing is advertised in the newspaper for four consecutive weeks;
- The Planning Commission holds a public hearing to review the annexation and recommend the zoning designation of the property;
- Council holds the public hearing on the annexation petition;
- Council reviews and possibly approves an annexation agreement; and
- Council holds a public hearing to review and possibly approve the proposed zoning.

FINDINGS OF FACT:

1. The proposed annexation meets the required 1/6th contiguity with the municipal boundary of the City of Salida as shown on the annexation plat.
2. All applicable owners of the property are party to the annexation.
3. The annexation property is within the Municipal Services Area (MSA) of the City of Salida, as defined in the City's Comprehensive Plan and the intergovernmental agreement (IGA) with Chaffee County approved in 2010. According to the Comprehensive plan, the MSA "Is an area adjacent to the city's boundary that is eligible for annexation and can be served by city utilities and infrastructure." The annexation of the property is consistent with the vision and goals set forth in the Comprehensive Land Use Plan. Specifically, to promote infill / redevelopment projects that contain a variety of uses, housing, including affordable units.





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The applicant will be required to meet the Inclusionary Housing Ordinance with any new development on the property.

In addition, the proposal will provide for a logical extension of the City boundary to support the demand for commercially-zoned land, which will provide potential for both commercial and residential opportunities.

4. The property may be efficiently served by City fire and police departments.
5. The property is a natural extension of the City's municipal boundary and meets the legal requirements for annexation.

The timeline for the related requests to the annexation are as follows:

Proposed Action	Planning Commission Recommendation	City Council First Reading	City Council Final Action
Annexation Ordinance 2022-22	11/08/22	11/15/2022	12/06/2022
Resolution on Findings of Fact 2022-55			12/06/2022
Annexation Agreement Resolution 2022-56			12/06/2022
Zoning Ordinance 2022-16	11/08/22	11/15/2022	12/06/2022

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

- Salida Fire Department: Fire Chief, Doug Bess, responded "No issues with Fire."
- Salida Police Department: Police Chief, Russ Johnson, responded "No issues from PD."
- Chaffee County Development Services: Planning Director, Miles Cottom, responded "Planning & Zoning does not have any comments or concerns about this proposed annexation/zoning application."
- Salida Public Works Department: Public Works Director David Lady, responded "No concerns, Coordinate necessary permits and service line installations with Public Works."
- Salida Utility Finance Department: Staff Account Renee Thonhoff, responded "The system development fees required for 1730 Holman Avenue are as follows, water \$8,512, high zone fee \$1,936, sewer \$5,206, meter \$352 for a total of \$16,006."



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PLANNING COMMISSION RECOMMENDATION

A public hearing with the Planning Commission was held November 08, 2022 and the Commission recommended Council approve the proposed Stringer Annexation with staffs recommended conditions.

STAFF RECOMMENDATION

Staff recommends approval of the proposed annexation, subject to Council approval of an annexation agreement with the following conditions:

1. Owner shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code at the time of building permit submittal for additional units constructed on the property.
2. Owner agrees to pay at the time of building permit all applicable fees for the property in the amounts set forth pursuant to the Salida Municipal Code, or as hereafter amended, namely the building plan review; water and sewer system development fees; and the Fair Contribution to School Sites per Section 16-6-140 of the Salida Municipal Code (SMC)).
3. 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.

SUGGESTED MOTION

A council person should make the motion to “approve Ordinance 2022-22 approving the annexation of the 0.17 acre parcel of land to the City of Salida known as the Stringer Annexation and ordering the ordinance to be published by title only.”

Attachments:

Ordinance 2022-22

Agency review

Draft Minutes from the November 08, 2022 Planning Commission meeting

Stringer Annexation petition and Annexation plat

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 22
SERIES OF 2022**

AN ORDINANCE OF THE CITY OF SALIDA, COLORADO ANNEXING TO THE CITY OF SALIDA A CERTAIN TRACT OF LAND IN UNINCORPORATED CHAFFEE COUNTY KNOWN AS THE STRINGER ANNEXATION

WHEREAS, on September 08, 2022, representatives (the “Owners”) of the Stringer Annexation filed a General Development Application (the “Petition”) to commence proceedings to annex to the City of Salida (the “City”) a certain unincorporated tract of land comprised of 0.17 acres located at 1730 Holman Avenue, Salida, in the County of Chaffee, State of Colorado, and being more particularly described on Exhibit A, attached hereto and incorporated herein by reference (the “Property”); and

WHEREAS, pursuant to C.R.S. §31-12-108, the City Council by Resolution No. 51, Series of 2022 specified that the City Council would hold a hearing on the proposed annexation at its regular meeting on December 06, 2022, commencing at the hour of 6 p.m. in the City Council Chambers, 448 East First Street, Salida, Colorado; and

WHEREAS, pursuant to C.R.S. §31-12-108 to -110, the City Council on December 06, 2022 held a duly-noticed public hearing to consider the proposed annexation; and

WHEREAS, notice of such hearing was published on October 28, 2022, November 04, 2022, November 11, 2022, and November 18, 2022 in *The Mountain Mail* newspaper; and

WHEREAS, C.R.S. §31-12-105(1)(e) provides that prior to the completion of any annexation within a three-mile area, the municipality shall have in place a plan for that area, which generally describes the proposed location, character, and extent of streets, subways, bridges, waterways, waterfronts, parkways, playgrounds, squares, parks, aviation fields, other public ways, grounds, open spaces, public utilities and terminals for water, light, sanitation, transportation and power to be provided by the municipality and the proposed land uses for the area; and

WHEREAS, the City hereby sets forth its Findings of Fact, Determinations, and Conclusions with regard to annexation to the City of the Stringer Annexation; and

WHEREAS, the City currently has in place a Comprehensive Plan and other long-range planning documents which constitute the City's annexation plan.

