



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Community Development	Glen Van Nimwegen - Associate Planner	August 6, 2024

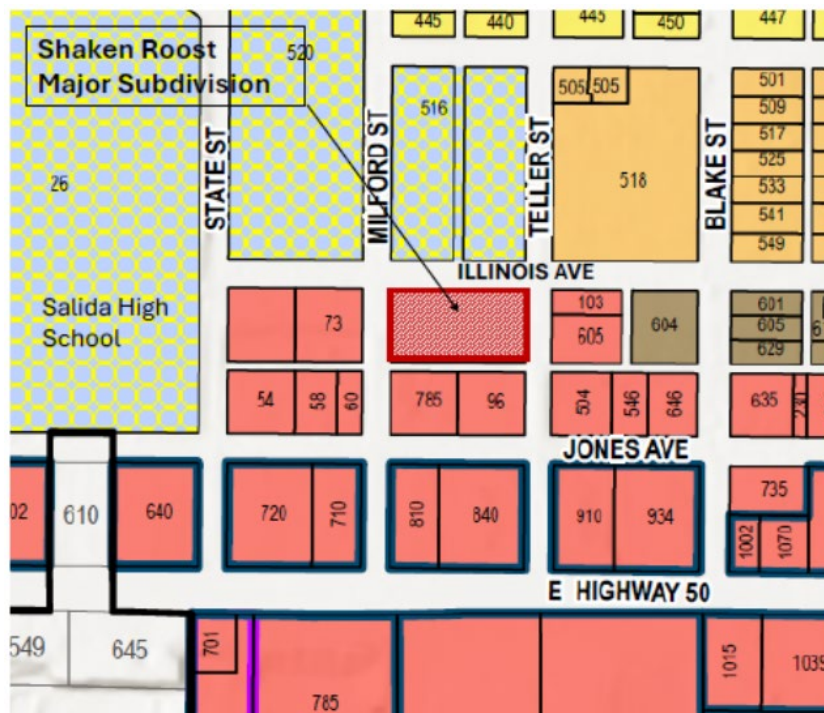
AGENDA ITEM

Resolution 2024-45: Public Hearing for Consideration of Approval of the Shaken Roost Major Subdivision.

BACKGROUND

The Planning Commission and City Council held a conceptual review meeting of the proposed subdivision on March 18, 2024. The Planning Commission recommended approval of the major subdivision on July 6, 2024. The proposed major subdivision reconfigures the north half of Block 17, Roberd's Addition to the City of Salida into 14 duplex lots. The site is surrounded by commercial, multi-family and public uses which includes the Salida High and Middle Schools, Early Childhood Education Center and the Salida Apartments.

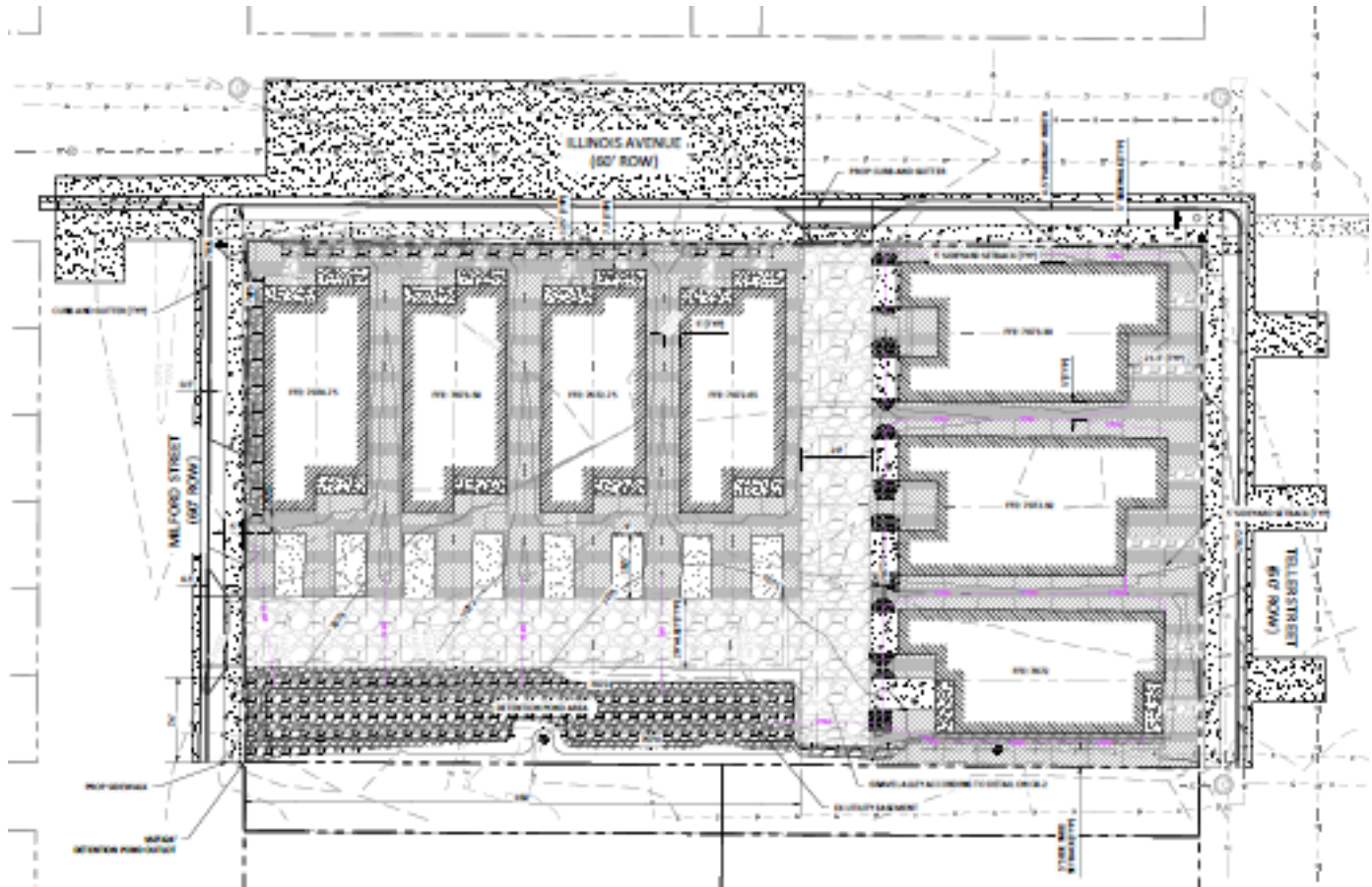
The site is zoned C-1, which is a commercial district, but does allow duplex residential units subject to a Limited Impact Review by the Planning Commission. Because these lots are being reviewed by the Planning Commission through the major subdivision, subsequent approval of the duplex units



Zone Districts	
C-1	Commercial District
C-2	Central Business District
I	Industrial District
PD	Planned Development
R-1	Single-Family Residential District
R-2	Medium Density Residential District
R-3	High Density Residential District
R-4	Manufactured Housing Residential District
RMU	Residential Mixed Use District
Overlay Districts	
SDHD	Salida Downtown Historic District (SDHD)
HPO	Historic Protection Overlay (HPO)
291 CO	Highway 291 Established Commercial (291 CO)
291 CO	Highway 291 Established Residential (291 CO)
50 CO	Highway 50 Corridor Overlay (50 CO)
CBEO	Central Business Economic Overlay (CBEO)
SAAO	Sackett's Addition Overlay
LHLO	Local Historic Landmark Overlay (LHLO)
Parcels	Parcels
Salida City Limits	Salida City Limits
Planned Development Overlay	Planned Development Overlay
School	School
Parks	Parks
Rivers	Rivers
County Parcels	County Parcels

will be administrative.

Today's development plan is like the Conceptual Plan reviewed last March by having eight units on Illinois Avenue and six fronting Teller Street. However, the new proposal includes a private alley that connects Milford to Illinois, at the back of the lots, which will be the principal vehicle access to the units and the location of the off-street parking spaces. The proposal shown at the conceptual review indicated that all access to the units would be from the adjacent streets. A retention basin has been added on the south side of the site.



PROCESS:

A public hearing was conducted by the Planning Commission for the major subdivision process on July 9th and recommended approval to Council, with some changes to staff's recommendation. Council will hold a public hearing this evening and may adopt the proposed Resolution. Each public hearing was noticed by a newspaper ad, mailing letters to property owners within 175 feet and posting a sign on the property 15 days prior to the hearing. After approval of the Shaken Roost Major Subdivision by Council, approval of the development of the lots will be administrative. This includes staff reviewing for conformance with this plat and subsequent subdivision improvement/housing agreement; and recording a maintenance agreement for the common wall between the units.

OBSERVATIONS:

This section is intended to highlight concerns raised by staff to assist the Council in doing the same. Additional concerns or questions may arise after a presentation by the applicant.

- 1) The site is zoned C-1 which allows duplex residences on the three lots. Therefore, staff will approve the final construction plans of the units on the lots. Because this is a major subdivision, affordable housing units must be part of the project. This also affords the project reduced lot areas and increased coverage.

