



PLANNING COMMISSION REGULAR MEETING

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

Monday, June 28, 2021 - 6:00 PM

AGENDA

Email public comments to: publiccomment@cityofsalida.com

Please register for the Planning Commission meeting: <https://attendee.gotowebinar.com/rt/1909092342220683277>

CALL TO ORDER BY CHAIRMAN – 6:00 PM

ROLL CALL

APPROVAL OF THE MINUTES

1. May 24, 2021- Draft Minutes

UNSCHEDULED CITIZENS

AMENDMENT(S) TO AGENDA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- | | | |
|---|---|--|
| A. Open Public Hearing | D. Applicant's Presentation (if applicable) | G. Commission Discussion |
| B. Proof of Publication | E. Public Input | H. Commission Decision or Recommendation |
| C. Staff Review of Application/Proposal | F. Close Public Hearing | |

2. **El Tapatio Conditional Use – Downtown Street Patio** - The applicant is requesting conditional use approval for a downtown street patio to be placed on E. Second Street in front of El Tapatio Restaurant located at 136 E. Second Street.

UPDATES

COMMISSIONERS' COMMENTS

ADJOURN

****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.**

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the City Clerk at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2630 at least 48 hours in advance.

PLANNING COMMISSION REGULAR MEETING

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

May 24, 2021 - 6:00 PM

MINUTES

Email public comments to: publiccomment@cityofsalida.com

Please register for the Planning Commission meeting:

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

CALL TO ORDER BY CHAIRMAN –

ROLL CALL

PRESENT

- Vice-Chair Francie Bomer
- Commissioner Judith Dockery
- Commissioner Giff Kriebel
- Commissioner Doug Mendelson
- Commissioner Michelle Walker
- Commissioner-Alternate Suzanne Copping
- Commissioner-Alternate Dave Haynes

ABSENT

- Chairman Greg Follet

APPROVAL OF THE MINUTES

1. April 26, 2021 - Draft Minutes

Motion made by Commissioner Dockery, Seconded by Commissioner Kriebel.
 Voting Yea: Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel,
 Commissioner Mendelson, Commissioner Walker, Commissioner-Alternate Copping,
 Commissioner-Alternate Haynes

UNSCHEDULED CITIZENS – None

AMENDMENT(S) TO AGENDA- None

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- | | |
|---|---------------------------|
| A. Open Public Hearing | E. Public Input |
| B. Proof of Publication | F. Close Public Hearing |
| C. Staff Review of Application/Proposal | G. Commission Discussion |
| D. Applicant’s Presentation (if applicable)
Recommendation | H. Commission Decision or |

2. 900 J Street Rezone - Major Impact Review - The applicant, Landon Vigil, is requesting to rezone the .24 acre parcel located at 900 J Street from Commercial (C-1) to Manufactured Housing Residential (R-4).

A. Open Public hearing - 6:27 pm

B. Proof of Publication - Yes

C. Staff Review of Application –

Jefferson reviews that the applicant is Landon Vigil. The applicant is requesting to rezone the .24 acre parcel from C1 to R4. The surrounding properties are R4 and across the street is R2. There is no C1 near this property and when it was annexed back in 1981 it was also zoned as C1 and stayed that way. The applicant owns the mobile home park that adjoins this parcel. The applicant plans to add more mobile homes to it. It is consistent with the comp plan and the zone district proposed. The recommended findings is that the application is in compliance with the review standards with map amendments because the property is surrounded by both manufactured housing residential and medium density residential. Staff recommends that the commission approve the rezoning requests.

Kriebel asks what is the XL property zones

Jefferson responds Industrial

Mendelson comments that he knows the area well and believes it would be consistent with the area.

Copping has a process question. What level of process would it be to combine the rezoned parcel to the other existing R4 parcel. Is that an administrative level?

Jefferson states that this is administrative because it would eliminate lot lines.

Bomer comments that in order to do that, the zoning has to be the same.

D. Applicant's Presentation – **Landon Vigil** believes that Jefferson has done an excellent job and it is pretty straight forward.

E. Public Input – None

F. Close Public Hearing - 6:31pm

G. Commissioner Discussion – **Mendelson** notes that it is more consistent for the area.

H. Commission Recommendation

A motion made by Commissioner Dockery, Seconded by Commissioner Kriebel. Voting Yea: Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Mendelson, Commissioner Walker, Commissioner-Alternate Copping, Commissioner-Alternate Haynes

3. The Sherman Market Limited Impact Review - The applicant, Cate Kenny, is requesting approval for temporary commercial activities to allow for multiple vendors to set up on the vacant lot located at 151 W. First Street. The property is located within

the Central Business (C-2) zone district and the Central Business Economic Overlay (CBEO).

- A. Open Public hearing - 6:34 pm
- B. Proof of Publication- Yes
- C. Staff Review of Application –

Dunleavy explained that the applicant, Cate Kenny, who is also the owner of the Sherman Hotel, is requesting a limited impact review for the vacant lot in the courtyard. The applicant is proposing to do a variety of events starting this Saturday through December 18. In speaking with the applicant before the meeting there are a few more dates and amendments to the times proposed. The applicant is requesting that the artisan market be extended to 8pm and that the movies be extended to closer to 9-10pm. There was also a request to provide flexibility on the dates for the food trucks. These events will go until December 18th and the applicant would like the ability to do a pop up when the opportunity arises.

Dunleavy continues that based on the above findings, staff recommends **APPROVAL** for the limited impact review request to conduct a temporary commercial activity to allow for multiple vendors within the Central Business (C-2) zone district at 151 West First Street with the following conditions:

1. The number of pop-up events is limited to an average of one per month, and the dates and times of the other specified events are limited to the dates and times specified in the application as amended:
 - Artisan Market, 1-8pm, May 29, first and third Sat Jun 5 – Sep 25, plus Jun 26 & Jul 4
 - Movie & Concert Series,
 - Movies 9-10pm: Jul 17, Aug 7, Sep 18
 - Concerts 6-8pm: Jun 5, Jun 19, Jul 3, Aug 7, Sep 4, Oct 2, Oct 16
 - Pumpkin Patch, 4-6pm, Saturdays, Oct 2 – Nov 13
 - Tree Farm, 4-6pm, Saturdays, Nov 20 – Dec 18 plus Fri Nov 26
 - Food Cart Days, once per week
 - Pop-ups, to be determined
2. An amplified sound permit is required to be approved prior to the use of amplified sound.
3. Generators shall not be allowed.
4. Vendors shall not block parking along First Street or G Street other than for temporary loading and unloading. Vendors shall not park along First Street or Street. A minimum of six (6) parking spaces shall be signed for vendor parking on Saturdays in the Bank of the West lot.
5. If a structure greater than 30 inches in height (not to include tents or tables) is to be used, applicant must obtain approval from the Building Official.
6. The applicant must maintain compliance with any change in Chaffee County Public Health Orders.
7. Alley access shall not be blocked at any time.
8. The applicant shall ensure that no vendor sets up in SH 291 right-of-way and that the sidewalk shall not be obstructed by any vendors or stacking of lines.
9. A Multiple Vendor Event Permit shall be obtained for each type of event prior to the start of the event:
 - a) Artisan Market multiple vendor permit

- b) Movie & Concert Series multiple vendor permit
- c) Pumpkin Patch multiple vendor permit
- d) Tree Farm multiple vendor permit
- e) Food Cart Days multiple vendor permit
- f) Each Pop-up shall be treated as a singular event and require a multiple vendor permit.

Kriebel asks whether the sound permit be required each time or for each type of event?

Dunleavy responds that the sound permit would allow them to put down multiple dates and there would be no fee associated with it.

Kriebel questions why staff would want to limit it to one pop up event per month?

Dunleavy clarifies that the limitation on the pop up is so that the pop ups did not happen multiple times per week.

Haynes asks whether the movies are happening from 9-10pm based on the fact that lights are out? Usually it is later than that.

Dunleavy will let the applicant address that.

Copping asks a clarification question about how the permitting process works? How flexible is the permit that is granted? Can they adjust days of weeks as appropriate based on demand or other characteristics?

Dunleavy defers to Almquist

Almquist states that because of the nature of the limited impact review for the type of land use, planning asked that they specify dates and times so the commission can have a good sense of what the proposal includes. We would prefer that it would be presented here tonight as the request which would allow staff to be able to issue a Multiple Vendor Permit with the information that is presented now.

Bomer clarifies that the applicant is asking for the food truck to be there on Monday but possibly could determine that another day is better for them and that is the language of the condition. Is that part of the condition that they would have that flexibility or is it locked into Monday.

Almquist said that the commission can provide language for flexibility but planning would like guardrails so the commission knows what they are approving. So if the applicant would like to expand upon what is proposed...

Bomer wonders that if we were to approve it based on the applicants ask, does the day of the week happen at the commission or during the permit process?

Almquist believes that the commission will need to have it approved here.

Bomer says that if that is what commission wants, we would have to put it in as a condition. Does that answer your question Suzanne?

Copping agrees that it does. For example, if they decided that Tuesdays were better would they have to come back to the planning commission?

Bomer thinks that it is a great question and if there are no other questions for staff then we can hear from the applicant.

Haynes asks because the events are so varied, that is why they are needing all these permits? Is there not one encompassing permit?

Dunleavy says that the way that we proposed the permit schedule is we researched what other events do in the city like the farmers' market. As the applicant laid out all these different types of events, planning grouped them together into similar groupings. These are distinct events with different parameters and different vendors. This is the best way

where staff can track all the different vendors that can be listed and have the sales tax license provided. It is one application per series of events.

Haynes expresses concerns on the pricing for the permits.

Dunleavy explains that it is \$75 for a permit as an application fee and \$20 per vendor. If the applicant has a vendor that participates in the artisan market and then later the pumpkin patch, the vendor would just pay once.

Almquist adds that when they were coming up with the fee structure and make it as equitable as possible. Looked at the farmers' market to base the decision and for consistency.

D. Applicant's Presentation – Cate Kenny & Claire Shank

Kenny believes that Dunleavy has done a great job on the presentation and is great to work with. **Kenny's** intention is to help the community and would like to push back on the multiple vendor permit. The applicant wants to provide family friendly programming like the pumpkin patch or movie nights. The applicant does not understand the permit process and why they have to pay a fee for each event category instead of making the Sherman market one event. **Kenny** would like to note that this is on private property so it should not be charged the same way as the farmers' market.

Haynes wanted more clarification on movie nights and what time they are occurring?

Kenny plans to keep it within curfew and sound ordinance. Would like further clarification from the commission on that process.

Mendelson asks if you have a written agreement with the Bank of the West?

Bomer says that there was a letter from the Bank of the West confirming the parking.

Walker mentions it is also not in her packet.

E. Public Input – None

F. Close Public Hearing - 6:57pm

G. Commissioner Discussion –

Haynes has concerns on the sound variance.

Bomer mentions that the other thing to consider is that there are residents that live close by.

Jefferson says the sound permit goes until 10 pm.

Bomer says that Haynes point is well taken, if they want to show a movie and it is still light out, it may be hard to see.

Walker asks whether this is controlled by the permitting process then?

Bomer states that the commission sets the boundaries and then when they apply for the permit, that's when they pay and make it official.

Walker asks whether in the permit does it clarify that it ends at 10pm

Jefferson states that the amplified sound permit ends at 10pm.

Bomer and **Haynes** ask whether that is across the city.

Williams clarifies that the permit is based on the code.

Bomer asks if a venue presents an amplified sound permit, can they extend it with permission and does it go through commission?

Jefferson says that the city administrator can extend it

Mendelson points out whether we want competition that moves money away from the Steamplant.

Haynes asks will they charge for the movies?

Mendelson believes they should provide more detail on the movies.

Kriebel says that the steampunk has movies on Friday night and the market has movies on Saturday so not sure that it is competition. I think we need to stick to the 10pm shut down of Amplified noise.

Bomer tries to clarify the different events that are happening.

Kenny is happy to clarify the movies. They will not be charging and thought from 9-10pm that it would be dark enough to show a child's movie.

Bomer wanted to make sure the commission understood.

Almquist says that the alcove will get darker quicker than other areas.

Bomer asks that the plan for the movies is to go from 9-10pm and mainly things that are kid friendly

Kenny states that in the permit process, we had to send out information to everyone explaining their intention and the surrounding residents did not have push back

Bomer asks whether the food trucks are one day a week. Is that one food truck or multiple?

Kenny says that they have not had a lot of interest in food trucks. They just thought to include it in case it would be approved. There would be no generators, the Sherman Market has power and they will not dispose of grey water in the area.

Bomer asks whether it would be in the market flat?

Kenny says that the food truck may be in the artisan market but may not.

Haynes has a question to add onto that. Most food trucks do have generators on them.

Shank answers that the food vendors that she has been in communication with have been more food carts with plugs.

Bomer wonders whether we should specify food carts in the conditions.

Almquist states that the conditions say no generators

Bomer would like to make the distinction between a cart and a truck.

Kenny asks whether they could have a generator?

Bomer says the applicant can ask but there is a displeasure of generators.

Dockery is not totally clear on the fees. How do they collect them and whether it is each time?

Bomer clarifies that the fees are not part of the purview today.

Almquist states that they would be able to apply for fee waivers. Planning requires the level of information that they have provided so the Commission has all the details. This logically seemed to be the best way to break out events so the code does require that the Multiple Vendor Permits are applied at each event. The Planning Commission can make a decision that the Sherman Market is one singular event. Almquist says that the commission would have to split out the flexibility.

Bomer asks whether we can shrink the event categories?

Haynes says that it sounds like the pop up markets are singular.

Bomer argues that the artisan/pop up could be combined along with pumpkin patch/tree sales.

Walker likes that there are many of them because there are rules regarding each grouping of events

Kriebel proposes that we allow for one permit however, I would say that we do limit the pop ups to one a month. The pop ups must be consistent with the other events that are specific.

Bomer wonders whether we can be that specific with this review?

Kenny states that the artisan market, the pumpkin patch and the tree are primary and all the rest are secondary.

Bomer believes that it would personally be okay if one permit that would encompass artisan market, pumpkin patch, trees and food carts.

Copping has a question about the length of the permit itself. Is it for one year?

Dunleavy clarifies that it is for the dates specified for the applicants which are June through December 18th.

Copping asks the question because there is a temporal nature to this. If pieces of it are not found to be working this year, you can improve next year.

Dockery asks if we approve all of these and they decide it's not feasible, they don't have to apply for the permit, right?

Almquist says that it is right.

Dockery believes that commission should give them all of them then the applicant can choose not to apply for one or multiple.

Kriebel counters that on the other hand from a cost standpoint, all these events could be separate but what seems to be the base of it is the artisan market. Wonders if the commission has one permit for A,C,D and includes non amplified entertainment and a food cart during that time.

Bomer thinks they could include F with one pop up a month.

Almquist says that food carts are part of markets already. A food cart could be included in the artisan market and would not need to be separated.

Walker presumes that staff made the categories because it was the most efficient way to get them permitted and hesitates to combine them.

Dunleavy says that these are basically the categories that the applicant presented. It is due to the temporal nature of it. With the multi vendor event permit, the applicant provides who all the vendors will be with the sales tax license. The timeline and categories help us to accurately track all the new/different vendors with current sales tax licenses.

