



PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201
March 28, 2022 - 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. February 28, 2022 - Draft Minutes

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. **Rivian Creative Sign** - The request is to approve a creative sign for Rivian Automotive, LLC, 232 G Street, per Section16-10-90 of the Salida Municipal Code.

- 3. **Green Heart LLC Planned Development and Minor Subdivision** - The request is for approval of a Major Impact Review for a Planned Development Overlay and Minor Subdivision for the 1.23 acre parcel located at 535 W. Seventh Street. The parcel is zoned Single-Family Residential (R-1). Below are the two requests:

A. Major Impact Review approval of a Planned Development Overlay to allow a private road to serve as access for the proposed minor subdivision. The request is also to apply the Medium Density Residential (R-2) zone district dimensional standards for Lots 3 and 4 fronting Seventh Street. All other dimensional standards are anticipated to be met.

B. Approval of a Minor Subdivision to subdivide the above described 1.23 acre property into 4 residential lots.

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.



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CALL TO ORDER BY CHAIRMAN – 6:00 PM

PRESENT

Chairman Greg Follet
Vice-Chair Francie Bomer
Commissioner Judith Dockery
Commissioner Giff Kriebel
Commissioner Michelle Walker
Commissioner Dave Haynes
Alternate Commissioner Aaron Derwingson
Alternate Commissioner Brian Colby

ROLL CALL

APPROVAL OF THE MINUTES

1. January 24, 2022 - Draft Minutes

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

2. February 8, 2022 - Draft Minutes

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

THE MOTION PASSED.

UNSCHEDULED CITIZENS- NA

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 |

3. **Proposed Amendments to Chapter 16, Articles IV, VI and XIII of the Salida Municipal Code - Amending Chapter 16 Articles IV, VI and XIII of the Salida Municipal Code, regarding Inclusionary Housing, to further promote the Development of Workforce Housing.**

- A. Open Public hearing – 6:16pm

- B. Proof of Publication -Yes
- C. Staff Review of Application –

Director Almquist reviewed the Inclusionary Housing amendments.

Commissioners asked about the following:

- What type of development would be subject to inclusionary housing
- The size of lots in R1
- Clarification on which parties guarantee development in section 5 of the Ordinance
- Which projects are eligible for reduced development fees
- What happens in the developer cannot find a qualified buyer after a good faith effort
- Is there an estimate of when the 100 additional units will be available

- D. Applicant's Presentation – NA

E. Public Input – Dan Thomas, Becky Gray, Read McCullogh, Rob Gartzman and Walt Harder spoke during Public Comment.

- F. Close Public Hearing – 7:24pm

- G. Commissioner Discussion –

Commissioners spoke about the following

- Highlighted that numbers should be based off of CHFA as Becky Gray mentioned in the Public Comment
- Discussed whether R2 should be included
- Concerned about the 160% AMI for 2 bedroom vs. 140% AMI for one bedroom
- R2 Density

- H. Commission Recommendation -

Vice-Chair Bomer moved to approve the proposed Amendments with the following changes of basing the AMI on CHFA guidelines and change the matrix for the “for sale units” to start the 140% AMI units at one bedroom and to start the 160% AMI units at two bedrooms, Seconded by Commissioner Walker.

Commissioner Kriebel moved to amend the motion to the original matrix of units presented. No second.

THE AMENDMENT FAILED.

Returning to the original Proposed Amendments

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Walker, Commissioner Haynes, Alternate Commissioner Derwingson

THE MOTION PASSED.

UPDATES-

No Work Session for March

COMMISSIONERS' COMMENTS

Commissioner Bomer highlighted the organization of service workers, called BETCH, that are hosting fundraisers to provide rent subsidies.

ADJOURN With no further business to come before the Commission, the meeting adjourned at **7:57 p.m.**



PLANNING COMMISSION STAFF REPORT

MEETING DATE: March 28, 2022

AGENDA ITEM TITLE: 1. Rivian Automotive, LLC Creative Sign Application – 232 G Street

AGENDA SECTION: Public Hearing

REQUEST:

The request is to approve a creative sign for Rivian Automotive, LLC, 232 G Street, per Section 16-10-90 of the Salida Municipal Code.

APPLICANT:

The applicant is Rivian Automotive, LLC as represented by Karen Heining and Diane French. The muralist is Mike Buckley.

LOCATION:

Northwest wall of the building at 232 G Street. Above Rivian future vehicle charging stations.



ZONING:

The site is split zoned Central Business District (C-2) and Industrial (I). The portion of the site zoned C-2 is within the Central Business Economic Overlay and the Historic Protection Overlay. The entire site is within the Creative District.

The Historic Protection Overlay (HPO) is described in Section 16-5-40 of the Code and its purpose is to ensure that development surrounding the historic district is compatible with the historic district. However the standards of the HPO address only new development and not signs.



PROCESS:

The purpose of the Creative Sign allowance is to encourage the use of signs that exhibit a high degree of thoughtfulness, imagination and inventiveness that due to their creative qualities, size or site constraints, would not be otherwise allowed under this code.

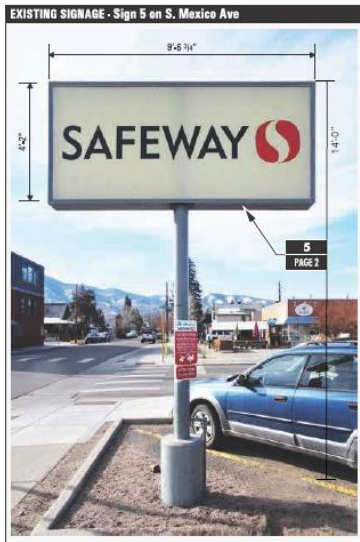
The Salida Municipal Code, Chapter 16, specifies that creative signs be reviewed by the City of Salida Planning Commission at a public hearing after fifteen days public notice. The Planning Commission may make a decision to approve, approve with conditions, deny, or remand the application back to the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

OBSERVATIONS:

1. The property is located on the corner of 2nd street and G Street in the Central Business District (C-2) and Industrial (I) zone district. Safeway built the existing grocery store building in the 1970s. The site is not within the Downtown Historic District, but is partially within the Historic Protection Overlay (HPO). The purpose of the HPO is to ensure new structures are compatible with structures within the historic district. It is completely within the Salida Creative District designated by the state. The Creative District designation certifies our community as contributing to our state's economy through creativity, culture, and the arts. The mission of the Creative District is to promote, support, and expand existing creative industries with the purpose of driving economic growth and enhancing the quality of life.
2. This site is permitted 250 square feet of sign area based on the linear street frontage of the property. The one (1) illuminated pole sign and five (5) illuminated wall signs total 249.52 square feet. The proposed mural will total 1,400 square feet (70' x 20').



EXISTING SIGNAGE
ELEVATION
South Elevation



EXISTING SIGNAGE - Sign 5 on S. Mexico Ave

YESCO
Denver Region
Denver, CO 80228
Colorado Springs, CO 80918

Client: SAFEWAY #2817
Address: 232 G STREET
City/State: SALIDA CO 81201-2018
Project Manager: MELISSA JORDAN / JOSHUA MARGARAL
Designer: BRIAN CRIPPEN
Project Date: 03/26/2021

TO BE REMOVED

SIGN TYPE	AREA
6 SIGNATURE CAFE WALL CABINET	25.00 SF
SQUARE FOOTAGE TOTAL	25.00 SF

PROPOSED SIGNAGE

SIGN TYPE	AREA
7 DUG PAN CHANNEL LETTERSET	18.76 SF
SQUARE FOOTAGE TOTAL	18.76 SF

EXISTING TO REMAIN / RELOCATE

SIGN TYPE	AREA
1 SAFEWAY PAN CHANNEL LETTERSET	128.48 SF
2 SAFEWAY PAN CHANNEL LETTERSET	28.18 SF
3 PHARMACY PAN CHANNEL LETTERSET	16.28 SF
4 STARBUCKS WALL CABINET	8.00 SF
5 SAFEWAY FREESTANDING Pylon	28.84 SF
SQUARE FOOTAGE TOTAL	230.76 SF

PERMITS

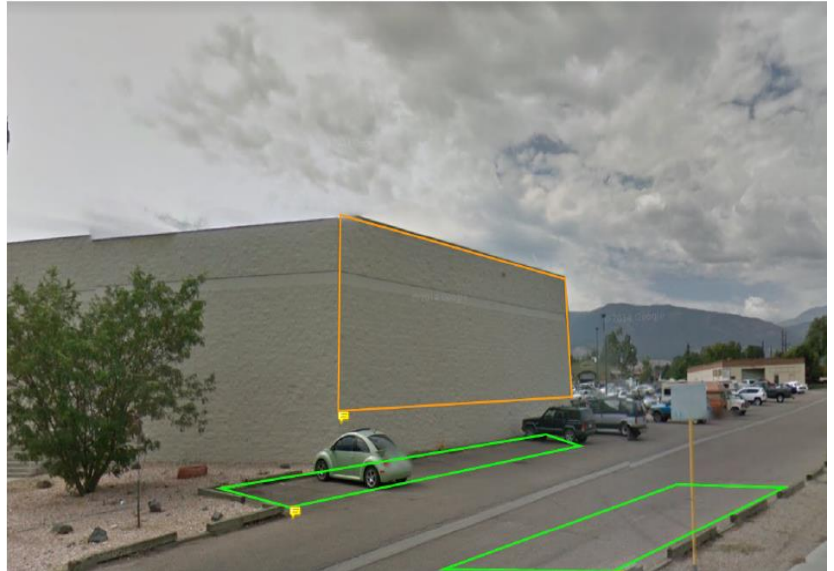
YESCO IS AN EQUAL OPPORTUNITY EMPLOYER

DATE: 03/26/2021

PROJECT: SAFEWAY #2817

SCALE: 1/8\"/>

3. The mural will be painted on the wall that faces the northwest direction. The mural will be adjacent to the newly installed Rivian charging stations (green area) and public parking along the Monarch Spur Trail. It is approximately 55 feet from the Monarch Spur Trail to the face of the building where the mural will be located.



REVIEW STANDARDS (Section 16-10-90):

1. **Impact Review Standards.** No sign shall be approved under the Creative Sign Process that the Planning Commission finds:
 - a. Will have an adverse impact on adjacent properties. The sign shall not adversely affect neighboring property owners, business or residents and should be compatible with the uses, character and identity of the area in which it is displayed.
 - b. Create a dangerous condition. Granting the creative sign permit will not adversely affect public safety. The use of signs or attention-attracting devices should not significantly distract traffic on adjacent streets.
 - c. Distracts from the important architectural, natural or historic features of the building or neighborhood in which the sign is displayed.

APPLICANT'S RESPONSE: "There are no negative impacts from the mural installation, in regards to business or resident safety, or from a design aesthetic.

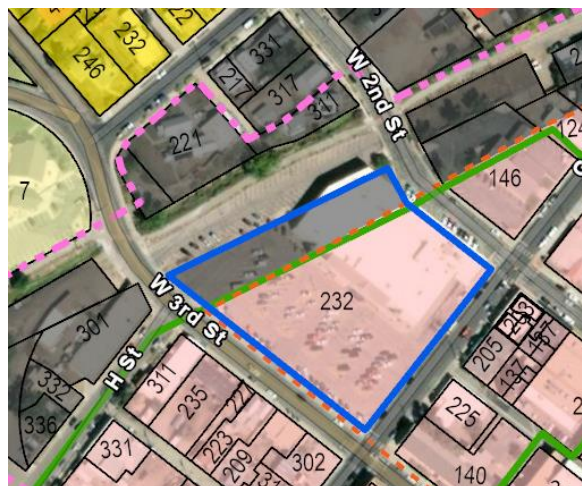
STAFF RESPONSE:

- The location of the proposed mural is setback from 2nd Street (the closest right of way) by approximately 60 feet. The mural will not be illuminated and will likely be most visible to pedestrians along the Monarch Spur Trail, users of the charging area, or users of the public parking area. It would be visible from the residences on the other side of the Monarch Spur Trail, those residences being between 2nd Street to 3rd street along I Street.

- The sign will not significantly distract from traffic along 2nd street. This street is a low volume and low speed corridor in the city. Speed limit through this area is 15 miles per hour (mph). The pedestrian crossing of the Monarch Spur Trail has substantial visibility with shark teeth painted in the road and a large reflective crosswalk sign along the right of way.



- The site is located in an area that is primarily commercial in nature with some residential units in the mix. It is adjacent to a public parking area and a pedestrian trail.
- The site and building spans both the Central Business District (C-2) and Industrial (I) zone districts. The zone district the mural will be in is in the Industrial (I) zone district. The Creative District encompasses the mural area. Staff believes the proposed mural will not distract from the architecture of the building, instead it will liven up the imposing blank wall.



2. **Design Review Standards.** In addition to the Impact Review Standards, to approve a sign under the Creative Sign process, the Planning Commission must find that the unique and creative design of the sign will meet standards a, b and c or standard d:

- a. Constitute a substantial aesthetic improvement to the site and have a positive visual impact on the surrounding area that justifies departure from the parameters of Section 16-10-50 and/or 16-10-60.



APPLICANT’S RESPONSE: “The building exterior wall is currently rough brick, painted light gray. The Mural installation will add beautiful color, and richness to the parking lot space behind the Safeway building, and add visual interest to those passing along the Monarch Spur Trail.”

STAFF RESPONSE: Staff believes the mural will enhance the aesthetic of the existing blank façade of the grocery store. Pedestrians along the Monarch Spur Trail will now have a stop along their way to admire the artwork and perhaps read the plaque behind the concept.

- b. Utilize and/or enhance the architectural or historic elements of the building or location where it is displayed in an historic, unique and/or creative manner that justifies departure from the parameters of Section 16-10-50 and/or 16-10-60.

APPLICANT’S RESPONSE: “The mural art will incorporate artistic elements and storytelling about Salida that could include interpretations of people, the region and the natural environment. The mural will celebrate the spirit of adventure, environmental stewardship, and the spirit of the local community.”

STAFF RESPONSE: The proposed treatment to the grocery store wall will provide interest to the passerby, users of the electric charging stations, and public parking area. This is a key design ingredient for an active environment which has been long neglected as a space. This will create a uniqueness to the multifunctional area.

- c. Provide strong artistic character through the imaginative use of design, graphics, color, texture, quality of materials, scale and proportion uses, character, and identity of the area in which it is displayed.

APPLICANT’S RESPONSE: “The mural will be inspiring, colorful, thoughtful, inclusive, celebrate local culture, well - designed, and easy to maintain. While the mural will be adjacent to the Rivian charging location, there is no intention for any company branding on mural.”

STAFF RESPONSE: The area the mural will be is currently a monotone gray color along the large imposing wall of the grocery store. The graphics and colors of the design will enhance the area to a more desirable place to be. Utilizing the entirety of the wall will be a good use of the area found within the Creative District of the city. The portrayal of stargazing is a notion Salida is very proud of with viewing the stars from our backyards.

- d. A Creative Sign may be appropriate to provide reasonable visibility of a business’s main sign in some rare situations where topography, landscaping, existing buildings or unusual building design may substantially block visibility of the applicant’s existing or proposed signs from multiple directions. Despite the possibility of a creative sign permit, visibility of a sign or attention-attracting device may not be possible.

APPLICANT’S RESPONSE: “No known obstructions to mural visibility.”

STAFF RESPONSE: The existing signs along the 3rd street elevation are very visible and there is no landscaping or topography that blocks these signs. However the proposed creative sign provides interest for pedestrians on a completely alternate area of the site. This area which has been neglected for having a sizeable amount of foot traffic using the trail.

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 creative sign in order to ensure the use is consistent with the Comprehensive Plan, conforms to the Land Use Code, and is appropriate to its location and compatible with neighboring uses.

RECOMMENDED FINDINGS:

- 1. The applicable review criteria for all Creative Signs have been met.

RECOMMENDED ACTION:

Based on the above findings, staff recommends APPROVAL of the request to create a mural upon the northwest wall face at 232 G Street.

RECOMMENDED MOTION:

That the recommended findings be made and the recommended action be taken.

- Attachments: Application
 Artwork
 License Agreement
 Published Notice



NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION FOR THE CITY OF SALIDA CONCERNING A CREATIVE SIGN APPLICATION FOR 232 G STREET.

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE that March 28, 2022 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. First Street, Salida, Colorado and online at the following link: <https://attendee.gotowebinar.com/rt/1909092342220683277> on the creative sign application by Rivian Automotive, LLC.

In the City of Salida Land Use Code section 16-10-50 (d) Non-residential Uses in Commercial Zones. No individual sign may exceed 100 square feet in area and in no event shall the total amount of sign area displayed exceed 250 square feet.

The property at 232 G Street is currently at 249.52 square feet of sign area. The new individual sign requested will add approximately 1,400 square feet, exceeding the allotted sign area and individual sign size within the C-2 zone district.

Interested persons are encouraged to attend the public hearing. Further information on the application may be obtained from the Community Development Department at (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 March 11, 2022

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Published in The Mountain Mail March 11, 2022



CREATIVE SIGN PERMIT APPLICATION

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

A. GENERAL INFORMATION

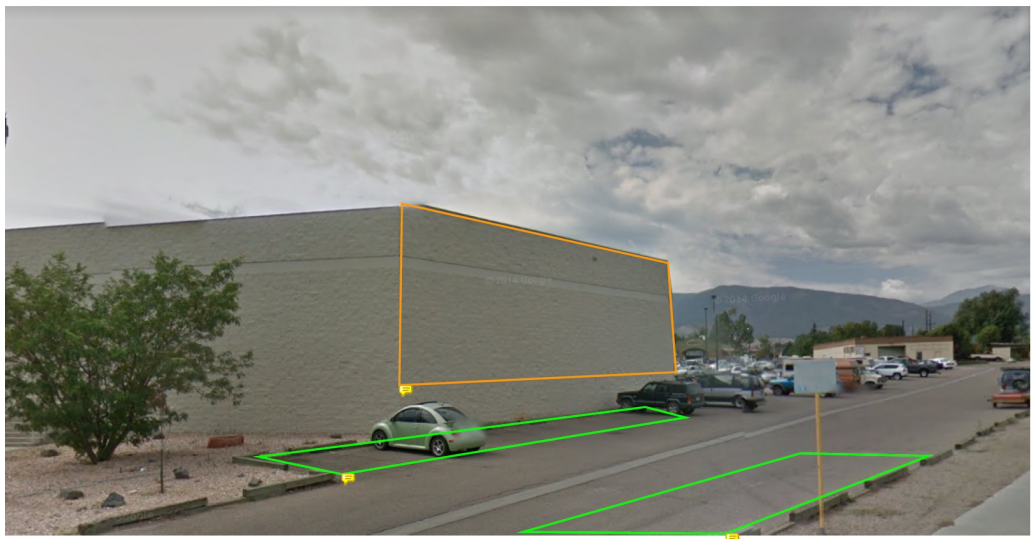
Name of Applicant: Rivian Automotive, LLC. / Karen Heini (If the applicant is not the owner of the property, a letter of consent from the owner is required.)
Mailing Address: 14600 Myford Rd., Irvine, CA 92606, USA
Telephone Number: 248-376-1322 (Karen Heini) Email: kheining@rivian.com
Site Address: Safeway, 232 G St, Salida, CO 81201 (back of building)
Disclosure of Ownership: Safeway (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)

B. APPLICATION CONTENTS (City Code Section 16-10-90(d))

- 1. Creative Sign Permit Application.
2. Scaled Sketch Plan showing dimensions of signs, sign type, sign height and type of illumination.
3. Structural Engineer Certification for signs projecting over the right of way.
4. Location. A scaled site plan identifying the proposed location of the sign(s) and the location of all other existing signs on the building or parcel.
5. Public Notice.
a) List. A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses.
b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope.
c) Applicant is responsible for posting the property and submittal of notarized affidavits for proof of posting the public notice.
6. Application Fee - \$100.00 cash or check payable to the City of Salida

C. DEVIATION REQUESTED

1. What design standards differ from the provisions of sections 16-10-50 and/or 16-10-60?
[] Sign Area [] Height [] Illumination
[] Sign Type [] Other
16-1-50 (d)
Mural painting
70' long x 20' high = 1,400 square feet of wall space



D. SIGN SIZE

First Floor: (linear lot frontage) x 1.0 = sq. ft. sign area permitted

Additional Floor: (linear lot frontage) x 0.5 = sq. ft. additional sign area permitted

Total sign area permitted

Total sign area requested

E. SIGN TYPE

SIGN TYPE	NUMBER	SIGN AREA	HEIGHT*	ILLUMINATED **	
Pole Sign				Yes	No
Monument/Ground Sign				Yes	No
Projecting Sign				Yes	No
Wall Sign	1	70'	20'	Yes	No
TOTAL	1	1,400			

NOTES:

* Height is measured from the top of a sign to grade.

** Illumination standards are provided in both Table 16-M and Section 16-8-100, Illumination Standards.

Any sign which projects over a right-of-way in such a manner that it may cause a danger to the public shall have supports, hangers or fasteners certified by a Colorado licensed structural engineer.

F. REVIEW STANDARDS (City Code Section 16-10-90(e))

1. **Impact Review Standards.** Please indicate the impact of the proposed sign. No sign shall be approved that the Planning Commission finds: will have an adverse impact on adjacent properties; or, creates a dangerous situation; or, distracts from the important architectural, natural or historic features of the building or neighborhood in which the sign is displayed.

There are no negative impacts from the mural installation, in regards to business or resident safety, or from a design aesthetic.

2. **Design Review Standards.** In addition to the Impact Review Standards, to approve a sign under the Creative Sign process, the Planning Commission must find that the unique and creative design of the sign will meet standards a, b, and c or standard d. Answers may be provided on an attached page.

a. **Substantial Aesthetic Improvement.** Explain how the proposed sign constitutes a substantial aesthetic improvement to the site and has a positive visual impact on the surrounding area that justifies departure from the parameters of Section 16-10-50 and /or 16-10-60.

The building rear exterior wall is currently rough brick, painted light gray.

The mural installation will add beautiful color, and richness to the parking lot space behind the Safeway building, and add visual interest to those passing along the Monarch Spur Trail.

b. **Creative.** Explain how the proposed sign utilizes or enhances the architectural or historic elements of the building or location where it is displayed in an historic, unique and/or creative manner that justifies departure from the parameters of Section 16-10-50 and/or 16-10-60.

The mural art will incorporate artistic elements and storytelling about Salida, that could include interpretations of people, the region and the natural environment. The mural will celebrate the spirit of adventure, environmental stewardship, and the spirit of the local community.

c. **Strong Artistic Character.** Explain how the proposed sign provides strong artistic character through the imaginative use of design, graphics, color, texture, quality of materials, scale and proportion, character and identity of the area in which it is displayed.

The mural will be inspiring, colorful, thoughtful, inclusive, celebrate local culture, well - designed, and easy to maintain.

While the mural will be adjacent to the Rivian charging location, there is no intention for any company branding on mural.

d. **Visibility.** Is the site constrained by topography, landscaping, existing buildings or unusual building design such that visibility of the sign from multiple directions is substantially blocked? If so, please explain.

No known obstructions to mural visibility.

I/We certify that the information and exhibits herewith submitted are true and correct to the best of my/our knowledge.

Signature of applicant/agent: Karen Heining Date 6/8/21

STAFF USE ONLY

Application received by: _____ Date/Time: _____ Receipt #: _____
Code: _____ Project Name: _____ File Name: _____
Fee: _____ Completeness Review: _____



Mural Project: Salida, CO

Final Concept

Confidential

07.22.2021

Stargazing

For the Salida mural project RFP, we posed the question, *What does Adventure mean to you, and what does it mean to the community of Salida?*

Salida-based artists Michael Buckley and Katie Meadows responded with one word: *Stargazing*.

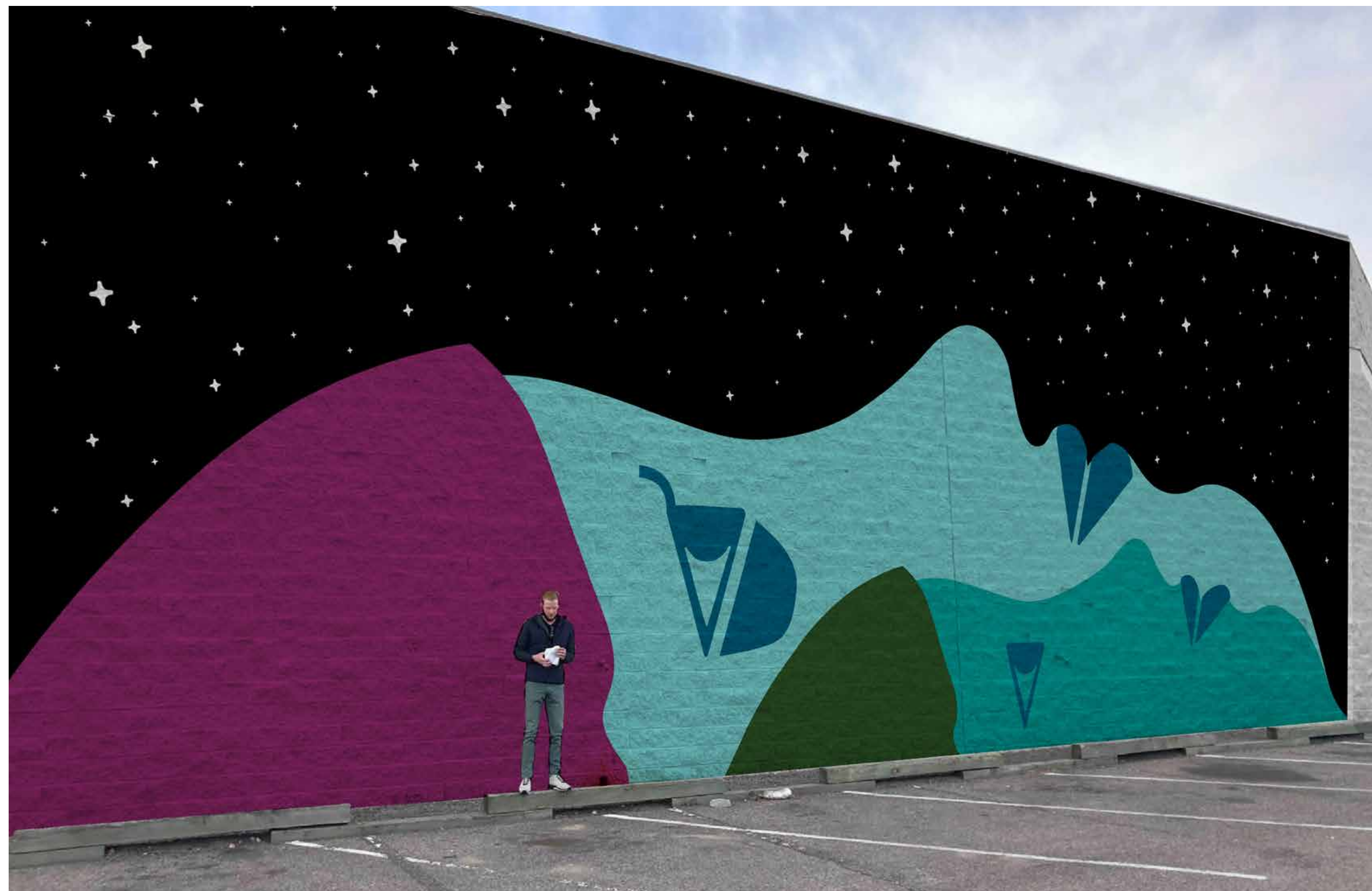
As Buckley wrote in his proposal, *Salida is a wonderful mix of outdoor adventurers and traditional ranching families. Stargazing is universal.*

We love this idea because it speaks to notions of wonder and awe, community, and connection to the wild and unknown. We also love the simple and colorful graphic approach, as the figures from a distance share a subtle resemblance to the surrounding mountains of the Arkansas River Valley.

A small plaque installed at eye level will include a brief description of the artists and the mural, as well as a QR code for visitors to scan with their phones and learn more about the night sky.

Michael and Katie live with their son Dutch just three blocks away from the building site. While the majority of the installation will be covered by Michael and a small crew, they welcome the Salida community to stop in and say hello while they work.

For more on Michael and Katie, visit typegarage.com.



REVOCABLE LICENSE AGREEMENT

This **REVOCABLE LICENSE AGREEMENT** ("**License**") is entered into as of the 7th day of December 2021 (the "**Effective Date**"), between Safeway Inc., a Delaware corporation ("**Licensor**"), and Rivian, LLC, a Delaware limited liability company ("**Licensee**"), collectively, the "**Parties**" and individually, a "**Party**".

1. **PREMISES.** Licensor hereby agrees to license to Licensee and Licensee hereby agrees to license from Licensor, subject to the terms and provisions hereof and subject to applicable law, the use of a portion of the northwest exterior wall ("**Licensed Wall**") of the Licensor's store located at 232 G Street, Salida, Colorado ("**Store**"), for the purpose of painting and maintaining a mural thereon.

2. **TERM.** The "**Term**" of this License shall commence on the Effective Date and shall terminate at midnight on the day immediately preceding the tenth anniversary of the Effective Date, unless earlier terminated as provided herein. Subject to Licensor's rights to terminate at any time as provided herein, Licensee may elect to extend the Term by successive ten (10) year terms by providing written notice to Licensor of such election not less than one hundred eighty (180) days prior to the expiration of the Term or then current extended Term as the case may be.

3. **APPROVAL.** Prior to painting the mural on the Licensed Wall, Licensee shall first obtain the Licensor's written approval of the exact location, size, content and basic design of the mural, which approval will be granted at Licensor's sole and absolute discretion. Once approved, all changes to the mural require Licensor's prior written approval, to be granted at Licensor's sole and absolute discretion.

4. **PAINTING OF MURAL AND OBLIGATION TO MAINTAIN.**

4.1. Licensee will pay all costs related to the painting of the mural on the Licensed Wall. The painting of the mural shall be completed within a reasonable time after commencement of the same.

4.2. Licensee, at its sole costs and expense, shall keep the mural in a good state of repair and have the painting retouched as necessary to keep the same in its original condition, reasonable wear and fading excepted. Licensee accepts the Licensed Wall in "**AS IS**" condition. Licensee agrees to repair any and all damages to the Store caused by any act or omission of Licensee's customers, invitees, employees, agents or contractors.

4.3. If for any reason this Agreement is terminated, Licensee shall be solely responsible for restoring the Licensed Wall to the original condition of the Licensed Wall immediately preceding the entering of this Agreement. Licensee shall cause to be retained a performance bond and labor and material payment bond (naming Licensor as obligee) in the amount of Five Thousand Dollars (\$5,000.00) to provide for the payment of any costs Licensor may incur in removing or covering the mural upon termination of this Agreement should Licensee fail to restore the Licensed Wall as required pursuant to this Section 4.3 (collectively, "**Licensee's Obligations**"). In jurisdictions which require or permit the recording of performance bonds, notices of commencement, notices of completion, or similar documents (collectively, "**Lien Documents**"), Licensee shall record the Lien Documents at Licensee's expense and at such times as are required or permitted by law so as to minimize the exposure of Licensor's property to the filing of liens for any work done or materials furnished in connection with

the design or construction of the mural or Licensee's Obligations. The performance and labor and material payment bonds shall be in the form of The American Institute of Architects Document A312 (December 1984 Edition) (or, such other form as is required by law or approved by Licensor). Licensee shall provide Licensor with a copy of the performance and labor and material payment bonds.

5. INTERFERENCE/GOVERNMENTAL COMPLIANCE.

5.1. The painting and maintenance of the mural shall not interfere with the Licensor's business operations at the Store.

5.2. Licensee agrees to comply with all applicable laws, codes and ordinances concerning its use of the Licensed Wall and the painting and maintenance of the mural thereon.

6. INDEMNIFICATION AND INSURANCE.

6.1. Licensee hereby indemnifies, holds harmless and agrees to defend Licensor and all affiliates of Licensor from and against any and all claims, damages, expenses (including, without limitation, reasonable attorneys' fees and reasonable investigative and discovery costs), liabilities and judgments on account of injury to persons, loss of life, or damage to Store and on the ways immediately adjoining the Store, caused by any act or omission of the Licensee, its customers, invitees, agents, servants or employees. Licensee's obligations with respect to indemnification hereunder shall remain effective, notwithstanding the expiration or termination of this License, as to claims arising or accruing prior to the expiration or termination of this License.

6.2. Licensee agrees to maintain, and/or cause to be maintained, at no cost to the Licensor, liability insurance insuring its interests against claims for personal injury, bodily injury, death and property damage occurring on, in or about the Store and the ways immediately adjoining the Store, with a "**Combined Single Limit**" (covering personal injury liability, bodily injury liability and property damage liability) of not less than One Million Dollars (\$1,000,000.00) for total claims for any one occurrence. Licensor shall be named as an additional insured on all policies required under this Section 6.2.

6.3. Licensee shall deliver certificates of insurance reasonably evidencing compliance with the requirements of this Article 6 to the Licensor. The insurance policies and certificates required by this Article shall contain a provision requiring the insurance company to furnish Licensor thirty (30) days prior written notice of any cancellation or lapse, or thirty (30) days prior written notice of the effective date of any reduction in the amounts or scope of coverage.

7. ASSIGNMENT. Licensee may not assign, transfer, mortgage, pledge, hypothecate or encumber this License or any interest therein to any person or entity.

8. COSTS AND ATTORNEYS' FEES. In the event either Party commences a legal proceeding to enforce any of the terms of this License, the prevailing Party in such action shall have the right to recover reasonable attorneys' fees and costs from the other Party, to be fixed by the court in the same action.

9. TERMINATION RIGHTS.

9.1. Licensor may terminate the License by giving thirty (30) days written notice on the occurrence of any of the following conditions:

9.1.1. If Licensee violates any covenant or condition of this License and such default is not cured within sixty (60) days ("**Cure Period**") of Licensor's written notice to Licensee advising it of the nature of the default and demanding it be cured. If the curing of the default requires the application of paint only, the Cure Period shall be tolled during the months of November, December, January and February; provided, however, Licensor shall have the right to cover the mural until the default is cured; or

9.1.2. In the event the Licensed Wall is eliminated by Licensor for purposes of building demolition or if the wall is covered or removed related to remodel or expansion purposes; or

9.1.3. If Licensor sells or leases the Store; or

9.1.4. If Licensor elects to terminate the License in its sole and absolute discretion for a reason other than those listed in Subsections 9.1.1, 9.1.2 or 9.1.3 above.

10. NOTICES. All notices, requests, demands, and other communications hereunder shall be in writing and shall be given by (i) established express delivery service which maintains delivery records, (ii) hand delivery, or (iii) certified or registered mail, postage prepaid, return receipt requested, to the Parties at the following addresses, or at such other address as the Parties may designate by written notice in the above manner:

To Licensor: Safeway Inc.
Attn: Real Estate Law (Store #2817)
250 Parkcenter Boulevard
Boise, ID 83726

To Licensee: Rivian Automotive, LLC
Attn: Legal Department
13250 N. Haggerty Road
Plymouth, MI 48170

Notices are effective upon receipt, or upon attempted delivery if delivery is refused or if delivery is impossible because of failure to provide a reasonable means for accomplishing delivery.

11. MISCELLANEOUS PROVISIONS.

11.1. Relationship of Parties. Nothing herein shall be deemed or construed by the Parties or by any third party as creating the relationship of principal and agent or of partnership or of joint venture or of bailment between the Parties, it being understood and agreed that no provision herein, nor any acts of the Parties, shall be deemed to create any relationship between the Parties other than the relationship of licensor and licensee.

11.2. Remedies. The various rights and remedies herein contained and reserved to each of the Parties, except as herein otherwise expressly provided, are not exclusive of any other right or remedy of such Party, but are cumulative and in addition to every other remedy now or hereafter existing at law, in equity or by statute. No delay or omission of the right to exercise any power or remedy by either Party, shall impair any such right, power or remedy or be construed as a waiver of any default or non-performance or as acquiescence therein.

11.3. Headings. The headings of the Articles and Sections contained herein are for convenience only and do not define, limit, or construe their contents.

11.4. Pronouns. When required by content, the singular includes the plural, and the neuter gender includes a person, corporation, firm or association.

11.5. Severability. If any term or provision of this License or the application of it to any person or circumstance shall to any extent be held by a court in an action between the Parties or otherwise affecting this License to be invalid or unenforceable, the remainder of this License or the application of such term or provision to persons or circumstances other than those to which it is invalid or unenforceable shall not be affected thereby, and each term and provision of this License shall be valid and shall be enforced to the extent permitted by law.

11.6. No Other Agreements. The terms set forth in this License are intended by the Parties as a final expression of their agreement with respect to such terms and may not be contradicted by evidence of any prior agreement or of any contemporaneous oral agreement. This License is intended to be a complete and exclusive statement of the terms of the agreement between the Parties and the terms of this License may not be explained or supplemented by evidence of consistent additional terms. This License may not be amended or modified by any act or conduct of the Parties or by oral agreement, unless reduced to a writing signed by both Parties.

11.7. Successors. All of the rights and obligations of Licensor under this License shall bind and inure to the benefit of its successors, grantees and assigns.

11.8. Authority. The individuals who execute this License represent and warrant that they are duly authorized to execute this License on behalf of Licensor or Licensee, as the case may be, that the Parties named are all the necessary and proper parties, and that no other signature, act or authorization is necessary to bind such entity to the provisions of this License.

11.9. Governing Law. This License shall be governed by and construed in accordance with the laws of the state of Colorado.

11.10. Recording. This License shall not be recorded, and any such recordation (including, without limitation, the recordation of this License as an exhibit, attachment, or part of another document) shall automatically render the rights of Licensee hereunder null and void.

12. PERMISSIVE USE. It is specifically agreed and understood that this License is for permissive use only and that the exercise of the rights and privileges granted herein shall not operate to create or vest any property right in and to the Store or any part thereof in Licensee.

13. RIGHTS TO MURAL. Licensee shall retain the following rights to the mural placed on the Licensed Wall to:

13.1. Use the mural or reproductions of the mural for publicity and/or fundraising purposes;

13.2. Allow members of the public to photograph, film, or video the mural for non-commercial purposes;

13.3. Allow various members of the media, including, but not limited to, newspapers, magazines, newsletters, television stations, and movie makers to photograph, film, or video the mural; and

13.4. Allow the making of maps, pamphlets or similar items which show the mural and the mural location.

IN WITNESS WHEREOF, this License has been executed as of the Effective Date.

LICENSOR:

Safeway Inc., a Delaware corporation

LICENSEE:

Rivian, LLC, a Delaware limited liability company

DocuSigned by:
By: Bradley R. Beckstrom
6938687DD0844E5
Bradley R. Beckstrom
Authorized Signatory

JPL

By: Tyler Nuss
Name: Tyler Nuss
Title: Group Manager, Indirect Purchasing



STAFF REPORT

MEETING DATE: March 28, 2022

AGENDA ITEM TITLE: A. Green Heart Planned Development; and
B. Green Heart Minor Subdivision

AGENDA SECTION: Public Hearings

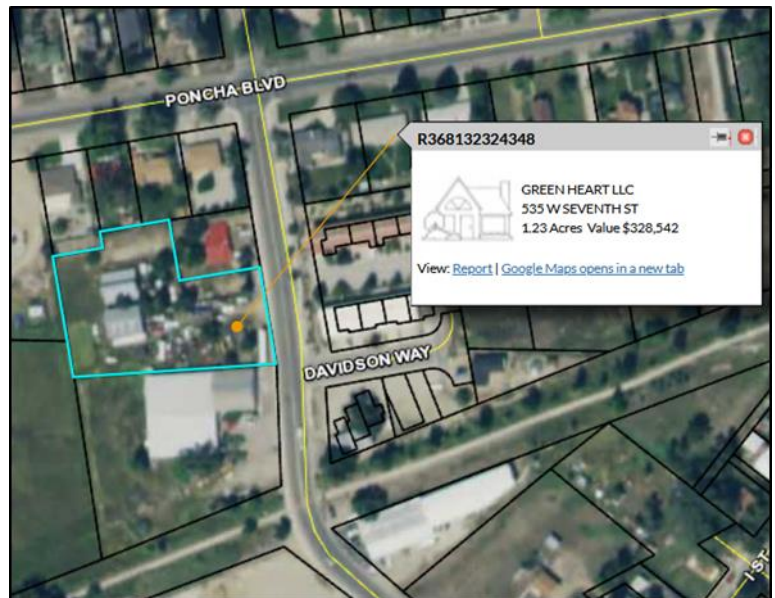
REQUEST:

The request is for approval of a Major Impact Review for a Planned Development Overlay and Minor Subdivision for the 1.23 acre parcel located at 535 W. Seventh Street. The parcel is zoned Single-Family Residential (R-1).

The requests are:

A. Major Impact Review approval of a Planned Development Overlay to allow a private road to serve as access for the proposed minor subdivision. The request is also to apply the Medium Density Residential (R-2) zone district dimensional standards for Lots 3 and 4 fronting Seventh Street. All other dimensional standards are anticipated to be met.

B. Approval of a Minor Subdivision to subdivide the above described 1.23 acre property into 4 residential lots.

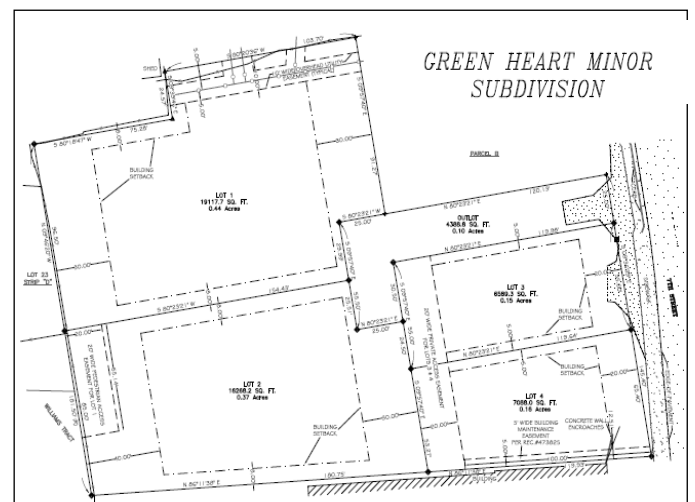


APPLICANT:

The applicant is Green Heart LLC, 834 H Street, Salida, CO 81201. The representative for the applicant is Andy Riemenschneider.

