



CITY COUNCIL WORK SESSION STAFF REPORT

MEETING DATE: September 6, 2022

AGENDA ITEM: Conceptual Review for Annexation, Zoning, and Minor Subdivision of 825 Illinois Avenue - Joint Meeting with Planning Commission

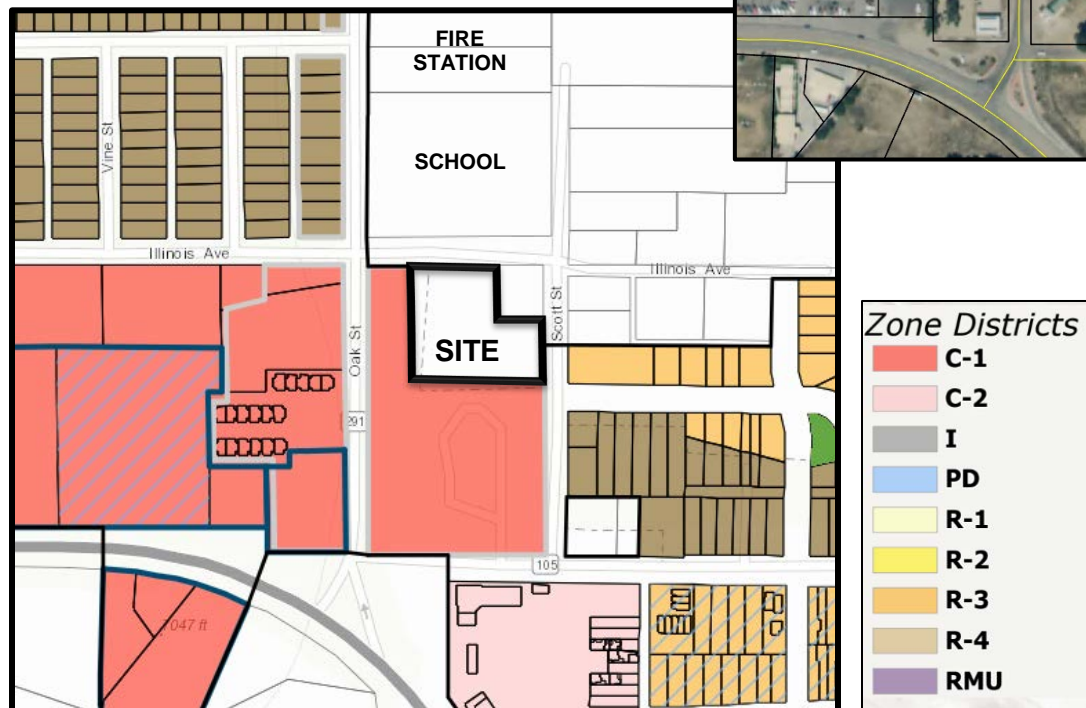
FROM: Kathryn Dunleavy, City Planner

Don and Sue Kaess would like input on a proposed annexation, zoning and minor subdivision of a 1.43 acre property (63,291 square feet) located at 825 Illinois Avenue.

Their request is to annex, zone the property High-Density Residential (R-3), and subdivide into two lots. The property is zoned RES, Residential, in the County.

The property is adjacent to C-1 zoning (use: mobile home park), R-3 zoning, as well as a school.

Surrounding Zoning:



Both lots meet the minimum size and frontage requirements for R-3 and would be **conforming lots**. However on Lot 1, the proposed lot line would create a **non-conforming structure** because the rear setback of the existing home would be less than the required 20 feet in R-3. They are proposing to maintain a minimum rear setback of at least 5 feet. Staff informed the applicant that this could restrict and/or prohibit an addition or upward expansion of the home along the rear property line.

ILLINOIS AVENUE (Extended)

ILLINOIS AVENUE

9,821 SF - LOT 1
SINGLE FAMILY HOME
(EXISTING)

1 Story Log House

Load Deck

52,622 SF
Lot 2

SCOTT STREET

City of Salida Sewer Main

Sewer Manhole

Sewer Manhole

Line

MEAS: N89°39'46"W 99.99
N89°26'W 100.0

MEAS: N00°23'W 117.0
MEAS: N00°23'W 117.4
BASIS OF BEARINGS

MEAS: N89°26'E 294.0

Point of Beginning

City of Salida

PLAT MAP

Attachments:
Preliminary Annexation Plat

KAESS ANNEXATION PLAT

FOR A TRACT LOCATED IN THE
N 1/2 SW 1/4 OF SECTION 4, T 49 N, R 9 E, N.M.P.M.
CHAFFEE COUNTY, COLORADO

Disslin-Reception No. 340554

ILLINOIS AVENUE (Extended)