Walker asks whether that is a good reason to keep the pop ups separate.

Dunleavy says that if it is a pop up with different vendors then planning would need all of that information. If we do the limitation of one pop up per month, we would need to be able to administratively track that as well and the permit is a process that allows that.

Kriebel asks about the process of how the multiple vendor permit works for the applicant and vendors.

Dunleavy clarifies that the process is now based on what happens at the farmers' market. The applicant submits the permit with all the vendors they know with the sales tax license prior to the event, if anyone changes last minute then the applicant will send an amended vendor list. It is not practical to wait until December and have the applicant tell us who was here in May and what their sales tax number is.

Bomer wonders if there was a compromise between what she is hearing.

Dockery advocates for keeping all the events for the organizer to pick and choose which multiple vendor permits they are interested in.

Kriebel thinks that he has no problem leaving them there and believes that we are making too big a deal about the administrative issues of combining.

Bomer hears a consensus to leave it as staff has outlined and reviewing the conditions of approval. Reviews the conditions and wants to seek clarification on condition number 5.

Almquist refers to requirements from the Chaffee County Building Department and the building code.

Bomer wants to have clarification that it means a permanent or semi-permanent structure. Asks for clarification on what stacking of lines means.

Dunleavy explains that it is in reference to the queueing of lines.

Mendelson has several comments. He mentions that he drove by the lot and wants to note that it is a confined space and not very large. Mendelson wonders about the logistics of the market, has concerns about the food trucks, believes it is the wrong venue and not conducive for any of these activities.

Bomer clarifies that they have had Sherman markets in years past and those concerns have not come up before.

Mendelson believes we should only allow food carts and wants more clarity on “streets” in number 4 of the conditions.

Copping wonders since it is a confined space, is there an occupancy limit or should there be an occupancy limit?

Almquist states that Fire did not have any comments about that specifically probably bc there is access to both to First street and the alley from the internal yard

Bomer points out the conditions on the public health guidelines.

Kriebel believes the condition should be “must remain compliance with Chaffee County Public Health Orders”

Walker presumes that when there is a permit given there is a capacity limit.

Almquist clarifies that for an outdoor vendor permit there is no capacity limit.

Conversation about dimension and size of Sherman Market

Walker asks when planning issues the permits there is no occupancy rules with the permits

Almquist says that it is not specific to this, an outdoor event. The Commission can make a condition about how the market must comply with fire code and occupancy.

Walker notes about fixing number five to write “a permanent structure” greater than 30 inches.

Almquist clarifies one thing given the discussion about various events that planning commission is in consensus that those events need to be confined to the dates/times that are in the application.

Dunleavy further clarifies that when we talk about the application, we are talking about the dates/times that staff has talked with the applicant about. We should change it per agreement with staff.

Bomer highlights the blue changes in the powerpoint.

Dunleavy mentions the times that have changed as well, 8pm for the market and 10pm for movies

Bomer says instead of 1-4pm it is 1-8pm for the market and movies at 9-10pm.

Kriebel makes a motion that we approve the schedule/dates and times as amended and with the recommended conditions of approval: Number 1-5 as is and #6 Kriebel would state that the applicant must maintain compliance with public health orders including the occupancy limits for that space. Numbers 7-8 are fine. Number 9 should read “food carts” not food trucks and food carts are allowed one day per week as approved by staff.

Discussion between **Kriebel** and **Walker** about whether it should read public health order or fire code on number 6. Agreed on wording “maintain compliance with Chaffee county public health orders including the fire code occupancy limits for that space.

Dockery seconds

Haynes mentions that this Market is more enclosed than outside.

Bomer asks whether the change in the motion satisfies Haynes.

Haynes agreed.

H. Commission Action -

Motion made by Commissioner Kriebel, Seconded by Commissioner Dockery.

Voting Yea: Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel,

Commissioner Walker, Commissioner-Alternate Copping

Voting Nay: Commissioner Mendelson, Commissioner-Alternate Haynes

UPDATES

Almquist would like to bring inclusionary housing fees in lieu, updates and changes to the next regular meeting. Would like to pull the specific fee language out of the code and put it in the fee schedule. Planning commission will have a joint work session with the City council at 5pm on June 1st, in regards to an upcoming planned development. There are a lot of planned developments, annexations and major subdivisions etc coming to the commission. **Almquist** encourages everyone to remember the ex-parte communication rules that we have gone over because there will be a lot going on. **Almquist** wanted to provide an update on the east crestone and third project. As of this weekend, the M st and 3rd st realignment was completed and opened. He believes it looks good and mentions that the engineers could add on an additional sidewalk on the north side of M st. The transfer of the property to the Chaffee County Housing Trust happened today. The Chaffee County Housing Trust will break ground this summer and plans to get people in by the beginning of next.

Kriebel asks how much money did the city spend on the reconstruction?

Almquist says that water and street work was about \$150-200,000 but wants to confirm with Public Works.

Bomer thought that Chaffee County Housing Trust paid for the water line.

Almquist clarifies that Chaffee County housing trust paid for the sewer line which was part of the transfer. The largest part of the cost was the street reconfiguration and the sewer realignment.

Williams reminded the commission that most of their proceedings are quasi-judicial. **Almquist** mentioned ex-parte communications but also it includes pre-judging an application. The commission will decide what is in front of you, the testimony in front of you and the evidence in the record. Please refrain from saying you visited a site or seen this and that. That is not proper.

Kriebel mentions that he has a problem with that. If that is true, then we should have site visits as part of these meetings because you can get a sense of something in a site visit that you cannot see on a screen.

Bomer states that her understanding was that it was fine to drive by a site by themselves and not with another commissioner.

Williams states that the problem is to imply the basis of your decision was because you drove by something instead of the packet handed to the commission. The commission needs to judge what is in front of them instead of saying that they saw one time at the property.

Walker states that in this instance they would not have known the particulars of the property without driving by it.

Williams clarifies that she is referring to comments that have been made and wants the commission to look at the factors given to you. Wants to remind commission to pre-judgement. *Conversation about ex-parte communications and objectiveness.*

Mendelson has a question for the staff. Mendelson admits that he has a bone to pick with the east crestone 3 car garage and fencing. Can they do that in lieu of putting in the vegetation that was required?

Almquist/Jefferson are still in conversation with the property owner on the trees.

Almquist has not received the Certificate of Occupancy yet due to these conversations.

COMMISSIONERS' COMMENTS

Mendelson has a question for staff. Mendelson admits that he has a bone to pick with the east crestone 3 car garage and fencing. Can they do that in lieu of putting in the vegetation that was required?

Almquist/Jefferson are still in conversation with the property owner on the trees.

Almquist has not received the Certificate of Occupancy yet due to these conversations.

Mendelson has a question for all the commissioners. This is the third time I have downloaded an agenda that was incomplete. Has anyone else had this trouble?

Bomer has a suggestion for staff that when you send us the emails with the packet, can we put in the number of pages that are in the packet?

Haynes has no comment

Copping has no comment

Walker has no comment

Dockery has no comment

Kriebel has a question about food trucks and whether they have changed the rules on where they can be located?

Almquist confirmed that they have changed the rules since the Planning Commission discussed it a few years back. Almquist reviewed the difference between food trucks on private v. public property.

Mendelson/Bomer confirms that the council meeting will be on Tuesday, June 1 at 5pm.

Bomer observes that there are 8 women in this room tonight doing business.

Bomer makes a motion to adjourn and Walker seconds

ADJOURN With no further business to come before the Commission, the meeting adjourned at 7:48 p.m.



PLANNING COMMISSION STAFF REPORT

MEETING DATE: June 28, 2021

AGENDA ITEM TITLE: Conditional Use – Downtown Street Patio at 136 E. 2nd Street

STAFF: Kathryn Dunleavy

REQUEST:

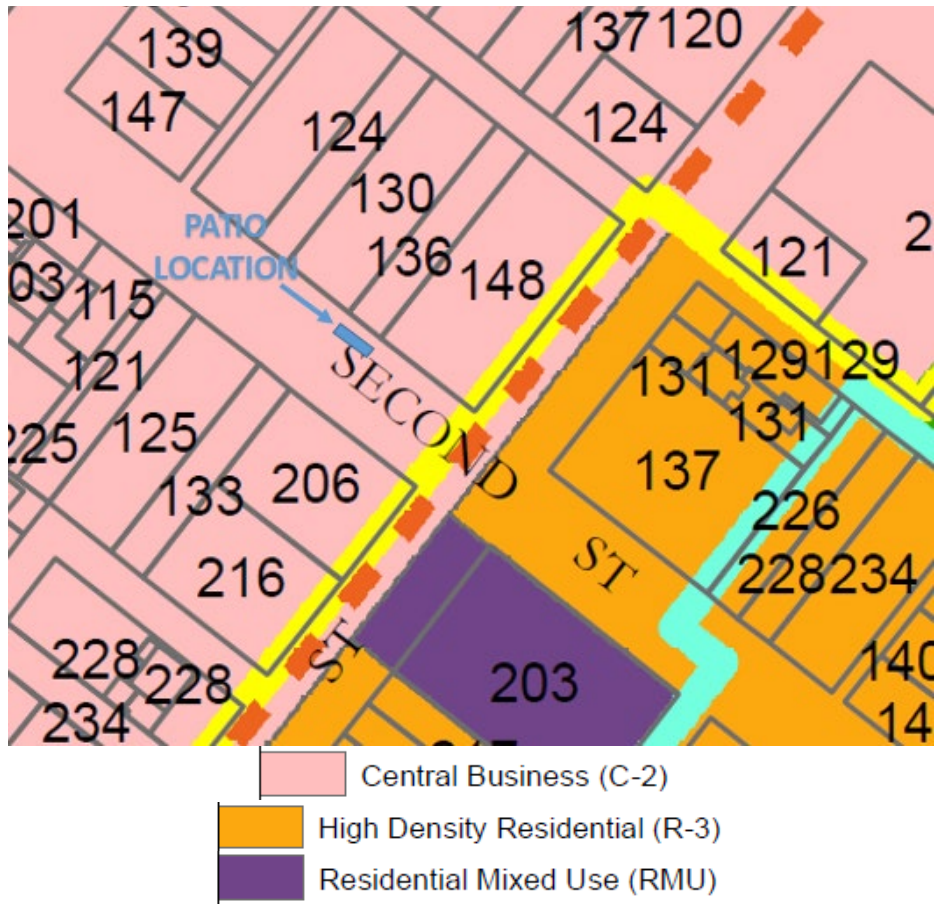
The applicant is requesting conditional use approval for a downtown street patio to be placed in Second Street in front of Tacos El Tapatio located at 136 E. Second Street, within the Central Business District (C-2), with a Central Business Economic Overlay (CBEO).

APPLICANT: Ramon Herrera Santana, owner of Tacos El Tapatio at 136 E. Second Street.



LOCATION:

The property is described as Lot 23 Block 22, City of Salida, Chaffee County, Colorado. This property is also known as 136 E. Second Street. Surrounding zoning includes Central Business District (C-2), High Density Residential (R-3) and Residential Mixed Use (RMU). Surrounding uses include retail, office, members' club, and residential.



PROCESS:

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

The Planning Commission must find the use meets the specific design standards for Downtown Street Patios as stated in Section 16-4-190 (r) of the Salida Municipal Code.



A. REVIEW STANDARDS SPECIFIC TO DOWNTOWN STREET PATIOS (Section 16-4-190 (r)): Section 16-4-190 (r) sets standards, but allows modifications by the approving body, the Planning Commission.

- (1) Siting and Use Standards. The use shall be subject to the condition below:
 - a. Downtown Street Patios will be allowed year-round for businesses that are open year-round. If the business is not open year-round the patio shall be removed from the right-of-way from October 1 to May 1 of each year. It shall be the responsibility of the business owner to remove snow from the street on all sides of the patio that cannot be reached by city snow plows, within 24 hours of a storm event.
 - The applicant is keeping the business open year-round. As a condition of approval:
 - It shall be the responsibility of the business owner to remove snow from the street on all sides of the patio that cannot be reached by city snow plows, within 24 hours of a storm event.
 - b. Patios shall not exceed a size of eight (8) feet by twenty (20) feet within the roadway. The structures may extend over the sidewalk up to one (1) foot. Any proposed roof or covers shall be shown as a part of the application. Patios cannot obstruct access to city infrastructure such as water meters, curb shut-offs, manholes and tree grates.
 - The proposed patio is nine (9) feet by twenty (20) feet. One (1) foot of the depth will be up on the curb, therefore the patio will not exceed eight (8) feet by twenty (20) feet within the roadway. The patio will not cover up the existing water meter or water shut off.
 - c. Ramps for accessibility shall be integral to the design and not present an obstacle within the sidewalk.

- The applicant will have a portable temporary ramp available. Staff has found that the use of temporary ramps that can be moved have been the most effective on downtown street patios.
- d. Patios shall not be located at intersections of streets or alleys in such a way as to block appropriate sight triangles.
 - The proposed location is not located at the intersection of a street, alley or other public right of way. However the adjacent lot has a private driveway along the lot line shared with Tacos El Tapatio. Although it is not a public alley, five (5) feet is the sight distance required at public alleys and at the request of Public Works, the patio is five (5) feet from the edge of the southeasterly lot line, adjacent to 148 E. Second Street. As a condition of approval:
 - The patio must be located a minimum of five (5) feet from the lot line shared with 148 E. Second Street.
- e. Once there is one (1) Downtown Street Patio established within a block to include both street frontages, an additional patio may only be allowed through the conditional use process if the additional review standard to Section 16-4-110 (d) is met.
 - This is the only patio within the block.
- f. The location of the patio must be in proximity to the front door of the business being served within an existing parking space.
 - The patio is directly outside of the front door.
- g. Signage is not allowed on the patios except for customer menus and signage approved by the city for public purposes.
 - There is no signage proposed on the patio.
- h. Use of the patios shall be for retail food and beverage establishments and retail establishments that serve specialty foods and beverages (e.g. ice cream shops, coffee houses, and bars/distilleries/brew pubs) located within buildings in the downtown. Alternative uses may be considered through the conditional use process if an additional review standard to Section 16-4-110(d) is met.
 - The patio is for a retail food and beverage establishment, Tacos El Tapatio, which is an allowed use for downtown street patios. Tacos El Tapatio currently operates until 9pm on weekdays and 10 pm on weekends. As a condition of approval:
 - Use of the patio shall not exceed 9pm on weekdays and 10pm on weekends.

- i. The applicant shall reduce the impact on parking in the downtown by providing a minimum of one (1) off-street parking space for customers or employees. The parking space shall either be owned or leased within the C-2 district. Verification shall be provided with the application. This requirement may be met by providing a fee-in-lieu of the parking space in an amount equal to and in addition to the lease amount as provided in the revocable license agreement. Proceeds will be dedicated to parking purposes for the downtown.
 - The applicant has provided a copy of an agreement with Kenneth Brandon, owner of Brandon/Ward Graphics at 206 E Street and within the C-2 District to provide one (1) dedicated off-street parking spot. This agreement has been made on a yearly basis. As conditions of approval:
 - The dedicated off-street parking spot at 206 E Street shall be signed for parking by Tacos El Tapatio employees or customers.
 - On a yearly basis, the applicant must submit an updated agreement to provide one (1) dedicated off-street parking spot in the C-2 District, or the applicant must pay the required business occupier fee.

