



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"/> Limited Impact Review:
(Type) <u>ARTISAN MARKET</u> |
| <input type="checkbox"/> Certificate of Approval | |
| <input type="checkbox"/> Creative Sign Permit | <input type="checkbox"/> Major Impact Review:
(Type) _____ |
| <input type="checkbox"/> Historic Landmark/District | |
| <input type="checkbox"/> License to Encroach | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Text Amendment to Land Use Code | |
| <input type="checkbox"/> Watershed Protection Permit | |
| <input type="checkbox"/> Conditional Use | |

2. GENERAL DATA (To be completed by the applicant)

A. Applicant Information

Name of Applicant: CATE KENNY

Mailing Address: 26592 WOWERINE TRL EVERGREEN, CO 80439

Telephone Number: 214.406.7201 FAX: _____

Email Address: the cate kenny@gmail.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: THE SHERMAN MARKET

Street Address: 151 W. FIRST ST. SALIDA, CO 81201

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 [Signature] Date 4.19.21

Signature of property owner [Signature] Date 4.19.21

Staff Use Only

Permit #: _____ Staff member assigned: _____ Public meeting Date: _____

Staff Comments: _____

Fee: _____ Receipt #: _____

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
4. Staff Review. Staff report or decision forwarded to the applicant (Administrative review)
5. Public Notice
6. Public Hearing with Planning Commission (Limited Impact and Major Impact Review Applications)
7. Public Notice
8. Hearing Conducted by City Council (Major Impact Review)

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

- ☒ 1. A General Development Agreement completed.
- ☒ 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.
- ☐ 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 notarized affidavits for 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.

THE SHERMAN MARKET WILL BE A PLACE FOR ARTISAN MARKETS, PUMPKIN PATCH, TREE FARM, PRIVATE EVENTS, ETC.

(SEE ATTACHED INFO)

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.

(SEE ATTACHED INFO)

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

(SEE ATTACHED INFO)

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 SHERMAN MARKET WILL BE BENEFICIAL TO
SALIDA + THE COMMUNITY

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.

THE SHERMAN MARKET WILL NOT CREATE A NUISANCE.
WE WILL BE RESPECTFUL OF ALL SURROUNDING PROPERTIES.

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.

PROPOSED FACILITIES OUTLINED IN ATTACHED PACKAGE.

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.

THE SHERMAN MARKET WILL NOT CAUSE ANY DAMAGE
TO NATURE.



What is the future of The Sherman Market Space?

The Sherman Market space is an open-air courtyard located in the middle of Salida's historic downtown. Salida is the largest historical district in Colorado and is one of two certified Creative Arts Districts as well. Our vision for this space is to give the community a unique space to create positive energy on the west side of First Street. In the aftermath of COVID, we feel that the courtyard will provide an open-air space for all to enjoy safely. As owners of the space, we will welcome different events all year.

