



STAFF REPORT

MEETING DATE: June 27, 2022

AGENDA ITEM TITLE: Walker J Autoworks Limited Impact Review

AGENDA SECTION: Public Hearings

REQUEST:

The request is for approval of a Limited Impact Review application to be allowed to operate an automotive service and repair shop within the building located at 223 E. First Street.

APPLICANT:

The applicant is Tim Walker of Walker J Autoworks. The owner of the property is Samuel Mick who approves of the use within his building.

LOCATION:

This location of the property is 223 East First Street.



PROCESS:

The Limited Impact Review procedure is for those land uses which are generally compatible with the permitted uses in a zone district, but require site-specific review of their location, design, intensity, density, configuration, and operating characteristics, and which may require the imposition of appropriate conditions, in order to ensure compatibility of the use at a particular location and mitigate its potentially adverse impacts.

Chapter 16 of the Salida Municipal Code, Table 16-D, specifies that automobile sales, service and repairs in the C-2 zone, requires Limited Impact Review approval, and specifies that Limited Impact Review applications be reviewed by the City of Salida Planning Commission at a public hearing after fifteen days public notice. The Planning Commission may make a decision to approve, approve with conditions, deny, or remand the application back to the applicant for modification.

OBSERVATIONS:

1. The property is within the Central Business (C-2) zone district and the Downtown Historic District. The surrounding uses include both residential and commercial properties. The Chaffee Tire and Wheel business is directly across First Street and the Salida Fire Department across E Street.
2. The applicant Tim Walker is requesting approval to operate his mechanic shop within the building. Historically this property was an auto dealership and service garage. The Architectural Inventory Form for this property is included in the packet materials.
 - According to the Architectural Inventory Form statement of significance for this property: "This building is associated with the development of automobile-related service buildings in downtown Salida, having been erected in the 1920s to house the Argys Brothers Garage, an automobile sales and service firm. The Argys Brothers' automobile business continued in this building for more than half a century. The building is an extremely well preserved example of an automobile dealership, and is notable for its stepped parapet, decorative brickwork, large display windows with clerestories, and intact entrances. The building is potentially eligible to the National Register."



Historic photo from the Bob Rush collection

3. Staff heard from adjoining property owner, Peter Simonson, who is opposed to the proposed use because he feels that a mechanic shop is not the highest and best use for this property. He asked staff to relay his opposition and did not submit anything to include in the packet for the Commission. Staff has not received any other comments or opposition to the request.

REVIEW STANDARDS –Land Use Code Section 16-4-110 is used with this application because there are no review standards for the requested use:

1. **Consistency with Comprehensive Plan.** The use shall be consistent with the City's Comprehensive Plan.
 - According to the Comp Plan the Historic Downtown functions as a retail district featuring many local art galleries, small local businesses, entertainment venues and restaurants and bars.
 - Walker J Autoworks is a small local business operating in the Historic Downtown which is consistent with the comprehensive plan.
2. **Conformance to Code.** The use shall conform to all other applicable provisions of this Chapter, 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 IV.
 - i. The purpose of the Central Business (C-2) zone district is to provide for the business and civic functions that make up the City's core. The Central Business District (C-2) has a strong pedestrian character and provides for concentrated commercial activity. It contains a mix of business, commercial and residential uses, and serves the needs of the entire community and of visitors to the community.
 - ii. There are no development proposals with the request. The automotive service and repair shop is conducted entirely within the building.
 - b. **Site Development Standards.** The parking, landscaping, sign and improvements standards.
 - i. Per Land Use Code Sec. 16-8-80(a) - All uses shall be required to meet the standards set forth in Table 16-J, Off-Street Parking Standards by Use, except for uses in the Central Business District (C-2), which do not expand the footprint of the existing structure. The applicant is not expanding the footprint of the structure and is not required to provide off-street parking.
 - ii. The requirements for landscape, sign and improvement standards are satisfied. A separate sign permit application will be required for the placement of signage.

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 surrounding uses include both residential and commercial development. The use as a mechanic shop within 1600 square feet of the building is in conformance with the historical use of the building.

4. Traffic. The use shall not cause undue traffic congestion, dangerous traffic conditions or incompatible service delivery, parking or loading problems. Necessary mitigating measures shall be proposed by the applicant.

- There is only one mechanic working on vehicles so the proposed use should not cause any traffic congestion.

5. 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.

- No negative impacts are anticipated for the proposed use. The Public Works Director has requested confirmation with Chaffee County regarding sand/oil separator in the plumbing if the shop has any drains.

6. 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.

- There are no additional public facilities required on the site.

7. 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.