- j. Installation of the Downtown Street Patio shall be approved by the Community Development Department.
 - The building permit process requires review and approval by the Community Development Department. As recommended by the Chaffee County Building Official and as a condition of approval:
 - The structure will require a building permit. It must be anchored so it will not move with wind pressure. The wind sail is to be removed in the winter.

- k. A Downtown Street Patio may not be combined with encroachment permits for use of sidewalks in accordance with Section 11-4-20 of the Salida Municipal Code.
 - No other encroachment permits have been issued. As a condition of approval:
 - Applicant must maintain a minimum of five (5) feet clear on the sidewalk.

- l. The initial approval of a Downtown Street Patio shall be for one (1) year. After review by the approving body after the initial period, the conditional use permit may be renewed for longer periods.
 - As a condition of approval:
 - The conditional use shall be approved for one year from the date of approval, after which it must be reviewed by the Planning Commission and may be renewed for longer periods.

(2) Revocable License Required. Business owners who receive conditional use approval for downtown street patios will have to enter into a revocable license agreement with the City of Salida, as approved by City Council, prior to installation of the patio.

➤ As a condition of approval:

- Approval of a revocable license agreement and payment of required fees is required prior to installation of the patio.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

Fire, Assistant Chief Kathy Rohrich: No concerns.

Police, Chief Russ Johnson: No comment. Staff also inquired if there have been any complaints regarding the existing temporary outside space. There have been none.

Public Works Director, David Lady: The site triangle for alleys requires a 5-ft offset and I would suggest we follow that. All else looks acceptable.

Chaffee County Building Official, Dan Swallow,

- 1) The structure will require a building permit.
- 2) The structure must be anchored to the earth so it will not move with wind pressure.
- 3) No snow load is specified on the structural plans. This indicates the engineer intends for the wind sail to be removed in the winter. Please confirm.

STAFF RECOMMENDATION:

Based on the above findings, staff recommends **APPROVAL** for the conditional use for the downtown street patio to be located in front of Tacos El Tapatio at 136 E. Second Street subject to the conditions listed below.

RECOMMENDED MOTION:

“I make a motion to approve the conditional use for the downtown street patio to be located in front of Tacos El Tapatio at 136 E. Second Street, as submitted, subject to the following conditions.

1. It shall be the responsibility of the business owner to remove snow from the street on all sides of the patio that cannot be reached by city snow plows, within 24 hours of a storm event.
2. The patio must be located a minimum of five (5) feet from the lot line shared with 148 E. Second Street.
3. Use of the patio shall not exceed 9pm on weekdays and 10pm on weekends.
4. The dedicated off-street parking spot at 206 E. Street shall be signed for parking by Tacos El Tapatio employees or customers.
5. On a yearly basis, the applicant must submit an updated agreement to provide one (1) dedicated off-street parking spot in the C-2 District, or the applicant must pay the required business occupier fee.

- 6. The structure will require a building permit. It must be anchored so it will not move with wind pressure. The wind sail is to be removed in the winter.
- 7. Applicant must maintain a minimum of five (5) feet clear on the sidewalk.
- 8. The conditional use shall be approved for one year from the date of approval, after which it must be reviewed by the Planning Commission and may be renewed for longer periods.
- 9. Approval of a revocable license agreement and payment of required fees is required prior to installation of the patio.

Attachments:
Application Materials
Parking Agreement
Proof of Publication

Kathryn Dunleavy

From: David Lady <david.lady@cityofsalida.com>
Sent: Tuesday, June 15, 2021 10:53 AM
To: 'Kathryn Dunleavy'
Subject: RE: Request for Review - Conditional Use for Downtown Street Patio

The site triangle for alleys requires a 5-ft offset and I would suggest we follow that (2+ft added to drawings). All else looks acceptable.

David Lady, P.E.
Director of Public Works
City of Salida
Public Works Dept.
340 W. Hwy 291
Salida, CO 81201
719-539-6257 (o)
<http://cityofsalida.com/>

Kathryn Dunleavy

From: dswallow@chaffeecounty.org
Sent: Friday, June 4, 2021 9:04 AM
To: 'Kathryn Dunleavy'
Subject: RE: Request for Review - Conditional Use for Downtown Street Patio

Kathryn,

My only comments on this structure are as follows:

- 1) The structure will require a building permit.
- 2) The structure must be anchored to the earth so it will not move with wind pressure.
- 3) No snow load is specified on the structural plans. This indicates the engineer intends for the wind sail to be removed in the winter. Please confirm.

Dan Swallow
Director of Development Services
Chaffee County, CO
(719) 530-5567
dswallow@chaffeecounty.org



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

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE that on June 28, 2021 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado and online at the following link: <https://attendee.gotowebinar.com/rt/1909092342220683277>

The applicant, Ramon Herrera Santana, is requesting conditional use approval per Land Use Code Section 16-4-190 (r) for the placement of a Downtown Street Patio on the public street right-of-way in front of Tacos El Tapatio at 136 East Second Street. The site is zoned C-2, Central Business District.

The general purpose of the application is to ensure the compatibility of the proposed patio. Interested persons are encouraged to attend the public hearing in person or via GoToWebinar at the above link. Further information on the application may be obtained from the Community Development Department, 719-530-2631.

*Please note that it is inappropriate to personally contact individual City Councilors or Planning Commissioners, outside of the public hearing, while an application is pending. Such contact is considered ex parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions/comments, you should email or write a letter to staff, or present your concerns at the public meeting via the above GoToWebinar link so your comments can be made part of the record.

Published in The Mountain Mail June 11, 2021



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112
Salida, CO 81201
Phone: 719-530-2626 Fax: 719-539-5271
Email: planning@cityofsalida.com

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

- | | |
|--|---|
| <input type="checkbox"/> Annexation | <input type="checkbox"/> Administrative Review:
(Type) _____ |
| <input type="checkbox"/> Pre-Annexation Agreement | |
| <input type="checkbox"/> Variance | <input checked="" type="checkbox"/> Limited Impact Review:
(Type) <u>Conditional Use - Downtown Street Patio</u> |
| <input type="checkbox"/> Appeal Application | |
| <input type="checkbox"/> Certificate of Approval | <input type="checkbox"/> Major Impact Review:
(Type) _____ |
| <input type="checkbox"/> Creative Sign Permit | |
| <input type="checkbox"/> Historic Landmark/District | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> License to Encroach | |
| <input type="checkbox"/> Text Amendment to Land Use Code | |
| <input type="checkbox"/> Watershed Protection Permit | |
| <input checked="" type="checkbox"/> Conditional Use | |

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

A. Applicant Information

Name of Applicant: Ramon Herrera Santana

Mailing Address: 131 c st

Telephone Number: 719 221 9587 FAX: _____

Email Address: _____

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: Tacos el tapatio patio

Street Address: 136 E 2nd st

Legal Description: Lot 23 Block 22 Subdivision Salida (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 Ramon Herrera Santana Date 5/4/2021



CONDITIONAL USE APPLICATION
448 East First Street, Suite 112
Salida, CO 81201
Phone: 719-530-2626 Fax: 719-539-5271
Email: planning@cityofsalida.com

A. TYPE OF CONDITIONAL USE REQUESTED (Refer to Schedule of Uses in Article IV of the Land Use Code)

Central Business (C-2) Zone District (Table 16-D): Downtown Street Patio

B. DEVELOPMENT PROCESS (City Code Section 16-4-110)

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

C. APPLICATION CONTENTS (City Code Section 16-4-190 (r) for downtown street patios - Conditional Use)

- 1. General Development Application
2. Conditional Use Application
3. Site Plan. A site plan of the subject property, showing existing and proposed features, buildings, roads, alleys, utilities, etc. which are relevant to the review of the application. The application will also indicate conformance with any applicable development standards for the proposed conditional use. The copies shall only be accepted on 8 1/2" x 11", 11" x 17" or 24" x 36" paper.
4. Surrounding Land Use. Current land use of properties on all sides of the property and across the street(s) and alley.
5. Public Notice- Conditional Use Applications requiring public noticing.
a. List. A list shall be submitted by the applicant to the city of adjoining property owner's names, property address and mailing 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 submittal of notarized affidavits for proof of posting the public notice.
6. Other Information. Staff may request additional information as deemed necessary to evaluate the impacts of the conditional use application.
7. Vicinity Map. 8 1/2" x 11" map showing parcel's location in the City.
8. Application Fee \$800.00, cash or check made out to City of Salida. (\$400 application fee + \$400 retainer for outside review) \$500
9. Special Fee and Cost Reimbursement Agreement completed.

Six (6) copies are required of application materials for conditional use applications - unless requirement waived by staff.

An application for downtown street patio conditional use approval shall comply with the following standards.

(r) **Downtown Street Patios.** The Downtown Street Patio program allows the use of public street right-of-way in the downtown for outdoor dining and retail activities. Downtown is defined as that area zoned Central Business (C-2) and generally within the boundaries of Fourth Street, the Monarch Spur Trail, D Street and the Arkansas River. The purpose of this policy is to enliven the outdoor environment and promote economic vitality while protecting the health, safety and welfare of residents, pedestrians, businesses, and visitors. These requirements are for applications for patios submitted after March 20, 2018.

- (1) **Siting and Use Standards.** A downtown Street Patio will be allowed with approval of a conditional use permit, issuance of a revocable license and all applicable fees are paid. The use permit shall be subject to the conditions below:
 - a. Downtown Street Patios will be allowed year-round for businesses that are open year-round. If the business is not open year-round the patio shall be removed from the right-of-way from October 1 to May 1 of each year. It shall be the responsibility of the business owner to remove snow from the street on all sides of the patio that cannot be reached by city snow plows, within 24 hours of a storm event.
 - b. Patios shall not exceed a size of eight (8) feet by twenty (20) feet within the roadway. The structures may extend over the sidewalk up to one (1) foot. Any proposed roof or covers shall be shown as a part of the application. Patios cannot obstruct access to city infrastructure such as water meters, curb shut-offs, manholes and tree grates.
 - c. Ramps for accessibility shall be integral to the design and not present an obstacle within the sidewalk.
 - d. Patios shall not be located at intersections of streets or alleys in such a way as to block appropriate sight triangles.
 - e. Once there is one (1) Downtown Street Patio established within a block to include both street frontages, an additional patio may only be allowed through the conditional use process if the additional review standard to Section 16-4-110 (d) is met:
 8. Additional Downtown Street Patio per Block. The additional patio will allow vehicle movements in the street; pedestrian passage and not overly restrict parking within the block.

It shall be the applicant's responsibility to provide justification that the additional patio meets this standard.

- f. The location of the patio must be in proximity to the front door of the business being served within an existing parking space.
- g. Signage is not allowed on the patios except for customer menus and signage approved by the city for public purposes.
- h. Use of the patios shall be for retail food and beverage establishments and retail establishments that serve specialty foods and beverages (e.g. ice cream shops, coffee houses, and bars/distilleries/brew pubs) located within buildings in the downtown. Alternative uses may be considered through the conditional use process if an

additional review standard to Section 16-4-110(d) is met:

- 9. Alternative Uses for Downtown Street Patios. The alternative use meets the intent of the Downtown Street Patio program by enlivening the outdoor environment and promotes economic vitality while protecting the health, safety and welfare of residents, pedestrians, businesses, and visitors and by meeting the Siting and Use Standards above. The alternative use should have a high customer turnover; be an attraction; provide interest to pedestrian level views; and allowing the use al fresco adds to the intrinsic value of the use.

It shall be the applicant's responsibility to provide justification that the alternative use meets this standard.

- i. The applicant shall reduce the impact on parking in the downtown by providing a minimum of one (1) off-street parking space for customers or employees. The parking space shall either be owned or leased within the C-2 district. Verification shall be provided with the application. This requirement may be met by providing a fee-in-lieu of the parking space in an amount equal to and in addition to the lease amount as provided in the revocable license agreement. Proceeds will dedicated to parking purposes for the downtown.
- j. Installation of the Downtown Street Patio shall be approved by the Community Development Department.
- k. A Downtown Street Patio may not be combined with encroachment permits for use of sidewalks in accordance with Section 11-4-20 of the Salida Municipal Code.
- l. The initial approval of a Downtown Street Patio shall be for one (1) year. After review by the approving body after the initial period, the conditional use permit may be renewed for longer periods.

(2) Revocable License Required. Business owners who receive conditional use approval for Downtown Street Patios will have to enter into a revocable license agreement with the City of Salida, as approved by the City Council, prior to installation of the patio.

D. REVIEW STANDARDS (If necessary, attach additional sheets)

1. **Written description:** Describe how you meet the standards of Code Section 16-4-190(r)

D. REVIEW STANDARDS (If necessary, attach additional sheets)

1. **Written description:** Describe how you meet the standards of Code Section 16-4-190(r).

- a. The applicant is keeping the busines open year-round. Staff will remove snow on all sides of the patio that can't be reached by snow plow.
- b. The patio will no exceed the 8 x 20 requirement.
- c. We will be using temporary ramps that can be moved and removed as needed.
- d. The proposed location does not block appropriate sight triangles at the intersection or the alley way.
- e. This is the only patio within the block.
- f. The location is directly in front of the main door of the business within an existing parking space.
- g. There is no signage proposed on the patio.
- h. The patio is to serve food and beverages from Tacos al Tapatío, which is an allowed us for downtown street patios.
- i. We have one private parking space across the street negotiated with another local business. (attached)
- j. -
- k. There are no encroachments that have permitted.
- l. Staff recommends the conditional use be approved for one year.

