



CITY COUNCIL ACTION FORM

DEPARTMENT	PRESENTED BY	DATE
Planning	Kristi Jefferson - Senior Planner	November 15, 2022

ITEM

Ordinance 2022-21 - First reading and setting the Public Hearing for the 505 Oak Street Major Impact Review application for a Planned Development Overlay and Major Subdivision of the property located at 505 Oak Street.

BACKGROUND

The applicant, Dreamers and Doers LLC, submitted a Major Impact Review application for a Planned Development Overlay and Major Subdivision of the 2.09 acre parcel located at 505 Oak Street. The applicant's representatives are Kent Townsend and John Diesslin. The property is zoned Commercial (C-1) and Highway 291 Established Commercial Overlay.





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The requests are:

A. Major Impact Review approval of a Planned Development Overlay for the following deviations to the Dimensional Standards:

Maximum density - The maximum density allowed in the C-1 zone district for this 2.09 acre parcel is 32 units (91,201 s.f. /2,800=32 units). Because the Inclusionary Housing is provided within the development the density allowance is increased to 37 units (91,201 s.f. /2,450=37 units). The applicant is requesting for up to 44 units of density making the request an approximate 19% increase in density of (44-37=7 (7/37=18.9%).

- The inclusionary housing requirement is 7.3 deed restricted units for the requested 44 units.

The applicants have stated that the intent is to deed restrict six (6) of the apartment rental units and two (2) for-sale units to meet the inclusionary housing requirement of 16.7% which satisfies the requirement.

Minimum lot frontage – All of the proposed lots will front a private road and not on a public street as required by Code. The site plans show the Private Road alignment with Chilcott Street which will not be an extension of the public street but a HOA maintained private road/public access within the development.

The Highway 291 Established Commercial Overlay - Multi-family dwelling units (four (4) units or greater) require conditional use approval. The applicants are requesting the apartments be allowed as a use by right.

Minimum lot size - Reduced minimum lot size for the proposed multi-family lots 11-17. The minimum lot size requirement in the C-1 zone district is 5,063 square feet. The proposed lots range from 3,176 square feet to 4,207 square feet.

It appears all other dimensional and parking requirements can be met by the development.

B. Approval of a Major Subdivision to subdivide the above described property into 18 residential lots.



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The 505 Oak Street property adjoins the Spectrum Cable Company on the north and the Arkansas River Mobile Estates on the east. There are a few commercial uses across the street from the property. The City recently purchased and annexed the property that adjoins the south side of the property and in the near future the new Fire Station will be constructed. Currently, there is one single-family residence (to be removed) and the remaining parcel is undeveloped.

The applicant is requesting deviations from Table 16-F Schedule of Dimensional Standards to be allowed zero public street frontage for the proposed lots to front a private drive, a 19% increase in density and reduced minimum lots size for Lots 11-17.

The private road is shown on the plat as an out-lot. This is not considered an “out-lot” but a private road. The plat will need to be updated to remove “out-lot” and have the private road named.

A Conceptual Review Meeting with the Planning Commission and City Council occurred on December 20, 2021. At the work session the applicant was showing 10 duplex lots and one (1) large lot to accommodate the apartment units. The deed restricted units need to be on individual lots in order for the applicant to sell or rent the remainder of the units.

The current request is for approval of ten (10) duplex lots with 10 for-sale units and eight (8) lots for the 34 apartment rental units. Proposed Lots 9 & 10 will have the deed restricted duplex and Lot 18 will have the 6 deed restricted affordable rental units.

The Planning Commission reviewed the Major Impact Review and Major Subdivision applications and held a public hearing on October 11, 2022.

A. PROPOSED PLANNED DEVELOPMENT

A Planned Development is an overlay which allows flexibility in the underlying zoning district standards to “...permit the application of more innovative site planning and design concepts than may be possible under the application of standard zone districts.”

The applicant is requesting Planned Development approval to allow deviations from Table 16-F Schedule of Dimensional Standards to be allowed zero public street frontage for all of the proposed lots to front a private drive, a 19% increase in density and reduced minimum lots size for Lots 11-18 All other dimensional standards are anticipated to be met.



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THE CITY OF SALIDA COMPREHENSIVE PLAN:

Generally zoning should be consistent with the community's comprehensive plan. The following Policies, Actions and Principles apply to the proposal:

Policy LU&G-I.2: Infill and redevelopment should be encouraged and will advance the objectives of this plan.

The 2.09 acre property has a single-family residence (to be removed) with the remaining parcel undeveloped. Approval of the planned development overlay would offer greater opportunity for infill rather than the mostly vacant lot.

Action LU&G-I.2a: Encourage projects to use maximum density allowances to make the best use of the available infrastructure.

The proposed project is requesting a 19% increase in the allowed residential density.

Action LU&G-I.2c: Focus new development in the Salida area within the Municipal Services Area to ensure adequate provision of services and limit sprawl development around the city.

The site is within the MSA.

Policy H-I.1: Provide a mix of housing types and densities throughout the city to address a variety of incomes and lifestyles.

The majority of housing types in this specific area are single-family homes and mobile homes within the mobile home park on the east side of this parcel. With the proposal the applicant will have a variety of housing types providing rental housing for occupants meeting the 80%-100% AMI and two for-sale units to occupants meeting the average of 140% AMI.

Policy H-II.1: Promote new development projects that contain a variety of housing, including affordable units. See above.

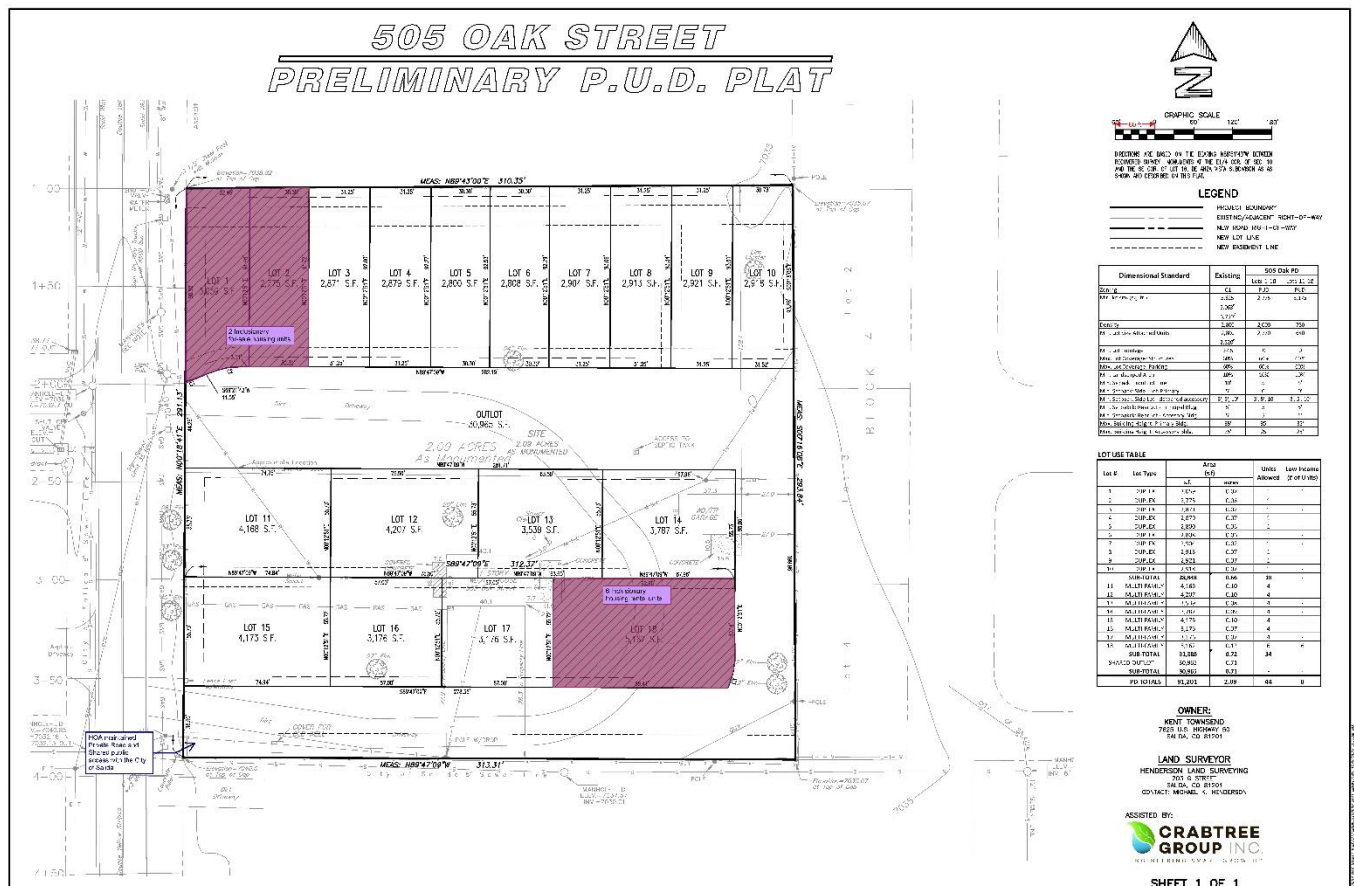
Action H-II.3.d: When affordable housing units are provided, ensure the city has a mechanism or partner organization to keep track of and enforce the deed restrictions or land ownership arrangements to ensure the housing remains attainable in the long-term for low and moderate income residents. The Chaffee County Housing Authority will be charged with qualifying residents for the deed restricted units, and enforce the standards.



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The Comprehensive Plan Land Use Map shows the 505 Oak Street property as Medium Density Residential (R-2).





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PLANNED DEVELOPMENT EVALUATION CRITERIA:

Section 16-7-40 (b) of the City of Salida Land Use and Development Code states “the PD Development Plan shall meet the following criteria...unless the applicant can demonstrate that one or more of them is not applicable or that another practical solution has been otherwise achieved.” The applicant’s requests and staff’s comments are listed below.

(1) Minimum dimensional standards. In addition to the request to eliminate the public street frontage requirement, the applicants are also requesting to increase the density 19% and reduce the required minimum lot size for Lots 11-17.

- The requested deviations will not impact the property’s ability to provide adequate access and fire protection, to ensure proper ventilation, light and air between buildings and should be compatible with other developments in the area.

Dimensional Standard	Existing	505 Oak PD	
		Lots 1-10	Lots 11-18
Zoning	C1	PUD	PUD
Min. lot size (sq. ft.)	5,625 5,063 ⁶ 3,750 ⁷	2,775	3,175
Density	2,800	2,000	750
Min. Lot Size Attached Units	2,800 2,520 ⁶	2,770	640
Min. Lot Frontage	37.5	0	0
Max. Lot Coverage: Structures	60%	60%	60%
Max. Lot Coverage: Parking	60%	60%	60%
Min. Landscaped Area	10%	10%	10%
Min. Setback: Front Lot Line	10'	5'	5'
Min. Setback: Side - Lot-Primary	5'	0'	0'
Min. Setback: Side Lot - detached accessory	3', 5', 10'	3', 5', 10'	3', 5', 10'
Min. Setback: Rear Lot - Principal Bldg	5'	5'	5'
Min. Setback: Rear Lot - Accessory Bldg	5'	5'	5'
Max. Building Height: Primary Bldg.	35'	35'	35'
Max. Building Height: Accessory Bldg.	25'	25'	25'

(2) Trails. The closest trail near the 505 Oak Street property is along Scott Street. The applicants have agreed to provide public access on the southeast corner of the property for a connection to the Scott Street trail.

(3) Ownership and Maintenance. The developers will have a homeowners association to maintain the private drive and utilities within the development.

(4) Water and Sewer. The developer shall provide municipal water and sewer facilities within the PD as required by the City.

- The applicants have provided improvement plans that include designs for private HOA maintained water and sewer services to serve the interior of the site. The plans have been reviewed by the Public Works Director and the City Engineers JVA, their comments are attached to the staff report.



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(5) Residential Density. The maximum density allowed in the C-1 zone district for this 2.09 acre parcel is 32 units (91,201 s.f. /2,800=3 units). Because the Inclusionary Housing is provided within the development the density allowance is increased to 37 units (91,201 s.f. /2,450=37 units). The applicants are requesting for up to 44 units of density making the request approximately a 19% increase in density. In this case the increased density is being requested to be able to provide the 2 for-sale and 6 rental deed restricted housing units. This criterion is satisfied.

(6) Relationship to the Subdivision Regulations. The provisions of these regulations concerning a Planned Development will not eliminate or replace the requirements applicable to the subdivision of land or air space, as defined in state statutes and the ordinances and regulations of the City. The applicant submitted an 18 lot major subdivision to be reviewed concurrent with this planned development application. This criterion is satisfied.

(7) Improvement Standards. The PD may deviate from the Design Standards described in Article VIII of this Chapter, including specifications for the width and surfacing of streets, public ways, public utility rights-of-way, curbs and other standards, only if the reasons for such deviations are well documented and are necessary for realizing the purposes described in the objectives of development.

- The only deviation the applicant is requesting from in Article VIII is to be allowed a private HOA maintained road to meet the lot frontage requirement and to provide access for all of the lots created with the subdivision.

(8) Maximum height. The applicant is not requesting a deviation to maximum height standards. This criterion is not applicable.

(9) Gross Building Floor Area. There are no uses proposed other than residential. This criterion is not applicable.

(10) Permitted Uses. In the Hwy 291 Established Commercial Overlay multi-family dwelling units (four (4) units or greater) require conditional use approval. The applicants are requesting the apartments be allowed as a use by right.

(11) Transportation design. The development provides direct access to Oak Street, a collector street, which is designed to support the anticipated additional traffic generated by the proposed



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number of units. The Fire and Public Works Departments have no concerns regarding the private road within the development. This criterion is satisfied.

- In February the applicants submitted an application to CDOT for their access to Highway 291 and have not received a response. Staff has also submitted the agency review and have not received a response from CDOT.
- Staff has added a condition that CDOT access permit must be approved by CDOT and submitted to staff prior to recording the Planned Development and Subdivision Plat.

