



## CITY COUNCIL WORK SESSION MEMO

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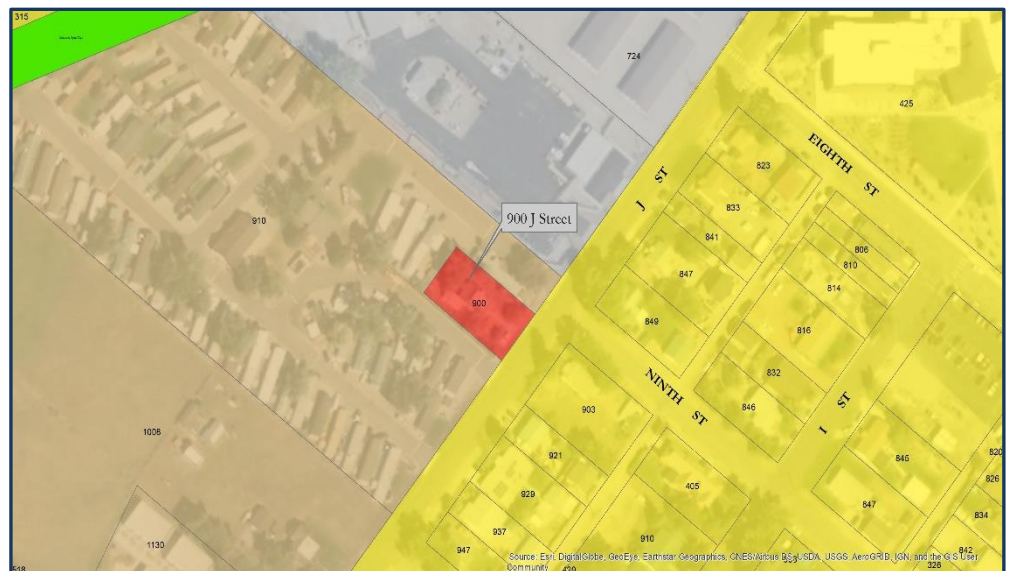
**MEETING DATE:** April 19, 2021  
**AGENDA ITEM:** Conceptual Review with Planning Commission -  
Major Impact Review to rezone the 900 J Street parcel from Commercial (C-1) to Manufactured Housing Residential (R-4)  
**FROM:** Kristi Jefferson, Planner

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

The applicant owns the adjoining Grand View Mobile Home Park and is requesting the (R-4) zone district so that she can incorporate the parcel within the park in the future.

If the Major Impact Review request for rezoning is approved the applicant intends on submitting an application for Administrative Review approval to eliminate the lot lines of the 10,454 square foot parcel to combine it into the Park. The existing home will be removed and mobile homes placed within the Park.



Staff would appreciate the input of Council and the Commission on the application to rezone this parcel.

The public hearing with Planning Commission is scheduled for May 24, 2021. The first reading of the Ordinance will be June 14, 2021 and the second reading and public hearing of the Ordinance will be July 06, 2021.

### Attachments

Application materials



## GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-530-2626 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"/> Variance                        |  |
| <input type="checkbox"/> Appeal Application              | <input checked="" type="checkbox"/> Limited Impact Review:<br>(Type) <u>Rezoning</u> _____ |
| <input type="checkbox"/> Certificate of Approval         |  |
| <input type="checkbox"/> Creative Sign Permit            | <input checked="" type="checkbox"/> Major Impact Review:<br>(Type) <u>Rezoning</u> _____   |
| <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: Grand View Park LLC

Mailing Address: P.O. Box 508, Aspen, CO 81612

Telephone Number: 970-379-8242 FAX: \_\_\_\_\_

Email Address: landondeane@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: Grand View Park

Street Address: 900 J. St. Salida, CO 81201

Legal Description: Lot \_\_\_\_\_ 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 Landon Vigil Date 3/10/21

Signature of property owner \_\_\_\_\_ Date \_\_\_\_\_

# Grand View Park

City of Salida

448 East First Street, Suite 112

Salida, CO 81201

719-530-2626

To Whom It May Concern:

I am the owner of Grand View Park, the mobile home park located at 910 J. St., and property located at 900 J. St. I would like to rezone the 900 J. St. property from Commercial (C-1) to Manufactured Housing Residential (R-4), so that it matches my mobile home park. My eventual plan is to dissolve the lot lines and make that parcel one with the rest of the Park.

Thank you.

Landon Vigil

Sole member Grand View Park LLC

Owner Grand View Park



900 J St - rezoning

Grand View Park - Landon Vigil  
P.O. Box 508, Aspen, CO 81612  
970-379-8242