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

1. The City incorporates the foregoing recitals as findings and determinations by the City Council.

2. The City hereby approves the annexation of Property described on Exhibit A, attached hereto with the following conditions of approval, and such real Property is hereby annexed to and made a part of the City of Salida.

1. Owner shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code at the time of building permit submittal for additional units constructed on the property.
2. Owner agrees to pay at the time of building permit all applicable fees for the property in the amounts set forth pursuant to the Salida Municipal Code, or as hereafter amended, namely the building plan review; water and sewer system development fees; and the Fair Contribution to School Sites per Section 16-6-140 of the Salida Municipal Code (SMC).
3. 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.

3. Within ten (10) days after final publication of this Ordinance, the City Clerk of the City of Salida, Colorado, on behalf of the City shall:

- A. File one (1) copy of the Annexation Plat and the original of this Annexation Ordinance in the office of the City Clerk of the City of Salida, Colorado;
- B. File for recording three (3) certified copies of this Annexation Ordinance and three (3) copies of the Annexation Plat, containing a legal description of the annexation parcel, with the County Clerk and Recorder of Chaffee County, Colorado, with directions to the Chaffee County Clerk and Recorder to file one certified copy of this Annexation Ordinance and one copy of the Annexation Map with the Division of Local Government of the Department of Local Affairs of the State of Colorado and one certified copy of this Annexation Ordinance and one copy of the Annexation Map with the Colorado Department of Revenue; and
- C. File one certified copy of this Annexation Ordinance and one copy of the Annexation Map in the office of the County Assessor of Chaffee County, Colorado.

INTRODUCED ON FIRST READING, on November 15, 2022, ADOPTED and set for second reading and public hearing on the 6th day of December, 2022.

CITY OF SALIDA, COLORADO

Dan Shore, Mayor

[SEAL]

ATTEST:

City Clerk/Deputy Clerk

PUBLISHED IN FULL in the Mountain Mail after First Reading on the ____ day of _____, 2022, and BY TITLE ONLY, after final adoption on the ____ day of _____, 2022.

City Clerk/Deputy City Clerk

EXHIBIT A

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER [NW1/4 SE1/4) OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT A POINT ON THE EAST LINE OF THE NW 1/4 SE 1/4, A DISTANCE OF 496 FEET NORTHERLY FROM THE SOUTHEAST CORNER OF THE SAID NW 1/4 SE 1/4;
THENCE NORTH 88°51' WEST 150 FEET;
THENCE NORTH 1°09' EAST 50 FEET;
THENCE SOUTH 88°51' WEST 150 FEET TO THE SAID EAST LINE OF THE NW1/4 SE1/4;
THENCE SOUTH 1°09' WEST 50 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS:

A TRACT OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO,

DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE SAID NW1/4 SE1/4;
THENCE NORTH 0°51'07" WEST 68.4 FEET TO A BRASS CAPPED HIGHWAY RIGHT-OF-WAY MARKER;
THENCE CONTINUING NORTH 0°51'07" WEST ALONG THE CORPORATE BOUNDARY OF THE CITY OF SALIDA, 427.6 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE SOUTH 89°20'45" WEST 150.23 FEET;
THENCE NORTH 50.0 FEET;
THENCE NORTH 89°20' 44" EAST 149.49 FEET;
THENCE SOUTH 0°51.7' EAST 50.0 FEET TO THE POINT OF BEGINNING.
DIRECTIONS ARE BASED ON A BEARING OF SOUTH 89°40'28" WEST FOR THE CENTERLINE OF U.S. HIGHWAY NO. 50.

TOGETHER WITH ONE-HALF OF THE WELL RIGHTS IN THE MCGOWAN WELL NO. 1 (DRILLED MARCH 15, 1956), STATE ENGINEERS WELL NO. 86046, FILED FEBRUARY 28, 1973 IN THE DISTRICT COURT FOR WATER DIVISION NO. 2, STATE OF COLORADO, CASE NO. W-1359.
ALSO TOGETHER WITH AN EASEMENT ACROSS PROPERTY KNOWN AS 1724 HOLMAN AVENUE, SALIDA, CHAFFEE COUNTY, COLORADO, LYING NORTH OF PROPERTY DESCRIBED ABOVE, FOR THE JOINT USE OF SAID WELL, TOGETHER WITH ALL WELL EQUIPMENT, TO INCLUDE, BUT NOT LIMITED

TO PUMPS, WATER AND ELECTRIC LINES AND SHALL PROVIDE FOR THE RIGHT OF MAINTENANCE, REPAIR AND REPLACEMENT OF SAID EQUIPMENT.

Also known by the following address:

1730 Holman Avenue, Salida, CO 81201

And assessor's schedule or parcel number: 380706400111



Franco Palumbo <franco.palumbo@cityofsalida.com>

Agency Review - 1730 Holman Ave. - Annexation and Zoning

Miles Cottom <mcottom@chaffeecounty.org>
To: franco.palumbo@cityofsalida.com

Tue, Oct 18, 2022 at 11:17 AM

Hey Franco,

Chaffee County Planning & Zoning does not have any comments or concerns about this proposed annexation/zoning application.

Thank you,

--



Miles W. Cottom

Planning Director /

Assistant County Attorney

Chaffee County Government

Phone: 719-221-3475

mcottom@chaffeecounty.org

www.chaffeecounty.org

Business Hours: Please note that the standard business hours for Chaffee County Government are Monday - Thursday, 7:30am - 5:30pm.

Confidentiality Note: This email is intended only for the person or entity to which it is addressed and may contain information that is privileged, confidential, or otherwise protected from disclosure.



