

Cherry Grove Subdivision  
825 Scott Street  
Salida, CO, 81201

This proposed subdivision is located on a 1.2 acre parcel adjacent to the existing River Ridge subdivision and located on the corner of Scott Street and River Ridge Road. This parcel is currently zoned R-4. The developing entity is Scott Street, LLC composed of two members, Lee Hunnicutt and Bill Smith, both of whom reside in Salida full time.

There is an existing house located at 825 Scott Street that will be renovated and sold as one of seven parcels proposed this site. Also fronting on Scott Street will be one parcel suitable for multi-family housing. Turning the corner on River Ridge Road, we propose 5 lots with frontages between 37.5 feet and 40 feet and served by a private back alley where sewer and electricity will be accessed. Water will be provided from existing mains on Scott Street and River Ridge Road. We will extend existing parkways, sidewalks and curb from River Ridge through this project.

There is a well located on the property that has served the residence at 825 Scott Street. That property will be connected to city water and sewer and the well dedicated to landscape maintenance. All properties in this project will be connected to city water and sewer.



Lee Hunnicutt

For: Scott Street, LLC.