



Planning Commission Regular Meeting

448 E. 1st Street, Room 190 Salida, Colorado 81201

June 23, 2025 at 6:00 PM

Agenda

Email public comments to: planning@cityofsalida.com

Please register for the Planning Commission Meeting:

https://zoom.us/webinar/register/WN_xjx49yp6TRKd4wWX5LzyUw

After registering, you will receive a confirmation email containing information about joining the webinar. To watch live meetings:

<http://www.youtube.com/@cityofsalidacolorado>

Call to Order by Chairman

Roll Call

Amendment(s) to Agenda

Approval of the Minutes

1. Approve Minutes

Unscheduled Citizens

New Business

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. Recommendation on Proposed Mesa Ridge Annexation
3. Recommendation on Proposed 7305 CR-160 Zoning (Mesa Ridge Annexation)
4. Major Impact Review for the Mesa Ridge Major Subdivision

Updates

Unfinished Business

Commissioners' Comments

Adjourn

Alternate Notice

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.

****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.**

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Planning Commission Regular Meeting

448 E. 1st Street, Room 190 Salida, Colorado 81201

June 10, 2025 at 6:00 PM

Meeting Minutes

Draft 6.23.25

Email public comments to: planning@cityofsalida.com

Please register for the Planning Commission

Meeting: https://zoom.us/webinar/register/WN_xjx49yp6TRKd4wWX5LzyUw

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<http://www.youtube.com/@cityofsalidacolorado>

Call to Order by Chairman – 6:01 PM

Roll Call – Present: Follet, Bomer, Kriebel, Colby, Derwingson, Bush, Layton4

Amendment(s) to Agenda

Approval of the Minutes

1. A correction to the Minutes of March 24, 2025 was provided by Commissioner Bomer regarding the voting on Item No. 3 of the agenda concerning the Limited Impact Review approval for a Drive-In Food or Beverage Facility use at 1002 E HWY 50, Salida, CO 81201. It was noted and confirmed that Commissioner Layton voted “no.” As such, the Minutes of March 24, 2025 have been corrected to state: Motion Approved 6-1 with Commissioner Layton voting “no.”

Motion by Bomer, Second by Kriebel to amend the Minutes of March 24, 2025 as stated above.

MOITON APPROVED 7-0

Motion by Bomer, second by Bush to approve the Minutes of March 24, 2025 as amended.

MOTION APPROVED 7-0

Unscheduled Citizens - none

New Business - Action Items

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. Natural Medicine Ordinance

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.

It was pointed out by the City's legal consultant that the ordinance included in the packet was an earlier version and was incorrect. The necessary amendments to the draft ordinance were provided by the City's legal consultant to reflect Commissioner requests.

Motion by Bomer, second by Colby to amend the draft Ordinance regarding Natural Medicine contained in today's packet by removing the last sentence in Part 7 – Lighting of Natural Medicine Businesses, and changing Table 16-D Schedule of Uses for Natural Medicine Healing Centers and Natural Medicine Businesses other than Healing Centers from a Permitted Use to Administrative Review in the respective columns.

MOTION APPROVED 7-0

Motion by Bomer, second by Colby to recommend City Council approve the amended proposed text of the attached draft Ordinance of the City of Salida Amending Chapter 16 of the City's Municipal Code By Amending Section 16-4-190 Regarding Natural Medicine and Amending Section 16-4-150(d) Regarding Table of Permitted Uses, plus the amendment to Section 7 regarding Lighting, which was part of the draft amendment.

MOTION APPROVED 7-0

3. Major Impact Review for the Proposed Salida Quality Farms, LLC / Meadowlark Drive Major Subdivision

Motion by Bomer, second by Colby to recommend City Council approve the Salida Quality Farms, LLC / Meadowlark Drive Subdivision as it meets the intent of the applicable review standards for a subdivision, subject to the following conditions as amended by the Commission (**Note: items in bold provided by Commission members as requested to be subject to City Attorney review; items in *italics and bold* inserted by staff to reflect the requirements of the annexation agreement as discussed in the meeting**):

- (1)** The proposed subdivision includes a public park dedication of a minimum of 4 acres, as required by the annexation agreement. The first phase of development of the 4-acre park shall be required to be completed prior to the issuance of a certificate of occupancy for any structure within the subdivision **other than those developed by Places to Age.**
- (2)** The first phase of public park improvements shall include the entire 4 acres and shall consist of at a minimum: grading; irrigation; turfgrass; park signage; 8-ft wide concrete shared-use paths along the perimeter of the park and street trees at the required intervals; a path connection to the park in Angelview Neighborhood Subdivision extending across the entire park in the proposed subdivision to CR 120 (Poncha Boulevard); and 2 park benches with 2 shade trees near each bench along the path. **Any developer within the subdivision other than Places to Age shall be required to comply with this requirement.**
- (3) Places to Age shall be exempt from park development expenses as the 4-acre park dedication fulfills the park dedication requirement.**
- (4)** Future phases of park improvements shall be identified by the Director of Parks and Recreation to be consistent with the city's park development standards.

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- (5) Construction documents for the first phase of park improvements complying with the City of Salida Park Development Manual and Park Construction Standards and Specifications shall be submitted to the Director of Parks and Recreation for review and approval as part of the Subdivision Improvements Agreement and prior to the issuance of any building permits in the subdivision **other than for the 8-acre parcel developed by Places to Age.**
- (6) A full set of civil engineering plans for all other public and right-of-way improvements **including the 8-ft wide shared-use path and associated parkway improvements** as illustrated on The Utility Plan - Phase 1 (Attachment C) shall be submitted to the Director of Public Works for review and approval **to be constructed** as part of the Subdivision Improvements Agreement and prior to the issuance of any building permits in the subdivision.

MOTION APPROVED 7-0 (UNANIMOUS)

4. Recommendation on Proposed Granzella-City of Salida Annexation

Motion by Bomer, second by Colby to recommend City Council approve the proposed Granzella-City of Salida Annexation as it meets the findings of fact for annexation, subject to specific conditions as outlined below as included in the staff report:

1. Owners shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code at the time of building permit submittal for additional principal dwelling units constructed on the properties.
2. Owners agree to pay at the time of building permit all applicable fees for the properties in the amounts set forth pursuant to the Salida Municipal Code, or as hereafter amended, namely the5 Recommendation on Proposed Granzella-City of Salida Annexation Planning Commission Public Hearing Agenda June 10, 2025 Page 5 of 6 building plan review; water and sewer system development fees; and the Fair Contribution to School Sites per Section 16-6-140 of the Salida Municipal Code (SMC) among other fees.
3. It is acknowledged that all public open space requirements for Tract 1 have been satisfied via the sales agreement for Tracts 3 & 4 which are anticipated to allow for the provision of adequate open space.
4. The owner/developer of Tract 1 will be required complete the curb, gutter, and sidewalk for the north side of the future Nelson Way at time of development.
5. The owner/developer of Tract 1 will be required to connect and dedicate the undedicated portion of River Drive at time of development.
6. The City agrees to coordinate and take lead on improvements to Scott Street from Illinois Avenue to the future Nelson Way, including intersection improvements, which the City deems necessary, and which may include, for City street design, improvement to, opening of, completion of, utility work requirements, and to be financially responsible for this City Street development work done.

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.

7. Owners of Tract 1 and successors and assigns agree to provide cost reimbursements to the City of Salida for utility installation (water and sewer) within Nelson Way; provided, however, owners' obligation for such cost reimbursements shall not exceed fifty percent (50%). Should owners of Tract 1 make the aforementioned utility installations (water and sewer) within Nelson Way, the City of Salida shall reimburse owners of Tract 1 for such cost at the time the City completes its development; provided, however, owners of Tract 1 obligation for such cost reimbursement shall not exceed fifty percent (50%). Notwithstanding the foregoing, the aforementioned cost reimbursement obligations shall expire ten (10) years following recordation of the Annexation Agreement with the Chaffee County Clerk and Recorder in accordance with applicable law.

5. Recommendation on Proposed Granzella-City of Salida Zoning

Motion by Bush, second by Bomer to recommend City Council approve the proposed zoning of the Granzella-City of Salida properties as proposed to be annexed: the 507 Scott Street property as R-3 High Density Residential Zone District and the 547 Scott Street Property as R-3 High Density Residential Zone District, as the requests meet the applicable review standards.

(Noted here that the 547 Scott Street property was recommended by staff to be zoned R-2, but changed by the Commission as per their motion.)

Updates – provided by Director Almquist

- Land Use Code Update
- Parking Issues

Commissioners' Comments

Adjourn

Motion by Bomer, second by Bush MOTION APPROVED 7-0

Alternate Notice

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PLANNING COMMISSION STAFF REPORT

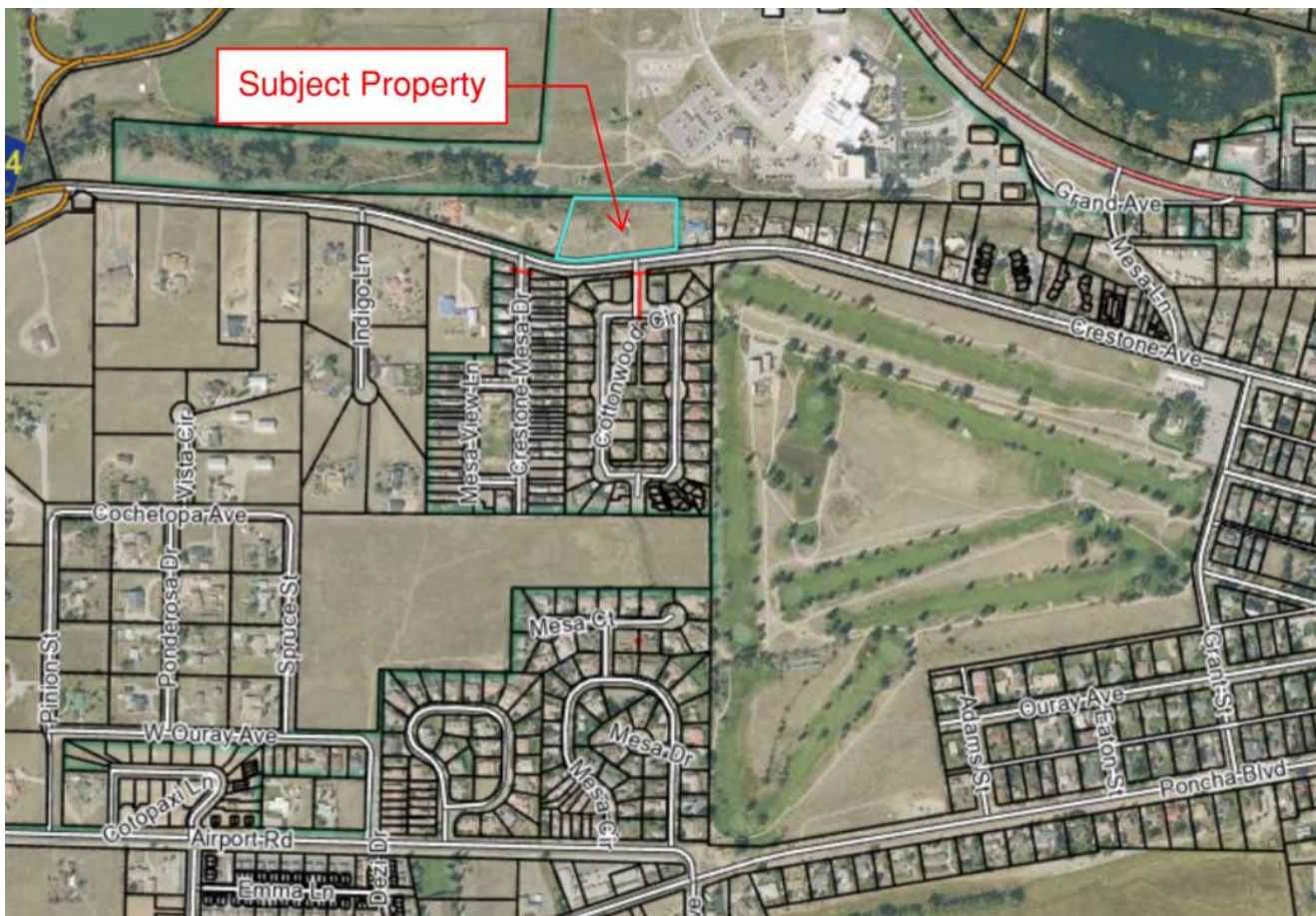
MEETING DATE: June 23, 2024

AGENDA ITEM TITLE: Recommendation on Proposed Mesa Ridge Annexation

AGENDA SECTION: Public Hearing

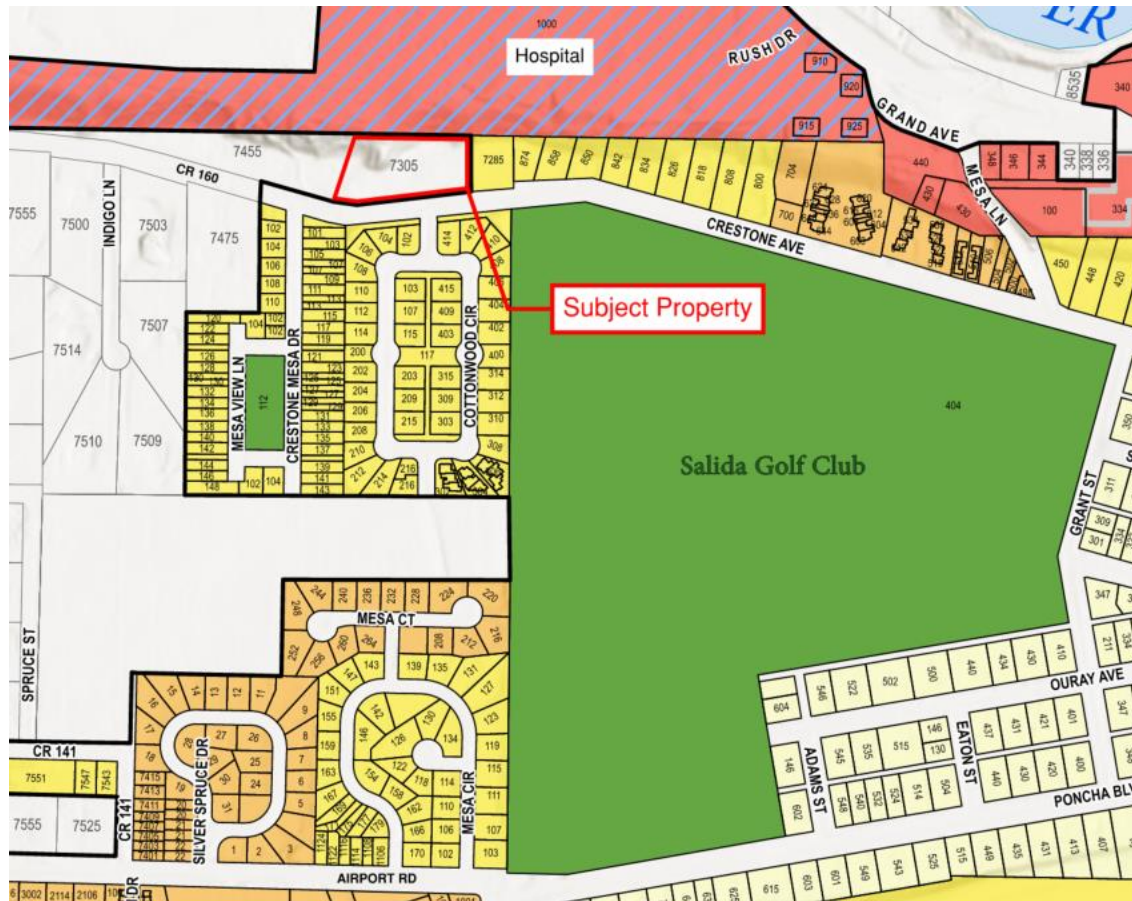
REQUEST / BACKGROUND:

The applicant, High Desert Development, represented by Kenny Layton, has submitted a complete application to annex the property located at 7305 County Road 160, totaling 2.3 Acres. The adjacent CR-160 right-of-way has already been annexed. A conceptual review was held with City Council and Planning Commission on February 3rd, 2025.



Vicinity Map

Surrounding Land Use and Zoning: The site is currently zoned RS Residential Suburban in Chaffee County. Surrounding properties within the county to the west and southwest are zoned RS Residential Suburban. Surrounding properties within city limits include C-1 Commercial to the north (with a Planned Development Overlay), and R-2 Medium-Density Residential to the south, southeast, and east.



Zoning Map

PROCESS:

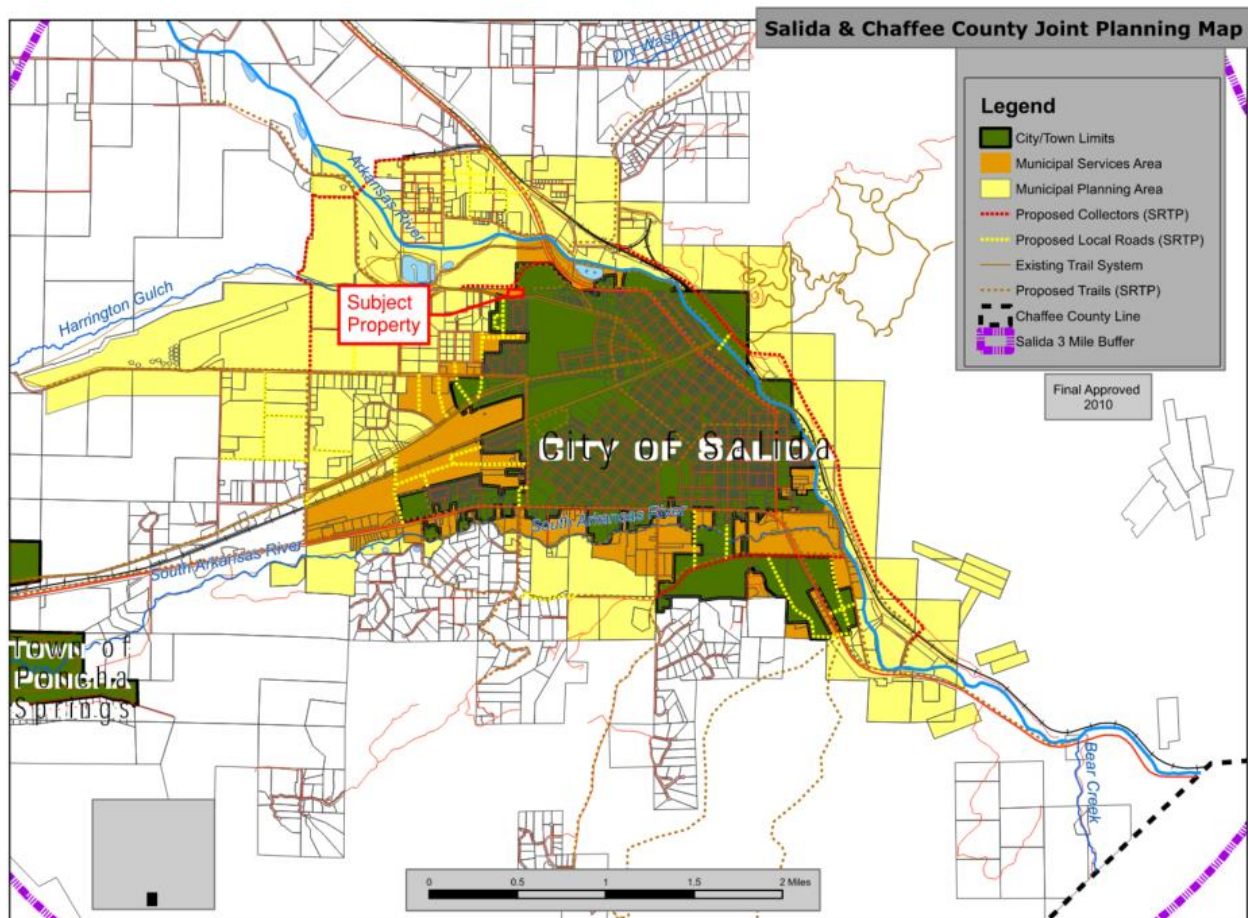
An application for annexation is a multi-step process. When annexing a property, the city must follow state statutes for contiguity and procedural requirements. The steps and standards include:

- A minimum of 1/6th (16.67%) of the perimeter of the proposed annexation must be contiguous with the City of Salida city limits.
- Staff reviews the petition for compliance with city and state statutes.
- City Council adopts a resolution stating the petition is valid and sets a public hearing date that is no less than 30 days and no greater than 60 days from the resolution date.
- The City Council public hearing is advertised in the newspaper for four consecutive weeks.
- Planning Commission holds a public hearing to review the annexation and recommend the zoning designation of the property.
- City Council holds a public hearing on the annexation petition.
- City Council reviews and acts on an annexation agreement.
- City Council holds a public hearing to review and act on the proposed zoning.

FINDINGS OF FACT:

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

1. The proposed annexation meets the required 1/6th contiguity with the municipal boundary of the City of Salida as shown on the annexation plat.
2. All applicable owners of the property are party to the annexation.
3. The annexation property is within the Municipal Services Area (MSA) of the City of Salida, as defined in the City's Comprehensive Plan and its intergovernmental agreement (IGA) with Chaffee County approved in 2010. According to the IGA, the MSA "encompasses properties which are eligible for annexation and extension of municipal utilities and infrastructure, within the parameters set forth in the Salida Municipal Code and Salida Comprehensive Plan, which may be amended from time to time."



Salida & Chaffee County Joint Planning Map

4. The property may be efficiently served by City Fire and Police Departments.
5. The property is a natural extension of the City's municipal boundary and meets the legal requirements for annexation.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

- Salida Fire Department: No concerns at this time.
- Salida Police Department: No concerns at this time.
- Public Works Department and City Engineering Consultants: Ensure that the other utilities have their plans and easements defined before platting gets approved.
- Salida Finance Department: The property, located at 7305 County Road 160, does not have city water or sewer services. Upon development the required system development fees will need to be paid.
- Chaffee County Public Health: No concerns at this time.
- US Postal Service: No response was received.
- Salida School District: The schools will accept fees in lieu of land.
- Xcel Energy: See attached.
- ATMOS Energy: No response was received.
- Visionary Broadband: An easement to connect the existing pole line to the front lot utility easement may be beneficial. It might exist on the east side of the project.
- Chaffee County Planning Department: No response was received.
- Chaffee County Road and Bridge: No response was received.

STAFF RECOMMENDATION:

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

RECOMMENDED MOTION:

"I hereby make a motion to recommend City Council _____ the proposed Mesa Ridge Annexation as it meets the findings of fact for annexation, subject to specific conditions as outlined below:

1. Developer shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code at the time development.
2. Owners agree to pay at the time of building permit all applicable fees for the properties in the amounts set forth pursuant to the Salida Municipal Code, or as hereafter amended, namely the building plan review; water and sewer system development fees; parks and open space, and the Fair Contribution to School Sites per Section 16-6-140 of the Salida Municipal Code (SMC) among other fees.

3. The owner/developer will be required complete the curb, gutter, and sidewalk for the north side of CR-160 at time of development.
4. A trail connection shall be provided between CR 160 and Hospital property in a location agreed upon by city staff, and shall be constructed and conveyed via easement as part of any future subdivision.

Attachments: Proof of publication
 Annexation Application and Plat Submittal
 Agency Review Comments
 Public Comments

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARINGS BEFORE
THE PLANNING COMMISSION & CITY
COUNCIL FOR THE CITY OF SALIDA
CONCERNING ANNEXATION, ZONING,
AND MAJOR SUBDIVISION APPLICA-
TIONS**

**TO ALL MEMBERS OF THE PUBLIC AND
INTERESTED PERSONS: PLEASE TAKE
NOTICE** that on **June 23, 2025** at or about
the hour of 6:00 p.m., a public hearing will
be conducted by the **City of Salida Plan-
ning Commission** at City Council Cham-
bers, 448 East First Street, Suite 190, Sal-
ida, Colorado and online at the following link:
https://zoom.us/webinar/register/WN_xjx49vp6TRKd4wWX5LzyUw

The hearing is regarding applications for
the Mesa Ridge Annexation, Zoning, and
Major Subdivision submitted by High Desert
Development, represented by Kenny Lay-
ton, for the property known as 7305 County
Road 160, containing 2.3 acres.

The City is currently considering the petition
to annex and zone the subject property and
simultaneously considering the application
to subdivide the subject property. The gen-
eral purpose of the hearings is to:

A. Review the annexation map and sup-
portive information and consider the request
to annex the land and zone the property as
Medium Density Residential (R-2) per 16-4
and 16-9 of the Salida Municipal Code.

B. Review the Major Subdivision to subdi-
vide the property into 10 residential lots and
1 outlot per 16-6 of the Salida Municipal
Code.

Any recommendation by the Planning Com-
mission for the Annexation and Zoning
shall be forwarded to the **City Council for
review and a public hearing** scheduled
for **July 15th, 2025**, 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_UJzcmIQTgqcTEDom-
hRz5A](https://zoom.us/webinar/register/WN_UJzcmIQTgqcTEDomhRz5A)

Interested persons are encouraged to
attend the public hearings. Further informa-
tion on the applications may be obtained
from the Community Development Depart-
ment by contacting [Kristen.Hodges@cityof-
salida.com](mailto:Kristen.Hodges@cityof-salida.com) or (719) 530-2625.

*Please note that it is inappropriate to
personally contact individual City Council-
ors 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/com-
ments, 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 June 6,
2025.



ANNEXATION APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

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

Email: planning@cityofsalida.com

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

A. Development Process

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

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

1. General Development Application ✓

2. Annexation Petition

3. **Annexation Map.** The preferred scale of the map is one (1) inch equals one hundred (100) feet; the minimum allowable scale is one (1) inch equals two hundred (200) feet. Sheet size shall be twenty-four (24) inches by thirty-six (36) inches. If it is necessary to draw the map on more than one (1) sheet, a sheet index shall be placed on the first sheet. The annexation map shall contain the following:

- a. Annexation Name
- b. Legal description. Legal description of the perimeter
- c. Names and addresses. Names and addresses of the owners, subdivider, land planner and land surveyor registered in the State.
- d. Scale
- e. North arrow
- f. Date. The date the map was prepared.
- g. Boundary lines and dimensions. Boundary lines of the proposed annexation. Distinction of the boundary that is contiguous to the City and the length of the same boundary on the map, including required showing of contiguity in feet.
- h. Platted lots. Lot and block numbers if the area is already platted.
- i. Improvements and easements. The location and dimensions of all existing and proposed streets, alleys, easements, ditches and utilities within or adjacent to the proposed annexation.
- j. Vicinity map. The vicinity map shall show the location of the proposed annexation, in relation to the City.
- k. Acreage. Total acreage to be annexed.
- l. Certificates. Certificates required to appear on the final annexation plat are described in Section 16-9-40 of the Land Use Code.

4. **Digital Copy.** A digital copy of the plat compatible with the City GIS shall be submitted.

5. **Application Fee** - According to current adopted fee schedule

7. Public Notice.

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

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

9. Notarized Special Fee and Cost Reimbursement Agreement completed

High Desert Development
9996 Hwy 50 PMB 1055
Salida, CO 81201

Date: 5/14/2025

City of Salida Planning Department
448 E 1st Street, Suite 112
Salida, CO 81201

RE: Letter of Intent to Annex Property at 7305 County Road 160, Salida, CO 81201

To Whom It May Concern,

This letter is to formally express our intent to initiate the annexation of the property located at **7305 County Road 160, Salida, CO 81201** into the City of Salida.

We are the current owner of this approximately **2.3-acre** parcel and are concurrently working on a proposed major subdivision application of 10 lots that we believe aligns with the City's goals for responsible and sustainable growth. To this aim, we are requesting R2 zoning.

We understand the City's annexation policies and are prepared to comply with all relevant requirements under the City of Salida Land Use Code. We believe this property is a logical and appropriate extension of city boundaries due to its proximity to existing municipal services and infrastructure, and it is consistent with the City's Comprehensive Plan and future land use goals.

We respectfully request that the City of Salida initiate the necessary procedures to review and process this annexation. We look forward to engaging with City staff and leadership to move this process forward and welcome any initial feedback or direction the City may have.

Please let us know if there are additional steps we should take at this time or if any additional documentation is needed to proceed.

Sincerely,



Kenny Layton
Managing Member
Block 7 Development LLC dba High Desert Development
970-590-3201

ANNEXATION PETITION

TO THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, GREETINGS:

The undersigned hereby petition(s) the City of Salida to annex to the City of Salida the territory shown on the map(s) attached hereto and described on the attachment hereto:

This Petition is signed by the landowners qualified to sign. It is intended that this Petition be a one hundred percent (100%) petition for annexation as described in C. R. S. 1973, Section 31-12-107(l)(g), (as amended).

In support of this petition, the undersigned state(s) and allege(s) as follows, to wit:

1. That it is desirable and necessary that the above-described territory be annexed to the City of Salida.
2. That petitioners are landowners of one hundred percent (100%) of the territory, excluding streets and alleys, herein proposed for annexation to the City of Salida.
3. That no less than one-sixth of the aggregate external boundaries of the above-described territory hereby petitioned to the City of Salida is contiguous to the City limits of the City of Salida.
4. Accompanying this petition are two mylars and twenty copies of the annexation map.
5. That a community of interest exists between the above-described territory and the City of Salida, and that the same is urban, or will be urbanized in the near future, and further that the said territory is integrated or is capable of being integrated in the City of Salida.
6. That the above-described territory does not include any area which is the same or substantially the same area in which an election for an annexation to the City of Salida, was held within the twelve months preceding the filing of this petition.
7. That the above-described territory does not include any area included in another annexation proceeding involving city other than the City of Salida.
8. That the above-described territory is not presently a part of any incorporated city, city and county, or town.
9. That the above area described will (not) result in the detachment of the area from any school district and the attachment of the same to another school district.

ANNEXATION PETITION

"INSERT A"

(Description of territory proposed for annexation)

See attached

RECORD DESCRIPTION: A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF THE SAID NW1/4 SE1/4 FROM WHENCE THE EAST QUARTER CORNER (BRASS CAP) BEARS EAST 1456 FEET; THENCE FROM SAID POINT OF BEGINNING WEST ALONG THE NORTH LINE OF THE NW1/4 SE1/4 AS FENCED 410.4 FEET; THENCE SOUTH 15°49' WEST 251.0 FEET TO A POINT ON THE NORTH SIDE OF COUNTY ROAD NO. 160; THENCE ALONG COUNTY ROAD NO. 160 AS FENCED SOUTH 83°04' EAST 82.5 FEET; THENCE NORTH 82°26' EAST 400.5 FEET; THENCE LEAVING SAID COUNTY ROAD NO. 160 NORTH 198.7 FEET TO THE POINT OF BEGINNING.

MORE CORRECTLY DESCRIBED AS FOLLOWS: A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH BOUNDARY OF THE SAID NW1/4 SE1/4, SAID POINT BEING MARKED BY A 5/8-INCH REBAR WITH A 1 1/2-INCH ALUMINUM CAP STAMPED 'PLS 36575'. FROM WHENCE THE EAST 1/4 CORNER (BRASS CAP) OF SAID SECTION 31 BEARS SOUTH 89°18'19" EAST 1454.91 FEET; THENCE PROCEEDING AROUND THE TRACT, NORTH 89°18'19" WEST ALONG THE NORTH BOUNDARY OF THE SAID NW 1/4 SE 1/4, ALSO BEING THE SOUTH BOUNDARY OF THE HEART OF THE ROCKIES REGIONAL MEDICAL CENTER ANNEXATION AS DESCRIBED IN CITY OF SALIDA ORDINANCE 2008-17, A DISTANCE OF 411.52 FEET TO A 5/8-INCH REBAR WITH A 1 1/2-INCH ALUMINUM CAP STAMPED 'LS 16117'; THENCE SOUTH 15°49'00" WEST 246.46 TO A 5/8-INCH REBAR WITH A 1 1/2-INCH ALUMINUM CAP STAMPED '487' ON THE NORTHERLY BOUNDARY OF CHAFFEE COUNTY ROAD NO. 160;
THENCE ALONG SAID NORTHERLY COUNTY ROAD BOUNDARY, ALSO BEING THE NORTHERLY BOUNDARY OF THE CHAFFEE COUNTY ROAD 160 ANNEXATION DESCRIBED IN CITY OF SALIDA ORDINANCE NO. 2008-27, THE FOLLOWING THREE (3) COURSES AND DISTANCES:
FIRST SOUTH 82°05'51" EAST 79.26 FEET; THENCE NORTH 84°03'36" EAST 94.92 FEET;
AND THENCE NORTH 83°23'32" EAST 307.09 FEET TO A 5/8-INCH REBAR WITH A 1 1/2-INCH ALUMINUM CAP STAMPED 'PLS 36575' AT THE SOUTHWEST CORNER OF THE GROOVER ANNEXATION AS DESCRIBED IN CITY OF SALIDA ORDINANCE NO. 2023-07;
THENCE NORTH 00°11'58" EAST ALONG THE WEST BOUNDARY OF SAID GROOVER ANNEXATION A DISTANCE OF 197.87 FEET TO THE POINT OF BEGINNING.
CONTAINING 2.30 ACRES.

CITY OF SALIDA
SPECIAL FEE AND COST REIMBURSEMENT AGREEMENT

This Special Fee and Cost Reimbursement Agreement ("Agreement") is entered into by and between the City of Salida, Colorado whose address is 448 East First Street, Suite 112, Salida, Colorado 81201 (the "City"), and High Desert Development, whose address is 9996 Hwy 50 Ste 1055, Salida, CO 81201 (the "Petitioner").

W I T N E S S E T H:

WHEREAS, Petitioner is the owner of that certain real property described in Exhibit A, attached hereto and incorporated herein by this reference, and desires to undertake the projects or activities described in Paragraph 1 below; and

WHEREAS, such projects or activities described in Paragraph 1 below will require the City to provide the special services and incur the costs set forth in Paragraph 2 below; and

WHEREAS, Section 16-2-10 of the Salida Municipal Code provides that the City will assess land use and development applicant minimum fees for review of applications submitted to the City as well as actual review costs and fees for outside professional services; and

WHEREAS, the fees and costs paid and collected by virtue of this Agreement shall be used solely to pay for the City's minimum application fees as well as actual fees and costs for review by outside professional services, including, but not limited to, engineering and legal review, incurred by the City in relation to the anticipated project or activity; and

WHEREAS, the City and Petitioner desire to set forth their agreements and understandings concerning this matter.

NOW, THEREFORE, in consideration of the mutual covenants and promises of the parties, and for other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Petitioner desires to undertake the following projects or activities involving the City or its utility services:

<u>X</u> _____	Annexation & Zoning
_____	Limited Impact Review
<u>X</u> _____	Major Impact Review
_____	Conditional Use
_____	Variance
_____	Review of Title 32 Special District

_____ Can and Will Serve Letter for Utility Service
_____ Other (describe) _____

2. The activity or project being undertaken by Petitioner will require the City to provide the following special services or incur the following costs:

_____ Engineering review and advice
X _____ Legal review and advice
_____ Preparation of plats or plans
_____ Inspections
X _____ Recording fees
_____ Filing fees
X _____ Publication costs
_____ Other (describe) _____

3. Petitioner agrees to pay the City in full for all special services provided or actual costs incurred by the City in relation to the project or activity described above upon receipt of an itemized billing for those services and/or costs from the City. All such amounts are due within thirty (30) days of the date of the bill, with interest on any overdue amounts to be assessed at one and one-half percent (1.5%) per month on all balances not paid within thirty (30) days of the date of the billing. In the event that such amounts remain unpaid thirty (30) days after the date they are billed, the City reserves the right to cease review and processing of the Petitioner's application(s). In the event the City is forced to pursue collection of any amounts due and unpaid under this Agreement, it shall be entitled to collect attorney's fees, filing, and recording fees incurred in such collection efforts in addition to the unpaid amounts due, plus interest.

4. Petitioner agrees to provide a deposit to the City in the amount of \$10,000 at the time of making the initial application for the Mesa Ridge. The City shall not commence to provide any of the services desired by the Petitioner, or advance any costs, until this deposit is received by the City. Any amount by which the Petitioner's deposit exceeds the costs assessed under this Agreement shall be refunded to the Petitioner within a reasonable time after final action has been taken on the subject project or activity. Any amount by which the deposit is less than the total costs due to the City under this Agreement shall be due and payable by the Petitioner pursuant to the provisions of Paragraph 2, above.

5. The City specifically does not agree to act favorably on the application made by Petitioner in exchange for payment of the special fees and/or costs set forth above.

6. This Agreement constitutes the entire and complete agreement of the parties with respect to the subject matter contained herein. No promise or undertaking has been made by any party, and no understanding exists with respect to the transaction contemplated, except as expressly set forth in this Agreement. All prior and

contemporaneous negotiations and understandings between the parties are embodied and merged into this Agreement.

7. This Agreement may be amended from time to time by amendments made by the parties in written form and executed in the same manner as this Agreement.

8. This Agreement shall be binding upon and inure to the benefit of the parties and their assigns and successors in interest.

9. If any covenant, term, condition, or provision under this Agreement shall for any reason be held to be invalid or unenforceable, the invalidity or unenforceability of such covenant, term, condition, or provision shall not affect any other provision contained herein.

10. The parties agree and intend that this Agreement shall run with the land described in Exhibit A, attached hereto, and be a burden upon that property until final payment has been made to the City of all fees due and payable under this Agreement, or until the earlier termination of this Agreement.

