



## Planning Commission Regular Meeting

448 E. 1st Street, Room 190 Salida, Colorado 81201  
May 12, 2026 at 6:00 PM

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### Agenda

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Email public comments to: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

Please register for the Planning Commission Meeting:

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#### Call to Order by Chairman

#### Roll Call

#### Approval of the Minutes

1. Approve Minutes

Approve Minutes from March 23 Regular Planning Commission Meeting

#### Unscheduled Citizens

#### Amendment(s) to Agenda

#### Public Hearings

Public Hearings will follow the following procedure: A. Open Public Hearing B. Proof of Publication C. Staff Review of Application/Proposal D. Applicant's Presentation (if applicable) E. Public Input F. Close Public Hearing G. Commission Discussion H. Commission Decision or Recommendation

2. Conditional Use Application - 223 E 1st St

3. South Ark Neighborhood Phase 1 Major Subdivision and Replat – 1st Amendment: Preliminary Plat (Review & Final Decision)

4. Corrections of Errors on the Official Zoning Map of the City of Salida and Adopting an Updated Zoning Map

#### Updates

#### Unfinished Business

#### New Business

#### Commissioners' Comments

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the Community Development Office at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2628 at least 48 hours in advance.

## **Adjourn**

### **Alternate Notice**

\*\*An alternate can only vote on, or make a motion on an agenda item if they are designated as a voting member at the beginning of an agenda item. If there is a vacant seat or a conflict of interest, the Chairman shall designate the alternate that will vote on the matter. If a Voting member shows up late to a meeting, they cannot vote on the agenda item if the alternate has been designated.



## Planning Commission Regular Meeting

448 E. 1st Street, Room 190 Salida, Colorado 81201  
March 23, 2026 at 6:00 PM

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### Minutes

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<https://register.gotowebinar.com/rt/1909092342220683277>

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### Call to Order by Chairman

### Roll Call

#### PRESENT

Commissioner, Co-Chair Francie Bomer  
Commissioner Dan Bush  
Commissioner Aaron Derwingson  
Commissioner, Chairman Greg Follet  
Commissioner Kenny Layton  
Commissioner Don Reimer  
Commissioner, Alternate Laura Pomeranke

#### ABSENT

Commissioner Sara Walsh

### Approval of the Minutes

#### 1. Approve Minutes

Approve Minutes from Regular Planning Commission Meeting 2.23.2026

Commissioner Reimer amended the minutes to show that he abstained from the approval of the previous minutes as he was not present.

Commissioner Reimer moved to Approve, seconded by Commissioner Bush.

Voting Yea: Commissioner, Co-Chair Bomer, Commissioner Bush, Commissioner Derwingson, Commissioner, Chairman Follet, Commissioner Layton, Commissioner Reimer

Voting Nay: None

Abstaining: None

### MOTION PASSED.

### Unscheduled Citizens

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2626 at least 48 hours in advance.

**Amendment(s) to Agenda**

**Public Hearings**

Public Hearings will follow the following procedure: A. Open Public Hearing B. Proof of Publication C. Staff Review of Application/Proposal D. Applicant’s Presentation (if applicable) E. Public Input F. Close Public Hearing G. Commission Discussion H. Commission Decision or Recommendation

- 2. Conditional Use Application for Valley to Valley Senior Care Center located at 1040 I Street

Commissioner Bush moved to Amend as follows:

I make a motion to approve the Conditional Use application for an Adult Day Care Center located within the Medium Density Residential (R-2) zone district, at 1040 I Street, with the following conditions:

- 1. The facility shall be licensed by the state and comply with all applicable state codes.
- 2. The hours of operation of the facility will be limited to 7am to 6pm.

Seconded by Commissioner Layton.

Voting Yea: Commissioner, Co-Chair Bomer, Commissioner Bush, Commissioner Derwingson, Commissioner, Chairman Follet, Commissioner Layton, Commissioner Reimer

Voting Nay: None

Abstaining: None

**MOTION PASSED.**

**Updates**

**Unfinished Business**

**New Business**

**Commissioners' Comments**

**Adjourn**

Commissioner Bush moved to Adjourn, seconded by Commissioner Derwingson.

Voting Yea: Commissioner, Co-Chair Bomer, Commissioner Bush, Commissioner Derwingson, Commissioner, Chairman Follet, Commissioner Layton, Commissioner Reimer

Voting Nay: None

Abstaining: None

**MOTION PASSED.**

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**Alternate Notice**

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Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2626 at least 48 hours in advance.



## STAFF REPORT

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**MEETING DATE:** May 12<sup>th</sup>, 2026

**AGENDA ITEM TITLE:** Conditional Use Application – 223 E. 1st Street

**AGENDA SECTION:** Public Hearing

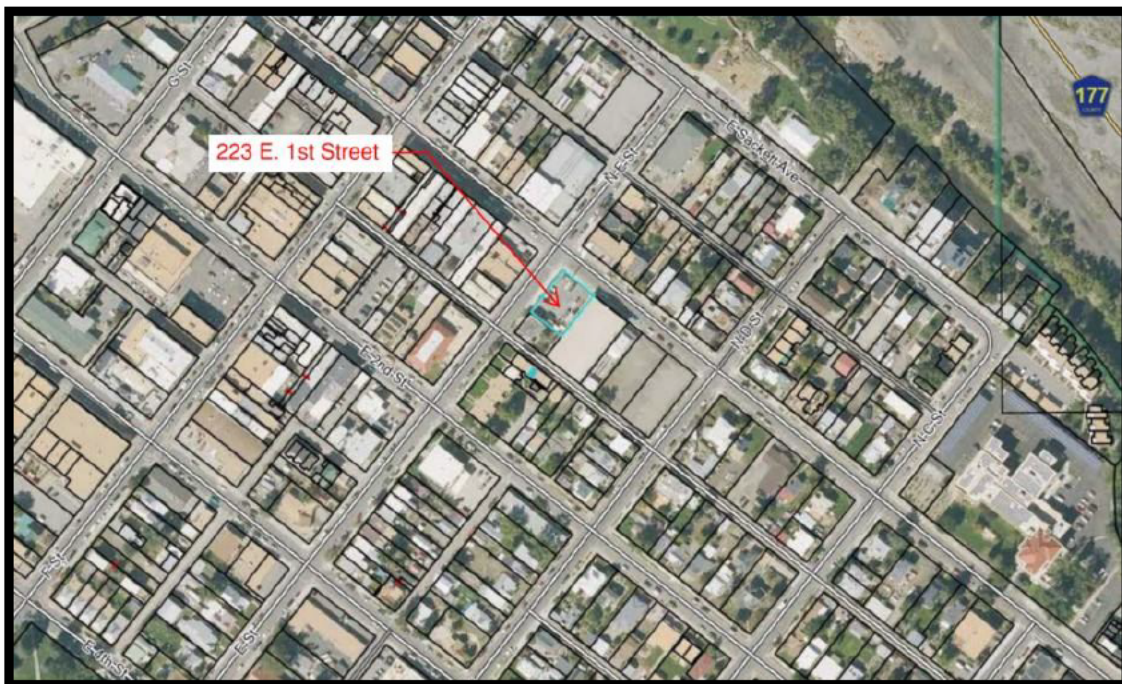
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### REQUEST:

The request is for a Conditional Use for a multiple Outdoor Vendors permit located within the Mixed-Use Downtown (MD) zone district, at 223 E. 1st Street. The applicant is Samuel Mick.

### LOCATION:

The subject property is described as Lot 2 223 East First Street Subdivision Exemption. This property is also known as 223 E. 1st Street.



## PROCESS:

The Salida Municipal Code, Chapter 16, specifies that Conditional Use applications be reviewed by the City of Salida Planning Commission at a public hearing after fifteen days public notice. The Planning Commission may make a decision to approve, approve with conditions, deny, or remand the application back to the applicant for modification.

The Planning Commission must find the use meets the review standards for a Conditional Use as stated in Section 16-8-50(c) of the Salida Municipal Code.

## OBSERVATIONS:

1. The applicant is requesting to utilize the property as a location for multiple Outdoor Vendor Permits. This property is located in the Mixed-Use Downtown (MD) zone district and within the Salida Historic Downtown District. Table 3-A, Allowed uses, does identify Outdoor Vendors (multiple) as a use permitted via Conditional Use Permit procedure.
2. This property has been vacant for several years.
3. The surrounding land uses are primarily commercial within the MD and MN zone districts with some Medium Density residential nearby.



4. Staff has received no public comment regarding this application.

## **REVIEW STANDARDS (Section 16-8-50(c). Conditional Uses.)**

Purpose. The conditional use approval procedure provides a mechanism for the City to evaluate proposed land uses that are generally compatible with the permitted uses in a zoning district, but that require site-specific review of their location, design, intensity, density, and configuration because they have unique or varied operating characteristics or unusual impacts. This procedure is intended to ensure that the proposed development adequately mitigates anticipated impacts to ensure compatibility with surrounding areas.

- (e) Review and Decision. The Planning Commission shall review the conditional use approval application and approve, approve with conditions, or deny the conditional use approval in accordance with §16-8-30(f) and the following approval criteria:

(a) The use shall be appropriate to its proposed location and not disrupt or harm the prevailing uses and activities in the immediate vicinity;

- Applicant's Response: The proposed use is well-suited to its location. The site is currently a vacant parking lot adjacent to 223 E First Street, zoned Mixed-Use Downtown (MD), and does not currently support any active use that would be displaced. The surrounding area includes a mix of commercial and residential uses, including the largely vacant former Fire Station and nearby businesses such as Chaffee Tire, as well as adjacent residential units at 121 and 123 E Street.
- Staff Response: It is the belief of staff that as there is no prevailing use on this property this cannot be disrupted. It is also not anticipated to disrupt any neighboring businesses and instead is likely to encourage foot traffic to the area.

(b) The use shall not cause undue traffic congestion, dangerous traffic conditions, or incompatible service delivery, parking, or loading problems. Necessary mitigating measures shall be proposed by the applicant;

- Applicant's Response: It is not anticipated that the proposed use will create undue traffic congestion or unsafe conditions. The site's location along E and First Street provides adequate access, and the limited number of vendors helps minimize traffic impacts. In fact, this proposal may help reduce congestion along nearby F Street during peak times by distributing food truck activity to a secondary location. Vendors will operate within the confines of the private lot, reducing impacts on public right-of-way.
- Staff Response: While there will be an increase in traffic to the site, as it is currently vacant and unused, staff does not anticipate congestion or dangerous traffic conditions being caused by this proposal.

(3) The operating characteristics of the use shall not create a nuisance, and the impacts of the use on surrounding properties shall be minimized with respect to noise, odors or other emissions, vibrations, glare, and similar conditions;

- Applicant's Response: The applicant will provide utility connections, including electricity and water, to each vendor, eliminating the need for generators and significantly reducing noise and emissions. The limited number of vendors also helps control activity levels. A designated, centralized trash and recycling area will be provided and maintained in compliance with City standards to prevent odors and litter managed by an on site manager. Vendors will be required to adhere to all applicable health and safety regulations which will be permitted through Chaffee County Public Health.
- Staff Response: With the utility connections being made available, negating the need for generators it is not anticipated the proposal will be a nuisance. Staff is proposing excluding the use of generators as a condition of approval. Staff is also proposing hours of operation to be limited to 8am to 10pm.

(4) There shall be adequate public facilities in place to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies that the use may cause;

- Applicant's Response: Given the transitional and temporary nature of food truck operations, the applicant is requesting that on-site restroom facilities, such as portable toilets, not be required for this use. The limited scale of the proposal (up to four food trucks) and the short-duration visits typical of food truck customers reduce the overall demand for on-site restroom infrastructure. Additionally, there are existing public restroom facilities available at Riverside Park, located approximately two blocks from the site, which can reasonably serve patrons and vendors.
- Staff Response: Staff finds that reliance on off-site restroom facilities at Riverside Park is insufficient to serve the proposed use. While those facilities are generally reliable, they are intended to serve park users and events, and are not designed to accommodate additional off-site demand; broader reliance of this type could create capacity issues. The proposal includes on-site seating, which encourages longer patron stays and increases demand, and does not address the needs of vendor themselves who will be on-site for extended periods. Staff recommends requiring on-site restroom facilities to ensure adequate service.

(5) The use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features. As applicable, the proposed use shall mitigate its adverse impacts on the environment.

- Applicant's response: The project site is an developed, vacant lot within an urbanized area and is not located near wetlands, critical wildlife habitat, or other sensitive environmental features. As such, the proposed use is not expected to have any adverse environmental impacts. Standard waste

management and utility provisions will further ensure that the site remains clean and environmentally compliant.

- Staff Response: The proposed use is located within downtown Salida and not located adjacent to any significant natural areas, and this will not adversely affect environmental resources.

## **Use Specific Standards (Section 16-3-30(g)(3). Outdoor Vendors, Multiple**

### **(a) Location and Access**

(1). Outdoor vendors shall only be allowed when the commercial use itself is permitted in the zone district.

- Applicant's response: *No specific response provided*
- Staff Response: The anticipated commercial use of the Outdoor Vendors is most comparable to Restaurants or General retail, small which are permitted uses within the zone district. Any Outdoor Vendors proposing a use that cannot be classified as either of these will only be permitted if the use is permitted outright in the MD zone district.

(2) The Fire District and Police Department shall determine that the site is accessible for public safety vehicles and equipment.

- Applicant's response: *No specific response provided*
- Staff Response: Both the Police and Fire department were asked for comment which were provided and are included in the Review Agencies section of this report.

(3) Adequate parking shall be provided, as determined by the Conditional Use Permit, and the use shall not obstruct required parking, pedestrian or bicycle access or passage, or parking lot circulation.

- Applicant's response: *No specific response provided*
- Staff Response: The proposed use does not have specific parking requirements stipulated within the code and as such does not require on site parking. The use is proposed on a vacant lot and as such will not obstruct any required parking.

### **(b) Operation and Ownership**

(1). A site manager shall be designated as the party responsible for ensuring compliance with operating regulations and any conditions of approval of the Conditional Use Permit.

- Applicant's response: A site manager will be designated by the applicant, Samuel Mick, to oversee daily operations and ensure compliance with all conditions of approval and applicable regulations. This individual will serve as the primary point of contact for the City and will be responsible for coordinating vendor activities, maintaining site conditions, and addressing any issues that arise.
- Staff Response: It is anticipated that the site manager is likely to be one of the Outdoor Vendors operating on the site. The applicant will be responsible for providing the site managers contact information to the City before a second individual Outdoor Vendor permit is issued for the site and be required to update this contact should it change.

(2) Outdoor vendors shall comply with Chapter 6, Article II (Temporary Commercial Activity/Vendor Permits), of the Salida Municipal Code.

- Applicant's response: All vendors operating at this location will be required to obtain and maintain valid Outdoor Vendor permits in accordance with Chapter 6, Article II of the Salida Municipal Code. Compliance will be verified through the City's established permitting process prior to operation.
- Staff Response: All Vendors will be required, as a proposed condition of this application, to acquire their own Outdoor Vendors permit. This will ensure that all code provisions for Outdoor Vendors are met.

(3) Outdoor vendors shall comply with all applicable health and safety codes and shall obtain all necessary permits.

- Applicant's response: Each vendor will be responsible for obtaining all necessary health department approvals and permits. Compliance with local and state health and safety regulations will be enforced through the existing permitting and inspection processes.
- Staff Response: All Vendors will be required, as a proposed condition of this application, to acquire their own Outdoor Vendors permit. This will ensure that they have the appropriate license to operate a retail food establishment. It will also be the responsibility of the Site Manager to ensure all other health and safety standards are adhered to.

(4) Outdoor vendors shall obtain written consent from the private property owner(s) of properties on which they intend to operate.

- Applicant's response: All vendors will be required to enter into a formal agreement with the property owner. A signed lease or written consent from

Samuel Mick will be required prior to operation on the site, ensuring clear authorization and accountability.

- Staff Response: A consent/lease is a required document for the required Outdoor Vending Permit each applicant is required to have.

(5) Outdoor vendors shall maintain trash receptacles and all areas used for food vending in a safe and clean condition and must dispose of all waste in accordance with City regulations.

- Applicant's response: A communal trash and recycling system will be established and maintained on-site. The site manager will be responsible for ensuring that adequate receptacles are provided, regularly serviced, and kept in a clean and sanitary condition. Vendors will also be required to maintain their individual areas and comply with all City waste disposal regulations.
- Staff Response: Staff believes that the proposed waste system in conjunction with a Site Manager will ensure that the site will be maintained to City Standards.

(6) Structures, canopies, tables, or chairs are prohibited unless part of the Conditional Use Permit.

- Applicant's response: The applicant is requesting permission to have a picnic table or similar seating area for each food truck. The applicant anticipates allowing limited, well-organized seating areas for customers to enhance usability of the space, while ensuring that these elements remain compliant with zoning and safety standards and do not impede circulation or neighboring uses.
- Staff Response: Staff does not believe that permitting each food truck to have a small seating area will have any detrimental affect to the application and is proposing permitting the picnic table per food truck.

(7) Adequate restroom facilities shall be provided, as determined by the Conditional Use Permit.

- Applicant's response: Given the transitional and temporary nature of food truck operations, the applicant is requesting that on-site restroom facilities, such as portable toilets, not be required for this use.
- Staff Response: Staff finds that reliance on off-site restroom facilities at Riverside Park is insufficient to serve the proposed use. While those facilities are generally reliable, they are intended to serve park users and events, and are not designed to accommodate additional off-site demand; broader reliance of this type could create capacity issues. The proposal includes on-site seating, which encourages longer patron stays and

increases demand, and does not address the needs of vendor themselves who will be on-site for extended periods. Staff recommends requiring on-site restroom facilities to ensure adequate service.

(8) The conditional use permit shall specify enforcement actions and timelines for violations or non-compliance with this section or any conditions of approval.

- Applicant’s response: Enforcement mechanisms and timelines for addressing violations or non-compliance will be established by the City of Salida as part of the Conditional Use Permit approval. The applicant and site manager will cooperate fully with these requirements and ensure timely resolution of any issues.
- Staff Response: Standard enforcement procedures shall be used, as determined in Section 16-1-70 Enforcement.

**REVIEW AGENCIES:**

Fire, Assistant Chief Kathy Rohrich: “Fire has no concerns about this lot being used for food trucks. Trucks must be 10 feet from the building and any other combustible storage. Trucks will have to have a valid annual fire inspection.”

Police, Chief of Police Russ Johnson : “No Issues form PD.

**REQUIRED ACTIONS BY THE COMMISSION:**

1. The Commission shall confirm that adequate notice was provided and a fee paid.
2. The Commission shall conduct a public hearing.
3. The Commission shall make findings regarding the proposed use in order to ensure the use is consistent with the Comprehensive Plan, conforms to the Land Use Code, is appropriate to its location and compatible with neighboring uses, is served by adequate public facilities and does not cause undue traffic congestion or significant deterioration of the environment.

**RECOMMENDED FINDINGS:**

1. This application is consistent with the Land Use Code and the surrounding neighborhood.
2. The applicable review criteria for Conditional Use applications have been met.

**STAFF RECOMMENDATION:**

Based upon the observations, review standards, and findings outlined above, staff recommends the Conditional Use request for an Outdoor Vendor (multiple) permit be approved with the following conditions;

1. No generators are permitted to be used on site
2. Contact information for the site manager to be provided to the City before a second Outdoor Vending permit is issued.
3. Individual Outdoor Vendor Permits are required to be issued for each vendor before they can begin vending.
4. The site is limited to four (4) total Outdoor Vendors at any single time.
5. On-site restrooms facilities need to be provided.
6. Hours of operation to be limited to 8am to 10pm.
7. Trucks must be 10 feet from the building and any other combustible storage.

**RECOMMENDED MOTION:**

“I make a motion to \_\_\_\_\_ the Conditional Use application for a multiple outdoor vendor permit located within the Mixed-Use Downtown (MD) zone district, at 223 E. 1st Street, with the proposed staff conditions.”

**Attachments:**

Application materials  
Proof of Public Notice



**A. Applicant Information**

Name of Applicant: Samuel Mick

Mailing Address: [REDACTED]

Telephone Number: [REDACTED]

Email Address: [REDACTED]

**B. Owner Information (if different from the applicant)**

Name of Owner: Same as Applicant

Mailing Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

**C. Site Data**

Name of Development: 223 E First Street LLC

Street Address: 223 E 1st Street, Salida, CO, 81201

Parcel number: 368132423445

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 [Signature] Date 4-14-20

Signature of property owner [Signature] Date 4-14-20

## D. TYPE OF CONDITIONAL USE REQUESTED (City Code Section 16-3-20, Table 3-A)

Property Zone District: MN Mixed-Use Neighborhood

Requested Use Type (Section 16-3-20, Table 3-A) Outdoor Vendors (multiple) 16-3-30(g)(3)

## E. DEVELOPMENT PROCESS (City Code Section 16-8-50(c))

1. Pre-Application Conference. Required.
2. Submit Application.
3. Staff Review. Schedule Hearing. Forward Staff Report to Applicant and Planning Commission.
4. Public Notice Provided For Hearing.
5. Public Hearing Conducted by Planning Commission and Action Taken.

## F. APPLICATION CONTENTS

1. **Conditional Use Application**
2. **Proof of Ownership (Warranty deed, etc.)** – Owner signature required.
3. **Site Plan (if required by director)**. A scalable conceptual plan of the proposed development showing existing and proposed features, buildings, roads, alleys, utilities, pedestrian and vehicular circulation etc. which are relevant to the review of the application. See Sec. 16-4 of the land use code for applicable standards.
4. **Written Statement**. Describe how the application meets the Conditional use Approval Criteria, 16-8-50 (c) (e) (1) and any specific use standards outlined in Section 16-3-20 Table 3-A. The written statement should also include details of the properties on all sides of the property and across the street(s) and alley(s) current land usage.
5. **Public Notice Materials**
  - a. **Postage Paid Envelopes**. A list will be provided by staff to the applicant 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. 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. Staff will provide the notice, stuff, and send envelopes.
  - b. Staff will provide the notice to be posted on site by the applicant. Applicant is responsible for picking up and posting the notice on the property. The notice shall be visible from the closest right-of-way. Applicant is also responsible for submitting photo evidence of posting the public notice a minimum of 15 days prior to the public hearing.
6. **Other Information**. Staff may request additional information as deemed necessary to evaluate the impacts of the conditional use application.
7. **Vicinity Map**. Map showing parcel's location in the City.
8. **Application Fee**: According to current adopted fee schedule

## **Response to Specific Approval Criteria**

### **a) The use shall be appropriate to its proposed location and not disrupt or harm the prevailing uses and activities in the immediate vicinity.**

The proposed use is well-suited to its location. The site is currently a vacant parking lot adjacent to 223 E First Street, zoned Mixed Use Neighborhood (MN), and does not currently support any active use that would be displaced. The surrounding area includes a mix of commercial and residential uses, including the largely vacant former Fire Station and nearby businesses such as Chaffee Tire, as well as adjacent residential units at 121 and 123 E Street.

### **b) The use shall not cause undue traffic congestion, dangerous traffic conditions, or incompatible service delivery, parking, or loading problems. Necessary mitigating measures shall be proposed by the applicant.**

It is not anticipated that the proposed use will create undue traffic congestion or unsafe conditions. The site's location along E and First Street provides adequate access, and the limited number of vendors helps minimize traffic impacts. In fact, this proposal may help reduce congestion along nearby F Street during peak times by distributing food truck activity to a secondary location. Vendors will operate within the confines of the private lot, reducing impacts on public right-of-way.

### **c) The operating characteristics of the use shall not create a nuisance, and impacts on surrounding properties shall be minimized with respect to noise, odors, emissions, vibrations, glare, and similar conditions.**

The applicant will provide utility connections, including electricity and water, to each vendor, eliminating the need for generators and significantly reducing noise and emissions. The limited number of vendors also helps control activity levels. A designated, centralized trash and recycling area will be provided and maintained in compliance with City standards to prevent odors and litter managed by an on site manager. Vendors will be required to adhere to all applicable health and safety regulations which will be permitted through Chaffee County Public Health.

### **d) There shall be adequate public facilities in place to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies.**

Given the transitional and temporary nature of food truck operations, the applicant is requesting that on-site restroom facilities, such as portable toilets, not be required for this use. The limited scale of the proposal (up to four food trucks) and the short-duration visits typical of food truck customers reduce the overall demand for on-site restroom infrastructure. Additionally, there are existing public restroom facilities available at

Riverside Park, located approximately two blocks from the site, which can reasonably serve patrons and vendors.

**e) The use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features.**

The project site is an developed, vacant lot within an urbanized area and is not located near wetlands, critical wildlife habitat, or other sensitive environmental features. As such, the proposed use is not expected to have any adverse environmental impacts. Standard waste management and utility provisions will further ensure that the site remains clean and environmentally compliant.

