



**Chaffee  
County**

Pat Green <[pgreen@chaffeecounty.org](mailto:pgreen@chaffeecounty.org)>

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**Fwd: 306, 308, 310 Old Stage Road Plan Change**

1 message

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**Chad Chadwick** <[cchadwick@chaffeecounty.org](mailto:cchadwick@chaffeecounty.org)>

Wed, Apr 26, 2023 at 1:57 PM

To: Pat Green <[pgreen@chaffeecounty.org](mailto:pgreen@chaffeecounty.org)>

**Chad Chadwick**  
**Chaffee County Building Safety Department**  
**Deputy Building Official**  
**Combination Plans Examiner/ Combination Inspector**  
**Phone: 719-530-5618**  
**Cell: 719-221-2252**



----- Forwarded message -----

From: **Chad Chadwick** <[cchadwick@chaffeecounty.org](mailto:cchadwick@chaffeecounty.org)>

Date: Wed, Apr 26, 2023 at 10:28 AM

Subject: 306, 308, 310 Old Stage Road Plan Change

To: Kristi Jefferson <[kristi.jefferson@cityofsalida.com](mailto:kristi.jefferson@cityofsalida.com)>

Good morning Kristi,

I had the owner of the property at 306, 308, 310 Old Stage Rd reach out about a zoning violation concerning the height of detached garages in reference to proximity to the property line.

After looking back through the file I realized the contractor did not fill out the plan change form completely and I had it as a type of foundation change only which I did approve back in November not aware they were moving the garage locations as well which would have required zoning approval. Normally with just a change in foundation type I do not send those to the city for zoning approval. However I found a sheet that was submitted showing the change in location although it does not appear to have been part of the plan change. I have attached the plan change and sheet I found that was not reviewed.

Since the structures are complete I'm wondering what options the owner has at this point to come into compliance. I do realize there is some oversight on the Building Departments behalf to be taken into consideration. However from a building safety standpoint the structures are compliant with complete fire walls installed with the proximity to the property lines.

In this situation is a variance a viable option or is there another path forward that would make sense to all parties involved. I apologize for the mistake made here.

**Chad Chadwick**  
**Chaffee County Building Safety Department**

**Deputy Building Official**  
**Combination Plans Examiner/ Combination Inspector**  
**Phone: 719-530-5618**  
**Cell: 719-221-2252**



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**2 attachments**

-  **091522\_VAITH SHAEFER\_Site Updates.pdf**  
204K
-  **306 Old Stage Rd Plan Change 11-2-2022.pdf**  
107K



**CHAFFEE COUNTY**  
DEVELOPMENT SERVICES DEPARTMENT  
104 Crestone Ave., Room 125  
P.O. Box 699  
Salida, Colorado 81201  
(719) 539-2124 FAX: (719) 530-9208  
[bdepartment@chaffeecounty.org](mailto:bdepartment@chaffeecounty.org)

## PLAN CHANGE APPLICATION

**OWNER:**

NAME P4C Enterprise LLC PHONE # 719-239-1757

JOB ADDRESS: 306 Old Stage Road

**CONTRACTOR / PERMIT APPLICANT INFORMATION:**

NAME: Same PHONE # \_\_\_\_\_

ADDRESS: \_\_\_\_\_ EMAIL: \_\_\_\_\_

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP CODE: \_\_\_\_\_

**TYPE OF CHANGE:**

From Monolithic Foundation to stem wall Per Chaffee County Min.s.

This plan change is not approved until a copy of the submitted drawing is returned or you receive verbal approval from this office. Inspections will not be performed on this submitted plan change until it has been approved. A copy of the approved plan change form and all associated documents must remain onsite for ALL inspections. Any change of use, additional square footage or exterior alterations will require Zoning approval prior to Building Department approval.

Applicant Signature: Chris A. Smith Date: 11/2/22

If submitting electronically, digital signature required.

Zoning Approval: N/A Date: \_\_\_\_\_

Additional Square Footage: \_\_\_\_\_ Additional Valuation: \_\_\_\_\_

**FEE INFORMATION:**

Time required for review will be dependent on current work load in addition to the complexity of the plan change. The minimum fee is \$50.00 and is due at submittal. Fees for additional time worked will be charged at \$50.00 per hour and will be collected prior to issuing the plan change.

