

## Kristi Jefferson

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**From:** Renee Thonhoff <renee.thonhoff@cityofsalida.com>  
**Sent:** Friday, October 21, 2022 12:36 PM  
**To:** Kristi Jefferson  
**Subject:** Fwd: Agency Review

System Development fees for water were paid for on both 620 Teller Street & 77 Illinois Avenue in March 2020. Previous to the fees being paid these were sewer only utility accounts. Lot 1 has the right to a  $\frac{3}{4}$ " Commercial water and sewer tap and meter. Lot 2 has the right to a  $\frac{3}{4}$ " residential water and sewer tap as well as a meter. Further development of these properties will require system development fees (and meter fees) to be paid for each unit built.



### Renee Thonhoff

*Staff Accountant, Finance Department*

renee.thonhoff@cityofsalida.com  
P: 719-530-2622 F: 719-539-5271  
448 E First Street, Suite 112, Salida, CO 81201  
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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----- Forwarded message -----

**From:** Renee Thonhoff <renee.thonhoff@cityofsalida.com>  
**Date:** Fri, Oct 21, 2022 at 11:04 AM  
**Subject:** Fwd: Agency Review  
**To:** Kristi Jefferson <kristi.jefferson@cityofsalida.com>



PLANNING DEPARTMENT  
PROJECT REVIEW TRANSMITTAL FORM

ATTENTION: \_\_\_\_\_

DATE: September 27, 2022

- |   |  |
|---|--|
| <input checked="" type="checkbox"/> Salida Public Works         | <input checked="" type="checkbox"/> Xcel Energy            |
| <input checked="" type="checkbox"/> Salida Fire Chief           | <input type="checkbox"/> Charter Communications            |
| <input type="checkbox"/> Salida Police Chief                    | <input type="checkbox"/> Chaffee Co. Planning              |
| <input checked="" type="checkbox"/> Salida Finance Department   | <input type="checkbox"/> Army Corps of Engineers           |
| <input type="checkbox"/> U.S. Postal Service                    | <input type="checkbox"/> Division of Wildlife              |
| <input type="checkbox"/> U.S. Forest Service                    | <input type="checkbox"/> Town of Poncha Springs            |
| <input type="checkbox"/> CO Dept. of Transportation             | <input type="checkbox"/> Chaffee Co. Building Official     |
| <input type="checkbox"/> City Consulting Engineer – Water/Sewer | <input type="checkbox"/> Historic Preservation Commission  |
| <input type="checkbox"/> City Attorney                          | <input checked="" type="checkbox"/> School District R-32-J |
| <input type="checkbox"/> Centurylink Communications             | <input checked="" type="checkbox"/> Atmos Energy           |

APPLICANT: Shaken Roost LLC (Joni Baker) PHONE: 740-438-1279 FAX: \_\_\_\_\_

EMAIL: jlrjdbaker@gmail.com

PROPERTY LOCATION: 77 Illinois Avenue and 620 Teller Street

PROJECT DESCRIPTION: Limited Impact Review for the Shaken Roost Minor Subdivision- to subdivide one (1) parcel into three (3) individual lots.

TENTATIVE MEETING DATES:

- |   |                                    |
|---|------------------------------------|
| <input checked="" type="checkbox"/> Planning Commission | <u>10/24/22</u> @ <u>6:00</u> P.M. |
| <input type="checkbox"/> City Council                   | _____ @ _____ P.M.                 |
| <input type="checkbox"/> Board of Adjustment            | _____ @ _____ P.M.                 |
| <input type="checkbox"/> Board of Appeals               | _____ @ _____ P.M.                 |

TRANSMITTAL INCLUDES:

- |   |                                       |
|---|---------------------------------------|
| <input checked="" type="checkbox"/> Application Form/Cover Letter | <input type="checkbox"/> Vicinity Map |
| <input type="checkbox"/> Site Plan                                | <input type="checkbox"/> Other: _____ |
| <input checked="" type="checkbox"/> Plat                          |                                       |

NOTE: A written response, even if only to advise that you have no concerns, is requested.

REPLY: NO CONCERNS AT THIS TIME

RESPONSE NEEDED BY: 10/10/22

RECEIVED: \_\_\_\_\_

PLANNING STAFF: Kristi Jefferson

**From:** [David Lady](#)  
**To:** "[Kristi Jefferson](#)"; "[Doug Bess](#)"; "[Kathy Rohrich](#)"; "[Renee Thonhoff](#)"  
**Subject:** RE: Agency Review  
**Date:** Friday, September 30, 2022 11:48:51 AM  
**Attachments:** [image002.png](#)

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Currently, there are multiple utility service encroachments on Lots 1 & 3. Lot 3 does not have any public water or sewer fronting the property. Plans for addressing these concerns will need to be submitted for review.