PLANNING DEPARTMENT
PROJECT REVIEW TRANSMITTAL FORM

ATTENTION: _____

- ☒ Salida Public Works
- ☒ Salida Fire Chief
- ☒ Salida Police Chief
- ☒ Salida Finance Department
- ☐ U.S. Postal Service
- ☐ U.S. Forest Service
- ☐ CO Dept. of Transportation
- ☐ City Consulting Engineer – Water/Sewer
- ☐ City Attorney
- ☐ Centurylink Communications

DATE: October 05, 2022

- ☐ Xcel Energy
- ☐ Charter Communications
- ☒ Chaffee Co. Planning
- ☐ Army Corps of Engineers
- ☐ Division of Wildlife
- ☐ Town of Poncha Springs
- ☐ Chaffee Co. Building Official
- ☐ Historic Preservation Commission
- ☐ School District R-32-J
- ☐ Atmos Energy

Other: _____

APPLICANT'S: Rebecca & Paul Stringer

PROPERTY LOCATION: 1730 Holman Ave.

PROJECT DESCRIPTION: Annexation and Zoning applications for the 0.17 acre parcel located at 1730 Holman Ave. The request is to zone the annexed property as Commercial District (C-1).

MEETING DATES:

- | | |
|---|-------------------------------|
| <input checked="" type="checkbox"/> Planning Commission | <u>11/08/2022 @ 6:00 P.M.</u> |
| <input checked="" type="checkbox"/> City Council | <u>12/06/2022 @ 6:00 P.M.</u> |
| <input type="checkbox"/> Board of Adjustment | <u>_____ @ _____ P.M.</u> |
| <input type="checkbox"/> Board of Appeals | <u>_____ @ _____ P.M.</u> |

TRANSMITTAL INCLUDES:

- | | |
|---|---------------------------------------|
| <input checked="" type="checkbox"/> Application Form/Cover Letter | |
| <input type="checkbox"/> Vicinity Map | |
| <input type="checkbox"/> Site Plan | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Plat | |

NOTE: A written response, even if only to advise that you have no concerns, is requested.

REPLY: NO CONCERNS AT THIS TIME

RESPONSE NEEDED BY: 10/24/2022

RECEIVED: _____

PLANNING STAFF: Franco Palumbo



Franco Palumbo <franco.palumbo@cityofsalida.com>

Agency Review - 1730 Holman Ave. - Annexation and Zoning

Russ Johnson <rjohnson@salidapolice.com>
To: Franco Palumbo <franco.palumbo@cityofsalida.com>

Thu, Oct 6, 2022 at 8:58 AM

No issues from PD at this time.

Thanks,



Russ Johnson
Chief, Salida Police Department

rjohnson@salidapolice.com
P: 719-530-2603 | C: 719-207-1602
448 E First Street, Suite 274, Salida, CO 81201
cityofsalida.com

[Quoted text hidden]



Franco Palumbo <franco.palumbo@cityofsalida.com>

Agency Review - 1730 Holman Ave. - Annexation and Zoning

David Lady <david.lady@cityofsalida.com>
To: Franco Palumbo <franco.palumbo@cityofsalida.com>

Wed, Nov 2, 2022 at 3:29 PM

No concerns.

Note: Coordinate necessary permits and service line installations with Public Works.



David Lady
Director of Public Works

david.lady@cityofsalida.com
P: 719-539-6257 | C: 719-239-0048
340 W. Hwy 291, Salida, CO 81201
cityofsalida.com

From: Franco Palumbo [mailto:franco.palumbo@cityofsalida.com]
Sent: Wednesday, November 2, 2022 12:04 PM
To: David Lady <david.lady@cityofsalida.com>
Subject: Re: Agency Review - 1730 Holman Ave. - Annexation and Zoning

David,

I never received any agency review for this.

I need this by tomorrow. This needs to go into my packet for next planning commission meeting.

On Wed, Oct 5, 2022 at 3:39 PM Franco Palumbo <franco.palumbo@cityofsalida.com> wrote:

David,

Please see the attached, an agency review needed for an annexation and zoning request for [1730 Holman Ave.](#)

If you have any questions or comments please let me know.

Review comments are needed by October 24th.

Thanks!

--

Franco Palumbo

Planning Technician

[REDACTED]

ph: (719) 530.2638

--

Franco Palumbo

Planning Technician

[REDACTED]

ph: (719) 530.2638



Franco Palumbo <franco.palumbo@cityofsalida.com>

Agency Review - 1730 Holman Ave. - Annexation and Zoning

Renee Thonhoff <renee.thonhoff@cityofsalida.com>
To: Franco Palumbo <franco.palumbo@cityofsalida.com>

Tue, Oct 18, 2022 at 4:06 PM

Good afternoon Franco,

The system development fees required for [1730 Holman Avenue](#) are as follows, water \$8,512, high zone fee \$1,936, sewer \$5,206, meter \$352 for a total of \$16,006. Please let me know if you have any questions or concerns.

Thank you,



Renee Thonhoff
Staff Accountant, Finance Department

renee.thonhoff@cityofsalida.com
P: 719-530-2622 F: 719-539-5271
448 E First Street, Suite 112, Salida, CO 81201
cityofsalida.com

Easy ways to pay your utility bill: auto pay with a checking account. phone payments 833.892.0176. or pay online please register at <https://www.municipalonlinepayments.com/salidaco> or download our iOS or Android app [MyCivic Utilities](#). where you can now set up auto pay!

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, Oct 5, 2022 at 3:38 PM Franco Palumbo <franco.palumbo@cityofsalida.com> wrote:

[Quoted text hidden]



PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201
November 08, 2022 - 6:00 PM

MINUTES

Email public comments to: publiccomment@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 Judith Dockery
Commissioner Giff Kriebel
Commissioner Michelle Walker
Commissioner Brian Colby

Alternate Commissioner Aaron Derwingson

APPROVAL OF THE MINUTES

1. October 24, 2022 - Draft Minutes

Motion made by Vice-Chair Bomer to approve the minutes with an amendment to the second bullet point under Commission discussion for the River Ridge/Dutch Run Rezone request to read – Single family dwelling is fine by administrative review where appropriate with restrictive building envelope

The motion to approve the minutes as amended was seconded by Commissioner Colby.
Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Walker, Alternate Commissioner Derwingson, Commissioner Colby

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. **Salida Circus extension request** - The applicant, Salida Circus Outreach Foundation, is requesting an extension to the November 22, 2021 Conditional Use Permit approval.

