



## CITY COUNCIL ACTION FORM

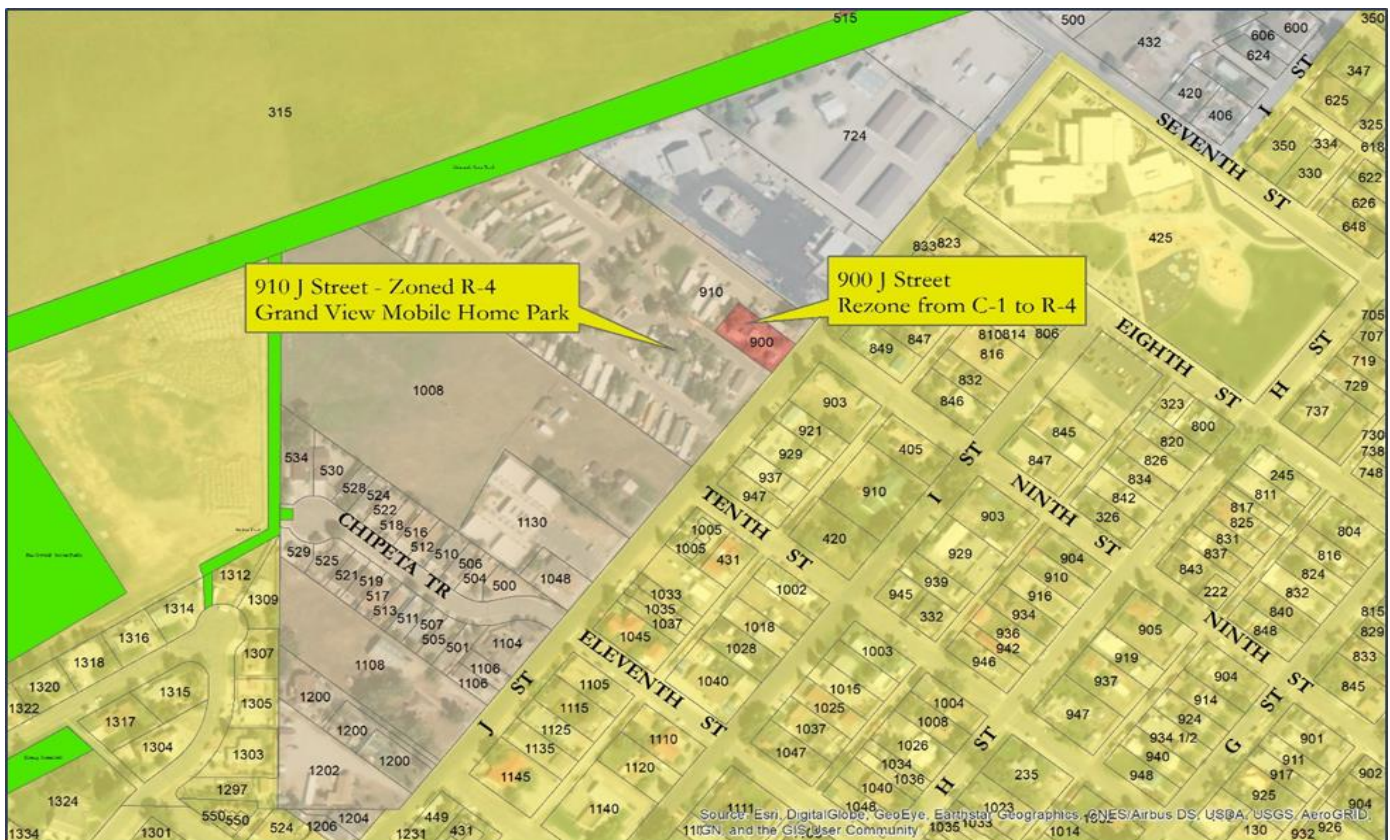
Department Community Development	Presented by Kristi Jefferson - Planner	Date June 1, 2021
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### ITEM

Ordinance 2021-09 First reading and setting the Public Hearing for the Rezoning of the property located at 900 J Street from Commercial (C-1) to Manufactured Housing Residential (R-4).