- There are no negative environmental impacts anticipated for use.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

Requests to referral agencies and the comments received are as follows:

- Salida Fire Department: Kathy Rohrich, Fire Plan Review responded “Fire has no concerns at this time.”
- Salida Utilities: Renee Thonhoff, Staff Accountant stated “221-223 East First Street currently has a 3/4” commercial tap (water and sewer). If it were determined that a larger line is required the difference between the expanded line size and the 3/4” would need to be paid.”
- Salida Public Works Department: Public Works Director, David Lady requested confirmation with County regarding sand/oil separator in the plumbing if the shop has any drains connected to the sewer system.

STAFF RECOMMENDATIONS:

Staff recommends approval of the Walker J Autoworks Limited Impact Review application with the following condition:

1. The applicant provide the confirmation requested by the Public Works Director.

RECOMMENDED MOTIONS:

- A. "I make a motion to approve the Walker J Autoworks Limited Impact Review to be allowed to operate an automotive service and repair shop within the building located at 223 E. First Street subject to the conditions recommended by staff,"

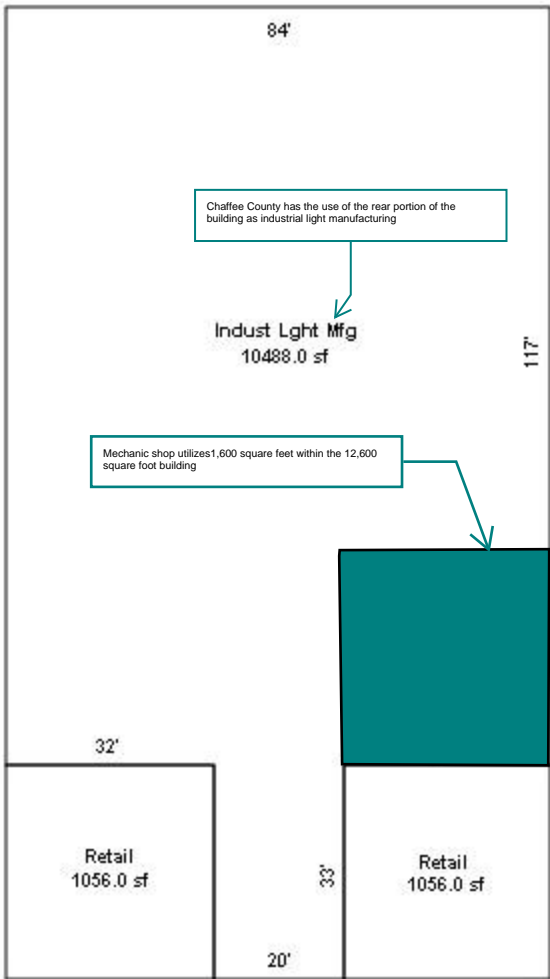
Attachments:

Architectural Inventory form

Agency review comments

Application Materials

Proof of Notice



FIRST STREET

COLORADO CULTURAL RESOURCE SURVEY

Architectural Inventory Form

Page 1 of 3

Date	Initials
_____	_____
_____	Determined Eligible-NR
_____	Determined Not Eligible-NR
_____	Determined Eligible-SR
_____	Determined Not Eligible-SR
_____	Need Data
_____	Contributes to Eligible NR District
_____	Noncontributing to Eligible NR District

I. IDENTIFICATION

1. **Resource Number:** 5CF406.81
2. **Temporary Resource Number:** 72
3. **County:** Chaffee
4. **City:** Salida
5. **Historic Building Name:** Argys Brothers Garage
6. **Current Building Name:** Planit Systems, Inc.
7. **Building Address:** 223 E. 1st St.
8. **Owner Name and Address:** Lindstrom, Kenneth E. & Cathie B., 223 E. 1st St., Salida, CO 81201

Parcel Number: 368132423259
SHF Grant Number: 2001-02-004

II. GEOGRAPHIC INFORMATION

9. **P.M.** N.M. **Township** 50N **Range** 9E
1/4 1/4 SE 1/4 SE 1/4 **of Section** 32
10. **UTM Reference**
Zone 13 **Easting** 413711 **Northing** 4265450
11. **USGS Quad Name:** Salida East, Colo.
Year: 1994 **Map Scale:** 7.5' Attach photo copy of appropriate map section.
12. **Lot (s):** 8-10 **Block(s):** 23
Addition: Salida Original Townsite **Year of Addition:** 1880
13. **Boundary Description and Justification:**
Boundary includes the building and the urban parcel on which it is situated.