**David Lady**  
*Director of Public Works*

[david.lady@cityofsalida.com](mailto:david.lady@cityofsalida.com)  
P: 719-539-6257 | C: 719-239-0048  
340 W. Hwy 291, Salida, CO 81201  
[cityofsalida.com](http://cityofsalida.com)

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**From:** Kristi Jefferson [mailto:kristi.jefferson@cityofsalida.com]  
**Sent:** Tuesday, September 27, 2022 3:44 PM  
**To:** 'Doug Bess' <doug.bess@cityofsalida.com>; 'Kathy Rohrich' <kathy.rohrich@cityofsalida.com>; 'DavidL' <david.lady@cityofsalida.com>; 'Renee Thonhoff' <renee.thonhoff@cityofsalida.com>  
**Subject:** Agency Review

Attached is the agency review for the Shaken Roost Minor Subdivision for the parcel located at 77 Illinois Ave. Please let me know if you have any concerns with the application.

Kristi Jefferson  
Senior Planner  
City of Salida  
448 E. First Street  
Suite 112  
Salida, CO 81201  
(719) 530-2626



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**From:** [David Lady](#)  
**To:** "[Kristi Jefferson](#)"  
**Subject:** RE: Shaken Roost Agency Review-77 Illinois Ave.  
**Date:** Thursday, October 13, 2022 2:32:14 PM  
**Attachments:** [image004.png](#)  
[image006.png](#)

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Illinois is proposed to have c&g. If they come in with a major impact review, I'd recommended c&g/sidewalks be installed. Otherwise fees in lieu at this time.



**David Lady**  
*Director of Public Works*

[david.lady@cityofsalida.com](mailto:david.lady@cityofsalida.com)  
P: 719-539-6257 | C: 719-239-0048  
340 W. Hwy 291, Salida, CO 81201  
[cityofsalida.com](http://cityofsalida.com)

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**From:** Kristi Jefferson [mailto:kristi.jefferson@cityofsalida.com]  
**Sent:** Thursday, October 13, 2022 10:27 AM  
**To:** 'David Lady' <david.lady@cityofsalida.com>  
**Subject:** Shaken Roost Agency Review-77 Illinois Ave.

Thanks David,

What about the sidewalk requirement? Will sidewalks be required on all streets of this subdivision? They have frontage on Teller Street, Illinois Avenue and Milford Street. When the previous owner applied for the D&W Minor Subdivision (never recorded) this is what you required.

City design standards require local streets to have a detached sidewalk of a least five (5) feet wide. Detached sidewalks are required to be separated by a distance of at least five and one half (5 ½) feet from the curb or street pavement edge.

As a condition of approval the following plat note must be added prior to recording the subdivision plat; That curb, gutter and sidewalks be installed along the entire frontage of the property prior to issuance of building permit for new structures on any lot. Or the Public Works Director may determine that payment for fee in lieu of the curb, gutter and sidewalk will be required.

At the time of development of each lot the Public Works Director shall review and approve the engineered design drawings prior to installation of the curb, gutter and sidewalk.

Kristi Jefferson  
Senior Planner  
City of Salida

**From:** [Blackburn, David](#)  
**To:** [Kristi Jefferson](#)  
**Subject:** Re: Shaken Roost Minor Subdivision - 77 Illinois Ave  
**Date:** Thursday, September 29, 2022 5:44:00 PM  
**Attachments:** [image001.png](#)

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We will accept fees in lieu of land. Thank you.

Respectfully,

Dr. D. Blackburn  
Superintendent  
719.530.5203  
719-221-5915  
[salidaschools.com](http://salidaschools.com)

On Tue, Sep 27, 2022 at 3:40 PM Kristi Jefferson <[kristi.jefferson@cityofsalida.com](mailto:kristi.jefferson@cityofsalida.com)> wrote:

Attached is the agency review for the Shaken Roost Minor Subdivision application for the parcel located at 77 Illinois Ave. Please let me know if you have any concerns with the Subdivision request.

Kristi Jefferson  
Senior Planner  
City of Salida  
448 E. First Street  
Suite 112  
Salida, CO 81201  
(719) 530-2626



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**From:** [Higgins, Dan](#)  
**To:** [Kristi Jefferson](#); [Cristelli, Mark](#)  
**Subject:** RE: [EXT] Shaken Roost Minor Subdivision - Agency review  
**Date:** Thursday, September 29, 2022 1:17:18 PM  
**Attachments:** [image001.png](#)

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Good afternoon Kristi,

Atmos Energy objects to this subdivision until the gas service line and fuel run serving the existing residence on lot 2 are accounted for appropriately.

Please advise the developer to contact Atmos Energy to make said arrangements at 888-286-6700.

Thanks,

Dan

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**From:** Kristi Jefferson <kristi.jefferson@cityofsalida.com>  
**Sent:** Tuesday, September 27, 2022 3:38 PM  
**To:** Cristelli, Mark <Mark.Cristelli@atmosenergy.com>; Higgins, Dan <Daniel.Higgins@atmosenergy.com>  
**Subject:** [EXT] Shaken Roost Minor Subdivision - Agency review

**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.**

Mark and Dan,

Attached is an agency review for the proposed Shaken Roost Minor Subdivision for the parcel located at 77 Illinois Street. Please let me know if you have any concerns with the proposed subdivision.