### BACKGROUND

The applicant and property owner, Landon Vigil, is requesting approval to rezone the .24 acre parcel located at 900 J Street from Commercial (C-1) to Manufactured Housing Residential (R-4). A Conceptual Review Meeting with the Planning Commission and City Council occurred on April 19, 2021. The Planning Commission reviewed the major impact review and held a public hearing on May 24, 2021.



The property surrounding this parcel include the Grand View Mobile Home Park which is located within the Manufactured Housing Residential (R-4) zone district and properties across the street are within the Medium Density (R-2) zone district.



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This parcel was annexed into the City in January 1981 and at that time was zoned as Commercial (C-1).

The applicant is requesting the (R-4) zone district in order to combine the parcel with the adjacent mobile home park. The applicant intends on submitting an application for Administrative Review approval to eliminate the lot lines of the 10,454 square foot parcel to combine it into the Park. The existing home will be removed and mobile homes placed within the Park.

**REVIEW STANDARDS FOR MAP AMENDMENTS 16-4-210(c):**

1. Consistent with Comprehensive Plan. The proposed amendment shall be consistent with the Comprehensive Plan.
  - The purpose of the Land Use Plan within the Comprehensive Plan is to specify locations in and around Salida where various land uses and intensities of use will be encouraged. The proposal supports these goals. The Comprehensive Plan Land Use map shows this property as High Density residential.
  
2. Consistency with Purpose of Zone District. The proposed amendment shall be consistent with the purpose of the zone district to which the property is to be designated.
  - The applicant is requesting a zone district designation of the subject property of Manufactured Housing Residential (R-4). The purpose of the Manufactured Housing Residential (R-4) zone district is to provide for relatively high density manufactured housing, mobile home residences and mobile home parks.
  - The applicant owns the adjoining mobile home park and in the future will incorporate the 900 J Street parcel within the mobile home park and add more mobile homes which is consistent with the R-4 zone district.
  
3. Compatibility with Surrounding Zone Districts and Uses. The development permitted by the proposed amendment shall be compatible with surrounding zone districts, land uses and neighborhood character.
  - This parcel is surrounded by the (R-4) and (R-2) zone districts. Rezoning the parcel from Commercial (C-1) to Manufactured Housing (R-4) is compatible with the surrounding zoned properties. The proposed use to combine this parcel with the mobile home park is compatible with the surrounding uses.



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4. Changed Conditions or Errors. The applicant shall demonstrate that conditions affecting the subject parcel or the surrounding neighborhood have changed, or that due to incorrect assumptions or conclusions about the property, one (1) or more errors in the boundaries shown on the Official Zoning Map have occurred.

- This application for rezoning is a result of the applicant’s desire to be able to incorporate the parcel with the adjoining mobile home park and add more mobile homes which is allowed within the in (R-4) zone district.

### **REVIEW AGENCY COMMENTS:**

Finance Department – Renee Thonhoff– No issues for Salida Utilities, 900 J Street currently has 1 water and 1 sewer tap.

Fire Department – Assistant Fire Chief, Kathy Rohrich – Fire Department has no concerns at this time.

Police Department – Chief Russ Johnson – No issues with PD, makes sense.

Public Works Department – David Lady – No concerns.

FISCAL NOTE None

PLANNING COMMISSION RECOMMENDATION The Planning Commission reviewed the Major Impact Review application for the Rezone request and held a public hearing on May 24, 2021. The Commission recommended City Council approve the request to rezone the 900 J Street property from Commercial (C-1) to Manufacture Housing Residential.

### **STAFF RECOMMENDATION**

Staff recommends the City Council approve the Major Impact Review application to Rezone the property at 900 J Street.

### **SUGGESTED MOTION**

A Council person should make a motion “to approve Ordinance 2021-09 on first reading and schedule the public hearing for July 06, 2021.”