- A. Open Public hearing – 6:03pm
- B. Proof of Publication -
- C. Staff Review of Amendment–
- D. Applicant's Presentation
- E. Public Input –
- F. Close Public Hearing –pm
- G. Commissioner Discussion –

H. Commission Decision –

Motion made by Commissioner Dockery, Seconded by Commissioner Kriebel.

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

3. **Stringer Annexation** - Property owners, Paul and Rebecca Stringer are requesting approval to annex their .17 acre property located at 1730 Holman Avenue.

- A. **Open Public hearing – pm**
- B. **Proof of Publication -**
- C. **Staff Review of Amendment–**
- D. **Applicant's Presentation**
- E. **Public Input –**
- F. **Close Public Hearing –pm**
- G. **Commissioner Discussion –**
- H. **Commission Recommendation –**

Motion made by Commissioner Walker, Seconded by Commissioner Dockery.

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

4. **Major Impact Review- Stringer Zoning** - The applicants, Paul and Rebecca Stringer are requesting a zoning designation of Commercial (C-1) should the property be annexed.

- A. **Open Public hearing – pm**
- B. **Proof of Publication -**
- C. **Staff Review of Amendment–**
- D. **Applicant's Presentation**
- E. **Public Input –**
- F. **Close Public Hearing –pm**
- G. **Commissioner Discussion –**
- H. **Commission Recommendation –**

Motion made by Commissioner Walker, Seconded by Commissioner Kriebel.

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

5. **Salida Crossings Planned Development Modification** - BV Investments, LLC is requesting approval for the following two (2) items:

1. Proposed modifications to reduce the number of mixed-use buildings from 3 to 2, to reduce the overall unit count, reduce the height of said buildings, and incorporate approximately 20 townhomes into the development plan, among other changes.

- A. **Open Public hearing – pm**
- B. **Proof of Publication -**
- C. **Staff Review of Amendment–**

- D. Applicant's Presentation**
- E. Public Input –**
- F. Close Public Hearing –pm**
- G. Commissioner Discussion –**
- H. Commission Recommendation –**

Motion made by Vice-Chair Bomer, Seconded by Commissioner Kriebel.

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

2. Request for Major Subdivision approval to subdivide the 3.15 acre parcel located at 1520 E. Hwy 50 into 22 lots (2 for mixed-use buildings and 20 townhome lots) plus an out-lot.

Motion made by Vice-Chair Bomer, Seconded by Commissioner Dockery.

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

UPDATES

- 6. Discuss the November 9th Future Land Use Map (FLUM) meeting

COMMISSIONERS' COMMENTS

ADJOURN With no further business to come before the Commission, the meeting adjourned at 7:25 pm

ATT: Bill Almquist



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)

- | | |
|--|--|
| <input checked="" type="checkbox"/> Annexation | <input type="checkbox"/> Administrative Review:
(Type) _____ |
| <input checked="" type="checkbox"/> Pre-Annexation Agreement | <input type="checkbox"/> Limited Impact Review:
(Type) _____ |
| <input type="checkbox"/> Variance | <input checked="" type="checkbox"/> Major Impact Review:
(Type) <u>Zoning</u> |
| <input type="checkbox"/> Appeal Application | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Certificate of Approval | |
| <input type="checkbox"/> Creative Sign Permit | |
| <input type="checkbox"/> Historic Landmark/District | |
| <input type="checkbox"/> License to Encroach | |
| <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: PAUL STRINGER
Mailing Address: PO Box 605 Rye, Colo 81069 Location Address: 1730 Holman Salida, Colo
Telephone Number: 719 646-4330 FAX: _____
Email Address: ryeranch@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: Home 1730 Holman Salida Colo Address currently in County
Street Address: 1730 Holman Salida Colo We want to annex in to City of Salida, to hook up to city water & sewer on Holman St.
Legal Description: Lot _____ Block _____ Subdivision _____ (attach description)
Paul & Rebecca Stringer own 1730 Holman, no mortgage
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: Paul & Rebecca Stringer Date: 6-2-2021
Signature of property owner: Paul & Rebecca Stringer Date: 6-2-2021

7-11-2021

Enclosed find narrative letter to support annexation application for 1730 Holman Salida, Colorado

The annexation of 1730 Holman into the city of Salida would increase the continuity of community services to benefit the total community. The city of Salida will benefit from the tap fees, and on going revenue paid by the homeowner. We are not requesting annexation of vacant land. We are not completing any public facilities. The home at 1730 Holman is surrounded by city lots on three sides. The home is a brick home and has been in its current location for fifty years and complies with comprehensive plan. We are requesting C1 zoning for 1730 Holman to increase available options for people of all income levels.

Thank You
Paul & Rebecca Dringer

ANNEXATION PETITION

TO THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, GREETINGS:

The undersigned hereby petition(s) the City of Salida to annex to the City of Salida the territory shown on the map(s) attached hereto and described on the attachment hereto:

This Petition is signed by the landowners qualified to sign. It is intended that this Petition be a one hundred percent (100%) petition for annexation as described in C. R. S. 1973, Section 31-12-107(l)(g), (as amended).

