



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-530-2626 Fax: 719-539-5271

Email: planning@cityofsalida.com

1. TYPE OF APPLICATION (Check-off as appropriate)

<input type="checkbox"/> Annexation	<input checked="" type="checkbox"/> Administrative Review:
<input type="checkbox"/> Pre-Annexation Agreement	(Type) _____
<input type="checkbox"/> Variance	
<input type="checkbox"/> Appeal Application	<input checked="" type="checkbox"/> Limited Impact Review:
<input checked="" type="checkbox"/> Certificate of Approval	(Type) <u>School in C-1</u>
<input type="checkbox"/> Creative Sign Permit	
<input type="checkbox"/> Historic Landmark/District	<input type="checkbox"/> Major Impact Review:
<input type="checkbox"/> License to Encroach	(Type) _____
<input type="checkbox"/> Text Amendment to Land Use Code	
<input type="checkbox"/> Watershed Protection Permit	<input type="checkbox"/> Other: _____
<input type="checkbox"/> Conditional Use	

2. GENERAL DATA (To be completed by the applicant)

A. Applicant Information

Name of Applicant: Salida Circus Outreach Foundation

Mailing Address: 314 Caldwell Ave Salida Co 81201

Telephone Number: 7192394500 FAX: _____

Email Address: info@thesalidacircus.com

Power of Attorney/ Authorized Representative: Jennifer Dempsey, Creative director
(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: Chaffee County Creativity Center (C4)

Street Address: 605 Teller St, Salida Co 81201

Legal Description: Lot ^x _____ 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: Jennifer Dempsey, director Date 10/4/2021
Signature of property owner: _____ Date _____

Summary of proposed use of 605 Teller Street property:

1. The Chaffee County Creativity Center (C4) will be a hub of creative entrepreneurship for years to come. It will offer year-round training and rehearsal space to the Salida Circus, Colorado TINTS (theater in non-traditional spaces), Salida Music Streaming Studio and the Chaffee County Martial Arts Collective.
2. The location of C4 is 605 Teller Street, a ranch-style live/work space near the corner of Highway 50 and Teller Street. The property includes a 1,400 square foot house (2 bedrooms, 1 bathroom, living room, dining area and large kitchen); a 2 car garage (that will be converted into a circus skills/martial arts training/music studio space); a .33 acre front yard (4 city lots). The front fence will be moved forward to accommodate a training structure, 30 ft x 50 ft x 25 foot high. [If the site cannot accommodate a 30 foot wide structure, then a 25' x 45' structure will be built].
3. The electrical line overhead will be buried. The entrance to C4 will be a 12 foot electric sliding gate.
4. There are [seven] parking spaces available in the front, with potential for more.
5. There is a well on the property which will be ideal for irrigation. We will tap into city water for all other uses.
6. The property is commercially zoned (C-1) and is ideally located for local pre-school, elementary, middle and high school students to access by walking or biking.
7. The property allows housing for a full-time caretaker, as well as temporary housing for visiting artists, employees, etc.
8. At this point, C4 will only be used for workshops, camps, rehearsals and meetings. We currently have no plans for performances or vendors on the property. Later, if we do want to hold a performance, we will apply for special [event] permit.
9. At any given time, there will be no more than 30 people on the property. Weekly circus classes generally range between 6-10 participants, music rehearsals between 2-6 people, and theater rehearsals between 2-6 people. Circus camps will accommodate maximum of 24 participants and 6 staff members.
10. There will be a wheelchair accessible bathroom built inside the garage. Access to the bathroom inside the house will also be available to participants.
11. We are working with professional arborists to safely relocate the fruit trees from the south side of the property to the back north end and for trimming the mature trees in the front removing any dead branches strictly for safety purposes.
12. Work on this project will be done in phases. Tentative timeline as follows: 1) Oct 13, 2021 - closing on Teller St property; 2) Oct 22 begin preliminary landscaping (removal of rocks and dead foliage on property); 3) Nov 1 begin renovation of garage; 4) Nov/Dec lay concrete foundation for training building; 5) Jan 2022 construction of training building, to be completed by end Jan; 4) May/June 2022 Grand opening of C4 (in time for Salida Circus 15th Anniversary)
13. The Salida Circus Outreach Foundation 501c3 recently received a \$450,000 Community Revitalization Grant from the Colorado Dept of Economic Development and international Trade for the renovations/buildings of C4. The purpose of the Chaffee County Creativity Center is to ensure that the Salida Circus and other arts groups will continue to thrive for generations to come.

