



PLANNING COMMISSION REGULAR MEETING

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

December 10, 2024 - 6:15 PM

AGENDA

Email public comments to: planning@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. Approval of Minutes of August 26, 2024

UNSCHEDULED CITIZENS

AMENDMENT(S) TO AGENDA

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) | H. Commission Decision or Recommendation |

2. Recommendation on Ricci Minor Subdivision - Limited Impact Review

The request is for limited impact review approval to subdivide the lot known as Pt Blk 206 Eddy Bros Add into two (2) residential lots. The site is zoned Single-Family Residential (R-1).

UPDATES

UNFINISHED BUSINESS

NEW BUSINESS

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.



PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201
August 26, 2024 - 6:00 PM

DRAFT MINUTES

Email public comments to: planning@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

PRESENT

Chairman Greg Follet
Vice-Chair Francie Bomer
Commissioner Giff Kriebel
Commissioner Judith Dockery
Commissioner Brian Colby
Commissioner Aaron Derwingson
Alternate Commissioner Kenny Layton
Alternate Commissioner Dan Bush

APPROVAL OF THE MINUTES 6:01 PM NOTE: ALL MINUTES APPROVED AS ONE MOTION

1. Approval of Minutes of Regular Meeting of July 9, 2024
2. Approval of Minutes of Regular Meeting of July 22, 2024
3. Approval of Minutes of Work Session of July 22, 2024

Motion made by Vice-Chair Bomer, Seconded by Commissioner Colby. Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Colby, Commissioner Derwingson

UNSCHEDULED CITIZENS - NONE

AMENDMENT(S) TO AGENDA - NONE

PUBLIC HEARINGS

4. Recommendation on 137 Cotopaxi Lane Multiple Principal Structures - Limited Impact Review

- A. Open Public Hearing - 6:02 PM
- B. Proof of Publication (included in staff report)
- C. Staff Review of Application/Proposal - 6:03 PM
- D. Applicant's Presentation - 6:06 PM
- E. Public Input - 6:12 – NONE
- F. Close Public Hearing - 6:12 PM
- G. Commission Discussion - 6:13 PM
- H. Commission Decision or Recommendation - 6:14 PM

Motion: I move to approve the 137 Cotopaxi Lane Limited Impact Review application to construct multiple principal structures as it meets the review standards for such.

Motion made by Vice-Chair Bomer, Seconded by Commissioner Dockery. Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Colby, Commissioner Derwingson, Alternate Commissioner Bush

MOTION PASSED 7-0

5. Recommendation on Salida Montessori Public School - Location & Extent Review

- A. Open Public Hearing - 6:15 PM
- B. Proof of Publication (included in staff report)
- C. Staff Review of Application/Proposal - 6:15 PM
- D. Applicant's Presentation - 6:33 PM
Courtney Landry, Head of School for Salida Montessori Charter School
Erica Everett, RTA Architects
- E. Public Input - 6:39 PM
Mike Critchley resident / owner of 513 Chipeta Trail
Chris Vallier resident of 519 Chipeta Trail
Andrew Bascue resident 1048 J Street and 1106 J Street
- F. Close Public Hearing - 6:48 PM
- G. Commission Discussion - 6:48 PM
- H. Commission Decision or Recommendation - 6:57 PM

Motion (as amended): I move to approve the Salida Montessori Charter School with the recommendation that the city perform a traffic study to assess the need for continuous sidewalk, bike lanes, and off-site parking to address the health and safety of pedestrian and vehicular traffic around the school and to expedite the needed improvements to J Street.

Motion made by Vice-Chair Bomer, Seconded by Commissioner Kriebel. Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Colby, Commissioner Derwingson, Alternate Commissioner Layton

MOTION PASSED 7-0

UPDATES

Community Development Director's Report 7:04 PM

UNFINISHED BUSINESS - NONE

NEW BUSINESS - NONE

COMMISSIONERS' COMMENTS - NONE

ADJOURN 7:10 PM

Motion made by Vice-Chair Bomer, Seconded by Alternate Commissioner Bush.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Kriebel, Commissioner Dockery, Commissioner Colby, Commissioner Derwingson, Alternate Commissioner Bush