In support of this petition, the undersigned state(s) and allege(s) as follows, to wit:

1. That it is desirable and necessary that the above-described territory be annexed to the City of Salida.
2. That petitioners are landowners of one hundred percent (100%) of the territory, excluding streets and alleys, herein proposed for annexation to the City of Salida.
3. That no less than one-sixth of the aggregate external boundaries of the above-described territory hereby petitioned to the City of Salida is contiguous to the City limits of the City of Salida.
4. Accompanying this petition are two mylars and twenty copies of the annexation map.
5. That a community of interest exists between the above-described territory and the City of Salida, and that the same is urban, or will be urbanized in the near future, and further that the said territory is integrated or is capable of being integrated in the City of Salida.
6. That the above-described territory does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Salida, was held within the twelve months preceding the filing of this petition.
7. That the above-described territory does not include any area included in another annexation proceeding involving city other than the City of Salida.
8. That the above-described territory is not presently a part of any incorporated city, city and county, or town.
9. That the above area described will (not) result in the detachment of the area from any school district and the attachment of the same to another school district.

ANNEXATION PETITION

This Section must be filled out if there are multiple properties/property owners petitioning annexation.

Signature of Petitioners Requesting Annexation to the City of Salida, Colorado	Date of Signature of Each Petitioner	Mailing Address of each Petitioner	Description of Property Included the Area Proposed for Annexation Owned by Each person Signing this Petition. (Attach separate sheet, if necessary)
Rebecca J Stringer	9-8-2022	PO Box 605 Rye, Colo 81069	Legal description attached
Paul H. Stringer	9-8-2022	PO Box 605 Rye, Colo 81069 (SAME)	Legal description attached

ANNEXATION PETITION

CIRCULATOR'S AFFIDAVIT

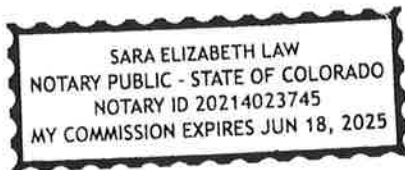
STATE OF COLORADO)
) ss.
COUNTY OF CHAFFEE)

being first duly sworn, upon oath deposes and says that she/he was the circulator of the above and foregoing petition and that the signatures on said petition are the signatures of the persons whose names they purport to be.

Paul H. Stringer
Rebecca Stringer

Circulator

Subscribed and sworn to before me this 8th day of September, A. D. 2022.
Witness my hand and official seal. My commission expires: June 18 2025.



[Signature]
Notary Public

ANNEXATION PETITION

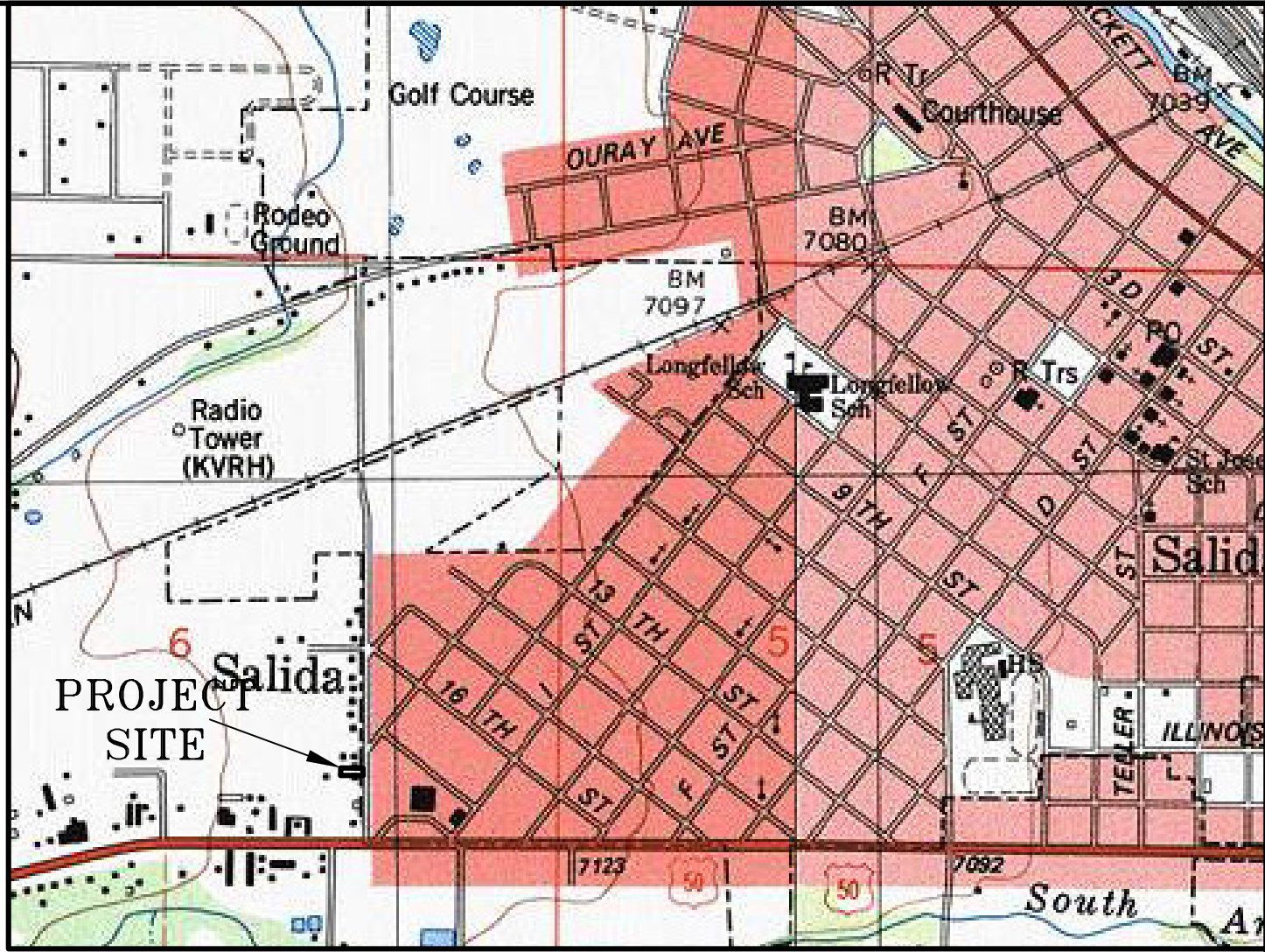
"INSERT A"