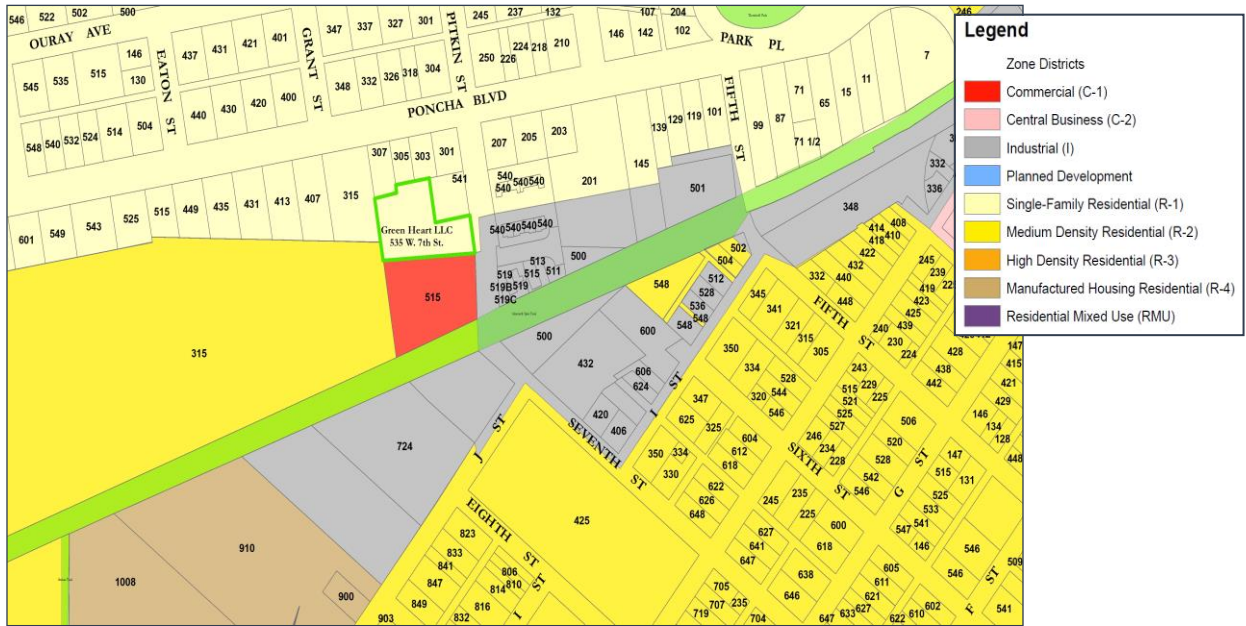
LOCATION:

The subject property is known as Parcel A, Green Heart Boundary Line Adjustment, City of Salida, Chaffee County, Colorado. This property is also known as 535 West Seventh Street.



OBSERVATIONS:

1. The property is within the Single-Family Residential (R-1) zone district. The properties surrounding this parcel are located within the Single-Family Residential (R-1), Medium-Density Residential (R-2), Industrial (I) and Commercial (C-1) zone districts.



2. The applicant is requesting deviations from Table 16-F Schedule of Dimensional Standards to be allowed zero public street frontage for 2 of the lots (Lots 1 and 2) fronting a private drive. The applicant is also requesting to deviate from the Single-family (R-1) zone district dimensional standards for proposed Lots 3 and 4. The request for Lots 3 and 4 is to be allowed to meet the Medium Density Residential (R-2) zone district dimensional standards.
3. The private road is shown on the plat as an out-lot. This is not considered an “out-lot” but a private road so the plat will need to updated to remove “out-lot” and have the private road named.
4. Since this property is within the (R-1) zone district, the applicant is currently restricted to 1 single-family residence. The applicant could subdivide the parcel in half and meet all of the (R-1) zone district standards with 2 single family residences but, with the size of the parcel, they would like to have 2 additional lots for local families to be able build on and live here.
5. A conceptual review with City Council and Planning Commission occurred on November 15, 2021.

A. PROPOSED PLANNED DEVELOPMENT

A Planned Development is an overlay which allows flexibility in the underlying zoning district standards to "...permit the application of more innovative site planning and design concepts than may be possible under the application of standard zone districts."

The applicant is requesting Planned Development approval to allow 4 residential lots with two of the lots (Lots 1 and 2) having zero public street frontage but oriented off of a private drive. The other deviation request is for approval to apply the Medium Density Residential (R-2) zone district dimensional standards for the two proposed lots (Lots 3 and 4) fronting Seventh Street. All other dimensional standards are anticipated to be met.

THE CITY OF SALIDA COMPREHENSIVE PLAN

Per Section 16-7-20 of the Salida Municipal Code, a planned development constitutes a zoning classification and is established by overlaying the designation upon land within an existing or newly created zone district. Generally zoning should be consistent with the community's comprehensive plan. The following Policies, Actions and Principles are most applicable to the proposal:

Policy LU&G-I.2: Infill and redevelopment should be encouraged and will advance the objectives of this plan.

The 1.23 acre property is vacant. There are existing utilities within West Seventh Street to serve the property. Approval would offer greater opportunity for infill than just 1 or 2 units.

Action LU&G-I.2a: Encourage projects to use maximum density allowances to make the best use of the available infrastructure.

The applicant is requesting changes to the underlying dimensional standards in order increase the residential density. Allowed density not being exceeded, but allows for additional lots.

Action LU&G-I.2e: Focus new development in the Salida area within the Municipal Services Area to ensure adequate provision of services and limit sprawl development around the city.

The site is within the MSA.

Policy H-I.1: Provide a mix of housing types and densities throughout the city to address a variety of incomes and lifestyles.

The majority of housing types in this specific area are single-family, along with multi-family condominiums across the street. The applicant has stated that lots 1 and 2 will be developed with single-family residential units and lots 3 and 4 have the potential of up to two residential units on each lot which will allow a mix of housing types and would likely provide housing for the "missing middle".

The Comprehensive Plan Land Use Map shows the Green Heart LLC property as Single Family Residential.



PLANNED DEVELOPMENT EVALUATION CRITERIA:

Section 16-7-40 (b) of the City of Salida Land Use and Development Code states “the PD Development Plan shall meet the following criteria...unless the applicant can demonstrate that one or more of them is not applicable or that another practical solution has been otherwise achieved.” The applicant’s requests and staff’s comments are listed below.

- (1) Minimum dimensional standards. In addition to the request to eliminate the public street frontage requirement, the applicant is also requesting to apply the Medium Density Residential (R-2) zone district dimensional standards (shown below) for the two proposed lots that front Seventh Street.

➤ The requested deviations will not impact the property’s ability to provide adequate access and fire protection, to ensure proper ventilation, light and air between buildings and should be compatible with other developments in the area.

Table 16-F Schedule of Dimensional Standards	(R-1) REQUIREMENTS	(R-2) REQUIREMENTS	Lots 1 and 2 Proposed REQUIREMENTS	Lots 3 and 4 Proposed REQUIREMENTS
Min. lot size (sq. ft.)	7,500	5,625	7,500	5,625
Density (Min. lot sq. footage per principal dwelling unit)	3,750	3,125	3,750	3,125
Min lot size (sq. ft.)—attached units	NA	3,125	NA	3,125
Min. lot frontage	50'	37'6"	Fronting Private Road	37'6"
Min. lot frontage—attached units	NA	20'	NA	20'
Max. lot coverage: structures (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2)	35%	40%	35%	40%
Max. lot coverage: uncovered parking/access (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2) 5	10%	15%	10%	15%
Min. landscape area	55%	45%	55%	45%
Min. setback from side lot line for a primary bldg.	8'	5'	8'	5'
Min. setback from side lot line for a detached accessory bldg.	3', 5' or 10'	3', 5' or 10'	3', 5' or 10'	3', 5' or 10'
Min. setback from rear lot line: principal bldg.	30'	20'	30'	20'
Min. setback from rear lot line: accessory bldg.	5'	5'	5'	20'
Min. setback from front lot line: principal bldg.	30'	20'	30' for Lot 1 40' for Lot 2	20'
Max. building height for a primary bldg.	35'	35'	35'	35'
Max. building height for a detached accessory bldg.	25'	25'	25'	25'

- (2) Trails. The closest trail near this property is the Monarch Spur Trail. There are existing sidewalks along Seventh Street that provides connection to the trail.
- (3) Ownership and Maintenance. The development will have a homeowners association to maintain the private drive and the rear access drive.
- (4) Water and Sewer. The developer shall provide municipal water and sewer facilities within the PD as required by the City.
 - The applicant has provided improvement plans that include designs for sewer and water services to serve the interior of the site. The plans have been reviewed by the Public Works Department and the City Engineers JVA their comments are included at the end of this section and attached to the staff report.
- (5) Residential Density. The allowable density for Lots 1 and 2, given the R-1 zoning, is 2 residential units. The allowable density for Lots 3 and 4 is 4 residential units if the PD is approved. The building setbacks are shown on the subdivision plat and the units will be spaced in conformance with standard setback requirements, adequate privacy is provided. This criterion is satisfied.
 - The applicant is only requesting an increase in density for Lots 3 and 4 and the proposed density is compatible with the surrounding neighborhood. Because of the 20' rear access easement the applicant may restrict these two lots to single-family. One ADU would be allowed on any lot, consistent with code.
- (6) Relationship to the Subdivision Regulations. The provisions of these regulations concerning a Planned Development will not eliminate or replace the requirements applicable to the subdivision of land or air space, as defined in state statutes and the ordinances and regulations of the City. The applicant submitted a 4 lot minor subdivision to be review concurrent with this planned development application. This criterion is satisfied.
- (7) Improvement Standards. The PD may deviate from the Design Standards described in Article VIII of this Chapter, including specifications for the width and surfacing of streets, public ways, public utility rights-of-way, curbs and other standards, only if the reasons for such deviations are well documented and are necessary for realizing the purposes described in the objectives of development.
 - The only deviation the applicant is requesting from in Article VIII is to be allowed a private road to meet the lot frontage requirement and to provide access for all of the lots created with the minor subdivision.
- (8) Maximum height. The applicant is not requesting a deviation to maximum height standards. This criterion is not applicable.
- (9) Gross Building Floor Area. There are no uses proposed other than residential. This criterion is not applicable.

- (10) Permitted Uses. The proposed residential use is a use by right within the existing zone district. The applicant is not requesting deviations within the R-1 zone district Table 16-D Schedule of Uses. The size of the development site is not large enough to justify the requirement of any other uses such as commercial, recreational, or educational amenities.
- (11) Transportation design. The development provides direct access to West Seventh Street, a collector street, which is designed to support the anticipated additional traffic generated by the proposed number of units. The Fire and Public Works Departments have no concerns regarding the private road. The development also provides safe and adequate pedestrian access from the development to nearby trails and schools. This criterion is satisfied.
- (12) Development Standards. As mentioned above, the applicant is requesting deviation from the requirement to have frontage for all lots onto a public street and is proposing to have 2 lots with frontage from the proposed private road and access for all lots from the private road.
- (13) Energy Efficient Design. The construction of new buildings will be required to meet the energy standards of the building codes.
- (14) Variety in Housing Types. The applicant is proposing a minor subdivision of 4 lots and will be constructing a single-family residence on Lot 1 and on Lot 2. Lots 3 and 4 have the potential to have up to two units constructed on each lot so there should be a variety of housing in this planned development.
- (15) Fiscal Impacts. The private drive and utilities are to be maintained by the homeowners association. The City will provide police and fire protection and serve the project with water and sewer through public mains. Water and sewer system development fees will help offset long term costs of expanding those systems. The fees for Fair Contributions for Public School Sites will be required per residential unit to help offset impacts on the school district, and open space fees will be required for each unit.
- (16) Higher levels of amenities. There are no private or public parks or recreational areas proposed within the planned development.
- (17) Physical Conditions or Constraints: The size of the lot, depth of the lot, existing private drive access, and the standard requirement for frontage on a public street are the primary physical conditions or constraints that would warrant a departure from the standard regulation requirements.
- (18) Adjacent and nearby developments. Staff has not found that there are any detrimental effects on the neighborhood as this property is across the street from several condominiums.
 - The applicant has stated that the property was purchased with the intent to build two single-family residences for their personal families as requested by the previous owner of the lot. They are also wanting to provide the 2 lots fronting Seventh Street that locals could afford to build and live here.

EVALUATION STANDARDS FOR MINOR PLANNED DEVELOPMENTS

Section 16-7-40(d) states that “In addition to the above evaluation standards in Subsection (a) of this Section that apply to all PD applications, the following standards or requirements shall govern the application of a minor planned development and shall be utilized by the Planning Commission and the City Council in evaluating any minor PD plan:

(1) Staging of Development: There shall be no staging of development in a minor PD.

The applicant does not indicate any phasing of the development of infrastructure for this project.

(2) Types of Uses: A minimum of 25% of the floor area of the project is recommended for non-residential, commercial uses.

The applicant is not proposing any non-residential uses, nor are any recommended given the property’s zone district and location.

(3) Public Places. Public gathering places should be provided to reinforce community identity and support civic engagement.

There are no public gathering places proposed in the development, nor would one be warranted given the location of the development and proximity to Longfellow Elementary School and Thonhoff Park.

(4) Economic Opportunity: The PD provides a unique economic opportunity or provides a service, industry, or housing type that will benefit the City and would not be possible under the existing zone districts or dimensional standards of the City.

Given the size of this parcel and the existing R-1 zoning it is challenging to have additional density because the standards for street frontage, and other requirements of the zone district. This PD will allow the applicant to create additional lots for up to 6 residential primary units on the 4 proposed lots. This would be done by eliminating the requirement for public street frontage, and allowing access via a private road along with allowing the dimensional standards of the R-2 zone district for Lots 3 and 4.

(5) Open Space: A Minor PD is not required to provide a dedication of open space on the site, however, it is required that any PD contribute to meeting the goals for open space through a negotiated fee-in-lieu of open space or other contribution.

No open space is dedicated or required through this development. The applicant acknowledges that required open space fees-in-lieu will be paid at the time of building permit submittal for each residential unit.

B. MINOR SUBDIVISION PLAT REVIEW

A minor subdivision requires limited impact review but the subdivision could not be achieved without Planned Development Overlay approval so the applications will be reviewed concurrently as Major Impact Review as required in Land Use Code Sec. 16-7-30. The Planning Commission will make recommendations to City Council for the Planned Development and Minor Subdivision.

The applicant is requesting that the Planning Commission make a recommendation of approval of the 4-lot residential subdivision, along with a private road to be commonly-owned by the homeowners association. The residential lots vary in size and the applicant intends to construct single-family residences on Lots 1 and 2 meeting the R-1 zone district standards. The intent is for Lots 3 and 4 to meet the R-2 zone district standards, if the Planned Development Overlay is approved. The proposed subdivision must comply with the following standards:

1. Comprehensive Plan.

The proposed subdivision is consistent with the Comprehensive Plan, which promotes diverse residential housing and access to nearby trails and schools. Staff finds that the development is compatible with surrounding land uses and will not create unreasonable adverse effects on neighboring properties.

2. Zone District Standards.

The proposed subdivision and ultimate development of the lots will comply with the underlying R-1 zone district for Lots 1 and 2, with the exception of public street frontage. The applicants are requesting to apply the R-2 zone district dimensional standards for Lots 3 and 4 with the Planned Development. Deviations to such standards have been requested through the concurrent Planned Development application.

3. Improvements.

The proposed subdivision shall be provided with improvements which comply with 16-2-60 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 adequate to carry anticipated traffic generated by future development of this subdivision.
 - The 25' private road is adequate for the proposed 4 lots. Lots 3 and 4 will not have access from Seventh Street. Both lots will be required to use the 20' private access easement at the rear of the lots as shown on the subdivision plat.

- b. Utilities. Existing and proposed utility services shall be suitable and adequate to meet the needs of the proposed subdivision.
 - Water and sewer are available in Seventh Street for Lots 3 and 4 and the applicant will install water and sewer lines in the private road to serve Lots 1 and 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 site is relatively flat but has several trees. The applicant intends on saving as many of the trees as possible. Staff is unaware of any extraordinary natural features on the site.

5. Floodplains.

This property does not reside in the floodplain. This standard does not apply.

6. Noise Reduction.

This property is does not border a highway. This standard does not apply.

7. Future Streets.

As discussed in the report for the PD, a future private road is planned off of Seventh Street. There is no need for a public street connection within this property. The proposed private drive will provide access to the property. All other required access and utility easements are provided through this development.

8. Parks, Trails and Open Space.

No public open space dedication is proposed nor desired within this development. The Monarch Spur Trail, Thonhoff Park and Longfellow Elementary School is very close to the subject property and public access to any open space would not be reasonable. The applicant (or future homeowners) will be required to pay a fee-in-lieu for open space at the time of building permit submittal for each unit constructed on the property.

9. Common Recreation Facilities.

This development does not include any common recreation facilities.

10. Lots and Blocks.

The size, shape, and orientation of the lots are appropriate to the design and location of proposed subdivision and type of development contemplated. This standard is met.

11. Architecture.

This standard applies to residential subdivisions of five lots or more.

12. Codes.

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

13. Inclusionary Housing. Land Use Code Sec. 16-13-20 Minor and major subdivisions; and condominium plats of five (5) units or greater must meet the requirements of Article XIII.

- Approval of the minor subdivision carries the responsibility to meet the affordable housing requirements.
- The applicant has indicated that they intend to meet the Inclusionary Housing standards by paying the fees in lieu, staff recommends the following conditions of approval:

- A plat note must be added that all new residential dwelling units constructed on the Property shall meet the inclusionary housing requirements of Chapter 16, Article XIII of the Salida Municipal Code. The applicants volunteer and agree to provide an in-lieu fee at the rate in effect prior to issuance of certificate of occupancy of any new residential dwelling units on any of the lots, unless an IH unit is provided.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

Requests to referral agencies and the comments received are as follows:

- Salida Fire Department: Kathy Rohrich, Fire Plan Review responded “Fire has no concerns at this time. They may have to trim up those pine trees for the fire truck to make it through.”
- Salida School District: David Blackburn, Superintendent responded “I have no concerns. We will accept the fees in lieu of land.”
- Salida Utilities: Renee Thonhoff, Staff Accountant stated “Currently there are no water or sewer utilities on the property located at 535 W. Seventh Street. Upon development system development fees will need to be paid for all residences.”
- Atmos Energy: Dan Higgins responded: “There is gas service onto this lot so prior to demo the line will have to be retired. Any future development is subject to Atmos Energy main Extension Contract arrangements to be service by natural gas.”
- Salida Public Works Department: Public Works Director, David Lady, submitted the following comments: “I don’t have any comments to add. Technically Lots 1 and 2 do not front public right-of way but I understand you will be documenting that on your end. There is a driveway cut and utility services proposed per our standard details.”
- JVA Engineering Consultants: JVA Inc. has reviewed Green Heart Planned Development documents submitted through email dated March 1, 2022 for conformance with the City of Salida Code of Ordinances (Code), and City of Salida Design and Construction Standards. Upon review, we are providing conditions that need to be met prior to recommendation of planning commission. Additionally, we have provided comments for informational purposes to consider on engineering plans for future Subdivision Improvement Agreement (SIA) review and approval. Redlined documents for reference are attached to this letter.

(JVA’s full review and comments are attached to the end of the staff report).

STAFF RECOMMENDATIONS:

A. PROPOSED PLANNED DEVELOPMENT

Staff recommends the Planning Commission recommend the Council approve the Green Heart Planned Development application, subject to the condition listed below:

1. Applicant agrees to give a preference to current Chaffee County residents or workforce for Lots 3 and 4 on the Property, to the extent permitted by law. Such marketing and vetting shall be the Applicant’s responsibility, with guidance provided by City staff and the Chaffee Housing Authority. The applicant will need to show a good faith effort to find local residents to purchase the property.
2. Access to all of the lots must be off of the private road. No access will be allowed off of Seventh Street for any of the lots.

B. MINOR SUBDIVISION PLAT REVIEW

Approval of the Minor Subdivision is subject to the Green Heart Planned Development becoming effective and the following additional conditions of approval:

1. A name for the private road be added to the plat and “out-lot” removed.
2. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants
3. A plat note shall be added that states that “Fees-in-lieu for Open Space shall be paid at the time of building permit submittal of any residential units.”
4. The following plat note must be added: “New residential dwelling units constructed on the Property shall meet the inclusionary housing requirements of Chapter 16, Article XIII of the Salida Municipal Code. The applicants volunteer and agree to provide an in-lieu fee at the rate in effect prior to issuance of certificate of occupancy of any new residential dwelling units on any of the lots, unless an IH unit is provided”.

RECOMMENDED MOTIONS:

- A. “I make a motion to recommend the City Council approve the proposed Green Heart Planned Development subject to the conditions recommended by staff,” and
- B. “I make a motion to recommend the City Council approve the Green Heart Minor Subdivision, subject to the conditions recommended by staff.”

Attachments:

- Agency review comments
- Planned Development Plat
- Green Heart Minor Subdivision
- PD Application Materials
- Proof of Notice

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARINGS BEFORE
THE PLANNING COMMISSION FOR
THE CITY OF SALIDA CONCERNING
MAJOR IMPACT REVIEW AND LIMITED
IMPACT REVIEW APPLICATIONS**

**TO ALL MEMBERS OF THE PUBLIC
AND INTERESTED PERSONS: PLEASE**

TAKE NOTICE: that on March 28, 2022 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 Green Heart LLC, represented by Andy Riemenschneider, is requesting the following for the property located in the Single-family Residential (R-1) zone district at 535 West Seventh Street:

A. The applicant is requesting approval of a Planned Development Overlay to allow a private road to serve as access for the proposed subdivision. The request also includes approval to apply the Medium Density Residential (R-2) zone district dimensional standards for the two proposed lots fronting Seventh Street. All

other dimensional standards are anticipated to be met.

B. Approval of a Minor Subdivision to split the above described 1.23 acre property into 4 residential lots.

Any recommendations by the Planning Commission for the Planned Development shall be forwarded to the City Council for review and public hearing.

Interested persons are encouraged to attend the public hearings. Further information on the application may be obtained from the Community Development Department, (719) 530-2626.

*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 March 11, 2022

From: [Kathy Rohrich](#)
To: [Renee Thonhoff](#)
Cc: [Kristi Jefferson](#); [David Lady](#); [Doug Bess](#); [Mark G. Rocheleau](#); [Waugh, Sterling S](#); [Higgins, Dan W](#); [Mark.Cristelli@atmosenergy.com](#); [David Blackburn](#)
Subject: Re: 535 W. 7th - PD & Minor Subdivision
Date: Friday, March 04, 2022 9:17:13 AM
Attachments: [image003.png](#)

Kristi,

Fire has no concerns at this time. They may have to trim up those pine trees for the fire truck to make it through. Thank you!

Kathy

On Thu, Mar 3, 2022 at 8:55 AM Renee Thonhoff <renee.thonhoff@cityofsalida.com> wrote:

Kristi,

Currently there are no water or sewer utilities on the property located at 535 West Seventh Street. Upon development system development fees will need to be paid for all residences.

Thank you,

Renee

Renee M. Thonhoff M.B.A.
 Staff Accountant
 City of Salida
 448 East First Street, Suite 112
 Salida , Colorado 81201
 719.530.2622 phone
 719.539.5271 fax
Renee.Thonhoff@cityofsalida.com

Easy ways to pay your utility bill: auto pay with a checking account, phone payments 833.892.0176. or pay online please register at <https://www.municipalonlinepayments.com/salidaco> or download our iOS or Android app *MyCivic Utilities*. where you can now set up auto pay!

Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

On Tue, Mar 1, 2022 at 10:40 AM Kristi Jefferson <kristi.jefferson@cityofsalida.com>

From: [Renee Thonhoff](#)
To: [Kristi Jefferson](#)
Cc: [David Lady](#); [Doug Bess](#); [Kathy Rohrich](#); [Mark G. Rocheleau](#); [Waugh, Sterling S](#); [Daniel.higgins@atmosenergy.com](#); [Mark.Cristelli@atmosenergy.com](#); [David Blackburn](#)
Subject: Re: 535 W. 7th - PD & Minor Subdivision
Date: Thursday, March 03, 2022 8:55:41 AM
Attachments: [image003.png](#)

Kristi,

Currently there are no water or sewer utilities on the property located at 535 West Seventh Street. Upon development system development fees will need to be paid for all residences.

Thank you,

Renee

Renee M. Thonhoff M.B.A.
 Staff Accountant
 City of Salida
 448 East First Street, Suite 112
 Salida , Colorado 81201
 719.530.2622 phone
 719.539.5271 fax
Renee.Thonhoff@cityofsalida.com

Easy ways to pay your utility bill: auto pay with a checking account, phone payments 833.892.0176. or pay online please register at <https://www.municipalonlinepayments.com/salidaco> or download our iOS or Android app MyCivic Utilities. where you can now set up auto pay!

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On Tue, Mar 1, 2022 at 10:40 AM Kristi Jefferson <kristi.jefferson@cityofsalida.com> wrote:

Attached is the agency review for the Green Heart Planned Development and Minor Subdivision applications. Please let me know if you have any concerns with the PD or Subdivision requests.

Kristi Jefferson

From: [DavidL](#)
To: [Kristi Jefferson](#)
Cc: [Bill Almquist](#)
Subject: Re: Green Heart PD and Subdivision
Date: Friday, March 18, 2022 11:38:38 AM

Not needed for anything on my end.

David Lady P.E.
City of Salida
Director of Public Works
719-539-6257

On Mar 18, 2022, at 11:06 AM, Kristi Jefferson
<kristi.jefferson@cityofsalida.com> wrote:

David,

Is a SIA required since the owners of the above property are not required any public improvements? Also, are they required to pave the private drive or can that be gravel?

Kristi Jefferson
Senior Planner
City of Salida
448 East First Street
Suite 112
Salida, CO 81201
ph: 719-530-2626
fax: 719-539-5271
<image001.png>

Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

From: [David Lady](#)
To: "[Kristi Jefferson](#)"
Subject: RE: 535 W. 7th - PD & Minor Subdivision
Date: Tuesday, March 01, 2022 11:30:39 AM
Attachments: [image001.png](#)

I don't have any comments to add.

Technically Lots 1 and 2 do not front public right-of-way but I understand you will be documenting that on your end. There is a driveway cut and utility services proposed per our standard details.

David Lady, P.E., Director of Public Works
340 W. Hwy 291
Salida, CO 81201
719-539-6257
david.lady@cityofsalida.com

From: Kristi Jefferson [mailto:kristi.jefferson@cityofsalida.com]
Sent: Tuesday, March 1, 2022 10:40 AM
To: 'David Lady' <david.lady@cityofsalida.com>; 'Doug Bess' <doug.bess@cityofsalida.com>; 'Kathy Rohrich' <kathy.rohrich@cityofsalida.com>; 'Mark G. Rocheleau' <mrocheleau@jvajva.com>; 'Renee Thonhoff' <renee.thonhoff@cityofsalida.com>
Cc: 'Waugh, Sterling S' <Sterling.S.Waugh@xcelenergy.com>; Daniel.higgins@atmosenergy.com; Mark.Cristelli@atmosenergy.com; DBlackburn@salidaschools.org
Subject: 535 W. 7th - PD & Minor Subdivision

Attached is the agency review for the Green Heart Planned Development and Minor Subdivision applications. Please let me know if you have any concerns with the PD or Subdivision requests.

Kristi Jefferson
Senior Planner
City of Salida
448 East First Street
Suite 112
Salida, CO 81201
ph: 719-530-2626
fax: 719-539-5271



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

From: [Higgins, Dan W](#)
To: [Kristi Jefferson](#)
Cc: [Cristelli, Mark G](#)
Subject: FW: [EXT] Re: 535 W. 7th - PD & Minor Subdivision
Date: Friday, March 04, 2022 11:16:18 AM
Attachments: [image003.png](#)

Kristi,
FYI, there is a gas service onto this lot so prior to demo the line will have to be retired. Any future development is subject to Atmos Energy main Extension Contract arrangements to be service by natural gas.
Thanks
Dan

From: Kathy Rohrich <kathy.rohrich@cityofsalida.com>
Sent: Friday, March 4, 2022 9:17 AM
To: Renee Thonhoff <renee.thonhoff@cityofsalida.com>
Cc: Kristi Jefferson <kristi.jefferson@cityofsalida.com>; David Lady <david.lady@cityofsalida.com>; Doug Bess <doug.bess@cityofsalida.com>; Mark G. Rocheleau <mrocheleau@jvajva.com>; Waugh, Sterling S <Sterling.S.Waugh@xcelenergy.com>; Higgins, Dan W <Daniel.Higgins@atmosenergy.com>; Cristelli, Mark G <Mark.Cristelli@atmosenergy.com>; David Blackburn <DBlackburn@salidaschools.org>
Subject: [EXT] Re: 535 W. 7th - PD & Minor Subdivision

CAUTION: Don't be quick to click. This e-mail originated from outside of Atmos Energy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kristi,

Fire has no concerns at this time. They may have to trim up those pine trees for the fire truck to make it through.
Thank you!

Kathy

On Thu, Mar 3, 2022 at 8:55 AM Renee Thonhoff <renee.thonhoff@cityofsalida.com> wrote:

Kristi,

Currently there are no water or sewer utilities on the property located at 535 West Seventh Street. Upon development system development fees will need to be paid for all residences.

Thank you,

Renee

Renee M. Thonhoff M.B.A.

From: [Waugh, Sterling S](#)
To: [Kristi Jefferson](#); "[David Lady](#)"; "[Doug Bess](#)"; "[Kathy Rohrich](#)"; "[Mark G. Rocheleau](#)"; "[Renee Thonhoff](#)"
Cc: [Daniel.higgins@atmosenergy.com](#); [Mark.Cristelli@atmosenergy.com](#); [DBlackburn@salidaschools.org](#); [Moffett, Christopher B](#); [Bersano, Jason](#)
Subject: RE: 535 W. 7th - PD & Minor Subdivision
Date: Tuesday, March 01, 2022 4:55:35 PM
Attachments: [image002.png](#)
[Agency Review-Green Heart PD and Minor Sub.pdf](#)

Hello Kristi,

Thank you for letting Xcel review this. Xcel would request that all access easements also be utility easements.

10’ front lot easements, 5’ side lot easement, and 5’ rear lot easement.

It is nice they have already added an easement for the existing OH lines.

The NESC clearance from that power line is a minimum of 7.5’ clearance horizontally. The customer must maintain that clearance from the home. They also need to make sure they have no person within 10’ radius of that power line per OSHA standard.

Thanks again.

Respectfully,

Sterling S Waugh C:719-717-0041 Mon-Thurs 7-5:30

[Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf \(xcelenergy.com\)](#)

APPLICATION REQUEST

<https://my.xcelenergy.com/BuildingRemodeling/s/>

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>

Sent: Tuesday, March 1, 2022 10:40 AM

To: 'David Lady' <david.lady@cityofsalida.com>; 'Doug Bess' <doug.bess@cityofsalida.com>; 'Kathy Rohrich' <kathy.rohrich@cityofsalida.com>; 'Mark G. Rocheleau' <mrocheleau@jvajva.com>; 'Renee Thonhoff' <renee.thonhoff@cityofsalida.com>

Cc: Waugh, Sterling S <Sterling.S.Waugh@xcelenergy.com>; Daniel.higgins@atmosenergy.com; Mark.Cristelli@atmosenergy.com; DBlackburn@salidaschools.org

Subject: 535 W. 7th - PD & Minor Subdivision

EXTERNAL - STOP & THINK before opening links and attachments.

Attached is the agency review for the Green Heart Planned Development and Minor Subdivision applications. Please let me know if you have any concerns with the PD or Subdivision requests.

Kristi Jefferson
Senior Planner
City of Salida

From: [Blackburn, David](#)
To: [Kristi Jefferson](#)
Subject: Re: 535 W. 7th - PD & Minor Subdivision
Date: Tuesday, March 01, 2022 12:42:52 PM
Attachments: [image003.png](#)

I have no concerns. We will accept fees in lieu of land.

Respectfully,

David Blackburn
Superintendent
719.530.5203
salidaschools.com

On Tue, Mar 1, 2022 at 10:40 AM Kristi Jefferson <kristi.jefferson@cityofsalida.com> wrote:

Attached is the agency review for the Green Heart Planned Development and Minor Subdivision applications. Please let me know if you have any concerns with the PD or Subdivision requests.

Kristi Jefferson

Senior Planner

City of Salida

448 East First Street

Suite 112

Salida, CO 81201

ph: 719-530-2626

fax: 719-539-5271



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.



March 24, 2022

Kristi Jefferson, Senior Planner
City of Salida
448 East 1st Street
Salida, Colorado 80201
Via email: Kristi.jefferson@cityofsalida.com

www.jvajva.com

RE: Green Heart Planned Development and Minor Subdivision
JVA Job# 3121.13c

Dear Kristi:

JVA Inc. has reviewed Green Heart Planned Development documents submitted through email dated March 1, 2022 for conformance with the City of Salida Code of Ordinances (Code), and City of Salida Design and Construction Standards. Upon review, we are providing conditions that need to be met prior to recommendation of planning commission. Additionally, we have provided comments for informational purposes to consider on engineering plans for future Subdivision Improvement Agreement (SIA) review and approval. Redlined documents for reference are attached to this letter.


1. We assume that all other reviewing agencies have had opportunity to comment and any required changes to the plans that come from these comments will be made.
2. The following conditions need to be met prior to recommendation to planning commission:
 - a. Provide information on what is dedicated to the subdivision Outlot A in regards to shared utilities and access, or dedicate an Access and Utility Easement within the limits of Outlot A
 - b. Review PD plan viewport to show entire subdivision
 - c. Revise subdivision drainage design to direct stormwater away from structures within the 515 W 7th Street address
3. Prior to SIA review and approval, the following comments will be required to be addressed /clarified
 - a. STREET IMPROVEMENT PLAN
 - i. Show sawcuts and pavement removal/replacement for utility connections within W 7th Street
 - ii. Show sight triangles per City of Salida Code of Ordinances
 - b. GRADING AND DRAINAGE PLAN
 - i. Provide erosion control plan information – Confirm State Stormwater Quality Permit requirements with CDPHE if greater than one-acre is disturbed
 - ii. Runoff from lot appears to flow onsite from 541 W. 7th Street, and design does not appear to account for this drainage and may affect positive site drainage. Revise plans as necessary
 - iii. Overall drainage of individual lots will be required for engineering review prior to release of Building Permit(s). Clarify intent to show that positive drainage will be provided throughout the site and away from southern property boundary structures.




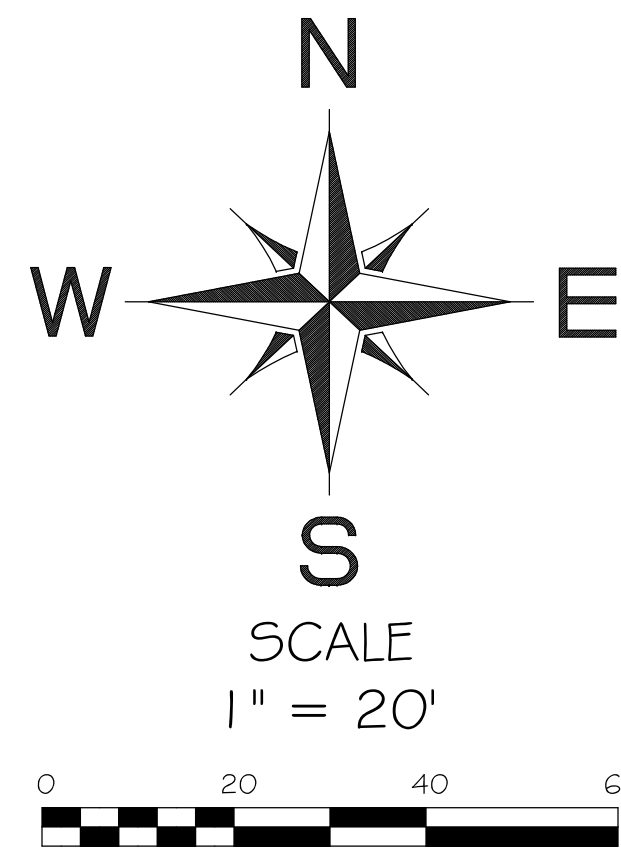
- iv. Ensure that grading operations near tree driplines will not adversely affect trees to remain
 - v. Obtain construction easement or written property owner permission for work on adjacent properties
 - c. UTILITY PLAN
 - i. Show removal and replacement of sidewalk for southern utility connections
 - ii. Call out utility connections per City of Salida standards
 - d. STANDARD DETAILS
 - i. Provide pipe bedding detail for utility services
 - ii. Delete non-pertinent details
 - iii. Add ST03 - Asphalt patching detail
 - iv. Replace overall detail sheets with individual details per City of Salida Standard Specifications for Construction
 - e. Provide information to demo any existing utility connections per City of Salida Standard Specifications for Construction
 - f. Provide applicable Geotechnical report for potential additional engineering review comments
4. Applicant should provide responses to comments to accompany future submittals.
5. Applicant may be subject to additional comments upon future review of future submittals.

We look forward to verifying the above comments in a future submittal. Please feel free to reach out to us if you have any comments or questions.

Sincerely,
JVA, INCORPORATED

By: 
Mark G. Rocheleau, P.E., CFM
Senior Project Engineer

By: 
Anthony M. Perez
Project Engineer



ACKNOWLEDGMENT OF LIEN HOLDER

HIGH COUNTRY BANK, AS LIEN HOLDER, HEREBY ACKNOWLEDGES AND APPROVES THE TERMS, CONDITIONS AND DEDICATION AS DISCLOSED UPON THIS PLAT.

REPRESENTATIVE _____ DATE _____

COUNTY OF _____)
) SS.
 STATE OF _____)

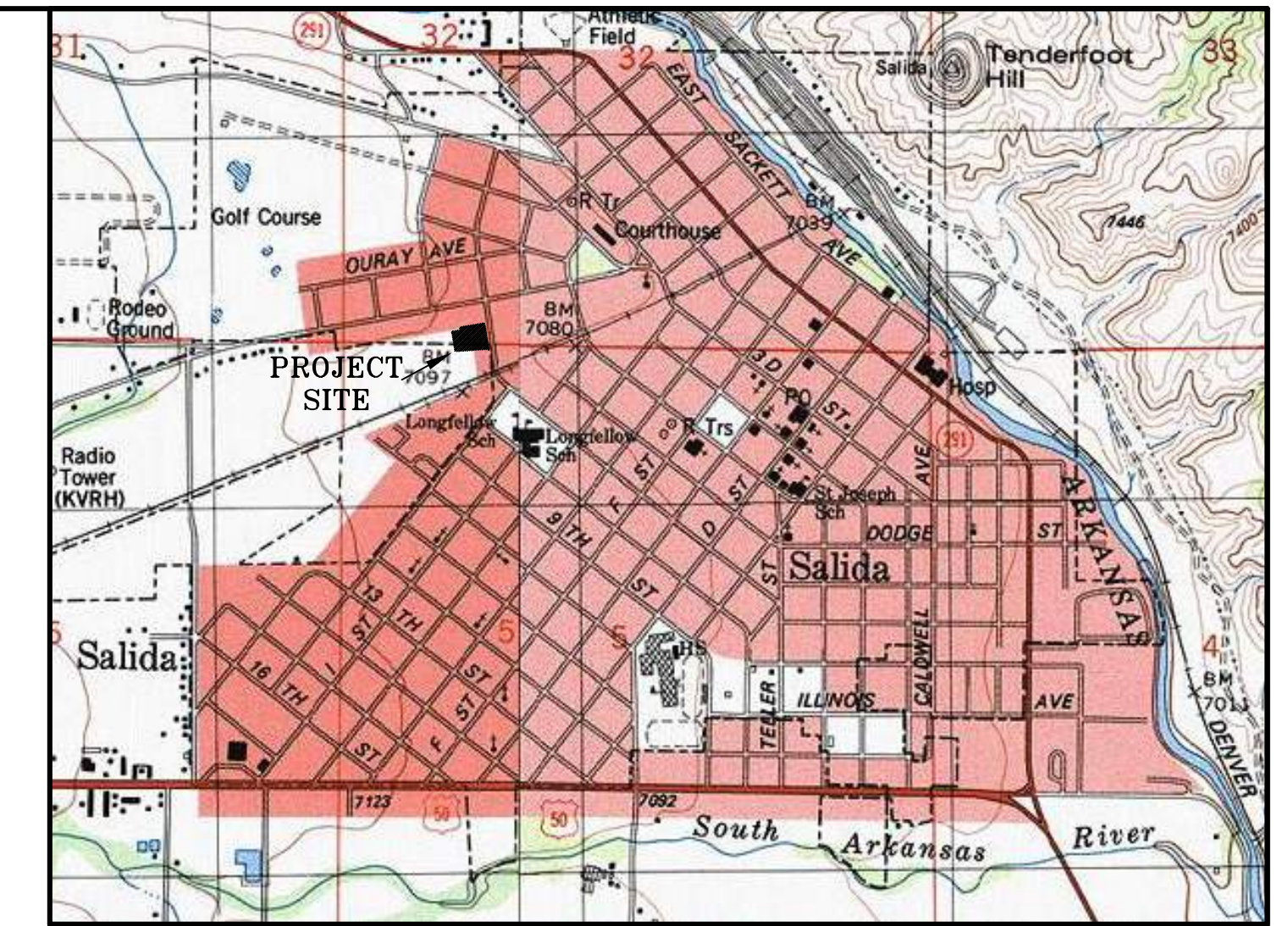
THE FORGOING ACKNOWLEDGMENT OF LIEN HOLDER WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2022, BY _____, WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC _____

GREEN HEART MINOR SUBDIVISION

A SUBDIVISION OF PARCEL A GREEN HEART BOUNDARY LINE ADJUSTMENT CITY OF SALIDA CHAFFEE COUNTY, COLORADO



VICINITY MAP
NOT TO SCALE

LEGEND

- FOUND MONUMENT AS NOTED
- ◆ SET 1 1/2" ALUMINUM CAP LS 37937
- ◆ PREVIOUSLY SET 1 1/2" ALUMINUM CAP LS 37937
- FOUND 1 1/2" ALUMINUM CAP LS 487
- ▲ FOUND #5 REBAR
- POWER POLE
- X — FENCE
- O — OVERHEAD UTILITY
- ▨ CONCRETE

CERTIFICATION OF TITLE

I, _____, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN GREEN HEART, LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS ____ DAY OF _____, 2022.

TITLE AGENT _____

GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE WESTERN RIGHT-OF-WAY OF SEVENTH STREET BETWEEN TWO 1 1/2" ALUMINUM CAPS STAMPED "LS 37937" HAVING A BEARING OF SOUTH 09°36'39" EAST.
- 2) ZONE: SINGLE-FAMILY RESIDENTIAL (R-1)
- 3) AS REQUIRED UNDER SECTION 16.6, 140 OF THE SALIDA MUNICIPAL CODE, A PAYMENT IN LIEU OF LAND DEDICATION FOR FAIR CONTRIBUTIONS FOR PUBLIC SCHOOL SITES SHALL BE PAID BY THE OWNER OF EACH LOT WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY NEW RESIDENCE ON SUCH LOT
- 4) THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH WESTCOR LAND TITLE INSURANCE COMPANY (CENTRAL COLORADO TITLE & ESCROW), COMMITMENT NO. 21-15582, DATED JULY 23, 2021.