The Sherman Market {artisan market} – June to Oct

The Sherman Market {movie series} – June to Oct

The Sherman Market {concert series} – June to Oct

The Sherman Market {pumpkin patch} – Oct to Nov

The Sherman Market {tree farm} – Nov to Dec

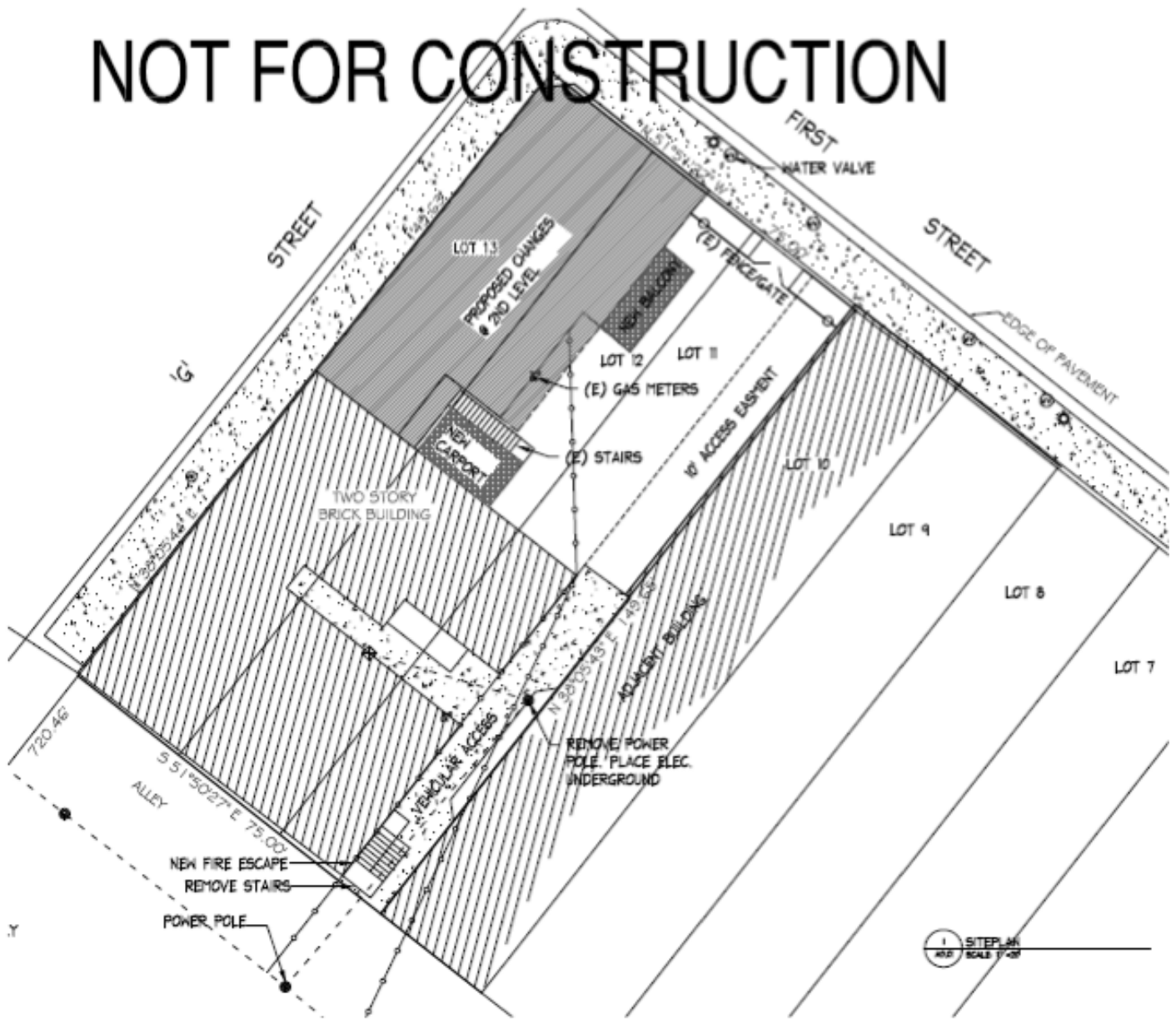
The Sherman Market {pop ups} – June to Dec

How will The Sherman Market {artisan market} – summer market 2021 benefit Salida?