Lot #	C-1 Requirements*			Shaken Roost Major Subdivision		
	Min Lot Area for attached units (SF)	Lot coverage for attached units	Lot Frontage for attached units (feet)	Lot Area (SF)	Lot Coverage (feet)	Lot Frontage for Attached Units (feet)
1	2,520	66%	20	2,520.7	TBD	20
2	2,520	66%	20	2,520.9	TBD	20
3	2,520	66%	20	2,521.1	TBD	20
4	2,520	66%	20	2,521.3	TBD	20
5	2,520	66%	20	2,521.5	TBD	20
6	2,520	66%	20	2,521.7	TBD	20
7	2,520	66%	20	2,521.9	TBD	20
8	2,520	66%	20	2,522.1	TBD	20
9	2,520	66%	20	2,880.4	TBD	25.03
10	2,520	66%	20	2,880.0	TBD	25.03
11	2,520	66%	20	2,879.8	TBD	25.03
12	2,520	66%	20	2,879.1	TBD	25.03
13	2,520	66%	20	2,534.8**	TBD	22.03**
14	2,520	66%	20	3,221.7**	TBD	28.03**

* Because the major subdivision will provide affordable housing within the project in compliance with Chapter 13, the above reduced lot area and frontage; and increased lot coverage is allowed.

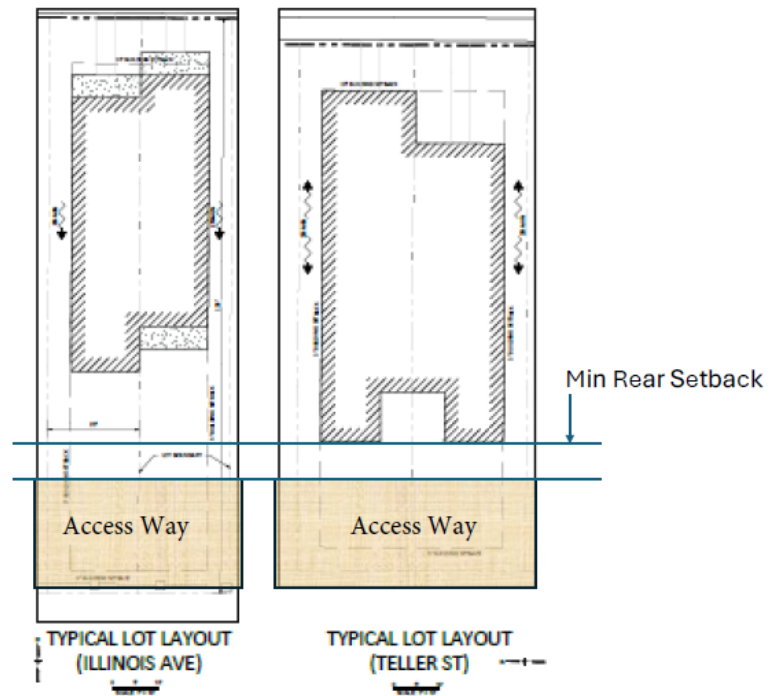
** The lot sizes were adjusted to accommodate Xcel requirements after Planning Commission recommendation.

- 2) Fees-in-Lieu: Major subdivisions require the collection of the following fees-in-lieu at an amount that are in place at the time of submission of building permits:
- a) 16.7% of the units in the project must be affordable = $14/6$ = two built units that meet the maximum AMI sales price requirements of Sec. 16-13-60 of the SMC in place at the time of major subdivision application submittal. A fee-in-lieu for the fractional remainder of two units ($2/6$) must be paid per the requirements of Sec. 16-13-40.
 - b) Fair Contribution to Schools is collected at the time a building permit is issued per the fee schedule in place at time of building permit.
 - c) Open space fees-in-lieu are required at the time of issuing a building permit per the fee schedule in place at time of building permit.

3) Each lot will have separate connections to the city water and sewer services. Each unit will be metered individually.

4) Private access ways are included as a part of each lot. Staff is requiring the rear yard of five feet be applied to the edge of the access way to allow easier vehicle access and to keep structures out this drive as shown here.

5) Xcel Energy (electric) identified some unresolved issues regarding service provision through the site and to individual units. They have requested 10' PUE's (public utility easements) on the front and back of all the lots. There should be plenty of room in the rear utilizing the private alley, but the proposed Illinois easement requirement will potentially squeeze the north side of Lot 9. The developer's consultant explained they are continuing to work with Xcel.



There is an existing overhead electric line that crosses the south side of the site. All or a portion of this line may have to be buried. Also, the location of transformers was commented on by Xcel. These are additional details that must be worked out with Xcel.

UPDATE: The applicant resolved these issues with Xcel on July 22nd. The lot line between Lots 13 and 14 will move north three (3) feet. They will also add a 10 foot wide public utility easement on the east side of the subdivision and designate the private access ways as utility easements. The attached plat reflects the changes.

6) The private access ways and the southern retention basin will not be maintained by the City of Salida. Therefore, a homeowner's association, or other entity, will have to be created to maintain these spaces.

7) Prior to recording the subdivision, a subdivision improvement / inclusionary housing agreement will have to be approved by Council. The agreements generally address the amount, timing and guarantee of the construction of public improvements, including the sidewalks around the project, that are necessary for the project; provision of any fees-in-lieu (schools, open space and inclusionary housing fraction) and the provision of affordable housing consistent with Article XIII of Chapter 16 of the Salida Municipal Code.

SUBDIVISION REVIEW STANDARDS: (Section 16-6-120):

- 1) Conformance with the Comprehensive Plan. The proposed subdivision shall carry out the purpose and spirit of the Comprehensive Plan and conform to all of the Plan's applicable objectives, guiding principles and recommended actions. It shall be designed to be compatible with surrounding land uses and to protect neighbors from undesirable noise, glare and shadows, and shall not cause adverse effects on their privacy, solar access and views.
 - The proposed subdivision is zoned for commercial uses, but the residential use is allowed and is consistent with the Future Land Use Map adopted last August which designates the area as Higher Efficiency Residential Neighborhoods. After approval of this major subdivision, final construction of the units will be by administrative approval. The applicant accurately identified this site as a great use given the adjoining school sites. Hopefully it will become home for current and future teachers.
 - New development should complement the neighborhood's mass and scale. The allowed residential development is compatible with the surrounding land uses.
- 2) Complies with the Zone District Standards. The proposed subdivision shall comply with the use and dimensional standards of the underlying zone district and shall provide off-street parking as required for those uses.
 - The newly created lots are zoned Commercial District (C-1) and meet the zone district standards. The lots are being created by a major impact review and subsequent development of the lots will be administrative.
 - The off-street parking requirement of one space for each unit must be met.
 - Staff is recommending the rear setback be north of the private access way for Lots 1-8; and east of the access way for Lots 9-14 as described under Observation #4, and now a part of the proposed Resolution as attached Exhibit B.
- 3) Design Standards. The proposed subdivision shall be provided with improvements which comply with Article VII 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.
 - Curb, gutter and sidewalks will be constructed around the perimeter of the project. Portions of Illinois Avenue and Teller Street will be repaved as well.
 - b. Utilities. Existing and proposed utility services shall be suitable and adequate to meet the needs of the proposed subdivision.

- Adequate utilities are in place to serve the development. Each new unit will have separate utilities. The site is presently served by a commercial $\frac{3}{4}$ tap for sewer and water; and a residential $\frac{3}{4}$ tap for sewer and water. There will be credit for the existing taps to apply to future taps. Final inspections are required with Public Works prior to Certificate of Occupancy.
 - Xcel Energy has requested additional easements and questioned the proximity of the existing overhead lines and location of proposed transformers. As mentioned under Observation #5, the applicant has resolved these issues with Xcel and the changes are reflected in the attached subdivision plat.
- 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 layout of lots and blocks shall provide desirable settings for structures by making use of natural contours and maintaining existing views, affording privacy for residents and protecting them from adverse noise and vehicular traffic. The system of roadways and the lot layout shall be designed to take advantage of visual qualities of the area. Natural features and native vegetation shall be preserved whenever possible. Tree masses and individual trees of six-inch caliper or greater shall be preserved.
- The existing tree canopy will be assessed for possible inclusion into the project.
- 5) Floodplains. Tracts of land or portions thereof lying within the one-hundred-year floodplain may only be subdivided for open space until the subdivider has shown that compliance with the requirements of the City's floodplain regulations can be met.
- The property is not located within the 100-year floodplain.
- 6) Noise Reduction. Where a subdivision borders on or contains a highway right-of-way, the City shall require adequate provisions for reduction of noise. A parallel street, landscaping, screening, easement, greater lot depth, increased rear yard setbacks and fencing are potentially appropriate solutions, among others.
- This subdivision does not border a highway right-of-way.
- 7) Future Streets. When a tract is subdivided into lots or parcels which are intended for future re-subdivision, such lots or parcels shall be arranged to permit the logical location and opening of future streets and appropriate re-subdivision, with provision for adequate utility easements and connectors for such re-subdivision.
- This subdivision is not intended for future re-subdivision.

8) Parks, Trails and Open Space. Each subdivision, minor or major, or condominium project with five (5) units or more, shall dedicate and develop land or pay a fee-in-lieu for the purpose of providing active parks, open space, passive recreation facilities and/or recreation trails or other public purposes as determined by the City for the benefit of those who occupy the property and be made accessible to the public. The intent of this regulation is to ensure that a comprehensive, integrated network of parks, trails and open spaces is developed and preserved as the community grows.

- No park dedication is required by the City. This subdivision will be required to provide the open space fees that will be collected at the time of issuance of the building permit per the fee schedule in place at time of building permit.

9) Common Recreation Facilities. Where a development is proposed to contain common recreation facilities, such facilities shall be located within the development so as to be easily accessible to the residents and to least interfere with neighboring developments.

- This development does not include any common recreation facilities.