**Use-Specific Standards**

**1. Site Manager Designation**

A site manager will be designated by the applicant, Samuel Mick, to oversee daily operations and ensure compliance with all conditions of approval and applicable regulations. This individual will serve as the primary point of contact for the City and will be responsible for coordinating vendor activities, maintaining site conditions, and addressing any issues that arise.

**2. Compliance with Temporary Commercial Activity/Vendor Permits**

All vendors operating at this location will be required to obtain and maintain valid Outdoor Vendor permits in accordance with Chapter 6, Article II of the Salida Municipal Code. Compliance will be verified through the City’s established permitting process prior to operation.

**3. Compliance with Health and Safety Codes**

Each vendor will be responsible for obtaining all necessary health department approvals and permits. Compliance with local and state health and safety regulations will be enforced through the existing permitting and inspection processes.

**4. Property Owner Consent**

All vendors will be required to enter into a formal agreement with the property owner. A signed lease or written consent from Samuel Mick will be required prior to operation on the site, ensuring clear authorization and accountability.

**5. Trash and Site Maintenance Plan**

A communal trash and recycling system will be established and maintained on-site. The site manager will be responsible for ensuring that adequate receptacles are provided, regularly serviced, and kept in a clean and sanitary condition. Vendors will also be required to maintain their individual areas and comply with all City waste disposal regulations.

## 6. Structures and Seating Areas

Any proposed structures, including canopies, tables, or seating areas, will be included as part of this Conditional Use Permit. The applicant anticipates allowing limited, well-organized seating areas for customers to enhance usability of the space, while ensuring that these elements remain compliant with zoning and safety standards and do not impede circulation or neighboring uses.

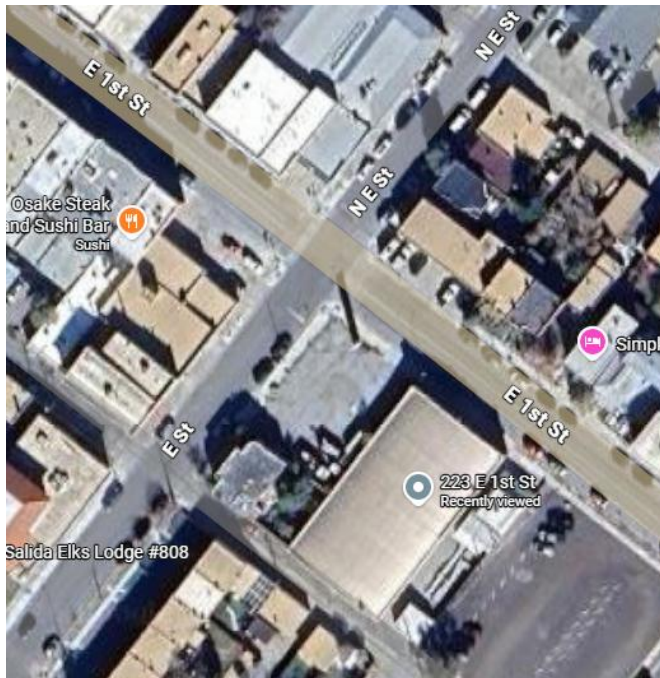
## 7. Restroom Facilities

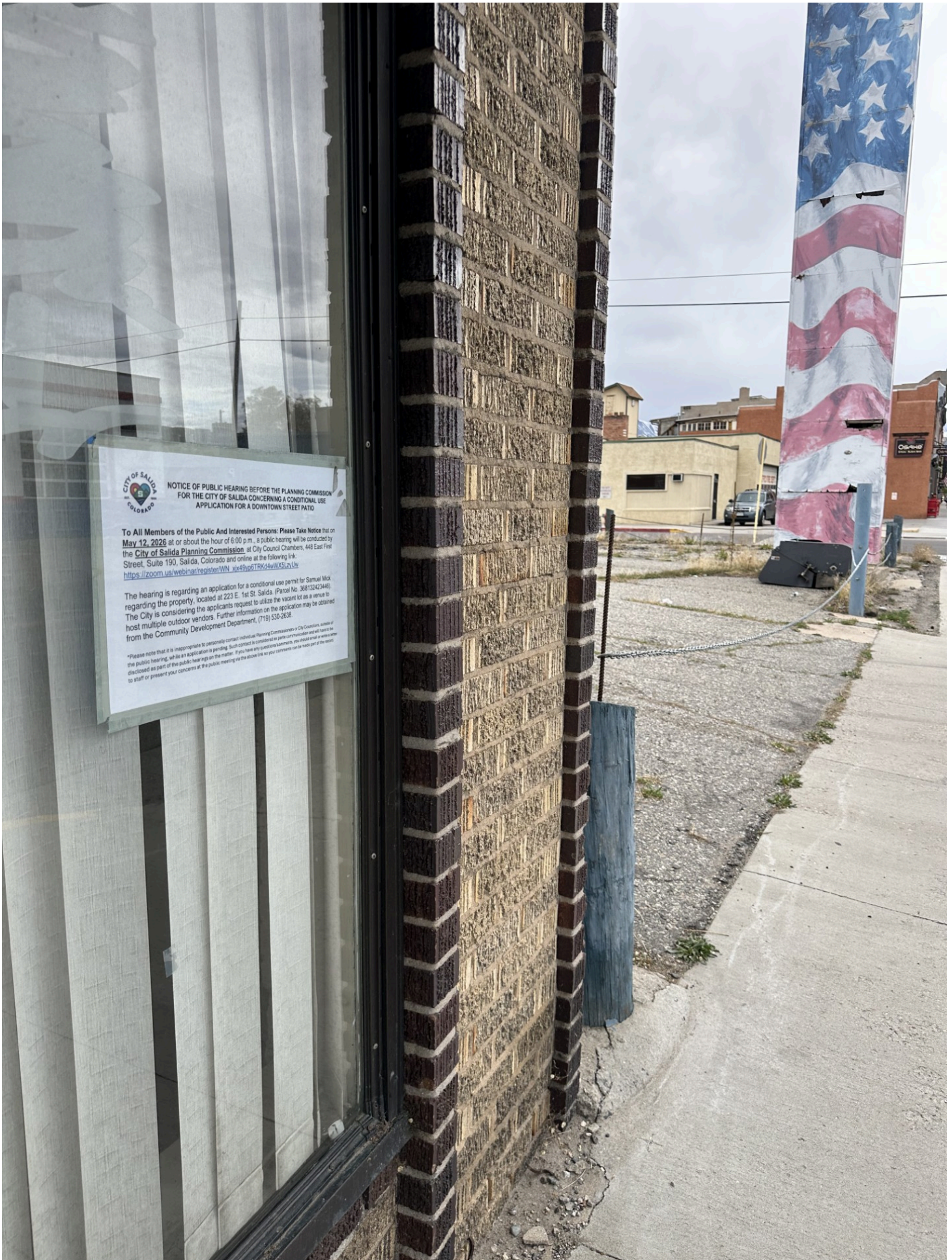
Given the transitional and temporary nature of food truck operations, the applicant is requesting that on-site restroom facilities, such as portable toilets, not be required for this use.

## 8. Enforcement and Compliance

Enforcement mechanisms and timelines for addressing violations or non-compliance will be established by the City of Salida as part of the Conditional Use Permit approval. The applicant and site manager will cooperate fully with these requirements and ensure timely resolution of any issues.

Vicinity Map-







# INTERIM AD DRAFT

This is the proof of your ad scheduled to run in **Mountain Mail** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(719) 539-6691**.

Notice ID: HIP1HTjmNWDc4tcZpEmL | **Proof Updated: Apr. 16, 2026 at 02:56pm MDT**  
Notice Name: Notice - Food Truck Cabal - paper

**This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.**

<b>FILER</b>	<b>FILING FOR</b>
Poppy Thorpe	Mountain Mail
poppy.thorpe@cityofsalida.com	
(719) 539 4555	

<b>Columns Wide:</b>	1	<b>Ad Class:</b> Legals
<b>Total Column Inches:</b>	3.01	
<b>Number of Lines:</b>	30	

04/23/2026: General Public Notice	25.36
<hr/>	
Subtotal	\$25.36
Tax	\$0.00
Processing Fee	\$8.80
<b>Total</b>	<b>\$34.16</b>

### PUBLIC NOTICE

#### NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION FOR THE CITY OF SALIDA CONCERNING A CONDITIONAL USE APPLICATION

**To All Members of the Public And Interested Persons: Please Take Notice** that on **May 12, 2026** 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://zoom.us/webinar/register/WN\\_xjx49yp6TRKd4w-WX5LzyUw](https://zoom.us/webinar/register/WN_xjx49yp6TRKd4w-WX5LzyUw)

The hearing is regarding an application for a conditional use permit for Samuel Mick regarding the property, located at 223 E. 1st St. Salida. (Parcel No. 368132423446). The City is considering the applicants request to utilize the vacant lot as a venue to host multiple outdoor vendors. Further information on the application may be obtained from the Community Development Department, (719) 530-2638. Published in The Mountain Mail April 23, 2026.



## PLANNING COMMISSION STAFF REPORT

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**MEETING DATE:** 5/12/2026

**AGENDA ITEM TITLE:** South Ark Neighborhood Phase 1 Major Subdivision and Replat – 1st Amendment: Preliminary Plat (Review & Final Decision)

**AGENDA SECTION:** Public Hearing

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### **BACKGROUND & REQUEST**

The City is requesting approval of a replat of the previously recorded South Ark Neighborhood Phase 1 Major Subdivision and Replat. Because the proposed changes affect more than ten (10) lots in total, the application is processed as a Major Subdivision in accordance with the Land Use Code. The proposed changes adjust lot depths, tract configurations, and easements to better align with the approved South Ark Master Plan, improve lot functionality, and facilitate coordinated development.

On October 7, 2025, City Council approved Resolution 2025-45 for the South Ark Neighborhood Major Subdivision and Replat Phase 1. The plat was subsequently recorded under Reception Number 504009. The subdivision includes 55 lots, 10 tracts for open space, drainage, and stormwater, and approximately 4.8 acres of right-of-way.

Following approval, the City engaged an Owner's Representative (OR) to assist with implementation of the South Ark Neighborhood. Through this process, City staff and the OR evaluated the recorded plat and identified opportunities to refine lot configurations, tract boundaries, and easements to better align with the approved South Ark Neighborhood Master Plan and anticipated development patterns.

### **PROPOSED AMENDMENTS**

The proposed amendments are limited to adjustments to lot depth, tract configuration, access, and easements. No lots are being added or removed.

#### **Lot Adjustments**

- Lots 27–51 are proposed to increase in depth, generally from 80 feet to between 90 and 110 feet, through reduction of adjacent green space areas.

#### **Street and Access Modifications**

- Crest Court is extended approximately 22 feet into Lot 9 to facilitate vehicular access to Lot 7.

#### **Tract Reconfiguration**

- Tract D is removed and incorporated into Lot 24.
- Tract C is divided into three separate tracts, generally aligned with adjacent alley centerlines, to better correspond with anticipated development phases.

#### **Easements**

South Ark Neighborhood Phase 1 Major Subdivision and Replat 1st Amendment  
Preliminary Plat, Planning Commission Public Hearing May 12, 2026

- Utility easements are adjusted around Lot 9 to maintain appropriate setbacks from revised property lines.
- A blanket access and public utility easement is established across all tracts, except Tract J, as approved by the City. Tract J will be further subdivided and defined in future phases.
- A southern utility easement on Lot 6 is removed, maintaining continuous easement alignment along the eastern property line.

The proposed amendments are intended to better align the recorded subdivision plat with the open space configuration and development pattern established in the approved South Ark Master Plan. As originally platted, several open space tracts are oversized relative to adjacent residential lots, resulting in shallower lot depths that constrain building design and site functionality. The proposed adjustments reallocate portions of these areas to create more proportionate relationships between lots and open space.

Increasing lot depths to approximately 90–110 feet allows for more functional residential development, including the ability to accommodate detached garages and a broader range of housing configurations, while maintaining the overall open space network and character of the neighborhood.

Tract modifications further support coordinated and phased development by aligning open space areas with adjacent lots and anticipated construction sequencing. The blanket easement also allows for potential parking within tract areas as needed as development becomes more known.

The proposed amendments maintain the overall intent, density, and layout of the approved South Ark Neighborhood Major Subdivision and Planned Development. The total number of lots remains unchanged, and the modifications are limited to refinements that improve lot functionality, access, and alignment with the approved Master Plan.

## **PROCESS**

A Major Subdivision is a two-part process, beginning with a Preliminary Plat which goes in front of the Planning Commission for review and decision. The second part is a Final Plat, where an Administrative Review and decision will take place.

## **REVIEW STANDARDS FOR SUBDIVISIONS Section 16-8-30(f)(4) & 16-8-60(b)(3)e.1.a:**

- (1) Compliance with this Code. The proposed use and development shall comply with the applicable standards in this Code, including but not limited to zoning districts, use regulations, and development standards, unless the standard is lawfully modified.
  - ✓ The proposed subdivision amendments comply with the code.
- (2) Compliance with Other Applicable Regulations. The proposed use and development shall comply with all other City regulations and with all applicable standards or requirements of federal, state, or other local government control of the property or the current or proposed use of the property.
  - ✓ The proposed subdivision amendments do not alter compliance with applicable regulations.
- (3) Compliance with Prior Approvals. The proposed use and development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval for all or part of the property that is in effect and not proposed to be changed. This criterion includes consistency with approved development phasing plans and the installation of public improvements.

- ✓ The proposed subdivision amendments are consistent with the intent of the previous subdivision while allowing more development flexibility.
- (4) Consistency with Adopted Plans. The proposed use and development are consistent with applicable City policies of the Comprehensive Plan and other adopted City plans and policies.
  - ✓ The proposed subdivision amendments are consistent with the policies and Comprehensive Plan as they allow greater variation in residential development of the lots.
- (5) Is consistent with the underlying zoning district(s).
  - ✓ The site is controlled by a Planned Development (PD) Amendment to an existing Overall Development Plan (ODP) which specifies the purposes and standards of individual subareas. This application is consistent with those requirements.
- (6) Does not result in the creation of lots that cannot be built upon under this Code.
  - ✓ The proposed subdivision amendments do not create any unbuildable lots.
- (7) Does not affect a recorded easement without approval from the easement holder.
  - ✓ The City owns all lots and easements.
- (8) Complies with the requirements of Article 16-5, Subdivisions.
  - ✓ The proposed subdivision amendments comply with these requirements.
- (9) Will not limit the City's ability to effectively provide facilities or services to all lots involved.
  - ✓ The proposed subdivision amendments do not alter the services to lots.
- (10) Complies with Article 16-9, Inclusionary Housing.
  - ✓ The proposed subdivision amendments comply and far exceed the minimum affordable housing requirements.

**STAFF RECOMMENDATION:**

Staff recommends the Planning Commission approve the proposed plat amendments as they are consistent with the Code and findings have been met. The replat will accommodate appropriate development to support the housing goals of the city.

**RECOMMENDED MOTION:**

"I move to \_\_\_\_\_ the South Ark Neighborhood Phase 1 Major Subdivision and Replat 1st Amendment as proposed as it meets the intent of the applicable review standards for a subdivision."

**Attachments:**

- A. Major Subdivision Application
- B. Draft Plat
- C. Recorded Plat (Reception Number 504009)

## GARAGE SALES

### HIGH COUNTRY AUCTION PRESENTS

Frank Crum retirement and liquidation of Mountain Structures Company **SATURDAY May 2nd @ 10am 1890 County Rd. 8 Leadville Co. 80461**

**Auctioneers Note:** Frank Crum has been in the Leadville area over 20 years. He is now retired and is liquidating the inventory from his business Mountain Structures Company. He specialized in Metal fabrication, Excavation, Concrete work and metal building design. This auction will feature Piranha P70 Iron Worker multi-station fabrication machine; Ellis Model 3000 Mitre Band Saw; four 30'x15' agitated leach tanks; 4x4 Genie 40' lift; 22' Double axel flatbed trailer; Superior 24' dually tandem flatbed; Big Tex Tandem dump trailer; 18' Deck over flatbed w/ new tires; Artic cat and Ski-doo Snowmobiles; Lincoln and Miller welders and welding equipment, hand tools; Milwaukee, DeWalt, Hilti, Makita & Hausqvarna power tools; Power Curb Roller machine; Concrete tools; Concrete Blankets, Wet saw; 250 Gal Fuel tank w/stand, 1-3 ton hoists; Plasma cutter; New 20hp Electric motor; New 5hp Electric motor; Generators; 21 drawer tool chests; Craftsman shop cabinets, 10 sets of Scaffolding and accessories; Commercial Dust collector; Kenmore stack-on Washer/Dryer nut and bolt dividers, Pneumatic tools; Mining equipment - Sluce Box, Auto fill hoppers; Commercial shelving from Climax Mine; Mine site specimens/samples, Racks of misc. steel and iron stock I-Beam, Pipe, Channel Iron, 1/8"- 3/4" panel iron; Rare WWII Military M29 Weasel (and it runs!)- This is just a partial listing with many more items to numerous to list.

- PLACE ONLINE BIDS NOW @ [www.HighCountryHibid.com](http://www.HighCountryHibid.com).

- Onsite Preview

Friday 10am-3pm

-Live in-person auction with internet simulcast **Saturday 10AM MST**

High Country Auction **719-395-8897 or 303-882-2543** [www.HighCountryAuctions.com](http://www.HighCountryAuctions.com)

**Auctioneers:** Roger Williams & Dustin Williams

**ESTATE SALE**  
Mesa Antero Subdivison  
12880 CR 261B  
Elk Run, Nathrop  
Friday, 4-24, 9am-3pm  
Saturday, 4-25, 9am-3pm  
\*\*\*Half-Price Day\*\*\*

**EVERYTHING MUST GO!!!**  
Furniture/household items/decor. Kitchenware, clothes, tools/garden tools/scrap-wood, vintage-electronics, and more. No early sales. Cash preferred. Bring help to load large items.

**YARD SALE**  
431 Poncha Blvd., Salida  
Thursday-Friday-Saturday  
(Weather Permitting)  
April 23rd-24th-25th, 8am-??p  
Antiques, books, tools,  
beer trays, crock jugs,  
signs, old traps.  
LOTS of MISCELLANOUS!

## SERVICES

**PUTMAN DRYWALL LLC. HANG, FINISH, & TEXTURE CALL KENT: 303-332-9980**

Rototilling, Weed cutting, carpentry, custom planters and benches. Call or text Tom in Salida 603-396-1624

TAO Landworks - "Finding a way Through, Around or Over" Professional Land and Property Services

Preparing your property for wildfire season? Overgrown slash piles and unmanaged debris aren't just unsightly—they're a serious liability in Colorado's dry months. I can provide clean, efficient removal with a focus on protecting and improving your land.

Services include:  
• Slash pile removal & site cleanup  
• Foundation excavation  
• Utility & culvert trenching/install  
• Finish grading & drainage work  
• Road base & gravel placement  
• Light land clearing & material hauling

Based in Howard, serving Chaffee & Fremont County. Reliable scheduling, clear communication, and quality work from start to finish.

? (843) 513-7888  
? Call or text to discuss your project!

## RVS/ MOTORHOMES/ CAMPERS

2013 5th Wheel Heartland Bighorn, 33ft. 3-slides, double fridge, fireplace, 2-ACs, 2-TVs, king bed, new awning, w/bike rack. Asking 24K, OBO. Call 719-539-3645

2023 Forest River Flagstaff E-Pro 16BH Bought new May 2025 from Holiday RV. Used only 11 days No smoking. No pets. 18.5 ft. Sleeps 4 One slide-out. Asking 19.5k 719-510-2615

## TRUCKS/SUVS/ VANS

1964 Mack B-61 Quad Box, dump-bed, restored. Showroom quality, immaculate condition. Call 303-884-1424.

## APARTMENTS

One-bedroom in Poncha Springs. \$1300/Monthly. Washer/Dryer, No Pets, No Smoking. All utilities included and fully furnished w/King size bed. Available now thru July 1st, 2026. \$500 deposit. Call 575-343-6008.

## SALIDA APARTMENTS NOW RENTING

Housing for individuals 62 years of age or older, handicap/disabled regardless of age.

- One bedroom units
- Non-smoking
- Onsite laundry facility
- Recreation room

Contact onsite manager at

**SALIDA APARTMENTS**  
530 Teller St., Salida  
or call **719-539-2444**  
TDD 800-659-2656



This institution is an Equal Opportunity Provider and Employer.



## HOMES FOR RENT

455 Alabama St. (Poncha Springs). ADU 1.5-bedroom, 1-bath. Full-kitchen, large-deck, shared garage. Utilities not included. No W/D. \$1500/monthly. First/last and security deposit. No smoking. 1-small pet. Call 719-221-8765 or 719-539-2589.

Luxury Townhome  
3-Bed, 2-Bath  
1-Car garage, \$3000

3-Bed, 2-Bath  
Rancher, workshop  
\$2650

3-Bed, 2.5-Bath  
Furnished Townhome  
Bonus room, \$2500

3-Bed, 2.5-Bath  
Townhome, office  
Yard, \$2500

3-Bed, 2.5-Bath  
Fenced yard  
Garage, \$2600

3-Bed, 3-Bath  
Townhome  
Yard, garage  
Poncha, \$2450

2-Bed, 2-Bath  
2-Car garage  
Duplex, \$2400

3-Bed, 2-Bath  
1-Car garage  
Yard, \$2400

3-Bed, 2-Bath  
Yard, 2-Car garage  
\$2400

2-Bed, 2-Bath  
Remodeled duplex  
2-Car garage, \$2250

2-Bed, 2-Bath  
2-Car garage  
Condo, \$2000

4-Bed, 2-Bath  
Rancher, yard, storage  
Poncha, \$1950

2-Bed, 1-Bath  
Yard, storage, \$1800

2-Bed, 1-Bath  
Downtown loft  
Apartment, \$1750

1-Bed, 1-Bath  
Yard, \$1650

1-Bed, 1-Bath  
Furnished apartment  
Howard, \$1100

[www.pinonrealestate.com](http://www.pinonrealestate.com)  
Stacy Lowe  
719-221-0682

**New cabin, 1 acre**  
1 Bed, 1 Bath, Villa Grove  
\$1000/monthly. Text please  
719-207-6890

Small 1 bedroom house in BV. \$1200 per month. No Smoking. No Pets. Contact 719-221-1230

## Townhome Salida

3-Bedrooms -2-Full Baths  
Master Suite  
Modern Open Floor Plan  
Single Level  
Attached Garage  
Low utilities-Super  
Energy Efficient  
In-Floor Heat/Gas Fireplace  
Washer/Dryer  
\$2250/month  
Text  
703-470-8170

## ROOM FOR RENT/ WANTED TO RENT

Bedroom with private bathroom. Shared townhouse in Poncha Springs. \$950 per month and \$950 deposit. No pets. No smoking. Free wifi. 719 530 1315

## HANDYMAN

Schedule your needs for May and June

-Storm door replacement  
-Staining/painting/power wash  
-Gate fixes/general carpentry  
-Small landscape  
-Trim work/lighting replacment  
-Hauling  
Tikhon's Handyman Services  
Insured and I will call you back  
719-398-3463

Smith Home Solutions  
719-250-2677

-Bathroom/kitchen remodels  
-Space planning  
-Tile  
-Flooring  
-Carpentry  
-Plumbing/electrical-small  
-Irrigation-small  
-Stairs  
-Doors  
-Deck repair  
-Yard work  
-Concrete repair-small

Serving the Arkansas River Valley  
Call Lonnie Smith  
719-250-2677

TOM'S TOOLS:  
HIGH QUALITY, MEDIUM SPEED  
Specializing in everything.  
No job too weird.  
Plumbing-Carpentry  
Painting-Other.  
If I can't fix it, I'll find someone smarter.  
719-937-1954  
719-207-4043

## LEGALS

**NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION FOR THE CITY OF SALIDA CONCERNING A CONDITIONAL USE APPLICATION**

To All Members of the Public And Interested Persons: Please Take Notice that on **May 12, 2026** 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://zoom.us/join/49yp6TRKd4w-WX5LzyUw>

The hearing is regarding an application for a conditional use permit for Samuel Mick regarding the property, located at 223 E. 1st St. Salida. (Parcel No. 368132423446). The City is considering the applicants request to utilize the vacant lot as a venue to host multiple outdoor vendors. Further information on the application may be obtained from the Community Development Department, (719) 530-2638. Published in The Mountain Mail April 23, 2026.

**Notice of Public Hearing Before the Salida Planning Commission for the City of Salida Concerning a Major Subdivision Application for the City of Salida: South Ark Neighborhood Phase 1 Major Subdivision and Replat – 1 st Amendment**

To All Members of the Public And Interested Persons: Please Take Notice that on **May 12, 2026** 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://zoom.us/join/49yp6TRKd4w-WX5LzyUw>

The hearing is regarding an application to amend the South Ark Neighborhood Phase 1 Major Subdivision and Replat approved on October 7, 2025 with Resolution 2025-45. The application proposes boundary line adjustments, easement adjustments, and minor updates to tracts. No additional lots are being created, nor are any being eliminated as a result of the amendments.