****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.**



STAFF REPORT

MEETING DATE: December 10, 2024

AGENDA ITEM TITLE: Ricci Minor Subdivision – Limited Impact Review

AGENDA SECTION: Public Hearing

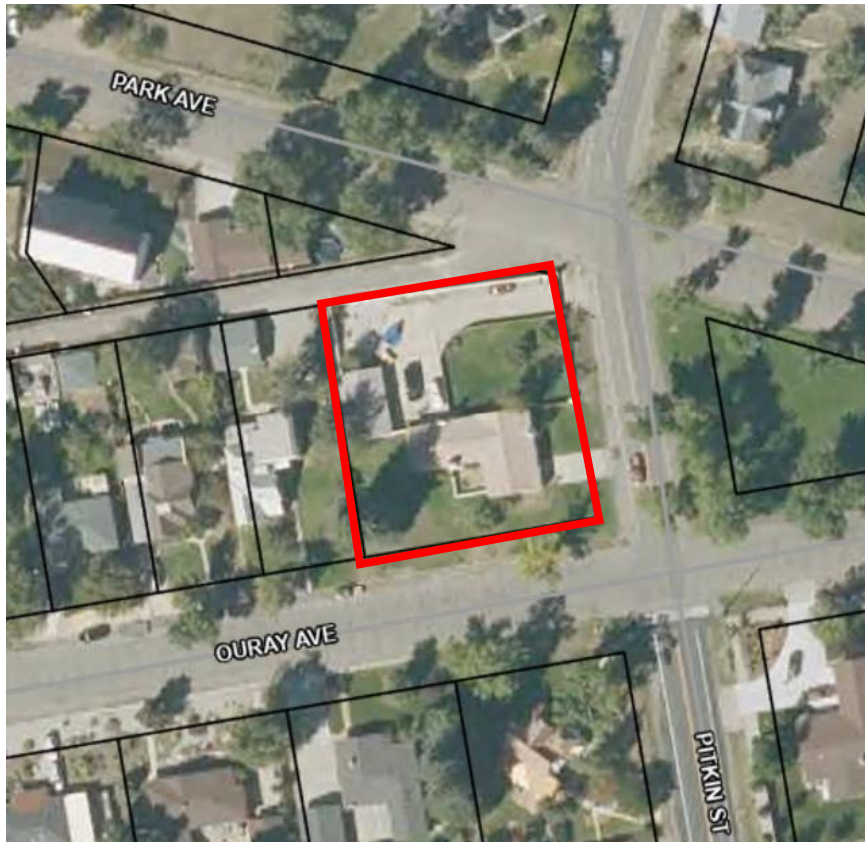
REQUEST:

The request is for limited impact review approval to subdivide the lot known as Pt Blk 206 Eddy Bros Add into two (2) residential lots. The site is zoned Single-Family Residential (R-1).

APPLICANT:

The applicant is Jennifer Ricci, who resides at 310 Ouray Ave, which is Lot 1 of the proposed minor subdivision.

