



## 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)

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

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

#### A. Applicant Information

Name of Applicant: Ramon Herrera Santana

Mailing Address: 131 c st

Telephone Number: 719 221 9587 FAX: \_\_\_\_\_

Email Address: \_\_\_\_\_

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: Tacos el tapatio patio

Street Address: 136 E 2nd St

Legal Description: Lot 23 Block 22 Subdivision Salida (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 \_\_\_\_\_

Signature of property owner Ramon Herrera Santana Date 5/4/2021



## CONDITIONAL USE 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)

### A. TYPE OF CONDITIONAL USE REQUESTED (Refer to Schedule of Uses in Article IV of the Land Use Code)

Central Business (C-2) Zone District (Table 16-D):

Downtown Street Patio

### B. DEVELOPMENT PROCESS (City Code Section 16-4-110)

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

### C. APPLICATION CONTENTS (City Code Section 16-4-190 (r) for downtown street patios - Conditional Use)

1. **General Development Application**
2. **Conditional Use Application**
3. **Site Plan.** A site plan of the subject property, showing existing and proposed features, buildings, roads, alleys, utilities, etc. which are relevant to the review of the application. The application will also indicate conformance with any applicable development standards for the proposed conditional use. **The copies shall only be accepted on 8½" x 11", 11" x 17" or 24"x 36" paper.**
4. **Surrounding Land Use.** Current land use of properties on all sides of the property and across the street(s) and alley.
5. **Public Notice- Conditional Use Applications requiring public noticing.**
  - ☐ a. **List.** A list shall be submitted by the applicant to the city of adjoining property owner's names, property address and mailing 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 notarized affidavits for proof of posting the public notice.
6. **Other Information.** Staff may request additional information as deemed necessary to evaluate the impacts of the conditional use application.
7. **Vicinity Map.** 8 ½" x 11" map showing parcel's location in the City.
8. **Application Fee** ~~\$800.00, cash or check made out to City of Salida. (\$400 application fee + \$400 retainer for outside review).~~ **\$500**
9. **Special Fee and Cost Reimbursement Agreement completed.**

Six (6) copies are required of application materials for conditional use applications - unless requirement waived by staff.



**An application for downtown street patio conditional use approval shall comply with the following standards.**

(r) **Downtown Street Patios.** The Downtown Street Patio program allows the use of public street right-of-way in the downtown for outdoor dining and retail activities. Downtown is defined as that area zoned Central Business (C-2) and generally within the boundaries of Fourth Street, the Monarch Spur Trail, D Street and the Arkansas River. The purpose of this policy is to enliven the outdoor environment and promote economic vitality while protecting the health, safety and welfare of residents, pedestrians, businesses, and visitors. These requirements are for applications for patios submitted after March 20, 2018.

- (1) **Siting and Use Standards.** A downtown Street Patio will be allowed with approval of a conditional use permit, issuance of a revocable license and all applicable fees are paid. The use permit shall be subject to the conditions below:
  - a. Downtown Street Patios will be allowed year-round for businesses that are open year-round. If the business is not open year-round the patio shall be removed from the right-of-way from October 1 to May 1 of each year. It shall be the responsibility of the business owner to remove snow from the street on all sides of the patio that cannot be reached by city snow plows, within 24 hours of a storm event.
  - b. Patios shall not exceed a size of eight (8) feet by twenty (20) feet within the roadway. The structures may extend over the sidewalk up to one (1) foot. Any proposed roof or covers shall be shown as a part of the application. Patios cannot obstruct access to city infrastructure such as water meters, curb shut-offs, manholes and tree grates.
  - c. Ramps for accessibility shall be integral to the design and not present an obstacle within the sidewalk.
  - d. Patios shall not be located at intersections of streets or alleys in such a way as to block appropriate sight triangles.
  - e. Once there is one (1) Downtown Street Patio established within a block to include both street frontages, an additional patio may only be allowed through the conditional use process if the additional review standard to Section 16-4-110 (d) is met:
    8. Additional Downtown Street Patio per Block. The additional patio will allow vehicle movements in the street; pedestrian passage and not overly restrict parking within the block.

It shall be the applicant's responsibility to provide justification that the additional patio meets this standard.

- f. The location of the patio must be in proximity to the front door of the business being served within an existing parking space.
- g. Signage is not allowed on the patios except for customer menus and signage approved by the city for public purposes.
- h. Use of the patios shall be for retail food and beverage establishments and retail establishments that serve specialty foods and beverages (e.g. ice cream shops, coffee houses, and bars/distilleries/brew pubs) located within buildings in the downtown. Alternative uses may be considered through the conditional use process if an

additional review standard to Section 16-4-110(d) is met:

9. Alternative Uses for Downtown Street Patios. The alternative use meets the intent of the Downtown Street Patio program by enlivening the outdoor environment and promotes economic vitality while protecting the health, safety and welfare of residents, pedestrians, businesses, and visitors and by meeting the Siting and Use Standards above. The alternative use should have a high customer turnover; be an attraction; provide interest to pedestrian level views; and allowing the use al fresco adds to the intrinsic value of the use.

It shall be the applicant's responsibility to provide justification that the alternative use meets this standard.

- i. The applicant shall reduce the impact on parking in the downtown by providing a minimum of one (1) off-street parking space for customers or employees. The parking space shall either be owned or leased within the C-2 district. Verification shall be provided with the application. This requirement may be met by providing a fee-in-lieu of the parking space in an amount equal to and in addition to the lease amount as provided in the revocable license agreement. Proceeds will dedicated to parking purposes for the downtown.
- j. Installation of the Downtown Street Patio shall be approved by the Community Development Department.
- k. A Downtown Street Patio may not be combined with encroachment permits for use of sidewalks in accordance with Section 11-4-20 of the Salida Municipal Code.
- l. The initial approval of a Downtown Street Patio shall be for one (1) year. After review by the approving body after the initial period, the conditional use permit may be renewed for longer periods.

**(2) Revocable License Required. Business owners who receive conditional use approval for Downtown Street Patios will have to enter into a revocable license agreement with the City of Salida, as approved by the City Council, prior to installation of the patio.**

**D. REVIEW STANDARDS** (If necessary, attach additional sheets)

1. **Written description:** Describe how you meet the standards of Code Section 16-4-190(r)

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1. **Written description:** Describe how you meet the standards of Code Section 16-4-190(r).

- a. The applicant is keeping the business open year-round. Staff will remove snow on all sides of the patio that can't be reached by snow plow.
- b. The patio will not exceed the 8 x 20 requirement.
- c. We will be using temporary ramps that can be moved and removed as needed.
- d. The proposed location does not block appropriate sight triangles at the intersection or the alley way.
- e. This is the only patio within the block.
- f. The location is directly in front of the main door of the business within an existing parking space.
- g. There is no signage proposed on the patio.
- h. The patio is to serve food and beverages from Tacos al Tapatío, which is an allowed use for downtown street patios.
- i. We have one private parking space across the street negotiated with another local business. (attached)
- j. —
- k. There are no encroachments that have been permitted.
- l. Staff recommends the conditional use be approved for one year.

For consideration by the Salida Planning Commission

Kathryn Dunleavy  
Planner, City of Salida  
448 E. First St., Suite 112  
Salida, CO 80201

Salida Planning Commission Members,

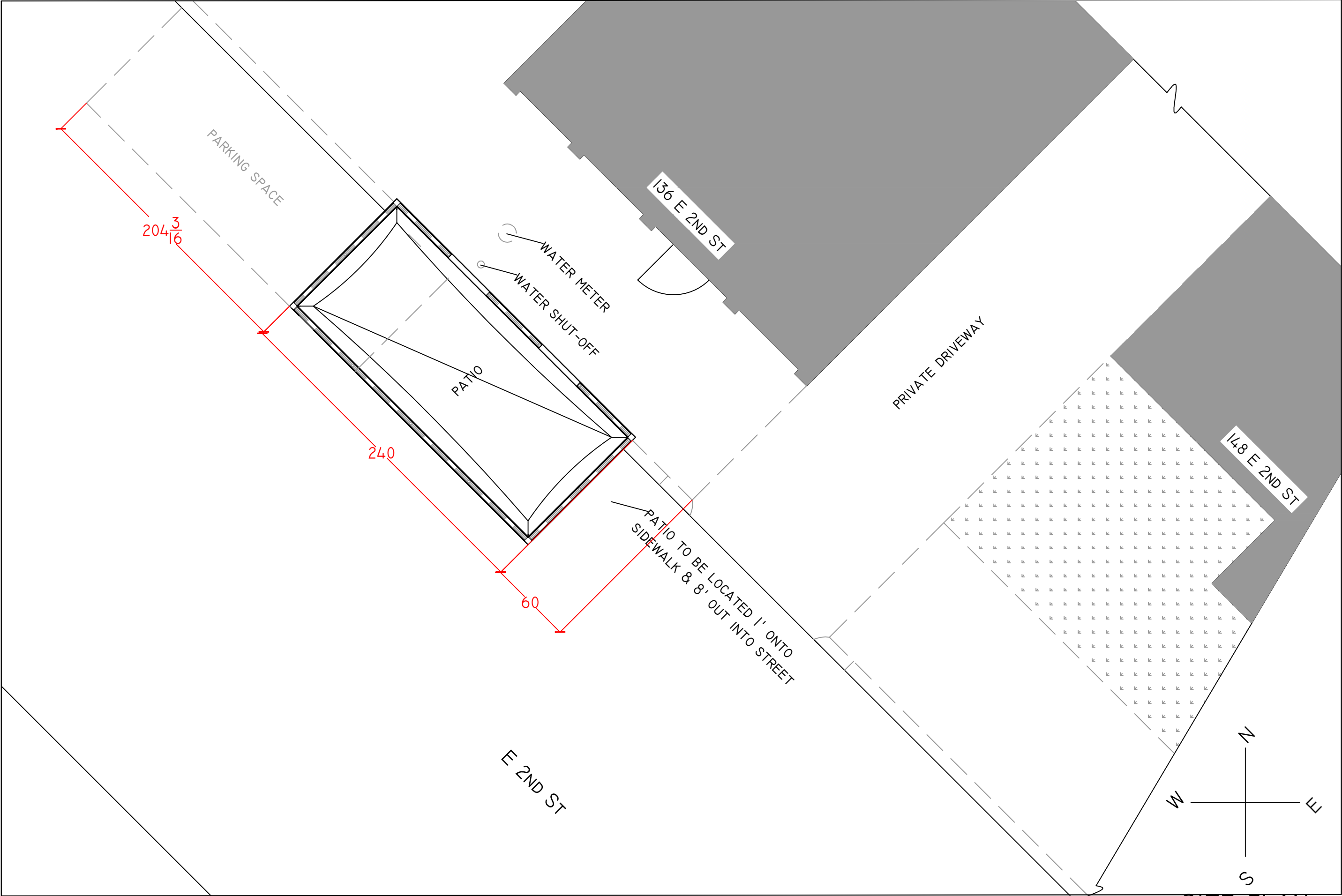
Grace & Strength, LLC is the owner of a building in downtown Salida at 136 E. 2nd Street. I, Dorothy Norbie, am the sole member of this LLC.