PLANNING COMMISSION APPROVAL

THIS PLAT IS APPROVED BY THE CITY OF SALIDA PLANNING COMMISSION THIS ____ DAY OF _____, 2019.

CHAIR OF PLANNING COMMISSION, CITY OF SALIDA

CLERK AND RECORDER'S CERTIFICATE

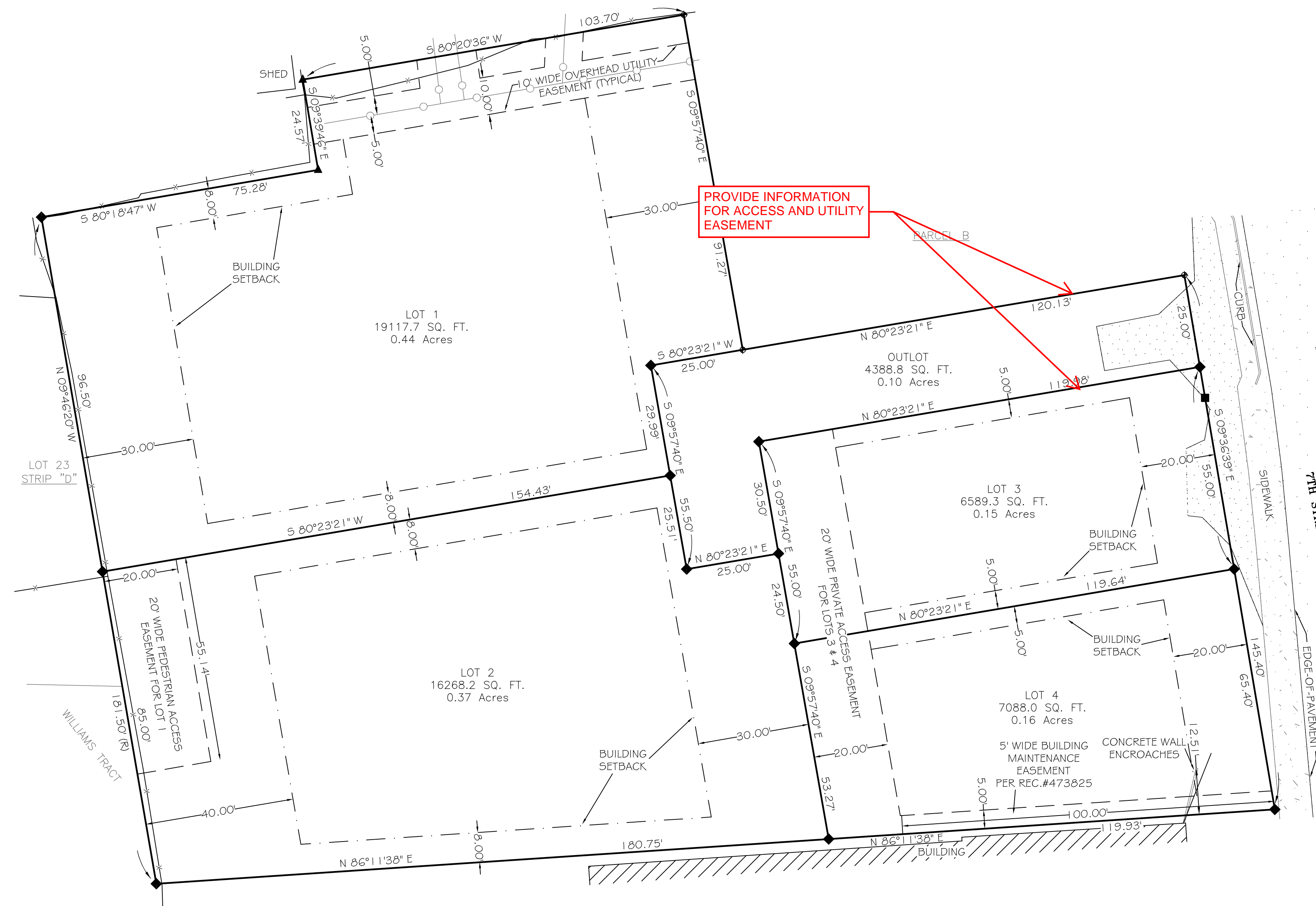
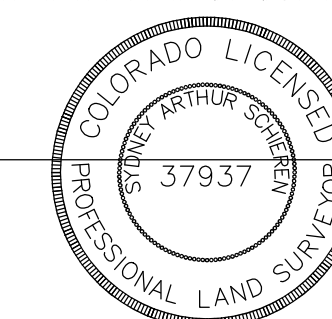
THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT _____ M. ON THIS ____ DAY OF _____, 2022 UNDER RECEPTION NUMBER _____.

CHAFFEE COUNTY CLERK AND RECORDER

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SYDNEY A. SCHIEREN
COLORADO P.L.S. 37937



CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS THAT GREEN HEART, LLC, THE FEE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL A
GREEN HEART BOUNDARY LINE ADJUSTMENT
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

HAS SUBDIVIDED THE SAME INTO FOUR LOTS, OUTLOTS AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF:

GREEN HEART MINOR SUBDIVISION
IN THE
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

SUBJECT TO 20' PEDESTRIAN EASEMENT, 20' WIDE ACCESS EASEMENT, 5' WIDE BUILDING MAINTENANCE EASEMENT AND A 10' WIDE OVERHEAD UTILITY EASEMENT.

IN WITNESS WHEREOF THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF _____ 2022

BY: GREEN HEART, LLC (REPRESENTATIVE)

COUNTY OF CHAFFEE)
) SS.
 STATE OF COLORADO)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2022, BY _____ GREEN HEART, LLC REPRESENTATIVE. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC _____

REVISED:
JOB # 21137
DATE: JANUARY 17, 2022
SHEET 1 OF 1

GREEN HEART MINOR SUBDIVISION
A SUBDIVISION OF PARCEL A GREEN HEART BOUNDARY LINE ADJUSTMENT CITY OF SALIDA CHAFFEE COUNTY, COLORADO



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.

GREEN HEART

PLANNED DEVELOPMENT (PD)

SALIDA, COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS THAT GREEN HEART, LLC, THE FEE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL A
GREEN HEART BOUNDARY LINE ADJUSTMENT
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

HAS SUBDIVIDED THE SAME INTO FOUR LOTS, OUTLOTS AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF:

GREEN HEART MINOR SUBDIVISION
IN THE
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

SUBJECT TO 20' PEDESTRIAN EASEMENT, 20' WIDE ACCESS EASEMENT, 5' WIDE BUILDING MAINTENANCE EASEMENT AND A 10' WIDE OVERHEAD UTILITY EASEMENT.

IN WITNESS WHEREOF THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ 2022

BY: GREEN HEART, LLC (REPRESENTATIVE)

COUNTY OF CHAFFEE)
) SS.
STATE OF COLORADO)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2022, BY _____ GREEN HEART, LLC REPRESENTATIVE. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CERTIFICATION OF TITLE

I, _____, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN GREEN HEART, LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

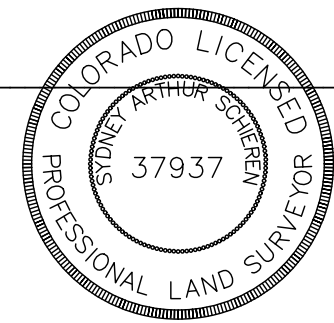
DATED THIS ____ DAY OF _____, 2022.

TITLE AGENT

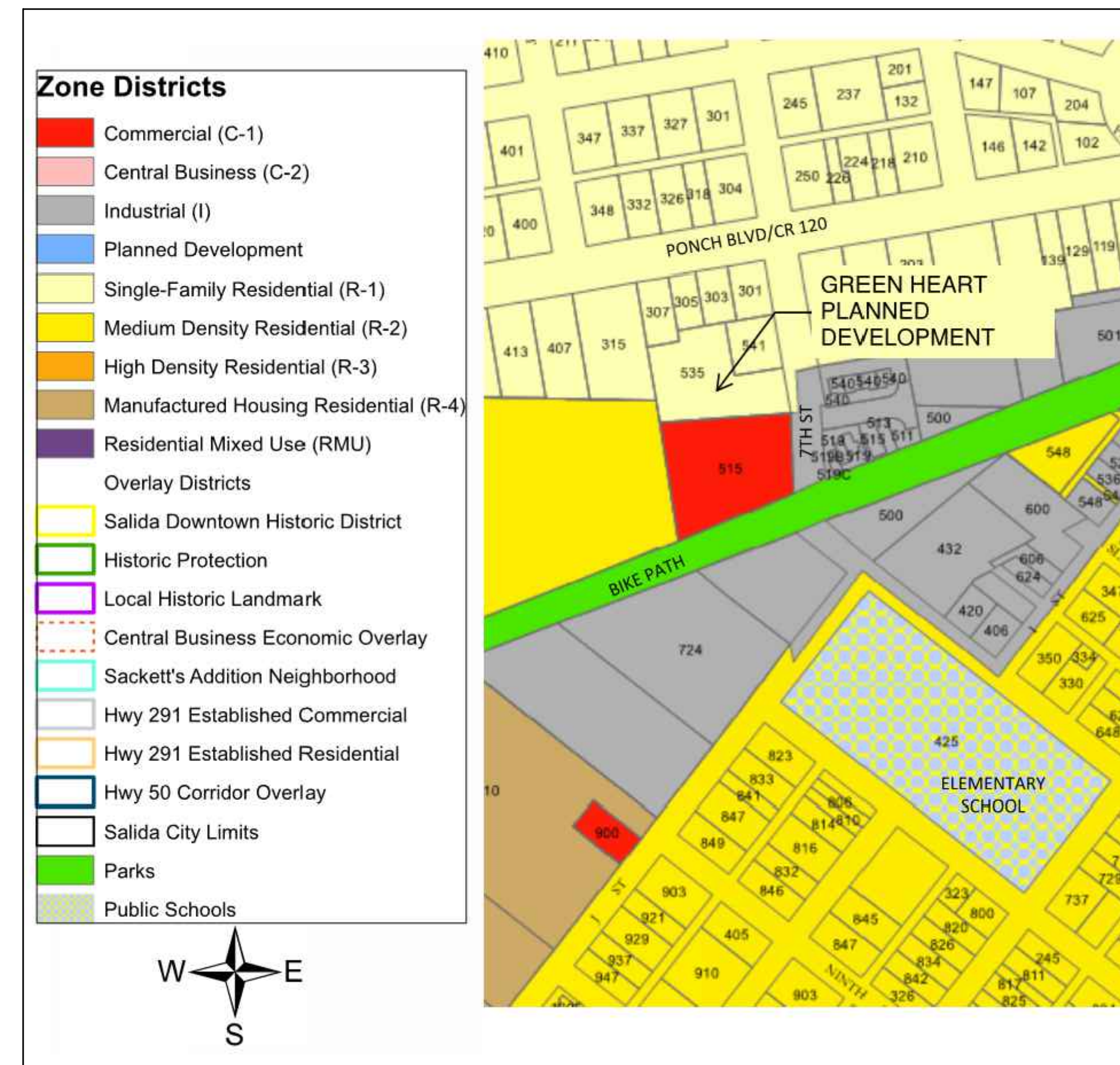
LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SYDNEY A. SCHIEREN
COLORADO P.L.S. 37937



VICINITY AND ZONING MAP



CONDITIONS OF APPROVAL FOR THE GREEN HEART PD:

- 1.
- 2.
- 3.

GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE WESTERN RIGHT-OF-WAY OF SEVENTH STREET BETWEEN TWO 1 1/2" ALUMINUM CAPS STAMPED "LS 37937" HAVING A BEARING OF SOUTH 09°36'39" EAST.
- 2) ZONE: SINGLE-FAMILY RESIDENTIAL (R-1)
- 3) AS REQUIRED UNDER SECTION 16.6.140 OF THE SALIDA MUNICIPAL CODE, A PAYMENT IN LIEU OF LAND DEDICATION FOR FAIR CONTRIBUTIONS FOR PUBLIC SCHOOL SITES SHALL BE PAID BY THE OWNER OF EACH LOT WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY NEW RESIDENCE ON SUCH LOT
- 4) THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH WESTCOR LAND TITLE INSURANCE COMPANY (CENTRAL COLORADO TITLE & ESCROW), COMMITMENT NO. 21-15582, DATED JULY 23, 2021.

GREEN HEART PLANNED DEVELOPMENT (PD)
SALIDA, COLORADO

CITY COUNCIL APPROVAL

THIS PLAT IS APPROVED BY THE SALIDA CITY COUNCIL THIS ____ DAY OF _____, 2021.

MAYOR, CITY OF SALIDA

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT ____ M. ON THIS ____ DAY OF _____, 2021 UNDER RECEPTION NUMBER _____.

CHAFFEE COUNTY CLERK AND RECORDER

ENGINEER
Walker Engineering
905 Camino Sierra Vista Santa Fe, NM 87505
505-820-7990 morey@walkerengineering.net Fax: 505-820-3539

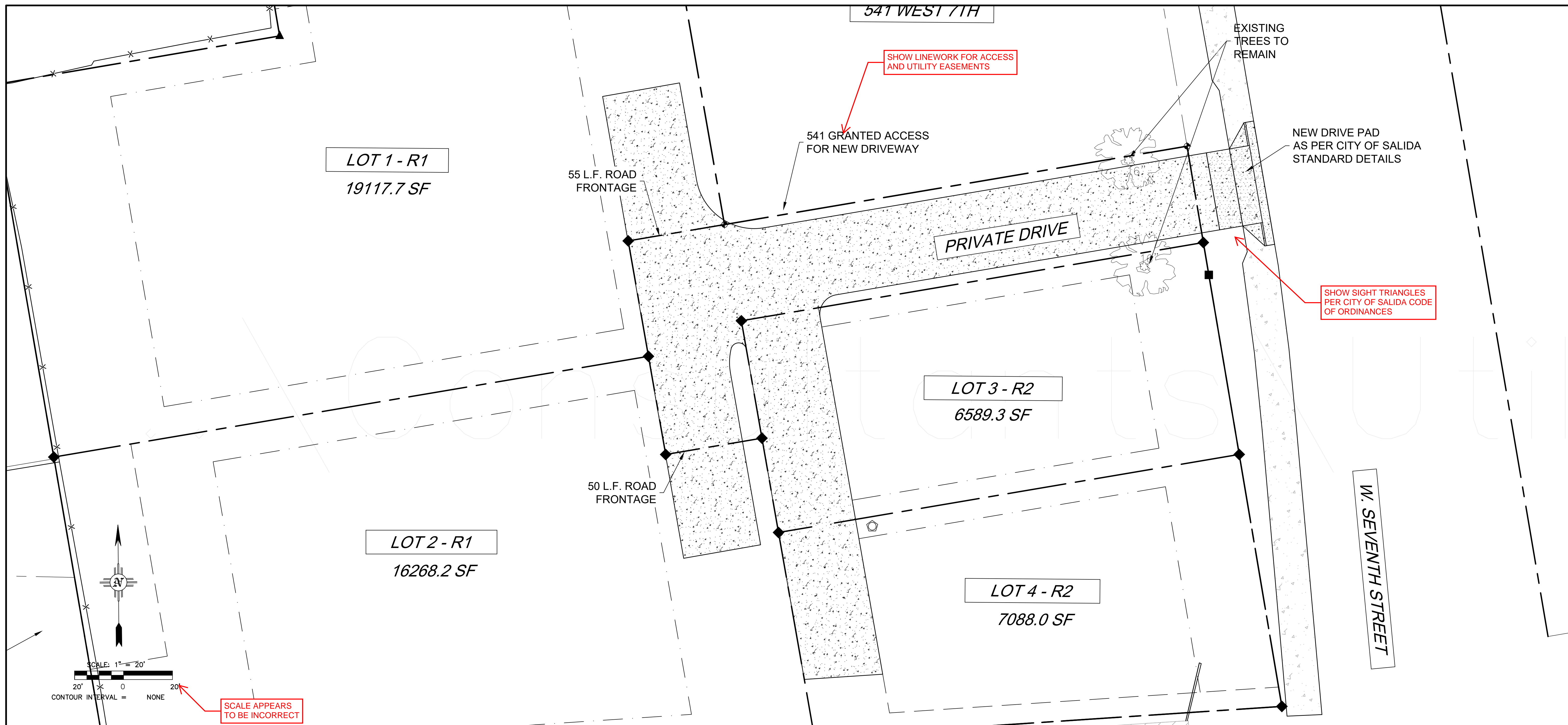
CONSULTANT
Land Water Concepts
Salida, Colorado
505-690-5873
andy@lwconcepts.com

LAND SURVEYOR
LANDMARK SURVEYING
202 N F Street Salida, CO 81201
719-539-4021 syd@surveycolorado.com

DRAFT - 2/23/22

SHEET NO.

D1



SALIDA, CO LORADO HOLMAN COURT -
PLANNED DEVELOPMENT (PD)

LEGEND

- PROPOSED PROPERTY LINE
- SETBACK
- EASEMENT

GREEN HEART - PLANNED DEVELOPMENT SUMMARY

TOTAL LOT AREA	1.13 ACRES
TOTAL LOT AREA	49063.2 SQ. FT.
ZONING	R1 LOW DENSITY RESIDENTIAL
NUMBER OF LOTS	4

LOT SUMMARY

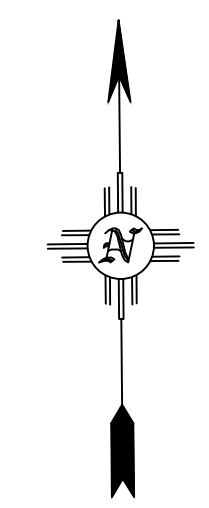
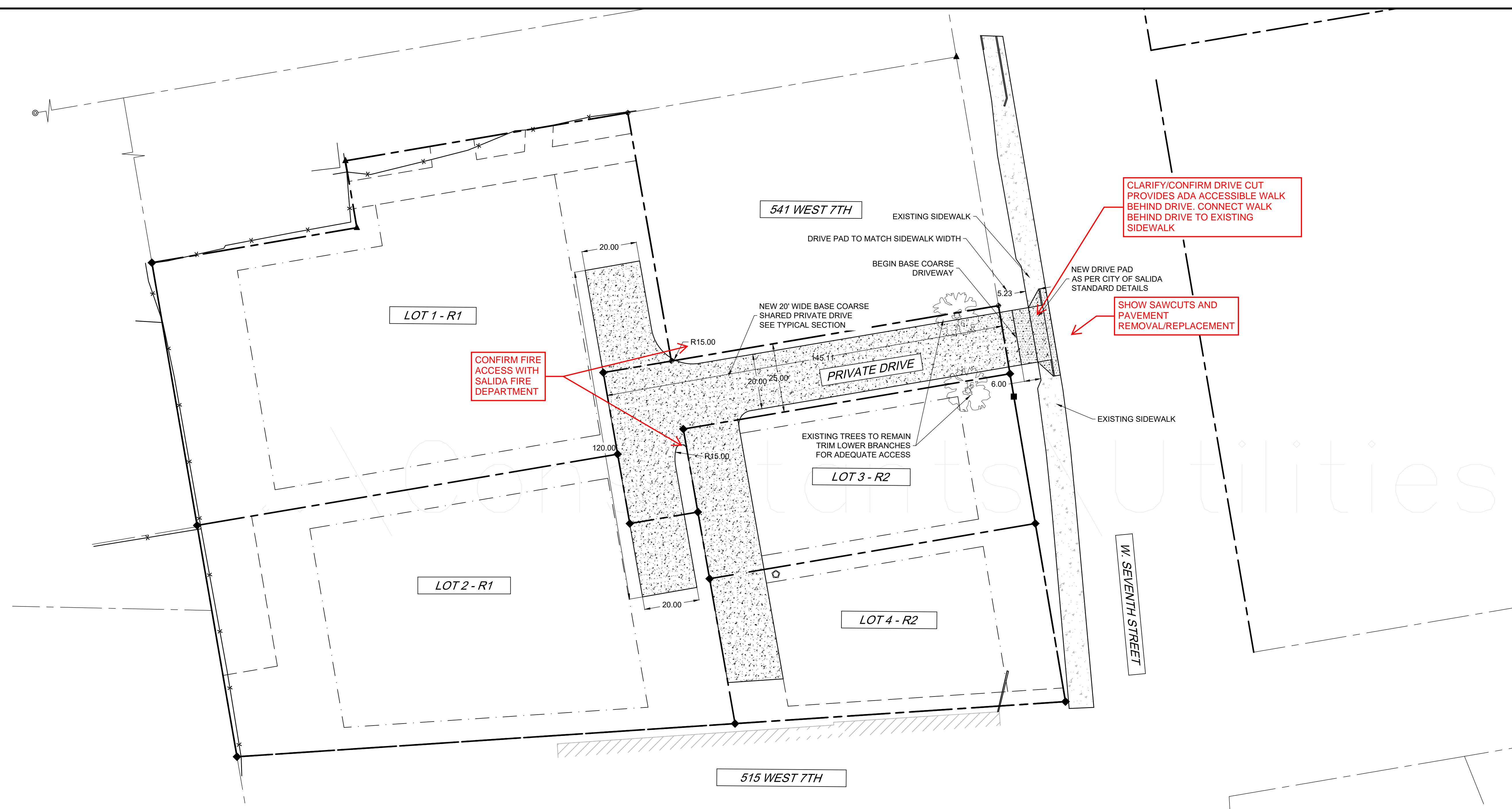
LOT SUMMARY	PROPOSED USE	ZONING	LOT AREA ACRES	LOT AREA SF
LOT 1	SINGLE FAMILY	R1	0.44	19117.7
LOT 2	SINGLE FAMILY	R1	0.37	16268.2
LOT 3	SINGLE FAMILY	R2	0.15	6589.3
LOT 4	SINGLE FAMILY	R2	0.16	7088

SCHEDULE OF DIMENSIONAL STANDARDS

Dimensional Standard	R-1	R-2	PD R-1	PD R-2
Min. lot size (sq. ft.)	7,500	5,625	7,500	5,625
Density (Min. lot sq. footage per principal dwelling unit)	3,750	3,125	3,750	3,125
Min lot size (sq. ft.)—attached units	N/A	3,125	N/A	3,125
Min. lot frontage	50'	37'-6"	NOTE 1	37'-6"
Min. lot frontage—attached units	N/A	20'	N/A	20'
Max. lot coverage: structures (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2)	35%	40%	35%	40%
Max. lot coverage: uncovered parking/access (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2)	10%	15%	10%	15%
Min. landscape area	55%	45%	55%	45%
Min. setback from side lot line for a primary bldg.	8'	5'	8'	5'
Min. setback from side lot line for a detached accessory bldg.	3', 5', or 10' +	3', 5', or 10' +	3', 5', or 10' +	3', 5', or 10' +
Min. setback from rear lot line: principal bldg.	30'	20'	NOTE 2	20'
Min. setback from rear lot line: accessory bldg.	5'	5'	5'	NOTE 3
Min. setback from front lot line +	30'	20'	30'	20'
Max. building height for a primary bldg.	35'	35'	35'	35'
Max. building height for a detached accessory bldg.	25'	25'	25'	25'

- Notes:
1. MINIMUM LOT FRONTAGE IS TO BE MEASURED AT THE PRIVATE R.O.W. (OUTLOT) FOR LOTS 1 AND 2
 2. REAR SETBACK FOR LOT 2 IS 40'
 3. REAR SETBACK TO BE 20' FOR BOTH PRINCIPAL AND ACCESSORY BUILDINGS

GENERAL PLAN NOTE
- Ensure viewport shows full subdivision / lot lines



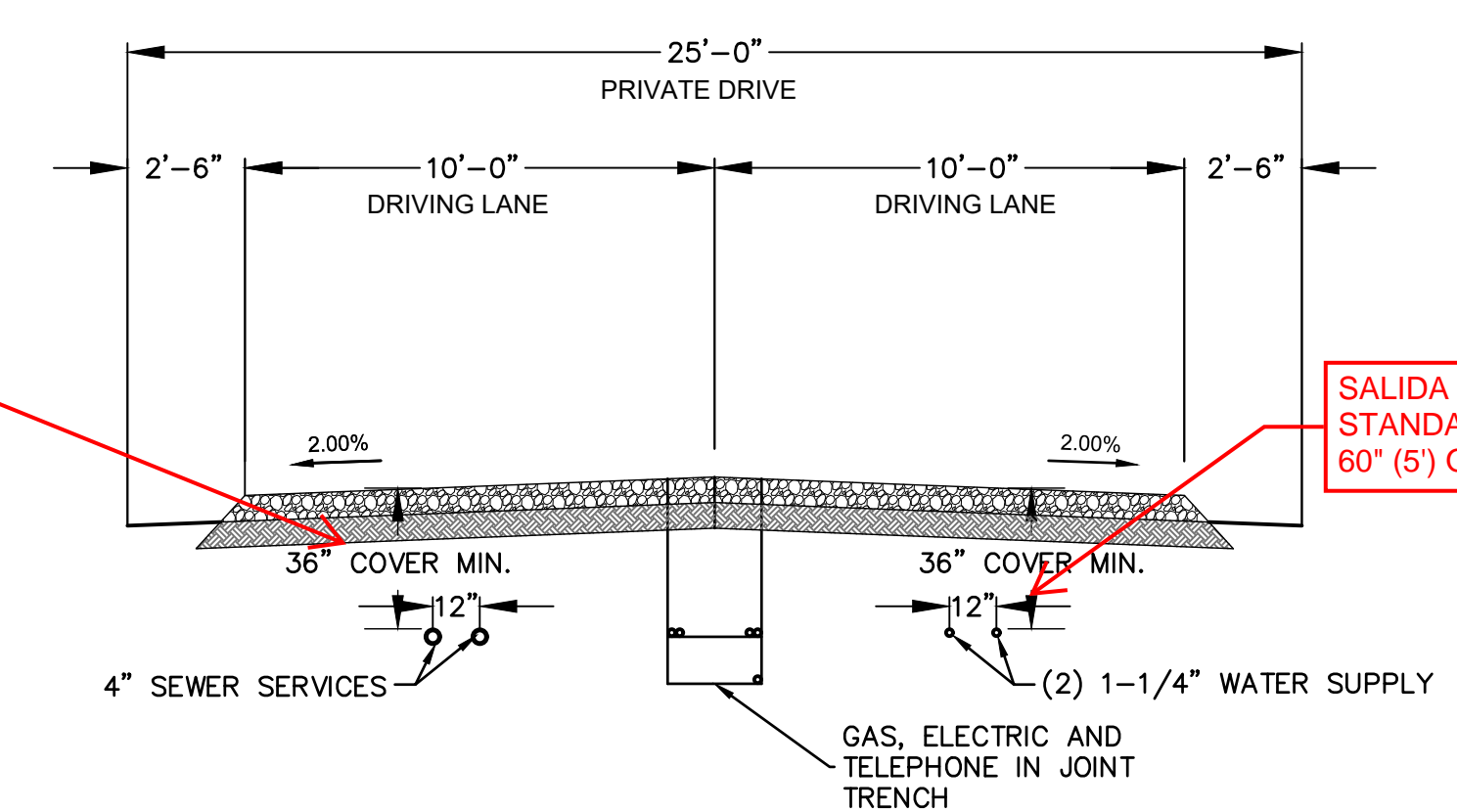
SCALE: 1" = 20'

20' 0 20'

CONTOUR INTERVAL = TWO (2) FEET

LEGEND	
	PROPOSED PROPERTY LINE
	SETBACK
	EASEMENT

SALIDA CONSTRUCTION STANDARDS REQUIRES 42" (3.5') OF MINIMUM COVER, HOWEVER 84" (7') IS RECOMMENDED



SALIDA CONSTRUCTION STANDARDS REQUIRES 60" (5') OF MINIMUM COVER

Civil Engineering • Water Resources • Traffic Engineering

W•E Walker Engineering
905 Camino Sierra Vista, Santa Fe, NM 87505
505-820-7990
FAX 505-820-3539
E-MAIL: ce@walkerengineering.net

No.	REVISION	BY	APP.	DATE

PROJECT: _____ DESIGNED BY: _____
FILE: _____ DRAWN BY: _____
DATE: 2/22/2022 CHECKED BY: _____
SCALE: _____

REGISTERED PROFESSIONAL ENGINEER
STATE OF NEW MEXICO
3003
2/22/22

PROJECT: GREEN HEART PLANNED DEVELOPMENT
SHEET TITLE: STREET IMPROVEMENT PLAN

DEPARTMENT	CITY REVIEW	DATE
WASTEWATER	SIGN-OFF	
WATER		
PW ENGINEERING		
TRAFFIC		
FIRE DEPARTMENT		
SOLID WASTE		
LANDSCAPE		
TRAILS/OPEN SPACE		
SUBDIVISION REVIEW		

SHEET NO. **C1**

GENERAL PLAN COMMENTS
 - Provide erosion controls and confirm State Stormwater Management Permit requirements with CDPHE if site disturbance is to exceed one acre
 - Construction easement or written adjacent property owner permission needed for any disturbance offsite

GRADING OF INDIVIDUAL LOTS WILL NEED TO BE REVIEWED AND APPROVED PRIOR TO RELEASE OF BUILDING PERMIT (TYPICAL FOR ALL LOTS)

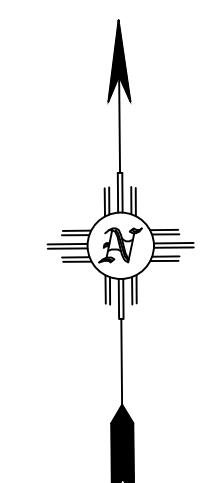
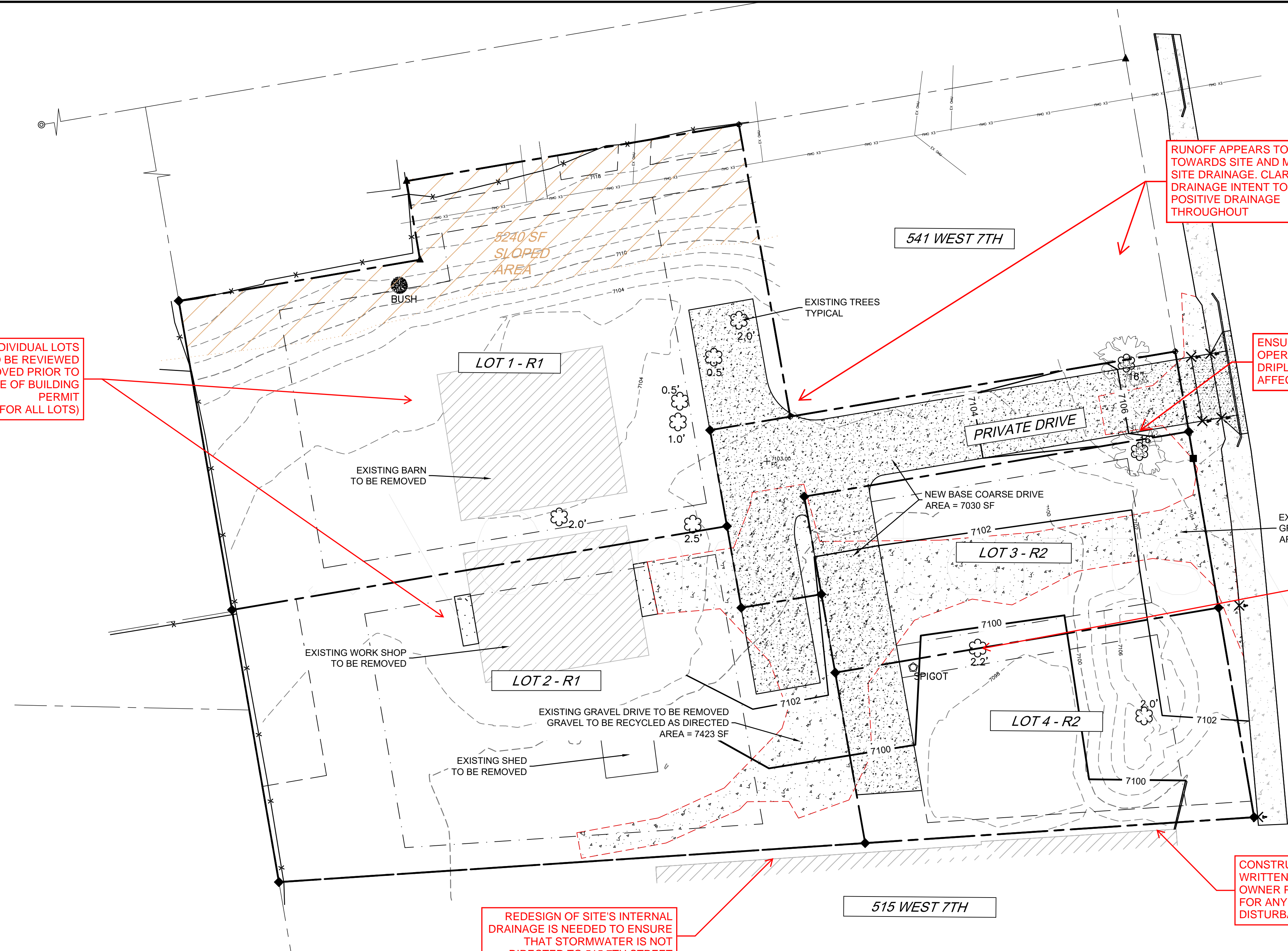
RUNOFF APPEARS TO DRAIN TOWARDS SITE AND MAY AFFECT SITE DRAINAGE. CLARIFY DRAINAGE INTENT TO PROVIDE POSITIVE DRAINAGE THROUGHOUT

ENSURE THAT GRADING OPERATIONS NEAR TREE DRIPLINES WILL NOT ADVERSELY AFFECT TREES TO REMAIN

CLARIFY WHICH TREES WILL BE PROTECTED AND DEMOLISHED

CONSTRUCTION EASEMENT OR WRITTEN ADJACENT PROPERTY OWNER PERMISSION NEEDED FOR ANY OFFSITE DISTURBANCE

REDESIGN OF SITE'S INTERNAL DRAINAGE IS NEEDED TO ENSURE THAT STORMWATER IS NOT DIRECTED TO 515 7TH STREET



SCALE: 1" = 20'
 20' 0 20'
 CONTOUR INTERVAL = TWO (2) FEET

LEGEND

- PROPOSED PROPERTY LINE
- SETBACK
- EASEMENT
- EXISTING CONTOURS
- EXISTING CONTOURS

DRAINAGE CALCULATION	
EXISTING GRAVEL DRIVEWAY	7423 SF
PROPOSED GRAVEL DRIVEWAY	7030 SF
DIFFERENCE	-393 SF

NOTE: NO STORM WATER RETENTION IS REQUIRED FOR THE NEW BASE COARSE PRIVATE DRIVE. THE AREA OF THIS NEW DRIVE IS LESS THAN THE EXISTING GRAVEL DRIVEWAYS ON SITE WHICH ARE TO BE REMOVED.

PROPOSED CONTOURS? PLEASE CLARIFY

Civil Engineering • Water Resources • Traffic Engineering
W•E Walker Engineering
 905 Camino Sierra Vista, Santa Fe, NM 87505
 505-820-7990
 FAX 505-820-3539
 E-MAIL: cwt@walkerengineering.net

No.	REVISION	BY	APP.	DATE

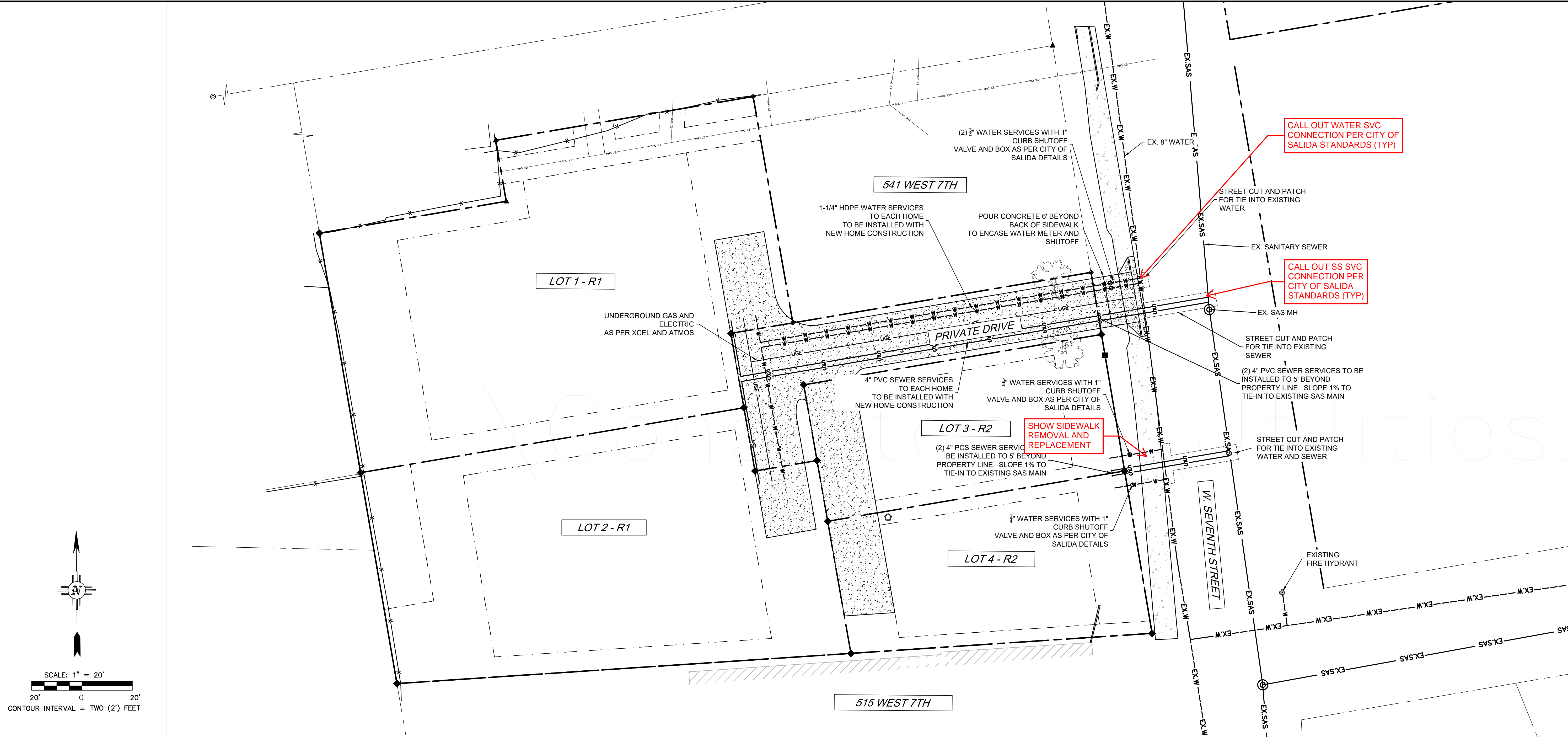
DESIGNED BY: _____
 DRAWN BY: _____
 FILE: _____
 DATE: 2/22/2022
 CHECKED BY: _____
 SCALE: _____

REGISTERED PROFESSIONAL ENGINEER
 STATE OF NEW MEXICO
 3203
 2/22/22

PROJECT: GREEN HEART PLANNED DEVELOPMENT
 SHEET TITLE: GRADING AND DRAINAGE PLAN

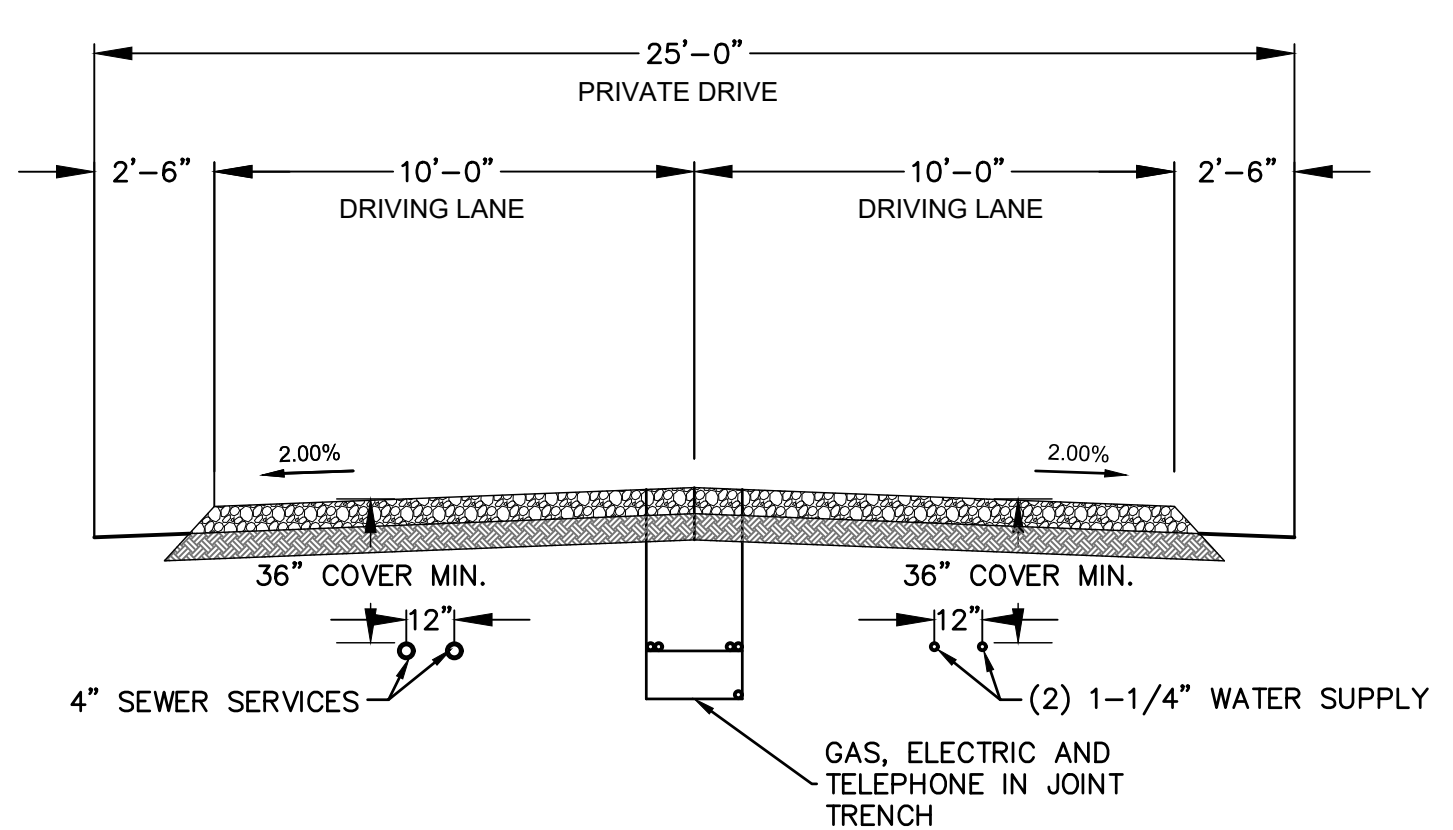
CITY REVIEW	SIGN-OFF	DATE
DEPARTMENT WASTEWATER		
WATER		
PW ENGINEERING		
TRAFFIC		
FIRE DEPARTMENT		
SOLID WASTE		
LANDSCAPE		
TRAILS/OPEN SPACE		
SUBDIVISION REVIEW		