(12) Development Standards. As mentioned above, the applicant is requesting deviation from the requirement to have frontage onto a public street and is proposing to have the individual lots take access from the proposed private drive.

(13) Energy Efficient Design. The construction of new buildings will be required to meet the energy standards of the building codes.

(14) Variety in Housing Types. The applicants are proposing a major subdivision of 18 lots and will be constructing 5 duplex buildings resulting in 10 for-sale residential units (2 will be deed restricted) and 34 apartment rental units (6 will be deed restricted) on the remaining 8 lots.

(15) Fiscal Impacts. The private drive and utilities are to be maintained by the homeowners association. The City will provide police and fire protection and serve the project with water and sewer through public mains. Water and sewer system development fees will help offset long term costs of expanding those systems. The fees for Fair Contributions for Public School Sites will be required per residential unit to help offset impacts on the school district, and open space fees will be required for each unit.

(16) Higher levels of amenities. There are no private or public parks or recreational areas proposed within the planned development but the applicant has agreed to provide trail access from the southeast corner of the property to the public trail on Scott Street.

(17) Physical Conditions or Constraints. The size of the lot, depth of the lot, existing private drive access, and the standard requirement for frontage on a public street are the primary physical conditions or constraints that would warrant a departure from the standard regulation requirements.



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(18) Adjacent and nearby developments. Staff has not found that there are any detrimental effects on the neighborhood.

EVALUATION STANDARDS FOR MINOR PLANNED DEVELOPMENTS

Section 16-7-40(d) states that “In addition to the above evaluation standards in Subsection (a) of this Section that apply to all PD applications, the following standards or requirements shall govern the application of a minor planned development and shall be utilized by the Planning Commission and the City Council in evaluating any minor PD plan:

- (1) Staging of Development: There shall be no staging of development in a minor PD.
 - No phases are proposed with this development.
- (2) Types of Uses: A minimum of 25% of the floor area of the project is recommended for non-residential, commercial uses.
 - The applicants are not proposing any non-residential uses.
- (3) Public Places. Public gathering places should be provided to reinforce community identity and support civic engagement.
 - There are no public gathering places proposed in the development.
- (4) Economic Opportunity: The PD provides a unique economic opportunity or provides a service, industry, or housing type that will benefit the City and would not be possible under the existing zone districts or dimensional standards of the City.
 - Given the size of this parcel it is challenging to have additional density because the standards for street frontage. This PD will allow the applicant to create additional lots for up to 44 residential units on the 18 proposed lots and provide 8 units of deed restricted inclusionary housing. This would be done by eliminating the requirement for public street frontage, and allowing access to each lot via a private road.
- (5) Open Space: A Minor PD is not required to provide a dedication of open space on the site, however, it is required that any PD contribute to meeting the goals for open space through a negotiated fee-in-lieu of open space or other contribution.



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- No open space is dedicated or required through this development with the exception of the Scott Street trail access on the southeast corner of the property. The applicants acknowledge the required open space fees-in-lieu will be paid at the time of building permit submittal for each residential unit.

B. MAJOR SUBDIVISION PLAT REVIEW

A major subdivision requires a recommendation from the Planning Commission and final approval by the City Council. The applicants are requesting that the Planning Commission recommend approval of the 18-lot residential subdivision, along with a private road to be commonly-owned by the homeowners association. The proposed subdivision must comply with the following standards:

1. Comprehensive Plan. The proposed subdivision is consistent with the Comprehensive Plan, which promotes diverse residential housing (including affordable for-sale and rental units) and access to nearby trails and schools. Staff finds that the development is compatible with surrounding land uses and will not create unreasonable adverse effects on neighboring properties.
2. Zone District Standards. The applicants are requesting exemptions from the public street frontage, minimum lot size, density and the multi-family units be allowed as a use by right in the Highway 291 Overlay. Deviations to such standards have been requested through the concurrent Planned Development application.
 - The proposed subdivision and development of the lots will comply with the underlying C-1 zone district and the Highway 291 Overlay requirement.
 - The 10 duplex lots range from 2,775 s.f. to 3,059 s.f. and the applicant intends to construct duplexes on the property line with shared walls that must be verified by a licensed surveyor prior to certificate of occupancy. With the remaining 8 lots the applicant is proposing to build 34 apartment rental units.
 - The landscape plan that was submitted with the application does not meet the requirements of Sec. 16-8-90(b) of the Land Use Code. A landscape plan meeting Land Use Code Sec. 16-8-90(b) must be submitted prior to recording of the Planned Development and Subdivision plat.
3. Improvements. The proposed subdivision shall be provided with improvements which comply with 16-2-60 and landscaping which complies with Section 16-8-90 of this Chapter.



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- a. Streets. Existing and proposed streets shall be suitable and adequate to carry anticipated traffic within and in the vicinity of the proposed subdivision.
- The existing streets are adequate to carry anticipated traffic generated by future development of this subdivision. The private road is adequate for the proposed 18 lots.
 - Normally sidewalks would be required along the Oak Street frontage but the Public Works Director is requiring fees in lieu of improvements. This section of Oak Street is part of the Highway 291 Streetscape project slated to begin within the next couple of years.
 - Per David Lady - It has been discussed that the developer provide fees in lieu of improvements to the ROW which would include a sidewalk and driveway apron. The 291 sidewalk/storm/apron will be constructed with the local agency CDOT project. The developer will provide a temporary asphalt driveway to tie into existing 291. It was discussed that the developer should anticipate the sidewalk at asphalt driveway to be ~4 to 6" above the existing edge of asphalt along SH-291.
- b. Utilities. Existing and proposed utility services shall be suitable and adequate to meet the needs of the proposed subdivision.
- The applicants are proposing to connect to the water main in Chilcott Street and loop it through the private road to serve the proposed lots. The Public Works Director requires the water to be looped to Scott Street via an existing utility easement.
 - The applicants will connect to the sewer main that is located within the easement along the east side of the 505 Oak Street property.
- c. Phases. No phases are proposed with this development.
4. Natural Features. Staff is unaware of any extraordinary natural features on the site.
5. Floodplains. This property does not reside in the floodplain. This standard does not apply.



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6. Noise Reduction. This property borders State Highway 291 which is known as Oak Street and is a two-lane highway. The speed and noise level are not the same as standard highway. The applicants are showing trees and landscaping along the Highway 291 frontage which should help with the reduction of noise.
7. Future Streets. As discussed in the report for the PD, a future private road is planned off of Oak Street which will align with but not extend Chilcott Street. There is no need for a public street connection within this property. The proposed private drive will provide access to the property and on the east side of the property public access will be provided for the City Fire Department property. All other required access and utility easements are provided through this development.
8. Parks, Trails and Open Space. No public open space dedication is proposed nor desired within this development with the exception of the Scott Street Trail connection. The applicants have agreed to provide public access on the southeast corner of the property for a connection to the trail on Scott Street. The applicants will be required to pay a fee-in-lieu for open space at the time of building permit submittal for each residential unit constructed on the property.
9. Common Recreation Facilities. This development does not include any common recreation facilities.
10. Lots and Blocks. The size, shape, and orientation of the lots are appropriate to the design and location of proposed subdivision and type of development contemplated. This standard is met.
11. Architecture. The following architectural standard is intended to prevent monotonous streetscapes and office consumers a wider choice of housing styles. To avoid uniformity and lack of variety in design among housing units within the subdivision, no residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street (e.g., the first and fifth lots in a row may contain the same façade elevation, but the second, third and fourth lots must contain some different faced elevations). No residential elevation shall be repeated directly across the street from the same façade elevation. Mirror images of the same residential façade shall not count as two (2) distinctly different facades. In unusual circumstances, the Planning Commission may grant a petition seeking waiver of the requirement. Such an exception may be granted if the petitioner demonstrates that the proposed plan uses repetition for an architectural purpose, such as allusion to historical repetition that would not create a monotonous streetscape of the type this standard seeks to prevent.



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Land Use Code Sec. 16-5-50(d)(4) State Highway 291 Corridor Overlay - Architectural Standards for Established Commercial. With new construction, including an addition, two (2) or more materials must be used for exterior materials within the 291 CO, excluding roofing and structural materials. Exposed tilt-up concrete is prohibited, and metal shall not exceed twenty-five percent (25%) of the surface area of exterior materials, excluding roofs. Specifically exempt from the requirement of using two (2) or more materials are single-family residences, duplex family residences and the accessory structures for single-family and duplex family development.

- The proposed development must meet LUC Sec 16-5-50(d)(4).
- The applicants are aware of the architectural standards requirement and are proposing that the apartment buildings on Lots 11-18 be similar in form to the Tailwinds apartment buildings in Poncha Springs.
- As a plat note, staff recommends the following condition:
 - The development must provide a diversity in architectural elements such as roof types and pitches, differentiated front entries and exterior materials (excludes different color) At time of building permit submittals, the applicant shall provide elevations of any and all existing homes (or homes under construction) along the same side of the street and (if applicable) the home(s) directly across the street, to ensure that the subdivision architectural standards will be met.



TAILWINDS APARTMENTS -
PONCHA SPRINGS





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- To meet the architectural standards for the duplexes, the applicants are proposing varied architectural details similar to the duplex units built in the Tailwinds Subdivision in Poncha Springs and the triplex built at 401-405 Wood Avenue.
- The applicants submitted photos of examples of different architectural elements that are proposed to be used within the Planned Development.



TRIPLEX at 401-405
WOOD



DUPLEXES IN THE TAILWINDS
SUBDIVISION –PONCHA SPRINGS



12. Codes. The subdivision will comply with all applicable City building, fire and safety codes for the proposed development.



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13. Inclusionary Housing. Land Use Code Sec. 16-13-20 - Any application brought under planned development and major subdivision sections of this code are required to include at least sixteen and seven tenths (16.7) percent of the total number of residential dwelling units as affordable dwelling units, pursuant to requirements set forth in Article XIII.

- The applicants have stated that their intent is to deed restrict six (6) of the apartment rental units and one of the duplexes with two (2) residential for-sale units to meet the inclusionary housing requirement of 16.7%. The inclusionary housing requirement is 7.3 deed restricted units for the requested 44 units. The applicants are satisfying the Inclusionary Housing requirement with the proposed dedication.
- Staff has added conditions of approval for the timing of the construction of the required Inclusionary Housing units.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

Salida Fire Department: Kathy Rohrich, Assistant Fire Chief responded "Fire has no concerns at this time."

Salida School District: No response received

Salida Utilities: Renee Thonhoff, Staff Accountant stated "505 Oak Street currently has one ¾" commercial water tap valued at \$8,512.00 and ¾" meter valued at \$352. Development would require per unit system development fees to be paid."

Atmos Energy: Mark Cristelli, Atmos Energy's comments are attached to the end of the staff report.

Salida Public Works Department: Public Works Director, David Lady's comments are attached to the end of the staff report.

JVA Engineering Consultants: JVA's full review and comments are attached to the end of the staff report.

Xcel Energy: Sterling Waugh submitted Xcel Energy's comments after the Planning Commission meeting and are attached to the staff report.



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RECOMMENDED FINDINGS:

1. This application is consistent with the purposes and objectives of planned developments stated in Section 16-7-10 and because it meets the criteria of Section 16-7-40, with the conditions herein.
2. This application meets the requirements of a Major Impact Review and, with the conditions herein, meets the subdivision review standards of Section 16-6-120.

STAFF RECOMMENDATIONS

A. PROPOSED PLANNED DEVELOPMENT

Staff recommends Council approve the 505 Oak Planned Development application with the following conditions:

Conditions for the Planned Development:

1. A certificate of occupancy must be issued for the required two (2) for-sale Inclusionary Housing units prior to issuance of certificate of occupancy of the 7th market rate for-sale unit.
2. A certificate of occupancy must be issued for the six (6) inclusionary housing rental units on Lot 18 prior to certificate of occupancy of the fourth (4th) apartment building.

DUPLEX UNITS:			
Market Rate Unit	Deed Restricted Unit		
Running Total	Running Total	The <i>latest</i> DR units can be C.O.'ed:	
1		1st	Market Rate
2		2nd	Market Rate
3		3rd	Market Rate
4		4th	Market Rate
5		5th	Market Rate
6		6th	Market Rate
	1	7th	Deed Restricted at 120%
	2	8th	Deed Restricted at 160%
7		9th	Market Rate
8		10th	Market Rate

3. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants prior to second reading and public hearing of the Ordinance.



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4. A landscape plan meeting Land Use Code Sec. 16-8-90(b) must be submitted prior to recording of the Planned Development and Subdivision plats.
5. CDOT access permit must be approved by CDOT and submitted to staff prior to recording the Planned Development and Subdivision plats.

Conditions for the Major Subdivision: Highlighted in yellow are the additional conditions recommended by the Planning Commission.

1. The subdivision plat meeting Land Use Code Sec. 16-6-110 with all of the required certificates must be submitted for review prior to printing the mylars.
2. The following plat notes must be added to the Major Subdivision Plat prior to recording the subdivision:
 - a. As required under Section 16.6.140 of the Salida Municipal Code, a payment in lieu of land dedication for Fair Contributions for Public School Sites shall be paid by prior to issuance of a building permit for any new residence constructed.
 - b. As required under Section 16-6-120(8), Parks, Trails and Open Space of the Salida Municipal Code, a fee in lieu shall be provided for open space prior to the issuance of a building permit for any new residence constructed. **The applicants have agreed to provide public access on the southeast corner of the property for a connection to the trail on Scott Street. The trails public access must be shown on the plat.**
 - c. As required under Section 16-6-120(11), No residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street. The development must provide a diversity in architectural elements such as roof types and pitches, differentiated front entries and exterior materials (excludes different color) At time of building permit submittals, the applicant shall provide elevations of any and all existing homes (or homes under construction) along the same side of the street and (if applicable) the home(s) directly across the street, to ensure that the subdivision architectural standards will be met. **The developer shall add architectural elements on windows and doors for the apartments to break up the façade elevation.**



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3. A name for the private road be added to the plat and “out-lot” removed.
4. Prior to issuance of any Certificate of Occupancy for units within the subdivision the applicant shall pay a fee in lieu of providing the Oak Street Streetscape improvements in an amount determined by the Public Works Director.
5. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants prior to second reading and public hearing of the Ordinance.
6. Prior to recordation of the subdivision plat, developer shall enter into a Subdivision Improvement and Inclusionary Housing agreement that guarantees the construction of the public improvements that are required for the project and that Article XIII Inclusionary Housing of the Land Use Code requirements are met.
7. The City Attorney shall propose language about the appropriate share of inclusionary housing HOA unit dues and assessments so as to unencumber the deed restricted buildings to the extent permissible by law.
8. The developer agrees to work with the City regarding the joint access easement along the south side of the property.
9. The developer voluntarily agrees to add language to the Subdivision Improvement and Inclusionary Housing agreement that lots 11 through 18 remain rental buildings or must go before the Planning Commission for approval to condominiumize any of buildings in the future.