Tacos El Tapatio, owned by Rubi and Ramon Zepeda Herrera, has been my renter of the restaurant at 136 E. 2nd Street for the past 2 years. Due to the pandemic's spacing requirements for customers and the increased safety of being outdoors, Tacos El Tapatio installed a temporary patio last summer with the City's assistance. This strategy to assist struggling downtown restaurants was extremely helpful during the pandemic.

For this summer, Tacos El Tapatio requests the necessary permits to install a more permanent patio in front of 136 E. 2nd Street, similar to others in downtown Salida to keep them competitive with the other restaurants. I wholeheartedly support this effort and believe it will be essential to their continued success as a small business in Salida.

Thank you for your consideration.

Dorothy Norbie  
Grace & Strength, LLC  
136 E. 2nd Street  
Salida, CO 81201  
[dnorbie@comcast.net](mailto:dnorbie@comcast.net)  
303.885.8449



P.O. TACOS EL TAPATIO		 SIX LINE		SIX LINE METALWORKS 7670 US HWY 50 SALIDA, CO 81201 719.530.3305 INFO@SIXLINEMETALWORKS.COM WWW.SIXLINEMETALWORKS.COM	
C5	DETAIL: SITE PLAN		DATE: 6.15.2021		
	SCALE: 3/16"=1'0"				

SPECIFICATIONS:

MATERIALS:

- 4x4x3/8" posts
- 3"x 3"x3/16" floor joists
- 1 1/2"x1 1/2"x11ga railing posts
- 1"x1"x14ga panel frames
- 14ga sheet "cactus" panels
- 1x3x14ga hand rail
- 1"x6" composite decking
- 7'x18' shade sail w/ turnbuckle hardware
- steel cable & hardware to hang lighting

FINISH: Supplied as raw steel

NOTES:

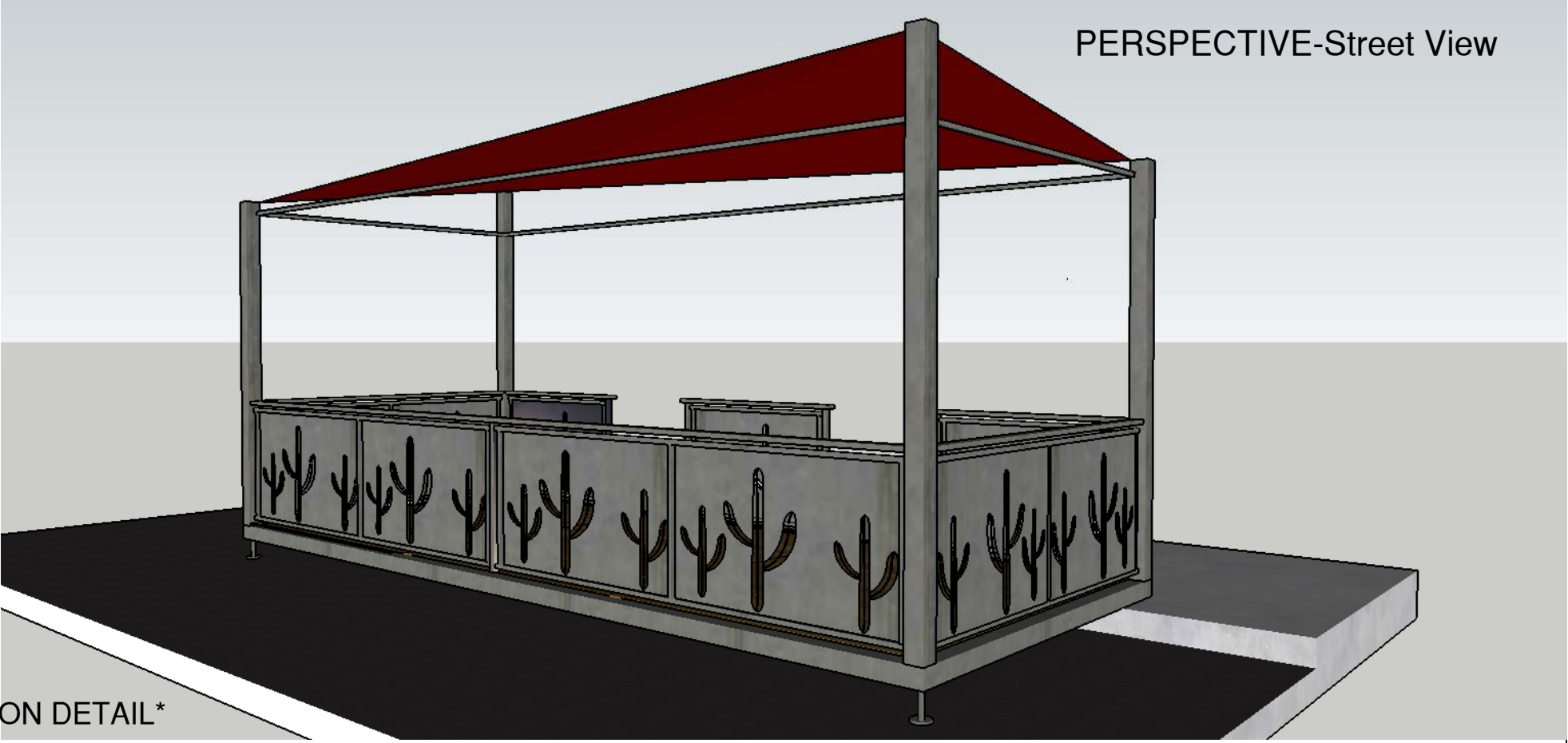
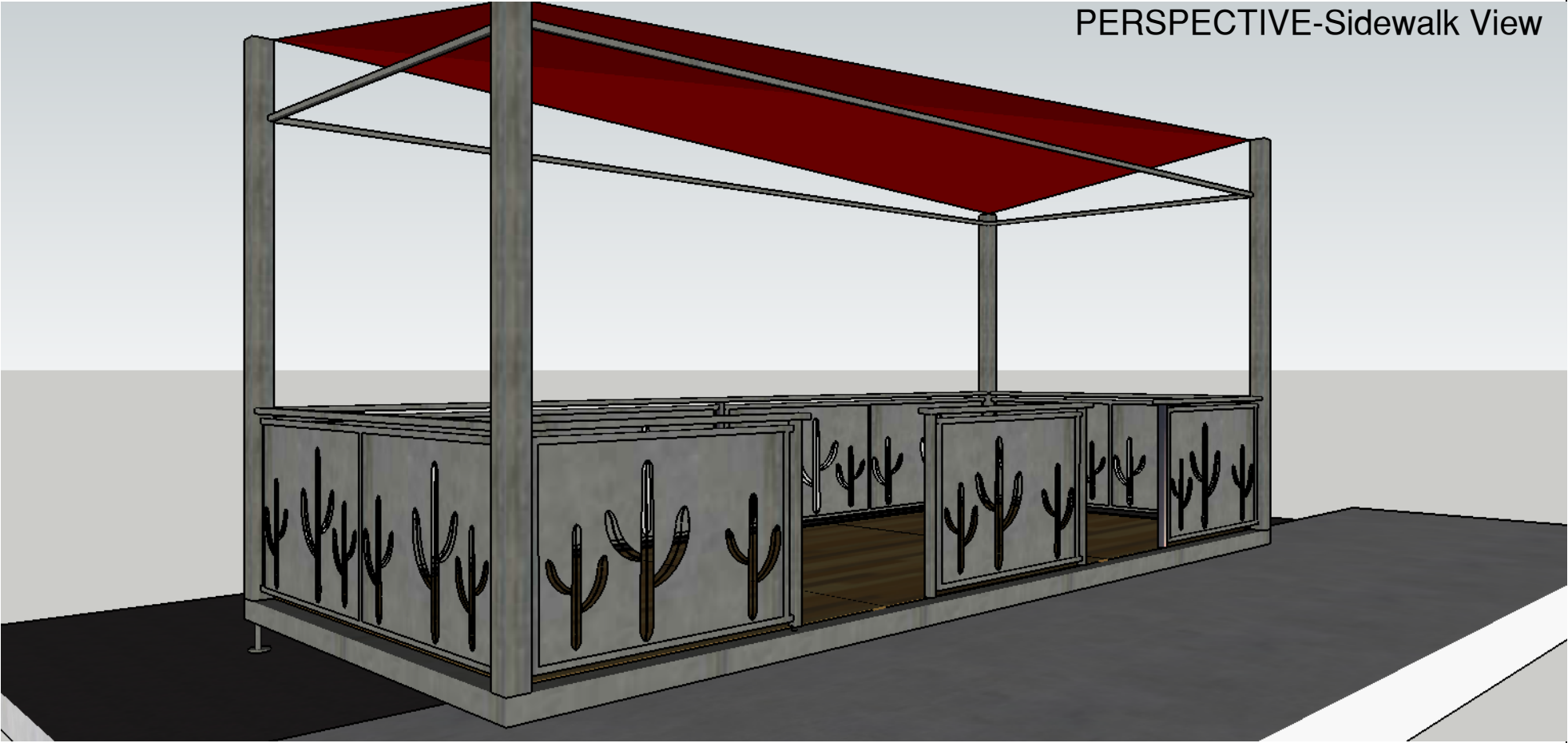
Overall dimensions: 9' wide x20' long