(Description of territory proposed for annexation)

*(I have this)
already.*

STRINGER ANNEXATION TO THE CITY OF SALIDA

LOCATED WITHIN THE NORTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 49 NORTH,
RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN,
CHAFFEE COUNTY, COLORADO



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 PAUL R. STRINGER AND REBECCA J. STRINGER, 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 STRINGER ANNEXATION TO THE CITY OF SALIDA;
NOW, THEREFORE, THE CITY COUNCIL OF SALIDA, COLORADO DOES HEREBY APPROVE AND ACCEPT THE 'STRINGER ANNEXATION TO THE CITY OF SALIDA' AS DESCRIBED HEREIN, TO WIT:

PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4SE1/4) OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS, TO-WIT:
BEGINNING AT A POINT ON THE EAST LINE OF THE NW1/4SE1/4, A DISTANCE OF 496 FEET NORTHERLY FROM THE SOUTHEAST CORNER OF THE SAID NW1/4SE1/4;
THENCE NORTH 88°51' WEST 150 FEET;
THENCE NORTH 1°09' EAST 50 FEET;
THENCE SOUTH 88°51' WEST 150 FEET TO THE SAID EAST LINE OF THE NW1/4SE1/4;
THENCE SOUTH 1°09' WEST 50 FEET TO THE POINT OF BEGINNING.
ALSO DESCRIBED AS:
A TRACT OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4SE1/4) OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
COMMENCING AT THE SOUTHEAST CORNER OF THE SAID NW1/4SE1/4;
THENCE NORTH 0°51'07" WEST 68.4 FEET TO A BRASS CAPPED HIGHWAY RIGHT-OF-WAY MARKER;
THENCE CONTINUING NORTH 0°51'07" WEST ALONG THE CORPORATE BOUNDARY OF THE CITY OF SALIDA, 427.6 FEET TO THE POINT OF BEGINNING OF THE TRACT HEREIN DESCRIBED;
THENCE SOUTH 89°20'45" WEST 150.23 FEET;
THENCE NORTH 50.0 FEET;
THENCE NORTH 89°20'44" EAST 149.49 FEET;
THENCE SOUTH 0°51.7' EAST 50.0 FEET TO THE POINT OF BEGINNING.
DIRECTIONS ARE BASED ON A BEARING OF SOUTH 89°40'28" WEST FOR THE CENTERLINE OF U.S. HIGHWAY NO. 50, TOGETHER WITH ONE-HALF OF THE WELL RIGHTS IN THE MCGOWAN WELL NO. 1 (DRILLED MARCH 15, 1956), STATE ENGINEERS WELL NO. 86046, FILED FEBRUARY 28, 1973 IN THE DISTRICT COURT FOR WATER DIVISION NO. 2, STATE OF COLORADO, CASE NO. W-1359.
ALSO TOGETHER WITH AN EASEMENT ACROSS PROPERTY KNOWN AS 1724 HOLMAN AVENUE, SALIDA, CHAFFEE COUNTY, COLORADO, LYING NORTH OF PROPERTY DESCRIBED ABOVE, FOR THE JOINT USE OF SAID WELL, TOGETHER WITH ALL WELL EQUIPMENT, TO INCLUDE, BUT NOT LIMITED TO PUMPS, WATER AND ELECTRIC LINES AND SHALL PROVIDE FOR THE RIGHT OF MAINTENANCE, REPAIR AND REPLACEMENT OF SAID EQUIPMENT.

SIGNED THIS ____ DAY OF _____, 2022.

CITY OF SALIDA

BY: _____
MAYOR

CITY CLERK'S CERTIFICATE

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

CITY CLERK

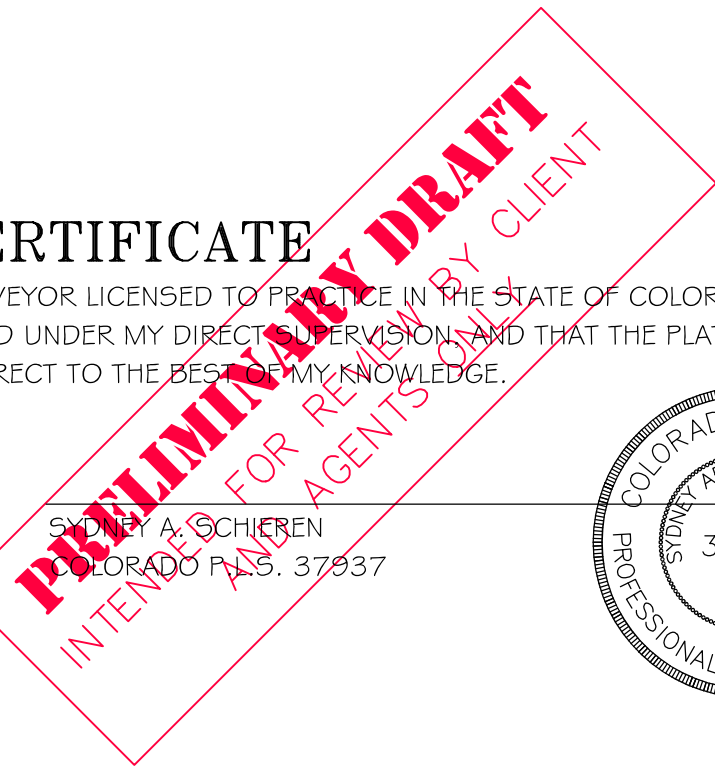
CLERK AND RECORDER'S CERTIFICATE

I HEREBY CERTIFY THAT A CERTIFIED COPY OF THIS ANNEXATION MAP ALONG WITH A CERTIFIED COPY OF THE ANNEXATION ORDINANCE FOR THE STRINGER 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.