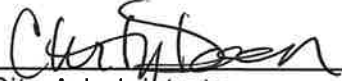
IN WITNESS WHEREOF, the parties have executed this Special Fee and Cost Reimbursement Agreement on the day and year adjacent to their respective signatures below.

Date:

5/22/25

CITY OF SALIDA, COLORADO

By:


City Administrator

ATTEST



City Clerk/Deputy City Clerk

Date:

5/22/25

PETITIONER

By: 

Print Name: Kenneth Layton

STATE OF COLORADO)
) ss.
COUNTY OF CHAFFEE)

Acknowledged, subscribed, and sworn to before me this 14 day of May
2025, by Kenneth Layton.

WITNESS my hand and official seal.

My Commission expires: July 21, 2026


Notary Public

BREANNA CARISSA TURNER
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20224028653
MY COMMISSION EXPIRES JULY 21, 2026

EXHIBIT A

The Land referred to herein below is situated in the County of Chaffee, State of Colorado and is described as follows:

A tract of land in the Northwest Quarter of the Southeast Quarter (NW $\frac{1}{4}$ SE $\frac{1}{4}$) of Section 31, Township 50 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, described as follows: Beginning at a point on the north line of the said NW $\frac{1}{4}$ SE $\frac{1}{4}$ from whence the east quarter corner (brass cap) bears East 1456 feet; thence from said point of beginning West along the said north line of the NW $\frac{1}{4}$ SE $\frac{1}{4}$ as fenced 410.4 feet; thence South 15°49' West 251.0 feet to a point on the north side of County Road No. 160; thence along County Road No. 160 as fenced South 83°04' East 82.5 feet; thence North 82°26' East 400.5 feet; thence leaving the said County Road No. 160 North 198.7 feet to the point of beginning.

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named Block 7 Development LLC and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a:

☐ corporation	☐ registered limited liability partnership
☐ nonprofit corporation	☐ registered limited liability limited partnership
☒ limited liability company	☐ limited partnership association
☐ general partnership	☐ government or governmental subdivision or agency
☐ limited partnership	☐ trust (Section 38-30-108.5, C.R.S.)
3. The entity is formed under the laws of: Colorado
4. The mailing address for the entity is: 9996 Hwy 50 PMB 1055, Salida, CO 81201
5. The ☒ name ☒ position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: Kenneth Layton, Managing Member
- 6.² The authority of the foregoing person(s) to bind the entity is ☒ not limited ☐ limited as follows:
7. Other matters concerning the manner in which the entity deals with interests in real property:

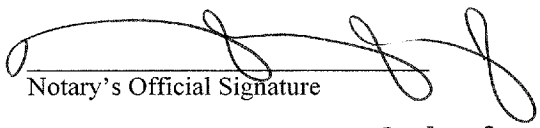
Block 7 Development LLC, a Colorado Limited Liability Company

By: 

Kenneth Layton, Managing Member

STATE OF COLORADO
COUNTY OF CHAFFEE

The foregoing instrument was acknowledged before me this 14th day of March, 2025, by Kenneth Layton, Managing Member of Block 7 Development LLC, a Colorado Limited Liability Company.


Notary's Official Signature

My Commission Expires: 09/13/28

JENNIFER S. LEIGHTON SCANGA NOTARY PUBLIC - STATE OF COLORADO Notary ID #20004024197 My Commission Expires 9/13/2028
--

HIGH DESERT DEVELOPMENT

9996 Hwy 50 PMB 1055 Salida, CO 81201 | 970.590.3201 | kennethlayton@gmail.com

5/7/2025

South Arkansas Fire Protection District Board
124 E Street
PO Box 393
Salida, 81201

Dear South Arkansas Fire Protection District Board:

We are writing to petition exclusion from the SAFPD special taxing district for an annexation application we have submitted to the City of Salida. The property is located at 7305 CR 160, Salida, CO 81201.

The Land referred to herein below is situated in the County of Chaffee, State of Colorado and is described as follows:

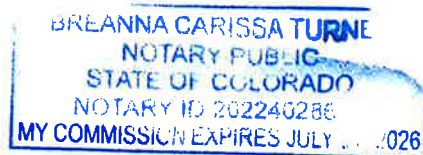
A tract of land in the Northwest Quarter of the Southeast Quarter (NW¼ SE¼) of Section 31, Township 50 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, described as follows: Beginning at a point on the north line of the said NW¼ SE¼ from whence the east quarter corner (brass cap) bears East 1456 feet; thence from said point of beginning West along the said north line of the NW¼ SE¼ as fenced 410.4 feet; thence South 15°49' West 251.0 feet to a point on the north side of County Road No. 160; thence along County Road No. 160 as fenced South 83°04' East 82.5 feet; thence North 82°26' East 400.5 feet; thence leaving the said County Road No. 160 North 198.7 feet to the point of beginning.

Please advise.

Sincerely,



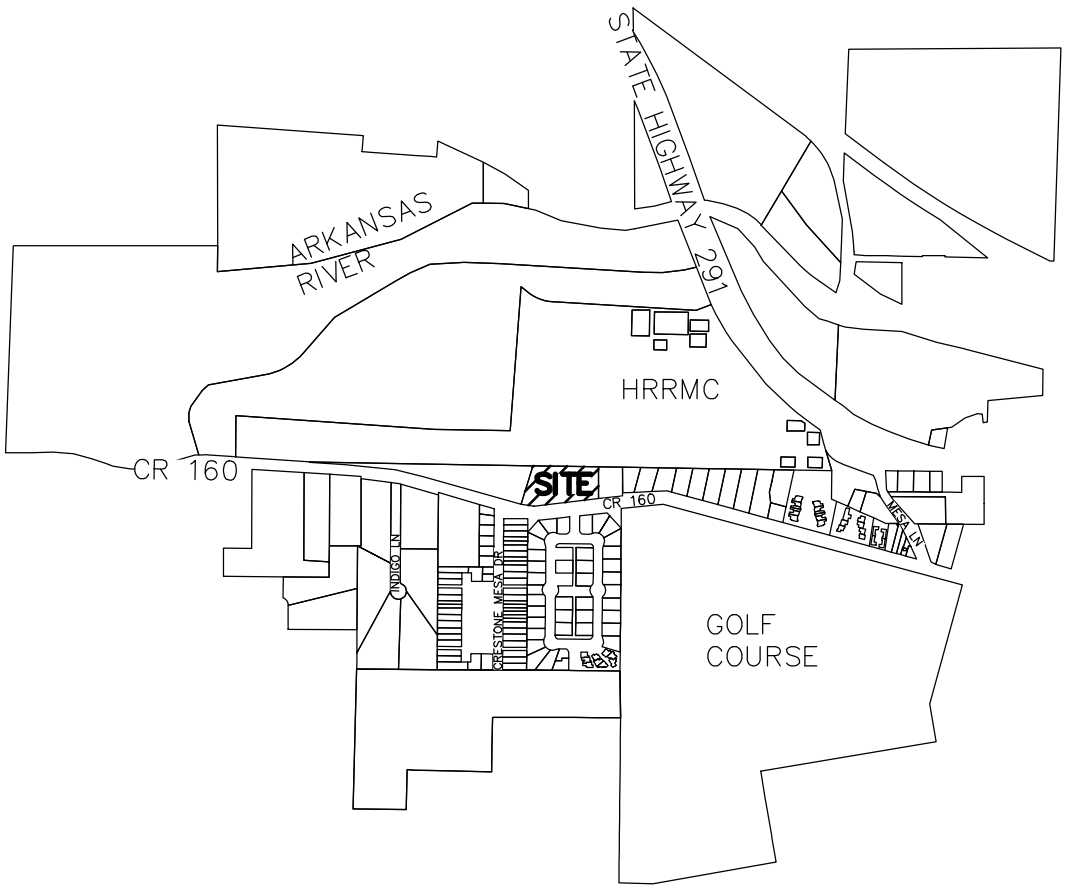
Kenny Layton
Managing Member High Desert Development



MESA RIDGE ANNEXATION PLAT

FOR A TRACT IN THE

NW 1/4 SE 1/4 of SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST, N.M.P.M.
CHAFFEE COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

MESA RIDGE ANNEXATION TO THE CITY OF SALIDA CERTIFICATION:
WHEREAS THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO HAS BEEN PRESENTED WITH AN APPLICATION TO ANNEX THE TERRITORY DESCRIBED HEREIN BY BLOCK 7 DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY, THE OWNER OF 100% OF THE AREA TO BE ANNEXED; AND
WHEREAS, THE CITY COUNCIL BY RESOLUTION ADOPTED _____, 2025, DETERMINED THAT THE ANNEXATION APPLICATION SUBSTANTIALLY COMPLIED WITH THE REQUIREMENTS OF SECTION 38-12-107(1) C.R.S.; AND
WHEREAS, AFTER PUBLISHED NOTICE AND PUBLIC HEARING ON _____, 2025, AS REQUIRED BY SECTION 31-12-108, C.R.S., THE CITY COUNCIL ADOPTED RESOLUTION NUMBER _____ (SERIES OF 2025) DETERMINING THAT THE ANNEXATION SATISFIED THE REQUIREMENTS OF SECTION 31-12-104 AND 105, C.R.S. AND THAT AN ANNEXATION ELECTION WAS NOT REQUIRED; AND
WHEREAS, ON _____, 2025, THE CITY COUNCIL ADOPTED ORDINANCE NUMBER _____ (SERIES OF 2025), APPROVING AND ANNEXING THE MESA RIDGE ANNEXATION TO THE CITY OF SALIDA.
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, DOES HEREBY APPROVE AND ACCEPT THE MESA RIDGE ANNEXATION DESCRIBED HEREIN; TO WIT, THE TERRITORY COMPRISING 2.30 ACRES, AND BEING DESCRIBED AS FOLLOWS.

RECORD DESCRIPTION: A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF THE SAID NW1/4 SE1/4 FROM WHENCE THE EAST QUARTER CORNER (BRASS CAP) BEARS EAST 1456 FEET; THENCE FROM SAID POINT OF BEGINNING WEST ALONG THE NORTH LINE OF THE NW1/4 SE1/4 AS FENCED 410.4 FEET; THENCE SOUTH 15°49' WEST 251.0 FEET TO A POINT ON THE NORTH SIDE OF COUNTY ROAD NO. 160; THENCE ALONG COUNTY ROAD NO. 160 AS FENCED SOUTH 83°04' EAST 82.5 FEET; THENCE NORTH 82°26' EAST 400.5 FEET; THENCE LEAVING SAID COUNTY ROAD NO. 160 NORTH 198.7 FEET TO THE POINT OF BEGINNING.

MORE CORRECTLY DESCRIBED AS FOLLOWS: A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH BOUNDARY OF THE SAID NW1/4 SE1/4, SAID POINT BEING MARKED BY A 5/8-INCH REBAR WITH A 1 1/2-INCH ALUMINUM CAP STAMPED 'PLS 36575', FROM WHENCE THE EAST 1/4 CORNER (BRASS CAP) OF SAID SECTION 31 BEARS SOUTH 89°18'19" EAST 1454.91 FEET; THENCE PROCEEDING AROUND THE TRACT, NORTH 89°18'19" WEST ALONG THE NORTH BOUNDARY OF THE SAID NW 1/4 SE 1/4, ALSO BEING THE SOUTH BOUNDARY OF THE HEART OF THE ROCKIES REGIONAL MEDICAL CENTER ANNEXATION AS DESCRIBED IN CITY OF SALIDA ORDINANCE 2008-17, A DISTANCE OF 411.52 FEET TO A 5/8-INCH REBAR WITH A 1 1/2-INCH ALUMINUM CAP STAMPED 'LS 16117'; THENCE SOUTH 15°49'00" WEST 246.46 TO A 5/8-INCH REBAR WITH A 1 1/2-INCH ALUMINUM CAP STAMPED '487' ON THE NORTHERLY BOUNDARY OF CHAFFEE COUNTY ROAD NO. 160; THENCE ALONG SAID NORTHERLY COUNTY ROAD BOUNDARY, ALSO BEING THE NORTHERLY BOUNDARY OF THE CHAFFEE COUNTY ROAD 160 ANNEXATION DESCRIBED IN CITY OF SALIDA ORDINANCE NO. 2008-27, THE FOLLOWING THREE (3) COURSES AND DISTANCES:
FIRST SOUTH 82°05'51" EAST 79.26 FEET; THENCE NORTH 84°03'36" EAST 94.92 FEET;
AND THENCE NORTH 83°23'32" EAST 307.09 FEET TO A 5/8-INCH REBAR WITH A 1 1/2-INCH ALUMINUM CAP STAMPED 'PLS 36575' AT THE SOUTHWEST CORNER OF THE GROOVER ANNEXATION AS DESCRIBED IN CITY OF SALIDA ORDINANCE NO. 2023-07;
THENCE NORTH 00°11'58" EAST ALONG THE WEST BOUNDARY OF SAID GROOVER ANNEXATION A DISTANCE OF 197.87 FEET TO THE POINT OF BEGINNING. CONTAINING 2.30 ACRES.

OWNERS:
BLOCK 7 DEVELOPMENT, LLC, a Colorado Limited Liability Company
9996 W HWY 50, PMB 1055
SALIDA, CO 81201

OWNERS CERTIFICATE:
THIS IS TO CERTIFY THAT BLOCK 7 DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF 100% OF THE PROPERTY DESCRIBED AND SHOWN HEREON DESIRES AND APPROVES THE ANNEXATION OF SAID PROPERTY TO THE CITY OF SALIDA.

BLOCK 7 DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

KENNY LAYTON, MEMBER

STATE OF COLORADO }
COUNTY OF CHAFFEE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025

BY: _____, WHOSE NAME IS SUBSCRIBED ABOVE
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

CITY OF SALIDA APPROVAL:

APPROVED THIS _____ DAY OF _____, 2025

BY: _____
MAYOR OF THE CITY OF SALIDA

ATTEST: _____
CITY CLERK

SALIDA PLANNING COMMISSION APPROVAL:
THIS ANNEXATION PLAT IS HEREBY APPROVED ON THIS _____ DAY OF _____, 2025, BY THE CITY OF SALIDA PLANNING COMMISSION

CHAIRMAN OF PLANNING COMMISSION _____ ATTEST: CITY CLERK _____

CITY OF SALIDA CLERK'S CERTIFICATE:
I HEREBY CERTIFY THAT THIS EXECUTED ANNEXATION MAP, ALONG WITH THE ORIGINAL ANNEXATION ORDINANCE FOR THE MESA RIDGE ANNEXATION WAS ACCEPTED FOR FILING IN MY OFFICE ON THE _____ DAY OF _____, 2025.

CITY CLERK

CHAFFEE COUNTY CLERK & RECORDER'S CERTIFICATE:
I HEREBY CERTIFY THAT A CERTIFIED COPY OF THIS ANNEXATION MAP AND A CERTIFIED COPY OF THE ANNEXATION ORDINANCE FOR THE MESA RIDGE ANNEXATION TO THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, WERE ACCEPTED AND FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2025, UNDER RECEPTION NUMBER(S) _____.

CHAFFEE COUNTY CLERK AND RECORDER

LAND SURVEYOR'S CERTIFICATE:
I, MICHAEL K. HENDERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN HEREON WERE RECOVERED AS INDICATED, AND THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE. I FURTHER CERTIFY THAT AT LEAST ONE-SIXTH OF THE PERIMETER BOUNDARIES OF THE TRACT TO BE ANNEXED ARE ADJACENT TO THE PRESENT CITY OF SALIDA CORPORATION LINE DATED THIS _____ DAY OF _____, 2025.

MICHAEL K. HENDERSON
REG. L.S. NO. 18117
STATE OF COLORADO

ANNEXATION BOUNDARY SUMMARY

PERIMETER OF LAND TO BE ANNEXED: 1,337.12 FT
ADJOINS PRESENT CORPORATION LINE: 1,090.66 FT
REQUIRED ADJOINING 1/6TH: 222.85 FT

GENERAL LAND SURVEYOR'S NOTES:
1. PROPERTY DESCRIPTION & RECORD EASEMENT RESEARCH BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 24-24418 ISSUED BY CENTRAL COLORADO TITLE & ESCROW, EFFECTIVE DECEMBER 2, 2024.
2. DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTION, ON THE CHAFFEE COUNTY ROAD 160 ANNEXATION PLAT, ON THE LOCATIONS OF THE RECOVERED SURVEY MONUMENTS SHOWN AND DESCRIBED HEREON, AND ON THE RGY LAND SURVEY PLAT DEPOSITED IN THE LAND SURVEY RECORDS OF CHAFFEE COUNTY AS SUR-1031.
3. THE PROPERTY IS SUBJECT TO A 5.0 FOOT WIDE PERPETUAL EASEMENT GRANTED TO U.S. WEST COMMUNICATIONS, INC. FOR TELECOMMUNICATIONS FACILITIES IN BOOK 522 AT PAGE 233 OF THE CHAFFEE COUNTY RECORDS.
4. PLAT REFERS TO THE COUNT ROAD 160 ANNEXATION TO THE CITY OF SALIDA PLAT
5. MORE CORRECTLY DESCRIBED ANNEXATION DESCRIPTION PREPARED BY MICHAEL K. HENDERSON, 203 G STREET, SALIDA, CO 81201

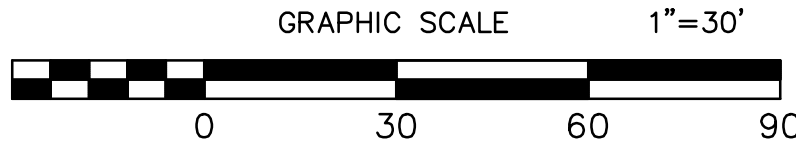
ASSISTED BY BILL HUSSEY, PE, SHREDGNAR, LLC

MESA RIDGE ANNEXATION PLAT
in the NW 1/4 SE 1/4 of SECTION 31,
TOWNSHIP 50 NORTH, RANGE 9 EAST, N.M.P.M.

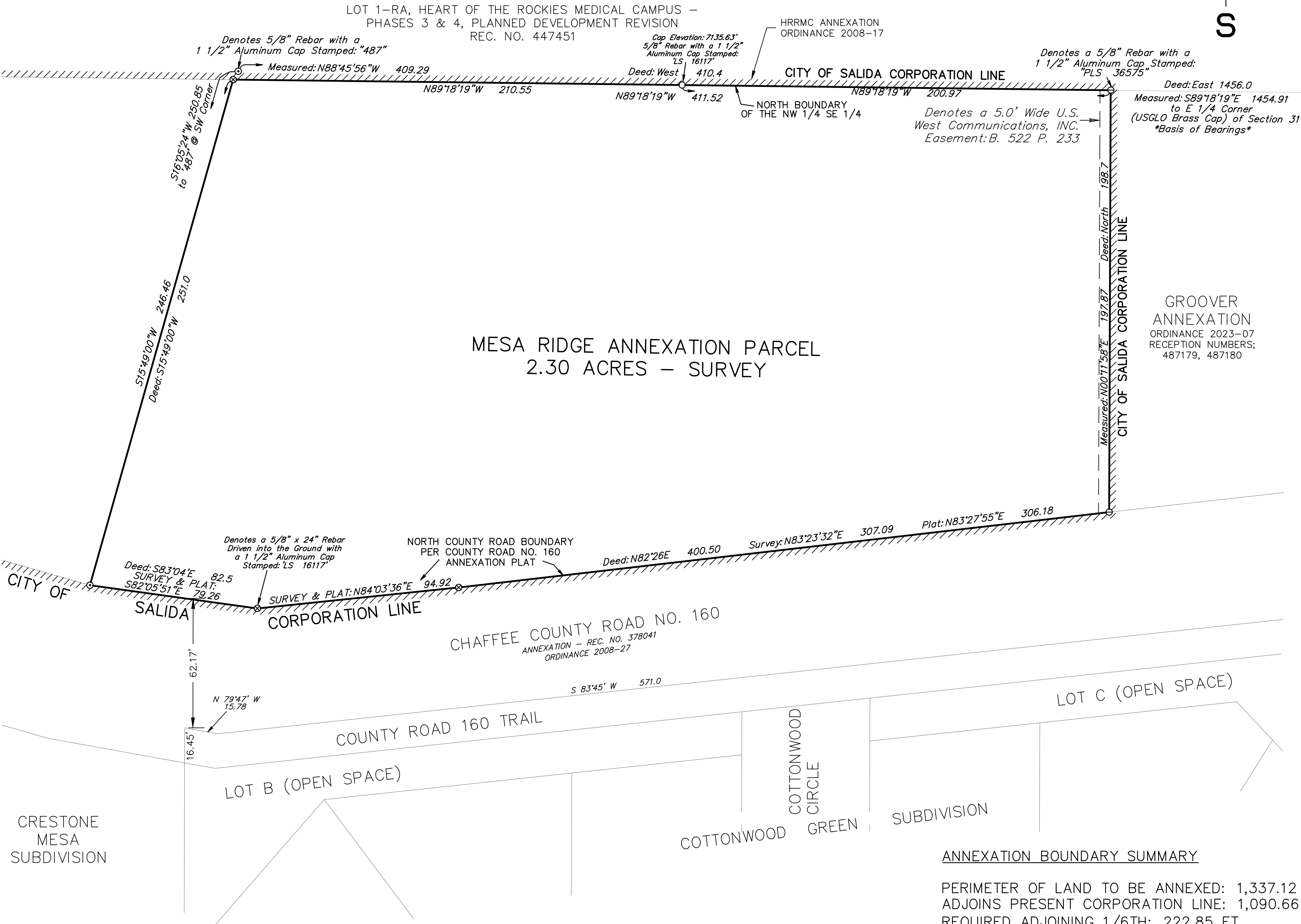
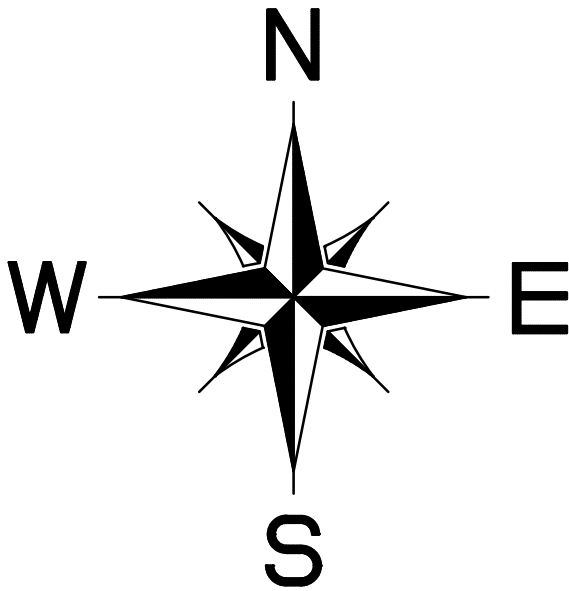
CHAFFEE COUNTY _____ COLORADO

Job Number: J-25-063
DESIGNED: W.B.H. HENDERSON LAND SURVEYING CO., INC.
DRAWN BY: W.B.H. 203 G STREET SALIDA, COLORADO

CHECKED: _____
Field Book: 5327 PGS. 344
DATE: 5/19/2025
DRAWING NO. L-25-14



DIRECTIONS ARE BASED ON THE BEARING S89°18'19"E BETWEEN RECOVERED SURVEY MONUMENTS AT THE NE CORNER OF THE TRACT AND THE E1/4 CORNER OF SECTION 31, AS SHOWN AND/OR DESCRIBED ON THIS PLAT.



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
Donna.L.George@xcelenergy.com

June 3, 2025

City of Salida
448 East First Street, Suite 112
Salida, CO 81201

Attn: Kristen Hodges

Re: Mesa Ridge

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the annexation, zoning, and major subdivision for **Mesa Ridge**. Please be advised that PSCo owns and operates existing overhead electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon PSCo's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities, and that our current use/enjoyment of the area would continue to be an accepted use on the property and that it be "grandfathered" into these changes.

After approval of the proposed annexation has been finalized, The City of Salida must send notification to dlAnnexationNotifications@xcelenergy.com, which will allow our GIS mapping department to make the necessary updates to our GIS mapping system.

The property owner/developer/contractor must complete the application process for any new electric service, or modification to existing facilities via www.xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

June 13, 2025

City of Salida City Council
Salida Planning Commission

Re: 7305 CR 160 annexation



Dear City Council and Planning Commission members,

The Board of Directors of Salida-area Parks, Open-space & Trails (SPOT) wholeheartedly support the annexation of the 7305 CR160 property into the City of Salida.

SPOT is a non-profit volunteer organization that, since 2000, has assisted municipalities, groups and individuals to plan, write grants for and implement parks, open-space and trails projects in Chaffee County. For many years SPOT has worked to build the popular eighteen plus-mile, non-motorized In-Town Salida Trail System with its connections extending out into Chaffee County.

The Mesa Ridge Trail from CR160 to the HRRMC, which is included in this annexation, is a connection that SPOT, the City of Salida, the hospital, CPW, community neighbors and the property owners have discussed and planned for many years.

The trail will be a crucial link in the non-motorized Salida Trail System, allowing folks to travel from the existing CR160 mesa trail down to the HRRMC gazebo and trail which connects to CR154, which in turn leads to the existing trails around and through both the Sands and Frantz Lake Wildlife Areas.

Thank you for your consideration,
Sincerely,

Donna Rhoads

Donna Rhoads, SPOT President

Donna Rhoads
Planner/Grant Writer
President
719 221-4008

Katy Grether
Grant Writer/Analyst
Vice-President
719 530-1931

Denise Wentz
Physical Therapist
Treasurer
719 221 4062

Lisa Walner
Adopt-a-Trail Coordinator
803 622-0264

Wayne Sawyer
Consultant
719 221-6986

Cheryl Brown-Kovacic
Grant Writer/Educator
505 228-8602

Jessica Downing
Recreation Planner
303 506-2776

Chris Miller
Trail Planner
719 207-3290

Wayles Martin
Community Planner
239 898-5149

SPOT PO Box 748 Salida, CO 81201

SPOT aims to promote the creation, preservation, improvement and appreciation of parks, open space and trails in the greater Salida area.



PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 23, 2024

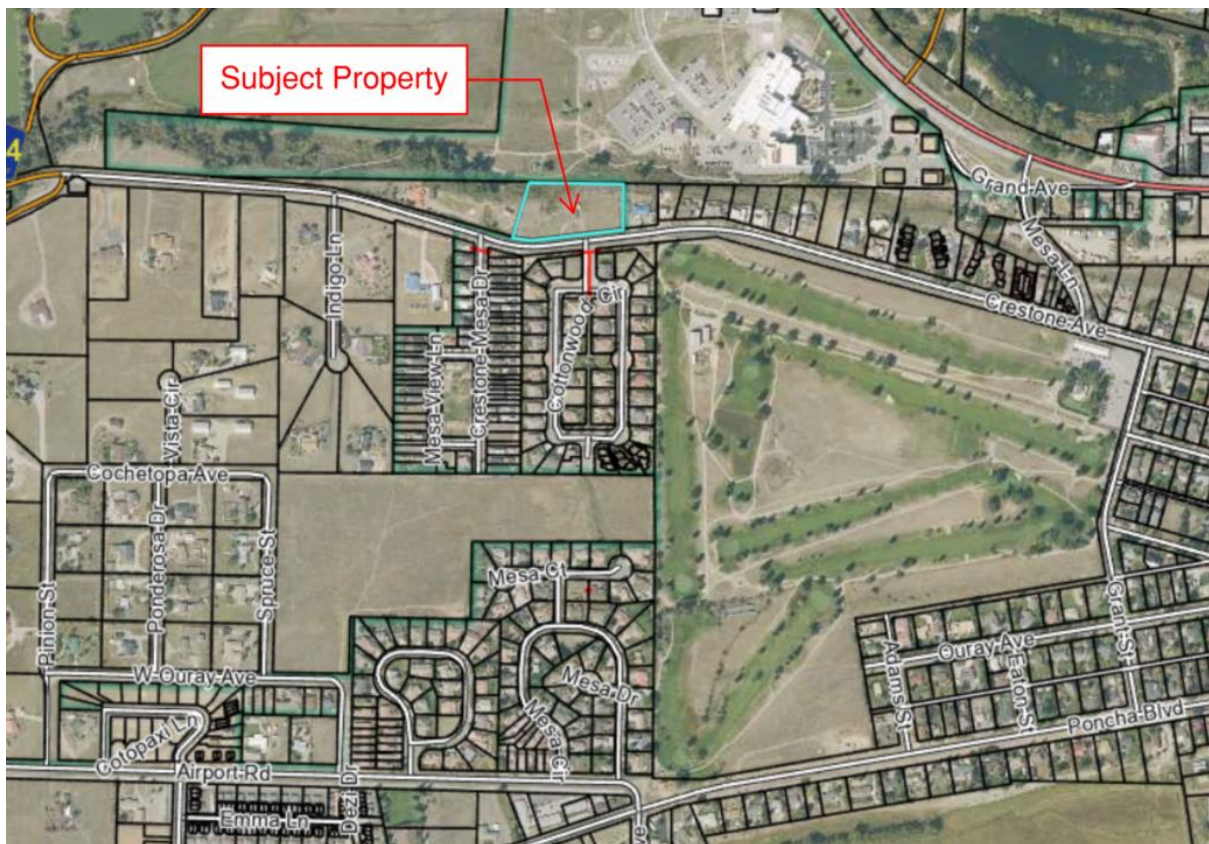
AGENDA ITEM TITLE: Recommendation on Proposed 7305 CR-160 Zoning (Mesa Ridge Annexation)

AGENDA SECTION: Public Hearing

REQUEST / BACKGROUND:

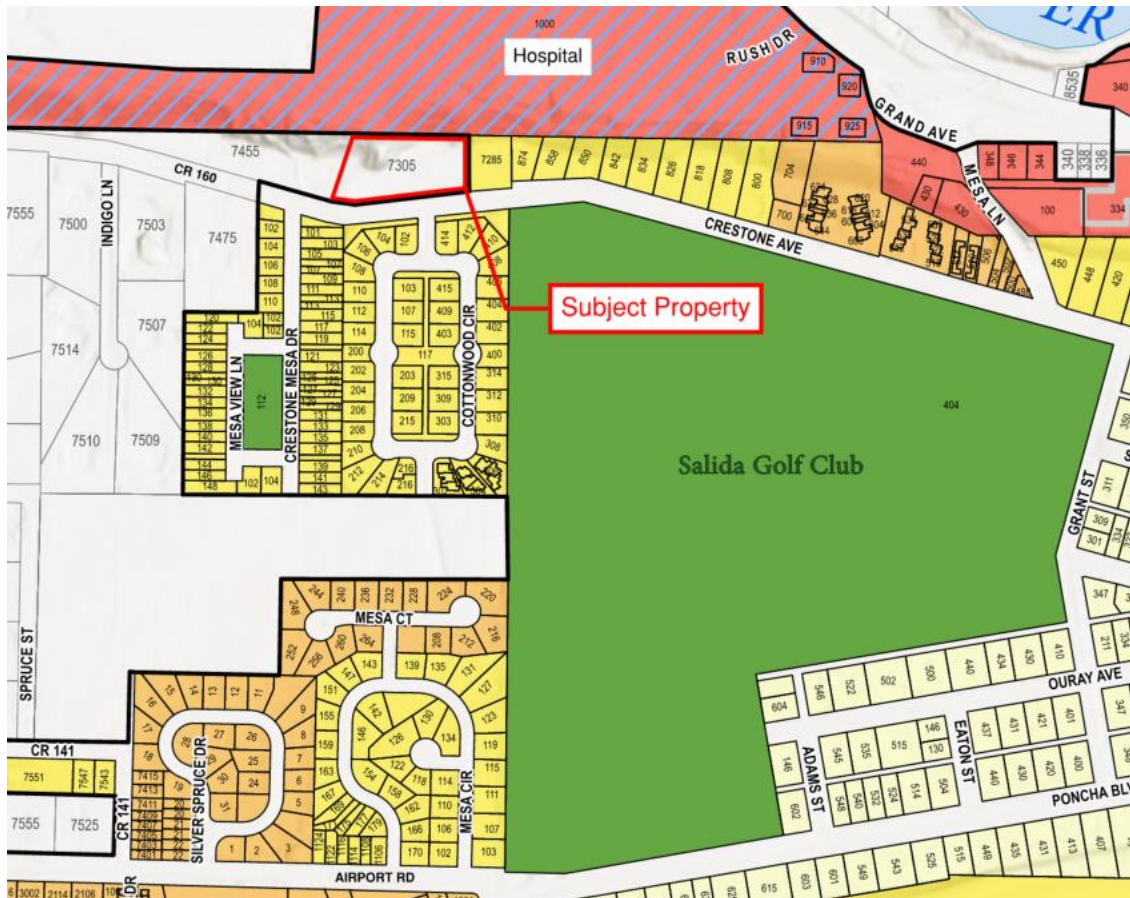
Assuming approval of the Mesa Ridge Annexation of 2.3 acres located at 7305 County Road 160 into the City of Salida, the applicant, High Desert Development, represented by Kenny Layton, has requested a designation of R-2 Medium-Density Residential zone district for the property. Per statute, the area annexed must be brought under the municipality's zoning ordinance within 90 days from the effective date of the annexation ordinance.

A complete legal description of the parcel is included as Exhibit A with the annexation application.



Vicinity Map

Surrounding Land Use and Zoning: The site is currently zoned RS Residential Suburban in Chaffee County. Surrounding properties within the county to the west and southwest are zoned RS Residential Suburban. Surrounding properties within city limits include C-1 Commercial to the north (with a Planned Development Overlay), and R-2 Medium-Density Residential to the south, southeast, and east.

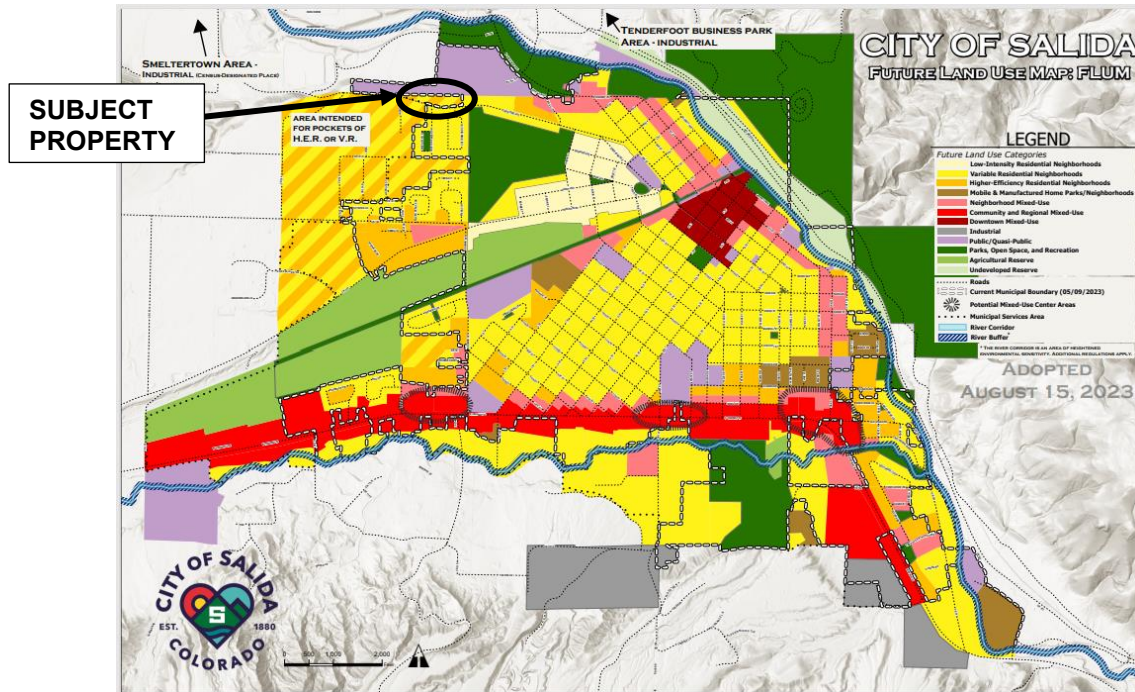


Zoning Map

REVIEW STANDARDS FOR ZONING MAP AMENDMENTS (Section 16-4-210):

1. **Consistency with the Comprehensive Plan.** The proposed amendment shall be consistent with the Comprehensive Plan.
 - The Comprehensive Plan indicates:
 - New development shall be within the Municipal Services Area (MSA) and be developed at maximum densities to make the best use of available infrastructure.
 - The proposed annexation lies within the MSA and will accommodate urban densities.
 - Proposals should include connections to pedestrian and bicycle corridors, have sufficient water, and promote innovative and energy efficient design.
 - The proposed Major Subdivision Plat indicates the provision of a local trail dedication and connection.
 - Zoning should continue existing patterns of development.

- Zoning of R-2 Medium-Density Residential would be consistent with the zoning found in the adjacent properties and would continue the regular pattern of development for the area.
- The proposed zoning conforms with the city's Future Land Use Map, which calls for either Variable or Higher-Efficiency Residential Neighborhoods zone districts (which correspond generally to R-2 and R-3 zoning).