Total Fee: 50 Payment Method: Cash \_\_\_\_\_ Check # 3349 Credit Card \_\_\_\_\_

Plan Change # 10086647

**This plan change is not approved without the proper signoff below.**

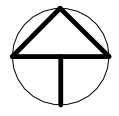
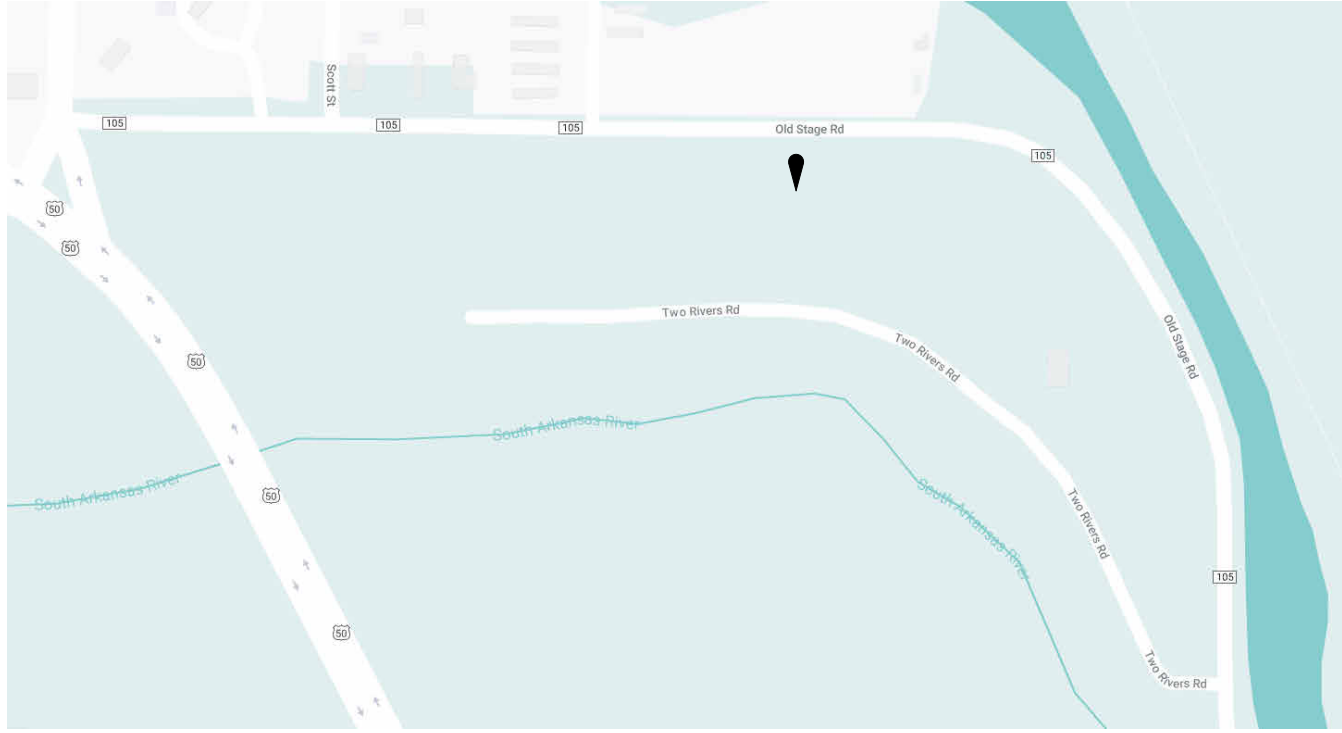
Chris A. Smith  
Approved: Chaffee County Building Department

