



PLANNING COMMISSION STAFF REPORT

MEETING DATE: December 13, 2022

AGENDA ITEM TITLE: Recommendation on Proposed Annexation – Lundberg/Castro Annexation

AGENDA SECTION: Public Hearing

REQUEST / BACKGROUND:

On November 19, 2013 City Council approved Resolution 2013-79 for the Castro Pre-Annexation agreement with owner Virginia Castro to provide municipal sewer to her property located at 745 Scott Street. On October 19, 2021 City Council approved Resolution 2021-35 for the Lundberg Pre-Annexation agreement with owner Karen Lundberg to provide municipal water to her property located at 601 Scott Street. There is a single-family residence on each of the properties.

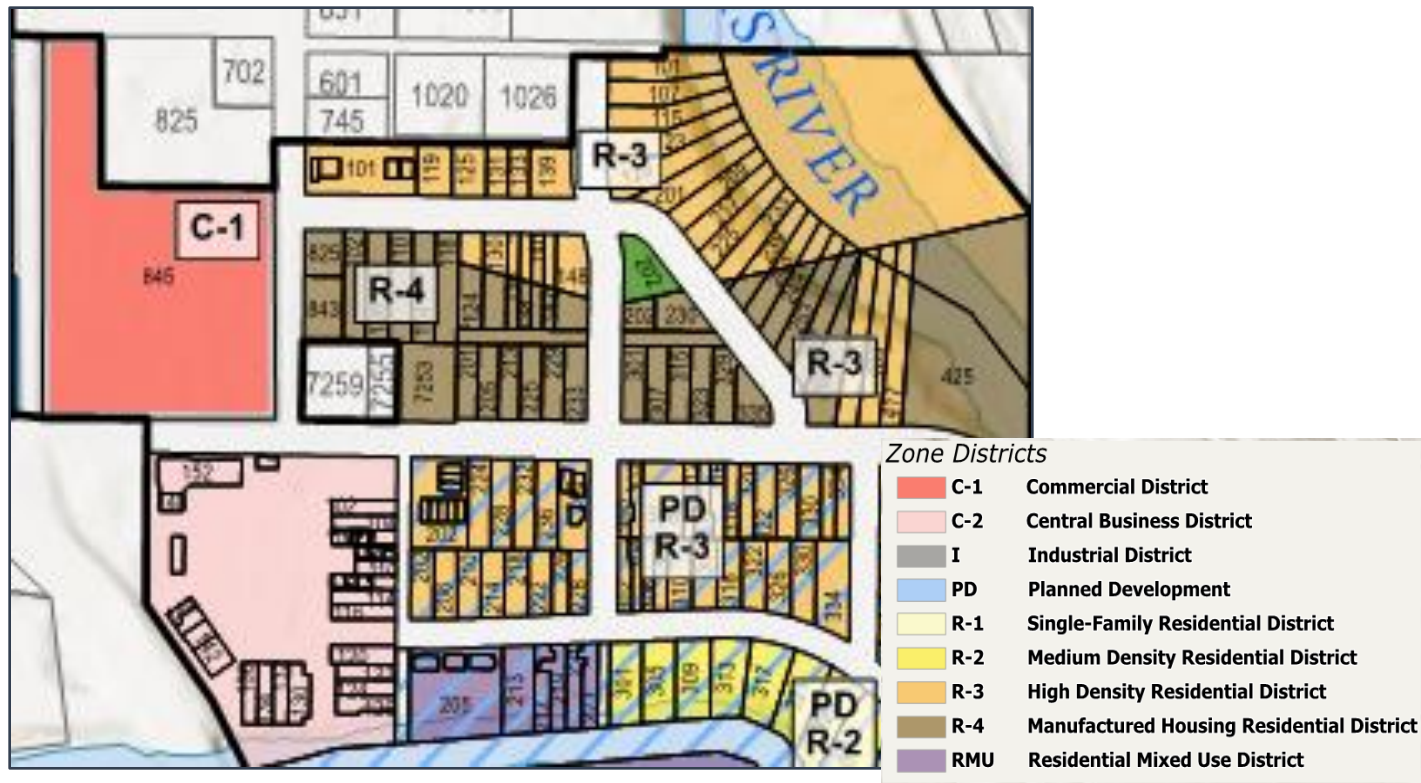


Section 4 of the pre-annexation agreements require the owners to annex their properties within 60 days becoming eligible, via contiguity. Virginia Castro's property, 745 Scott Street, became eligible with the Treat-Mesch Annexation approved by City Council on February 19, 2019. The Lundberg property located at 601 Scott Street is eligible with the Castro Annexation.

The applicants, Karen Lundberg and Virginia Castro submitted the complete application to annex their properties located at 601 Scott Street and 745 Scott Street, respectively, on August 16, 2022 along with an application for Zoning to be considered during a separate hearing.

A conceptual review meeting was not required with this application because the pre-annexation agreement required the annexation application.

Surrounding Land Use and Zoning: The site is currently zoned RES (Residential Zone District) in Chaffee County. The properties immediately to the north, east and west remain in Chaffee County and are also zoned RES in Chaffee County. The properties to south are within the city limits and are zoned High Density Residential (R-3), Manufactured Housing Residential (R-4) and Commercial (C-1).



PROCESS:

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:

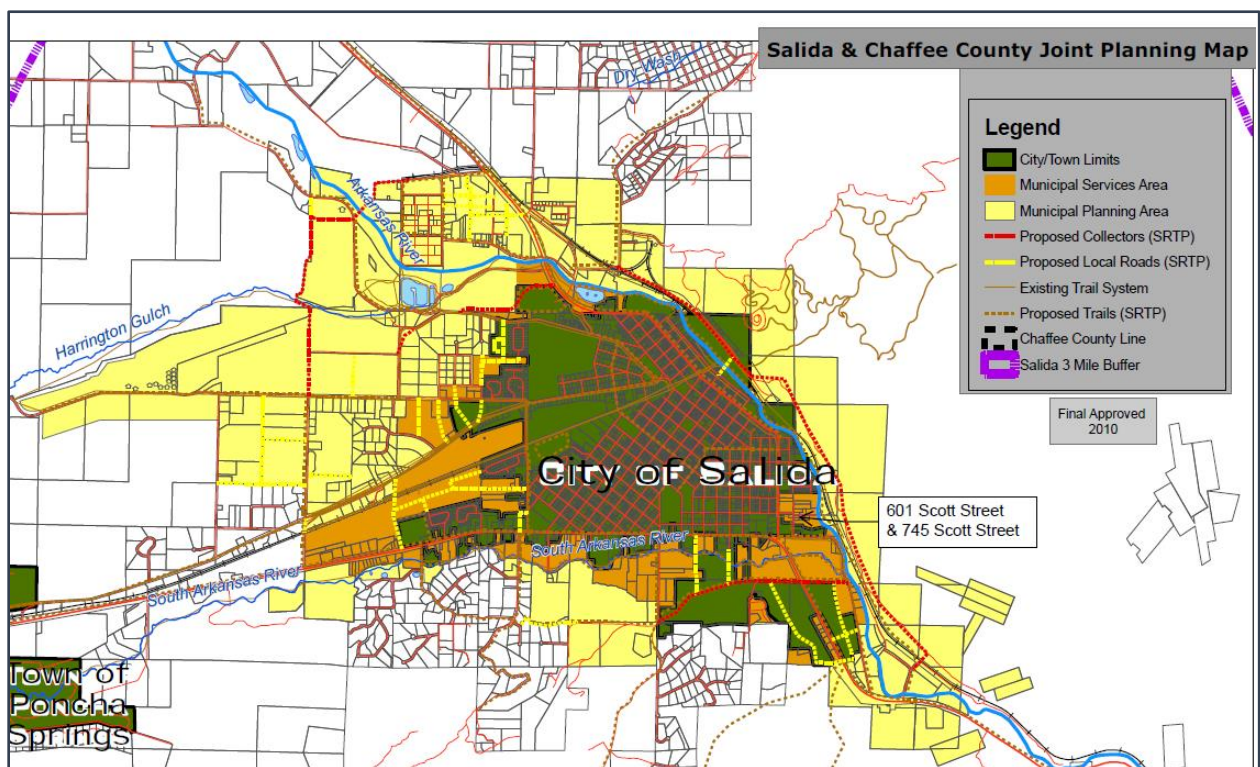
- 1/6th of the perimeter of a proposed annexation must be contiguous with the City of Salida;
- Staff reviews the petition for compliance with city and state statutes and Council adopts a resolution stating the petition is valid and sets a public hearing date that is no less than 30 days and no greater than 60 days from the resolution date;
 - On December 6, 2022 City Council adopted Resolution 2021-54 finding the Annexation petition in compliance with city and state statutes and set the public hearing date for January 17, 2023.
- 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 approves the proposed zoning.

FINDINGS OF FACT:

As explained above, the annexation shall be considered by the Commission as a required step prior to the zoning of the property. The following findings of facts are required for annexation:

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 its intergovernmental agreement (IGA) with Chaffee County approved in 2010. According to the IGA, the MSA "encompasses properties which are eligible for annexation and extension of municipal utilities and infrastructure, within the parameters set forth in the Salida Municipal Code and Salida Comprehensive Plan, which may be amended from time to time."



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.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

- Salida Fire Department: Fire Chief, Doug Bess, responded “Fire Department has no concerns at this time.”
- Salida Police Department: Police Chief, Russ Johnson, responded “No issues from PD at this time.”
- Salida Public Works Department: Public Works Director David Lady, responded “No concerns. I would recommend roadway improvements if/when a development application occurs.” TBD if both Illinois Avenue and Scott Street will require improvements.
- Salida Finance Department: Staff Accountant, Renee Thonhoff, responded 601 Scott Street has a sewer/water utility account. System development fees would need to be paid upon further development. 745 Scott Street has a sewer only utility account. System development fees for water and a water meter will need to be paid. Those fees are as follows: \$8,512 water and \$375 water meter. System development fees would need to be paid upon further development.
- Chaffee County Planning Director, Miles Cottom, responded “I don’t have any comments to make on this application.”

STAFF RECOMMENDATION:

Staff recommends the Planning Commission recommend City Council approve the proposed annexation, subject to the conditions listed below.

RECOMMENDED MOTIONS:

“I make a motion to recommend City Council approve the proposed Lundberg/Castro Annexation as it meets the findings of fact for annexation, subject to the following recommended conditions to be included in the annexation agreement:

1. That new residential dwelling units constructed on either property, 601 Scott Street or 745 Scott Street shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code at the time of building permit submittal.
2. That new residential dwelling units constructed on either property, 601 Scott Street or 745 Scott Street, shall meet the requirements of Land Use Code Sec. 16-6-140, Fair Contributions to Public School Sites, at the time of issuance of a building permit.
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.

Attachments: Proof of publication
Agency Review
Lundberg/Castro Annexation Application and Plat Submittal
Castro Pre-Annexation Agreement
Lundberg Pre-Annexation Agreement

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING BEFORE
THE PLANNING COMMISSION AND CITY
COUNCIL FOR THE CITY OF SALIDA
CONCERNING ANNEXATION AND
ZONING APPLICATIONS**

**TO ALL MEMBERS OF THE PUBLIC
AND INTERESTED PERSONS: PLEASE
TAKE NOTICE** that on December 13, 2022

at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado and online at the following link: <https://attendee.gotowebinar.com/rt/1909092342220683277>

The hearing is regarding applications for Annexation and Zoning submitted by and on behalf of Karen Lundberg and Virginia Castro, for the properties located at 601 Scott Street and 745 Scott Street.

The City is currently considering a petition to annex and zone the subject properties into the City. The general purpose of the application is to consider the applicant's request to zone the property High Density Residential (R-3).

Any recommendation by the Planning Commission for the Annexation and Zoning shall be forwarded to the City Council for review and a public hearing scheduled for January 17, 2023, at or about the hour of 6:00 p.m. at City Council Chambers and online at the following link: <https://attendee.gotowebinar.com/register/6382995264411204366>.

Interested persons are encouraged to attend the public hearing. Further information on the applications may be obtained from the Community Development Department, (719) 530-2626.

*Please note that it is inappropriate to personally contact individual City Councilors or Planning Commissioners, outside of the public hearing, while an application is pending. Such contact is considered ex parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions/comments, you should email or write a letter to staff, or present your concerns at the public meeting via the above GoToWebinar link so your comments can be made part of the record.

Published in The Mountain Mail November 25, 2022



**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: November 21, 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: Karen Lundberg and Virginia Castro

PROPERTY LOCATION: 601 Scott Street and 745 Scott Street

PROJECT DESCRIPTION: Annexation and Zoning applications for the two (2) lots consisting of approximately .48 acres. As part of the Lundberg Pre-Annexation and Castro Pre-Annexation agreements the property owners are required to annex their properties at the time they become eligible. The request is to zone the annexed properties as High Density Residential (R-3).