Attachments:

Ordinance 2021-09

Application materials

**CITY OF SALIDA, COLORADO  
ORDINANCE NO. 09  
SERIES OF 2021**

**AN ORDINANCE OF THE CITY OF SALIDA, COLORADO, REZONING CERTAIN REAL PROPERTY KNOWN AS 900 J STREET FROM COMMERCIAL (C-1) TO MANUFACTURED HOUSING RESIDENTIAL (R-4)**

**WHEREAS**, Landon Vigil (“Petitioner”) is the owner of a certain tract of land located in the City of Salida, at 900 J Street, described on Exhibit A attached hereto and incorporated herein by reference (hereinafter the “Property”); and

**WHEREAS**, pursuant to Section 16-4-210(a) of the Salida Municipal Code, Petitioner filed an application to re-zone the Property from Commercial (C-1) to Manufactured Housing Residential (R-4), and on May 24, 2021, the City of Salida Planning Commission considered the zoning application for the Property and recommended that the City Council zone the Property Manufactured Residential Housing (R-4); and

**WHEREAS**, as required by the Salida Municipal Code, a public hearing on the rezoning application for the Property was held on May 24, 2021 by the Planning Commission who found that the review standards for rezoning were met and made a recommendation of City Council approval; and

**WHEREAS**, after the positive recommendation was forwarded to the City Council, a public hearing was held by the Salida City Council on July 6, 2020.

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

1. The aforementioned recitals are hereby fully incorporated herein.
2. The Property described on Exhibit A is hereby zoned Manufactured Housing Residential District (R-4).
3. Promptly following adoption of this Ordinance, the City Administrator shall cause the terms of this Ordinance to be incorporated into the Official Zoning Map of the City pursuant to Section 16-4-210 of the Salida Municipal Code. The signed original copy of the Zoning Map shall be filed with the City Clerk. The Clerk shall also record a certified copy of this Ordinance with the Chaffee County Clerk and Recorder. The City staff is further directed to comply with all provisions of the Salida Land Use Regulations, SMC §16-1-10, *et seq.*, to implement the provisions of this Ordinance.

INTRODUCED ON FIRST READING, on June 01, 2021, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation in the City of Salida by the City Council on the \_\_\_\_ day of \_\_\_\_\_, 2021 and set for second reading and public hearing on the 6th day of July 2021.

INTRODUCED ON SECOND READING, FINALLY ADOPTED and ORDERED  
PUBLISHED IN FULL, by the City Council on the \_\_\_\_\_ day of July, 2021.

CITY OF SALIDA, COLORADO

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P.T. Wood, Mayor

[SEAL]

ATTEST:

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City Clerk/Deputy Clerk

## EXHIBIT A

A tract of land in the Northwest quarter of the Northwest quarter (NW ¼ NW ¼) of Section 5, Township 49 North, Range 9 East, of the New Mexico Principal Meridian, Chaffee County, Colorado, described as follows:

Commencing at the intersection of the Extension of the Northeasterly sideline of 9<sup>th</sup> Street and the Northwesterly side lot line of "J" Street, according to the plat of Roller's Addition to the City of Salida, as filed for record on December 29, 1906;

thence Southwesterly, along the Northwesterly sideline of "J" Street, 60.5 feet to the point of beginning of the tract herein described;

thence from said point of beginning, Northwesterly parallel to 9<sup>th</sup> Street, 140.0 feet;

thence Southwesterly parallel to "J" Street, 75.0 feet;

thence Southeasterly parallel to 9<sup>th</sup> Street, 140.0 feet to the said Northwesterly sideline of "J" Street;

thence Northeasterly along the Northwesterly sideline of "J" Street, 75.0 feet to the point of beginning.

Also known by street address as: 900 J Street  
and Assessor's schedule or parcel no.: 380705200280



# 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)

- |  |  |
|--|--|
| <input type="checkbox"/> Annexation                      | <input type="checkbox"/> Administrative Review:<br>(Type) _____                            |
| <input type="checkbox"/> Pre-Annexation Agreement        |  |
| <input type="checkbox"/> Variance                        |  |
| <input type="checkbox"/> Appeal Application              | <input checked="" type="checkbox"/> Limited Impact Review:<br>(Type) <u>Rezoning</u> _____ |
| <input type="checkbox"/> Certificate of Approval         |  |
| <input type="checkbox"/> Creative Sign Permit            | <input checked="" type="checkbox"/> Major Impact Review:<br>(Type) <u>Rezoning</u> _____   |
| <input type="checkbox"/> Historic Landmark/District      |  |
| <input type="checkbox"/> License to Encroach             | <input type="checkbox"/> Other: _____  |
| <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: Grand View Park LLC