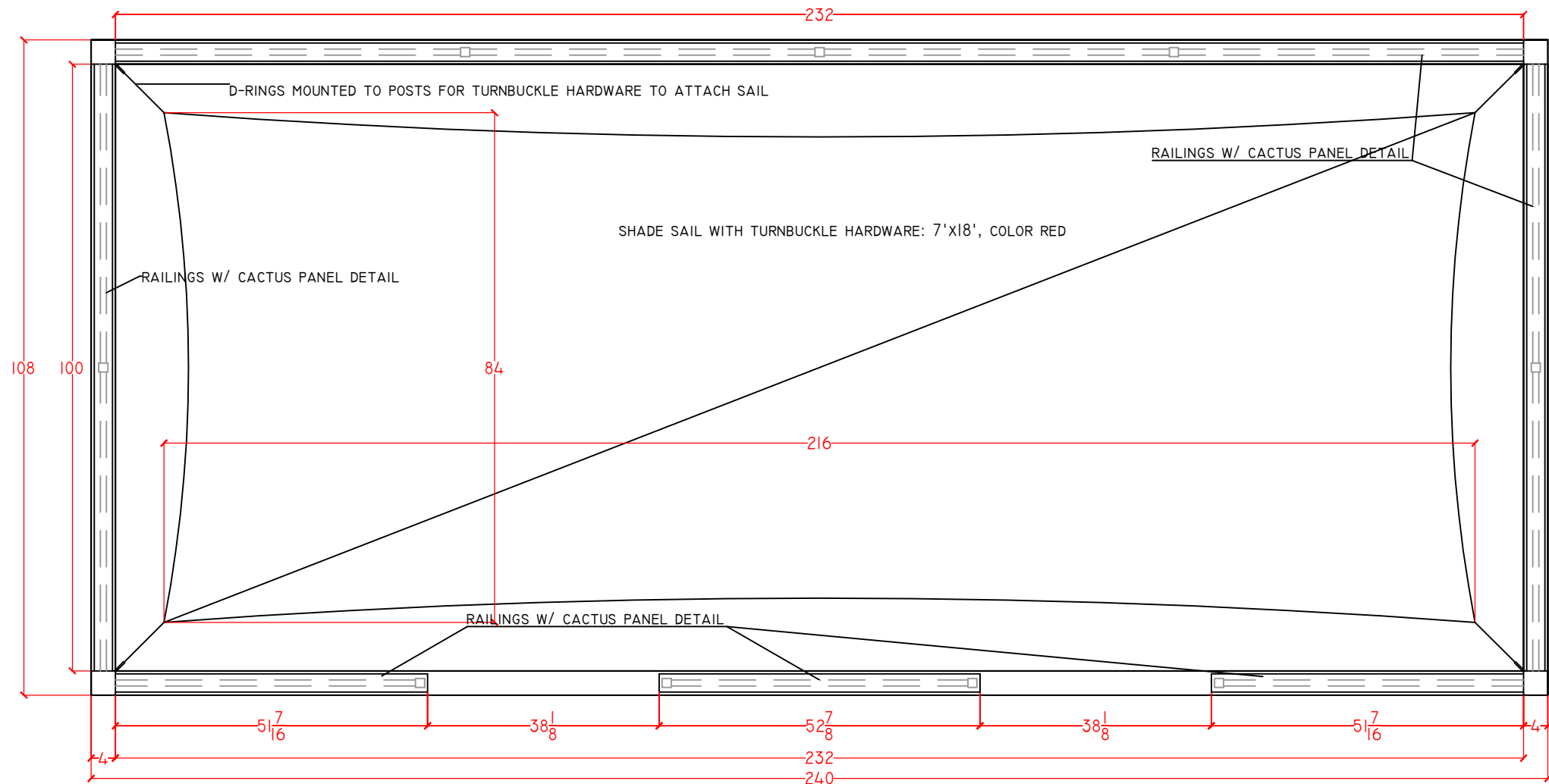
Patio to be installed 1' onto sidewalk and to extend 8' into street as per City of Salida requirements

Patio to have adjustable feet to level with sidewalk

\*CONCEPT ONLY\*

\*SEE ATTACHED ACAD PLANS FOR FABRICATION DETAIL\*






PLAN VIEW-SHADE SAIL/RAILING



TURNBUCKLE HARDWARE QTY X4:  
STAINLESS STEEL 316 M12 (1/2") 12MM  
TURNBUCKLE RIGGING SCREW JAW & JAW MARINE GRADE

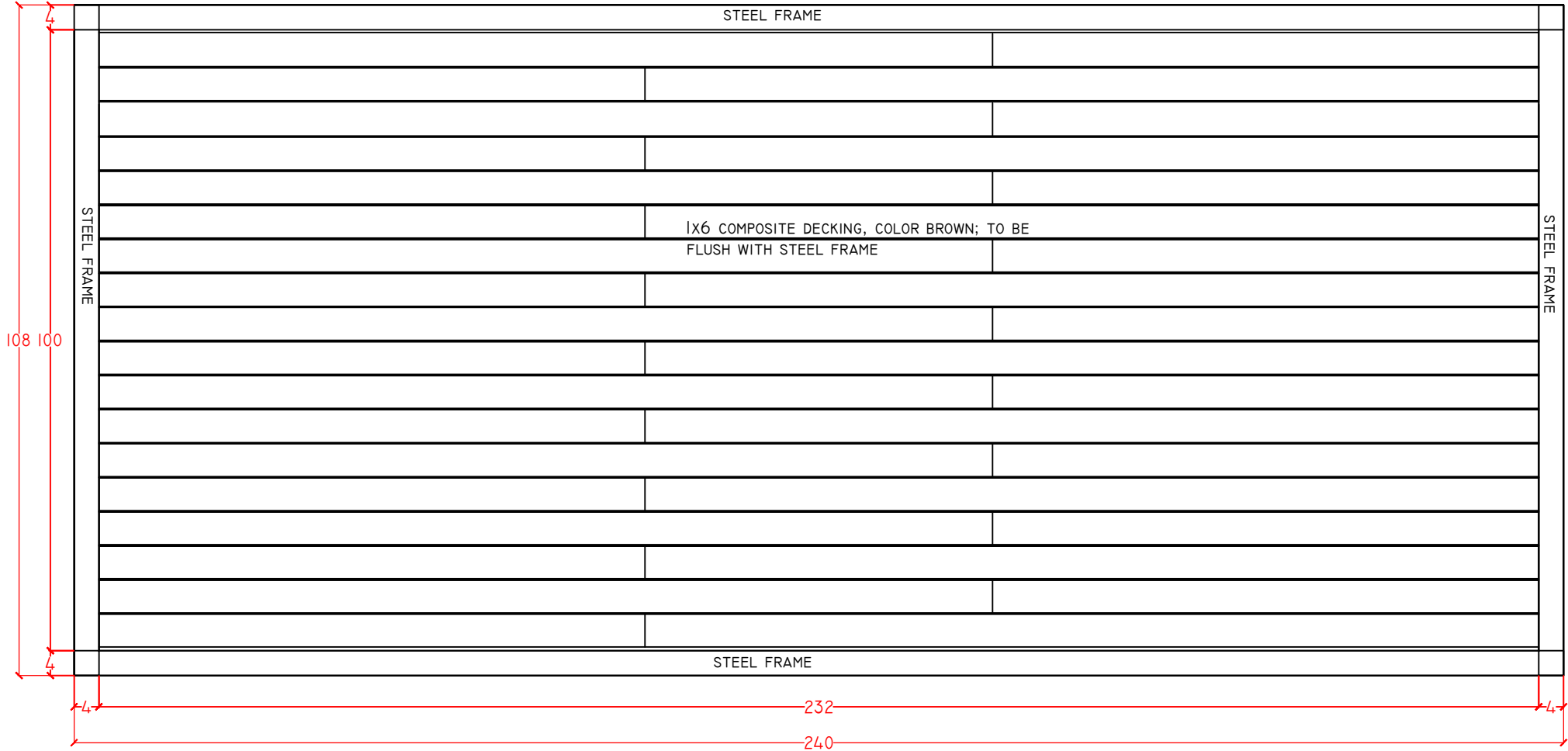


SHADE SAIL QTY X1:  
COARBOR WATERPROOF 7'x18' SUN SHADE SAIL CANOPY

P.O. TACOS EL TAPATIO		 <b>SIX LINE</b>	SIX LINE METALWORKS 7670 US HWY 50 SALIDA, CO 81201 719.530.3305 INFO@SIXLINEMETALWORKS.COM WWW.SIXLINEMETALWORKS.COM	
AI	DETAIL: PLAN			DATE: 6.2.2021
	SCALE: $\frac{1}{2}'' = 1'-0''$			