MEETING DATES:

- | | |
|---|----------------------------------|
| <input checked="" type="checkbox"/> Planning Commission | <u>12/13/2022 @ 6:00 P.M.</u> |
| <input checked="" type="checkbox"/> City Council | <u>01/17/2023 @ 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: _____

RESPONSE NEEDED BY: 12/06/2022

RECEIVED: _____

From: [Doug Bess](#)
To: [Russ Johnson](#)
Cc: [Kristi Jefferson](#); david.lady@cityofsalida.com; [Renee Thonhoff](#); mcottom@chaffeecounty.org
Subject: Re: Agency review - Lundberg/Castro Annexation and Zoning application
Date: Wednesday, November 23, 2022 11:49:26 AM
Attachments: [image001.png](#)
[image002.png](#)

No concerns from fire.

On Wed, Nov 23, 2022 at 11:48 AM Doug Bess <doug.bess@cityofsalida.com> wrote:
N concerns from Fire.

On Tue, Nov 22, 2022 at 3:46 PM Russ Johnson <rjohnson@salidapolice.com> wrote:

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

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Sent: Monday, November 21, 2022 4:00 PM
To: david.lady@cityofsalida.com; Russ Johnson <rjohnson@salidapolice.com>; 'Doug Bess' <doug.bess@cityofsalida.com>; 'Renee Thonhoff' <renee.thonhoff@cityofsalida.com>
Cc: mcottom@chaffeecounty.org
Subject: Agency review - Lundberg/Castro Annexation and Zoning application

Attached is the agency review for the Lundberg/Castro Annexation and Zoning applications for the properties located at 601 Scott Street and 745 Scott Street. Please let me know if you have any concerns with the applications.

From: [Russ Johnson](#)
To: [Kristi Jefferson](#); david.lady@cityofsalida.com; ["Doug Bess"](#); ["Renee Thonhoff"](#)
Cc: mcottom@chaffeecounty.org
Subject: RE: Agency review - Lundberg/Castro Annexation and Zoning application
Date: Tuesday, November 22, 2022 3:46:39 PM
Attachments: [image001.png](#)
[image002.png](#)

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

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Sent: Monday, November 21, 2022 4:00 PM
To: david.lady@cityofsalida.com; Russ Johnson <rjohnson@salidapolice.com>; 'Doug Bess' <doug.bess@cityofsalida.com>; 'Renee Thonhoff' <renee.thonhoff@cityofsalida.com>
Cc: mcottom@chaffeecounty.org
Subject: Agency review - Lundberg/Castro Annexation and Zoning application

Attached is the agency review for the Lundberg/Castro Annexation and Zoning applications for the properties located at 601 Scott Street and 745 Scott Street. Please let me know if you have any concerns with the applications.

Kristi Jefferson
Senior Planner
City of Salida
448 E. First Street
Suite 112
Salida, CO 81201
(719) 530-2626



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.

From: [DavidL](#)
To: [Kristi Jefferson](#)
Subject: Re: Agency review - Lundberg/Castro Annexation and Zoning application
Date: Monday, November 21, 2022 5:08:04 PM
Attachments: [image001.png](#)
[image007.png](#)

Likely both. TBD

David Lady P.E.
City of Salida
Director of Public Works
719-539-6257

On Nov 21, 2022, at 4:54 PM, Kristi Jefferson
<kristi.jefferson@cityofsalida.com> wrote:

For Illinois or Scott Street or both?

Kristi Jefferson
Senior Planner
City of Salida
448 E. First Street
Suite 112
Salida, CO 81201
(719) 530-2626



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.

From: David Lady [mailto:david.lady@cityofsalida.com]
Sent: Monday, November 21, 2022 4:37 PM
To: 'Kristi Jefferson' <kristi.jefferson@cityofsalida.com>
Subject: RE: Agency review - Lundberg/Castro Annexation and Zoning application

No concerns. I would recommend roadway improvements if/when a development application occurs.



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: Kristi Jefferson [<mailto:kristi.jefferson@cityofsalida.com>]
Sent: Monday, November 21, 2022 4:00 PM
To: david.lady@cityofsalida.com; 'Russ Johnson' <rjohnson@salidapolice.com>; 'Doug Bess' <doug.bess@cityofsalida.com>; 'Renee Thonhoff' <renee.thonhoff@cityofsalida.com>
Cc: mcottom@chaffeecounty.org
Subject: Agency review - Lundberg/Castro Annexation and Zoning application

Attached is the agency review for the Lundberg/Castro Annexation and Zoning applications for the properties located at 601 Scott Street and 745 Scott Street. Please let me know if you have any concerns with the applications.

Kristi Jefferson
Senior Planner
City of Salida
448 E. First Street
Suite 112
Salida, CO 81201
(719) 530-2626

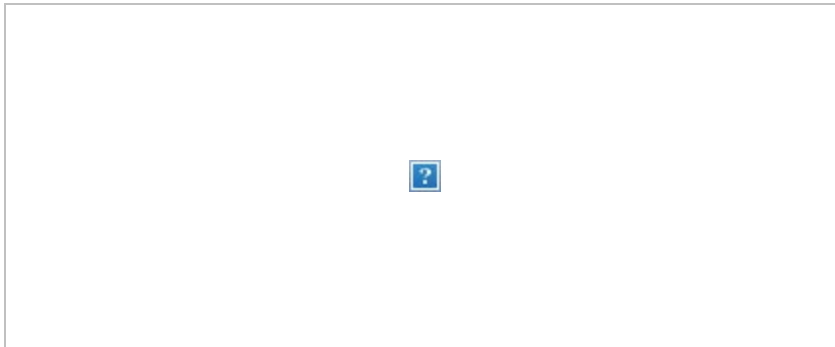


Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

From: [Renee Thonhoff](#)
To: [Kristi Jefferson](#)
Cc: david.lady@cityofsalida.com; [Russ Johnson](#); [Doug Bess](#); mcottom@chaffeeconomy.org
Subject: Re: Agency review - Lundberg/Castro Annexation and Zoning application
Date: Tuesday, November 29, 2022 3:21:57 PM
Attachments: [image002.png](#)

601 Scott Street has a sewer/water utility account. System development fees would need to be paid upon further development.

745 Scott Street has a sewer only utility account. System development fees for water and a water meter will need to be paid. Those fees are as follows: \$8,512 water and \$375 water meter. System development fees would need to be paid upon further development.



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 Mon, Nov 21, 2022 at 4:00 PM Kristi Jefferson <kristi.jefferson@cityofsalida.com> wrote:

Attached is the agency review for the Lundberg/Castro Annexation and Zoning applications for the properties located at 601 Scott Street and 745 Scott Street. Please let me know if you have any concerns with the applications.

From: [Miles Cottom](#)
To: [Kristi Jefferson](#)
Subject: Re: Agency review - Lundberg/Castro Annexation and Zoning application
Date: Tuesday, November 22, 2022 9:55:55 AM
Attachments: [image002.png](#)

Hey Kristi,

I don't have any comments to make on this application.

Thank you!

