



## GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-530-2626 Fax: 719-539-5271

Email: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

### 1. TYPE OF APPLICATION (Check-off as appropriate)

- ☐ Annexation
- ☐ Pre-Annexation Agreement
- ☐ Variance
- ☐ Appeal Application
- ☐ Certificate of Approval
- ☐ Creative Sign Permit
- ☐ Historic Landmark/District
- ☐ License to Encroach
- ☐ Text Amendment to Land Use Code
- ☐ Watershed Protection Permit
- ☐ Conditional Use

- ☐ Administrative Review:  
(Type) \_\_\_\_\_
- ☐ Limited Impact Review:  
(Type) \_\_\_\_\_
- ☒ Major Impact Review:  
(Type) MAJOR SUBDIVISION
- ☐ Other: \_\_\_\_\_

### 2. GENERAL DATA (To be completed by the applicant)

#### A. Applicant Information

Name of Applicant: SCOTT STREET LLC

Mailing Address: P.O. Box 1351, SALIDA, CO 81201

Telephone Number: 843-696-2401 FAX: \_\_\_\_\_

Email Address: LEE @ LEE HUNNICUTT . com

Power of Attorney/ Authorized Representative: WILLIAM F. SMITH  
(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: CHERRY GROVE

Street Address: 825 SCOTT ST, SALIDA

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_ (attach description)

Disclosure of Ownership: SEE ATTACHED  
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)

HIGH COUNTRY BANK - MORTGAGE

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 \_\_\_\_\_ Date \_\_\_\_\_

Signature of property owner [Signature] Date 12-18-20

# LEGAL DESCRIPTION

## TRACT 1

The North Half (N $\frac{1}{2}$ ) of part of the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$  SW $\frac{1}{4}$ ) of Section 4, Township 49 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, more particularly described as:

thence North along the line between the NE $\frac{1}{4}$  and the NW $\frac{1}{4}$  Quarters of said SW $\frac{1}{4}$  of Section 4, 5 rods;

thence due East 16 rods;

thence due South 5 rods;

thence due West 16 rods to the place of beginning, being formerly known as the Nettle place.

ALSO commencing at the center of the SW $\frac{1}{4}$  of Section 4, Township 49 North, Range 9 East;

thence North along the line between the NW $\frac{1}{4}$ , and NE $\frac{1}{4}$  of the SW $\frac{1}{4}$ , 14 rods, 1.5 feet;

thence North 15 rods;

thence due East 16 rods;

thence South 15 feet;

thence West 16 rods.

## TRACT II

Part of the South Half of the Northeast Quarter of the Southwest Quarter (S $\frac{1}{2}$  NE $\frac{1}{4}$  SW $\frac{1}{4}$ ) of Section 4, Township 49 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County Colorado, described as follows:

Beginning at a point on the west line of the said S $\frac{1}{2}$  NE $\frac{1}{4}$  SW $\frac{1}{4}$  from whence the southwest corner of the said S  $\frac{1}{2}$  NE $\frac{1}{4}$  SW $\frac{1}{4}$  bears South 132.5 feet;

thence North 100 feet;

thence East 264 feet;

thence South 100 feet;

thence West 264 feet to the point of beginning.

AND BOTH OF THE ABOVE NAMED TRACTS ARE MORE ACCURATELY AND IN MORE CONTEMPORARY TERMS DESCRIBED AS FOLLOWS:

A tract of land located within the North Half of the Southwest Quarter (N $\frac{1}{2}$  SW $\frac{1}{4}$ ) of Section 4, Township 49 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, being more particularly described as follows:

Commencing at a point on the north side of Chaffee County Road No. 105 from whence the southeast corner (brass Cap) of Section 4 bears South 69°56' East 4117. 5 feet, and also from whence the highway right-of-way marker (brass cap) as Station 2304+26 of the centerline survey of U. S. Highway No. 50 bears North 89°35' West 217.9 feet;

thence North 00°23' West along the west boundary of a road known as Scott Street a distance of 129.17 feet;

thence continuing North 00°23' West along the said west boundary of Scott Street 197.53 feet;

thence South 89° 18' East 51. 91 feet to a point on the east boundary of said Scott Street, said point being the point of beginning of the tract herein described;

thence continuing South 89°18' East 262.3 feet;

thence South 0° 52' West 197. 5 feet to the northeast corner of that certain parcel of land as described in Book 502 at Page 186 of the Records of Chaffee County, Colorado;

thence North 89° 18' West along the north boundary of said parcel as described in said book and page and a projection Westerly thereof a distance of 262.3 feet to the east boundary of Scott Street;

thence North 0°52' East along the easterly boundary of Scott Street, a distance of 197.5 feet to the point of beginning.