CITY OF SALIDA CORPORATION

ANNEXATION ORDINANCE 1985-8

ANNEXATION BOUNDARY SUMMARY:

PERIMETER OF LAND TO BE ANNEXED 1212.11 feet
ADJOINING PRESENT CORPORATION LINE 742.13 feet
REQUIRED ADJOINING 1/6TH 202.02 feet

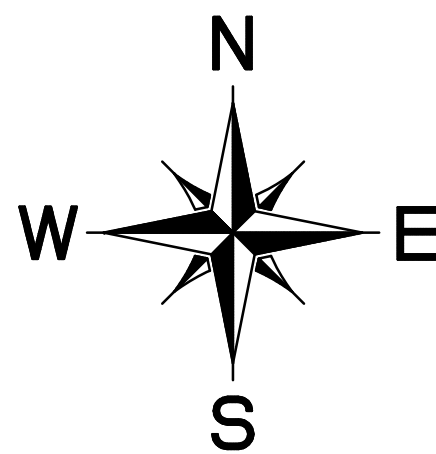
LAND SURVEYOR'S CERTIFICATE:

I, MICHAEL K. HENDERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN HEREON WERE RECOVERED AS INDICATED, AND THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE. I FURTHER CERTIFY THAT AT LEAST ONE-SIXTH OF THE PERIMETER BOUNDARIES OF THE TRACT TO BE ANNEXED ARE ADJACENT TO THE PRESENT CITY OF SALIDA CORPORATION LINE. DATED THIS ____ DAY OF _____, 202__.

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

GENERAL LAND SURVEYOR'S NOTES:

- 1) ANNEXATION DESCRIPTION CONTAINED HEREON WAS PREPARED BY MICHAEL K. HENDERSON, 203 G STREET, SALIDA, CO. 81201.
- 2) KAESS PROPERTY DEED LINES ARE BASED ON PROPERTY DESCRIPTION CONTAINED IN STEWART TITLE GUARANTY COMPANY TITLE COMMITMENT NO. 210716 ISSUED BY CHAFFEE TITLE & ESCROW, EFFECTIVE OCTOBER 8, 2021, AND ON THE LOCATIONS OF THE RECOVERED SURVEY MONUMENTS SHOWN AND DESCRIBED HEREON.
- 3) THE PROPERTY MAY BE SUBJECT TO THE RIGHTS OF OTHERS TO OPERATE, MAINTAIN, INSPECT AND REPAIR THE BOOTS AND HINTON DITCH CROSSING THE PROPERTY. THE PROPERTY MAY BE SUBJECT TO THE RIGHTS OF OTHERS TO OPERATE, MAINTAIN AND REPAIR THE UTILITY LINES CROSSING OR NEAR THE PROPERTY.



GRAPHIC SCALE 1"=40'
0 40 80 120
DIRECTIONS ARE BASED ON THE BEARING N00°23'W BETWEEN RECOVERED THE REBAR MONUMENTS AS INDICATED ON THIS PLAT.

LEGEND:

- DENOTES A RECOVERED 5/8" REBAR WITH A 1" ALUMINUM CAP STAMPED "1776".
- DENOTES A RECOVERED 5/8" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED "LS 16117".
- E— DENOTES OVERHEAD ELECTRIC POWER LINES.
- T— DENOTES OVERHEAD TELEPHONE LINES.
- TV— DENOTES OVERHEAD TELEVISION LINES.
- S— DENOTES APPROXIMATE LOCATION OF SEWER LINE.
- X—X— DENOTES A FENCE.
- DENOTES A SEWER LINE CLEAN-OUT.

LUNDBERG/CASTRO ANNEXATION

LOT 1

TREAT-MESCH ANNEXATION

RIVER RIDGE

RIVER RIDGE LANE

LOT 1

CHERRY GROVE SUBDIVISION

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 34

LOT 2

CITY OF SALIDA CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS EXECUTED ANNEXATION MAP, ALONG WITH THE ORIGINAL ANNEXATION ORDINANCE FOR THE KAESS ANNEXATION WAS ACCEPTED FOR FILING IN MY OFFICE ON THE ____ DAY OF _____, 202__.