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 WEST RIGHT OF WAY OF HOLMAN BETWEEN A 1 1/2" ALUMINUM CAP STAMPED LS 7653 AND A 1 1/2" STEEL DISC, ILLEGIBLE, HAVING A BEARING OF SOUTH 00°04'03" WEST
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT
- 3) TOTAL AREA TO BE ANNEXED=0.17 ACRES +/-
- 4) THIS ANNEXATION SUBJECT TO THE TERMS & CONDITIONS AS SET FORTH IN THE ANNEXATION AGREEMENT RECORDED AT RECEPTION NO. _____

TOTAL PERIMETER OF LAND TO BE ANNEXED	400.14 FT
CONTIGUOUS BOUNDARY WITH CITY OF SALIDA	250.40 FT
CONTIGUOUS BOUNDARY REQUIREMENT 1/6= 16.7%	62.6%

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 PAUL R. STRINGER AND REBECCA J. STRINGER, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS ____ DAY OF _____, 2022.

TITLE AGENT

CERTIFICATE OF DEDICATION AND OWNERSHIP

THIS IS TO CERTIFY THAT PAUL R. STRINGER AND REBECCA J. STRINGER ARE THE OWNERS 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.

EXECUTED THIS ____ DAY OF _____, 2022.

OWNERS:

PAUL R. STRINGER


REBECCA J. STRINGER

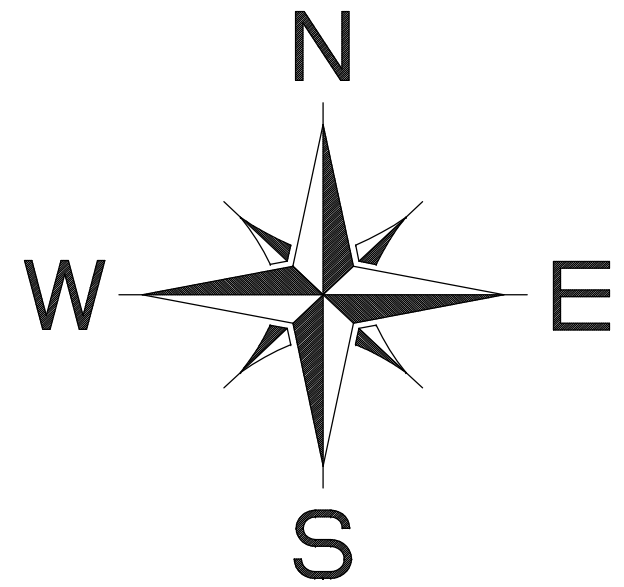
COUNTY OF CHAFFEE)
) ss.
STATE OF COLORADO)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____, 2022, BY PAUL R. STRINGER AND REBECCA J. STRINGER. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC

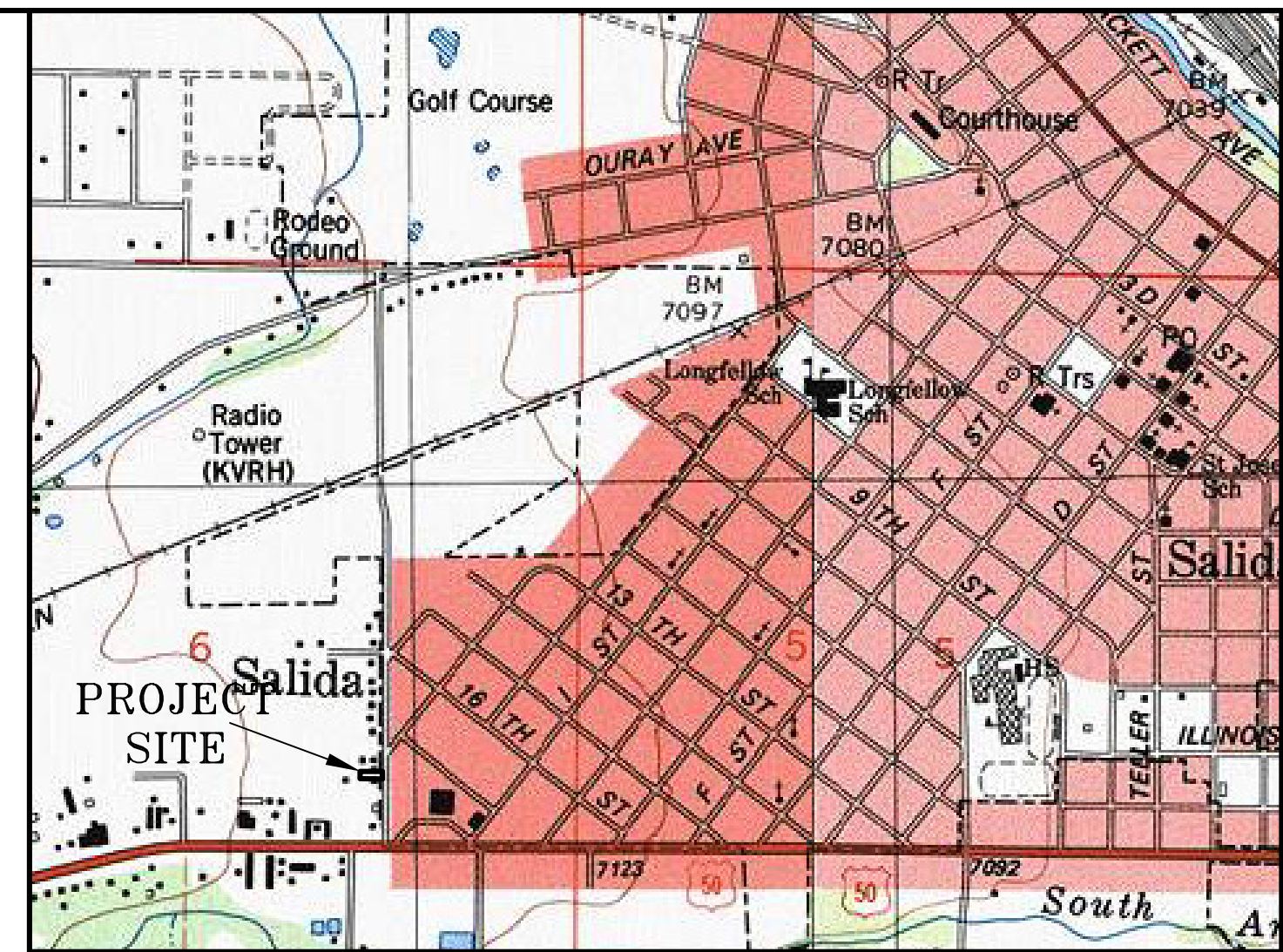
REVISED:	STRINGER ANNEXATION TO THE CITY OF SALIDA LOCATED WITHIN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO
DATE: AUGUST 8, 2022	
JOB # 21128	 LANDMARK SURVEYING & MAPPING P.O. BOX 668 SALIDA, CO 81201 PH 719.539.4021 FAX 719.539.4031
DATE: MARCH 30, 2022	
SHEET 1 OF 2	