SHEET NO. **C2**



LEGEND

---	PROPOSED PROPERTY LINE
---	SETBACK
---	EASEMENT
EX.SAS	EXISTING SANITARY SEWER
EX.W	EXISTING WATER
S	NEW SEWER SERVICE
W	NEW WATER SERVICE
UGE	NEW UNDERGROUND GAS AND ELECTRIC



Walker Engineering
Civil Engineering • Water Resources • Traffic Engineering
905 Camino Sierra Vista, Santa Fe, NM 87505
505-820-7990
Fax: 505-820-3539
E-Mail: civil@walkerengineering.net

No.	REVISION	BY	APP.	DATE

PROJECT: _____ DESIGNED BY: _____
 FILE: _____ DRAWN BY: _____
 DATE: 2/22/2022 CHECKED BY: _____
 SCALE: _____

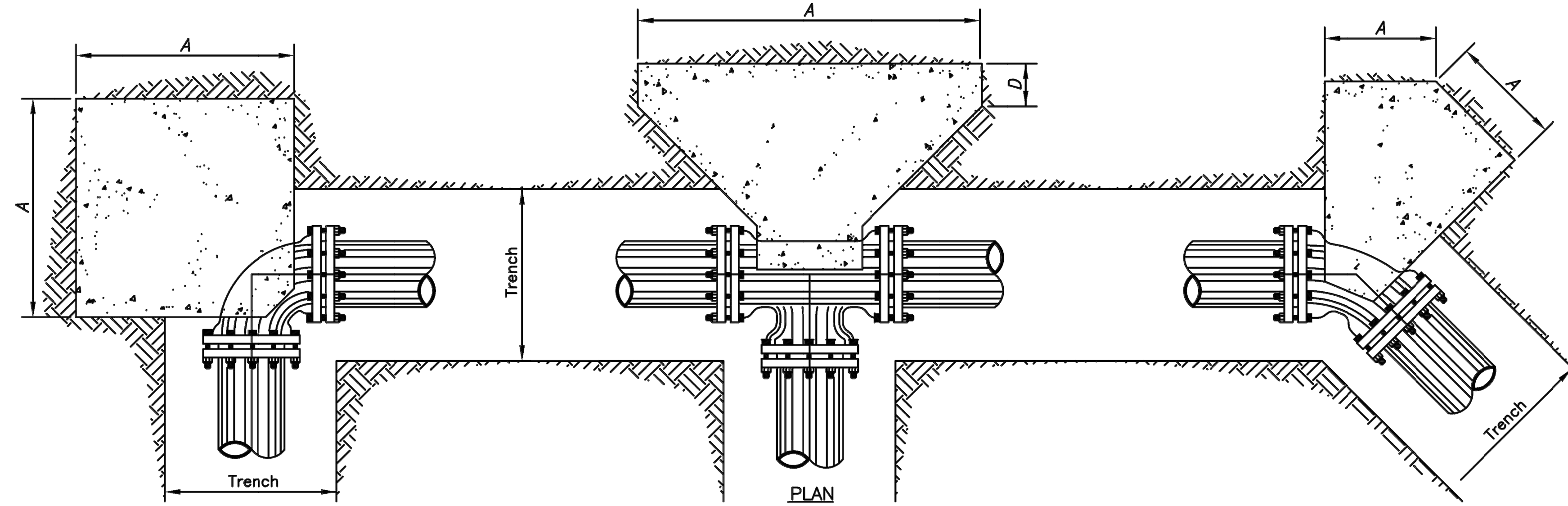
REGISTERED PROFESSIONAL ENGINEER
 STATE OF NEW MEXICO
 NO. 3203
 2/22/22

PROJECT: **GREEN HEART PLANNED DEVELOPMENT**
 SHEET TITLE: **UTILITY PLAN**

CITY REVIEW	DATE
WATER	
WASTEWATER	
TRAFFIC	
LANDSCAPE	
TRAILS/OPEN SPACE	
SUBDIVISION REVIEW	

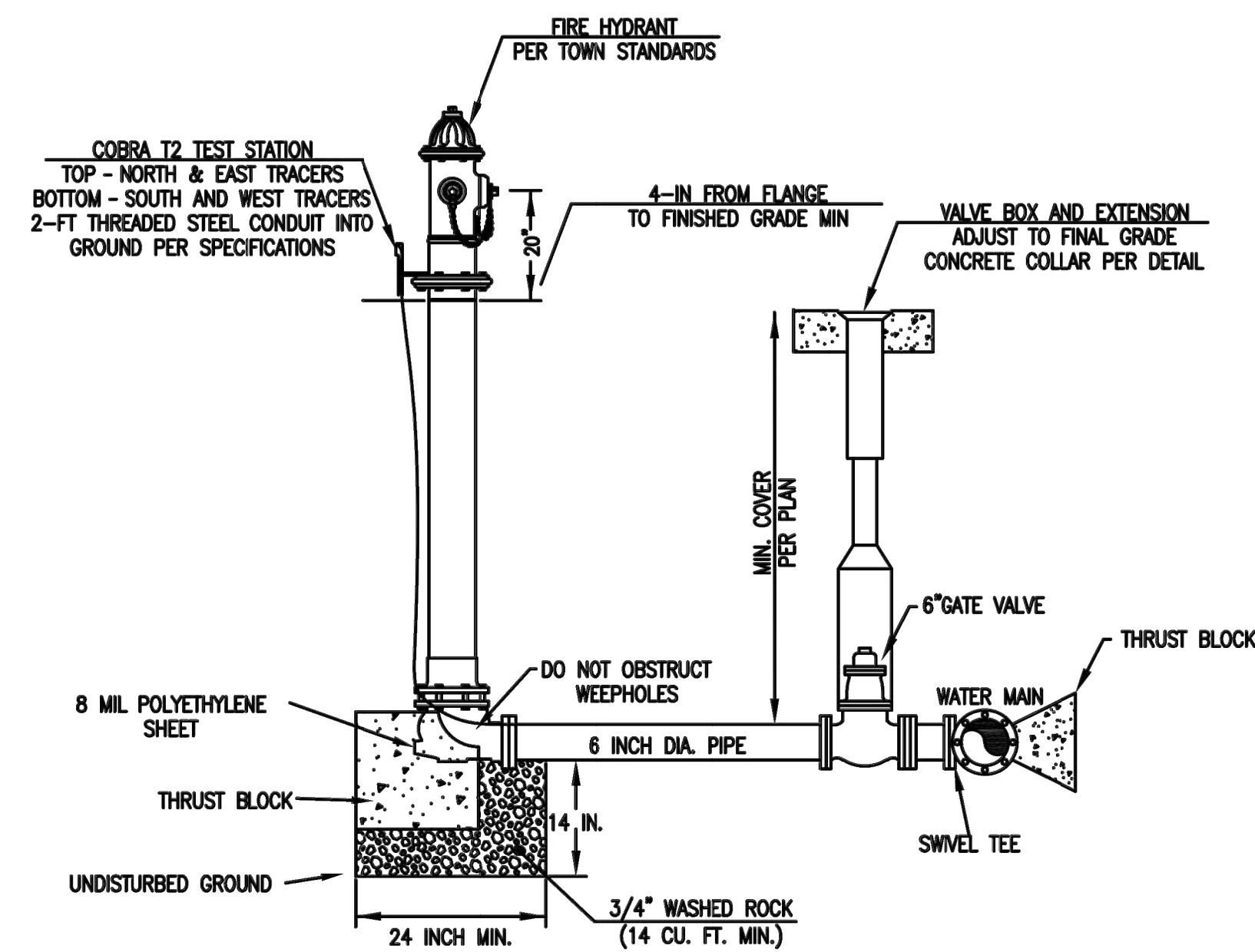
SHEET NO. **C3**

BLOCKING SCHEDULE WATER DISTRIBUTION FITTINGS												
PIPE "D"	TEES & PLUGS			90°			45°			22.5°		
	A	B	C	A	B	C	A	B	C	A	B	C
4	16	12	16	12	16	12	16	12	16	12	16	12
6	18	12	18	16	18	12	18	16	18	12	18	16
8	24	16	24	16	24	16	24	16	24	16	24	16
10	30	20	30	16	30	20	30	20	30	20	30	20
12	36	24	36	18	36	24	36	24	36	24	36	24
16	48	32	48	18	48	32	48	24	48	32	48	24
20	60	40	60	18	60	40	60	40	60	40	60	40
24	72	48	72	18	72	48	72	48	72	48	72	48
30	96	64	96	18	96	64	96	64	96	64	96	64

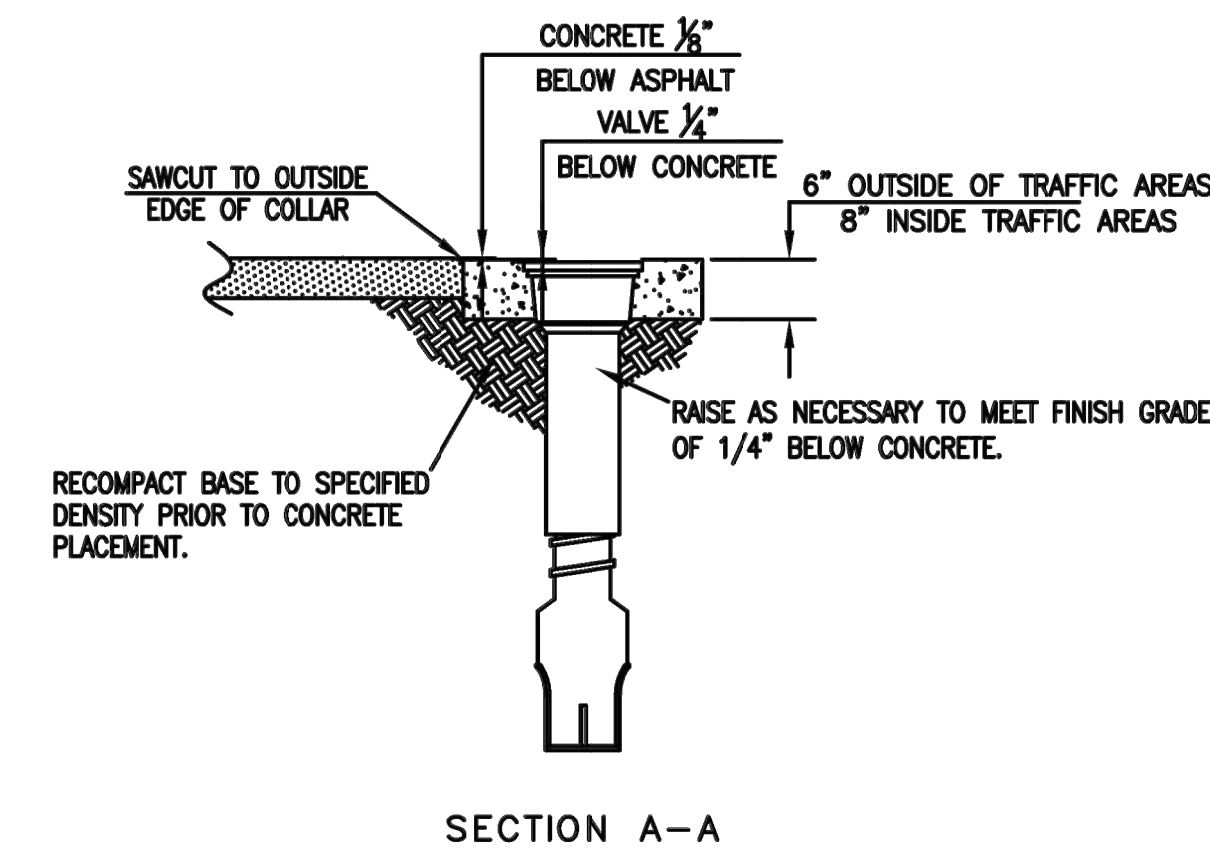


WD 1 THRUST BLOCK DETAIL

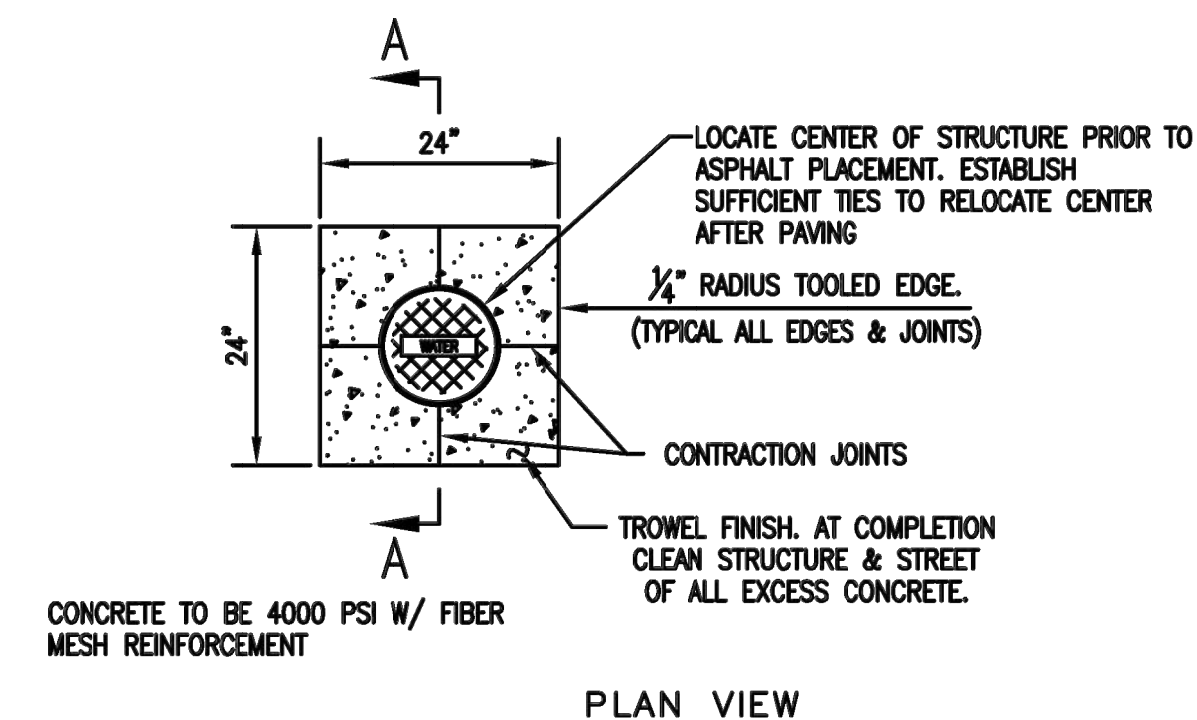
GENERAL DETAIL NOTES
 - Provide pipe bedding details
 - Delete non pertinent details
 - ST03 - Asphalt patching detail
 - Replace overall detail sheets within individual details per City of Salida Standard Specifications for Construction



WD 2 FIRE HYDRANT ASSEMBLY DETAIL



SECTION A-A



PLAN VIEW

WD 3 WATER VALVE CONCRETE COLLAR DETAIL

5' MIN BURY DEPTH PER SALIDA STANDARDS

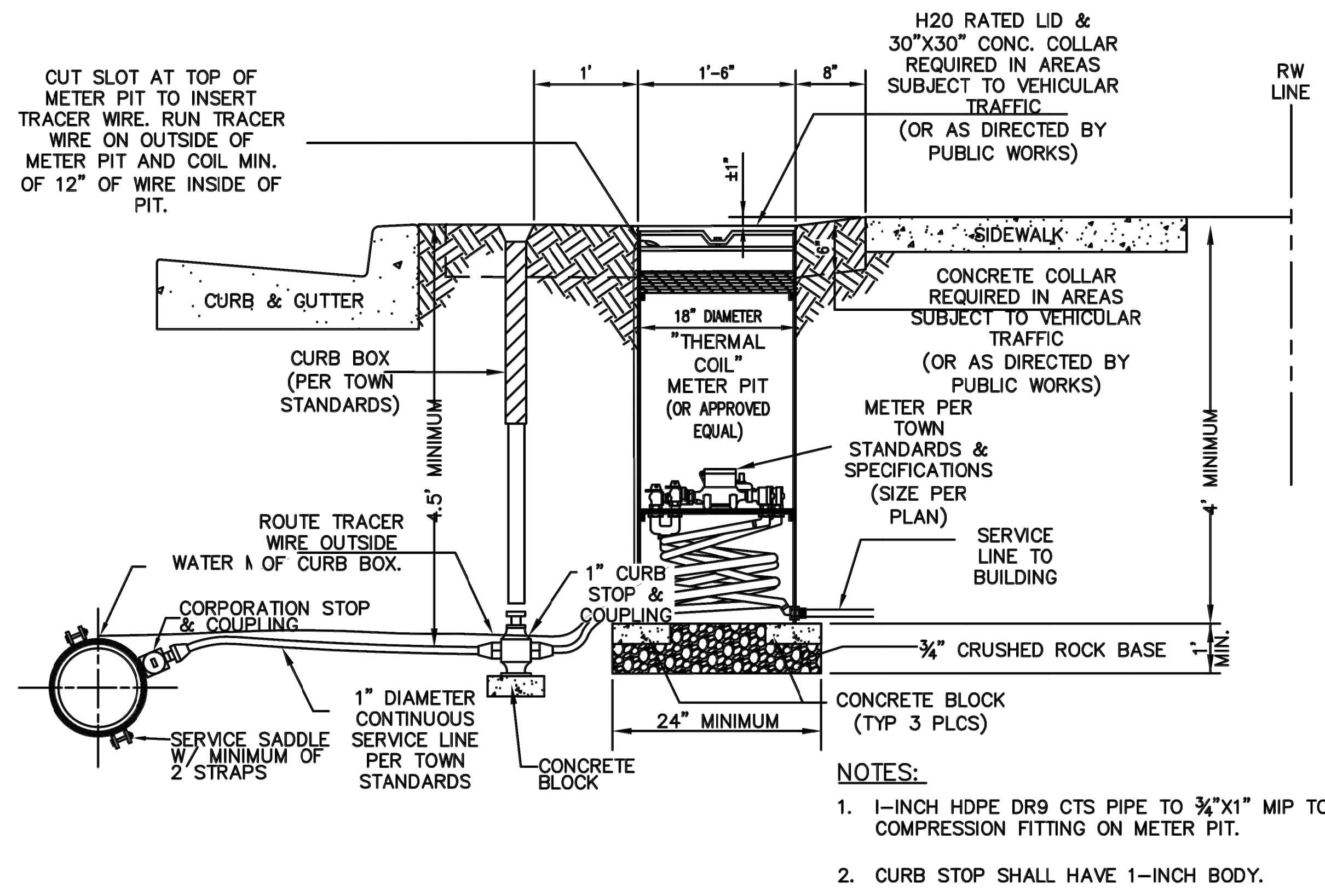
GENERAL NOTES

1. Water Lines Shall Have A Minimum Cover Of 4'-6" Or More As Shown On Profiles.
2. All Valves On Mains & Fire Hydrant Leads Shall Be Installed With Valve Box Assemblies.
3. The Size Of Valve Box Assembly To Be Installed Shall Be Determined By The Type And Size Of Valve.
4. Valve Box Caps Shall Have The Word "water" Cast In The Top.

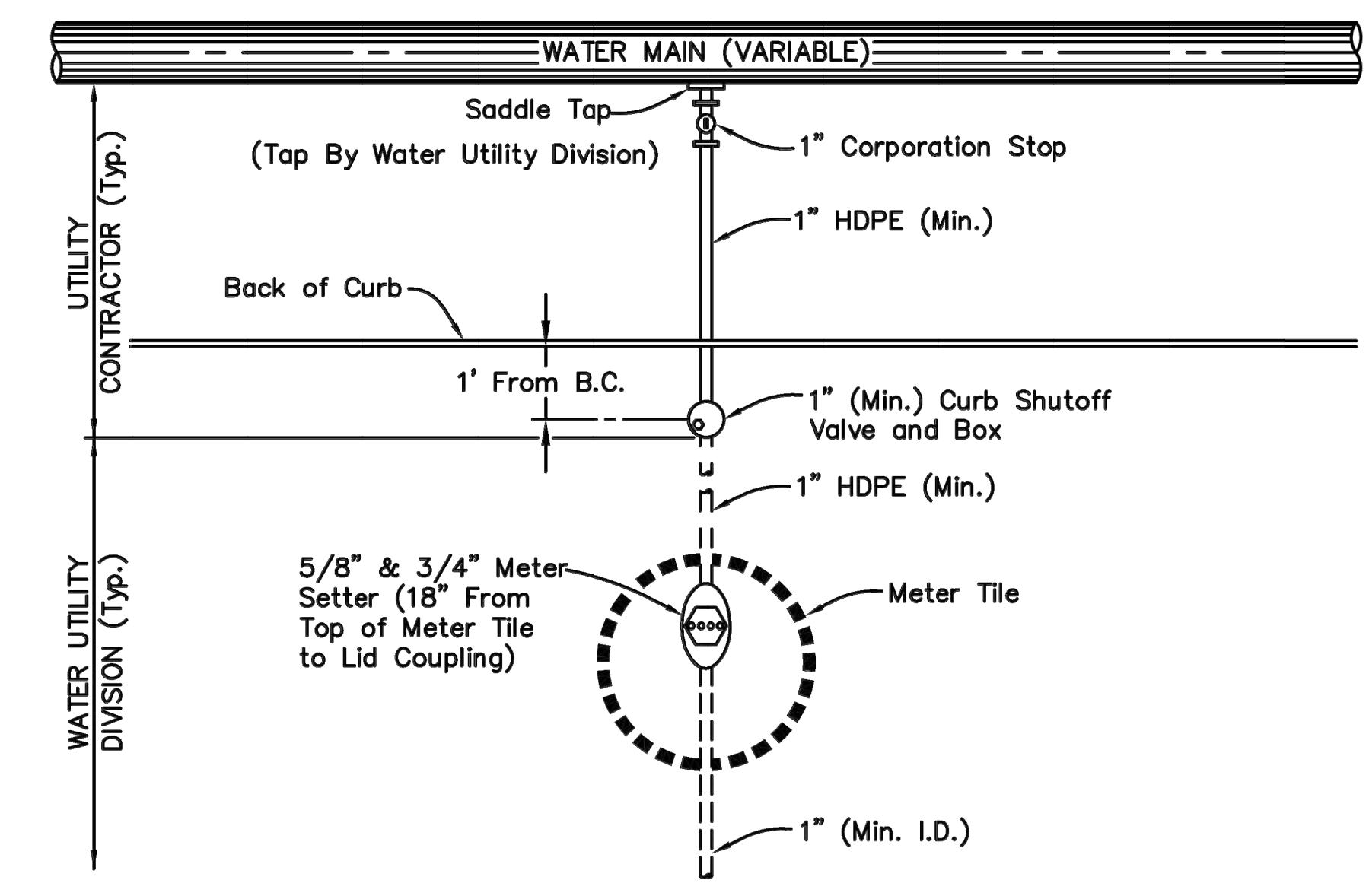
CITY OF SALIDA, COLORADO
PUBLIC WORKS

STANDARD DETAILS
WATER DISTRIBUTION DETAILS

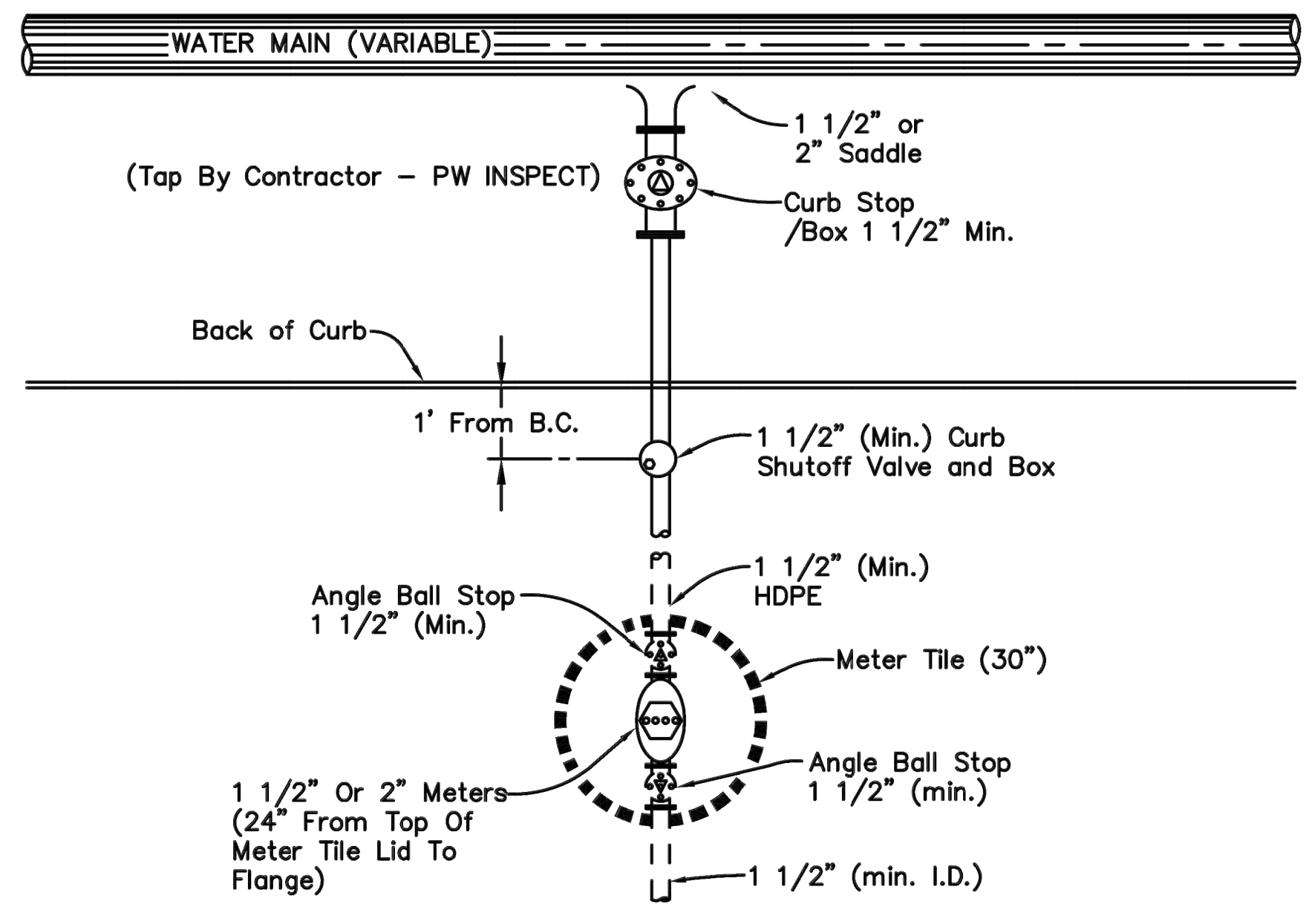
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 FILENAME: 11_Salida_Water_Distribution_Details.dwg BY:



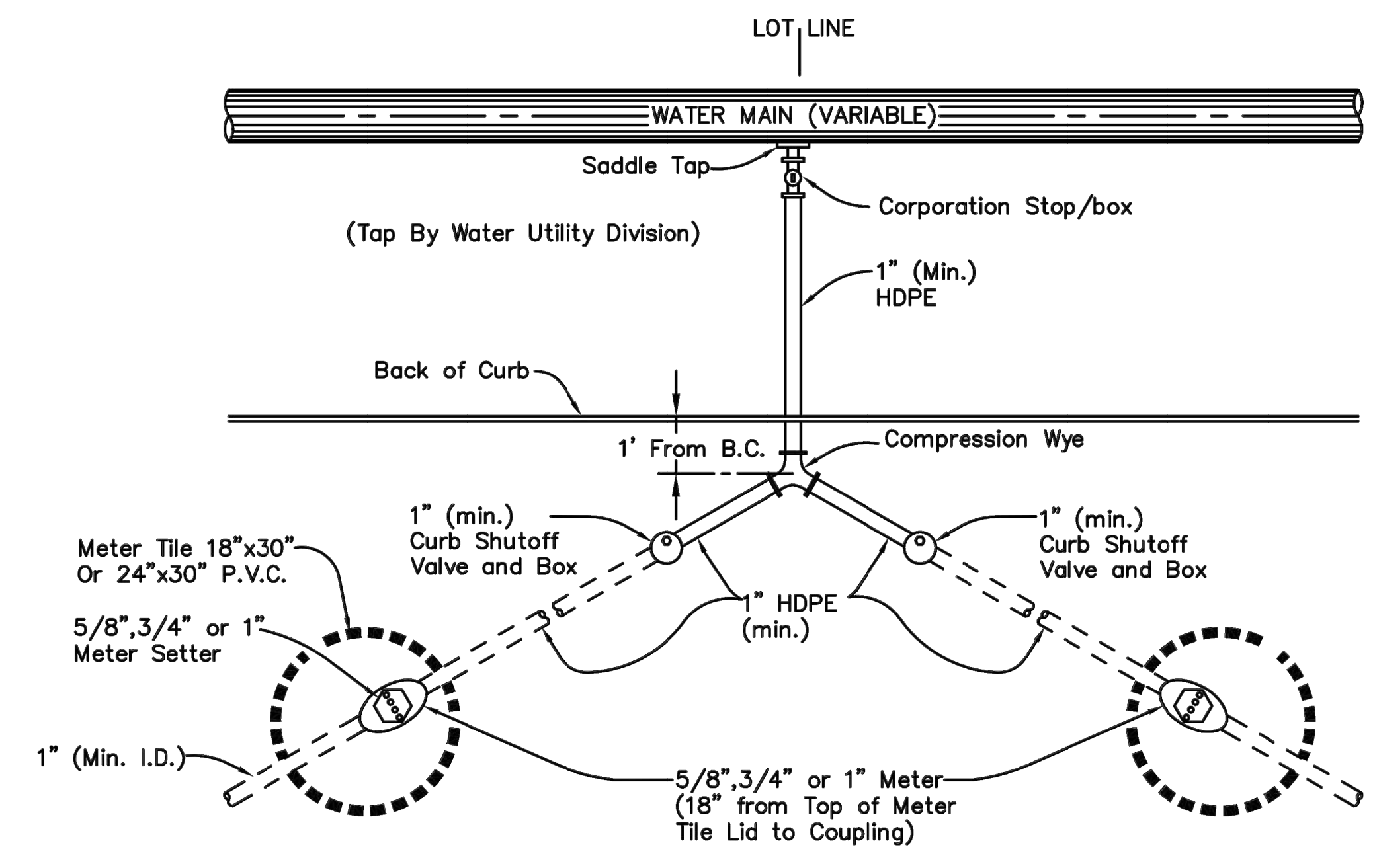
WS SERVICE AND METER PIT (TYP) 1 DETAIL



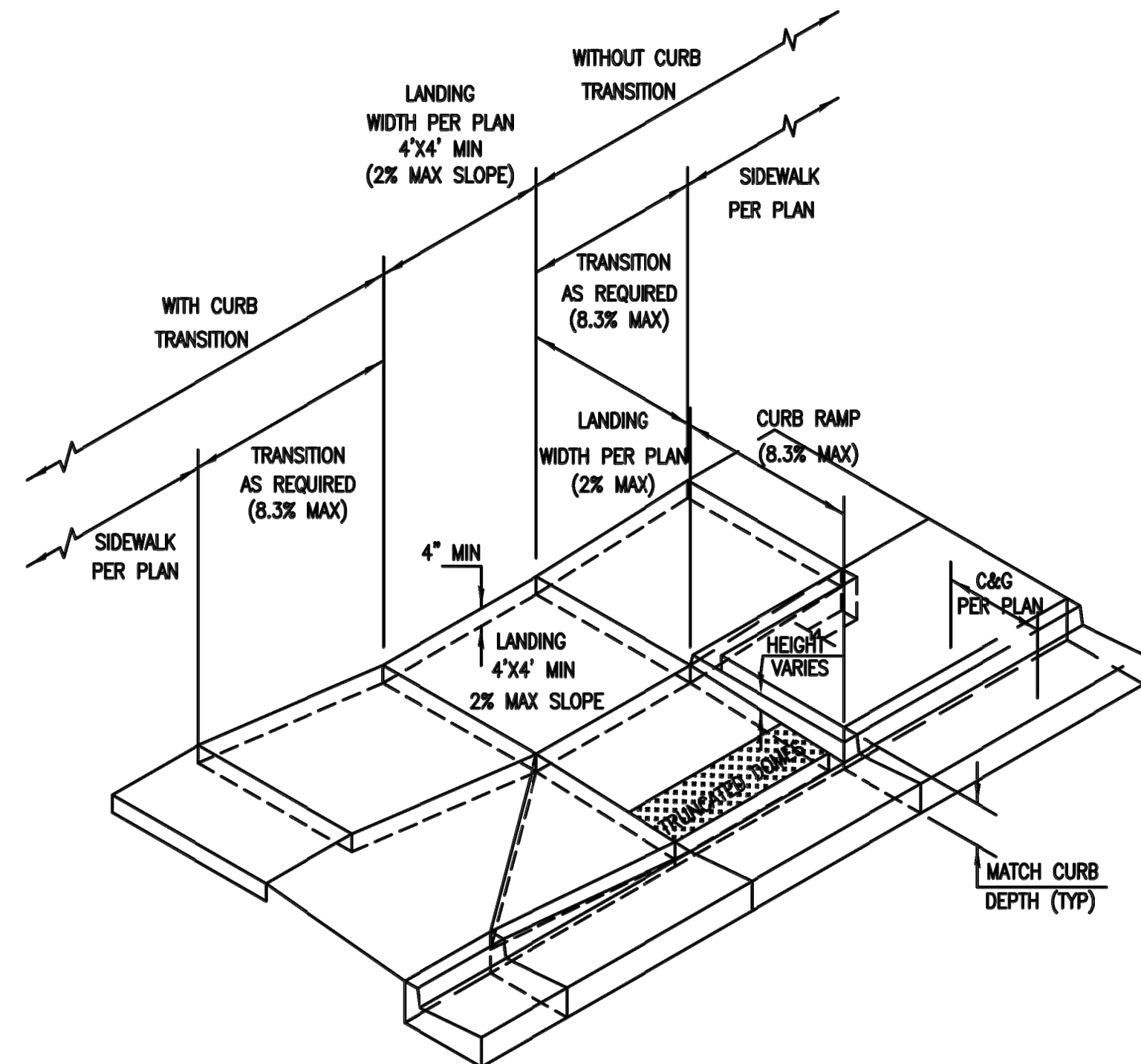
WS 1-IN AND SMALLER METER 2 DETAIL



WS 1-1/2 AND 2-INCH METER 3 DETAIL



WS OPTIONAL DUPLEX LOT 4 DETAIL

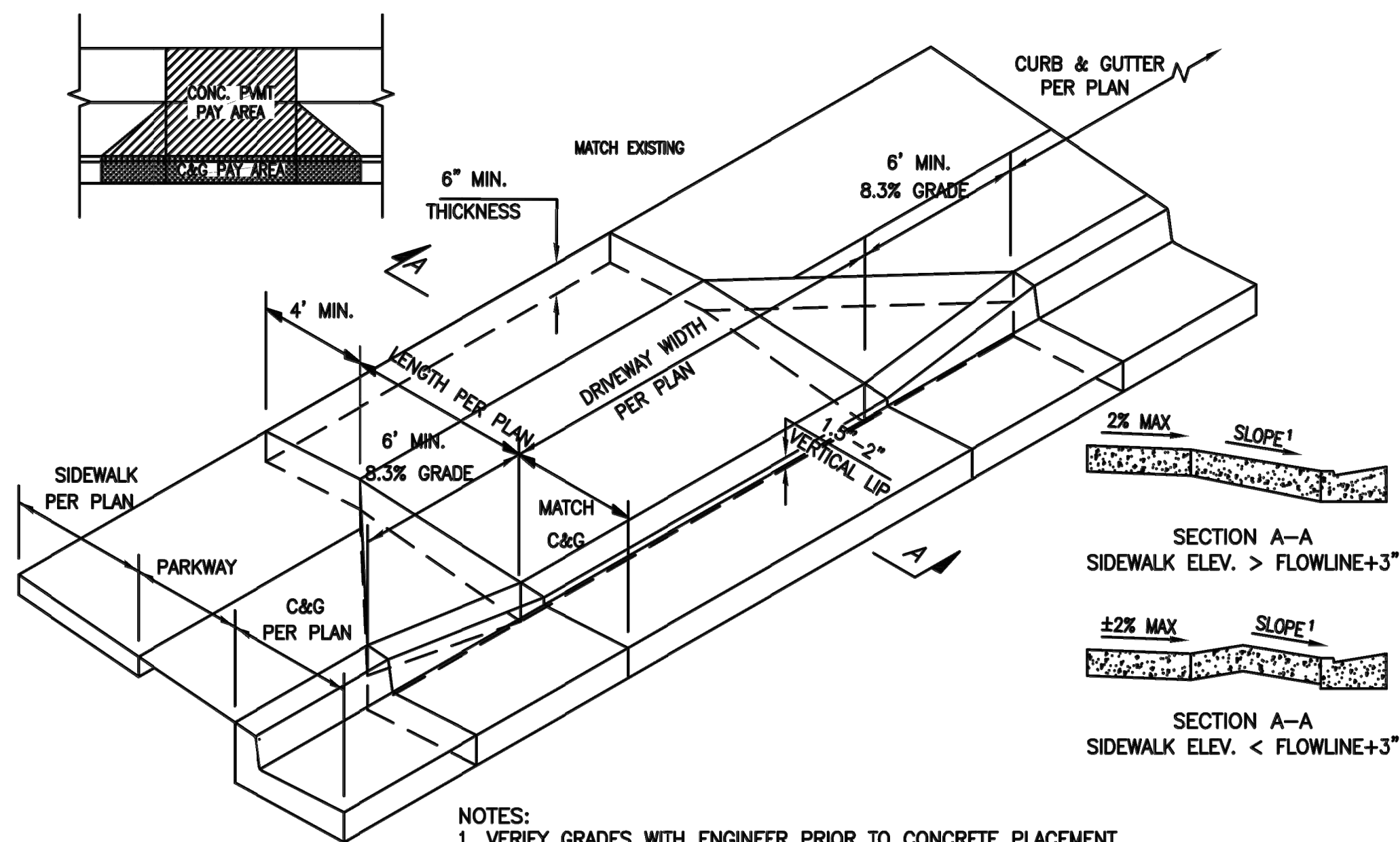


NOTES:

1. TRUNCATED DOMES SHALL BE 24 INCHES WIDE AND EXTEND THE FULL WIDTH OF THE ACCESS RAMP.
2. TRUNCATED DOMES SHALL BE EMBEDDED IN THE FRESH CONCRETE WITH NO AIR SPACE BETWEEN THE CONCRETE AND THE BOTTOM OF THE PLATE. JOINT TO BE TOWELED AT PERIMETER OF DOMES.
3. TRUNCATED DOMES SHALL BE CONSTRUCTED OF UNPAINTED CAST IRON CONFORMING TO ASTM A-48 CLASS 30B.

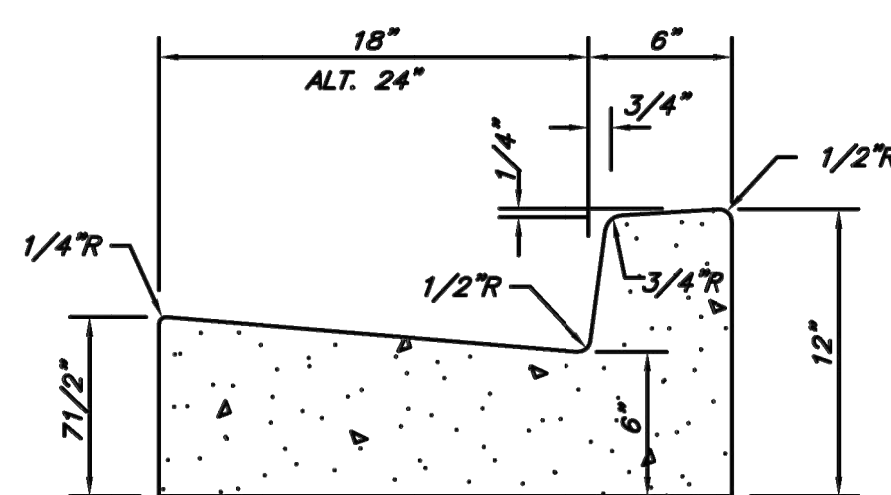
*TYPE 1 PERMITTED ONLY WITH PRIOR APPROVAL BY PUBLIC WORKS
TYPE 2 SHALL BE STANDARD

ST ADA CURB RAMP - TYPE 1
1 DETAIL

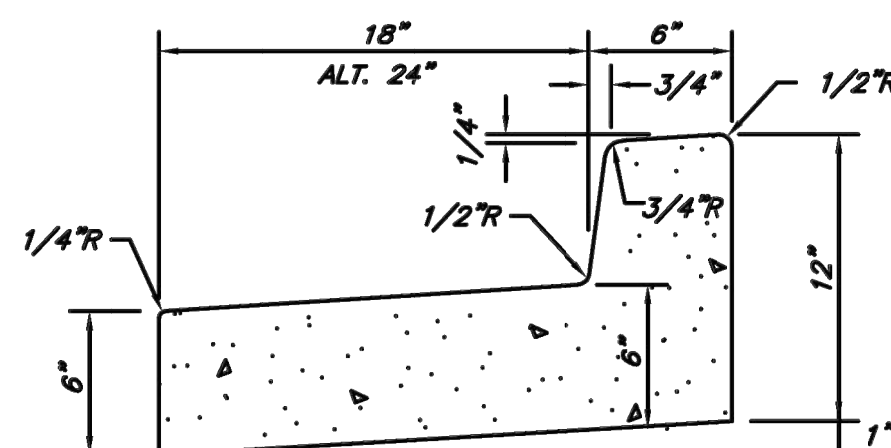


NOTES:
1. VERIFY GRADES WITH ENGINEER PRIOR TO CONCRETE PLACEMENT.

