



Low Pass Properties, LLC
1208 C Street
Salida, CO 81201

April 30, 2020

RE: Administrative Review Decision 905 F Street

Dear Erik and Danny,

The intent of this letter is to notify you of the administrative review decision regarding the proposed 3 unit development located in the Medium Density ("R-2") zone district at the properties stated above. In accordance with Table 16-D Schedule of Uses this 3 unit development in the R-2 zone district is considered an Administrative Review.

As we discussed during your pre-application meeting if you are intending on subdividing the property into individual units and lots that will require a Minor Subdivision and will trigger the Limited Impact review once an application has been received. If you decide to condominiumize the property that will trigger an administrative review of the condominium plat.

After reviewing your application, all necessary materials have been submitted for this to be a complete Administrative Review application. The proposed use is consistent with the surrounding land uses in the neighborhood. The following conditions are required for the administrative review approval:

Administrative Approval Conditions

1. All new exterior lighting must be fully shielded per the requirements of Section 16-8-100 of the Salida Municipal Code.
2. A minimum of 2 (two) trees for each unit shall be planted that meet the requirements of Section 16-8-90 Landscaping Standards shall be installed prior to the issuance of CO for any of the units. Existing trees will count toward this requirement.
3. The remaining balance for system development fees for water and sewer shall be paid for each unit prior to CO.
4. Any party wall agreements or utility easements shall be reviewed and recorded prior to CO.
5. An application for the minor subdivision shall be submitted and approved by the Planning Commission for the creation of separate units. Or an application for an administrative review and approval for condominium units.

Please do not hesitate to contact me regarding any of these conditions.

Sincerely,


Kristi Jefferson
Planner