10) Lots and Blocks.

a. Pattern. The size, shape and orientation of lots shall be appropriate to the design and location of the proposed subdivision and to the type of development contemplated. Where appropriate, lots shall be laid out to respect the existing City pattern. Blocks generally shall not be less than three hundred (300) feet nor more than one thousand two hundred (1,200) feet in length.

- The pattern of the lots within the subdivision is generally consistent with the surrounding lots.

b. Frontage. Residential lots should front only on local streets; however, when necessary, lots designated to face a collector street shall provide adequate means for automobile turnaround within the lot and should provide consolidated access points to the maximum extent feasible.

- The lots front on local streets.

c. Right angles. Side lot lines shall be approximately at right angles or radial to street lines.

- This standard has been met.

d. Double frontage lots. Double frontage lots are prohibited, except where they are necessary to provide for the separation of residential development from collector or arterial streets or to overcome specific limitations of topography or orientation. A planting and screening easement of at least ten (10) feet shall be provided along the portion of the lot which abuts

such a collector or arterial street. There shall be no right of access across a planting and screening easement. The screening easement shall be maintained by the property owner.

- There are no double frontage lots.
- e. "T" intersections. The building area of lots shall not face directly into the oncoming traffic of an intersecting street of a "T" intersection.
 - There will not be any building areas facing a "T" intersection.
- f. Solar energy. For purposes of protecting and enhancing the potential of utilizing solar energy in the proposed subdivision, detached single-family lots are encouraged to be laid out in such a manner that the houses will be oriented so that their long axis will run east/west and so that the houses will not block the solar access of adjacent houses.
 - The new lots are oriented east/west and north/south.

11) Architecture.

- The minimum standard is the same building front elevation cannot be repeated more than every fifth lot or directly across the street. For duplex units, the elevation is defined as the two attached units. This will be stipulated for the new subdivision.

12) Codes. The subdivision shall comply with all applicable City building, fire and safety codes for the proposed development.

- The development will comply with all applicable building, fire and safety codes.

13) Inclusionary Housing.

- The inclusionary housing requirements will be met by requiring two of the units in the project to be affordable per the requirements of Sec. 16-13-60. The remaining fraction of the inclusionary housing requirement (2/6) will be required as fee-in-lieu at the time of development per Sec. 16-13-40.

REVIEW AGENCY COMMENTS:

Finance Department: System development fees must be paid at the time of issuance of a building permit. There is currently one $\frac{3}{4}$ inch water meter and sewer tap serving the existing home; and one $\frac{3}{4}$ inch water meter and sewer tap serving the commercial use.

Salida Fire Department, Kathy Rohrich, Assistant Chief: Fire has no concerns with this subdivision.

Salida Police Department, Russ Johnson, Chief: No issues from PD at this time.

Public Works Director, David Lady: Provide a five-foot-wide sidewalk, or a fee-in-lieu equal to the construction cost of the sidewalk, at the discretion of the PW Director. The proposal is to build the required sidewalks with the other required subdivision improvements.

Xcel Energy: As stated above under Observations: Xcel Energy (electric) identified some unresolved issues regarding service provision throughout the site and to individual units. They have requested 10' PUE's (public utility easements on the front and back of all the lots. There should be room in the rear utilizing the private alley, but the requirement will squeeze the north side of Lot 9. The developer's consultant explained they are continuing to work with Xcel. There is an existing overhead electric line that crosses the south side of the site. All or a portion of this line may have to be buried. Also, the location of transformers was commented on. These are additional details that must be worked out with Xcel.

UPDATE: The applicant resolved the electric and communication utilities access on July 22nd and the attached subdivision plat reflects the changes.

Atmos Energy: No concerns at this time.

Salida Public Schools: The district superintendent responded that they will accept the Fair Contribution to School Sites fee-in-lieu.

RECOMMENDED FINDINGS:

The purpose of the process for a major subdivision is to determine the compliance of the application with the review standards contained in Section 16-6-120.

1. The application complies with the comprehensive plan and the proposed subdivision shall carry out the purpose and spirit of the comprehensive plan and conform to all of the applicable objectives, guiding principles and recommended actions.
2. The applicant has complied with the review standards for subdivisions.

FISCAL NOTE

There is no fiscal impact.

RECOMMENDATION

On July 9, 2024, the Planning Commission recommended approval of the Shaken Roost Major Subdivision subject to the conditions recommended by staff as modified below (cross-out and CAPS):

- ~~1. Prior to Council review of the major subdivision, the applicant will work with Xcel Energy to determine if additional public utility easements are required to serve the subdivision. If so, the plat shall be amended to show the new easements.~~

1. Prior to recordation of the final plat, Council shall approve a subdivision improvement / inclusionary housing agreement for the project to generally address the amount, timing and guarantee of the construction of public improvements that are necessary for the project; require the provision of any fees-in-lieu (schools, open space and inclusionary housing) and affordable housing consistent with Article XIII of Chapter 16 of the Salida Municipal Code.
 - a. Two (2) built inclusionary housing units shall be provided per the requirements of Sec. 16-13-60 of the Salida Municipal Code. Additionally, fees-in-lieu for the remaining fraction of affordable unit (2/6) shall be paid per the fee schedule in place at time of building permit. THE AFFORDABLE UNITS WILL BE BUILT NO LATER THAN THE SIXTH MARKET RATE UNIT.
2. The final plat shall have the following notes and additions:
 - a. Pursuant to Section 16-6-140 of the Salida Municipal Code (SMC), Fair Contributions to School Sites as may be amended, at the time that residential dwelling units are constructed on any of the lots herein, a payment in lieu of land dedication for Fair Contributions to 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.
 - b. Pursuant to Section 16-6-120(8) of the SMC, Parks, Trails and Open Space fees-in-lieu shall be provided at the time of development (issuance of a building permit) per the fee schedule in place at time of building permit.
 - c. Provide a Typical Building Setback exhibit like as shown under Observation #4 above.
 - d. The Access Easements and Outlot for Retention Pond will not be maintained by the City of Salida; or will be maintained by the homeowners association or other entity per the C.C.&R.s recorded at Reception No._____.
 - e. The Shaken Roost Major Subdivision meets the standards of Chapter 16 of the SMC and is subject to the terms of the executed Subdivision Improvement and Inclusionary Housing Agreement as recorded at Reception No._____.
 - f. Pursuant to Section 16-6-120(11) of the SMC, no residential façade elevation may be repeated more than once per five (5) lots on the same side of the street.
3. Water and sewer system development fees are due at the time of issuance of a building permit per the fee schedule in place at time of building permit.
4. The applicant will continue to work with Xcel Energy to receive approval of utility access and maintenance.

MOTION

A City Councilmember should state "I move to _____ Resolution 2024-45 approving the Shaken Roost Major Subdivision, followed by a second and a roll call vote.

Attachments

Resolution 2024-45

Proof of Publication

Application

Shaken Roost Major Subdivision Plat

Development Plan

Utility Plan

Letter from Xcel Energy

**CITY OF SALIDA, COLORADO
RESOLUTION NO. 45
(Series of 2024)**

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SALIDA COLORADO,
APPROVING THE SHAKEN ROOST MAJOR SUBDIVISION**

WHEREAS, Joni Baker, officer of the property owner, Shaken Roost LLC (“Developers”) submitted an application for approval of a Major Impact Review for the Shaken Roost Major Subdivision; and

WHEREAS, the property (“Property”) that is subject to the proposed subdivision consists of a .95 acre parcel located on the south side of Illinois Avenue, between Milford and Teller Streets, more particularly described in Exhibit A; and

WHEREAS, the property is zoned C-1, Commercial District; and

WHEREAS, the Planning Commission and City Council held a conceptual meeting on the proposed Major Subdivision on March 18, 2024; and

WHEREAS, on July 9, 2024 the Salida Planning Commission held a public hearing and recommended approval of the Shaken Roost Major Subdivision, consisting of 14 lots for the construction of 14 units in the form of seven (7) duplex residential buildings; and

WHEREAS, the Salida City Council held a duly noticed public hearing on August 6, 2024.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO THAT:

The Shaken Roost Major Subdivision is hereby approved, subject to the following conditions:

1. Prior to recordation of the final plat, Council shall approve a subdivision improvement / inclusionary housing agreement for the project to generally address the amount, timing and guarantee of the construction of public improvements that are necessary for the project; require the provision of any fees-in-lieu (schools, open space and inclusionary housing) and affordable housing consistent with Article XIII of Chapter 16 of the Salida Municipal Code.

a. Two (2) built inclusionary housing units shall be provided per the requirements of Sec. 16-13-60 of the Salida Municipal Code. Additionally, fees-in-lieu for the remaining fraction of affordable unit (2/6) shall be paid per the fee schedule in place at time of building permit. The on-site affordable units will be constructed no later than the sixth market rate unit.

2. The final plat shall have the following notes and additions:

- a. At the time residential dwelling units are constructed on any of the lots herein, a payment in lieu of land dedication for Fair Contributions to Public School Sites, pursuant to Section 16-6-140 of the Salida Municipal Code (SMC), 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.
 - b. Pursuant to Section 16-6-120(8) of the SMC, Parks, Trails and Open Space fees-in-lieu shall be provided at the time of development (issuance of a building permit) per the fee schedule in place at time of building permit.
 - c. A Typical Building Setback exhibit shall be provided, like as shown in Exhibit B.
 - d. The Access Easements and Outlot for Retention Pond will not be maintained by the City of Salida; or will be maintained by the homeowners association or other entity per the C.C.&R.s recorded at Reception No._____.
 - e. The Shaken Roost Major Subdivision must meet the standards of Chapter 16 of the SMC and is subject to the terms of the executed Subdivision Improvement and Inclusionary Housing Agreement as recorded at Reception No._____.
 - f. Pursuant to Section 16-6-120(11) of the SMC, no residential façade elevation may be repeated more than once per five (5) lots on the same side of the street.
3. Water and sewer system development fees are due at the time of issuance of a building permit per the fee schedule in place at time of building permit.
 4. The applicant will continue to work with Xcel Energy to receive approval of utility access and maintenance.