FUTURE LAND USE MAP

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.
 - Per the land use code, the purpose of the Medium-Density Residential (R-2) zone district is to provide for residential neighborhoods comprised of detached single-family dwellings, duplex dwellings and multi-family residences on smaller lots than are permitted in the Single-Family Residential (R-1) zone district, allowing for slightly greater overall densities. Complementary land uses for both R-2 may also include such supporting land uses as parks, schools, churches, home occupations or day care, among other uses.
 - The proposed zoning has the capability for providing a mix of single family and duplex dwellings. A trail dedication is also indicated. Therefore, staff supports the request to zone the property as R-2 Medium-Density Residential.
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.
 - The proposed zoning classification of R-2 is consistent and compatible with the zoning of the adjacent properties within city limits.

- 4. Changed Conditions or Errors.** The applicant shall demonstrate that conditions affecting the subject parcel or the surrounding neighborhood have changed, or that due to incorrect assumptions or conclusions about the property, one (1) or more errors in the boundaries shown on the Official Zoning Map have occurred.
- The proposed zoning is occurring because of the requirement to zone the property when annexed into the City in accordance with Section 16-4-50 of the Land Use and Development Code. This standard is not applicable.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission recommend City Council approve the proposed zoning of the 7305 CR-160 property as R-2 Medium-Density Residential as such zoning requests are consistent with the comprehensive plan.

RECOMMENDED MOTION:

"I move to recommend City Council _____ the proposed zoning of the 7305 CR-160 (Mesa Ridge) Annexation site to R-2 Medium-Density Residential Zone District, as the requests meet the applicable review standards."



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

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

Email: planning@cityofsalida.com

1. TYPE OF APPLICATION (Check-off as appropriate)

- | | |
|--|--|
| ☒ Annexation | ☐ Administrative Review:
(Type) _____ |
| ☐ Pre-Annexation Agreement | |
| ☐ Appeal Application (Interpretation) | |
| ☐ Certificate of Approval | ☐ Limited Impact Review:
(Type) _____ |
| ☐ Creative Sign Permit | |
| ☐ Historic Landmark/District | ☒ Major Impact Review: <u>ZONING-R-2-Z</u> |
| ☐ License to Encroach | (Type) <u>Major Subdivision</u> |
| ☐ Text Amendment to Land Use Code | |
| ☐ Watershed Protection Permit | ☐ Other: _____ |
| ☐ Conditional Use | |

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

A. Applicant Information

Name of Applicant: High Desert Development

Mailing Address: 9996 Hwy 50 PMB 1055, Salida, CO 81201

Telephone Number: 970-590-3201 FAX: _____

Email Address: Kenny@headwaterconstruction.com

Power of Attorney/ Authorized Representative: _____
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data

Name of Development: Mesa Ridge (proposed name)

Street Address: 7305 CR 160, Salida, CO 81201

Legal Description: Lot _____ Block _____ Subdivision _____ (attach description)

Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the City Attorney)

I certify that I have read the application form and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature of applicant/agent _____ Date 5/6/25

Signature of property owner _____ Date 5/6/25

High Desert Development

9996 Hwy 50 PMB 1055

Salida, CO 81201

Date: 5/14/2025

City of Salida Planning Department

448 E 1st Street, Suite 112

Salida, CO 81201

RE: Letter of Intent to Annex Property at 7305 County Road 160, Salida, CO 81201

To Whom It May Concern,

This letter is to formally express our intent to initiate the annexation of the property located at **7305 County Road 160, Salida, CO 81201** into the City of Salida.

We are the current owner of this approximately **2.3-acre** parcel and are concurrently working on a proposed major subdivision application of 10 lots that we believe aligns with the City's goals for responsible and sustainable growth. To this aim, we are requesting R2 zoning.

We understand the City's annexation policies and are prepared to comply with all relevant requirements under the City of Salida Land Use Code. We believe this property is a logical and appropriate extension of city boundaries due to its proximity to existing municipal services and infrastructure, and it is consistent with the City's Comprehensive Plan and future land use goals.

We respectfully request that the City of Salida initiate the necessary procedures to review and process this annexation. We look forward to engaging with City staff and leadership to move this process forward and welcome any initial feedback or direction the City may have.

Please let us know if there are additional steps we should take at this time or if any additional documentation is needed to proceed.

Sincerely,



Kenny Layton

Managing Member

Block 7 Development LLC dba High Desert Development

970-590-3201

STATEMENT OF AUTHORITY

1. This Statement of Authority relates to an entity named Block 7 Development LLC and is executed on behalf of the entity pursuant to the provisions of Section 38-30-172, C.R.S.
2. The type of entity is a:

☐ corporation	☐ registered limited liability partnership
☐ nonprofit corporation	☐ registered limited liability limited partnership
☒ limited liability company	☐ limited partnership association
☐ general partnership	☐ government or governmental subdivision or agency
☐ limited partnership	☐ trust (Section 38-30-108.5, C.R.S.)
3. The entity is formed under the laws of: Colorado
4. The mailing address for the entity is: 9996 Hwy 50 PMB 1055, Salida, CO 81201
5. The ☒ name ☒ position of each person authorized to execute instruments conveying, encumbering, or otherwise affecting title to real property on behalf of the entity is: Kenneth Layton, Managing Member
- 6.² The authority of the foregoing person(s) to bind the entity is ☒ not limited ☐ limited as follows:
7. Other matters concerning the manner in which the entity deals with interests in real property:

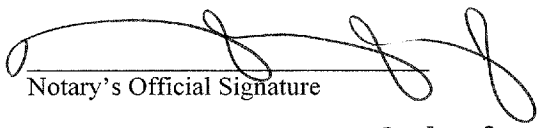
Block 7 Development LLC, a Colorado Limited Liability Company

By: 

Kenneth Layton, Managing Member

STATE OF COLORADO
COUNTY OF CHAFFEE

The foregoing instrument was acknowledged before me this 14th day of March, 2025, by Kenneth Layton, Managing Member of Block 7 Development LLC, a Colorado Limited Liability Company.


Notary's Official Signature

My Commission Expires: 09/13/28

JENNIFER S. LEIGHTON SCANGA NOTARY PUBLIC - STATE OF COLORADO Notary ID #20004024197 My Commission Expires 9/13/2028
--

Review Standards

Proposed Mesa Ridge Subdivision

- 1) **CONSISTENCY WITH COMPREHENSIVE PLAN** *The use shall be consistent with the City's Comprehensive Plan.*
 - a) Action LU&G-I. 1.b. – New development should complement the neighborhood's mass and scale.
 - i) Larger and smaller lot sizes can be found in the adjacent neighborhoods.
 - b) Action LU&G-I.2.a - Encourage projects to use maximum density allowances to make the best use of the available infrastructure.
 - i) Our lot sizes offer options for both single-family and two-family dwellings(paired-homes).
 - c) Action LU&G-I.2.c –Focus new development in the Salida area within the Municipal Services Area to ensure adequate provision of services and limit sprawl development around the city.
 - i) This development falls within the MSA
 - d) Located inside the Salida Municipal Services Area
 - i) Water and Sewer are already present along the western border of the property. This development does not require the extension of new city services.
 - e) This development supports multiple key components identified by Salida residents as priorities for the direction of growth in Salida found in the Comprehensive Plan.
 - i) An appropriate range of housing types will be available to serve the varied lifestyles, ages, and income levels of residents. This is achieved through the creation of multiple sizes of lots that can support single-family homes, paired homes, as well as inclusionary housing.
 - ii) A system of interconnected parks, open spaces and trails will protect important natural areas and open spaces around Salida and serve the recreational needs of residents and visitors. This is a key component of our open space contribution through the dedication and creation of a trail system connector between the Crestone Ave and HRRMC trails below.
 - iii) New development will be focused within or adjacent to the city to preserve the rural, scenic character of the surrounding area's open spaces and agricultural lands. The subject property proposed is bordered by City property on 3 sides.
 - iv) Community gateways along major roadway corridors will create a positive and unique identity. Although not a major roadway, Crestone Ave has been improved and developed with attractive landscaping, sidewalks, and roadways that help support this goal. This development would help extend this principle through

the addition of sidewalk, curb/gutter, and an attractively landscaped bio-swale utilizing multiple landscape materials, natural grasses, plants, and trees.

- f) This development is congruent with the surrounding zoning. This property is bordered by R-2 zoned properties and is shown on the Future Land Use Map as having potential for either R-2 or R-3 zoning.

2) CONFORMANCE TO CODE. *The use shall conform to all other applicable provisions of this Land Use Code, including, but not limited to:*

a) Zoning District Standards.

- i) The proposed development shall consist of 10 lots all meeting the Zone district dimensional standards (Sec. 16-4-200) for R-2 zoning.

b) Site Development Standards. The parking, landscaping, sign, and improvements standards.

- i) Mesa Ridge will meet or exceed all parking, landscaping, sign, and improvement standards specified in the Land Use Code

3) USE APPROPRIATE AND COMPATIBLE *The use shall be appropriate to its proposed location and be compatible with the character of neighboring uses, or enhance the mixture of complementary uses and activities in the immediate vicinity.*

- a) The Mesa Ridge site is requesting R2 zoning. The Future Land Use Map shows a desire for this parcel to be zoned either R3 or R2. R3 zoning would provide for a maximum of 49 units on this 2.45 acre site. R2 zoning would provide for a maximum of 39 units. We are proposing lots that would provide a maximum of 16 or 17 units. (depending on 2 versus 3 IH units)
- b) The neighboring uses consist of other single-family and townhomes that are larger and smaller than the Mesa Ridge lots. These can be found most notably in the Mesa View Subdivision, triplexes found in Cottonwood Greens and multiple groups of townhomes found nearby on Crestone Ave to the east.

4) NUISANCE. 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, vibrations, glare, and similar conditions.

- a) All proposed uses in Mesa Ridge are residential and will not negatively impact noise, odor, glare, or other similar conditions to the surroundings.

5) FACILITIES. There shall be adequate public facilities in place to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies which the use would cause.

- a) Existing public facilities are already in place. Water, Sewer, Gas, and Electric.
- b) A new trail connector will be built to connect Crestone Ave with HRRMC trails
- c) Curb/gutter/sidewalks will be created to provide pedestrian access

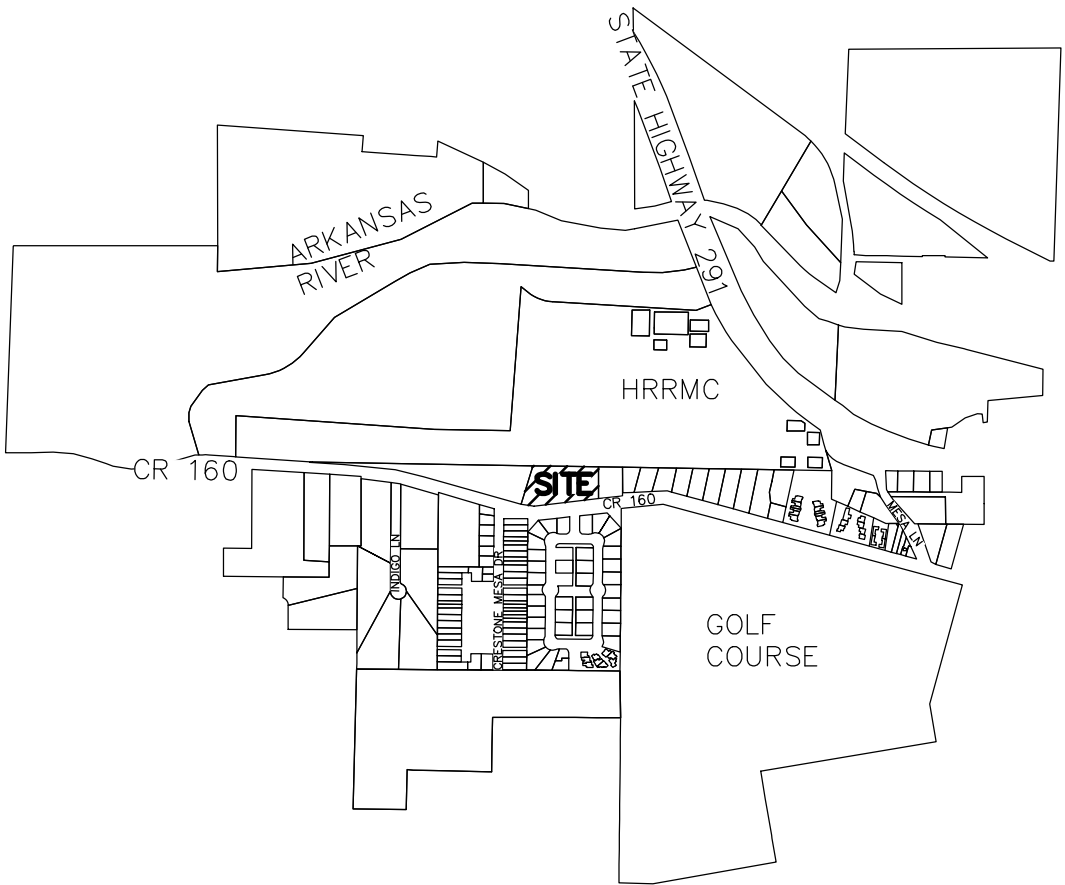
6) ENVIRONMENT. The use shall not cause significant deterioration to water resources, wetlands, wildlife habitat, scenic characteristics, or other natural features. As applicable, the proposed use shall mitigate its adverse impacts on the environment.

- a) No significant environmental impacts will be caused due to this issue. The site is not located in any high quality wildlife areas as shown on the Chaffee County Habitat Map.
- b) The setbacks and wide nature of Crestone Ave provide for structures to be located away from the roadway to allow the preservation of views and open space.
- c) The creation of a soft-surface trail connector from Crestone Ave to HRRMC trails allows the community increased access to open space and scenic views that are not currently accessible.
- d) The addition of the trail connector is strongly supported by both SMT and SPOT.

MESA RIDGE ANNEXATION PLAT

FOR A TRACT IN THE

NW 1/4 SE 1/4 of SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST, N.M.P.M.
CHAFFEE COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

MESA RIDGE ANNEXATION TO THE CITY OF SALIDA CERTIFICATION:
WHEREAS THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO HAS BEEN PRESENTED WITH AN APPLICATION TO ANNEX THE TERRITORY DESCRIBED HEREIN BY BLOCK 7 DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY, THE OWNER OF 100% OF THE AREA TO BE ANNEXED; AND
WHEREAS, THE CITY COUNCIL BY RESOLUTION ADOPTED _____, 2025, DETERMINED THAT THE ANNEXATION APPLICATION SUBSTANTIALLY COMPLIED WITH THE REQUIREMENTS OF SECTION 38-12-107(1) C.R.S.; AND
WHEREAS, AFTER PUBLISHED NOTICE AND PUBLIC HEARING ON _____, 2025, AS REQUIRED BY SECTION 31-12-108, C.R.S., THE CITY COUNCIL ADOPTED RESOLUTION NUMBER _____ (SERIES OF 2025) DETERMINING THAT THE ANNEXATION SATISFIED THE REQUIREMENTS OF SECTION 31-12-104 AND 105, C.R.S. AND THAT AN ANNEXATION ELECTION WAS NOT REQUIRED; AND
WHEREAS, ON _____, 2025, THE CITY COUNCIL ADOPTED ORDINANCE NUMBER _____ (SERIES OF 2025), APPROVING AND ANNEXING THE MESA RIDGE ANNEXATION TO THE CITY OF SALIDA.
NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, DOES HEREBY APPROVE AND ACCEPT THE MESA RIDGE ANNEXATION DESCRIBED HEREIN; TO WIT, THE TERRITORY COMPRISING 2.30 ACRES, AND BEING DESCRIBED AS FOLLOWS.

RECORD DESCRIPTION: A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH BOUNDARY LINE OF THE SAID NW1/4 SE1/4 FROM WHENCE THE EAST QUARTER CORNER (BRASS CAP) BEARS EAST 1456 FEET; THENCE FROM SAID POINT OF BEGINNING WEST ALONG THE NORTH LINE OF THE NW1/4 SE1/4 AS FENCED 410.4 FEET; THENCE SOUTH 15°49' WEST 251.0 FEET TO A POINT ON THE NORTH SIDE OF COUNTY ROAD NO. 160; THENCE ALONG COUNTY ROAD NO. 160 AS FENCED SOUTH 83°04' EAST 82.5 FEET; THENCE NORTH 82°26' EAST 400.5 FEET; THENCE LEAVING SAID COUNTY ROAD NO. 160 NORTH 198.7 FEET TO THE POINT OF BEGINNING.

MORE CORRECTLY DESCRIBED AS FOLLOWS: A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (NW1/4 SE1/4) OF SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST OF THE NEW MEXICO PRINCIPAL MERIDIAN, CHAFFEE COUNTY, COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A POINT ON THE NORTH BOUNDARY OF THE SAID NW1/4 SE1/4, SAID POINT BEING MARKED BY A 5/8-INCH REBAR WITH A 1 1/2-INCH ALUMINUM CAP STAMPED 'PLS 36575', FROM WHENCE THE EAST 1/4 CORNER (BRASS CAP) OF SAID SECTION 31 BEARS SOUTH 89°18'19" EAST 1454.91 FEET; THENCE PROCEEDING AROUND THE TRACT, NORTH 89°18'19" WEST ALONG THE NORTH BOUNDARY OF THE SAID NW 1/4 SE 1/4, ALSO BEING THE SOUTH BOUNDARY OF THE HEART OF THE ROCKIES REGIONAL MEDICAL CENTER ANNEXATION AS DESCRIBED IN CITY OF SALIDA ORDINANCE 2008-17, A DISTANCE OF 411.52 FEET TO A 5/8-INCH REBAR WITH A 1 1/2-INCH ALUMINUM CAP STAMPED 'LS 16117'; THENCE SOUTH 15°49'00" WEST 246.46 TO A 5/8-INCH REBAR WITH A 1 1/2-INCH ALUMINUM CAP STAMPED '487' ON THE NORTHERLY BOUNDARY OF CHAFFEE COUNTY ROAD NO. 160; THENCE ALONG SAID NORTHERLY COUNTY ROAD BOUNDARY, ALSO BEING THE NORTHERLY BOUNDARY OF THE CHAFFEE COUNTY ROAD 160 ANNEXATION DESCRIBED IN CITY OF SALIDA ORDINANCE NO. 2008-27, THE FOLLOWING THREE (3) COURSES AND DISTANCES:
FIRST SOUTH 82°05'51" EAST 79.26 FEET; THENCE NORTH 84°03'36" EAST 94.92 FEET;
AND THENCE NORTH 83°23'32" EAST 307.09 FEET TO A 5/8-INCH REBAR WITH A 1 1/2-INCH ALUMINUM CAP STAMPED 'PLS 36575' AT THE SOUTHWEST CORNER OF THE GROOVER ANNEXATION AS DESCRIBED IN CITY OF SALIDA ORDINANCE NO. 2023-07;
THENCE NORTH 00°11'58" EAST ALONG THE WEST BOUNDARY OF SAID GROOVER ANNEXATION A DISTANCE OF 197.87 FEET TO THE POINT OF BEGINNING, CONTAINING 2.30 ACRES.

OWNERS:
BLOCK 7 DEVELOPMENT, LLC, a Colorado Limited Liability Company
9996 W HWY 50, PMB 1055
SALIDA, CO 81201

OWNERS CERTIFICATE:
THIS IS TO CERTIFY THAT BLOCK 7 DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING THE OWNER OF 100% OF THE PROPERTY DESCRIBED AND SHOWN HEREON DESIRES AND APPROVES THE ANNEXATION OF SAID PROPERTY TO THE CITY OF SALIDA.

BLOCK 7 DEVELOPMENT, LLC, A COLORADO LIMITED LIABILITY COMPANY

KENNY LAYTON, MEMBER

STATE OF COLORADO }
COUNTY OF CHAFFEE }

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025

BY: _____, WHOSE NAME IS SUBSCRIBED ABOVE
WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

CITY OF SALIDA APPROVAL:

APPROVED THIS _____ DAY OF _____, 2025

BY: _____
MAYOR OF THE CITY OF SALIDA

ATTEST: _____
CITY CLERK

SALIDA PLANNING COMMISSION APPROVAL:

THIS ANNEXATION PLAT IS HEREBY APPROVED ON THIS _____ DAY OF _____, 2025, BY THE CITY OF SALIDA PLANNING COMMISSION

CHAIRMAN OF PLANNING COMMISSION

ATTEST: CITY CLERK

CITY OF SALIDA CLERK'S CERTIFICATE:

I HEREBY CERTIFY THAT THIS EXECUTED ANNEXATION MAP, ALONG WITH THE ORIGINAL ANNEXATION ORDINANCE FOR THE MESA RIDGE ANNEXATION WAS ACCEPTED FOR FILING IN MY OFFICE ON THE _____ DAY OF _____, 2025.

CITY CLERK

CHAFFEE COUNTY CLERK & RECORDER'S CERTIFICATE:

I HEREBY CERTIFY THAT A CERTIFIED COPY OF THIS ANNEXATION MAP AND A CERTIFIED COPY OF THE ANNEXATION ORDINANCE FOR THE MESA RIDGE ANNEXATION TO THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, WERE ACCEPTED AND FILED IN MY OFFICE ON THIS _____ DAY OF _____, 2025, UNDER RECEPTION NUMBER(S) _____.

CHAFFEE COUNTY CLERK AND RECORDER

LAND SURVEYOR'S CERTIFICATE:

I, MICHAEL K. HENDERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY REPRESENTED BY THIS PLAT WAS PERFORMED UNDER MY DIRECT SUPERVISION AND THE MONUMENTS SHOWN HEREON WERE RECOVERED AS INDICATED, AND THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF SAID SURVEY TO THE BEST OF MY KNOWLEDGE. I FURTHER CERTIFY THAT AT LEAST ONE-SIXTH OF THE PERIMETER BOUNDARIES OF THE TRACT TO BE ANNEXED ARE ADJACENT TO THE PRESENT CITY OF SALIDA CORPORATION LINE DATED THIS _____ DAY OF _____, 2025.

MICHAEL K. HENDERSON
REG. L.S. NO. 18117
STATE OF COLORADO

ANNEXATION BOUNDARY SUMMARY

PERIMETER OF LAND TO BE ANNEXED: 1,337.12 FT
ADJOINS PRESENT CORPORATION LINE: 1,090.66 FT
REQUIRED ADJOINING 1/6TH: 222.85 FT

GENERAL LAND SURVEYOR'S NOTES:

- PROPERTY DESCRIPTION & RECORD EASEMENT RESEARCH BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 24-24418 ISSUED BY CENTRAL COLORADO TITLE & ESCROW, EFFECTIVE DECEMBER 2, 2024.
- DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTION, ON THE CHAFFEE COUNTY ROAD 160 ANNEXATION PLAT, ON THE LOCATIONS OF THE RECOVERED SURVEY MONUMENTS SHOWN AND DESCRIBED HEREON, AND ON THE RGY LAND SURVEY PLAT DEPOSITED IN THE LAND SURVEY RECORDS OF CHAFFEE COUNTY AS SUR-1031.
- THE PROPERTY IS SUBJECT TO A 5.0 FOOT WIDE PERPETUAL EASEMENT GRANTED TO U.S. WEST COMMUNICATIONS, INC. FOR TELECOMMUNICATIONS FACILITIES IN BOOK 522 AT PAGE 233 OF THE CHAFFEE COUNTY RECORDS.
- PLAT REFERS TO THE COUNT ROAD 160 ANNEXATION TO THE CITY OF SALIDA PLAT
- MORE CORRECTLY DESCRIBED ANNEXATION DESCRIPTION PREPARED BY MICHAEL K. HENDERSON, 203 G STREET, SALIDA, CO 81201

ASSISTED BY BILL HUSSEY, PE, SHREDGNAR, LLC

MESA RIDGE ANNEXATION PLAT
in the NW 1/4 SE 1/4 of SECTION 31,
TOWNSHIP 50 NORTH, RANGE 9 EAST, N.M.P.M.

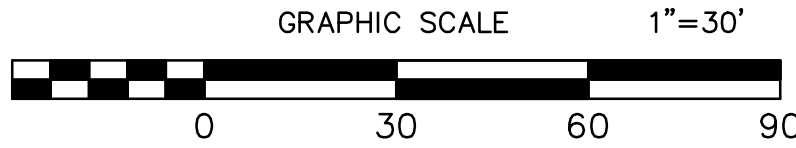
CHAFFEE COUNTY COLORADO

Job Number: J-25-063
DESIGNED: W.B.H.
DRAWN BY: W.B.H.

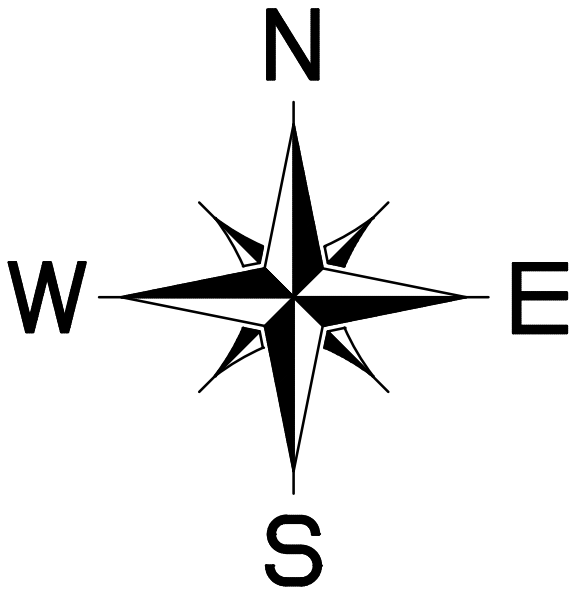
HENDERSON LAND SURVEYING CO., INC.
203 G STREET SALIDA, COLORADO

DATE: 5/19/2025
DRAWING NO. L-25-14

CHECKED: Field Book: 5327 PGS. 344



DIRECTIONS ARE BASED ON THE BEARING S89°18'19"E BETWEEN RECOVERED SURVEY MONUMENTS AT THE NE CORNER OF THE TRACT AND THE E1/4 CORNER OF SECTION 31, AS SHOWN AND/OR DESCRIBED ON THIS PLAT.



LOT 1-RA, HEART OF THE ROCKIES MEDICAL CAMPUS -
PHASES 3 & 4, PLANNED DEVELOPMENT REVISION
REC. NO. 447451

HRRMC ANNEXATION
ORDINANCE 2008-17

CITY OF SALIDA CORPORATION LINE

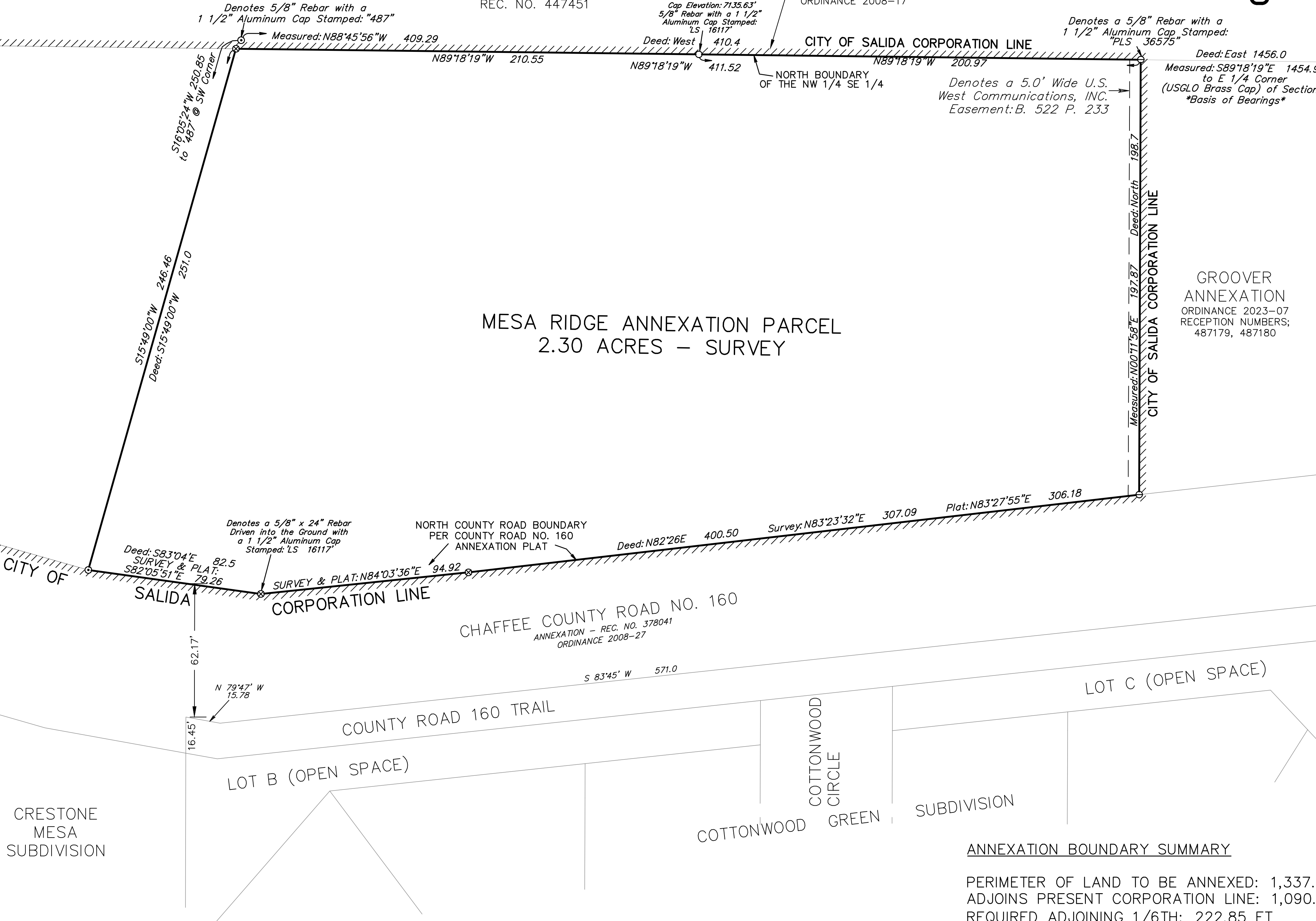
NORTH BOUNDARY
OF THE NW 1/4 SE 1/4

Denotes a 5.0' Wide U.S.
West Communications, INC.
Easement: B. 522 P. 233

Deed: East 1456.0
Measured: S89°18'19"E 1454.91
to E 1/4 Corner
(USQLO Brass Cap) of Section 31
Basis of Bearings

GROOVER
ANNEXATION
ORDINANCE 2023-07
RECEPTION NUMBERS:
487179, 487180

MESA RIDGE ANNEXATION PARCEL
2.30 ACRES - SURVEY



NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT CONTAINED HEREON.



PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 23, 2025

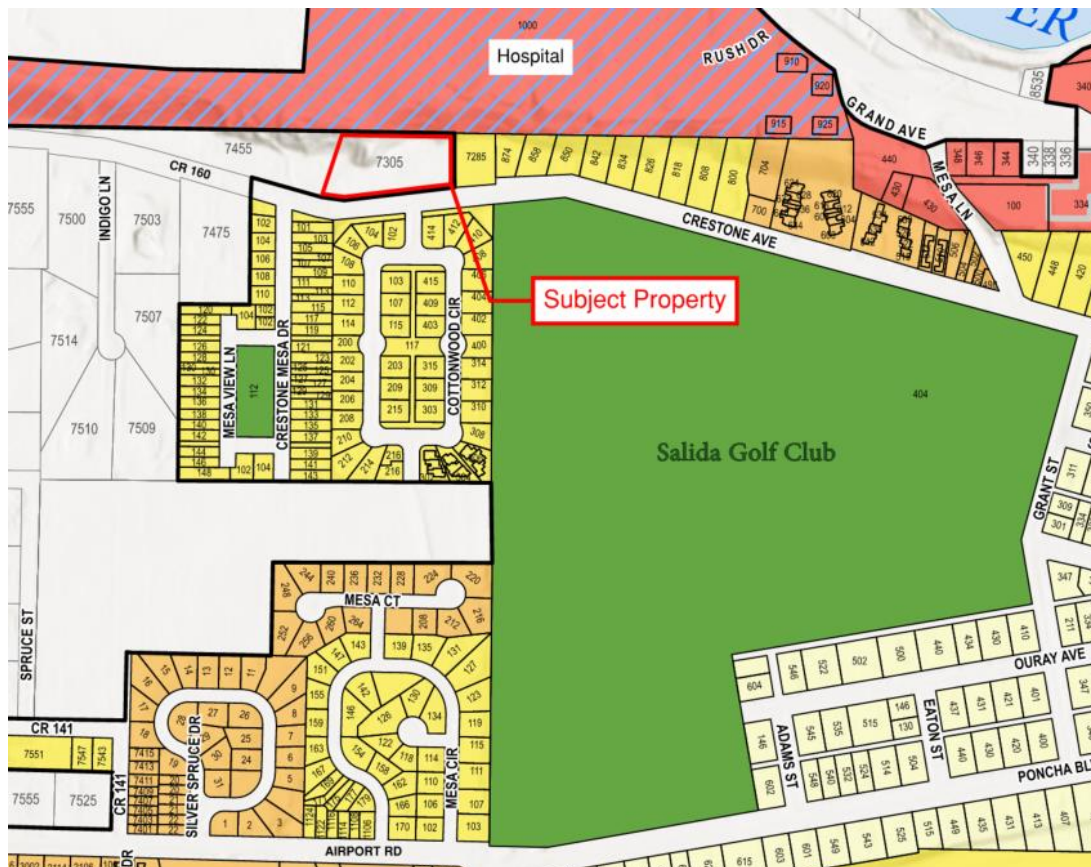
AGENDA ITEM TITLE: Major Impact Review for the Mesa Ridge Major Subdivision

AGENDA SECTION: Public Hearing

REQUEST / BACKGROUND

The applicant, High Desert Development, represented by Kenny Layton, has submitted a Major Impact Review of a Major Subdivision for 2.3 acres located at 7305 County Road 160. This Major Subdivision includes a total of 10 development parcels and 1 outlot dedicated to the City for the purposes of trail access and drainage and utility easements.

The property is located between the Crestone Mesa and Cottonwood Green Subdivisions to the south and the HRRMC Planned Development to the north.



Vicinity & Zoning Map

Surrounding Land Use and Zoning: The site is currently zoned RS Residential Suburban in Chaffee County. Surrounding properties within the county to the west and southwest are zoned RS Residential Suburban. Surrounding properties within city limits include C-1 Commercial to the north (with a Planned Development Overlay), and R-2 Medium-Density Residential to the south, southeast, and east.

PROCESS

A major subdivision is considered a project requiring "Major Impact Review," which must be reviewed by both the Planning Commission and City Council at noticed public hearings. The Commission makes a recommendation for approval, approval with conditions, or denial of the request to City Council. The Commission may also remand the application back to the applicant for further information or amendment.

DETAILS OF REQUEST

The project proposal is to take the 2.3-acre property and divide it into 10 lots for future residential development and 1 outlot for the purposes of trail access and drainage and utility easements. The residential lots vary in size, allowing for both single-family and duplex or townhome dwellings. Specific development of the lots is still conceptual at this point.

As the property is already bordered by city land, city services already exist in the adjacent right-of-way. Crestone Avenue / CR 106 is improved along the southern boundary and will be further improved along the edge of this property with sidewalks, curb/gutter, and landscaped bioswales.

The applicant team has requested that units built to satisfy the Inclusionary Housing requirement shall be permitted to be "for sale" or "for rent" units at the developer's/future owners' discretion.

The applicant team has also requested that the dedication of open space and construction of the community trail be determined to be an extraordinary contribution and satisfy the requirement for open space in their major subdivision application.

REVIEW STANDARDS FOR SUBDIVISIONS (Section 16-6-120):

- (1) Comprehensive Plan. The proposed subdivision shall carry out the purpose and spirit of the Comprehensive Plan and conform with all of the Plan's applicable objectives, guiding principles and recommended actions. It shall be designed to be compatible with surrounding land uses and to protect neighbors from undesirable noise, glare and shadows, and shall not cause adverse effects on their privacy, solar access and views.
 - ✓ The proposed subdivision is in keeping with these goals.
- (2) Zone District Standards. The proposed subdivision shall comply with the use and dimensional standards of the underlying zone district and shall provide off-street parking as required for the uses.
 - ✓ While there is no construction specifically proposed as part of this subdivision, there is adequate space on the proposed lots to comply with the standards at time of development.
- (3) Improvements. The proposed subdivision shall be provided with improvements which comply with Section 16-2-60 and landscaping which complies with Section 16-8-90.