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 2018 Salida Comprehensive Plan survey revealed that the top reasons people lived in Salida were 1) Arts and culture; 2) recreational activities, 3) a great place to raise kids, and 4) small town atmosphere. The survey also showed a strong focus on supporting local businesses and creating new job opportunities. The Chaffee County Creativity Center aligns with these top goals of Salida by offering local performing artists, musicians, visual artists and other teachers year-round access to training and rehearsal space. The survey also showed a high concern for "excessive development and destruction of countryside." C4 will repurpose an existing property for a variety of uses without causing damage to the natural surroundings. Lastly, C4 will contribute to Salida being a Certified Creative District by being a hub of creative entrepreneurship.

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.

605 Teller is a C-1 zoned property. All new buildings and renovations of existing building will comply with set back requirements, occupancy limits, etc of Article 5, Use and Dimensional Standards.

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

There are 4 parking spaces on the property at 605 Teller. Activities at C4 will not exceed parking or occupancy allowances (the exact ratio is still being determined by Fire dept) Our own teacher insurance (for Salida Circus/TINTS/Chaffee County Martial Arts Alliance) allows for no more than eight students per tutor. Also, we anticipate most participants will either walk or ride bikes to the property. Currently we are not plan to have a commercial sign on the property. Landscaping plans include removing rocks and all dead foliage from inside the fence. There will be no disruption to the mature trees outside of the fence, or the fruit trees inside the fences.

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.

The activities at C4 will be compatible with the character of the area by adhering to the top priorities of the 2018 Comprehensive Plan 1) using the C-1 zone to support local creative businesses; 2) C4 will offer activities that are family friendly and contribute to our small town atmosphere; 3) C4 is easily accessed by walking or by bike, therefore the neighborhood will not be burdened by an overload of traffic or parked cars.

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.

All activities at C4 will be family friendly (ie circus workshops, play rehearsals, music practices). Outdoor workshops will end by 8pm, indoor rehearsals will also end by 8pm. We do not anticipate excessive noise, odors, vibrations or glares from these activities. Since most participants will either walk, ride bikes or get dropped off to the property, we do not anticipate any problems with excessive traffic or parking needs.
We look forward to getting to know the neighbors in the area, inviting them to rehearsals and/or workshops.

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.

We are purchasing two porta johns through Mountain High Septics/C&P portables. These units meet the requirements of the Ministry of Labour for construction sites. They are equipped with flush tank, sink for hand-wash, soap dispenser and paper products. Units are serviced weekly. The units will be located behind the garage and will be wheelchair accessible.

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.

Landscaping, renovations and activities at C4 will not cause significant changes to water resources or the natural environment at 605 Teller. All landscape plans will adhere to the standards of code 16-8-90.

There will be no removal of mature trees or living foliage on the property.

The 25-foot tall training structure will be built within code and height limitations and will not obscure scenic views for neighbors.

HTS TENTIQ Inc. | 5250 Old Orchard Rd, Suite 300 | Skokie IL 60077

The Salida Circus.

Jennifer: 719 239 4500

Name Victor Manzano
 Department Sales
 Phone +1 561 665 1199
 Toll-free 800 806 7404
 E-Mail victor.manzano@hts-tentiq.com

Skokie, 09.09.21

ESTIMATE

Dear

Please find below our estimate regarding the proposed pavilion structure to be located in Salida, CO. Our fully comprehensive price includes all aspects of the Pavilion, together with all listed accessories.

For your information, our products are designed and manufactured at our German Parent company headquarters under the internationally recognized standard of quality DIN EN ISO 9001-2008.

PERMANENT PAVILION STRUCTURE SPECIFICATIONS:

Product overview: **40'** (span width) x **60'** (long) x **30'** (eave height) demountable pavilion structure.

The building has been quoted to include the following general specification & accessories:

- Thermo roofs blackout supplied according to California T19 & NFP 92507
- 2 x Entrance / Exit door units (2.40m width x 2.10m height) – position TBD.



NOT TO SCALE
 MAXIMUM
 BUILDING
 HEIGHT = 35'

Frame specification:

Our structures are designed and precision manufactured at our German-based manufacturing facility. The main framework of the building is manufactured from a combination of European sourced, maintenance-free, highly durable, and robust extruded structural 6061T6 grade anodized aluminum alloy for the main uprights and rafters together with a corrosive resistant; hot-dipped galvanized structural S355 grade steel for all main portal connection sections.

Span width:	40'
Structure length:	60'
Eave height:	30'
Roof pitch:	18°
Bay spacing:	12'
Gable configuration:	TBD
Main profile size:	334/122/8/4,5 mm (4 channels)
Total ground space:	2,400ft ² / 223m ²

Note: To support the required snow load of 40psf a single internal cable running internally across the span width at 30' height and 5.00 12' intervals will be installed.

IBC Engineering:

The structure will be supplied with a complete US produced & certified "site-specific" structural stability calculation considering both wind and snow loads for a permanently installed demountable structure loads according to IBC Code requirements for Salida, CO.