[Empty rectangular box for additional information or signature]

For consideration by the Salida Planning Commission

Kathryn Dunleavy
Planner, City of Salida
448 E. First St., Suite 112
Salida, CO 80201

Salida Planning Commission Members,

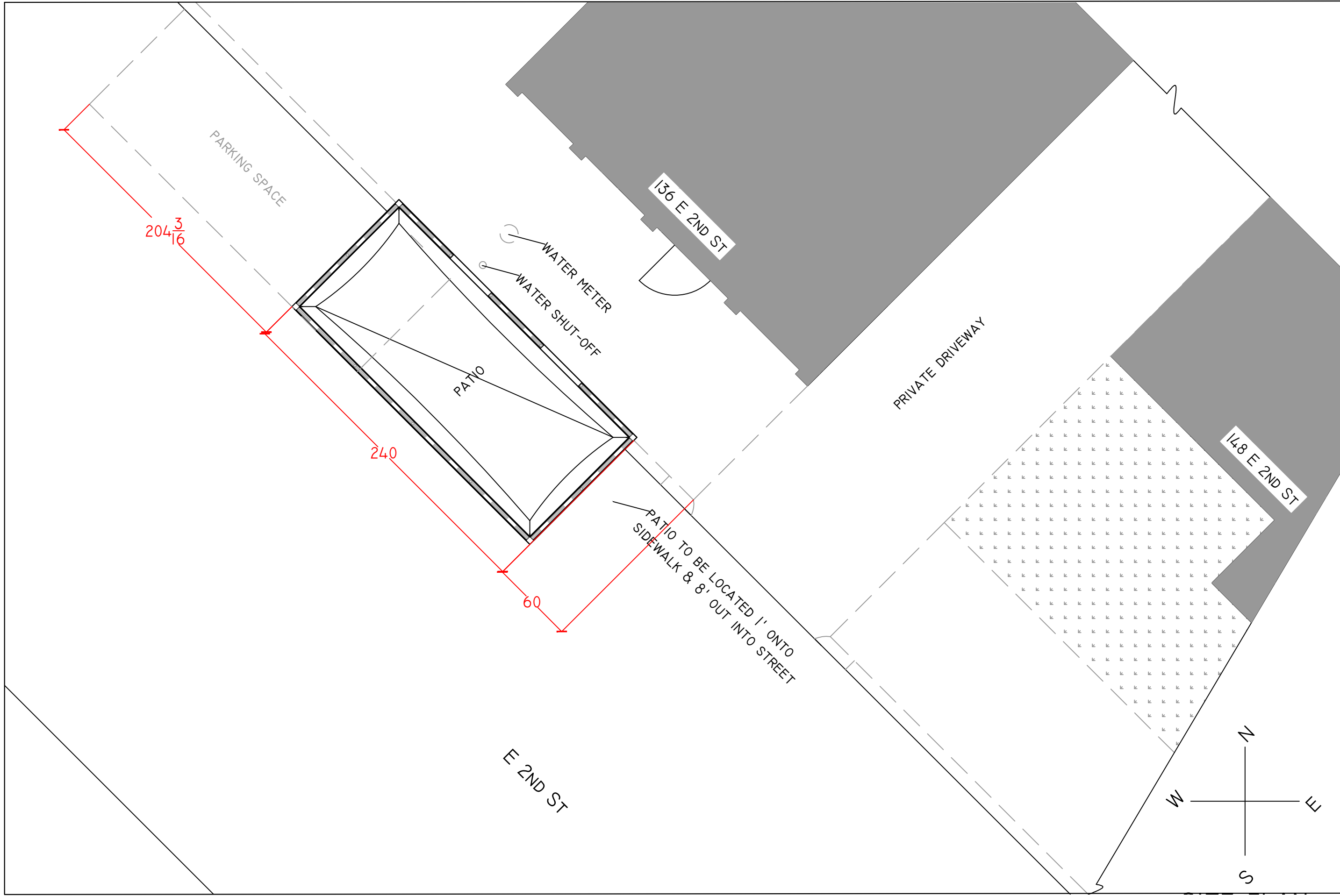
Grace & Strength, LLC is the owner of a building in downtown Salida at 136 E. 2nd Street. I, Dorothy Norbie, am the sole member of this LLC.

Tacos El Tapatio, owned by Rubi and Ramon Zepeda Herrera, has been my renter of the restaurant at 136 E. 2nd Street for the past 2 years. Due to the pandemic's spacing requirements for customers and the increased safety of being outdoors, Tacos El Tapatio installed a temporary patio last summer with the City's assistance. This strategy to assist struggling downtown restaurants was extremely helpful during the pandemic.

For this summer, Tacos El Tapatio requests the necessary permits to install a more permanent patio in front of 136 E. 2nd Street, similar to others in downtown Salida to keep them competitive with the other restaurants. I wholeheartedly support this effort and believe it will be essential to their continued success as a small business in Salida.

Thank you for your consideration.

Dorothy Norbie
Grace & Strength, LLC
136 E. 2nd Street
Salida, CO 81201
dnorbie@comcast.net
303.885.8449



P.O. TACOS EL TAPATIO
C5
 DETAIL: SITE PLAN
 SCALE: 3/16"=1'0"



SIX LINE METALWORKS
 7670 US HWY 50 SALIDA, CO 81201
 719.530.3305
 INFO@SIXLINEMETALWORKS.COM
 WWW.SIXLINEMETALWORKS.COM

DATE: 6.15.2021

SPECIFICATIONS:

MATERIALS:

- 4x4x3/8" posts
- 3"x 3"x3/16" floor joists
- 1 1/2"x1 1/2"x11ga railing posts
- 1"x1"x14ga panel frames
- 14ga sheet "cactus" panels
- 1x3x14ga hand rail
- 1"x6" composite decking
- 7'x18' shade sail w/ turnbuckle hardware
- steel cable & hardware to hang lighting

FINISH: Supplied as raw steel

NOTES:

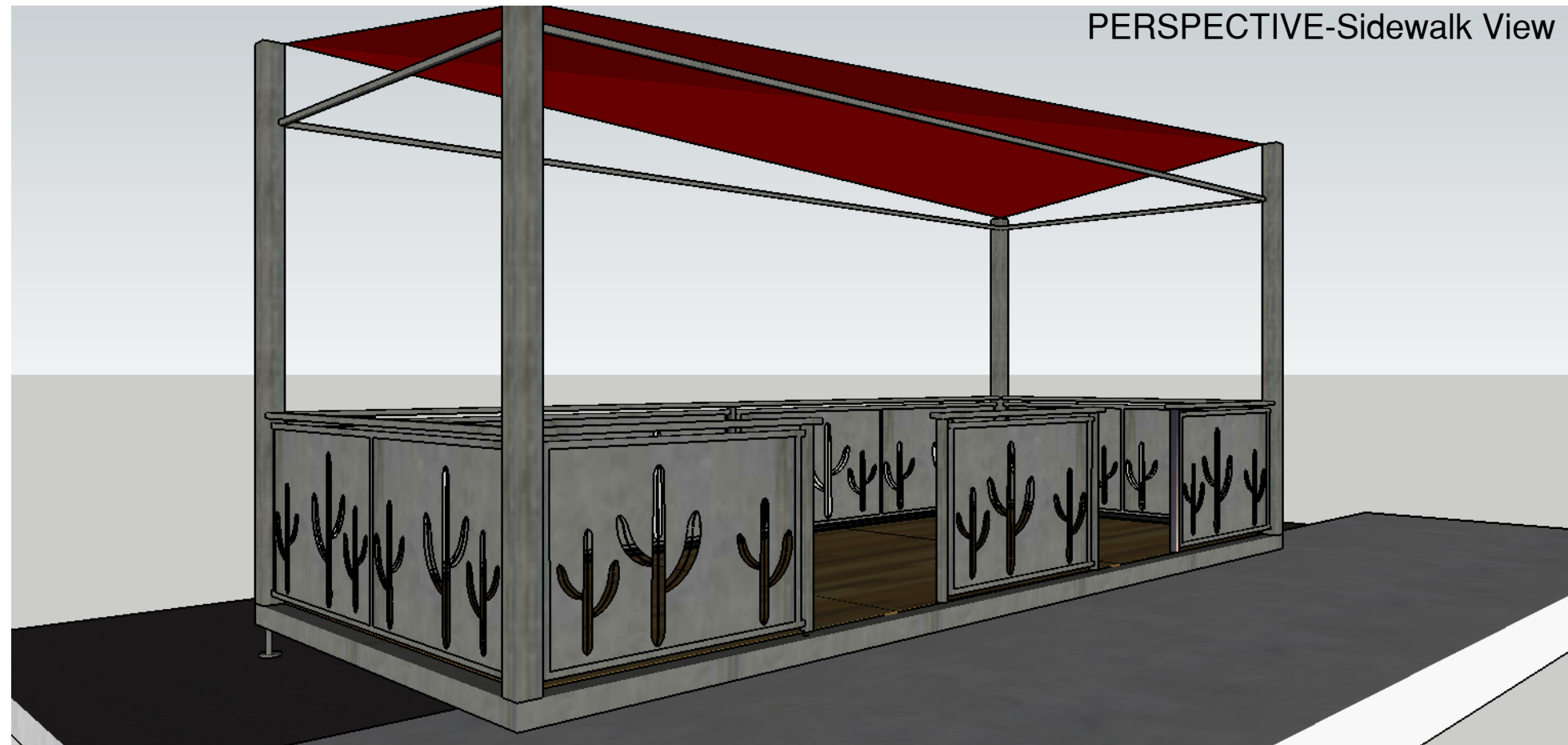
Overall dimensions: 9' wide x20' long

Patio to be installed 1' onto sidewalk and to extend 8' into street as per City of Salida requirements

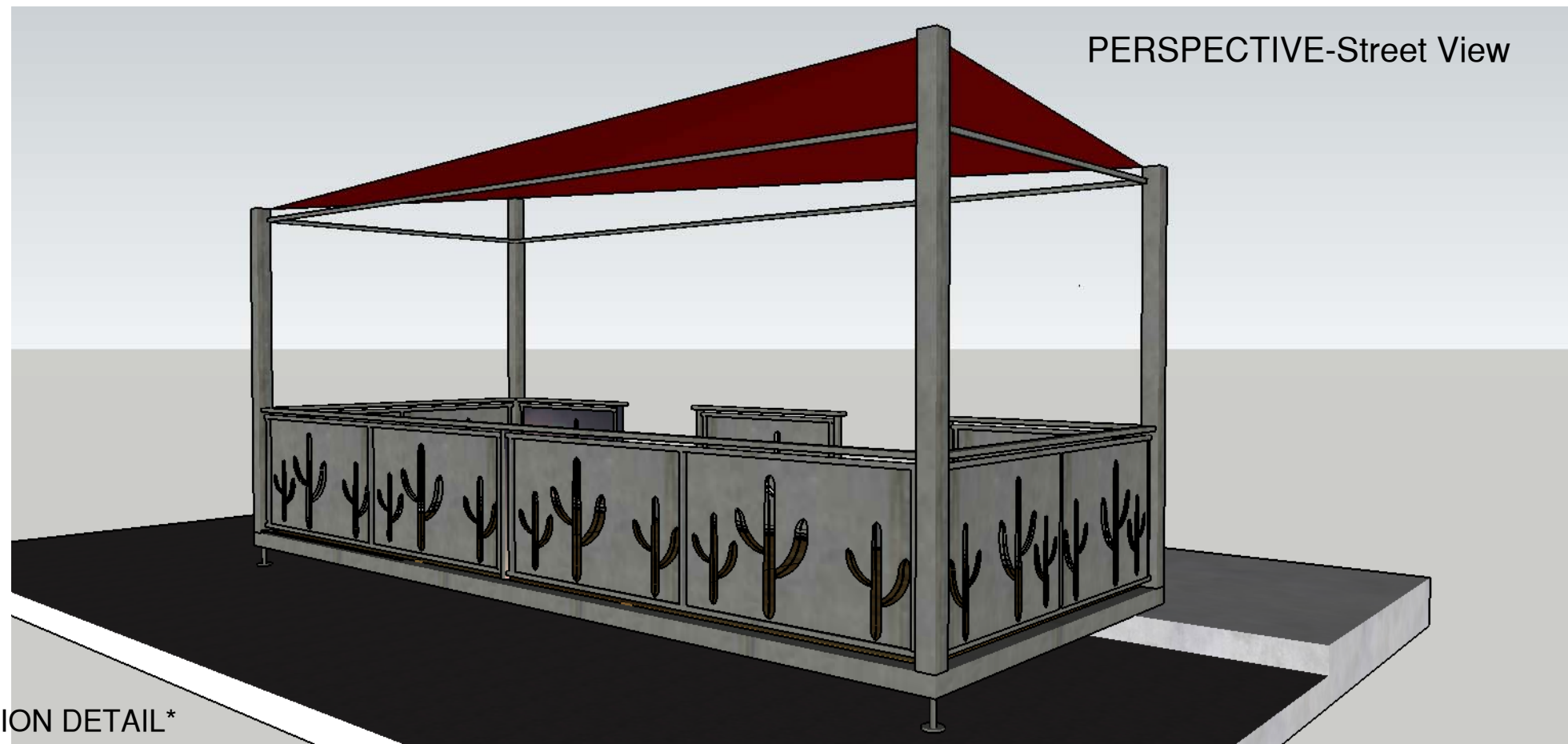
Patio to have adjustable feet to level with sidewalk

CONCEPT ONLY

SEE ATTACHED ACAD PLANS FOR FABRICATION DETAIL



PERSPECTIVE-Sidewalk View



PERSPECTIVE-Street View



Tacos El Tapatio
Project: Custom Outdoor Patio

Six Line Metalworks
7670 W US HWY 50 Salida CO, 81201
719.530.3305
info@sixlinemetalworks.com
www.sixlinemetalworks.com

6.2.2021

SIX LINE METALWORKS
 7670 US HWY 50 SALIDA, CO 81201
 719.530.3305
 INFO@SIXLINEMETALWORKS.COM
 WWW.SIXLINEMETALWORKS.COM

DATE: 6.2.2021

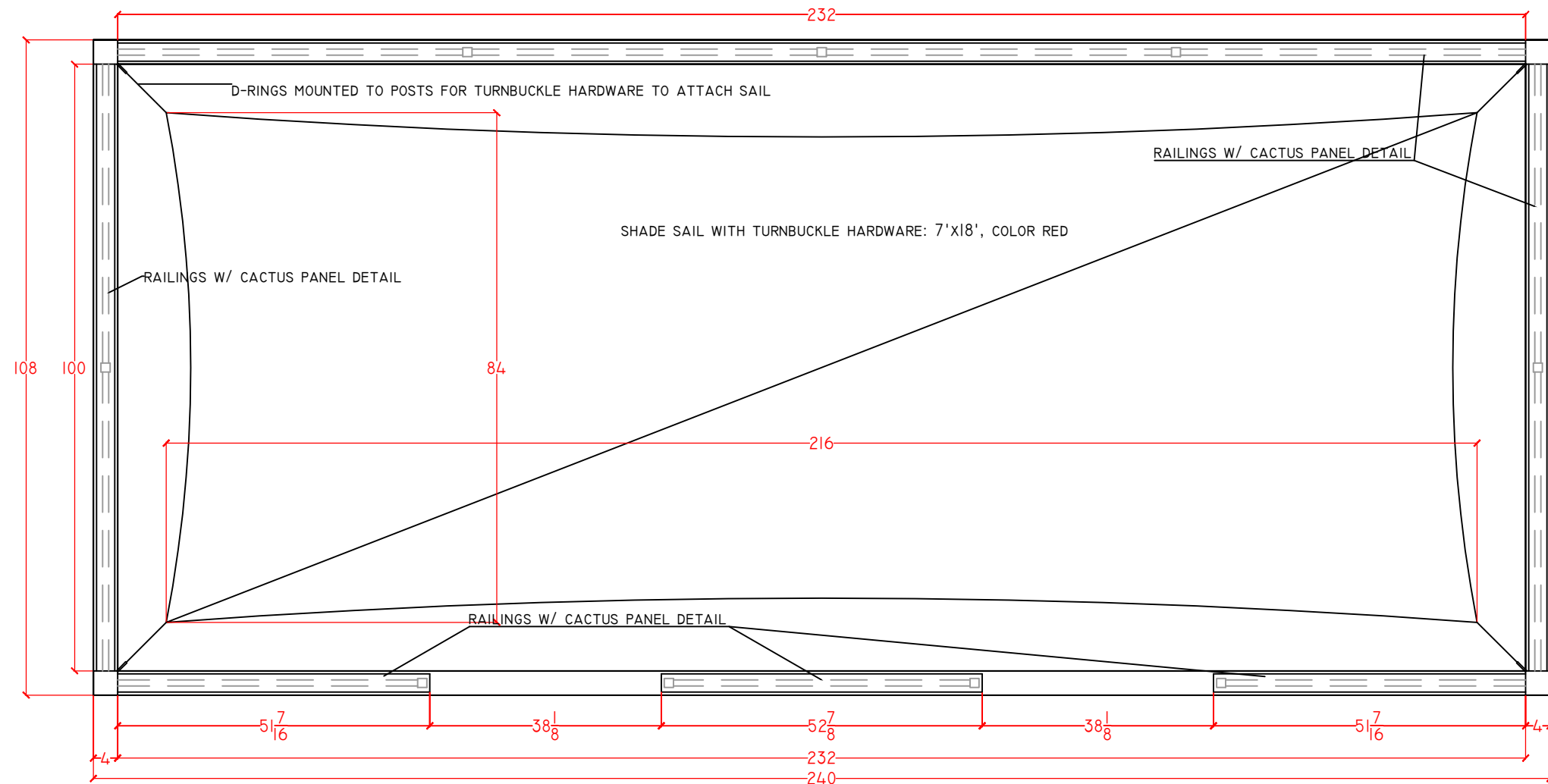


P.O. TACOS EL TAPATIO

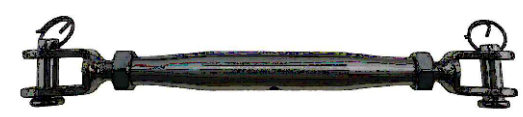
DETAIL: PLAN

AI

SCALE: 1/2" = 1'0"



