

HOLMAN COURT

PLANNED DEVELOPMENT (PD)

SALIDA, COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS THAT HOLMAN COURT, LLC, IS THE FEE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

LOT 2 AMBROSE SUBDIVISION, PER PLAT RECORDED MAY 10, 2005 AS RECEPTION NO. 350696, CITY OF SALIDA, CHAFFEE COUNTY, COLORADO

HAS LAID-OUT THE SAME INTO THE PLANNED DEVELOPMENT, AS SHOWN ON THIS DEVELOPMENT PLAN UNDER THE NAME AND STYLE OF:

HOLMAN COURT PLANNED DEVELOPMENT
IN THE
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

IN WITNESS WHEREOF THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS 6 DAY OF July, 2021.

BY: David LaRochelle (HOLMAN COURT, LLC REPRESENTATIVE)

COUNTY OF CHAFFEE)
STATE OF COLORADO) SS.

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 6 DAY OF July, 2021, BY David LaRochelle (HOLMAN COURT, LLC REPRESENTATIVE) WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES April 15, 2025.

Krist A. Jefferson
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20094011745
MY COMMISSION EXPIRES April 15, 2025

CERTIFICATION OF TITLE

I, Beth Ekins, 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 HOLMAN COURT, LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

Effective July 2, 2021 at 7:45 am - Deed & Trust #4463115, Ass'n Rec'd #4463116

DATED THIS 6 DAY OF July, 2021.

Beth Ekins
TITLE AGENT

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



CITY COUNCIL APPROVAL

THIS PLAT IS APPROVED BY THE SALIDA CITY COUNCIL THIS 8 DAY OF

July, 2021.

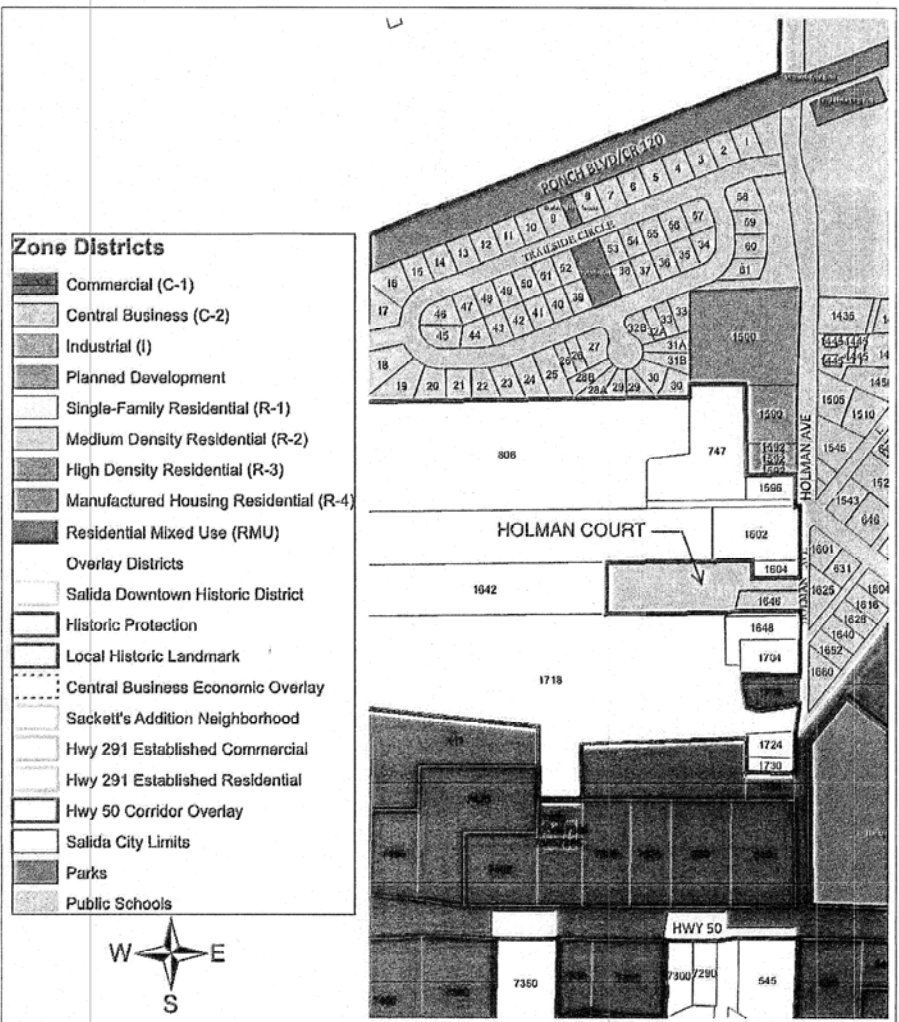
David LaRochelle
MAYOR, CITY OF SALIDA

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT 8:09 A.M. ON THIS 9 DAY OF July, 2021 UNDER RECEPTION NUMBER 472147