Interested persons are encouraged to attend the public hearing. Further information on the applications may be obtained from the Community Development Department by contacting [planning@cityofsalida.com](mailto:planning@cityofsalida.com) (719) 530-2638.

\*Please note that it is inappropriate to personally contact individual 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 link so your comments can be made part of the record. Published in The Mountain Mail April 23, 2026.

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S. NOTICE TO CREDITORS**

Estate of **WILLIAM JOHN CAMPBELL**, Deceased

Case Number 2026 PR 30015

All persons having claims against the above named estate are required to present them to the personal representative or to District Court of Chaffee, County, Colorado on or before August 31, 2026 (date)\*, or the claims may be forever barred.

Rebecca Nelson,  
Personal Representative  
c/o Jenna L. Mazzucca, Esq. PC  
1604 H Street  
Salida, CO 81201  
719-207-4279

Jenna L. Mazzucca, Esq. PC  
Jenna L. Mazzucca, #40027  
1604 H St  
Salida, CO 81201  
719-207-4279  
Fax 719-539-3020  
jenna@mazzuccalaw.com  
Attorney for Rebecca Nelson, Personal Representative  
Published in The Mountain Mail April 23, 30, and May 7, 2026.

Notice is here by given the under pursuant to the statute of the State of Colorado Section 38-21.5-103 C.R.S.. The personal property of Brandt Stevens, P.O. Box 118 Salida, CO 81201. A lien will be enforced at A&A Storage of Poncha Springs LLLP., 11190 Hwy 50W Poncha Springs, CO 81242. Unit contents include but not limited to: Dressers, Ottoman, many boxes with unknown contents. The lien of unit 134 will be enforced and property disposed or and/or auctioned at 10:00 am on the 2nd of May 2026. Published in The Mountain Mail April 23, and 30, 2026.

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S. Estate of James Clinton Ashley, Deceased. Case Number 2026PR30014.** All persons having claims against the above named estate are required to present them to the personal representative or to District Court of Chaffee County, Colorado on or before 08/24/2026, or the claims may be forever barred. Ann Jefferson, Attorney for Personal Representative, 114 Old Stage Road, Unit A, Salida, CO 81201  
Published in The Mountain Mail April 23, 30, and May 7, 2026.

**NOTICE OF PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION & CITY COUNCIL FOR THE CITY OF SALIDA CONCERNING AN ORDINANCE APPROVING CORRECTIONS OF ERRORS ON THE OFFICIAL ZONING MAP OF THE CITY OF SALIDA AND ADOPTING AN UPDATED ZONING MAP**

**TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE** that on **May 12, 2026** 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://zoom.us/join/49yp6TRKd4w-WX5LzyUw>

The hearing is regarding proposed corrections to errors and omissions on the previously approved comprehensive rezoning of the official zoning map. Specifically, proposed corrections include the reclusionion of base zoning districts for certain Planned Development overlays, addition of PD Planned Development as a zone district unto itself, application of the OS Parks & Open Space zone district to public parks within certain planned developments, and other minor edits.

Any recommendation by the Planning Commission for the updating of the zoning map shall be forwarded to the **City Council for review and a public hearing** scheduled for **June 16 th , 2026** , at or about the hour of 6:00 p.m. at City Council Chambers and online at the following link: <https://zoom.us/join/49yp6TRKd4w-WX5LzyUw>



**MAJOR SUBDIVISION –  
PRELIMINARY PLAT**  
448 East First Street, Suite 112  
Salida, CO 81201  
Phone: 719-539-4555 Fax: 719-539-5271  
Email: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

**A.Applicant Information**

Name of Applicant: City of Salida

Mailing Address: 448 E 1<sup>st</sup> St, Salida CO 81201

Telephone Number: 719-530-2625

Email Address: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

**B.Owner Information (if different from the applicant)**

Name of Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

**C. Site Data**

Name of Development: South Ark Neighborhood

Street Address: N/A

Parcel number: Varies

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 \_\_\_\_\_ Date \_\_\_\_\_

**D. DEVELOPMENT PROCESS** (Section 16-8-60 (b))

Any application for approval of a development permit shall include a written list of information which shall constitute the applicant's development plan, which shall be that information necessary to determine whether the proposed development complies with this Code. The development plan shall include the following, as further specified for each level of review on the pre-application checklist:

1. Pre-Application Conference. Required.
2. Submit Application
3. Staff Review
4. Public Notice
5. Public Hearing with Planning Commission

Please note decision expires after 3 years if Final Plat is not approved and recorded

**E. APPLICATION CONTENTS**

**1. Major Subdivision – Preliminary Plat Application**

**2. A brief written description of the proposed development**

- a) Description should include proposed name of subdivision and information on any concurrent request for subdivision or zoning action, including review criteria for a requested conditional use (Sec. 16-8-50(c)) or zoning variance (Sec. 16-8-70(b)). Narrative should describe intent to develop or sell the lots.

**3. Public Notice Materials**

- a. Postage Paid Envelopes. A list will be provided by staff to the applicant 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. 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. Staff will provide the notice, stuff, and send envelopes.
- b. Staff will provide the notice to be posted on site by the applicant. Applicant is responsible for picking up and posting the notice on the property. The notice shall be visible from the closest right-of-way. Applicant is also responsible for submitting photo evidence of posting the public notice a minimum of 15 days prior to the public hearing.

**4. Application Fee:** According to current adopted fee schedule

**5. Developments involving construction shall provide the following information:**

- (i) A scalable development plan map, overlaid onto a survey or recorded subdivision plat, with title, date, north arrow and scale, which depicts the area within the boundaries of the subject lot, including:
  - a. The locations of existing and proposed land uses, the number and type(s) of dwelling units;
  - b. The location and dimensions, including building heights, of all existing and proposed buildings or structures and setbacks from lot lines or building

envelopes where exact dimensions are not available;

- c. Utility distribution systems, utility lines, and utility easements;
  - d. Drainage improvements and drainage easements;
  - e. Roads, including proposed road names, alleys, curbs, curb cuts and other access improvements;
  - f. Any other improvements;
  - g. Any proposed reservations or dedications of public right-of-way, easements or other public lands,
  - h. Proposed phasing, if any, and
  - i. Existing topography and any proposed changes in topography, using five-foot contour intervals or ten-foot contour intervals in rugged topography.
- (ii) Digital drawings certified by a licensed engineer meeting City specifications to depict the following:
- a. Utility plans for water, sanitary sewer, storm sewer, electric, gas and communication;
  - b. Plans and profiles for sanitary and storm sewers; and
  - c. Profiles for municipal water lines; and
  - d. Street plans and profiles.

**6.** Any other information which the Director determines is necessary to determine whether the proposed development complies with this Code, including but not limited to the following:

(i) A tabular summary of the development proposal, which identifies the total proposed development area in acres, with a breakdown of the percentages and amounts devoted to specific land uses; total number and type of proposed residential units; total number of square feet of proposed nonresidential space; number of proposed lots; and sufficient information to demonstrate that the plat conforms with all applicable dimensional standards and off-street parking requirements.

(ii) A description of those soil characteristics of the site which would have a significant influence on the proposed use of the land, with supporting soil maps, soil logs and classifications sufficient to enable evaluation of soil suitability for development purposes. Data furnished by the USDA Natural Resource Conservation Service or a licensed engineer shall be used. The data shall include the shrink/swell potential of the soils, the groundwater levels and the resulting foundation requirements. Additional data may be required by the City if deemed to be warranted due to unusual site conditions.

(iii) A report on the geologic characteristics of the area, including any potential natural or man-made hazards which would have a significant influence on the proposed use of the land, including but not limited to hazards from steep or unstable slopes, rockfall, faults, ground subsidence or radiation, a determination of what effect such factors would have, and proposed corrective or protective measures.

(iv) Engineering specifications for any improvements (e.g. right-of-way, private storm water facilities, etc.).

(v) A plan for erosion and sediment control, stabilization and revegetation.

(vi) A traffic analysis prepared by a qualified expert, including projections of traffic volumes to be generated by the development and traffic flow patterns, to determine the impacts of a proposed development on surrounding City streets and to evaluate the need for road improvements to be made.

(vii) A storm drainage analysis consisting of the following:

(a) A layout map (which may be combined with the topographic map) showing the method of moving storm sewer water through the subdivision shall be provided. The map shall also show runoff concentrations in acres of drainage area on each street entering each intersection. Flow arrows shall clearly show the complete runoff flow pattern at each intersection. The location, size and grades of culverts, drain inlets and storm drainage sewers shall be shown, as applicable.

(b) The applicant shall demonstrate the adequacy of drainage outlets by plan, cross-section and/or notes and explain how diverted stormwater will be handled after it leaves the subdivision. Details for ditches and culverts shall be submitted, as applicable.

(c) The projected quantity of stormwater entering the site naturally from areas outside of the site and the quantities of flow at each pickup point shall be calculated.

(viii) Evidence of adequate water supply and sanitary sewer service - Data addressing the population planned to occupy the proposed development and future development phases and other developments that may need to be served by extensions of the proposed water supply and sewage disposal systems. The resulting domestic, irrigation and fire flow demands shall be expressed in terms of gallons of water needed on an average day and at peak time, and the resulting amounts of sewage to be treated shall be expressed in gallons per day.

(ix) An analysis shall be submitted addressing how water for domestic use and for fire flows is to be provided, along with the collection and treatment of sewage generated by the property to be subdivided.

(x) A statement shall be submitted addressing the quantity, quality and availability of any water that is attached to the land.

(xi) If applicable, a report shall be submitted identifying the location of the one-hundred-year floodplain and the drainageways near or affecting the site. If any portion of a one-hundred-year floodplain is located on the site, the applicant shall also identify the floodway and floodway fringe area. The applicant shall also describe the steps that will be taken to ensure that development locating in the floodway fringe area is accomplished in a manner which meets Federal Insurance Administration standards.

(xii) If applicable, a report shall be submitted on the location of wetlands, as defined by the U.S. Army Corp of Engineers, on or affecting the property being subdivided. The report shall outline the development techniques planned to ensure compliance with federal, state and local regulations.

(xiii) A landscape plan, meeting the specifications of Section 16-4-80 (d).

(xiv) If applicable, a description of how the proposal will comply with the standards of any of the overlays.

(xv) A site plan for parks, trails and/or open space meeting the requirements of Section 16-4-110 below. If an alternate site dedication or fee in lieu of dedication is proposed, detailed information about the proposal shall be submitted.

(xvi) All development naming shall be subject to approval by the City. No development name shall be used which will duplicate or be confused with the name of any existing street or development in the City or the County;

7. An access permit from the Colorado Department of Transportation if applicable; and
8. A plan for locations and specifications of street lights, signs and traffic control devices.
9. Circulation Plan per Sec. 16-4-60(c).

# SOUTH ARK NEIGHBORHOOD SUBDIVISION AND REPLAT PHASE 1: 1ST AMENDMENT

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SECTION 5, THE NORTHEAST 1/4 OF SECTION 8, AND THE NORTHWEST 1/4 OF SECTION 9,  
ALL IN TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRIME MERIDIAN, CITY OF SALIDA, CHAFFEE COUNTY, STATE OF COLORADO

## CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIEN HOLDER(S) OF A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 5, THE NORTHEAST 1/4 OF SECTION 8 AND THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRIME MERIDIAN, CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARING: THE EAST LINE OF SECTION 5, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE N.M. P.M., BEING MONUMENTED BY A 3.25" BRASS CAP STAMPED "BLM 1977" AT THE SOUTHEAST CORNER AND A 2" ALUMINUM CAP STAMPED "PLS 28291" AT THE NORTHEAST CORNER, SAID LINE BEARING N00°08'48"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

BEGINNING AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 49 NORTH, RANGE 9 EAST OF N.M. P.M.:

THENCE ON THE NORTH LINE OF SECTION 9, S88°48'43"E A DISTANCE OF 245.76 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S21°33'09"E, HAVING A RADIUS OF 208.13 FEET, A CENTRAL ANGLE OF 57°28'57" AND AN ARC LENGTH OF 208.81 FEET, TO A POINT OF TANGENT;

THENCE S10°57'55"W A DISTANCE OF 145.61 FEET;  
 THENCE S15°30'34"W A DISTANCE OF 83.10 FEET;  
 THENCE S17°04'14"W A DISTANCE OF 116.63 FEET;  
 THENCE S23°52'39"W A DISTANCE OF 31.09 FEET;  
 THENCE S89°17'57"W A DISTANCE OF 15.61 FEET;  
 THENCE S03°58'33"W A DISTANCE OF 65.29 FEET;  
 THENCE S02°48'05"W A DISTANCE OF 72.66 FEET;  
 THENCE S00°22'19"W A DISTANCE OF 334.21 FEET;  
 THENCE S00°21'30"W A DISTANCE OF 84.45 FEET;  
 THENCE S00°43'38"E A DISTANCE OF 245.96 FEET;  
 THENCE N85°51'26"W A DISTANCE OF 470.76 FEET;  
 THENCE N88°37'09"W A DISTANCE OF 355.34 FEET;  
 THENCE S82°07'33"W A DISTANCE OF 487.38 FEET;  
 THENCE S78°40'48"W A DISTANCE OF 93.85 FEET;  
 THENCE N02°36'21"E A DISTANCE OF 135.84 FEET, TO THE NORTHEAST 1/16TH CORNER OF SAID SECTION 8;  
 THENCE ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF SAID SECTION 8, S89°54'32"W A DISTANCE OF 1107.36 FEET;  
 THENCE N48°44'49"W A DISTANCE OF 238.96 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 107;  
 THENCE ON SAID COUNTY ROAD, N00°08'19"E A DISTANCE OF 278.89 FEET, TO THE SOUTHWESTERLY CORNER OF THE PROPERTY RECORDED UNDER RECEPTION NO. 475066 IN THE RECORDS OF THE CHAFFEE COUNTY CLERK AND RECORDER;  
 THENCE ON THE SOUTHERLY LINE OF SAID PROPERTY, S89°03'54"E A DISTANCE OF 466.59 FEET, TO THE SOUTHEASTERLY CORNER;  
 THENCE ON THE EASTERLY LINE OF SAID PROPERTY, N00°08'19"E A DISTANCE OF 187.23 FEET, TO THE SOUTHEASTERLY CORNER OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 364295;  
 THENCE ON THE EASTERLY LINE OF SAID PROPERTY, N01°01'13"E A DISTANCE OF 653.18 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8;  
 THENCE ON SAID NORTH LINE, S89°03'54"E A DISTANCE OF 868.54 FEET, TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8;  
 THENCE DEPARTING SAID NORTH LINE, N00°07'11"E A DISTANCE OF 303.32 FEET;  
 THENCE N89°03'53"W A DISTANCE OF 294.66 FEET, TO A POINT ON THE WESTERLY LINE OF LOT 2, ARMSTRONG-CITY OF SALIDA BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECEPTION NO. 483414;

THENCE ON SAID WESTERLY LINE THE FOLLOWING THREE(3) COURSES:

1. N00°08'24"W A DISTANCE OF 317.06 FEET;
2. N02°32'31"E A DISTANCE OF 79.62 FEET;
3. N00°09'31"E A DISTANCE OF 67.51 FEET, TO A POINT ON THE CENTERLINE OF THE ARKANSAS RIVER;

THENCE ON SAID CENTERLINE, THE FOLLOWING THIRTEEN (13) COURSES:

1. N83°39'51"E A DISTANCE OF 94.63 FEET;
2. N77°32'06"E A DISTANCE OF 64.04 FEET;
3. N67°34'21"E A DISTANCE OF 38.73 FEET;
4. N69°57'01"E A DISTANCE OF 61.77 FEET;
5. N79°10'37"E A DISTANCE OF 37.18 FEET;
6. S75°19'21"E A DISTANCE OF 49.39 FEET;
7. S65°34'44"E A DISTANCE OF 27.77 FEET;
8. S65°39'42"E A DISTANCE OF 47.32 FEET;
9. S71°40'50"E A DISTANCE OF 88.54 FEET;
10. S75°54'53"E A DISTANCE OF 31.25 FEET;
11. S84°44'20"E A DISTANCE OF 37.07 FEET;
12. N59°39'12"E A DISTANCE OF 40.63 FEET;
13. N71°45'53"E A DISTANCE OF 39.65 FEET, TO A POINT ON THE WESTERLY LINE OF THE SNYDER/SALIDA BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECEPTION NO. 478321;

THENCE ON SAID WESTERLY LINE, N00°01'50"W A DISTANCE OF 103.14 FEET, TO THE SOUTHWESTERLY CORNER OF THE REPLAT OF LOTS 11-15 RIVER BEND ADDITION RECORDED UNDER RECEPTION NO. 267623;  
 THENCE ON THE SOUTHERLY LINE OF SAID REPLAT, S88°56'30"E A DISTANCE OF 519.25 FEET, TO A POINT ON THE EASTERLY LINE OF THE "SALIDA PROPERTY" AS SHOWN ON SAID SNYDER/SALIDA BOUNDARY LINE ADJUSTMENT;  
 THENCE ON SAID EASTERLY LINE, S00°10'48"W A DISTANCE OF 510.51 FEET, TO A POINT ON THE CENTERLINE OF THE ARKANSAS RIVER;

THENCE ON SAID CENTERLINE THE FOLLOWING TWO (2) COURSES:

1. S72°56'28"E A DISTANCE OF 32.68 FEET;
2. N77°31'15"E A DISTANCE OF 45.97 FEET, TO A POINT ON THE BOUNDARY OF SAID SNYDER/SALIDA BOUNDARY LINE ADJUSTMENT;

THENCE ON SAID BOUNDARY LINE, S00°11'24"W A DISTANCE OF 144.24 FEET;

THENCE ON THE NORTHERLY LINE OF THE "SALIDA PROPERTY" AS SHOWN ON SAID SNYDER/SALIDA BOUNDARY LINE ADJUSTMENT, THE FOLLOWING FOUR (4) COURSES:

1. S38°52'41"E A DISTANCE OF 184.36 FEET;
2. N63°36'14"E A DISTANCE OF 155.36 FEET;
3. N00°08'48"E A DISTANCE OF 404.72 FEET;
4. S89°51'13"E A DISTANCE OF 135.22 FEET;

THENCE ON A LINE BEING 16.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 5, N00°08'48"E A DISTANCE OF 719.17 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 50;  
 THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°03'47"E A DISTANCE OF 16.00 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 5;  
 THENCE ON SAID EAST LINE, S00°08'48"W A DISTANCE OF 1299.80 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 4,153,705 SQUARE FEET OR 95.3559 ACRES.

THE CITY OF SALIDA, BEING THE OWNER OF CERTAIN LAND IN THE CITY OF SALIDA, CHAFFEE COUNTY, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS OR TRACTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF SOUTH ARK NEIGHBORHOOD SUBDIVISION AND REPLAT PHASE 1: 1ST AMENDMENT, AND DO HEREBY DEDICATE TO THE CITY OF SALIDA AS PUBLIC ROADS, THE STREETS AND ROADS AS SHOWN ON SAID PLAT.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC ALL UTILITY EASEMENTS ON THE PROPERTY AS DESCRIBED AND AS SHOWN HEREON. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS SHOWN HEREON.

EXECUTED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

OWNER(S): \_\_\_\_\_

CITY OF SALIDA (MAYOR) \_\_\_\_\_

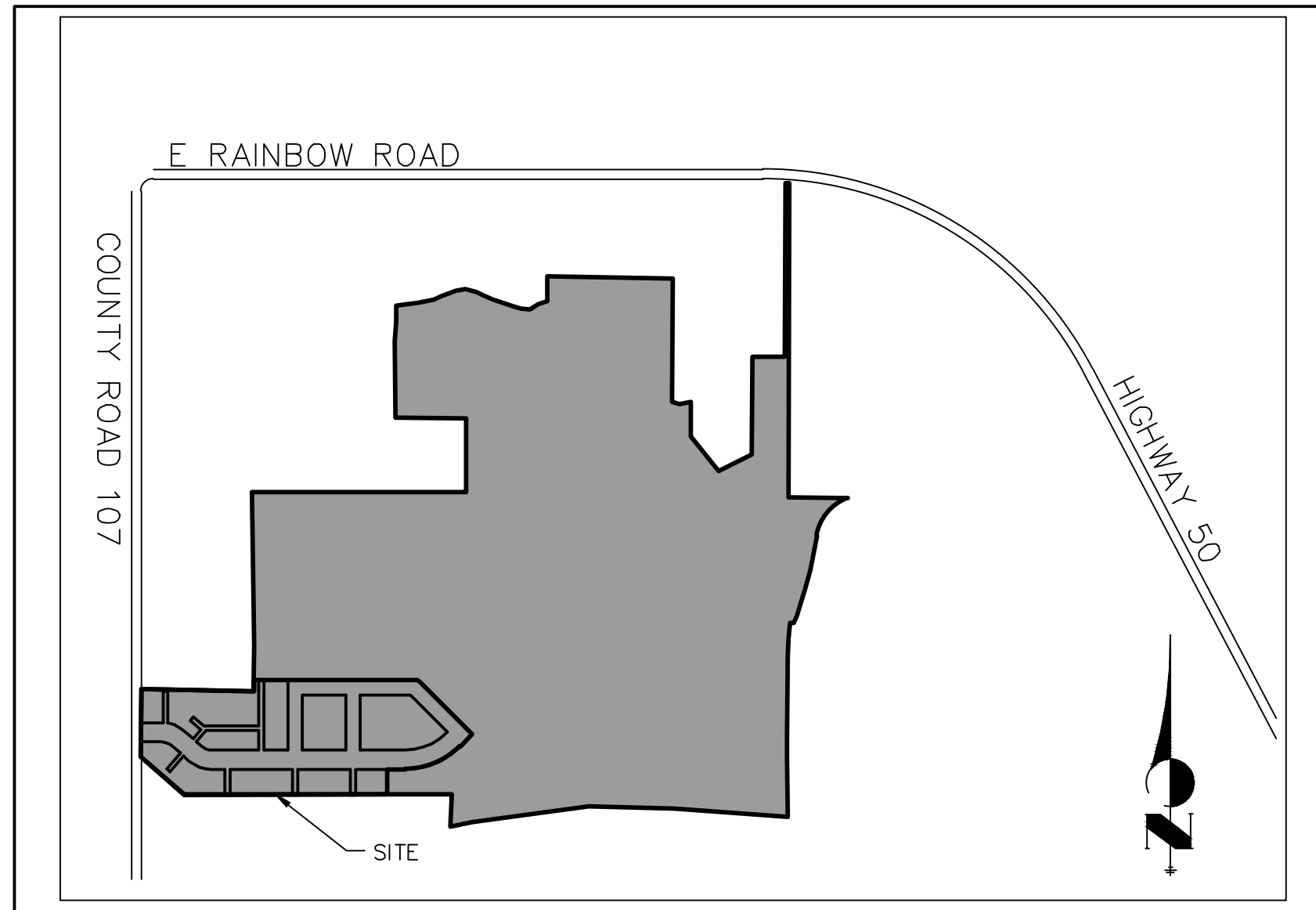
COUNTY OF CHAFFEE )  
 ) SS.  
 STATE OF COLORADO )

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

BY \_\_\_\_\_, WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY PUBLIC \_\_\_\_\_



VICINITY MAP  
SCALE: 1"=1000'

## GENERAL NOTES:

1. BASIS OF BEARING: THE EAST LINE OF SECTION 5, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE N.M. P.M., BEING MONUMENTED BY A 3.25" BRASS CAP STAMPED "BLM 1977" AT THE SOUTHEAST CORNER AND A 2" ALUMINUM CAP STAMPED "PLS 28291" AT THE NORTHEAST CORNER, SAID LINE BEARING N00°08'48"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.
2. OWNER: CITY OF SALIDA, 448 E 1ST STREET, SALIDA, COLORADO 81201.
3. SUBDIVISION SHALL FOLLOW THE REQUIREMENTS FOR FAIR CONTRIBUTIONS FOR PUBLIC SCHOOL SITES AS REQUIRED BY THE CODE IN PLACE AT THE TIME OF BUILDING PERMIT.
4. RESIDENTIAL DESIGNS SHALL FOLLOW THE ARCHITECTURAL STANDARDS FOR RESIDENTIAL SUBDIVISIONS PER THE CODE IN PLACE AT THE TIME OF BUILDING PERMIT.
5. ANY BUILDING TO BE PERMITTED IN THE 100 YEAR FLOOD PLAIN SHALL COMPLY WITH APPLICABLE FLOODPLAIN STANDARDS.
6. ALL OPEN SPACE AREAS, INTERNAL TRAILS, PARKS AND STREET PARKWAYS TO BE IMPROVED BY THE DEVELOPER AND MAINTAINED BY THE CITY OF SALIDA AS DELINEATED IN FUTURE DEVELOPMENT IMPROVEMENT AGREEMENT(S) APPROVED BY THE CITY COUNCIL.
7. THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD.
8. A BLANKET EASEMENT FOR ACCESS AND PUBLIC UTILITIES IS HEREBY GRANTED ACROSS TRACTS A, B, C, D, E, F, G, H, I, AND K, FOR USE BY PUBLIC UTILITIES UPON APPROVAL BY THE CITY.