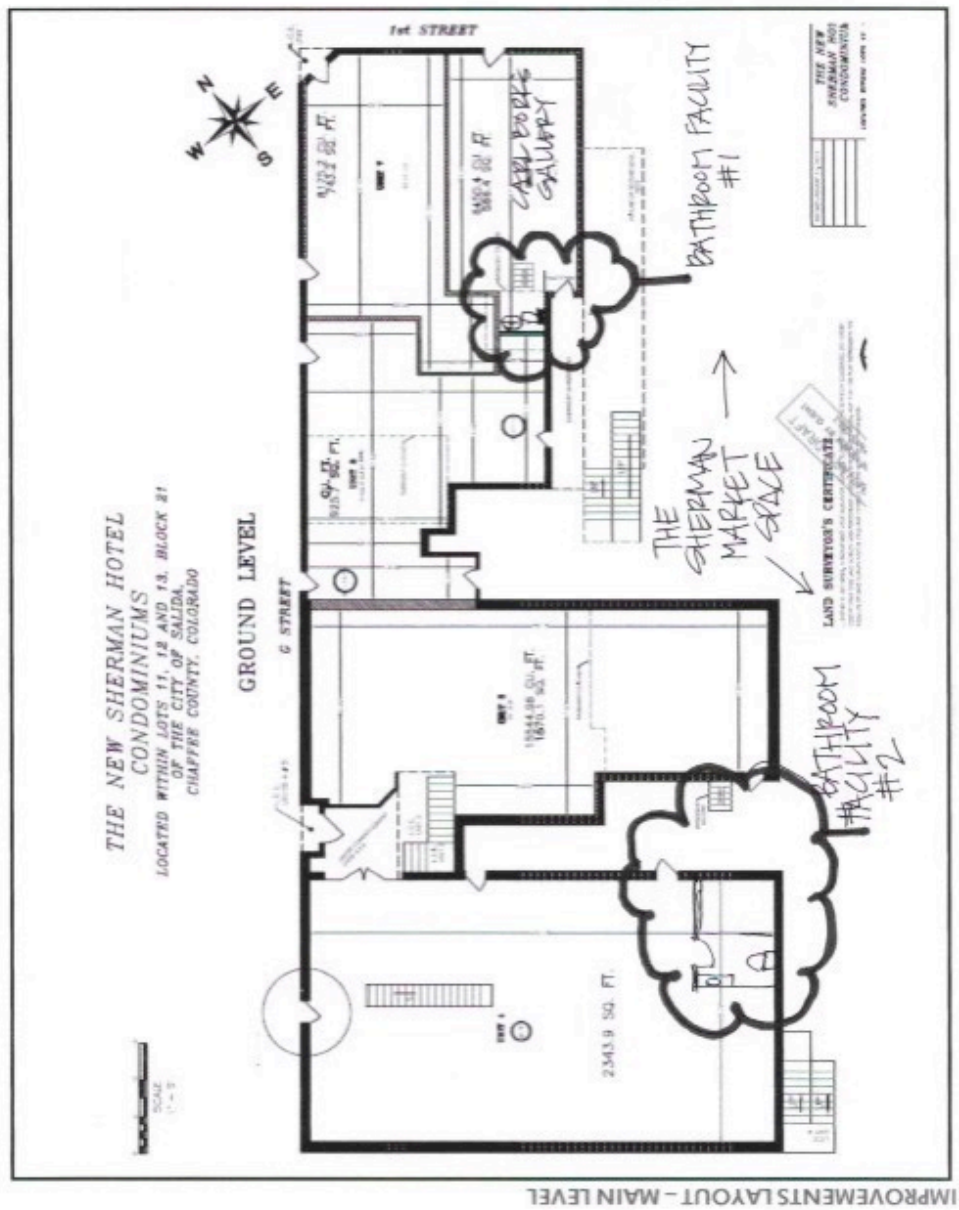
Our first market in 2017 was a huge success! And the second market in 2018 was even better. By popular demand, we have decided to offer another successful 2021 market. The Sherman Market {artisan market} 2021 is consistent with our 2017 – 2018 plan: an open-air market space for local Colorado makers & artisans to set up shop & sell their wares. The 2021 Sherman Market will bring vendors & tourist from all over Colorado to Salida for a weekend stay & give them even more options for places to eat or shop through out the summer. The Sherman Market will not only bring Sales Tax money to Salida, but will also bring income to local businesses, hotels, restaurants, shops, etc. Not to mention the creative & cultural benefits art brings to any community. Each market will have 9 vendors. Vendor examples: jewelry, candles, artist, etc.