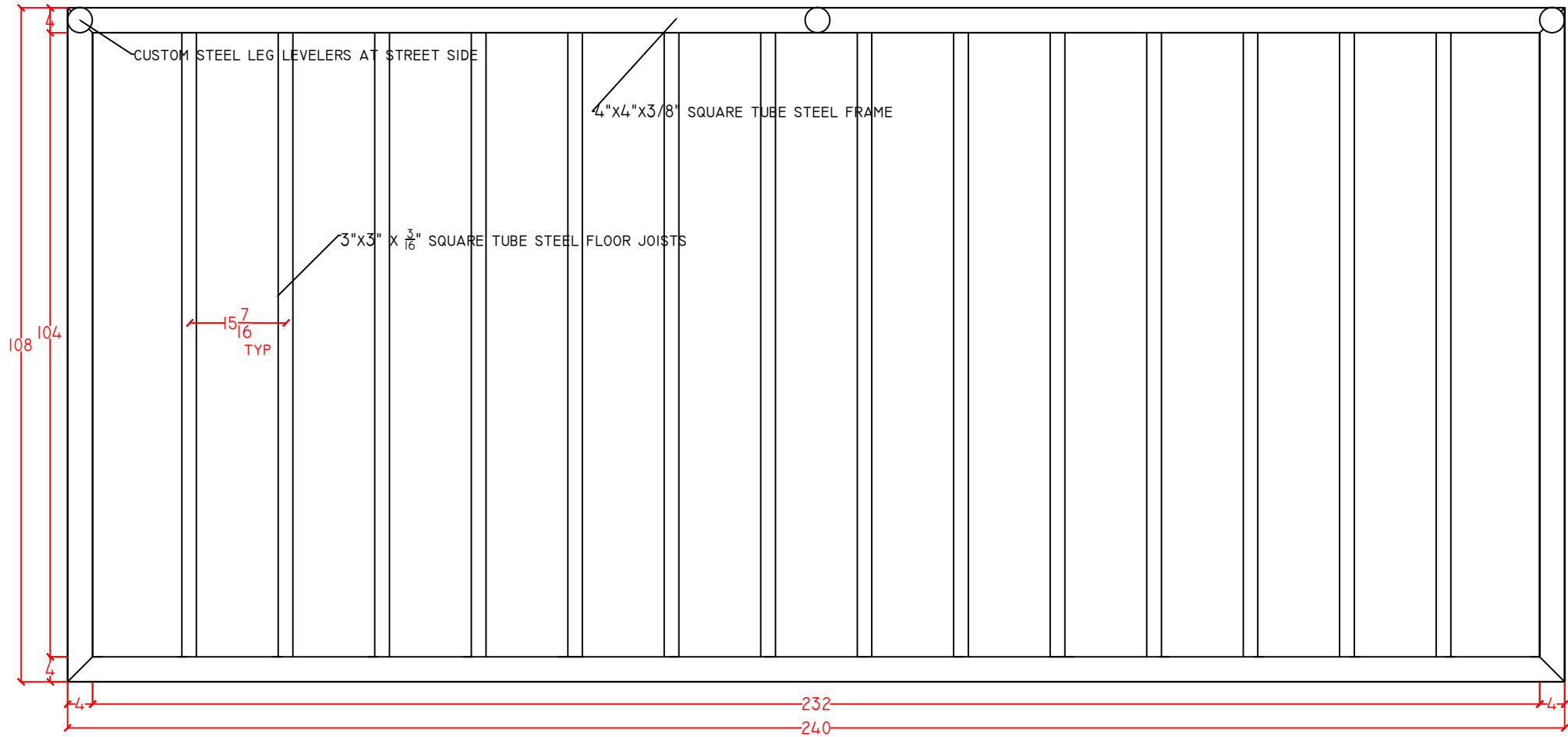


COMPOSITE DECKING  
15/16 IN. x 5-4/16 IN. x 12 FT. SQUARE EDGE CAPPED  
COMPOSITE DECKING BOARD IN BROWN

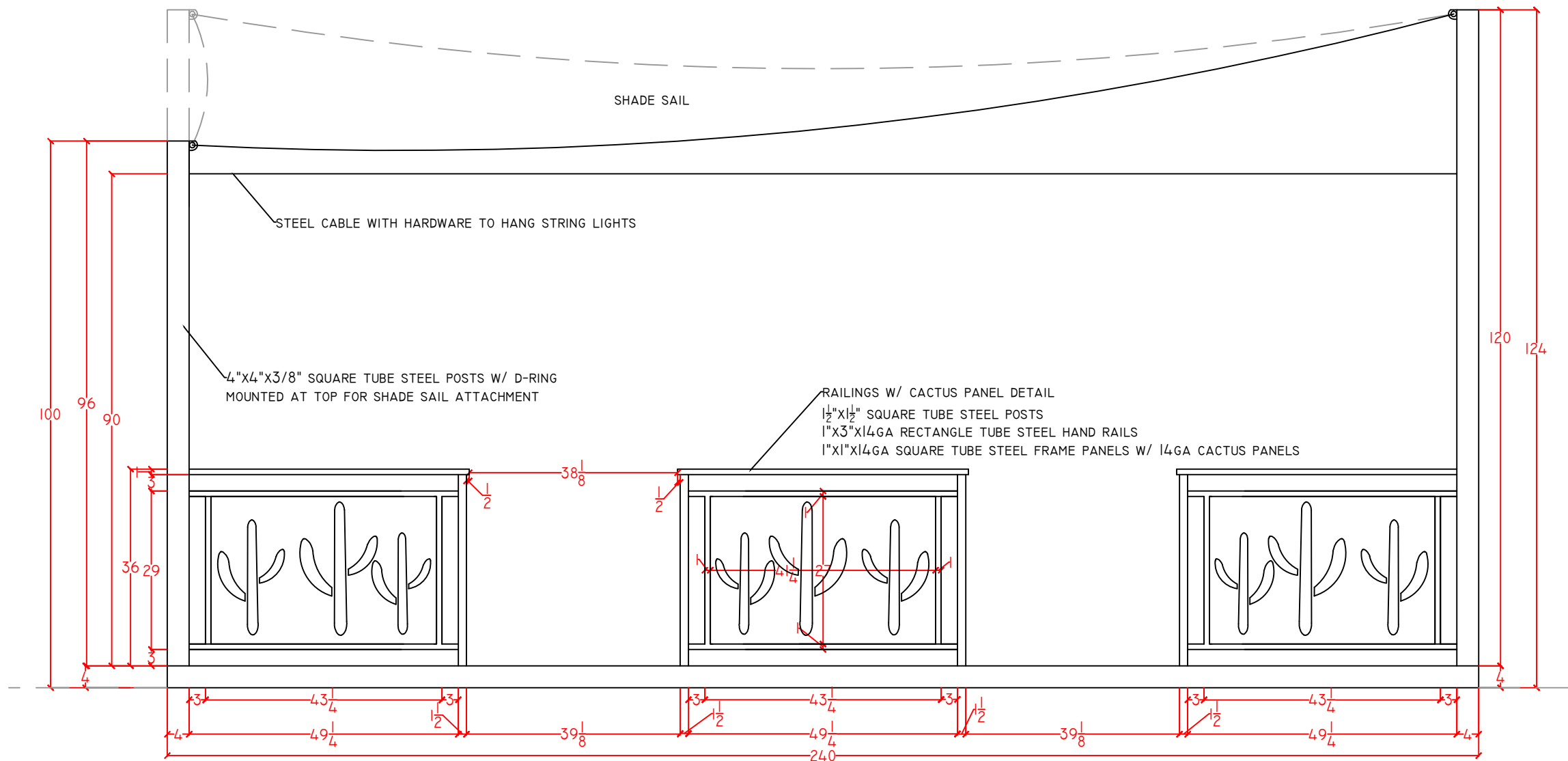


PLAN VIEW-DECKING/RAILINGS

P.O. TACOS EL TAPATIO			SIX LINE METALWORKS 7670 US HWY 50 SALIDA, CO 81201 719.530.3305 INFO@SIXLINEMETALWORKS.COM WWW.SIXLINEMETALWORKS.COM
			DATE: 6.2.2021
A2	DETAIL: PLAN	SCALE: $\frac{1}{2}$ " = 1'0"	



PLAN VIEW-UNDERSIDE JOISTS



SOUTHWEST ELEVATION VIEW-SIDEWALK ENTRANCE

P.O. TACOS EL TAPATIO		SIX LINE		SIX LINE METALWORKS 7670 US HWY 50 SALIDA, CO 81201 719.530.3305 INFO@SIXLINEMETALWORKS.COM WWW.SIXLINEMETALWORKS.COM	
A4	DETAIL: ELEVATION		DATE: 6.2.2021		
	SCALE: $\frac{1}{2}'' = 1'0''$				