## SURVEYOR'S CERTIFICATE:

I, JARROD ADAMS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION, THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.



JARROD ADAMS, PLS  
 COLORADO LICENSE NUMBER 38252  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

## TITLE CERTIFICATE:

I, \_\_\_\_\_, A LICENSED TITLE INSURANCE EXAMINER REPRESENTING \_\_\_\_\_ IN THE STATE OF COLORADO DO CERTIFY THAT I HAVE EXAMINED TITLE TO THE REAL PROPERTY DEDICATED AND SHOWN ON THESE PLATS AND FOUND TITLE VESTED IN \_\_\_\_\_, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT: \_\_\_\_\_

TITLE EXAMINER \_\_\_\_\_

## CITY COUNCIL APPROVAL:

THIS PLAT IS APPROVED FOR FILING AND THE CITY HEREBY ACCEPTS THE DEDICATION OF THE STREETS AND ROADS SHOWN HEREON, AND FURTHER ACCEPTS THE DEDICATION OF THE EASEMENTS SHOWN HEREON.

SIGNED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

CITY OF SALIDA

BY: \_\_\_\_\_  
 MAYOR

## RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF CHAFFEE COUNTY AT \_\_\_\_\_ M. ON

THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, RECEPTION NO. \_\_\_\_\_

BY: \_\_\_\_\_  
 CHAFFEE COUNTY CLERK AND RECORDER

## TRACT SUMMARY CHART

TRACT	AREA (SF)	AREA (AC)	USE	OWNER	MAINTENANCE
A	4,970	0.1141	GS		
B	18,739	0.4302	DR/OS		
C	14,735	0.3383	OS/GS		
D	7,079	0.1625	OS/GS		
E	400	0.0092	OS		
F	6,070	0.1393	SW/GS		
G	3,000	0.0689	DR/OS		
H	5,400	0.1240	DR/OS		
I	6,694	0.1537	DR/OS		
J	3,615,789	83.0071	OS		
K	12,259	0.2814	OS/GS		
TOTAL TRACT AREA	3,695,135	84.8286	LEGEND: OS - OPEN SPACE, DR - DRAINAGE, SW - STORM WATER, UT - UTILITIES, GS - GREEN SPACE		
TOTAL LOT AREA	246,556	5.6601			
TOTAL ROW AREA	212,014	4.8672			
TOTAL AREA	4,153,705	95.3559			

## ZONING SUMMARY CHART

LOTS/TRACTS	PD ZONING SUBAREA
LOTS 25-51, TRACT C, D, K, J	SA-1
LOTS 1-24, 52 AND 53, TRACTS E, J	SA-2
LOTS 54 AND 55, TRACT J	SA-3
TRACTS A, B, F, G, H, I, J	POS

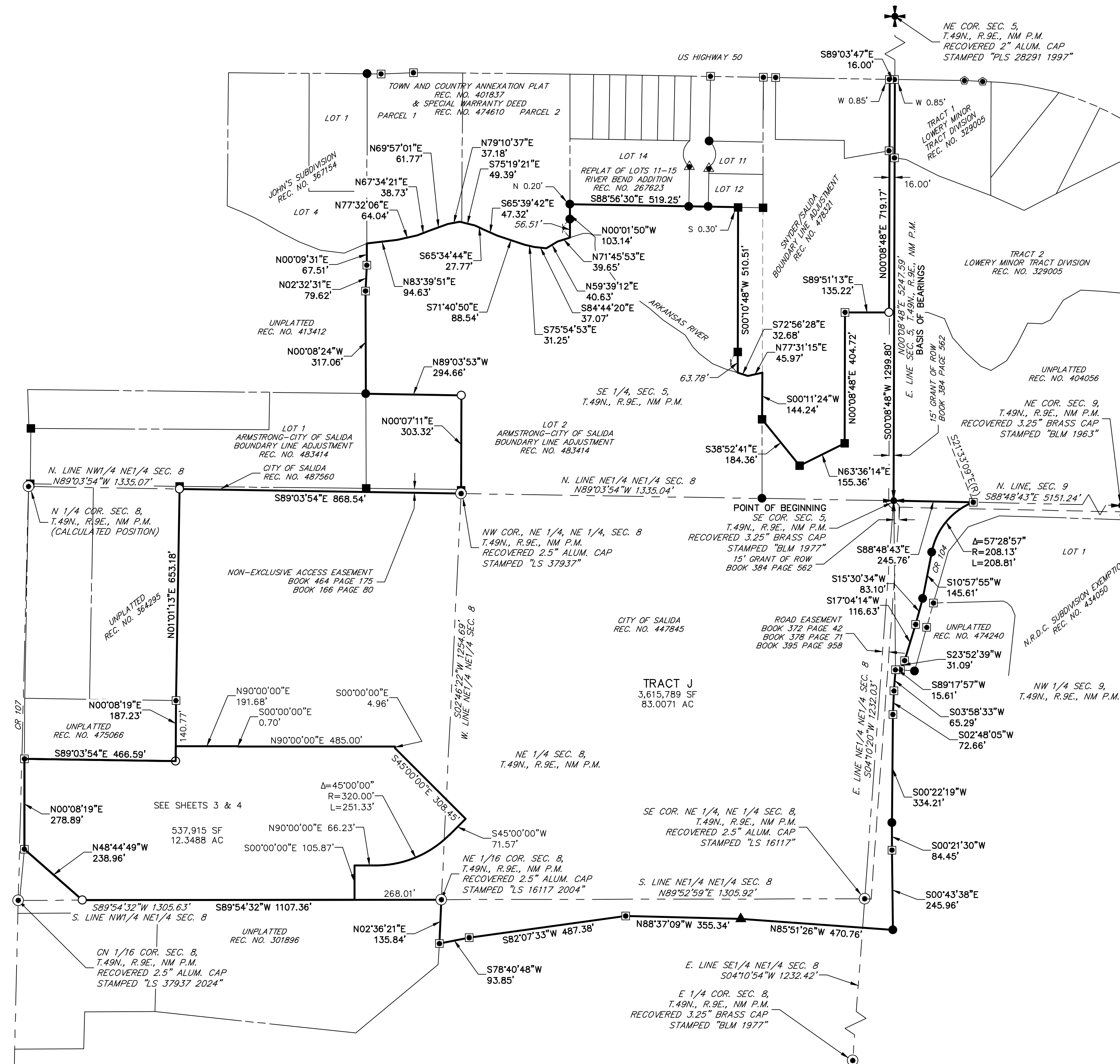
SOUTH ARK NEIGHBORHOOD  
 SUBDIVISION AND REPLAT  
 PHASE 1: 1ST AMENDMENT  
 JOB NO. 25314.00  
 APRIL 23, 2026  
 SHEET 1 OF 5



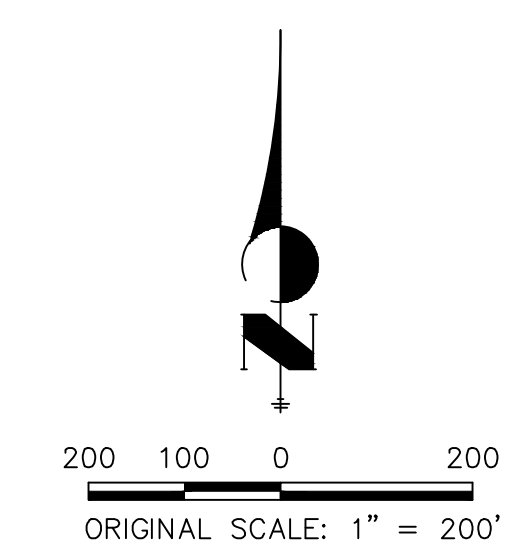
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 Fort Collins 970-491-9888 • www.jrengineering.com

# SOUTH ARK NEIGHBORHOOD SUBDIVISION AND REPLAT PHASE 1: 1ST AMENDMENT

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SECTION 5, THE NORTHEAST 1/4 OF SECTION 8, AND THE NORTHWEST 1/4 OF SECTION 9,  
ALL IN TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRIME MERIDIAN, CITY OF SALIDA, CHAFFEE COUNTY, STATE OF COLORADO



- LEGEND**
- RECOVERED 1.5" ALUMINUM CAP STAMPED "PLS 16117"
  - RECOVERED #5 REBAR UNLESS OTHERWISE NOTED
  - RECOVERED 1.5" ALUMINUM CAP STAMPED "PLS 37937"
  - ▲ RECOVERED 1.25" ALUMINUM CAP STAMPED "PLS 7608"
  - ▲ RECOVERED 1.25" RED PLASTIC CAP STAMPED "PLS 26626"
  - RECOVERED 3.25" BRASS CDOT ROW MONUMENT
  - SET 18" #5 REBAR W/ 1.5" ALUMINUM CAP STAMPED "LS 38252"
- CARDINAL DIRECTION FROM BOUNDARY CORNER TO MONUMENT (NORTH, SOUTH, EAST, WEST)



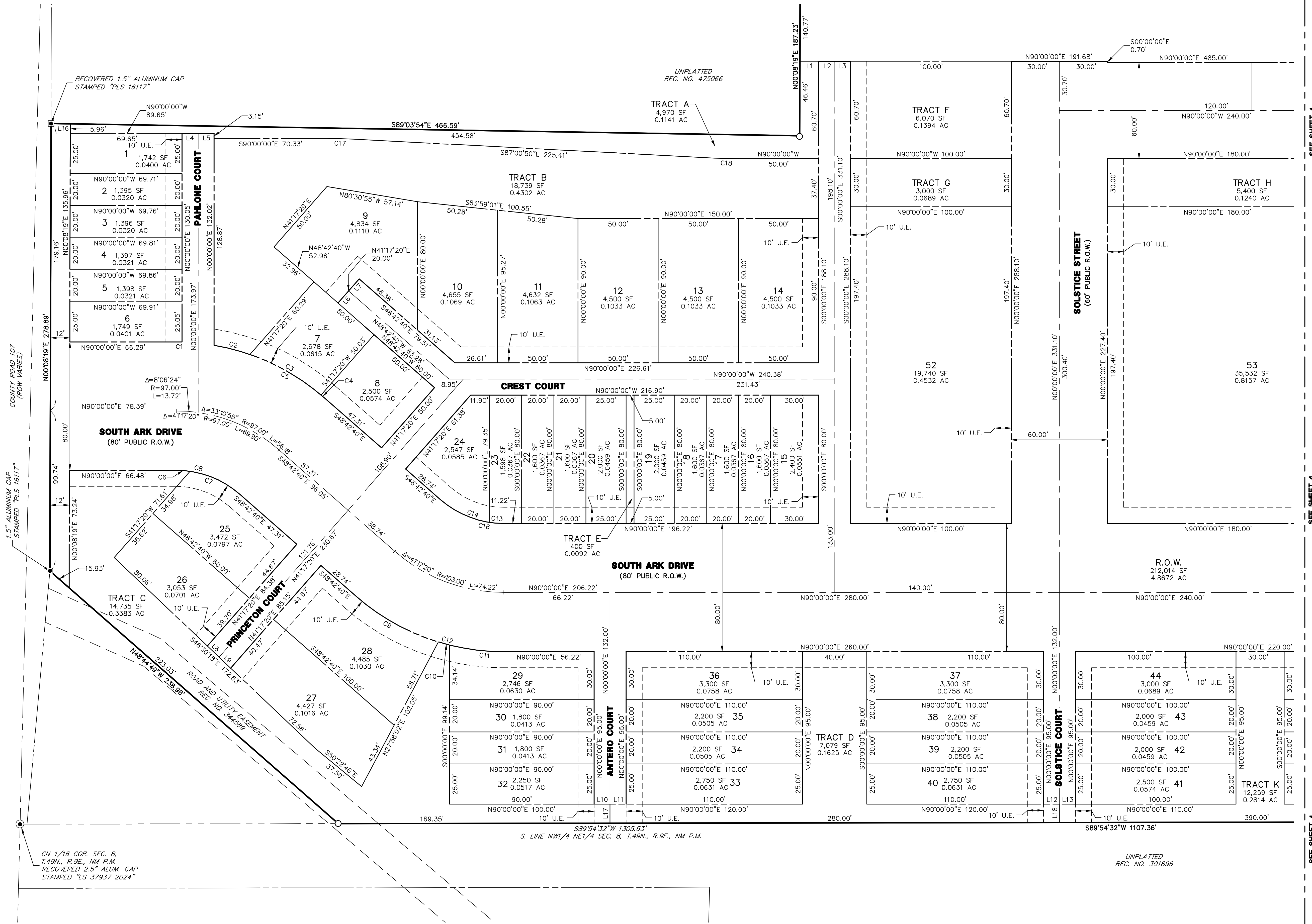
SOUTH ARK NEIGHBORHOOD  
SUBDIVISION AND REPLAT  
PHASE 1: 1ST AMENDMENT  
JOB NO. 25314.00  
APRIL 23, 2026  
SHEET 2 OF 5



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# SOUTH ARK NEIGHBORHOOD SUBDIVISION AND REPLAT PHASE 1: 1ST AMENDMENT

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SECTION 5, THE NORTHEAST 1/4 OF SECTION 8, AND THE NORTHWEST 1/4 OF SECTION 9,  
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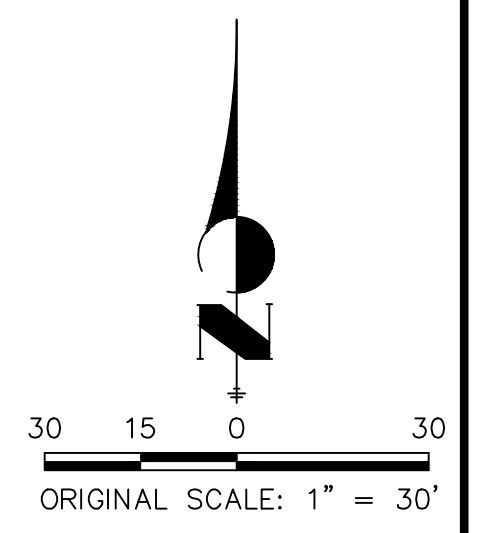
CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	1°30'21"	140.00'	3.68'	N89°14'50"W 3.68'
C2	9°26'36"	140.00'	23.07'	N75°32'27"W 23.05'
C3	21°00'26"	140.00'	51.33'	N60°18'56"W 51.04'
C4	1°06'03"	140.00'	2.69'	N49°15'42"W 2.69'
C5	31°33'05"	140.00'	77.09'	N64°29'13"W 76.12'
C6	8°16'33"	60.00'	8.67'	N85°51'44"W 8.66'
C7	33°00'47"	60.00'	34.57'	N65°13'04"W 34.09'
C8	41°17'20"	60.00'	43.24'	N69°21'20"W 42.31'
C9	24°21'13"	140.00'	59.51'	S60°53'02"E 59.06'
C10	2°58'17"	140.00'	7.26'	S74°33'02"E 7.26'
C11	13°57'49"	140.00'	34.12'	S83°01'05"E 34.04'
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C14	32°52'17"	60.00'	34.42'	S65°08'49"E 33.95'
C15	45°00'00"	240.00'	188.50'	N67°30'00"E 183.69'
C16	41°17'20"	60.00'	43.24'	S69°21'20"E 42.31'
C17	2°59'10"	315.00'	16.42'	N88°30'25"W 16.41'
C18	2°59'10"	285.00'	14.85'	S88°30'25"E 14.85'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N90°00'00"E	11.68'
L2	N90°00'00"W	10.00'
L3	N90°00'00"E	10.00'
L4	N90°00'00"E	10.00'
L5	N90°00'00"E	10.00'
L6	N41°17'20"E	10.00'
L7	N41°17'20"E	10.00'
L8	S46°30'18"E	10.01'
L9	S46°30'18"E	10.01'
L10	N90°00'00"E	10.00'
L11	N90°00'00"E	10.00'
L12	N90°00'00"E	10.00'
L13	N90°00'00"E	10.00'
L14	N90°00'00"E	10.00'
L15	N90°00'00"E	10.00'
L16	S89°03'54"E	12.00'
L17	N00°00'00"E	11.93'
L18	N00°00'00"E	11.49'

SEE SHEET 4

SEE SHEET 4

SEE SHEET 4



LEGEND	
SET 18" #5 REBAR W/ 1-1/4" PINK PLASTIC CAP STAMPED "JR ENG PLS ####"	
RECORD MEASURED	
PROPOSED PROPERTY LINE	
PROPOSED RIGHT-OF-WAY	
EXISTING PROPERTY LINE	
EXISTING RIGHT-OF-WAY	

SOUTH ARK NEIGHBORHOOD  
SUBDIVISION AND REPLAT  
PHASE 1: 1ST AMENDMENT  
JOB NO. 25314.00  
APRIL 23, 2026  
SHEET 3 OF 5



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RECOVERED 1.5" ALUMINUM CAP  
STAMPED "PLS 16117"

UNPLATTED  
REC. NO. 475066

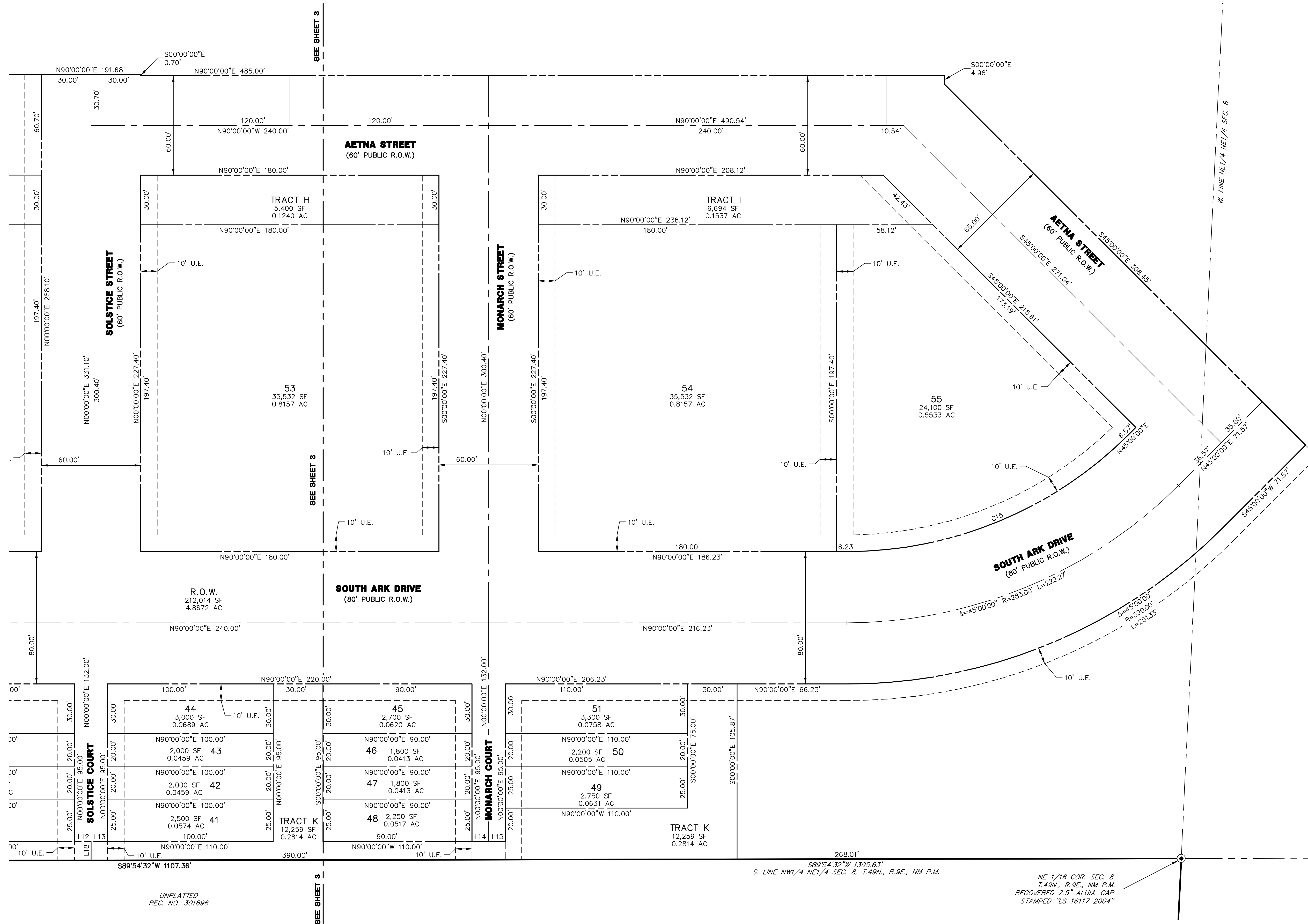
UNPLATTED  
REC. NO. 301896

CN 1/16 COR. SEC. B,  
T.49N., R.9E., NM P.M.  
RECOVERED 2.5" ALUM. CAP  
STAMPED "LS 37937 2024"

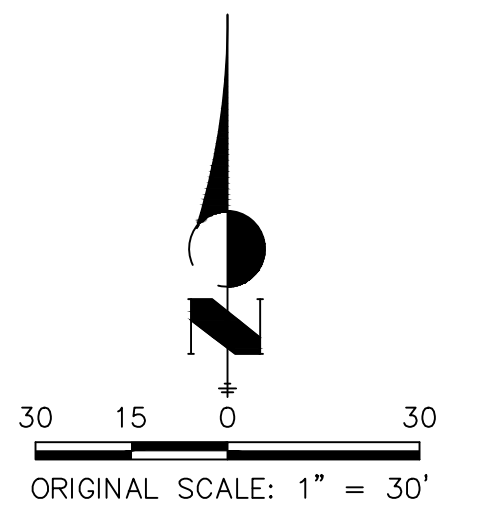
S. LINE NW1/4 NE1/4 SEC. 8, T.49N., R.9E., NM P.M.

# SOUTH ARK NEIGHBORHOOD SUBDIVISION AND REPLAT PHASE 1: 1ST AMENDMENT

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SECTION 5, THE NORTHEAST 1/4 OF SECTION 8, AND THE NORTHWEST 1/4 OF SECTION 9,  
ALL IN TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRIME MERIDIAN, CITY OF SALIDA, CHAFFEE COUNTY, STATE OF COLORADO



LEGEND	
○	SET 18" #5 REBAR W/ 1-1/4" PINK PLASTIC CAP STAMPED "JR ENG PLS ####"
(R)	RECORD
(M)	MEASURED
— (solid line)	PROPOSED PROPERTY LINE
— (dashed line)	PROPOSED RIGHT-OF-WAY
— (dotted line)	EXISTING PROPERTY LINE
— (dash-dot line)	EXISTING RIGHT-OF-WAY



SOUTH ARK NEIGHBORHOOD  
SUBDIVISION AND REPLAT  
PHASE 1: 1ST AMENDMENT  
JOB NO. 25314.00  
APRIL 23, 2026  
SHEET 4 OF 5



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UNPLATTED  
REC. NO. 301896

# SOUTH ARK NEIGHBORHOOD SUBDIVISION AND REPLAT PHASE 1: 1ST AMENDMENT

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SECTION 5, THE NORTHEAST 1/4 OF SECTION 8, AND THE NORTHWEST 1/4 OF SECTION 9,  
ALL IN TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRIME MERIDIAN, CITY OF SALIDA, CHAFFEE COUNTY, STATE OF COLORADO

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C15	45°00'00"	240.00'	188.50'	N67°30'00"E 183.69'
C16	41°17'20"	60.00'	43.24'	S69°21'20"E 42.31'
C17	2°59'10"	315.00'	16.42'	N88°30'25"W 16.41'
C18	2°59'10"	285.00'	14.85'	S88°30'25"E 14.85'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N90°00'00"E	11.68'
L2	N90°00'00"W	10.00'
L3	N90°00'00"E	10.00'
L4	N90°00'00"E	10.00'
L5	N90°00'00"E	10.00'
L6	N41°17'20"E	10.00'
L7	N41°17'20"E	10.00'
L8	S46°30'18"E	10.01'
L9	S46°30'18"E	10.01'
L10	N90°00'00"E	10.00'
L11	N90°00'00"E	10.00'
L12	N90°00'00"E	10.00'
L13	N90°00'00"E	10.00'
L14	N90°00'00"E	10.00'
L15	N90°00'00"E	10.00'
L16	S89°03'54"E	12.00'
L17	N00°00'00"E	11.93'
L18	N00°00'00"E	11.49'

SOUTH ARK NEIGHBORHOOD  
SUBDIVISION AND REPLAT  
PHASE 1: 1ST AMENDMENT  
JOB NO. 25314.00  
APRIL 23, 2026  
SHEET 5 OF 5



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# SOUTH ARK NEIGHBORHOOD SUBDIVISION AND REPLAT PHASE 1

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SECTION 5, THE NORTHEAST 1/4 OF SECTION 8, AND THE NORTHWEST 1/4 OF SECTION 9,  
 ALL IN TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRIME MERIDIAN, CITY OF SALIDA, CHAFFEE COUNTY, STATE OF COLORADO

**CERTIFICATE OF DEDICATION AND OWNERSHIP.**

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING ALL OF THE OWNER(S), MORTGAGEE(S) AND LIEN HOLDER(S) OF A PARCEL OF LAND SITUATED IN THE SOUTHEAST 1/4 OF SECTION 5, THE NORTHEAST 1/4 OF SECTION 8 AND THE NORTHWEST 1/4 OF SECTION 9, ALL IN TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRIME MERIDIAN, CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

BASIS OF BEARING: THE EAST LINE OF SECTION 5, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE N.M. P.M., BEING MONUMENTED BY A 3.25" BRASS CAP STAMPED "BLM 1977" AT THE SOUTHEAST CORNER AND A 2" ALUMINUM CAP STAMPED "PLS 28291" AT THE NORTHEAST CORNER, SAID LINE BEARING N00°08'48"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.

