



PLANNING DEPARTMENT
PROJECT REVIEW TRANSMITTAL FORM

ATTENTION: _____

DATE: 11/15/2022

- ☒ Salida Public Works
- ☒ Salida Fire Chief
- ☒ Salida Police Chief
- ☒ Salida Finance Department
- ☐ U.S. Postal Service
- ☐ U.S. Forest Service
- ☐ CO Dept. of Transportation
- ☐ City Consulting Engineer – Water/Sewer
- ☐ City Attorney
- ☐ Centurylink Communications

- ☒ Xcel Energy
- ☐ Charter Communications
- ☐ Chaffee Co. Planning
- ☐ Army Corps of Engineers
- ☐ Division of Wildlife
- ☐ Town of Poncha Springs
- ☐ Chaffee Co. Building Official
- ☐ Historic Preservation Commission
- ☒ School District R-32-J
- ☒ Atmos Energy

Other: _____

APPLICANT: Jan Smith & Stephen Johnson PHONE: 303-241-9240 FAX: _____

EMAIL: swimharmony@yahoo.com

PROPERTY LOCATION: 1440 L Street

PROJECT DESCRIPTION: Limited Impact Review Smith-Johnson Minor Subdivision - to subdivide one (1) parcel into two (2) individual lots.

TENTATIVE MEETING DATES:

- | | |
|---|-----------------------------|
| <input checked="" type="checkbox"/> Planning Commission | <u>12/13/22 @ 6:00 P.M.</u> |
| <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:

- ☒ Application Form/Cover Letter
- ☐ Vicinity Map
- ☐ Site Plan
- ☒ Plat
- ☐ Other: _____

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: 11/29/22

RECEIVED: _____

PLANNING STAFF: Franco Palumbo



Franco Palumbo <franco.palumbo@cityofsalida.com>

Agency Review - 1440 L Street - Minor Subdivision

Russ Johnson <rjohnson@salidapolice.com>
To: Franco Palumbo <franco.palumbo@cityofsalida.com>

Thu, Nov 17, 2022 at 9:36 AM

No issues from PD at this point.

Thanks,



Russ Johnson
Chief, Salida Police Department

rjohnson@salidapolice.com
P: 719-530-2603 | C: 719-207-1602
448 E First Street, Suite 274, Salida, CO 81201
cityofsalida.com

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Franco Palumbo <franco.palumbo@cityofsalida.com>

Agency Review - 1440 L Street - Minor Subdivision

Higgins, Dan <Daniel.Higgins@atmosenergy.com>
To: Franco Palumbo <franco.palumbo@cityofsalida.com>

Wed, Nov 16, 2022 at 4:40 PM

Franco,

I spoke to Jan Smith about this.

The service line that serves 1440 L St. crosses the neighbor's lot (1450 L st.). An easement is not in place for that line but needs to be, or the line needs to be relocated.

We will work with Jan to resolve the issue.

Other than that, Atmos Energy has no additional comments.

Thanks,
Dan

From: Franco Palumbo <franco.palumbo@cityofsalida.com>
Sent: Tuesday, November 15, 2022 3:36 PM
To: Higgins, Dan <Daniel.Higgins@atmosenergy.com>
Subject: [EXT] Agency Review - 1440 L Street - Minor Subdivision

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.

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Franco Palumbo <franco.palumbo@cityofsalida.com>

Agency Review - 1440 L Street - Minor Subdivision

6 messages

Franco Palumbo <franco.palumbo@cityofsalida.com>

Tue, Nov 15, 2022 at 3:29 PM

To: sterling.s.waugh@xcelenergy.com, christopher.b.moffett@xcelenergy.com

Xcel,
Please see the attached, an agency review needed for a minor subdivision request for 1440 L St.
If you have any questions or comments please let me know.
Review comments are needed by November 29th.
Thanks!

--

Franco Palumbo
Planning Technician



ph: (719) 530.2638



Agency Review.pdf
1887K

Moffett, Christopher B <Christopher.B.Moffett@xcelenergy.com>

Wed, Nov 16, 2022 at 8:43 AM

To: Franco Palumbo <franco.palumbo@cityofsalida.com>, "Waugh, Sterling S" <Sterling.S.Waugh@xcelenergy.com>

Good Morning!

Xcel energy would like all set backs on this to be declared easements. Especially around the new lot.

Thanks

From: Franco Palumbo <franco.palumbo@cityofsalida.com>**Sent:** Tuesday, November 15, 2022 3:29 PM**To:** Waugh, Sterling S <Sterling.S.Waugh@xcelenergy.com>; Moffett, Christopher B <Christopher.B.Moffett@xcelenergy.com>**Subject:** Agency Review - 1440 L Street - Minor Subdivision

EXTERNAL - STOP & THINK before opening links and attachments.

Xcel,

Please see the attached, an agency review needed for a minor subdivision request for 1440 L St.