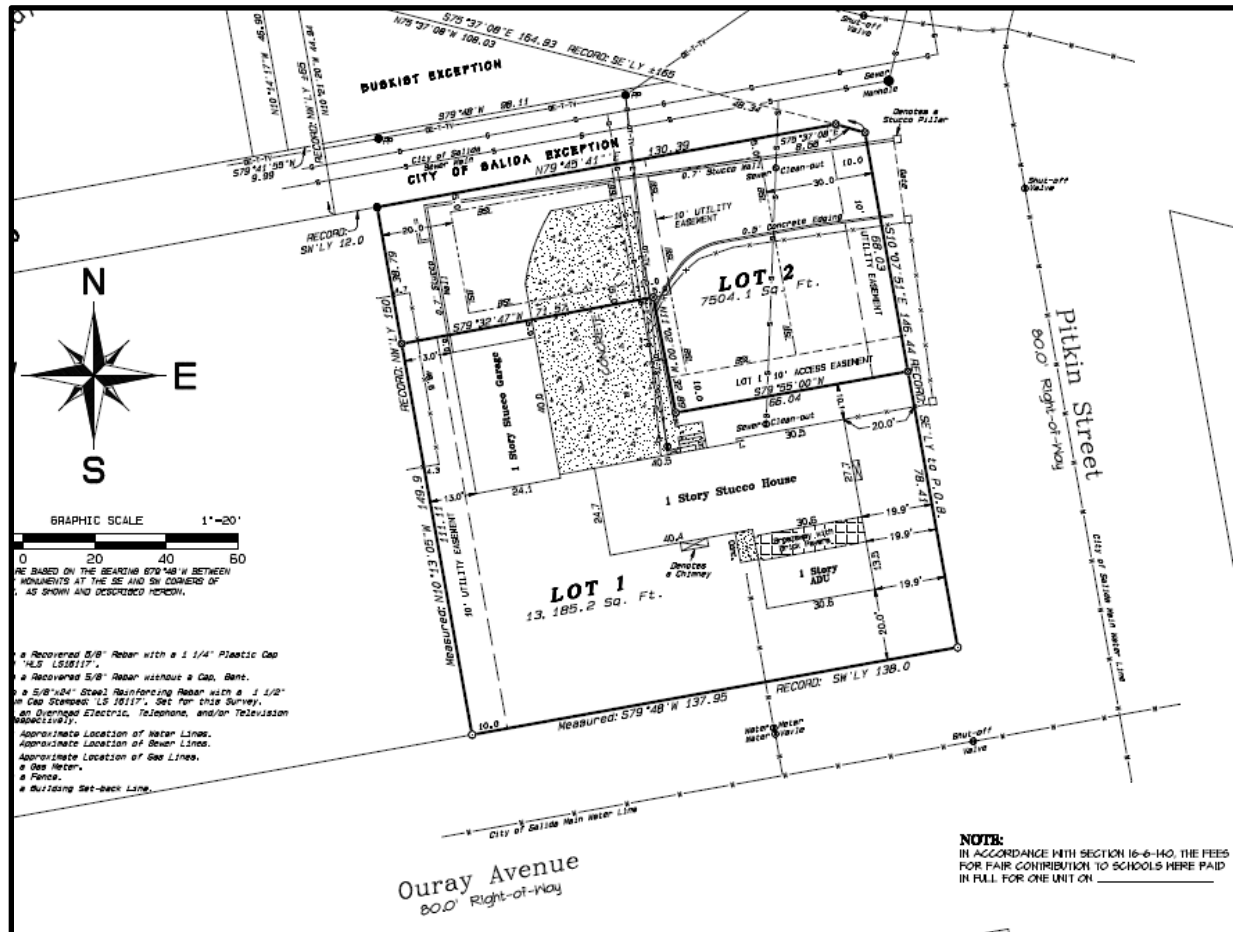
LOCATION MAP



BACKGROUND:

The proposed minor plat divides Pt Blk 206 Eddy Bros Add into two lots.

The property is within the single-family R-1 zone district and any new residential units created are subject to Fair Contribution to School Sites and must meet the current Inclusionary Housing Requirements that are in effect when a building permit is submitted.



PROCESS:

A public hearing is conducted by the Planning Commission for the minor subdivision process, after public notice in a newspaper of general circulation, mailing letters to property owners within 175 feet and posting a sign on the property 15 days prior to the hearing. The Commission has the option to approve, approve with conditions, deny the application, or remand it back to the applicant with instructions for modification or additional information or action.

Approval of the minor subdivision shall constitute authorization to proceed with recording the plat and commencing with the Subdivision.

OBSERVATIONS:

This section is intended to highlight concerns raised by staff in order to assist the Commission in doing the same. Additional concerns or questions may arise after a presentation by the applicant.

- 1) The site is zoned R-1, which would allow an additional single-family residence on the proposed vacant Lot 2. Lot 1 will remain as it currently is with a single-family residence and garage. This is consistent with development in the surrounding Salida neighborhoods.

Lot #	R-1 Requirements			Ricci Minor Subdivision		
	Min Lot Area (SF)	Lot Area per Unit (SF)	Lot Frontage (detached)	Lot Area (SF)	Lot Frontage	Units
1	7,500	3,750	50 feet	13,181.5 feet	216.5 feet	1
2	7,500	3,750	50 feet	7,507.3 feet	67.85 feet	1

- 2) Fees-in-Lieu: New minor subdivisions require the collection of the following fees-in lieu at the rates that are in place at the time of submission of building permits:
- a) The current Inclusionary Housing requirements must be met. If the fee-in-lieu option is chosen it must be paid before a certificate of occupancy is granted.
 - b) Fair Contribution to Schools is collected at the time a building permit is issued.
 - c) The applicant may choose to construct a 5-foot-wide sidewalk along both street frontages (Pitkin and Ouray) of the subdivision as required. At the Public Works Director discretion, this requirement could also be met through payment of a fee-in-lieu which would be collected prior to recording the plat, or prior to issuance of the building permit if approved through a separate agreement.
 - d) The Parks and Open Space fee-in-lieu is required to be paid prior to issuance of a building permit.
- 3) Each lot will have separate connections to the City water and sewer services. Each unit will be metered individually.
- 4) Xcel Energy has commented on the need for a utility easement across lot 2 of the subdivision, or rerouting of the lines. They stated the property owner/developer/contractor may either obtain an easement for this line or relocate the line. For an easement by separate Public Service Company document, a Right-of-Way Agent must be contacted.

SUBDIVISION REVIEW STANDARDS: (Section 16-6-120)

1. **Conformance with the Comprehensive Plan.** The proposed subdivision shall carry out the purpose and spirit of the Comprehensive Plan and conform to 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 consistent with the adopted Future Land Use Map, which designates the area as Low-Intensity Residential Neighborhoods. Infill, redevelopment and maximizing the density allowances are encouraged in Chapter 3, Land Use and Growth of the Comprehensive Plan. The proposed minor subdivision creates one (1) new lot that is compatible in size with other lots in the area.