III. ARCHITECTURAL DESCRIPTION

14. **Building Plan (footprint, shape):** Rectangular
15. **Dimensions in Feet: Length** 150 **X Width** 83
16. **Stories:** 1
17. **Primary External Wall Material(s) (enter no more than two):**
Brick
18. **Roof Configuration (enter no more than one):**
Barrel
19. **Primary External Roof Material (enter no more than one):** Asphalt
20. **Special Features (enter all that apply):**
Chimney
21. **General Architectural Description:**

One-story rectangular brick automobile service garage with arched roof. Stepped parapet on façade outlined with contrasting brick. Projecting sign attached to wall at center of parapet. Below parapet the brick wall is divided into panels by contrasting brick, with soldier course of brick forming lintel. Façade has tan wire-drawn brick with contrasting brick on piers. Concrete foundation. Piers and brickwork divide the façade into three bays. Center bay has a large paneled and glazed garage door flanked by brick piers and pedestrian doors with large rectangular lights, transoms, and clerestory windows on each side. Each pier has globe-shaped light attached. Bays flanking

central bay have large plate glass display windows surmounted by clerestory windows composed of multiple small lights. Brick below display windows. Tall red brick chimney on east near center of wall. East and west walls of building are red brick and the rear wall is stuccoed.

22. Architectural Style/Building Type: Late 19th and Early 20th Century American Movements/Commercial Style

23. Landscaping or Special Setting Features:

N/A

24. Associated Buildings, Features, or Objects:

None

IV. ARCHITECTURAL HISTORY

25. Date of Construction: Estimate 1926-1929

Actual

Source of Information: Sanborn Map, 1929 and 1926 Photograph

26. Architect: Unknown

Source of Information:

27. Builder/Contractor: Unknown

Source of Information:

28. Original Owner: Argys Brothers Garage

Source of Information: Salida Walking Tour, 2002

29. Construction History (include description and dates of major additions, alterations, or demolitions):

Footprint of the building remains unchanged on Sanborn maps of 1929 and 1945. A 1981 survey form states that there were gas pumps in front of the building; there are no pumps in front of the building today.

30. Original Location: Yes

Date of Moves

V. HISTORICAL ASSOCIATIONS

31. Original Use(s): Commerce and Trade/Specialty Store

32. Intermediate Use(s) Commerce and Trade/Specialty Store

33. Current Use(s): Commerce and Trade/Business

34. Site Type(s): Automobile Sales and Service Garage

35. Historical Background:

This garage was constructed between 1926 and 1929. The building is not shown on an overview photograph of Salida from Tenderfoot Mountain taken in 1926, but it does appear on the 1929 Sanborn fire insurance map. The 1950 year of construction reported by the Chaffee County Assessor is not correct. The garage was variously addressed as 221, 211-23, and 215 E. 1st Street over the years.

This building was the home of the Argys Brothers Garage and Argys Motor Company for more than fifty years. The Argys brothers (Dick, Gus, and Theodore) began a mercantile, grocery, and meat store on North F Street in 1912. In 1917, Dick and Gus Argys took over the local Nash automobile dealership. The 1927 "Booster Edition" of the Salida Mail reported that Dick Argys was in charge of the office and auto sales, while Gus handled the service department. The article noted that "they maintain an adequate service department and garage so affording the owners every assurance of service."

According to the Salida Walking Tour, the Argys brothers built this building. The 1929 Sanborn map stated that it had a capacity of seventy-five cars. The Argys Brothers Garage was listed here in the 1930-31 city directory, which listed Richard A. and Theodore A. Argys as the proprietors. The 1951 city directory showed D.A. and Gus Argys as partners in the firm. The Argys Motor Company still occupied this building at the time of the 1981 historic buildings survey. At that time they were dealers in Jeep, Scout, Farmall, and International Harvester brands.

36. Sources of Information:

Chaffee County Assessor records; Salida City Directories; Sanborn Insurance Maps; "Salida Walking Tour," 2002; Salida Mail, Booster Edition, 21 October 1927; Russ Collman, Trails Among the Columbine (Denver: Sundance

Publications, 1992), 244-45.

VI. SIGNIFICANCE

37. Local Landmark Designation: No

Date of Designation:

Designating Authority:

38. Applicable National Register Criteria:

- X A. Associated with events that have made a significant contribution to the broad pattern of our history;
- B. Associated with the lives of persons significant in our past;
- X C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or that possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction; or
- D. Has yielded, or may be likely to yield, information important to history or prehistory.
- Qualifies under Criteria Considerations A through G (See Manual).
- Does not meet any of the above National Register criteria.