PLANNING COMMISSION RECOMMENDATION

A public hearing with the Planning Commission was held October 11, 2022 and the Commission recommended Council approve the proposed 505 Oak Street Planned Development and Major Subdivision with staffs recommended conditions, amending Conditions 2. (a) & (b) and added condition numbers 7, 8 and 9.

SUGGESTED MOTION

A council person should make the motion to “approve Ordinance 2022-21 on first reading and set the second reading and public hearing for December 6, 2022.”



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Attachments: Planning Commission minutes October 11, 2022
Ordinance 2022-21
Agency review comments
Planned Development Plat
505 Oak Street Major Subdivision
PD Application Materials

**The updated civil engineer drawings and drainage report are included as part of the permanent record and are available from the Community Development Department upon request.

**CITY OF SALIDA, COLORADO
ORDINANCE NO. 21
SERIES OF 2022**

**AN ORDINANCE OF THE CITY COUNCIL FOR THE CITY OF SALIDA,
COLORADO APPROVING THE 505 OAK STREET MAJOR IMPACT REVIEW FOR
A PLANNED DEVELOPMENT OVERLAY AND MAJOR SUBDIVISION OF THE 2.09
ACRE PARCEL LOCATED AT 505 OAK STREET**

WHEREAS, the City of Salida Planning Commission conducted a public hearing on the Major Impact Review Application request on October 11, 2022 for a Planned Development Overlay and Major Subdivision for the property located at 505 Oak Street and forwarded to the City Council its recommendation that the subject property be approved, with conditions, as a Planned Development Overlay pursuant to the attached 505 Oak Street Planned Development Plat (Exhibit A); and

WHEREAS, the City of Salida Planning Commission reviewed and recommended approval, with conditions, the 505 Oak Street Major Subdivision an eighteen (18) lot subdivision within the planned development overlay, illustrated on Exhibit B; and

WHEREAS, the project is consistent with the purpose, conditions and evaluation standards for planned development districts; and

WHEREAS, the proposal for the subject property is consistent with the policies and goals of the City's land use regulations and Comprehensive Plan, and will advance the public interest and welfare; and

WHEREAS, after the positive recommendation was forwarded to the City Council, a public hearing was held by the Salida City Council on December 06, 2022.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SALIDA, COLORADO, THAT:

Section One

That the entirety of the property comprising the 505 Oak Street Planned Development, to wit, the 2.09 acres is hereby zoned Commercial (C-1) with a Planned Development Overlay as shown on the 505 Oak Street Planned Development plat and Major Subdivision attached to this ordinance as Exhibit A and Exhibit B.

Section Two

Upon this approval by the City Council, the 505 Oak Street Planned Development Overlay shall be considered a site specific development plan and granted a vested property right. The City Council is approving the vested property right subject to the terms and conditions contained in the development plan and this ordinance and failure to abide by such terms and conditions may, at the option of the City Council, after a public hearing, result in the forfeiture of vested property rights.

Section Three

Upon this approval by the City Council, the applicant shall submit a final Mylar of Exhibit A and Exhibit B; and incorporating the following conditions of approval for the Mayor's signature and recordation.

Conditions for the Planned Development:

1. A certificate of occupancy must be issued for the required two (2) for-sale Inclusionary Housing units prior to issuance of certificate of occupancy of the 7th market rate for-sale unit.
2. A certificate of occupancy must be issued for the six (6) inclusionary housing rental units on Lot 18 prior to certificate of occupancy of the fourth (4th) apartment building.
3. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants prior to second reading and public hearing of the Ordinance.
4. A landscape plan meeting Land Use Code Sec. 16-8-90(b) must be submitted prior to recording of the Planned Development and Subdivision plats.
5. CDOT access permit must be approved by CDOT and submitted to staff prior to recording the Planned Development and Subdivision plats.

Conditions for the Major Subdivision:

1. The subdivision plat meeting Land Use Code Sec. 16-6-110 with all of the required certificates must be submitted for review prior to printing the mylars.
2. The following plat notes must be added to the Major Subdivision Plat prior to recording the subdivision:
 - a. As required under Section 16.6.140 of the Salida Municipal Code, a payment in lieu of land dedication for Fair Contributions for Public School Sites shall be paid by prior to issuance of a building permit for any new residence constructed.
 - b. As required under Section 16-6-120(8), Parks, Trails and Open Space of the Salida Municipal Code, a fee in lieu shall be provided for open space prior to the issuance of a building permit for any new residence constructed. The applicants have agreed to provide public access on the southeast corner of the property for a connection to the trail on Scott Street. The trails public access must be shown on the plat.
 - c. As required under Section 16-6-120(11), No residential façade elevation shall be repeated more than once every five (5) lots on the same side of the street. The development must provide a diversity in architectural elements such as roof types and pitches, differentiated front entries and exterior materials (excludes different color) At time of building permit submittals, the applicant shall provide elevations of any and all existing homes (or homes under construction) along the same side of the street and (if applicable) the home(s) directly across the street, to ensure that the subdivision architectural standards will be met. The developer shall add architectural elements on windows and doors for the apartments to break up the façade elevation.

3. A name for the private road be added to the plat and “out-lot” removed.
4. Prior to issuance of any Certificate of Occupancy for units within the subdivision the applicant shall pay a fee in lieu of providing the Oak Street Streetscape improvements in an amount determined by the Public Works Director.
5. The applicant must meet the requirements of the Public Works Director and City Engineering Consultants prior to second reading and public hearing of the Ordinance.
6. Prior to recordation of the subdivision plat, developer shall enter into a Subdivision Improvement and Inclusionary Housing agreement that guarantees the construction of the public improvements that are required for the project and that Article XIII Inclusionary Housing of the Land Use Code requirements are met.
7. The City Attorney shall propose language about the appropriate share of inclusionary housing HOA unit dues and assessments so as to unencumber the deed restricted buildings to the extent permissible by law.
8. The developer agrees to work with the City regarding the joint access easement along the south side of the property.
9. The developer voluntarily agrees to add language to the Subdivision Improvement and Inclusionary Housing agreement that lots 11 through 18 remain rental buildings or must go before the Planning Commission for approval to condominiumize any of buildings in the future.

Section Four

The City Clerk is hereby directed to undertake the following actions upon the adoption of this Ordinance:

1. Publish this Ordinance in a newspaper of general circulation in the City of Salida.
2. Following recording of the Mylar, the Clerk shall promptly amend the official city zoning district map to incorporate and reflect the planned development overlay of the subject property.

Section Five

This Ordinance shall not have any effect on existing litigation and shall not operate as an abatement of any action or proceeding now pending under or by virtue of any ordinance repealed or amended as herein provided, and the same shall be construed and concluded under such prior ordinances.

Section Six

The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause or portion of the Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the Ordinance.

INTRODUCED ON FIRST READING on this ___ day of _____, 2022, ADOPTED and ORDERED PUBLISHED IN FULL in a newspaper of general circulation by the City Council on this ___ day of _____, 2022, and set for second reading and public hearing on the ___ day of _____, 2022.

INTRODUCED ON SECOND READING FINALLY ADOPTED and ORDERED PUBLISHED BY TITLE ONLY, by the City Council on this ___ day of _____, 2022.

City of Salida

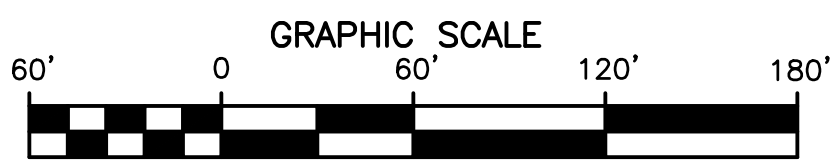
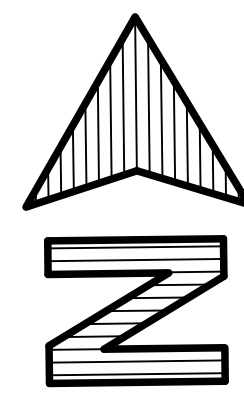
Mayor Dan Shore

ATTEST:

City Clerk/Deputy City Clerk

505 OAK STREET

PRELIMINARY P.U.D. PLAT



DIRECTIONS ARE BASED ON THE BEARING N88°51'43"W BETWEEN RECOVERED SURVEY MONUMENTS AT THE E1/4 COR. OF SEC. 10 AND THE SE COR. OF LOT 16, DE ANZA VISTA SUBDIVISION AS SHOWN AND DESCRIBED ON THIS PLAT.

LEGEND

- PROJECT BOUNDARY
- EXISTING/ADJACENT RIGHT-OF-WAY
- NEW ROAD RIGHT-OF-WAY
- NEW LOT LINE
- NEW EASEMENT LINE

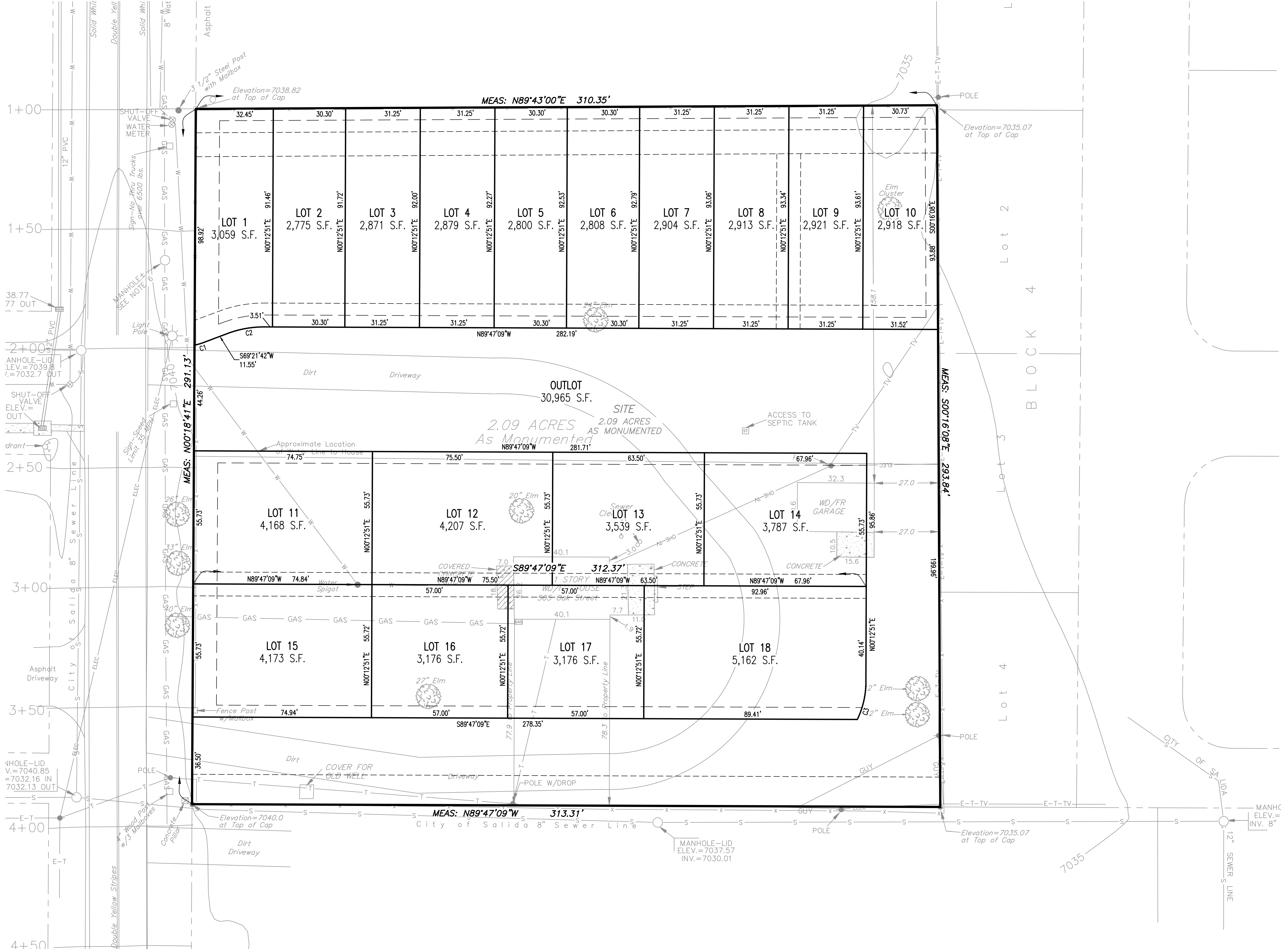
Dimensional Standard	Existing	505 Oak PD	
		Lots 1-10	Lots 11-18
Zoning	C1	PUD	PUD
Min. lot size (sq. ft.)	5,625 5,063' ² 3,750'	2,775	3,175
Density	2,800	2,000	750
Min. Lot Size Attached Units	2,800 2,520'	2,770	640
Min. Lot Frontage	37.5	0	0
Max. Lot Coverage: Structures	60%	60%	60%
Max. Lot Coverage: Parking	60%	60%	60%
Min. Landscaped Area	10%	10%	10%
Min. Setback: Front Lot Line	10'	5'	5'
Min. Setback: Side - Lot-Primary	5'	0'	0'
Min. Setback: Side Lot - detached accessory	3', 5', 10'	3', 5', 10'	3', 5', 10'
Min. Setback: Rear Lot - Principal Bldg	5'	5'	5'
Min. Setback: Rear Lot - Accessory Bldg	5'	5'	5'
Max. Building Height: Primary Bldg.	35'	35'	35'
Max. Building Height: Accessory Bldg.	25'	25'	25'