P.O. TACOS EL TAPATIO

A5

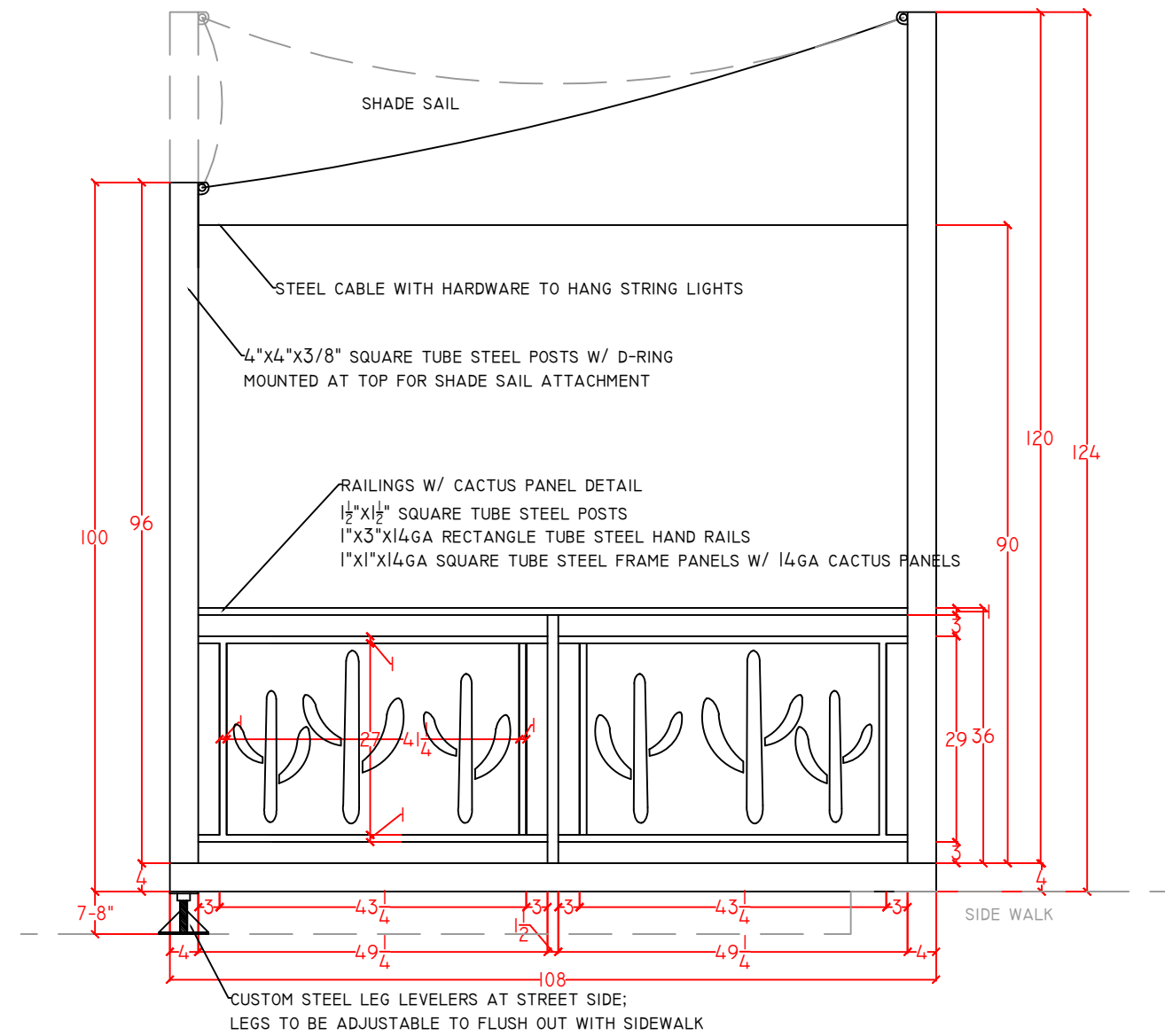
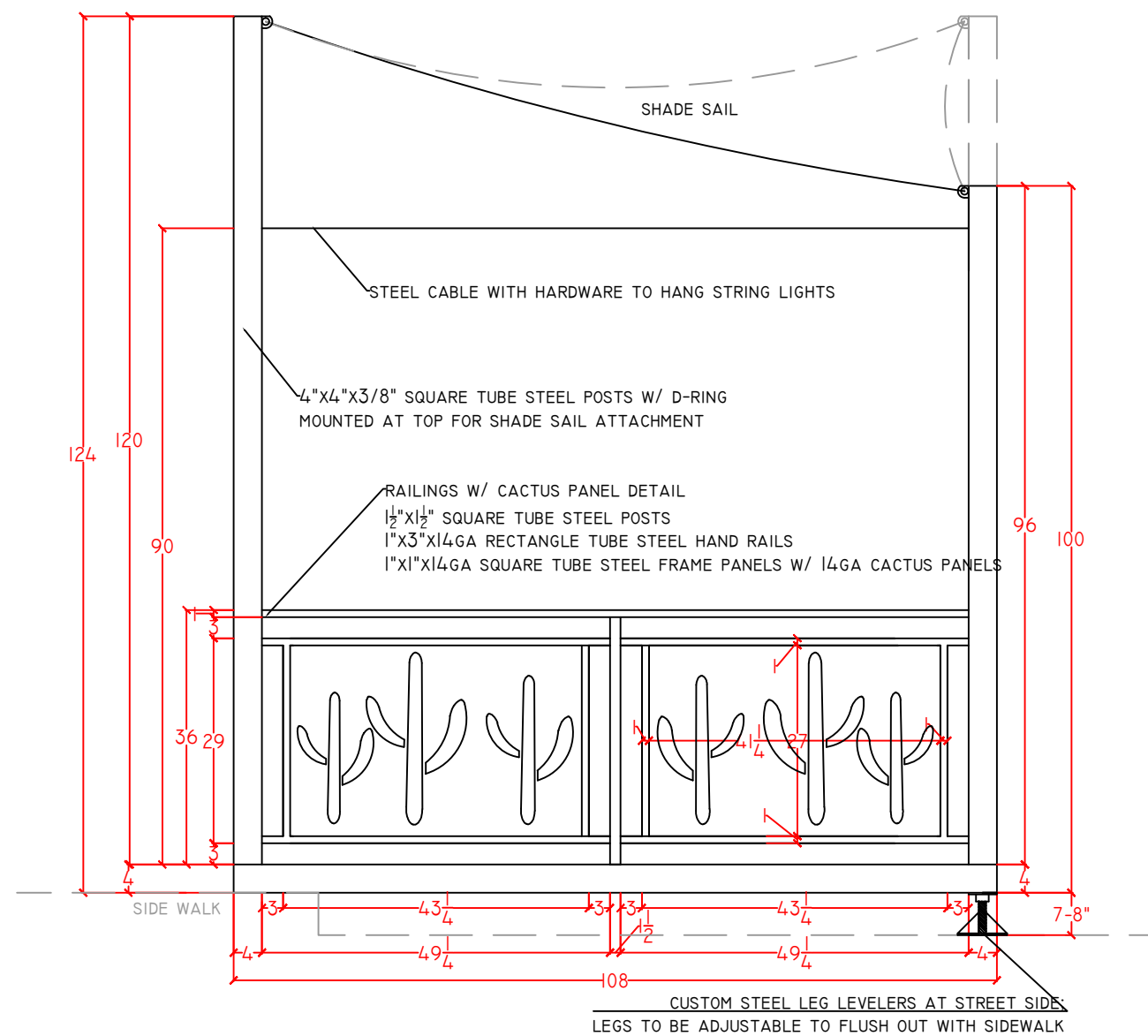
DETAIL: ELEVATION