BEGINNING AT THE NORTHWEST CORNER OF SECTION 9, TOWNSHIP 49 NORTH, RANGE 9 EAST OF N.M. P.M.:

THENCE ON THE NORTH LINE OF SECTION 9, S88°48'43"E A DISTANCE OF 245.76 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS S21°33'09"E, HAVING A RADIUS OF 208.13 FEET, A CENTRAL ANGLE OF 57°28'57" AND AN ARC LENGTH OF 208.81 FEET, TO A POINT OF TANGENT;

THENCE S10°57'55"W A DISTANCE OF 145.81 FEET;  
 THENCE S15°30'34"W A DISTANCE OF 83.10 FEET;  
 THENCE S17°04'14"W A DISTANCE OF 116.63 FEET;  
 THENCE S23°52'39"W A DISTANCE OF 31.09 FEET;  
 THENCE S89°17'57"W A DISTANCE OF 15.61 FEET;  
 THENCE S03°58'33"W A DISTANCE OF 65.29 FEET;  
 THENCE S02°48'05"W A DISTANCE OF 72.66 FEET;  
 THENCE S00°22'19"W A DISTANCE OF 334.21 FEET;  
 THENCE S00°21'30"W A DISTANCE OF 84.45 FEET;  
 THENCE S00°43'38"E A DISTANCE OF 245.96 FEET;  
 THENCE N85°51'26"W A DISTANCE OF 470.76 FEET;  
 THENCE N89°37'09"W A DISTANCE OF 355.34 FEET;  
 THENCE S82°07'33"W A DISTANCE OF 487.38 FEET;  
 THENCE S78°40'48"W A DISTANCE OF 93.85 FEET;  
 THENCE N02°36'21"E A DISTANCE OF 135.84 FEET, TO THE NORTHEAST 1/16TH CORNER OF SAID SECTION 8;  
 THENCE ON THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8, S89°54'32"W A DISTANCE OF 1107.36 FEET;  
 THENCE N48°44'49"W A DISTANCE OF 238.96 FEET, TO A POINT ON THE EASTERLY RIGHT-OF-WAY LINE OF COUNTY ROAD 107;  
 THENCE ON SAID COUNTY ROAD, N00°08'19"E A DISTANCE OF 278.89 FEET, TO THE SOUTHWESTERLY CORNER OF THE PROPERTY RECORDED UNDER RECEPTION NO. 475066 IN THE RECORDS OF THE CHAFFEE COUNTY CLERK AND RECORDER;  
 THENCE ON THE SOUTHERLY LINE OF SAID PROPERTY, S89°03'54"E A DISTANCE OF 466.59 FEET, TO THE SOUTHEASTERLY CORNER;  
 THENCE ON THE EASTERLY LINE OF SAID PROPERTY, N00°08'19"E A DISTANCE OF 187.23 FEET, TO THE SOUTHEASTERLY CORNER OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 364295;  
 THENCE ON THE EASTERLY LINE OF SAID PROPERTY, N01°01'13"E A DISTANCE OF 653.18 FEET, TO A POINT ON THE NORTH LINE OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8;  
 THENCE ON SAID NORTH LINE, S89°03'54"E A DISTANCE OF 868.54 FEET, TO THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 8;  
 THENCE DEPARTING SAID NORTH LINE, N00°07'11"E A DISTANCE OF 303.32 FEET;  
 THENCE N89°03'53"W A DISTANCE OF 294.66 FEET, TO A POINT ON THE WESTERLY LINE OF LOT 2, ARMSTRONG-CITY OF SALIDA BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECEPTION NO. 483414;

THENCE ON SAID WESTERLY LINE THE FOLLOWING THREE(3) COURSES:  
 1. N00°08'24"W A DISTANCE OF 317.06 FEET;  
 2. N02°32'31"E A DISTANCE OF 79.62 FEET;  
 3. N00°09'31"E A DISTANCE OF 67.51 FEET, TO A POINT ON THE CENTERLINE OF THE ARKANSAS RIVER;

THENCE ON SAID CENTERLINE THE FOLLOWING THIRTEEN (13) COURSES:  
 1. N83°39'51"E A DISTANCE OF 94.63 FEET;  
 2. N77°32'06"E A DISTANCE OF 64.04 FEET;  
 3. N67°34'21"E A DISTANCE OF 38.73 FEET;  
 4. N69°57'01"E A DISTANCE OF 61.77 FEET;  
 5. N79°10'37"E A DISTANCE OF 37.18 FEET;  
 6. S75°19'21"E A DISTANCE OF 49.39 FEET;  
 7. S65°34'44"E A DISTANCE OF 27.77 FEET;  
 8. S65°39'42"E A DISTANCE OF 47.32 FEET;  
 9. S71°40'50"E A DISTANCE OF 88.54 FEET;  
 10. S75°54'53"E A DISTANCE OF 31.25 FEET;  
 11. S84°44'20"E A DISTANCE OF 37.07 FEET;  
 12. N59°39'12"E A DISTANCE OF 40.63 FEET;  
 13. N71°45'53"E A DISTANCE OF 39.65 FEET, TO A POINT ON THE WESTERLY LINE OF THE SNYDER/SALIDA BOUNDARY LINE ADJUSTMENT RECORDED UNDER RECEPTION NO. 478321;

THENCE ON SAID WESTERLY LINE, N00°01'50"W A DISTANCE OF 103.14 FEET, TO THE SOUTHWESTERLY CORNER OF THE REPLAT OF LOTS 11-15 RIVER BEND ADDITION RECORDED UNDER RECEPTION NO. 267623;  
 THENCE ON THE SOUTHERLY LINE OF SAID REPLAT, S88°56'30"E A DISTANCE OF 519.25 FEET, TO A POINT ON THE EASTERLY LINE OF THE "SALIDA PROPERTY" AS SHOWN ON SAID SNYDER/SALIDA BOUNDARY LINE ADJUSTMENT;  
 THENCE ON SAID EASTERLY LINE, S00°10'48"W A DISTANCE OF 510.51 FEET, TO A POINT ON THE CENTERLINE OF THE ARKANSAS RIVER;

THENCE ON SAID CENTERLINE THE FOLLOWING TWO (2) COURSES:  
 1. S72°56'28"E A DISTANCE OF 32.68 FEET;  
 2. N77°31'15"E A DISTANCE OF 45.97 FEET, TO A POINT ON THE BOUNDARY OF SAID SNYDER/SALIDA BOUNDARY LINE ADJUSTMENT;

THENCE ON SAID BOUNDARY LINE, S00°11'24"W A DISTANCE OF 144.24 FEET;  
 THENCE ON THE NORTHERLY LINE OF THE "SALIDA PROPERTY" AS SHOWN ON SAID SNYDER/SALIDA BOUNDARY LINE ADJUSTMENT, THE FOLLOWING FOUR (4) COURSES:  
 1. S38°52'41"E A DISTANCE OF 184.36 FEET;  
 2. N63°36'14"E A DISTANCE OF 155.36 FEET;  
 3. N00°08'48"E A DISTANCE OF 404.72 FEET;  
 4. S89°51'13"E A DISTANCE OF 135.22 FEET;

THENCE ON A LINE BEING 16.00 FEET WESTERLY OF AND PARALLEL WITH THE EAST LINE OF SAID SECTION 5, N00°08'48"E A DISTANCE OF 719.17 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF US HIGHWAY 50;  
 THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, S89°03'47"E A DISTANCE OF 16.00 FEET, TO A POINT ON THE EAST LINE OF SAID SECTION 5;  
 THENCE ON SAID EAST LINE, S00°08'48"W A DISTANCE OF 1299.80 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 4,153,705 SQUARE FEET OR 95.3559 ACRES.

THE CITY OF SALIDA, BEING THE OWNER OF CERTAIN LAND IN THE CITY OF SALIDA, CHAFFEE COUNTY, HAVE BY THESE PRESENTS LAID OUT, PLATTED AND SUBDIVIDED THE SAME INTO LOTS, BLOCKS OR TRACTS, AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF SOUTH ARK NEIGHBORHOOD SUBDIVISION AND REPLAT PHASE 1, AND DO HEREBY DEDICATE TO THE CITY OF SALIDA AS PUBLIC ROADS, THE STREETS AND ROADS AS SHOWN ON SAID PLAT.

THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC ALL UTILITY EASEMENTS ON THE PROPERTY AS DESCRIBED AND AS SHOWN HEREON. THE UNDERSIGNED HEREBY FURTHER DEDICATE TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS PUBLIC ROADS AS SHOWN ON THIS PLAT AND ALSO UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS SHOWN HEREON.

EXECUTED THIS 4<sup>th</sup> DAY OF November, 2025.

OWNER(S): Dan Shore  
 CITY OF SALIDA (MAYOR)  
 COUNTY OF CHAFFEE )  
 ) SS.  
 STATE OF COLORADO )

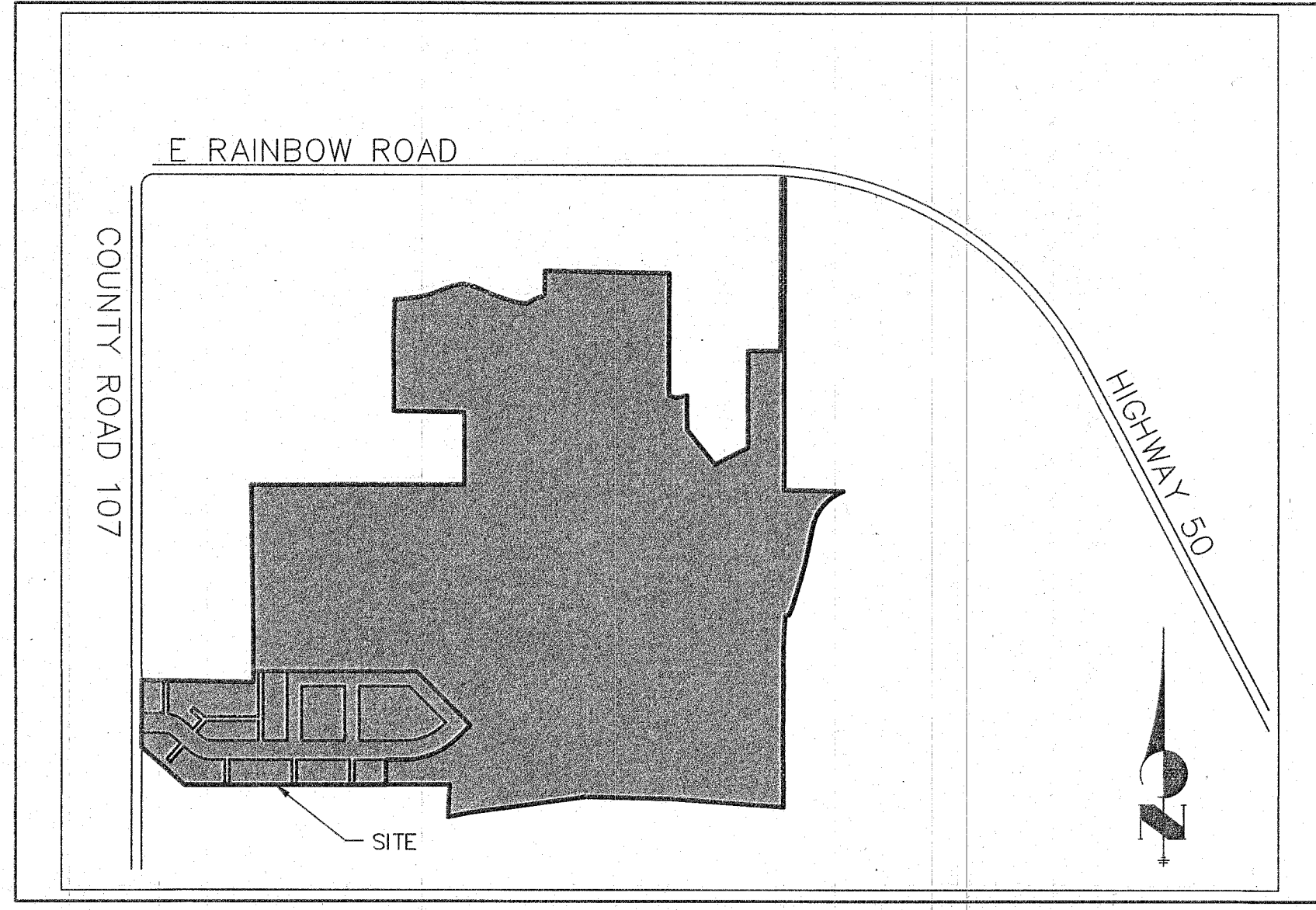
THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS 4<sup>th</sup> DAY OF November, 2025.

BY Dan Shore WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES April 15, 2029

Kristi A. Keller  
 NOTARY PUBLIC

**KRISTI A. KELLER**  
 NOTARY PUBLIC  
 STATE OF COLORADO  
 NOTARY ID 20094011745  
 MY COMMISSION EXPIRES 04/15/2029



VICINITY MAP  
 SCALE: 1"=1000'

**GENERAL NOTES:**

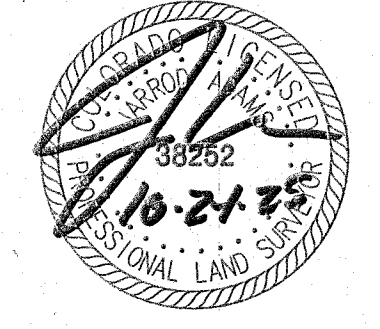
- BASIS OF BEARING: THE EAST LINE OF SECTION 5, TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE N.M. P.M., BEING MONUMENTED BY A 3.25" BRASS CAP STAMPED "BLM 1977" AT THE SOUTHEAST CORNER AND A 2" ALUMINUM CAP STAMPED "PLS 28291" AT THE NORTHEAST CORNER, SAID LINE BEARING N00°08'48"E AS REFERENCED TO COLORADO STATE PLANE CENTRAL ZONE.
- OWNER: CITY OF SALIDA, 448 E 1ST STREET, SALIDA, COLORADO 81201.
- SUBDIVISION SHALL FOLLOW THE REQUIREMENTS FOR FAIR CONTRIBUTIONS FOR PUBLIC SCHOOL SITES AS REQUIRED BY THE CODE IN PLACE AT THE TIME OF BUILDING PERMIT.
- RESIDENTIAL DESIGNS SHALL FOLLOW THE ARCHITECTURAL STANDARDS FOR RESIDENTIAL SUBDIVISIONS PER THE CODE IN PLACE AT THE TIME OF BUILDING PERMIT.
- ANY BUILDING TO BE PERMITTED IN THE 100 YEAR FLOOD PLAIN SHALL COMPLY WITH APPLICABLE FLOODPLAIN STANDARDS.
- ALL OPEN SPACE AREAS, INTERNAL TRAILS, PARKS AND STREET PARKWAYS TO BE IMPROVED BY THE DEVELOPER AND MAINTAINED BY THE CITY OF SALIDA AS DELINEATED IN FUTURE DEVELOPMENT IMPROVEMENT AGREEMENT(S) APPROVED BY THE CITY COUNCIL.
- THIS PLAT DOES NOT CONSTITUTE A TITLE SEARCH BY JR ENGINEERING, LLC TO DETERMINE OWNERSHIP OF THIS TRACT. VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD.

TRACT SUMMARY CHART					
TRACT	AREA (SF)	AREA (AC)	USE	OWNER	MAINTENANCE
A	4,972	0.1141	GS		
B	18,739	0.4302	DR/OS		
C	47,667	1.0943	OS/GS		
D	756	0.0174	GS		
E	400	0.0092	OS		
F	6,070	0.1393	SW/GS		
G	3,000	0.0689	DR/OS		
H	5,400	0.1240	DR/OS		
I	6,694	0.1537	DR/OS		
J	3,615,789	83.0071	OS		
TOTAL TRACT AREA	3,709,487	85.1581			
TOTAL LOT AREA	232,671	5.3414			
TOTAL ROW AREA	211,547	4.8565			
TOTAL AREA	4,153,705	95.3559			

LEGEND: OS - OPEN SPACE, DR- DRAINAGE, SW-STORM WATER, UT- UTILITIES, GS- GREEN SPACE

**SURVEYOR'S CERTIFICATE:**

I, JARROD ADAMS, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS MADE UNDER MY SUPERVISION, THE MONUMENTS SHOWN THEREON ACTUALLY EXIST AND THIS PLAT ACCURATELY REPRESENTS SAID SURVEY.



JARROD ADAMS, PLS  
 COLORADO LICENSE NUMBER 38252  
 FOR AND ON BEHALF OF JR ENGINEERING, LLC

**TITLE CERTIFICATE:**

I, Colleen Hemmert, A LICENSED TITLE INSURANCE EXAMINER REPRESENTING Central Co. Title and Escrow IN THE STATE OF COLORADO DO CERTIFY THAT I HAVE EXAMINED TITLE TO THE REAL PROPERTY DEDICATED AND SHOWN ON THESE PLATS AND FOUND TITLE VESTED IN City of Salida (City or County) FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT: Effective October 29, 2025 at 7:00 am - N1123

Kelli Weig  
 TITLE EXAMINER

**CITY COUNCIL APPROVAL:**

THIS PLAT IS APPROVED FOR FILING AND THE CITY HEREBY ACCEPTS THE DEDICATION OF THE STREETS AND ROADS SHOWN HEREON, AND FURTHER ACCEPTS THE DEDICATION OF THE EASEMENTS SHOWN HEREON.

SIGNED THIS 4<sup>th</sup> DAY OF November, 2025

CITY OF SALIDA  
Dan Shore  
 BY: MAYOR

**RECORDER'S CERTIFICATE:**

THIS PLAT WAS FILED FOR RECORD IN THE OFFICE OF THE COUNTY CLERK AND RECORDER OF CHAFFEE COUNTY AT Salida M. ON

THE 4<sup>th</sup> DAY OF November, 2025 RECEPTION NO. 504570

BY: \_\_\_\_\_  
 CHAFFEE COUNTY CLERK AND RECORDER

Reception #504570 Date: 12/2/2025 10:06 AM MAP  
 Pages: 1 of 4 Rec Fee \$40.00 Sur \$3.00 Mining \$0.00  
 Lori A Mitchell Chaffee County Clerk

Correction Doc  
R# 504570  
12-2-2025 10:06 AM  
Kelli Graver, Deputy

**SAL**  
**682 A**

ZONING SUMMARY CHART	
LOTS/TRACTS	PD ZONING SUBAREA
LOTS 25-51, TRACT C, J	SA-1
LOTS 1-24, 52 AND 53, TRACTS D,E, J	SA-2
LOTS 54 AND 55, TRACT J	SA-3
TRACTS A, B, F, G, H, I, J	POS

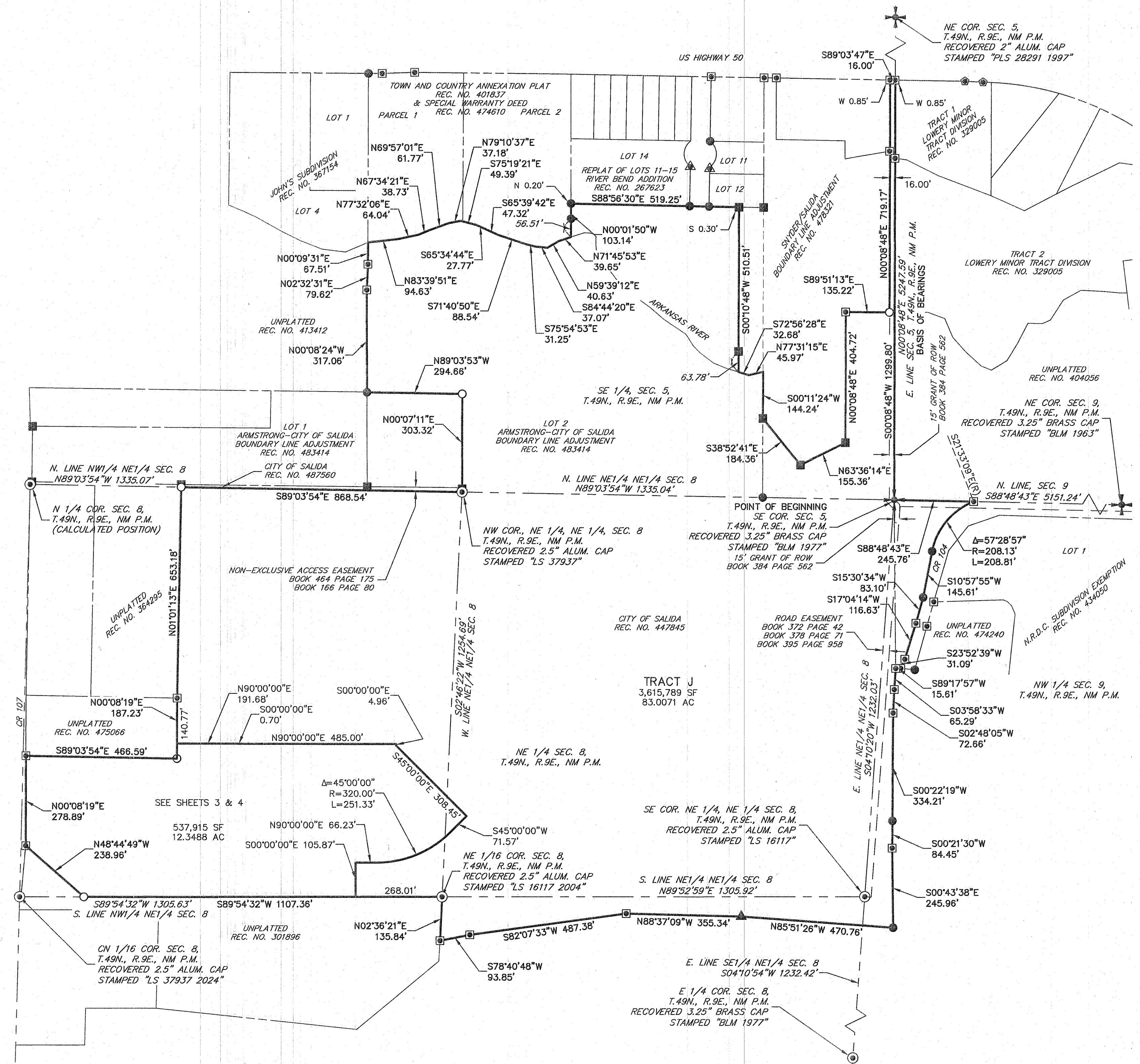
SOUTH ARK NEIGHBORHOOD  
 SUBDIVISION AND REPLAT  
 PHASE 1  
 JOB NO. 25314.00  
 OCTOBER 23, 2025  
 SHEET 1 OF 4



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# SOUTH ARK NEIGHBORHOOD SUBDIVISION AND REPLAT PHASE 1

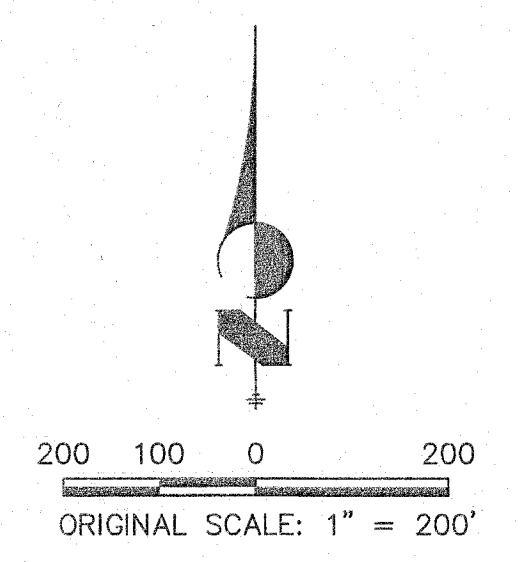
A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SECTION 5, THE NORTHEAST 1/4 OF SECTION 8, AND THE NORTHWEST 1/4 OF SECTION 9,  
 ALL IN TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRIME MERIDIAN, CITY OF SALIDA, CHAFFEE COUNTY, STATE OF COLORADO