The Sherman Market Site Plan:

NOT FOR CONSTRUCTION



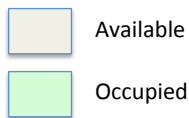
The Sherman Market Bathroom Plan:



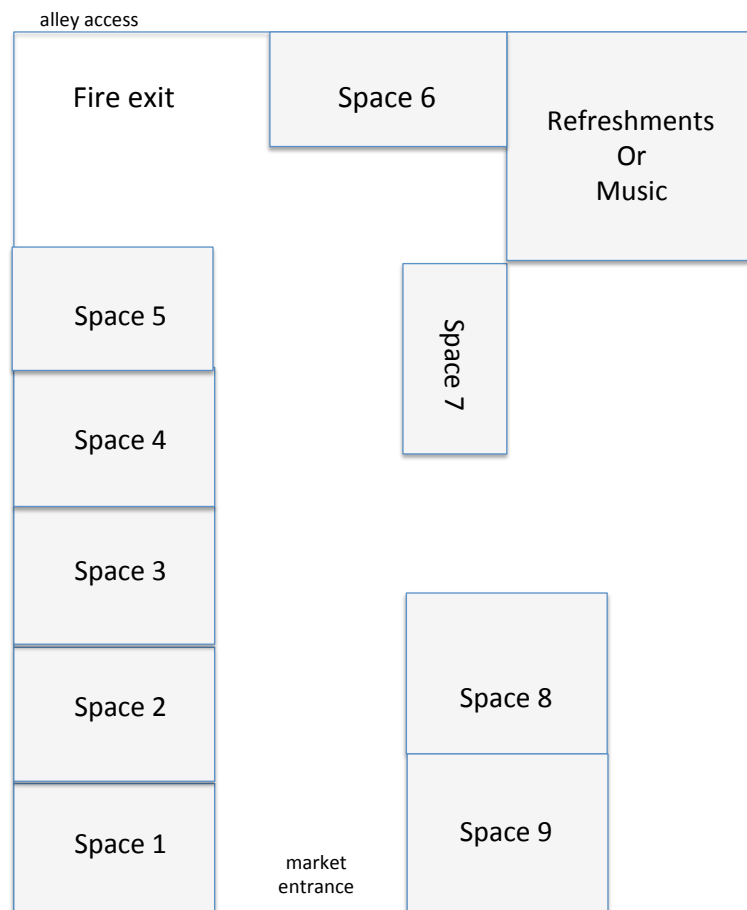
The Sherman Market {artisan market}

The Sherman Market 2021 will operate from June 1 2021 – Oct 1 2021. The artisan market will be in operation every first & third Saturday of the month from 1-4.pm. Below is the artisan market map.

The Sherman Market {artisan market} Occupancy Map



- Space pricing includes Sat & Sun booth rental
- Space measurements are approximate