39. Area(s) of Significance: Architecture
Commerce

40. Period of Significance: 1926-29 to 1953

41. Level of Significance: Local

42. Statement of Significance:

This building is associated with the development of automobile-related service buildings in downtown Salida, having been erected in the 1920s to house the Argys Brothers Garage, an automobile sales and service firm. The Argys Brothers' automobile business continued in this building for more than half a century. The building is an extremely well preserved example of an automobile dealership, and is notable for its stepped parapet, decorative brickwork, large display windows with clerestories, and intact entrances. The building is potentially eligible to the National Register.

43. Assessment of Historic Physical Integrity Related to Significance:

This building maintains substantial integrity. The façade of the building remains unchanged. The rear wall (south) has been stuccoed and windows have been added. Some windows have been replaced on the sides.

VII. NATIONAL REGISTER ELIGIBILITY ASSESSMENT

44. National Register Field Eligibility Assessment: Eligible

45. Is there National Register district potential? Discuss. N/A

This building is located within an existing National Register district, the Salida Downtown Historic District.

If there is NRHP district potential, indicate contributing status: N/A

46. If the building is in an existing NRHP district, indicate contributing status: Contributing

VIII. RECORDING INFORMATION

47. Photographic Reference(s): 10: 7A, 9A, 19A, 22A.

Negatives Filed At: City of Salida

Photographer: Roger Whitacre

48. Report Title: Downtown Salida Historic Buildings Survey, 2001-02

49. Date(s): September 2002

50. Recorder(s): R.L. Simmons/T.H. Simmons

51. Organization: Front Range Research Associates, Inc.

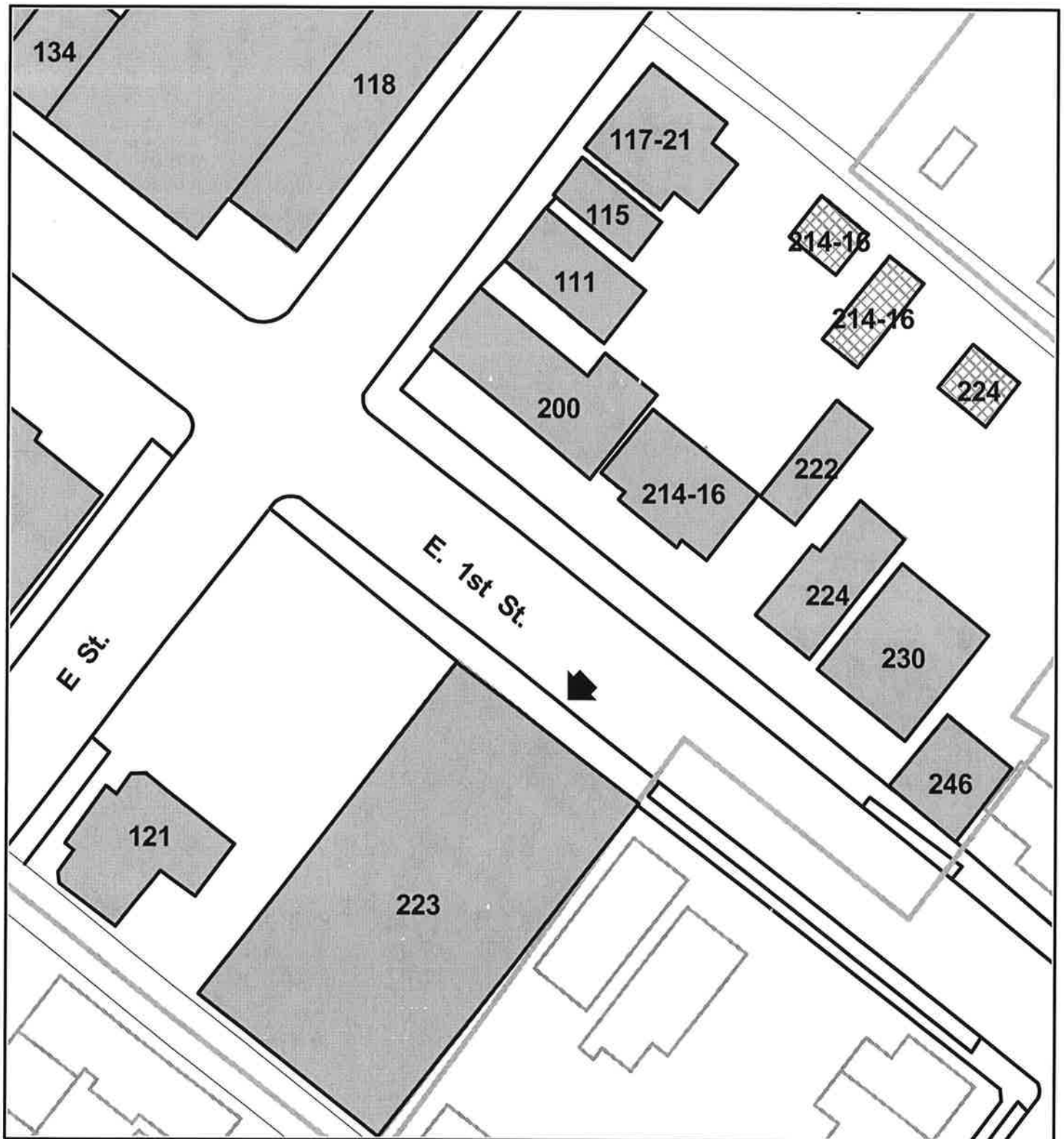
52. Address: 3635 W. 46th Ave.