- LEGEND**
- ☐ RECOVERED 1.5" ALUMINUM CAP STAMPED "PLS 16117"
  - RECOVERED #5 REBAR UNLESS OTHERWISE NOTED
  - RECOVERED 1.5" ALUMINUM CAP STAMPED "PLS 37937"
  - ▲ RECOVERED 1.25" ALUMINUM CAP STAMPED "PLS 7608"
  - ▲ RECOVERED 1.25" RED PLASTIC CAP STAMPED "PLS 26626"
  - RECOVERED 3.25" BRASS CDOT ROW MONUMENT
  - SET 18" #5 REBAR W/ 1.5" ALUMINUM CAP STAMPED "LS 38252"
  - N.S.E.W. CARDINAL DIRECTION FROM BOUNDARY CORNER TO MONUMENT (NORTH, SOUTH, EAST, WEST)



SAL  
682 B



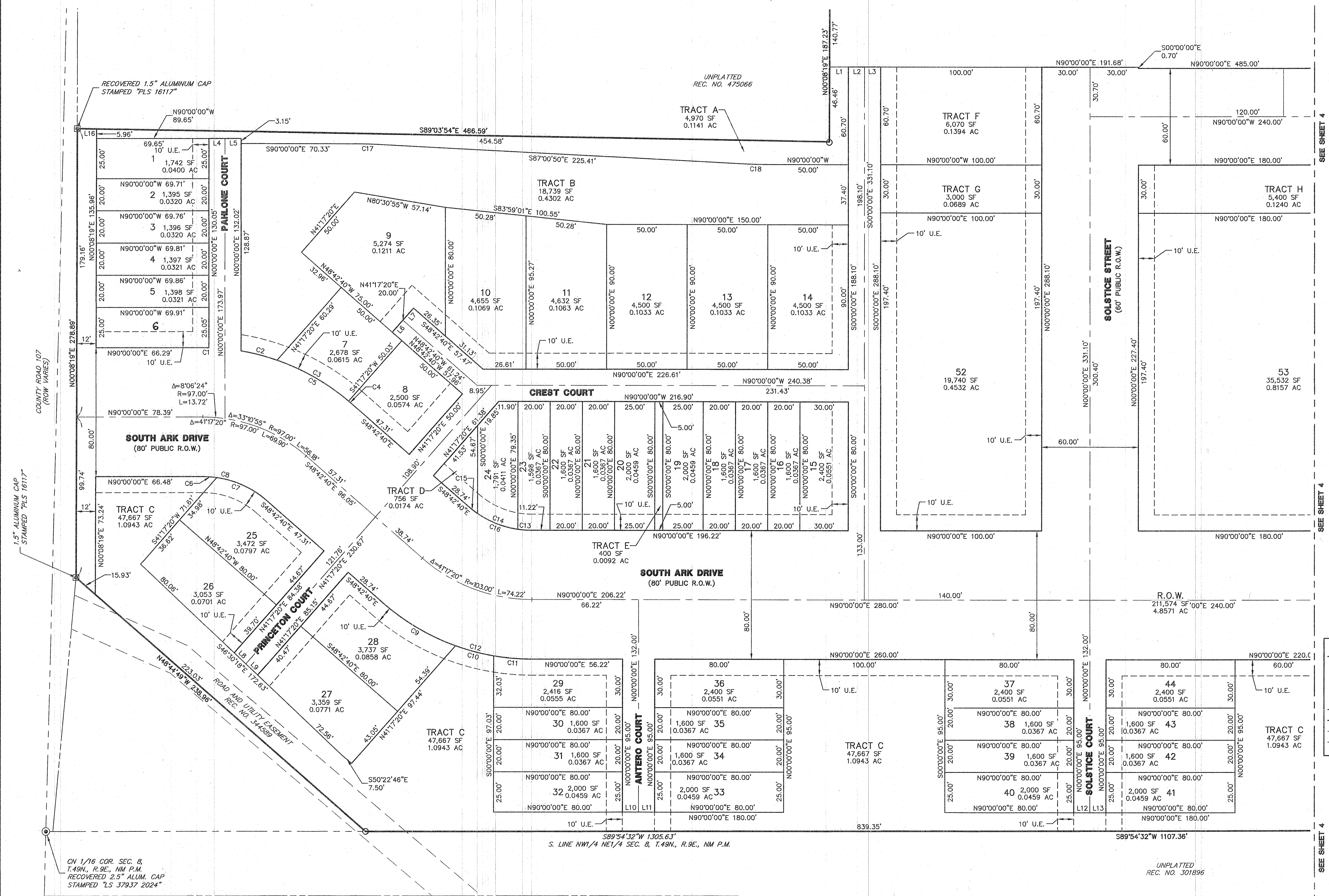
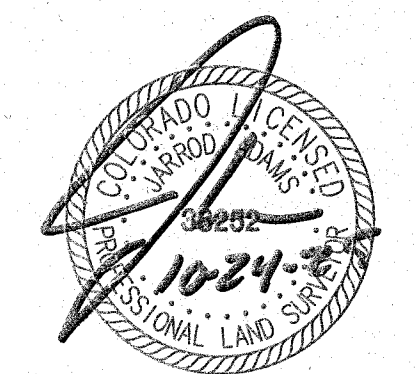
SOUTH ARK NEIGHBORHOOD  
 SUBDIVISION AND REPLAT  
 PHASE 1  
 JOB NO. 25314.00  
 OCTOBER 23, 2025  
 SHEET 2 OF 4



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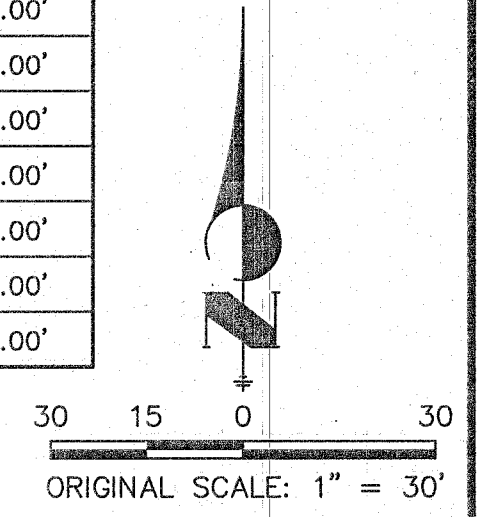
# SOUTH ARK NEIGHBORHOOD SUBDIVISION AND REPLAT PHASE 1

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SECTION 5, THE NORTHEAST 1/4 OF SECTION 8, AND THE NORTHWEST 1/4 OF SECTION 9,  
 ALL IN TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRIME MERIDIAN, CITY OF SALIDA, CHAFFEE COUNTY, STATE OF COLORADO



CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CHORD
C1	1'30"21"	140.00'	3.68'	N89°14'50"W 3.68'
C2	9'26"36"	140.00'	23.07'	N75°32'27"W 23.05'
C3	21'00"26"	140.00'	51.33'	N60°18'56"W 51.04'
C4	1'06"03"	140.00'	2.69'	N49°15'42"W 8.66'
C5	31'33'05"	140.00'	77.09'	N64°29'13"W 76.12'
C6	8'16"33"	60.00'	8.67'	N85°51'44"W 8.66'
C7	33'00'47"	60.00'	34.57'	N65°13'04"W 34.09'
C8	41'17'20"	60.00'	43.24'	N69°21'20"W 42.31'
C9	21'28'39"	140.00'	52.48'	S59°27'00"E 52.17'
C10	10'01'50"	140.00'	24.51'	S75°12'14"E 24.48'
C11	9'46'51"	140.00'	23.90'	S85°06'35"E 23.87'
C12	41'17'20"	140.00'	100.89'	S69°21'20"E 98.72'
C13	8'25'03"	60.00'	8.81'	S85°47'29"E 8.81'
C14	25'50'59"	60.00'	27.07'	S68°39'28"E 26.84'
C15	7'01'18"	60.00'	7.35'	S52°13'20"E 7.35'
C16	41'17'20"	60.00'	43.24'	S69°21'20"E 42.31'
C17	2'59'10"	315.00'	16.42'	N88°30'25"W 16.41'
C18	2'59'10"	285.00'	14.85'	S88°30'25"E 14.85'
C19	45'00'00"	240.00'	188.50'	N67°30'00"E 183.69'

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N90°00'00"E	11.68'
L2	N90°00'00"W	10.00'
L3	N90°00'00"E	10.00'
L4	N90°00'00"E	10.00'
L5	N90°00'00"E	10.00'
L6	N41°17'20"E	10.00'
L7	N41°17'20"E	10.00'
L8	S46°30'18"E	10.01'
L9	S46°30'18"E	10.01'
L10	N90°00'00"E	10.00'
L11	N90°00'00"E	10.00'
L12	N90°00'00"E	10.00'
L13	N90°00'00"E	10.00'
L14	N90°00'00"E	10.00'
L15	N90°00'00"E	10.00'
L16	S89°03'54"E	12.00'



LEGEND	
○	SET 18" #5 REBAR W/ 1-1/4" PINK PLASTIC CAP STAMPED "JR ENG PLS #####"
(R)	RECORD MEASURED
(M)	MEASURED
—	PROPOSED PROPERTY LINE
- - -	PROPOSED RIGHT-OF-WAY
—	EXISTING PROPERTY LINE
- - -	EXISTING RIGHT-OF-WAY

SOUTH ARK NEIGHBORHOOD SUBDIVISION AND REPLAT PHASE 1  
 JOB NO. 25314.00  
 OCTOBER 23, 2025  
 SHEET 3 OF 4

**J-R ENGINEERING**  
 A Westrian Company  
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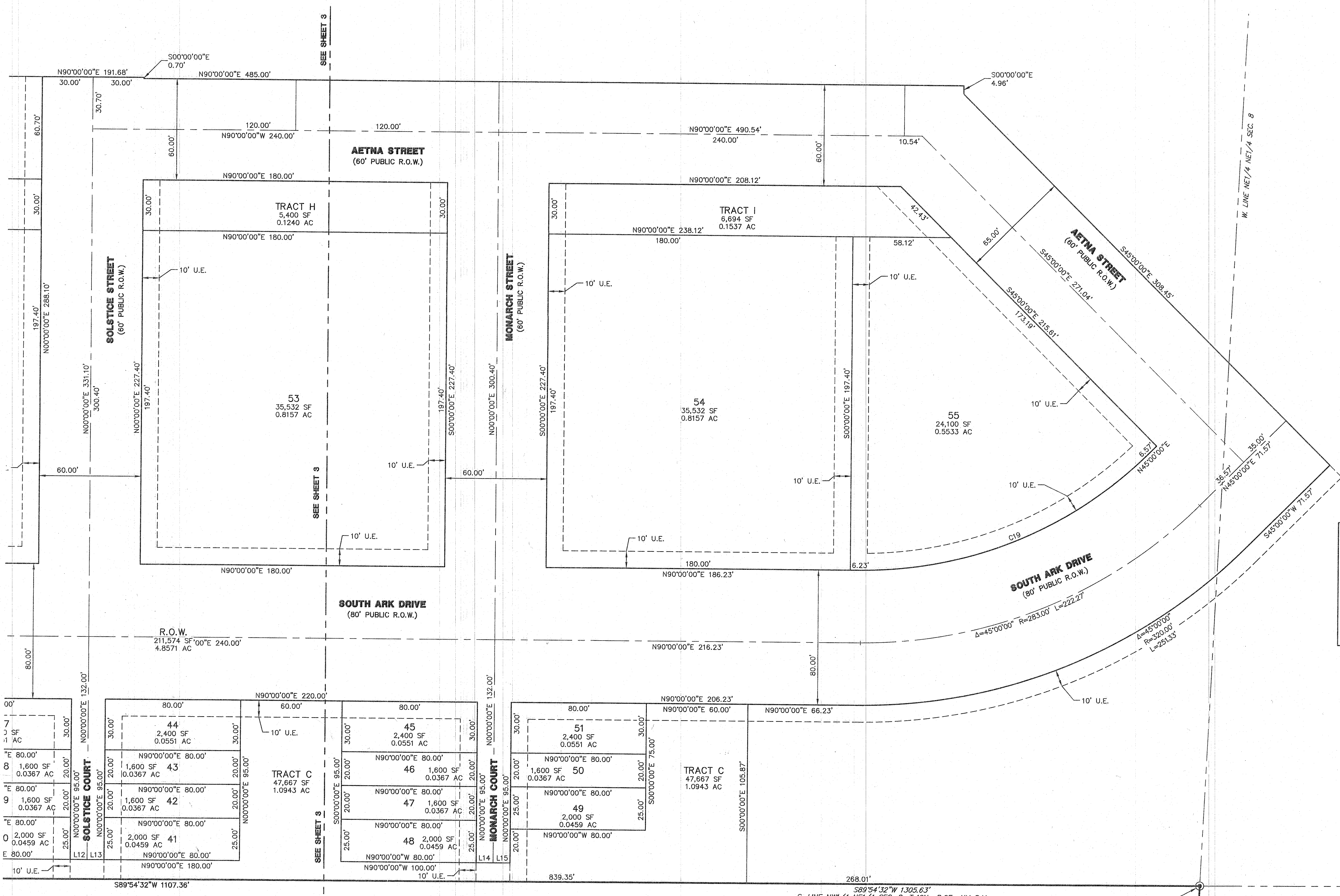
ON 1/16 COR. SEC. 8,  
 T.49N., R.9E., NM P.M.  
 RECOVERED 2.5" ALUM. CAP  
 STAMPED "LS 37937 2024"

S89°54'32"W 1305.63'  
 S. LINE NW1/4 NE1/4 SEC. 8, T.49N., R.9E., NM P.M.

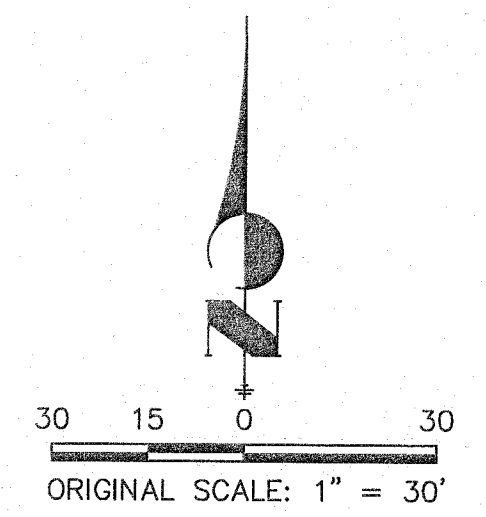
UNPLATTED  
 REC. NO. 301896

# SOUTH ARK NEIGHBORHOOD SUBDIVISION AND REPLAT PHASE 1

A PARCEL OF LAND SITUATED IN THE SE 1/4 OF SECTION 5, THE NORTHEAST 1/4 OF SECTION 8, AND THE NORTHWEST 1/4 OF SECTION 9,  
 ALL IN TOWNSHIP 49 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRIME MERIDIAN, CITY OF SALIDA, CHAFFEE COUNTY, STATE OF COLORADO



LEGEND	
○	SET 18" #5 REBAR W/ 1-1/4" PINK PLASTIC CAP STAMPED "JR ENG PLS #####"
(R)	RECORD
(M)	MEASURED
—	PROPOSED PROPERTY LINE
---	PROPOSED RIGHT-OF-WAY
---	EXISTING PROPERTY LINE
---	EXISTING RIGHT-OF-WAY



SOUTH ARK NEIGHBORHOOD  
 SUBDIVISION AND REPLAT  
 PHASE 1  
 JOB NO. 25314.00  
 OCTOBER 23, 2025  
 SHEET 4 OF 4

UNPLATTED  
 REC. NO. 301896

S. LINE NW1/4 NE1/4 SEC. 8, T.49N., R.9E., NM P.M.  
 S89°54'32"W 1305.63'

NE 1/16 COR. SEC. 8,  
 T.49N., R.9E., NM P.M.  
 RECOVERED 2.5" ALUM. CAP  
 STAMPED "LS 16117 2004"

SAL  
 682 D



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 Fort Collins 970-491-9888 • www.jrengineering.com



## PLANNING COMMISSION STAFF REPORT

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**MEETING DATE:** May 12, 2026

**AGENDA ITEM TITLE:** Corrections of Errors on the Official Zoning Map of the City of Salida and Adopting an Updated Zoning Map

**AGENDA SECTION:** Public Hearing

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### PROCESS:

A public hearing is conducted by the Planning Commission for rezonings, including corrections of errors on the City of Salida Zoning Map, after publication of a public notice in a newspaper of general circulation at least 15 days prior to the hearing. An application for an amendment to the Zoning Map shall comply with the following standards:

1. Consistency With Comprehensive Plan—The proposed amendment shall be consistent with the Comprehensive Plan.
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.
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.
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 Zoning Map have occurred.

The Commission has the option to recommend to City Council: approval as drafted, approval with recommended amendments, denial of the request, or to remand it back to staff with instructions for modification or additional information or action.

### BACKGROUND:

In the fall of 2025, City staff proposed a comprehensive rezone that coincided with the comprehensive rewrite of the Salida Land Use and Development Code (LUC). The Future Land Use Map (FLUM) addendum to the Comprehensive Plan that was approved in May of 2023 helped set the stage for the proposed amendments, including new zone districts as well as some properties being shifted to other existing zone districts that would reflect desired

development types and locations within the FLUM. A fair and even rezone process was applied based primarily off of the guidance of the FLUM.

There were several public input opportunities discussing the new LUC and Zoning Map, followed by required public hearings with both Planning Commission and City Council. Planning Commission reviewed the LUC and Zoning Map in two parts on August 12 and 25, 2025, ultimately recommending City Council approve the repeal and replacement of the official zoning map with minor revisions.

City Council then also reviewed the LUC and Zoning Map in a first reading, followed by a second reading and public hearing on October 7, 2025, ultimately approving the repeal and replacement of the official zoning map with minor amendments via Ordinance 2025-18, to be effective on December 22, 2025.

Since adoption, several items requiring correction have been identified with the current zoning map throughout the first few months of effectiveness. These include the following:

1. The PD Planned Development zone district was previously shown as an overlay district but without base zoning information. Most PDs in the City have base zoning designations “underneath” the PD overlay, which is not clear with the current Zoning Map. These are detailed below.
2. A few public parks which have been dedicated to the City are not showing as OS Parks and Open Space. These are detailed below.
3. Other minor edits and correction of errors such as to street names and addresses.

#### **AREAS OF CHANGE IN THE ZONING MAP:**

The changes that staff proposes to correct the errors identified above are as follows:

1. Changes to the PD Planned Development zone district:
  - a. The following PDs have changes on the zoning map to show underlying base zoning with teal outline and stripes indicating a PD overlay (example image from the map below):
    - 1) 505 Oak: added MN zoning
    - 2) Angelview: added R3 zoning
    - 3) Flour Mill: added R3 zoning
    - 4) Greenheart: added R1 zoning
    - 5) Holman Court: added R2 zoning
    - 6) HRRMC: added MC zoning
    - 7) Jane’s Place: added MN zoning
    - 8) M&M Lane: added R2 zoning
    - 9) River West: added R2 zoning



3. The Commission shall recommend to City Council: approval as written, approval with recommended amendments, denial of the request, or to remand it back to staff with instructions for modification or additional information or action.

**RECOMMENDED MOTION: “I move to recommend City Council \_\_\_\_\_ the Corrections of Errors on the Official Zoning Map of the City of Salida and Adopting an Updated Zoning Map, as presented in this public hearing.”**

Attachments:

Application Materials

Proof of Publication

Draft Updated Zoning Map

Ordinance 2025-18



## REZONING APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-539-4555 Fax: 719-539-5271 Email:

planning@cityofsalida.com

### A. Applicant Information

Name of Applicant: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

### B. Owner Information (if different from the applicant)

Name of Owner: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_

Email Address: \_\_\_\_\_

### C. Site Data

Name of Development: \_\_\_\_\_

Street Address: \_\_\_\_\_

Parcel number: \_\_\_\_\_

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 \_\_\_\_\_ Date \_\_\_\_\_

## D. REZONING REQUESTED (City Code Section 16-8-40(a))

Current Zone District : \_\_\_\_\_  
Requested Zone District : \_\_\_\_\_

## E. APPLICATION PROCEDURE (City Code Section 16-8-40(a))

1. Pre-Application Conference. Required.
2. Submit Application
3. Staff Review
4. Public Notice
5. Public Hearing with Planning Commission
6. Public Notice
7. Public Hearing with City Council

## F. APPLICATION CONTENTS (City Code Section 16-8-40)

1. **Rezoning Application**
2. **Written Statement.** Describe how the application meets the Rezoning Approval Criteria, 16-8-40(a)3(e)2(a) and include the current land use on the property and on all adjacent properties.
3. **Public Notice Materials** (this may need to be done twice)
  - a. **Postage Paid Envelopes.** A list will be provided by staff to the applicant 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. 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. Staff will provide the notice, stuff, and send envelopes.
  - b. Staff will provide the notice to be posted on site by the applicant. Applicant is responsible for picking up and posting the notice on the property. The notice shall be visible from the closest right-of-way. Applicant is also responsible for submitting photo evidence of posting the public notice a minimum of 15 days prior to the public hearing.
4. **Other Information.** Staff may request additional information as deemed necessary to evaluate the impacts of the rezoning application.
5. **Application Fee and deposit:** According to current adopted fee schedule
6. **Special Fee and Cost Reimbursement Agreement completed.**



City of Salida  
448 E 1<sup>st</sup> Street, Suite 112  
Salida, CO 81201

Re: Corrections of Errors on the Official Zoning Map of the City of Salida and Adopting an Updated Zoning Map

On October 7, 2025, City Council approved Ordinance 2025-18 for a comprehensive rezone of the official zoning map of the City of Salida and adopting an updated zoning map, to be effective at the delayed date of December 22, 2025. Since the time of adoption, City staff have found there to be errors and omissions requiring correcting on the map. Specifically, corrections need to be made to reinclude base zoning districts for certain Planned Development Overlays. This also requires an update to the legend to add PD Planned Development as a zone district unto itself. Lastly, OD Parks and Open Space zone district needs to be updated to recently dedicated public parks within Planned Developments. Other minor edits include clarification of road names and corrections to addresses.

The City of Salida proposes the changes shown on the draft Zoning Map included with the application materials.

Sincerely,

City of Salida Staff

## GARAGE SALES

### HIGH COUNTRY AUCTION PRESENTS

Frank Crum retirement and liquidation of Mountain Structures Company **SATURDAY May 2nd @ 10am 1890 County Rd. 8 Leadville Co. 80461**

**Auctioneers Note:** Frank Crum has been in the Leadville area over 20 years. He is now retired and is liquidating the inventory from his business Mountain Structures Company. He specialized in Metal fabrication, Excavation, Concrete work and metal building design. This auction will feature Piranha P70 Iron Worker multi-station fabrication machine; Ellis Model 3000 Mitre Band Saw; four 30'x15' agitated leach tanks; 4x4 Genie 40' lift; 22' Double axel flatbed trailer; Superior 24' dually tandem flatbed; Big Tex Tandem dump trailer; 18' Deck over flatbed w/ new tires; Artic cat and Ski-doo Snowmobiles; Lincoln and Miller welders and welding equipment, hand tools; Milwaukee, DeWalt, Hilti, Makita & Hausqvarna power tools; Power Curb Roller machine; Concrete tools; Concrete Blankets, Wet saw; 250 Gal Fuel tank w/stand, 1-3 ton hoists; Plasma cutter; New 20hp Electric motor; New 5hp Electric motor; Generators; 21 drawer tool chests; Craftsman shop cabinets, 10 sets of Scaffolding and accessories; Commercial Dust collector; Kenmore stack-on Washer/Dryer nut and bolt dividers, Pneumatic tools; Mining equipment - Sluce Box, Auto fill hoppers; Commercial shelving from Climax Mine; Mine site specimens/samples, Racks of misc. steel and iron stock I-Beam, Pipe, Channel Iron, 1/8"- 3/4" panel iron; Rare WWII Military M29 Weasel (and it runs!)- This is just a partial listing with many more items to numerous to list.

- PLACE ONLINE BIDS NOW @ [www.HighCountryHibid.com](http://www.HighCountryHibid.com).

- Onsite Preview

Friday 10am-3pm

-Live in-person auction with internet simulcast **Saturday 10AM MST**

High Country Auction  
719-395-8897 or  
303-882-2543  
[www.HighCountryAuctions.com](http://www.HighCountryAuctions.com)

**Auctioneers:**  
Roger Williams  
& Dustin Williams

**ESTATE SALE**  
Mesa Antero Subdivison  
12880 CR 261B  
Elk Run, Nathrop  
Friday, 4-24, 9am-3pm  
Saturday, 4-25, 9am-3pm  
\*\*\*Half-Price Day\*\*\*

**EVERYTHING MUST GO!!!**  
Furniture/household items/decor. Kitchenware, clothes, tools/garden tools/scrap-wood, vintage-electronics, and more. No early sales. Cash preferred. Bring help to load large items.