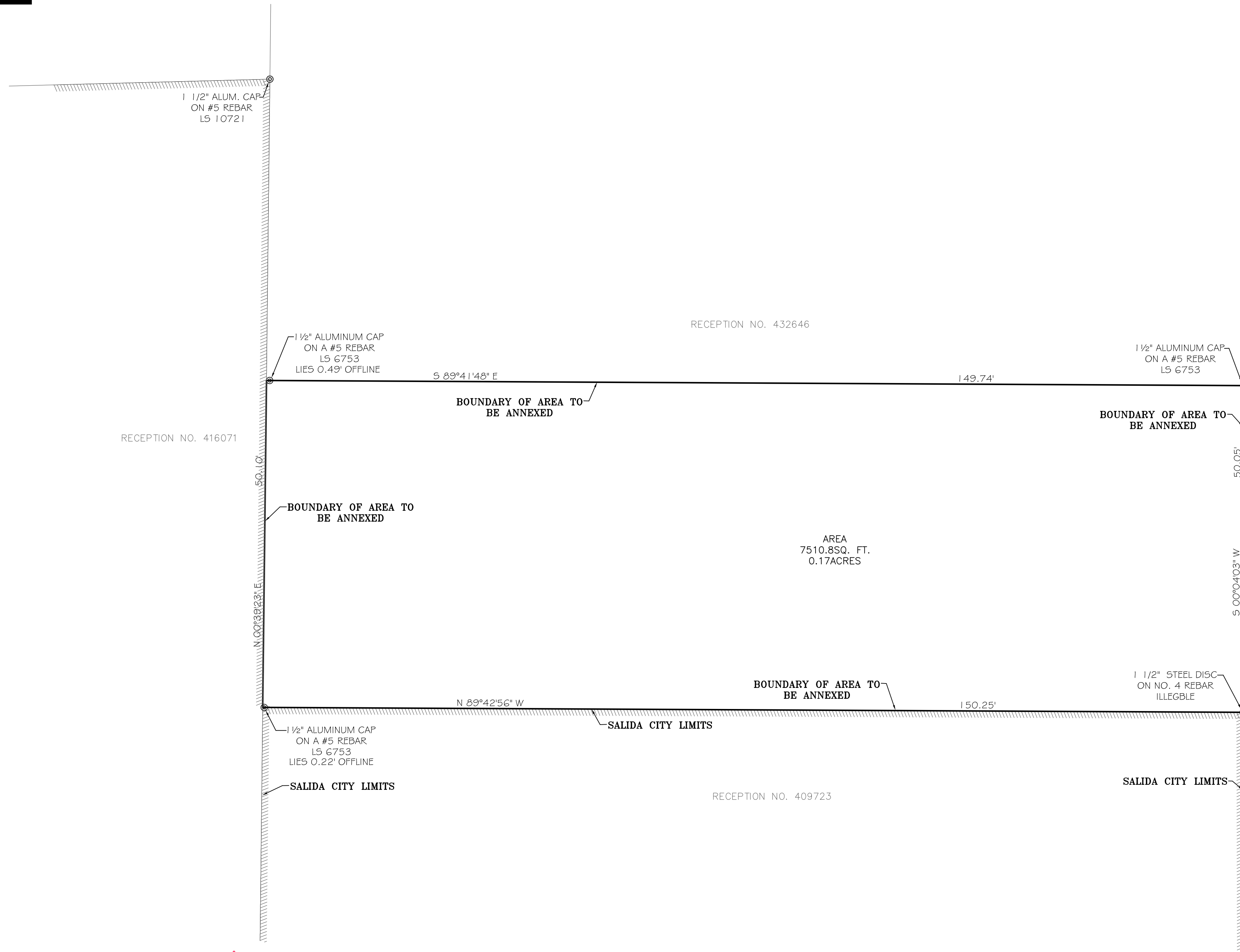
SCALE
1" = 10'

STRINGER ANNEXATION TO THE CITY OF SALIDA

LOCATED WITHIN THE NORTHWEST QUARTER OF THE
SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 49 NORTH,
RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN,
CHAFFEE COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE



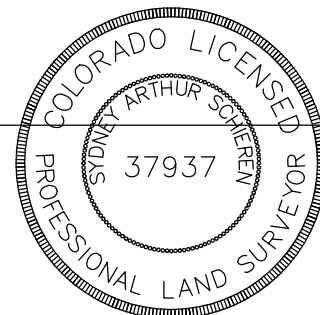
AVENUE
HOLMAN

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
INTENDED FOR REVIEW BY CLIENT

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.

REVISED:	STRINGER ANNEXATION TO THE CITY OF SALIDA LOCATED WITHIN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO
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SHEET 2 OF 2	