- (i) Streets. Existing and proposed streets shall be suitable and adequate to carry anticipated traffic within and in the vicinity of the proposed subdivision.
- (ii) Utilities. Existing and proposed utility services shall be suitable and adequate to meet the needs of the proposed subdivision.
- (iii) Phases. If the subdivision is to be developed in phases, each phase shall contain the required parking spaces, landscape areas, utilities and streets that are necessary for creating and sustaining a stable environment.
 - ✓ While a full development plan has not yet been provided, all applicable city design standards will be complied with at time of development. No new streets are needed for this subdivision. Lots will utilize water and sewer currently in CR 160.
- (3) Natural Features. The layout of lots and blocks shall provide desirable settings for structures by making use of natural contours and maintaining existing views, affording privacy for residents and protecting them from adverse noise and vehicular traffic. The system of roadways and the lot layout shall be designed to take advantage of visual qualities of the area. Natural features and native vegetation shall be preserved whenever possible. Tree masses and individual trees of six-inch caliper or greater shall be preserved.
 - ✓ While a full development plan has not yet been provided, all applicable city design standards will be complied with at time of development. There is a ridge and sloped grade at the rear of the property, which is split between the outlot with trail and residential lots.
- (4) Floodplains. Tracts of land or portions thereof lying within the 100-year floodplain may only be subdivided for open space until the subdivider has shown that compliance with the requirements of the City's floodplain regulations can be met.
 - ✓ The property is not within the 100-year floodplain.
- (5) Noise Reduction. Where a subdivision borders on or contains a highway right-of-way, the City shall require adequate provisions for reduction of noise. A parallel street, landscaping, screening, easement, greater lot depth, increased rear yard setbacks and fencing are potentially appropriate solutions, among others.
 - ✓ The property does not border a highway.
- (6) Future Streets. When a tract is subdivided into lots or parcels which are intended for future resubdivision, such lots or parcels shall be arranged so as to permit the logical location and opening of future streets and appropriate resubdivision, with provision for adequate utility easements and connectors for such resubdivision.
 - ✓ The proposed parcels are logically arranged. The rear of the lots encompass the ridgeline and steeply sloped land, the topography of which prohibits any streets or alleys.
- (7) Parks, Trails and Open Space. Each subdivision, minor or major, or condominium project with five (5) units or more, shall dedicate and develop land or pay a fee-in-lieu for the purpose of providing active parks, open space, passive recreation facilities and/or recreation trails or other public purposes as determined by the City for the

benefit of those who occupy the property and be made accessible to the public. The intent of this regulation is to ensure that a comprehensive, integrated network of parks, trails and open spaces is developed and preserved as the community grows.

- (i) Dedication requirement. Land for parks, trails and open space shall be dedicated in the ratio of two-hundredths (0.02) acre per residential unit of the proposed subdivision. When a development plan has not been determined for the property, the number of units shall be assumed as the maximum density permitted on the site. When a mix of residential and nonresidential uses is proposed on the site, the dedication shall still be provided for the residential units. All areas dedicated for parks, trails and open space must be shown on the plat. All dedications of land as required under this Section shall be dedicated in fee simple to the City as a condition of approval unless the City determines that the specific situation warrants consideration of an easement or designation rather than dedication.
- (ii) Fee-in-lieu. For those subdivisions where the dedication of land for parks, trails or open space is not practicable, such as developments involving inappropriate location, impractical geography, small land area or few lots, in its discretion, the City may require a cash fee in lieu of dedication based upon Salida land values. When possible, the requirement for cash in lieu of dedication shall be noted as a plat note on the final plat of the subdivision. Moneys collected in lieu of dedication of land for parks, trails or open space shall be collected at the time of approval of the final plat and placed into a City park development fund to be earmarked for future acquisition or improvement of parks, trails or open space. In extraordinary circumstances, the City Council may authorize the deferral of the payment of cash in lieu of dedication as required by this Section. In such event, the owner of the property shall agree with the City, in such form as shall be acceptable to the City Council, to pay such sums at the time of issuance of any building permit upon the property. Notice shall be given of such deferred payment by the recording of a first mortgage or other security instrument with the County Clerk and Recorder. In no event, however, shall the deferral of any dedication fee required by this Section extend for a period of greater than five (5) years from the date it would otherwise be payable. The developer shall agree to pay the higher of the dedication fee calculated in accordance with this Section at the time originally owed or at the time actually paid.
- (iii) Residential subdivisions or the residential portion of mixed use subdivisions. For the square footage of required land not provided on the site the value of the fee shall be based upon the most recent available formula used by the Chaffee County Assessor's office for valuing vacant land in Salida subdivisions. The amount of such fees and charges shall be established by resolution of the City Council, as may be amended from time to time, and available for review by the public at City Hall during normal business hours.
- (iv) Condominiums. For condominium projects with five (5) or more residential units developed after the effective date of the ordinance codified herein, which have not already provided open space through an approved subdivision, a fee established by resolution of the City Council shall be paid for each residential unit, as may be amended from time to time, and available for review by the public at City Hall during normal business hours.

- (v) Extraordinary contributions. If the Planning Commission finds that the land proposed for dedication is an extraordinary contribution that meets a unique or highly desired purpose of the community, the Planning Commission may recommend a reduction of the overall dedication requirement as appropriate. Examples of extraordinary contributions may include public access to a waterway or important trail connections.
- (vi) Dedication at alternate site. In lieu of dedicating land within the subdivision, the applicant may dedicate an alternate parcel of land to the City, consisting of the same number of acres in another area, if the City determines it is capable of use for recreational purposes and will serve the proposed development.
- (vi) When a land dedication, designation or easement is accepted by the City, the City Council shall have full discretion to require the applicant or assigns to provide construction and/or maintenance of the park, trail or open space. Land for public use must be suitable for the type of development and/or use for which it is intended. Excessively steep land, land for utility easements or other types of unsuitable land may not be accepted as determined by the Planning Commission. Lands including floodplains, waterways and wetlands may be accepted. Drainage areas that also meet the purposes of this provision may be accepted.
- (vii) Whenever a subdivision includes land or areas identified in the Parks, Trails, Recreation and Open Space Plan, Comprehensive Plan or any other adopted community plan for the installation of or connection to any part of a park, trail or open space, such land or areas shall be dedicated to the City and such dedication shall be credited against any required land dedication.
- (viii) Lands for parks, trails or open space will not be counted towards the landscape area required for each lot in the subdivision.
- ✓ The city is requiring a trail connection through the property to link the trails on the Hospital property to CR 160 and a planned future trail along the western edge of the golf course to the south. This provides enhanced pedestrian flow from Poncha Boulevard to the trail systems north of the City.
- ✓ The applicant has requested that the construction and dedication of trail be considered extraordinary contribution, waiving open space requirements for the subdivision.
 - The Parks & Recreation Director does not view this construction and dedication as an extraordinary contribution and instead recommends the following:
 1. A 12' wide trail easement shall be multiplied by the length of the trail to determine the total square footage/acreage of conveyance. Any length of trail improved offsite (including on Hospital property) shall be included in the total. All dedicated trail shall be fully built to city standards.
 2. The trail build-out area conveyed via easement will count towards the required parks, trails, & open space requirement proportionally:
 - The anticipated number of units for this subdivision is 17. As .02 acres of open space is required per unit, .34 acres of open space is

required for the proposed subdivision. Whatever acreage is determined in the total dedication above may be divided by .34 to find the percentage of provided open space.

- Whatever percentage is determined in item (a) may be applied as credit to the total open space fee-in-lieu required for 17 units. The current open space fee is \$7,500 per unit. At 17 units, this totals to \$127,500. The calculated fee-in-lieu remaining must be collected prior to recording of the final plat
- An approximate estimate can be established from the preliminary plat.
 - The approximate current trail length is 640'. Multiplied by 12' results in 7,680 square feet or .18 acres of conveyed open space.
 - .18 acres divided by .34 acres results in 53% conveyance.
 - 53% of \$127,500 is \$67,575 credited towards the open space requirement.
 - \$59,925 is the remaining fee-in-lieu due prior to recording of the plat.
- 3. The plat shall be updated to show the 12' wide easement along the path of the trail. The trail shall be constructed to city standards. The Outlot outside of the trail easement area will not be dedicated to the city and will not count towards the open space requirements, and language of such shall be removed from the plat.
- 4. The area of land within the Outlot other than the Trail Easement will not be maintained by the City of Salida, and will be maintained by the homeowners association per the C.C.&R.s
- 5. A final maximum number of units per lot that the open space requirement applies to will be established in the Subdivision Improvement Agreement. Any additional units in excess of their allotted unit count per lot shall be required to pay open space fee-in-lieu based off the percentage established.
 - In the case of the estimate above, any additional units beyond the identified 17 shall owe 53% of the open space fee-in-lieu in place at the time of building permit.
- (8) Common Recreation Facilities. Where a development is proposed to contain common recreation facilities, such facilities shall be located within the development so as to be easily accessible to the residents and to least interfere with neighboring developments.

✓ This is not applicable to this project.

(10) Lots and Blocks.

- (i) Pattern. The size, shape and orientation of lots shall be appropriate to the design and location of the proposed subdivision and to the type of development contemplated. Where appropriate, lots shall be laid out to respect the existing City pattern. Blocks generally shall not be less than three hundred (300) feet nor

more than one thousand two hundred (1,200) feet in length.

- (ii) Frontage. Residential lots should front only on local streets; however, when necessary, lots designated to face a collector street shall provide adequate means for automobile turnaround within the lot and should provide consolidated access points to the maximum extent feasible.
 - (iii) Right angles. Side lot lines shall be approximately at right angles or radial to street lines.
 - (iv) Double frontage lots. Double frontage lots are prohibited, except where they are necessary to provide for the separation of residential development from collector or arterial streets or to overcome specific limitations of topography or orientation. A planting and screening easement of at least ten (10) feet shall be provided along the portion of the lot which abuts such a collector or arterial street. There shall be no right of access across a planting and screening easement. The screening easement shall be maintained by the property owner.
 - (v) "T" intersections. The building area of lots shall not face directly into the oncoming traffic of an intersecting street of a "T" intersection.
 - (vi) Solar energy. For purposes of protecting and enhancing the potential for utilizing solar energy in the proposed subdivision, detached single-family lots are encouraged to be laid out in such a manner that the houses will be oriented so that their long axis will run east/west and so that the houses will not block the solar access of adjacent houses.
 - ✓ While a full development plan has not yet been provided, all applicable city design standards will be complied with at time of development. The proposed subdivision shows the lots are all arranged in a logical fashion.
- (11) Architecture. The following architectural standard is intended to prevent monotonous streetscapes and offer consumers a wider choice of housing styles. To avoid uniformity and lack of variety in design among housing units within the subdivision, no residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street (e.g., the first and fifth lots in a row may contain the same façade elevation, but the second, third, and fourth lots must contain some different façade elevations). No residential elevation shall be repeated directly across the street from the same façade elevation. Mirror images of the same residential façade shall not count as two (2) distinctly different façades. In unusual circumstances, the Planning Commission may grant a petition seeking waiver of this requirement. Such an exception may be granted if the petitioner demonstrates that the proposed plan uses repetition for an architectural purpose, such as allusion to historical repetition that would not create a monotonous streetscape of the type this standard seeks to prevent.
- ✓ While a full development plan has not yet been provided, all applicable city design standards will be complied with at time of development.
- (12) Codes. The subdivision shall comply with all applicable City building, fire and safety codes for the proposed development.
- ✓ While a full development plan has not yet been provided, all applicable city design standards will be complied with at time of development

(13) Inclusionary Housing. Minor and major subdivisions, and condominium plats must meet the requirements of Article XIII, Inclusionary Housing.

✓ Based on the applicant's request and proposal of 17 units, staff recommends the following:

1. The units built to satisfy Inclusionary Housing requirements may choose either A or B below:

A. Follow basic application of the code:

- i. At minimum, provide two (2) for-sale units averaging no more than 130% AMI, and meet all other applicable Inclusionary Housing Standards. Any required fractional inclusionary housing units may utilize fee-in-lieu.
- ii. The two inclusionary housing units shall receive certificate of occupancy (CO) prior to CO of the 6th market-rate unit. A fee-in-lieu deposit shall be required on all market-rate units prior to CO until the inclusionary housing requirements have been satisfied. Once the inclusionary units have received CO, such fee-in-lieu deposits shall be returned to the developer.

B. If the developer chooses to deviate from strict application of the code, any required fractional inclusionary housing unit shall also be built (i.e. 3 built units minimum):

- i. At minimum, provide two (2) rental units at a maximum of 80% AMI and one (1) rental unit at a maximum of 100% AMI. All rental units must be rented out by the developer.
- ii. If in the future, the rental units were to sell, they would remain as inclusionary housing for-sale units. The first inclusionary housing for-sale unit to sell shall be the lower of the provided AMI percentages to maintain an average lower than 130%.
- iii. The lot on which the inclusionary units are built shall meet the dimensional standards to accommodate all required units.
- iv. Two of the inclusionary housing units shall receive certificate of occupancy (CO) prior to CO of the 6th market-rate unit. The third inclusionary housing unit shall receive CO prior to the CO of the 12th market-rate unit. A fee-in-lieu deposit shall be required on all market-rate units prior to CO until the inclusionary housing requirements have been satisfied. Once the inclusionary units have received CO, such fee-in-lieu deposits shall be returned to the developer in line with the timing described above.

2. The development of the lots shall be limited in total number of allowed dwelling units per lot so the Inclusionary Housing units provided satisfy the code requirements. Dwelling units in excess of the allotted amount shall pay the Inclusionary Housing fee-in-lieu for each additional unit built. The fee-in-lieu

shall be per the fee schedule in place at the time of building permit and paid prior to certificate of occupancy.

STAFF RECOMMENDATION:

Staff recommends the Planning Commission recommend City Council approve the proposed subdivision as it is consistent with the comprehensive plan and findings have been met. The subdivision will accommodate appropriate development to support the housing goals of the city.

The approval is recommended to be subject to the following conditions:

1. The final plat shall have the following notes and additions:
 - a. Pursuant to Section 16-6-140 of the Salida Municipal Code (SMC), Fair Contributions to School Sites as may be amended, at the time that residential dwelling units are constructed on any of the lots herein, a payment in lieu of land dedication for Fair Contributions to Public School Sites shall be paid by the owner of each lot within this subdivision prior to issuance of a building permit for any new residence on such lot.
 - b. Pursuant to Section 16-6-120(8) of the SMC, the remaining portion of the required Parks, Trails and Open Space fees-in-lieu shall be collected at the time of approval of the final plat.
 - c. The area of land within the Outlot other than the Trail Easement will not be maintained by the City of Salida, and will be maintained by the homeowners association per the C.C.&R.s recorded at Reception No._____.
 - d. Pursuant to Section 16-6-120(11) of the SMC, no residential façade elevation may be repeated more than once per five (5) lots on the same side of the street.
 - e. The two inclusionary for-sale units shall receive certificate of occupancy (CO) prior to CO of the 6th market-rate unit. A fee-in-lieu deposit shall be required on all market-rate units prior to CO until the inclusionary housing requirements have been satisfied. Once the inclusionary units have received CO, such fee-in-lieu deposits shall be returned to the developer; OR
Two of the inclusionary for-rent units shall receive certificate of occupancy (CO) prior to CO of the 6th market-rate unit. The third inclusionary for-rent unit shall receive CO prior to the CO of the 12th market-rate unit. A fee-in-lieu deposit shall be required on all market-rate units prior to CO until the inclusionary housing requirements have been satisfied. Once the inclusionary units have received CO, such fee-in-lieu deposits shall be returned to the developer in line with the timing described above.
2. Water and sewer system development fees are due at the time of issuance of a building permit per the fee schedule in place at time of building permit.
3. The plat shall be updated to show a 12' wide easement along the path of the trail. The trail shall be constructed to city standards. The Outlot will not be dedicated to the city and language of such shall be removed from the plat.
4. The units built to satisfy Inclusionary Housing requirements may choose either A or B below:

A. Follow basic application of the code:

- iii. At minimum, provide two (2) for-sale units averaging no more than 130% AMI, and meet all other applicable Inclusionary Housing Standards. Any required fractional inclusionary housing units may utilize fee-in-lieu.
- iv. The two inclusionary housing units shall receive certificate of occupancy (CO) prior to CO of the 6th market-rate unit. For any inclusionary housing units required to be built within the development, the developer shall be required to deposit the applicable fee-in-lieu for each required unit at time of issuance of a building permit. Once the inclusionary units have received CO, such fee-in-lieu deposits shall be returned to the developer.

B. If the developer chooses to deviate from strict application of the code, any required fractional inclusionary housing unit shall also be built.

- i. At minimum, provide two (2) rental units at a maximum of 80% AMI and one (1) rental unit at a maximum of 100% AMI. All rental units must be rented out by the developer.
- ii. If in the future, the rental units were to sell, they would remain as inclusionary housing for-sale units. The first inclusionary housing for-sale unit to sell shall be the lower of the provided AMI percentages to maintain an average lower than 130%.
- iii. The lot on which the inclusionary units are built shall meet the dimensional standards to accommodate all required units.
- iv. Two of the inclusionary housing units shall receive certificate of occupancy (CO) prior to CO of the 6th market-rate unit. The third inclusionary housing unit shall receive CO prior to the CO of the 12th market-rate unit. For any inclusionary housing units required to be built within the development, the developer shall be required to deposit the applicable fee-in-lieu for each required unit at time of issuance of a building permit. Once the inclusionary units have received CO, such fee-in-lieu deposits shall be returned to the developer.

5. The development of the lots shall be limited in total number of allowed dwelling units per lot so the Inclusionary Housing units provided satisfy the code requirements. Dwelling units in excess of the allotted amount shall pay the Inclusionary Housing fee-in-lieu for each additional unit built. The fee-in-lieu shall be per the fee schedule in place at the time of building permit and paid prior to certificate of occupancy.

RECOMMENDED MOTION:

"I move to recommend City Council _____ the proposed subdivision of the Mesa Ridge property as proposed as it meets the intent of the applicable review standards for a subdivision, subject to the conditions recommended by staff."

Attachments:

- A. Major Impact Review and General Development Applications
- B. Mesa Ridge Subdivision Draft Plat
- C. Civil Plans & Drainage Report
- D. Public comment



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

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

Email: planning@cityofsalida.com

1. TYPE OF APPLICATION (Check-off as appropriate)

- | | |
|--|---|
| ☐ Annexation | ☐ Administrative Review:
(Type) _____ |
| ☐ Pre-Annexation Agreement | |
| ☐ Appeal Application (Interpretation) | |
| ☐ Certificate of Approval | ☐ Limited Impact Review:
(Type) _____ |
| ☐ Creative Sign Permit | |
| ☐ Historic Landmark/District | ☒ Major Impact Review:
(Type) <u>Subdivision</u> |
| ☐ License to Encroach | |
| ☐ Text Amendment to Land Use Code | ☐ Other: _____ |
| ☐ Watershed Protection Permit | |
| ☐ Conditional Use | |

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

A. Applicant Information

Name of Applicant: High Desert Development

Mailing Address: 9996 Hwy 50 PMB 1055, Salida, CO 81201

Telephone Number: 719-626-1396 FAX: _____

Email Address: Kenny@headwaterconstruction.com

Power of Attorney/ Authorized Representative: _____
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data

Name of Development: Mesa Ridge

Street Address: 7305 CR 160, Salida, CO 81201

Legal Description: Lot _____ Block _____ Subdivision _____ (attach description)

Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the City Attorney)

I certify that I have read the application form and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature of applicant/agent _____ Date _____

Signature of property owner: [Signature] Date 5-20-23

Mesa Ridge Cover Letter

High Desert Development
9996 Hwy 50 PMB 1055
Salida, CO 81201

May 7, 2025

RE: Proposed Mesa Ridge Subdivision Application

This summary is provided to meet the requirement for a brief written description of the proposed development at 7305 County Road 160, Salida, CO 81201.

The proposed Mesa Ridge subdivision will consist of 10 lots that comply with the Zone District Dimensional Standards for R-2 zoning (Sec. 16-4-200).

Key elements of the development include:

- **Inclusionary Housing:** The project will provide a minimum of two, and potentially three, inclusionary housing units, in accordance with the requirements of the City of Salida.
- **Trail Dedication and Construction:**

The development will dedicate land, as shown on the proposed plat, and construct a multi-use soft surface trail connecting Crestone Avenue to the existing HRRMC trails north of the property. Trail dedication details include:

 - In most areas, particularly where the land is sloped, a 12-foot width is proposed—comprising an 8-foot trail surface with 2-foot shoulders on either side for maintenance, signage, etc.
 - Along the flat eastern edge of the property, the trail will be 10 feet wide.
 - Should additional reasonable width be needed for improvements (e.g., switchbacks, berms, or retaining walls), that area will also be included in the open space dedication calculation.
 - Portions of the trail located on HRRMC property—where minimal and necessary for trail connectivity—may be credited toward the overall open space requirement. The primary alignment will remain on Mesa Ridge property. We are coordinating with HRRMC to either dedicate this segment or secure a comparable easement. Should HRRMC decline, the developer will not be penalized, and the Open Space fee-in-lieu will apply.
 - The trail has been designed by a professional engineer and reviewed in coordination with SPOT and the City of Salida Trails Supervisor. All construction will be subject to City review to ensure proper drainage, construction standards, and revegetation using native grasses and shrubs.

- **Crestone Avenue Improvements:**

The development will improve the north side of Crestone Avenue with new curb, gutter, and sidewalk. The roadway will also be expanded to allow for street parking.

- **Pedestrian Enhancements:**

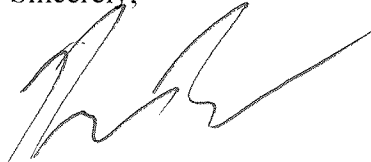
A pedestrian bulb-out and striped crosswalk will be constructed to facilitate safe access to the trail connection.

- **Stormwater Management:**

Stormwater will be managed via a professionally designed bioswale that integrates seamlessly into the landscape. This feature will include native trees, shrubs, mulches, grasses, rocks, and boulders to create an attractive, functional, and ecologically appropriate drainage solution.

We appreciate the opportunity to present this application for development and provide additional housing for the City of Salida. Please direct any additional feedback or questions to Kenny Layton, shown below.

Sincerely,



Kenny Layton

Managing Member

High Desert Development

970-590-3201

Review Standards

Proposed Mesa Ridge Subdivision

- 1) **CONSISTENCY WITH COMPREHENSIVE PLAN** *The use shall be consistent with the City's Comprehensive Plan.*
 - a) Action LU&G-I. 1.b. – New development should complement the neighborhood's mass and scale.
 - i) Larger and smaller lot sizes can be found in the adjacent neighborhoods.
 - b) Action LU&G-I.2.a - Encourage projects to use maximum density allowances to make the best use of the available infrastructure.
 - i) Our lot sizes offer options for both single-family and two-family dwellings(paired-homes).
 - c) Action LU&G-I.2.c –Focus new development in the Salida area within the Municipal Services Area to ensure adequate provision of services and limit sprawl development around the city.
 - i) This development falls within the MSA
 - d) Located inside the Salida Municipal Services Area
 - i) Water and Sewer are already present along the western border of the property.
This development does not require the extension of new city services.
 - e) This development supports multiple key components identified by Salida residents as priorities for the direction of growth in Salida found in the Comprehensive Plan.
 - i) An appropriate range of housing types will be available to serve the varied lifestyles, ages, and income levels of residents. This is achieved through the creation of multiple sizes of lots that can support single-family homes, paired homes, as well as inclusionary housing.
 - ii) A system of interconnected parks, open spaces and trails will protect important natural areas and open spaces around Salida and serve the recreational needs of residents and visitors. This is a key component of our open space contribution through the dedication and creation of a trail system connector between the Crestone Ave and HRRMC trails below.
 - iii) New development will be focused within or adjacent to the city to preserve the rural, scenic character of the surrounding area's open spaces and agricultural lands. The subject property proposed is bordered by City property on 3 sides.
 - iv) Community gateways along major roadway corridors will create a positive and unique identity. Although not a major roadway, Crestone Ave has been improved and developed with attractive landscaping, sidewalks, and roadways that help support this goal. This development would help extend this principle through

the addition of sidewalk, curb/gutter, and an attractively landscaped bio-swale utilizing multiple landscape materials, natural grasses, plants, and trees.

- f) This development is congruent with the surrounding zoning. This property is bordered by R-2 zoned properties and is shown on the Future Land Use Map as having potential for either R-2 or R-3 zoning.

2) CONFORMANCE TO CODE. *The use shall conform to all other applicable provisions of this Land Use Code, including, but not limited to:*

a) Zoning District Standards.

- i) The proposed development shall consist of 10 lots all meeting the Zone district dimensional standards (Sec. 16-4-200) for R-2 zoning.

b) Site Development Standards. *The parking, landscaping, sign, and improvements standards.*

- i) Mesa Ridge will meet or exceed all parking, landscaping, sign, and improvement standards specified in the Land Use Code

3) USE APPROPRIATE AND COMPATIBLE *The use shall be appropriate to its proposed location and be compatible with the character of neighboring uses, or enhance the mixture of complementary uses and activities in the immediate vicinity.*

- a) The Mesa Ridge site is requesting R2 zoning. The Future Land Use Map shows a desire for this parcel to be zoned either R3 or R2. R3 zoning would provide for a maximum of 49 units on this 2.45 acre site. R2 zoning would provide for a maximum of 39 units. We are proposing lots that would provide a maximum of 16 or 17 units. (depending on 2 versus 3 IH units)
- b) The neighboring uses consist of other single-family and townhomes that are larger and smaller than the Mesa Ridge lots. These can be found most notably in the Mesa View Subdivision, triplexes found in Cottonwood Greens and multiple groups of townhomes found nearby on Crestone Ave to the east.

4) NUISANCE. *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, vibrations, glare, and similar conditions.*

- a) All proposed uses in Mesa Ridge are residential and will not negatively impact noise, odor, glare, or other similar conditions to the surroundings.

5) FACILITIES. *There shall be adequate public facilities in place to serve the proposed use, or the applicant shall propose necessary improvements to address service deficiencies which the use would cause.*

- a) Existing public facilities are already in place. Water, Sewer, Gas, and Electric.
- b) A new trail connector will be built to connect Crestone Ave with HRRMC trails
- c) Curb/gutter/sidewalks will be created to provide pedestrian access

6) ENVIRONMENT. 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.

- a) No significant environmental impacts will be caused due to this issue. The site is not located in any high quality wildlife areas as shown on the Chaffee County Habitat Map.
- b) The setbacks and wide nature of Crestone Ave provide for structures to be located away from the roadway to allow the preservation of views and open space.
- c) The creation of a soft-surface trail connector from Crestone Ave to HRRMC trails allows the community increased access to open space and scenic views that are not currently accessible.
- d) The addition of the trail connector is strongly supported by both SMT and SPOT.

From: Kenny Layton <kenny@headwaterconstruction.com>
Sent: Monday, June 9, 2025 1:27 PM
To: Kristen Hodges
Cc: Bill Almquist; Matt Osness; Bill Hussey
Subject: Requests to add to annexation for Mesa Ridge/5703 CR 160

Follow Up Flag: Follow up
Flag Status: Completed

Hi Kristen,

We would like to make sure the following 2 requests are included with our application as conditions for annexation.

- The dedication of open space and construction of the community trail shall be determined to be an extraordinary contribution and shall satisfy the requirement for open space in our major subdivision application.
- The units built to satisfy the Inclusionary Housing requirement shall be permitted to be "for sale" or "for rent" units at the developer/future owners discretion.

Do you need me to provide anything else for these requests?

Thanks,



MESA RIDGE SUBDIVISION
LOCATED IN THE
NW 1/4 SE 1/4 of SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST, N.M.P.M.
IN THE
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO
SHEET 1 OF 2

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL PERSONS BY THESE PRESENTS THAT THE UNDERSIGNED BEING ALL OF THE OWNERS, MORTGAGEES AND LIEN HOLDERS OF CERTAIN LAND IN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

A tract of land in the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 31, Township 50 North, Range 9 East of the New Mexico Principal Meridian, Chaffee County, Colorado, described as follows:
Beginning at a point on the north boundary line of the said NW1/4 SE1/4 from whence the east quarter corner (brass cap) bears East 145.6 feet; thence from said point of beginning West along the north line of the NW1/4 SE1/4 as fenced 410.4 feet; thence South 15°44' West 251.0 feet to a point on the north side of County Road No. 160; thence along County Road 160 as fenced South 83°04' East 82.5 feet; thence North 82°26' East 400.5 feet; thence leavings said County Road No. 160 North 148.7 feet to the point of beginning.

MORE CORRECTLY DESCRIBED AS FOLLOWS:

A tract of land located in the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 31, Township 50 North, Range 9 East of the New Mexico Principal Meridian, City of Salida, Chaffee County, Colorado, being more particularly described as follows:
Beginning at a point on the north boundary of the said NW1/4 SE1/4, said point being marked by a 5/8-inch rebar with a 1 1/2-inch aluminum cap stamped "PLS 36575", from whence the East 1/4 corner (brass cap) of said Section 31 bears South 84°18'14" East 1451.91 feet; thence proceeding around the tract, North 84°18'14" West along the north boundary of the said NW1/4 SE1/4, also being the south boundary of the Heart of the Rockies Regional Medical Center Annexation as described in City of Salida Ordinance 2008-17, a distance of 411.52 feet to a 5/8-inch rebar with a 1 1/2-inch aluminum cap stamped "LS 16117"; thence South 15°44'00" West 246.46 to a 5/8-inch rebar with a 1 1/2-inch aluminum cap stamped "487" on the northerly boundary of Chaffee County Road No. 160; thence along said northerly county road boundary, also being the northerly boundary of the Chaffee County Road 160 Annexation described in City of Salida Ordinance No. 2008-27, the following three (3) courses and distances: first South 82°05'51" East 79.26 feet; thence North 84°03'36" East 44.42 feet; and thence North 83°23'32" East 307.04 feet to a 5/8-inch rebar with a 1 1/2-inch aluminum cap stamped "PLS 36575" at the southwest corner of the Grover Annexation as described in City of Salida Ordinance No. 2023-07; thence North 00°11'58" East along the west boundary of said Grover Annexation a distance of 147.87 feet to the point of beginning,
Containing 2.30 Acres.

DO HEREBY LAY-OUT, PLAT AND SUBDIVIDE THE ABOVE DESCRIBED PROPERTY INTO LOTS, AN OUTLOT AND EASEMENTS WITH BEARINGS AND DISTANCES AS SHOWN ON SHEET 2 CONTAINED HEREIN, TO BE KNOWN AS:

MESA RIDGE SUBDIVISION
LOCATED WITHIN
NW1/4 SE1/4, SECTION 31, T 50 N, R 9 E, N.M.P.M.
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

AND LOTS 1 THRU 10 SHALL BE SUBJECT TO A FIFTEEN (15.0) FOOT WIDE STORMWATER DRAINAGE EASEMENT ADJACENT TO THE SOUTHERLY BOUNDARIES OF SAID LOTS, AS SHOWN ON SHEET 2 CONTAINED HEREIN

AND LOTS 1 THRU 10 SHALL BE SUBJECT TO TEN (10.0) FOOT WIDE PUBLIC UTILITY EASEMENTS, THE LOCATIONS OF WHICH ARE SHOWN ON SHEET 2 CONTAINED HEREIN.

AND OUTLOT A IS SUBJECT TO A 5.0 FOOT WIDE U.S. WEST COMMUNICATIONS PERPETUAL EASEMENT AS DESCRIBED AND ILLUSTRATED IN BOOK 522 AT PAGES 233 AND 234 OF THE CHAFFEE COUNTY RECORDS AND AS SHOWN ON SHEET 2 CONTAINED. HEREIN.

AND OUTLOT A IS HEREBY DEDICATED TO THE CITY OF SALIDA AS OPEN SPACE AND TRAIL AND TRAIL ACCESS, AS WELL AS DRAINAGE AND UTILITY EASEMENTS.

AND THE SUBDIVISION SHALL BE SUBJECT TO THE TERMS AND CONDITIONS OF THE SUBDIVISION IMPROVEMENTS AGREEMENT RECORDED AT RECEPTION NO. _____ OF THE CHAFFEE COUNTY RECORDS.

ACKNOWLEDGEMENTS:

IN WITNESS WHEREOF, THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED ON THIS _____ DAY OF _____, 2025.

BLOCK 7 DEVELOPMENT LLC
A COLORAD LIMITED LIABILITY COMPANY

PUEBLO BANK & TRUST

KENNETH LAYTON, MEMBER (OWNER)

FOR PUEBLO BANK & TRUST (MORTGAGEE)

STATE OF COLORADO } ss
COUNTY OF CHAFFEE }

THE FOREGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2025.
WITNESS MY HAND AND OFFICIAL SEAL.
MY COMMISSION EXPIRES _____

NOTARY PUBLIC: _____
ADDRESS: _____

CERTIFICATE OF TITLE INSURANCE COMPANY:

I, _____, A LICENSED TITLE INSURANCE EXAMINER REPRESENTING FIRST AMERICAN TITLE INSURANCE COMPANY IN THE STATE OF COLORADO DO CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE REAL PROPERTY DEDICATED AND SHOWN ON THESE PLATS AND FOUND TITLE VESTED IN BLOCK 7 DEVELOPMENT LLC, A COLORADO LIMITED LIABILITY COMPANY, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT: _____

TITLE EXAMINER

LAND SURVEYOR'S STATEMENT:

I, MICHAEL K. HENDERSON, A REGISTERED PROFESSIONAL LAND SURVEYOR LICENSED TO PRACTICE IN THE IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS PLAT WAS PREPARED BY ME AND UNDER MY DIRECT SUPERVISION AND IS BASED ON A MONUMENTED LAND SURVEY OF THE PROPERTY SHOWN AND DESCRIBED ON THESE PLATS, THAT SAID SURVEY WAS PERFORMED UNDER MY RESPONSIBLE CHARGE AND THAT SAID SURVEY AND PLAT ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS _____ DAY OF _____, A.D., 2025.

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

GENERAL LAND SURVEYOR'S NOTES:

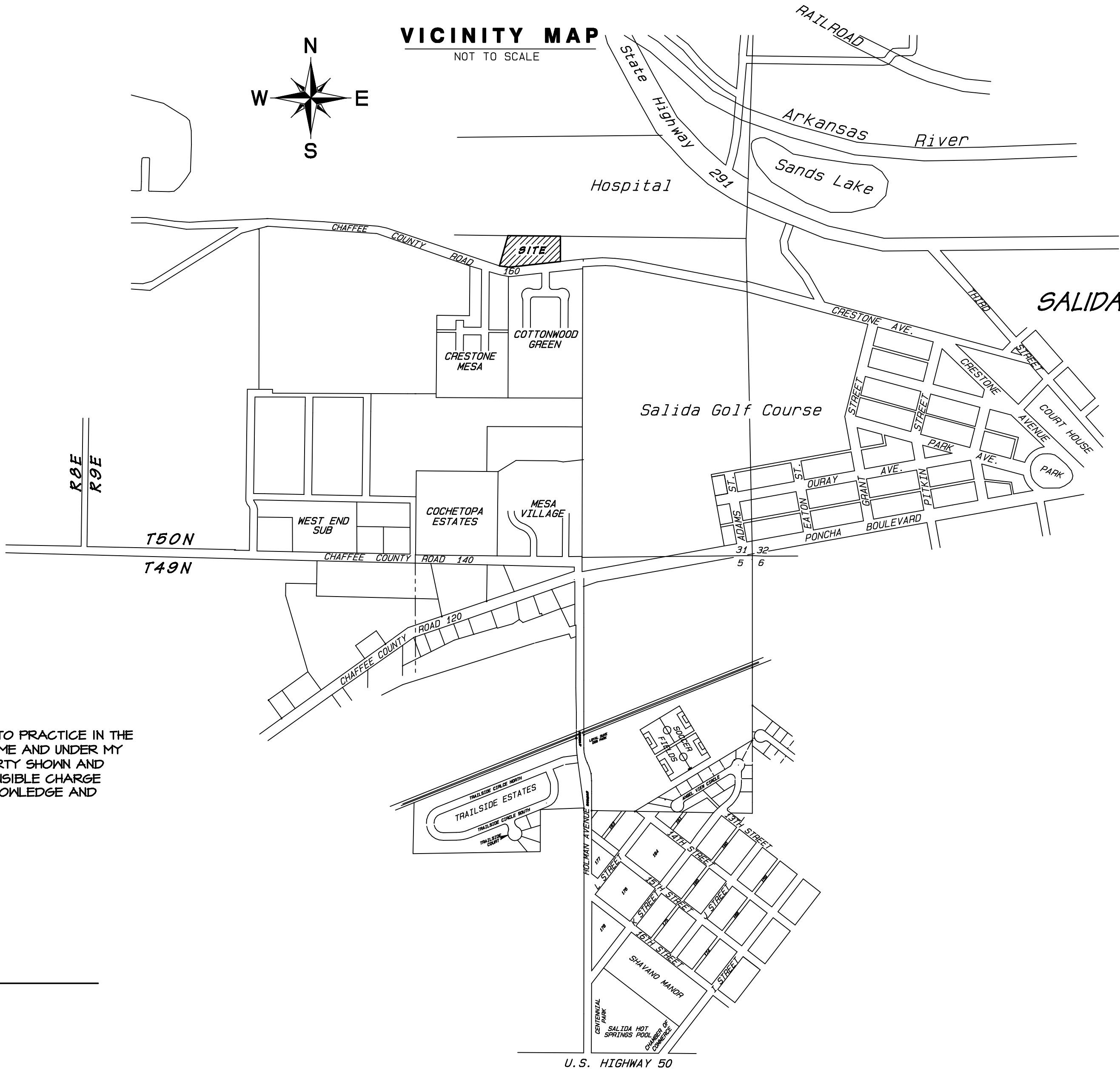
- 1) RECORD EASEMENT RESEARCH BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 24-24418 ISSUED BY CENTRAL COLORADO TITLE & ESCROW, EFFECTIVE DECEMBER 2, 2024.
- 2) PROPERTY DESCRIPTION PREPARED BY MICHAEL K. HENDERSON, 203 G STREET, SALIDA, CO, AND IS CONSISTS OF THE HISTORIC DESCRIPTION OF THE PROPERTY CORRECTED BASED ON THE RESULTS OF A SURVEY OF THE PROPERTY AND ON ADJOINING ANNEXATIONS AS INDICATED ON SHEET 2.
- 3) DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTION AND ON THE LOCATIONS OF THE RECOVERED SURVEY MONUMENTS SHOWN AND/OR DESCRIBED ON SHEET 2, AND ON THE RGT LAND SURVEY PLAT DEPOSITED IN THE CHAFFEE COUNTY LAND SURVEY PLAT DEPOSITS AS SUR 1031.
- 4) PLAT REFERS TO THE COUNTY ROAD 160 ANNEXATION PLAT FILED UNDER RECEPTION NO. 318041 OF CHAFFEE COUNTY RECORDS.

