

Franco Palumbo

From: Renee Thonhoff
Sent: Wednesday, July 5, 2023 3:21 PM
To: Franco Palumbo
Subject: Re: Wood Minor Subdivision - 2 - Agency Review

Salida Utilities has no issues with the property being sub-divided. Currently there are no utilities on the property. Upon development the system development fees will need to be paid.

Thank you,



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: Wednesday, July 5, 2023 3:00 PM
To: Renee Thonhoff <renee.thonhoff@cityofsalida.com>
Subject: Wood Minor Subdivision - 2 - Agency Review

Renee,
Please see the attached agency review for a tract of land along East Sackett. Response is needed by July 17th.
Thanks!

Franco Palumbo
Planning Technician



ph: 719-530-2638



**PLANNING DEPARTMENT
PROJECT REVIEW TRANSMITTAL FORM**

ATTENTION: _____

DATE: 07/05/2023

- ☒ 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: John Wood & Kristina Wood

PHONE: 303-552-7528

FAX: _____

EMAIL: jwood@alpertcorp.com

PROPERTY LOCATION: Tract A-1, Wood Minor Subdivision

PROJECT DESCRIPTION: Limited Impact Review Wood Minor Subdivision – 2. Subdividing one (1) tract into two (2) individual parcels.

TENTATIVE MEETING DATES:

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

07/24/2023 @ 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: 07/17/2023

RECEIVED: _____

PLANNING STAFF: Franco Palumbo

Franco Palumbo

From: Russ Johnson <rjohnson@salidapolice.com>
Sent: Monday, July 10, 2023 9:17 AM
To: Franco Palumbo
Subject: RE: Wood Minor Subdivision - 2 - Agency Review

No issues at this time.

From: Franco Palumbo <franco.palumbo@cityofsalida.com>
Sent: Wednesday, July 5, 2023 2:56 PM
To: Russ Johnson <rjohnson@salidapolice.com>
Subject: Wood Minor Subdivision - 2 - Agency Review
Importance: Low

Russ,
Please see the attached agency review for a tract of land along East Sackett. Response is needed by July 17th.
Thanks!

Franco Palumbo
Planning Technician



ph: 719-530-2638

From: [David Lady](#)
To: [Franco Palumbo](#)
Subject: RE: Wood Minor Subdivision - 2 - Agency Review
Date: Thursday, July 13, 2023 3:57:00 PM
Attachments: [image001.png](#)
[image002.png](#)

No concerns. Please provide the note: applicant to work with public works on drive and utility service locations at time of development.

From: Franco Palumbo <franco.palumbo@cityofsalida.com>
Sent: Wednesday, July 12, 2023 1:19 PM
To: David Lady <david.lady@cityofsalida.com>
Subject: RE: Wood Minor Subdivision - 2 - Agency Review
Importance: Low

Follow up. See attached agency review.

Franco Palumbo
Planning Technician



ph: 719-530-2638

From: Franco Palumbo
Sent: Monday, July 10, 2023 6:29 PM
To: David Lady <david.lady@cityofsalida.com>
Subject: RE: Wood Minor Subdivision - 2 - Agency Review
Importance: Low

David,

I am reviewing some of the items with the proposed subdivision, looking at the exiting curb cuts per Section 16-8-20(e) Driveway standards: "Driveway Spacing. No two (2) driveways connecting to a public street, alley or highway shall be within thirty (30) feet of one another measured from edge of driveway to edge of driveway within the City right-of-way."

I measured the exiting curb cuts on the plat, it leaves less than the 9 feet minimum for single-family home and duplex for driveway access. See below. I am seeking your guidance on this issue for both proposed parcels.

Franco Palumbo

From: Moffett, Christopher B <Christopher.B.Moffett@xcelenergy.com>
Sent: Wednesday, July 12, 2023 2:50 PM
To: Franco Palumbo; Waugh, Sterling S
Subject: RE: Wood Minor Subdivision - 2 - Agency Review

Hey Franco,
This needs 5' front lot public utility easements so we can serve them.
Thanks

From: Franco Palumbo <franco.palumbo@cityofsalida.com>
Sent: Wednesday, July 12, 2023 12:42 PM
To: Waugh, Sterling S <Sterling.S.Waugh@xcelenergy.com>; Moffett, Christopher B <Christopher.B.Moffett@xcelenergy.com>
Subject: RE: Wood Minor Subdivision - 2 - Agency Review
Importance: Low

EXTERNAL - STOP & THINK before opening links and attachments.

Hey Sterling and Christopher,

I just wanted to make sure you have received this minor subdivision agency review.
I know the owner had said there may be some requirements you guys may have.
Please let me know if you have any questions.
Thanks!

Franco Palumbo
Planning Technician



ph: 719-530-2638

From: Franco Palumbo
Sent: Wednesday, July 5, 2023 3:03 PM
To: sterling.s.waugh@xcelenergy.com; christopher.b.moffett@xcelenergy.com
Subject: Wood Minor Subdivision - 2 - Agency Review
Importance: Low

Xcel Guys,
Please see the attached agency review for a tract of land along East Sackett. Response is needed by July 17th.
Thanks!

Franco Palumbo
Planning Technician



ph: 719-530-2638



PLANNING DEPARTMENT
PROJECT REVIEW TRANSMITTAL FORM

ATTENTION: _____

DATE: 07/05/2023

- ☒ Salida Public Works
- ☒ Salida Fire Chief
- ☒ Salida Police Chief
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- ☐ 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
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- ☐ Army Corps of Engineers
- ☐ Division of Wildlife
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- ☐ Chaffee Co. Building Official
- ☐ Historic Preservation Commission
- ☒ School District R-32-J
- ☒ Atmos Energy

Other: _____

APPLICANT: John Wood & Kristina Wood

PHONE: 303-552-7528

FAX: _____

EMAIL: jwood@alpertcorp.com

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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: _____

Atmos Energy has no concerns re. this subdivision.
Dan Higgins - Operations Supervisor.

RESPONSE NEEDED BY: 07/17/2023

RECEIVED: _____

PLANNING STAFF: Franco Palumbo

Franco Palumbo

From: Blackburn, David <dblackburn@salidaschools.org>
Sent: Friday, July 7, 2023 12:58 PM
To: Franco Palumbo
Subject: Re: Wood Minor Subdivision - 2 - Agency Review

We will accept fees in lieu of land.

Respectfully,

Dr. D. Blackburn
Superintendent
719.530.5203
719-221-5915
salidaschools.com

On Wed, Jul 5, 2023 at 2:59 PM Franco Palumbo <franco.palumbo@cityofsalida.com> wrote:

David,

Please see the attached agency review for a tract of land along East Sackett. Response is needed by July 17th.

Thanks!

Franco Palumbo

Planning Technician



ph: 719-530-2638