**YARD SALE**  
431 Poncha Blvd., Salida  
Thursday-Friday-Saturday  
(Weather Permitting)  
April 23rd-24th-25th, 8am-??p  
Antiques, books, tools,  
beer trays, crock jugs,  
signs, old traps.  
LOTS of MISCELLANOUS!

## SERVICES

**PUTMAN DRYWALL LLC.**  
HANG, FINISH, & TEXTURE  
CALL KENT:  
303-332-9980

Rototilling, Weed cutting, carpentry, custom planters and benches. Call or text Tom in Salida 603-396-1624

TAO Landworks -  
"Finding a way Through,  
Around or Over"  
Professional Land  
and Property Services

Preparing your property for wildfire season?  
Overgrown slash piles and unmanaged debris aren't just unsightly—they're a serious liability in Colorado's dry months. I can provide clean, efficient removal with a focus on protecting and improving your land.

Services include:  
• Slash pile removal & site cleanup  
• Foundation excavation  
• Utility & culvert trenching/install  
• Finish grading & drainage work  
• Road base & gravel placement  
• Light land clearing & material hauling

Based in Howard, serving Chaffee & Fremont County. Reliable scheduling, clear communication, and quality work from start to finish.

? (843) 513-7888  
? Call or text to discuss your project!

## RVS/ MOTORHOMES/ CAMPERS

2013 5th Wheel Heartland Bighorn, 33ft. 3-slides, double fridge, fireplace, 2-ACs, 2-TVs, king bed, new awning, w/bike rack. Asking 24K, OBO. Call 719-539-3645

2023 Forest River Flagstaff E-Pro 16BH  
Bought new May 2025 from Holiday RV. Used only 11 days No smoking. No pets. 18.5 ft. Sleeps 4 One slide-out. Asking 19.5k 719-510-2615

## TRUCKS/SUVS/ VANS

1964 Mack B-61 Quad Box, dump-bed, restored. Showroom quality, immaculate condition. Call 303-884-1424.

## APARTMENTS

One-bedroom in Poncha Springs. \$1300/Monthly. Washer/Dryer, No Pets, No Smoking. All utilities included and fully furnished w/King size bed. Available now thru July 1st, 2026. \$500 deposit. Call 575-343-6008.

## SALIDA APARTMENTS NOW RENTING

Housing for individuals 62 years of age or older, handicap/disabled regardless of age.

- One bedroom units
- Non-smoking
- Onsite laundry facility
- Recreation room

Contact onsite manager at

**SALIDA APARTMENTS**  
530 Teller St., Salida  
or call 719-539-2444  
TDD 800-659-2656



This institution is an Equal Opportunity Provider and Employer.



## HOMES FOR RENT

455 Alabama St. (Poncha Springs). ADU 1.5-bedroom, 1-bath. Full-kitchen, large-deck, shared garage. Utilities not included. No W/D. \$1500/monthly. First/last and security deposit. No smoking. 1-small pet. Call 719-221-8765 or 719-539-2589.

Luxury Townhome  
3-Bed, 2-Bath  
1-Car garage, \$3000

3-Bed, 2-Bath  
Rancher, workshop  
\$2650

3-Bed, 2.5-Bath  
Furnished Townhome  
Bonus room, \$2500

3-Bed, 2.5-Bath  
Townhome, office  
Yard, \$2500

3-Bed, 2.5-Bath  
Fenced yard  
Garage, \$2600

3-Bed, 3-Bath  
Townhome  
Yard, garage  
Poncha, \$2450

2-Bed, 2-Bath  
2-Car garage  
Duplex, \$2400

3-Bed, 2-Bath  
1-Car garage  
Yard, \$2400

3-Bed, 2-Bath  
Yard, 2-Car garage  
\$2400

2-Bed, 2-Bath  
Remodeled duplex  
2-Car garage, \$2250

2-Bed, 2-Bath  
2-Car garage  
Condo, \$2000

4-Bed, 2-Bath  
Rancher, yard, storage  
Poncha, \$1950

2-Bed, 1-Bath  
Yard, storage, \$1800

2-Bed, 1-Bath  
Downtown loft  
Apartment, \$1750

1-Bed, 1-Bath  
Yard, \$1650

1-Bed, 1-Bath  
Furnished apartment  
Howard, \$1100

[www.pinonrealestate.com](http://www.pinonrealestate.com)  
Stacy Lowe  
719-221-0682

**New cabin, 1 acre**  
1 Bed, 1 Bath, Villa Grove  
\$1000/monthly. Text please  
719-207-6890

Small 1 bedroom house in BV. \$1200 per month. No Smoking. No Pets. Contact 719-221-1230

## Townhome Salida

3-Bedrooms -2-Full Baths  
Master Suite

Modern Open Floor Plan  
Single Level

Attached Garage  
Low utilities-Super  
Energy Efficient

In-Floor Heat/Gas Fireplace  
Washer/Dryer  
\$2250/month

Text  
703-470-8170

## ROOM FOR RENT/ WANTED TO RENT

Bedroom with private bathroom. Shared townhouse in Poncha Springs. \$950 per month and \$950 deposit. No pets. No smoking. Free wifi. 719 530 1315

## HANDYMAN

Schedule your needs for May and June

-Storm door replacement  
-Staining/painting/power wash  
-Gate fixes/general carpentry  
-Small landscape  
-Trim work/lighting replacment  
-Hauling  
Tikhon's Handyman Services  
Insured and I will call you back  
719-398-3463

Smith Home Solutions  
719-250-2677

-Bathroom/kitchen remodels  
-Space planning  
-Tile  
-Flooring  
-Carpentry  
-Plumbing/electrical-small  
-Irrigation-small  
-Stairs  
-Doors  
-Deck repair  
-Yard work  
-Concrete repair-small

Serving the Arkansas River Valley  
Call Lonnie Smith  
719-250-2677

TOM'S TOOLS:  
HIGH QUALITY, MEDIUM SPEED  
Specializing in everything.

No job too weird.  
Plumbing-Carpentry  
Painting-Other.  
If I can't fix it, I'll find someone smarter.

719-937-1954  
719-207-4043

## LEGALS

**NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION FOR THE CITY OF SALIDA CONCERNING A CONDITIONAL USE APPLICATION**

To All Members of the Public And Interested Persons: Please Take Notice that on **May 12, 2026** 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://zoom.us/join/49yp6TRKd4wWX5LzyUw>

The hearing is regarding an application for a conditional use permit for Samuel Mick regarding the property, located at 223 E. 1st St. Salida. (Parcel No. 368132423446). The City is considering the applicants request to utilize the vacant lot as a venue to host multiple outdoor vendors. Further information on the application may be obtained from the Community Development Department, (719) 530-2638. Published in The Mountain Mail April 23, 2026.

**Notice of Public Hearing Before the Salida Planning Commission for the City of Salida Concerning a Major Subdivision Application for the City of Salida: South Ark Neighborhood Phase 1 Major Subdivision and Replat - 1 st Amendment**

To All Members of the Public And Interested Persons: Please Take Notice that on **May 12, 2026** 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://zoom.us/webinar/register/WN\\_xjx49yp6TRKd4wWX5LzyUw](https://zoom.us/webinar/register/WN_xjx49yp6TRKd4wWX5LzyUw)

The hearing is regarding an application to amend the South Ark Neighborhood Phase 1 Major Subdivision and Replat approved on October 7, 2025 with Resolution 2025-45. The application proposes boundary line adjustments, easement adjustments, and minor updates to tracts. No additional lots are being created, nor are any being eliminated as a result of the amendments.

Interested persons are encouraged to attend the public hearing. Further information on the applications may be obtained from the Community Development Department by contacting [planning@cityofsalida.com](mailto:planning@cityofsalida.com) (719) 530-2638.

\*Please note that it is inappropriate to personally contact individual 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 link so your comments can be made part of the record. Published in The Mountain Mail April 23, 2026.

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S. NOTICE TO CREDITORS**

Estate of **WILLIAM JOHN CAMPBELL**, Deceased

Case Number 2026 PR 30015

All persons having claims against the above named estate are required to present them to the personal representative or to District Court of Chaffee, County, Colorado on or before August 31, 2026 (date)\*, or the claims may be forever barred.

Rebecca Nelson,  
Personal Representative  
c/o Jenna L. Mazzucca, Esq. PC  
1604 H Street  
Salida, CO 81201  
719-207-4279

Jenna L. Mazzucca, Esq. PC  
Jenna L. Mazzucca, #40027

1604 H St  
Salida, CO 81201  
719-207-4279  
Fax 719-539-3020  
jenna@mazzuccalaw.com  
Attorney for Rebecca Nelson, Personal Representative  
Published in The Mountain Mail April 23, 30, and May 7, 2026.

Notice is here by given the under pursuant to the statute of the State of Colorado Section 38-21.5-103 C.R.S.. The personal property of Brandt Stevens, P.O. Box 118 Salida, CO 81201. A lien will be enforced at A&A Storage of Poncha Springs LLLP, 11190 Hwy 50W Poncha Springs, CO 81242. Unit contents include but not limited to: Dressers, Ottoman, many boxes with unknown contents. The lien of unit 134 will be enforced and property disposed or and/or auctioned at 10:00 am on the 2nd of May 2026. Published in The Mountain Mail April 23, and 30, 2026.

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S. Estate of James Clinton Ashley, Deceased. Case Number 2026PR30014.** All persons having claims against the above named estate are required to present them to the personal representative or to District Court of Chaffee County, Colorado on or before 08/24/2026, or the claims may be forever barred. Ann Jefferson, Attorney for Personal Representative, 114 Old Stage Road, Unit A, Salida, CO 81201  
Published in The Mountain Mail April 23, 30, and May 7, 2026.

**NOTICE OF PUBLIC HEARINGS BEFORE THE PLANNING COMMISSION & CITY COUNCIL FOR THE CITY OF SALIDA CONCERNING AN ORDINANCE APPROVING CORRECTIONS OF ERRORS ON THE OFFICIAL ZONING MAP OF THE CITY OF SALIDA AND ADOPTING AN UPDATED ZONING MAP**

**TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE** that on **May 12, 2026** 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://zoom.us/webinar/register/WN\\_xjx49yp6TRKd4wWX5LzyUw](https://zoom.us/webinar/register/WN_xjx49yp6TRKd4wWX5LzyUw)

The hearing is regarding proposed corrections to errors and omissions on the previously approved comprehensive rezoning of the official zoning map. Specifically, proposed corrections include the reclusion of base zoning districts for certain Planned Development overlays, addition of PD Planned Development as a zone district unto itself, application of the OS Parks & Open Space zone district to public parks within certain planned developments, and other minor edits.

Any recommendation by the Planning Commission for the updating of the zoning map shall be forwarded to the **City Council for review and a public hearing** scheduled for **June 16 th , 2026** , at or about the hour of 6:00 p.m. at City Council Chambers and online at the following link: [https://zoom.us/webinar/register/WN\\_IJlzcmlQTgqcTEDomhRz5A](https://zoom.us/webinar/register/WN_IJlzcmlQTgqcTEDomhRz5A)

Interested persons are encouraged to attend the public hearings. Further information on the applications may be obtained from the Community Development Department by contacting or (719) 530-2638.

\*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 Zoom Webinar link so your comments can be made part of the record.  
Published in The Mountain Mail April 23, 2026

Notice is here by given the under pursuant to the statute of the State of Colorado Section 38-21.5-103 C.R.S.. The personal property of Travin Irwin, 440 Prvt. rd. 6409, Kemp, TX 75413. A lien will be enforced at A&A Storage of Poncha Springs LLLP., 11190 Hwy 50W Poncha Springs, CO 81242. Unit contents include but not limited to: dolly, auto parts, cooler, many boxes and five gallon buckets unknown contents. The lien of unit 504 will be enforced and property disposed or and/or auctioned at 10:00 am on 5/1/26.  
Published in The Mountain Mail April 23, and 30, 2026.

Notice is here by given the under pursuant to the statute of the State of Colorado Section 38-21.5-103 C.R.S.. The personal property of Dusty Baker, 711 Illinois ave, Stratton, CO 80836. A lien will be enforced at A&A Storage of Poncha Springs LLLP., 11190 Hwy 50W Poncha Springs, CO 81242. Unit contents include but not limited to: grill, tv, frisbee golf net, kids stuff, many unknown boxes. The lien of unit 407 will be enforced and property disposed or and/or auctioned at 10:00 am on 5/1/26.  
Published in The Mountain Mail April 23, and 30, 2026.

**NOTICE TO CREDITORS BY PUBLICATION PURSUANT TO § 15-12-801, C.R.S.** Estate of Glen Gilbert Wilder, Case Number 2026PR30006. All persons having claims against the above named estate are required to present them to the personal representative or to District Court of Chaffee County, Colorado on or before 08/10/2026, or the claims may be forever barred. Ann Jefferson, Attorney for Personal Representative, 114 Old Stage Road, Unit A, Salida, CO 81201.  
Published in The Mountain Mail April 9, 16, and 23, 2026.

Notice is here by given the under pursuant to the statute of the State of Colorado Section 38-21.5-103 C.R.S.. The personal property of Kerri Young, PO Box 126, Salida, CO 81201. A lien will be enforced at A&A Storage of Poncha Springs LLLP., 11190 Hwy 50W Poncha Springs, CO 81242. Unit contents include but not limited to: wooden rocker with cow hide seat, drop leaf table, a/c unit, many unknown boxes. The lien of unit 418 will be enforced and property disposed or and/or auctioned at 10:00 am on 5/1/26.  
Published in The Mountain Mail April 23, and 30, 2026.

Notice is here by given the under pursuant to the statute of the State of Colorado Section 38-21.5-103 C.R.S.. The personal property of Adam Culp, 1147 E Street Unit E, Salida, CO 81201. A lien will be enforced at A&A Storage of Poncha Springs LLLP., 11190 Hwy 50W Poncha Springs, CO 81242. Unit contents include but not limited to: two rolling chairs, dresser, couch, refrigerator, eight antique chairs, folding bed. The lien of unit 129 will be enforced and property disposed or and/or auctioned at 10:00 am on 5/2/26.  
Published in The Mountain Mail April 23, and 30, 2026.

Notice is here by given the under pursuant to the statute of the State of Colorado Section 38-21.5-103 C.R.S.. The personal property of Tiffany Butala, PO Box 584, Poncha Spgs, CO 84242. A lien will be enforced at A&A Storage of Poncha Springs LLLP., 11190 Hwy 50W Poncha Springs, CO 81242. Unit contents include but not limited to: carpet cleaner, packed with many unknown boxes and tubs. The lien of unit 556 will be enforced and property disposed or and/or auctioned at 10:00 am on 5/2/26.  
Published in The Mountain Mail April 23, and 30, 2026.

Notice is hereby given pursuant to anyone or more Decrees in Case No. 92CW84, 94CW5, 94CW41, 94CW42, 96CW17, 03CW55 and 06CW32 Division 2, Water Court that during the month of April 2026 the following parties applied for augmentation through the office of Upper Arkansas Water Conservancy District (UAWCD).  
**Name**  
D&G Sparks FLPII  
Bruce Kramer  
**Address Chaffee County**  
29265 Timber Ridge, Buena Vista, CO 81211  
Lot 14, Elk Run Subdivision  
S12, T14S, R79W, 6thPM  
**Type Well**  
**Qty. of Water** .100 a.f.  
The applications are available for review in the office of UAWCD, 339 E. Hwy 50, Salida, Colorado during normal business hours. Any affected person may file comments with the State Engineer within sixty days of the date of publication of such monthly notice. Any affected person not satisfied by the State Engineer's application of the terms and conditions established for this plan for

augmentation to a specific structure, may then apply to the Water Court for a de novo hearing, under the Court's retained jurisdiction, whether the terms and conditions of the decree approving the plan for augmentation have been met with respect to the request for an authorized diversion included within that application to the State Engineer. Such de novo hearing shall be pursuant to Water Right Determination and Administration Act of 1969. Authorized diversions located within the augmentation plan areas included in the plan for augmentation, by either an uncontested approval by the State Engineer or Order of the Court, shall be part of the decreed plan for augmentation.  
Published in The Mountain Mail April 23, 2026.

Notice is hereby given pursuant to anyone or more Decrees in Case No. 92CW84, 94CW5, 94CW41, 94CW42, 96CW17, 03CW55 and 06CW32 Division 2, Water Court that during the month of April 2026 the following parties applied for augmentation through the office of Upper Arkansas Water Conservancy District (UAWCD).  
**Name:** Tyler Cockerham  
**Address Chaffee County**  
14614 High Mesa Court,  
Nathrop, CO 81236  
Lot #3, High Mesa Subdivision  
S20, T15S, R78W, 6thPM  
**Type Well**  
**Qty. of Water** .100 a.f.  
The applications are available for review in the office of UAWCD, 339 E. Hwy 50, Salida, Colorado during normal business hours. Any affected person may file comments with the State Engineer within sixty days of the date of publication of such monthly notice. Any affected person not satisfied by the State Engineer's application of the terms and conditions established for this plan for augmentation to a specific structure, may then apply to the Water Court for a de novo hearing, under the Court's retained jurisdiction, whether the terms and conditions of the decree approving the plan for augmentation have been met with respect to the request for an authorized diversion included within that application to the State Engineer. Such de novo hearing shall be pursuant to Water Right Determination and Administration Act of 1969. Authorized diversions located within the augmentation plan areas included in the plan for augmentation, by either an uncontested approval by the State Engineer or Order of the Court, shall be part of the decreed plan for augmentation.  
Published in The Mountain Mail April 23, 2026.

Notice is hereby given pursuant to anyone or more Decrees in Case No. 92CW84, 94CW5, 94CW41, 94CW42, 96CW17, 03CW55 and 06CW32 Division 2, Water Court that during the month of April 2026 the following parties applied for augmentation through the office of Upper Arkansas Water Conservancy District (UAWCD).  
**Name:** Bryan Jordan  
**Address:** Chaffee County  
28894 Cielo Lane, Buena Vista, CO 81211  
Lot 10, Ceilo Vista Subdivision  
S13, T14S, R79W, 6thPM  
**Type:** Well  
**Qty. of Water:** .31 (add)  
The applications are available for review in the office of UAWCD, 339 E. Hwy 50, Salida, Colorado during normal business hours. Any affected person may file comments with the State Engineer within sixty days of the date of publication of such monthly notice. Any affected person not satisfied by the State Engineer's application of the terms and conditions established for this plan for augmentation to a specific structure, may then apply to the Water Court for a de novo hearing, under the Court's retained jurisdiction, whether the terms and conditions of the decree approving the plan for augmentation have been met with respect to the request for an authorized diversion included within that application to the State Engineer. Such de novo hearing shall be pursuant to Water Right Determination and Administration Act of 1969. Authorized diversions located within the augmentation plan areas included in the plan for augmentation, by either an uncontested approval by the State Engineer or Order of the Court, shall be part of the decreed plan for augmentation.  
Published in The Mountain Mail April 23, 2026.

**DISTRICT COURT, WATER DIVISION NO. 2, COLORADO**

TO: ALL INTERESTED PARTIES

Pursuant to C.R.S. 37-92-302, you are hereby notified that the following case is a portion of the resume of Applications, certain amendments and Rules Governing The Review Of A Substitute Water Supply Plan, filed and/or ordered published during the month of April 2026, in Water Division No. 2. The Water Judge ordered this case be published in *The Mountain Mail* in Chaffee County, Colorado. This publication can be viewed in its entirety on the state court website at: [www.coloradojudicial.gov](http://www.coloradojudicial.gov).

The name(s) and address(es) of applicant(s), description of water rights or conditional water rights and description of ruling sought as reflected by said application, or amendment, are as follows.

**CASE NO. 2026CW3007: JASON T ULLMANN State Engineer and Director of COLORADO DIVISION OF WATER RESOURCES, 1313 Sherman Street, 8th Floor, Denver, CO 80203.** (Please address all pleadings and inquiries regarding this matter to the attorneys: Trevor D. Rogan, Assistant Attorney General, and Derek L. Turner, First Assistant Attorney General, Colorado Attorney General, Natural Resources & Environment Section, 1300 Broadway, 10th Floor, Denver, CO 80203, Telephone: 720-508-6865 (Rogan), 720-508-6926 (Turner); E-mail: [trevor.rogan@coag.gov](mailto:trevor.rogan@coag.gov)

[derek.turner@coag.gov](mailto:derek.turner@coag.gov)  
Rules Governing The Review Of A Substitute Water Supply Plan For The Lease, Loan, Or Trade Of A Decreed Agricultural Water Protection Water Right  
**BACA, BENT, CHAFFEE, COSTILLA, CROWLEY, CUSTER, FREMONT, HUERFANO, KIOWA, LAKE, LAS ANIMAS, OTERO, PARK, PROWERS, PUEBLO, SAGUACHE AND COUNTIES**  
**TITLE** The title of these rules is "Rules Governing the Review of a Substitute Water Supply Plan for the Lease, Loan, or Trade of a Decreed Agricultural Water Protection Water Right." The short title of these rules is "Agricultural Water Protection Right Rules," and in this document, the rules may be referred to as "Rules." **AUTHORIZATION** In order to comply with the requirements of section 37-80-123, C.R.S., it is necessary to adopt rules governing the review of a substitute water supply plan pursuant to section 37-92-308(12), C.R.S. The State Engineer's authority to promulgate these Rules is based on section 37-80-102(1)(g), C.R.S., which vests rulemaking authority for the Division of Water Resources in the State Engineer; section 37-80-123, C.R.S., which requires the promulgation of these rules according to the State Engineer's own rule-making process; and section 37-92-501, C.R.S., which authorizes the State Engineer to adopt rules and regulations to assist in the performance of administration, distribution, and regulation of the waters of the state in accordance with the constitution of the State of Colorado and other applicable laws. **ORDER OF THE STATE ENGINEER IT IS ORDERED** that the following Rules governing the review of a substitute water supply plan for the lease, loan, or trade of a decreed agricultural water protection water right are adopted by the State Engineer. These Rules replace and supersede the "Rules Governing the Review of a Substitute Water Supply Plan for the Lease, Loan, or Trade of a Decreed Agricultural Water Protection Water Right" made effective by Order of the District Court for Water Division 1 on April 22, 2019 in Case No. 2017CW3152 (Consolidated Case No. 17CW3057, Div. 2). **RULE 1 SCOPE** These Rules apply to all applications for substitute water supply plans pursuant to section 37-92-308(12), C.R.S. **RULE 2 DEFINITIONS** The following definitions are applicable to these Rules: **2.1 "Agricultural Water Protection Water Right"** means a water right changed by a water court decree to allow the lease, loan, or trade of up to fifty percent of the amount of water so decreed, subject to the allowances and limitations described in section 37-92-305(19), C.R.S. The Agricultural Protection Water Right is the total amount of the water right that was changed by the water court for agricultural water protection use. A portion of the Agricultural Protection Water Right may be Lease Water, as defined in Rule 2.6. **2.2 "Change Decree"** means the water court decree for the change of water right from an absolute decreed irrigation water right used for agricultural purposes to an Agricultural Water Protection Water Right. **2.3 "Criteria and Guidelines"** means the document developed by the Colorado Water Conservation Board for the establishment of Agricultural Water Protection Programs pursuant to section 37-92-305(19)(b)(IV)(B), C.R.S., to assure sufficient protection and monitoring of Agricultural Water Protection Water Rights. **2.4 "Final Decision"** means the approval or denial of a substitute water supply plan, as defined in Rule 2.9, which is issued after the reconsideration period, as described in Rule 6. **2.5 "Initial Decision"** is the State Engineer's initial approval or denial of a substitute water supply plan, as defined in Rule 2.9, which may be reconsidered upon request as described in Rule 6. **2.6 "Lease Water"** means the portion of the historical consumptive use described in the Change Decree that is requested for lease, loan, or trade in the substitute water supply plan. The amount may be up to fifty percent of the quantified historical consumptive use portion of the Agricultural Water Protection Water Right described in the Change Decree. **2.7 "Person"** means an individual, a partnership, a corporation, a municipality, the state of Colorado, the United States, or any other legal entity, public or private. See section 37-92-103(8), C.R.S. **2.8 "Point of Diversion"** means either (a) the decreed location where the Lease Water will be diverted from the natural stream or (b) the decreed upstream location of a reach of the natural stream where the Lease Water will be put to beneficial use. **2.9 "Substitute water supply plan" or "SWSP"** means a one-year plan for the use of Lease Water at a Point of Diversion, which is administratively approved by the State Engineer pursuant to section 37-92-308(12), C.R.S. **2.10 "SWSP Parties"** means applicant, all parties commenting on the SWSP application, and all parties to the Change Decree. **RULE 3 APPLICATION REQUIREMENTS AND CRITERIA THAT THE STATE ENGINEER WILL CONSIDER IN REVIEW OF A SUBSTITUTE WATER SUPPLY PLAN APPLICATION** Rule 3 describes requirements for information to be included in any SWSP application and, as directed by section 37-80-123(1)(b)(II), C.R.S., criteria the State Engineer will consider in reviewing all applications. Much of the information included in the application will be information found in the Change Decree but will be necessary in the application to provide a complete picture of the proposed operation. Applications should be submitted no later than January 15 to allow for review prior to the irrigation season. Applications should be submitted as early as possible to allow adequate time for evaluation. **3.1** Information that must be included in the application. Rather than transcribing long sections of the Change Decree, references to the decree paragraph and/or page number may be sufficient to fulfill requirements in Rule 3.1; however, language from the Change Decree may be included in the application for clarity. **3.1.1** Applicant name and evidence that applicant is the owner of the Agricultural Water Protection Water

