



PLANNING COMMISSION STAFF REPORT

MEETING DATE: March 24, 2025
AGENDA ITEM TITLE: 1002 E HWY 50 Drive-In Restaurant – Limited Impact Review
AGENDA SECTION: Public Hearing

REQUEST:

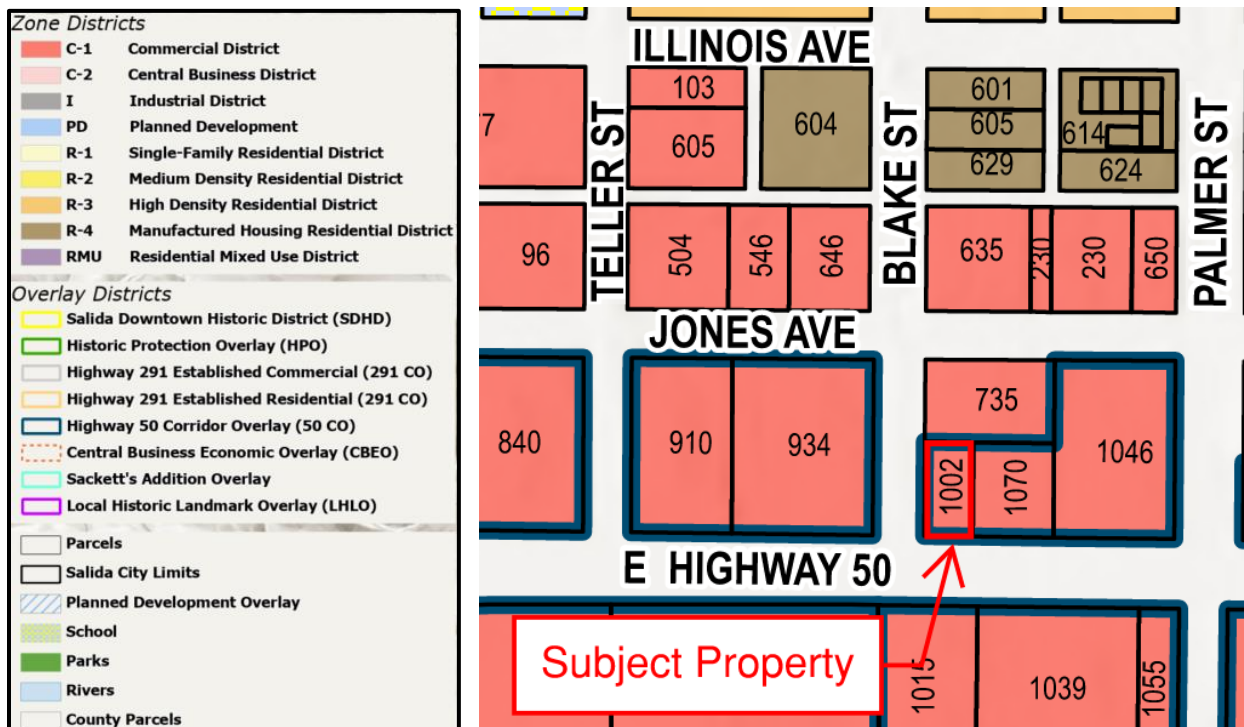
The request is to receive Limited Impact Review approval for a Drive-In Food or Beverage Facility use (also known as a drive-through restaurant) on the property known as 1002 E HWY 50, Salida, CO 81201.

APPLICANT:

The applicant is Kyle Buskist, 325 W Park Ave, Salida CO 81201.

LOCATION:

The subject property is known as 1002 E HWY 50, City of Salida, Chaffee County and contains .16 Acres. The property is zoned as C-1, Commercial, and is within the Highway 50 Corridor Overlay District (50 CO).





PROCESS:

Per the Salida Municipal Code Definitions: *Drive-in facility* means an establishment which provides such products and services as, but not limited to, food, beverages or financial services, to customers in vehicles. Per Sec. 16-4-150. Schedule of uses and review process, Table 16-D, a Drive-In use within the C-1 zone district requires a Limited Impact Review procedure.