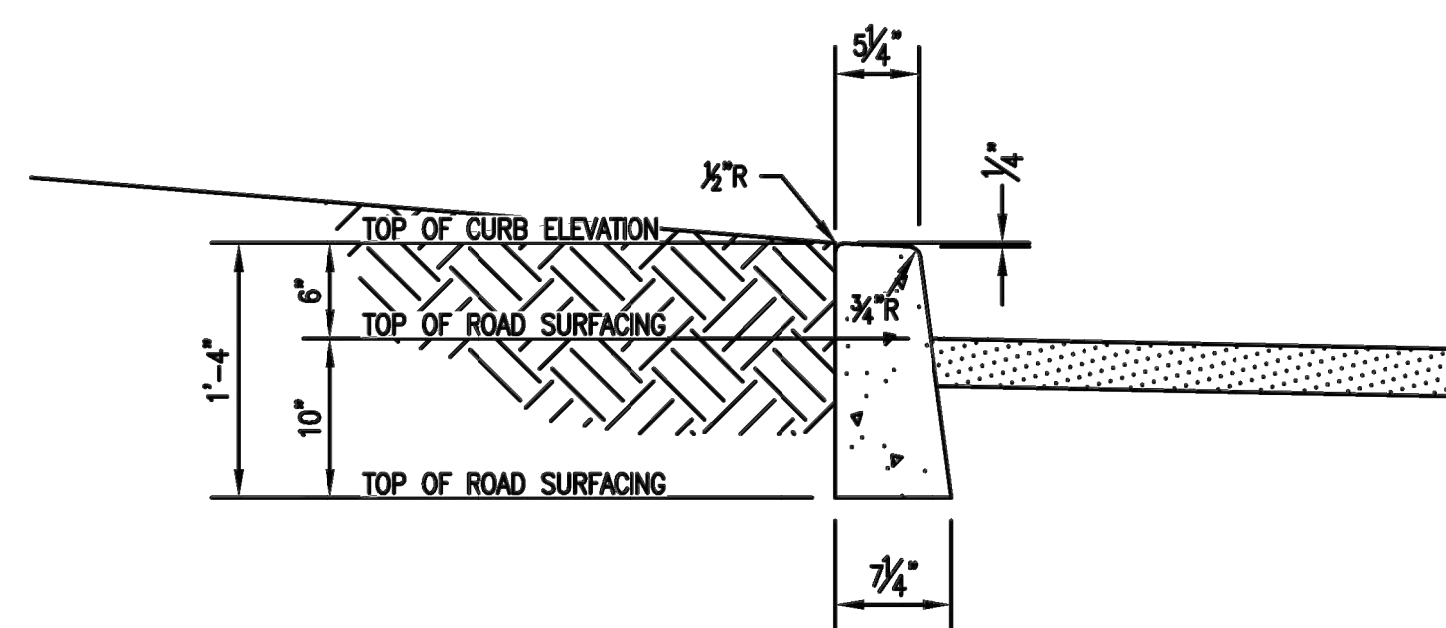
ST TYPE 1 DRIVEWAY
3 DETAIL



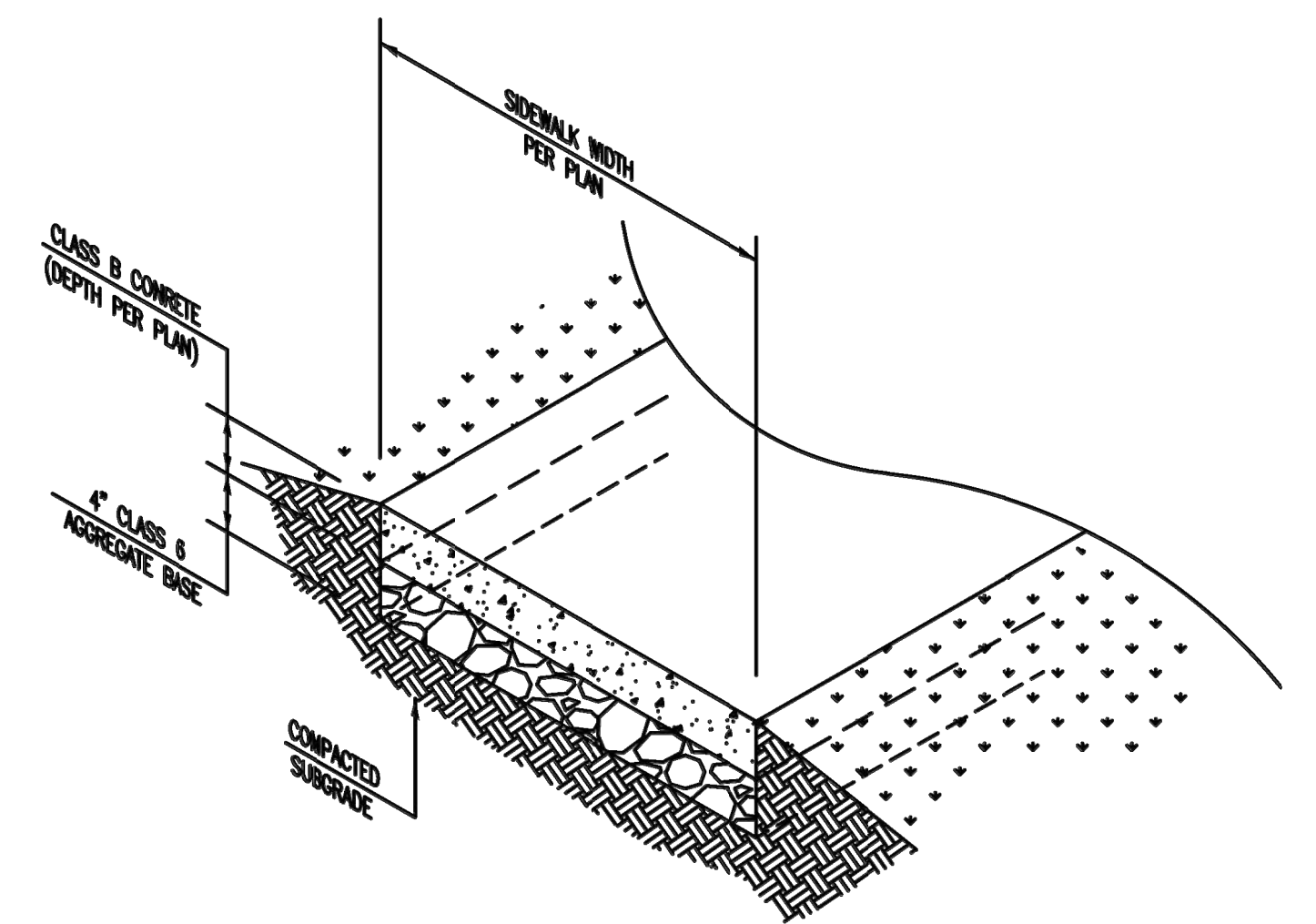
ST STANDARD 24-IN CURB AND GUTTER
4 DETAIL



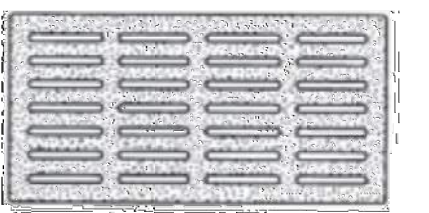
ST INVERTED 24-IN CURB AND GUTTER
5 DETAIL



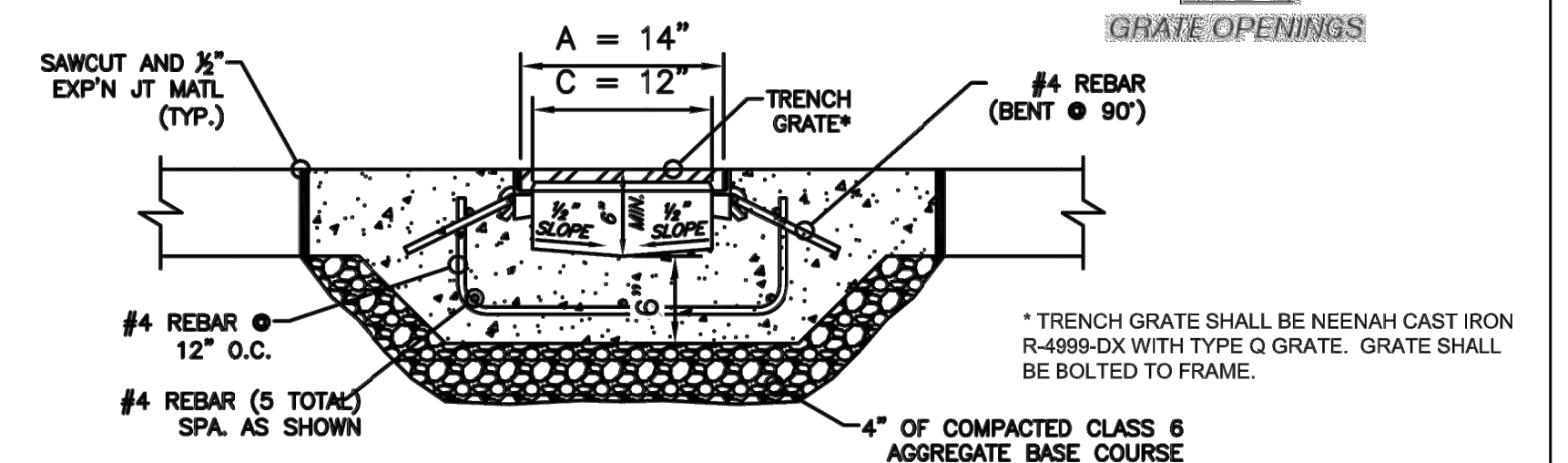
ST 6-IN VERTICAL CURB
6 DETAIL



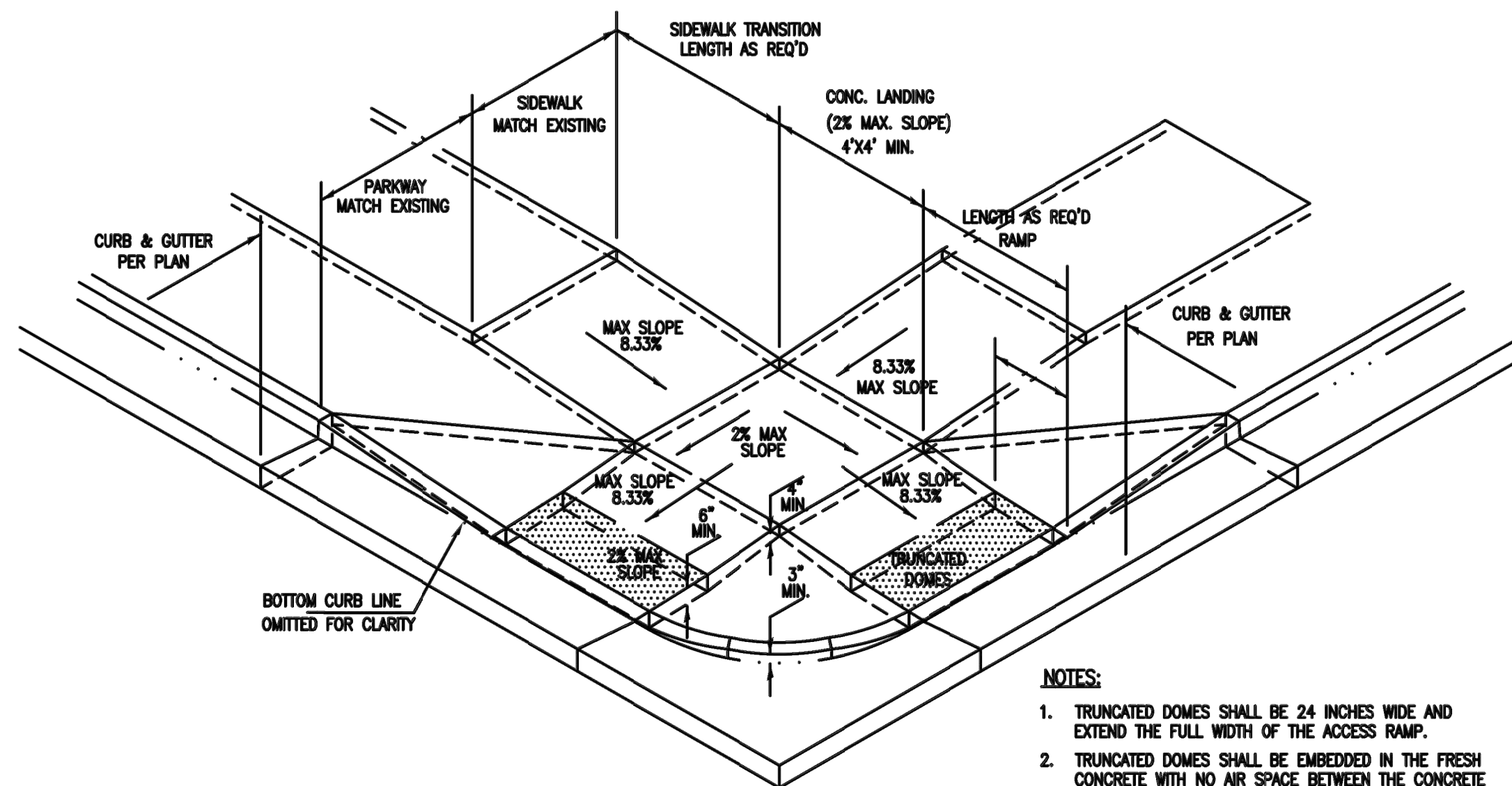
ST SIDEWALK
7 DETAIL



TYPE Q
GRATE OPENINGS



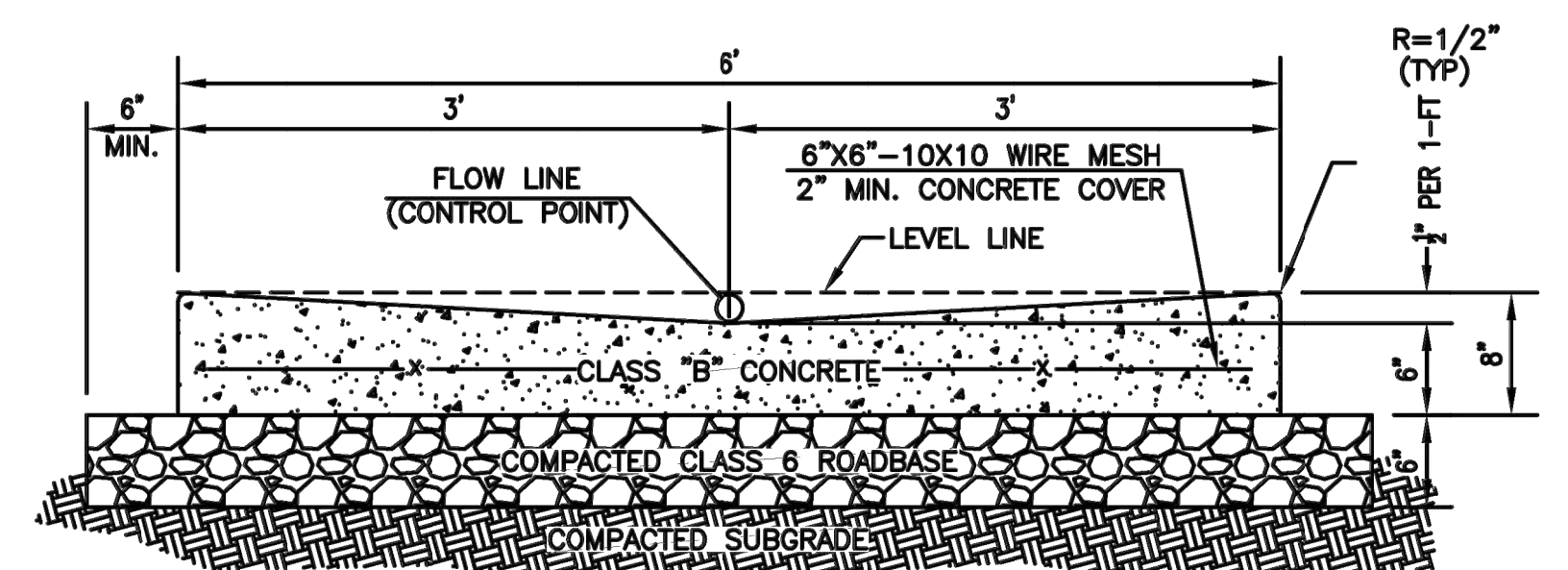
ST SIDEWALK TRENCH DRAIN
8 DETAIL



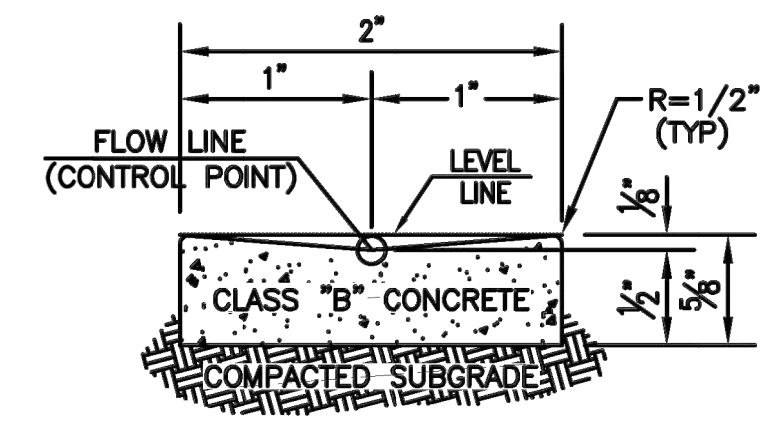
NOTES:

1. TRUNCATED DOMES SHALL BE 24 INCHES WIDE AND EXTEND THE FULL WIDTH OF THE ACCESS RAMP.
2. TRUNCATED DOMES SHALL BE EMBEDDED IN THE FRESH CONCRETE WITH NO AIR SPACE BETWEEN THE CONCRETE AND THE BOTTOM OF THE PLATE.
3. TRUNCATED DOMES SHALL BE CONSTRUCTED OF UNPAINTED CAST IRON CONFORMING TO ASTM A-48 CLASS 30B.

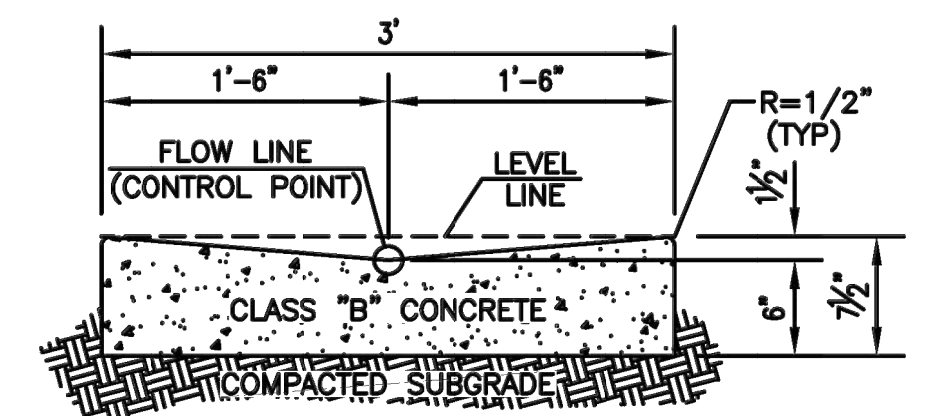
ST ADA CURB RAMP - TYPE 2
2 DETAIL



ST 6-FT PAN
9 DETAIL



ST 2-FT PAN
10 DETAIL



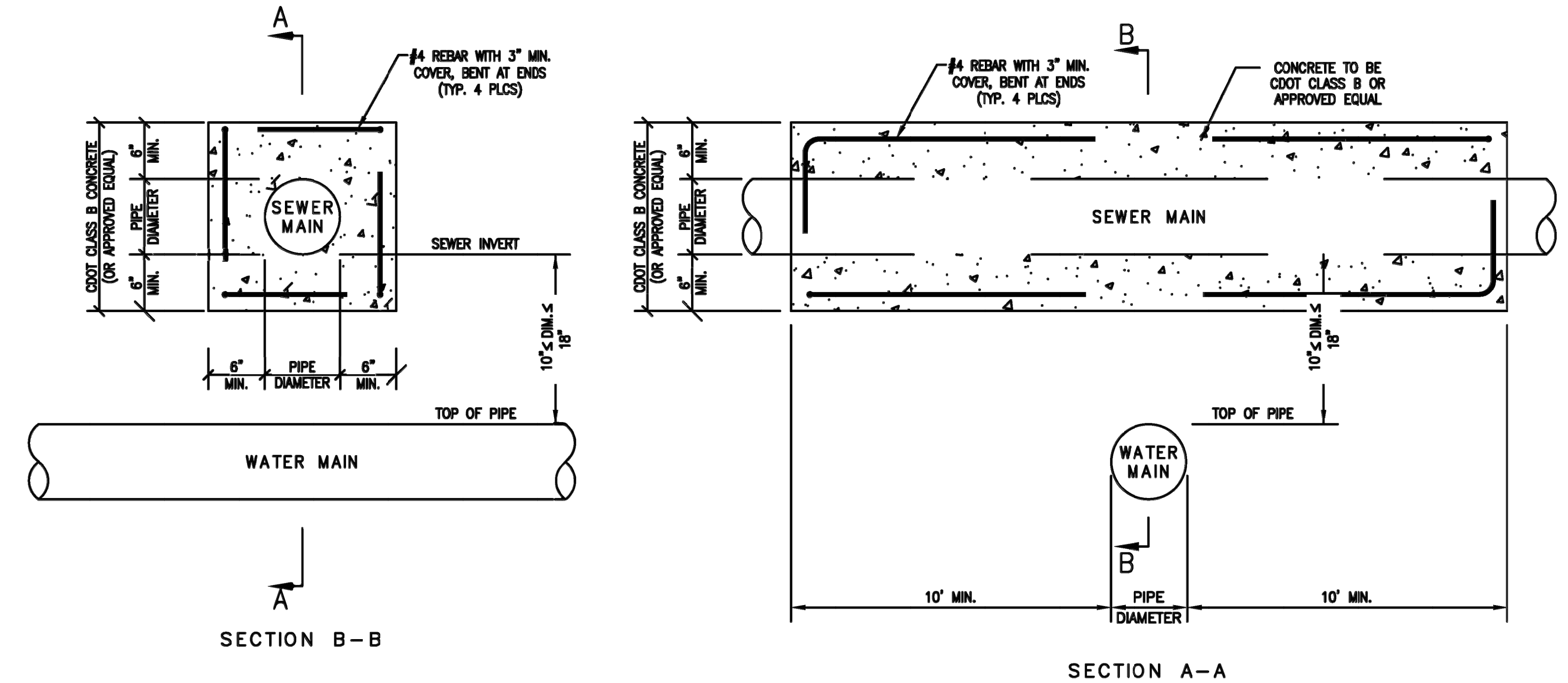
ST 4-FT PAN
11 DETAIL

CITY OF SALIDA, COLORADO PUBLIC WORKS		
STANDARD DETAILS STREET DETAILS		
DATE: Nov 2018	SCALE: Not to Scale	SHEET: MCL
FILENAME: 13_SALIDA_Street_Details.dwg	BY: MCL	

STREET MANHOLE RING & COVER:
 DEETER 1266 OR APPROVED EQUAL
 Street MH Ring & Cover 290 Lb. Min.
 Street Manhole Ring & Cover to be Machined.

GENERAL NOTE:
 Precast Manholes Shall Conform
 to ASTM Specification C 478, with
 Revisions.

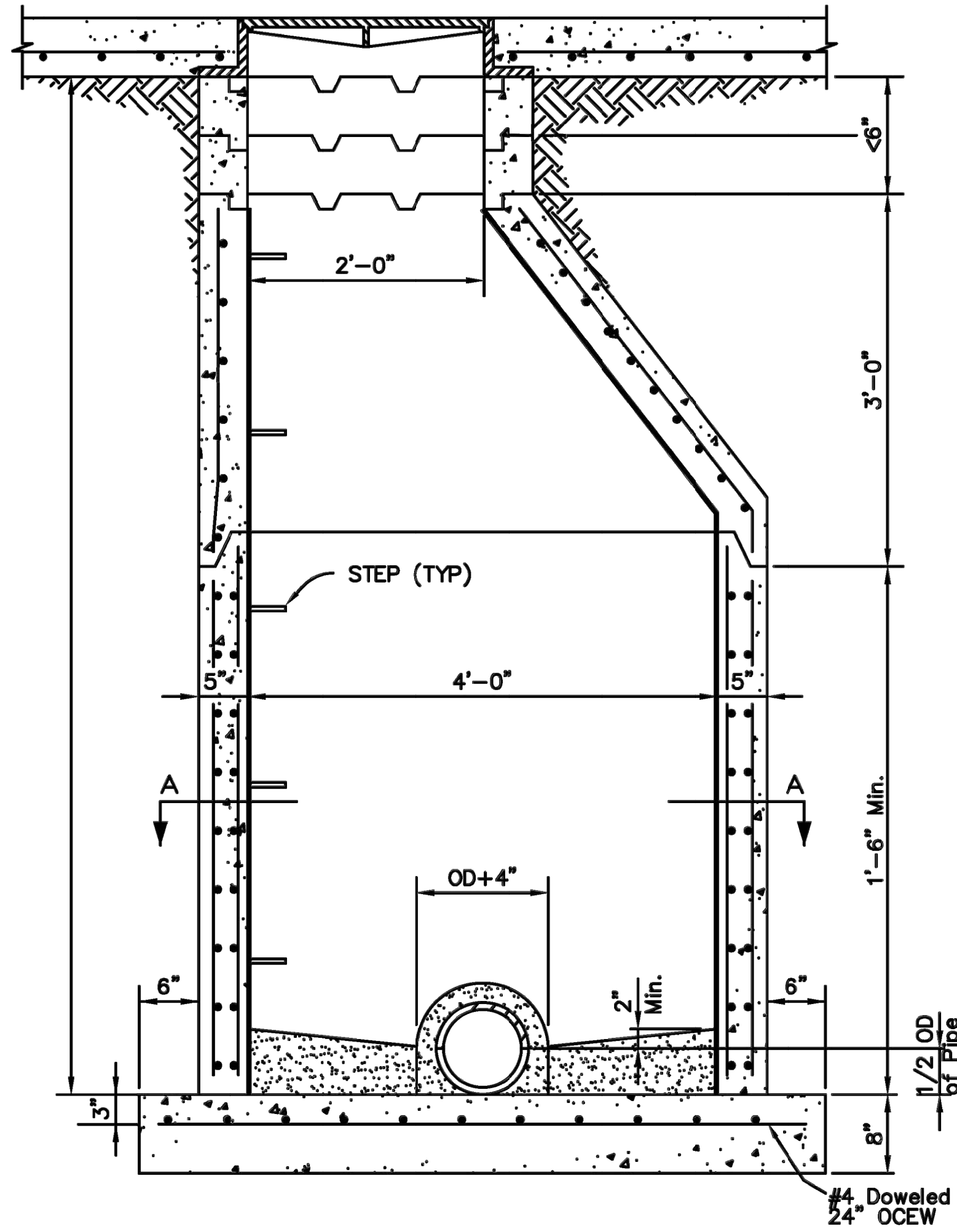
* SANITARY OR STORM SEWER



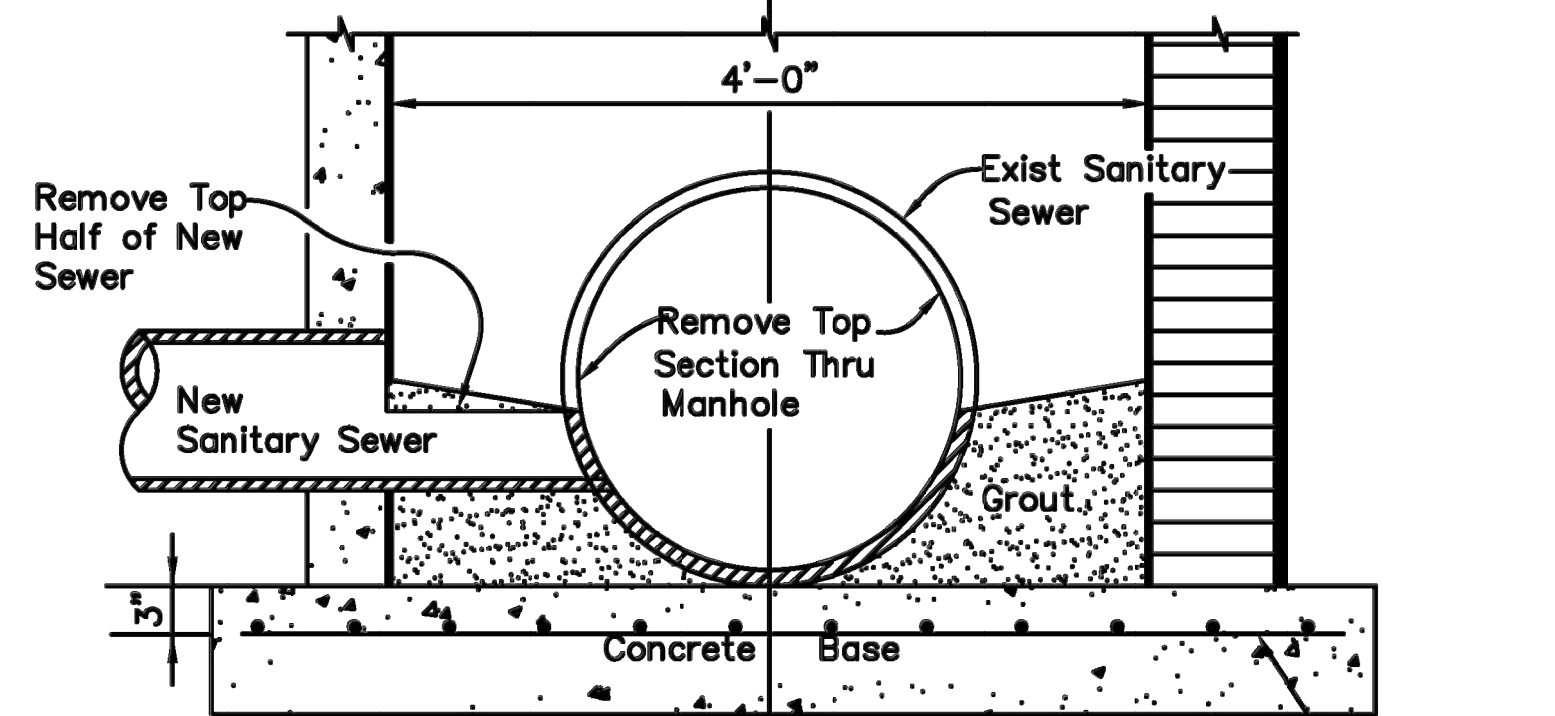
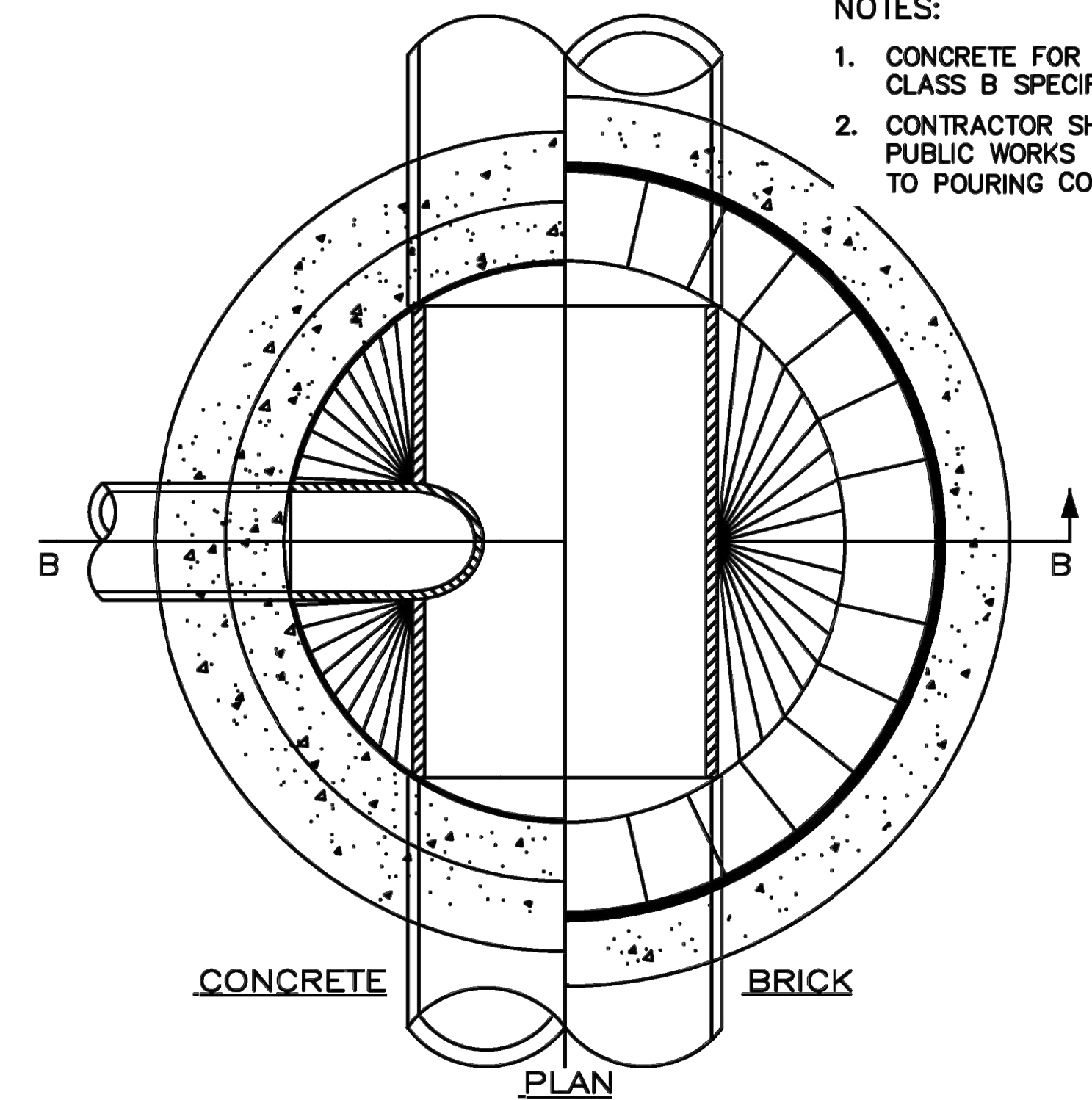
NOTES:

1. CONCRETE FOR ENCASEMENT SHALL MEET CDOT CLASS B SPECIFICATIONS.
2. CONTRACTOR SHALL CONTACT THE CITY OF SALIDA PUBLIC WORKS DEPARTMENT FOR INSPECTION PRIOR TO POURING CONCRETE AND/OR BACKFILLING.

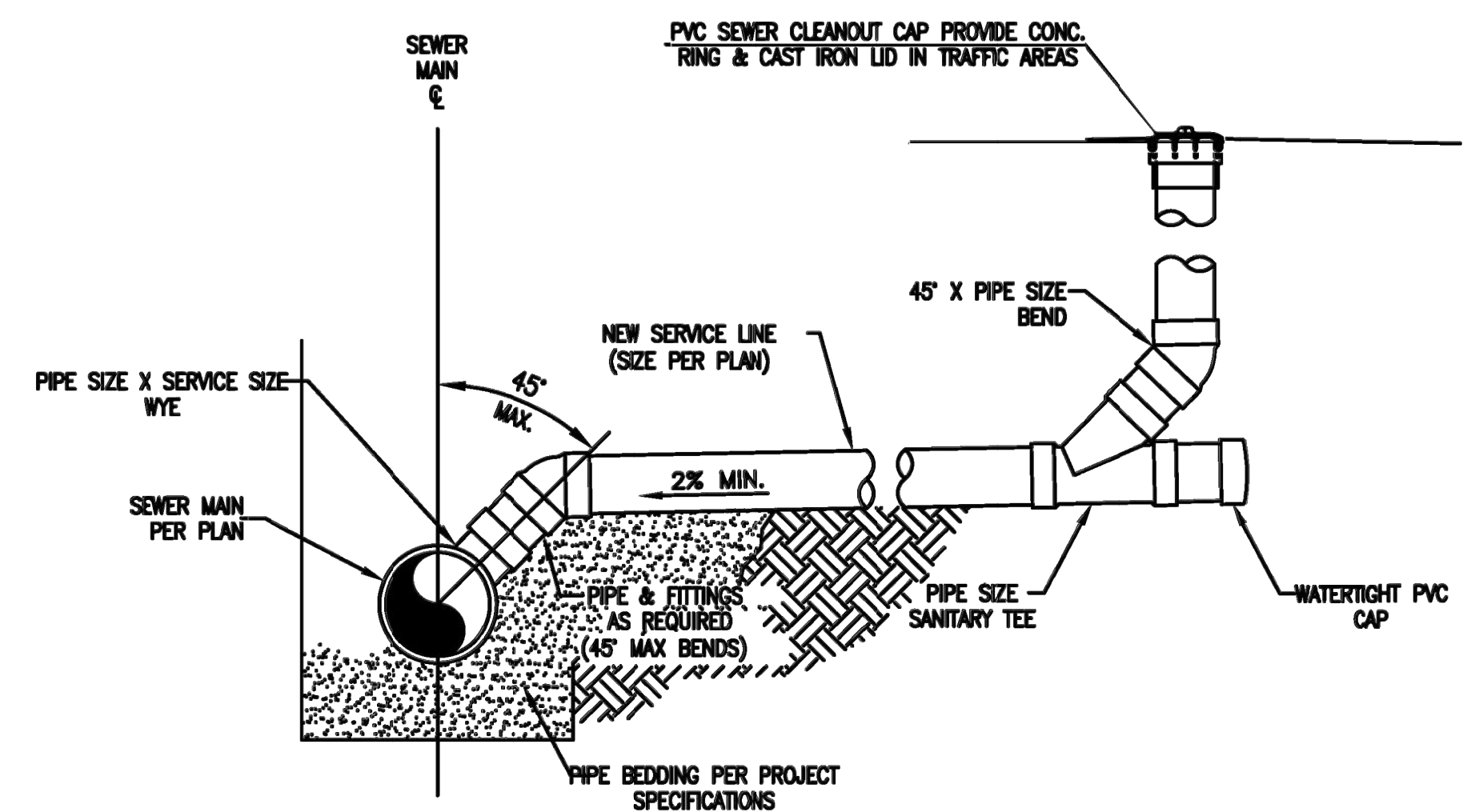
S 2 CONCRETE SEWER ENCASEMENT DETAIL



S 1 MANHOLE STANDARD DETAIL



SECTION B-B NEW SEWER CONNECTION (Manhole Connected over Exist SS Main)



S 3 SEWER SERVICE TAP DETAIL

CITY OF SALIDA, COLORADO PUBLIC WORKS		
STANDARD DETAILS SANITARY OR STORM SEWER DETAILS		
DATE: Nov 2018	SCALE: Not to Scale	SHEET: NCL
FILENAME: 10_SALIDA_Sanitary_Sewer_Details.dwg		

Andy Riemenschneider
Green Heart LLC
PO Box 194
Salida, CO 81201

Kristi Jefferson
City of Salida Community Development Department
448 E. First Street, Suite 112
Salida, CO 81201

March 25, 2022

Kristi,

I have reviewed the comments for the engineering for the Green Heart Planned Development provided by JVA, dated March 24, 2022. We agree to the conditions as presented and will work with our engineer to update our plans accordingly. We would appreciate if these items could be conditions of approval, so we can continue to move forward our Planned Development.

Thank you,



Andy Riemenschneider



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

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

A. Applicant Information

Name of Applicant: GREEN HEART LLC ANDY RIEMENSCHNEIDER

Mailing Address: 834 H STREET, SALIDA CO 81201

Telephone Number: 505-690-5873 FAX: _____

Email Address: andy@lwconcepts.com

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

B. Site Data

Name of Development: GREEN HEART PLANNED DEVELOPMENT

Street Address: 535 7th ST., SALIDA CO 81201

Legal Description: Lot _____ Block _____ Subdivision _____ (attach description)
PARCEL A GREEN HEART BOUNDARY LWE ADJUSTMENT

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 [Signature] Date 2-1-22

Signature of property owner _____ Date _____



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 type="checkbox"/> Appeal Application | <input checked="" type="checkbox"/> Limited Impact Review:
(Type) <u>Minor Subdivision</u> |
| <input type="checkbox"/> Certificate of Approval | |
| <input type="checkbox"/> Creative Sign Permit | <input type="checkbox"/> Major Impact Review:
(Type) _____ |
| <input type="checkbox"/> Historic Landmark/District | |
| <input type="checkbox"/> License to Encroach | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Text Amendment to Land Use Code | |
| <input type="checkbox"/> Watershed Protection Permit | |
| <input type="checkbox"/> Conditional Use | |

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

A. Applicant Information

Name of Applicant: GREEN HEART LLC ANDY RIEMENSCHNIEDER

Mailing Address: 834 H STREET, SALIDA CO 81201

Telephone Number: 505-690-5873 FAX: _____

Email Address: andy@lwconcepts.com

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

B. Site Data

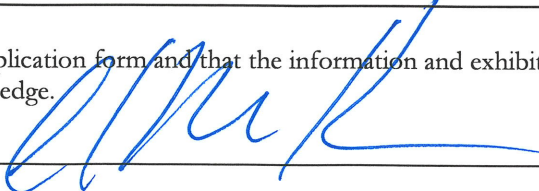
Name of Development: GREEN HEART PLANNED DEVELOPMENT

Street Address: 535 7th STREET, SALIDA CO 81201

Legal Description: Lot _____ Block _____ Subdivision _____ (attach description)
PARCEL A GREEN HEART BOUNDARY LWF ADJ.

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: 2-3-22

Signature of property owner: _____ Date: _____

Green Heart LLC Subdivision at 535 7th Street

As an introduction, Green Heart LLC is two families who have partnered together to purchase the parcel of land at 535 7th Street. Our names are Robin Nejame, Zack Zeiset, Annie Ruiter and Andy Riemenschneider. We are all local Salida residents who have each lived in Salida for at least 20 years.

Our goal is for both families to live on this parcel of land and to create a development that is a good fit for the neighborhood. We want to live next to local families who live and work in our community. Below are a few key points for this project.

- The Green Heart Planned Development doubles the number of lots in comparison to the Use by Right and provides access to 541 7th Street to allow this lot to add an Accessory Dwelling Unit (ADU). Including the lot at 541 7th Street, the number of additional units for these two lots can be 10 if you count the ADU's.
- Note, the location of the private roadway was chosen to try and keep the two mature spruce trees on 7th street. This roadway as shown goes between these two trees which are about 25 feet apart.
- Lots 3 and 4 are shown with a private access alley at the back of the lots. These lots fronting 7th Street, sold at market rate, can provide reasonably priced housing for young families and our work force.
- The preferred alternative would require the following deviations from the Dimensional Standards:
 - Lots 1 and 2 The minimum lot frontage be measured from the new private road.
 - Lots 3 and 4 The minimum lot frontage, lot area, lot coverage, landscape area and setbacks to match R2. Because of the rear access across the lot, the rear setback will be 20'
 - Lot 2 the rear setback was increased to 40'. This was to allow Lot 1 to have a less unobstructed view corridor.