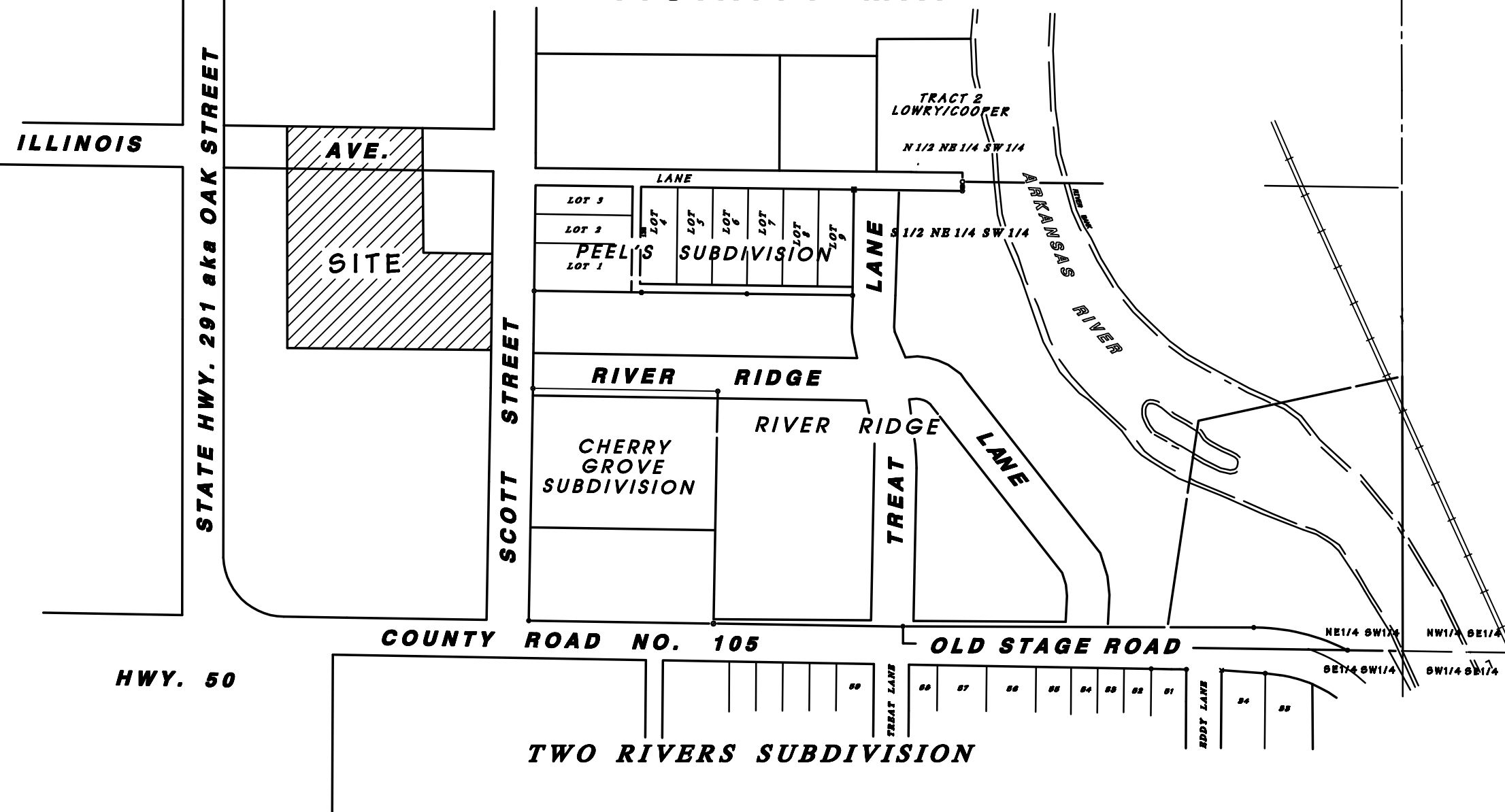
CITY CLERK

CHAFFEE COUNTY CLERK & RECORDER'S CERTIFICATE:

I HEREBY CERTIFY THAT A CERTIFIED COPY OF THIS ANNEXATION MAP AND A CERTIFIED COPY OF THE ANNEXATION ORDINANCE FOR THE KAESS ANNEXATION TO THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, WERE ACCEPTED AND FILED IN MY OFFICE ON THIS ____ DAY OF _____, 202__, UNDER RECEPTION NUMBER(S) _____.