- New development should complement the neighborhood's mass and scale. The allowed residential development is compatible with the surrounding land uses.
2. **Complies with the 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 those uses.
- The newly created lot is zoned Single-Family Residential (R-1) and meets the R-1 zone district minimum lot area and lot area per unit standards.
 - The off-street parking requirement is one space for each unit, which has been provided (2 spaces for the existing home, which includes an ADU and at adequate space for at least one off-street parking space on the proposed lot).
 - The required R-1 front (30 feet), rear (30 feet) and side (8 feet) setbacks can be accommodated.
3. **Design Standards.** The proposed subdivision shall be provided with improvements which comply with Article VII and landscaping which complies with Section 16-8-90 of this Chapter.
- a. Streets. Existing and proposed streets shall be suitable and adequate to carry anticipated traffic within and in the vicinity of the proposed subdivision.
 - The existing streets are suitable for the proposed subdivision. Public Works staff may recommend the applicant pay a fee-in-lieu of constructing the sidewalk as there are no other existing sidewalks in this vicinity. No other concerns.
 - b. Utilities. Existing and proposed utility services shall be suitable and adequate to meet the needs of the proposed subdivision.
 - Adequate public utilities are in place to serve the development. Each unit will have separate utilities. Final inspections by Public Works are required prior to issuance of a Certificate of Occupancy.
 - Xcel Energy has commented on the need for a utility easement or rerouting of electrical lines prior to development of Lot 2.
 - c. 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.'
 - There will not be phases with this development.
4. **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.

- There are no major natural features located within this subdivision.
5. **Floodplains.** Tracts of land or portions thereof lying within the one-hundred-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 located within the 100-year floodplain.
6. **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.
- This subdivision does not border a highway right-of-way.
7. **Future Streets.** When a tract is subdivided into lots or parcels which are intended for future re-subdivision, such lots or parcels shall be arranged to permit the logical location and opening of future streets and appropriate re-subdivision, with provision for adequate utility easements and connectors for such re-subdivision.
- This subdivision is not intended for future re-subdivision.
8. **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.
- This subdivision has fewer than 5 units; payment of a fee-in-lieu will be required.
9. **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 development does not include any common recreation facilities.
10. **Lots and Blocks.**
- a. **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.
 - The proposed lots do follow the existing subdivision grid pattern and are appropriate for the type of development that will be constructed.
 - b. **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.

- The lots front on local streets.
- c. Right angles. Side lot lines shall be approximately at right angles or radial to street lines.
 - This standard has been met.
- d. 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.
 - No double-frontages are being created. Both lots are corner lots.
- e. "T" intersections. The building area of lots shall not face directly into the oncoming traffic of an intersecting street of a "T" intersection.
 - There will not be any building areas facing a "T" intersection.
- f. Solar energy. For purposes of protecting and enhancing the potential of 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.
 - The lots as laid out within the proposed subdivision will not block solar access from surrounding lands.

11. Architecture.

- N/A.

12. Codes. The subdivision shall comply with all applicable City building, fire and safety codes for the proposed development.

- It will comply with all applicable building, fire and safety codes.

13. Inclusionary Housing.

- The inclusionary housing requirements, in this case most likely providing the fee-in-lieu option, will be assessed at the time of building permit submission. A note is recommended be added to the plat.

REVIEW AGENCY COMMENTS: The Public Works Director, Fire Chief, Police Chief, Finance Department, Xcel Energy, Atmos Energy and Salida Public Schools were invited to comment on

the subdivision plat application. The following comments were received in response to this request.

Finance Department: System development fees must be paid at the time of issuance of a building permit.

Salida Fire Department, Kathy Rohrich, Assistant Chief: Fire has no concerns with this subdivision.

Salida Police Department, Russ Johnson, Chief: No issues from PD at this time.

Public Works Director, David Lady: Provide a five foot wide sidewalk, or a fee-in-lieu equal to the construction cost of the sidewalk, at the discretion of the PW Director.

Xcel Energy: “Public Service Company of Colorado’s (PSCo) Right of Way & Permits Referral Desk has reviewed the minor subdivision for Ricci Minor Subdivision and has a conflict with the lot split. Please be aware PSCo owns and operates existing overhead electric service facilities through Lot 2 to Lot 1. The lot split places the current service line in trespass through new Lot 2.

The property owner/developer/contractor may either obtain an easement for this line or relocate the line.

For an easement by separate PSCo document, a Right-of-Way Agent must be contacted.

For relocation, an application must be made via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.”

Atmos Energy: No response provided.

Salida Public Schools: No response provided: The district superintendent will likely respond that they will accept the Fair Contribution to School Sites fee-in-lieu.

RECOMMENDED FINDINGS: The purpose of the limited impact review process for a minor subdivision is to determine the compliance of the application with the review standards contained in Section 16-6-120.

1. The application complies with the comprehensive plan and the proposed subdivision shall carry out the purpose and spirit of the comprehensive plan and conform to all of the applicable objectives, guiding principles and recommended actions.
2. The applicant has complied with the review standards for subdivisions.