Kristi Jefferson  
Senior Planner  
City of Salida  
448 E. First Street  
Suite 112  
Salida, CO 81201  
(719) 530-2626



*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:** [Waugh, Sterling S](#)  
**To:** [Kristi Jefferson](#); [Moffett, Christopher B](#); ["Blackburn, David"](#)  
**Subject:** RE: Shaken Roost Minor Subdivision - 77 Illinois Ave  
**Date:** Wednesday, October 12, 2022 4:37:54 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

Hello Kristi,

Xcel requests 10' front lot easements or 10' easements on property lines adjacent to a road, not alley. Below in blue

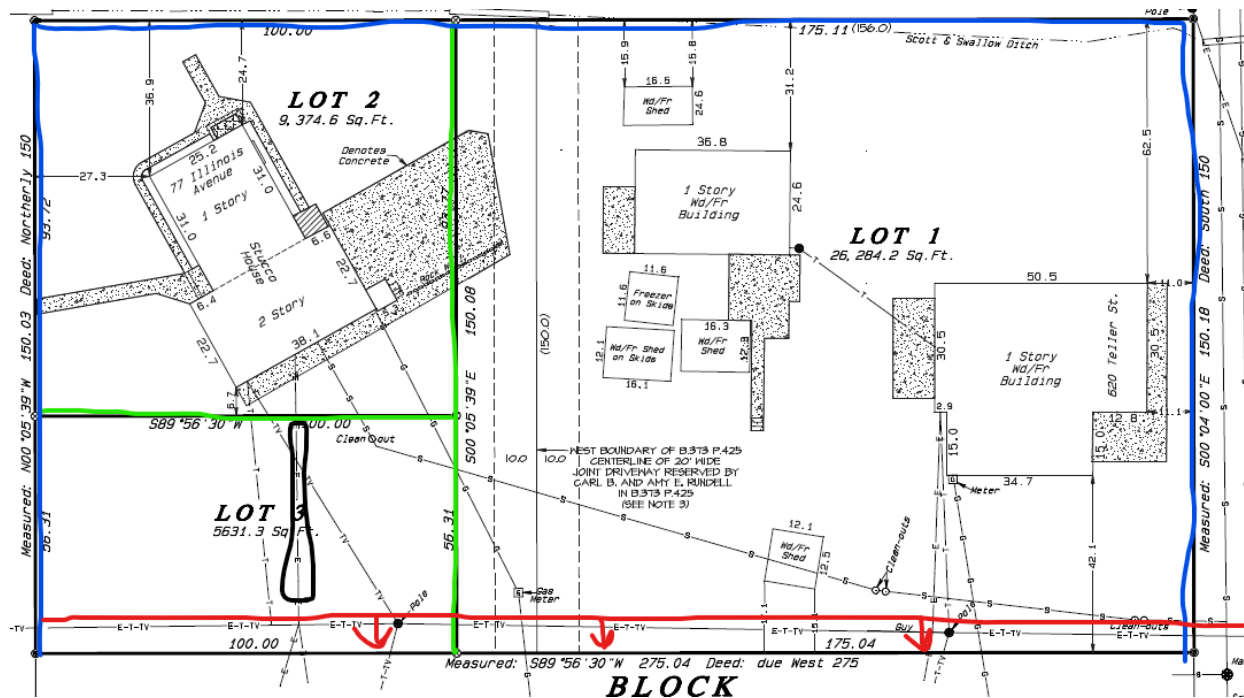
5' side lot easements, 5' rear lot easements, excluding the alley property line. Below in green.

Property line near alley have an easement that has the existing power line in it and south so we have the legal right to serve any new loads to the south. Below in red.

Relocate existing services into utilities to easements. Below in black.

Let me know if you have any questions

Thanks,  
Sterling



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

**BLUE BOOK LINK BELOW**

<https://www.xcelenergy.com/staticfiles/xcel-responsive/Admin/Managed Documents & PDFs/Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf>

**APPLICATION REQUEST**

[Building and Remodeling](#) | [Partner Resources](#) | [Xcel Energy](#)

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

**Sent:** Tuesday, September 27, 2022 3:41 PM

**To:** Waugh, Sterling S <Sterling.S.Waugh@xcelenergy.com>; Moffett, Christopher B <Christopher.B.Moffett@xcelenergy.com>; 'Blackburn, David' <dblackburn@salidaschools.org>

**Subject:** Shaken Roost Minor Subdivision - 77 Illinois Ave

**EXTERNAL - STOP & THINK** before opening links and attachments.

Attached is the agency review for the Shaken Roost Minor Subdivision application for the parcel located at 77 Illinois Ave.