2 Nov 22  
Date



VICINITY MAP

NOT TO SCALE

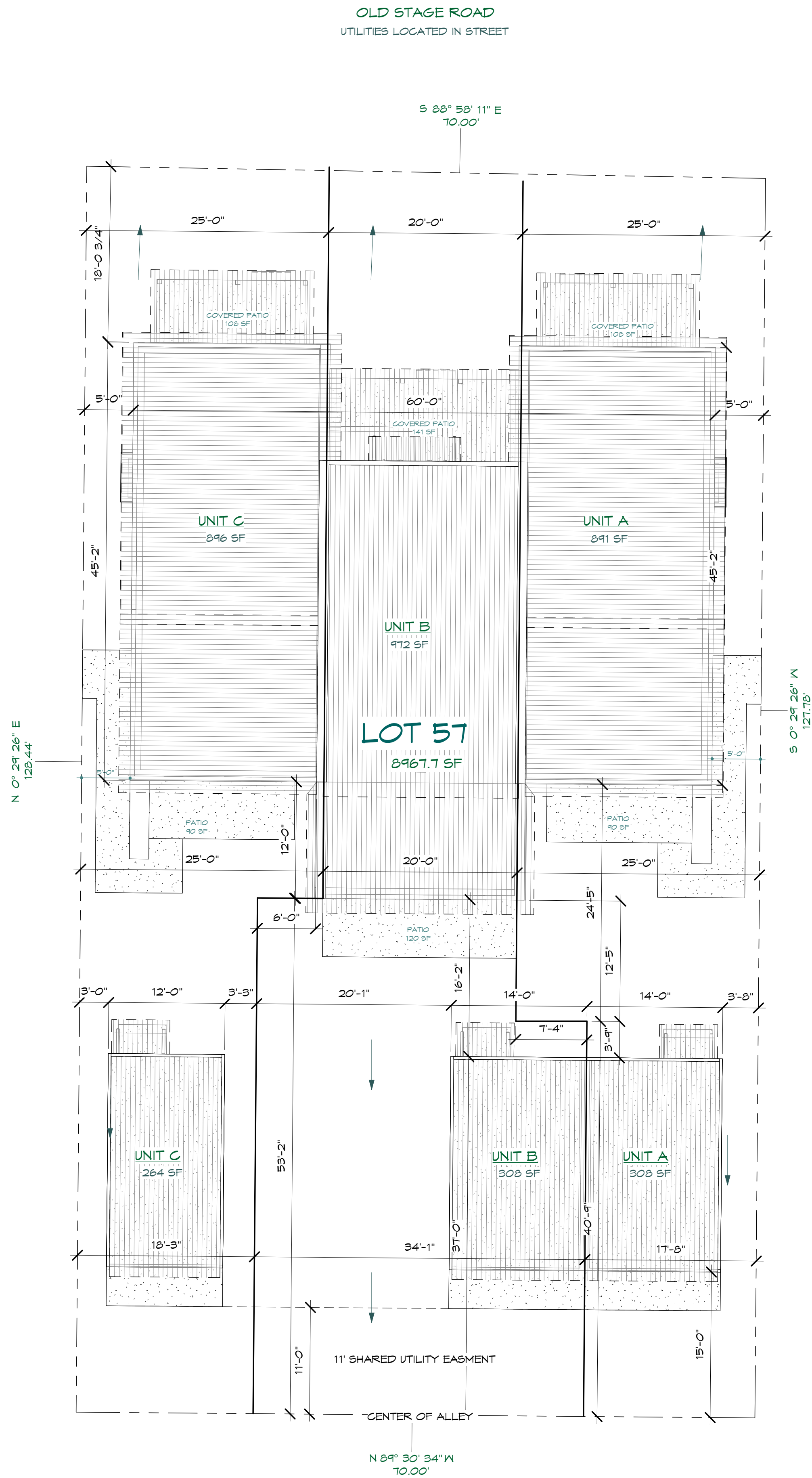


309 OLD STAGE RD.  
SALIDA, CO

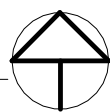
LOT SIZE: 8,967.7 SF  
BUILDING FOOTPRINT: 2,754 SF  
LANDSCAPED (30% of 6,208.7 SF) 1,862.61 SF (MIN.)

PROJECT AREA

	UNIT A	UNIT B	UNIT C
TOTAL LIVABLE	1,396 SF	1,548 SF	1,401 SF
MAIN FLOOR	891 SF	972 SF	896 SF
SECOND FLOOR	505 SF	576 SF	505 SF
PORCHES	198 SF	261 SF	198 SF
GARAGE	308 SF	308 SF	264 SF
LOT SIZE	2,898 SF	3,219 SF	2,849 SF
FOOTPRINT	1,189 SF	1,257 SF	1,152 SF
SITE COVERAGE	40%	40%	40%



1 Site Plan  
1/8" = 1'-0"



UNLINED DESIGN, LLC.

Julia R. Fuller  
juliafuller.design@gmail.com  
701.936.4614

CO ENGINEER

Tim Vrudny, PE  
720.926.7056  
lonefox56@msn.com

VAITH SCHAEFER TRI-PLEX  
306 OLD STAGE ROAD,  
SALIDA, CO

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PROJECT NUMBER	VAI2008
DATE	21.04.08
DRAWN BY	JRF

SITE PLAN

A1

SCALE 1/8" = 1'-0"