REQUIRED ACTIONS BY THE COMMISSION:

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

STAFF RECOMMENDATION:

Staff recommends the Planning Commission approve the minor subdivision application, subject to the following conditions:

1. Provide the following notes on the minor subdivision plat prior to recording:
 - a. Utility easements are dedicated to the City of Salida for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.
 - b. Pursuant to Section 16-6-140, 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. This shall be added as a plat note.
 - c. New residential units constructed within the subdivision shall meet the inclusionary housing requirements of Article XIII of Chapter 16 of the Salida Municipal Code. The applicants for building permits agree to provide an in-lieu fee at the rate in effect at the time of building permit application of any for any new residential units within the subdivision. This shall be added as a plat note.
 - d. Per Section 16-8-20 (e)(13)(i) A detached sidewalk of at least five (5) feet wide, with a thickness of at least four (4) inches of concrete, shall be installed along local streets in a limited impact review, or as determined by The Public Works Director, a fee-in-lieu be paid at time of development. This shall be added as a plat note.
2. The applicant should confirm with Xcel Energy and Atmos Energy the appropriate width of the utility easement within the Lot 2 property, or relocate utilities as necessary, and amend the subdivision plat if necessary prior to recordation.
3. Water and sewer system development fees are due at the time of issuance of a building permit.
4. A final plat shall be submitted for review and approval prior to recording.

RECOMMENDED MOTION: “I make a motion to approve the Ricci Minor Subdivision as it meets the review standards for a subdivision, subject to the conditions recommended by staff.”

Attachments:

1. Proof of Publication
2. Application Materials
3. Ricci Minor Subdivision Plat

**PUBLIC NOTICE
NOTICE OF A PUBLIC HEARING BEFORE
THE PLANNING COMMISSION FOR THE
CITY OF SALIDA CONCERNING A LIM-
ITED IMPACT REVIEW APPLICATION**

**TO ALL MEMBERS OF THE PUBLIC
AND INTERESTED PERSONS: PLEASE
TAKE NOTICE** that on Tuesday, December 10, 2024 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 E. 1st Street, Salida, Colorado and online at the following link: <https://attendee.gotowebinar.com/rt/1909092342220683277>

The hearing regarding a Limited Impact Review application submitted by Jennifer Ricci for approval of a minor subdivision to subdivide the parcel known as Pt Blk 206 Eddy Bros Addition to the City of Salida, Chaffee County, Colorado, into two (2) lots. The property is located at 310 Ouray Ave, Salida, CO 81201.

Interested individuals are encouraged to attend the public hearing or make comments during the public hearing via GoToWebinar at the above link.

Approval of the limited impact review application shall constitute authorization to proceed with recording the plat and commencing with the subdivision. Further information on the application may be obtained from the Community Development Department by calling (719) 530-2638.

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

Published in The Mountain Mail November 22, 2024.



LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

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

An application is meant to highlight the requirements and procedures of the Land Use Code. With any development application, it is the responsibility of the applicant to read, understand, and follow all of the provisions of the Land Use Code.

1. PROCEDURE (Section 16-3-80)

A. Development Process (City Code Section 16-3-50) Any application for approval of a development permit shall include a written list of information which shall constitute the applicant's development plan, which shall be that information necessary to determine whether the proposed development complies with this Code. The development plan shall include the following, as further specified for each level of review on the pre-application checklist:

1. Pre-Application Conference (Limited Impact and Major Impact Review Applications)
2. Submit Application
3. Staff Review. Staff report or decision forwarded to the applicant (Administrative review)
4. Public Notice
5. Public Hearing with Planning Commission (Limited Impact and Major Impact Review Applications)
6. Public Notice
7. Hearing Conducted by City Council (Major Impact Review)

☒ **B. Application Contents (City Code Section (16-3-50))**

☒ 1. A General Development Application

☒ 2. A copy of a current survey or the duly approved and recorded subdivision plat covering the subject lots where the proposal is for development on previously subdivided or platted lots;

☒ 3. A brief written description of the proposed development signed by the applicant;

☐ 4. Special Fee and Cost Reimbursement Agreement completed. *major impact only

☒ 5. Public Notice.

- a) List. 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 submittal of proof of posting the public notice.

- ☐ 6. Developments involving construction shall provide the following information:
- (i) A development plan map, at a scale of one (1) inch equals fifty (50) feet or larger with title, date, north arrow and scale on a minimum sheet size of eight and one-half (8½) inches by eleven (11) inches, which depicts the area within the boundaries of the subject lot, including:
 - a. The locations of existing and proposed land uses, the number of dwelling units and the square footage of building space devoted to each use;
 - b. The location and dimensions, including building heights, of all existing and proposed Buildings or structures and setbacks from lot lines or building envelopes where exact dimensions are not available;
 - c. Parking spaces;
 - d. Utility distribution systems, utility lines, and utility easements;
 - e. Drainage improvements and drainage easements;
 - f. Roads, alleys, curbs, curb cuts and other access improvements;
 - g. Any other improvements;
 - h. Any proposed reservations or dedications of public right-of-way, easements or other public lands, and
 - i. Existing topography and any proposed changes in topography, using five-foot contour intervals or ten-foot contour intervals in rugged topography.
 - (ii) 24" x 36" paper prints certified by a licensed engineer and drawn to meet City specifications to depict the following:
 - a. Utility plans for water, sanitary sewer, storm sewer, electric, gas and telephone lines;
 - b. Plans and profiles for sanitary and storm sewers; and
 - c. Profiles for municipal water lines; and
 - d. Street plans and profiles.
 - (iii) Developments in the major impact review procedure shall provide a development plan map on paper prints of twenty-four (24) inches by thirty-six (36) inches, with north arrow and scale, and with title and date in lower right corner, at a scale of one (1) inch equals fifty (50) feet or larger which depicts the area within the boundaries of the subject lots and including those items in Section 16-3-40(a)(3).