**PUBLIC NOTICE**

Vendor Publication Report

City of Salida, CO	105.00
Payment Date Range: 3/1/2026-3/31/2026	304.00
Vendor Name	6881.54
Agricultural Consultants, Inc.	42.20
Allegion Access Technologies LLC	3815.39
Amazon Capital Services, Inc.	170.00
American Health Holding, Inc.	5962.00
Amilia Technologies USA Inc.	612.79
Andrew Callaway	362.22
Applied Concepts Inc	13733.63
Aries Industries, Inc.	10781.80
AT&T Mobility II LLC	16.87
Atmos Energy Corporation	3333.66
Automatic Data Processing, Inc	1506.02
AutoZone	4252.42
Badger Meter Inc	610.00
Benjamin Reilly Frakes	19098.93
Berry Companies Inc.	125.98
Black Water Solutions Ltd	34.05
Blackhawk Equipment Corp	2015.56
Brady Brothers Inc.	437.00
Brady Industries of Colorado, LLC	2145.00
Brantley Distributing, LLC	200.00
Broadcast Music, Inc	1210.20
Browns Hill Engineering & Controls	313.66
Bruce Hayes	3279.93
Business Solutions Leasing	265.50
Butala Construction Company	35.00
C Bar C Construction Enterprises Inc	926.47
C.S. Collins Inc.	595.86
Carol Babcock	7041.82
Cellico Partnership	3875.00
CenturyLink	55.00
Chaffee County	703.27
Chaffee Housing Authority	5208.00
Chaffee Tire & Wheel	250.00
Charter Communications Holdings, LLC	6338.06
Chelsea Aydelott	6000.00
Chelsea Tuttle	2713.68
City of Salida	580.50
Civistruct Strategy & Development	195.22
Clarion Associates LLC	2700.00
Clinton Graves	5150.00
Colonial Life	35.00
Colorado Association of Ski Towns	155336.72
Colorado Communities for Climate Action	265.83
Colorado Division of Fire Prevention and Control	453.00
Colorado Employer Benefit Trust	199.14
Colorado Energy Systems	2276.00
Colorado Intergovernmental Risk Sharing Agency	460.00
Column Software PBC	3803.39
Conson North America, Inc.	415.59
Constant Motion Coffee Inc	1625.00
Core & Main LP	6000.00
Crawford Auto Parts Inc.	165987.07
Dan Ogden Consulting	85.00
Daniel W Mardis II	63701.37
Diesslin Structures Inc.	990.00
Doug Glenn	46.14
Empower Trust Company, LLC	2422.87
ENB Janitorial LLC	71545.12
Family Support Registry / CO	700.00
FBS Automotive, Inc.	481.45
Fire and Police Pension Association	1121.82
Flow Technology Support, LLC	85.00
Frosty Freeze, Inc.	28284.59
Galls, LLC	1021.60
George A. Mossman	10.00
Glacier Bank	3792.00
Gobin's, Inc.	2504.96
Gor Corporation	826.13
Halliday Products Inc	1083.28
HD Supply, Inc.	3127.66
Hylton Lumber Company	393.37
Impresco LLC	1383.40
Jessica D Smith	7344.42
Joey Rovinsky	1000.00
John Deere Financial f.s.b.	750.00
Julie Mach	259.19
Kenneth Wittekend	240.00
Kone Inc.	1725.00
Lawson Products Inc.	4250.00
Linda K. Cook	791.37
Lisa M. Scanga	17300.00
Lotus Engineering and Sustainability LLC	50.00
MACK Pack LLC	150.43
MaestroVision Inc.	960.00
Mary Shannon Kaelin	1322.30
Matthew Bender & Company Inc.	2094.20
Maverick Wine Company of Colorado LLC	791.34
Michael G. Gunderman	7363.82
Mishmash Enterprises, Inc.	383.13
Multi Service Technology Solutions, Inc.	19110.00
Nalco Company	2961.34
O'Reilly Auto Enterprises, LLC	224.26
Orion Integration Services	192.90
Paymentech, LLC	85.75
Pinnacle Assurance	249.90
Pitney Bowes Global Financial Services LLC	4399.08
Pre-Paid Legal Services, Inc	398.00
Public Broadcasting of Colorado, Inc.	120.00
Pueblo Brake & Clutch	85.00
Richey Design LLC	2823.73
Riverside Trophies	4600.00
Robert Teegarden	980.00
Rocky Mountain Reserve, LLC	552.00
Salida Bottling Company LLC	2885.75
Salida School District	34484.40
Scratch Kitchen, LLC	76.30
SGS North America Inc	1701.87
Short-Elliott-Hendrickson, Inc	251.31
ShredAmerica Colorado LLC	316.25
Sol Haven Development Partners, LLC	1700.00
Staples Contract & Commercial Inc	2500.00
Sydney Schieren	213.60
Taggart Mosholder	200.43
The MODassic Group	1832.00
The Sherwin-Williams Co.	48.52
T-Mobile USA Inc.	30.00
Tolin Mechanical Systems Company	4900.00
Transfirst Group Inc.	6865.56
Trevor Davis	398.73
Triangle Electric, Inc.	720.00
Trillium HoldCo LLC	311.91
Trojan Technologies Corp	114.11
Tyco Fire & Security Management, Inc.	2348.56
Uline Inc.	5061.51
UniFirst Corporation	1931.87
United of Omaha Life Insurance Company	240245.00
Univar Solutions	182.68
US Postmaster	100.00
USDA/Rural Development	54.26
Utility Notification Center of Colorado	2467.02
Vanna Irving	2142.96
VeriCheck, Inc.	622.99
Visionary Communications, LLC	50014.99
Waste Management of Colorado, Inc.	11516.48
Western Waste Holdings, Inc.	85.00
Westrian Group, Inc.	20444.40
Wex Bank	292.25
William Hussey	34834.97
Wilson Williams, LLP	563783.48
World Class Distributors	\$1,723,682.05
Xcel Energy - Salida	\$682,450.41
Y & K Excavation, Inc.	\$2,406,132.46
March Expenses	
Payroll Expenditure: March 2026	
Total March Expenditures:	
Published in The Mountain Mail April 23, 2026.	

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**Zoning Districts**

- R1 Lower-Density Residential
- R2 Medium-Density Residential
- R3 Higher-Density Residential
- MMP Manufactured/Mobile Home Park
- MN Mixed-Use Neighborhood
- MH Mixed-Use Highway
- MD Mixed-Use Downtown
- MC Mixed-Use Center
- CF Community Facilities
- AG Agricultural Reserve
- OS Parks & Open Space
- IN Industrial
- PD Planned Development

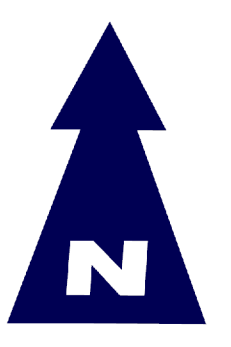
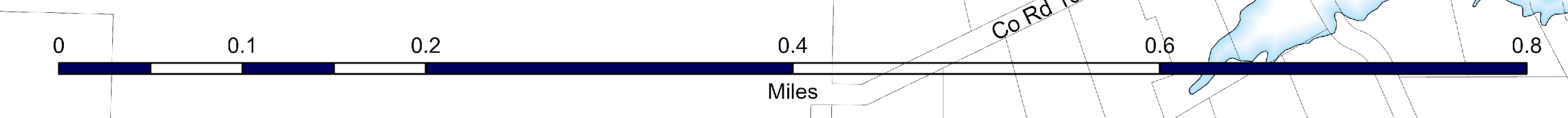
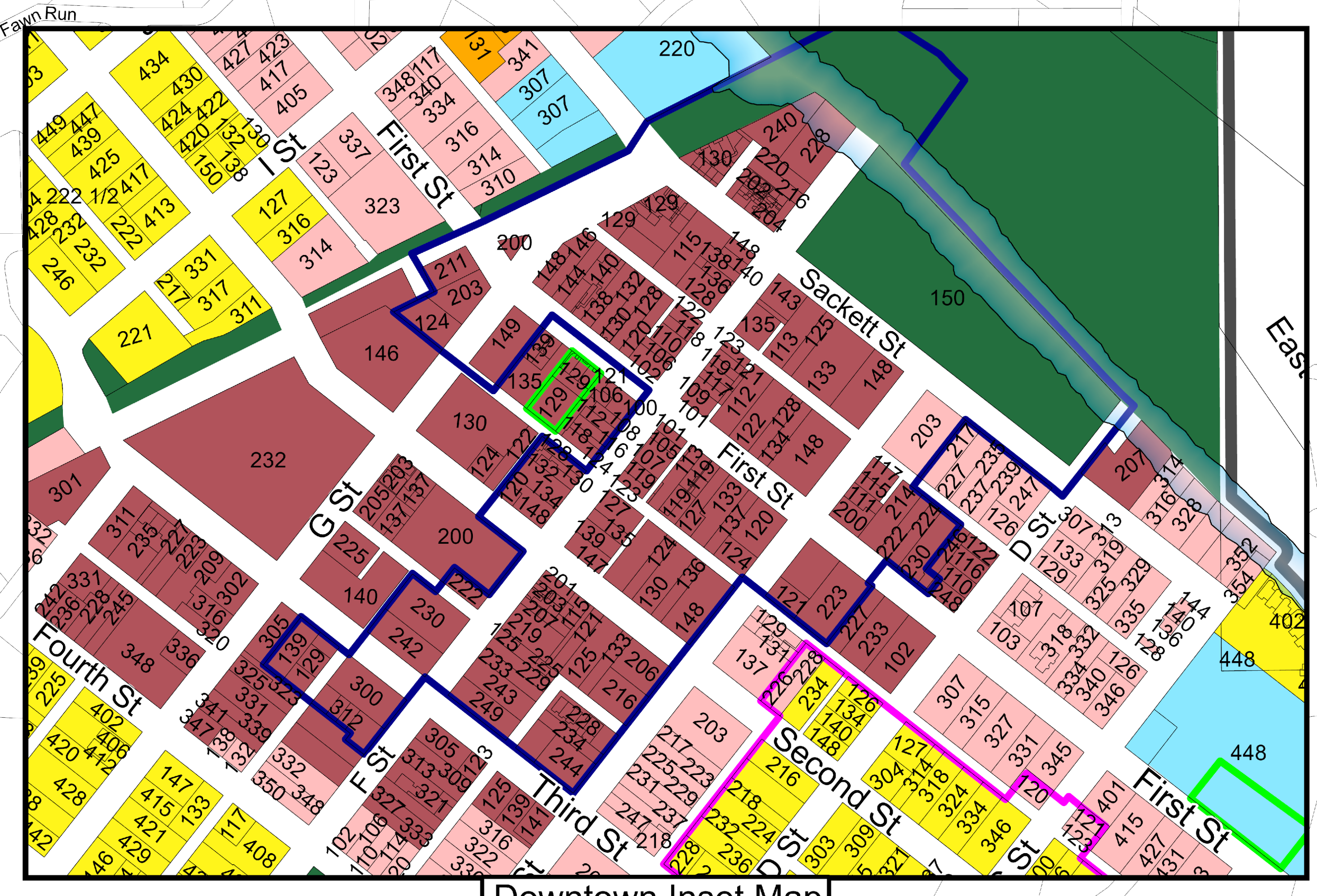
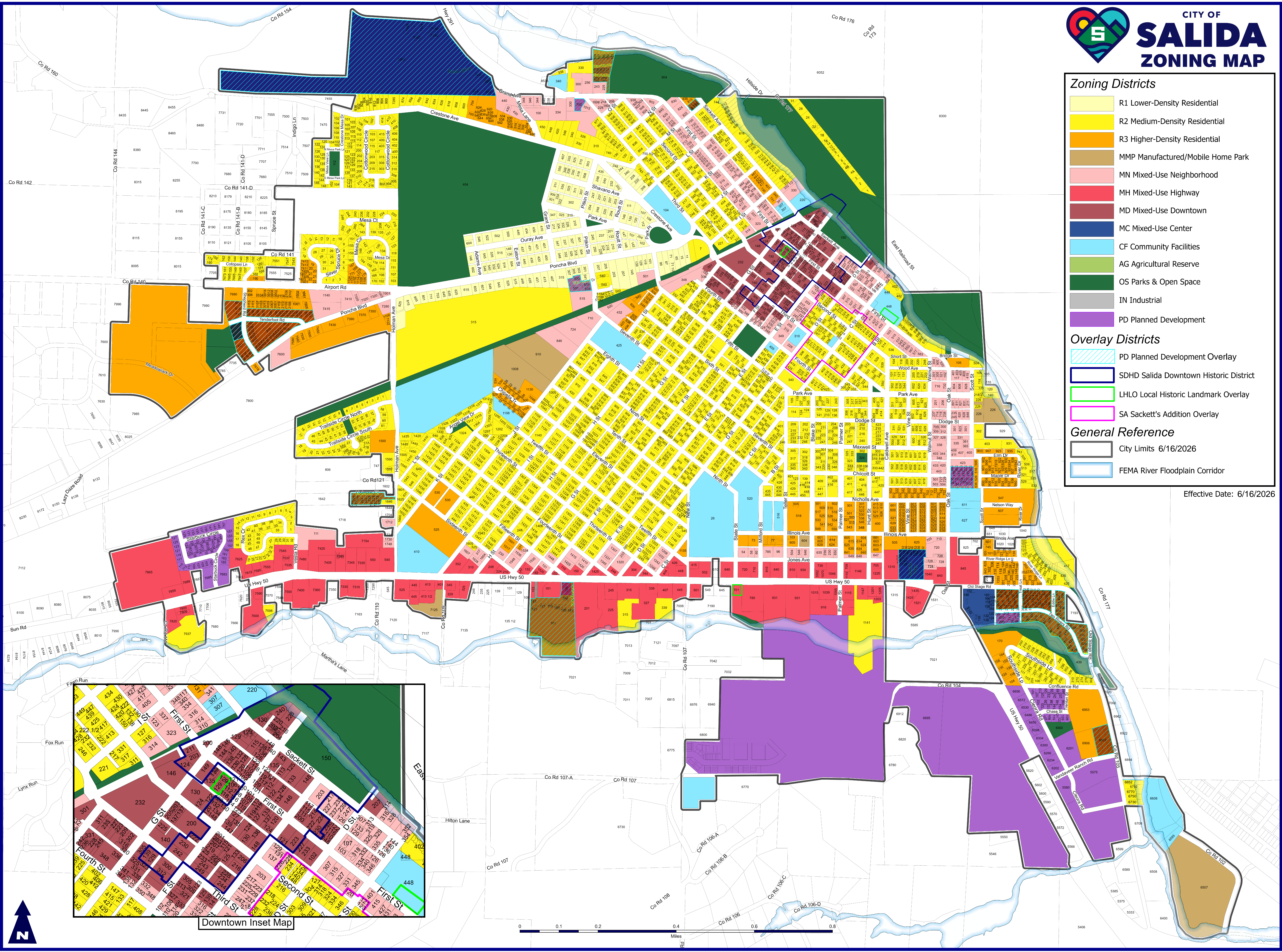
**Overlay Districts**

- PD Planned Development Overlay
- SDHD Salida Downtown Historic District
- LHLO Local Historic Landmark Overlay
- SA Sackett's Addition Overlay

**General Reference**

- City Limits 6/16/2026
- FEMA River Floodplain Corridor

Effective Date: 6/16/2026



**City of Salida, Colorado**  
**Ordinance No. 18**  
**Series of 2025**

**An Ordinance of the City Council of the City of Salida, Colorado, Approving a Comprehensive Rezone of the Official Zoning Map of the City of Salida and Adopting an Updated Zoning Map**

**WHEREAS**, the City of Salida (the “City”) is a statutory city organized under the laws of the State of Colorado, and the City Council of Salida (the “City Council”) possesses the authority to adopt ordinances that protect the public health, safety, and welfare; and

**WHEREAS**, the City Council has determined that the Official Zoning Map of the City must be updated comprehensively in order to conform to the restated Chapter 16, Land Use and Development Code, adopted concurrently with this Ordinance; and

**WHEREAS**, the comprehensive update to the Official Zoning Map, attached hereto as Exhibit A, is intended to ensure internal consistency with the rewritten Land Use and Development Code, to align zoning classifications with existing and planned land uses, and to promote the City’s long-term vision as expressed in the Comprehensive Plan and other adopted policy documents; and

**WHEREAS**, the Planning Commission held duly noticed public hearings on August 12, 2025, and August 25, 2025, to review the proposed comprehensive zoning map update, took public comment, and forwarded its recommendation to the City Council; and

**WHEREAS**, the City Council will hold a duly noticed public hearing on October 7, 2025, to consider the adoption of the comprehensive zoning map update; and

**WHEREAS**, Staff has provided public notice of hearings in front of Planning Commission and City Council, as well as ample advertising of public input opportunities such as public meetings, online and in-person surveys, etc. and reported the feedback from that engagement on the City website, in additional public meetings, and in various work sessions with Planning Commission and City Council; and

**WHEREAS**, the comprehensive rezoning of the Official Zoning Map aims to implement the Comprehensive Plan and a number of the City’s other adopted plans and policies, which discuss goals related to housing, transportation, neighborhood and economic vitality, and resource stewardship; and

**WHEREAS**, the City Council finds that adoption of the comprehensive zoning map update is in the best interests of the City and its residents and will promote the orderly

development of land, the efficient provision of public services, and the protection of community values.

**Now, therefore, be it ordained by the City Council of the City of Salida, Colorado, that:**

**Section 1.** Purpose and Intent. The City Council hereby adopts and incorporates the foregoing recitals as findings of fact and legislative intent. In adopting the comprehensive zoning map update, attached hereto as Exhibit A, the Council affirms its intent to bring the zoning map into conformity with the restated Chapter 16, to provide clear and consistent zoning classifications throughout the City, and to ensure that zoning regulations reflect community goals for housing, economic vitality, and sustainable growth.

**Section 2.** Adoption of Comprehensive Zoning Map. The Official Zoning Map of the City of Salida is hereby repealed and replaced with an updated Zoning Map as set forth in Exhibit A, which is attached hereto and incorporated herein by reference. The restated Zoning Map shall supersede and replace all prior zoning maps in full as of the effective date established in Section 6 of this Ordinance.

**Section 3.** Incorporation into the Municipal Code. The City Clerk, in consultation with the City Attorney and Code publisher, is directed to incorporate the restated Zoning Map into the Salida Municipal Code, to ensure consistency in formatting and cross-references, and to make any non-substantive corrections necessary to effectuate the intent of this Ordinance.

**Section 4.** Severability. If any provision of this Ordinance or of the updated Zoning Map is held invalid by a court of competent jurisdiction, such invalidity shall not affect the remaining provisions, which shall continue in full force and effect. The City Council declares that it would have adopted this Ordinance and the updated Zoning Map independently of the portion declared invalid.

**Section 5.** Publication. The City Clerk shall cause this Ordinance to be published by title only, with the effective date provided in Section 6, and with a statement that the updated Zoning Map is available at the Community Development Department office and on the City's official website, as provided by law.

**Section 6.** Effective Date. This Ordinance shall take effect on December 22, 2025.

**INTRODUCED, READ, AND PASSED ON FIRST READING** on September 16, 2025, and ordered published in summary form and set for a public hearing on October 7, 2025.

**READ, PASSED, AND ADOPTED ON SECOND READING**, following a public hearing held on October 7, 2025, and ordered published by title only by the City Council.



[SEAL]

ATTEST:

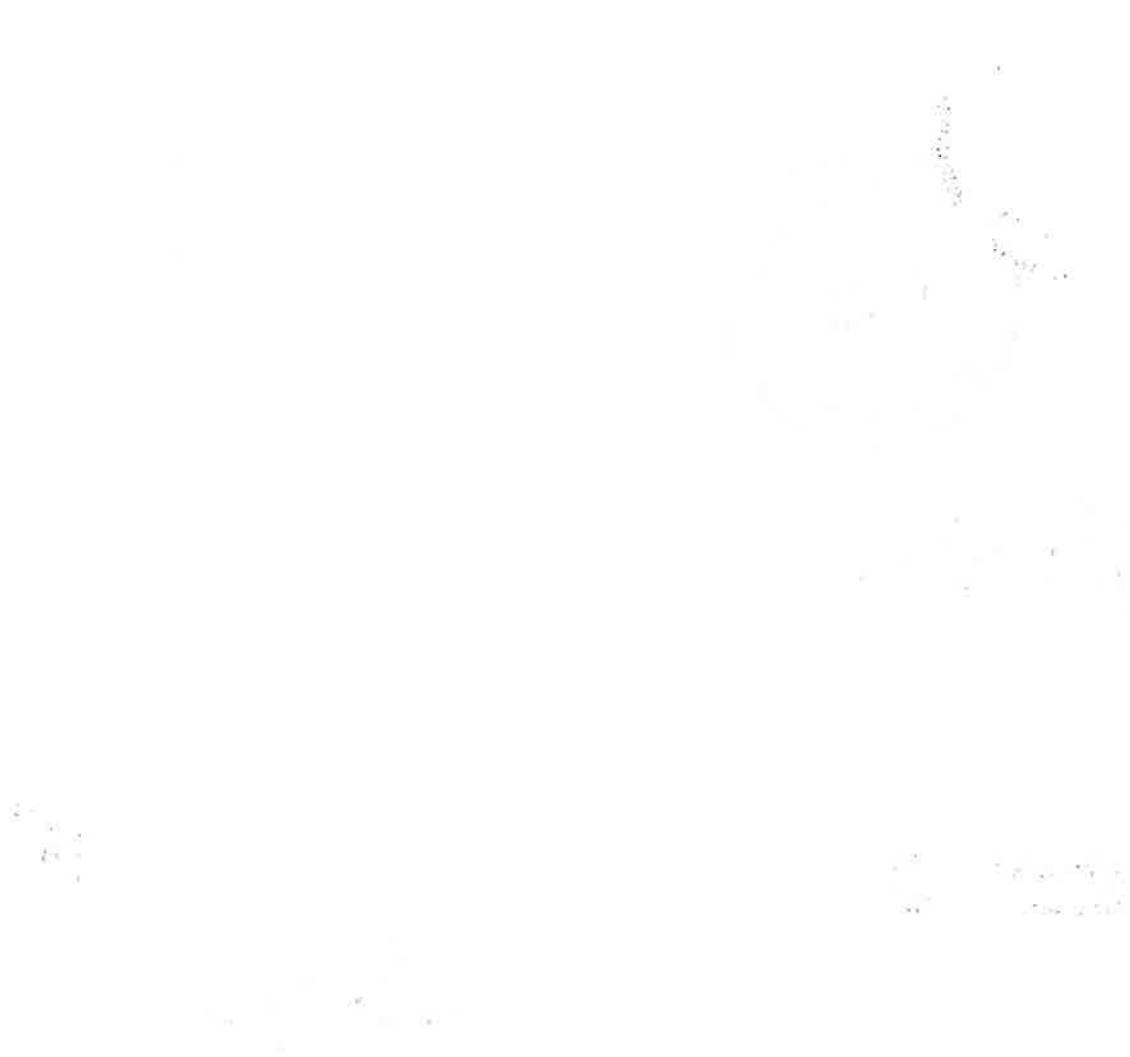
Kristi Keller  
City Clerk/Deputy Clerk

CITY OF SALIDA, COLORADO  
[Signature]  
Mayor

PUBLISHED IN FULL in the Mountain Mail after First Reading on the 16<sup>th</sup> day of September, 2025, and BY TITLE ONLY, after final adoption on the 7<sup>th</sup> day of October, 2025.

Kristi Keller  
City Clerk/Deputy City Clerk

**EXHIBIT A**



*Proposed Zoning Districts*

- R1 Lower-Density Residential
- R2 Medium-Density Residential
- R3 Higher-Density Residential
- MMP Manufactured/Mobile Home Park
- MN Mixed-Use Neighborhood
- MH Mixed-Use Highway
- MD Mixed-Use Downtown
- MC Mixed-Use Center
- CF Community Facilities
- AG Agricultural Reserve
- OS Parks & Open Space
- IN Industrial

*Overlay Districts*

- PD Planned Development
- SDHD Salida Downtown Historic District
- LHLO Local Historic Landmark Overlay
- SA Sackett's Addition Overlay

*General Reference*

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- FEMA River Floodplain Corridor