ANCILLARY PRODUCT SPECIFICATIONS:

Cover specification:

The structure will be supplied with our low inflation air-filled thermo roof system. This roof system consists of two layers of robust, industrial-grade, gloss white, **25oz** OPAQUE white PVC coated fabric membranes, which are inflated by means of an automatic low-pressure air compressor pump (a permanent power supply is required). Each roof cover is linked to the next by specially designed air pipes, which, when installed, maintains air pressure within the roof sections.

The air-filled roof system creates an insulating effect that radically minimizes the risk of internal condensation forming on the inside of the roof, making the thermo roof system the ideal solution for semi-permanent facilities such as hospitality space, sports halls as well storage areas for general perishable packaged items. All roof and gable fabrics are flame retardant according to California T19 & USA-NFPA 701 / CAN/ULC-S109-03 Large Flame Test for Canada.



Coated fabric walls: Sidewalls supplied in two pieces constructed using **25oz** Blackout white coated fabric. All fabrics are flame retardant, according to USA-NFPA 701 / CAN/ULC-S109-03 Large Flame Test for Canada. Sidewalls are tensioned to the base-plates

UPVC entrance/exit doors: The quoted structure will be supplied with 1x double entrance door unit's measure 2.10m (wide) x 2.41m (high). Built for their durability, the main door frame is constructed from steel-reinforced White UPVC frame and door wings. Doors open outwards (hinged left and right side when viewed from outside), fitted 6.38mm laminated security glass. Both door wings are equipped with high-quality ironmongery, including panic hardware to both wings & door lock along with 1 x slow closer mechanism fitted to the active wing.



PRICE DETAILS:

Per all the above:	\$146,180
Duties & clearing fees	included
Engineering:	\$4,500
Shipping cost: due to volatile pricing of commercial ocean shipping – actual cost incurred to be billed.	\$12,500

Total:	<u>\$163,180</u>
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Shipping details:

Lead time:	10 weeks from date of confirmed order and receipt of deposit + shipping time
Shipping Method:	High cube sea freight containers (quantity to be confirmed)
Shipping time:	Allow 4 weeks from date of loading (estimated)
Loading address:	HTS-TENTIQ Inc, Hinter Der Schlagmuhle 1, Kefenrod, Germany, D-63699
Delivery address:	To be confirmed
Contact:	Jennifer
Tel:	719 239 4500

ALL PRICES ARE FOB ORIGIN; KEFENROD, GERMANY. AS A COURTESY TO OUR CUSTOMERS, WE WILL GLADLY ARRANGE FOR SHIPPING TO NORTH AMERICA, TO INCLUDE CONTAINERIZATION OF PRODUCT, OCEAN FREIGHT, RAIL TRANSPORTATION (IF NECESSARY) AND DRAYAGE TO FINAL DESTINATION, HOWEVER, HTS WILL NOT BE RESPONSIBLE FOR ANY FEES INCURRED AS A RESULT OF FREIGHT TRANSPORTATION TO THE FINAL DESTINATION. ANY AND ALL FEES ARE THE RESPONSIBILITY OF THE CUSTOMER. POTENTIAL FEES MAY INCLUDE THOSE COSTS TO CORRECT SHIFTING, OR UNBALANCED LOADS, STORAGE FEES, COD FEES, TRANSFER FEES, BORDER INSPECTION FEES, DEMURRAGE CHARGES, ETC., AS WELL AS ANY OTHER FEES WHICH MAY ARISE.

CUSTOMER INITIALS _____

Purchase terms:

- 50% upon order signed / 50% upon containers arrival.

Payment method:

- By transfer to the following account: JP Morgan Chase. **Account nr:** 835007597 **Routing nr:** 021000021 **Swift Code:** CHASUS33

Notes:

- The above quotation is valid for 10 days from today's date.
- Unless otherwise stated, all costs are exclusive of VAT.
- Should payment terms be exceeded, interest of 6% per month will be added to your account.
- By signing this order confirmation, you are agreeing to our terms and conditions of sale as attached
- The customer will pay all applicable Federal State and Local Taxes.
- Subject to our usual terms and conditions – available upon request.
- E&OE (Errors and Omissions Excepted).

Name: _____ **Title:** _____**Company:** _____ **TAX ID #:** _____**Sign:** _____ **Date:** _____

This order only becomes live once this document is returned completed and signed along with signed terms and conditions of trading & payment terms are adhered to. Scan and email all pages to victor.manzano@hts-tentiq.com

I trust the above proposal is of interest to you. Please do not hesitate to contact me should you have any questions. Assuring you of our best attention at all times.

Kind regards,

Victor Manzano
HTS TENTIQ, Inc.
Cell: 561 665 1199
Email: victor.manzano@hts-tentiq.com