- ☐ 7. Any request for zoning action, including review criteria for a requested conditional use (Sec. 16-4-190) or zoning variance (Sec. 16-4-180);

- ☐ 8. Any subdivision request including a plat meeting the requirements of Section 16-6-110;
- ☐ 9. Any other information which the Administrator determines is necessary to determine whether the proposed development complies with this Code, including but not limited to the following:

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

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

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

(iv) Engineering specifications for any improvements.

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

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

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

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

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

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

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

water needed on an average day and at peak time, and the resulting amounts of sewage to be treated shall be expressed in gallons per day.

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

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

(xi) A preliminary estimate of the cost of all required public improvements, tentative development schedule (with development phases identified), proposed or existing covenants and proposed maintenance and performance guarantees. The applicant shall submit, at least in summary or outline form, any agreements as may be required by Section 16-2-70, relating to improvements and dedications.

(xii) If intending to use solar design in the development, include a description of the steps that have been taken to protect and enhance the use of solar energy in the proposed subdivision. This shall include how the streets and lots have been laid out and how the buildings will be sited to enhance solar energy usage.

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

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

(xv) A landscape plan, meeting the specifications of Section 16-8-90.

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

(xvii) A site plan for parks, trails and/or open space meeting the requirements of Section 16-6-110 below. If an alternate site dedication or fee in lieu of dedication is proposed, detailed information about the proposal shall be submitted.

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

☐ 10. An access permit from the Colorado Department of Transportation; and

☐ 11. A plan for locations and specifications of street lights, signs and traffic control devices.

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

The application for Limited or Major Impact Review shall comply with the following standards.

1. **Consistency with Comprehensive Plan.** The use shall be consistent with the City's Comprehensive Plan.

yes. It conforms to the dimensional standards of R1.

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.** The purpose of the zone district in which it is located, the dimensional standards of that zone district, and any standards applicable to the particular use, all as specified in Article 5, Use and Dimensional Standards.

yes. It meets the standard.

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

yes. Consistent with R1.

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.

yes. Residential lot in residential district.

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.

No Nuisance.

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.

N/A

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.

N/A

11/5/2024
To The City of Salida
RE: Ricci Minor Subdivision

I am proposing splitting my 20,590 square foot (.472681 acre) lot, tax assessor description PT BLK 206 EDDY BROS ADD SALIDA REC 477180, into 2 lots with the minimum requires 7500 + square feet requirement for R1 zoning.

The newly created lot will be just over the minimum 7500 square foot R1 requirement. The original lot of 20,590 square feet shall be reduced to approximately 13,000 square feet.

Thank you.



Jennifer C. Ricci
310 Ouray Ave, Salida, CO 81201
719-221-3447



11/5/2024

RICCI MINOR SUBDIVISION

LOCATED IN A
PART of UNPLATTED BLOCK 206, EDDY BROTHERS ADDITION to the CITY of SALIDA
CHAFFEE COUNTY, COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN 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 lying and being within Block 206 Eddy Brothers Addition to the Town (now City) of Salida, Chaffee County, Colorado, described as follows:

Beginning at the "southwest" corner of said Block 206; the same being the junction of Ouray Avenue and Pitkin Street in said City of Salida; thence Southwesterly along the common boundary of Block 206 and Ouray Avenue 138 feet; thence Northwesterly parallel with Pitkin Street 150 feet; thence Southwesterly parallel with Ouray Avenue 12 feet; thence Northwesterly parallel with Pitkin Street approximately 65 feet to the Southerly boundary of Park Avenue, which is the Northerly boundary of said Block 206; thence Southeasterly along the Northerly boundary of Block 206 (which is also the Southerly boundary of Park Avenue) approximately 165 feet to the junction of Park Avenue and Pitkin Street (which is also the Northerly side line of Pitkin Street) to the point of beginning.

LESS AND EXCEPT property conveyed to Kyle Buskist and Brenna Eaker by Deed recorded May 1, 2018 as Reception No. 442553, and more particularly described as follows:

A tract of land located within Block No. 206 of Eddy Brothers Addition to the City of Salida, Chaffee County, Colorado, being more particularly described as follows:

Commencing at the Northeasterly corner of said Block No. 206; thence North 75°31'08" West along the southwesterly boundary of Park Avenue 56.9 feet to the point of beginning of the tract herein described; thence South 74°48' West 48.11 feet to a 5/8" Rebar at the southwesterly corner of the vacated alley in said Block; thence South 74°41'53" West 4.94 feet to the centerline of said vacated alley in said block; thence North 07°14'11" West along said centerline, 46.90 feet to the said southwesterly boundary of Park Avenue; thence South 75°03'45" East along said southwesterly avenue boundary, as monumented, a distance of 10.44 feet to a 5/8" rebar at the northeasterly corner of said vacated alley; thence South 75°31'08" East, continuing along said southwesterly boundary of Park Avenue, 108.03 feet to the point of beginning.