Limited Impact Reviews are for those land uses which are generally compatible with the permitted uses in a zone district, but require site-specific review of their location, design, intensity, density, configuration, and operating characteristics. Limited Impact Reviews may require the imposition of appropriate conditions in order to ensure compatibility of the use at a particular location and mitigate its potentially adverse impacts.

The Salida Municipal Code, Chapter 16, specifies that Limited Impact Review applications be reviewed by the City of Salida Planning Commission at a public hearing after fifteen days public notice.

OBSERVATIONS:

1. The property is located within the Commercial District (C-1) and is within the Highway 50 Corridor Overlay (50 CO). Properties surrounding this parcel are also located within the C-1 zone district and within the 50 CO.
2. The purpose of the Commercial (C-1) zone district is to provide for commercial and service businesses in a pattern that allows ease of access by both vehicles and pedestrians. Areas designated Commercial (C-1) are located primarily along the City's main entrance corridors.

REVIEW STANDARDS – Limited Impact Review (Section 16-4-110):

1. **Consistency with Comprehensive Plan.** The use shall be consistent with the City's Comprehensive Plan.
 - Staff response: The proposed use is consistent with the City's Comprehensive Plan to provide commercial uses along the HWY 50 Commercial Corridor.
2. **Conformance to Code:**
 - **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 V.
 - Applicant Response: Will follow all codes and zoning standards.
 - Staff Response: The applicant is renovating and changing the use of an existing structure. The side setback along Blake Street is 4'-6" and therefore is existing nonconforming. The rest of the setbacks are compliant. The building lot coverage, parking and access coverage, and landscape requirements are met. The building height is well below the required maximum.
 - **Site development standards.** The parking, landscaping, sign and improvements standards.
 - Parking standards and minimum requirements are met. Landscaping requirements are met and will be further confirmed at building permit stage. Existing marquee sign within the right-of-way and sidewalk will be removed to improve accessibility. Existing pole sign will be used. Any additional new signs will be reviewed for compliance upon submittal. Additional requirements are outlined within the Highway 50 Corridor Overlay below.
 - **Sec. 16-5-60. - Highway 50 Corridor Overlay (50 CO)** The purpose of the Highway 50 Corridor Overlay (50 CO) is to establish standards for the efficient, well-ordered and safe development of one of the primary entrances to the City which is also one of its major highways. A combination of landscape and architectural standards and provisions for pedestrian and vehicle access will provide for attractive and functional development while allowing continued commercial growth within this corridor.
 - A change of use on the property makes the review standards within the 50 CO applicable to this project.
 - Access. Vehicular access. Vehicular access to the property shall be obtained using curb cuts which are shared with other properties whenever feasible and provided for with appropriate easements. Curb cuts shall meet the Colorado Department of Transportation's "Highway Access Code." The provisions of Highway 50 Corridor Overlay (50 CO) shall be complied with in addition to, and to the extent not in conflict with, the State Highway Access Code. Any

access onto the highway requires approval from the Colorado Department of Transportation.

1. Staff response: CDOT will not allow a curb cut off HWY 50, therefore a curb cut will be used along Blake Street. Curb cuts cannot easily be shared with adjacent properties. Curb cuts shown on the site plan have been approved by Public Works.
- Sidewalks. Sidewalks shall be provided within the Highway 50 Corridor Overlay (50 CO). Sidewalks fronting Highway 50 shall be detached sidewalks with a width of six (6) feet. The parkway located between the curb or travel lane and the sidewalk shall be four (4) feet wide. A sidewalk design may be modified, with approval from the Administrator, if attaching to an existing sidewalk that does not meet this standard or if the existing site development is such that the standard sidewalk and parkway width requirements would adversely affect existing required parking or would not fit between the road edge and front of an existing building. When extraordinary conditions prohibit the installation of the sidewalk, a fee-in-lieu may be allowed. Installation of improvements within the Colorado Department of Transportation's right-of-way requires approval via a Utilities/Special Use permit from the Colorado Department of Transportation.
1. Staff response: The development proposes the reuse of an existing structure. It would not be appropriate to change the sidewalk layout at this time. The proposed site plan is supported by staff.
- The parkway located between the curb or travel lane and the sidewalk shall be four (4) feet in width. The parkway shall be stamped, colored concrete as proposed in the Highway Corridor Improvement Plan or as approved by the Public Works Director.
1. Staff response: as the sidewalk will not be detached, there will be no parkway proposed as part of this development. Pedestrian sidewalk is already in place at the corner. Curb cut is not being requested to be redone along Blake Street, however landscape requirements will be brought up to code.
- Lighting. Streetlights shall be installed in the parkway. The streetlights shall meet the model and specifications identified in the Highway Corridor Improvement Plan. Approximate streetlight locations are shown in the Highway Corridor Improvement Plan. Exact locations will be subject to the approval of the Public Works Director.
1. Staff response: there is already an existing to remain streetlight at the corner of the property.
- Building Setbacks. To create a consistent image throughout the corridor, new construction should be developed in a manner that