LOT USE TABLE					
Lot #	Lot Type	Area (s.f)		Units Allowed	Low Income (# of Units)
		s.f.	acres		
1	DUPLEX	3,059	0.07	1	1
2	DUPLEX	2,775	0.06	1	1
3	DUPLEX	2,871	0.07	1	-
4	DUPLEX	2,879	0.07	1	-
5	DUPLEX	2,800	0.06	1	-
6	DUPLEX	2,808	0.06	1	-
7	DUPLEX	2,904	0.07	1	-
8	DUPLEX	2,913	0.07	1	-
9	DUPLEX	2,921	0.07	1	-
10	DUPLEX	2,918	0.07	1	-
SUB-TOTAL		28,848	0.66	10	-
11	MULTI-FAMILY	4,168	0.10	4	-
12	MULTI-FAMILY	4,207	0.10	4	-
13	MULTI-FAMILY	3,539	0.08	4	-
14	MULTI-FAMILY	3,787	0.09	4	-
15	MULTI-FAMILY	4,173	0.10	4	-
16	MULTI-FAMILY	3,176	0.07	4	-
17	MULTI-FAMILY	3,176	0.07	4	-
18	MULTI-FAMILY	5,162	0.12	6	6
SUB-TOTAL		31,388	0.72	34	-
SHARED OUTLOT		30,965	0.71	-	-
SUB-TOTAL		30,965	0.71	-	-
PD TOTALS		91,201	2.09	44	8

OWNER:
KENT TOWNSEND
7625 U.S. HIGHWAY 50
SALIDA, CO 81201

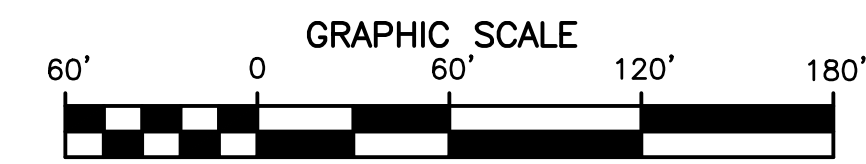
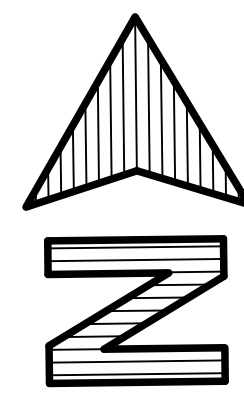
LAND SURVEYOR
HENDERSON LAND SURVEYING
203 G STREET
SALIDA, CO 81201
CONTACT: MICHAEL K. HENDERSON

ASSISTED BY:
 **CRABTREE GROUP INC.**
ENGINEERING SMART GROWTH™



505 OAK STREET

PRELIMINARY SUBDIVISION PLAT



DIRECTIONS ARE BASED ON THE BEARING N88°51'43"W BETWEEN RECOVERED SURVEY MONUMENTS AT THE E1/4 COR. OF SEC. 10 AND THE SE COR. OF LOT 16, DE ANZA VISTA SUBDIVISION AS SHOWN AND DESCRIBED ON THIS PLAT.

LEGEND

- DENOTES PROJECT BOUNDARY
- DENOTES EXISTING/ADJACENT RIGHT-OF-WAY
- DENOTES NEW ROAD RIGHT-OF-WAY
- DENOTES NEW LOT LINE
- DENOTES NEW EASEMENT LINE
- DENOTES FENCELINE
- DENOTES RECOVERED 5/8" REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED '10721'
- DENOTES RECOVERED 5/8" REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED 'LS 16177'
- DENOTES RECOVERED 5/8" REBAR WITH A 1" ALUMINUM CAP STAMPED 'PROPERTY CORNER ILS 1776'
- DENOTES MONUMENT TO BE SET PRIOR TO FILING OF FINAL PLAT.

CURVE TABLE

CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C1	19.00	010°25'17"	3.46	3.45	S74°34'20"W
C2	43.04	020°22'55"	15.31	15.23	S80°01'06"W
C3	36.00	025°39'35"	16.12	15.99	N13°02'39"E

PLAT NOTES:

- ALL LOTS SHALL BE SUBJECT TO A DECLARATION OF COVENANTS AND HOME OWNERS ASSOCIATION (H.O.A) AS SET FORTH IN RECEPTION NO. _____ OF THE CHAFFEE COUNTY RECORDS.
- OUTLOT AND COMMON FACILITIES, INCLUDING PARKING, DRAINAGE, SIDEWALKS, AND LANDSCAPING, SHALL BE OWNED BY THE 505 OAK STREET HOMEOWNERS' ASSOCIATION, WHO SHALL BE RESPONSIBLE FOR ALL REQUIRED REPLACEMENT AND MAINTENANCE COST OF THE INFRASTRUCTURE.
- OUTLOT SHALL SERVE AS AN EXCLUSIVE DRAINAGE AND UTILITY EASEMENT FOR THE LOTS SHOWN HERON.

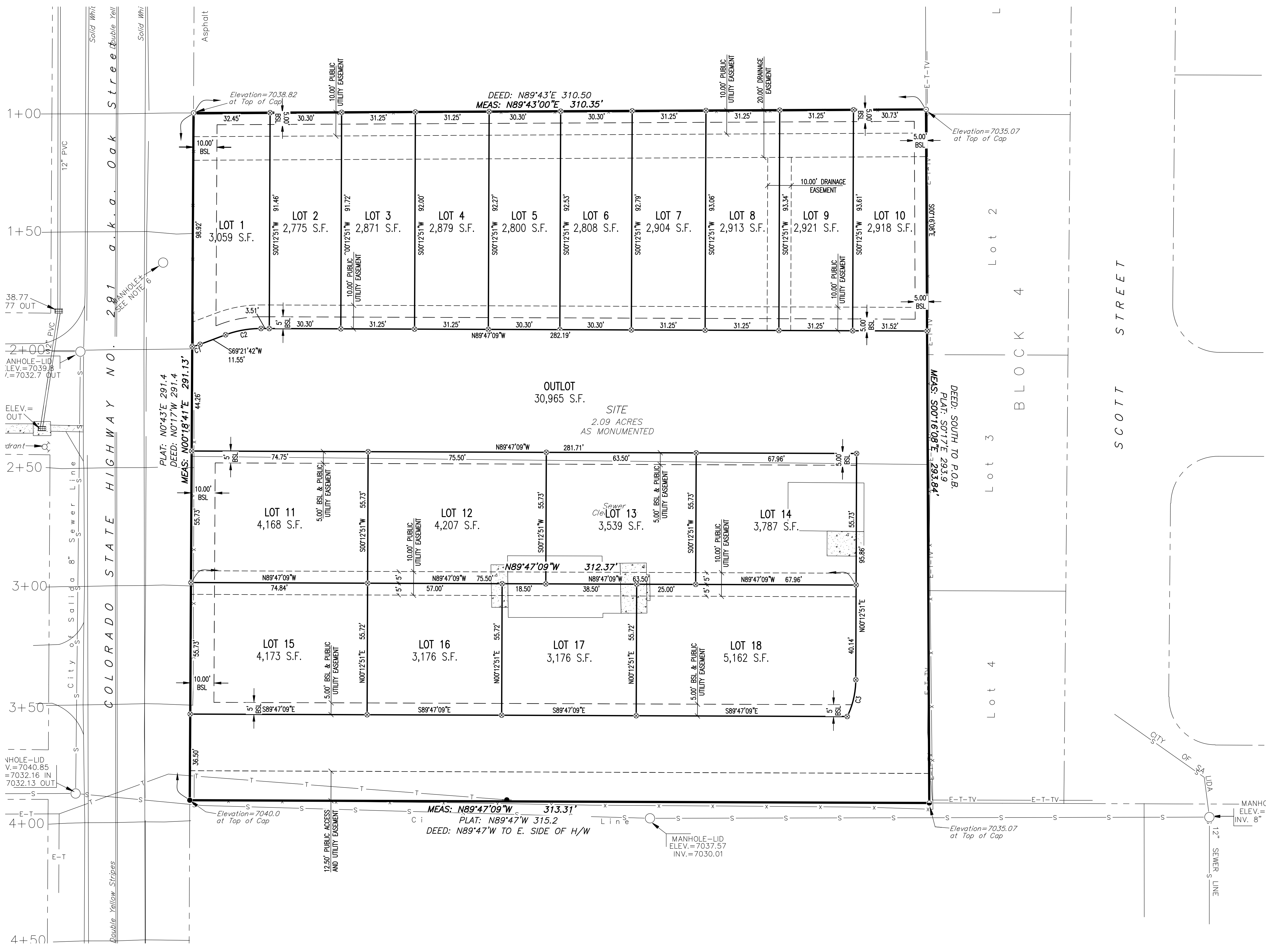
OWNER:

KENT TOWNSEND
7625 U.S. HIGHWAY 50
SALIDA, CO 81201

LAND SURVEYOR

HENDERSON LAND SURVEYING
203 G STREET
SALIDA, CO 81201
CONTACT: MICHAEL K. HENDERSON

ASSISTED BY:





PLANNING COMMISSION REGULAR MEETING

448 E. 1st Street, Room 190 Salida, Colorado 81201

October 11, 2022 - 6:00 PM

MINUTES

Email public comments to: publiccomment@cityofsalida.com

Please register for the Planning Commission meeting:
<https://attendee.gotowebinar.com/rt/1909092342220683277>

CALL TO ORDER BY CHAIRMAN – 6:00 PM

ROLL CALL

PRESENT

Chairman Greg Follet
Vice-Chair Francie Bomer
Commissioner Judith Dockery
Commissioner Giff Kriebel
Commissioner Michelle Walker
Alternate Commissioner Aaron Derwingson
Commissioner Brian Colby
Alternate Commissioner Laura Atwood

APPROVAL OF THE MINUTES

1. September 26, 2022 - Draft Minutes

Motion made by Vice-Chair Bomer, Seconded by Commissioner Colby.
Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery,
Commissioner Kriebel, Commissioner Walker, Commissioner Colby, Alternate
Commissioner Atwood

THE MOTION PASSED.

UNSCHEDULED CITIZENS: NA

AMENDMENT(S) TO AGENDA: NA

PUBLIC HEARINGS

Public Hearings will follow the following procedure:

- | | |
|---|--|
| A. Open Public Hearing | E. Public Input |
| B. Proof of Publication | F. Close Public Hearing |
| C. Staff Review of Application/Proposal | G. Commission Discussion |
| D. Applicant's Presentation (if applicable) | H. Commission Decision or Recommendation |

2. **Major Impact Review - 505 Oak Street Planned Development and Major Subdivision**

(Continued from the September 26, 2022 Planning Commission Meeting)

The request is for approval of a Major Impact Review for a Planned Development Overlay and Major Subdivision for the 2.09 acre parcel located at 505 Oak Street. The parcel is zoned Commercial (C-1) with the Highway 291 Established Commercial Overlay. Below are the requests:

A: Major Impact Review approval of a Planned Development Overlay for the following deviations to the Dimensional Standards:

Maximum Density- The applicants are requesting a 19% increase in density.

Minimum Lot Frontage - The proposed lots all front on a private HOA maintained road and not on a public street as required.

Highway 291 Established Commercial Overlay - The request is for the apartments to be allowed as a use by right.

Minimum Lot Size - Reduced minimum lot size for the proposed multi-family lots 11-17.

B. Approval of a Major Subdivision to subdivide the above described 2.09 acre property into 18 residential lots.

A. Open Public hearing – 6:03 pm

B. Proof of Publication -

C. Staff Review –

Planner Jefferson, reviews the application and recommends to Planning Commission add a condition to include the trail access on the subdivision plat and a shared access with the City of Salida Fire Department. Another condition will be to receive required approval of that access prior to development from CDOT.

Planner Jefferson recommends approval of the proposed planned development and approval of a major subdivision subject to the proposed conditions and added conditions mentioned above.

Commission asked the following:

- Why the apartments needed the eight lots?
- What were the updates on the proposed fire department
- How does the HOA fee factor in for the inclusionary housing units?
- What the landscaping plans are?

Attorney Williams, stated that the past inclusionary housing language used for Holman was deemed in conflict with state laws. Recommends that the city attorney propose language for City Council for the affordable housing units for the HOA.

- About parking in relation to how wide the street and where the duplexes are.
- Access for emergency vehicles
- Clarification on CDOTs role in approval
- How is the utility and stormwater easement addressed?
- Should the developer have asked for a rezone instead?

D. Applicant's Presentation:

John Diesslin and Brian Cook were present to speak. John Diesslin clarified about driveways and parking.

Commission asked about the plan for the apartments, who manages them and what the long term plan was.

Diesslin answered about the apartment management, spoke to the landscaping plan and the energy plan.

Commission talked about adding a condition to the subdivision that lots 11-17 remain rentals, if the owner wants to condominiumize then they would have to come before commission.

Attorney Williams said that if the developers agree with this condition it could go into the agreement.

Commission asked about:

- The size of the apartments
- The estimated price of the homes and apartment rentals
- Whether they thought the requirements for stormwater retention were sufficient?
- Retention plans and gas plans

E. Public Input –

Bonnie McDonald spoke about her traffic concern.

Director Almquist addresses her traffic concerns.

F. Close Public Hearing – 7:01 pm

G. Commissioner Discussion –

Commission discussed concerns about density and rezoning.

H. Commission Recommendation –

A. 505 Oak Street Planned Development –

Motion made by Vice-Chair Bomer to recommend City Council approve the 505 Oak Planned Development application with the conditions recommended by staff, Seconded by Commissioner Dockery.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery, Commissioner Kriebel, Commissioner Walker, Alternate Commissioner Atwood, Commissioner Colby

THE MOTION PASSED.

