



PLANNING DEPARTMENT
PROJECT REVIEW TRANSMITTAL FORM

ATTENTION: \_\_\_\_\_

DATE: September 25, 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
City Attorney
Parks and Recreation Director

- Xcel Energy
Atmos Energy
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
Other:

APPLICANT: Biker Baker Holdings LLC (Rob Gartzman) PHONE: 303-903-4620

EMAIL: rob@sweeties insalida.com

PROPERTY LOCATION: 6907 C.R. 105

PROJECT DESCRIPTION: The owner submitted applications for Annexation, Zoning, Planned Development Overlay and Major Subdivision of the property located at 6907 C.R. 107

TENTATIVE MEETING DATES:

- Planning Commission 10/23/23 @ 6:00 P.M.
City Council 12/05/23 @ 6:00 P.M.
Board of Adjustment @ P.M.
Board of Appeals @ 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: October 12, 2023

RECEIVED: \_\_\_\_\_

PLANNING STAFF: Kristi Jefferson

**From:** [Diesel Post](#)  
**To:** [Kristi Jefferson](#); [Doug Bess](#); [Kathy Rohrich](#); [rjohnson@salidapolice.com](mailto:rjohnson@salidapolice.com)  
**Subject:** Re: 6907 C.R. 105 - Flour Mill Annex, Zoning, PD & Sub - Agency review  
**Date:** Monday, September 25, 2023 9:17:41 AM  
**Attachments:** [image001.png](#)

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Thanks for sharing. I do not see any mention of open space or fee-in-lieu. I know that Rob mention to the planning commission that Confluent park was so close and that that would the park that this neighborhood would use, use he will still nee fee-in-lie and probably some trail connections.



**Mike 'Diesel' Post**  
*Director, Parks and Recreation*

[diesel.post@cityofsalida.com](mailto:diesel.post@cityofsalida.com)  
P: 719-539-4555 | C: 719-966-9378  
448 E First Street, Suite 112, Salida, CO 81201  
[cityofsalida.com](http://cityofsalida.com)

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**From:** Kristi Jefferson <[kristi.jefferson@cityofsalida.com](mailto:kristi.jefferson@cityofsalida.com)>  
**Sent:** Monday, September 25, 2023 8:53 AM  
**To:** Doug Bess <[doug.bess@cityofsalida.com](mailto:doug.bess@cityofsalida.com)>; Kathy Rohrich <[kathy.rohrich@cityofsalida.com](mailto:kathy.rohrich@cityofsalida.com)>; [rjohnson@salidapolice.com](mailto:rjohnson@salidapolice.com) <[rjohnson@salidapolice.com](mailto:rjohnson@salidapolice.com)>; Diesel Post <[diesel.post@cityofsalida.com](mailto:diesel.post@cityofsalida.com)>  
**Subject:** 6907 C.R. 105 - Flour Mill Annex, Zoning, PD & Sub - Agency review

Attached is the agency review for Rob Gartzman's annexation, zoning, Planned Development and Subdivision applications. Please let me know if you have any questions.

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.*

**From:** [Russ Johnson](#)  
**To:** [Kristi Jefferson](#); [Doug Bess](#); [Kathy Rohrich](#); [Diesel Post](#)  
**Subject:** RE: 6907 C.R. 105 - Flour Mill Annex, Zoning, PD & Sub - Agency review  
**Date:** Monday, September 25, 2023 2:33:35 PM  
**Attachments:** [image001.png](#)

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Nothing from PD at this time.

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**From:** Kristi Jefferson <kristi.jefferson@cityofsalida.com>  
**Sent:** Monday, September 25, 2023 8:54 AM  
**To:** Doug Bess <doug.bess@cityofsalida.com>; Kathy Rohrich <kathy.rohrich@cityofsalida.com>; Russ Johnson <rjohnson@salidapolice.com>; Diesel Post <diesel.post@cityofsalida.com>  
**Subject:** 6907 C.R. 105 - Flour Mill Annex, Zoning, PD & Sub - Agency review

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**From:** [Blackburn, David](#)  
**To:** [Kristi Jefferson](#)  
**Subject:** Re: FW: 6907 C.R. 105 - Flour Mill Annex, Zoning, PD & Sub - Agency review  
**Date:** Friday, September 29, 2023 1:26:21 PM  
**Attachments:** [image001.png](#)  
[image001.png](#)

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We will accept fees in lieu of land. Thank you.