If you have any questions or comments please let me know.

Review comments are needed by November 29th.

Thanks!

--
Franco Palumbo

Planning Technician

[REDACTED]
ph: (719) 530.2638

Franco Palumbo <franco.palumbo@cityofsalida.com>
To: "Moffett, Christopher B" <Christopher.B.Moffett@xcelenergy.com>

Tue, Nov 22, 2022 at 12:25 PM

The front yard setback is 20'. A typical easement is 10' I thought?

[Quoted text hidden]

Franco Palumbo

Planning Technician



ph: (719) 530.2638

Moffett, Christopher B <Christopher.B.Moffett@xcelenergy.com>
To: Franco Palumbo <franco.palumbo@cityofsalida.com>

Tue, Nov 22, 2022 at 12:29 PM

We are looking for the side lot setbacks to be easements as well.

[Quoted text hidden]

Franco Palumbo <franco.palumbo@cityofsalida.com>
To: "Moffett, Christopher B" <Christopher.B.Moffett@xcelenergy.com>

Tue, Nov 22, 2022 at 12:31 PM

Yeah I understand that. Typical setbacks on the side lot lines are 5'.
But the front setback / easement, how large are you requiring? 10'?

[Quoted text hidden]

Franco Palumbo

Planning Technician



ph: (719) 530.2638

Moffett, Christopher B <Christopher.B.Moffett@xcelenergy.com>
To: Franco Palumbo <franco.palumbo@cityofsalida.com>

Tue, Nov 22, 2022 at 1:27 PM

15' is best.

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Franco Palumbo <franco.palumbo@cityofsalida.com>

Agency Review - 1440 L Street - Minor Subdivision

David Lady <david.lady@cityofsalida.com>

Thu, Nov 17, 2022 at 4:13 PM

To: Franco Palumbo <franco.palumbo@cityofsalida.com>

I have no concerns. With it being a minor subdivision, you may want to check with Kristi about fees in lieu for sidewalks. I believe they would be required to put them in. However, in this location I would recommend fees in lieu for this frontage.



David Lady

Director of Public Works

david.lady@cityofsalida.com

P: 719-539-6257 | C: 719-239-0048

340 W. Hwy 291, Salida, CO 81201

cityofsalida.com

From: Franco Palumbo [mailto:franco.palumbo@cityofsalida.com]

Sent: Tuesday, November 15, 2022 3:28 PM

To: David Lady <david.lady@cityofsalida.com>

Subject: Agency Review - 1440 L Street - Minor Subdivision

David,

Please see the attached, an agency review needed for a minor subdivision request for 1440 L St.

If you have any questions or comments please let me know.

Review comments are needed by November 29th.

Thanks!

--

Franco Palumbo

Planning Technician

[Redacted Signature]

ph: (719) 530.2638

--
Franco Palumbo

Planning Technician

ph: (719) 530.2638

--
Franco Palumbo

Planning Technician

ph: (719) 530.2638

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Franco Palumbo <franco.palumbo@cityofsalida.com>
To: David Lady <david.lady@cityofsalida.com>

Fri, Dec 2, 2022 at 11:18 AM

David,

If it comes down to variance for allowing a private sewer service extending to main. What is the justification for this?

Nonconforming buildout of subdivision, the area being substantially builtout?

Thanks!

[Quoted text hidden]

David Lady <david.lady@cityofsalida.com>
To: Franco Palumbo <franco.palumbo@cityofsalida.com>

Mon, Dec 5, 2022 at 4:51 PM

Franco,

Due to the non-conforming nature of the neighborhood and built out status, granting a variance to extend a private service across the adjacent lot would be supported. It would, however, be the applicants responsibility to obtain all easements and agreements necessary from the adjacent property owner to have legal connection to the main.



David Lady
Director of Public Works

david.lady@cityofsalida.com
P: 719-539-6257 | C: 719-239-0048
340 W. Hwy 291, Salida, CO 81201
cityofsalida.com



Franco Palumbo <franco.palumbo@cityofsalida.com>

Agency Review - 1440 L Street - Minor Subdivision

Blackburn, David <dblackburn@salidaschools.org>
To: Franco Palumbo <franco.palumbo@cityofsalida.com>

Tue, Nov 15, 2022 at 5:06 PM

The district will accept fees in lieu of land.

Respectfully,

Dr. D. Blackburn
Superintendent
719.530.5203
719-221-5915
salidaschools.com

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Franco Palumbo <franco.palumbo@cityofsalida.com>

Agency Review - 1440 L Street - Minor Subdivision

Renee Thonhoff <renee.thonhoff@cityofsalida.com>
To: Franco Palumbo <franco.palumbo@cityofsalida.com>

Tue, Nov 29, 2022 at 3:46 PM

1440 L Street is classified as Residential with Restricted ADU and has a water/sewer utility account.

System development fees would need to be paid for the second lot if and when developed.



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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