There have been numerous conversations regarding the maximum developable potential for this parcel. Fiscally, a large multi-unit project is not something we can afford and is not our goal. We were sold this property because the previous owner wanted families to live here and did not want to see big expensive condominiums. We are trying to meet this same goal and want to provide lots that locals can afford. Also, the City has zoned this parcel R-1 which we believe is not where high density project should be developed. The current city code states:

The purpose of the Single-Family Residential (R-1) zone district is to provide for residential neighborhoods comprised of detached single-family dwellings at relatively low densities.

We are open to discussions regarding the best way to meet the needs of the City and our goals. We understand that this may require us to develop this lot as a Planned Development (PD). We are interested to hear what this joint session has to say, so we can determine the best way forward.

Andy Riemenschneider



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
4. Staff Review. Staff report or decision forwarded to the applicant (Administrative review)
5. Public Notice
6. Public Hearing with Planning Commission (Limited Impact and Major Impact Review Applications)
7. Public Notice
8. Hearing Conducted by City Council (Major Impact Review)

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

- 1. A General Development Agreement completed.
- 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.
- 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. 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.

7. 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).

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

X 9. Any subdivision request including a plat meeting the requirements of Section 16-6-110;

X 10. 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 drainage ways 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;

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

12. 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.

The property is located within the Single-Family (R-1) zone district. This parcel is surrounded by Single-family Residential (R-1), Medium Density Residential (R-2), Industrial (I) and Commercial (C-1) zone districts. The proposed development would specify two lots along 7th Street to be zoned R2 and the two larger back lots to be zoned R1. This is a good fit for this lot as a transition lot between all of the adjacent zonings.

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.

The Green Heart Planned Development conforms to all applicable provisions of the Land Use code except for the street frontage requirements for Lots 1 and 2 and the rear setback for Lots 2 and 3 have been increased to 20'. In addition the rear setback of Lot 2 has been increased to 40'. This is summarized on Sheet D2 of the development plan.

b. **Site Development Standards.** The parking, landscaping, sign and improvements standards. The Green Heart Planned Development conforms to all parking, landscaping and sign improvement standards

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.

The Green Heart Planned Development is an infill project and balances the character of neighboring uses. The front half of the lot is currently unused. Two new homes will be an improvement to the street scape and will enhance the activities in the immediate vicinity.

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.

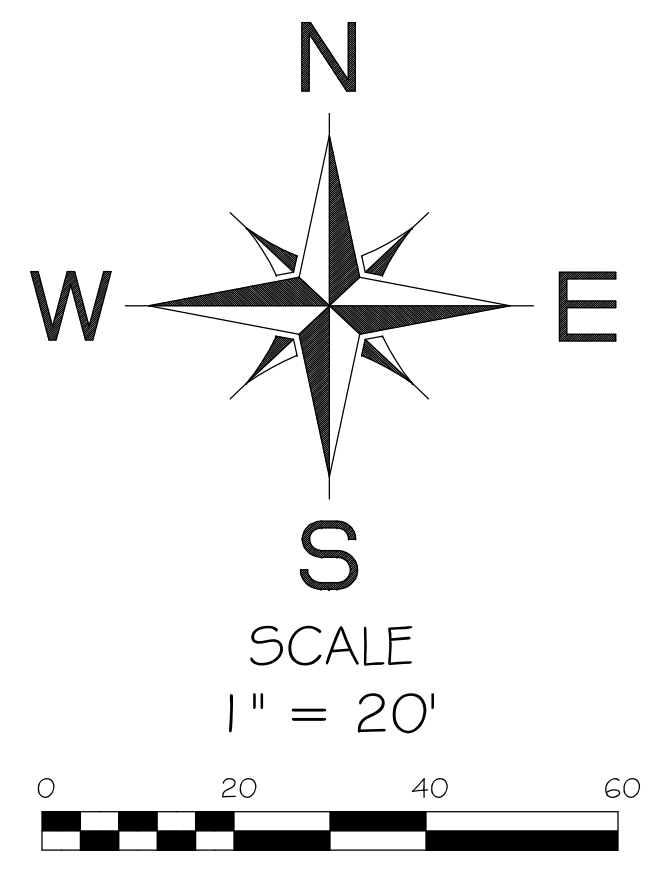
The Green Heart Planned Development will include four single family lots. There are no anticipated nuisances with this development.

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.

The Green Heart Planned Development fronts 7th Street. As an infill project all public facilities are in place.

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.

There will be no significant deterioration of the environmental resources associated with the Green Heart Planned Development.



ACKNOWLEDGMENT OF LIEN HOLDER

HIGH COUNTRY BANK, AS LIEN HOLDER, HEREBY ACKNOWLEDGES AND APPROVES THE TERMS, CONDITIONS AND DEDICATION AS DISCLOSED UPON THIS PLAT.

REPRESENTATIVE _____ DATE _____

COUNTY OF _____)
STATE OF _____)

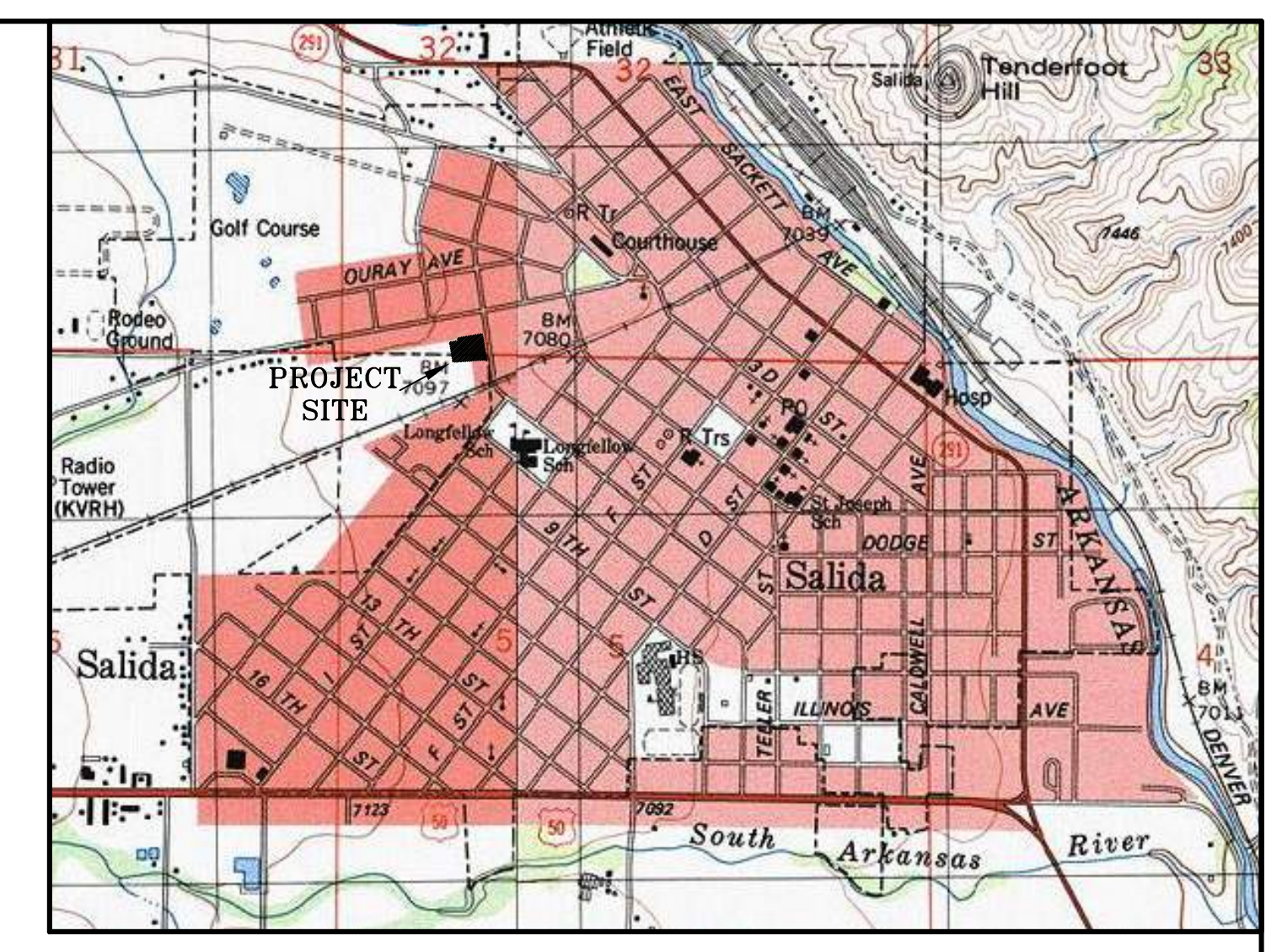
THE FORGOING ACKNOWLEDGMENT OF LIEN HOLDER WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2022, BY _____, WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____.

NOTARY PUBLIC _____

GREEN HEART MINOR SUBDIVISION

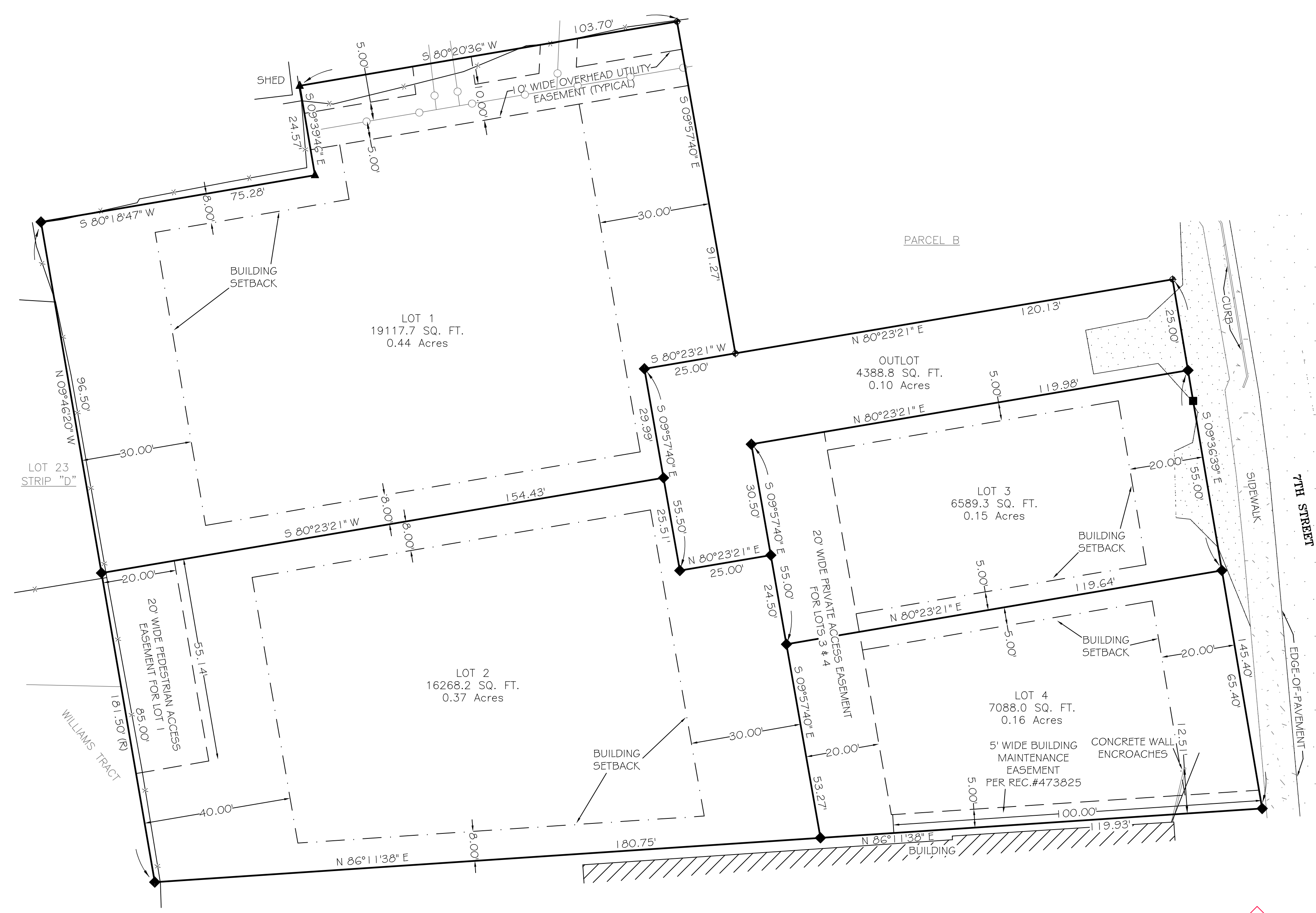
A SUBDIVISION OF PARCEL A GREEN HEART BOUNDARY LINE ADJUSTMENT CITY OF SALIDA CHAFFEE COUNTY, COLORADO



VICINITY MAP NOT TO SCALE

LEGEND

- FOUND MONUMENT AS NOTED
- ◆ SET 1 1/2" ALUMINUM CAP LS 37937
- ◆ PREVIOUSLY SET 1 1/2" ALUMINUM CAP LS 37937
- FOUND 1 1/2" ALUMINUM CAP LS 487
- ▲ FOUND #5 REBAR
- POWER POLE
- x-x- FENCE
- o-o- OVERHEAD UTILITY
- [Pattern] CONCRETE



CERTIFICATION OF TITLE

I, _____, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN GREEN HEART, LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

DATED THIS ____ DAY OF _____, 2022.

TITLE AGENT _____

GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE WESTERN RIGHT-OF-WAY OF SEVENTH STREET BETWEEN TWO 1 1/2" ALUMINUM CAPS STAMPED "LS 37937" HAVING A BEARING OF SOUTH 09°36'39" EAST.
- 2) ZONE: SINGLE-FAMILY RESIDENTIAL (R-1)
- 3) AS REQUIRED UNDER SECTION 16.6, 140 OF THE SALIDA MUNICIPAL CODE, A PAYMENT IN LIEU OF LAND DEDICATION FOR FAIR CONTRIBUTIONS FOR PUBLIC SCHOOL SITES SHALL BE PAID BY THE OWNER OF EACH LOT WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY NEW RESIDENCE ON SUCH LOT
- 4) THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH WESTCOR LAND TITLE INSURANCE COMPANY (CENTRAL COLORADO TITLE & ESCROW), COMMITMENT NO. 21-15582, DATED JULY 23, 2021.

PLANNING COMMISSION APPROVAL

THIS PLAT IS APPROVED BY THE CITY OF SALIDA PLANNING COMMISSION THIS ____ DAY OF _____, 2019.

CHAIR OF PLANNING COMMISSION, CITY OF SALIDA _____

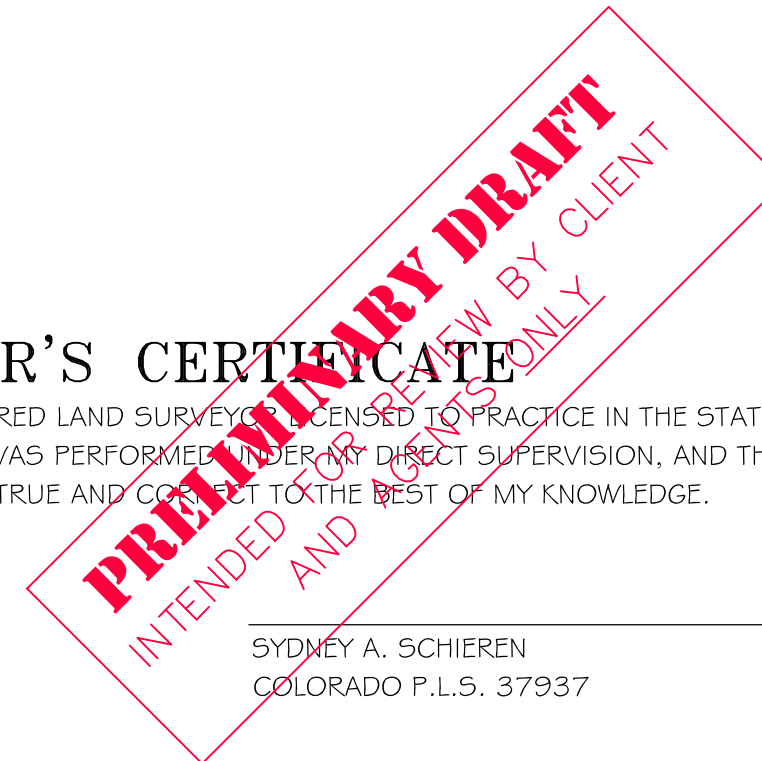
CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT _____ M. ON THIS ____ DAY OF _____, 2022 UNDER RECEPTION NUMBER _____.

CHAFFEE COUNTY CLERK AND RECORDER _____

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.



SYDNEY A. SCHIEREN
COLORADO P.L.S. 37937



COLORADO LICENSED
SYDNEY ARTHUR SCHIEREN
37937
PROFESSIONAL LAND SURVEYOR

REVISOR'S NAME AND DATE

REVISED:
JOB # 21137
DATE: JANUARY 17, 2022
SHEET 1 OF 1

GREEN HEART MINOR SUBDIVISION
A SUBDIVISION OF PARCEL A
GREEN HEART BOUNDARY LINE ADJUSTMENT
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO



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.

GREEN HEART

PLANNED DEVELOPMENT (PD)

SALIDA, COLORADO

CERTIFICATE OF DEDICATION AND OWNERSHIP

KNOW ALL PERSONS BY THESE PRESENTS THAT GREEN HEART, LLC, THE FEE OWNER OF THE FOLLOWING DESCRIBED PROPERTY:

PARCEL A
GREEN HEART BOUNDARY LINE ADJUSTMENT
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

HAS SUBDIVIDED THE SAME INTO FOUR LOTS, OUTLOTS AND EASEMENTS, AS SHOWN ON THIS PLAT UNDER THE NAME AND STYLE OF:

GREEN HEART MINOR SUBDIVISION
IN THE
CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

SUBJECT TO 20' PEDESTRIAN EASEMENT, 20' WIDE ACCESS EASEMENT, 5' WIDE BUILDING MAINTENANCE EASEMENT AND A 10' WIDE OVERHEAD UTILITY EASEMENT.

IN WITNESS WHEREOF THE UNDERSIGNED HAS CAUSED THESE PRESENTS TO BE EXECUTED THIS ____ DAY OF ____ 2022

BY: GREEN HEART, LLC (REPRESENTATIVE)

COUNTY OF CHAFFEE)
) SS.
STATE OF COLORADO)

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS ____ DAY OF _____ 2022, BY _____ GREEN HEART, LLC REPRESENTATIVE. WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

CERTIFICATION OF TITLE

I, _____, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN GREEN HEART, LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

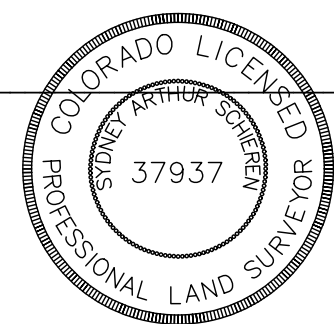
DATED THIS ____ DAY OF _____, 2022.

TITLE AGENT

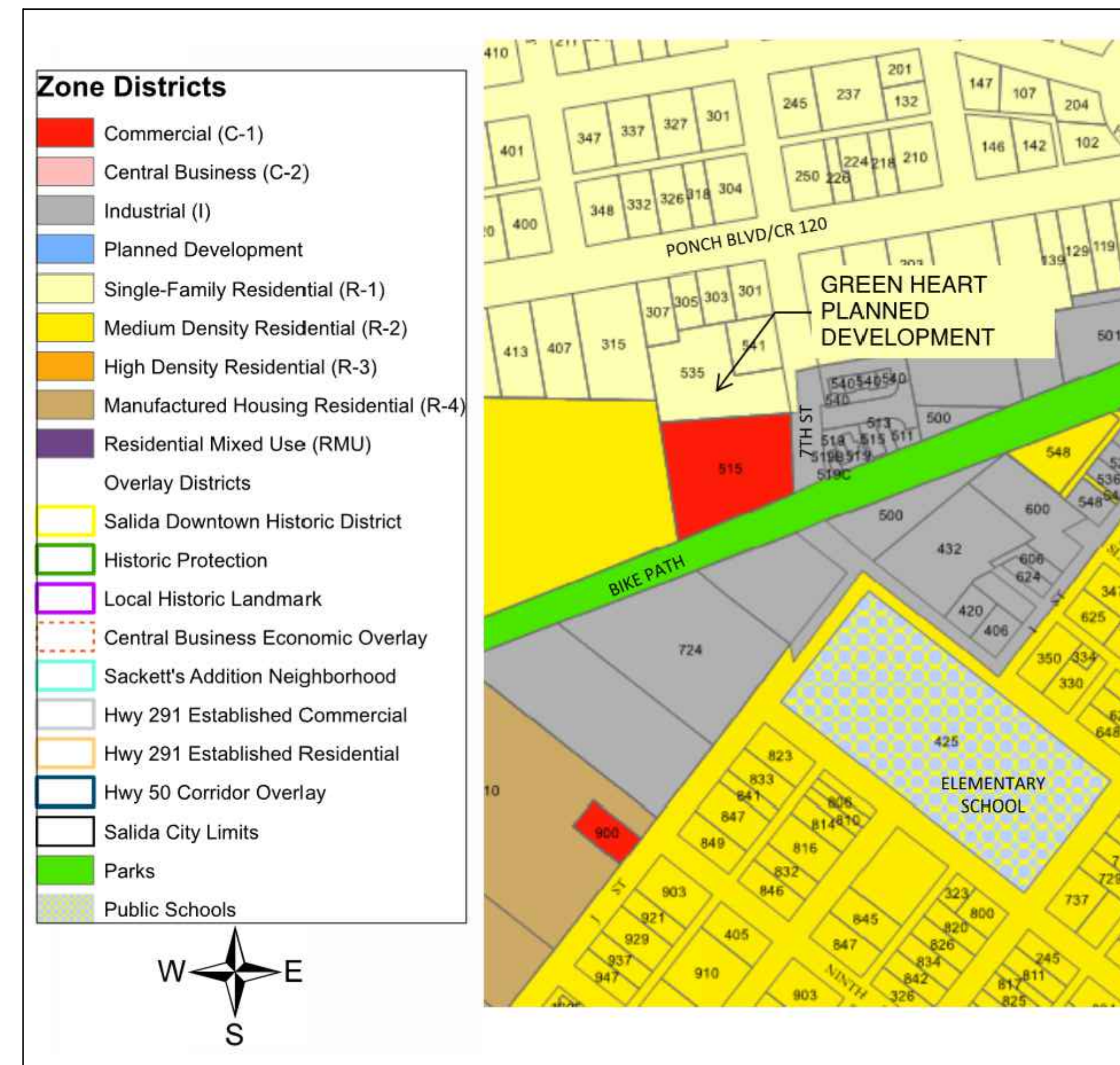
LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SYDNEY A. SCHIEREN
COLORADO P.L.S. 37937



VICINITY AND ZONING MAP



CONDITIONS OF APPROVAL FOR THE GREEN HEART PD:

- 1.
- 2.
- 3.

GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE WESTERN RIGHT-OF-WAY OF SEVENTH STREET BETWEEN TWO 1 1/2" ALUMINUM CAPS STAMPED "LS 37937" HAVING A BEARING OF SOUTH 09°36'39" EAST.
- 2) ZONE: SINGLE-FAMILY RESIDENTIAL (R-1)
- 3) AS REQUIRED UNDER SECTION 16.6.140 OF THE SALIDA MUNICIPAL CODE, A PAYMENT IN LIEU OF LAND DEDICATION FOR FAIR CONTRIBUTIONS FOR PUBLIC SCHOOL SITES SHALL BE PAID BY THE OWNER OF EACH LOT WITHIN THIS SUBDIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT FOR ANY NEW RESIDENCE ON SUCH LOT
- 4) THIS SURVEY WAS PERFORMED IN CONJUNCTION WITH WESTCOR LAND TITLE INSURANCE COMPANY (CENTRAL COLORADO TITLE & ESCROW), COMMITMENT NO. 21-15582, DATED JULY 23, 2021.

GREEN HEART PLANNED DEVELOPMENT (PD)
SALIDA, COLORADO

CITY COUNCIL APPROVAL

THIS PLAT IS APPROVED BY THE SALIDA CITY COUNCIL THIS ____ DAY OF _____, 2021.

MAYOR, CITY OF SALIDA

CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT ____ M. ON THIS ____ DAY OF _____, 2021 UNDER RECEPTION NUMBER _____.

CHAFFEE COUNTY CLERK AND RECORDER

ENGINEER
Walker Engineering
905 Camino Sierra Vista Santa Fe, NM 87505
505-820-7990 morey@walkerengineering.net Fax: 505-820-3539

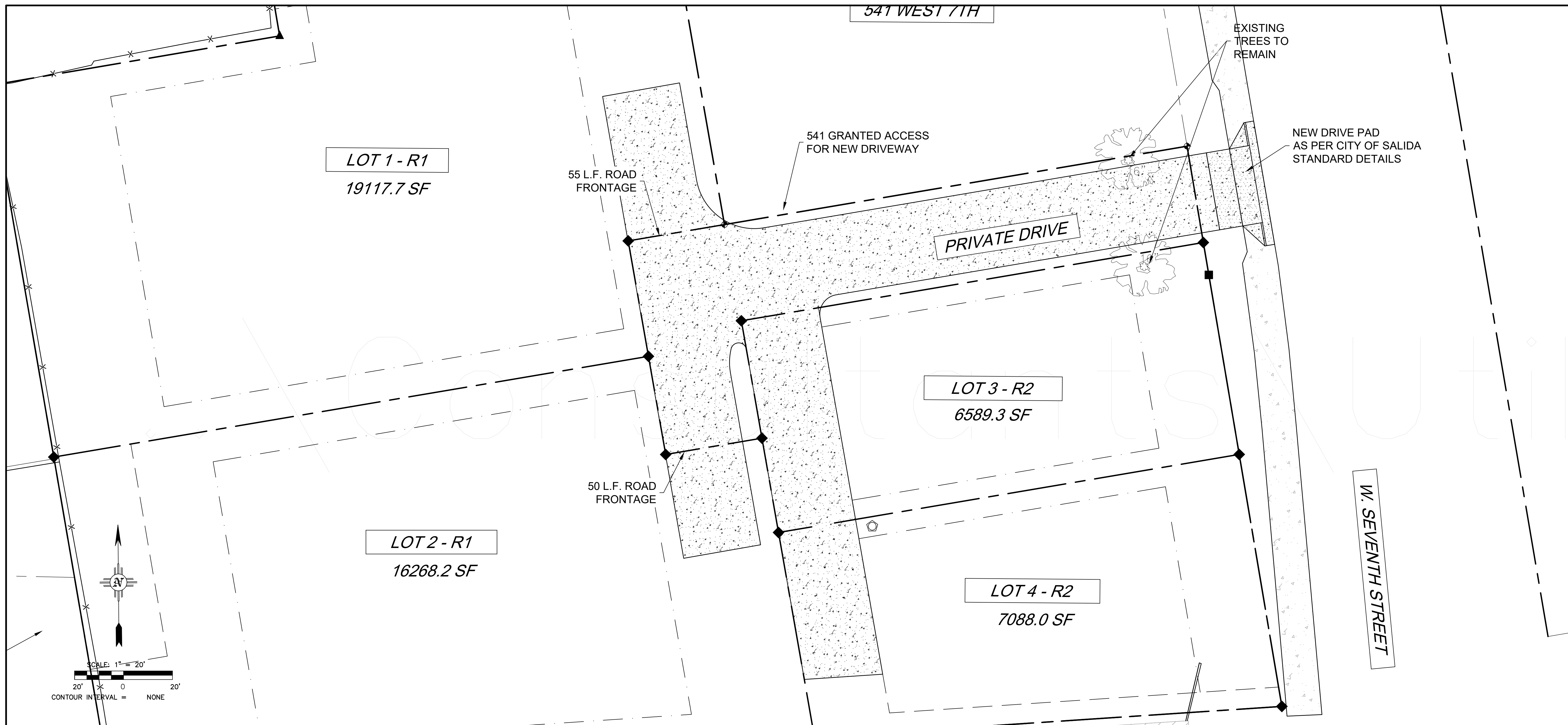
CONSULTANT
Land Water Concepts
Salida, Colorado
505-690-5873
andy@lwconcepts.com

LAND SURVEYOR
LANDMARK SURVEYING
202 N F Street Salida, CO 81201
719-539-4021 syd@surveycolorado.com

DRAFT - 2/23/22

SHEET NO.

D1



SALIDA, CO LORADO HOLMAN COURT -
 PLANNED DEVELOPMENT (PD)

LEGEND

- PROPOSED PROPERTY LINE
- SETBACK
- EASEMENT

GREEN HEART - PLANNED DEVELOPMENT SUMMARY

TOTAL LOT AREA	1.13 ACRES
TOTAL LOT AREA	49063.2 SQ. FT.
ZONING	R1 LOW DENSITY RESIDENTIAL
NUMBER OF LOTS	4

LOT SUMMARY

LOT SUMMARY	PROPOSED USE	ZONING	LOT AREA ACRES	LOT AREA SF
LOT 1	SINGLE FAMILY	R1	0.44	19117.7
LOT 2	SINGLE FAMILY	R1	0.37	16268.2
LOT 3	SINGLE FAMILY	R2	0.15	6589.3
LOT 4	SINGLE FAMILY	R2	0.16	7088

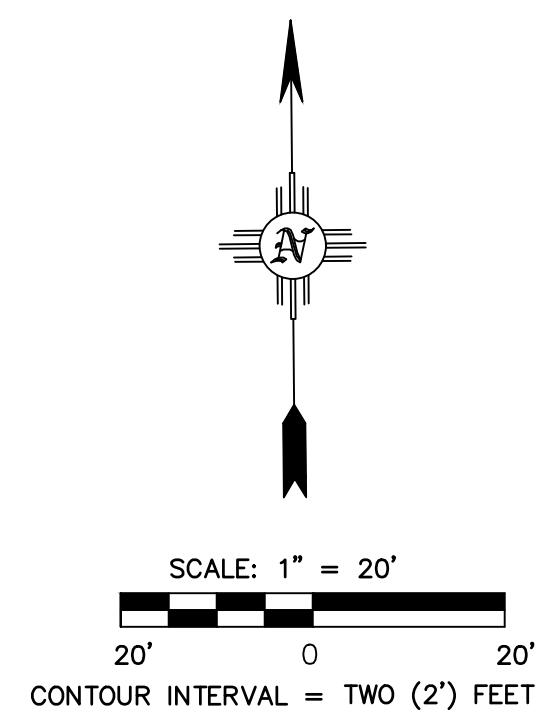
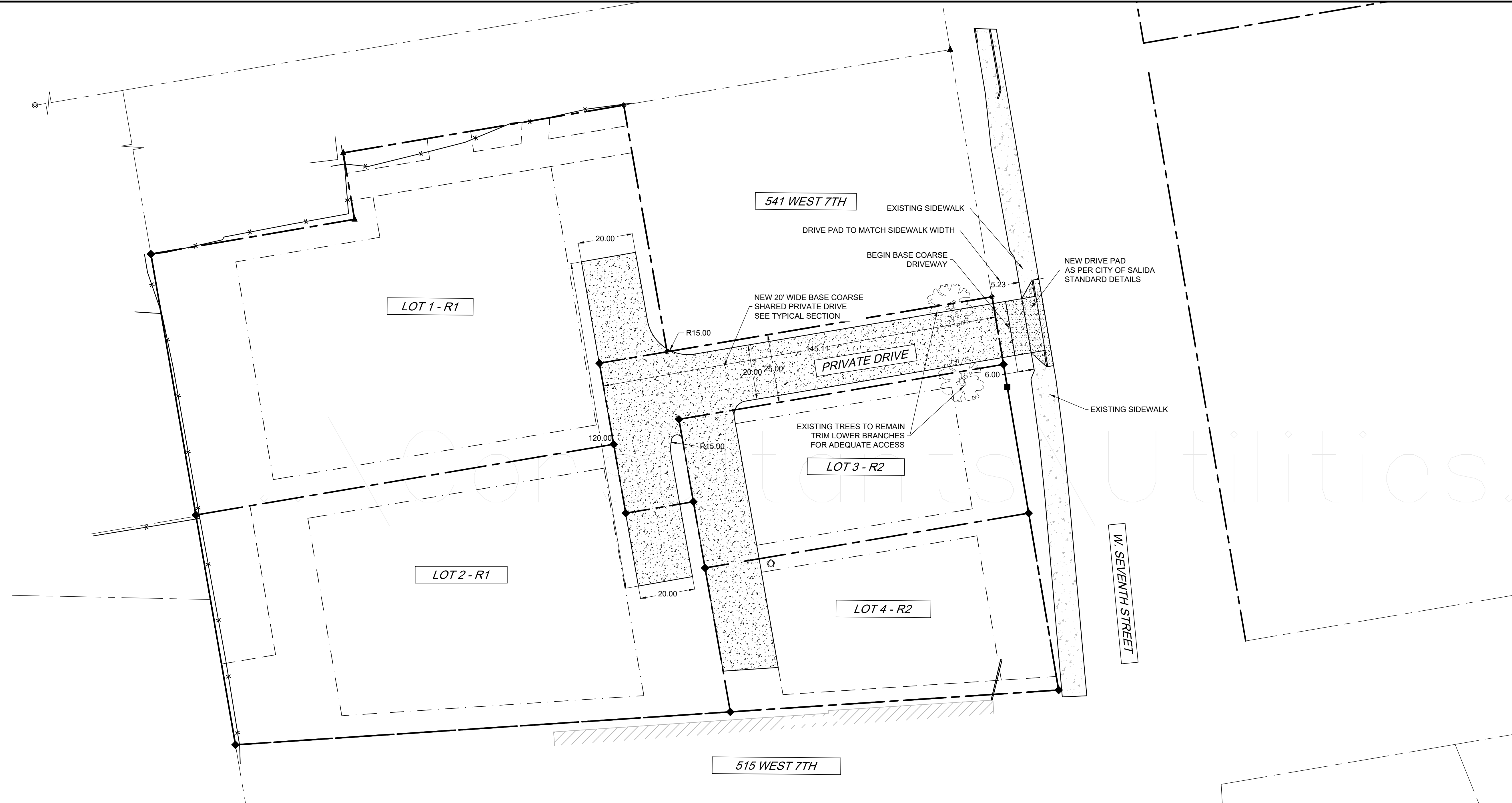
SCHEDULE OF DIMENSIONAL STANDARDS

Dimensional Standard	R-1	R-2	PD R-1	PD R-2
Min. lot size (sq. ft.)	7,500	5,625	7,500	5,625
Density (Min. lot sq. footage per principal dwelling unit)	3,750	3,125	3,750	3,125
Min lot size (sq. ft.)—attached units	N/A	3,125	N/A	3,125
Min. lot frontage	50'	37'-6"	NOTE 1	37'-6"
Min. lot frontage—attached units	N/A	20'	N/A	20'
Max. lot coverage: structures (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2)	35%	40%	35%	40%
Max. lot coverage: uncovered parking/access (additive coverage total for structures and uncovered parking cannot exceed 90% except in C-2)	10%	15%	10%	15%
Min. landscape area	55%	45%	55%	45%
Min. setback from side lot line for a primary bldg.	8'	5'	8'	5'
Min. setback from side lot line for a detached accessory bldg.	3', 5', or 10'	3', 5', or 10'	3', 5', or 10'	3', 5', or 10'
Min. setback from rear lot line: principal bldg.	30'	20'	NOTE 2	20'
Min. setback from rear lot line: accessory bldg.	5'	5'	5'	NOTE 3
Min. setback from front lot line	30'	20'	30'	20'
Max. building height for a primary bldg.	35'	35'	35'	35'
Max. building height for a detached accessory bldg.	25'	25'	25'	25'

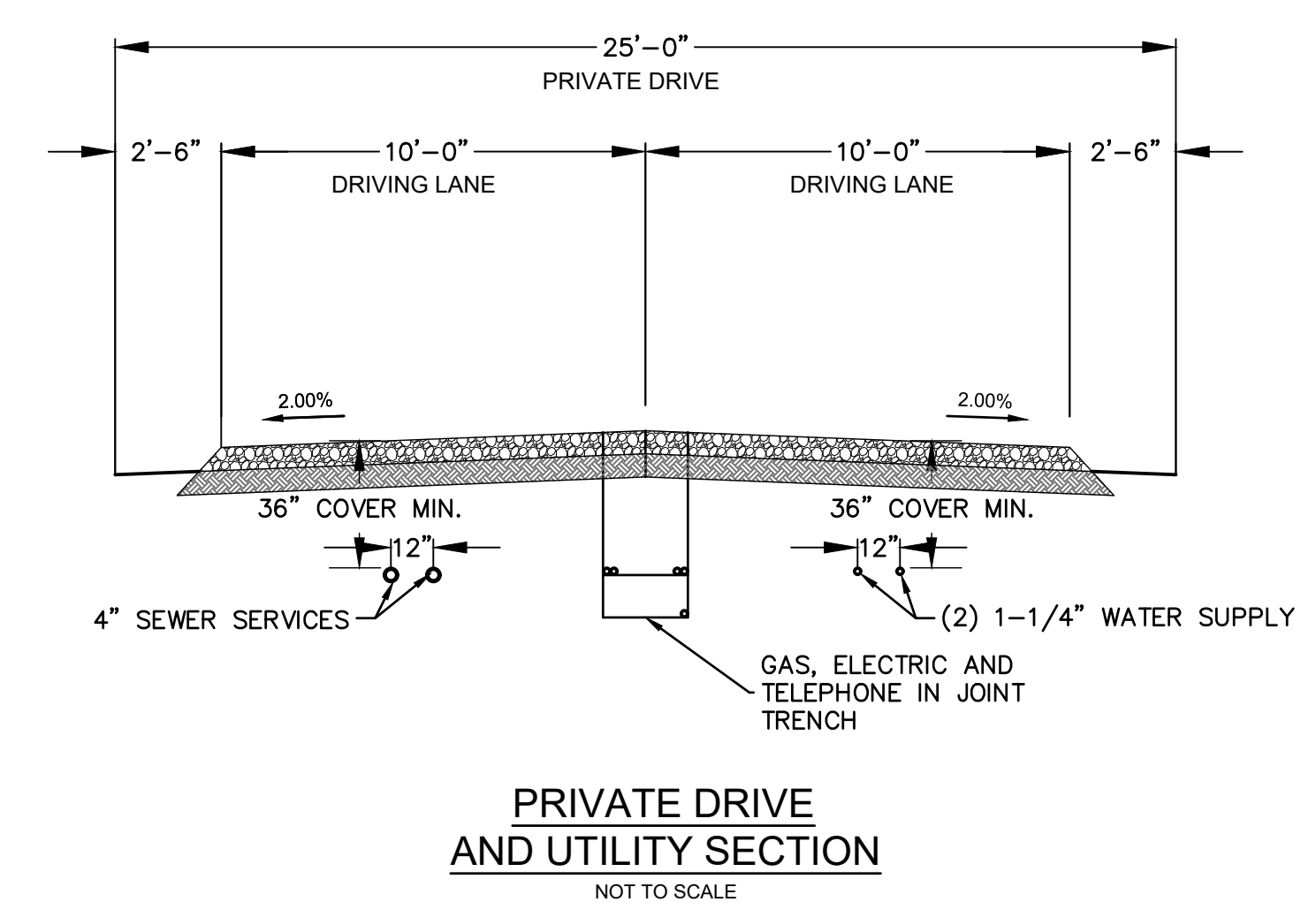
Notes:
 1. MINIMUM LOT FRONTAGE IS TO BE MEASURED AT THE PRIVATE R.O.W. (OUTLOT) FOR LOTS 1 AND 2
 2. REAR SETBACK FOR LOT 2 IS 40'
 3. REAR SETBACK TO BE 20' FOR BOTH PRINCIPAL AND ACCESSORY BUILDINGS

DRAFT - 2/23/22

SHEET NO.
D2



LEGEND	
	PROPOSED PROPERTY LINE
	SETBACK
	EASEMENT



Civil Engineering • Water Resources • Traffic Engineering

W•E Walker Engineering
905 Camino Sierra Vista, Santa Fe, NM 87505
505-820-7990
FAX 505-820-3539
E-MAIL: civil@walkerengineering.net

No.	REVISION	BY	APP.	DATE

PROJECT:
 FILE:
 DATE: 2/22/2022
 DESIGNED BY:
 DRAWN BY:
 CHECKED BY:

PROFESSIONAL SEAL: 2/22/22

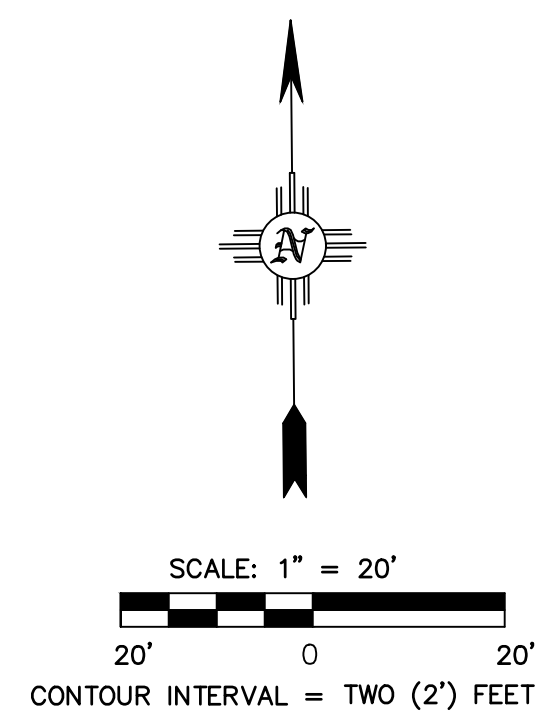
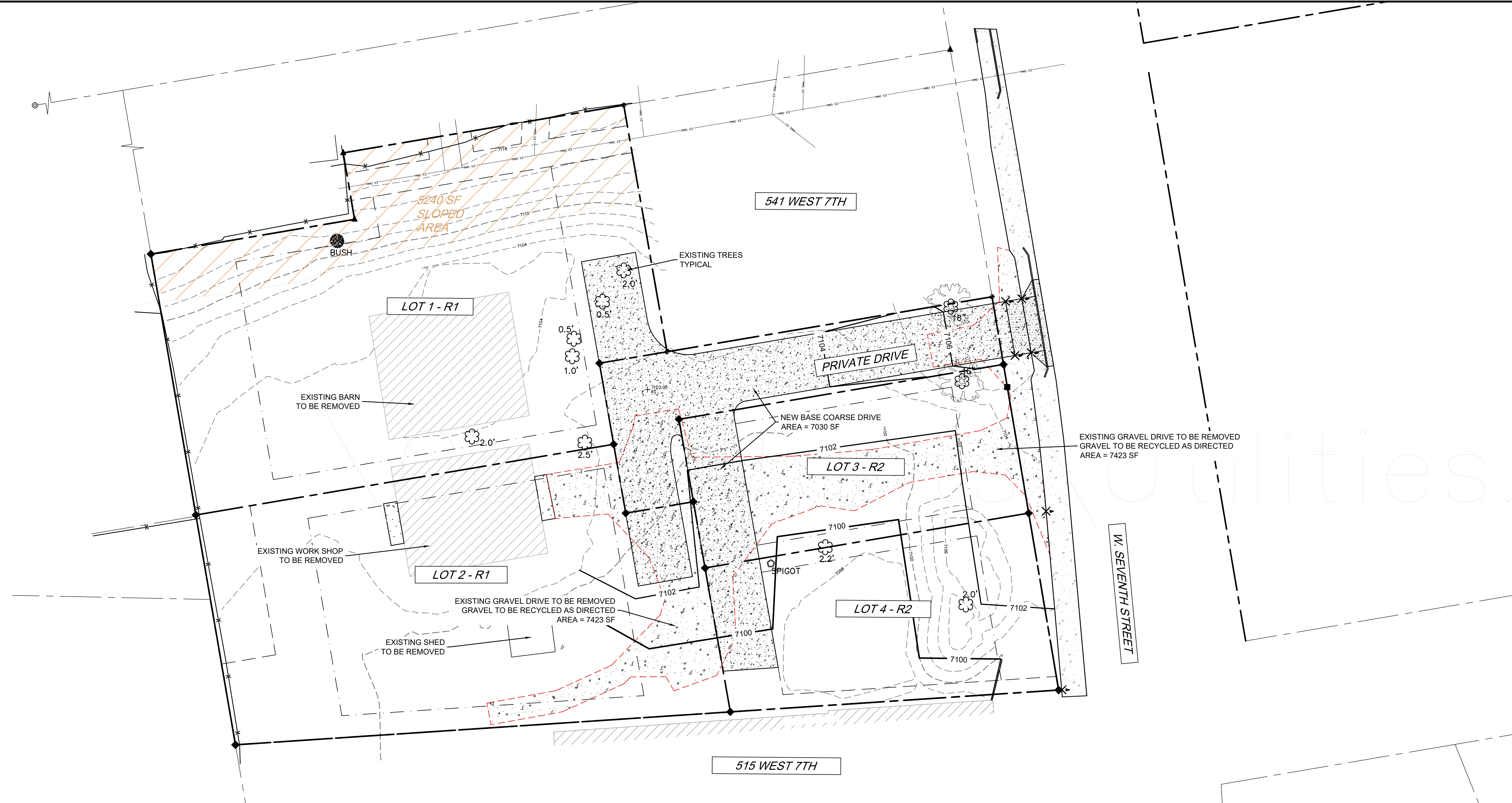
PROJECT: GREEN HEART PLANNED DEVELOPMENT

SHEET TITLE: STREET IMPROVEMENT PLAN

CITY REVIEW	DATE

DEPARTMENT	SIGN-OFF
WASTEWATER	
WATER	
PW ENGINEERING	
TRAFFIC	
FIRE DEPARTMENT	
SOLID WASTE	
LANDSCAPE	
TRAILS/OPEN SPACE	
SUBDIVISION REVIEW	

SHEET NO. **C1**



LEGEND

- PROPOSED PROPERTY LINE
- - - - - SETBACK
- - - - - EASEMENT
- --- EXISTING CONTOURS
- --- EXISTING CONTOURS

DRAINAGE CALCULATION	
EXISTING GRAVEL DRIVEWAY	7423 SF
PROPOSED GRAVEL DRIVEWAY	7030 SF
DIFFERENCE	-393 SF

NOTE: NO STORM WATER RETENTION IS REQUIRED FOR THE NEW BASE COARSE PRIVATE DRIVE. THE AREA OF THIS NEW DRIVE IS LESS THAN THE EXISTING GRAVEL DRIVEWAYS ON SITE WHICH ARE TO BE REMOVED.