complements the historic pattern of buildings being located close to the highway.

1. Staff response: no new construction is proposed.

- Landscaping Standards. The minimum landscape area applicable to any property in the Highway 50 Corridor Overlay (50 CO) shall be that required in the underlying zone district. At a minimum, this landscaping shall be located along the road frontages identified herein and shall also be located within and around the parking areas, as described in Section 16-8-90

1. Staff response: the underlying zone district landscaping requirements are met, and the landscaping is located along HWY 50 as required.

- Highway frontage buffer. There shall be an average of one (1) tree planted per thirty (30) feet of the property's highway frontage adjacent to the highway. These trees shall be planted on the subject property, along the property's frontage adjacent to the highway, and may be clustered.

1. Staff response: two trees will be proposed in the new landscape area along HWY 50 which meet the requirements of the code.

- Side road buffer. If the subject property is a corner lot, there shall also be an average of one (1) tree planted per forty (40) feet of the property's side road frontage. These trees shall be planted in a minimum four-foot-wide landscape strip along either side of the pedestrian path. These trees shall be planted on the subject property, along the property's frontage adjacent to the side road and may be clustered.

1. Staff response: the Planning Director has waived this requirement as the reuse of the existing structure and site limitations would make this requirement nearly impossible to meet.

- Storage Areas. Storage areas shall be visually screened from pedestrian paths and the highway, using a fence, wall, trees or large shrubs. Storage areas include, but are not limited to, outside storage areas, open areas where machinery or heavy equipment is parked, loading docks and trash receptacles.

1. Staff response: trash receptacles are screened appropriately with the use of a fence.

- Architectural Standards do not apply as no new construction is proposed.

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.
- Applicant Response: Commercial property on HWY 50, just like surrounding buildings. Converting back to a drive through restaurant.
 - Staff Response: The use is appropriate and compatible with the character of the neighboring uses.
4. **Traffic.** The use shall not cause undue traffic congestion, dangerous traffic conditions or incompatible service delivery, parking or loading problems. Necessary mitigating measures shall be proposed by the applicant.
- Applicant response: All surrounding buildings are commercial use. Restaurant will close at 10 pm. So no more idling cars after 10. Staff will park a block away where there is “curbed parking” to help with parking on the premises. This is a fast-food concept. We will be getting food out as quickly as possible to keep cars moving forward and out of the drive-thru. Have made multiple edits to site plan to mitigate the best use of the site.
 - Staff Response: The applicant team, planning staff, and public works staff have met several times including on-site and via correspondence regarding the proposal. There have been multiple iterations of the site plan to refine the design to find the layout which will best serve all parties. The vehicle entrance to the property has been pushed as far away from the HWY 50 intersection as is feasible. CDOT has also denied the request for any curb cut usage along HWY 50, which is the primary driver for the parking and drive through lanes being accessed off Blake Street only.
5. **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.
- Applicant Response: See above.
 - Staff Response: See above. No unusual business use or hours are proposed for this commercial use. The existing building will be utilized.
6. **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.
- Staff Response: Public facilities are already in place that will be adequate for the new development.
7. **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.

- Staff Response: The use will not cause significant deterioration to the listed resources or environment.