RESOLVED, APPROVED AND ADOPTED this 6th day of August, 2024.

CITY OF SALIDA

By _____
Dan Shore, Mayor

[SEAL]

ATTEST: _____
City Clerk/Deputy City Clerk

EXHIBIT A

That part of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 5, Township 49 North, Range 9 East of the New Mexico Principal Meridian, (City of Salida), Chaffee County, Colorado, described as follows:

Beginning at the intersection of the south line of Illinois Avenue with the west line of Teller Street, the same being the northeast corner of Block No. 17 of Roberd's Third Addition to the City of Salida, Colorado;

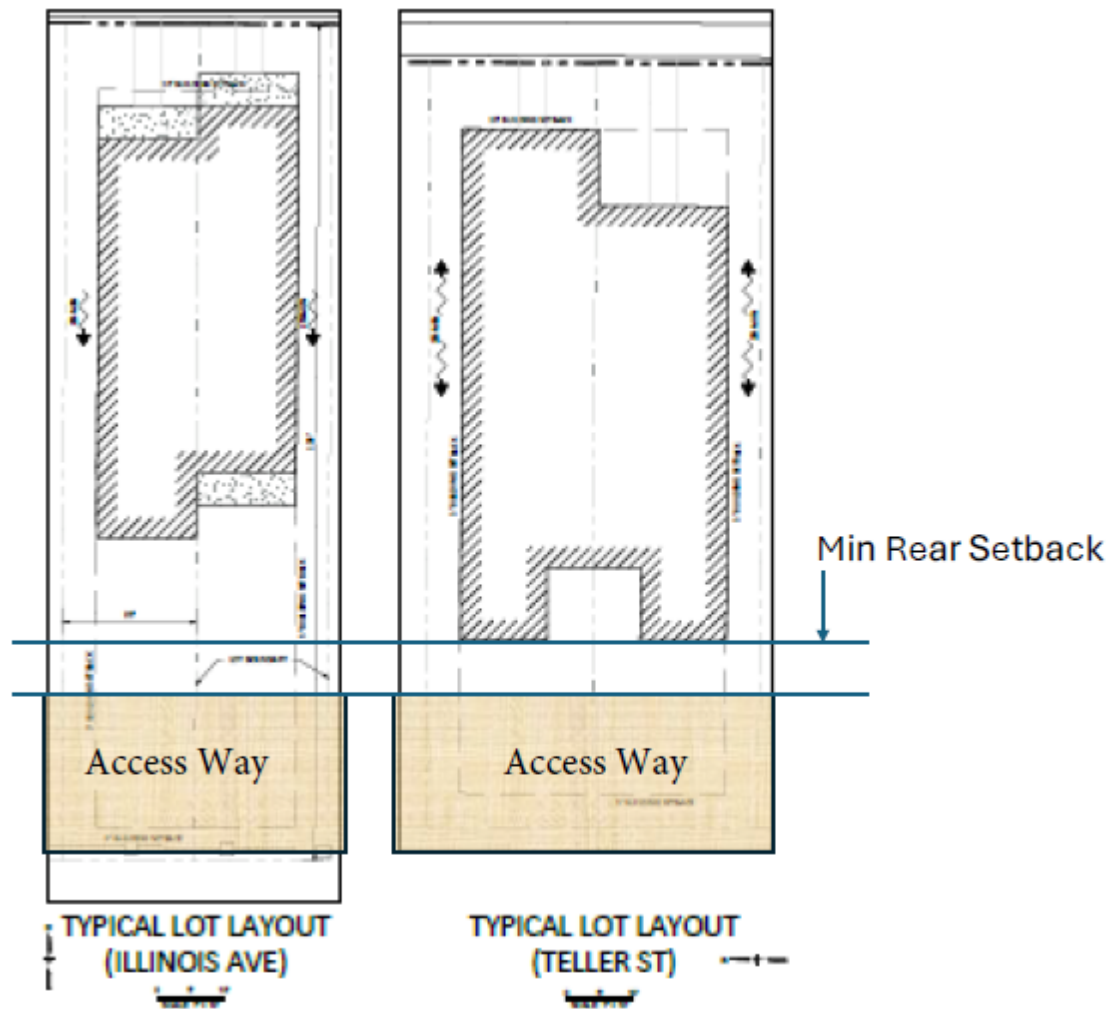
thence running South along the west line of Teller Street 150 feet to the intersection of the west line of Teller Street with the north line of the East-West alley in said Block;

thence at right angles and due West along said alleyway boundary 275 feet to the east line of Millford Street;

thence Northerly along the easterly line of Milford Street 150 feet to the intersection of the east line of Milford Street with the south line of Illinois Avenue;

thence East along the south line of Illinois Avenue 275 feet to the place of beginning, being the North half (N1/2) of said Block No. 17, Roberd's Third Addition.

EXHIBIT B



**PUBLIC NOTICE
NOTICE OF A PUBLIC HEARING BEFORE
THE CITY COUNCIL OF THE CITY
OF SALIDA CONCERNING A MAJOR
IMPACT REVIEW APPLICATION FOR THE
SHAKEN ROOST MAJOR SUBDIVISION
TO ALL MEMBERS OF THE PUBLIC AND
INTERESTED PERSONS: PLEASE TAKE
NOTICE** that on Tuesday, August 6, 2024 at or
about the hour of 6:00 p.m., a public hearing
will be conducted by the City of Salida City
Council at City Council Chambers, 448 E.

1st Street, Salida, Colorado and online at the
following link: <https://attendee.gotowebinar.com/register/3742005742374996822>

The hearing is regarding a major impact review application submitted by Joni Baker of Shaken Roost LLC for a major subdivision of a .95 acre parcel located on the south side of Illinois Avenue, between Milford and Teller Streets. The proposed subdivision will consist of 14 duplex lots for the construction of 14 residential units configured as seven (7) duplex residential structures. The site is zoned Commercial District (C-1). The Planning Commission forwarded a recommendation of approval to the City Council from their July 9, 2024 public hearing.

Interested individuals may make comments during the public hearing via GoToWebinar at the above link. Comments may also be submitted via email ahead of time to glen.vannimwegen@cityofsalida.com by 12:00pm on August 6, 2024. Further information on the application may be obtained from the Community Development Department by calling (719) 530-2631.

Published in The Mountain Mail July 19, 2024



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-539-4555 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"/> Appeal Application (Interpretation) | |
| <input type="checkbox"/> Certificate of Approval | <input type="checkbox"/> Limited Impact Review:
(Type)_____ |
| <input type="checkbox"/> Creative Sign Permit | |
| <input type="checkbox"/> Historic Landmark/District | <input checked="" type="checkbox"/> Major Impact Review:
(Type) <u>Major Subdivision</u> |
| <input type="checkbox"/> License to Encroach | |
| <input type="checkbox"/> Text Amendment to Land Use Code | <input type="checkbox"/> Other:_____ |
| <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: Joni Baker

Mailing Address: 1501 H Street, Salida, CO 81201

Telephone Number: 740-438-1279 FAX: _____

Email Address: jlrjdbaker@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

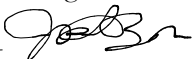
Name of Development: Shaken Roost Subdivision

Street Address: 77 Illinois Avenue

Legal Description: Lot _____ Block 17 Subdivision Roberd's Thir (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 06-06-2024

Signature of property owner  Date 06-06-2024



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).

N/A ☐ 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;

N/A ☐ 10. An access permit from the Colorado Department of Transportation; and

N/A ☐ 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.

The development maintains consistency with the City's comprehensive plan in several manners. At the forefront, this is an attempt for more affordable housing units in downtown Salida. The developer's hope that these units can provide housing for teacher's at the schools located directly adjacent to the development.

The proposed layout maintains a small city feel by providing dense housing unit development. The surrounding right-of-way will be developed with sidewalk to provide more multi-modal transportation.

The developer is a local to Salida, support of the project will be supporting a local business that hopes to establish itself as a reliable and quality developer within the city.

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 site is zoned C-1. Inclusionary Housing Development standards are being upheld. The site has been reviewed to meet the dimensional standard set forth in Table 16-F.

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

1 Parking space has been provided for each unit. Landscaping will be provided in accordance with the land use and development code.

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.

While the property is zoned commercial, the area consists of a school and residential property. Therefore, adding more residential units within the commercial zoning is deemed appropriate with this property to conform with the surrounding residential and education uses.

- 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 proposed duplex units are not anticipated to create a nuisance. The architecture will be in conformance with more standard residential developments.

- 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 development has begun coordination with Public Works who has indicated that no extensions or improvements will be required to connect the proposed residential units to the existing sewer and water infrastructure.

- 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.

The developments design mitigates significant impacts to the environment through using stormwater infrastructure to reduce the post development flows to the historic level.