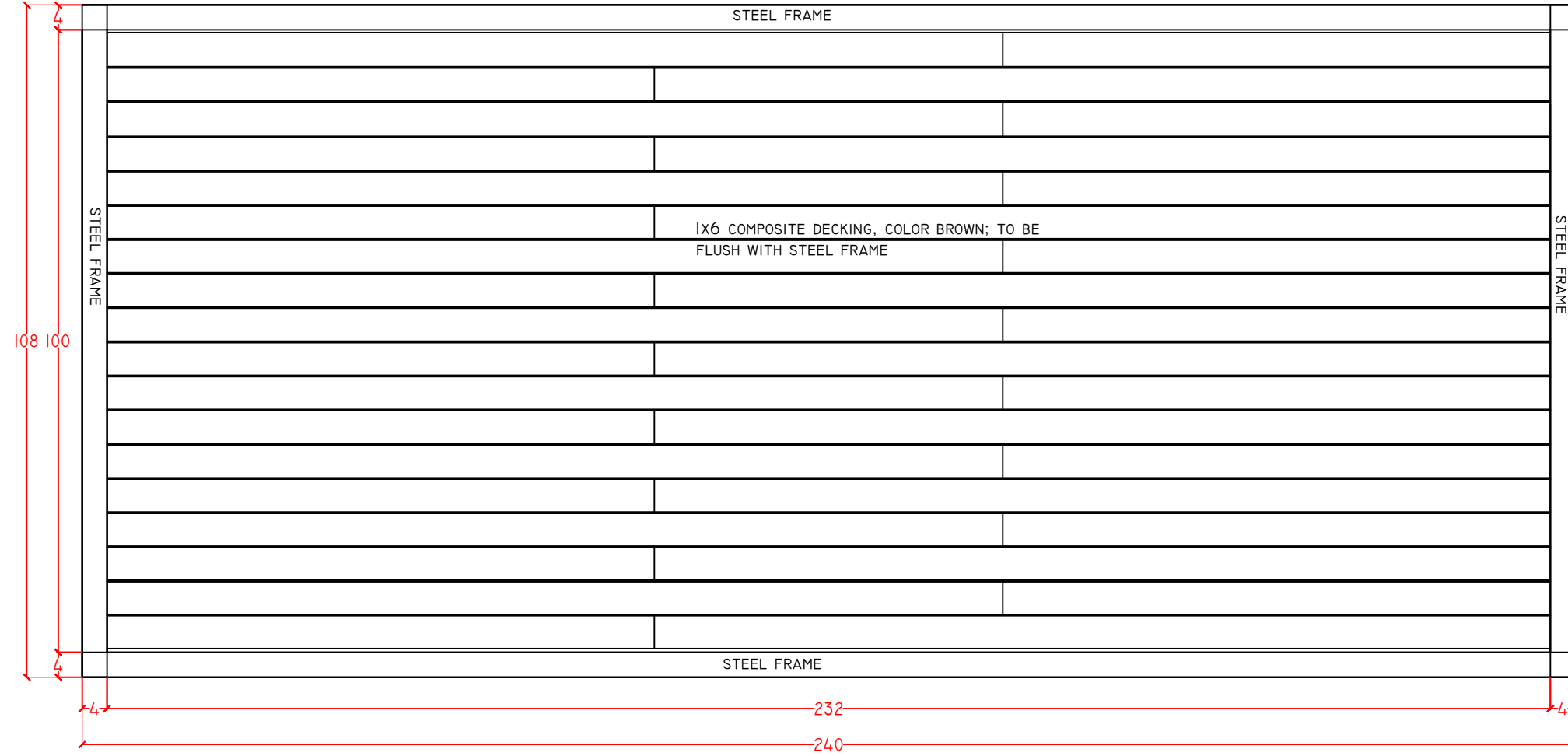
PLAN VIEW-SHADE SAIL/RAILING



TURNBUCKLE HARDWARE QTY X4:
 STAINLESS STEEL 316 M12 (1/2") 12MM
 TURNBUCKLE RIGGING SCREW JAW & JAW MARINE GRADE



SHADE SAIL QTY XI:
 COARBOR WATERPROOF 7'X18' SUN SHADE SAIL CANOPY



PLAN VIEW-DECKING/RAILINGS



COMPOSITE DECKING
 15/16 IN. x 5-4/16 IN. x 12 FT. SQUARE EDGE CAPPED
 COMPOSITE DECKING BOARD IN BROWN

P.O. TACOS EL TAPATIO

DETAIL: PLAN

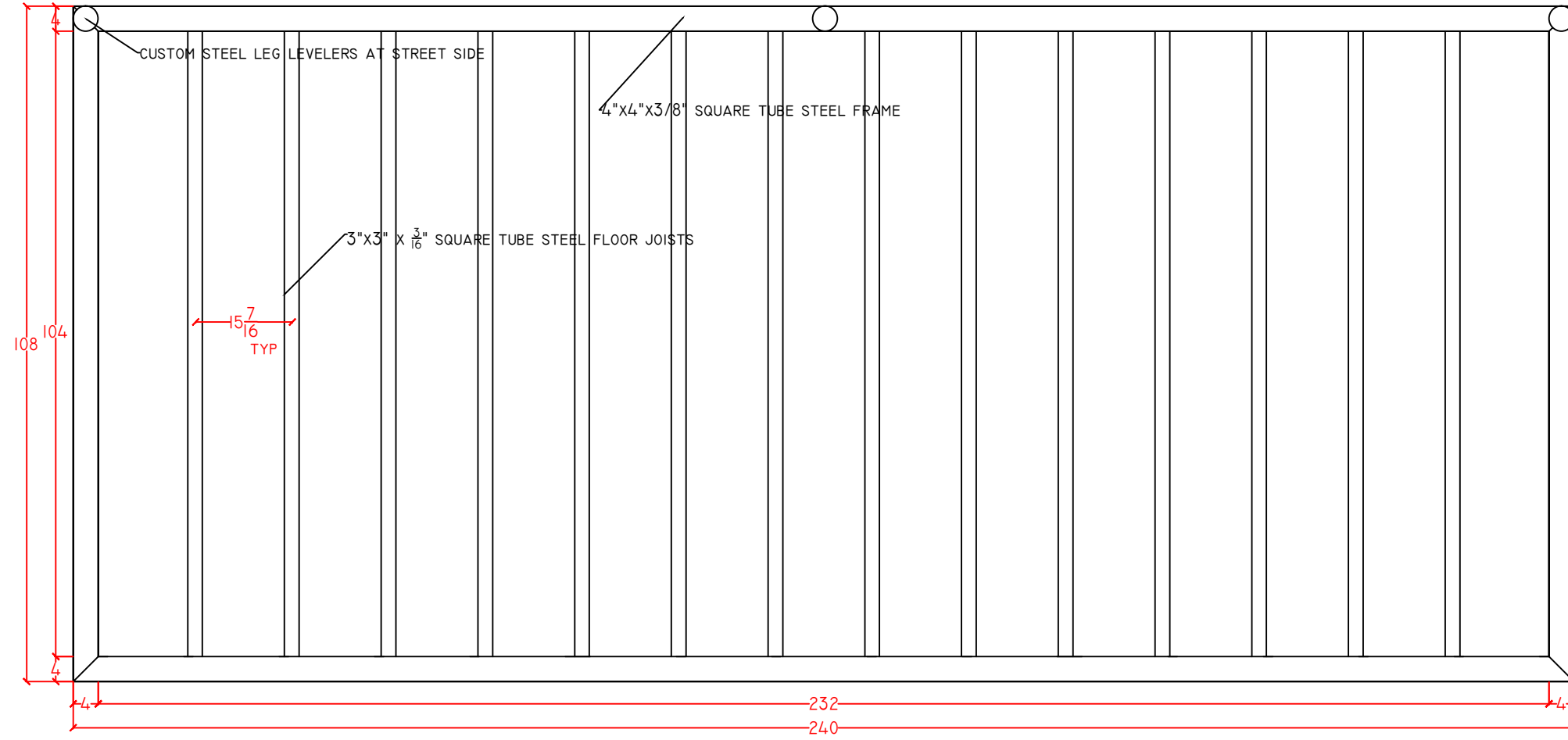
A2

SCALE: 1/2" = 1'0"



SIX LINE METALWORKS
 7670 US HWY 50 SALIDA, CO 81201
 719.530.3305
 INFO@SIXLINEMETALWORKS.COM
 WWW.SIXLINEMETALWORKS.COM

DATE: 6.2.2021



PLAN VIEW-UNDERSIDE JOISTS

SIX LINE METALWORKS
 7670 US HWY 50 SALIDA, CO 81201
 719.530.3305
 INFO@SIXLINEMETALWORKS.COM
 WWW.SIXLINEMETALWORKS.COM



DATE: 6.2.2021

P.O. TACOS EL TAPATIO

DETAIL: PLAN

SCALE: 1/2" = 1'0"

A3

SIX LINE METALWORKS
7670 US HWY 50 SALIDA, CO 81201
719.530.3305
INFO@SIXLINEMETALWORKS.COM
WWW.SIXLINEMETALWORKS.COM

DATE: 6.2.2021

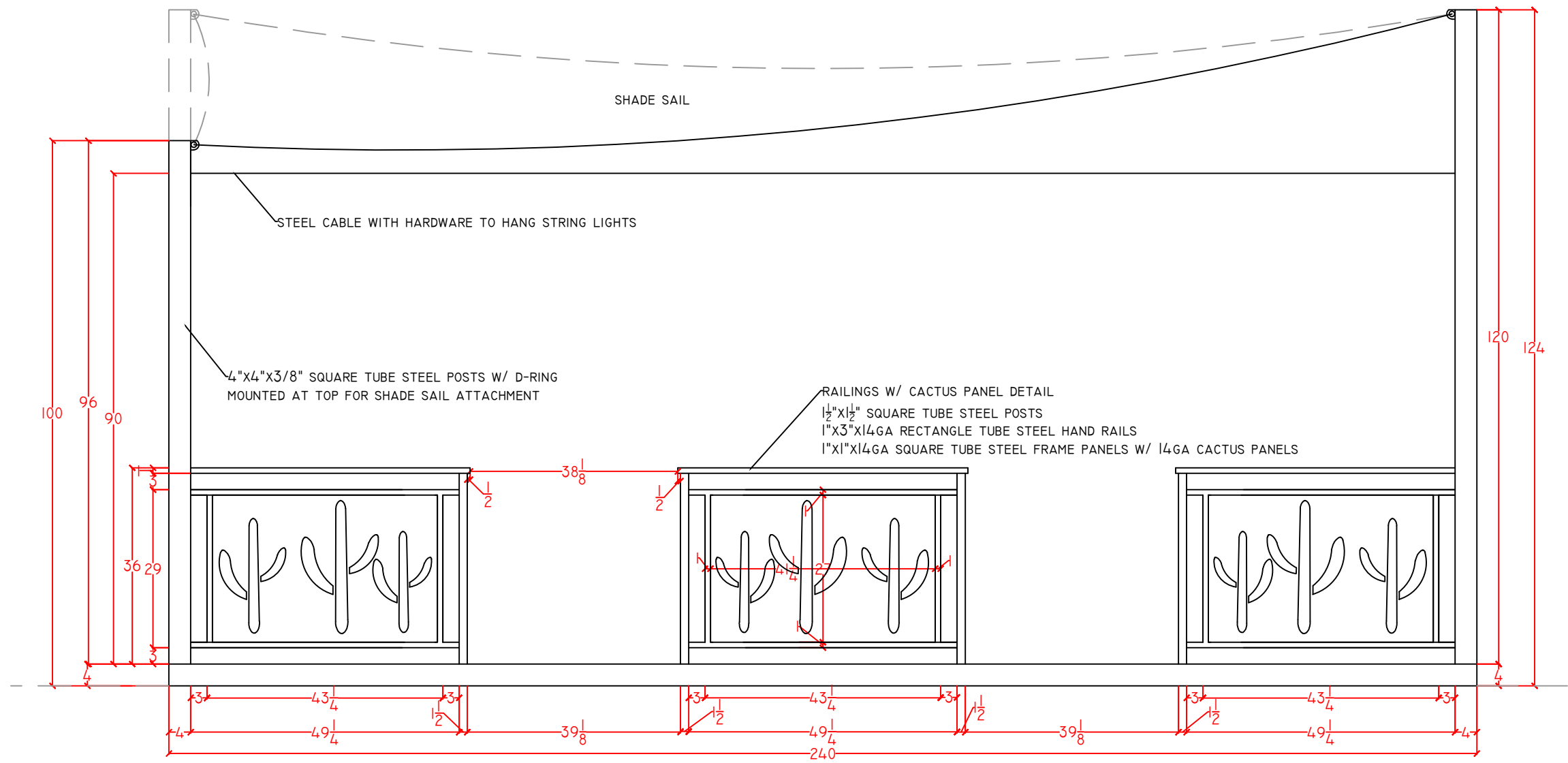


P.O. TACOS EL TAPATIO

DETAIL: ELEVATION

A4

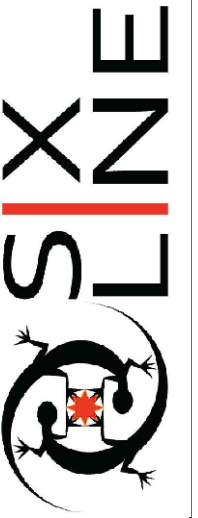
SCALE: 1/2" = 1'0"