53. Phone Number(s): (303) 477-7597

NOTE: Please attach a sketch map, a photocopy of the USGS quad map indicating the resource's location, and photographs.

Colorado Historical Society-Office of Archaeology and Historic Preservation
1300 Broadway, Denver, Colorado 80203 (303) 866-3395

Downtown Salida Historic Buildings Survey, 2001-02
Sketch Map

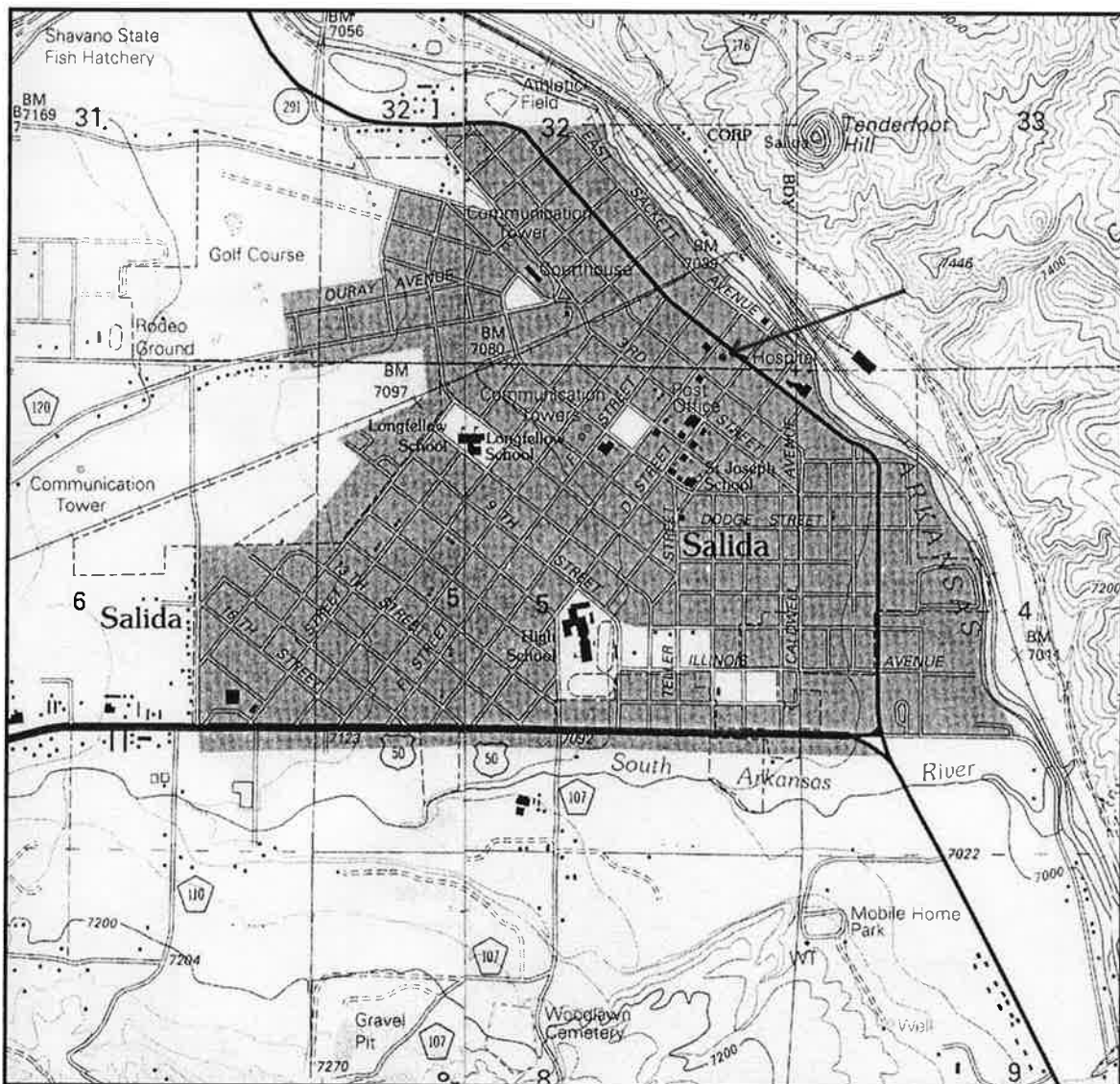


223 E. 1st Street, 5CF406.81



Downtown Salida Historic Buildings Survey, 2001-02
USGS Location Map

223 E 1st St, 5CF406.81



Mosaic of extracts from U.S. Geological Survey, "Salida East, Colo.," and "Salida West, Colo.," (Denver, Colo.: U.S. Geological Survey, 1994).

Print File
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STYLE NO. 35-8P



PUBLIC NOTICE
NOTICE OF PUBLIC HEARING BEFORE
THE PLANNING COMMISSION FOR
THE CITY OF SALIDA CONCERNING A
LIMITED IMPACT REVIEW APPLICATION
TO ALL MEMBERS OF THE PUBLIC
AND INTERESTED PERSONS: PLEASE
TAKE NOTICE: that on June 27, 2022 at
or about the hour of 6:00 p.m., a public
hearing will be conducted by the City of
Salida Planning Commission at City Council
Chambers, 448 East First Street, Suite 190,
Salida, Colorado and online at the following
link: <https://attendee.gotowebinar.com/rt/1909092342220683277>

The hearing is regarding a Limited Impact Review application submitted by Tim Walker of Walkerj Autoworks. The applicant is requesting Limited Impact Review approval to allow an automotive service and repair shop within the building at 233 East First Street.

The general purpose of the application is to ensure the compatibility of the proposed use within the Central Business (C-2) zone district. Interested persons are encouraged to attend the public hearing. Further information on the application may be obtained from the Community Development Department, (719) 530-2626.

*Please note that it is inappropriate to personally contact individual City Councilors or Planning Commissioners, outside of the public hearing, while an application is pending. Such contact is considered ex parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions/ comments, you should email or write a letter to staff, or present your concerns at the public meeting via the above GoToWebinar link so your comments can be made part of the record.

Published in The Mountain Mail June 10, 2022

From: [David Lady](#)
To: ["Kristi Jefferson"](#)
Subject: RE: Agency review for 223 E. First
Date: Wednesday, June 8, 2022 3:15:25 PM
Attachments: [image001.png](#)