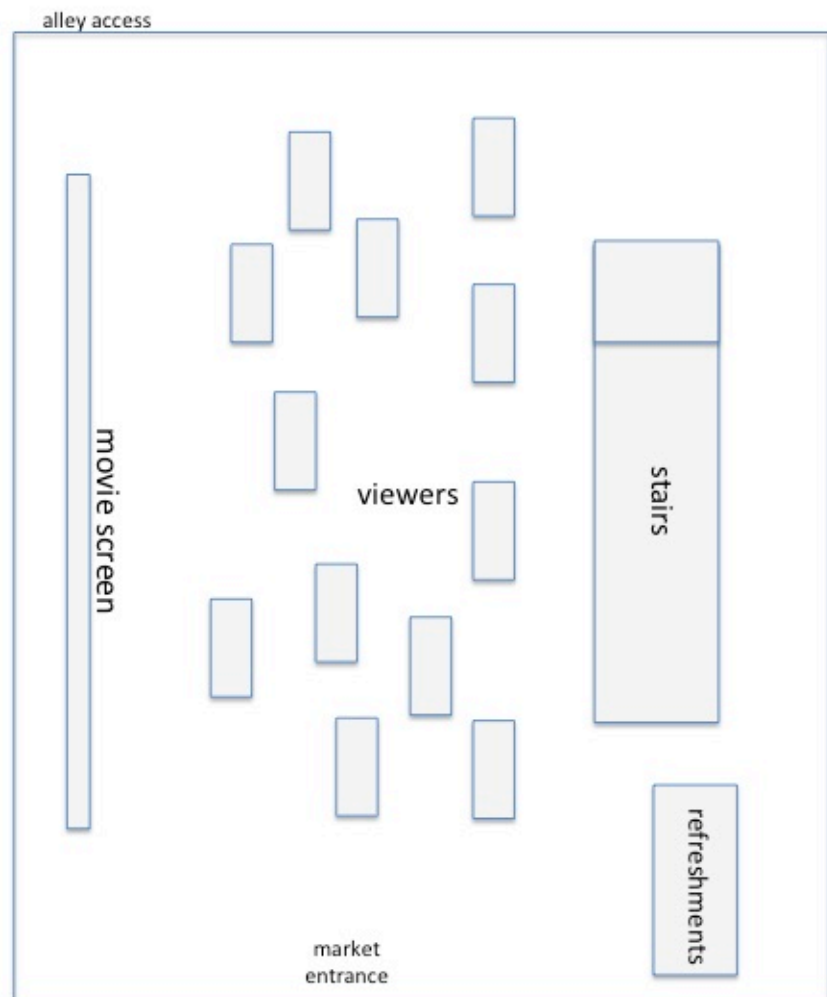
The Sherman Market {movie series}:

The Sherman Market movie series is an event that will happen Saturdays, June – Oct from 7-8. (Reference movie series schedule below). Families can bring blankets or chairs & enjoy an old/classic movie under the stars. Families can bring their own refreshments or can purchase them at a designated food/beverage stand. There will also be 3+ vendors at each event selling refreshments, popcorn, t-shirts, hats, etc. The movie series would be fun for the community & would also provide another COVID accommodating event. All music/sound will meet the standard decibel requirement in compliance to the City of Salida's amplified sound ordinance. The Sherman Market movies series will also be in compliance with The City of Salida curfew. Below is the market map:

