

Franco Palumbo

From: Renee Thonhoff
Sent: Friday, June 16, 2023 11:54 AM
To: Franco Palumbo
Subject: Re: 306 Old Stage Rd - Minor Subdivision - Agency Review

Good morning Franco,

306, 308, & 310 Old Stage Road has paid the first half of the system development fees. These properties are set up in the utility billing program as being metered individually. The second half of the system development fees are due before a C.O. can be issued. Salida Utilities has no other concerns.

Thank you,
Renee



Renee Thonhoff
Staff Accountant, Finance Department

renee.thonhoff@cityofsalida.com
P: 719-539-4555 | C: 719-539-5271
448 E First Street, Suite 112, Salida, CO 81201
cityofsalida.com

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

From: Franco Palumbo <franco.palumbo@cityofsalida.com>
Sent: Tuesday, June 13, 2023 11:30 AM
To: Renee Thonhoff <renee.thonhoff@cityofsalida.com>
Subject: 306 Old Stage Rd - Minor Subdivision - Agency Review

Renee,
306 Old Stage Rd is subdividing into 3 townhome lots.
Please see the attached agency review.
Thanks!
Franco Palumbo
Planning Technician



PLANNING DEPARTMENT
PROJECT REVIEW TRANSMITTAL FORM

ATTENTION: _____

DATE: 06/13/2023

- ☒ Salida Public Works
- ☒ Salida Fire Chief
- ☒ Salida Police Chief
- ☒ Salida Finance Department
- ☐ U.S. Postal Service
- ☐ U.S. Forest Service
- ☐ CO Dept. of Transportation
- ☐ City Consulting Engineer – Water/Sewer
- ☐ City Attorney
- ☐ Centurylink Communications

- ☐ Xcel Energy
- ☐ Charter Communications
- ☐ Chaffee Co. Planning
- ☐ Army Corps of Engineers
- ☐ Division of Wildlife
- ☐ Town of Poncha Springs
- ☒ Chaffee Co. Building Official
- ☐ Historic Preservation Commission
- ☐ School District R-32-J
- ☐ Atmos Energy

Other: _____

APPLICANT: P&C Enterprises LLC

PHONE: 719-239-1757

FAX: _____

EMAIL: antero.electric@icloud.com

PROPERTY LOCATION: 306, 308, 310 Old Stage Road

PROJECT DESCRIPTION: Limited Impact Review for Minor Subdivision & Replat of Lot 57, Two Rivers Subdivision, Phase 1 - to subdivide 1 parcel into three (3) individual townhome lots.

TENTATIVE MEETING DATES:

- ☒ Planning Commission
- ☐ City Council
- ☐ Board of Adjustment
- ☐ Board of Appeals

06/26/2023 @ 6:00 P.M.

@ P.M.

@ P.M.

@ P.M.

TRANSMITTAL INCLUDES:

- ☒ Application Form/Cover Letter
- ☐ Vicinity Map
- ☐ Site Plan
- ☒ Plat

☐ Other: _____

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: 06/20/2023

RECEIVED: _____

PLANNING STAFF: Franco Palumbo

Franco Palumbo

From: Russ Johnson <rjohnson@salidapolice.com>
Sent: Tuesday, June 13, 2023 4:22 PM
To: Franco Palumbo
Subject: RE: 306 Old Stage Rd - Minor Subdivision - Agency Review

No issues form PD at this time.

From: Franco Palumbo <franco.palumbo@cityofsalida.com>
Sent: Tuesday, June 13, 2023 11:30 AM
To: Russ Johnson <rjohnson@salidapolice.com>
Subject: 306 Old Stage Rd - Minor Subdivision - Agency Review
Importance: Low

Russ,
306 Old Stage Rd is subdividing into 3 townhome lots.
Please see the attached agency review.
Thanks!
Franco Palumbo
Planning Technician



ph: 719-530-2638

Franco Palumbo

From: David Lady
Sent: Wednesday, July 5, 2023 2:42 PM
To: Franco Palumbo
Subject: RE: 306 Old Stage Rd - Minor Subdivision - Agency Review

Could you please request them to show the as-built locations of utility service. I would expect a party wall agreement assuming some utilities cross over the other lot which I believe is the case.

From: Franco Palumbo <franco.palumbo@cityofsalida.com>
Sent: Wednesday, July 5, 2023 2:40 PM
To: David Lady <david.lady@cityofsalida.com>
Subject: RE: 306 Old Stage Rd - Minor Subdivision - Agency Review
Importance: Low

David,

May you clarify your comment. Is this specific for final inspection at time of CO?
These units are built and will be subdivided along party walls at time of subdivision.
Thanks!

Franco Palumbo
Planning Technician



ph: 719-530-2638

From: David Lady <david.lady@cityofsalida.com>
Sent: Wednesday, June 14, 2023 4:29 PM
To: Franco Palumbo <franco.palumbo@cityofsalida.com>
Subject: RE: 306 Old Stage Rd - Minor Subdivision - Agency Review

Applicant shall provide plan for sewer service connection and coordinate utilities with public works.



David Lady
Director of Public Works

david.lady@cityofsalida.com
P: 719-539-6257 | C: 719-239-0048
340 W. Hwy 291, Salida, CO 81201
cityofsalida.com

From: Franco Palumbo <franco.palumbo@cityofsalida.com>
Sent: Tuesday, June 13, 2023 11:31 AM
To: David Lady <david.lady@cityofsalida.com>



**PLANNING DEPARTMENT
PROJECT REVIEW TRANSMITTAL FORM**

ATTENTION: _____

DATE: 06/13/2023

- ☒ Salida Public Works
- ☒ Salida Fire Chief
- ☒ Salida Police Chief
- ☒ Salida Finance Department
- ☐ U.S. Postal Service
- ☐ U.S. Forest Service
- ☐ CO Dept. of Transportation
- ☐ City Consulting Engineer – Water/Sewer
- ☐ City Attorney
- ☐ Centurylink Communications

- ☐ Xcel Energy
- ☐ Charter Communications
- ☐ Chaffee Co. Planning
- ☐ Army Corps of Engineers
- ☐ Division of Wildlife
- ☐ Town of Poncha Springs
- ☒ Chaffee Co. Building Official
- ☐ Historic Preservation Commission
- ☐ School District R-32-J
- ☐ Atmos Energy
- Other: _____

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PHONE: 719-239-1757

FAX: _____

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- ☒ Application Form/Cover Letter
- ☐ Vicinity Map
- ☐ Site Plan
- ☒ Plat

☐ Other: _____

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

REPLY: No comments or concerns.

RESPONSE NEEDED BY: 06/20/2023

RECEIVED: _____

PLANNING STAFF: Franco Palumbo

Building Safety Department comments