CHAFFEE COUNTY CLERK AND RECORDER

VICINITY MAP



KAESS ANNEXATION TO THE CITY OF SALIDA CERTIFICATION:

WHEREAS THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO HAS BEEN PRESENTED WITH AN APPLICATION TO ANNEX THE TERRITORY DESCRIBED HEREIN BY DONALD R. KAESS AND DANNIS K. KAESS, THE OWNERS OF 100% OF THE AREA TO BE ANNEXED, EXCLUDING PUBLIC RIGHT-OF-WAY;

AND

WHEREAS, THE CITY COUNCIL BY RESOLUTION ADOPTED _____, 202__, DETERMINED THAT THE ANNEXATION APPLICATION SUBSTANTIALLY COMPLIED WITH THE REQUIREMENTS OF SECTION 38-12-107(1), C.R.S.; AND

WHEREAS, AFTER PUBLISHED NOTICE AND PUBLIC HEARING ON _____, 202__, AS REQUIRED BY SECTION 31-12-108, C.R.S., THE CITY COUNCIL ADOPTED RESOLUTION NUMBER _____ (SERIES OF 202__), DETERMINING THAT THE ANNEXATION SATISFIED THE REQUIREMENTS OF SECTION 31-12-104 AND 105, C.R.S., AND THAT AN ANNEXATION ELECTION WAS NOT REQUIRED; AND

WHEREAS, ON _____, 202__, THE CITY COUNCIL ADOPTED ORDINANCE NUMBER _____ (SERIES OF 202__), APPROVING AND ANNEXING THE KAESS ANNEXATION TO THE CITY OF SALIDA.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO DOES HEREBY APPROVE AND ACCEPT THE KAESS ANNEXATION DESCRIBED HEREIN; TO WIT, THE TERRITORY COMPRISING 1.775 ACRES, MORE OR LESS, (INCLUSIVE OF PUBLIC RIGHT-OF-WAY), AND BEING DESCRIBED AS FOLLOWS:

A tract of land located in the North Half of the Southwest Quarter (N1/2 SW1/4) of Section 4, Township 49 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, being described as follows:
Commencing at a point from whence the Southeast Corner (brass cap) of said Section 4 bears South 69°56' East 4117.5 feet;
thence North 0°23' West 388.3 feet to a 5/8" rebar with a one inch aluminum cap at the point of beginning of the tract herein described;
thence continuing North 0°23' West, along the west boundary of Scott Street, 136.4 feet;
thence North 84°26' West 100.0 feet;
thence North 0°23' West 117.0 feet to the south boundary of Illinois Avenue;
thence continuing North 0°23' West 60.42 feet to the north boundary of Illinois Avenue;
thence South 84°48' West along said north street boundary 142.07 feet to the east boundary of Colorado State Highway No. 241, also known as Oak Street;
thence South 0°02' East along said highway/street boundary, 54.93 feet to the south boundary of said Illinois Avenue;
thence continuing South 0°02' East along said highway/street boundary, 251.8 feet;
thence South 84°26' East 244.0 feet to the point of beginning.

CITY OF SALIDA APPROVAL:

APPROVED THIS ____ DAY OF _____, 202__.

BY: _____
MAYOR OF THE CITY OF SALIDA

ATTEST: _____
CITY CLERK

OWNERS:

DONALD R. KAESS AND DANNIS K. KAESS
3041 Blake Street
SALIDA, CO. 81201

OWNERS CERTIFICATE:

THIS IS TO CERTIFY THAT DONALD R. KAESS AND DANNIS K. KAESS, BEING THE OWNERS OF 100% OF THE PROPERTY DESCRIBED AND SHOWN HEREON (EXCLUDING PUBLIC RIGHT-OF-WAY) DESIRES AND APPROVES THE ANNEXATION OF SAID PROPERTY TO THE CITY OF SALIDA.

DONALD R. KAESS

DANNIS K. KAESS

STATE OF COLORADO }
COUNTY OF CHAFFEE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 202__, BY DONALD R. KAESS AND DANNIS K. KAESS WHOSE NAMES ARE SUBSCRIBED ABOVE.
WITNESS MY HAND AND OFFICIAL SEAL
MY COMMISSION EXPIRES _____

NOTARY PUBLIC: _____
ADDRESS: _____

Revisions: 8/24/22 M.K.H.

KAESS ANNEXATION PLAT

for a tract in the N 1/2 SW 1/4 OF SECTION 4, T 49 N, R 9 E, N.M.P.M.

CHAFFEE COUNTY COLORADO

Job Number: J-21-083
DESIGNED: B.S.H.
DRAWN BY: TWO ODD M.K.H.
CHECKED: Field Book: S193, Pgs. 32-37

HENDERSON LAND SURVEYING CO., INC.
203 G STREET SALIDA, COLORADO

DATE:
10/25/21

DRAWING NO.
L-21-54

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.