



CITY COUNCIL WORK SESSION MEMO

MEETING DATE: January 04, 2021

AGENDA ITEM: Joint Work Session with Planning Commission: Cherry Grove Major Subdivision

FROM: Kristi Jefferson, Planner

DISCUSSION:

Major Impact Review applications require conceptual review with the City Council and Planning Commission; a public hearing and recommendation by the Planning Commission; and final approval by the City Council.

Scott Street LLC (represented by Bill Smith and Lee Hunnicutt) submitted a proposal for the Cherry Grove Major Subdivision at 825 Scott Street. The proposal is to subdivide the 1.2 acre parcel into 7 individual lots that meet the dimensional standards of the R-4 zone district.

The applicants are aware of the requirements for the street improvements, Inclusionary Housing, Open Space and Fair Contributions to Public School.



The applicants have provided a conceptual subdivision plat for review. Staff would appreciate the input of Council and the Planning Commission on the proposed Major Subdivision. This application is tentatively scheduled for a public hearing by the Planning Commission on January 25, 2021. The public hearing is yet to be scheduled with City Council.

Attachments

Scott Street LLC Application

Cherry Grove Major Subdivision preliminary subdivision plat

Legal description



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) 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;

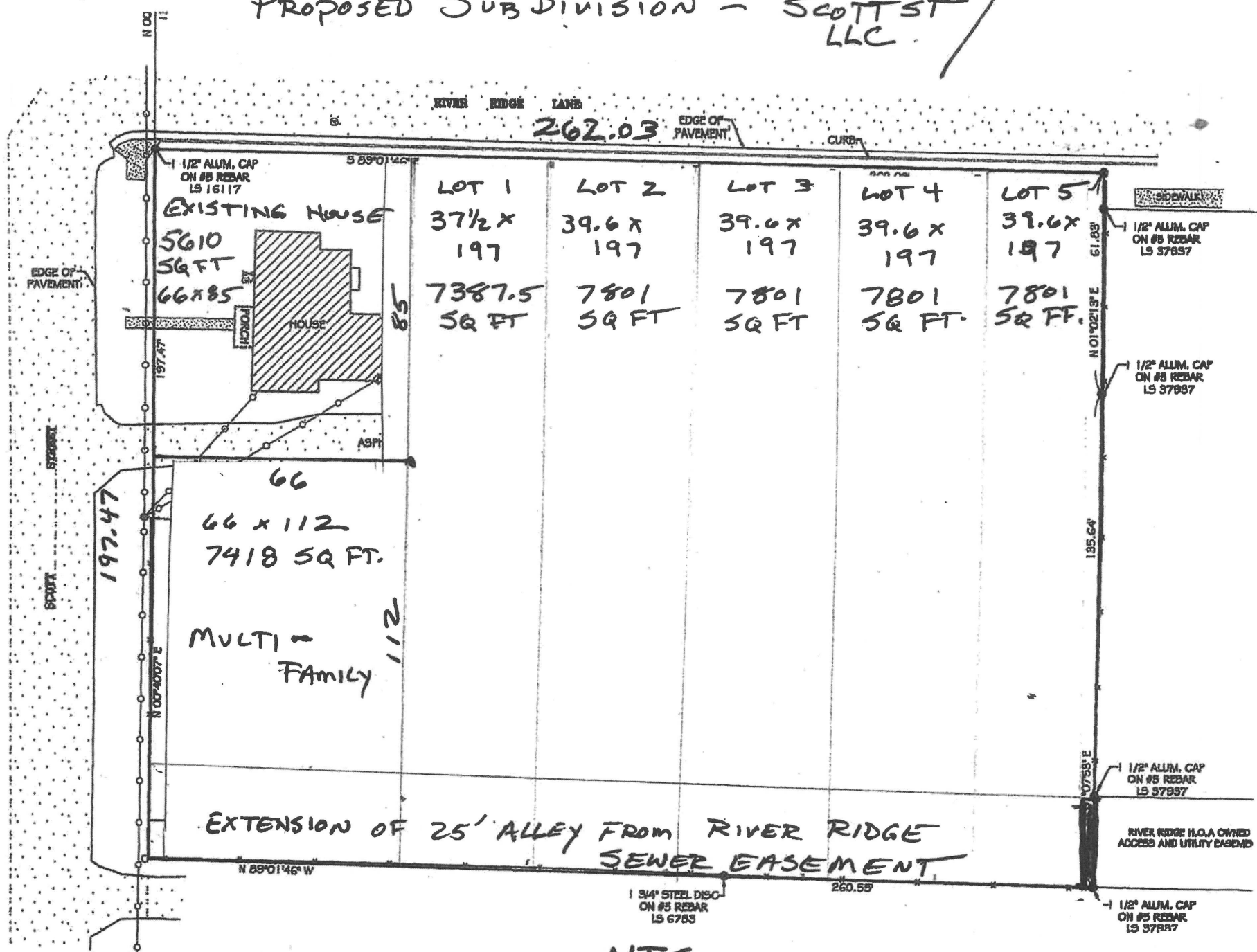
thence continuing South 89°18' East 262.3 feet;