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 905 Camino Sierra Vista, Santa Fe, NM 87505
 505-820-7990
 FAX 505-820-3539
 E-MAIL: civil@walkerengineering.net

REVISION	BY	APP.	DATE

PROJECT: **GREEN HEART PLANNED DEVELOPMENT**
 SHEET TITLE: **GRADING AND DRAINAGE PLAN**

DESIGNED BY: *[Signature]*
 DRAWN BY: *[Signature]*
 DATE: 2/22/2022
 CHECKED BY: *[Signature]*

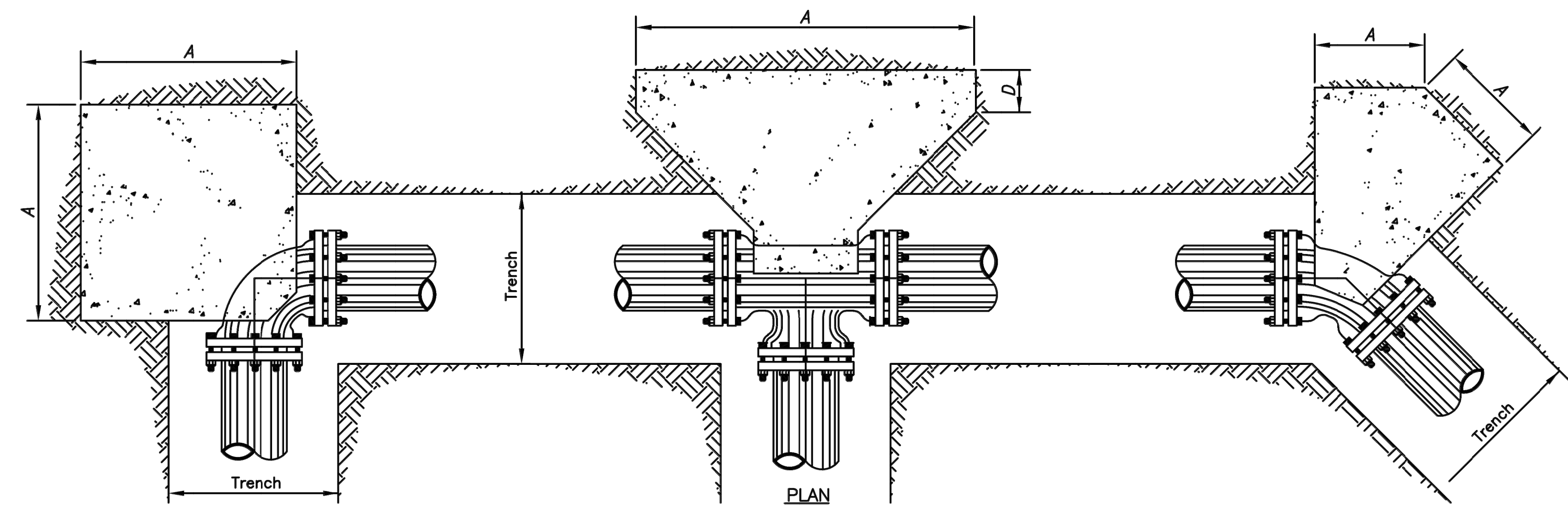
PROFESSIONAL SEAL: REGISTERED PROFESSIONAL ENGINEER, STATE OF NEW MEXICO, NO. 3203, 2/22/22

DEPARTMENT	CITY REVIEW	DATE
WASTEWATER	SIGN-OFF	
WATER		
PW ENGINEERING		
TRAFFIC		
FIRE DEPARTMENT		
SOLID WASTE		
LANDSCAPE		
TRAILS/OPEN SPACE		
SUBDIVISION REVIEW		

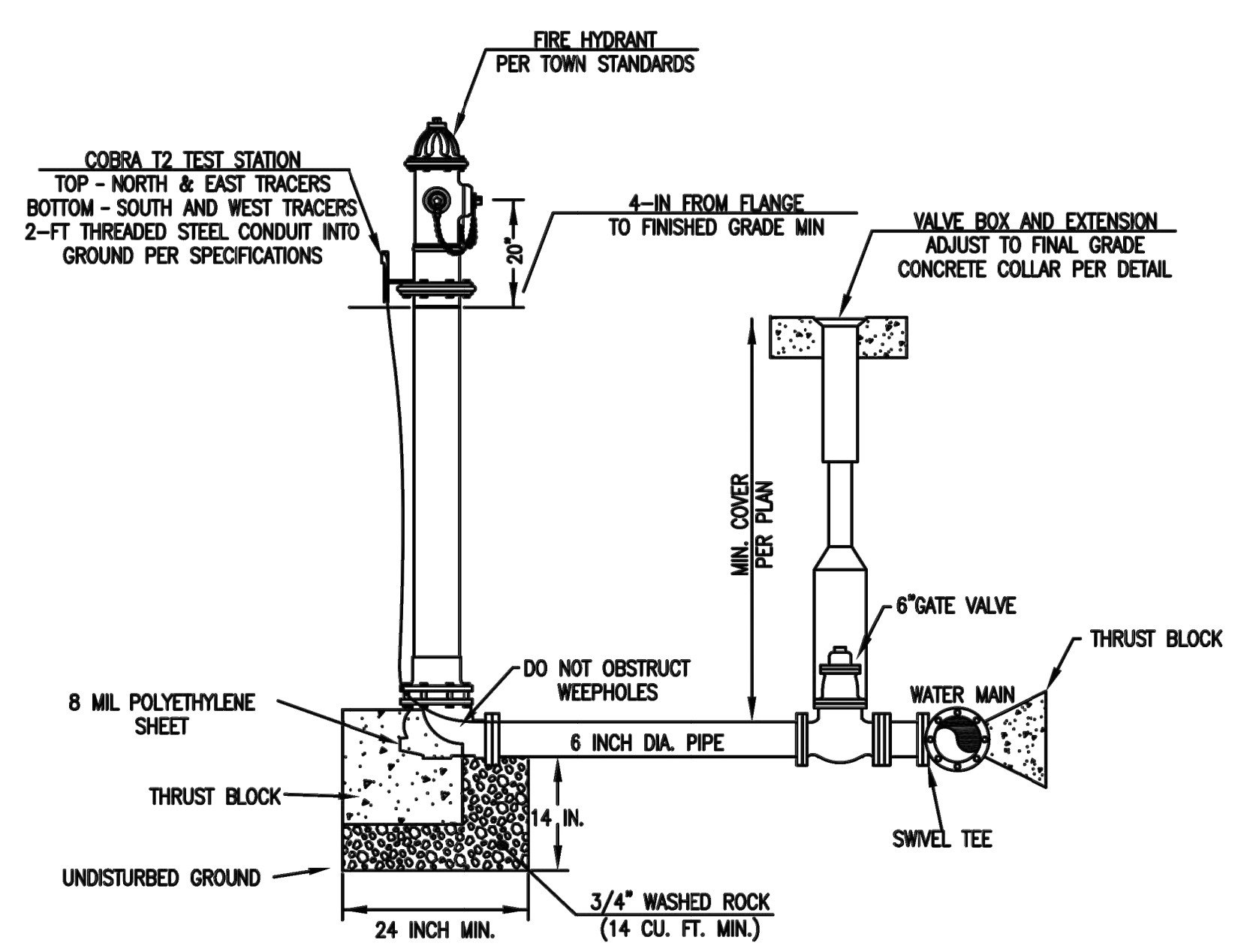
SHEET NO. **C2**

**BLOCKING SCHEDULE
WATER DISTRIBUTION FITTINGS**

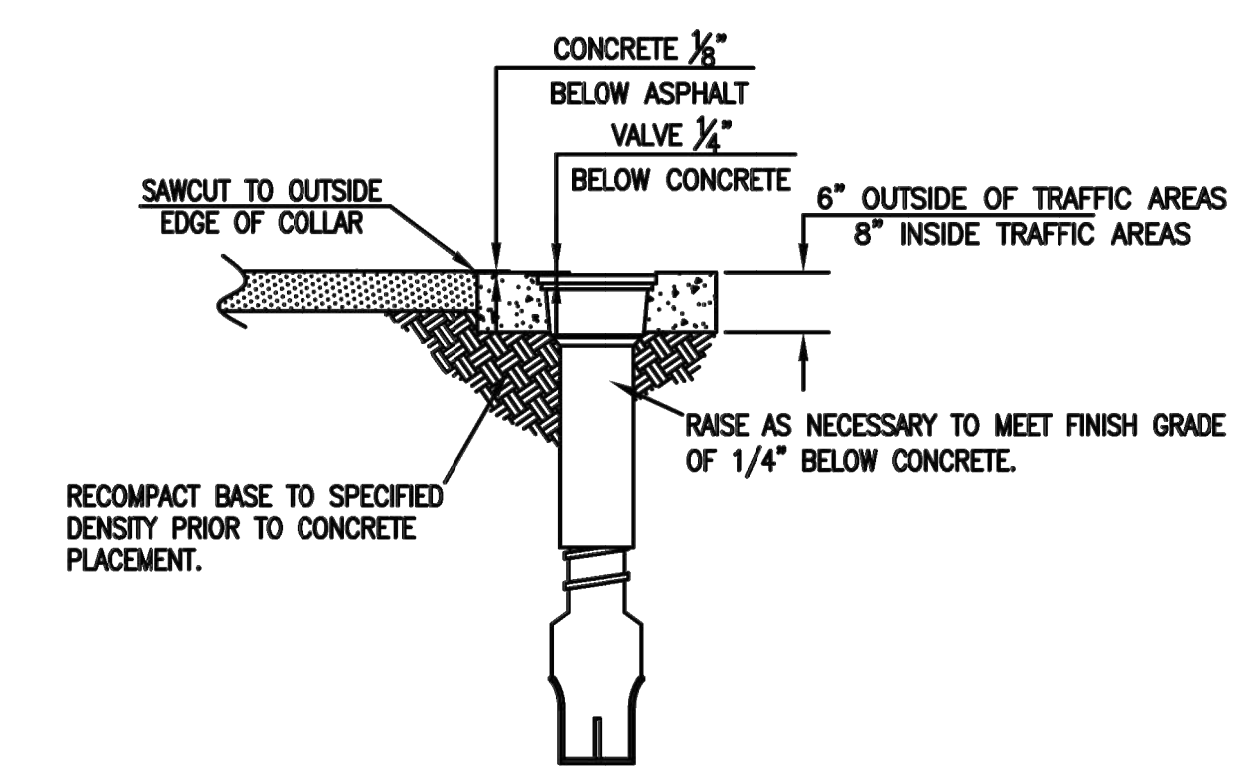
PIPE "D"	TEES & PLUGS			90°			45°			22.5°		
	A	B	C	A	B	C	A	B	C	A	B	C
4	16	12	16	12	16	12	16	12	16	12	16	12
6	18	12	18	16	18	12	18	12	18	12	18	12
8	24	16	24	16	24	16	24	16	24	16	24	16
10	30	20	30	16	30	20	30	20	30	20	30	20
12	36	24	36	18	36	24	36	24	36	24	36	24
16	48	32	48	18	48	32	48	32	48	32	48	32
20	60	40	60	18	60	40	60	40	60	40	60	40
24	72	48	72	18	72	48	72	48	72	48	72	48
30	96	64	96	18	96	64	96	64	96	64	96	64



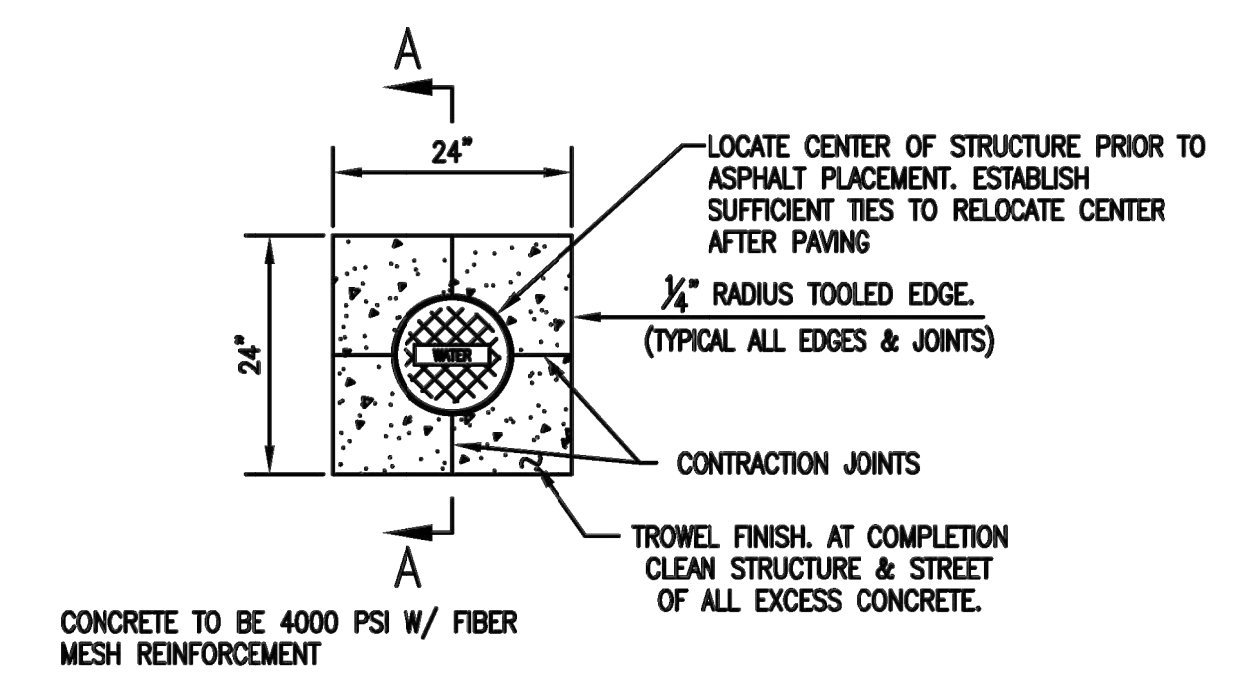
WD THRUST BLOCK
1 DETAIL



WD FIRE HYDRANT ASSEMBLY
2 DETAIL



SECTION A-A



PLAN VIEW

WD WATER VALVE CONCRETE COLLAR
3 DETAIL

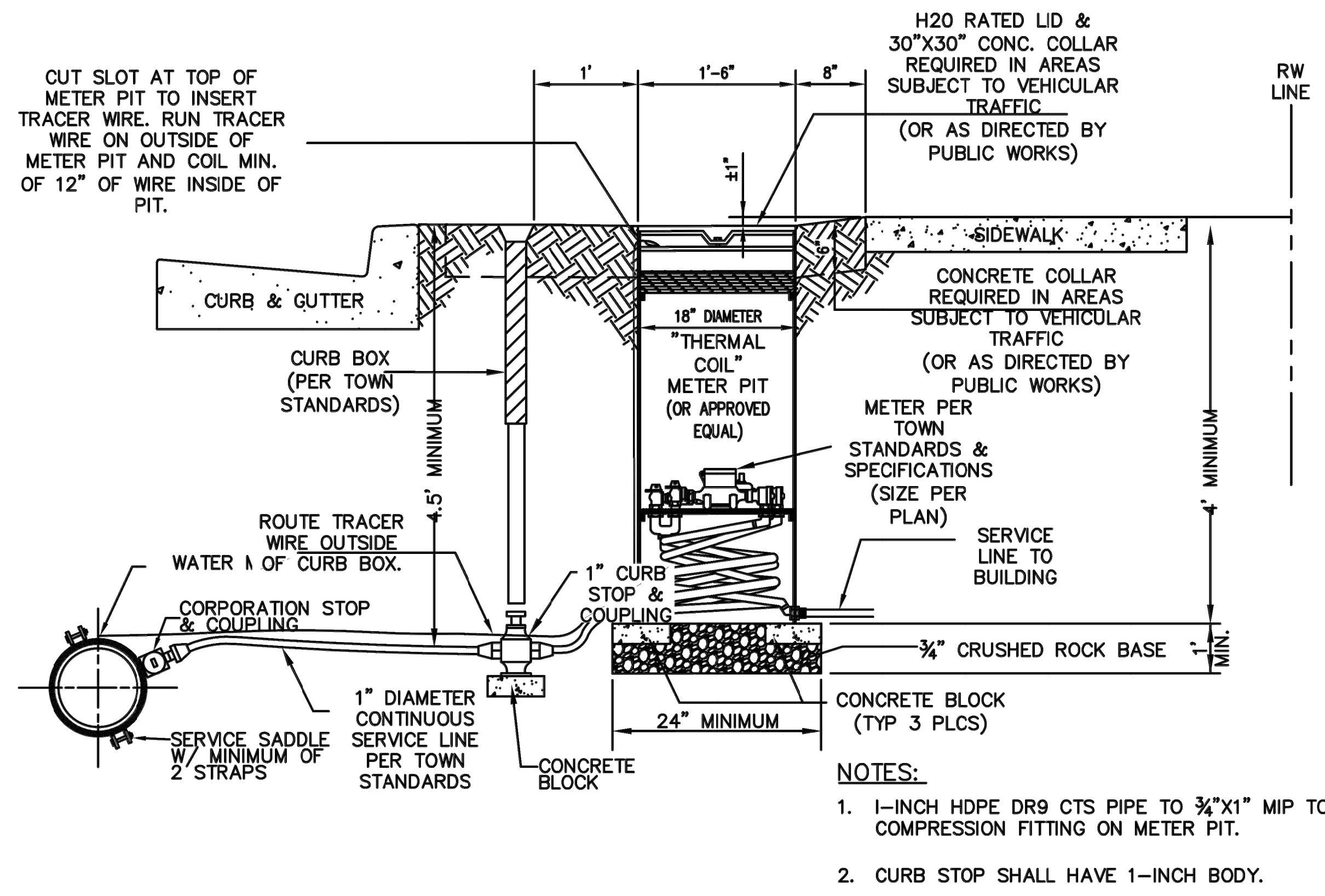
GENERAL NOTES

1. Water Lines Shall Have A Minimum Cover Of 4'-6" Or More As Shown On Profiles.
2. All Valves On Mains & Fire Hydrant Leads Shall Be Installed With Valve Box Assemblies.
3. The Size Of Valve Box Assembly To Be Installed Shall Be Determined By The Type And Size Of Valve.
4. Valve Box Caps Shall Have The Word "water" Cast In The Top.

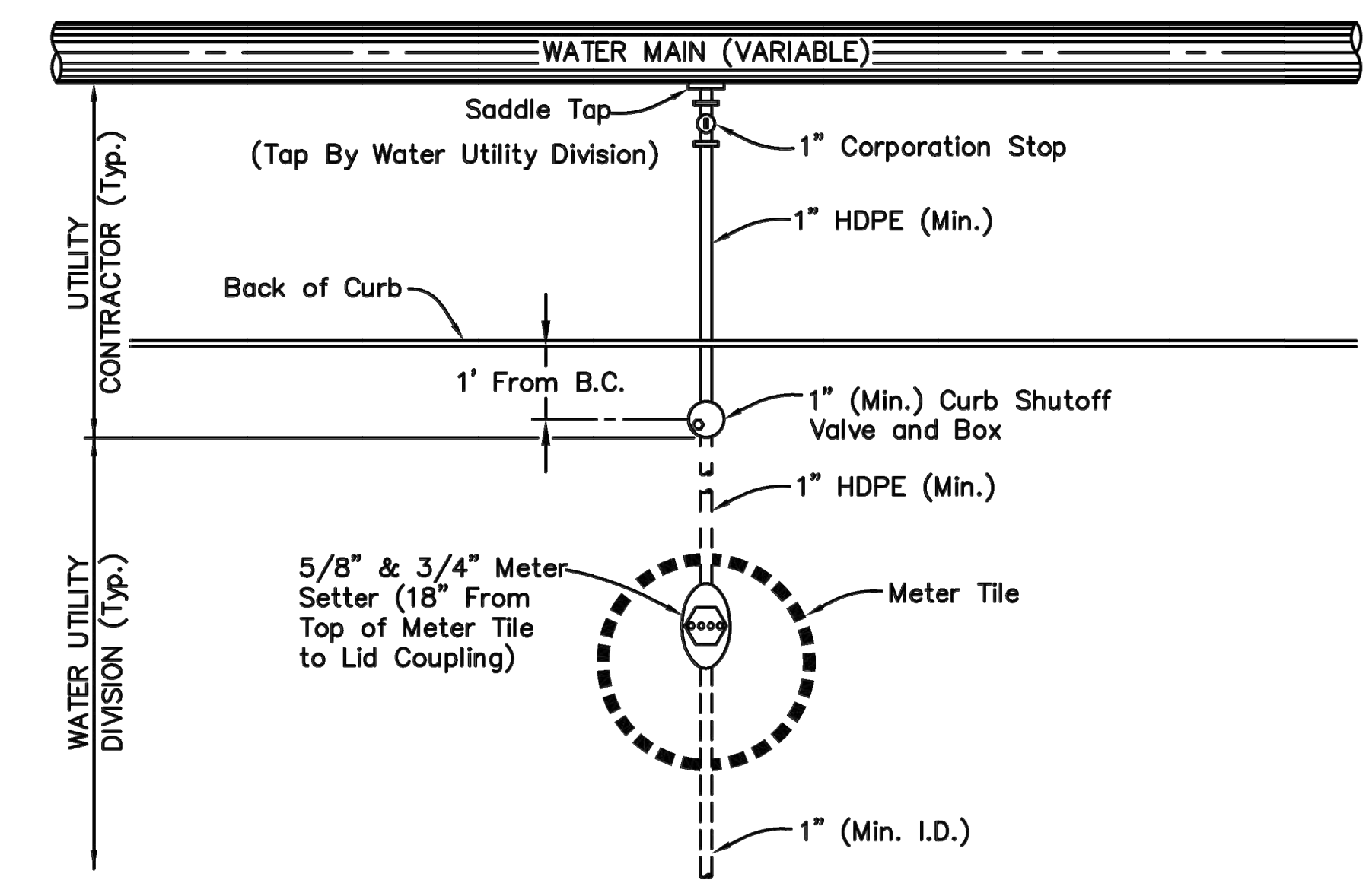
CITY OF SALIDA, COLORADO
PUBLIC WORKS

STANDARD DETAILS
WATER DISTRIBUTION DETAILS

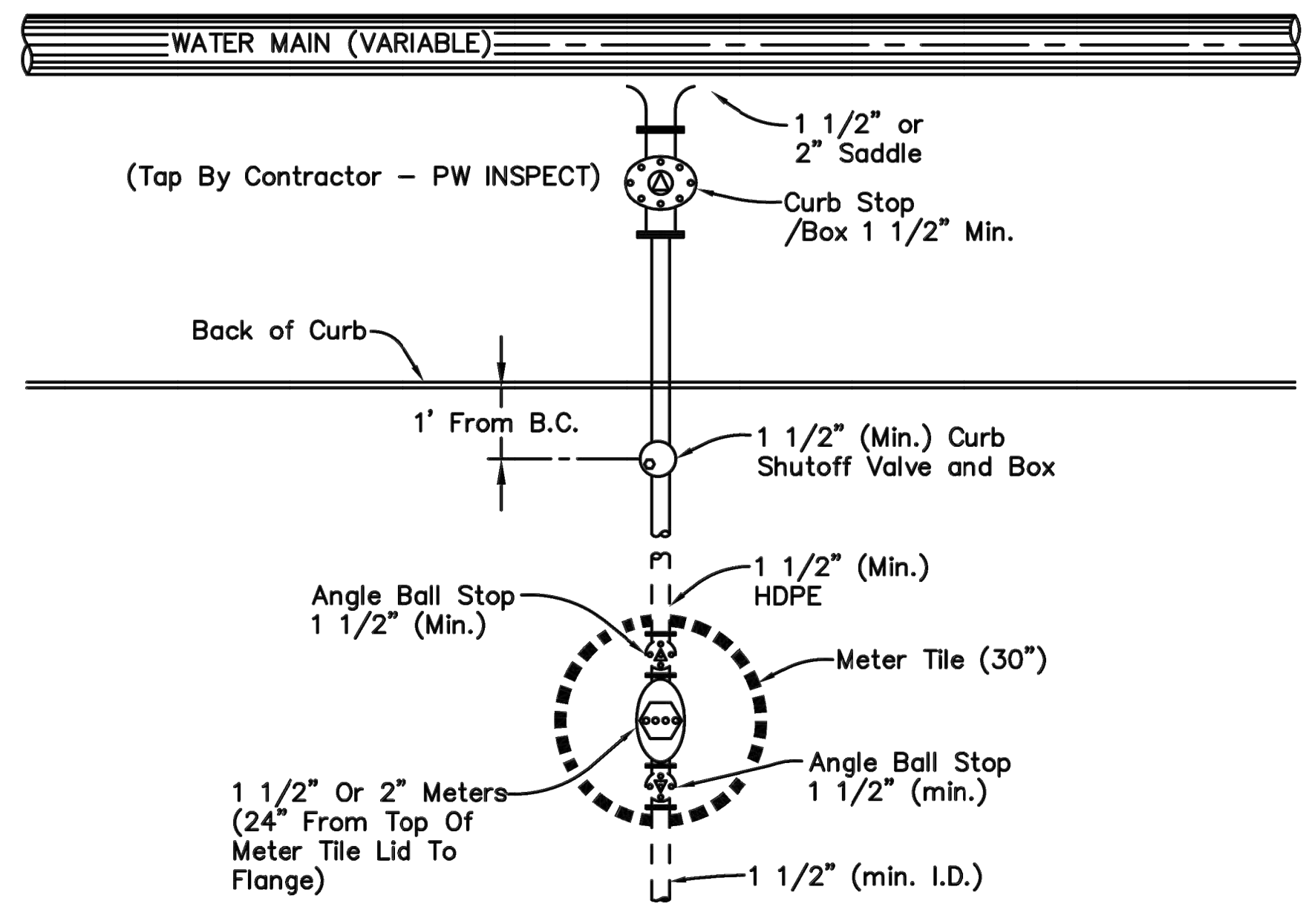
DATE: Nov 2018 SCALE: Not to Scale SHEET:
FILENAME: 11_Salida_Water_Distribution_Details.dwg BY:



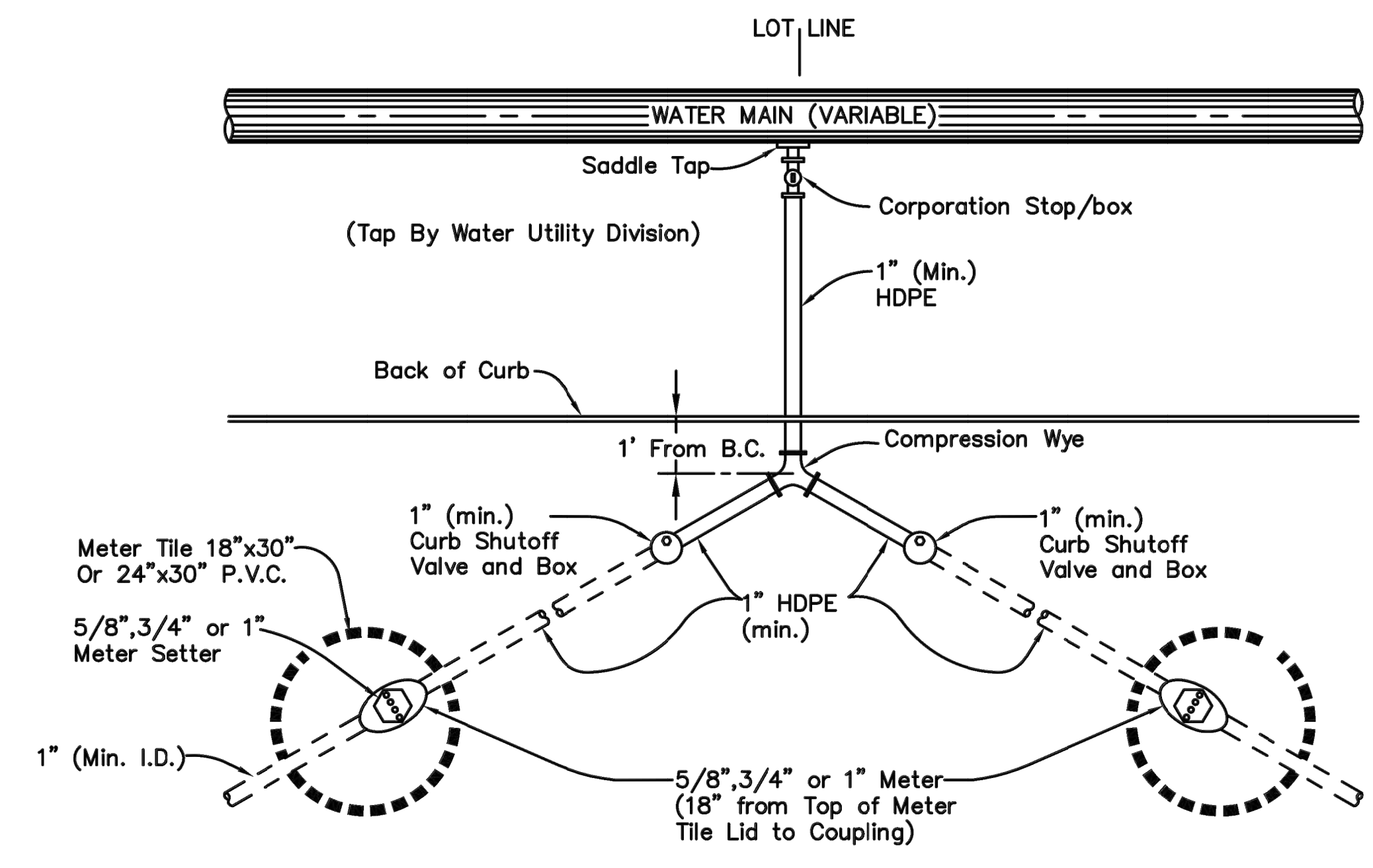
WS 1 SERVICE AND METER PIT (TYP) DETAIL



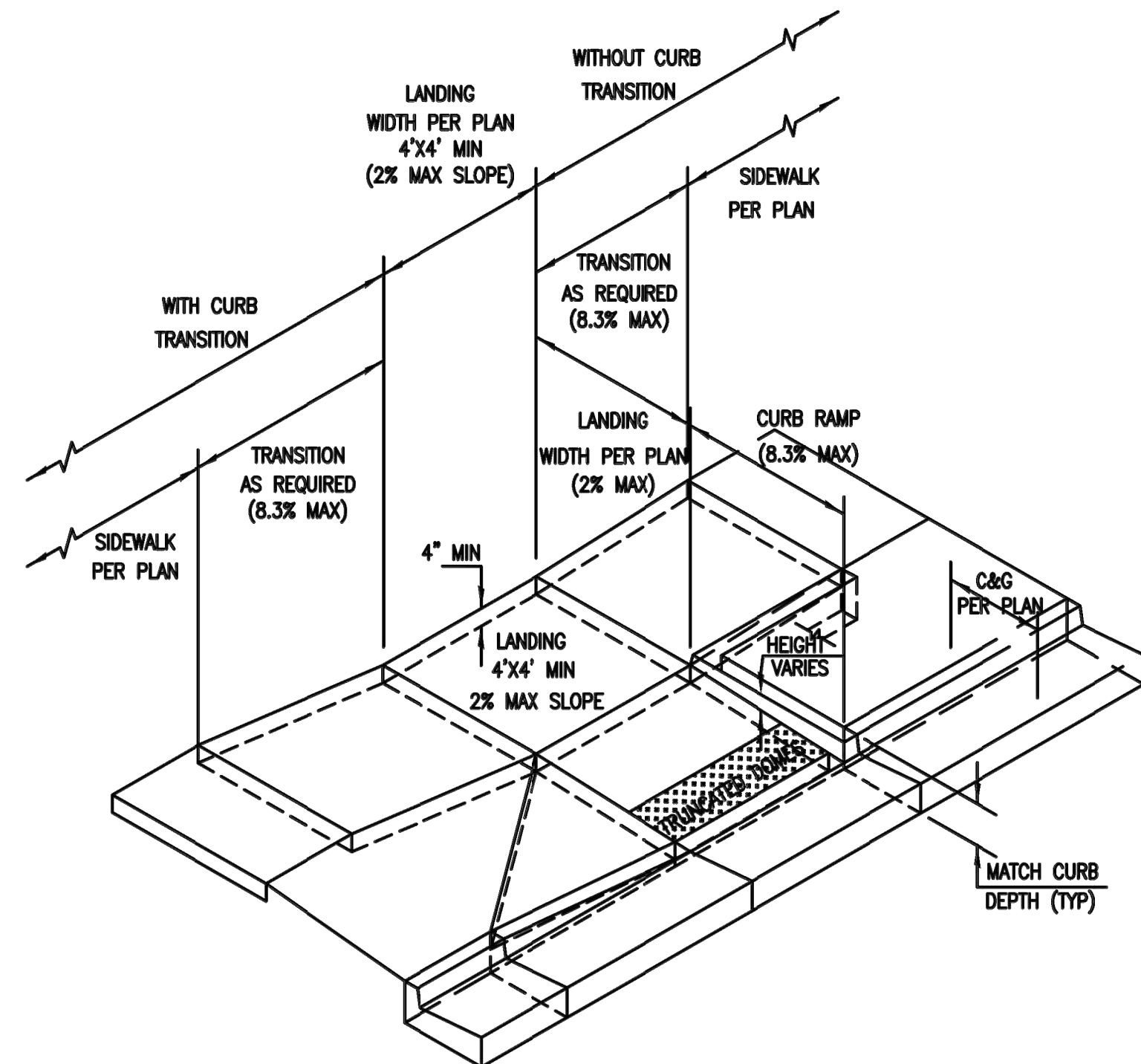
WS 2 1-IN AND SMALLER METER DETAIL



WS 3 1-1/2 AND 2-INCH METER DETAIL



WS 4 OPTIONAL DUPLEX LOT DETAIL

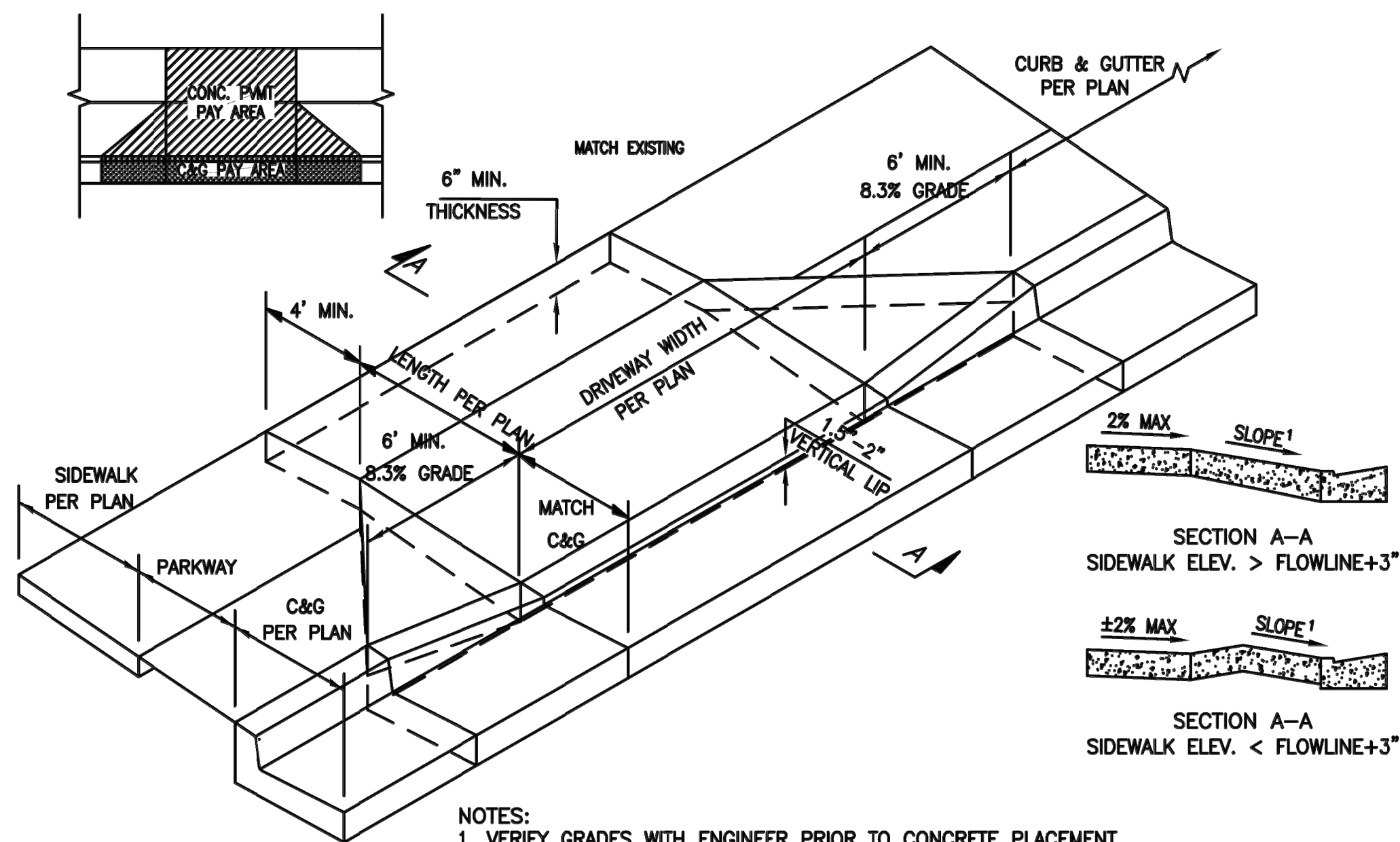


NOTES:

1. TRUNCATED DOMES SHALL BE 24 INCHES WIDE AND EXTEND THE FULL WIDTH OF THE ACCESS RAMP.
2. TRUNCATED DOMES SHALL BE EMBEDDED IN THE FRESH CONCRETE WITH NO AIR SPACE BETWEEN THE CONCRETE AND THE BOTTOM OF THE PLATE. JOINT TO BE TOWELED AT PERIMETER OF DOMES.
3. TRUNCATED DOMES SHALL BE CONSTRUCTED OF UNPAINTED CAST IRON CONFORMING TO ASTM A-48 CLASS 30B.