SOUTHWEST ELEVATION VIEW-SIDEWALK ENTRANCE

SIX LINE METALWORKS
7670 US HWY 50 SALIDA, CO 81201
719.530.3305
INFO@SIXLINEMETALWORKS.COM
WWW.SIXLINEMETALWORKS.COM

DATE: 6.2.2021

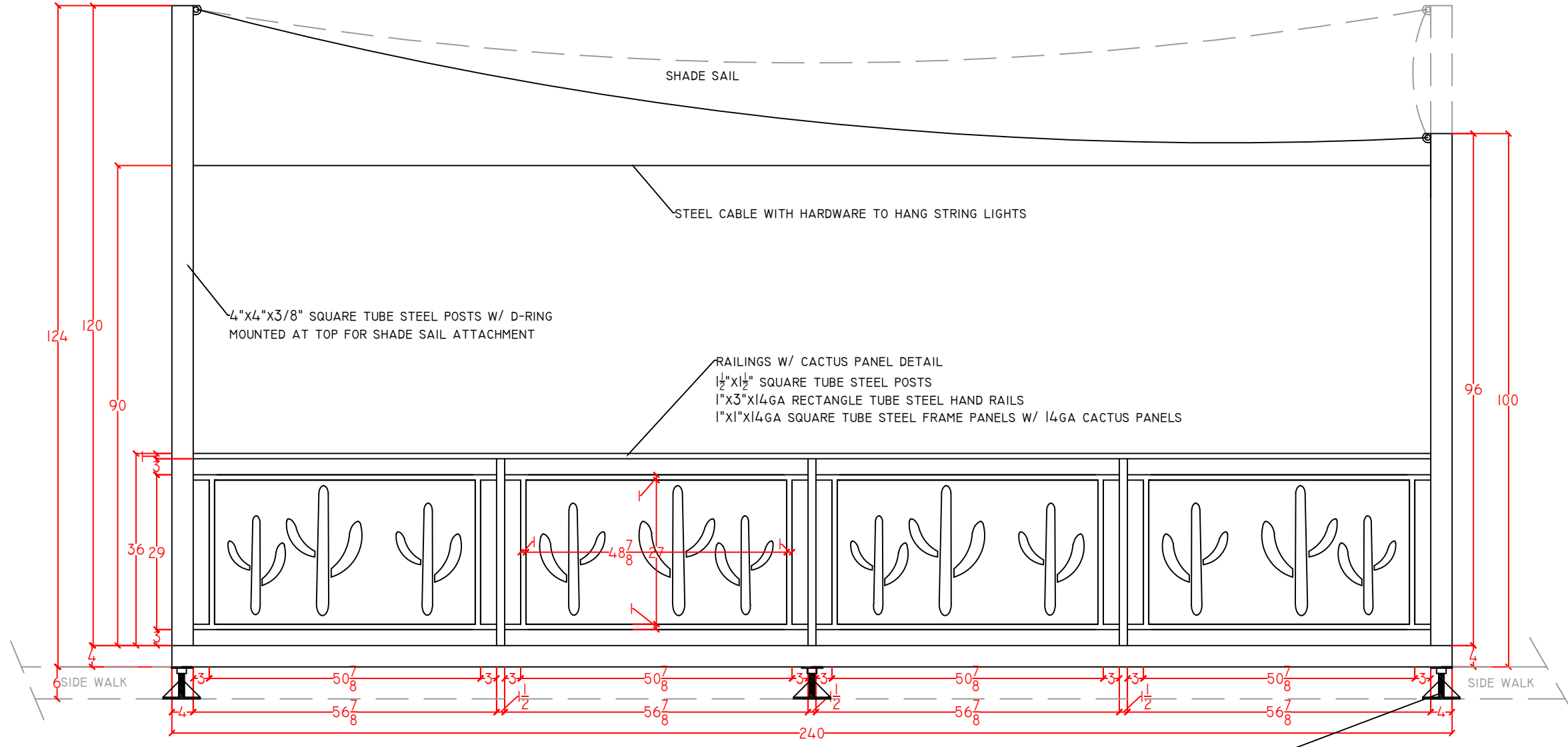


P.O. TACOS EL TAPATIO

DETAIL: ELEVATION

A5

SCALE: 1/2" = 1'0"

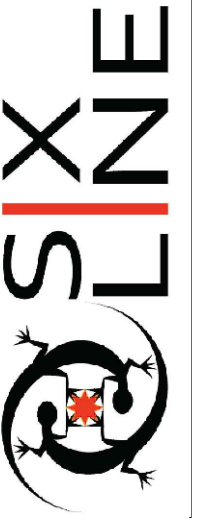


NORTHEAST ELEVATION VIEW-AT STREET

CUSTOM STEEL LEG LEVELERS AT STREET SIDE:
LEGS TO BE ADJUSTABLE TO FLUSH OUT WITH SIDEWALK

SIX LINE METALWORKS
7670 US HWY 50 SALIDA, CO 81201
719.530.3305
INFO@SIXLINEMETALWORKS.COM
WWW.SIXLINEMETALWORKS.COM

DATE: 6.2.2021

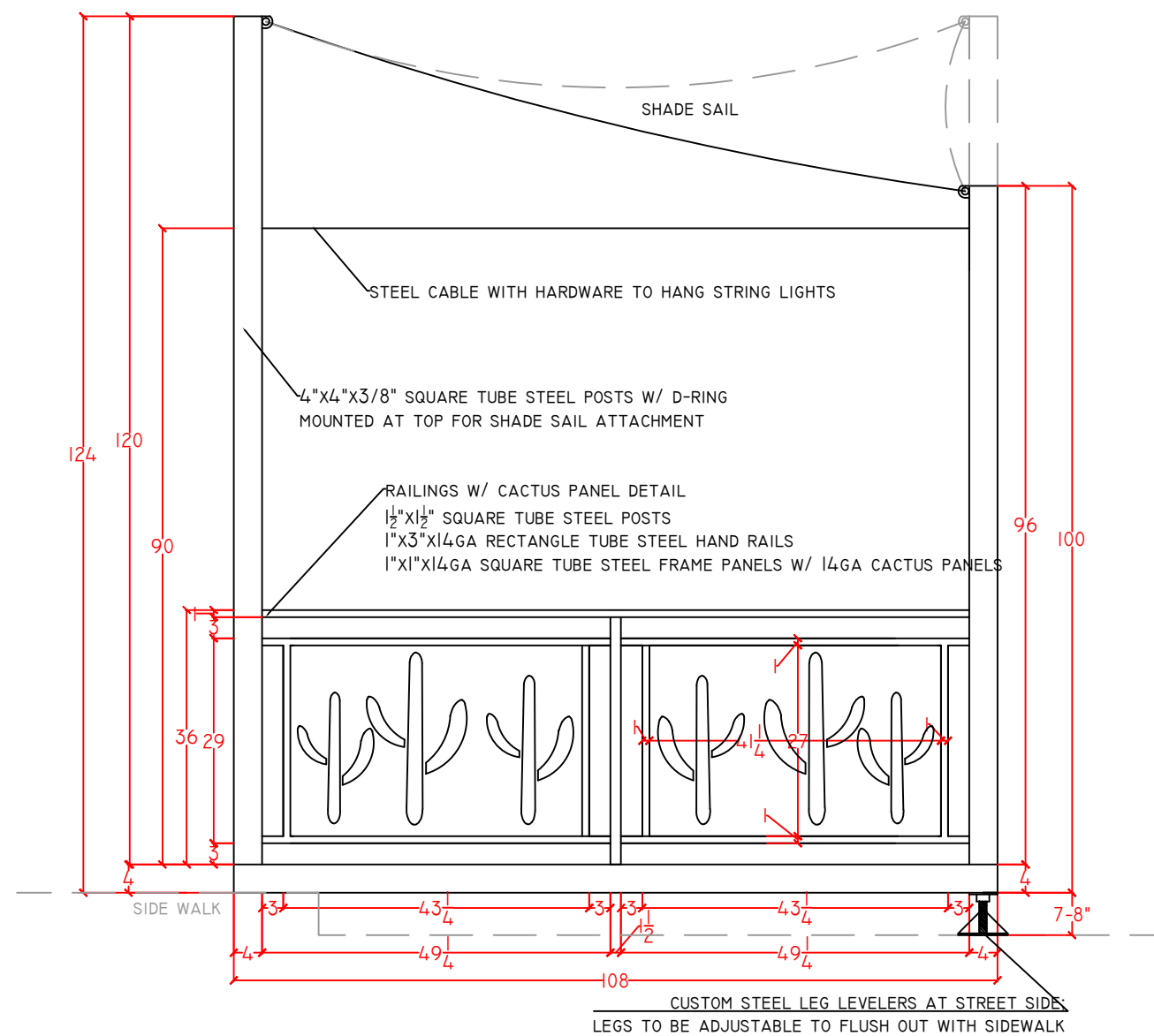


P.O. TACOS EL TAPATIO

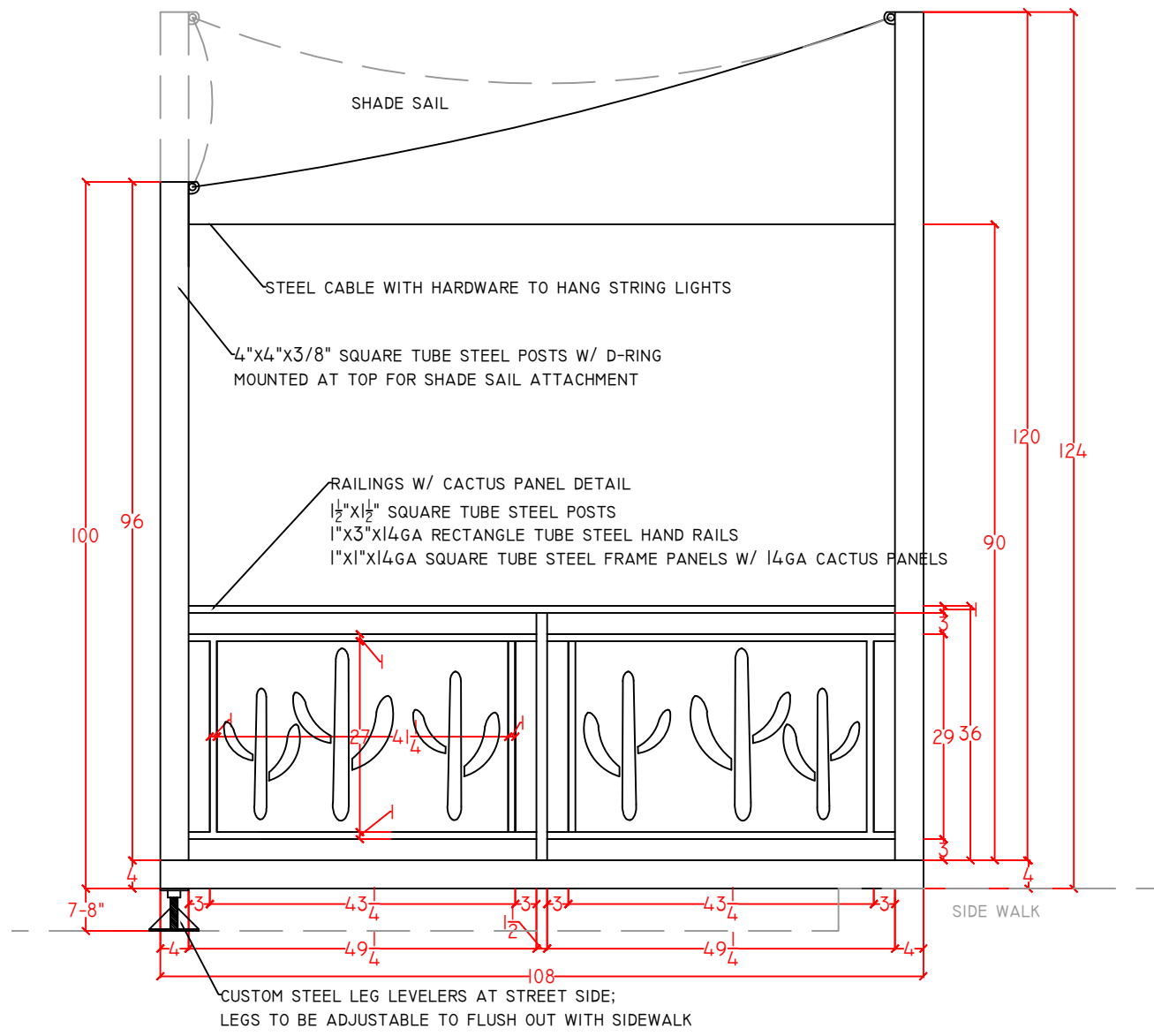
DETAIL: ELEVATION

A6

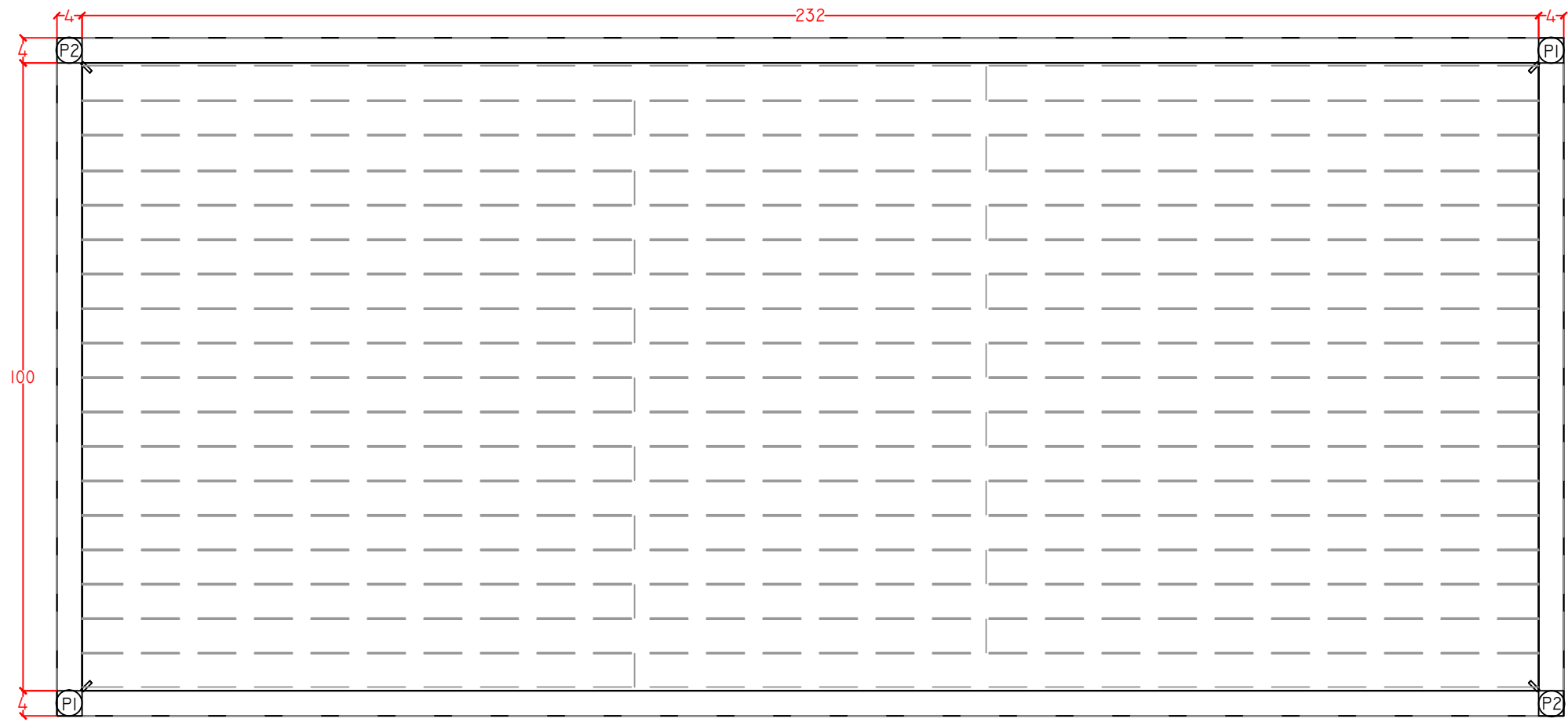
SCALE: 1/2" = 1'0"