REVIEW STANDARDS APPLICABLE TO PARTICULAR USES

Drive-in Facility (Section 16-4-190-L)

1. Circulation. Drive-through lanes shall be separated from circulation lanes required to enter or exit the property. Drive-through lanes shall be marked by striping, pavement markings or barriers.
 - Staff Response: Drive-through lanes are adequately separated from parking access, meeting dimensional requirements as well as physical barrier separation of a raised curb.
2. Minimize Impacts. Drive-through lanes shall be designed and located to minimize impacts on adjoining properties, including screening or buffers to minimize noise impacts. A fence, wall or other opaque screen of at least six (6) feet in height shall be provided on all sides of the site that are located adjacent to property that is zoned for or occupied by residential uses.
 - Staff Response: Response to locating drive through lanes can be found above in "Traffic." The site is not adjacent to any residential zones or uses and therefore a fence is not required.

REVIEW AGENCY COMMENTS: The Public Works Director, Fire Chief, Police Chief, Finance Department, Chaffee County Planning & Director of Development Services, Public Service Companies, and CDOT were invited to comment on the application. The following comments were received in response to this request.

Finance Department: No response was received.

Salida Fire Department, Kathy Rohrich, Assistant Chief: No concerns at this time.

Salida Police Department, Russ Johnson, Chief: No concerns at this time.

Public Works Director, David Lady: Final engineering plans to be submitted for review and approval.

Chaffee County Planning & Zoning: No response was received.

Chaffee County Director of Development Services: No response was received.

Colorado Department of Transportation, Dan Roussin: The primary access for this property is Blake Street. This property does have a curb cut on Highway 50 which needs to be removed. CDOT will need an access permit for the closure of the access. The landowner will need to fill out an access permit. The access permit will allow the landowner to work within the CDOT right of way.

Xcel Energy, Donna George: Please be aware PSCo owns and operates existing underground electric distribution facilities for streetlighting along the south property line.

The property owner/developer/contractor must complete the application process for any new electric service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. If additional easements need to be acquired by separate PSCo document, a Right-of-Way Agent will need to be contacted by the Designer. As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

RECOMMENDED FINDINGS: The purpose of limited impact review process is to determine the compliance of the application with the review standards contained in Section 16-4-110.

1. The application complies with the comprehensive plan and the proposed drive-in use shall carry out the purpose and spirit of the comprehensive plan and conform to the applicable objectives, guiding principles and recommended actions.
2. This application complies with the standards and uses of the C-1 zone district.
3. The complies with city codes for the proposed drive-in development.

REQUIRED ACTIONS BY THE COMMISSION:

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

STAFF RECOMMENDATION: Based upon the observations, review standards, and findings outlined above, staff recommends the Planning Commission approve the Limited Impact Review application for the Drive-In Food or Beverage Facility use located at 1002 E HWY 50.

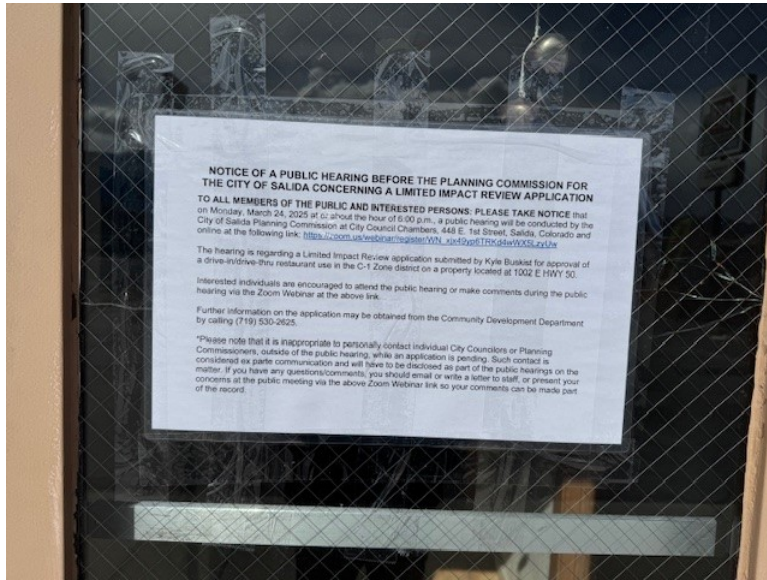
RECOMMENDED MOTION: "I make a motion to approve the Drive-In Food or Beverage Facility use at 1002 E Hwy 50 as it meets the Limited Impact Review Standards."