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;

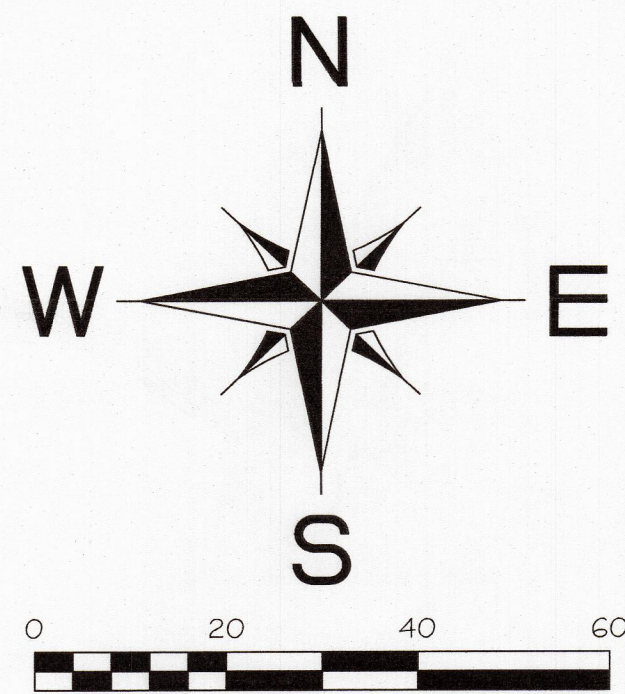
thence North 89° 18' West along the north boundary of said parcel as described in said book and page and a projection Westerly thereof a distance of 262.3 feet to the east boundary of Scott Street;

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

SKETCH PLAN
PROPOSED SUBDIVISION - SCOTT ST
LLC



NTS



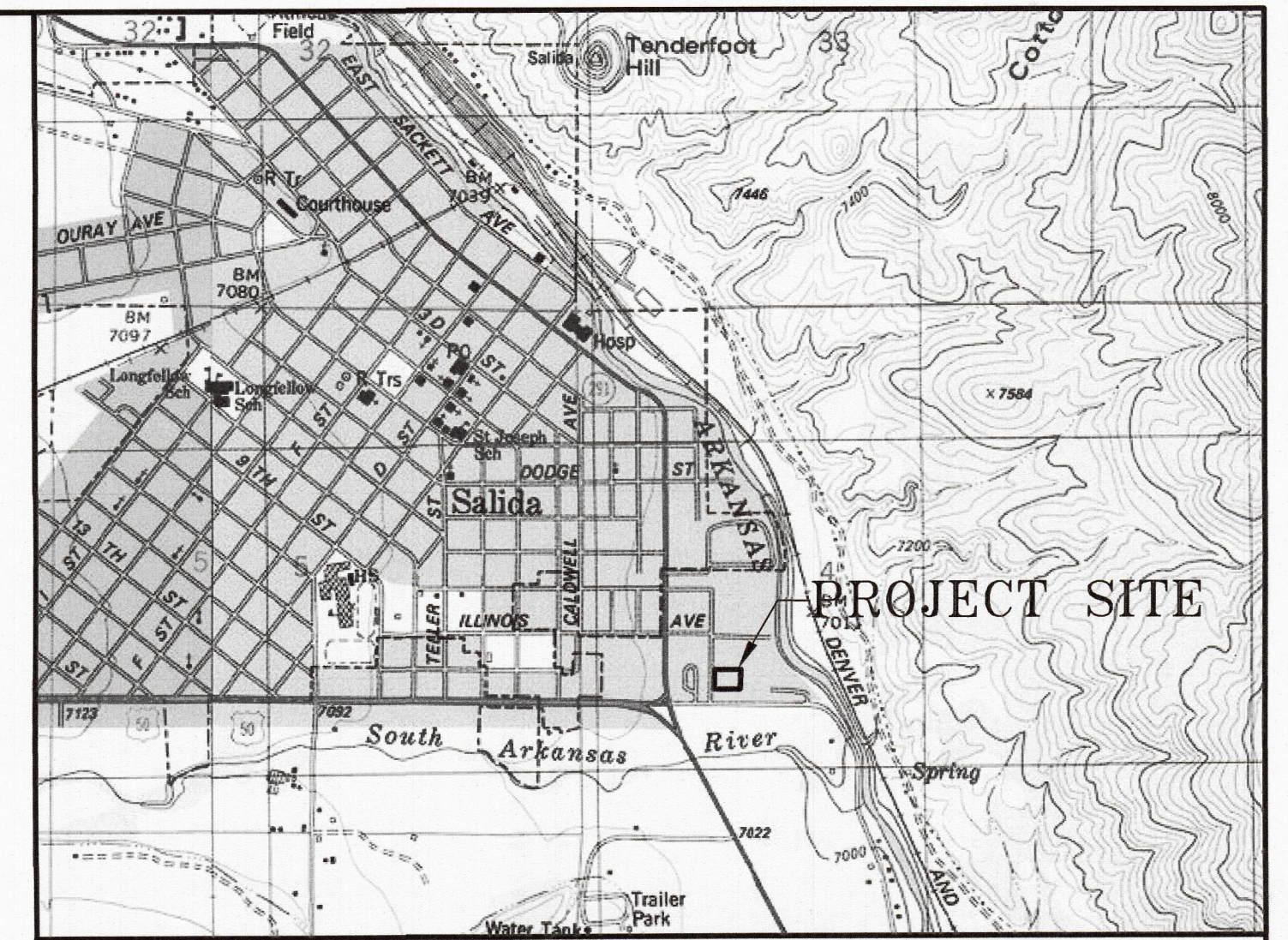
SCALE
1" = 20'