SOUTHEAST ELEVATION VIEW

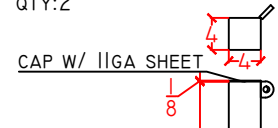


NORTHWEST ELEVATION VIEW

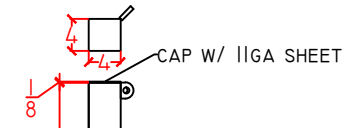


PLAN VIEW-POSTS

P2 POSTS
 MATERIAL: 4x4x 3/8" SQUARE TUBE
 W/ 1/2" D-RINGS
 QTY:2



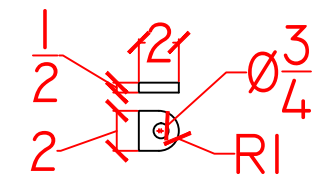
P1 POSTS
 MATERIAL: 4x4x 3/8" SQUARE TUBE
 W/ 1/2" D-RINGS
 QTY:2



120

96

D RINGS
 MATERIAL: 1/2" D-RINGS
 QTY:4



P.O. TACOS EL TAPATIO
 DETAIL: CUTLIST
 SCALE: NTS



SIX LINE METALWORKS
 7670 US HWY 50 SALIDA, CO 81201
 719.530.3305
 INFO@SIXLINEMETALWORKS.COM
 WWW.SIXLINEMETALWORKS.COM

DATE: 6.2.2021

SIX LINE METALWORKS
7670 US HWY 50 SALIDA, CO 81201
719.530.3305
INFO@SIXLINEMETALWORKS.COM
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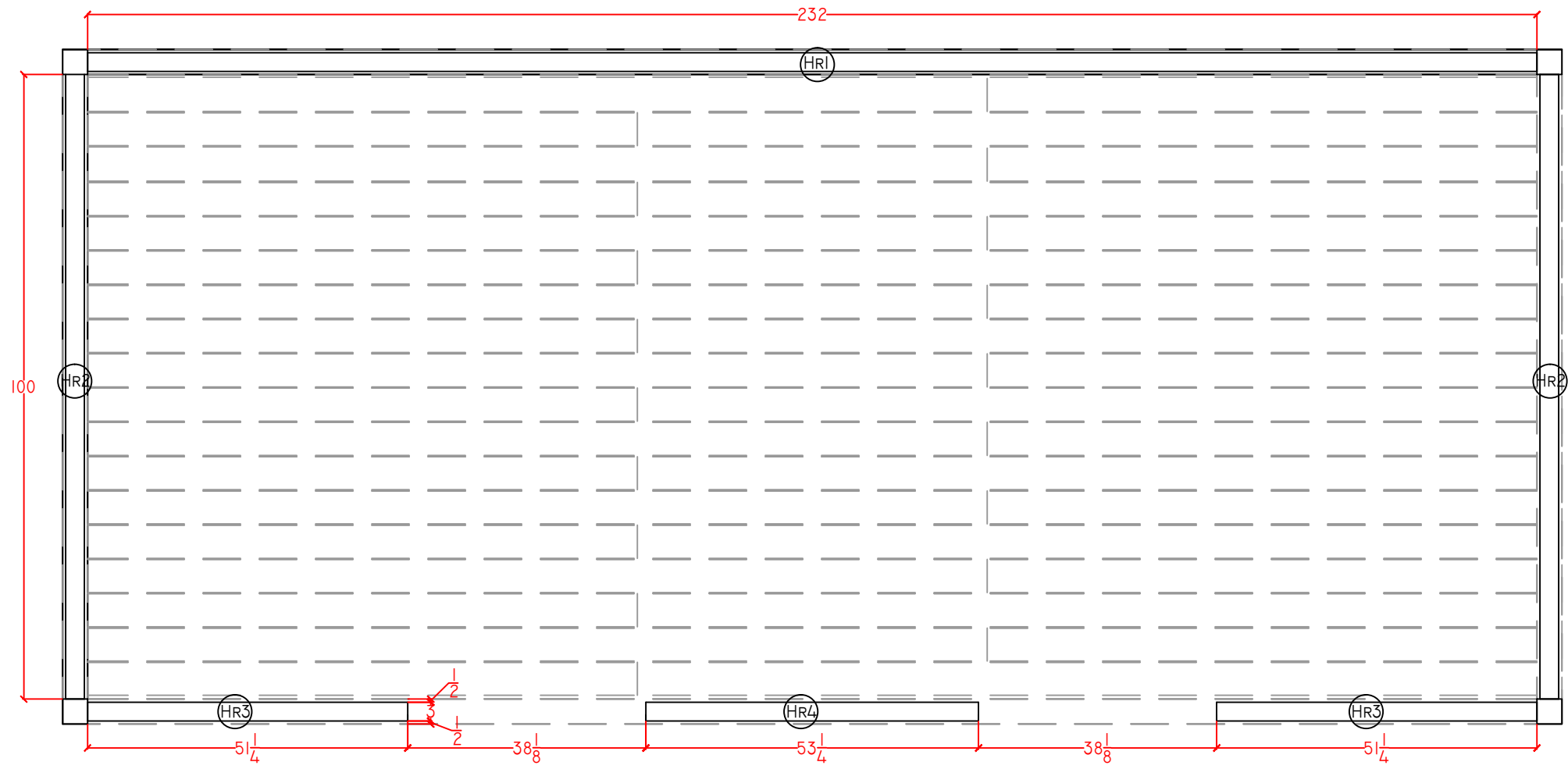


P.O. TACOS EL TAPATIO

DETAIL: CUTLIST

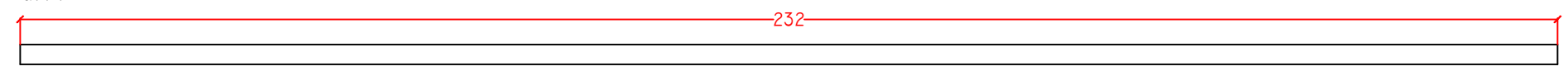
SCALE: NTS

C2

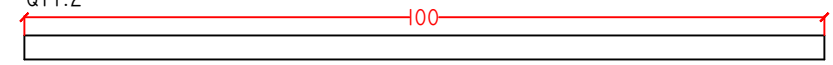


PLAN VIEW-HAND RAIL

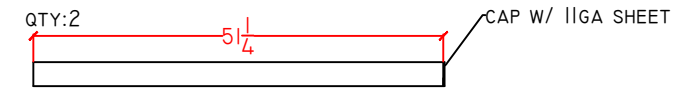
HR1 HANDRAIL
MATERIAL: 1"x3"x1/4 GA
QTY:1



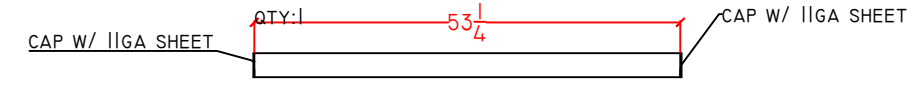
HR2 HANDRAIL
MATERIAL: 1"x3"x1/4 GA
QTY:2

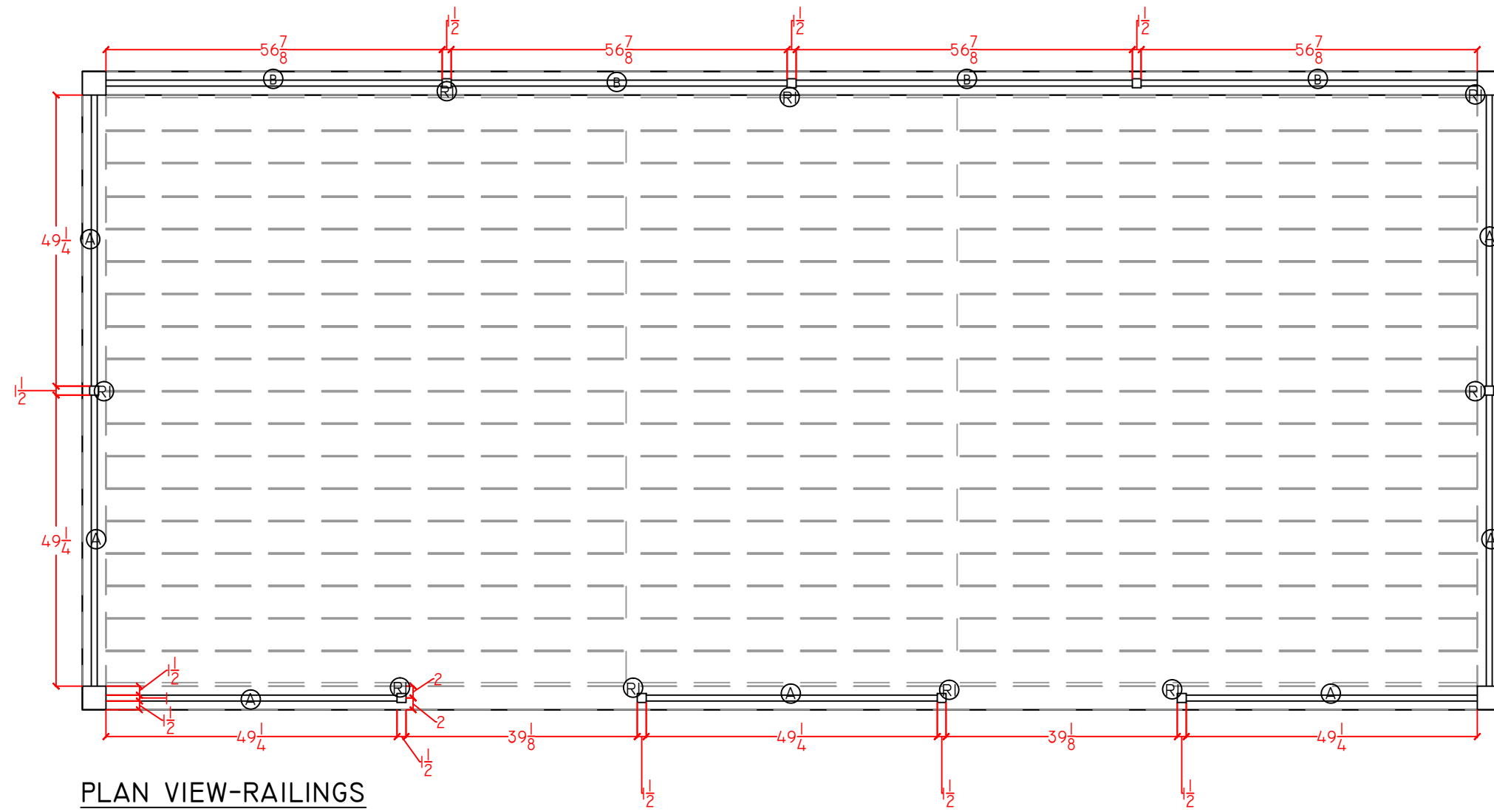


HR3 HAND RAIL LEFT/RIGHT
MATERIAL: 1X3X1/4 GA RECTANGLE TUBE
QTY:2



HR3 HAND RAIL CENTER
MATERIAL: 1X3X1/4 GA RECTANGLE TUBE
QTY:1



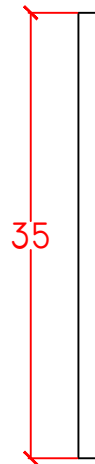


PLAN VIEW-RAILINGS

RI PANEL POSTS

MATERIAL: $1\frac{1}{2}$ "x $1\frac{1}{2}$ "x14GA SQUARE TUBE

QTY:9



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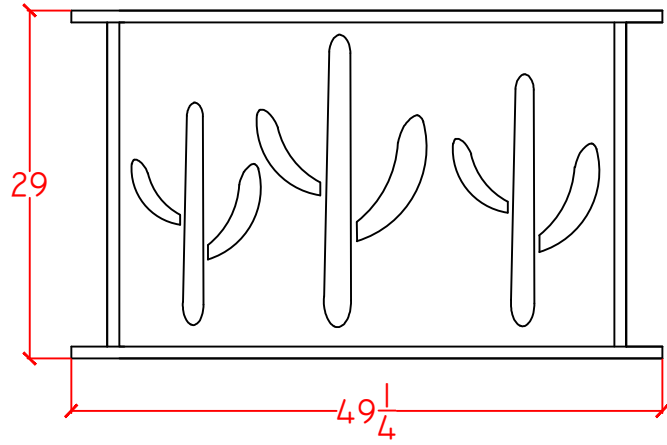
P.O. TACOS EL TAPATIO

C3.1 DETAIL: CUTLIST

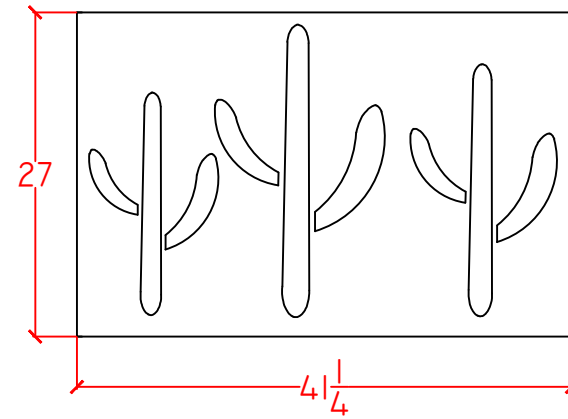
SCALE: $\frac{1}{2}$ " = 1'0"

DATE: 6.2.2021

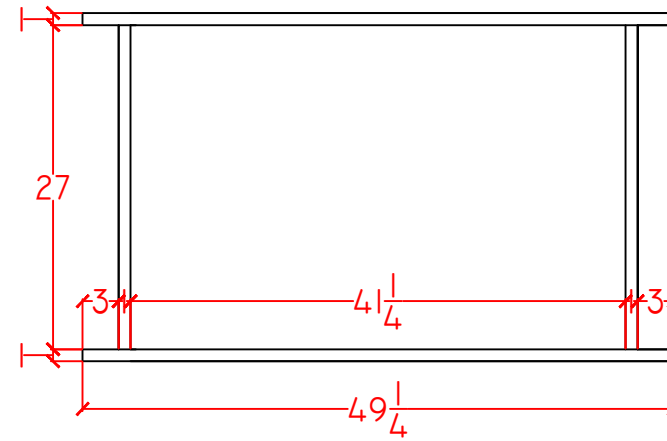
A CACTUS RAILINGS-COMplete ASSEMBLY
QTY:7



