

**CITY OF SALIDA, COLORADO**  
**RESOLUTION NO. 05\_\_**  
**(Series 2021)**

**A RESOLUTION OF THE CITY COUNCIL FOR THE CITY OF SALIDA, COLORADO APPROVING THE SUBDIVISION PLAT FOR THE CHERRY GROVE MAJOR SUBDIVISION**

**WHEREAS**, the property owners, Scott Street, LLC (“Developer”) made an application for approval of a Major Impact Review for the “Cherry Grove Major Subdivision;” and

**WHEREAS**, the property (“Property”) that is subject to the proposed subdivision consists of 1.2 acres located at 825 Scott Street more particularly described in Exhibit A; and

**WHEREAS**, the property is zoned R-4, Manufactured Housing Residential District; and

**WHEREAS**, the Planning Commission and City Council held a conceptual meeting on the proposed Southside Major Subdivision on January 04, 2021; and

**WHEREAS**, on January 25, 2021 the Salida Planning Commission held a public hearing and recommended approval of the Cherry Grove Major Subdivision, consisting of 7 lots; and

**WHEREAS**, the Salida City Council held a duly noticed public hearing on March 02, 2021.

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

The Cherry Grove Major Subdivision is hereby approved, subject to the following conditions:


1. The following plat notes must be added to the Major Subdivision Plat prior to recording the subdivision:
  - a. As required under Section 16-6-140 of the Salida Municipal Code, a payment in lieu of land dedication for Fair Contributions for Public School Sites shall be paid by prior to issuance of a building permit for any new residence constructed.
  - b. As required under Section 16-6-120(8), Parks, Trails and Open Space of the Salida Municipal Code, a fee in lieu shall be provided for open space prior to the issuance of a building permit for any new residence constructed.
  - c. As required under Section 16-13-40(b), Inclusionary Housing, the inclusionary housing requirement for this major subdivision application is one (1) affordable unit or pay a fee in lieu, the lessor of \$15,748 or \$7.87 per habitable square feet of each principal unit, collected at the time of building permit application. If more than eight (8) residential units are built on the lots, the proportional number of affordable units shall be built or the appropriate fee in lieu will be required for each unit.

The applicant shall assign the number of Inclusionary Housing "credits" to each lot. Any additional units constructed on the lots are required to pay the fee in lieu based on the larger of the units built.

- d. As required under Section 16-6-120(11), no residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street.
2. Prior to the recording of the subdivision plat, the applicant shall enter into a subdivision improvement agreement that guarantees the construction of the public improvements that are required for the project. The subdivision improvement agreement will allow the option to construct Scott Street adjacent to the project or have the applicant provide a fee equal to the estimated cost of the street segment for construction at a later date. This determination shall be made by the Public Works Director.
3. The requirements of the Fire Department must be met.
4. The requirements of the Public Works Director must be met.
5. At the time of connection to the water main in Scott Street the applicant is required to pay \$8,167.93 to Arkansas River Living per the Scott Street water main extension agreement.
6. The applicant is required to submit, for recordation with the subdivision plat, an updated access easement agreement.

**RESOLVED, APPROVED AND ADOPTED on this 2<sup>nd</sup> day of March, 2021.**

CITY OF SALIDA, COLORADO

  
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Mayor P.T. Wood

(SEAL)

ATTEST:

  
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City Clerk