--

Miles W. Cottom

Planning Director / Asst. County Attorney

Chaffee County Government

Phone: 719-221-3475

On Mon, Nov 21, 2022 at 4:00 PM Kristi Jefferson <kristi.jefferson@cityofsalida.com> wrote:

Attached is the agency review for the Lundberg/Castro Annexation and Zoning applications for the properties located at 601 Scott Street and 745 Scott Street. Please let me know if you have any concerns with the applications.

Kristi Jefferson

Senior Planner

City of Salida

448 E. First Street

Suite 112

Salida, CO 81201

(719) 530-2626



Sender and receiver should be mindful that all my incoming and outgoing emails may be



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)

- ☒ 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) _____

☐ Other: _____

Zoning

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

A. Applicant Information

Name of Applicant: Lundberggardson properties LLC

Virginia Castro

Mailing Address: 601 Archery Lane Salida, CO 81201

745 Scott St. Salida, CO 81201

Telephone Number: 719-207-2321

FAX: _____

970-749-3344

Email Address: KKLundberg@gmail.com

mtgin@hotmail.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: Lundberg/Castro Annexation +

Street Address: 601 Scott St, 745 Scott St.

Legal Description: Lot 1-3 Block _____ Subdivision Peels (attach description)

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 _____

Date

8-16-22

Signature of property owner _____

Date

8/17/22

To Whom it May Concern,

This is a request to be annexed into the city of Salida Colorado for the properties at 745 Scott Street, Salida Colorado (owned by Virginia Castro) and 601 Scott Street, Salida Colorado (Owned by Lundberg and Son Properties, LLC). Both properties are asking for high density Residential (R3) zoning as we believe that is the type of residential property that best fits with surrounding properties and subdivisions.

Thank You,

Karen Lundberg

Virginia Castro



ANNEXATION APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

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

Email: planning@cityofsalida.com

1. PROCEDURE (City Code Section 16-9-20)

A. Development Process

1. Pre-Application Conference. Optional.
2. Submit Application.
3. Staff Review for Completeness.
4. Resolution to Accept Application to City Council
5. Establish Public Hearing Date before Council per Colorado Municipal Annexation Act of 1965.
6. Staff Evaluation of Application and Annexation Agreement (if applicable)
7. Establish Public Hearing Date Before the Planning Commission.
8. Public Notice Provided For Hearings.
9. Public Hearing Conducted by Commission.
10. Annexation Ordinance to City Council for 1st and 2nd Reading.

2. APPLICATION CONTENTS (City Code Section 16-9-40)

1. General Development Application

2. Annexation Petition

3. **Annexation Map.** The preferred scale of the map is one (1) inch equals one hundred (100) feet; the minimum allowable scale is one (1) inch equals two hundred (200) feet. Sheet size shall be twenty-four (24) inches by thirty-six (36) inches. If it is necessary to draw the map on more than one (1) sheet, a sheet index shall be placed on the first sheet. The annexation map shall contain the following:
- a. Annexation Name
 - b. Legal description. Legal description of the perimeter
 - c. Names and addresses. Names and addresses of the owners, subdivider, land planner and land surveyor registered in the State.
 - d. Scale
 - e. North arrow
 - f. Date. The date the map was prepared.
 - g. Boundary lines and dimensions. Boundary lines of the proposed annexation. Distinction of the boundary that is contiguous to the City and the length of the same boundary on the map, including required showing of contiguity in feet.
 - h. Platted lots. Lot and block numbers if the area is already platted.
 - i. Improvements and easements. The location and dimensions of all existing and proposed streets, alleys, easements, ditches and utilities within or adjacent to the proposed annexation.
 - j. Vicinity map. The vicinity map shall show the location of the proposed annexation, in relation to the City.
 - k. Acreage. Total acreage to be annexed.
 - l. Certificates. Certificates required to appear on the final annexation plat are described in Section 16-9-40 of the Land Use Code.
4. **Digital Copy.** A digital copy of the plat compatible with the City GIS shall be submitted.
5. **Application Fee** \$3,000 cash or check made out to City of Salida (\$1,000 application fee + \$2,000 retainer for attorney's fees)

7. Public Notice.

- a) A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
- b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
- c) Applicant is responsible for posting the property and proof of posting the public notice.

8. Petition for Exclusion from the South Arkansas Fire Protection District (optional)

9. Notarized Special Fee and Cost Reimbursement Agreement completed

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

"INSERT A"

Beginning at the south-western corner of Lot 1, Peel's Subdivision, from whence the intersection of the north right-of-way of Illinois Avenue and the western right-of-way of Scott Street bears North 17°28'05" west a distance of 182.19 feet;

Thence north 89°07'49" west a distance of 53.84 feet to the western right-of-way of Scott Street;

Thence along said right-of-way of Scott Street north 00°17'02" west a distance of 172.97 more or less to the intersection of the northern right-of-way of Illinois Avenue, extended westerly;

Thence along said right-of-way of Illinois Avenue extended south 89°20'24" east a distance of 57.51 feet to the eastern right-of-way of Scott Street;

Thence continuing on said right-of-way of Illinois Avenue south 89°20'24" east a distance of 137.82 feet;

Thence south 00°52'59" west a distance of 25.00 feet more or less to the southern right-of-way of Illinois Avenue, and the north-east corner of Lot 3, Peels Subdivision;

Thence south 00°52'59" west a distance of 148.65 feet to the south-east corner of said Lot 1;

Thence north 89°07'49" west along the south line of said Lot 1 a distance of 138.07 feet to the point of beginning.

Also known by the following addresses:

601 Scott Street, Salida, CO 81201


And assessor's schedule or parcel number: 380704300022

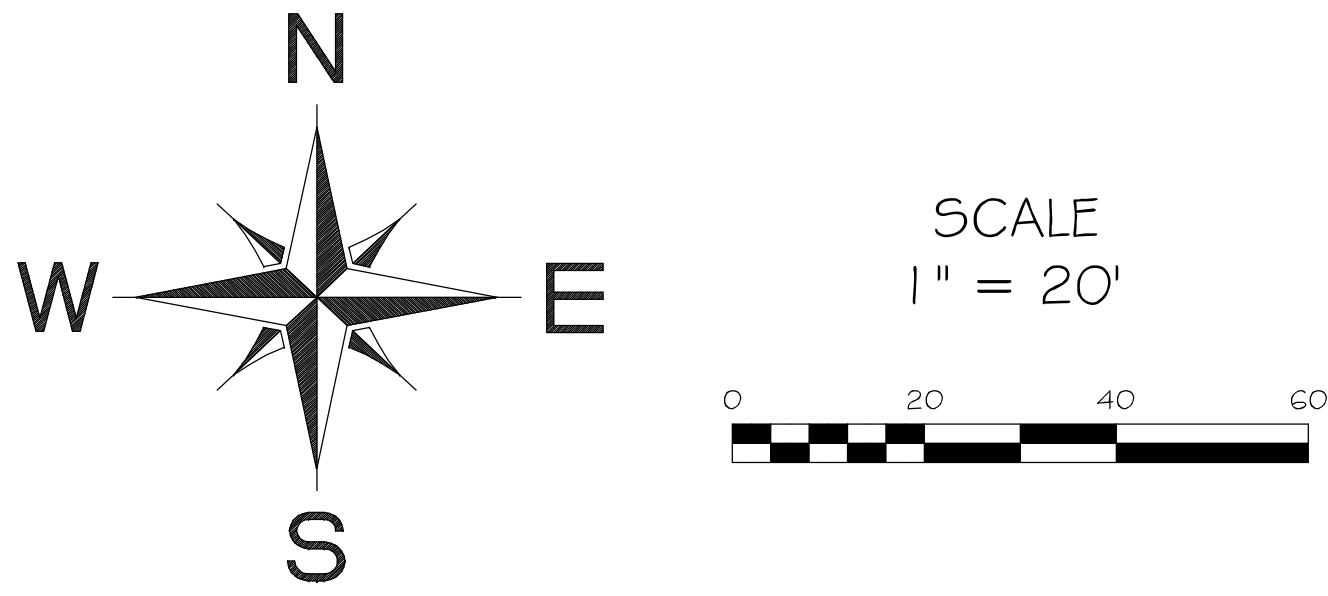
745 Scott Street, Salida, CO 81201

And assessor's schedule or parcel number: 380704300029

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)
Virginia Castro	8/16/2022	745 Scott, Salida CO	Lot 1, Peels Subdivision
	8/16/22	6017 Archery Ln. Salida, CO	Lot 2+3 Peels Sub.



CITY CLERK'S CERTIFICATE

I HEREBY CERTIFY THAT THIS ANNEXATION MAP ALONG WITH THE ORIGINAL ANNEXATION ORDINANCE FOR THE LUNDBERG/CASTRO ANNEXATION TO THE CITY OF SALIDA 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 LUNDBERG/CASTRO ANNEXATION TO THE CITY OF SALIDA WERE ACCEPTED FOR FILING IN MY OFFICE AT _____.M. ON THIS ____ DAY OF _____, 2022 UNDER RECEPTION NUMBER _____.

CHAFFEE COUNTY CLERK AND RECORDER

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 KAREN K. LUNDBERG AND VIRGINIA CASTRO, 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 LUNDBERG/CASTRO ANNEXATION TO THE CITY OF SALIDA;
NOW, THEREFORE, THE CITY COUNCIL OF SALIDA, COLORADO DOES HEREBY APPROVE AND ACCEPT THE LUNDBERG/CASTRO ANNEXATION TO THE CITY OF SALIDA AS DESCRIBED HEREIN, TO WIT:

BEGINNING AT THE SOUTH-WESTERN CORNER OF LOT 1, PEEL'S SUBDIVISION, FROM WHENCE THE INTERSECTION OF THE NORTH RIGHT-OF-WAY OF ILLINOIS AVENUE AND THE WESTERN RIGHT-OF-WAY OF SCOTT STREET BEARS NORTH 17°28'05" WEST A DISTANCE OF 182.19 FEET; THENCE NORTH 89°07'49" WEST A DISTANCE OF 53.84 FEET TO THE WESTERN RIGHT-OF-WAY OF SCOTT STREET; THENCE ALONG SAID RIGHT-OF-WAY OF SCOTT STREET NORTH 00°17'02" WEST A DISTANCE OF 172.97, MORE OR LESS, TO THE INTERSECTION OF THE NORTHERN RIGHT-OF-WAY OF ILLINOIS AVENUE, EXTENDED WESTERLY; THENCE ALONG SAID RIGHT-OF-WAY OF ILLINOIS AVENUE EXTENDED SOUTH 89°20'24" EAST A DISTANCE OF 57.51 FEET TO THE EASTERN RIGHT-OF-WAY OF SCOTT STREET; THENCE CONTINUING ON SAID RIGHT-OF-WAY OF ILLINOIS AVENUE SOUTH 89°20'24" EAST A DISTANCE OF 137.82 FEET; THENCE SOUTH 00°52'59" WEST A DISTANCE OF 25.00 FEET MORE OR LESS TO THE SOUTHERN RIGHT-OF-WAY OF ILLINOIS AVE, AND THE NORTH-EAST CORNER OF LOT 3, PEEL'S SUBDIVISION; THENCE SOUTH 00°52'59" WEST A DISTANCE OF 148.65 FEET TO THE SOUTH-EAST CORNER OF SAID LOT 1; THENCE NORTH 89°07'49" WEST ALONG THE SOUTH LINE OF SAID LOT 1 A DISTANCE OF 138.07 FEET TO THE POINT OF BEGINNING.

SIGNED THIS ____ DAY OF _____, 2022.

CITY OF SALIDA

BY: _____
MAYOR

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 EASTERN BOUNDARY OF "SCOTT STREET" BETWEEN A 1 1/2" ALUMINUM CAP STAMPED "LS 37937" AND A 1 3/4" STEEL TAG STAMPED "LS 6753" HAVING A BEARING OF NORTH 00°56'02" EAST.
- 2) THIS SURVEY WAS PERFORMED WITHOUT THE BENEFIT OF A TITLE COMMITMENT
- 3) TOTAL AREA TO BE ANNEXED=0.48 ACRES +/-
- 4) THIS ANNEXATION SUBJECT TO THE TERMS & 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 OF THE NORTHERN PARCEL VESTED IN LUNDBERG AND SON PROPERTIES, LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS ____ DAY OF _____, 2022.

TITLE AGENT

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.

LUNDBERG/CASTRO ANNEXATION
TO THE CITY OF SALIDA

LOCATED WITHIN LOTS 1-3
PEEL'S SUBDIVISION
CHAFFEE COUNTY, COLORADO

LEGEND

- ◎ FOUND MONUMENT AS NOTED
- ◆ SET 1 1/2" ALUMINUM CAP LS 37937
- PREVIOUSLY SET 1 1/2" ALUMINUM CAP LS 37937
- ▲ FOUND 1 1/2" ALUMINUM CAP LS 16117
- × × × FENCE
- CONCRETE

CERTIFICATE OF DEDICATION AND OWNERSHIP

THIS IS TO CERTIFY THAT VIRGINIA CASTRO ARE THE OWNERS OF 100% OF THE SOUTHERN PARCEL 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 OWNERS HEREBY DEDICATE AND GRANT FOR PUBLIC USE AS A PUBLIC RIGHT-OF-WAY, PERPETUAL, UNRESTRICTED USE OF OLD STAGE ROAD, AS SHOWN HEREON.