DEVELOPMENT NOTES:

- 1) Pursuant to section 16-6-140, Fair Contributions for Public School Sites, as may be amended, a payment in lieu of land dedication for fair contributions for public school sites shall be paid by the owner of each lot within this sub-division prior to issuance of a building permit for any new residence on such lot.
- 2) Pursuant to section 16-6-120 (b), Parks, Trails and Open Space, of the Salida Municipal Code, as may be amended, land is being dedicated for open space and trails shown on Sheet 2 as Outlot A.
- 3) The gradient of the stormwater drainage easement shall not be altered without approval by the City of Salida Public Works Department.
- 4) The stormwater drainage easement will be maintained and managed by the lot owners in Mesa Ridge Subdivision through a stormwater cost sharing agreement.
- 5) Lot corner monuments will be set after development infrastructure is completed and before any lot sale.

CERTIFICATE OF OPEN SPACE AND UTILITY MAINTENANCE:

PUBLIC NOTICE IS HEREBY GIVEN THAT NEITHER THE OPEN SPACE TRAIL OR THE PUBLIC UTILITIES EASEMENTS SHOWN ON PLAT SHEET 2 WILL BE MAINTAINED BY THE CITY OF SALIDA UNTIL AND UNLESS THE SUBDIVIDER CONSTRUCTS THE SAME IN ACCORDANCE WITH A SUBDIVISION AGREEMENT, IF ANY, AND THE SUBDIVISION REGULATIONS IN EFFECT AT THE DATE OF THE THE FILING OF THIS PLAT, AND APPROVAL OF THE CITY HAS BEEN ISSUED TO THAT EFFECT.



CITY COUNCIL APPROVAL:

THIS PLAT IS APPROVED FOR FILING AND THE CITY OF SALIDA HEREBY ACCEPTS THE DEDICATION OF THE OPEN SPACE, TRAIL AND EASEMENTS SHOWN AND DESCRIBED HEREIN SUBJECT TO THE PROVISIONS OF THE CERTIFICATE OF OPEN SPACE AND UTILITY MAINTENANCE" STATED HEREON.

DATED: _____, 2025.

BY: _____
MAYOR, CITY OF SALIDA

CLERK AND RECORDER'S CERTIFICATE:

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO AT _____ M. ON THIS _____ DAY OF _____, A.D., 2025 UNDER RECEPTION NO. _____

CHAFFEE COUNTY CLERK & RECORDER

SHEET 1 OF 2

MESA RIDGE SUBDIVISION		
In the NW 1/4 SE 1/4 of SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST, N.M.P.M. CHAFFEE COUNTY COLORADO		
Job Number: J-25-063 TPC FILE: J-19-185	HENDERSON LAND SURVEYING CO., INC. 203 G STREET SALIDA, COLORADO	
DRAWN BY: TMOO CADDO M. K. H.	DATE: 5/20/25	DRAWING NO. L-25-16
CHECKED: Filed Book: 5327, Pages 3 & 4		

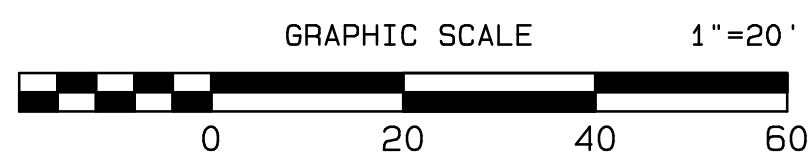
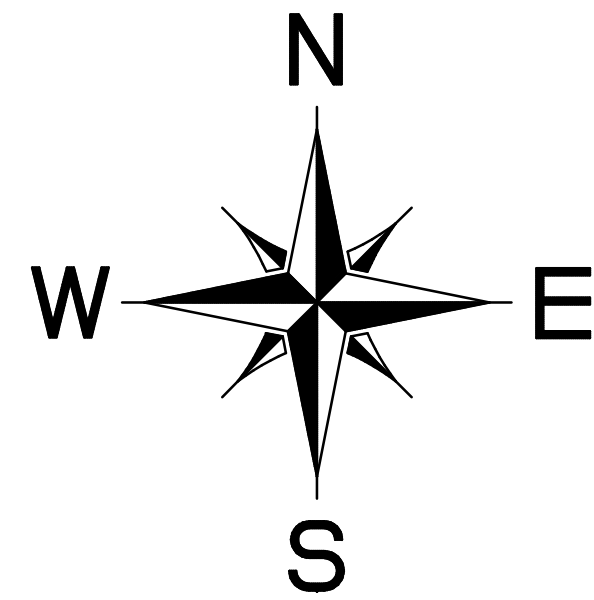
MESA RIDGE SUBDIVISION
LOCATED IN THE
NW 1/4 SE 1/4 of SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST, N.M.P.M.
IN THE
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO
SHEET 2 OF 2

Lot 1-RA, Heart of the Rockies Medical Campus-Phases 3 & 4, Planned Development Revision

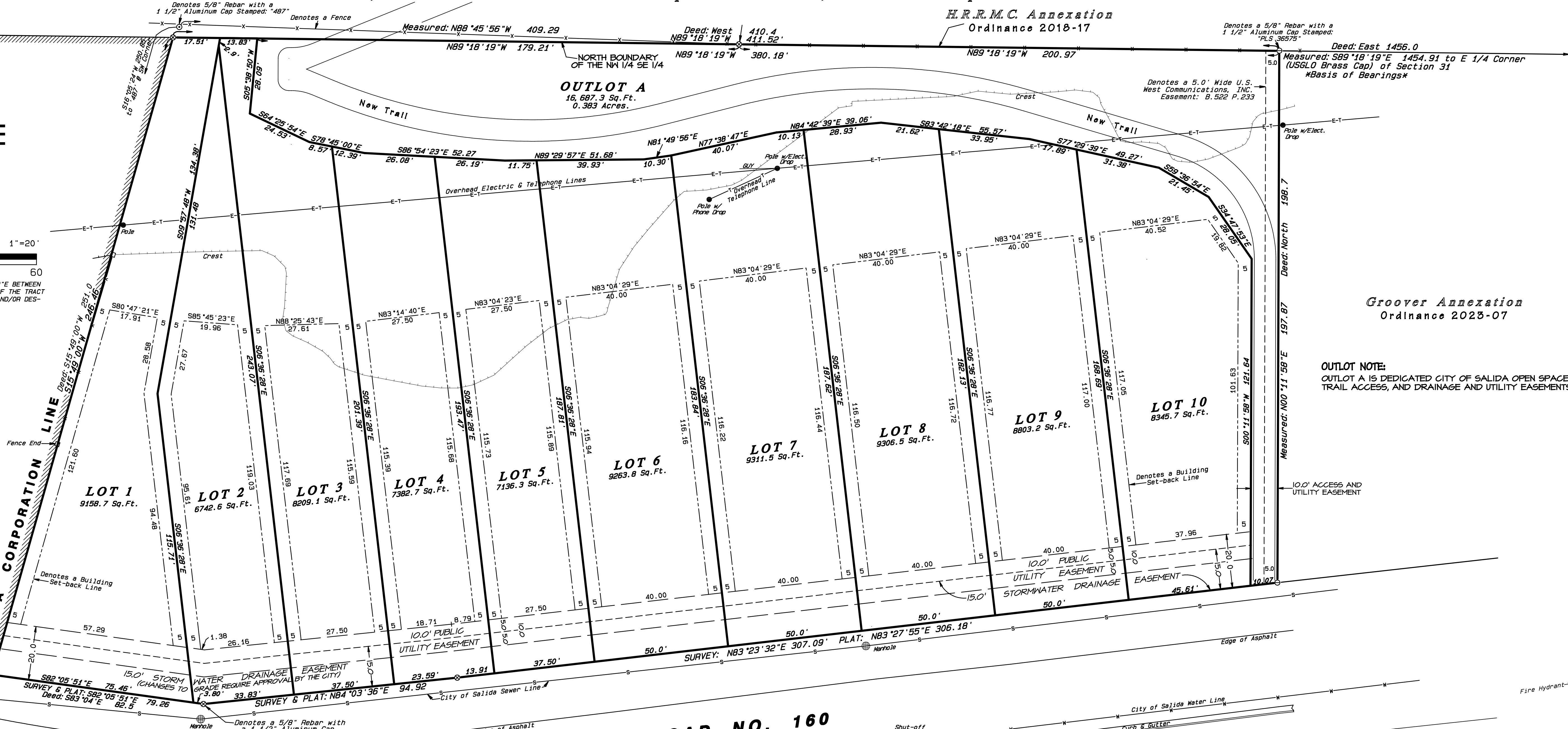
*H.R.R.M.C. Annexation
Ordinance 2018-17*

*Groover Annexation
Ordinance 2023-07*

OUTLOT NOTE:
OUTLOT A IS DEDICATED CITY OF SALIDA OPEN SPACE
TRAIL ACCESS, AND DRAINAGE AND UTILITY EASEMENTS.



DIRECTIONS ARE BASED ON THE BEARING S89°18'19"E BETWEEN
RECOVERED SURVEY MONUMENTS AT THE NE CORNER OF THE TRACT
AND THE E1/4 CORNER OF SECTION 31, AS SHOWN AND/OR DES-
CRIBED ON THIS PLAT.



CHAFFEE COUNTY ROAD NO. 160

COUNTY ROAD 160 TRAIL
(Reception No. 279305)

LOT B
OPEN SPACE

LOT 1

COTTONWOOD GREEN SUBDIVISION

LOT 43

LOT C
OPEN SPACE

LOT 42

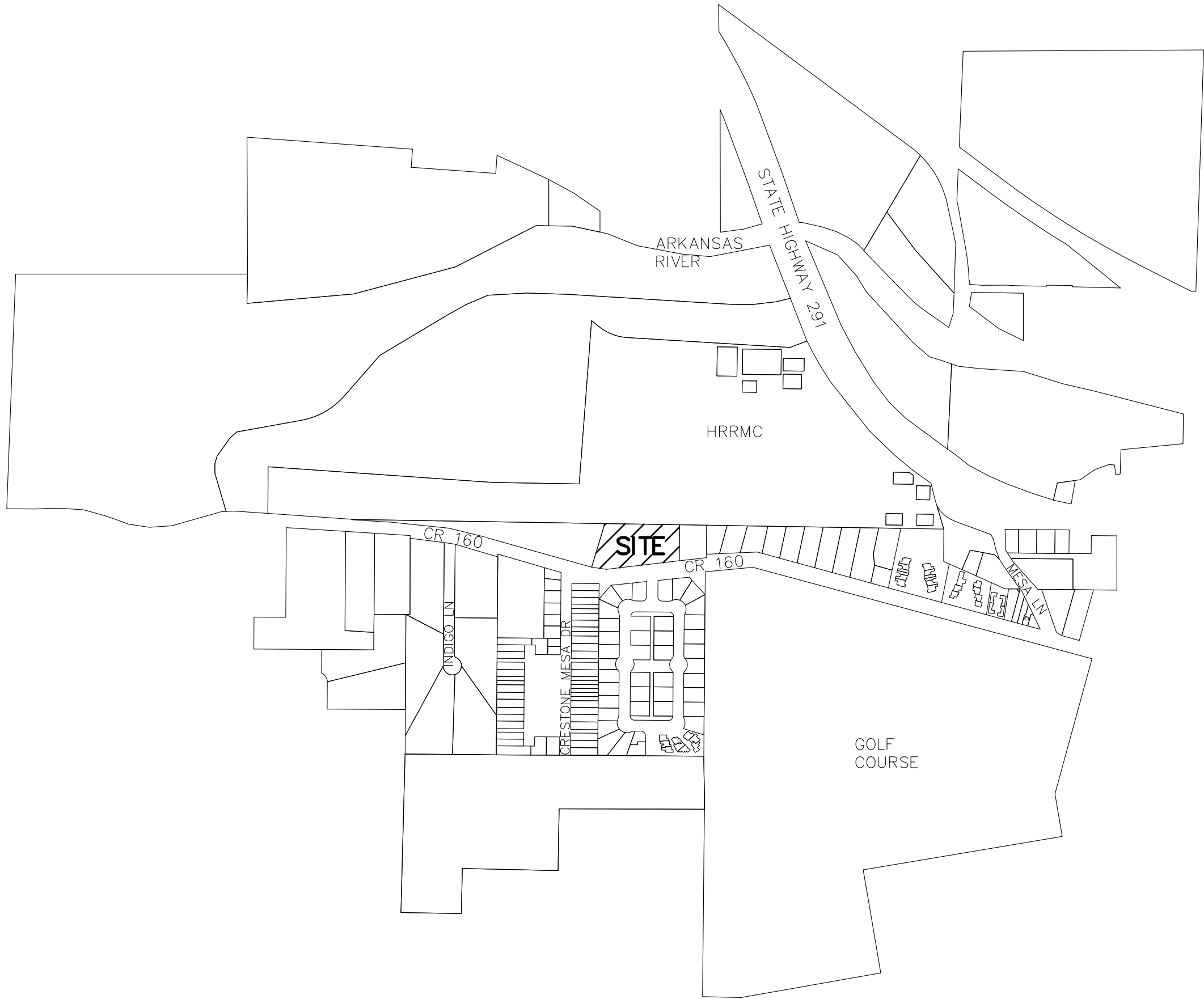
SHEET 2 OF 2

NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED
UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER
SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY
BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE SURVEYOR'S STATEMENT
CONTAINED HEREIN.

MESA RIDGE SUBDIVISION		
In the NW 1/4 SE 1/4 of SECTION 31, TOWNSHIP 50 NORTH, RANGE 9 EAST, N.M.P.M. CHAFFEE COUNTY CITY OF SALIDA COLORADO		
Job Number: J-25-063 TPC FILE: J-19-185	HENDERSON LAND SURVEYING CO., INC. 203 G STREET SALIDA, COLORADO	
DRAWN BY: TMOO CADDO M. K. H.	DATE: 5/20/25	DRAWING NO. L-25-16
CHECKED: Field Book: S327, Pages 3 & 4		

MESA RIDGE SUBDIVISION

7305 CR 160 SALIDA, CO 81201



VICINITY MAP
NOT TO SCALE

Sheet List Table	
Sheet Number	Sheet Title
1	COVER SHEET
2	TYPICAL SECTIONS
3	DETAILS
4	CR 160 PLAN & PROFILE
5	TRAIL PLAN & PROFILE
6	TRAIL PLAN & PROFILE
7	UTILITY PLAN

CONTRACTOR CALL 811
FOR UTILITY LOCATES AT
LEAST TWO WORKING DAYS
PRIOR TO EXCAVATION

GENERAL NOTES

1. ANY CHANGES FROM THESE PLANS OR ASSOCIATED SPECIFICATIONS MUST BE APPROVED IN WRITING BY THE ENGINEER. IF CONTRACTOR DEVIATES FROM PLANS AND SPECIFICATIONS WITHOUT ENGINEER'S APPROVAL, ENGINEER MAY REQUIRE CONTRACTOR TO REMOVE AND REPLACE WORK AT CONTRACTOR'S EXPENSE.
2. IF FIELD CONDITIONS DIFFER FROM PLANS, CONTRACTOR SHALL STOP WORK AND REQUEST INSTRUCTION FROM THE ENGINEER.
3. CONTRACTOR SHALL PROVIDE COMPLETE MATERIAL SUBMITTALS TO THE ENGINEER NO LESS THAN 1 WEEK PRIOR TO STARTING WORK.
4. CONTRACTOR SHALL USE A LICENSED PROFESSIONAL LAND SURVEYOR TO SET ALL LINES AND GRADES PER PLAN.
5. CONTRACTOR SHALL LOCATE AND PROTECT FROM HARM ANY UTILITIES AND SURVEY MONUMENTS ON THE SITE, WHETHER OR NOT THEY ARE SHOWN ON THESE PLANS.
6. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE FEDERAL, STATE, AND LOCAL REGULATIONS INCLUDING BUT NOT LIMITED TO:
 - A. CDPHE STORMWATER PERMITTING
 - B. APPLICABLE BUILDING CODES
 - C. OSHA REGULATIONS
6. ALL PERMITTING REQUIRED TO LEGALLY COMPLETE THE WORK IS THE RESPONSIBILITY OF THE CONTRACTOR.
7. CONTRACTOR SHALL NOTIFY LOCAL PUBLIC WORKS BEFORE COMMENCING ANY WORK IN THE RIGHT OF WAY.
8. CONTRACTOR SHALL NOTIFY UTILITY OWNERS BEFORE COMMENCING ANY WORK THAT IMPACTS UTILITIES.
9. CONSTRUCTION WATER IS THE CONTRACTOR'S RESPONSIBILITY.
10. 10. THE CONTRACTOR IS RESPONSIBLE FOR REPLACING OR REPAIRING ANY DAMAGE TO PRIVATE PROPERTY IMPROVEMENTS AND FOR FINAL CLEAN UP AND STREET SWEEPING OF THE JOB SITE. DOCUMENTATION OF PRE-CONSTRUCTION CONDITIONS IS THE CONTRACTOR'S RESPONSIBILITY.
6. CONTRACTOR SHALL PROVIDE ENGINEER, PROJECT MATERIALS TESTING FIRM, AND LOCAL JURISDICTION A MINIMUM OF 24 HOURS NOTICE TO INSPECT ALL WORK (INCLUDING EACH LIFT FOR GRADING/BASE COURSE OPERATIONS) PRIOR TO COVERING.

GRADING NOTES

1. CONTRACTOR SHALL EMPLOY BEST MANAGEMENT PRACTICES (BMP) FOR STORMWATER. ENGINEER MAY STOP WORK IF UNCONTROLLED SEDIMENT DISCHARGE IS OBSERVED. CONTRACTOR SHALL PROVIDE BMP PLAN TO ENGINEER WITH PROJECT MATERIAL SUBMITTALS.
2. CONTRACTOR SHALL CLEAR AND GRUB THE SITE TO REMOVE ALL ORGANIC MATERIAL UNDER PAVEMENT AND FOUNDATION.
3. FILL SHALL BE PLACED IN COMPACTED LIFTS OF 6" MAXIMUM. FILL SHALL BE COMPACTED TO 95% MODIFIED PROCTOR (ASTM D-1557) UNDER PAVEMENT AND FOUNDATIONS.
4. CONTRACTOR SHALL PROTECT IN PLACE ALL TREES WITHIN THE PROJECT AREA NOT SPECIFIED FOR REMOVAL.

CONCRETE AND ASPHALT NOTES

1. ALL PROJECT CONCRETE SHALL MEET CDOT CLASS B SPECIFICATIONS AS A MINIMUM.
2. ALL PROJECT ASPHALT SHALL BE PG 64-22, CDOT SX AGGREGATE GRADING.
3. CONTRACTOR SHALL PROVIDE CONCRETE AND HOT MIX ASPHALT MIX DESIGNS STAMPED BY A PROFESSIONAL ENGINEER WITH PROJECT SUBMITTALS.
4. ALL PROJECT ASPHALT AND CONCRETE SHALL BE PLACED OVER CDOT CLASS 6 ROAD BASE COMPACTED TO 95% OF MODIFIED PROCTOR MAXIMUM DRY DENSITY (ASTM D1557).
5. WHERE ASPHALT ABUTS EXISTING ASPHALT, CONCRETE, OR COLD JOINT WITH NEW ASPHALT, TACK COAT SHALL BE APPLIED. TACK COAT SHALL BE EMULSIFIED ASPHALT WITH THE SAME ASPHALTIC CEMENT AS THE PAVEMENT MIX, SS-1 OR EQUAL.
6. ASPHALT AND CONCRETE CONSTRUCTION SHALL BE PER LOCAL JURISDICTION SPECIFICATIONS AND CDOT SPECIFICATIONS. IN CASE OF CONFLICT, THE FIRST LISTED ABOVE SHALL RULE.
7. ASPHALT SHALL BE COMPACTED TO 92% TO 96% OF THEORETICAL (RICE) DENSITY.

SURVEY CONTROL

PER HENDERSON LAND SURVEYING CO., INC. "RGY TOPOGRAPHIC PLAT," THE EAST PROPERTY LINE BETWEEN 5/8" REBARS WITH 1 1/2" ALUMINUM CAPS STAMPED "PLS 36575" HAS A BEARING OF N 00°11'58" E. THE CAP AT THE SOUTHEAST CORNER OF THE PROPERTY HAS AN ELEVATION OF 7154.13'. FULL SURVEY CONTROL FILE SHOULD BE OBTAINED BY CONTRACTOR'S SURVEYOR DIRECTLY FROM HENDERSON LAND SURVEYING CO., INC. CONTRACTOR SHALL INCLUDE ENGINEER ON CORRESPONDENCE WITH HENDERSON LAND SURVEYING CO., INC.

SHREDGNAR, LLC
CIVIL ENGINEER
SALIDA, CO
BILL.HUSSEY@OUTLOOK.COM

BILL HUSSEY, PE
56989 (CO)

CLIENT
BLOCK 7 DEVELOPMENT, LLC
CONTACT: KENNY LAYTON, MATT
OSNESS
E: COBUILTLLC@GMAIL.COM

SURVEYOR
HENDERSON LAND SURVEYING CO,
INC
203 G ST A
SALIDA, CO 81201
CONTACT: MIKE HENDERSON
P: 719-539-6166
E: HLSC01001@QWESTOFFICE.NET

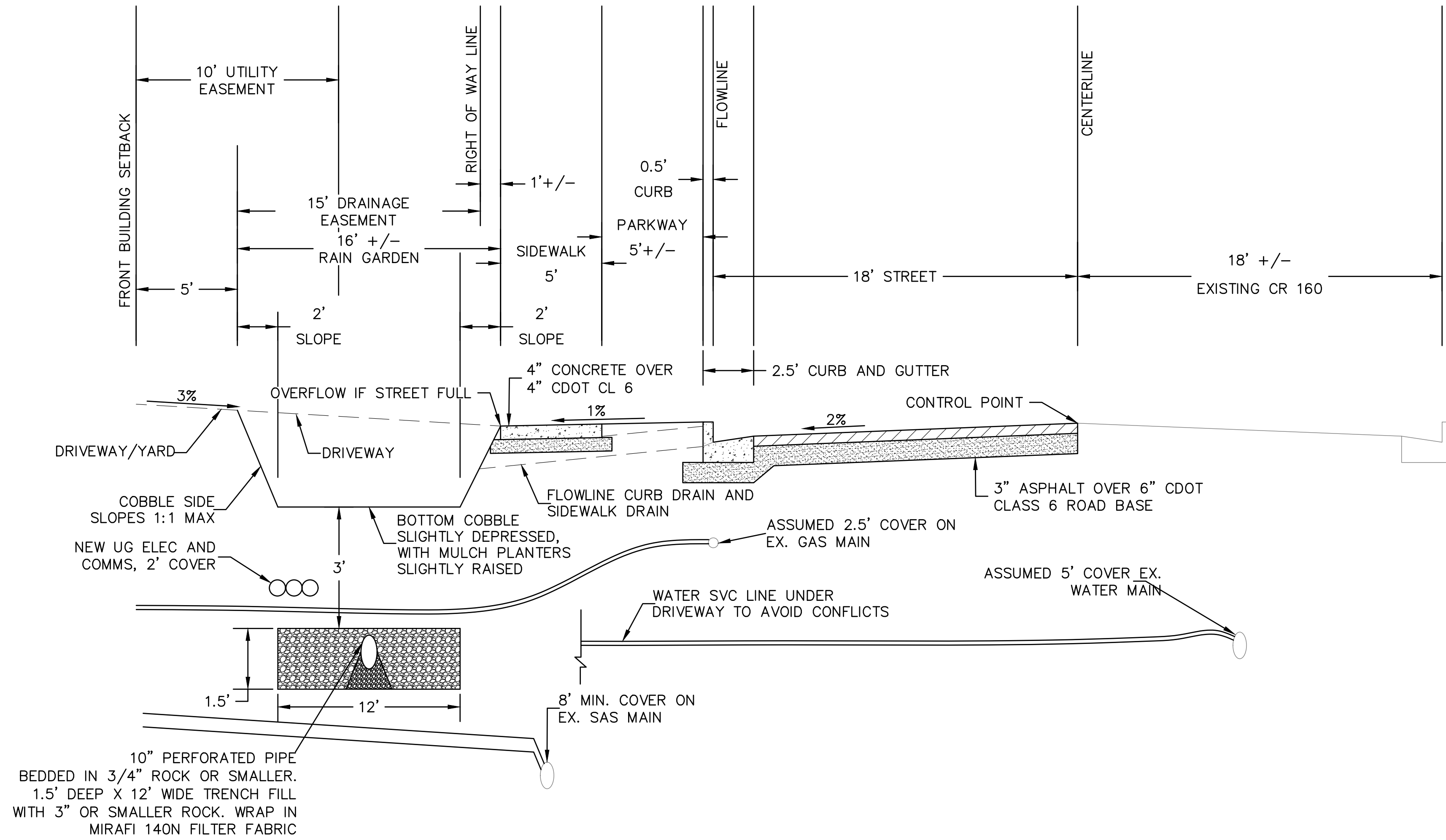
MESA RIDGE
SUBDIVISION
7305 CR 160
SALIDA, CO 81201
JOB # 25001

DRAWING LOG

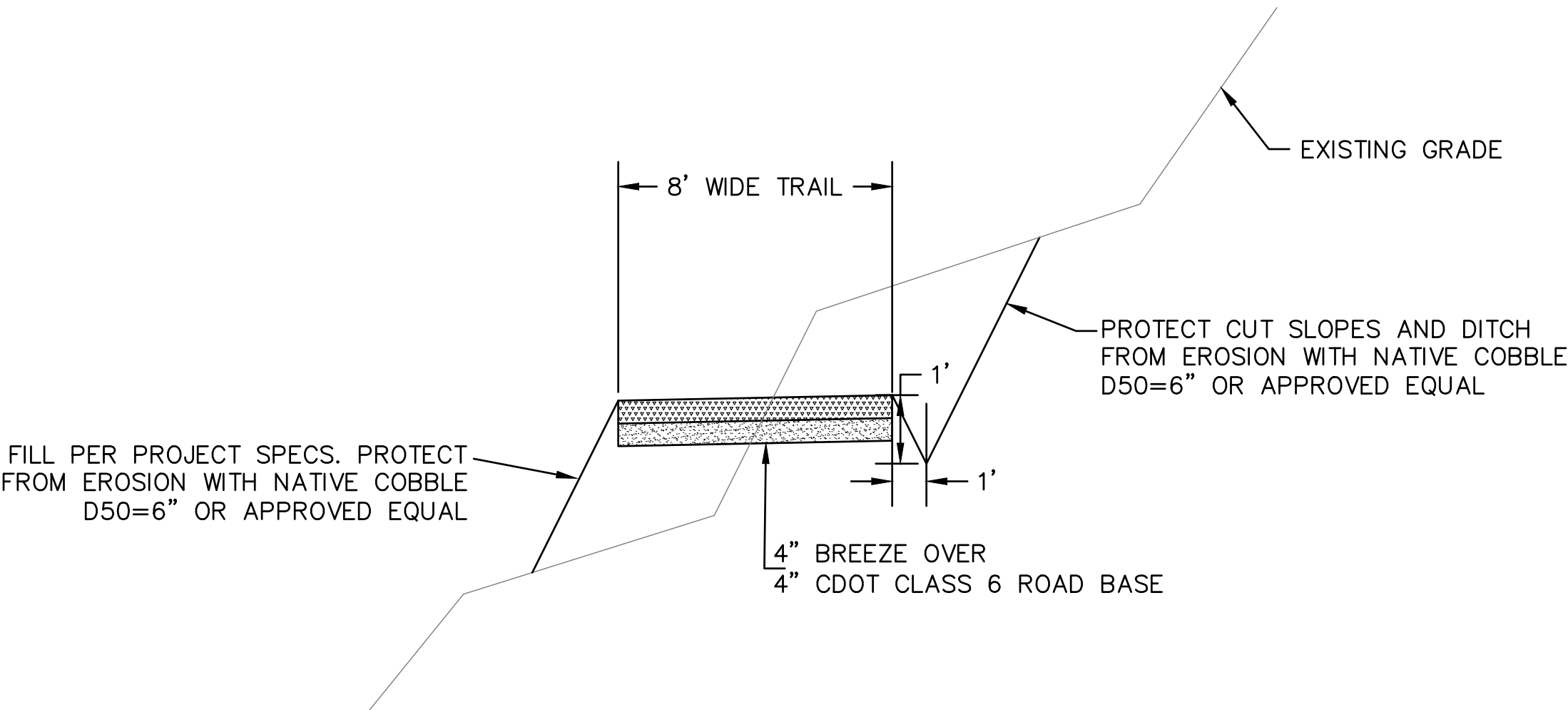
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SHEET

1
COVER SHEET



TYPICAL SECTION
CR 160
NOT TO SCALE



TYPICAL SECTION
TRAIL
NOT TO SCALE

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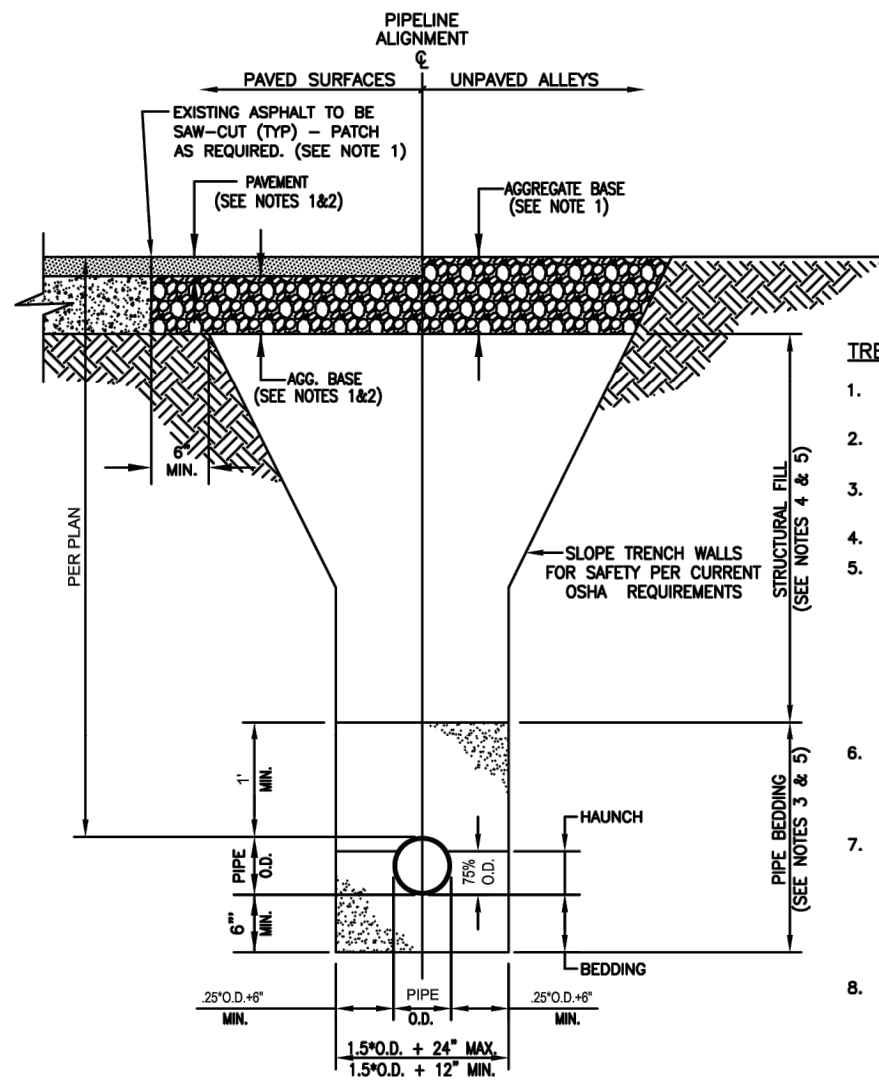
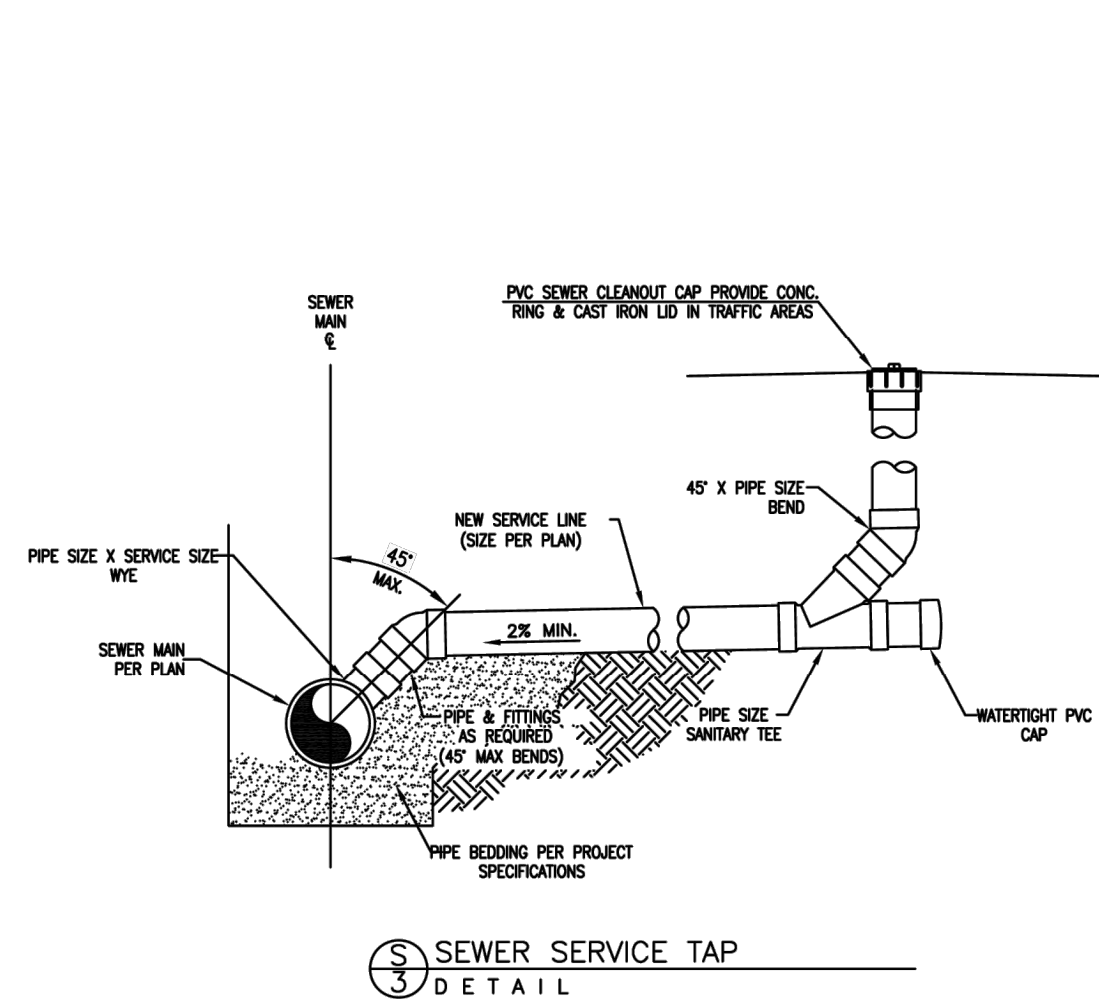
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JOB # 25001