The Sherman Market

{movie series}

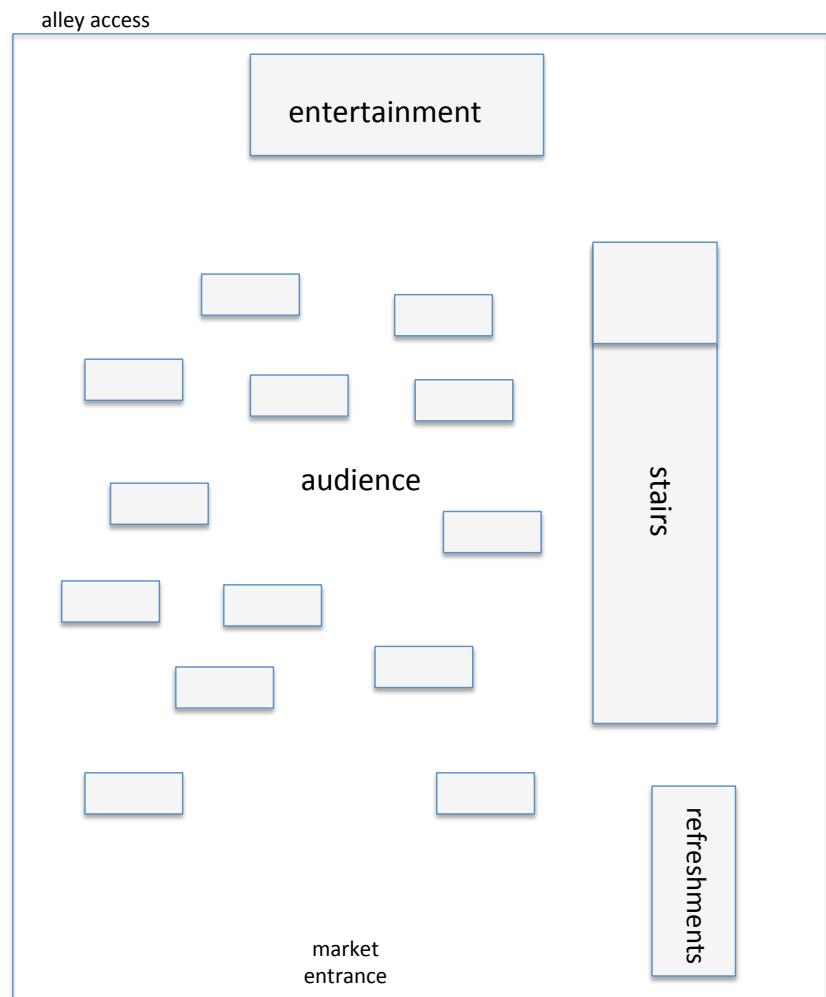
Occupancy Map



The Sherman Market {concert series}:

The Sherman Market concert series is an event that will happen Saturdays, June – Oct from 6-8. (Reference concert series schedule below). Refreshments can be purchased at the food/bev stand. There will also be 3+ vendors at each event selling refreshments, popcorn, t-shirts, hats, etc. The concert series would be fun for the community & would also provide another COVID accommodating event. All music/sound will meet the standard decibel requirement in compliance to the City of Salida's amplified sound ordinance. The Sherman Market concert series will also be in compliance will The City of Salida curfew. Below is the market map:

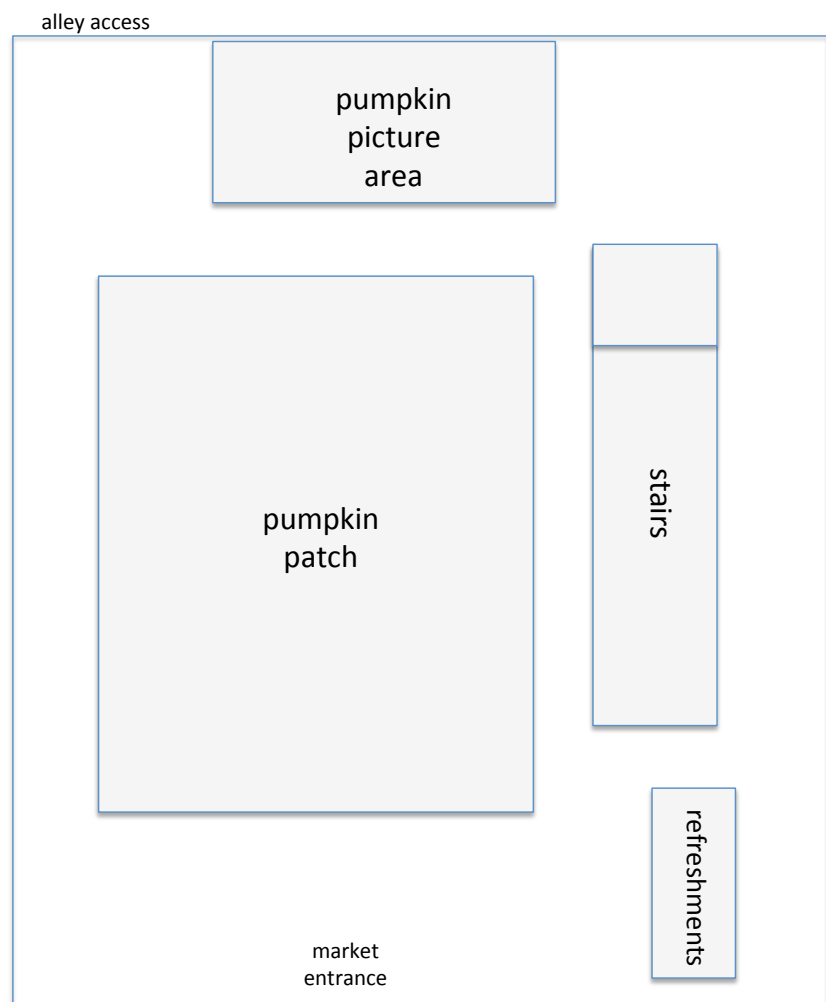
The Sherman Market {concert series} Occupancy Map



