



## 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"/> Appeal Application (Interpretation) | <input type="checkbox"/> Limited Impact Review:<br>(Type) _____ |
| <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 type="checkbox"/> License to Encroach                 | <input checked="" type="checkbox"/> Other: <u>Variance</u>      |
| <input type="checkbox"/> Text Amendment to Land Use Code     |   |
| <input type="checkbox"/> Watershed Protection Permit         |   |
| <input type="checkbox"/> Conditional Use                     |   |

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

#### A. Applicant Information

Name of Applicant: P & L ENTERPRISES LLC

Mailing Address: P.O. Box 382 BUENA VISTA CO 81211

Telephone Number: 719-239-1751 FAX: \_\_\_\_\_

Email Address: antero.electric@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: 306 OLD STAGE RD SALIDA, CO 81201

Legal Description: Lot 57 Block \_\_\_\_\_ Subdivision TWO RIVERS PHASE 2 (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 6/5/23

Signature of property owner [Signature] Date 6/5/23



## VARIANCE APPLICATION

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Salida, CO 81201

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

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

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

1. Variance from Maximum Height: Existing Height (in feet): 15'6" Proposed Height (in feet): X
2. Minimum Variance from Floor Area: Required Floor Area: \_\_\_\_\_ Proposed Floor Area: \_\_\_\_\_
3. Variance from Maximum Lot Coverage: Allowed Lot Coverage: 45% Proposed Lot Coverage: 45.3% + 47.3%
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: 3'-3"
    - v. Proposed Setback: \_\_\_\_\_
    - vi. Required Setback: 5'
  - 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: 3'
    - v. Proposed Setback: \_\_\_\_\_
    - vi. Required Setback: 5'
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.

*See Attached*

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.

*See attached*

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

*See Attached*

**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.

*See Attached*

**Additional Information:**

*See Attached*



**CHAFFEE COUNTY**  
**Building Safety Department**

P.O. BOX 699

PHONE (719) 539-2124

SALIDA, CO 81201

FAX (719) 530-9208

WEBSITE [www.chaffeecounty.org](http://www.chaffeecounty.org)

04/26/2023

RE: 306-308-310 Old Stage Road Detached Garage height variance

Kristi,

The previous email from Chad Chadwick outlined the scope of the plan change associated with this address for a change to the foundation design. The accompanying paperwork work identifying the location change was inadvertently omitted as it was not included in the plan change paperwork. The garage meets the requirements for fire separation distances for structures less than 5' from a property line and I am confident they will meet all requirements per the adopted building codes. I feel it will also meet the requirements for a zoning variance should one be required.

1. Special circumstances exist such that strict application of the standards of the standards adopted in this Chapter would result in undue hardship or practical difficulties for the owner of such property. **Removal of the roof of this structure would result in hardship and undue difficulties due to the cost of additional materials and the timeframe required to acquire them, along with additional time and labor costs.**
2. 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. **No detriment to the public good would be created by this structure and the height of such.**
3. The requested variance would not result in significantly adverse impacts to the natural environment or to the surrounding properties and neighborhoods. **View corridors will not be impacted due to the roof design.**
4. The granting of the request is the minimum variance for reasonable use of the property or building and the least deviation required from the applicable zoning standards to afford relief. **Granting this variance would not create any hardship to either the city or neighborhood and would be helpful to the owners by not creating any additional hardship or difficulties.**

I hope you can look favorably upon this request. While the Chaffee County Building Safety Department strives to do a thorough and complete job with regard to plan review and inspection, we are by no means infallible. We do accept our part in this procedural error and are willing to do whatever we can to help remedy this situation.

Thank you,

A handwritten signature in blue ink, appearing to read "G. Patrick Green".

G, Patrick Green  
Building Official  
Chaffee County Building Safety Department  
[pgreen@chaffeecounty.org](mailto:pgreen@chaffeecounty.org)  
(719) 207-1333

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.

THE INCREASE IN LOT COVERAGE WAS DUE TO THE ADJUSTMENT OF THE INTERIOR LOT LINES TO MEET THE REQUIRED SETBACKS & DUE TO THE ENLARGEMENT OF THE FRONT COVERED PORCHES TO ALIGN WITH THE FRONT PORCHES OF NEIGHBORING PROPERTIES FOR VISUAL AESTHETICS.

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.

WE DO NOT BELIEVE THIS REQUESTED VARIANCE WOULD CREATE ANY DETRIMENT TO THE PUBLIC GOOD. THIS SMALL PERCENTAGE OF INCREASE DOES NOT SUBSTANTIALLY IMPAIR THE INTENT OF THE 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.

WE FEEL THERE WILL BE NO ADVERSE IMPACT BY THIS INCREASE OF LOT COVERAGE.



**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.

Needed to subdivide the lots.

**Additional Information:**