Attachments:

Proof of publication
Application materials
Site Plan

Proof of Publication:

Site Posting:



Mountain Mail Publishing:

PUBLIC NOTICE
NOTICE OF A PUBLIC HEARING BEFORE
THE PLANNING COMMISSION FOR THE
CITY OF SALIDA CONCERNING A LIMITED
IMPACT REVIEW APPLICATION
TO ALL MEMBERS OF THE PUBLIC AND
INTERESTED PERSONS: PLEASE TAKE
NOTICE that on Monday, March 24, 2025 at
or about the hour of 6:00 p.m., a public hear-
ing will be conducted by the City of Salida
Planning Commission at City Council Cham-
bers, 448 E. 1st Street, Salida, Colorado and
online at the following link: https://zoom.us/join/wn_xjx49yp6TRKd4wWX-5LzyUw
The hearing is regarding a Limited Impact
Review application submitted by Kyle Bus-
kist for approval of a drive-in/drive-thru
restaurant use in the C-1 Zone district on a
property located at 1002 E HWY 50.
Interested individuals are encouraged to at-
tend the public hearing or make comments
during the public hearing via the Zoom Webi-
nar at the above link.
Further information on the application may
be obtained from the Community Develop-
ment Department by calling (719) 530-2625.
*Please note that it is inappropriate to per-
sonally contact individual City Councilors or
Planning Commissioners, outside of the pub-
lic hearing, while an application is pending.
Such contact is considered ex parte commu-
nication 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
Zoom Webinar link so your comments can be
made part of the record.
Published in The Mountain Mail March 7,
2025.



LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

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

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

1. PROCEDURE (Section 16-3-80)

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

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

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

- ☒ 1. A General Development Application
- ☒ 2. A copy of a current survey or the duly approved and recorded subdivision plat covering the subject lots where the proposal is for development on previously subdivided or platted lots;
- ☒ 3. A brief written description of the proposed development signed by the applicant;
- ☒ 4. Special Fee and Cost Reimbursement Agreement completed. **major impact only*
- ☐ 5. Public Notice.
 - a) List. A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
 - b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
 - c) Applicant is responsible for posting the property and submittal of proof of posting the public notice.

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

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

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

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

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

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

(iv) Engineering specifications for any improvements.

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

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

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

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

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

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

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

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

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

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

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

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

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

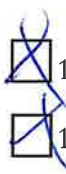
(xiv) If applicable, a report shall be submitted on the location of wetlands, as defined by the U.S. Army Corp of Engineers, on or affecting the property being subdivided. The report shall outline the development techniques planned to ensure compliance with federal, state and local regulations.

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

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

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

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



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

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

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

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

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

Happy to be compliant.

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.

Will follow all codes & zoning standards.

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

no problem

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.

Commercial property on Hwy 50, Just like surrounding buildings. Converting back to a drive thru restaurant.

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.

All surrounding buildings are commercial use. Restaurant will close @ 10. So no more idling cars after 10. Staff will park a block away where there is "curbed parking" to help w parking on the premises. This is a fast food concept. We will be getting food out as quickly as possible to keep cars moving forward & out of the drive-thru, have used

multiple edits to site plan to mitigate the best use of the site.

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.

Absolutely,

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.

No problem,

To whom it may concern:

I am purchasing 1002 East HWY 50, to open up a Chicken Finger Restaurant. The menu will include fresh, never frozen hand battered chicken fingers, French fries, Texas toast, cole slaw, a salad, sodas, and slushies with a variety of dipping sauces. This will include a small dining room, a small patio, take out, and a drive-thru. The proposed development will be a full remodel inside and out converting it back into a drive-thru restaurant. (it was a burger drive thru way back when). Development will take about 8-12 months. In addition to the remodel I will also be covering the cost to take out the curb cut and reinstall the concrete for the sidewalk on 50. As well as adding a small sidewalk on the Blake street side. Please see the siteplan.