EXECUTED THIS ____ DAY OF _____, 2022.

OWNERS:

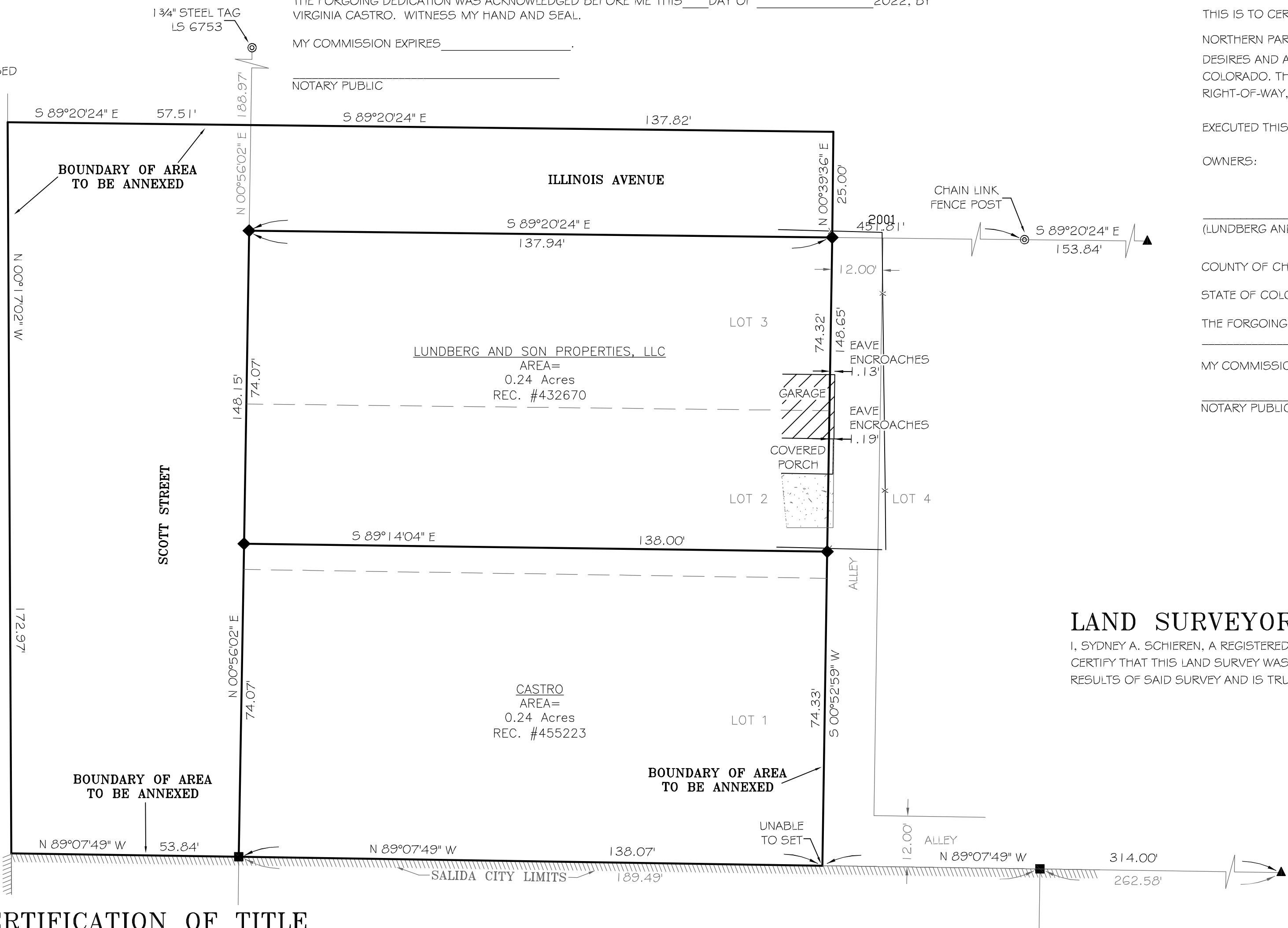
VIRGINIA CASTRO

COUNTY OF CHAFFEE)
) ss.
STATE OF COLORADO)

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

MY COMMISSION EXPIRES _____.

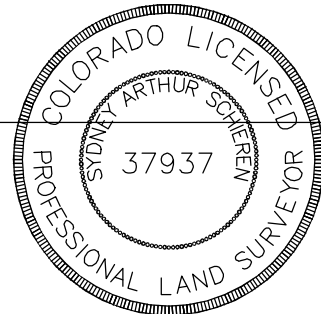
NOTARY PUBLIC



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
INTENDS FOR REVIEW ONLY
INTENDS FOR REVIEW ONLY



LUNDBERG/CASTRO ANNEXATION
TO THE CITY OF SALIDA

LOCATED WITHIN LOTS 1-3
PEEL'S SUBDIVISION
CHAFFEE COUNTY, COLORADO

LANDMARK
SURVEYING & MAPPING

P.O. BOX 668 SALIDA, CO 81201
PH 719.539.4021 FAX 719.539.4031

TOTAL PERIMETER OF LAND TO BE ANNEXED	541.95 FT
CONTIGUOUS BOUNDARY WITH CITY OF SALIDA	191.91 FT
CONTIGUOUS BOUNDARY REQUIREMENT 1/6= 16.7%	35.4%

REVISED:
DATE: SEPTEMBER 28, 2022
DATE: DECEMBER 1, 2022

JOB #22052
DATE: JUNE 28, 2022
SHEET 1 OF 1

**PRE-ANNEXATION AGREEMENT
745 SCOTT STREET**

THIS AGREEMENT is made and entered into this 18th day of December, 2013, by and between the CITY OF SALIDA, COLORADO, a municipal corporation (hereinafter "City"), and VIRGINIA CASTRO as the owner of the real property described hereafter (hereinafter "Owner");

W I T N E S S E T H:

WHEREAS, Owner is the owner of certain real property located in unincorporated Chaffee County, which property is more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, the Property is currently not eligible for annexation and lies within the City of Salida Municipal Services Area; and

WHEREAS, Owner desires to obtain the municipal services hereinafter described from the City at such time, and the City is capable of providing such service; and

WHEREAS, the parties desire to enter into this Agreement pursuant to C.R.S. §31-12-121 to set forth the terms and conditions of the extension of services and annexation of the Property by the City.

NOW THEREFORE, for and in consideration of the mutual promises and covenants herein contained, the parties agree as follows:

1. Service to be Provided. The City agrees to provide Owner with municipal sewer service to the Property for residential uses at in-City rates. In the event City water service becomes available on Scott Street adjacent to the Property, Owner agrees to connect to City water at the then applicable in-City rates.