SHAKEN ROOST SUBDIVISION
LOCATED IN THE
NORTH 1/2 of BLOCK 17, ROBERD'S THIRD ADDITION TO THE CITY OF SALIDA
CHAFFEE COUNTY, COLORADO
SHEET 1 OF 2

CERTIFICATE OF DEDICATION AND OWNERSHIP:

KNOW ALL MEN BY THESE PRESENTS THAT THE UNDERSIGNED, BEING ALL OF THE OWNERS, MORTGAGEES AND LIEN HOLDERS OF CERTAIN LAND IN THE CITY OF SALIDA, CHAFFEE COUNTY, COLORADO, DESCRIBED AS FOLLOWS:

That part of the Northwest Quarter of the Southeast Quarter (NW1/4 SE1/4) of Section 5, Township 44 North, Range 9 East of the New Mexico Principal Meridian, (City of Salida), Chaffee County, Colorado, described as follows:

Beginning at the intersection of the south line of Illinois Avenue with the west line of Teller Street, the same being the northeast corner of Block No. 17 of Roberd's Third Addition to the City of Salida, Colorado; thence running South along the west line of Teller Street 150 feet to the intersection of the west line of Teller Street with the north line of the East-West alley in said Block; thence at right angles and due West along said alleyway boundary 275 feet to the east line of Milford Street; thence Northerly along the easterly line of Milford Street 150 feet to the intersection of the east line of Milford Street with the south line of Illinois Avenue; thence East along the south line of Illinois Avenue 275 feet to the place of beginning, being the North half (N1/2) of said Block No. 17, Roberd's Third Addition.

DO HEREBY LAY-OUT, PLAT AND SUBDIVIDE THE ABOVE DESCRIBED PROPERTY INTO LOTS, AN OUTLOT AND EASEMENTS WITH DISTANCES AND DIRECTIONS, AS SHOWN ON PLAT SHEET 2, TO BE KNOWN AS:

SHAKEN ROOST SUBDIVISION

LOCATED WITHIN
BLOCK 17, ROBERD'S THIRD ADDITION TO THE CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

AND THE OUTLOT AND DUPLEX LOT 14 ARE SUBJECT TO A 10.0 FOOT WIDE UTILITY EASEMENT FOR THE EXISTING AND FUTURE PUBLIC UTILITY LINES AS SHOWN ON SHEET 2.

AND DUPLEX LOTS 1 THRU 8, INCLUSIVE, ARE SUBJECT TO A 23.67 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT, THE LOCATION OF WHICH IS SHOWN ON SHEET 2 CONTAINED HEREIN..

AND DUPLEX LOTS 9 THRU 14, INCLUSIVE, ARE SUBJECT TO A 20.0 FOOT WIDE ACCESS AND PUBLIC UTILITY EASEMENT, THE LOCATION OF WHICH IS SHOWN ON SHEET 2 CONTAINED HEREIN.

AND DUPLEX LOTS 9 THRU 14, INCLUSIVE, ARE SUBJECT TO A 10.0 FOOT WIDE PUBLIC UTILITY ADJACENT TO THE EAST BOUNDARY OF SAID LOTS AS SHOWN ON SHEET 2.

AND DUPLEX LOTS 8 AND 9 MAY BE SUBJECT TO THE RIGHTS OF THE OWNERS OF THE SCOTT & SWALLOW DITCH TO OPERATE, MAINTAIN INSPECT AND REPAIR SAID DITCH PURSUANT TO COLORADO LAW RELATIVE TO DITCH RIGHTS.

AND OUTLOT A IS RESERVED FOR DRAINAGE PURPOSES, INCLUDING A DETENTION POND, SUBJECT TO AN EASEMENT FOR EXISTING OVERHEAD PUBLIC UTILITY LINES, AS SHOWN.

AND SHAKEN ROOST MAJOR SUBDIVISION MEETS THE STANDARDS OF CHAPTER 16 OF THE SALIDA MUNICIPAL CODE AND IS SUBJECT TO THE TERMS OF THE EXECUTED SUBDIVISION IMPROVEMENT AND INCLUSIONARY HOUSING AGREEMENT AS RECORDED AT RECEPTION NO. _____.

ACKNOWLEDGEMENT:

IN WITNESS WHEREOF, THE UNDERSIGNED HAVE CAUSED THESE PRESENTS TO BE EXECUTED ON THIS _____ DAY OF _____, 2024.

SHAKEN ROOST LLC, A COLORADO
LIMITED LIABILITY COMPANY (OWNER)

JONI L. BAKER, PRESIDENT

FOR HIGH COUNTRY BANK, MORTGAGEE

STATE OF COLORADO }
COUNTY OF CHAFFEE } SS

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THIS _____ DAY OF _____, 2024.

WITNESS MY HAND AND OFFICIAL SEAL

MY COMMISSION EXPIRES _____

NOTARY PUBLIC
ADDRESS

CERTIFICATE OF TITLE INSURANCE COMPANY:

I, JAMES L. TREAT, A LICENSED TITLE INSURANCE AGENT REPRESENTING STEWART TITLE GUARANTY COMPANY IN THE STATE OF COLORADO DO CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE REAL PROPERTY SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN SHAKEN ROOST LLC, A COLORADO LIMITED LIABILITY COMPANY FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES, EXCEPT: _____

LAND SURVEYOR'S STATEMENT:

I, MICHAEL K. HENDERSON, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO DO HEREBY STATE THAT THIS PLAT WAS PREPARED BY ME AND/OR UNDER MY DIRECT SUPERVISION, AND IS BASED ON A MONUMENTED LAND SURVEY OF THE PROPERTY AND LOTS SHOWN AND DESCRIBED HEREIN, WHICH SURVEY WAS PERFORMED UNDER MY RESPONSIBLE CHARGE, AND THAT SAID PLAT AND SURVEY ARE TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

DATED THIS _____ DAY OF _____, 2024.

JAMES L. TREAT

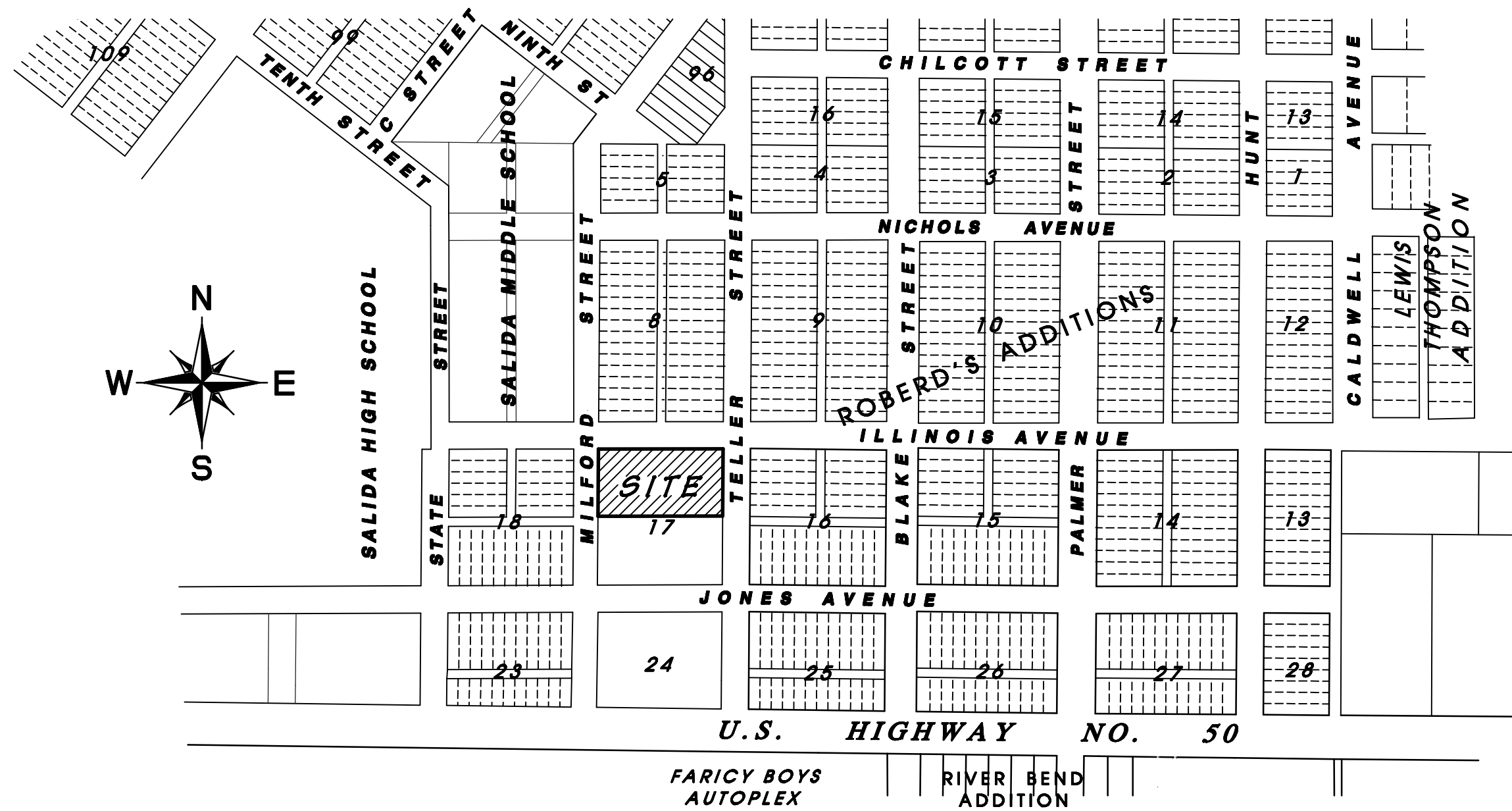
MICHAEL K. HENDERSON
REG. L.S. NO. 16117
STATE OF COLORADO

GENERAL LAND SURVEYOR'S NOTES:

SEE SHEET 2.