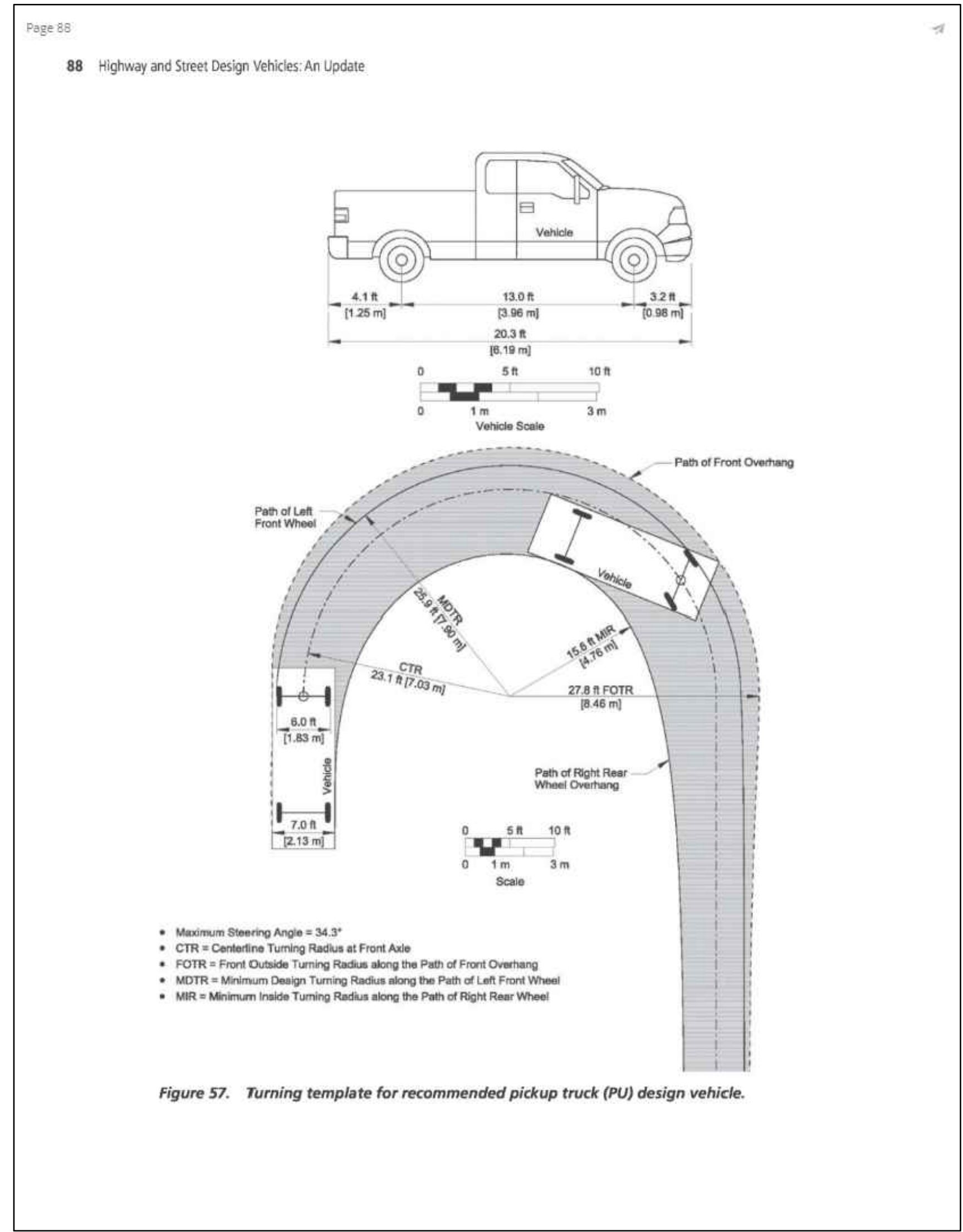
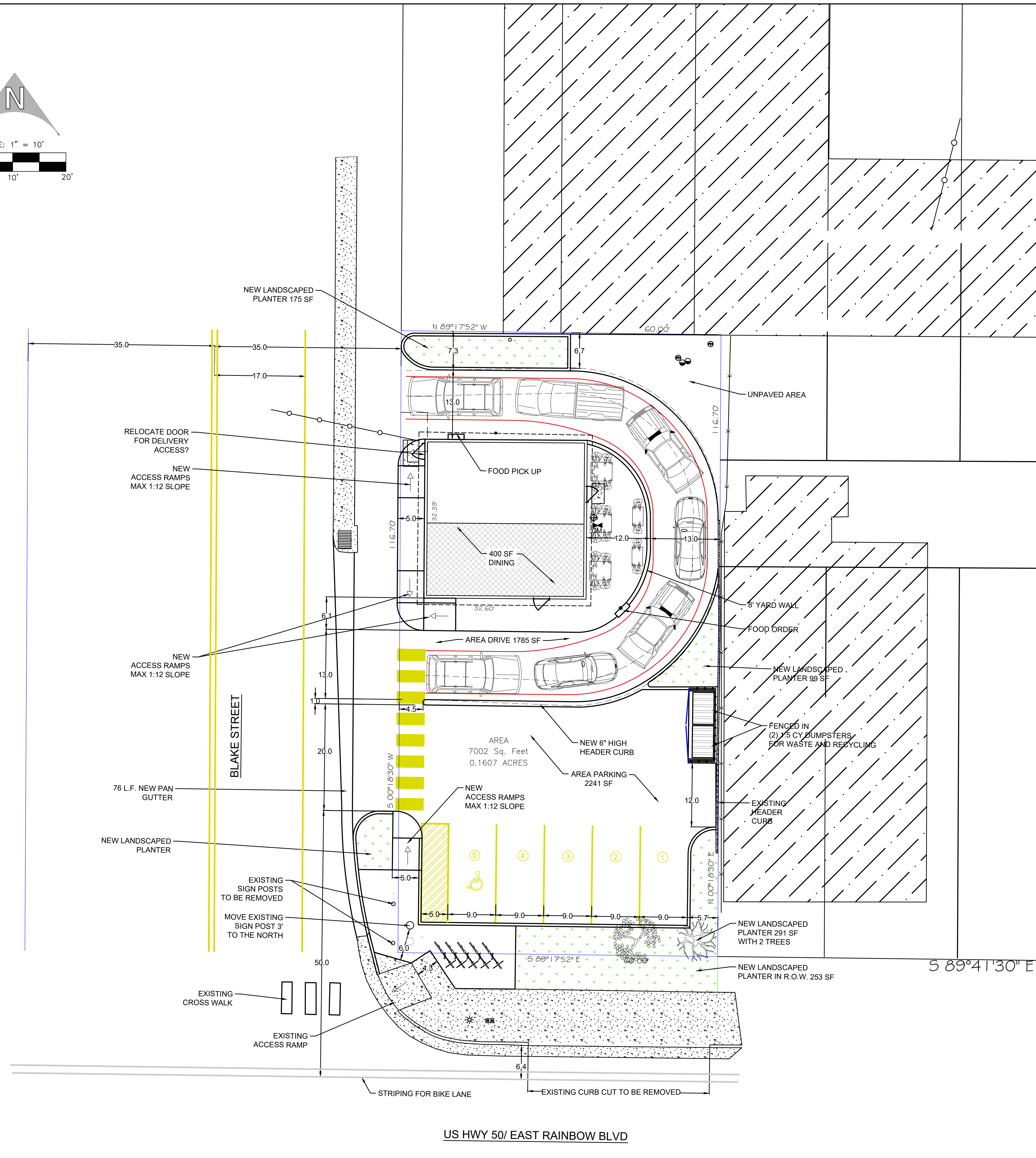
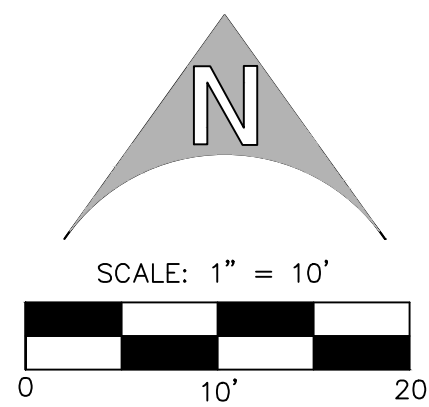


Figure 57. Turning template for recommended pickup truck (PU) design vehicle.

NOTE: SITE LAYOUT BASED ON A SITE SURVEY COMPLETED BY LANDMARK SURVEYING FEB 3, 2025

DESIGN DEVELOPMENT - NOT FOR CONSTRUCTION

1" = 10'
2/21/2025
Title:
SITE PLAN

RESTAURANT AT 1002
EAST HWY 50

SALIDA, COLORADO

LAND & WATER
CONCEPTS
Home Design • Civil Engineering • Project Management