ALSO LESS AND EXCEPT property conveyed to the City of Salida by Deed recorded March 23, 2018 as Reception No. 441603, and more particularly described as follows:

A strip of land located within unplatted Block 206, Eddy Brothers Addition to the City of Salida, Chaffee County, Colorado, being more particularly described as follows: Commencing at the Northeast corner of said Block 206, being the intersection of the southerly boundary of Park Avenue with the westerly boundary of Pitkin Street in the City of Salida; thence North 75°31'08" West along the said southerly boundary of Park Avenue 8.56 feet to the point of beginning of the strip of land herein described; thence South 74°45'21" West 130.34 feet to a 5/8 inch rebar with a 1-inch aluminum cap; thence South 80°16'51" West 11.46 feet to a 5/8 inch rebar; thence North 04°24'43" West 20.11 feet to another 5/8 inch rebar; thence North 74°48'00" East 48.11 feet to the southerly boundary of Park Avenue; thence South 75°31'08" East along said southerly avenue boundary 48.34 feet to the point of beginning.

NOTE. THE "JUNCTION OF OURAY AVENUE AND PITKIN STREET" AS DESCRIBED ABOVE IS THE SOUTHEAST CORNER OF BLOCK 206, NOT THE "SOUTHWEST" CORNER OF BLOCK 206.

DO HEREBY LAY-OUT, PLAT AND SUBDIVIDE THE ABOVE DESCRIBED PROPERTY, WITH BEARINGS, DISTANCES AND EASEMENTS AS SHOWN ON THIS PLAT, TO BE KNOWN AS:

LOTS 1 & 2, RICCI MINOR SUBDIVISION
LOCATED WITHIN BLOCK 206, EDDY BROTHERS ADDITION
TO THE
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

AND LOT 1 SHALL BE SUBJECT TO A 10 FOOT WIDE UTILITY EASEMENT ADJACENT EASTERLY OF THE WESTERLY BOUNDARY OF SAID LOT AS SHOWN HEREON.

AND LOT 2 SHALL BE SUBJECT TO A 10 FOOT WIDE VEHICULAR DRIVEWAY ACCESS EASEMENT FOR THE USE AND BENEFIT OF THE OWNER OF LOT 1, THE LOCATION OF WHICH IS SHOWN HEREON.

AND LOT 2 SHALL BE SUBJECT TO A 10 FOOT WIDE UTILITY EASEMENT ADJACENT WESTERLY OF THE EASTERLY BOUNDARY OF SAID LOT AS SHOWN HEREON.

AND LOT 2 SHALL BE SUBJECT TO A 10 FOOT WIDE UTILITY EASEMENT FOR EXISTING OVERHEAD ELECTRIC, TELEPHONE AND TELEVISION SERVICE LINES AND AN EXISTING UNDERGROUND GAS SERVICE LINE, ALL TO THE EXISTING HOME ON LOT 1, THE LOCATIONS OF WHICH IS SHOWN HEREON.

ACKNOWLEDGEMENTS:

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED ON THIS ____ DAY OF _____, 202__.

JENNIFER C. RICCI (OWNER)

FOR HIGH COUNTRY BANK (MORTGAGEE)

STATE OF COLORADO } ss

COUNTY OF _____

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS ____ DAY OF _____, 202__.

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 THIS PLAT AND FOUND TITLE VESTED IN JENNIFER C. RICCI FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT: _____

TITLE EXAMINER

LAND SURVEYOR'S STATEMENT:

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

DATED THIS ____ DAY OF _____, 202__.

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

GENERAL LAND SURVEYOR'S NOTES:

- 1) PROPERTY DESCRIPTION AND RECORD EASEMENT RESEARCH BASED ON FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. 21-16428, ISSUED BY CENTRAL COLORADO TITLE AND ESCROW, EFFECTIVE NOVEMBER 18, 2021.
- 2) DEED LINES ARE BASED ON AFOREMENTIONED PROPERTY DESCRIPTION AND ON THE LOCATIONS OF THE RECOVERED REBAR SURVEY MONUMENTS SHOWN AND DESCRIBED ON THIS PLAT.
- 3) THE LOCATIONS OF BURIED WATER, SEWER AND GAS LINES TO THE BUILDINGS, AS SHOWN HEREON ARE APPROXIMATE.
- 4) BUILDING DIMENSIONS ARE ALONG EXTERIOR BUILDING WALLS. ALL LINEAL MEASUREMENTS ARE U.S. SURVEY FEET.