- B.** 505 Oak Street Major Subdivision – Motion made by Vice-Chair Bomer to recommend City Council approve the 505 Oak Major Subdivision subject to the 505 Oak Street Planned Development becoming effective, with the conditions recommended by staff and the following additional conditions:

2B to show the trail access on the plat,

2C, to add that there will be architectural elements on the windows and doors to break up the façade

7. The City attorney shall propose language about the appropriate share of inclusionary housing HOA unit dues and assessments so as to unencumber the deed restricted buildings.

8. The developer agrees to work with the City regarding the joint access along the south side of the property.

9. The developer voluntarily agrees to add language to the Subdivision Improvement and Inclusionary Housing agreement that lots 11 through 18 remain rental buildings or request Planning Commission approval to condominiumize any of buildings in the future.

Seconded by Commissioner Colby.

Voting Yea: Chairman Follet, Vice-Chair Bomer, Commissioner Dockery,
Commissioner Kriebel, Commissioner Walker, Alternate Commissioner Atwood,
Commissioner Colby

THE MOTIONS PASSED.

UPDATES

Director Almquist provided updates to the Planning Commission.

COMMISSIONERS' COMMENTS

ADJOURN - With no further business to come before the Commission, the meeting adjourned at 7:17 pm



**PLANNING DEPARTMENT
PROJECT REVIEW TRANSMITTAL FORM**

ATTENTION: _____

DATE: August 22, 2022

- ☒ 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
- ☐ 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: 505 Oak Street, LLC (Kent Townsend) PHONE: 719-530-1088

EMAIL: kent@kenttownsend.com

PROPERTY LOCATION: 505 Oak Street

PROJECT DESCRIPTION: Major Impact Review for a Planned Development Overlay and Major Subdivision

TENTATIVE MEETING DATES:

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

09/26/22 @ 6:00 P.M. (Tentatively)
____ @ ____ 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: September 12, 2022

RECEIVED: _____

PLANNING STAFF: Kristi Jefferson

From: [Renee Thonhoff](#)
To: [Kristi Jefferson](#)
Cc: [Doug Bess](#); [Kathy Rohrich](#); [Russ Johnson](#); [David Lady](#)
Subject: Re: 505 Oak Street Planned Development and Major Subdivision
Date: Friday, August 26, 2022 7:53:40 AM
Attachments: [image003.png](#)

505 Oak Street currently has one 3/4" commercial water tap valued at \$8,512, 3/4" meter valued at \$352. Development would require per unit system development fees to be paid.

Renee M. Thonhoff M.B.A.
Staff Accountant
City of Salida
448 East First Street, Suite 112
Salida , Colorado 81201
719.530.2622 phone
719.539.5271 fax
Renee.Thonhoff@cityofsalida.com

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

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.

On Tue, Aug 23, 2022 at 11:57 AM Kristi Jefferson <kristi.jefferson@cityofsalida.com> wrote:

Attached is the agency review for the 505 Oak Street Planned Development and Major Subdivision applications. Please let me know if you have any concerns with the PD or Subdivision requests.

Kristi Jefferson
Senior Planner

From: [Kristi Jefferson](#)
To: "[Kristi Jefferson](#)"
Subject: RE: Agency Review
Date: Monday, September 19, 2022 12:51:55 PM
Attachments: [image001.png](#)

From: Diesel Post [mailto:diesel.post@cityofsalida.com]
Sent: Monday, September 19, 2022 12:44 PM
To: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Subject: Re: Agency Review

Based on the Plat, I would concur. Definitely want to ensure access to the trail.

Mike 'Diesel' Post
Director of Parks and Recreation
City of Salida
719-966-9378

On Fri, Sep 16, 2022 at 4:23 PM Kristi Jefferson <kristi.jefferson@cityofsalida.com> wrote:

Diesel,

I completely forgot to include you when I emailed out the agency review for the 505 Oak Street Planned Development and Major Subdivision. This is a fairly small (2.09 acre) parcel that they are proposing 44 units on so there isn't much room for open space. The applicant has agreed to provide a public access on the southeast corner of the property for a connection to the trail on Scott Street but we are going to recommend collecting fees in lieu of providing open space.

Thank you,

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: [Cristelli, Mark](#)
To: [Kristi Jefferson](#)
Cc: [Higgins, Dan](#)
Subject: RE: [EXT] 505 Oak Street Planned Development
Date: Friday, September 9, 2022 10:23:57 AM
Attachments: [image001.png](#)

Kristi,

I have reviewed the plan set for the planned development at 505 Oak St, Salida, CO. My comments are as follows:

1. I did not see anything in the notes concerning utility easements. I do notice the 5' front lot easements on all lots. I assume (hopefully accurately) that the area marked "Outlot" contains utility easement? If so, that should give sufficient room for all utilities. If not accurate, I see no way for all utilities to successfully install within a 5' easement. This may sound ridiculous to presume, however it is important to get written confirmation that the Outlot contains utility easement. If it states such in the paperwork, I apologize in advance for missing it in the documents.
2. Assuming (again hopefully accurately) that the Outlot contains utility easement, what are the developer's thoughts of natural gas lines being buried under asphalt? Will it be acceptable to cut asphalt in order to install service lines? Or will it be expected to have natural gas stubbed into each structure (finished or not) prior to paving? If the latter is correct, I will defer to Atmos Ops Supervisor in the area to comment on the feasibility of that request.
3. Is natural gas being considered to be part of this planned development, or is this review merely procedural as part of the planned development approval process?

I will leave it to Dan Higgins, Atmos Ops Supervisor, to submit additional comments if he so chooses to do so.

Regards,

Mark

Mark Cristelli

Project Specialist

Atmos Energy Corporation

Colorado/Kansas Division

105 McCormick Parkway

Canon City, CO 81212

Cell: 719-429-8977

mark.cristelli@atmosenergy.com

Natural Gas: Safe, Clean, Economical, Ecologically friendly, Abundant and Dependable. In short, natural gas is the REAL green energy solution.

#The Blue Flame = The Green Solution

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>
Sent: Tuesday, August 23, 2022 2:44 PM
To: Higgins, Dan <Daniel.Higgins@atmosenergy.com>; Cristelli, Mark <Mark.Cristelli@atmosenergy.com>
Subject: [EXT] 505 Oak Street Planned Development

CAUTION: Don't be quick to click. This e-mail originated from outside of Atmos Energy. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dan and Mark,

I tried to email you the agency review for an application we received for a planned development and major subdivision at 505 Oak Street but I think the file may have been too large and both of your emails were kicked back to me. Should I mail the materials to you?

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: [David Lady](#)
To: ["Kristi Jefferson"](#); ["Mark G. Rocheleau"](#)
Subject: RE: 505 Oak Street Planned Dev.
Date: Thursday, September 1, 2022 9:18:57 AM
Attachments: [image001.png](#)

I'd recommend proceeding with conditions.

My requested conditions.

Move FH 3+72 to end of the stub to the south (on prior review comments)

Connect water main loop to Scott Street via existing utility easement

One water/sewer service per lot

Provide plan updates per engineering review prior to Final Plat approvals

David Lady, P.E., Director of Public Works
340 W. Hwy 291
Salida, CO 81201
719-539-6257
david.lady@cityofsalida.com

From: Kristi Jefferson [mailto:kristi.jefferson@cityofsalida.com]
Sent: Thursday, September 1, 2022 9:00 AM
To: 'David Lady' <david.lady@cityofsalida.com>; 'Mark G. Rocheleau' <mrocheleau@jvajva.com>
Subject: 505 Oak Street Planned Dev.

David and Mark,

Attached are the updated civils for the 505 Oak Planned Development (the civils are in 2 separate emails because the file was too big to email). Mark, please look through the materials and let me know if Tracy has submitted everything you were requesting. I will be on vacation after tomorrow and need to get the public noticing ready today if you deem the civils complete.

Thank you,

Kristi Jefferson
Senior Planner
City of Salida
448 E. First Street
Suite 112
Salida, CO 81201
(719) 530-2626

From: [David Lady](#)
To: ["Mark G. Rocheleau"](#); ["Kristi Jefferson"](#); ["Kevin E. Vecchiarelli"](#)
Subject: RE: 505 Oak LLC - Planned Development civil plans
Date: Monday, June 27, 2022 10:09:53 AM
Attachments: [image001.png](#)
[image002.png](#)

Mark,

A couple of items to note:

- 1) It has been discussed that they shall provide fees in lieu of improvements to the ROW which would include a sidewalk and driveway apron. Please have them submit quantities for this. The 291 sidewalk/storm/apron would be constructed with the local agency CDOT project. The developer will provide a temporary asphalt driveway to tie into existing 291. It was discussed that the developer should anticipate the sidewalk at asphalt driveway to be ~4 to 6" above the existing edge of asphalt along SH-291.
- 2) I do not yet have a final set of plans for the tie-in grade of the driveway or roadway improvements in general. They are in progress and should be available soon. Ultimately, the 291 plans are intended to capture the drainage that has historically been conveyed onto the lot. I haven't discussed this with their engineer but I would think their site plan should allow for surface conveyance across their site. I would also suggest that as much as possible, if not all, be routed to where ever they are planning detention so that at least the smaller storm events can be captured. There is not an easy for feasible solution to re-route this along 291 until that project happens.
- 3) We did discuss that the water shall be connected and looped on 291 which appears to be shown on SH-5. However, it will need stubbed out to the south (Fire Station lot) in the south east corner where the dumpsters are shown. The hydrant at 3+72 should be on the dead end on the south side of the driveway near STAT 4+18. This will ultimately need to be coordinated with the 291 plans but it should be safe to have it ~8 ft off property line which will put it in the future parkway between curb and sidewalk. The valves shown along 291 may also need shifted to avoid the future c&g.

I will request a .dwg from our engineer to coordinate the driveways, C&G, and s/w locations on 291.

Please let me know if you have any questions.

David Lady, P.E., Director of Public Works
340 W. Hwy 291
Salida, CO 81201
719-539-6257
david.lady@cityofsalida.com

From: Mark G. Rocheleau [mailto:mrocheleau@jvajva.com]
Sent: Monday, June 27, 2022 9:31 AM
To: Kristi Jefferson <kristi.jefferson@cityofsalida.com>; Kevin E. Vecchiarelli <kvecchiarelli@jvajva.com>



JVA, Incorporated
P.O. Box 1860
47 Cooper Creek Way
Suite 328
Winter Park, CO 80482
970.722.7677
info@jvajva.com

September 9, 2022

Kristi Jefferson, Senior Planner
City of Salida
448 East 1st Street
Salida, Colorado 80201
Via email: Kristi.jefferson@cityofsalida.com

www.jvajva.com

RE: 505 Oak Street Major Impact Review and Planned Development Engineering Comments
JVA Job# 3121.17c

Dear Kristi:

JVA Inc. has reviewed the 505 Oak Street Major Impact Review and Planned Development application submitted through email dated September 9, 2022 for conformance with the City of Salida Code of Ordinances (Code), and City of Salida Design and Construction Standards. Upon review, we are providing conditions that need to be met prior to recommendation of planning commission. Additionally, we have provided comments for informational purposes to consider on engineering plans for future Subdivision Improvement Agreement (SIA) review and approval.

1. We assume that all other reviewing agencies have had opportunity to comment and any required changes to the plans that come from these comments will be made.
2. Plat documents need to clearly address ownership and maintenance of all improvements, public utilities, and accesses, include common elements and outlots.
3. The following conditions need to be met prior to recommendation to planning commission:
 - a. Easements:
 - i. All building elements (foundation elements [including footings], eaves/soffits, other architectural elements) are forbidden from within a utility. Revise as required.
 - ii. Stormwater easements required for common storm drainage infrastructure and conveyances, including underground detention systems. Provide minimum 10-foot wide drainage easement to paved surface for future maintenance purposes.
 - iii. Private utilities such as gas, electricity and communications will be required to be in a utility easement or outlot
 - b. Utilities:
 - i. Provide plan and profiles, with crossings, of public water and sewer sewer mains
 - ii. Per previous comment, the fire hydrant located at STA 3+72 shall be shifted south to be at the water main cap near STA 4+18. Coordinate final location with public works and fire department
 - iii. Coordinate with Public Works to ensure that water main valves within Highway 291 are not in conflict with future street improvements
 - iv. Provide landscape irrigation water meter with supporting calculations confirming water meter size or confirm that irrigation will be provided separately for each lot.