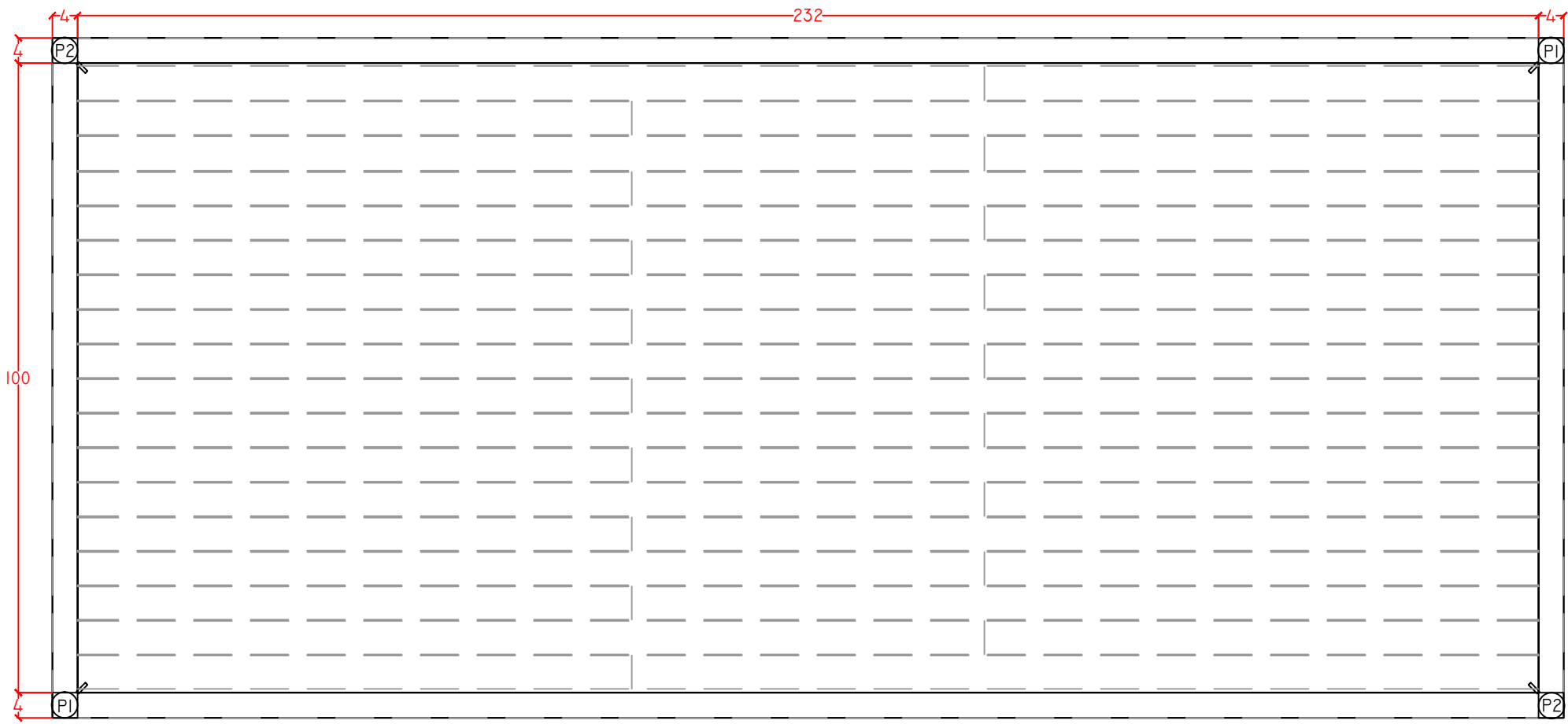
SCALE:  $\frac{1}{2}$ " = 1'0"



SIX LINE METALWORKS  
7670 US HWY 50 SALIDA, CO 81201  
719.530.3305  
INFO@SIXLINEMETALWORKS.COM  
WWW.SIXLINEMETALWORKS.COM

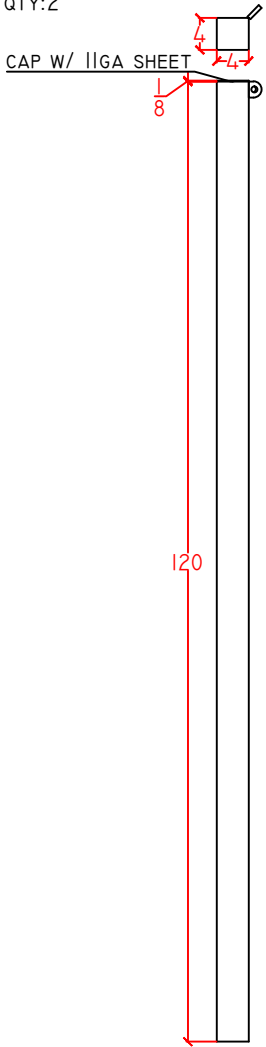
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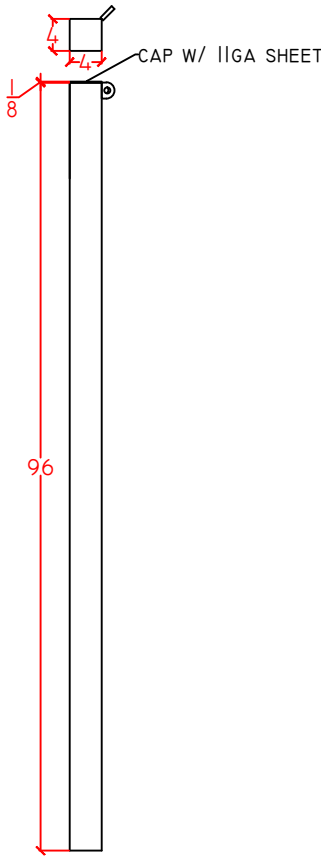


PLAN VIEW-POSTS

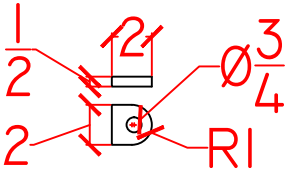
P2 POSTS  
MATERIAL: 4x4x 3/8" SQUARE TUBE  
W/ 1/2" D-RINGS  
QTY:2



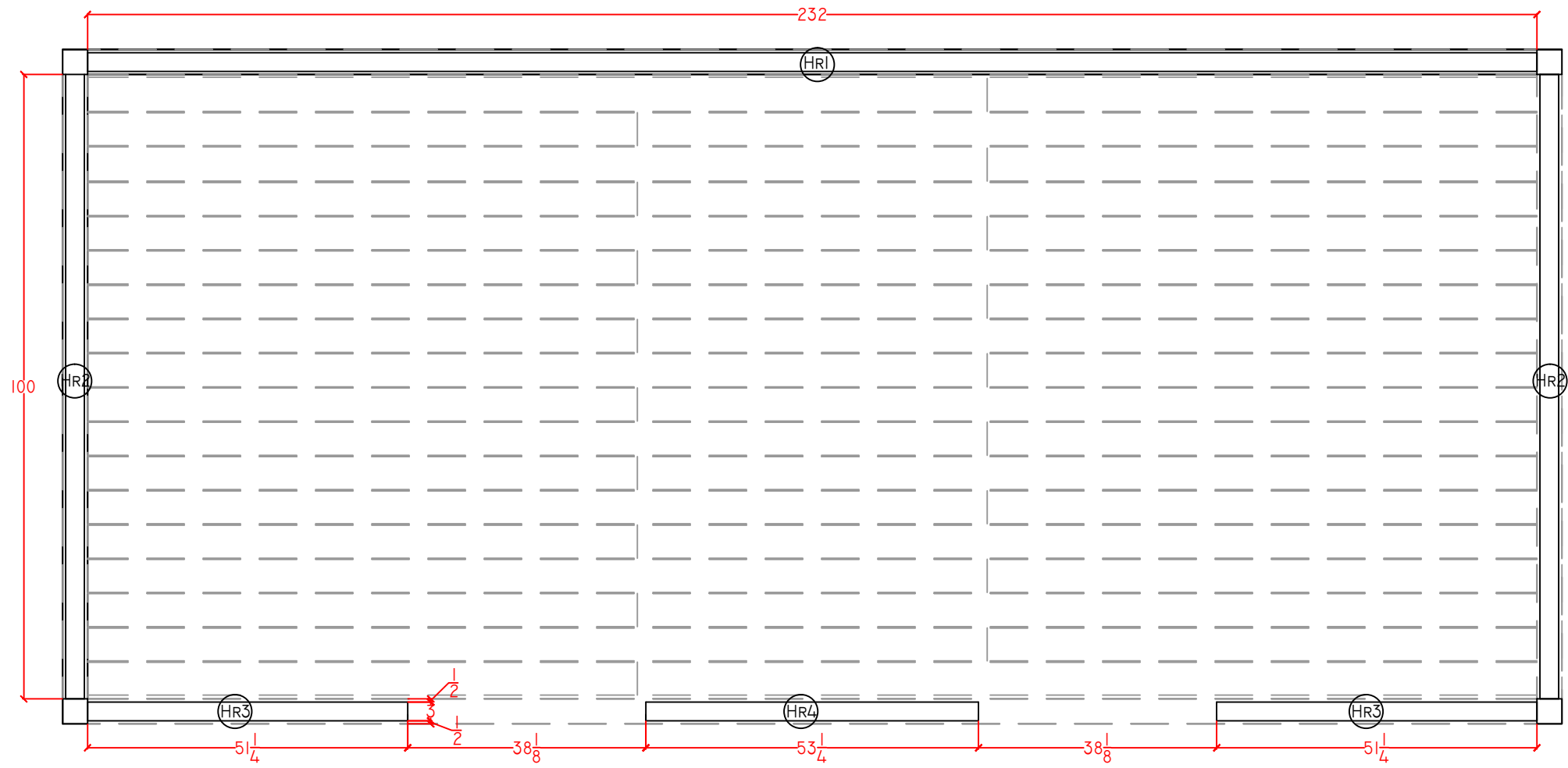
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MATERIAL: 4x4x 3/8" SQUARE TUBE  
W/ 1/2" D-RINGS  
QTY:2



D RINGS  
MATERIAL: 1/2" D-RINGS  
QTY:4

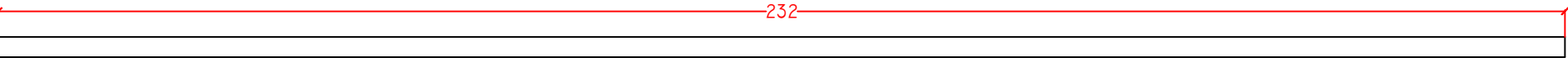


P.O. TACOS EL TAPATIO		SIX LINE METALWORKS 7670 US HWY 50 SALIDA, CO 81201 719.530.3305 INFO@SIXLINEMETALWORKS.COM WWW.SIXLINEMETALWORKS.COM	
CI	DETAIL: CUTLIST	DATE: 6.2.2021	
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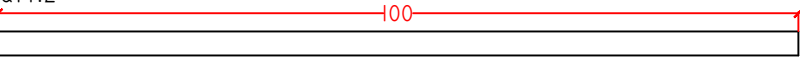