CITY OF SALIDA PLANNING COMMISSION APPROVAL:

THIS PLAT IS APPROVED BY THE CITY OF SALIDA PLANNING COMMISSION ON THIS ____ DAY OF _____, 202__.

CHAIRMAN

CITY ADMINISTRATOR APPROVAL:

THIS PLAT IS APPROVED BY THE SALIDA CITY ADMINISTRATOR ON THIS ____ DAY OF _____, 202__.

CITY ADMINISTRATOR, 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., 202__.

RECEPTION NO. _____

CHAFFEE COUNTY CLERK & RECORDER

RICCI MINOR SUBDIVISION

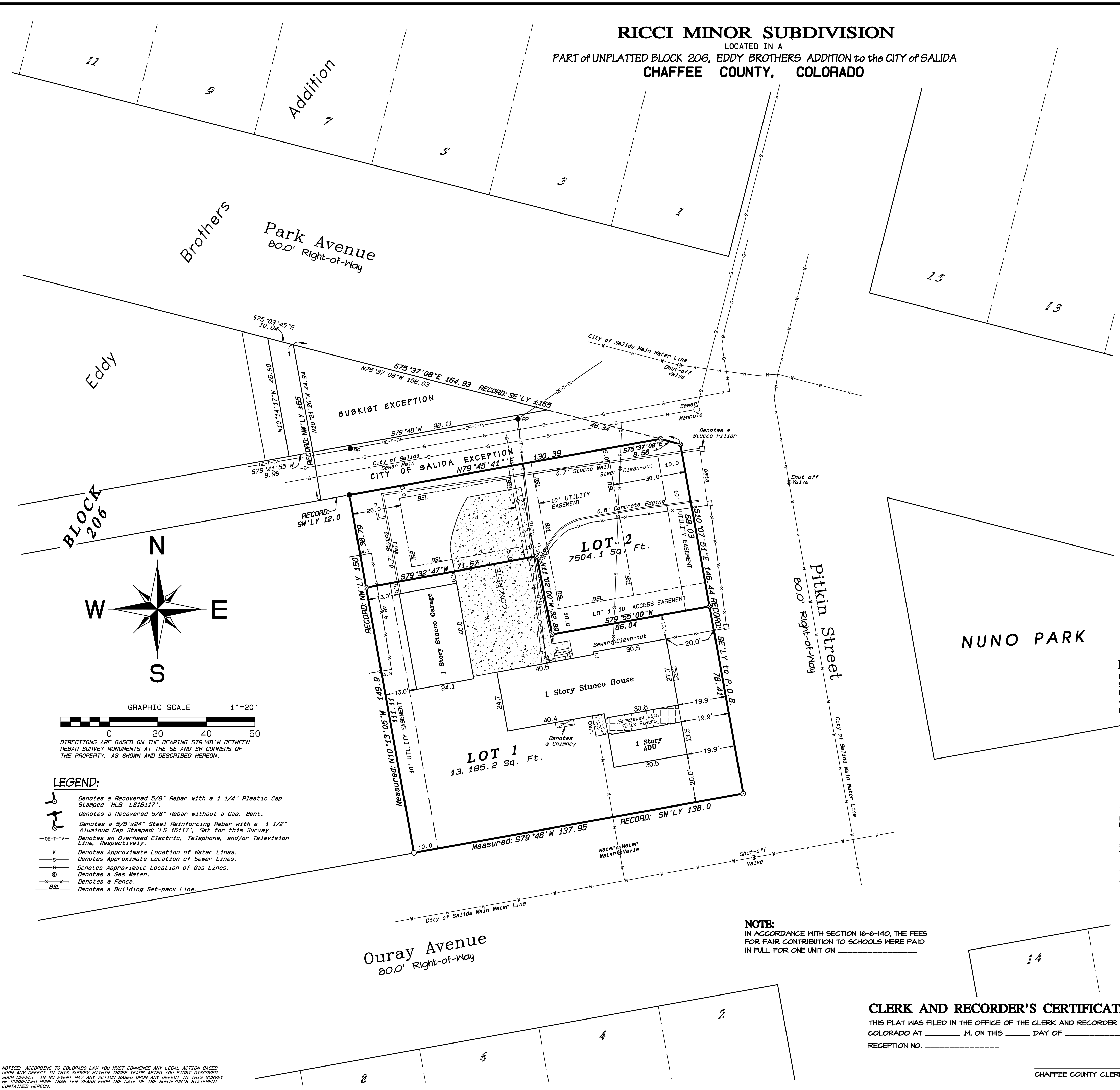
for PART of BLOCK 206, EDDY BROTHERS ADDITION to the CITY of SALIDA
CHAFFEE COUNTY COLORADO

Job Number: J-24-159
DESIGNED: M. K. H.
DRAWN BY: THOD CAD

CHECKED: F1e1d Book: 586 Pages 28 & 29, 5359, pgs 2 & 3

DATE: 10/28/24

DRAWING NO. L-24-51



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.