2. Costs. The City will provide said service subject to the rules, regulations, charges, fees, and ordinances of the City of Salida as are now in effect, or as they may hereafter be amended. All costs of extending service to the Property shall be borne by the Owner including, but not limited to, main and service line extensions. At or prior to the first delivery of municipal service pursuant to this Agreement, the Owner agrees to pay all system improvement fees at the then applicable in-City rate as provided in the Salida Municipal Code.

3. No Precedential Value. Nothing herein shall obligate the City to extend additional service to the Owner or to the Property, other than that service described in Paragraph 1, above. There shall be no expansion of such service without the express written consent of the City. The Owner and its agents, employees, and tenants shall be bound by all of the ordinances of the City of Salida insofar as they may pertain to the conditions of pre-annexation herein described.

4. Annexation. To the maximum extent permitted by law, the parties agree that this Agreement, pursuant to C.R.S. §31-12-121, constitutes an enforceable obligation upon the Owner,

its successors, and assigns to file a petition for annexation prior to or contemporaneous with any additional development of the Property to the extent permitted by law. The Owner further agrees that at such time as the Property is eligible for annexation, Owner shall within sixty (60) days of becoming eligible for annexation file a petition for annexation of the Property.

5. New Development. Owner agrees that during the term of this Agreement all new development or construction on the Property shall be in accordance with the requirements of the Salida Municipal Code.

6. Existing Uses. The Property is currently zoned residential and the Owner intends to continue to use it for that purpose.

7. Payment of Impact Fees. Owner agrees to pay at the time of annexation all applicable fees for the Property in the amounts set forth pursuant to the Salida Municipal Code, or as hereafter amended, and any other fees prescribed by Resolution or Ordinance as may apply to annexations.

8. Termination Upon Annexation. This Agreement shall terminate automatically on the effective date of the annexation to the City of the Property; provided, however, that nothing in this paragraph shall limit any other rights of termination provided in this Agreement.

9. Failure or Refusal to Annex. In the event the Owner fails to annex their Property to the City as required by this Agreement, the City may, at its sole option and without otherwise limiting its legal rights, bring an action at law or equity, including an action for specific performance, to enforce the terms of this Agreement or treat this Agreement as a petition for annexation and annex the Property without consent after thirty (30) days' written notice to Owner. The rights and remedies under this paragraph shall be cumulative. To the extent permitted by law, the Owner hereby appoints the City Clerk as their attorney-in-fact to execute and deliver all documents necessary to annex Owner's Property to the City, should the Owner fail or refuse to annex as required under this Agreement. If the City proceeds to annex the Owner's Property as permitted under this paragraph, it may advance all fees and costs related to the annexation, and shall be entitled to recover the same as a personal obligation of the Owner. Such fees and costs shall also constitute a lien against the Owner's Property, which may be foreclosed as provided by law.

10. Lien Rights. The City shall be entitled to prepare and record a lien against the Owner's Property for the amount of any costs, fees, and other expenses which it has advanced or which the Owner is required to be pay pursuant to this Agreement and/or the Salida Municipal Code.

11. Miscellaneous. The parties agree time is of the essence in the implementation of this Agreement. All of the terms and conditions of this Agreement shall bind the heirs, successors, assigns, or personal representatives of the parties hereto. This Agreement constitutes a covenant which runs with the real Property. This Agreement sets forth the entire understanding between the parties, and any previous agreements, promises, or understandings have been included in this Agreement.

12. Recording; Fees. The City shall record this Agreement upon execution. The Owner shall simultaneously with the execution of this Agreement tender to the City the actual amount of recording fees. (Checks shall be payable to the Chaffee County Clerk and Recorder.)

WITNESS WHEREOF, the parties have executed this Agreement on the day and year first written above.



Audrey Helperi
City Clerk, Deputy

CITY OF SALIDA, COLORADO

By

[Signature]
Mayor

OWNER:

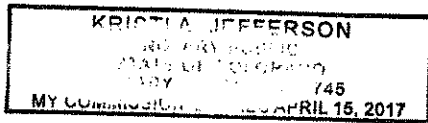
Virginia Castro
Virginia Castro

STATE OF COLORADO)
) ss.
COUNTY OF CHAFFEE)

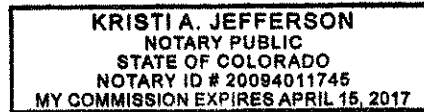
Acknowledged, subscribed, and sworn to before me this 19th day of December, 2013, by James M. Dickson, Mayor, and Audrey Gilpin, City Clerk/Deputy City Clerk, on behalf of the City of Salida, Colorado.

WITNESS my hand and official seal.

My Commission expires: April 15, 2017.



Kristi A. Jefferson
Notary Public

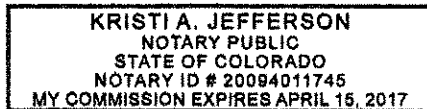


STATE OF Colorado)
) ss.
COUNTY OF Chaffee)

Acknowledged, subscribed, and sworn to before me this 18th day of December, 2013, by Virginia Castro.

WITNESS my hand and official seal.

My Commission expires: April 15, 2017.



Kristi A. Jefferson
Notary Public

EXHIBIT A

LEGAL DESCRIPTION

Lot No. 1 and the southerly 7 feet of Lot No. 2, Peel's Subdivision, situated in 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, County of Chaffee, State of Colorado.

**CITY OF SALIDA, COLORADO
RESOLUTION NO. 35
(Series of 2021)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO
AUTHORIZING THE MAYOR TO SIGN A PRE-ANNEXATION AGREEMENT WITH
LUNDBERG AND SON PROPERTIES, LLC (KAREN LUNDBERG) FOR 601 SCOTT
STREET.**

WHEREAS, Lundberg and Son Properties, LLC, represented by Karen Lundberg, are the owners of certain real property in unincorporated Chaffee County, which property is more particularly described on Exhibit A attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, the Property is not currently eligible for annexation but lies within the City of Salida Municipal Services Area; and

WHEREAS, the City is capable of providing municipal services to the Property, and the parties desire to enter into a Pre-Annexation Agreement pursuant to C.R.S. §31-12-121 to set forth the terms and conditions of the future extension of services by the City.

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

1. The Salida City Council incorporates the foregoing recitals as its conclusions, facts, determinations, and findings.
2. The Pre-Annexation Agreement by and between the City and Lundberg and Son Properties, LLC, attached as Exhibit B, is hereby approved, and the Mayor is authorized to sign the Agreement on behalf of the City.

RESOLVED, APPROVED, AND ADOPTED this 19th day of October, 2021.