Please confirm with County regarding sand/oil separator in the plumbing if the shop has any drains connected to the sewer system.

David Lady, P.E., Director of Public Works
340 W. Hwy 291
Salida, CO 81201
719-539-6257
david.lady@cityofsalida.com

From: Kristi Jefferson [mailto:kristi.jefferson@cityofsalida.com]
Sent: Wednesday, June 8, 2022 9:05 AM
To: 'David Lady' <david.lady@cityofsalida.com>; 'Doug Bess' <doug.bess@cityofsalida.com>; 'Kathy Rohrich' <kathy.rohrich@cityofsalida.com>; 'Renee Thonhoff' <renee.thonhoff@cityofsalida.com>
Cc: 'E Plans' <eplans@chaffeeconomy.org>; dswallow@chaffeeconomy.org
Subject: Agency review for 223 E. First

All,

Attached is the agency review for a Limited Impact Review application submitted by Tim Walker of Walkerj Autoworks. The request is for approval to operate an automotive service and repair shop within the building located at 223 E. First Street. Please let me know if you have any concerns with the request.

Kristi Jefferson
Senior Planner
City of Salida
448 E. First Street
Suite 112
Salida, CO 81201
(719) 530-2626



Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.



PLANNING DEPARTMENT
PROJECT REVIEW TRANSMITTAL FORM

ATTENTION: _____ DATE: 06/07/2022

- | | |
|---|--|
| <input checked="" type="checkbox"/> Salida Public Works | <input type="checkbox"/> Xcel Energy |
| <input checked="" type="checkbox"/> Salida Fire Chief | <input type="checkbox"/> Spectrum Communications |
| <input type="checkbox"/> Salida Police Chief | <input type="checkbox"/> Chaffee Co. Planning |
| <input checked="" type="checkbox"/> Salida Finance Department | <input type="checkbox"/> Army Corps of Engineers |
| <input type="checkbox"/> Salida Sanitation Plant Supervisor | <input type="checkbox"/> U.S. Postal Service |
| <input type="checkbox"/> Salida Water Plant Supervisor | <input type="checkbox"/> U.S. Forest Service |
| <input type="checkbox"/> City Consulting Engineer - Streets | <input type="checkbox"/> CO Dept. of Transportation |
| <input type="checkbox"/> City Consulting Engineer – Water/Sewer | <input checked="" type="checkbox"/> Chaffee Co. Building Dept. |
| <input type="checkbox"/> City Attorney | <input type="checkbox"/> School District R-32-J |
| <input type="checkbox"/> Centurylink Communications | <input type="checkbox"/> Division of Wildlife |
| <input type="checkbox"/> Atmos Energy | <input type="checkbox"/> Town of Poncha Springs |
| <input type="checkbox"/> Historic Preservation Commission | Other: _____ |

