

CITY OF SALIDA, COLORADO
RESOLUTION NO. 24
(Series 2020)

A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING THE SUBDIVISION PLAT FOR CONFLUENT PARK MAJOR SUBDIVISION.

WHEREAS, the property owners, Confluent Park Salida, LLC (“Developer”) made application for approval of a Major Impact Review for Confluent Park Subdivision; and

WHEREAS, the property (“Property”) that is subject to the proposed subdivision consists of 16.3 acres located at the northeast corner of Highway 50 and Vandaveer Ranch Road; more particularly described Lots 3 and 4 of the Confluent Park Minor Subdivision as recorded at reception number 456722 of the Chaffee County Recorder’s Office; and

WHEREAS, the property is zoned as a Planned Development with the underlying zoning of R-3, High Density Residential; RMU, Residential Mixed Use and C-1, Commercial District; and

WHEREAS, the City Council approved the Planned Development and Minor Subdivision on January 21, 2020 after a positive recommendation by the Planning Commission; and

WHEREAS, on June 22, 2020 the Salida Planning Commission held a public hearing and recommended approval of the Confluent Park Subdivision, consisting of 39 lots; and

WHEREAS, the Salida City Council held a duly noticed public hearing on July 7, 2020.

NOW, THEREFORE, BE IT RESOLVED by the City Council for the City of Salida that:


The Confluent Park Subdivision is hereby approved, subject to the following conditions:

1. Make corrections to the improvement plans as outlined by the Public Works Director (Attachment 5).
2. Developer to provide stamped grading plan showing building envelopes, base floodplain elevation and minimum floor elevations for lots within the floodplain.
3. Add the following notes to the plat to describe the following fees prior to recording:
 - a. Open space fees in lieu are required at the time of issuing a building permit for Lots 13-38;
 - b. School site dedication fees in lieu (currently \$444.66) are required at the time of issuing building permits for residential units within Lots 2-38.

4. Developer shall enter into a subdivision improvement agreement that guarantees the construction of the public improvements that are required for the project, prior to the recording of the subdivision plat.
5. Coordinate with Xcel Energy on appropriate public utility easements to serve the site.

RESOLVED, APPROVED AND ADOPTED on this 7th day of July, 2020.

CITY OF SALIDA, COLORADO



Mayor P.T. Wood

(SEAL)

ATTEST:



City Clerk