



## GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

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

Email: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

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

- ☐ Annexation
- ☐ Pre-Annexation Agreement
- ☐ Appeal Application (Interpretation)
- ☐ Certificate of Approval
- ☐ Creative Sign Permit
- ☐ Historic Landmark/District
- ☐ License to Encroach
- ☐ Text Amendment to Land Use Code
- ☐ Watershed Protection Permit
- ☐ Conditional Use

- ☐ Administrative Review:  
(Type) \_\_\_\_\_
- ☐ Limited Impact Review:  
(Type) \_\_\_\_\_
- ☐ Major Impact Review:  
(Type) \_\_\_\_\_
- ☒ Other: VARIANCE

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

#### A. Applicant Information

Name of Applicant: Peggy & Rodney Barnes  
Mailing Address: 4018 Central St Evans, CO 80620  
Telephone Number: 970.381.4586 FAX: \_\_\_\_\_  
Email Address: plbarnes52@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: \_\_\_\_\_

Street Address: \_\_\_\_\_

Legal Description: Lot 12 & 13 Block 94 Subdivision Haskells addition (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: [Signature] Date: 7.20.23

Signature of property owner: [Signature] Date: 7.20.23



## VARIANCE APPLICATION

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### A. TYPE OF VARIANCE REQUESTED (Fill In Applicable Requests)

1. **Variance from Maximum Height:** Existing Height (in feet): \_\_\_\_\_ Proposed Height (in feet): \_\_\_\_\_
2. **Minimum Variance from Floor Area:** Required Floor Area: \_\_\_\_\_ Proposed Floor Area: \_\_\_\_\_
3. **Variance from Maximum Lot Coverage:** Allowed Lot Coverage: \_\_\_\_\_ Proposed Lot Coverage: \_\_\_\_\_
4. **Variance from Parking Requirements:** Existing Spaces: \_\_\_\_\_ Required Spaces: \_\_\_\_\_  
Total Spaces Proposed: \_\_\_\_\_ Percent Reduction Proposed: \_\_\_\_\_

### 5. Variance from Minimum Setback Requirements

#### a. Setback Variance Information:

- i. Type of setback: ☐ Front yard ☒ Rear yard ☐ Side yard
- ii. Which direction: ☐ North ☐ South ☐ East ☐ West  
☐ Northeast ☒ Northwest ☐ Southeast ☐ Southwest
- iii. Type of Building: ☒ Principal ☐ Accessory Building
- iv. Current Setback: \_\_\_\_\_
- v. Proposed Setback: 7 ft
- vi. Required Setback: 20 ft

#### b. Second Setback Variance Information (if applicable):

- i. Type of setback: ☐ Front yard ☐ Rear yard ☐ Side yard
- ii. Which direction: ☐ North ☐ South ☐ East ☐ West  
☐ Northeast ☐ Northwest ☐ Southeast ☐ Southwest
- iii. Type of Building: ☐ Principal ☐ Accessory Building
- iv. Current Setback: \_\_\_\_\_
- v. Proposed Setback: \_\_\_\_\_
- vi. Required Setback: \_\_\_\_\_

### 6. Variance from Land Use Code Section: 16-4-180

## **B. DEVELOPMENT PROCESS (City Code Section 16-4-180)**

1. Pre-Application Conference. Optional.
2. Submit Application.
3. Staff Review. Schedule Hearing. Forward Report to Applicant and Board.
4. Public Notice Provided For Hearing.
5. Public Hearing Conducted by Board and Action Taken.



## **C. APPLICATION CONTENTS**

A digital copy of all application materials is required.

- ☐ 1. **General Development Application**
- ☐ 2. **Site Plan.** A site plan of the subject property, showing existing and proposed features, buildings, etc. which are relevant to the review of the application. **The copies shall be accepted on 8½" x 11", 11" x 17" or 24"x 36" paper or electronically.**
- ☐ 3. **Required Showing.** The applicant shall indicate the way the proposal meets the required showing as outlined in the application.
- ☐ 4. **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.
- ☐ 5. **Application Fee.** \$500 cash or check made out to City of Salida.

## **D. REQUIRED SHOWING (If necessary, attach additional sheets)**

**Variance Approval Criteria.** Variances from requirements of this Chapter shall be considered an extraordinary remedy. When considering, reviewing and deciding on whether to approve a variance application, the Board of Adjustment must find that all of the following criteria have been met:

1. **Special Circumstances Exist.** Strict application of the standards adopted in this Chapter would result in undue hardship or practical difficulties for the owner of such property. Special circumstances include, but are not limited to, exceptional or peculiar limitations to the dimension, shape or topography of the property, such as slope, standing or moving water, wetlands, floodplain, rock features, narrowness, shallowness or irregular shape of a lot.

- we have a non-conforming structure on a non-conforming lot built in 1948. Originally part of property @ 748 C. St.

- we would like to build a covered deck 7ft from rear property line

2. **Substantial Detriment.** The requested variance would not create a substantial detriment to the public good and would not substantially impair the intent and purpose of this Chapter, this Code or the City's Comprehensive Plan.

The deck will not impair the intent of city code

3. **Adverse Impacts.** The requested variance would not result in significantly adverse impacts to the natural environment or to the surrounding properties and neighborhoods.