HUNNICUTT IMPROVEMENT SURVEY PLAT

LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER
OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW
MEXICO PRINCIPAL MERIDIAN,
CITY OF SALIDA,
CHAFFEE COUNTY, COLORADO

LEGEND

- FOUND MONUMENT AS NOTED
- ◆ SET 1 1/2" ALUMINUM CAP LS 37937
- ⊕ ELECTRIC METER
- ⊞ ELECTRIC TRANSFORMER
- ⊞ GAS METER
- POWER POLE
- ⊕ SEWER MAN HOLE
- ⊕ WELL
- FENCE
- OVERHEAD UTILITY
- ▨ CONCRETE



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION

TRACT 1

THE NORTH HALF (N 1/2) OF PART OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE 1/4 SW 1/4) OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, MORE PARTICULARLY DESCRIBED AS:
COMMENCING AT A POINT 15 RODS NORTH OF THE CENTER OF THE SW 1/4 OF SECTION 4;
THENCE NORTH ALONG THE LINE BETWEEN THE NE 1/4 AND THE NW 1/4 QUARTERS OF SAID SW 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 1/4 OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST;
THENCE NORTH ALONG THE LINE BETWEEN THE NW 1/4 AND NE 1/4 OF THE SW 1/4, 14 RODS, 1.5 FEET;
THENCE NORTH 15 RODS;
THENCE DUE EAST 16 RODS;
THENCE SOUTH 15 RODS;
THENCE WEST 16 RODS.

TRACT II

PART OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (S 1/2 NE 1/4 SW 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 1/2 NE 1/4 SW 1/4 FROM WHENCE THE SOUTHWEST CORNER OF THE SAID S 1/2 NE 1/4 SW 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 1/2 SW 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 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, 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.

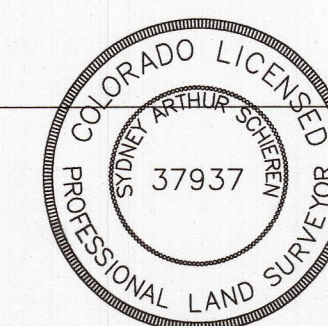
GENERAL NOTES

- 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 EAST RIGHT-OF-WAY OF SCOTT STREET BETWEEN TWO 1 1/2" ALUMINUM CAPS STAMPED LS 16117 HAVING A BEARING OF NORTH 00°40'07" EAST
- 2) THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH CHAFFEE TITLE # E5CROW, COMMITMENT NO. 210411, DATED NOVEMBER 3, 2020

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
COLORADO P.L.S. 37937



REVISED:	HUNNICUTT IMPROVEMENT SURVEY PLAT
	LOCATED WITHIN THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 4, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CITY OF SALIDA, CHAFFEE COUNTY, COLORADO
JOB # 20205	LANDMARK SURVEYING & MAPPING
DATE: NOVEMBER 18, 2020	P.O. BOX 668 SALIDA, CO 81201 PH 719.539.4021 FAX 719.539.4031
SHEET 1 OF 1	