VICINITY MAP

NOT TO SCALE



DEVELOPMENT NOTES:

PURSUANT TO SECTION 16-6-140 OF THE SALIDA MUNICIPAL CODE (SMC), FAIR CONTRIBUTIONS TO SCHOOL SITES, AS MAY BE AMENDED, AT THE TIME THAT RESIDENTIAL DWELLING UNITS ARE CONSTRUCTED ON ANY OF THE LOTS HEREIN, A PAYMENT IN LIEU OF LAND DEDICATION FOR FAIR CONTRIBUTIONS TO 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.

PURSUANT TO SECTION 16-6-120(B) OF THE SALIDA MUNICIPAL CODE, PARKS, TRAILS AND OPEN SPACE FEES IN LIEU SHALL BE PAID AT THE TIME OF DEVELOPMENT (ISSUANCE OF A BUILDING PERMIT) PER THE FEE SCHEDULE IN PLACE AT THE TIME OF BUILDING PERMIT.

THE ACCESS EASEMENTS AND OUTLOT FOR RETENTION POND WILL NOT BE MAINTAINED BY THE CITY OF SALIDA.

OWNERSHIP AND MAINTENANCE COSTS OF THE OUTLOT SHALL BE DETERMINED BY A PRORATED BASIS OF OWNERSHIP OF THE LOTS WITHIN SHAKEN ROOST SUBDIVISION.

CITY COUNCIL APPROVAL:

THIS PLAT IS APPROVED FOR FILING AND THE CITY OF SALIDA HEREBY ACCEPTS THE DEDICATION OF THE EASEMENTS SHOWN AND DESCRIBED ON THESE PLATS ON THIS ____ DAY OF _____, 2024.

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 _____ , A.D., 2024.

RECEPTION NO. _____

CHAFFEE COUNTY CLERK & RECORDER

SHEET 1 OF 2

Additions: 7/30/24 M.K.H.
Revisions and Additions: 5/30/24 M.K.H. 6/4/24 M.K.H.

SHAKEN ROOST MINOR SUBDIVISION

IN THE N1/2 BLOCK 17, ROBERD'S THIRD ADDITION TO THE CITY OF SALIDA
CHAFFEE COUNTY COLORADO

Job Number: J-23-183
TPC FILE: J-11-005

DRAWN BY: TWO CAD
M.K.H.

CHECKED:
Field Book: S335 Page 32

HENDERSON LAND SURVEYING CO., INC.
203 G STREET
SALIDA, COLORADO

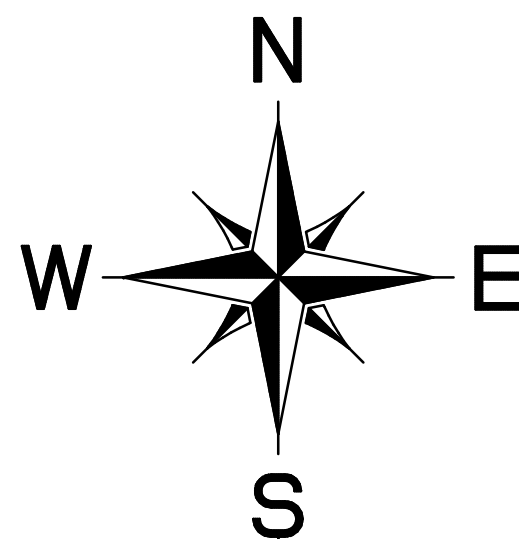
DATE:

2/19/24

DRAWING NO.

L-24-06

SHAKEN ROOST SUBDIVISION
LOCATED IN THE
NORTH 1/2 of BLOCK 17, ROBERD'S THIRD ADDITION TO THE CITY OF SALIDA
CHAFFEE COUNTY, COLORADO
SHEET 2 OF 2



GRAPHIC SCALE 1"=20'

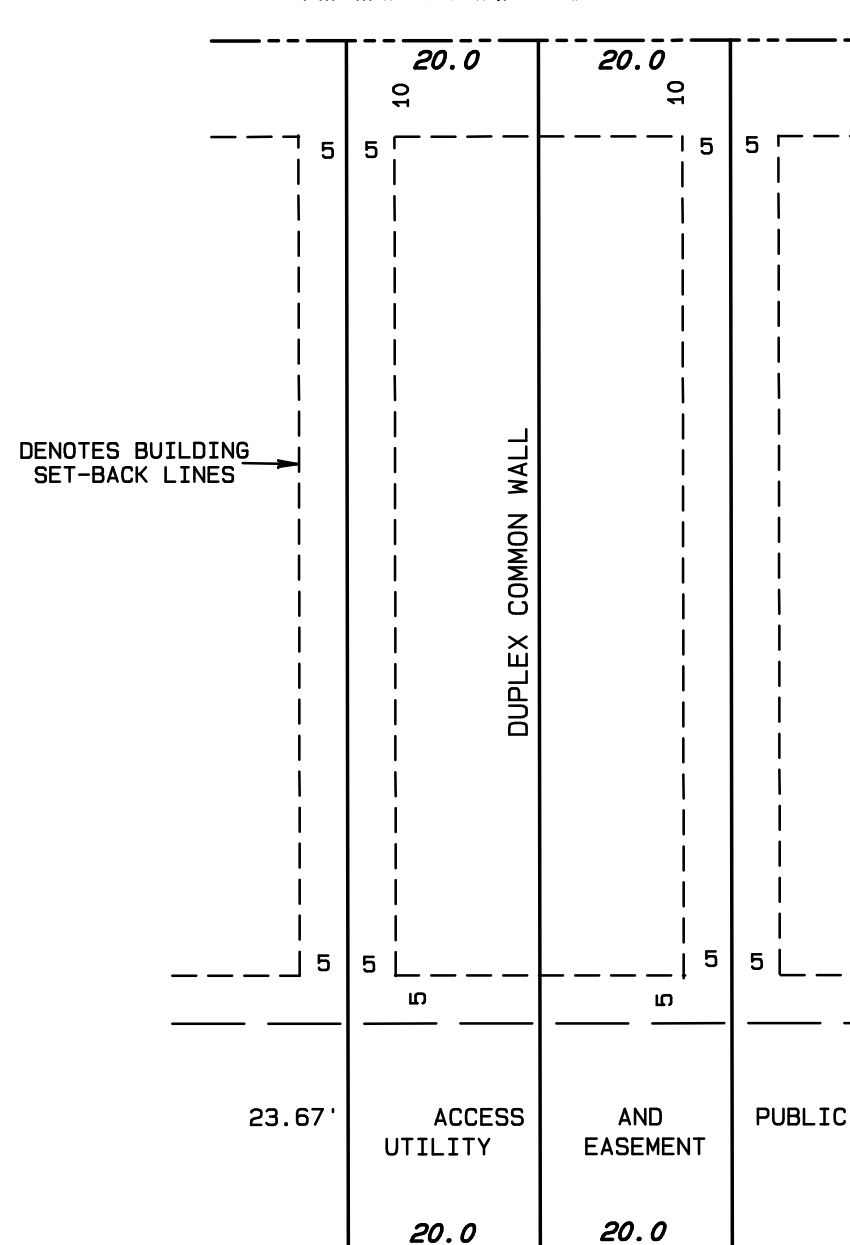
0 20 40 60

DIRECTIONS ARE BASED ON THE BEARING S00°04'00"E BETWEEN RECOVERED REBAR SURVEY MONUMENTS AT THE NORTHEAST AND THE SOUTHEAST CORNERS OF THE PROPERTY, AS SHOWN AND DESCRIBED ON THIS PLAT.

LEGEND:

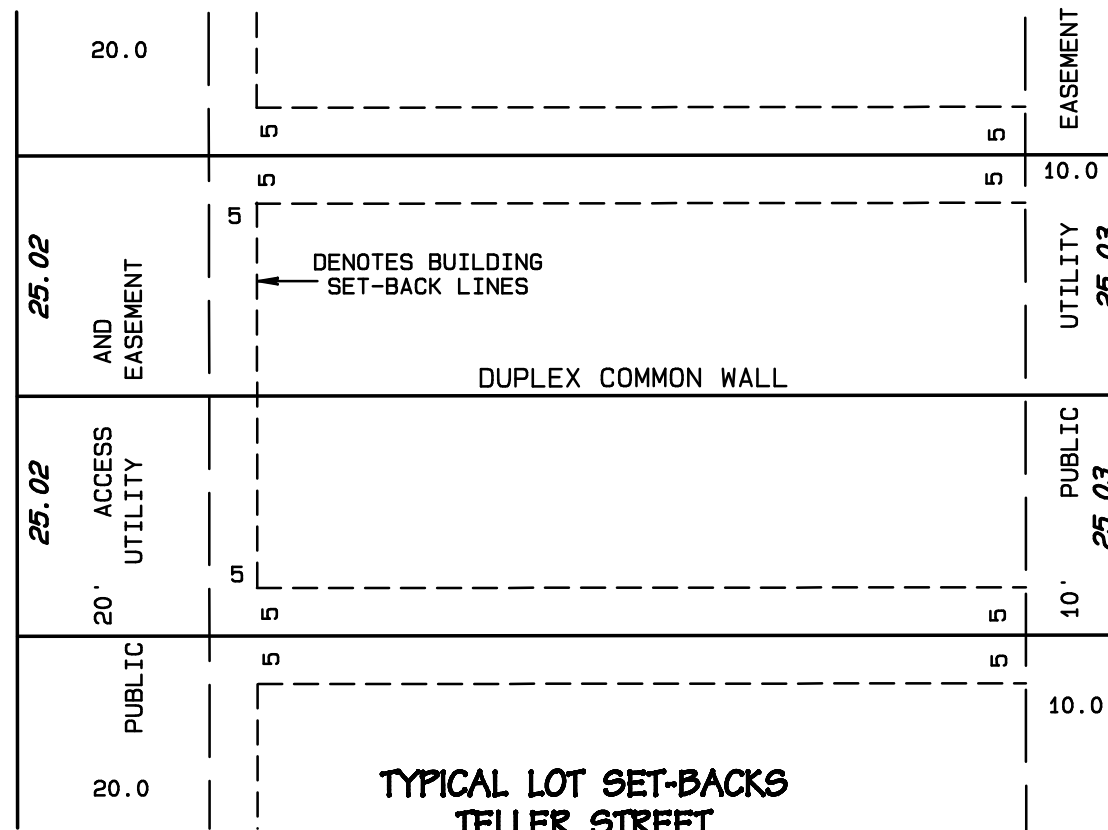
- DENOTES A RECOVERED 5/8" REBAR WITH A 1 3/4" STEEL DISC STAMPED '6753'.
- DENOTES A 5/8"x24" REBAR WITH A 1 1/2" ALUMINUM CAP STAMPED 'LS 16117', SET FOR THIS SURVEY.
- S— DENOTES APPROXIMATE LOCATION OF A SANITARY SEWER LINE.
- M— DENOTES A CITY OF SALIDA WATER MAIN.
- G— DENOTES APPROXIMATE LOCATION OF A GAS LINE.
- E— DENOTES AN OVERHEAD ELECTRIC LINE.
- T— DENOTES AN OVERHEAD TELEPHONE LINE.
- TV— DENOTES AN OVERHEAD TELEVISION LINE.

ILLINOIS AVENUE



TYPICAL LOT SET-BACKS
ILLINOIS AVENUE

ILLINOIS AVENUE



TYPICAL LOT SET-BACKS
TELLER STREET

ZONING:
BLOCK 17 IS ZONED COMMERCIAL (C1)
DEVELOPMENT NOTES:
SEE SHEET 2

SHEET 2 OF 2

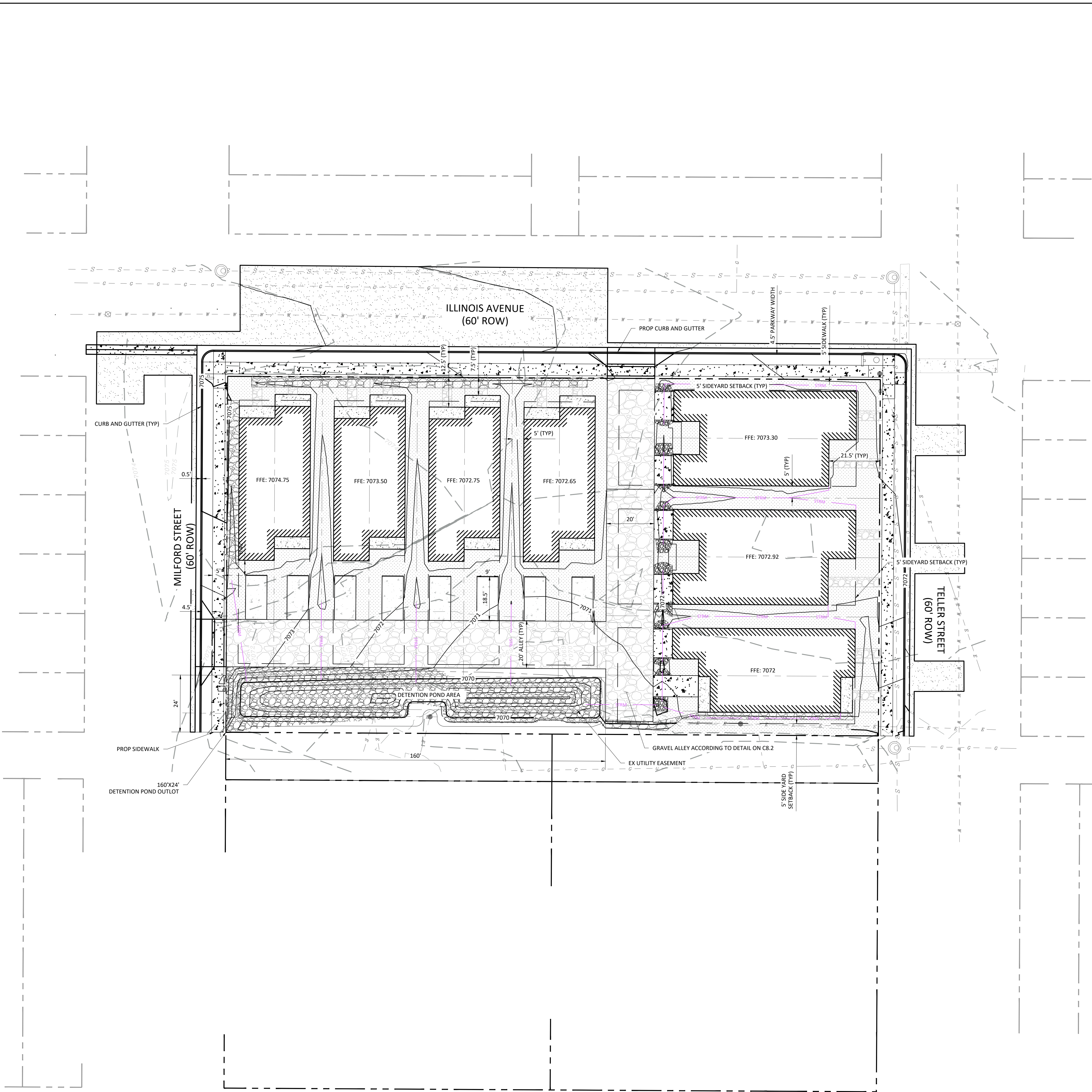
SHAKEN ROOST SUBDIVISION
IN THE N1/2 BLOCK 17, ROBERD'S THIRD ADDITION TO THE CITY OF SALIDA
CHAFFEE COUNTY, COLORADO

Job Number: J-24-132
TPC FILE: J-11-005
B.S.M.
DRAWN BY: T.W. JORD
M.K.H.

CHECKED: Field Book: S335 Page 32

DATE: 2/19/24
DRAWING NO. L-24-06

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.



LEGEND:

- EX GAS LINE
- PROP GAS LINE
- EX ELECTRIC
- PROP ELECTRIC
- EX WATER LINE
- PROP WATER LINE
- EX SANSEWR
- PROP SANSEWR
- PROPERTY BOUNDARY
- EX MAJOR CONTOURS
- EX MINOR CONTOURS
- PROP MAJOR CONTOURS
- PROP MINOR CONTOURS
- PROPERTY SETBACK
- PROP STORMSWR

CONCRETE

GRAVEL

SOD

PAVEMENT

PROP STOP SIGN

LAND USE SUMMARY	
LANDSCAPING	
REQUIRED (PER LOT)	10%
PROPOSED (PER LOT)	25-36%

PARKING SUMMARY	
REQUIRED PARKING SPOTS	1 PER DUPLEX
PROPOSED PARKING SPOTS	14 TOTAL

GENERAL INFORMATION TABLE	
PROPOSED BUILDING HEIGHT	26'-11 3/4"
TOTAL NUMBER OF HOUSING UNITS	7
TOTAL NUMBER OF PROPOSED LOTS	14