Patricia Travnicsek (Deputy)
CHAFFEE COUNTY CLERK AND RECORDER

VICINITY AND ZONING MAP



CONSULTANTS

ENGINEER
Walker Engineering
905 Camino Sierra Vista Santa Fe, NM 87505
505-820-7390 morey@walkerengineering.net Fax: 505-820-3539

CONSULTANT
Land Water Concepts
Salida, Colorado
505-690-5873
andy@lwconcepts.com

LAND SURVEYOR
LANDMARK SURVEYING
202 N F Street Salida, CO 81201
719-539-4021 syd@surveycolorado.com

6/30/21

CONDITIONS OF APPROVAL

AMENDED CONDITIONS OF APPROVAL FOR HOLMAN COURT PD:

- OCCUPANTS OF ANY DEED-RESTRICTED AFFORDABLE UNITS WITHIN THE HOMEOWNERS ASSOCIATION SHALL NOT BE RESPONSIBLE FOR ANY ASSESSMENTS NOR DUES BEYOND THOSE FAIRLY-PRICED SPECIFICALLY FOR UTILITIES, TRASH SERVICES, AND THE LIKE.
- EACH LOT SHALL HAVE AT MINIMUM ONE TREE LOCATED BETWEEN THE PRIVATE DRIVE AND THE FRONT OF THE PROPOSED UNITS. IN ADDITION, THE APPLICANT WILL PROVIDE AS MANY TREES WITHIN THE COMMON OPEN SPACES AS WILL RESULT IN A TOTAL OF AT LEAST 16 ACROSS THE ENTIRE DEVELOPMENT SITE.
- TWO AFFORDABLE HOUSING UNITS SHALL BE CONSTRUCTED IN THE SEVEN LOT PROPOSAL. BOTH AFFORDABLE UNITS SHALL BE BUILT AND RECEIVE CERTIFICATE OF OCCUPANCY (CO) PRIOR TO THE TENTH UNIT ON THE SITE RECEIVING CERTIFICATE OF OCCUPANCY.
- FOR ANY AFFORDABLE UNIT(S) REQUIRED TO BE BUILT THROUGH THE PD, THE DEVELOPER SHALL PAY THE APPLICABLE INCLUSIONARY HOUSING FEE-IN-LIEU FOR EACH UNIT BUILT PRIOR TO RECEIVING CERTIFICATE OF OCCUPANCY FOR THOSE UNITS. ONCE THE REQUIRED AFFORDABLE UNIT(S) HAS RECEIVED CERTIFICATE OF OCCUPANCY, THOSE FEES-IN-LIEU SHALL BE RETURNED TO THE DEVELOPER.
- THE APPLICANT SHALL ERECT A VISIBLE BARRIER/FENCE, WITH ENTRY POINT(S), AROUND THE PERIMETER OF THE COMMON OPEN SPACE AREA AND PROVIDE REASONABLE FACILITIES SUCH AS PICNIC TABLES, BENCHES, CHILDREN'S PLAYGROUND EQUIPMENT, ETC., TO ENCOURAGE THE AREA'S USE.
- AS REQUIRED UNDER SECTION 16-6-120(11), NO RESIDENTIAL FAÇADE ELEVATION SHALL BE REPEATED MORE THAN ONCE EVERY FIVE (5) LOTS ON THE SAME SIDE OF THE STREET.

SHEET LIST TABLE	
NUMBER	SHEET TITLE
D1	COVER
D2	DEVELOPMENT PLAN

HOLMAN COURT - PLANNED DEVELOPMENT (PD)
SALIDA, CO LORADO

SAL
571A

SHEET NO.

D1

472147
472147 7/9/2021 8:09 AM PLAT Lori A Mitchell
1 of 2 RS20 US0 NS0 SS3 MS0 ES0 Chaffee County Clerk