Mailing Address: P.O. Box 508, Aspen, CO 81612

Telephone Number: 970-379-8242 FAX: \_\_\_\_\_

Email Address: landondeane@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: Grand View Park

Street Address: 900 J. St. Salida, CO 81201

Legal Description: Lot \_\_\_\_\_ Block \_\_\_\_\_ Subdivision \_\_\_\_\_ (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 London Vigil Date 3/10/21

Signature of property owner \_\_\_\_\_ Date \_\_\_\_\_

# Grand View Park

City of Salida

448 East First Street, Suite 112

Salida, CO 81201

719-530-2626

To Whom It May Concern:

I am the owner of Grand View Park, the mobile home park located at 910 J. St., and property located at 900 J. St. I would like to rezone the 900 J. St. property from Commercial (C-1) to Manufactured Housing Residential (R-4), so that it matches my mobile home park. My eventual plan is to dissolve the lot lines and make that parcel one with the rest of the Park.

Thank you.

Landon Vigil

Sole member Grand View Park LLC

Owner Grand View Park

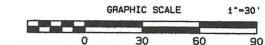


900 J St - rezoning

Grand View Park - Landon Vigil  
P.O. Box 508, Aspen, CO 81612  
970-379-8242

### PROPERTY IMPROVEMENT SURVEY PLAT

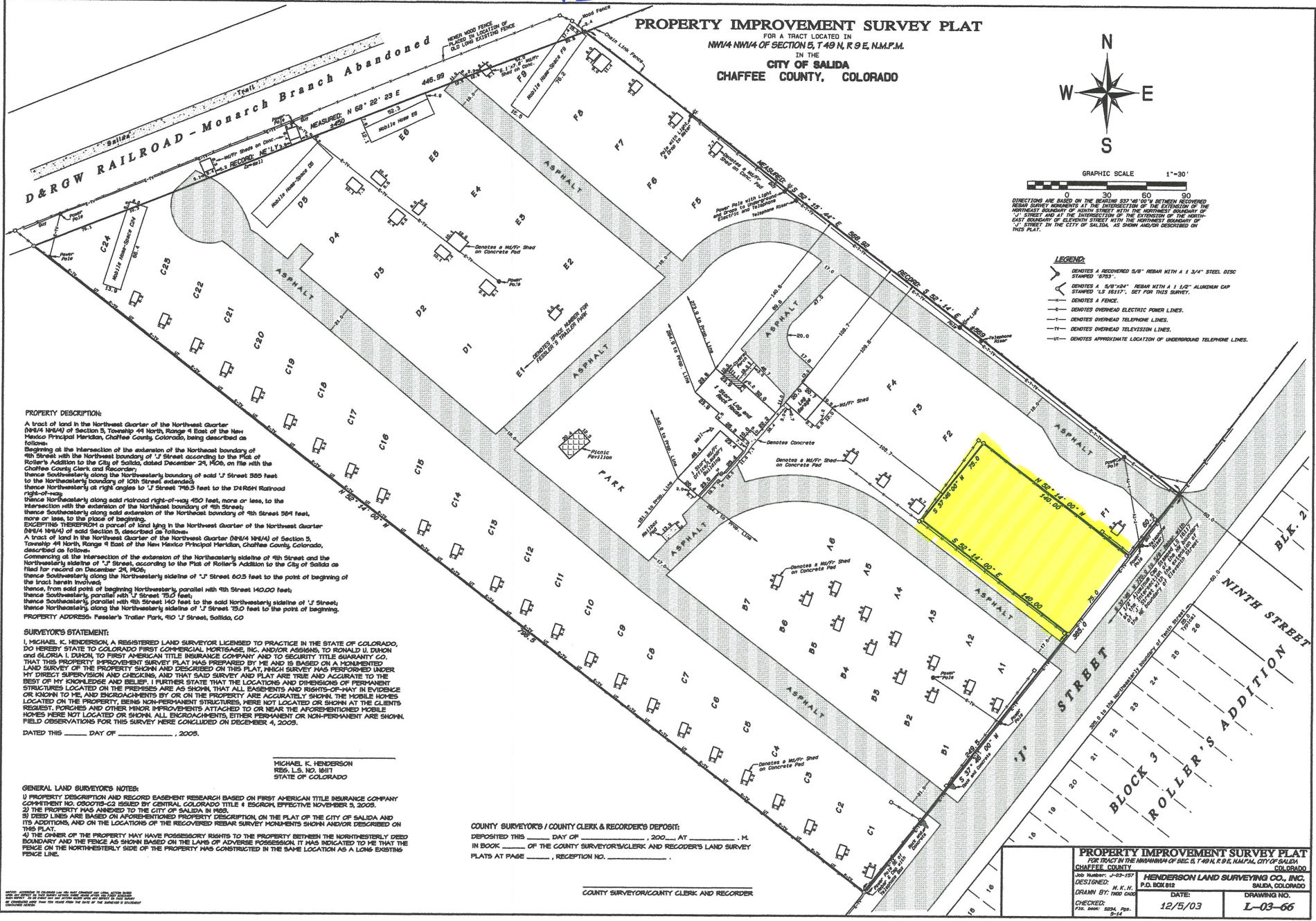
FOR A TRACT LOCATED IN  
NW¼ NW¼ OF SECTION 5, T 49 N, R 9 E, N.M.P.M.  
THE  
CITY OF SALIDA  
CHAFFEE COUNTY, COLORADO