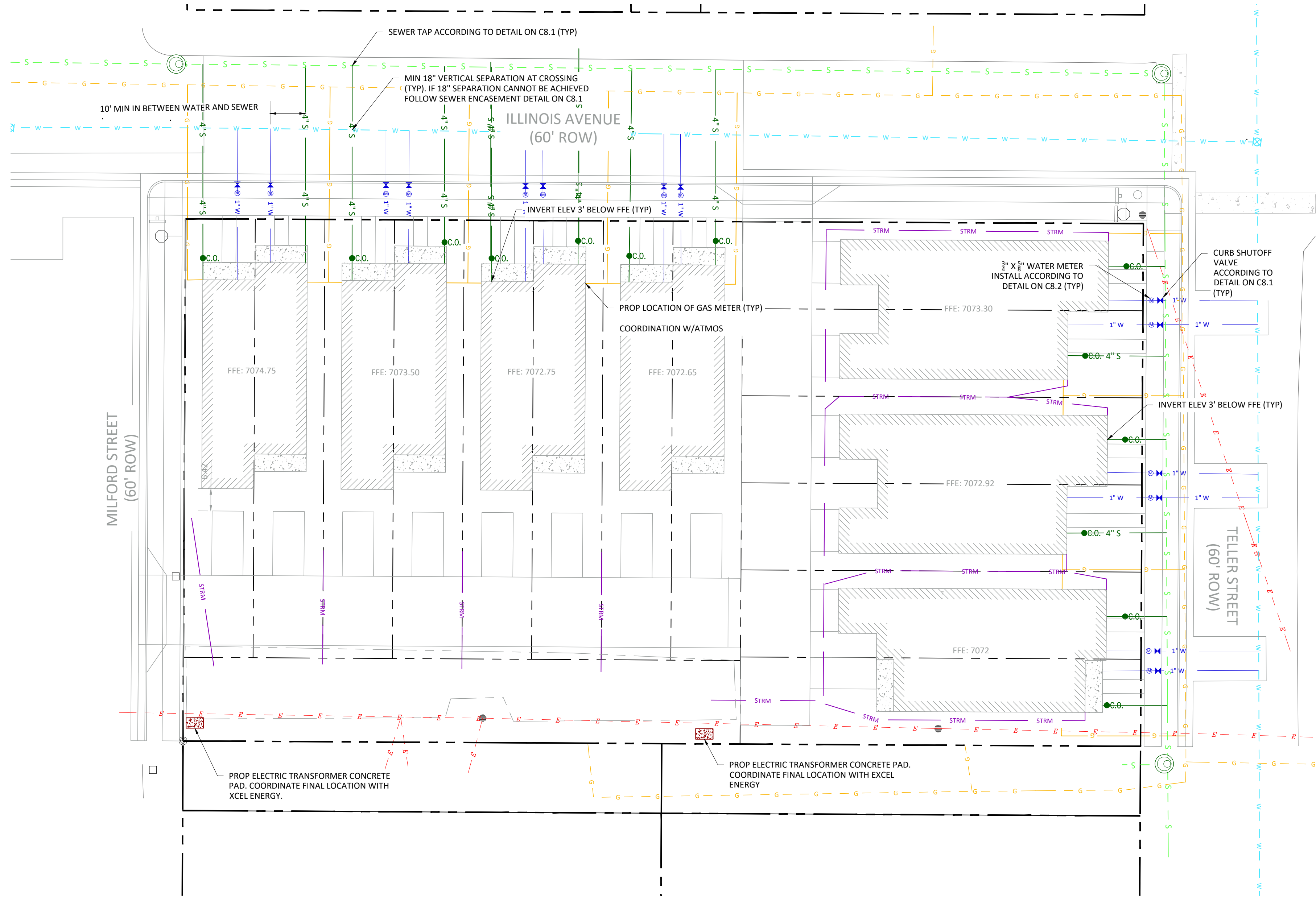


SHAKEN ROOST SUBDIVISION

NORTH 1/2 OF BLOCK 17, ROBERD'S THIRD ADDITION TO THE CITY OF SALIDA, CHAFFEE COUNTY, CO

FOR JURISDICTIONAL REVIEW
NOT FOR CONSTRUCTION

ISSUED DATES	
V1.0-06/05/2024 PERMIT SET	----
PROJECT ENG: NRC	
QA/QC: PMS	
DRAWN BY: MPH	
PRJ # 23.152	
DATE: 11/28/2023	



- LEGEND:
- EX TELEPHONE
 - PROP TELEPHONE
 - EX GAS LINE
 - PROP GAS LINE
 - EX CABLE TELEVISION LINE
 - PROP CABLE TELEVISION LINE
 - EX ELECTRIC
 - PROP ELECTRIC
 - EX WATER LINE
 - PROP WATER LINE
 - EX SANSWR
 - PROP SANSWR
 - PROPERTY BOUNDARY

N

0 10' 20'

SCALE: 1" = 20'

3 ROCKS
ENGINEERING
& SURVEYING

430 Main Street
Cañon City, CO 81212
719.430.5333
www.3rocksendeering.com

FOR MUNICIPAL USE:

COLORADO LICENSED
NATHAN R. CURTIS
PROFESSIONAL ENGINEER
0062039

06/05/2024

NORTH 1/2 OF BLOCK 17, ROBERT'S THIRD ADDITION TO THE CITY OF SALIDA, CHAFFEE COUNTY, CO

- WATER NOTES:
- ALL WATER TO MAINTAIN 60" MINIMUM COVER UNLESS NOTED OTHERWISE.
 - IN NO CASE SHALL FIELD DEFLECTIONS EXCEED MANUFACTURER'S RECOMMENDATIONS.
 - THE CONTRACTOR SHALL ENSURE PIPES ARE FREE OF GRAVEL AND DEBRIS PRIOR TO BEING INSTALLED IN THE TRENCH. IF THE PIPE IS DIRTY, HAS GRAVEL OR DEBRIS INSIDE, OR HAS SAT UNUSED FOR A LONG PERIOD OF TIME, THE PIPE WILL REQUIRE CLEANING PRIOR TO INSTALLATION.
 - WATER LINES TO HAVE BLUE ID TAPE INSTALLED 2' ABOVE PIPE.
 - MIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY SEWER LINES EXCEPT FOR AT CROSSINGS.
 - WATER SERVICES SHALL BE 1" HDPE DR9 PRESSURE CLASS 200 PSI, C.T.S. CONTRACTOR SHALL FOLLOW THE CITY OF SALIDA STANDARD CONSTRUCTION SPECIFICATIONS, SECTION 02512 SITE WATER DISTRIBUTION FOR ALL TAPPING, INSTALLATION AND MATERIAL SPECIFICATIONS.
 - MIN 18" VERTICAL SEPARATION BETWEEN WATER AND SANITARY SEWER LINES AT CROSSINGS WITH WATER OVER SEWER UNLESS USING CITY CROSSING DETAIL W/FLOW FILL. SEE SHEET C8.1 FOR DETAIL.
 - SET VALVES ON SOLID 3'X3'X6" MIN CONCRETE BLOCKS ON SUBSOIL.
 - SET VALVE BOX COVERS FLUSH WITH FINISHED GRADE.
 - WATER PIPE MATERIAL AND CLASS, WATER METER, AND VALVES SHALL CONFORM TO THE CITY OF SALIDA APPROVED MATERIALS LIST.

- SANITARY NOTES:
- CLEANOUTS SHALL BE LOCATED WITHIN 5' OUTSIDE OF THE STRUCTURES AT THE POINT OF THE SANITARY SEWER SERVICE.
 - ENSURE SANITARY LINES ARE AT A MINIMUM 2% SLOPE ACCORDING TO THE CITY OF SALIDA DETAIL. SEE DETAIL ON SHEET C8.1.
 - ALL SANITARY TO MAINTAIN 42" MINIMUM COVER UNLESS NOTED OTHERWISE.
 - SEWER LINES TO HAVE GREEN ID TAPE INSTALLED 2' ABOVE PIPE.
 - MIN 10' HORIZONTAL SEPARATION BETWEEN WATER AND SANITARY SEWER LINES EXCEPT FOR AT CROSSINGS.
 - MIN 18" VERTICAL SEPARATION BETWEEN WATER AND SANITARY SEWER LINES AT CROSSINGS WITH WATER OVER SEWER UNLESS USING CITY CROSSING DETAIL W/FLOW FILL.
 - SEWER LINE INSTALLATION TO CONFORM TO CITY OF SALIDA STANDARD SPECIFICATIONS.
 - ALTERNATE PIPE MATERIALS, CLASS FITTINGS, AND APPURTENANCES TO CONFORM TO THE CITY OF SALIDA APPROVED MATERIALS LIST.

- UTILITY NOTES:
- ALL WORK TO BE DONE IN STRICT COMPLIANCE WITH RESPECTIVE UTILITY COMPANY REQUIREMENTS.
 - ALL PRIMARY ELECTRIC LINES TO MAINTAIN 42" MINIMUM COVER.
 - ALL SECONDARY ELECTRIC LINES TO MAINTAIN 36" MINIMUM COVER.
 - CONTRACTOR TO PROVIDE SHORING TO OSHA STANDARDS WHEN EXCAVATION IS 5' IN DEPTH OR MORE.
 - TRACER WIRE TO BE INSTALLED ON ALL NEW WATER AND SANITARY LINES.

SHAKEN ROOST SUBDIVISION

FOR JURISDICTIONAL REVIEW
NOT FOR CONSTRUCTION

ISSUED DATES
V1.0-06/05/2024 PERMIT SET

PROJECT ENG: NRC
QA/QC: PMS
DRAWN BY: MPH
PRJ # 23.152
DATE: 11/28/2023

C7.0 /16

UTILITY PLAN



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303.571.3284
donna.l.george@xcelenergy.com

June 28, 2024

City of Salida
448 East First Street, Suite 112
Salida, CO 81201

Attn: Glen Van Nimwegen

Re: Shaken Roost

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the major subdivision/major impact review for **Shaken Roost** and has some **conflicts**.

Prior to the customer/developer's application to our Builder's Call Line, instructions were given to build 7.5-feet away from PSCo's existing power lines (NESC code) and to keep all equipment and people 10-feet away from the power lines (OSHA). It does not appear that these changes were made on the plan and are not maintaining proper clearances from the existing primary lines. It also appears that the transformer locations are not what was discussed.

PSCo requests 10-foot-wide rear and front lot dry utility easements abutting property lines adjacent to the public road right-of-way and that all access easements are also dedicated for utility use.

To serve individual units, the unnamed track needs to be labeled as a PUE allowing you to provide service to individual lots. Where are the service drops? What is the proposed use of this track? Is for access or additional parking? If this is for excess parking, protective bollards need to be provided by the developer.

The property owner/developer/contractor must complete the application process for any new electric service, or modification to existing facilities via [xcelenergy.com/InstallAndConnect](https://www.xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details.

For additional easements that may need to be acquired by separate PSCo document (i.e. transformers), the Designer must contact a Right-of-Way Agent.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

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