DRAWING LOG

1. REVIEW SET 5/14/25

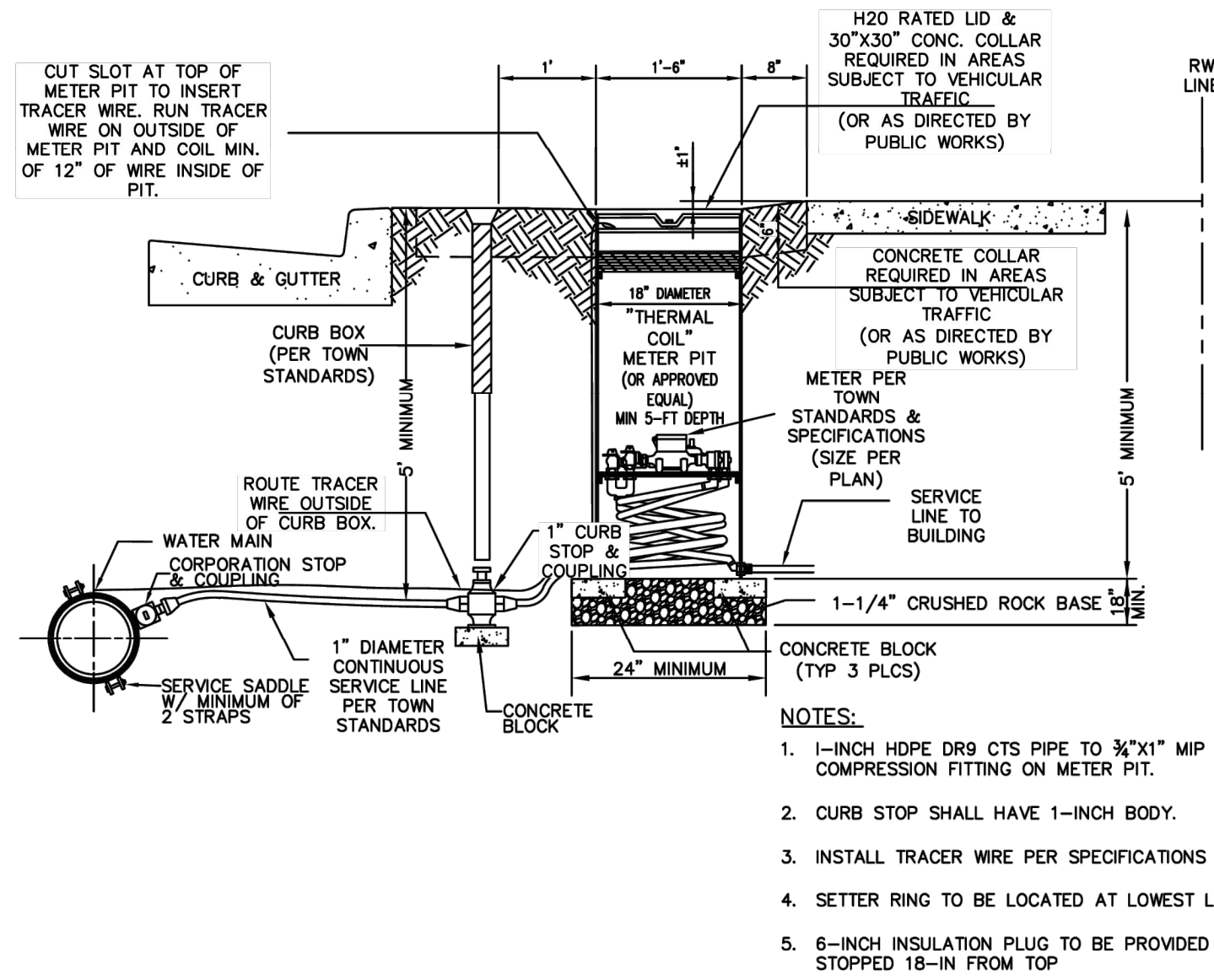
SHEET

2
TYPICAL SECTIONS



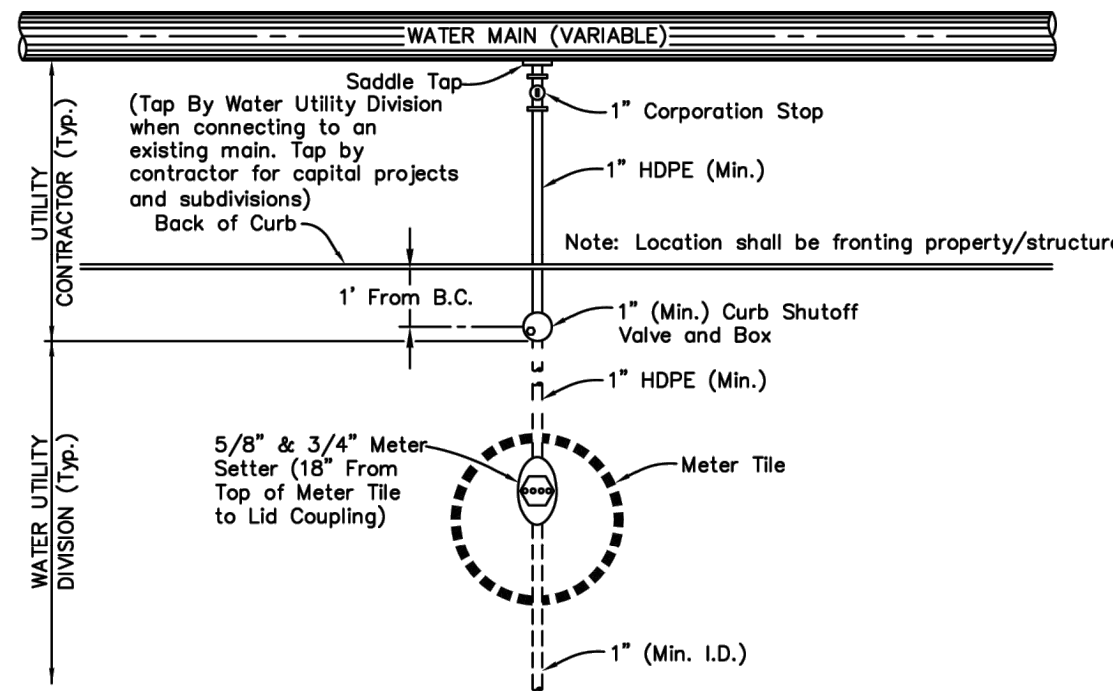
- TRENCH SECTION NOTES**
1. ASPHALT AND ALLEY PATCHING SHALL COMPLY WITH THE APPROPRIATE CITY OF SALIDA PATCHING STANDARDS.
 2. NEW ASPHALT OR ASPHALT OVERLAYS SHALL COMPLY WITH THE PROJECT SPECIFIC STANDARDS PROVIDED IN THE STREET AND/OR ASPHALT PATCHING NOTES.
 3. PIPE BEDDING SHALL MEET CRUSHED DRAIN ROCK CITY OF SALIDA STANDARDS FOR CONSTRUCTION SECTION 2000.
 4. STRUCTURAL FILL SHALL MEET CDOT CLASS 1 AGGREGATE BASE SPECIFICATIONS.
 5. FILL AND BEDDING MATERIAL TO BE PLACED IN 8-INCH MAXIMUM LIFTS (COMPACTED DEPTH) TO THE FOLLOWING MINIMUM PERCENTAGES UNLESS NOTED OTHERWISE:
A. STREETS, PARKING LOTS & ALLEYS: 95% MODIFIED PROCTOR (ASTM D1557)
B. UTILITY EASEMENTS OUTSIDE THE STREET SECTION: 90% MODIFIED PROCTOR (ASTM D1557)
C. UNDEVELOPED LAND: 80% MODIFIED PROCTOR (ASTM D1557).
 6. THIS DETAIL IS FOR "DRY" TRENCH CONDITIONS. "WET" TRENCH CONDITIONS CONTRACTOR SHALL PROVIDE A MINIMUM 4" OF 1.5 INCH MINUS WASHED ROCK UNDER PIPE BEDDING MATERIAL WRAPPED WITH FILTER FABRIC (MIMP) 140N OR APPROVED EQUAL.
 7. EXCAVATED MATERIAL CONTAINING RUBBISH, FROZEN MATERIAL, ORGANIC DEBRIS, ASPHALT, CONCRETE OR OTHER DELETERIOUS MATERIALS NOT SUITABLE FOR STRUCTURAL FILL SHALL BECOME THE PROPERTY OF THE CONTRACTOR. THE CONTRACTOR SHALL REMOVE AND DISPOSE OF MATERIAL IN A FASHION THAT COMPLIES WITH ALL LOCAL, STATE, AND FEDERAL REGULATIONS. THE OWNER MAY REQUIRE DOCUMENTATION OF PROPER DISPOSAL AS A CONDITION OF FINAL PAYMENT.
 8. SEE WATER AND/OR SEWER GENERAL NOTES FOR PIPE SPECIFICATIONS.

**TRENCH CROSS-SECTION
4**

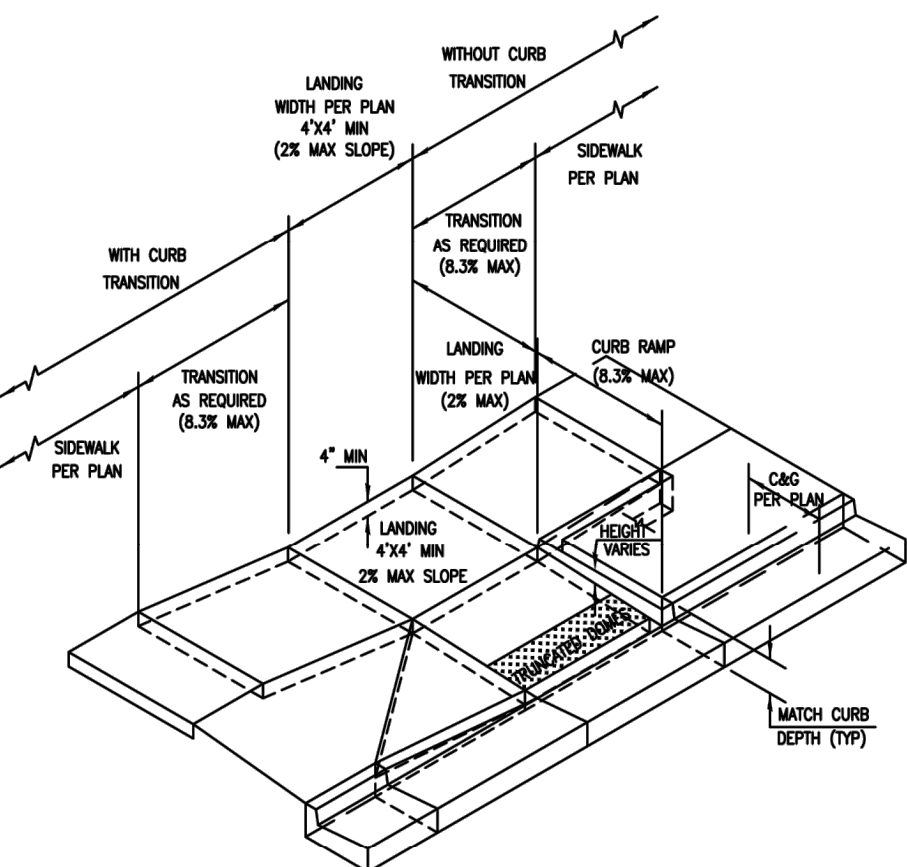


- NOTES:**
1. 1-INCH HDPE DR9 CTS PIPE TO 3/4"x1" MIP TO COMPRESSION FITTING ON METER PIT.
 2. CURB STOP SHALL HAVE 1-INCH BODY.
 3. INSTALL TRACER WIRE PER SPECIFICATIONS
 4. SETTER RING TO BE LOCATED AT LOWEST LEVEL.
 5. 6-INCH INSULATION PLUG TO BE PROVIDED WITH STOPPED 18-IN FROM TOP

**SERVICE AND METER PIT (TYP)
1**

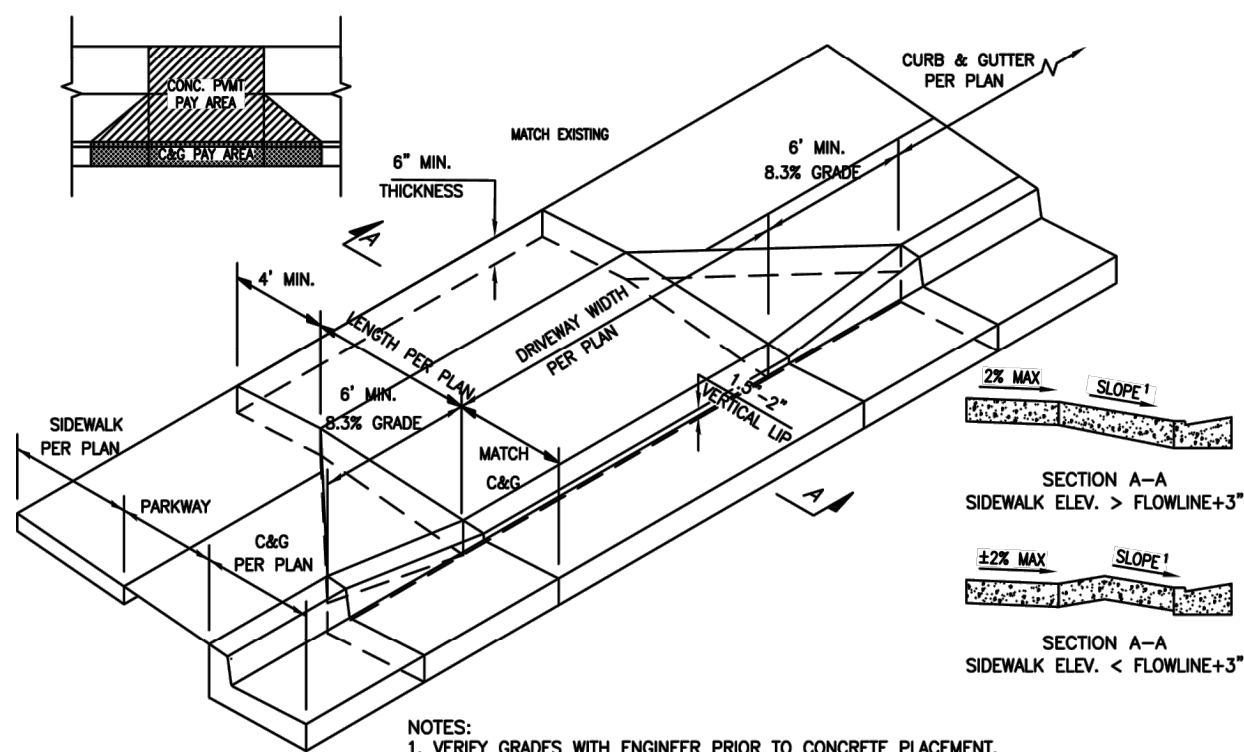


**1-IN AND SMALLER METER
2**



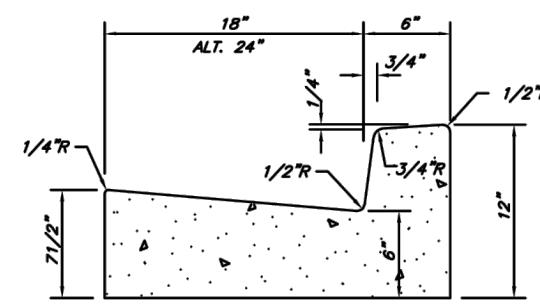
- NOTES:**
1. TRUNCATED DOMES SHALL BE 24 INCHES WIDE AND EXTEND THE FULL WIDTH OF THE ACCESS RAMP.
 2. TRUNCATED DOMES SHALL BE EMBEDDED IN THE FRESH CONCRETE WITH NO AIR SPACE BETWEEN THE CONCRETE AND THE BOTTOM OF THE PLATE. JOINT TO BE TOWELED AT PERIMETER OF DOMES.
 3. TRUNCATED DOMES SHALL BE CONSTRUCTED OF UNPAINTED CAST IRON CONFORMING TO ASTM A-48 CLASS 300.
- *TYPE 1 PERMITTED ONLY WITH PRIOR APPROVAL BY PUBLIC WORKS
TYPE 2 SHALL BE STANDARD

**ADA CURB RAMP - TYPE 1
1**

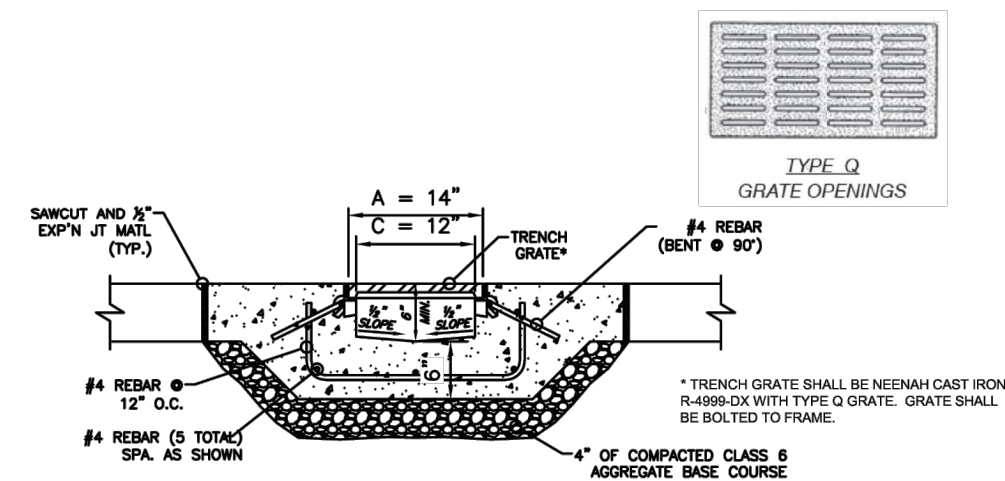


- NOTES:**
1. VERIFY GRADES WITH ENGINEER PRIOR TO CONCRETE PLACEMENT.

**TYPE 1 DRIVEWAY
3**



**STANDARD 24-IN CURB AND GUTTER
4**



**SIDEWALK TRENCH DRAIN
8**

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MESA RIDGE
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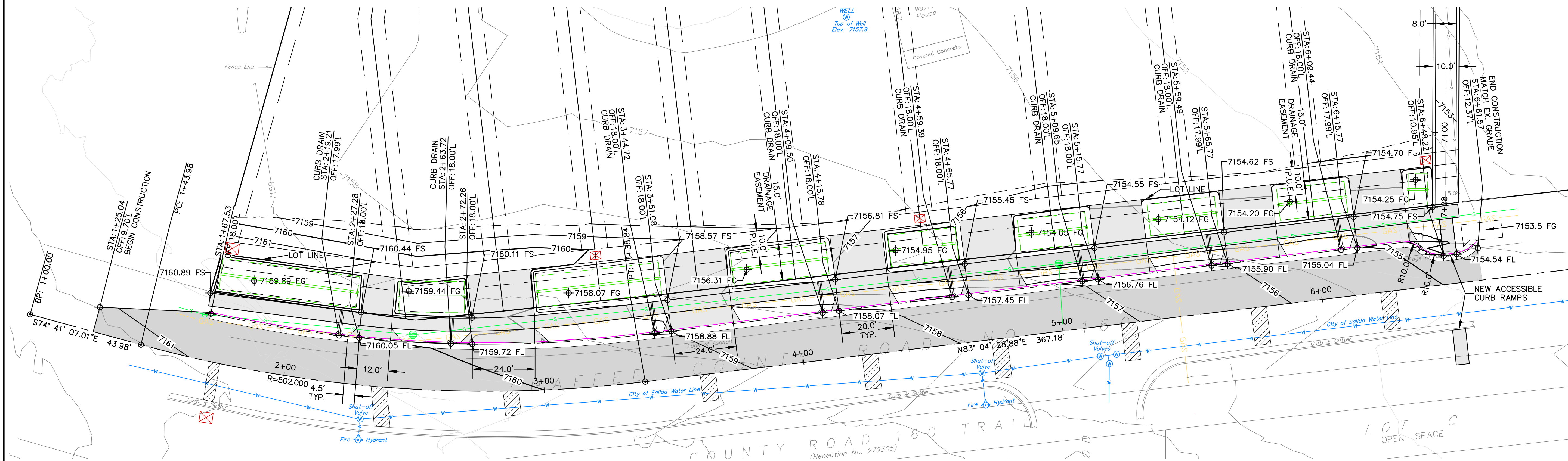
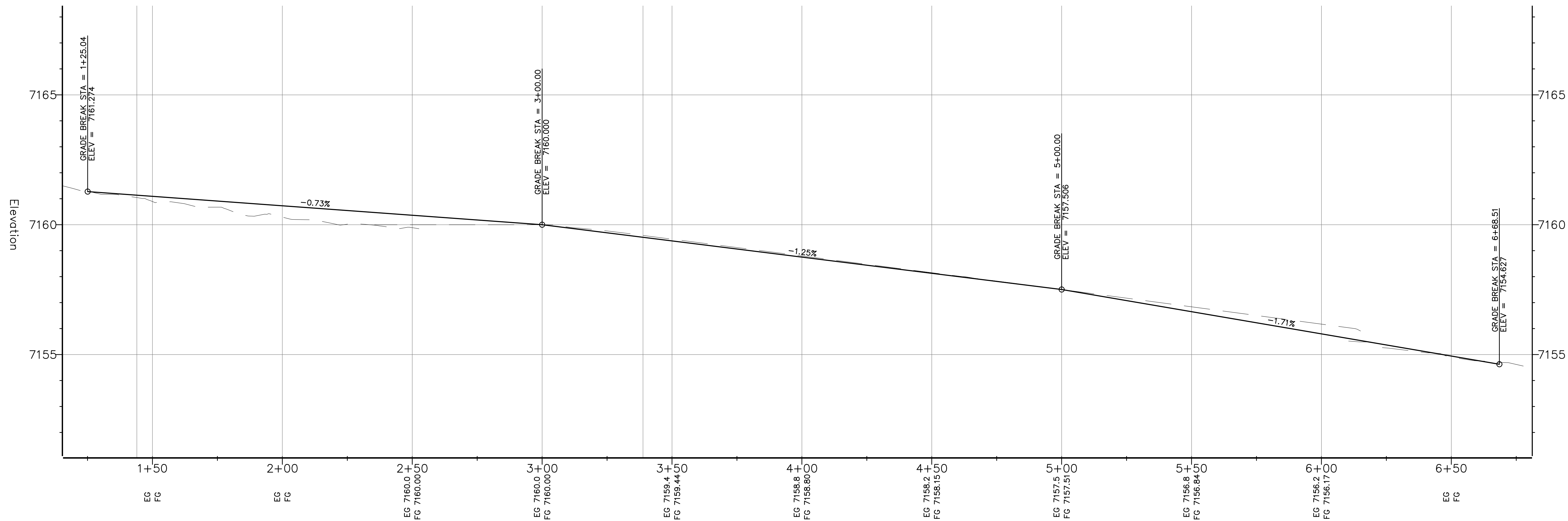
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1. REVIEW SET 5/14/25

SHEET

3

DETAILS



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CIVIL ENGINEER
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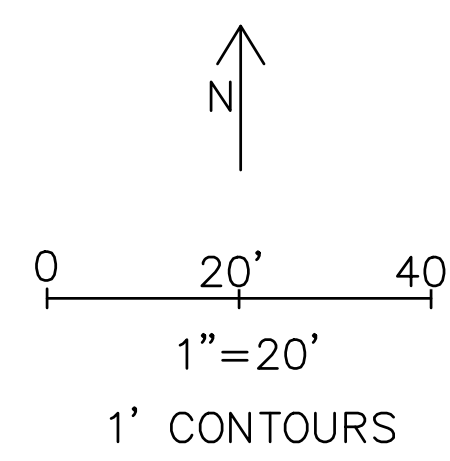
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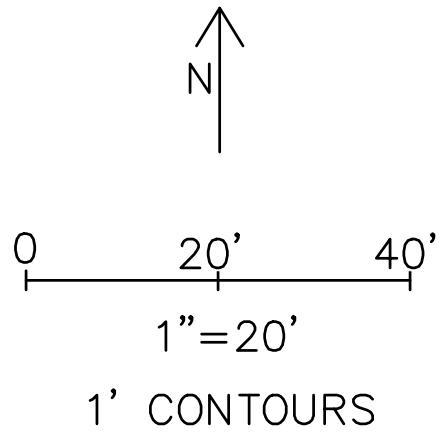
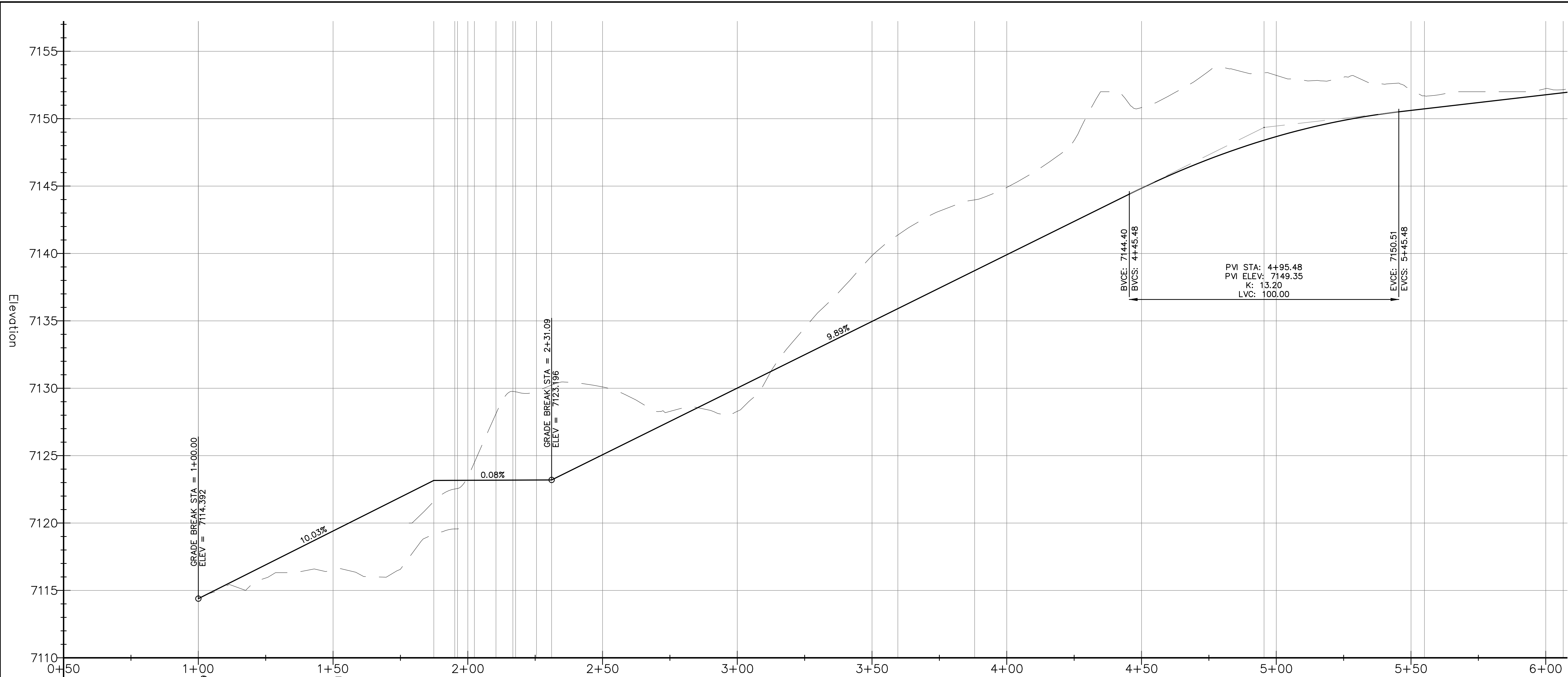
1. REVIEW SET 5/14/25

SHEET

4

CR 160 PLAN &
PROFILE





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MESA RIDGE
SUBDIVISION

7305 CR 160
SALIDA, CO 81201
JOB # 25001

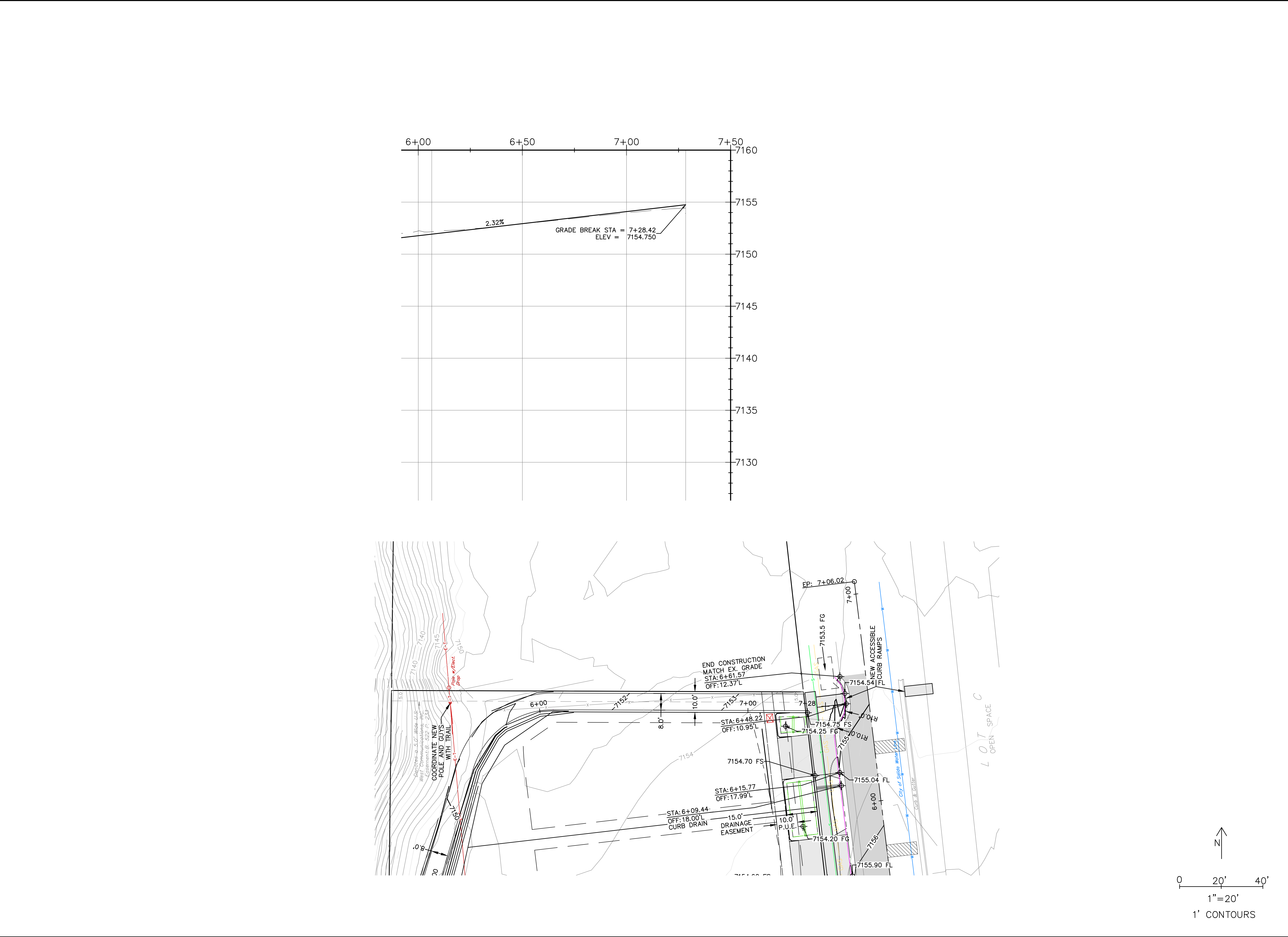
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1. REVIEW SET 5/14/25

SHEET

5

TRAIL PLAN & PROFILE



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MESA RIDGE
SUBDIVISION

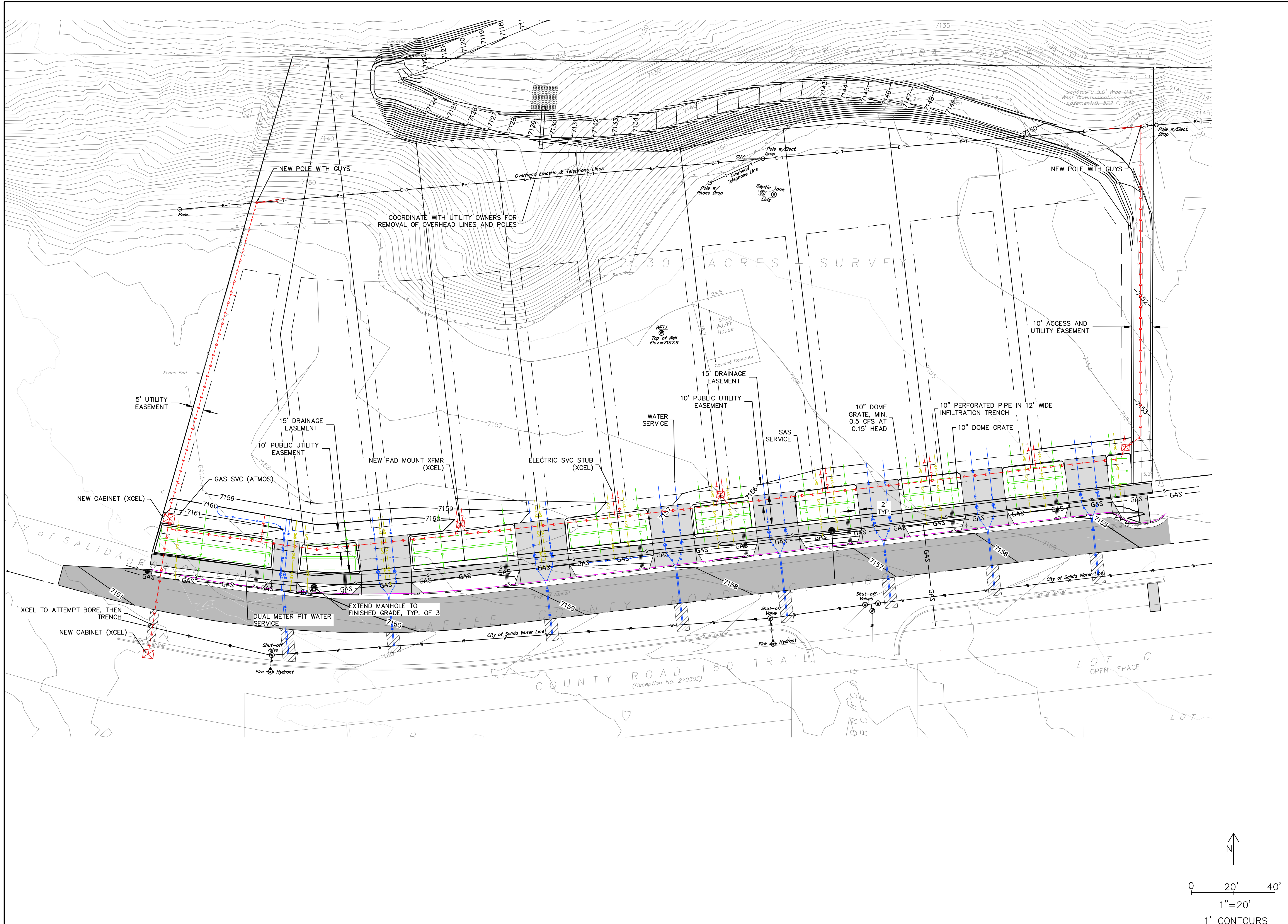
7305 CR 160
SALIDA, CO 81201
JOB # 25001

DRAWING LOG
1. REVIEW SET 5/14/25

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6

TRAIL PLAN & PROFILE



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JOB # 25001

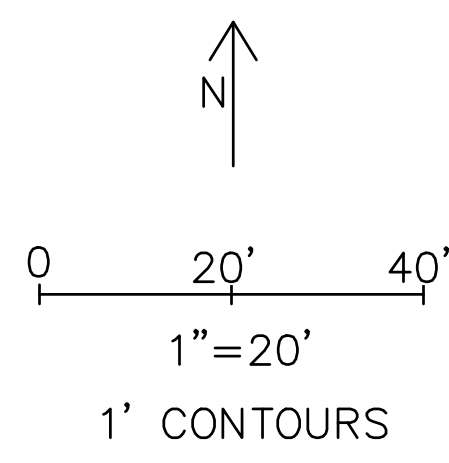
DRAWING LOG

1. REVIEW SET 5/14/25

SHEET

7

UTILITY PLAN



Drainage Report

Mesa Ridge Subdivision

Salida, CO

5/5/2025

Bill Hussey, PE, Shredgnar LLC

Contents

Existing Conditions	1
Proposed Development	4
Hydrology	5
Water Quality and Detention	6
Hydraulics	8
Other Considerations	10

Existing Conditions

The site straddles the northern edge of what is locally known as the mesa. The mesa portion of the subject parcel slopes from southwest to northeast at 1 to 3% grade. No significant channelization occurs and runoff generally sheet flows to the northeast, eventually running over the edge of the mesa. The northern portion of the subject parcel falls off the mesa to the north with grades ranging from 2:1 to 1:1.



Below the mesa, looking northeast



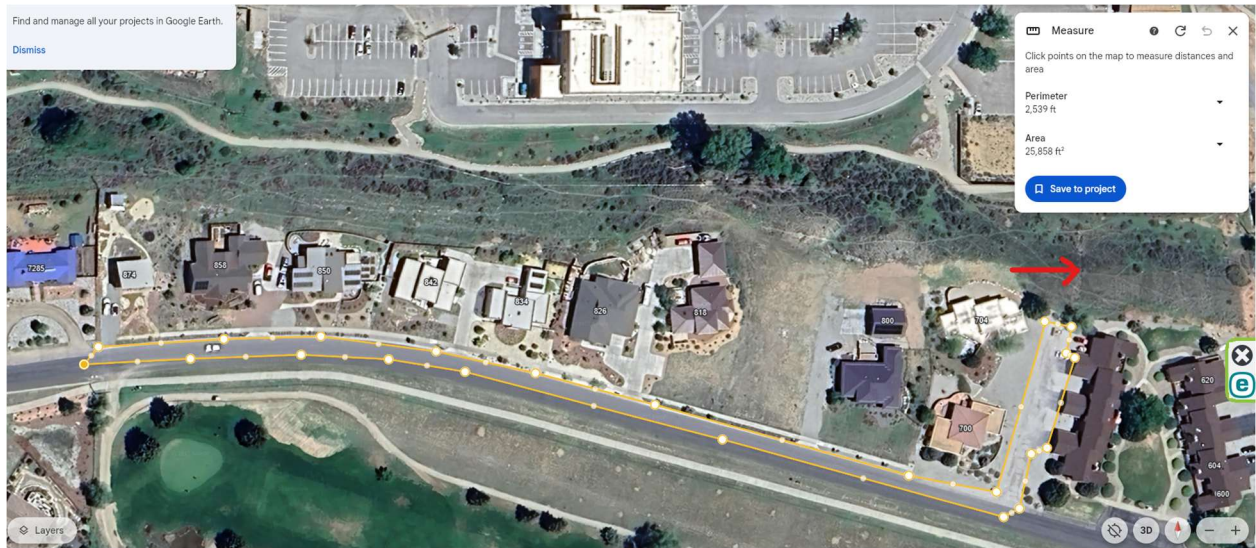
Looking southeast. Nearest house is on the subject property.

