



# GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112  
Salida, CO 81201

Phone: 719-539-4555 Fax: 719-539-5271

Email: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

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

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

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

### A. Applicant Information

Name of Applicant: Shane Meredith

Mailing Address: 6027 Cumbre Vista Way, Colorado Springs CO 80924

Telephone Number: 719-684-5029 FAX: \_\_\_\_\_

Email Address: sbm357@gmail.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: River Ridge Subdivision

Street Address: 148 River Ridge Ln Salida CO 81201 Lot#38

Legal Description: Lot X Block \_\_\_\_\_ Subdivision \_\_\_\_\_ (attach description)

Disclosure of Ownership: List all owners' names, mortgages, liens, easements, judgments, contracts and agreements that run with the land. (May be in the form of a current certificate from a title insurance company, deed, ownership and encumbrance report, attorney's opinion, or other documentation acceptable to the City Attorney)

I certify that I have read the application form and that the information and exhibits herewith submitted are true and correct to the best of my knowledge.

Signature of applicant/agent \_\_\_\_\_ Date 8 Nov 2023

Signature of property owner Shane Meredith \_\_\_\_\_ Date \_\_\_\_\_



## VARIANCE APPLICATION

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### A. TYPE OF VARIANCE REQUESTED (Fill In Applicable Requests)

1. **Variance from Maximum Height:** Existing Height (in feet): \_\_\_\_\_ Proposed Height (in feet): \_\_\_\_\_
2. **Minimum Variance from Floor Area:** Required Floor Area: \_\_\_\_\_ Proposed Floor Area: \_\_\_\_\_
3. **Variance from Maximum Lot Coverage:** Allowed Lot Coverage: \_\_\_\_\_ Proposed Lot Coverage: \_\_\_\_\_
4. **Variance from Parking Requirements:** Existing Spaces: \_\_\_\_\_ Required Spaces: \_\_\_\_\_  
Total Spaces Proposed: \_\_\_\_\_ Percent Reduction Proposed: \_\_\_\_\_
5. **Variance from Minimum Setback Requirements**
  - a. Setback Variance Information:
    - i. Type of setback:  Front yard  Rear yard  Side yard
    - ii. Which direction:  North  South  East  West  
 Northeast  Northwest  Southeast  Southwest
    - iii. Type of Building:  Principal  Accessory Building
    - iv. Current Setback: \_\_\_\_\_
    - v. Proposed Setback: 14'
    - vi. Required Setback: 20' \_\_\_\_\_
  - b. Second Setback Variance Information (if applicable):
    - i. Type of setback:  Front yard  Rear yard  Side yard
    - ii. Which direction:  North  South  East  West  
 Northeast  Northwest  Southeast  Southwest
    - iii. Type of Building:  Principal  Accessory Building
    - iv. Current Setback: \_\_\_\_\_
    - v. Proposed Setback: \_\_\_\_\_
    - vi. Required Setback: \_\_\_\_\_
6. **Variance from Land Use Code Section:** Table 16F

## B. DEVELOPMENT PROCESS (City Code Section 16-4-180)

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

## C. APPLICATION CONTENTS

**A digital copy of all application materials is required.**

- 1. **General Development Application**
- 2. **Site Plan.** A site plan of the subject property, showing existing and proposed features, buildings, etc. which are relevant to the review of the application. **The copies shall be accepted on 8½" x 11", 11" x 17" or 24"x 36" paper or electronically.**
- 3. **Required Showing.** The applicant shall indicate the way the proposal meets the required showing as outlined in the application.
- 4. **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.
- 5. **Application Fee.** \$500 cash or check made out to City of Salida.

## D. REQUIRED SHOWING (If necessary, attach additional sheets)

The applicant shall demonstrate the following to the Board of Adjustment before a variance may be authorized:

1. **Special Circumstances Exist.** There are special circumstances or conditions which are peculiar to the land or building for which the variance is sought that do not apply generally to land or buildings in the neighborhood.

The lot is a divided between two zones, at an angle from SE corner to the NW corner .

The north side of the property is Zone R4 and the south side of the property is R-3

**2. Not Result of Applicant.** The special circumstances and conditions have not resulted from any act of the applicant.

The subdivision area was previously zoned as manufactured and trailer home area. The area was not rezoned as needed after land development for the subdivision.

**3. Strict Application Deprives Reasonable Use.** The special circumstances and conditions are such that the strict application of the provisions of this Land Use Code would deprive the applicant of reasonable use of the land or building.

The splitting of the lot between zones R-3 and R-4 limits how the lot can be used for a residential home.

**4. Variance is Necessary to Provide Reasonable Use.** The granting of the variance is necessary to provide the applicant a reasonable use of the land or building.

The adjustment of the rear setback will allow for the home to be moved forward to the north, allowing for another residential building to be built on the south side of the lot at a later date meeting city requirements for zoning. The variance requested is for 6', to changed the required R-3 setback of 20' to 14'.

**5. Minimum Variance.** The granting of the variance is the minimum necessary to make possible the reasonable use of the land or building.

**6. No Injury to Neighborhood.** The granting of the variance will not be injurious to the neighborhood surrounding the land where the variance is proposed, and is otherwise not detrimental to the public welfare or the environment.

**7. Consistent with Land Use Code.** The granting of the variance is consistent with the general purposes and intent of the City's Land Use Code.