DIRECTIONS ARE BASED ON THE BEARING 331° 40' 00" BETWEEN RECOVERED  
STAMPED "1053" REBAR WITH A 1 3/4" ALUMINUM CAP  
REBAR WITH A 1 1/2" ALUMINUM CAP  
STAMPED "LS 15117" SET FOR THIS SURVEY.

#### LEGEND:

- DENOTES A RECOVERED 5/8" REBAR WITH A 1 3/4" STEEL DISC STAMPED "1053"
- DENOTES A 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 15117" SET FOR THIS SURVEY.
- DENOTES A FENCE.
- DENOTES OVERHEAD ELECTRIC POWER LINES.
- DENOTES OVERHEAD TELEPHONE LINES.
- DENOTES OVERHEAD TELEVISION LINES.
- DENOTES APPROXIMATE LOCATION OF UNDERGROUND TELEPHONE LINES.



**PROPERTY DESCRIPTION:**  
A tract of land in the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of Section 5, Township 49 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, being described as follows:  
Beginning at the intersection of the extension of the Northeast boundary of 9th Street with the Northwest boundary of J Street according to the Plat of Roller's Addition to the City of Salida, dated December 24, 1908, on file with the Chaffee County Clerk and Recorder;  
thence Southwesterly along the Northwest boundary of said J Street 385 feet to the Northeast boundary of 10th Street extended;  
thence Northwesterly at right angles to J Street 195.3 feet to the D&RGW Railroad right-of-way;  
thence Northwesterly along said railroad right-of-way 450 feet, more or less, to the intersection with the extension of the Northeast boundary of 9th Street;  
thence Southwesterly along said extension of the Northeast boundary of 9th Street 564 feet, more or less, to the place of beginning.  
EXCEPTING THEREFROM a parcel of land lying in the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of said Section 5, described as follows:  
A tract of land in the Northwest Quarter of the Northwest Quarter (NW¼ NW¼) of Section 5, Township 49 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, described as follows:  
Commencing at the intersection of the extension of the Northeastly sideline of 9th Street and the Northwestly sideline of J Street, according to the Plat of Roller's Addition to the City of Salida as filed for record on December 24, 1908;  
thence Southwesterly along the Northwestly sideline of J Street 603 feet to the point of beginning of the tract herein involved;  
thence, from said point of beginning Northwestly, parallel with 9th Street 140.00 feet;  
thence Southwesterly, parallel with 9th Street 140 feet to the said Northwestly sideline of J Street;  
thence Northwesterly along the Northwestly sideline of J Street 75.0 feet to the point of beginning.  
PROPERTY ADDRESS: Pessier's Trailer Park, 910 J Street, Salida, CO

