

Chaffee County City of Salida Town of B.V. Town of P.S.

BUILDING PERMIT

PLEASE SEE THE BACK OF THIS CARD FOR REQUIRED INSPECTIONS. REQUESTS FOR INSPECTIONS ARE TO BE MADE BY 3:30 P.M. THE DAY PRIOR TO REQUESTED INSPECTION. INSPECTION REQUESTS CALLED IN AFTER 3:30 P.M. WILL BE PERFORMED THE BUSINESS DAY FOLLOWING REQUESTED INSPECTION. CALL INSPECTION DEPARTMENT WHEN READY FOR EACH INSPECTION. AT 719.530.2338

ADDRESS: 310 OLD STAGE RD

PERMIT #: 10074990

NAME: P&C ENTERPRISES LLC

MIN. SETBACKS: 10 10 10

TYPE OF CONSTRUCTION: UB OCC. CLASS: R-3

DATE ISSUED: 01/13/2021

ISSUED BY: Chad Chadwick

APPROVED CONSTRUCTION PLANS, SITE PLAN, AND ALL PREVIOUS INSPECTION INFORMATION/CONNECTION NOTICES MUST BE ON SITE AT THE TIME OF INSPECTION. PLEASE CONTACT THE BUILDING DEPT. FOR INSPECTION PRIOR TO COVERING ANYTHING. THIS BUILDING PERMIT & THE ADDRESS MUST BE POSTED VISIBLE FROM THE ROAD PRIOR TO THE FIRST INSPECTION.

POST AT ADJUTS VISIBLE FROM STREET

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ADDRESS: 308 OLD STAGE RD

PERMIT #: 10074988

NAME: P&C ENTERPRISES LLC

MIN. SETBACKS: 10 10 10

TYPE OF CONSTRUCTION: UB OCC. CLASS: R-3

DATE ISSUED: 01/12/2021

ISSUED BY: Chad Chadwick

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ADDRESS: 306 OLD STAGE RD

PERMIT #: 10074986

NAME: P&C ENTERPRISES LLC

MIN. SETBACKS: 10 10 10

TYPE OF CONSTRUCTION: UB OCC. CLASS: R-3

DATE ISSUED: 01/12/2021

ISSUED BY: Chad Chadwick

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ADDRESS: 306 OLD STAGE RD

PERMIT #: 10074987

NAME: P&C ENTERPRISES LLC

MIN. SETBACKS: 10 10 10

TYPE OF CONSTRUCTION: UB OCC. CLASS: R-3

DATE ISSUED: 01/12/2021

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NOTICE OF A PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT FOR THE CITY OF SALIDA CONCERNING A VARIANCE APPLICATION

TO ALL MEMBERS OF THE PUBLIC AND INTERESTED PERSONS: PLEASE TAKE NOTICE: that on Monday, July 24, 2023 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Board of Adjustment at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado; and online at the following link: <https://ajutendee.gotowebinar.com/jn/190999734220683777>

The applicant, P&C Enterprises LLC, is requesting approval for variances on the property located at 306 Old Stage Road, legally known as Lot 57 Two Rivers Subdivision, City of Salida, Chaffee County, Colorado.

The purpose of the request is to receive a variance from the minimum side yard setback for accessory structures. Accessory structures in the Two Rivers Plan Development with High - Density Residential (R-3) underlying zone district require a minimum side yard setback of five (5) feet for accessory structures over twelve (12) feet in height. The applicant is requesting a minimum allowed side yard setback of 3' for one of the constructed garages and 3'-3" for the other constructed garage.

An additional request is to receive a variance from the maximum lot coverage at the time of subdivision for townhome lots. The maximum lot coverage is 45% in the Two Rivers Plan Development with High - Density Residential (R-3) underlying zone district. The applicant is requesting a variance of 0.3% (10.6 s.f.) for one lot and 2.3% (65.3 s.f.) for a second lot in the 3-lot subdivision.

Interested persons are encouraged to attend the public hearing. Further information on the application may be obtained from the Community Development Department at (719) 530-2638.

*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 concerns can be made part of the record.

NOTICE OF A 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 Monday, June 26, 2023 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 E. 1st Street, Salida, Colorado; and online at the following link: <https://ajutendee.gotowebinar.com/jn/190999734220683777>

The hearing is regarding a Limited Impact Review application submitted by P&C Enterprises, LLC, (represented by Chris Vailh & Peter Schaefer) for approval of a minor subdivision to subdivide the parcel known as 306 Old Stage Road, into three (3) lots.

Interested individuals are encouraged to attend the public hearing or make comments during the public hearing via GoToWebinar at the above link.

Approval of the limited impact review application shall constitute authorization to proceed with recording the plat and commencing with the subdivision. Further information on the application may be obtained from the Community Development Department by calling (719) 530-2638.

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MINOR SUBDIVISION AND REPLAT

FOR THE CITY OF SALIDA, COLORADO

APPLICANT: P&C ENTERPRISES LLC

PROJECT: 306 OLD STAGE ROAD

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**PUBLIC NOTICE
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THE PLANNING COMMISSION FOR
THE CITY OF SALIDA CONCERNING A
LIMITED IMPACT REVIEW APPLICATION
TO ALL MEMBERS OF THE PUBLIC
AND INTERESTED PERSONS: PLEASE**

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Interested individuals are encouraged to attend the public hearing or make comments during the public hearing via GoToWebinar at the above link.

Approval of the limited impact review application shall constitute authorization to proceed with recording the plat and commencing with the subdivision. Further information on the application may be obtained from the Community Development Department by calling (719) 530-2638.

*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 9, 2023