- v. The 505 Oak Street PUD Written Description states that a fire hydrant is to be provided at the northeast corner of the site how does not appear on the Utility Plan. Provide as required
- vi. Clarify note 49 on sheet number 4 in regards to dual meter. Plans show single meter
- c. Provide information for fee in lieu ROW improvement quantities and pricing
- d. Emergency Services: Provide confirmation from fire department emergency vehicular turning movements through site, and fire protection improvements
- e. Drainage Report and layout Drainage Map.
 - i. Revise Drainage Basin DA-1 to provide accurate time of concentration calculations. Staff does not agree with 300-feet of overland flow since the majority of DA-1 is conveyed through channelized flow.
 - ii. Drainage Basin DA-2 shall have channelized flow time of concentration
 - iii. Provide curb and gutter calculations confirming major storm even capacity
 - iv. Provide calculations that 12" ADS N12 pipe and inlets have capacity to flow major storm peak flows.
 - 1. In the event of clogging of 18" Area Drain, provide analysis of overflow path to stormwater to underground detention system.
 - v. Provide information in drainage report in regards to overflow path design considerations.
 - vi. MHFD spreadsheet detention volume does not match ADS design details. Revise as necessary for conformance.
 - vii. Provide clarification on Detention Basin Outlet Structure Design worksheet in regards to orifice designs, and how this does not impact major storm capacity to underground detention system.
 - viii. Provide clarification within conclusion of comment stating that peak flows will reduce. Post-development peak flows are higher than pre-development stormwater flows.
 - ix. Infiltration testing shall be completed at approximate depth of drainage rock to ensure ADS Stormtech system can infiltrate detention and water quality volumes within Colorado Water Law time requirements. Provide infiltration test results and calculations confirmed full infiltration of detained stormwater.
 - x. Detail operation and maintenance information for underground detention areas
- f. Drainage and Grading:
 - i. Underground Stormwater Detention
 - 1. Grading plans and ADS Stormtech elevations do not concur with each other. ADS design elevations should match with Grading Plan elevations. Ensure that ADS system has appropriate cover
 - 2. Clarify drainage basin nomenclature elevations as invert elevations are not provided on Drainage Plan.
 - ii. Provide information along property line of tie in elevations, specifically along north and east property lines
 - 1. Curb and gutter along east property line appears higher than existing elevations



- iii. Trees should not be placed in underground stormwater detention, revise plans as necessary
- iv. Clarify intent with curb terminus along east property line. Stormwater calculations show this going to the underground detention system, however a curb height of zero is shown. Point discharges offsite will not be permitted.
 - 1. Per previous comment stormwater point discharges offsite will not be acceptable
- v. Per previous comment, additional information should be provided of how emergency overflow stormwater will leave 505 Oak Street property and continue to Scott Street.
 - 1. Drainage Easements may be required if development conveys onsite generated stormwater through neighboring sites
- vi. Northeast Stormwater Control Method:
 - 1. Provide information within plans and drainage report of dirt swale intent
- g. Provide landscape islands per Section 16-8-90 (d)
- 4. Prior to SIA review and approval, the following comments will be required to be addressed / clarified.
 - a. CDOT Access and Utility Permits
 - b. Water minimum bury depth is 5-feet. Revise details for consistency across plans
 - c. Provide information on how existing utilities servicing 505 Oak Street will be capped, demolished, abandoned, etc.
 - d. Provide information to cap and abandon existing concrete headwall across from Chilcott Street within ROW
 - e. Record with City an Operation and Maintenance Plan for the storm facilities, including storm infiltration systems.
- 5. The following contains informational comments for consideration
 - a. Persistent to CDPHE General Permit for Stormwater Discharges Associated with Construction Activity”, all projects involving an earth disturbance of 1-acre or more require a Stormwater Management Plan (SWMP). The applicant must develop a SWMP prior to the commencement of any construction activity.
- 6. Applicant should provide responses to comments to accompany future submittals.
- 7. Applicant may be subject to additional comments upon future review of future submittals.

We look forward to verifying the above comments in a future submittal. Please feel free to reach out to us if you have any comments or questions.

Sincerely,
JVA, INCORPORATED

By: 
Mark G. Rocheleau, P.E., CFM
Senior Project Engineer

MEMO

To: City of Salida Development Services, Attn: Kristi Jefferson

From: Tracy Vandaveer

CC: Mark Rocheleau, Kent Townsend, John Diesslin

Date: November 1, 2022

Re: 505 Oak Street Development Application

We have received your comments on the 505 Oak Street development application, dated September 9, 2022. Below, we have repeated your original comment with a response on how it was addressed following:

1. We assume that all other reviewing agencies have had opportunity to comment and any required changes to the plans that come from these comments will be made.

RESPONSE: Noted.

2. Plat documents need to clearly address ownership and maintenance of all improvements, public utilities, and accesses, include common elements and outlots.

RESPONSE: Plat notes addressing Ownership and maintenance have been added to the Subdivision Plat.

3. The following conditions need to be met prior to recommendation to planning commission:
 - a. Easements:
 - i. All building elements (foundation elements [including footings], eaves/soffits, other architectural elements) are forbidden from within a utility. Revise as required.

RESPONSE: Noted.

- ii. Stormwater easements required for common storm drainage infrastructure and conveyances, including underground detention systems. Provide minimum 10-foot wide drainage easement to paved surface for future maintenance purposes.

RESPONSE: The requested easements are shown on the Subdivision Plat.

- iii. Private utilities such as gas, electricity and communications will be required to be in a utility easement or outlot

RESPONSE: Easements have been provided on the Subdivision Plat.

b. Utilities:

- i. Provide plan and profiles, with crossings, of public water and sewer sewer mains

RESPONSE: Construction plans have been revised to include plan and profile drawings.

- ii. Per previous comment, the fire hydrant located at STA 3+72 shall be shifted south to be at the water main cap near STA 4+18. Coordinate final location with public works and fire department

RESPONSE: Fire Hydrant has been moved as requested.

- iii. Coordinate with Public Works to ensure that water main valves within Highway 291 are not in conflict with future street improvements

RESPONSE: Valve locations will be coordinated with Public Works.

- iv. Provide landscape irrigation water meter with supporting calculations confirming water meter size or confirm that irrigation will be provided separately for each lot.

RESPONSE: Irrigation meter has been added

- v. The 505 Oak Street PUD Written Description states that a fire hydrant is to be provided at the northeast corner of the site how does not appear on the Utility Plan. Provide as required

RESPONSE: Referenced fire hydrant is located on Water Line B, Sta. 3+92.85

- vi. Clarify note 49 on sheet number 4 in regards to dual meter. Plans show single meter

RESPONSE: Note has been revised to reference City of Salida Standard Detail

- c. Provide information for fee in lieu ROW improvement quantities and pricing

RESPONSE: *Attached is the "Opinion of Probable Cost" for the improvements within the Highway*

- d. Emergency Services: Provide confirmation from fire department emergency vehicular turning movements through site, and fire protection improvements

RESPONSE: *Email from the Fire Chief is attached.*

- e. Drainage Report and layout Drainage Map.
 - i. Revise Drainage Basin DA-1 to provide accurate time of concentration calculations. Staff does not agree with 300-feet of overland flow since the majority of DA-1 is conveyed through channelized flow.

RESPONSE: *Overland flow lengths have been revised.*

- ii. Drainage Basin DA-2 shall have channelized flow time of concentration

RESPONSE: *Flow type has been revised.*

- iii. Provide curb and gutter calculations confirming major storm even capacity

RESPONSE: *Calculations for curb and gutter flow capacities have been added.*

- iv. Provide calculations that 12" ADS N12 pipe and inlets have capacity to flow major storm peak flows.

RESPONSE: *Requested information has been added to the Drainage Report.*

- 1. In the event of clogging of 18" Area Drain, provide analysis of overflow path to stormwater to underground detention system.

RESPONSE: *Requested Analysis has been added to the Drainage Report.*

- v. Provide information in drainage report in regards to overflow path design considerations.

RESPONSE: *Requested Analysis has been added to the Drainage Report*

- vi. MHFD spreadsheet detention volume does not match ADS design details. Revise as necessary for conformance.

RESPONSE: *Design Volumes have been updated.*

- vii. Provide clarification on Detention Basin Outlet Structure Design worksheet in regards to orifice designs, and how this does not impact major storm capacity to underground detention system.

RESPONSE: *Outflow is via overflow of the swale, which acts as a long weir, dispersing flows.*

- viii. Provide clarification within conclusion of comment stating that peak flows will reduce. Post-development peak flows are higher than pre-development stormwater flows.

RESPONSE: *Has been revised in the drainage report*

- ix. Infiltration testing shall be completed at approximate depth of drainage rock to ensure ADS Stormtech system can infiltrate detention and water quality volumes within Colorado Water Law time requirements. Provide infiltration test results and calculations confirmed full infiltration of detained stormwater.

RESPONSE: *Infiltration tests were conducted by Cesare Inc. on 11/1/2022. Soil was presoaked the day before, with water for the test being added via a garden hose, with a measured output of 5 gallons per minute. Cesare was not able to get the water to rise in the pipe, therefore minimum percolations rate was reported as 5 gallons per minute.*

- x. Detail operation and maintenance information for underground detention areas

RESPONSE: *Operations and Maintenance Plan has been attached.*

f. Drainage and Grading:

i. Underground Stormwater Detention

1. Grading plans and ADS Stormtech elevations do not concur with each other. ADS design elevations should match with Grading Plan elevations. Ensure that ADS system has appropriate cover

RESPONSE: Elevations on ADS Plans have been updated. The surface will be graded from the back of curb to property line where higher than existing ground.

2. Clarify drainage basin nomenclature elevations as invert elevations are not provided on Drainage Plan.

RESPONSE: Drainage Plan has been revised

- ii. Provide information along property line of tie in elevations, specifically along north and east property lines

RESPONSE: Tie elevations have been added to the plan at the property line

1. Curb and gutter along east property line appears higher than existing elevations

RESPONSE: The back of curb height varies from 0" to 6" above the existing ground to provide enough grade for the curb to drain. Finished ground will slop from the back of curb to existing grade at the property line.

- iii. Trees should not be placed in underground stormwater detention, revise plans as necessary

RESPONSE: Trees have been removed from the detention area.

- iv. Clarify intent with curb terminus along east property line. Stormwater calculations show this going to the underground detention system, however a curb height of zero is shown. Point discharges offsite will not be permitted.

RESPONSE: 0" curb height at the north end of the easterly curb is an artifact left from previous submittal. the error and has been corrected. The 0" curb height at the south end of the easterly curb is due to the transition at the end of the curb, which prevents damage if a vehicle strikes the curb.

1. Per previous comment stormwater point discharges offsite will not be acceptable

RESPONSE: *A swale along the easterly and northeasterly boundaries was added to disperse flows in an overflow event.*

- v. Per previous comment, additional information should be provided of how emergency overflow stormwater will leave 505 Oak Street property and continue to Scott Street.

RESPONSE: *If an overflow event should occur, stormwater would collect in the shallow swale in the northeast corner of the site. Since the elevation along the boundary in the northeast corner is flat, the overflow would be dispersed.*

1. Drainage Easements may be required if development conveys onsite generated stormwater through neighboring sites

RESPONSE: *The applicants are pursuing a defined easement with the adjoining properties to the north and northeast of the site, and believe that they will be able to come to an agreement with those property owners. However, per Colorado Law, there exists a "Natural Easement" which allows the water to continue to Scott Street. The legal principles of a "Natural Easement" are explained in USDCM; Volume 1, section 1.2. Additionally, this principle has been upheld by the Colorado Courts, most recently in Bittersweet Farms, Inc. v. Zimbelman, 976P.2d 326 (1998).*

- vi. Northeast Stormwater Control Method:

1. Provide information within plans and drainage report of dirt swale intent

RESPONSE: *Note has been added to the drawings and explained in the drainage report.*

- g. Provide landscape islands per Section 16-8-90 (d)

RESPONSE: *Landscape islands have been provided at the ends of the parking.*

4. Prior to SIA review and approval, the following comments will be required to be addressed / clarified.

- a. CDOT Access and Utility Permits

RESPONSE: *Applicant has applied for the Access Permit and is awaiting a response from CDOT.*

- b. Water minimum bury depth is 5-feet. Revise details for consistency across plans

RESPONSE: *Details have been revised*

- c. Provide information on how existing utilities servicing 505 Oak Street will be capped, demolished, abandoned, etc.

RESPONSE: *Utilities will be capped at the main with service lines abandoned in place.*

- d. Provide information to cap and abandon existing concrete headwall across from Chilcott Street within ROW

RESPONSE: *Referenced Concrete headwall is within the CDOT right of way and therefore should be incorporated into the highway improvement project.*

- e. Record with City an Operation and Maintenance Plan for the storm facilities, including storm infiltration systems.

RESPONSE: *Applicant will draft an Operation and Maintenance Plan for recordation with the City.*

5. The following contains informational comments for consideration

- a. Persistent to CDPHE General Permit for Stormwater Discharges Associated with Construction Activity”, all projects involving an earth disturbance of 1-acre or more require a Stormwater Management Plan (SWMP). The applicant must develop a SWMP prior to the commencement of any construction activity.

RESPONSE: *The Applicant is aware of the requirements to obtain a stormwater permit prior to construction and intends to do so.*

6. Applicant should provide responses to comments to accompany future submittals.

RESPONSE: *These are the requested responses.*

7. Applicant may be subject to additional comments upon future review of future submittals.

RESPONSES: Noted.

From: [Waugh, Sterling S](#)
To: [Kristi Jefferson](#)
Cc: [Moffett, Christopher B](#)
Subject: RE: 505 Oak Street Planned Development and Major Subdivision
Date: Wednesday, October 12, 2022 4:25:49 PM
Attachments: [image001.png](#)
[image002.png](#)

Hello Kristi,

Thanks for letting us be a little late to the game. Please let me know if you have any questions.

Lot 10 east property line, due to the existing OH utilities, Xcel would like a 7.5' easement on the east property line, below in blue.

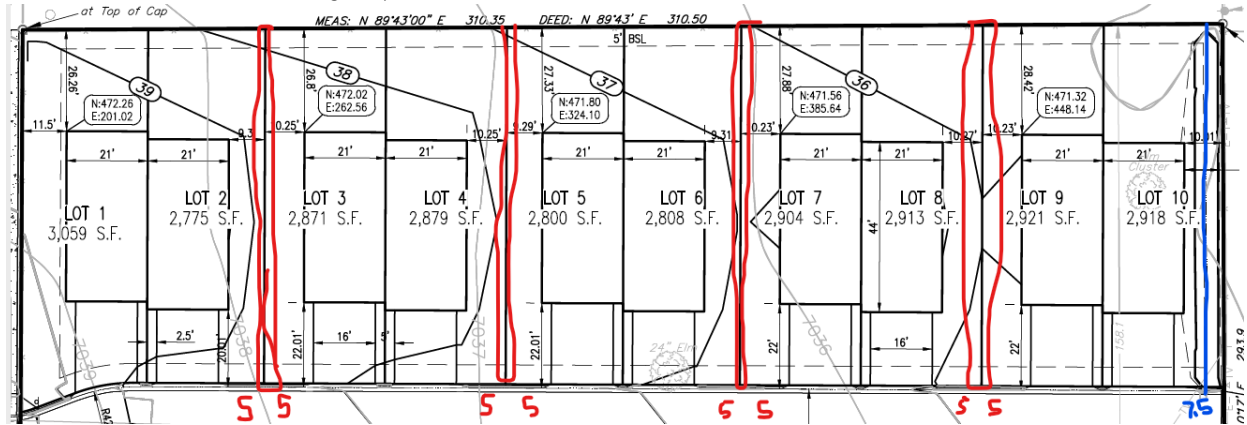
I may have missed this but just in case, Outlot also be a utility easement.