The Sherman Market {pumpkin patch}:

The Sherman Market pumpkin patch is an event that will run Saturdays, 4-6 pm from Oct 1 to Nov 13. The vision is to create a festive, family friendly space for Fall. The pumpkin patch would be fun for the community & would also provide another COVID accommodating event. Refreshments may be brought in or purchased at the food/bev stand. There will also be 3+ vendors at each event selling Fall décor, gifts, candles, etc.

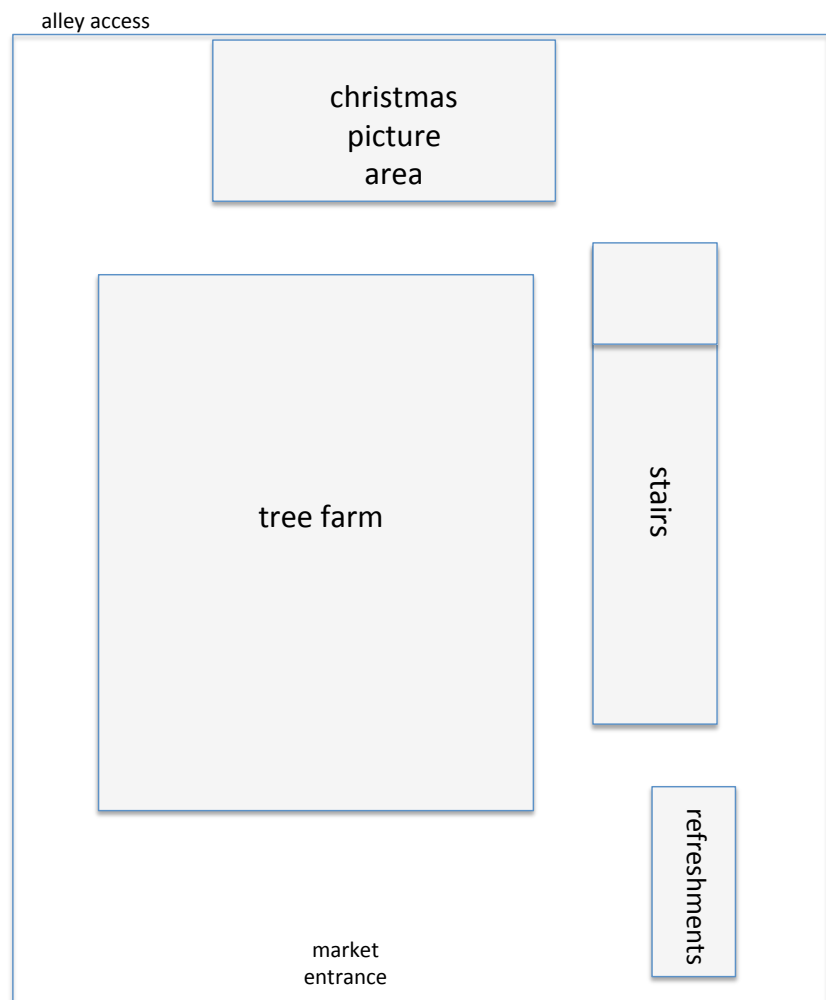
The Sherman Market **{pumpkin patch}** Occupancy Map



The Sherman Market {tree farm}:

The Sherman Market tree farm will be a small Christmas Tree farm operating Saturdays, 4-6pm Nov 20 to Dec 18. We plan to create a festive ambience with trees & a potential Santa. The tree farm would be fun for the community & would also provide another COVID accommodating event. Refreshments may be brought in or purchased at the food/bev stand. There will also be 3+ vendors at each concert selling items such as Christmas ornaments, gifts, jewelry, etc.