APPLICANT: Walkerj Autoworks (Tim Walker) PHONE: (719) 539-8635 FAX: _____

EMAIL: timwalker1515@yahoo.com

PROPERTY LOCATION: 223 East First Street

PROJECT DESCRIPTION: The applicant is requesting Limited Impact Review approval to operate an automotive service and repair shop within 1600 square feet of the 12600 square foot structure located at 223 East First Street.

TENTATIVE MEETING DATES:

- | | |
|---|------------------------------------|
| <input checked="" type="checkbox"/> Planning Commission | <u>06/27/22</u> @ <u>6:00</u> P.M. |
| <input type="checkbox"/> City Council | _____ @ _____ P.M. |
| <input type="checkbox"/> Board of Adjustment | _____ @ _____ P.M. |

TRANSMITTAL INCLUDES:

- | | |
|---|---------------------------------------|
| <input checked="" type="checkbox"/> Application Form/Cover Letter | <input type="checkbox"/> Vicinity Map |
| <input checked="" type="checkbox"/> Site Plan | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Plat | |

NOTE: A written response, even if only to advise that you have no concerns, is requested.

REPLY: NO CONCERNS AT THIS TIME.

RESPONSE NEEDED BY: 06/20/22

RECEIVED: _____

PLANNING STAFF: Kristi Jefferson

From: [Renee Thonhoff](#)
To: [Kristi Jefferson](#)
Cc: [David Lady](#); [Doug Bess](#); [Kathy Rohrich](#); [E Plans](#); dswallow@chaffee-county.org
Subject: Re: Agency review for 223 E. First
Date: Tuesday, June 14, 2022 10:56:11 AM
Attachments: [image003.png](#)

Good morning,

221 - 223 East First Street currently has a 3/4" commercial tap (water & sewer). If it were determined that a larger line is required the difference between the expanded line size and the 3/4" would need to be paid.

Thank you,

Renee

Renee M. Thonhoff M.B.A.
Staff Accountant
City of Salida
448 East First Street, Suite 112
Salida , Colorado 81201
719.530.2622 phone
719.539.5271 fax
Renee.Thonhoff@cityofsalida.com

Easy ways to pay your utility bill: auto pay with a checking account, phone payments 833.892.0176. or pay online please register at <https://www.municipalonlinepayments.com/salidaco> or download our iOS or Android app *MyCivic Utilities*. where you can now set up auto pay!

Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

On Wed, Jun 8, 2022 at 9:05 AM Kristi Jefferson <kristi.jefferson@cityofsalida.com> wrote:

All,

Attached is the agency review for a Limited Impact Review application submitted by Tim Walker of Walkerj Autoworks. The request is for approval to operate an automotive service and repair shop within the building located at 223 E. First Street. Please let me know if you have any concerns with the request.



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 type="checkbox"/> Administrative Review:
(Type) _____ |
| <input type="checkbox"/> Pre-Annexation Agreement | |
| <input type="checkbox"/> Variance | |
| <input type="checkbox"/> Appeal Application | |
| <input checked="" type="checkbox"/> Certificate of Approval | <input checked="" type="checkbox"/> Limited Impact Review:
(Type) <u>To operate an automotive</u> |
| <input type="checkbox"/> Creative Sign Permit | <u>Service + repair shop in the C-2.</u> |
| <input type="checkbox"/> Historic Landmark/District | <u>Zone Dist.</u> |
| <input type="checkbox"/> License to Encroach | <input type="checkbox"/> Major Impact Review:
(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: Walker J Autoworks

Mailing Address: PO Box 5

Telephone Number: 719-539-8635 FAX: _____

Email Address: Timwalker1875@yahoo.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: 233 East First St.

Legal Description: Lot _____ 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 _____ Date _____

Signature of property owner _____ Date _____



LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

448 East First Street, Suite 112

Salida, CO 81201

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

Email: planning@cityofsalida.com

An application is meant to highlight the requirements and procedures of the Land Use Code. With any development application, it is the responsibility of the applicant to read, understand, and follow all of the provisions of the Land Use Code.