10' front lot easements and any property line that is adjacent to a road.

5' rear lot easements on all rear lots

Lots 11-18 5' side lot easements. For side easements see below for lot 1-10

Customer to relocate or remove existing utility lines into easements at their cost.



Thanks,

Sterling S Waugh C:719-717-0041 Mon-Thurs 7-5:30

BLUE BOOK LINK BELOW

<https://www.xcelenergy.com/staticfiles/xcel-responsive/Admin/Managed Documents & PDFs/Xcel-Energy-Standard-For-Electric-Installation-and-Use.pdf>

APPLICATION REQUEST

[Building and Remodeling](#) | [Partner Resources](#) | [Xcel Energy](#)

From: Kristi Jefferson <kristi.jefferson@cityofsalida.com>

Sent: Tuesday, August 23, 2022 12:01 PM

To: 'Higgins, Dan W' <Daniel.Higgins@atmosenergy.com>; Waugh, Sterling S <Sterling.S.Waugh@xcelenergy.com>; Moffett, Christopher B <Christopher.B.Moffett@xcelenergy.com>; Mark.Cristelli@atmosenergy.com; 'Blackburn, David' <dblackburn@salidaschools.org>

Subject: 505 Oak Street Planned Development and Major Subdivision

EXTERNAL - STOP & THINK before opening links and attachments.

Attached is the agency review for the 505 Oak Street Planned Development and Major Subdivision applications. Please let me know if you have any concerns with the PD or Subdivision requests.

Kristi Jefferson
Senior Planner
City of Salida
448 E. First Street
Suite 112
Salida, CO 81201
(719) 530-2626

From: [David Lady](#)
To: "[Kristi Jefferson](#)"; "[Mark G. Rocheleau](#)"
Subject: RE: 505 Oak Street
Date: Monday, November 7, 2022 2:00:18 PM
Attachments: [image002.png](#)

The water connection notes need to be modified due to our mapping and understanding of our public adjacent mains being incorrect. Tracy is working on revising that and I don't expect it to affect Mark's review. Other than that, I don't have any additional concerns.



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: Kristi Jefferson [<mailto:kristi.jefferson@cityofsalida.com>]
Sent: Tuesday, November 1, 2022 3:13 PM
To: 'Mark G. Rocheleau' <mrocheleau@jvajva.com>; 'David Lady' <david.lady@cityofsalida.com>
Subject: FW: 505 Oak Street

Mark and David,

Below is the dropbox link for the 505 Oak Street PD and Major Subdivision updated civil plans. If you are unable to open it let me know and I will figure out a way to forward the file.

Kristi Jefferson
Senior Planner
City of Salida
448 E. First Street
Suite 112
Salida, CO 81201
(719) 530-2626

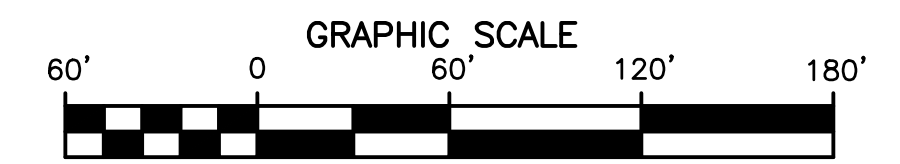
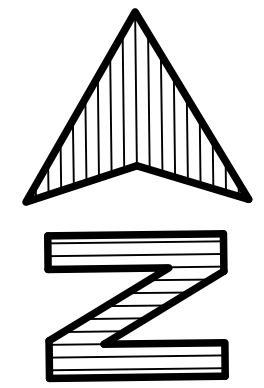


Sender and receiver should be mindful that all my incoming and outgoing emails may be subject to the Colorado Open Records Act, § 24-72-100.1, et seq.

From: Tracy Vandaveer [<mailto:tvandaveer@crabtreegroupinc.com>]
Sent: Tuesday, November 1, 2022 2:58 PM
To: Kristi Jefferson (kristi.jefferson@cityofsalida.com) <kristi.jefferson@cityofsalida.com>

505 OAK STREET

PRELIMINARY P.U.D. PLAT



DIRECTIONS ARE BASED ON THE BEARING N88°51'43"W BETWEEN RECOVERED SURVEY MONUMENTS AT THE E1/4 COR. OF SEC. 10 AND THE SE COR. OF LOT 16, DE ANZA VISTA SUBDIVISION AS SHOWN AND DESCRIBED ON THIS PLAT.

LEGEND

- PROJECT BOUNDARY
- EXISTING/ADJACENT RIGHT-OF-WAY
- NEW ROAD RIGHT-OF-WAY
- NEW LOT LINE
- NEW EASEMENT LINE

Dimensional Standard	Existing	505 Oak PD	
		Lots 1-10	Lots 11-18
Zoning	C1	PUD	PUD
Min. lot size (sq. ft.)	5,625 5,063' ² 3,750'	2,775	3,175
Density	2,800	2,000	750
Min. Lot Size Attached Units	2,800 2,520'	2,770	640
Min. Lot Frontage	37.5	0	0
Max. Lot Coverage: Structures	60%	60%	60%
Max. Lot Coverage: Parking	60%	60%	60%
Min. Landscaped Area	10%	10%	10%
Min. Setback: Front Lot Line	10'	5'	5'
Min. Setback: Side - Lot-Primary	5'	0'	0'
Min. Setback: Side Lot - detached accessory	3', 5', 10'	3', 5', 10'	3', 5', 10'
Min. Setback: Rear Lot - Principal Bldg	5'	5'	5'
Min. Setback: Rear Lot - Accessory Bldg	5'	5'	5'
Max. Building Height: Primary Bldg.	35'	35'	35'
Max. Building Height: Accessory Bldg.	25'	25'	25'

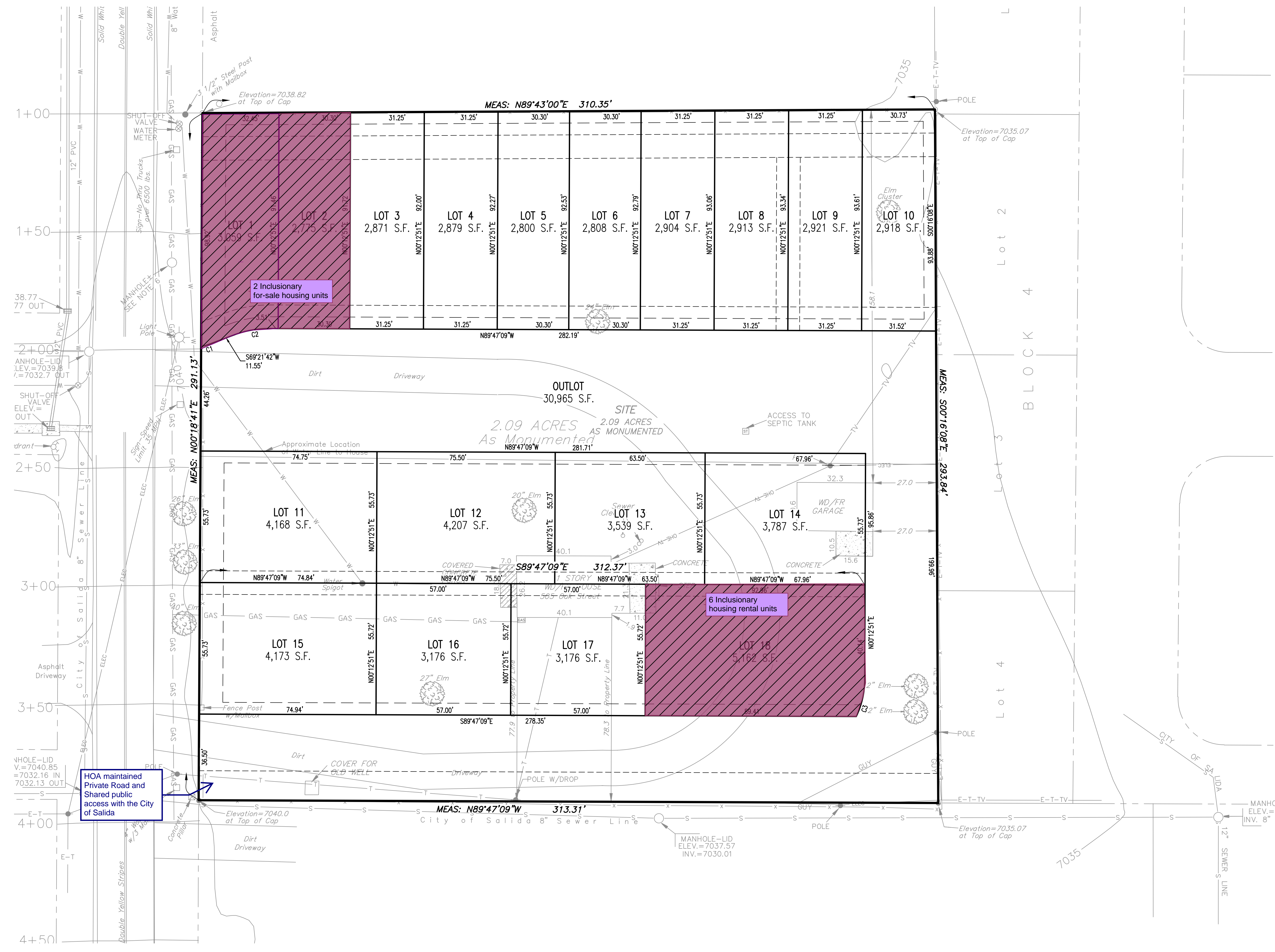
LOT USE TABLE

Lot #	Lot Type	Area (s.f)		Units Allowed	Low Income (# of Units)
		s.f.	acres		
1	DUPLEX	3,059	0.07	1	1
2	DUPLEX	2,775	0.06	1	1
3	DUPLEX	2,871	0.07	1	-
4	DUPLEX	2,879	0.07	1	-
5	DUPLEX	2,800	0.06	1	-
6	DUPLEX	2,808	0.06	1	-
7	DUPLEX	2,904	0.07	1	-
8	DUPLEX	2,913	0.07	1	-
9	DUPLEX	2,921	0.07	1	-
10	DUPLEX	2,918	0.07	1	-
SUB-TOTAL		28,848	0.66	10	-
11	MULTI-FAMILY	4,168	0.10	4	-
12	MULTI-FAMILY	4,207	0.10	4	-
13	MULTI-FAMILY	3,539	0.08	4	-
14	MULTI-FAMILY	3,787	0.09	4	-
15	MULTI-FAMILY	4,173	0.10	4	-
16	MULTI-FAMILY	3,176	0.07	4	-
17	MULTI-FAMILY	3,176	0.07	4	-
18	MULTI-FAMILY	5,162	0.12	6	6
SUB-TOTAL		31,388	0.72	34	-
SHARED OUTLOT		30,965	0.71	-	-
SUB-TOTAL		30,965	0.71	-	-
PD TOTALS		91,201	2.09	44	8

OWNER:
KENT TOWNSEND
7625 U.S. HIGHWAY 50
SALIDA, CO 81201

LAND SURVEYOR
HENDERSON LAND SURVEYING
203 G STREET
SALIDA, CO 81201
CONTACT: MICHAEL K. HENDERSON

ASSISTED BY:
 **CRABTREE GROUP INC.**
ENGINEERING SMART GROWTH™





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"/> Appeal Application (Interpretation) | |
| <input type="checkbox"/> Certificate of Approval | <input type="checkbox"/> Limited Impact Review:
(Type) _____ |
| <input type="checkbox"/> Creative Sign Permit | |
| <input type="checkbox"/> Historic Landmark/District | <input checked="" type="checkbox"/> Major Impact Review:
(Type) <u>Planned Development + Major Subdivision</u> |
| <input type="checkbox"/> License to Encroach | |
| <input type="checkbox"/> Text Amendment to Land Use Code | <input type="checkbox"/> Other: _____ |
| <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: "Dreamer & Doers" 505 OAK ST LLC.

Mailing Address: 7025 Hwy 50 Salida

Telephone Number: 719 530 1088 FAX: _____

Email Address: Ken@KenTownsend.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: 505 OAK ST

Street Address: 505 OAK ST

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 6-20-2022

Signature of property owner _____ Date _____

505 Oak Street PUD Written Description

The 505 Oak Street PUD proposes to create 18 lots non a 2.09 Acre Parcel of land in the C1 Zone district. Lots 1-10 are intended to be Duplex lots, and a total of 34 multifamily units will be constructed on Lots 11-18. Access, multi-family parking, and utilities for the development will be located in an Outlot, which will be shared by the entire development.

Access to the site will be gained from Oak Street (Highway 291), with the south access lane being shared between the proposed development and the new Fire department building, with is expected to be constructed on the lot south of the site.

There is an existing water main at the northwest corner of the property. To provide water service for the development, this main will be extended south within the Oak Street (Highway 291) right-of-way along the entire property frontage. To service the development, an 8" water main will be looped through the Outlot, with service connections being provided to each building. Fire hydrants will be located near the southwest and northeast corners of the site to provide fire protection for the site.

An existing sewer main runs along the southern boundary of the site. A manhole will be inserted into the main near the southeast corner of the site, with an 8" sewer main extending through the site to provide service.

The access road and parking will be paved, with concrete sidewalks around the perimeter of the multi-family lots to provide for pedestrian circulation. A concrete sidewalk will also be installed along the entire Oak Street frontage. This will encourage the future connection of neighboring properties, thereby expanding pedestrian access in the area.



LIMITED IMPACT & MAJOR IMPACT SUBMITTAL REQUIREMENTS

448 East First Street, Suite 112
Salida, CO 81201
Phone: 719-530-2626 Fax: 719-539-5271
Email: planning@cityofsalida.com

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. 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 proof of posting the public notice.