The Sherman Market {tree farm} Occupancy Map



The Sherman Market {food trucks}:

Introducing a rotation of food trucks in the market is something we would like to do occasionally. Drawing crowds to the west side of First Street will only benefit the surrounding businesses. The Food Trucks will be required to do any dumping of grey water or waste off premises & will be responsible for the removal/disposal of trash.

All Food Truck/Vendors are responsible for meeting The City of Salida & Colorado Department of Public Health + Environment. Each vendor will also be responsible for food licensing & registration.

The Sherman Market {pop ups}:

The Sherman Market courtyard is such a dynamic location to create interest & energy in the heart of downtown Salida. We would like to have small events or Pop Ups in the Sherman Market space. Such events will comply with The City of Salida's ordinances as well.

The Sherman Market {concert & movie series}:

June 5 – concert
June 19 – movie
July 3 – concert
July 17 – movie
Aug 7 – concert
Aug 21 – movie
Sep 4 – concert
Sep 18 – movie
Oct 2 – concert
Oct 16 - concert

Thank you so much for your time & consideration of our paperwork & The Sherman Market package. Please contact us with any question or concern that you may have.

Best regards,

Greg & Cate Kenny

Kathryn Dunleavy

From: Cate Kenny <thecatekenny@gmail.com>
Sent: Thursday, April 29, 2021 9:38 AM
To: Kathryn Dunleavy
Subject: Re: The Sherman Market 2021

Of course. Can you add that to the paperwork for me? Food trucks will be in the courtyard every Monday from June to September.

Sent from my iPhone

From: [Cate Kenny](#)
To: [Kathryn Dunleavy](#)
Subject: Re: Market Dates
Date: Friday, May 14, 2021 6:53:38 AM

Hi Kathryn

Yes, I just realized my plan didn't include May 29. Could you add that date?

Thanks

Sent from my iPhone

On May 13, 2021, at 3:48 PM, Kathryn Dunleavy
<kathryn.dunleavy@cityofsalida.com> wrote:

Hi Cate –

I noticed that on the Sherman Market chalkboard you are advertising for an event on May 29th. If this is for a multi-vendor event, do you want to amend your request to add this date?

Please let me know, thanks!

Kathryn Dunleavy

Planner, City of Salida
448 E. 1st St. #112
Salida, CO 81201
719.530.2631
kathryn.dunleavy@cityofsalida.com

The Sherman Market Vendor Parking Plan: (See attached parking access permission by Bank of the West)



As per the City of Salida, Temporary Commerical Uses and Activities require adequate parking. We were advised to provide parking spaces for our vendors & visitors. Bank of the West has been so kind to support us in this effort & provide their entire parking area for our use. Attached to this package is written approval from Bank of the West.

Bank of the West Parking Approval

**Cate
Kenny** <thecatekenny@gmail.com>

to cynthia.klinedinst

Mon, Apr 12, 2:49 PM (22 hours
ago)

Hi Cynthia,

It was lovely speaking with you today. Thank you for allowing The Sherman Market patrons/vendors to park at the Bank of the West parking lot on Saturdays & Sundays. I really appreciate you being so accommodating. Thanks again.

Cheers
Cate Kenny

Sent from my iPhone

Klinedinst, Cynthia

12:47 PM (56 minutes
ago)

to me

You are welcome.

Cynthia Y Klinedinst
Vice President, Branch Manager
NMLS #636920

Bank of the West
146 G St.
Salida, CO 81201
T 719-539-3501
F 719-539-7401
Cynthia.klinedinst@bankofthewest.com