Respectfully,

Dr. D. Blackburn  
Superintendent  
719.530.5203  
719-221-5915  
[salidaschools.com](http://salidaschools.com)

On Mon, Sep 25, 2023 at 11:30 AM Kristi Jefferson <[kristi.jefferson@cityofsalida.com](mailto:kristi.jefferson@cityofsalida.com)> wrote:

Attached is the agency review for Rob Gartzman's Annexation, Zoning, Planned Development and Subdivision applications for his property at 6907 C.R. 105. Please let me know if you have any questions.

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.*

**From:** [Renee Thonhoff](#)  
**To:** [Kristi Jefferson](#)  
**Subject:** Re: 6907 C.R. 105 - Flour Mill Annex, Zoning, PD & Sub - Agency review  
**Date:** Monday, September 25, 2023 10:55:55 AM  
**Attachments:** [image001.png](#)  
[Outlook-2efhggrn](#)

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The property located at 6907 C.R. 105 currently has one water and one sewer tap. Upon development system development fees will need to be paid.

Thank you,  
Renee



**Renee Thonhoff**  
*Staff Accountant, Finance Department*

[renee.thonhoff@cityofsalida.com](mailto:renee.thonhoff@cityofsalida.com)  
P: 719-539-4555 | C: 719-539-5271  
448 E First Street, Suite 112, Salida, CO 81201  
[cityofsalida.com](http://cityofsalida.com)

<!--[if !vml]-->

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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.

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**From:** Kristi Jefferson <[kristi.jefferson@cityofsalida.com](mailto:kristi.jefferson@cityofsalida.com)>  
**Sent:** Monday, September 25, 2023 8:54 AM  
**To:** Renee Thonhoff <[renee.thonhoff@cityofsalida.com](mailto:renee.thonhoff@cityofsalida.com)>  
**Subject:** FW: 6907 C.R. 105 - Flour Mill Annex, Zoning, PD & Sub - Agency review

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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*



**Right of Way & Permits**  
1123 West 3<sup>rd</sup> Avenue  
Denver, Colorado 80223  
Telephone: **303.571.3306**  
Facsimile: 303.571.3284  
Donna.L.George@xcelenergy.com

October 2, 2023

City of Salida  
448 East First Street, Suite 112  
Salida, CO 81201

Attn: Kristi Jefferson

**Re: The Flour Mill**

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plans for **The Flour Mill** Annexation and Zoning. Please be advised that Public Service Company has existing overhead and underground electric distribution facilities within the areas indicated in this proposed rezone. Public Service Company has no objection to this proposed rezone, contingent upon Public Service Company of Colorado's ability to maintain all existing rights and this amendment should not hinder our ability for future expansion, including all present and any future accommodations for natural gas transmission and electric transmission related facilities.

The City of Salida must send us notification after approval of the proposed annexation has been finalized. This notification should be sent to [dAnnexationNotifications@xcelenergy.com](mailto:dAnnexationNotifications@xcelenergy.com). This will allow our mapping department to make the necessary updates to our mapping system.

PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

*Utility easements are dedicated to the City of Salida for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.*

The property owner/developer/contractor must complete the application process for any new electric service, or modification to existing facilities including relocation and/or removal via

[xcelenergy.com/InstallAndConnect](http://xcelenergy.com/InstallAndConnect). It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. This includes discussions regarding transformer location(s) and issues with the parking lot.

Additional easements may need to be acquired by separate document for new facilities – be sure to contact the Designer and request that they connect with a Right-of-Way and Permits Agent in this event.

As a safety precaution, PSCo would like to remind the developer to contact Colorado 811 for utility locates prior to construction.

Donna George  
Right of Way and Permits  
Public Service Company of Colorado dba Xcel Energy  
Office: 303-571-3306 – Email: Donna.L.George@xcelenergy.com