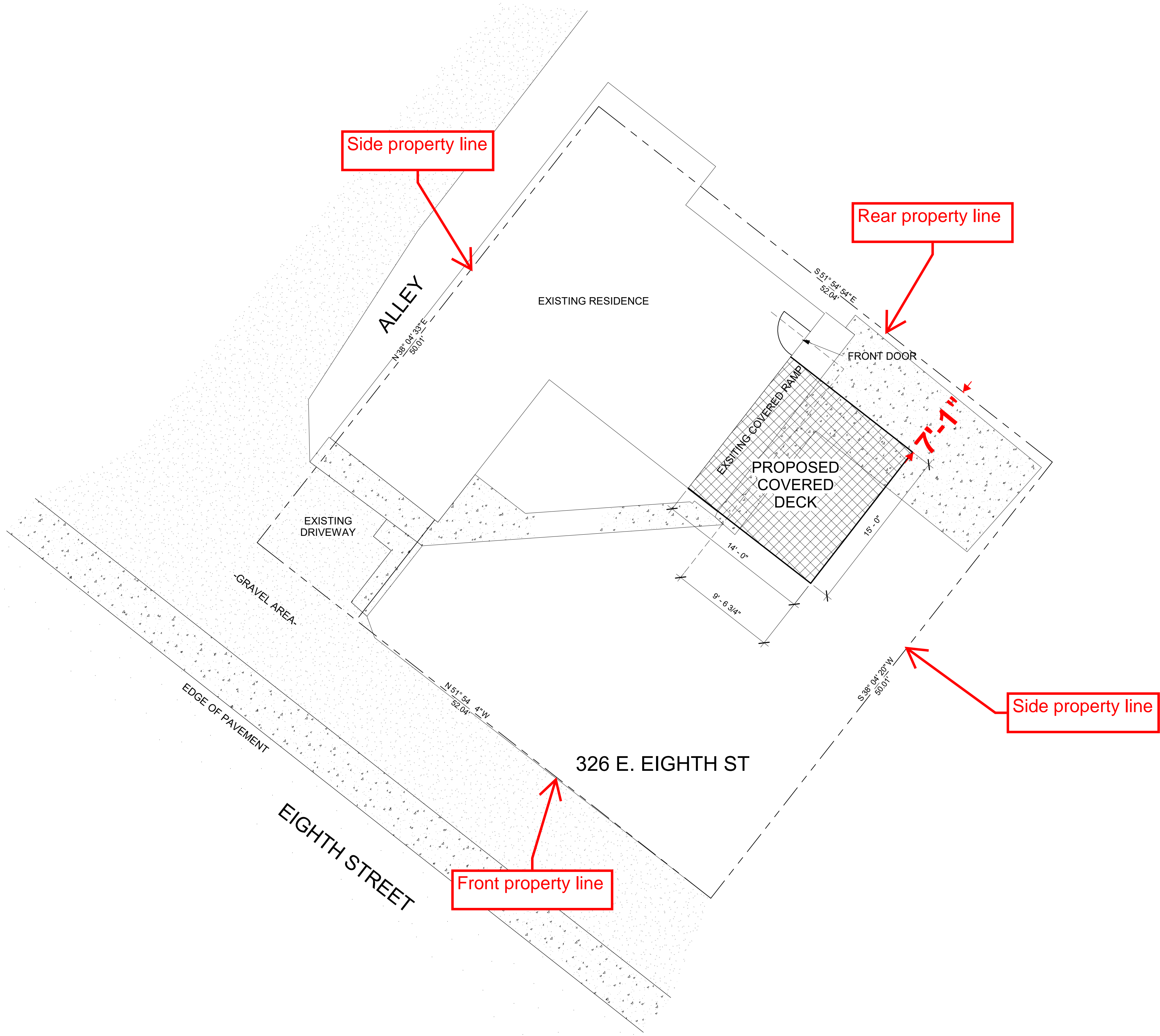
decks will not adversely impact natural environment. Deck may add to look of neighborhood

**4. Minimum Variance Necessary for Reasonable Use.** The granting of the request is the minimum variance necessary for reasonable use of the property or building and the least deviation required from the applicable zoning standard to afford relief.

House @ 326 E. 8th is to be improved  
a deck will be an additional improvement. It will be vastly more enjoyable to sit outside out of the rays of the Sun. Being retired now, we want to spend more time in this oasis called Salida. We've been coming here my whole life.

**Additional Information:**





CURRENT LOT TABULATION:

LOT SIZE: 2,602 SQ. FT.

MAX. STRUCTURE COVERAGE(40%): 1,040 SQ. FT.  
ACTUAL STRUCTURE COVERAGE: 821 SQ. FT.

MAX. ACCESS COVERAGE(15%): 390 SQ. FT.  
ACTUAL ACCESS COVERAGE: 132 SQ. FT.

MIN. LANDSCAPE AREA(45%): 1,172 SQ. FT.  
ACTUAL LANDSCAPE AREA: 1,662 SQ. FT.

ELEVATION :~7,100'  
ZONING: R-2

PROPOSED LOT TABULATION:

LOT SIZE: 2,602 SQ. FT.

MAX. STRUCTURE COVERAGE(40%): 1,040 SQ. FT.  
ACTUAL STRUCTURE COVERAGE: 1,031 SQ. FT.

MAX. ACCESS COVERAGE(15%): 390 SQ. FT.  
ACTUAL ACCESS COVERAGE: 132 SQ. FT.

MIN. LANDSCAPE AREA(45%): 1,172 SQ. FT.  
ACTUAL LANDSCAPE AREA: 1,539 SQ. FT.

ELEVATION :~7,100'  
ZONING: R-2

1 SITE  
3/16" = 1'-0"

Revisions		
Number	Date	Description

**PRELIMINARY**

JOB NO.	2108
DATE	10/21/2021
DRAWN BY	MC
SCALE	3/16" = 1'-0"

SHEET NUMBER  
**SITE**  
SITE PLAN