The drainage analysis area is bounded to the south by the centerline of County Road 160.

A portion of the parcel to the west of the subject parcel discharges runoff onto the subject property which sheet flows over the edge of the mesa to the north. Existing and Developed drainage maps are included in **Appendix A**.

The subject parcel is one of the last to be developed along the north side of County Road 160 on the north edge of the mesa. The only places where the slope is noticeably eroded are where relatively large directly connected impervious areas of street and access drive have unmitigated point discharges onto the steep slope.

For example, Las Casitas subdivision installed 900 feet of curb and gutter on the north side of CR 160. The only stormwater detention installed was an unknown volume at each driveway with very small inlets that are largely filled with debris. At the outfall of this approximately 0.6 acre impervious area, there is noticeable erosion. This curb and gutter was constructed prior to 8/18/2011 aerial imagery.



5/29/2023 imagery with impervious area delineated and erosion due to stormwater point discharge indicated by red arrow.



Each driveway in the Las Casitas subdivision has a small, clogged pipe that may have been designed to detain stormwater.



The outfall of the largely unmitigated 0.6 acre impervious Las Casitas subbasin displays notable, but not severe erosion, at least 13 years after its construction.

Proposed Development

The proposed development of single-family homes and duplexes incorporates 100-year detention into a bioswale feature owned and maintained by the property owners in the

development. This will catch all curb, gutter, and driveway runoff to avoid nuisance erosion such as that caused by Las Casitas subdivision. It is also sized to detain the southerly 30' of roofs, although roof pitches and downspout locations are beyond the scope of this report. Storms larger than the 100-year storm will flood the detention system and flow north over the edge of the mesa, following the historic flow path.

This strategy avoids the need to convey storms more frequent than the 100-year either down the slope or along CR 160 to the east. Both conveyance options would present more difficult design and/or cost challenges. Steep slopes are to be avoided with concentrated runoff when possible, and connecting to Las Casitas curb and gutter on CR 160 would make worse a situation that is already less than ideal.

The relatively small amount of runoff from roofs beyond the southerly 30' and backyard landscaping will follow historical sheet flow patterns north over the edge of the mesa, where it will do no more harm than currently.

Hydrology

USDA Web Soil Survey, and field observations, were used to determine that the site soils are hydrologic soil group A with infiltration rates of 2 to 6 inches per hour. Web Soil Survey data is included in **Appendix B**.

Rainfall data was taken from NOAA Atlas 14 and is included in **Appendix C**.

Mile High Flood District's modified rational method was used to calculate peak discharges for both the existing and proposed condition. Results are below and correspond to areas shown in the existing and proposed drainage maps in **Appendix A**. Rational method calculations are included in **Appendix D**. Subbasin naming conventions used for this study first indicate E or P for existing or proposed condition, then a sequential number generally from west to east, and finally M or S to indicate whether the subbasin is on the **Mesa** or **Slope** to the north.

SUBBASIN	RETURN INTERVAL (YEARS)						
	2	5	10	25	50	100	500
E1M	0.00	0.00	0.00	0.00	0.00	0.02	0.06
E1S	0.00	0.00	0.00	0.00	0.03	0.16	0.51
E2M	0.06	0.09	0.12	0.21	0.41	0.81	1.91
E2S	0.00	0.00	0.00	0.00	0.03	0.15	0.47
E3M	0.06	0.10	0.14	0.23	0.43	0.81	1.83
P1M	1.01	1.49	1.94	2.65	3.32	4.08	6.02
P2M	0.45	0.67	0.88	1.23	1.60	2.01	3.08

P3M	0.42	0.62	0.82	1.14	1.48	1.86	2.86
-----	------	------	------	------	------	------	------

E1M and E1S are substantially unchanged by development. They are analyzed here to give an estimate of required capacity for the ditch along the pedestrian trail which is proposed through E1S. The combined outfall of E1M and E1S is **Design Point 1**.

E2M covers off-site and on-site tributary area which sheet flows over the edge of the mesa towards the proposed pedestrian trail culvert crossing. E2S covers the area of the slope which will be tributary to the culvert crossing under the pedestrian trail at **Design Point 2**. E2S is not a natural subbasin, nor will it substantially change with development, but it is chosen because the difference between predevelopment sheet flow and developed point discharge is of interest. Areas below the proposed pedestrian path are not of interest in this study because they will be largely undisturbed.

E3M covers the remainder of off-site and on-site tributary area which sheet flows over the edge of the mesa at the northeast corner of the subject parcel. Discharge from E3M is **Design Point 3**.

P1M covers the area tributary to the proposed bioswale along the north side of CR160. Its imperviousness is calculated from the typical duplex layout on lot 7 which is conservative, because single family homes will have a slightly lower percentage of impervious area. It has no designated design discharge point because it will be designed for 100-year detention.

P2M covers the area of the mesa which sheet flows over the edge directly to the culvert crossing under the proposed pedestrian trail (Design Point 2). Its imperviousness is assumed to be 60%, which is the sum of 45% structural coverage and 15% parking/access coverage in R2 Inclusionary Housing developments. This is conservative because the portion of P2M which covers the neighbor's property to the west is much less impervious.

P3M covers the mesa area of the subject parcel that will be conveyed by the pedestrian trail ditch to the culvert crossing. P3M is, like P2M, assumed 60% impervious. It combines with the substantially unchanged E2S to discharge to **Design Point 4**, and ultimately to Design Point 2.

Water Quality and Detention

P1M is the only developed basin with a significant amount of continuous impervious area. The development design hydrologically disconnects this area into 9 separate bioswales where water quality control volume is met above ground. Each separate bioswale overflows

into an underground rock trench sized for 100-year detention. Storms exceeding 100-year intensity will overflow along property lines, to the north, and over the edge of the mesa along the historic flow path.

Detention sizing for P1M was completed using the MHFD Detention Basin Design Workbook (included in **Appendix E**). A summary of required detention volumes is provided in the table below.

	AF	CF
WQCV	0.021	914.76
25-YEAR	0.071	3092.76
100-YEAR	0.094	4094.64

The civil engineering plans show 2161 cubic feet of stormwater detention above ground in rain gardens, and 1934 cubic feet of stormwater detention in underground infiltration trenches. The table below shows above-ground stormwater detention volume. Depth times flat bottom area is one component of the volume, and the other is the volume of the triangular cross-section created by the sloping sides of each rain garden. Length of the flat bottom of each rain garden is listed in the table below. They are all 12' wide.

DET	BOTTOM AREA (SF)	DEPTH (FT)	LENGTH (FT)	VOLUME (CF)
1	593	0.55	53	397.65
2	272	0.67	25	231.82
3	650	0.5	47	384
4	480	0.5	37	289
5	333	0.5	26	204.5
6	326	0.5	26	201
7	319	0.5	26	197.5
8	311	0.5	26	193.5
9	87	0.5	7	62.5
			total	2161.47

The total length of 12' wide infiltration trench is 273'. Therefore the 1934 CF underground detention requirement is met at 7.08 CF detention per linear foot of infiltration trench. At a void ratio of 0.36 (**see Appendix F**), this means that a 12' wide trench with a 10" perforated pipe requires a height of 1.5'.

P2M and P3M may have up to 60% impervious area (conservatively high estimate), but the development plan of duplexes and single-family homes keeps impervious areas largely disconnected. Water quality treatment is provided by the existing vegetation on the slope which the design leaves largely undisturbed.

The summed 100-year peak discharge of P2M and P3M is 3.9 cfs. This will be discharged as sheet flow over the edge of the mesa which is 430' long. Assuming an approximately equal distribution, the 100-year peak flow over each linear foot of ridgeline is 0.009 cfs (4 gpm). Flows of this order of magnitude will do no more harm than the existing condition, so no additional detention is required in P2M and P3M. From field observations, it appears that this strategy has been followed for other development on the north side of CR160 with no issues. Rain barrels and green infrastructure concepts should be utilized, to the extent that they are legal and practical, to minimize undetained discharges over the edge of the mesa.

Additionally, in a meeting on 12/16/24 with city staff including Public Works Director David Lady, it was agreed that discharges from backyards and rear-sloping roofs in this development would be considered insignificant.

Hydraulics

For simplicity and conservatism, this report adds rational method peak flows unless otherwise noted.

Design Point 1 is the discharge to the ditch along the pedestrian trail from E1M and E1S. E1M and E1S are not substantially changed by development. Peak flows are shown in the table below.

DESIGN PT	RETURN INTERVAL (YEARS)						
	2	5	10	25	50	100	500
E-DP1	0.00	0.00	0.00	0.00	0.03	0.18	0.56
E-DP2	0.06	0.09	0.12	0.21	0.44	0.96	2.38
P-DP2	0.87	1.29	1.70	2.37	3.10	4.01	6.41
E-DP3	0.06	0.10	0.14	0.23	0.43	0.81	1.83
P-DP4	0.42	0.62	0.82	1.14	1.51	2.01	3.33

The Manning calculation shown below indicates that the 1' wide by 1' deep triangular cobble trailside ditch for DP1 can accommodate the 100-year flow of 0.18 cfs.

The open channel flow calculator

Select Channel Type: Triangle

Depth from Q: Select unit system: Feet(ft)

Channel slope: .07 ft/ft Water depth(y): 0.28 ft Bottom W(b): 0 ft

Flow velocity: 2.307441 ft/s LeftSlope (Z1): 1 to 1 (H:V) RightSlope (Z2): 1 to 1 (H:V)

Flow discharge: .18 ft³/s Input n value: 0.035 or select n

Calculate! Status: Calculation finished Reset

Wetted perimeter: 0.79 ft Flow area: 0.08 ft² Top width(T): 0.56 ft

Specific energy: 0.36 ft Froude number: 1.09 Flow status: Supercritical flow

Critical depth: 0.29 ft Critical slope: 0.0538 ft/ft Velocity head: 0.08 ft

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Design Point 2 sees a significant increase in flow due to development. The existing condition has no slope protection or flow control, but no erosion is evident. First, a culvert must be sized to convey flow under the proposed pedestrian trail. The FHWA nomograph included in **Appendix G** shows that an 18" CMP is sufficient to carry the 100-year flow without overtopping. An approximately 12' square pad of 1' angular rip rap should be placed at the outlet of the culvert.

Design Point 3 is an existing design point only and does not require hydraulic design.

Design Point 4 is the east trailside ditch approach to Design Point 2. The Manning calculation shown below indicates that the 1' wide by 1' deep triangular trailside ditch with native cobble surface can accommodate the 100-year flow of 2.01 cfs.

The open channel flow calculator

Select Channel Type: Triangle

Depth from Q: Select unit system: Feet(ft)

Channel slope: .07 ft/ft Water depth(y): 0.68 ft Bottom W(b): 0 ft

Flow velocity: 4.333 ft/s LeftSlope (Z1): 1 to 1 (H:V) RightSlope (Z2): 1 to 1 (H:V)

Flow discharge: 2.01 ft³/s Input n value: 0.035 or select n

Calculate! Status: Calculation finished Reset

Wetted perimeter: 1.93 ft Flow area: 0.46 ft² Top width(T): 1.36 ft

Specific energy: 0.97 ft Froude number: 1.31 Flow status: Supercritical flow

Critical depth: 0.76 ft Critical slope: 0.0389 ft/ft Velocity head: 0.29 ft

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Finally, hydraulics must be checked for the rain garden/perforated pipe/infiltration trench system that provides water quality control and 100-year detention for subbasin P1M. The

100-year peak flow is 4.08 cfs. Dividing by 9 and rounding up to account for slight variation in the size of each bioswale, the peak flow to an individual bioswale is 0.5 cfs.

Curb returns and underwalk drains will both be concrete channels modeled by the Manning calculation below.

The open channel flow calculator

Select Channel Type: Rectangle ▾

Rectangle
Trapezoid
Triangle
Circle

Depth from Q ▾
Select unit system: Feet(ft) ▾

Channel slope: 0.04 ft/ft	Water depth(y): 0.11 ft	Bottom W(b): 1 ft
Flow velocity: 4.436557 ft/s	LeftSlope (Z1): 0 to 1 (H/V)	RightSlope (Z2): 0 to 1 (H/V)
Flow discharge: 5 ft³/s	Input n value: 0.013 or select n	
Calculate! Status: Calculation finished Reset		
Wetted perimeter: 1.23 ft	Flow area: 0.11 ft²	Top width(T): 1 ft
Specific energy: 0.42 ft	Froude number: 2.33	Flow status: Supercritical flow
Critical depth: 0.2 ft	Critical slope: 0.0063 ft/ft	Velocity head: 0.31 ft

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Vertical 10" inlet pipes will be covered by domed inlet grates that allow 0.5 cfs at only 0.15' of head (see **Appendix H**)

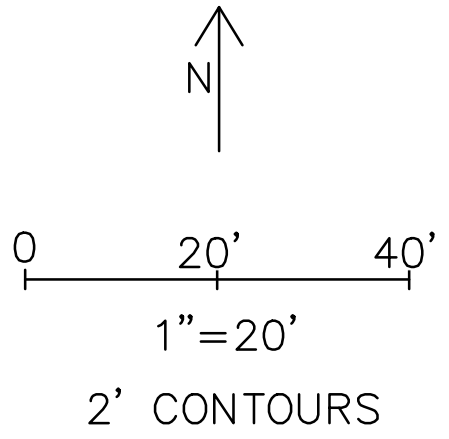
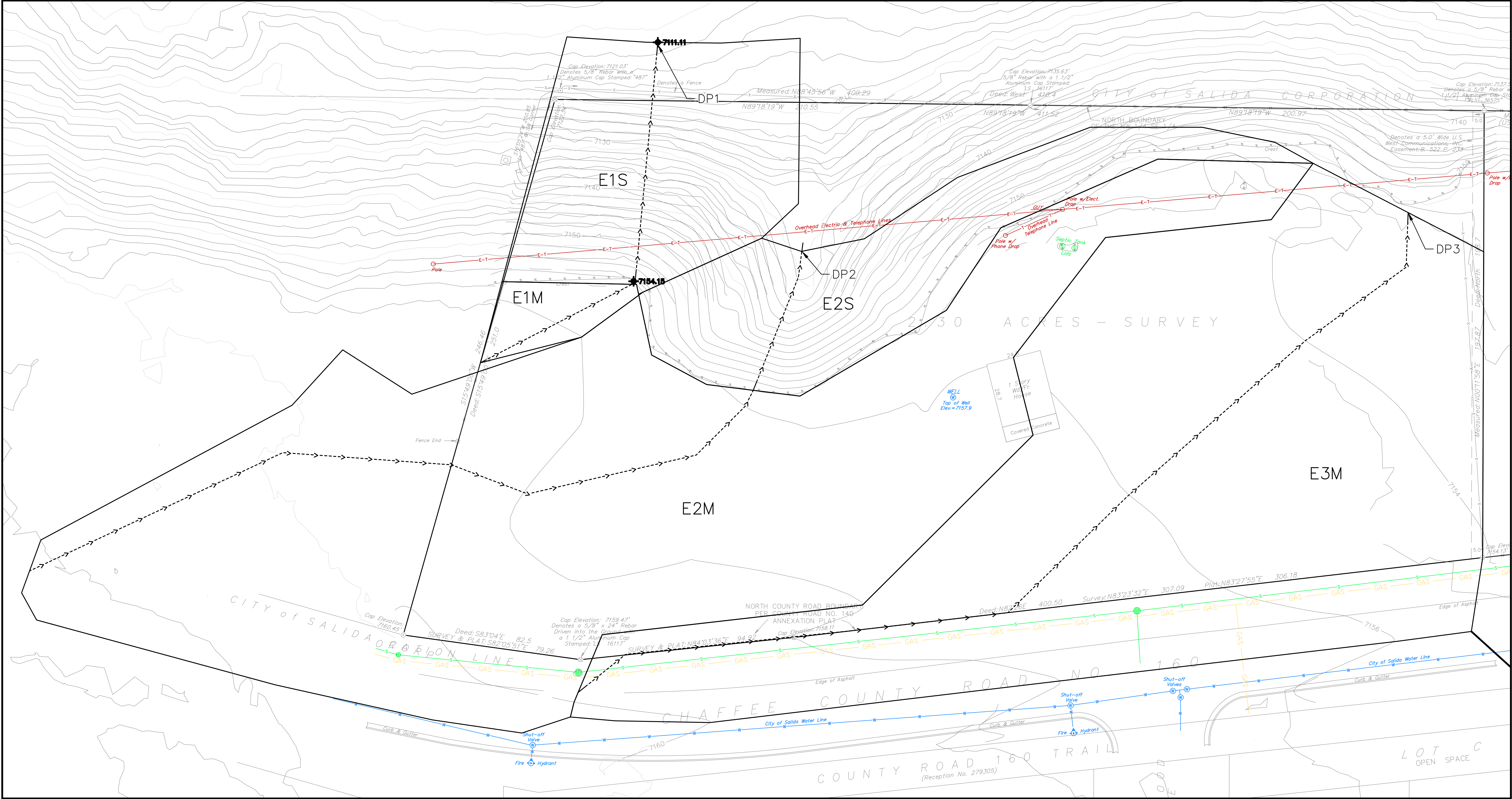
The perforations in the horizontal 10" pipe must be able to flow 0.5 cfs. ASTM D2729 specifies two rows of half inch holes at 5" on center. The design will place more than 2.25' of head on the perforations at peak flow. Using the equation for flow through an orifice, $Q=CA(2gh)^{.5}$, with contraction coefficient $C=0.62$, we find that the flow through each orifice is 0.01 cfs. Therefore, an average of 25' of perforated pipe must be included in each rock trench to flow 0.5 cfs. The total length is 273' for 9 trenches, for an average of 30'.

Other Considerations

Any development of the neighboring parcel to the west of the subject parcel should follow the same principles of drainage design as this report. If additional curb and gutter is added to the west of the subject property without appropriate drainage considerations, damage may occur.

Likewise, curb and gutter should not be connected in front of the Groover property (east of subject property) until the existing erosion problem is addressed at the east end of Las Casitas Subdivision.

EXISTING DRAINAGE MAP
MESA RIDGE SUBDIVISION

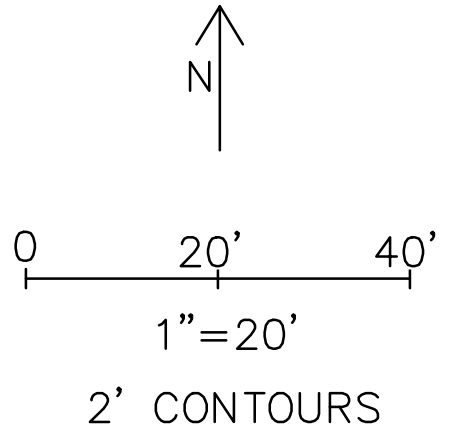
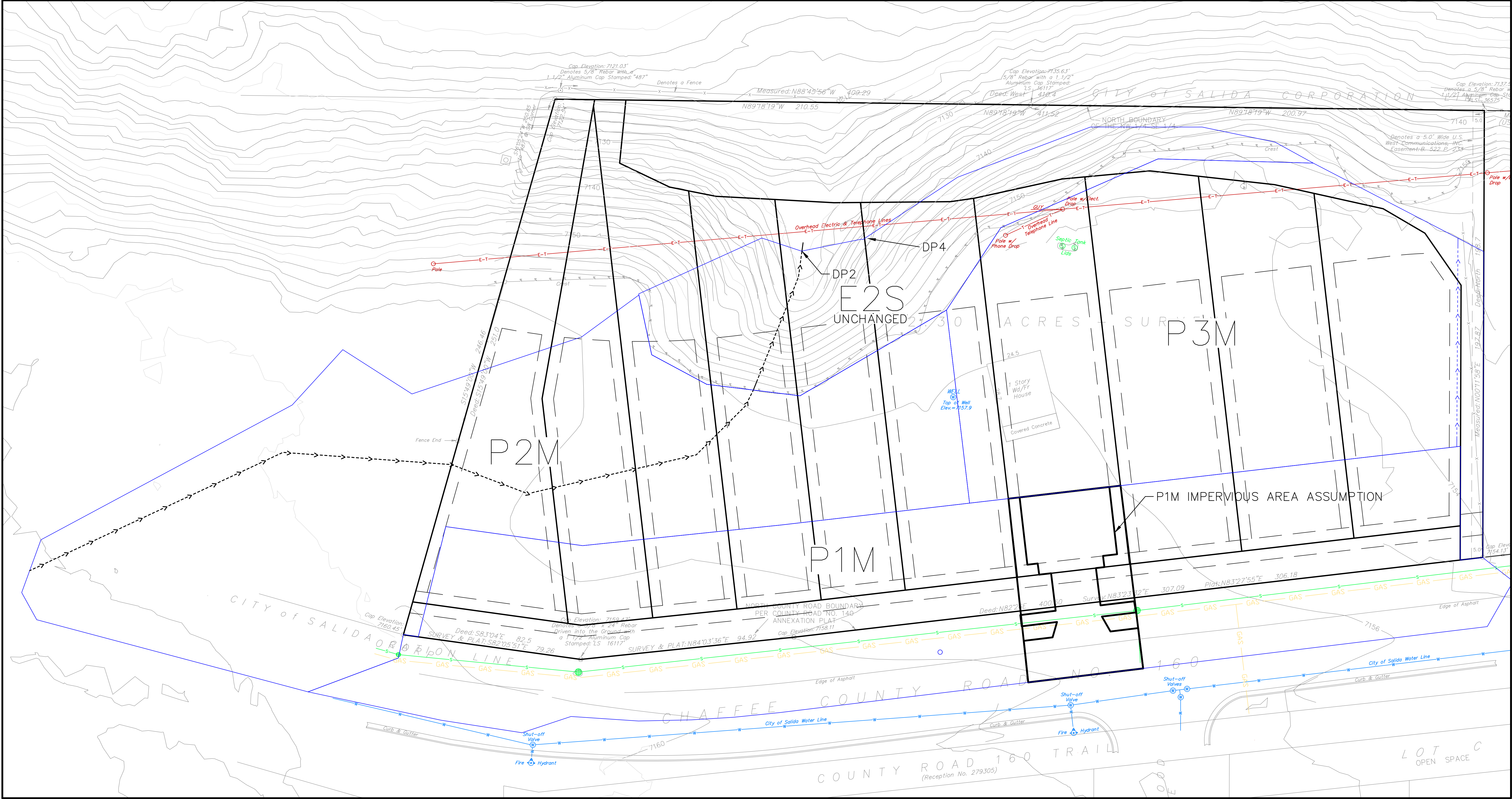


BLOCK 7
JOB #25001

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SHREDGNAR, LLC
SALIDA, CO

5/5/25

DEVELOPED DRAINAGE MAP
MESA RIDGE SUBDIVISION



BLOCK 7
JOB #25001

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SALIDA, CO

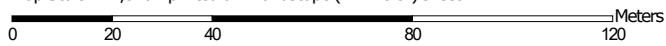
5/5/25

Soil Map—Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties



Soil Map may not be valid at this scale.

Map Scale: 1:1,510 if printed on A landscape (11" x 8.5") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 13N WGS84



**Natural Resources
Conservation Service**

Web Soil Survey
National Cooperative Soil Survey

MAP LEGEND

Area of Interest (AOI)

 Area of Interest (AOI)

Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

Water Features



Streams and Canals

Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

Background



Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties

Survey Area Data: Version 17, Aug 29, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 29, 2021—Oct 30, 2021

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
MaD	Manhattan sandy loam, 3 to 9 percent slopes	2.4	24.0%
SeB	St. Elmo gravelly sandy loam, 1 to 3 percent slopes	5.6	56.4%
SeF	St. Elmo gravelly sandy loam, 3 to 9 percent slopes	1.9	19.5%
Totals for Area of Interest		9.9	100.0%

Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties

MaD—Manhattan sandy loam, 3 to 9 percent slopes

Map Unit Setting

National map unit symbol: jq8q

Elevation: 7,000 to 9,000 feet

Mean annual precipitation: 11 to 15 inches

Frost-free period: 60 to 100 days

Farmland classification: Not prime farmland

Map Unit Composition

Manhattan and similar soils: 100 percent

*Estimates are based on observations, descriptions, and transects of
the mapunit.*

Description of Manhattan

Setting

Landform: Alluvial fans, fan terraces

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous, moderately coarse-textured gravelly
alluvium

Typical profile

H1 - 0 to 16 inches: sandy loam

H2 - 16 to 37 inches: gravelly sandy loam

H3 - 37 to 60 inches: very gravelly sand

Properties and qualities

Slope: 3 to 9 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Low

Capacity of the most limiting layer to transmit water (Ksat): High
(2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 40 percent

Available water supply, 0 to 60 inches: Low (about 4.6 inches)

Interpretive groups

Land capability classification (irrigated): 4c

Land capability classification (nonirrigated): 4c

Hydrologic Soil Group: A

Ecological site: R048BY272CO - Sandy Bench

Hydric soil rating: No

Minor Components

Other soils

Percent of map unit:

Hydric soil rating: No

St. elmo

Percent of map unit:

Hydric soil rating: No

Data Source Information

Soil Survey Area: Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake
Counties

Survey Area Data: Version 17, Aug 29, 2024

Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties

SeF—St. Elmo gravelly sandy loam, 3 to 9 percent slopes

Map Unit Setting

National map unit symbol: jq9f

Elevation: 7,000 to 9,000 feet

Mean annual precipitation: 11 to 15 inches

Frost-free period: 60 to 100 days

Farmland classification: Not prime farmland

Map Unit Composition

St. elmo and similar soils: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of St. Elmo

Setting

Landform: Fan terraces

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous, coarse-textured gravelly alluvium and/or calcareous, coarse-textured gravelly outwash

Typical profile

H1 - 0 to 10 inches: gravelly sandy loam

H2 - 10 to 20 inches: very gravelly loamy sand

H3 - 20 to 60 inches: very gravelly sand

Properties and qualities

Slope: 9 to 45 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Medium

Capacity of the most limiting layer to transmit water (Ksat): High
(2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 40 percent

Available water supply, 0 to 60 inches: Very low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): None specified

Land capability classification (nonirrigated): 7e

Hydrologic Soil Group: A

Ecological site: R048AY316CO - Dry Mountain Outwash

Hydric soil rating: No

Data Source Information

Soil Survey Area: Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake
Counties

Survey Area Data: Version 17, Aug 29, 2024

Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake Counties

SeB—St. Elmo gravelly sandy loam, 1 to 3 percent slopes

Map Unit Setting

National map unit symbol: jq9c

Elevation: 7,000 to 9,000 feet

Mean annual precipitation: 11 to 15 inches

Frost-free period: 60 to 100 days

Farmland classification: Not prime farmland

Map Unit Composition

St. elmo and similar soils: 100 percent

Estimates are based on observations, descriptions, and transects of the mapunit.

Description of St. Elmo

Setting

Landform: Fan terraces

Down-slope shape: Linear

Across-slope shape: Linear

Parent material: Calcareous, coarse-textured gravelly alluvium and/or calcareous, coarse-textured gravelly outwash

Typical profile

H1 - 0 to 10 inches: gravelly sandy loam

H2 - 10 to 20 inches: very gravelly loamy sand

H3 - 20 to 60 inches: very gravelly sand

Properties and qualities

Slope: 1 to 3 percent

Depth to restrictive feature: More than 80 inches

Drainage class: Well drained

Runoff class: Very low

Capacity of the most limiting layer to transmit water (Ksat): High
(2.00 to 6.00 in/hr)

Depth to water table: More than 80 inches

Frequency of flooding: None

Frequency of ponding: None

Calcium carbonate, maximum content: 40 percent

Available water supply, 0 to 60 inches: Very low (about 3.0 inches)

Interpretive groups

Land capability classification (irrigated): 6s

Land capability classification (nonirrigated): 6s

Hydrologic Soil Group: A

Ecological site: R048AY316CO - Dry Mountain Outwash

Hydric soil rating: No

Data Source Information

Soil Survey Area: Chaffee-Lake Area, Colorado, Parts of Chaffee and Lake
Counties

Survey Area Data: Version 17, Aug 29, 2024



NOAA Atlas 14, Volume 8, Version 2
 Location name: Salida, Colorado, USA*
 Latitude: 38.5417°, Longitude: -106.0121°
 Elevation: 7156 ft**
 * source: ESRI Maps
 ** source: USGS



POINT PRECIPITATION FREQUENCY ESTIMATES

Sanja Perica, Deborah Martin, Sandra Pavlovic, Ishani Roy, Michael St. Laurent, Carl Trypaluk, Dale Unruh, Michael Yekta, Geoffery Bonnin

NOAA, National Weather Service, Silver Spring, Maryland

[PF_tabular](#) | [PF_graphical](#) | [Maps_&_aerials](#)

PF tabular

PDS-based point precipitation frequency estimates with 90% confidence intervals (in inches) ¹										
Duration	Average recurrence interval (years)									
	1	2	5	10	25	50	100	200	500	1000
5-min	0.173 (0.136-0.225)	0.207 (0.162-0.269)	0.277 (0.217-0.362)	0.350 (0.272-0.460)	0.473 (0.365-0.675)	0.584 (0.435-0.837)	0.711 (0.510-1.04)	0.855 (0.586-1.29)	1.07 (0.702-1.66)	1.25 (0.790-1.94)
10-min	0.254 (0.199-0.330)	0.303 (0.237-0.394)	0.406 (0.317-0.530)	0.513 (0.399-0.673)	0.692 (0.535-0.988)	0.856 (0.638-1.23)	1.04 (0.747-1.53)	1.25 (0.859-1.89)	1.56 (1.03-2.43)	1.83 (1.16-2.83)
15-min	0.309 (0.243-0.402)	0.369 (0.290-0.480)	0.495 (0.387-0.646)	0.626 (0.486-0.821)	0.844 (0.652-1.20)	1.04 (0.778-1.50)	1.27 (0.911-1.86)	1.53 (1.05-2.30)	1.91 (1.25-2.96)	2.23 (1.41-3.46)
30-min	0.390 (0.306-0.507)	0.492 (0.386-0.641)	0.685 (0.535-0.894)	0.868 (0.674-1.14)	1.15 (0.881-1.62)	1.40 (1.04-1.99)	1.68 (1.20-2.44)	1.98 (1.35-2.96)	2.41 (1.58-3.72)	2.77 (1.75-4.30)
60-min	0.453 (0.356-0.590)	0.598 (0.469-0.778)	0.851 (0.665-1.11)	1.08 (0.837-1.41)	1.41 (1.07-1.96)	1.69 (1.24-2.37)	1.98 (1.41-2.86)	2.30 (1.56-3.42)	2.74 (1.79-4.20)	3.09 (1.96-4.79)
2-hr	0.517 (0.411-0.663)	0.703 (0.559-0.903)	1.02 (0.805-1.31)	1.29 (1.01-1.66)	1.67 (1.27-2.26)	1.98 (1.46-2.72)	2.29 (1.64-3.24)	2.62 (1.79-3.82)	3.06 (2.02-4.61)	3.41 (2.19-5.21)
3-hr	0.569 (0.456-0.723)	0.763 (0.611-0.972)	1.09 (0.868-1.39)	1.36 (1.08-1.75)	1.75 (1.34-2.35)	2.06 (1.54-2.80)	2.38 (1.71-3.32)	2.70 (1.86-3.90)	3.14 (2.08-4.68)	3.48 (2.25-5.27)
6-hr	0.711 (0.577-0.892)	0.902 (0.731-1.13)	1.22 (0.987-1.54)	1.49 (1.20-1.89)	1.88 (1.46-2.48)	2.18 (1.65-2.92)	2.49 (1.82-3.44)	2.82 (1.97-4.00)	3.25 (2.18-4.76)	3.59 (2.35-5.34)
12-hr	0.926 (0.762-1.15)	1.10 (0.907-1.37)	1.40 (1.15-1.74)	1.66 (1.35-2.07)	2.03 (1.60-2.64)	2.32 (1.78-3.06)	2.62 (1.94-3.56)	2.94 (2.08-4.11)	3.37 (2.29-4.86)	3.70 (2.45-5.42)
24-hr	1.16 (0.965-1.41)	1.34 (1.11-1.63)	1.64 (1.36-2.00)	1.89 (1.56-2.32)	2.25 (1.80-2.88)	2.54 (1.98-3.30)	2.84 (2.13-3.78)	3.15 (2.26-4.33)	3.57 (2.46-5.06)	3.90 (2.61-5.61)
2-day	1.35 (1.14-1.62)	1.56 (1.32-1.88)	1.91 (1.61-2.31)	2.20 (1.84-2.67)	2.60 (2.09-3.25)	2.90 (2.28-3.70)	3.21 (2.44-4.20)	3.52 (2.56-4.74)	3.93 (2.74-5.46)	4.24 (2.88-6.01)
3-day	1.46 (1.24-1.74)	1.70 (1.44-2.02)	2.08 (1.76-2.49)	2.40 (2.02-2.88)	2.83 (2.29-3.51)	3.16 (2.50-3.98)	3.49 (2.66-4.51)	3.82 (2.79-5.09)	4.25 (2.99-5.84)	4.58 (3.13-6.42)
4-day	1.54 (1.32-1.83)	1.79 (1.53-2.12)	2.20 (1.87-2.61)	2.53 (2.14-3.02)	2.98 (2.43-3.68)	3.33 (2.65-4.17)	3.68 (2.83-4.73)	4.02 (2.96-5.33)	4.48 (3.16-6.12)	4.82 (3.32-6.71)
7-day	1.76 (1.52-2.06)	2.02 (1.74-2.36)	2.44 (2.10-2.87)	2.80 (2.39-3.30)	3.28 (2.71-3.99)	3.65 (2.94-4.52)	4.02 (3.13-5.11)	4.40 (3.28-5.76)	4.90 (3.50-6.60)	5.28 (3.67-7.25)
10-day	1.96 (1.70-2.27)	2.23 (1.94-2.59)	2.68 (2.33-3.12)	3.06 (2.64-3.58)	3.57 (2.97-4.31)	3.97 (3.22-4.86)	4.36 (3.42-5.49)	4.76 (3.57-6.18)	5.30 (3.81-7.07)	5.70 (3.99-7.75)
20-day	2.53 (2.24-2.89)	2.90 (2.56-3.31)	3.48 (3.06-3.99)	3.96 (3.46-4.56)	4.60 (3.87-5.44)	5.08 (4.18-6.11)	5.55 (4.40-6.86)	6.02 (4.57-7.66)	6.63 (4.83-8.68)	7.08 (5.03-9.46)
30-day	3.00 (2.68-3.40)	3.44 (3.06-3.90)	4.14 (3.67-4.71)	4.70 (4.14-5.37)	5.44 (4.60-6.36)	5.98 (4.95-7.12)	6.51 (5.20-7.94)	7.02 (5.36-8.81)	7.66 (5.62-9.91)	8.12 (5.81-10.7)
45-day	3.59 (3.22-4.02)	4.11 (3.69-4.62)	4.93 (4.41-5.55)	5.58 (4.96-6.31)	6.41 (5.46-7.41)	7.01 (5.85-8.24)	7.58 (6.09-9.13)	8.11 (6.24-10.1)	8.76 (6.48-11.2)	9.21 (6.65-12.0)
60-day	4.07 (3.68-4.54)	4.66 (4.20-5.20)	5.56 (5.00-6.22)	6.26 (5.60-7.04)	7.16 (6.13-8.20)	7.79 (6.53-9.08)	8.37 (6.77-10.0)	8.91 (6.89-11.0)	9.55 (7.09-12.1)	9.97 (7.24-12.9)

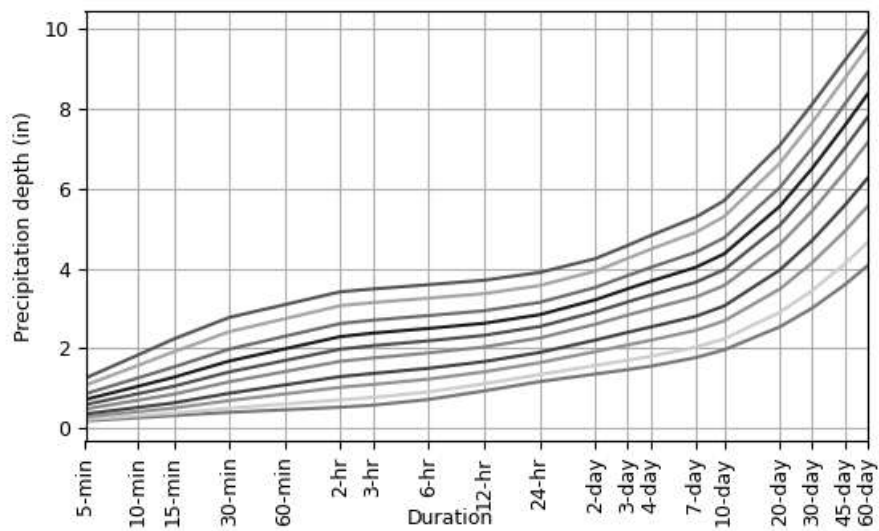
¹ Precipitation frequency (PF) estimates in this table are based on frequency analysis of partial duration series (PDS).
 Numbers in parenthesis are PF estimates at lower and upper bounds of the 90% confidence interval. The probability that precipitation frequency estimates (for a given duration and average recurrence interval) will be greater than the upper bound (or less than the lower bound) is 5%. Estimates at upper bounds are not checked against probable maximum precipitation (PMP) estimates and may be higher than currently valid PMP values.
 Please refer to NOAA Atlas 14 document for more information.