[SEAL]
ATTEST:



City Clerk/Deputy Clerk

CITY OF SALIDA, COLOADO

By



Mayor PT Wood

EXHIBIT A

All of Lot No. 3; and

Part of Lot No. 2

PEEL'S SUBDIVISION

Situated in the South Half of the Northeast Quarter of the Southwest Quarter (S1/2 NE1/4 SW ¼) of Section 4, Township 49 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, said Part of

Lot No. 2 described as follows:

Commencing at the Northwest corner of Lot No. 2;

Thence Southerly along the Westerly line of said Lot, a distance of 34 feet;

Thence Easterly and parallel with the Northerly line of said Lot, a distance of 138 feet to the Easterly line of said subdivision;

Thence Northerly 34 feet;

Thence Westerly and along the Northerly line of said Lot, a distance of 138 feet to the point of beginning.

Chaffee County, Colorado

Also known by street address as: 601 Scott Street, Salida, CO 81201

And assessor's schedule or parcel number: 380704300022

EXHIBIT B

**Pre-Annexation Agreement
601 Scott Street**

THIS AGREEMENT is made and entered into this 25th day of October, 2021, by and between the CITY OF SALIDA, COLORADO, a municipal corporation (hereinafter "City"), and LUNDBERG AND SON PROPERTIES, LLC, represented by Karen Lundberg, as the owner of the real property described hereafter (hereinafter "Owner");

W I T N E S S E T H:

WHEREAS, Owner is the owner of certain real property located in unincorporated Chaffee County, which property is more particularly described on **Exhibit A** attached hereto and incorporated herein by this reference (the "Property"); and

WHEREAS, the Property is currently not eligible for annexation and lies within the City of Salida Municipal Services Area; and

WHEREAS, Owner desires to obtain the municipal services hereinafter described from the City at such time, and the City is capable of providing such service; and

WHEREAS, the parties desire to enter into this Agreement pursuant to C.R.S. §31-12-121 to set forth the terms and conditions of the extension of services and annexation of the Property by the City.

NOW THEREFORE, for and in consideration of the mutual promises and covenants herein contained, the parties agree as follows:

1) Services to be Provided. The Owner is currently connected to the City's municipal sewer system. City water services are adjacent to the Property and the City agrees to provide Owner with municipal water services to the Property for residential uses at in-City rates.

2) Costs. The City will provide said service subject to the rules, regulations, charges, fees, and ordinances of the City of Salida as are now in effect, or as they may hereafter be amended. Owner will be required to pay a portion of the water main extension agreement being completed by Harder-Diesslin.

3. No Precedential Value. Nothing herein shall obligate the City to extend additional service to the Owner or to the Property, other than that service described in Paragraph 1, above. There shall be no expansion of such service without the express written consent of the City. The Owner and its agents, employees, and tenants shall be bound by all of the ordinances of the City of Salida insofar as they may pertain to the conditions of pre-annexation herein described.

4. Annexation. To the maximum extent permitted by law, the parties agree that this Agreement, pursuant to C.R.S. §31-12-121, constitutes an enforceable obligation upon the Owner, its successors, and assigns to file a petition for annexation prior to or contemporaneous with any additional development of the Property to the extent permitted by law. The Owner further agrees

that at such time as the Property is eligible for annexation, Owner shall within sixty (60) days of becoming eligible for annexation file a petition for annexation of the Property.

5. New Development. Owner agrees that during the term of this Agreement all new development or construction on the Property shall be in accordance with the requirements of the Salida Municipal Code. The Owner also agrees to annex into the City, should there be any further development, construction or subdivision of the property and agrees to the required Inclusionary Housing, Open Space and Fair Contributions for Public School Sites.

6. Existing Uses. The Property is currently zoned residential within unincorporated Chaffee County and the Owner intends to continue to use it for that purpose.

7. Payment of Impact Fees. Owner agrees to pay at the time of annexation all applicable fees for the Property in the amounts set forth pursuant to the Salida Municipal Code, or as hereafter amended, and any other fees prescribed by Resolution or Ordinance as may apply to annexations.

8. Termination Upon Annexation. This Agreement shall terminate automatically on the effective date of the annexation to the City of the Property; provided, however, that nothing in this paragraph shall limit any other rights of termination provided in this Agreement.

9. Failure or Refusal to Annex. In the event the Owner fails to annex their Property to the City as required by this Agreement, the City may, at its sole option and without otherwise limiting its legal rights, bring an action at law or equity, including an action for specific performance, to enforce the terms of this Agreement or treat this Agreement as a petition for annexation and annex the Property without consent after thirty (30) days' written notice to Owner. The rights and remedies under this paragraph shall be cumulative. To the extent permitted by law, the Owner hereby appoints the City Clerk as their attorney-in-fact to execute and deliver all documents necessary to annex Owner's Property to the City, should the Owner fail or refuse to annex as required under this Agreement. If the City proceeds to annex the Owner's Property as permitted under this paragraph, it may advance all fees and costs related to the annexation, and shall be entitled to recover the same as a personal obligation of the Owner. Such fees and costs shall also constitute a lien against the Owner's Property, which may be foreclosed as provided by law.

10. Lien Rights. The City shall be entitled to prepare and record a lien against the Owner's Property for the amount of any costs, fees, and other expenses which it has advanced or which the Owner is required to be pay pursuant to this Agreement and/or the Salida Municipal Code.

11. Miscellaneous. The parties agree time is of the essence in the implementation of this Agreement. All of the terms and conditions of this Agreement shall bind the heirs, successors, assigns, or personal representatives of the parties hereto. This Agreement constitutes a covenant which runs with the real Property. This Agreement sets forth the entire understanding between the parties, and any previous agreements, promises, or understandings have been included in this Agreement.

CITY OF SALIDA
ATTN: KRISTI JEFFERSON
448 E 1ST STREET STE 112
SALIDA, CO 81201

475306

475306 10/25/2021 2:27 PM
5 of 5 RESC R\$33.00 D\$0.00

Lori A Mitchell
Chaffee County Clerk

12. Recording; Fees. The City shall record this Agreement upon execution. The Owner shall simultaneously with the execution of this Agreement tender to the City the actual amount of recording fees (Checks shall be payable to the Chaffee County Clerk and Recorder).


WITNESS WHEREOF, the parties have executed this Agreement on the day and year first written above.

CITY OF SALIDA, COLORADO

By


P.T. Wood, Mayor

ATTEST:


City Clerk/Deputy City Clerk

LUNDBERG AND SON PROPERTIES, LLC


Karen Lundberg, Member and Agent

STATE OF Colorado)
) ss.
COUNTY OF Chaffee

Acknowledged, subscribed, and sworn to before me this 25 day of October, 2021, by Karen Lundberg, as Member and Agent of Lundberg and Son Properties, LLC.

WITNESS my hand and official seal.

My Commission expires: 11-7-2023.


Notary Public