PLAN VIEW-HAND RAIL

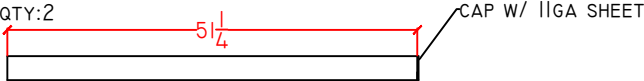
HR1 HANDRAIL  
MATERIAL: 1"x3"x1/4 GA  
QTY:1



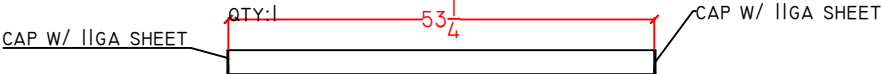
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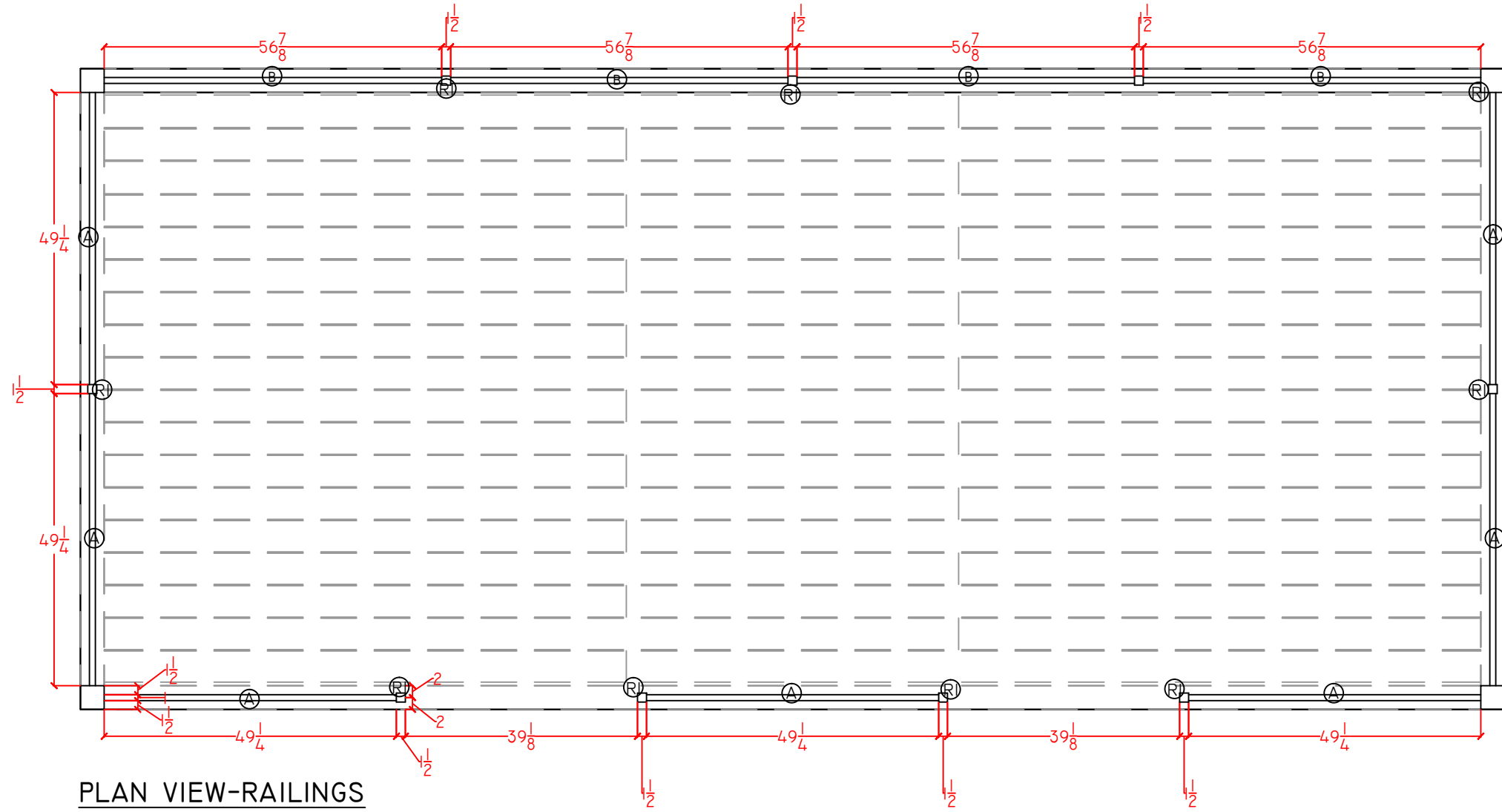


HR3 HAND RAIL LEFT/RIGHT  
MATERIAL: 1X3X1/4 GA RECTANGLE TUBE  
QTY:2



HR3 HAND RAIL CENTER  
MATERIAL: 1X3X1/4 GA RECTANGLE TUBE  
QTY:1



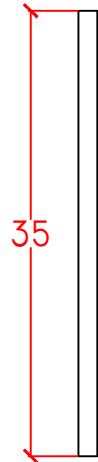


PLAN VIEW-RAILINGS

RI PANEL POSTS

MATERIAL: 1 1/2" X 1 1/2" X 1/4 GA SQUARE TUBE

QTY: 9



P.O. TACOS EL TAPATIO

C3.1 DETAIL: CUTLIST

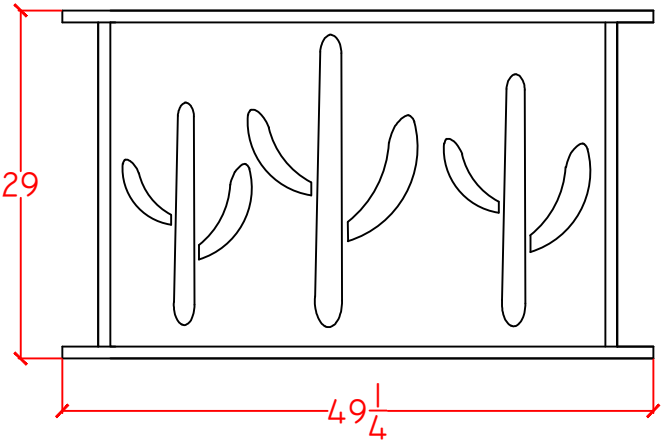
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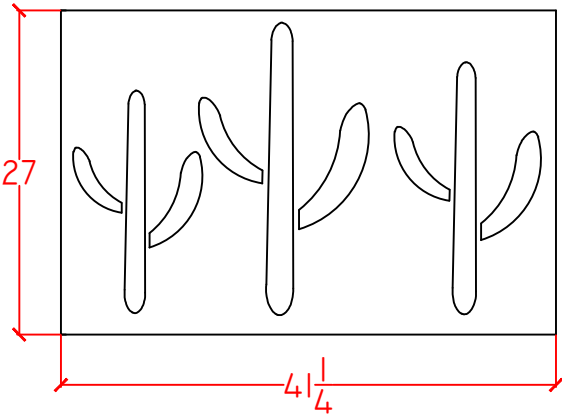
SIX LINE METALWORKS  
7670 US HWY 50 SALIDA, CO 81201  
719.530.3305  
INFO@SIXLINEMETALWORKS.COM  
WWW.SIXLINEMETALWORKS.COM

DATE: 6.2.2021

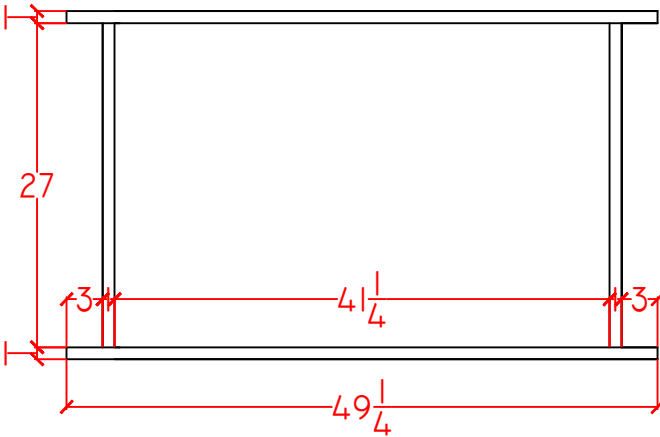
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QTY:7



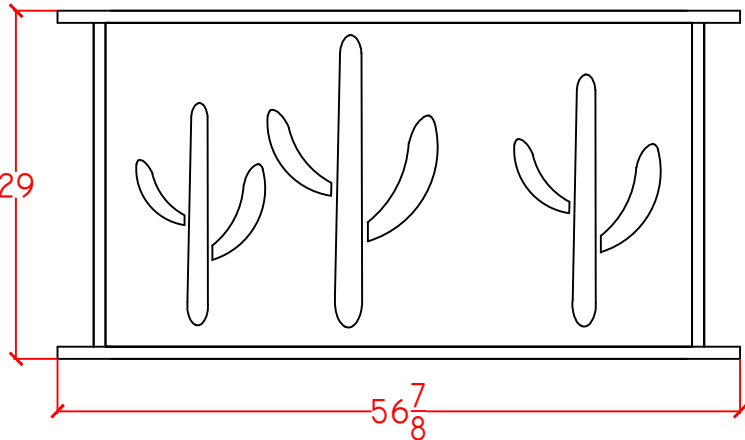
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MATERIAL: 14GA PANELS  
QTY:7