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PF graphical

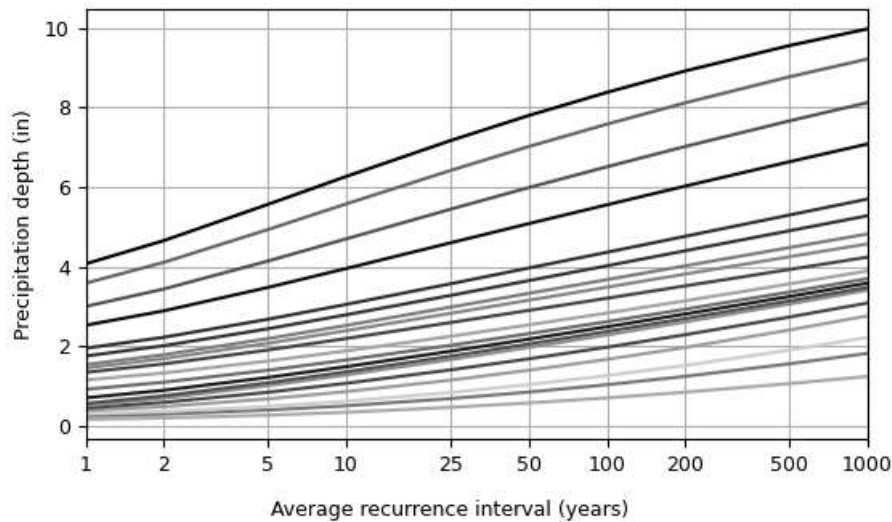
PDS-based depth-duration-frequency (DDF) curves

Latitude: 38.5417°, Longitude: -106.0121°



Average recurrence interval (years)

— 1
— 2
— 5
— 10
— 25
— 50
— 100
— 200
— 500
— 1000



Duration

— 5-min — 2-day
— 10-min — 3-day
— 15-min — 4-day
— 30-min — 7-day
— 60-min — 10-day
— 2-hr — 20-day
— 3-hr — 30-day
— 6-hr — 45-day
— 12-hr — 60-day
— 24-hr

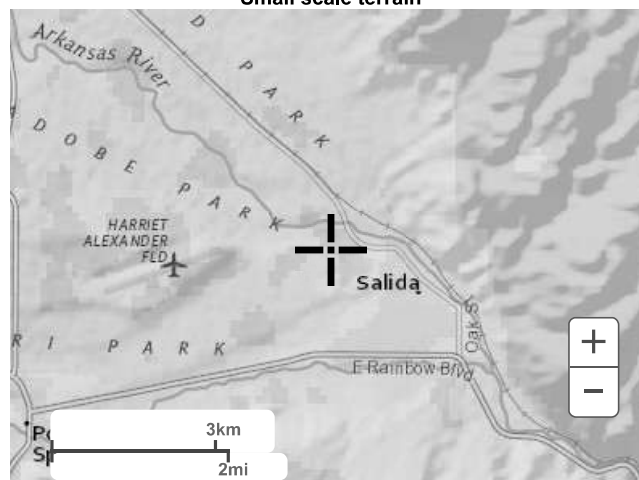
NOAA Atlas 14, Volume 8, Version 2

Created (GMT): Thu Mar 20 22:53:23 2025

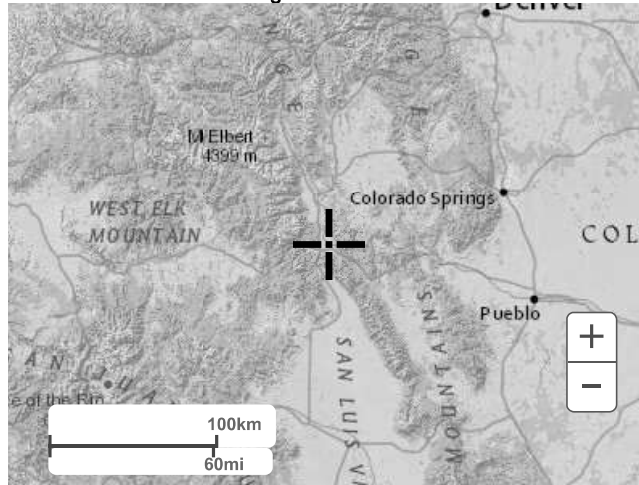
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Maps & aeriels

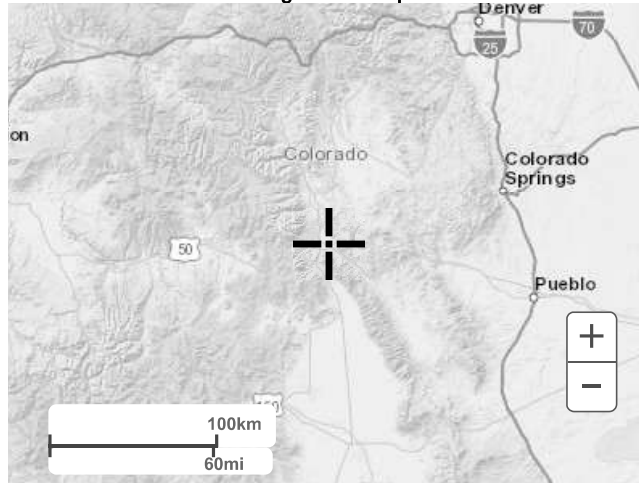
Small scale terrain



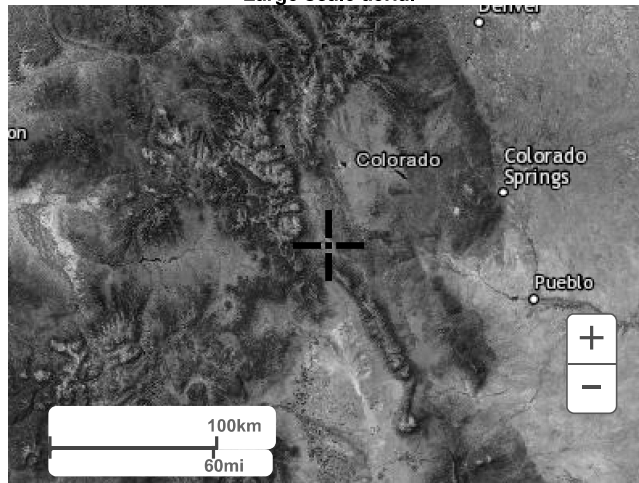
Large scale terrain



Large scale map



Large scale aerial



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Calculation of Peak Runoff using Rational Method

Designer: Bill Hussey
Company: Shredstar LLC
Date: 5/5/2025
Project: CR 160
Location: Salda, CO

Version 2.00 released May 2017

Cells of this color are for required user-input
Cells of this color are for optional override values
Cells of this color are for calculated results based on overrides

$$t_t = \frac{0.395(1.1 - C_p)\sqrt{L_t}}{S^{0.33}}$$

$$t_t = \frac{L_t}{60K\sqrt{S_t}} = \frac{L_t}{60V_t}$$

Computed $t_c = t_t + t_r$

Regional $t_c = (26 - 17t_r) + \frac{L_t}{60(141 + 9)\sqrt{S_t}}$

$t_{\text{minimum}} = 5$ (urban)
 $t_{\text{minimum}} = 10$ (non-urban)

Selected $t_c = \max(t_{\text{minimum}}, \min(\text{Computed } t_c, \text{Regional } t_c))$

Select UDPCD location for NOAA Atlas 14 Rainfall Depths from the pull-down list OR enter your own depths obtained from the NOAA website (click this link)

2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr
0.80	0.85	1.08	1.41	1.69	1.98	2.74
a	b	c	$I(in/hr) = \frac{a + bI_p}{(b + t_c)^2}$			
28.50	10.00	0.788				

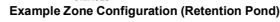
1-hour rainfall depth, P1 (in) =

Rainfall Intensity Equation Coefficients =

$Q(cfs) = CIA$

Subcatchment Name	Area (ac)	NRCS Hydrologic Soil Group	Percent Imperviousness %	Runoff Coefficient, C							Overland (Initial) Flow Time				Channelized (Travel) Flow Time						Time of Concentration			Rainfall Intensity, I (in/hr)							Peak Flow, Q (cfs)									
				2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	Overland Flow Length L _t (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Overland Flow Slope S _t (ft/ft)	Overland Flow Time t _t (min)	Channelized Flow Length L _t (ft)	U/S Elevation (ft) (Optional)	D/S Elevation (ft) (Optional)	Channelized Flow Slope S _t (ft/ft)	NRCS Conveyance Factor K	Channelized Flow Velocity V _t (ft/sec)	Channelized Flow Time t _c (min)	Computed t _c (min)	Regional t _c (min)	Selected t _c (min)	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	2-yr	5-yr	10-yr	25-yr	50-yr	100-yr	500-yr	
E1M	0.04	A	0.0	0.00	0.00	0.00	0.00	0.03	0.11	0.25	77.00			0.020	13.86	107.00	54.00	11.00	0.402	2.5	1.58	1.13	14.99	26.31	14.99	1.36	1.93	2.45	3.20	3.84	4.50	6.22	0.00	0.00	0.00	0.00	0.00	0.00	0.02	0.06
E1S	0.27	A	0.0	0.00	0.00	0.00	0.00	0.03	0.11	0.25	0.00			0.020	0.00	107.00	54.00	11.00	0.402	2.5	1.58	1.13	1.13	26.31	10.00	1.62	2.30	2.92	3.81	4.57	5.36	7.41	0.00	0.00	0.00	0.00	0.03	0.16	0.51	
E2M	1.24	A	10.1	0.04	0.05	0.05	0.07	0.11	0.19	0.32	350.00			0.020	28.32	69.00			0.391	5	3.13	0.37	28.69	24.47	24.47	1.05	1.50	1.90	2.49	2.98	3.49	4.83	0.06	0.09	0.12	0.21	0.41	0.81	1.91	
E2S	0.25	A	0.0	0.00	0.00	0.00	0.00	0.03	0.11	0.25	0.00			0.020	0.00	69.00			0.391	5	3.13	0.37	0.37	26.20	10.00	1.62	2.30	2.92	3.81	4.57	5.36	7.41	0.00	0.00	0.00	0.00	0.03	0.15	0.47	
E3M	1.13	A	11.9	0.05	0.06	0.06	0.08	0.13	0.20	0.33	455.00			0.018	33.34	0.00			0.400	5	3.16	0.00	33.34	23.98	23.98	1.07	1.52	1.93	2.52	3.01	3.53	4.89	0.06	0.10	0.14	0.23	0.43	0.81	1.83	
P1M	0.89	A	73.0	0.58	0.58	0.59	0.62	0.65	0.68	0.73	22.00			0.025	3.28	93.00			0.020	20	2.83	0.55	3.82	14.15	5.00	2.03	2.89	3.66	4.78	5.73	6.72	9.29	1.01	1.49	1.94	2.65	3.32	4.08	6.02	
P2M	0.80	A	60.0	0.43	0.45	0.47	0.50	0.54	0.58	0.64	300.00			0.020	16.20	69.00			0.391	5	3.13	0.37	16.57	15.91	15.91	1.32	1.88	2.38	3.11	3.73	4.37	6.05	0.45	0.67	0.88	1.23	1.60	2.01	3.08	
P3M	0.67	A	60.0	0.43	0.45	0.47	0.50	0.54	0.58	0.64	92.00			0.010	11.28	321.00			0.080	10	2.83	1.89	13.17	16.89	13.17	1.44	2.05	2.60	3.40	4.07	4.77	6.60	0.42	0.62	0.82	1.14	1.48	1.86	2.86	
															</																									

MHFD-Detention, Version 4.06 (July 2022)

Basin ID: PM1

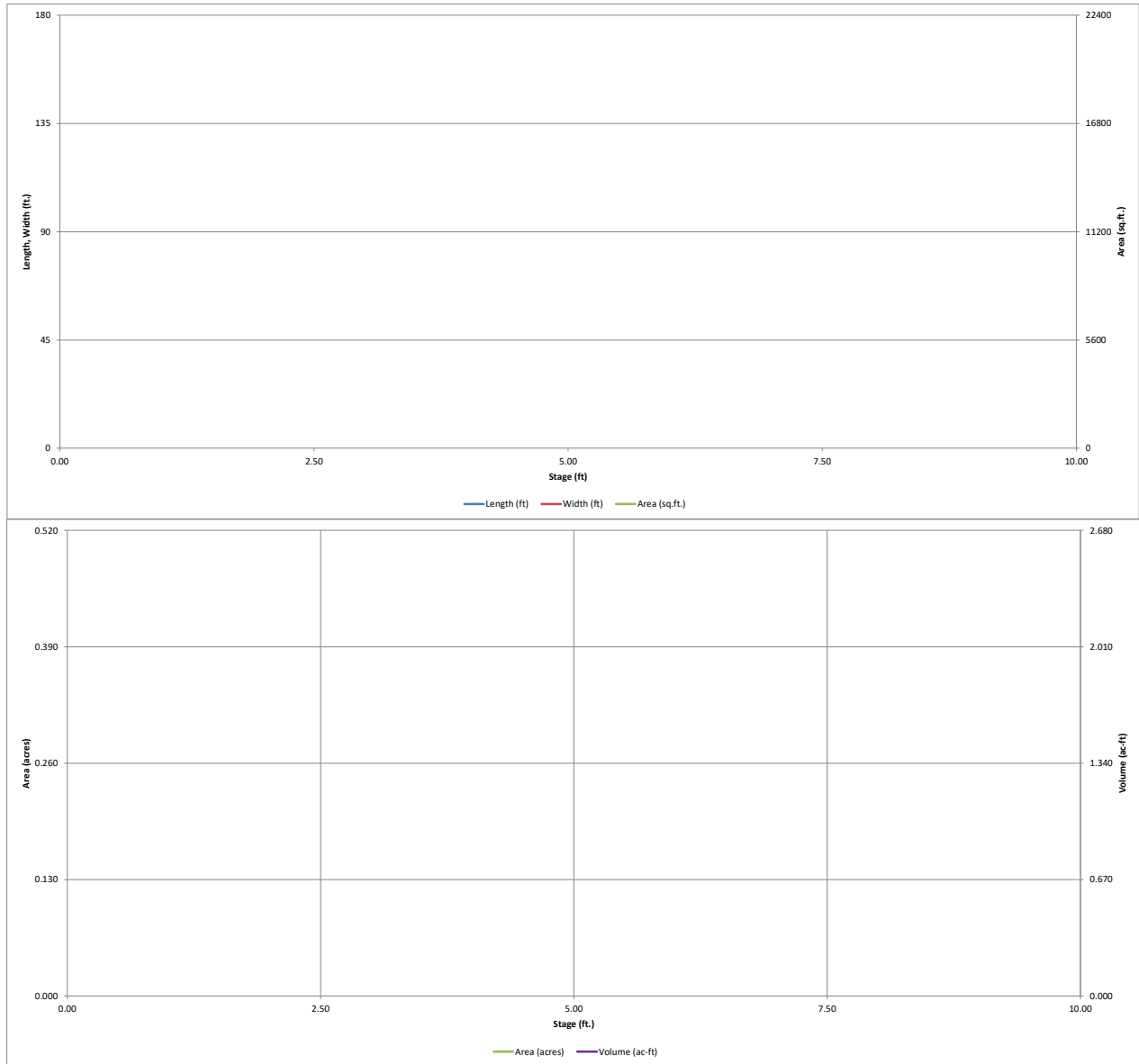
	acre-feet
	acre-feet
0.60	inches
0.85	inches
1.08	inches
1.41	inches
1.69	inches
1.98	inches
2.74	inches

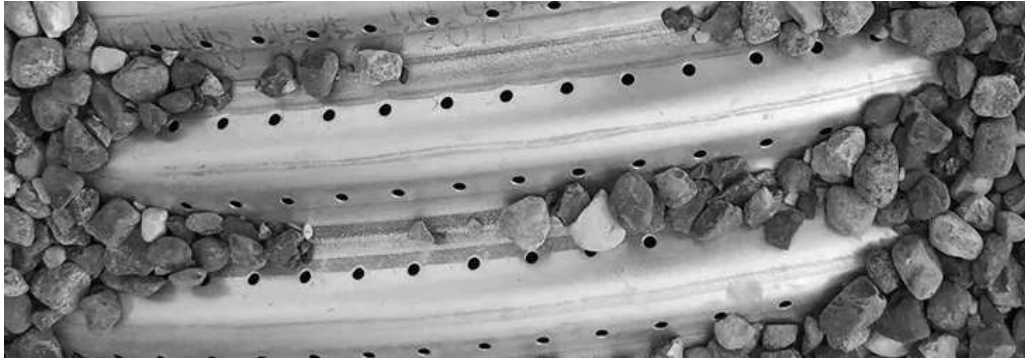
Initial Surge Area (A_{ISV}) =		ft ²
Surge Volume Length (L_{ISV}) =		
Surge Volume Width (W_{ISV}) =		ft
Depth of Basin Floor (H_{LFloor}) =		ft
Length of Basin Floor (L_{LFloor}) =		
Width of Basin Floor (W_{LFloor}) =		
Area of Basin Floor (A_{LFloor}) =		ft ²
Volume of Basin Floor (V_{LFloor}) =		ft ³
Depth of Main Basin (H_{MMain}) =		ft
Length of Main Basin (L_{MMain}) =		
Width of Main Basin (W_{MMain}) =		
Area of Main Basin (A_{MMain}) =		ft ²
Volume of Main Basin (V_{MMain}) =		ft ³
Calculated Total Basin Volume (V_{Total}) =		acre-feet

[illegible]

DETENTION BASIN STAGE-STORAGE TABLE BUILDER

MHFD-Detention, Version 4.06 (July 2022)





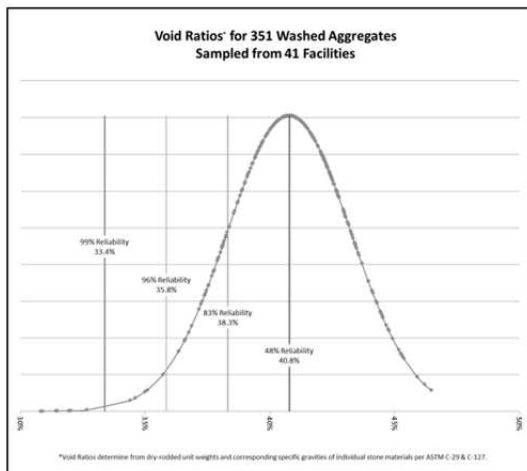
Examining Stone Void Space Part 1: Is 40% a Reliable Number?

By: **Robert Chapman** ⓘ September-14-2020

Stormwater detention systems often include a large portion of the storage volume within the voids of the backfill material. Depending on the underground structure design and size, allocated storage within the stone voids can vary between 25-60% of the overall storage for the project. The generally accepted number has been 40% stone void space. However, there have been few national studies to prove the 40% void space is reliable. Engineers need to ask if this number is indeed accurate, and if not, what is the implication on designs?

A recent study¹ with 300+ washed aggregates from 41 facilities within the United States sought to address the 40% assumption. The findings were surprising:

- 40% void space is an average, not a given truth. It is an average communicated based on very few studies. In fact, it's only about 60% reliable.
- The same aggregates were found to have variation throughout various geographies within the same quarry company.
- To obtain a 96% reliability in stone voids, 36% stone void storage should be considered in the design.



Compounding this issue is that stone void space will most often decline over time. One reason for this is that on-site erosion & insufficient sediment controls can lead to sediment buildup and can compromise a design before site stabilization even occurs. If you have ever been to a construction site, you know what I mean. Unfortunately, improper erosion and sediment controls at a construction site are not uncommon, and one month without proper erosion and sediment management during construction can do more damage than years of sediment accumulation from a paved surface, and can present a compounding downstream flooding risk each year with long term accumulation.

It's important to remember that there is no going back when it comes to the occlusion of stone voids; once they are filled, the storage capacity is permanently lost. Therefore, the end goal for engineers should be to minimize the reliance on stone voids for storage, and by doing so, you maintain as much of the storage design as possible, reducing downstream concerns. How do you do that? We'll address that in our next post.

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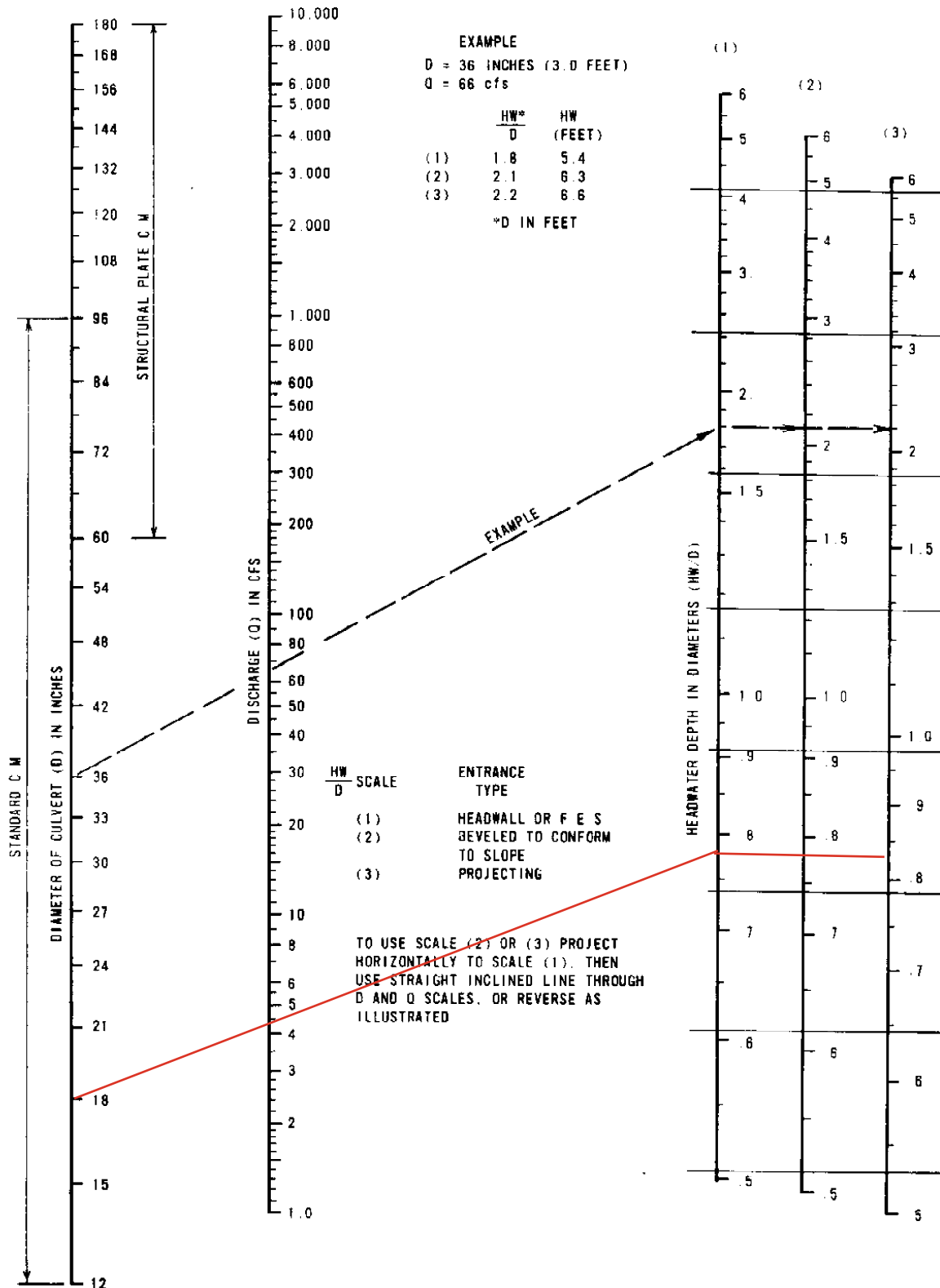
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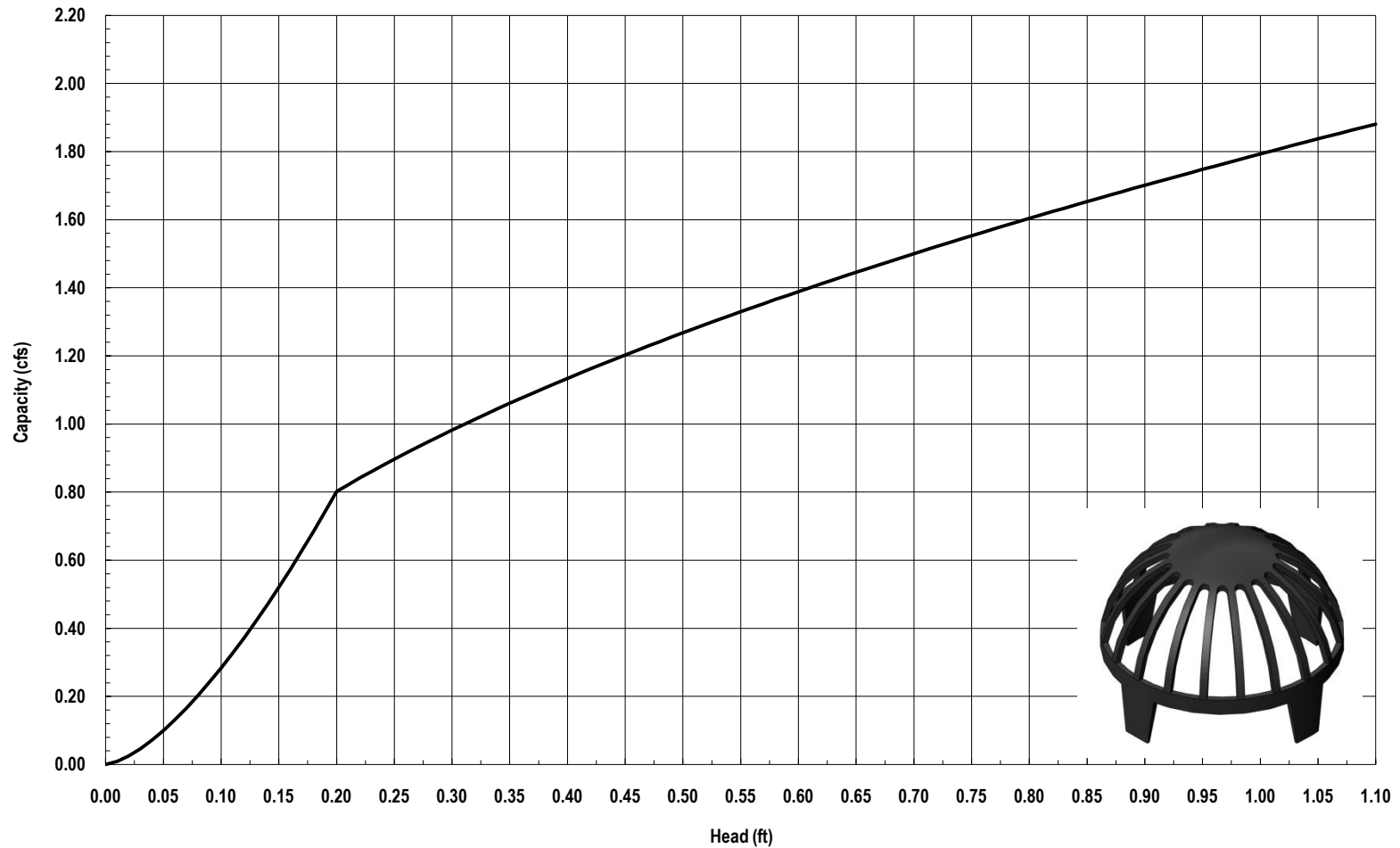


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Inlet Control Nomograph for CMP



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Tuesday, February 4, 2025

To: Chaffee County Commissioners; Salida City Council Members and Planning and Zoning Commission Members
Re: **Property listed for sale and located at 7305 County Road 160**

Dear County Commissioners, City Council Members and Planning and Zoning Commission Members:

We are Lorita and Dewey Groover and we are property owners and residents of 7285 County Road 160, Salida, Colorado. The property adjacent to ours on the west side is 7305 County Road 160 which is currently under contract and listed for sale by Pinyon Real Estate.

We have lived at this residence for close to 12 years and previously we lived on the east side of Salida for nearly 18 years. We have both worked many years as teachers for the Salida School District. Lorita is in her 32nd year as a teacher and Dewey taught and coached for 22 years before retiring.

We are writing to make you aware of the uniqueness of this property at 7305 County Road 160. It is a homestead located in Chaffee County. It has always been a small home on just over 2 acres on the ridge that overlooks the fields below the Crestone Mesa area.

We are sure you are familiar with this property. The largest part of the field below the mesa is the property of the Colorado Parks and Wildlife and the Mt. Shavano State Fish Hatchery. The Arkansas River is located just north of the fields, Frantz Lake to the west and Sands Lake to the northeast.

On the east side of the field are many buildings including the Heart of the Rockies Regional Medical Center and Delnay Guest House, the headquarters and helicopter pad of the REACH Air Medical Services, the Ascent Eye Care, Solvista Health Regional Assessment Center, and the RV park where people associated with the hospital live year-round.

This land was vacant not too long ago before this extensive development replaced the land wildlife used to graze upon for food and water and to use for shelter. Now there are huge buildings with lights brightening the night sky continuously and asphalt covering the land once used by wildlife. This area is unique and there is nothing like it in close proximity to our city. It is **critical habitat** for many species of wildlife including deer, fox, Canada geese, bobcats, and mountain lions to name a few.

For decades, wildlife walked up the hill to the ridge on the mesa in order to get to the golf course on the south side of County Road 160 to graze for food and drink water, as well as other areas of the mesa. We see lots of wildlife walking on a game trail right next to our house early in the morning and at sunset each day. This trail is located on the property now for sale and under contract at 7305 County Road 160.

We feel an urgency to inform you that this game trail is absolutely essential to protect and preserve for wildlife, especially when you consider that wildlife has been squeezed into smaller areas by the development of new homes and their impenetrable fences. Wildlife now has less land to use for their survival and getting to the top of the mesa is much more difficult. This game trail is the only route animals can safely use in the area all the way from the east end of Crestone Avenue from the jail to the west at Frantz Lake.

We invite you to walk the trail below our house east and west of the hospital and you can see for yourself why wildlife uses this trail more than any other. This is why the game trail is essential-it's used daily by wildlife because there are no other trails animals can regularly use to get to and from the mesa from the fields, river and lakes before without endangering themselves.

This game trail is just to the west of the northwest side of our property where wildlife moves under a wire fence and up the hill. This spot is the easiest for wildlife to use to access the mesa. Now, with such extensive development on top of the mesa and below, there is less and less land available to meet the needs of wildlife.

We realize that when developers wish to build developments that negotiation happens called "Pre-Annexation Agreements." Likely, this negotiation is now underway with your agencies as the property next door to us is under contract and recently we saw excavation to sample the soil, though, as adjacent property owners, we have not been notified of an application for annexation. The developer, who only identified himself as "Matt," told Dewey recently that he plans on building 5 to 8 multi-million dollar houses on the property. For a property this size, that's too dense!

We are pleading with you today to consider asking whomever buys this property for development to swap land on the east side of the property, adjacent to our house, in order to preserve the existing wildlife game trail as part of the "Pre-Annexation Agreement" and to carefully consider how dense this property should be to protect the quality of life on the mesa for people and wildlife.

A pedestrian trail is not needed as there are pedestrian trails below the mesa connecting the east and west sides, on the mesa itself along County Road 160 and just down the county road from our home which connects the Fisherman's Trail north to Frantz Lake and to the pedestrian trail to the east, below the ridge.

A width of a suitable trail for wildlife – not pedestrians – should follow the guidelines of the recommendations of the Colorado Parks and Wildlife managers whose job it is to protect animals and preserve resources for wildlife. There are lots of trails already built and designated for use by wildlife only throughout Colorado which could be used to determine the proper width of this game trail so animals feel safe to use it without harm or interference by people.

As for the trail's length, we recommend that the trail should run from below our house on the northwest side to the southeast side where the game trail now meets County Road 160. In other words, the developer should give up land on the east side of his property for an adequate trail to be designated for wildlife where our two properties now meet running from the northeast side to the southeast side of the property.

Wild animals have lived on the mesa long before there ever was a Salida or Chaffee County and they deserve a place to thrive. The profit developers make is extremely high. Requiring this developer to give up a small portion of his land for the open space necessary for a wildlife trail is a fair trade. He forfeits a bit of land in Chaffee County in order to annex into the City of Salida. And, how dense should this development be? When deciding how many houses and the size of their footprint, we ask that you consider that NOT all of the 2.38 acres of this property (which we have also seen advertised at 2.45 acres) is not suitable for houses to be built upon.

There is a large area west of the house where over many years the residents of the homestead dumped their garbage. This crater and the land to the north on the ridge and leading down the hill is not suitable for anything to be built upon it. Neither is the entire length of the ridge and the hillside for that matter from the east to the west.

So, how much of the acreage of this property is land suitable to be built upon? Please – in your calculation of the area which actually can be used for development as you consider the density of the development, subtract the area which is useless for building such as the land where the dump used to be, the ridge itself running east to west and the hill leading to the field below. At first glance, it may seem as the whole land is suitable for development, but it is not. And what is not useful to build upon should be ***subtracted from the area as the density is determined.***

We are optimistic and grateful that the updated Land Use Code prioritizes the needs of wildlife so that their needs will be supported and protected for the future. Greg Felt, who recently completed his service to the county commission, has visited our property and saw for himself why this area should be protected. Mr. Felt said that he has walked the trails in the area and agreed that the area is critical habitat. And, Tyler Kersey, the District Wildlife Manager of Salida West, is familiar with this property and agrees that the game trail should be preserved and that the Pre-Annexation Agreement should be formalized to designate a trail for wildlife only.

We acknowledge that your jobs are challenging as you try to balance the wants of people and the needs of wildlife. We are hopeful that now you have been made aware of the existence of this game trail adjacent to the property at 7305 County Road 160, that each of you – in all three agencies – will make the honorable decision to require that land be set aside so that this game trail be preserved and that the question of density for any proposed development be carefully analyzed. Your decisions will require the future owners of this property to give up a small portion of their newly acquired land to preserve this critical wildlife habitat as it should be.

Please contact us if you want to visit this area to see for yourselves how crucial this land is for wildlife as we are willing to talk with you further about this request. Our phone numbers are as follows: Lorita's is 719-207-2606 and Dewey's is 719-207-3725. Our home email is dewabbylor@outlook.com

Sincerely,
Lorita and Dewey Groover
Property Owners of 7285 County Road 160, Salida, Colorado

From: Tim Donnelly <tfdonnelly78@gmail.com>
Sent: Saturday, February 15, 2025 1:33 PM
To: City of Salida Planning <planning@cityofsalida.com>; City Council <citycouncil@cityofsalida.com>; parks&recreation@cityofsalida.com
Cc: Peter Poorman <pete@petepoorman.com>; Linda Inge <bobandlindainge@yahoo.com>; Stephanie Poorman <stephanie@stephaniepoorman.com>; Sandy Baur <sandybaur107@gmail.com>
Subject: Cottonwood Green's common space and the trails in it are PRIVATE PROPERTY

You don't often get email from tfdonnelly78@gmail.com. [Learn why this is important](#)

From: Tim Donnelly, President, Cottonwood Green Association Inc

In the joint Salida City Council and Planning Commission work session on Tuesday, January 4, 2025, there was an informal review of the plan for development of the property at 7305 County Road 160. Bill Hussey, an engineer working for the developers, presented a map and made comments during his presentation that suggest that he believes the trails in the common area of the Cottonwood Green subdivision are public trails. Bill then suggested that these trails be used for public access between the City-owned trail along Crestone Avenue and the City-owned trails near the intersection of Airport Road, Poncha Boulevard, and Holman Avenue. This can be seen in the recording of the work session on YouTube in the time range from 16:50 to 19:30.

The Cottonwood Green common space and the trails in it are **PRIVATE PROPERTY**. This is clearly indicated in the Final Plat (attached), which designates the area as a "Private Park". It is also reflected in the County property records which show that this land is owned by "COTTONWOOD GREEN ASSOCIATION INC". Use of these trails by anyone other than the owners of property in Cottonwood Green and their invited guests would be trespassing. It is in no way appropriate to route the public through this area.

Please ensure that the planning and implementation of any future City-owned trails do not depend upon or encourage trespassing on the common areas in Cottonwood Green subdivision.

Please call me with any questions at 402-578-8609.

Thank you
Tim Donnelly