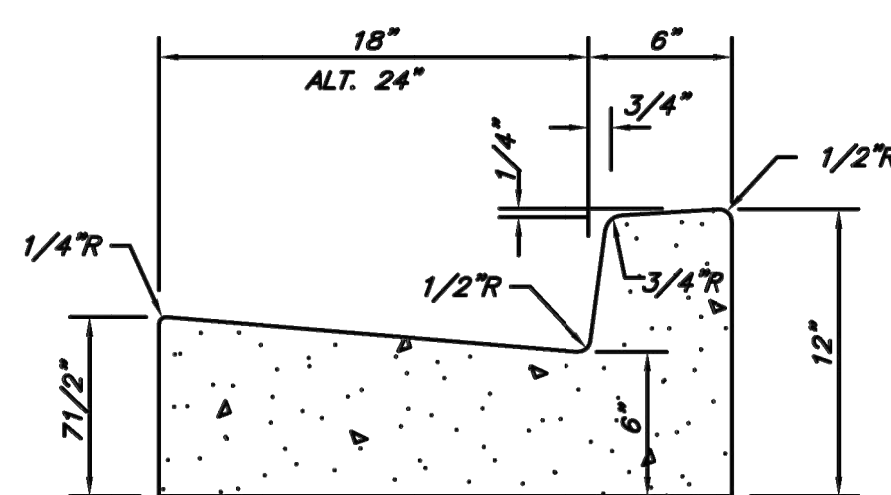
*TYPE 1 PERMITTED ONLY WITH PRIOR APPROVAL BY PUBLIC WORKS
TYPE 2 SHALL BE STANDARD

ST ADA CURB RAMP - TYPE 1
1 DETAIL

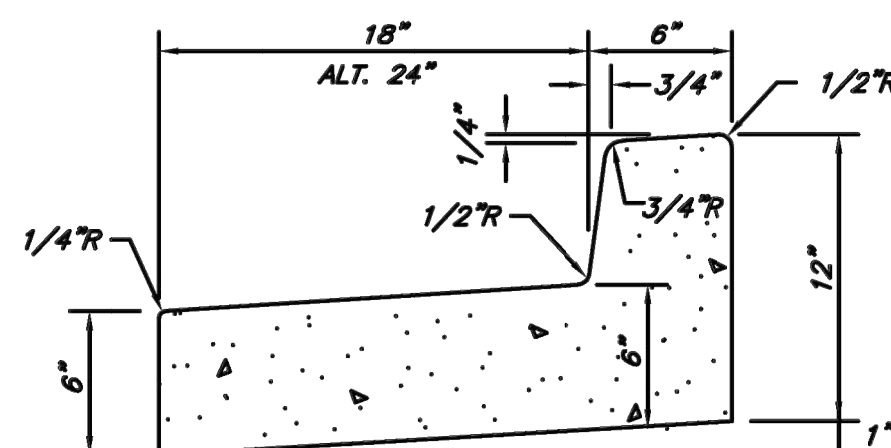


NOTES:
1. VERIFY GRADES WITH ENGINEER PRIOR TO CONCRETE PLACEMENT.

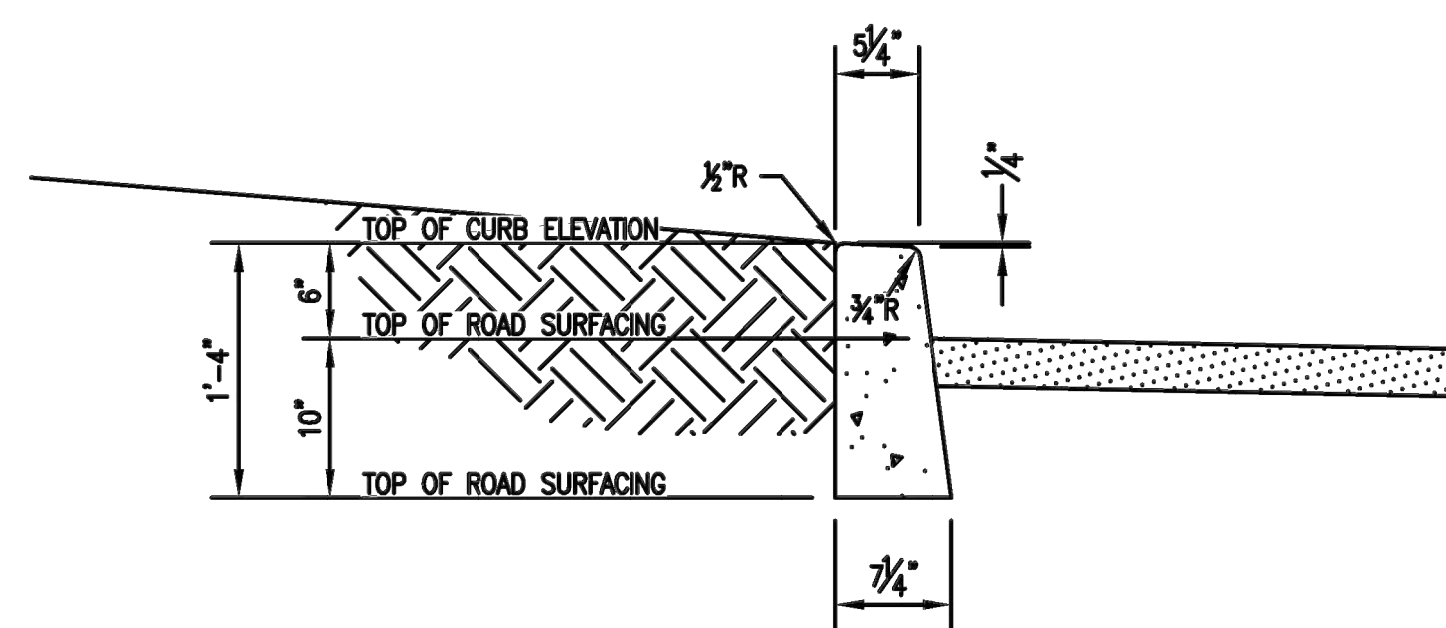
ST TYPE 1 DRIVEWAY
3 DETAIL



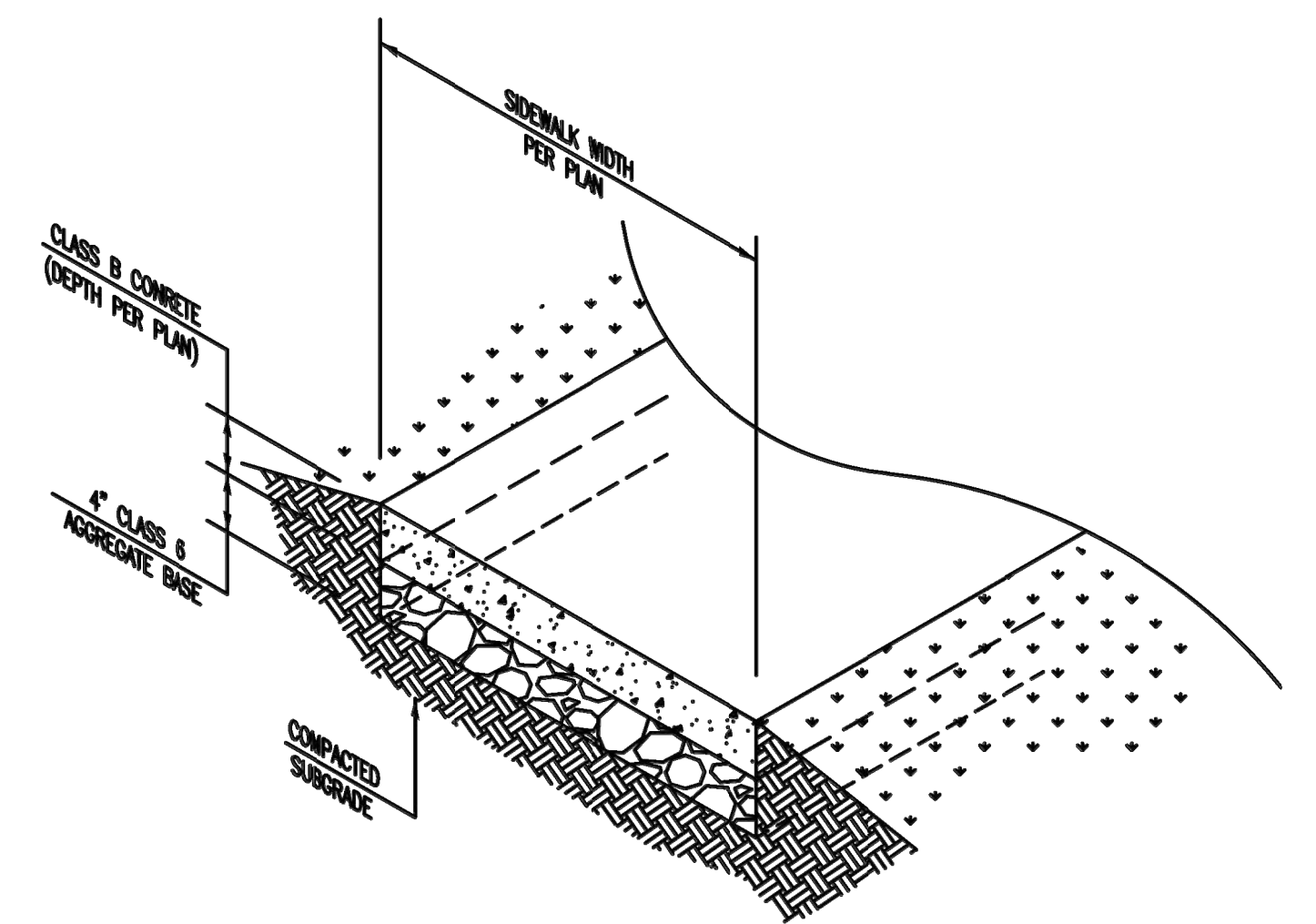
ST STANDARD 24-IN CURB AND GUTTER
4 DETAIL



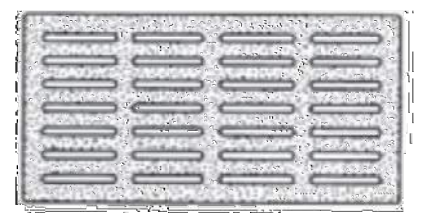
ST INVERTED 24-IN CURB AND GUTTER
5 DETAIL



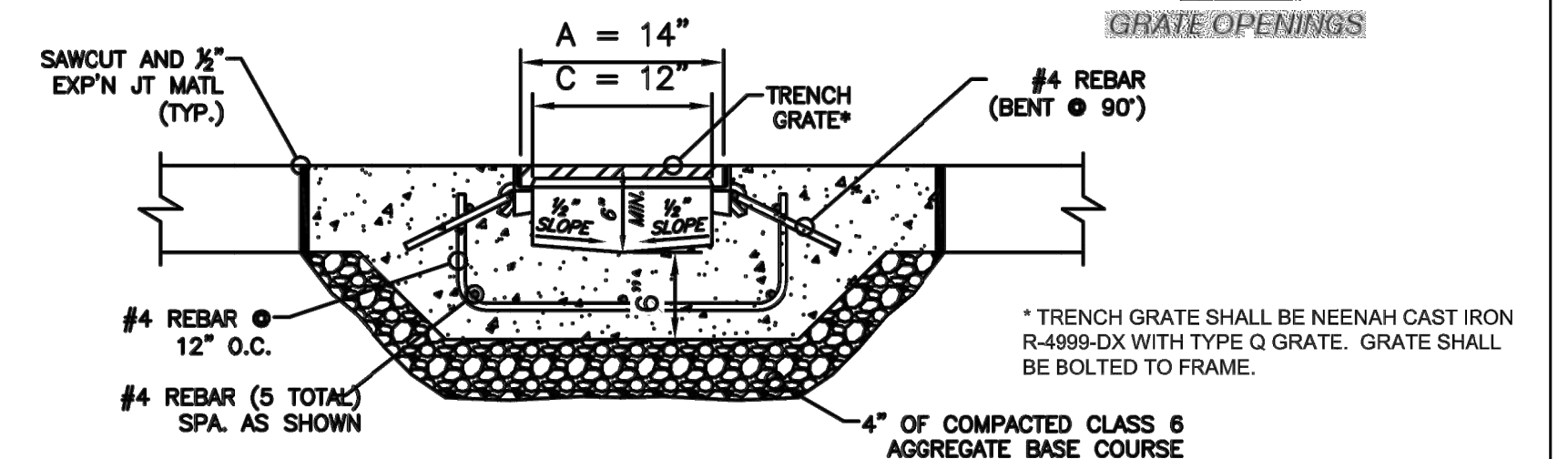
ST 6-IN VERTICAL CURB
6 DETAIL



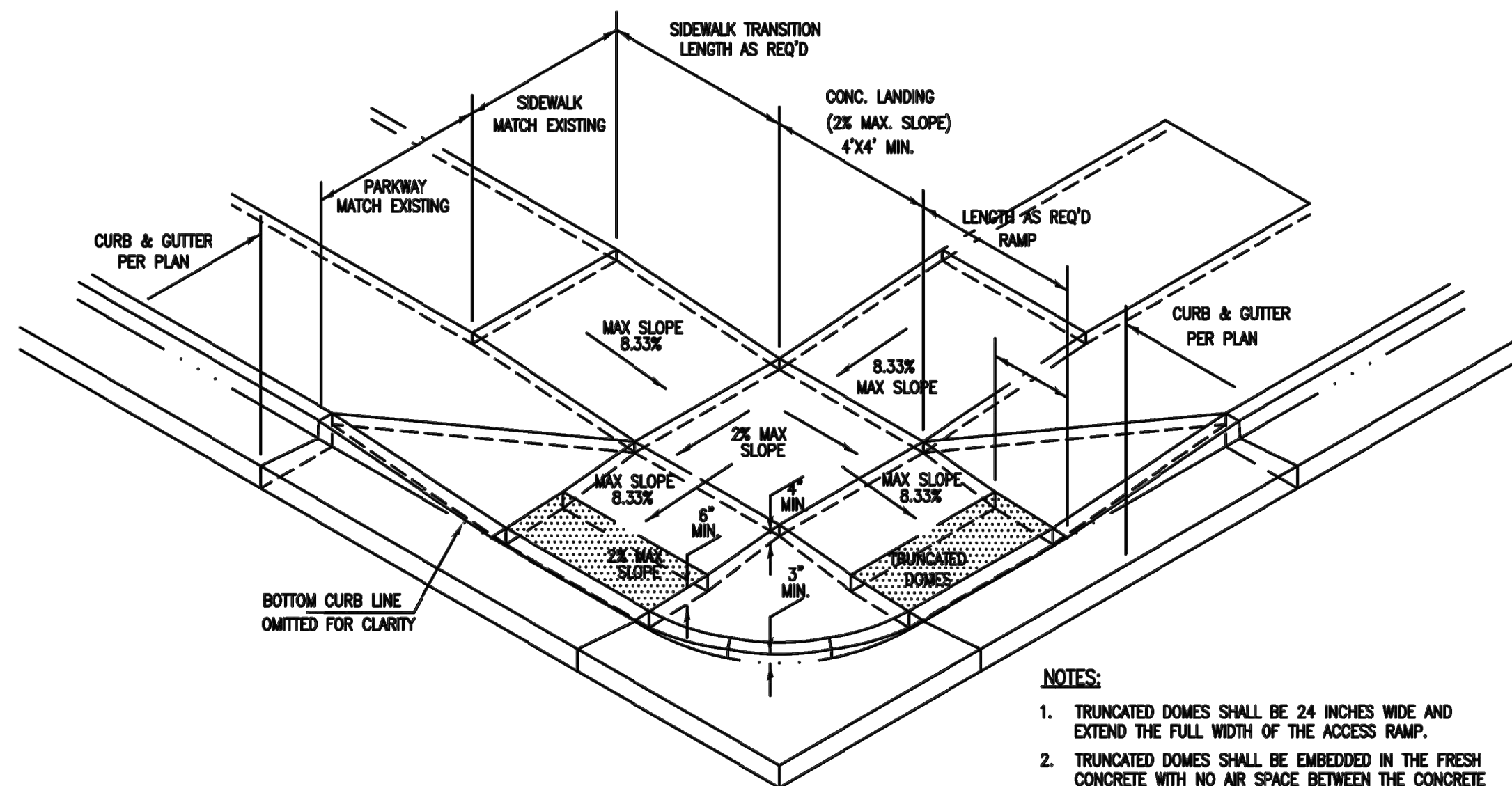
ST SIDEWALK
7 DETAIL



TYPE Q
GRATE OPENINGS



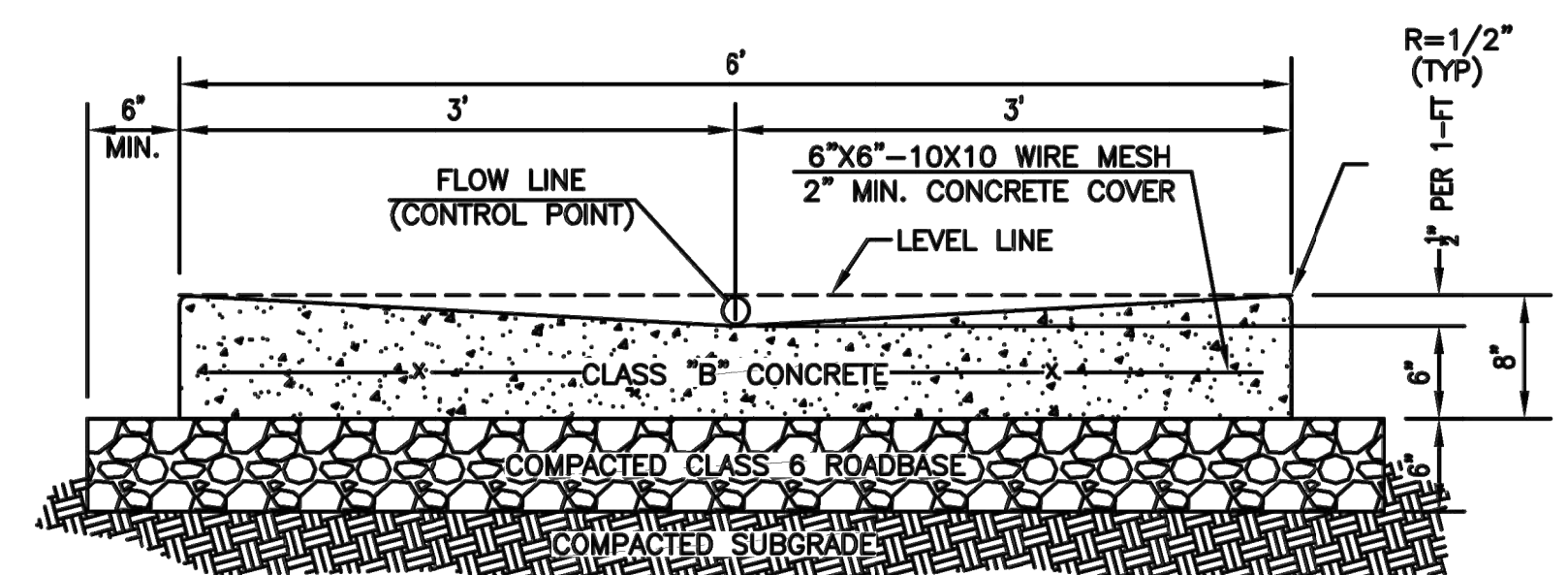
ST SIDEWALK TRENCH DRAIN
8 DETAIL



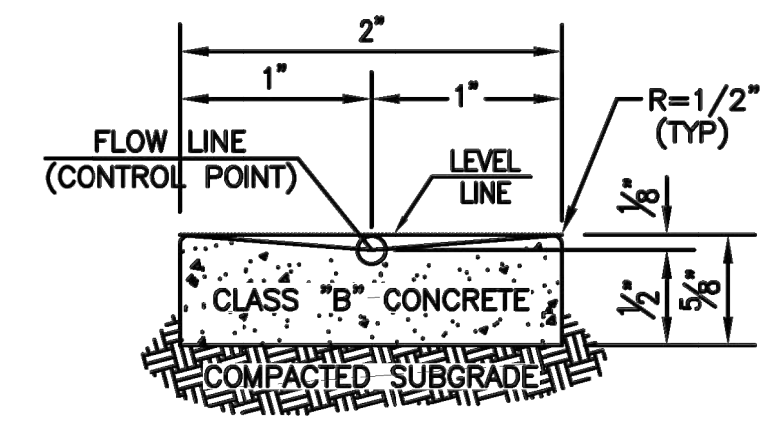
NOTES:

1. TRUNCATED DOMES SHALL BE 24 INCHES WIDE AND EXTEND THE FULL WIDTH OF THE ACCESS RAMP.
2. TRUNCATED DOMES SHALL BE EMBEDDED IN THE FRESH CONCRETE WITH NO AIR SPACE BETWEEN THE CONCRETE AND THE BOTTOM OF THE PLATE.
3. TRUNCATED DOMES SHALL BE CONSTRUCTED OF UNPAINTED CAST IRON CONFORMING TO ASTM A-48 CLASS 30B.

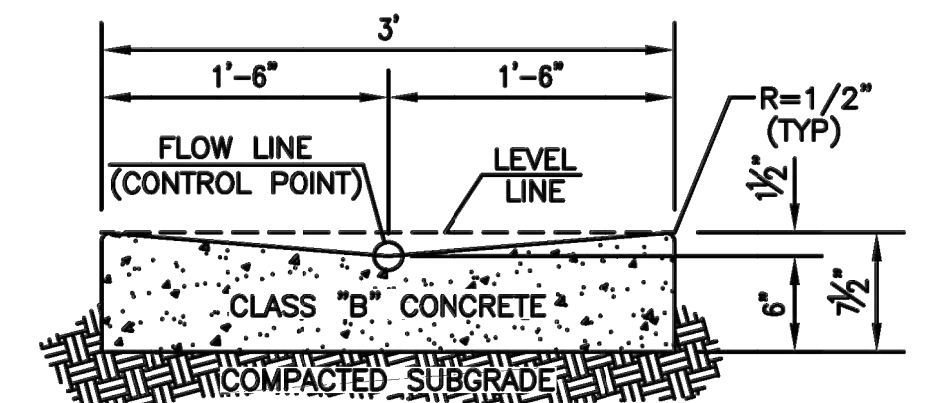
ST ADA CURB RAMP - TYPE 2
2 DETAIL



ST 6-FT PAN
9 DETAIL



ST 2-FT PAN
10 DETAIL



ST 4-FT PAN
11 DETAIL

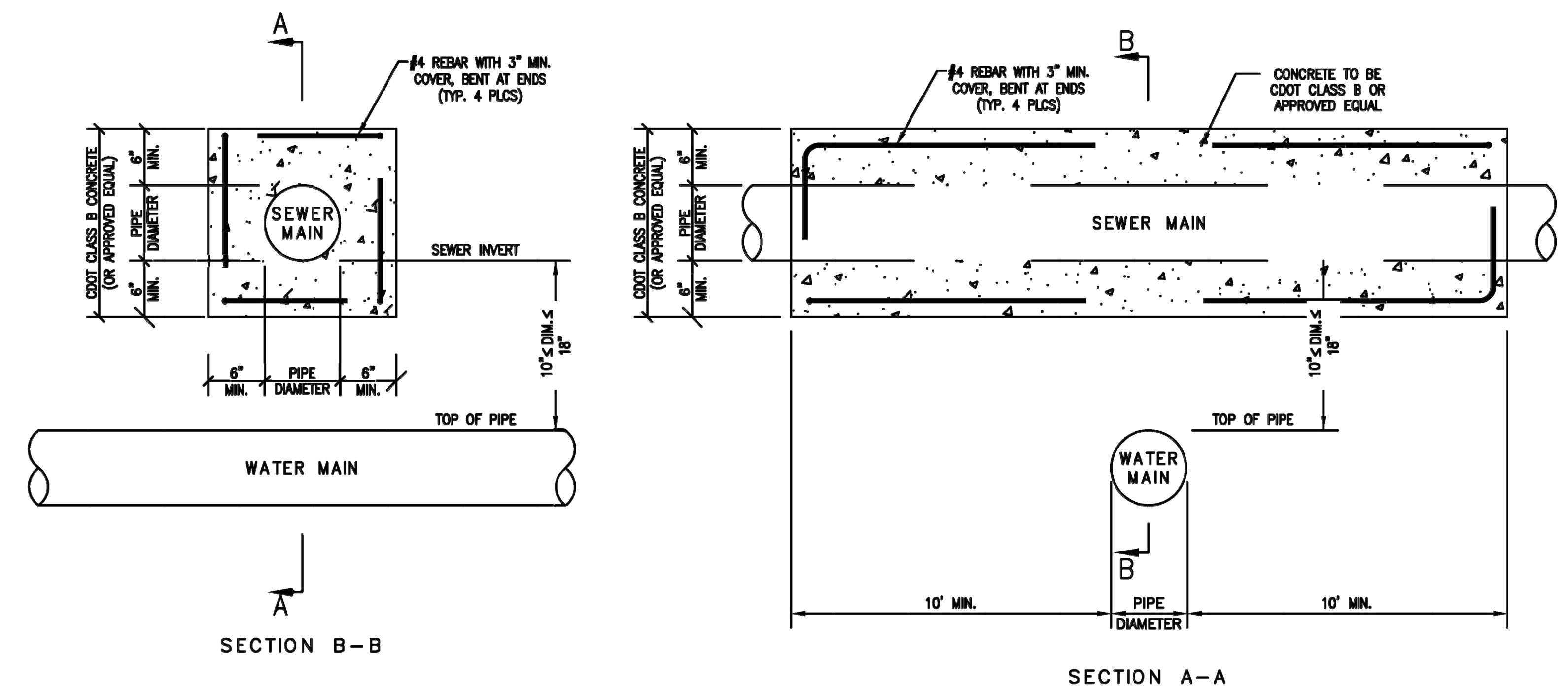
CITY OF SALIDA, COLORADO
PUBLIC WORKS
STANDARD DETAILS
STREET DETAILS

DATE: Nov 2018 SCALE: Not to Scale SHEET:
FILENAME: 13_SALIDA_Street_Details.dwg BY: MCL

STREET MANHOLE RING & COVER:
 DEETER 1266 OR APPROVED EQUAL
 Street MH Ring & Cover 290 Lb. Min.
 Street Manhole Ring & Cover to be Machined.

GENERAL NOTE:
 Precast Manholes Shall Conform
 to ASTM Specification C 478, with
 Revisions.

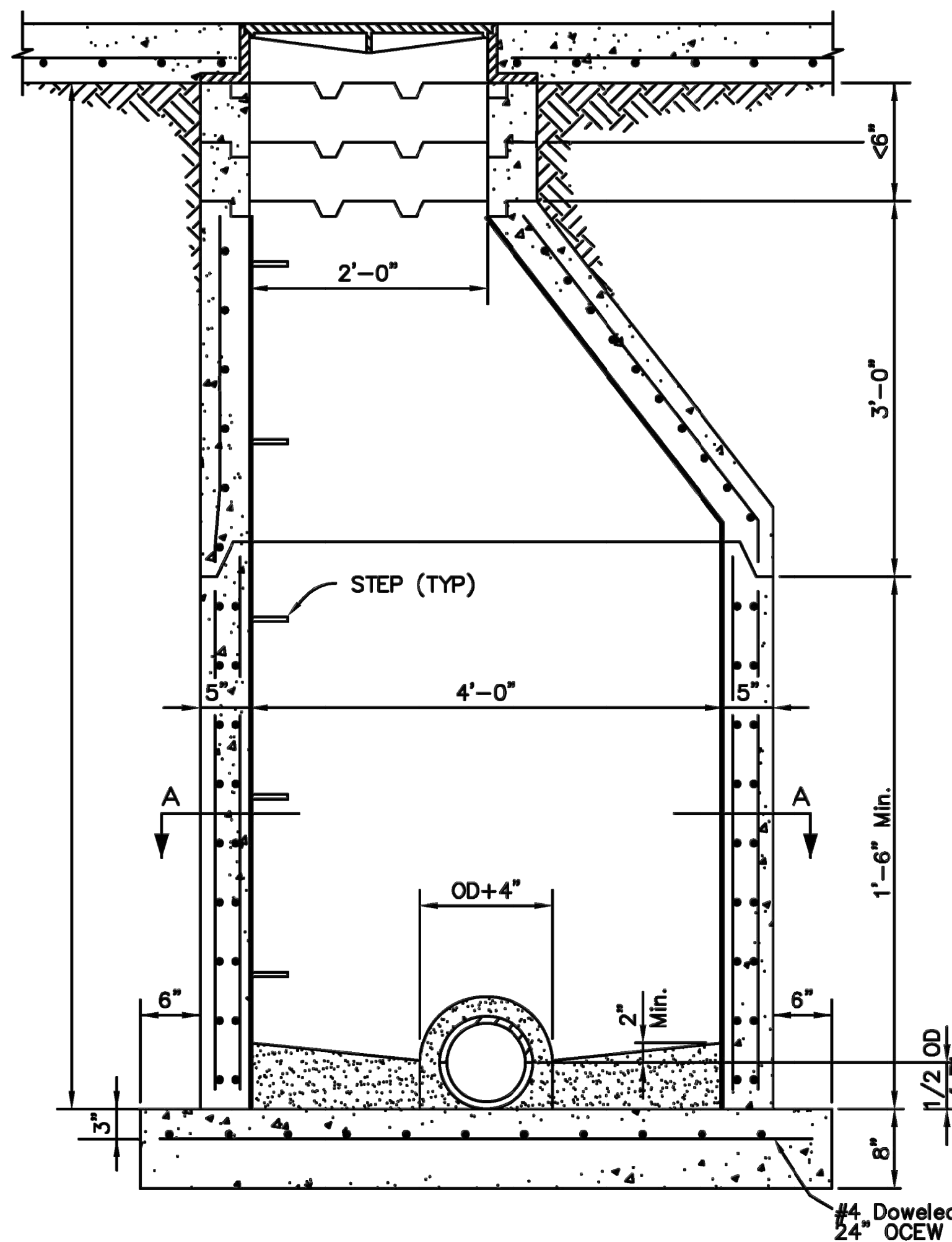
* SANITARY OR STORM SEWER



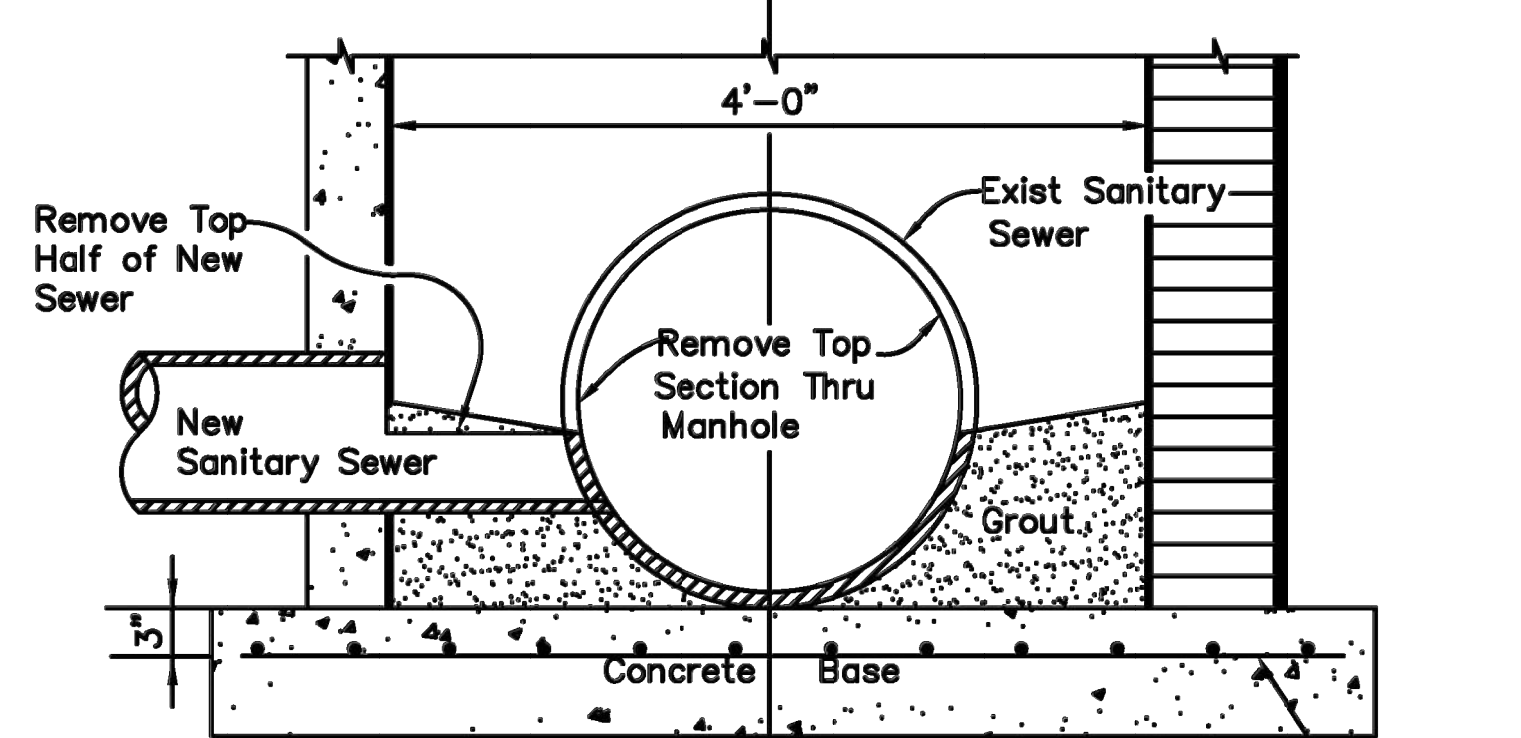
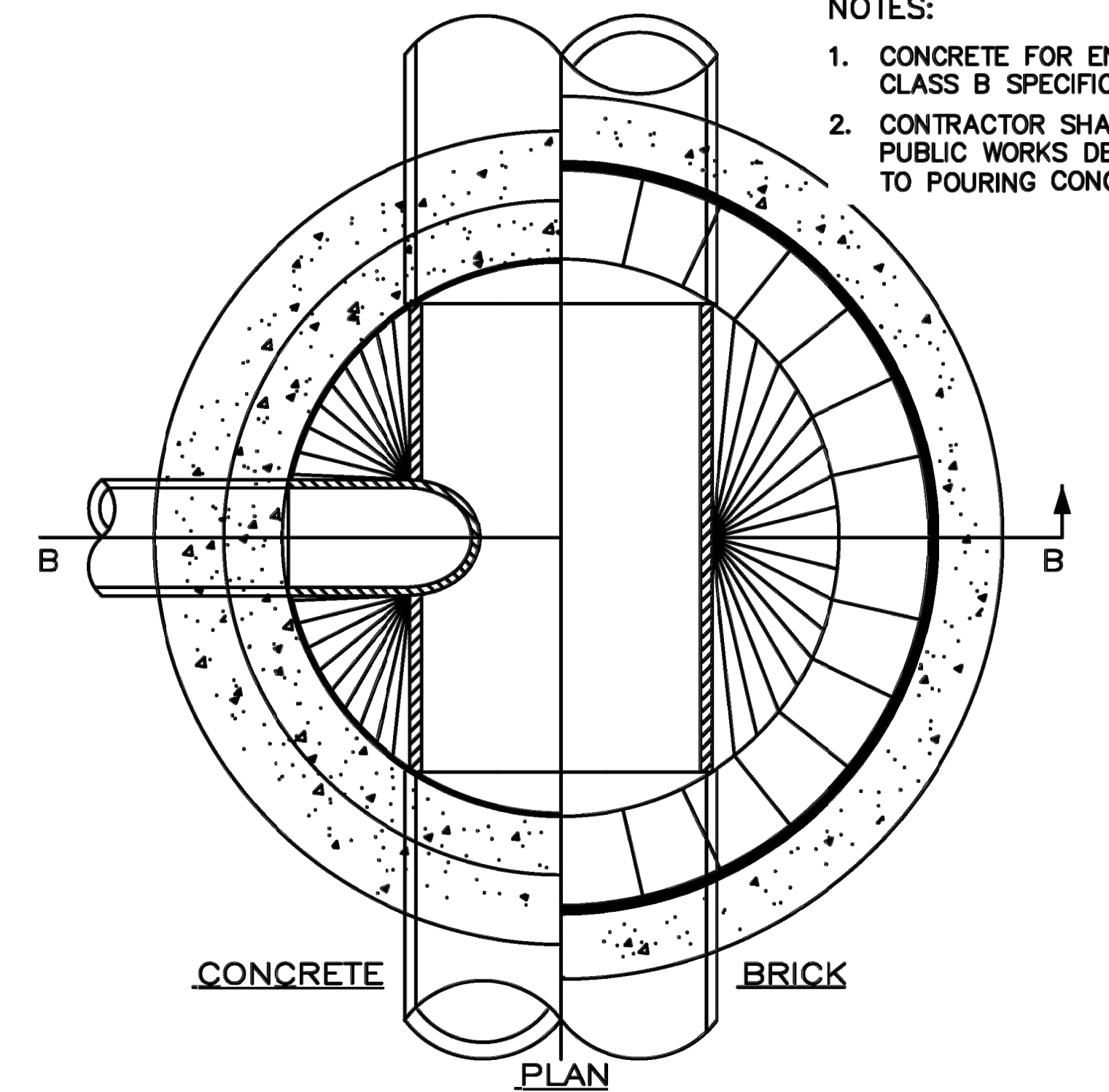
NOTES:

1. CONCRETE FOR ENCASEMENT SHALL MEET CDOT CLASS B SPECIFICATIONS.
2. CONTRACTOR SHALL CONTACT THE CITY OF SALIDA PUBLIC WORKS DEPARTMENT FOR INSPECTION PRIOR TO POURING CONCRETE AND/OR BACKFILLING.

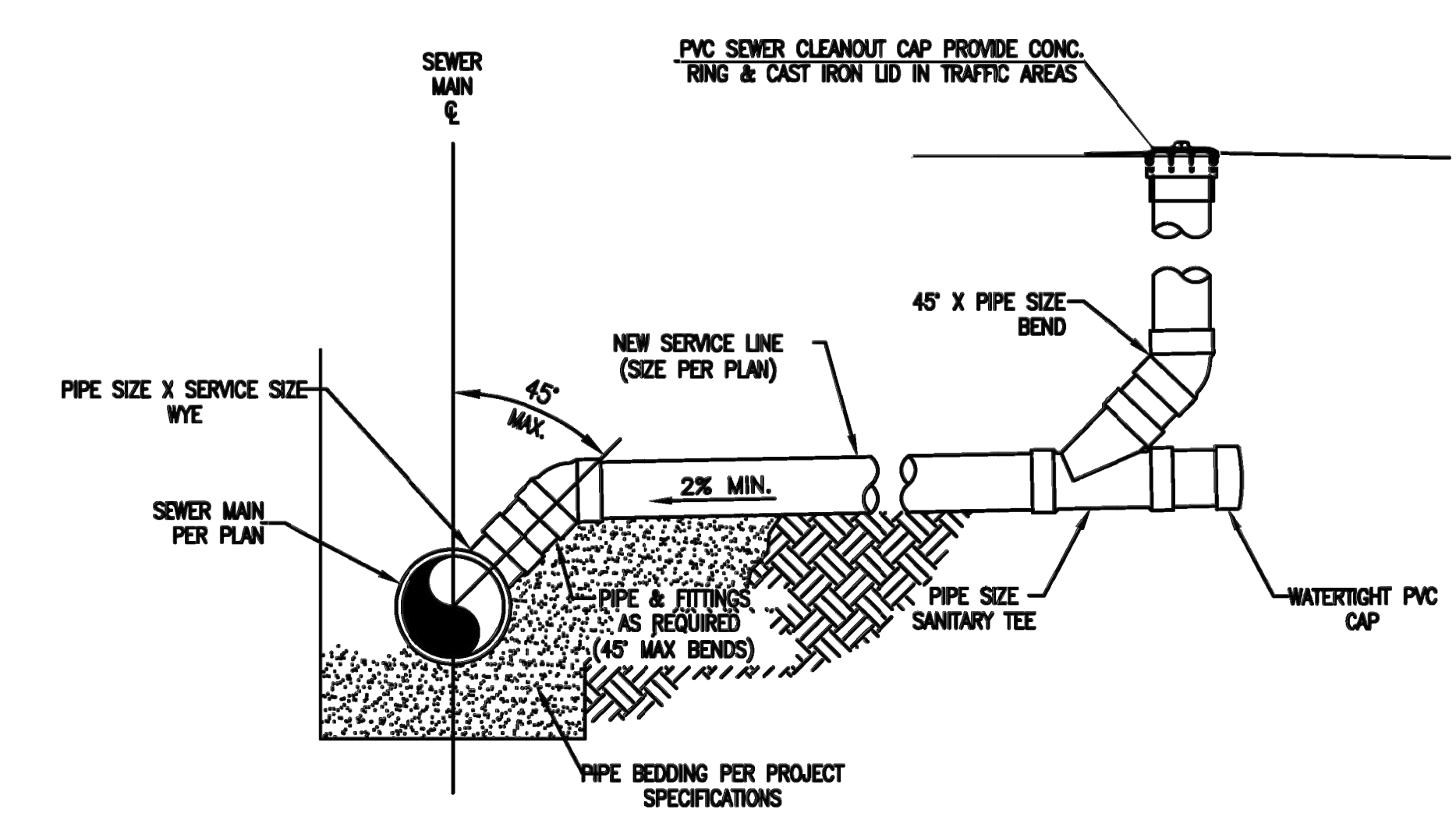
S/2 CONCRETE SEWER ENCASEMENT DETAIL



S/1 MANHOLE STANDARD DETAIL



SECTION B-B NEW SEWER CONNECTION
 (Manhole Connected over Exist SS Main)



S/3 SEWER SERVICE TAP DETAIL

CITY OF SALIDA, COLORADO PUBLIC WORKS		
STANDARD DETAILS SANITARY OR STORM SEWER DETAILS		
DATE: Nov 2018	SCALE: Not to Scale	SHEET:
FILENAME: 10_SALIDA_Sanitary_Sewer_Details.dwg BY: MCL		

From: senate@brucecairns.org
To: bill.almquist@cityofsalida.com; kathryn.dunleavy@cityofsalida.com; kristi.jefferson@cityofsalida.com; franco.palumbo@cityofsalida.com
Subject: 535 W. 7th RE: Hearing 3/28/22 COMMENTS FOR RECORD
Date: Friday, March 25, 2022 5:04:58 AM

Dear Director and Development Staff:

First item: Thanks for the notice about the above property change. Additionally there was no email address on the notification and the "goto" link was not active.

If you are not the correct addresses please forward to the correct addresses and inform me of the correct emails. Logically, also, please forward to the Board of Adjustment Commissioners. I will be out of town so can not attend the meeting that you cordially gave us notice of.

Second Item: Concerns for the record. We live in Mission Townhomes across the street. We are concerned about views; overbearing houses cluttering up our street and blocking our marvelous views to the west.

The property drops going toward the open pastures. My comment for the record would be to limit the R2 lots to single story with walkout basements as the first and existing house on Parcel B is now. Is that an unreasonable request? Also to set the structures to the back edge of the property line, thus setting them in the land drop, somewhat below or slightly above the street line.

For the two house on the pasture, can they be encouraged to not build them over the garages, thereby keeping them at 2 stories, and discourage utilizing the 35 foot height limit in Salida.

thanks for hearing and listening to us. We do not want this special town to be to dense or cluttered.

Gratefully, Bruce Cairns
540 W 7th St. Unit 4, Salida, CO 81201
Email, above.
Phone 720 936 5344