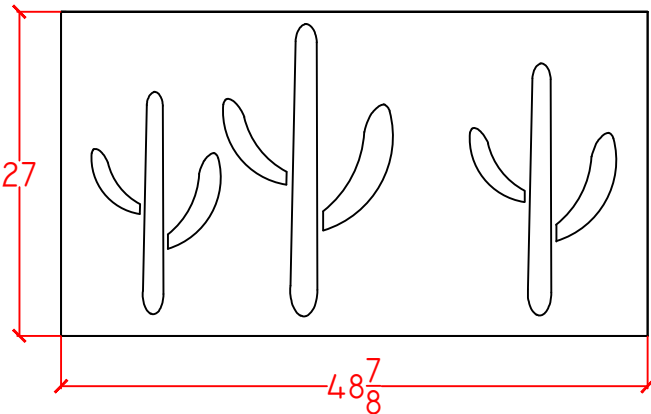
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QTY:7



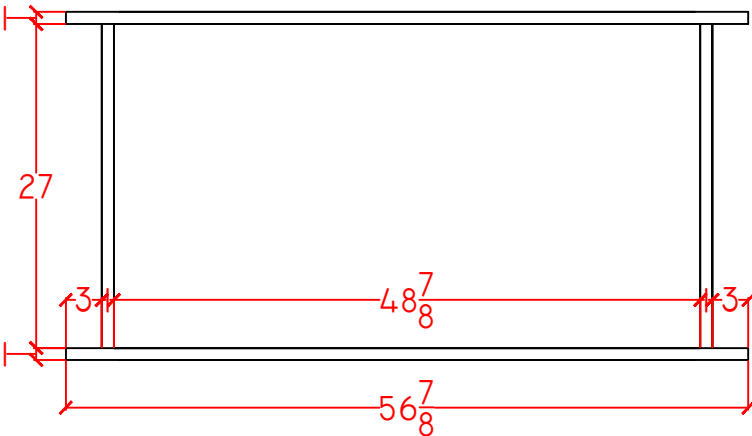
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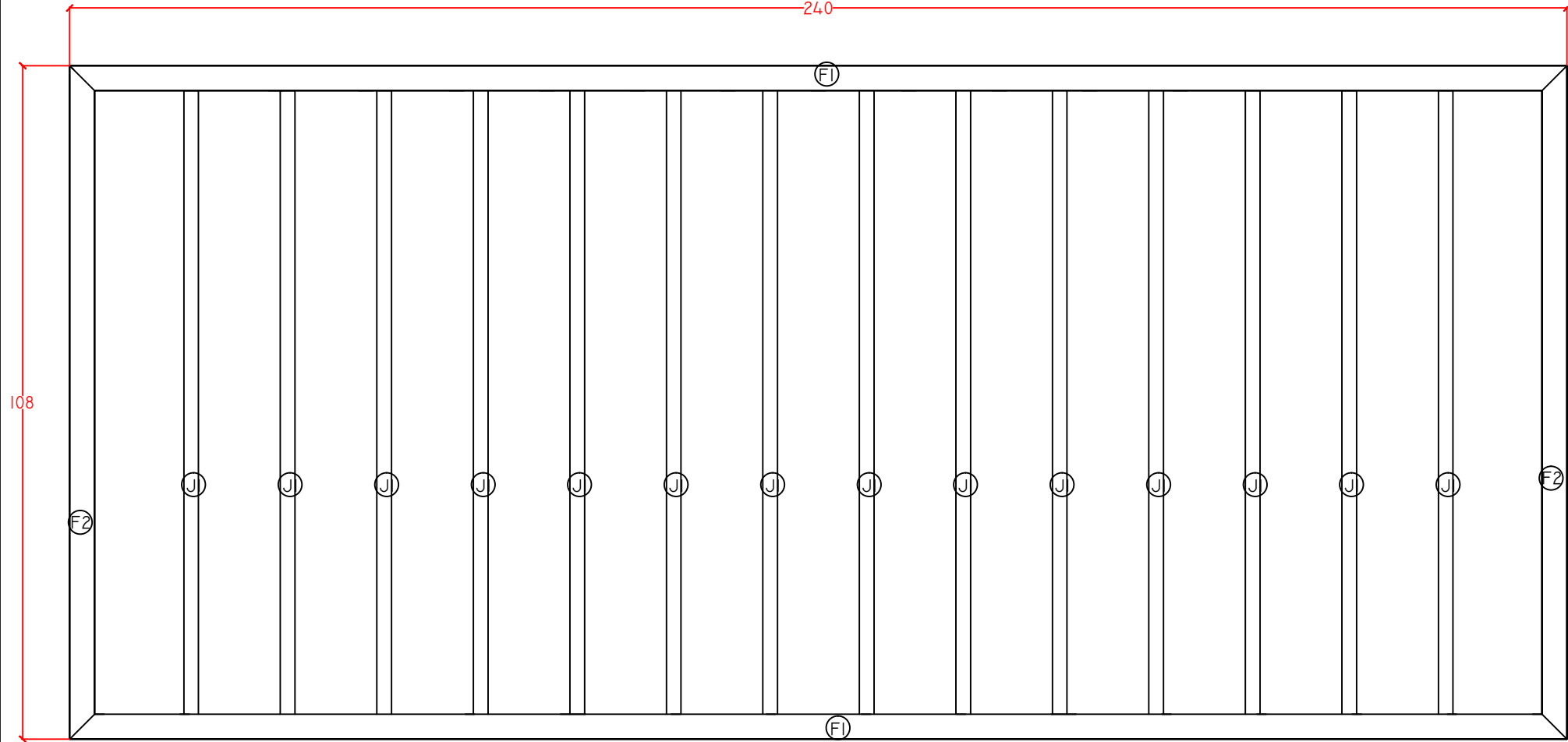


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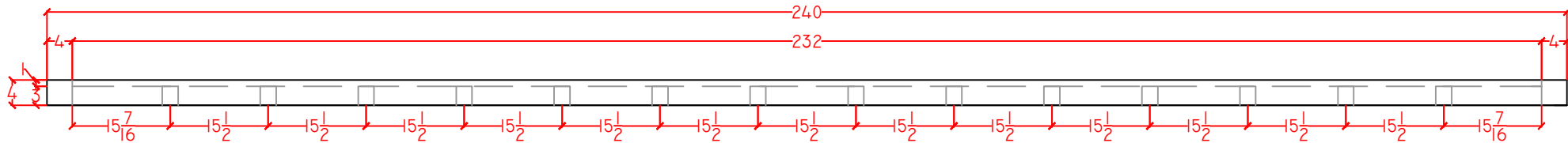


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QTY:4

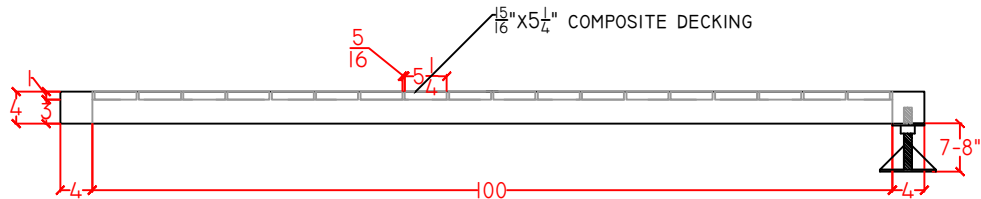




PLAN VIEW-FLOOR FRAME AND JOISTS

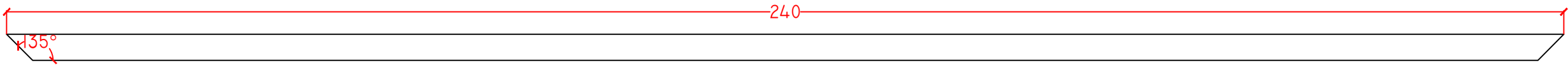


SECTION/ELEVATION VIEW-FLOOR FRAME/JOISTS/DECKING

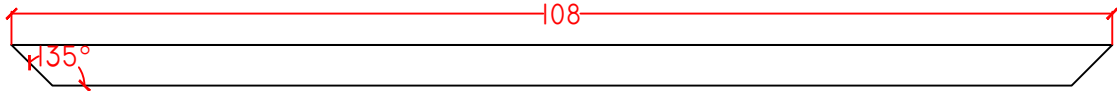


SIDE SECTION/ELEVATION VIEW-FLOOR FRAME/JOISTS/DECKING

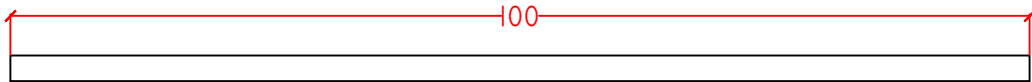
F1 FLOOR FRAME  
MATERIAL: 4"x4"x 3/8" SQUARE TUBE  
QTY:2



F2 FLOOR FRAME  
MATERIAL: 4"x4"x 3/8" SQUARE TUBE  
QTY:2



J1 JOIST  
MATERIAL: 3"x3"x3/16" SQUARE TUBE  
QTY:14



P.O. TACOS EL TAPATIO	SIX LINE METALWORKS 7670 US HWY 50 SALIDA, CO 81201 719.530.3305 INFO@SIXLINEMETALWORKS.COM WWW.SIXLINEMETALWORKS.COM	
	DATE: 6.2.2021	
C4.2	DETAIL: CUTLIST	
	SCALE: NTS	