**SURVEYOR'S STATEMENT:**  
I, MICHAEL K. HENDERSON, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY STATE TO COLORADO FIRST COMMERICAL, NORRIS, INC. AND/OR ASSIGNS, TO RONALD U. DUNN and GLORIA I. DUNN, TO FIRST AMERICAN TITLE INSURANCE COMPANY AND TO SECURITY TITLE GUARANTY CO. THAT THIS PROPERTY IMPROVEMENT SURVEY PLAT WAS PREPARED BY ME AND IS BASED ON A MEASURED LAND SURVEY OF THE PROPERTY SHOWN AND DESCRIBED ON THIS PLAT, WHICH SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION AND CHECKING, AND THAT SAID SURVEY AND PLAT ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF. I FURTHER STATE THAT THE LOCATIONS AND DIMENSIONS OF PERMANENT STRUCTURES LOCATED ON THE PREMISES ARE AS SHOWN, THAT ALL EASEMENTS AND RIGHTS-OF-WAY IN EVIDENCE OR KNOWN TO ME, AND ANY ENCROACHMENTS BY OR ON THE PROPERTY ARE ACCURATELY SHOWN. THE MOBILE HOMES LOCATED ON THE PROPERTY, BEING NON-PERMANENT STRUCTURES, WERE NOT LOCATED OR SHOWN AT THE CLIENTS REQUEST. FENCES AND OTHER MINOR IMPROVEMENTS ATTACHED TO OR NEAR THE AFORESAID MOBILE HOMES WERE NOT LOCATED OR SHOWN. ALL ENCROACHMENTS, EITHER PERMANENT OR NON-PERMANENT ARE SHOWN. FIELD OBSERVATIONS FOR THIS SURVEY WERE CONCLUDED ON DECEMBER 4, 2005.  
DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2005.

MICHAEL K. HENDERSON  
REG. L.S. NO. 16117  
STATE OF COLORADO

**GENERAL LAND SURVEYOR'S NOTES:**  
1) PROPERTY DESCRIPTION AND RECORD EASEMENT RESEARCH BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. C000103-02 ISSUED BY CENTRAL COLORADO TITLE & ESCROW, EFFECTIVE NOVEMBER 3, 2005.  
2) THE PROPERTY WAS ANNEXED TO THE CITY OF SALIDA IN 1928.  
3) DEED LINES ARE BASED ON PROPERTY DESCRIPTION ON THE PLAT OF THE CITY OF SALIDA AND ITS ADDITIONS, AND ON THE LOCATIONS OF THE RECOVERED REBAR SURVEY MONUMENTS SHOWN AND/OR DESCRIBED ON THIS PLAT.  
4) THE OWNER OF THE PROPERTY MAY HAVE POSSESSORY RIGHTS TO THE PROPERTY BETWEEN THE NORTHWESTERLY DEED BOUNDARY AND THE FENCE AS SHOWN BASED ON THE LANS OF ADVERSE POSSESSION. IT WAS INDICATED TO ME THAT THE FENCE ON THE NORTHWESTERLY SIDE OF THE PROPERTY WAS CONSTRUCTED IN THE SAME LOCATION AS A LONG EXISTING FENCE LINE.

COUNTY SURVEYOR'S / COUNTY CLERK'S AND RECORDER'S DEPOSIT:  
DEPOSITED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 200\_\_\_\_, AT \_\_\_\_\_ M.  
IN BOOK \_\_\_\_\_ OF THE COUNTY SURVEYOR'S/CLERK'S AND RECORDER'S LAND SURVEY  
PLATS AT PAGE \_\_\_\_\_, RECEPTION NO. \_\_\_\_\_

COUNTY SURVEYOR/COUNTY CLERK AND RECORDER

<b>PROPERTY IMPROVEMENT SURVEY PLAT</b>	
FOR TRACT IN THE NW¼ NW¼ OF SEC. 5, T. 49 N., R. 9 E., N.M.P.M., CITY OF SALIDA, COLORADO	
CHAFFEE COUNTY	COLORADO
Job Number: J-03-127	HENDERSON LAND SURVEYING CO., INC.
REVISED: P.D. 02/6/12	SALIDA, COLORADO
DRAWN BY: M. K. H.	DATE: _____
CHECKED: _____	DRAWING NO: _____
P.L. DATE: 02/04, 2005	12/5/03
	L-03-66