1. PROCEDURE (Section 16-3-80)

A. Development Process (City Code Section 16-3-50) Any application for approval of a development permit shall include a written list of information which shall constitute the applicant's development plan, which shall be that information necessary to determine whether the proposed development complies with this Code. The development plan shall include the following, as further specified for each level of review on the pre-application checklist:

1. Pre-Application Conference (Limited Impact and Major Impact Review Applications)
2. Submit Application
3. Staff Review. Staff report or decision forwarded to the applicant (Administrative review)
4. Public Notice
5. Public Hearing with Planning Commission (Limited Impact and Major Impact Review Applications)
6. Public Notice
7. Hearing Conducted by City Council (Major Impact Review)

☒ **B. Application Contents** (City Code Section 16-3-50)

- ☐ 1. A copy of a current survey or the duly approved and recorded subdivision plat covering the subject lots where the proposal is for development on previously subdivided or platted lots;
- ☐ 2. A copy of a current survey or the duly approved and recorded subdivision plat covering the subject lots where the proposal is for development on previously subdivided or platted lots;
- ☒ 3. A brief written description of the proposed development signed by the applicant;
- ☐ 4. Special Fee and Cost Reimbursement Agreement completed. **major impact only*
- ☒ 5. 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.

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.

We are renting 1600 square feet of a historical building from Sam Mick for a mechanic shop. This building was originally a car dealership. I am the only auto mechanic working.

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.

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

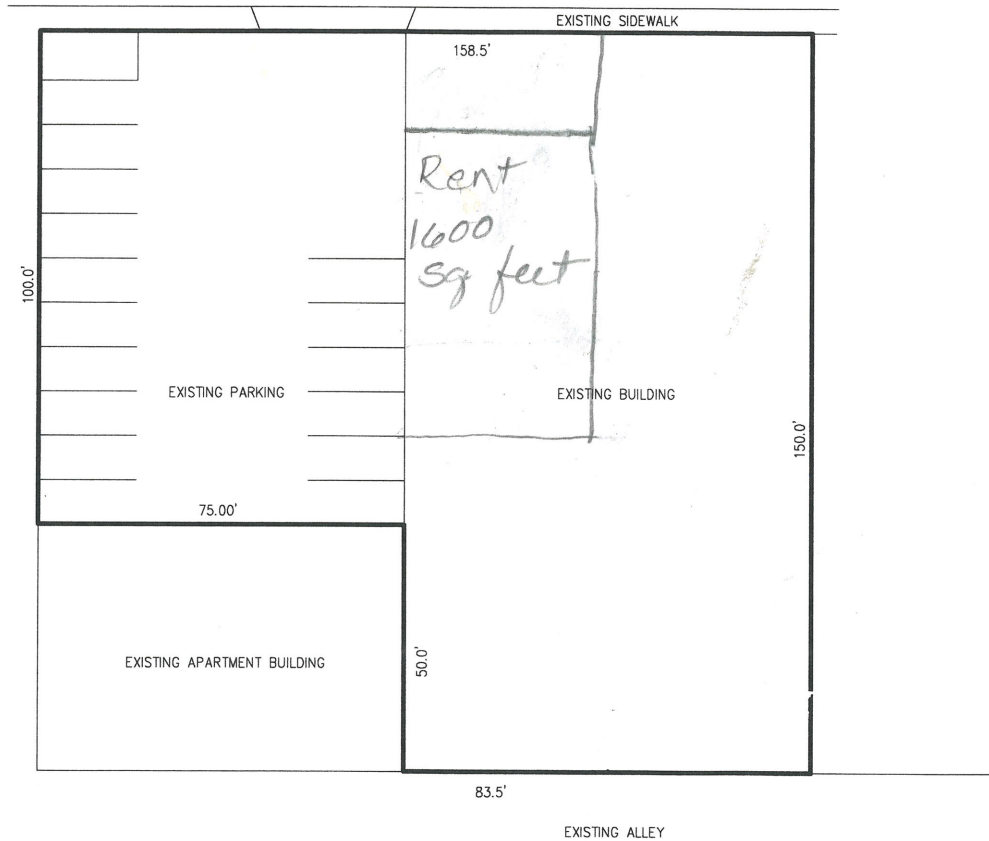
3. **Use Appropriate and Compatible.** The use shall be appropriate to its proposed location and be compatible with the character of neighboring uses, or enhance the mixture of complementary uses and activities in the immediate vicinity.

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.

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.

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.

EAST FIRST STREET



SITE PLAN

NO SCALE

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SHEET

X-2

JOB NO: 20-0123
DATE: 07/20/20
SCALE: NO SCALE
DRAWN BY: KEZ