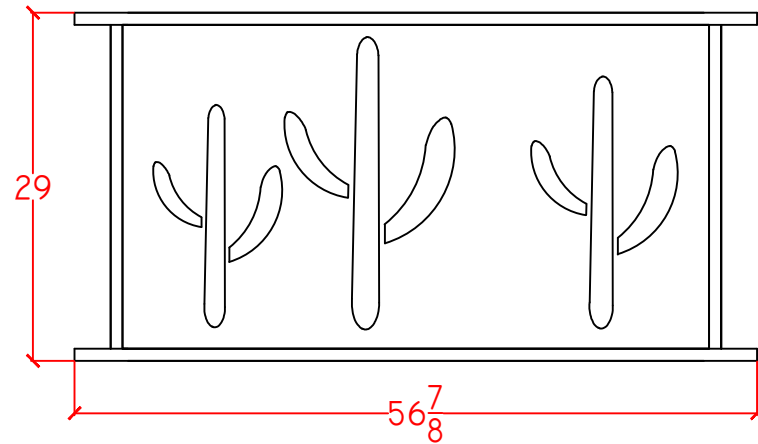
A CACTUS PANELS
MATERIAL: 14GA PANELS
QTY:7



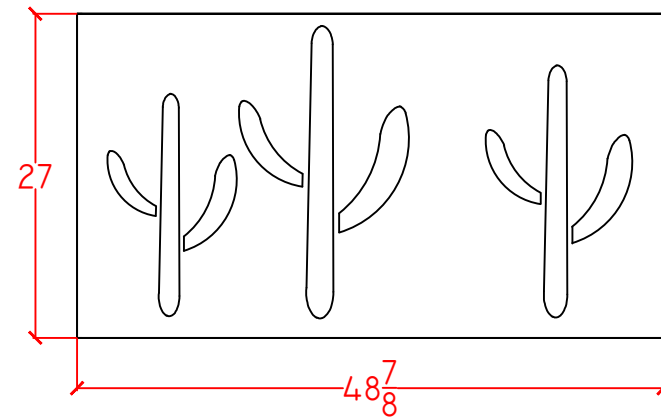
A PANEL FRAMES
MATERIAL: 1X1X1/4GA SQUARE TUBE
QTY:7



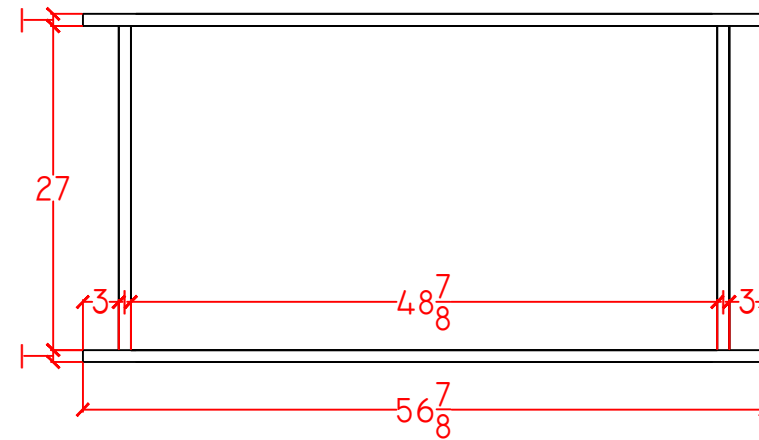
B CACTUS RAILINGS-COMplete ASSEMBLY
QTY:4



B CACTUS PANELS
MATERIAL: 14GA PANELS
QTY:4



B PANEL FRAMES
MATERIAL: 1X1X1/4GA SQUARE TUBE
QTY:4



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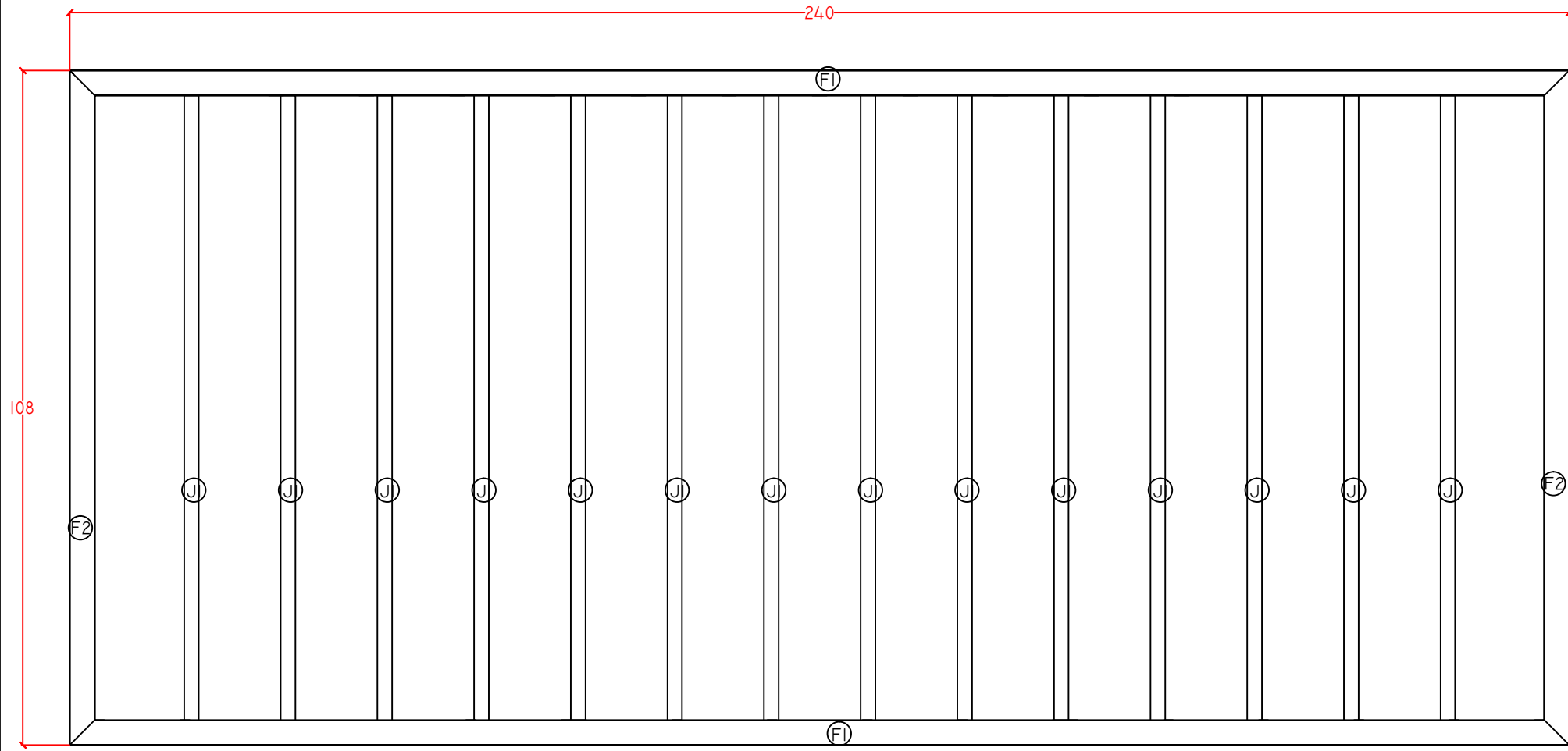
DATE: 6.2.2021



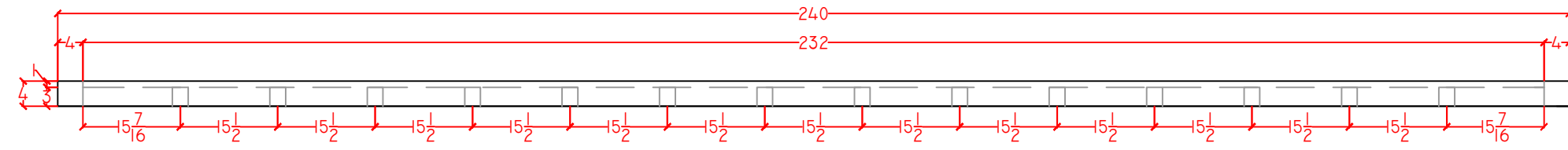
P.O. TACOS EL TAPATIO

DETAIL: CUTLIST

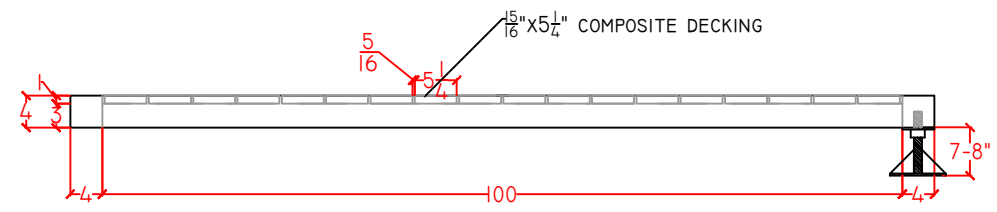
C3.2 SCALE: NTS



PLAN VIEW-FLOOR FRAME AND JOISTS



SECTION/ELEVATION VIEW-FLOOR FRAME/JOISTS/DECKING



SIDE SECTION/ELEVATION VIEW-FLOOR FRAME/JOISTS/DECKING



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DATE: 6.2.2021

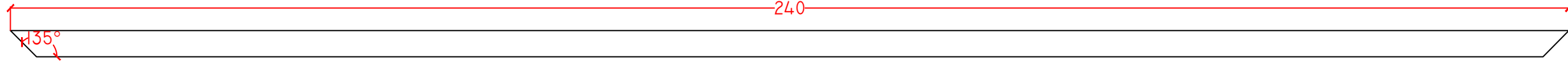
P.O. TACOS EL TAPATIO

DETAIL: CUTLIST

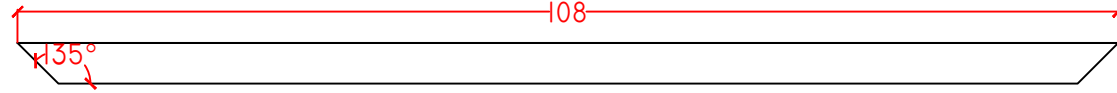
SCALE: NTS

C4.1

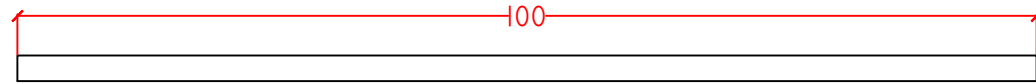
F1 FLOOR FRAME
MATERIAL: 4"x4"x 3/8" SQUARE TUBE
QTY:2



F2 FLOOR FRAME
MATERIAL: 4"x4"x 3/8" SQUARE TUBE
QTY:2



J1 JOIST
MATERIAL: 3"x3"x3/16" SQUARE TUBE
QTY:14



P.O. TACOS EL TAPATIO

DETAIL: CUTLIST

SCALE: NTS



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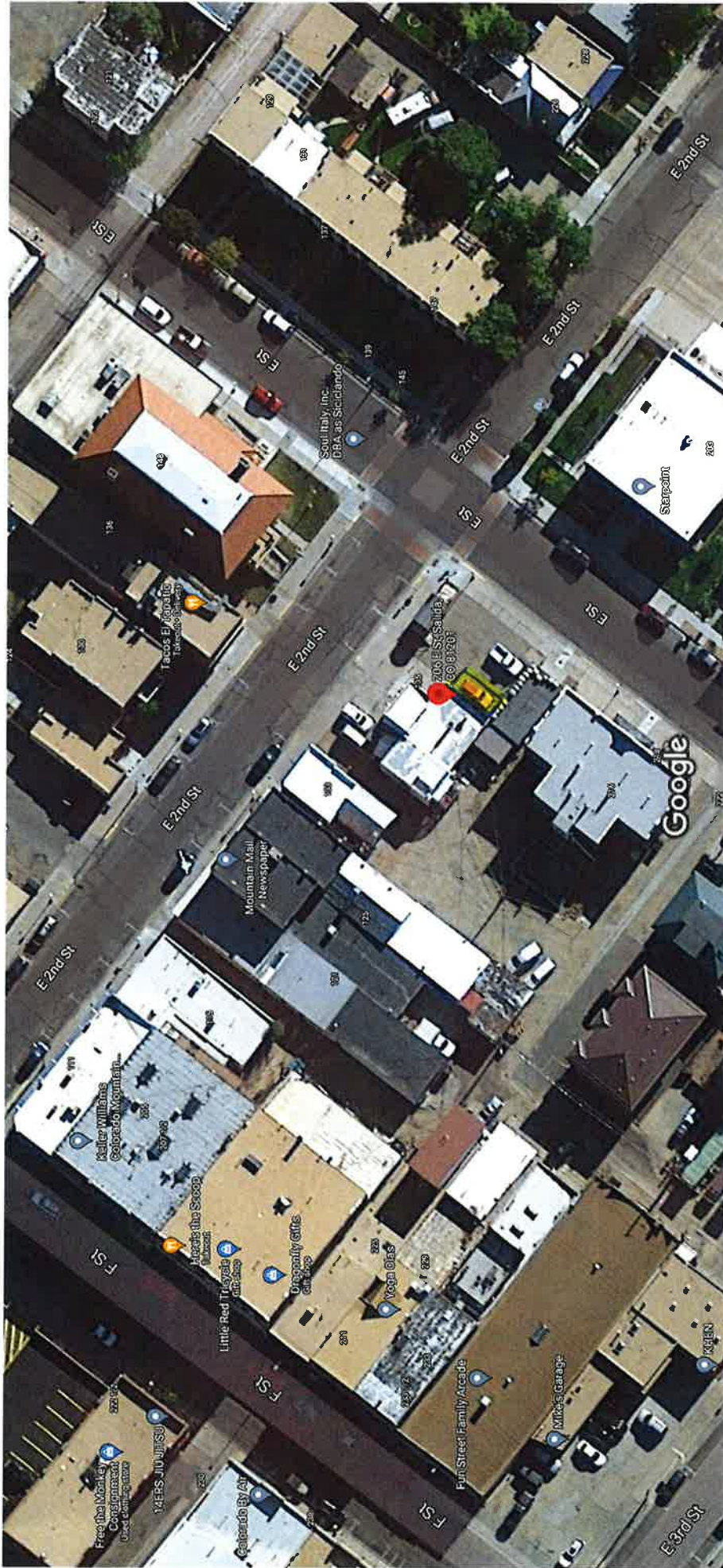
1032 'D' Street • Salida, Colorado 81201
(719) 539-7443

To the city of Salida,

As the owner of Brandon/Ward Graphics at 206 'E' Street, I am notifying you that I will be providing one parking space for the Tapatia Mexican Restaurant on a yearly basis.

Respectfully,

Kenneth Brandon



Imagery ©2021 Maxar Technologies, Map data ©2021 20 ft



 = Designated Parking spot