☒ 7. Developments involving construction shall provide the following information:

(i) A development plan map, at a scale of one (1) inch equals fifty (50) feet or larger with title, date, north arrow and scale on a minimum sheet size of eight and one-half (8½) inches by eleven (11) inches, which depicts the area within the boundaries of the subject lot, including:

a. The locations of existing and proposed land uses, the number of dwelling units and the square footage of building space devoted to each use;

b. The location and dimensions, including building heights, of all existing and proposed Buildings or structures and setbacks from lot lines or building envelopes where exact dimensions are not available;

c. Parking spaces;

d. Utility distribution systems, utility lines, and utility easements;

e. Drainage improvements and drainage easements;

f. Roads, alleys, curbs, curb cuts and other access improvements;

g. Any other improvements;

h. Any proposed reservations or dedications of public right-of-way, easements or other public lands, and

i. Existing topography and any proposed changes in topography, using five-foot contour intervals or ten-foot contour intervals in rugged topography.

(ii) 24" x 36" paper prints certified by a licensed engineer and drawn to meet City specifications to depict the following:

a. Utility plans for water, sanitary sewer, storm sewer, electric, gas and telephone lines;

b. Plans and profiles for sanitary and storm sewers; and

c. Profiles for municipal water lines; and

d. Street plans and profiles.

(iii) Developments in the major impact review procedure shall provide a development plan map on paper prints of twenty-four (24) inches by thirty-six (36) inches, with north arrow and scale, and with title and date in lower right corner, at a scale of one (1) inch equals fifty (50) feet or larger which depicts the area within the boundaries of the subject lots and including those items in Section 16-3-40(a) (3).

☐ 8. Any request for zoning action, including review criteria for a requested conditional use (Sec. 16-4-190) or zoning variance (Sec. 16-4-180);

- ☒ 9. Any subdivision request including a plat meeting the requirements of Section 16-6-110;
- ☒ 10. Any other information which the Administrator determines is necessary to determine whether the proposed development complies with this Code, including but not limited to the following:
- (i) A tabular summary of the development proposal, which identifies the total proposed development area in acres, with a breakdown of the percentages and amounts devoted to specific land uses; total number and type of proposed residential units; total number of square feet of proposed nonresidential space; number of proposed lots; and sufficient information to demonstrate that the plat conforms with all applicable dimensional standards and off-street parking requirements.
 - (ii) A description of those soil characteristics of the site which would have a significant influence on the proposed use of the land, with supporting soil maps, soil logs and classifications sufficient to enable evaluation of soil suitability for development purposes. Data furnished by the USDA Natural Resource Conservation Service or a licensed engineer shall be used. The data shall include the shrink/swell potential of the soils, the groundwater levels and the resulting foundation requirements. Additional data may be required by the City if deemed to be warranted due to unusual site conditions.
 - (iii) A report on the geologic characteristics of the area, including any potential natural or man-made hazards which would have a significant influence on the proposed use of the land, including but not limited to hazards from steep or unstable slopes, rockfall, faults, ground subsidence or radiation, a determination of what effect such factors would have, and proposed corrective or protective measures.
 - (iv) Engineering specifications for any improvements.
 - (v) A plan for erosion and sediment control, stabilization and revegetation.
 - (vi) A traffic analysis prepared by a qualified expert, including projections of traffic volumes to be generated by the development and traffic flow patterns, to determine the impacts of a proposed development on surrounding City streets and to evaluate the need for road improvements to be made.
 - (vii) A storm drainage analysis consisting of the following:
 - (a) A layout map (which may be combined with the topographic map) showing the method of moving storm sewer water through the subdivision shall be provided. The map shall also show runoff concentrations in acres of drainage area on each street entering each intersection. Flow arrows shall clearly show the complete runoff flow pattern at each intersection. The location, size and grades of culverts, drain inlets and storm drainage sewers shall be shown, as applicable.
 - (b) The applicant shall demonstrate the adequacy of drainage outlets by plan, cross-section and/or notes and explain how diverted stormwater will be handled after it leaves the subdivision. Details for ditches and culverts shall be submitted, as applicable.
 - (c) The projected quantity of stormwater entering the subdivision naturally from areas outside of subdivision and the quantities of flow at each pickup point shall be calculated.
 - (viii) Evidence of adequate water supply and sanitary sewer service - Data addressing the population planned to occupy the proposed subdivision and future development phases and other developments that may need to be served by extensions of the proposed water supply and sewage disposal systems. The resulting domestic, irrigation and fire flow demands shall be expressed in terms of

gallons of water needed on an average day and at peak time, and the resulting amounts of sewage to be treated shall be expressed in gallons per day.

(ix) An analysis shall be submitted addressing how water for domestic use and for fire flows is to be provided, along with the collection and treatment of sewage generated by the property to be subdivided.

(x) A statement shall be submitted addressing the quantity, quality and availability of any water that is attached to the land.

(xi) A preliminary estimate of the cost of all required public improvements, tentative development schedule (with development phases identified), proposed or existing covenants and proposed maintenance and performance guarantees. The applicant shall submit, at least in summary or outline form, any agreements as may be required by Section 16-2-70, relating to improvements and dedications.

(xii) If intending to use solar design in the development, include a description of the steps that have been taken to protect and enhance the use of solar energy in the proposed subdivision. This shall include how the streets and lots have been laid out and how the buildings will be sited to enhance solar energy usage.

(xiii) If applicable, a report shall be submitted identifying the location of the one-hundred-year floodplain and the drainage ways near or affecting the property being subdivided. If any portion of a one-hundred-year floodplain is located on the property, the applicant shall also identify the floodway and floodway fringe area. The applicant shall also describe the steps that will be taken to ensure that development locating in the floodway fringe area is accomplished in a manner which meets Federal Insurance Administration standards.

(xiv) If applicable, a report shall be submitted on the location of wetlands, as defined by the U.S. Army Corp of Engineers, on or affecting the property being subdivided. The report shall outline the development techniques planned to ensure compliance with federal, state and local regulations.

(xv) A landscape plan, meeting the specifications of Section 16-8-90.

(xvi) If applicable, a description of how the proposal will comply with the standards of any of the overlays.

(xvii) A site plan for parks, trails and/or open space meeting the requirements of Section 16-6-110 below. If an alternate site dedication or fee in lieu of dedication is proposed, detailed information about the proposal shall be submitted.

(xviii) All development and subdivision naming shall be subject to approval by the City. No development or subdivision name shall be used which will duplicate or be confused with the name of any existing street or development in the City or the County;

- ☒ 11. An access permit from the Colorado Department of Transportation; and
Application has been submitted but permit has not been received.
- ☒ 12. A plan for locations and specifications of street lights, signs and traffic control devices.

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 proposed development provides a mix of housing types and affordable housing units in compliance with the Comprehensive Plan

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.

The site is currently Zoned C1. in this Zone, Duplex and residential dwellings with up to 4 units are allowed with an Administrative Review.

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

The site standards, parking, and landscaping are shown in the engineering drawing.

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 existing site is unoccupied but has historically been used for residential dwelling. The area around the site is a mixture of commercial and residential uses. The proposed design will enhance the area by creating high quality housing and landscaping on a currently unmaintained site.

- 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 site use will be residential and is not expected to generate nuisance noise, odor, vibrations, or glare.

- 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.

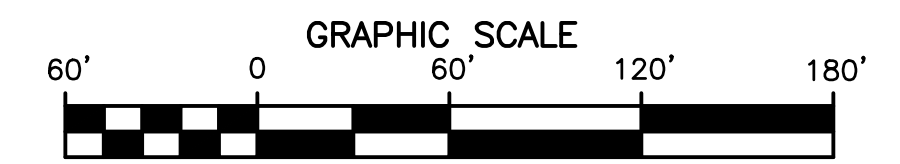
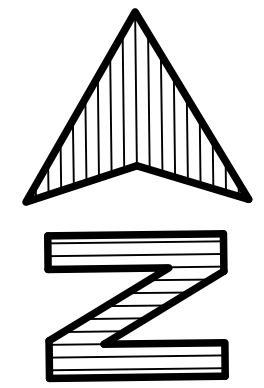
Public infrastructure is being extended through the site to provide the required services.

- 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 existing site is unmaintained. Development of the site will enhance the overall environmental conditions by providing ground cover that reduces soil migration from the site during wind and storm runoff events.

505 OAK STREET

PRELIMINARY P.U.D. PLAT



DIRECTIONS ARE BASED ON THE BEARING N88°51'43"W BETWEEN RECOVERED SURVEY MONUMENTS AT THE E1/4 COR. OF SEC. 10 AND THE SE COR. OF LOT 16, DE ANZA VISTA SUBDIVISION AS SHOWN AND DESCRIBED ON THIS PLAT.

LEGEND

- PROJECT BOUNDARY
- EXISTING/ADJACENT RIGHT-OF-WAY
- NEW ROAD RIGHT-OF-WAY
- NEW LOT LINE
- NEW EASEMENT LINE

Dimensional Standard	Existing	505 Oak PD	
		Lots 1-10	Lots 11-18
Zoning	C1	PUD	PUD
Min. lot size (sq. ft.)	5,625 5,063' ² 3,750'	2,775	3,175
Density	2,800	2,000	750
Min. Lot Size Attached Units	2,800 2,520'	2,770	640
Min. Lot Frontage	37.5	0	0
Max. Lot Coverage: Structures	60%	60%	60%
Max. Lot Coverage: Parking	60%	60%	60%
Min. Landscaped Area	10%	10%	10%
Min. Setback: Front Lot Line	10'	5'	5'
Min. Setback: Side - Lot-Primary	5'	0'	0'
Min. Setback: Side Lot - detached accessory	3', 5', 10'	3', 5', 10'	3', 5', 10'
Min. Setback: Rear Lot - Principal Bldg	5'	5'	5'
Min. Setback: Rear Lot - Accessory Bldg	5'	5'	5'
Max. Building Height: Primary Bldg.	35'	35'	35'
Max. Building Height: Accessory Bldg.	25'	25'	25'

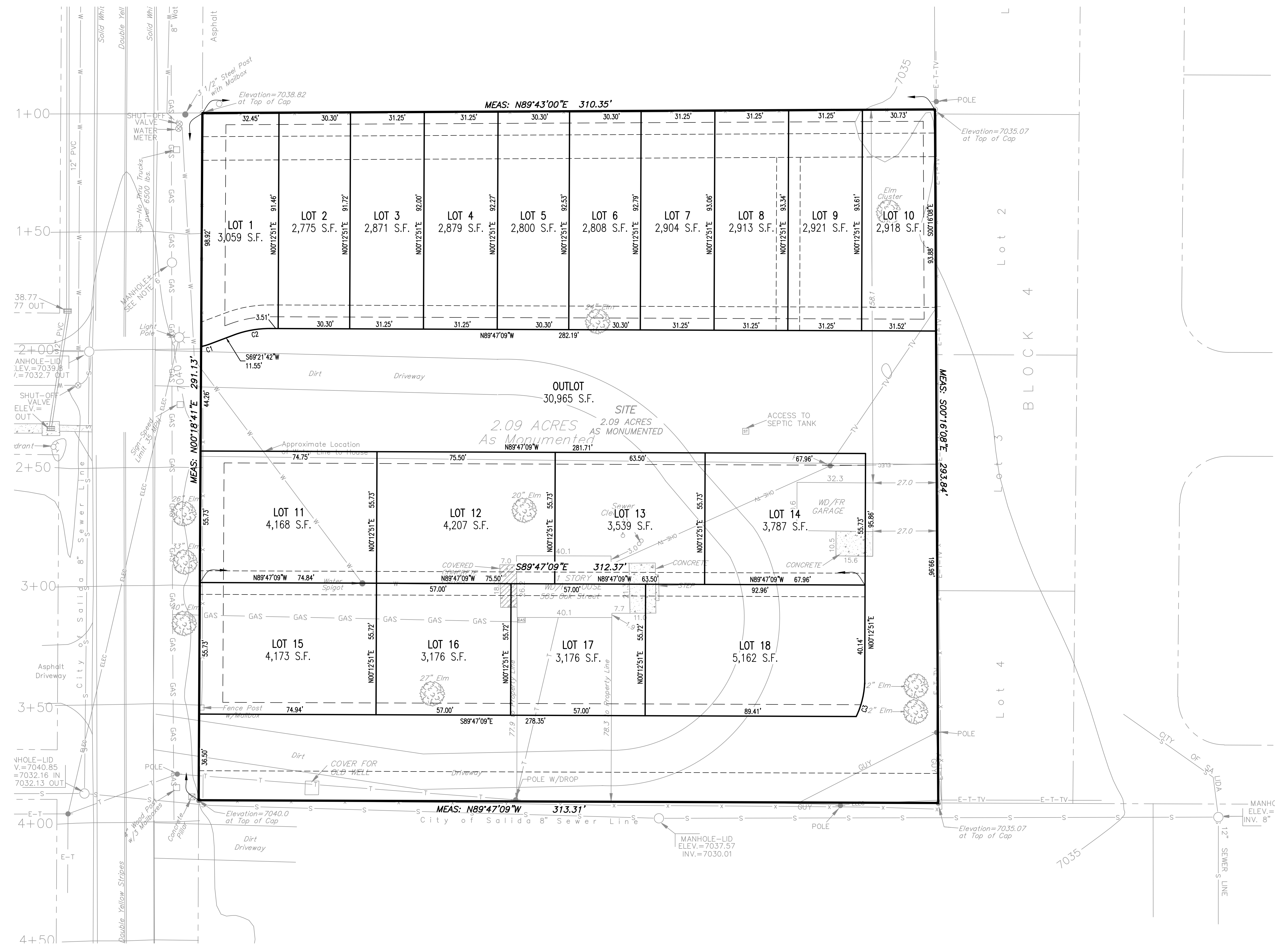
LOT USE TABLE

Lot #	Lot Type	Area (s.f)		Units Allowed	Low Income (# of Units)
		s.f.	acres		
1	DUPLEX	3,059	0.07	1	1
2	DUPLEX	2,775	0.06	1	1
3	DUPLEX	2,871	0.07	1	-
4	DUPLEX	2,879	0.07	1	-
5	DUPLEX	2,800	0.06	1	-
6	DUPLEX	2,808	0.06	1	-
7	DUPLEX	2,904	0.07	1	-
8	DUPLEX	2,913	0.07	1	-
9	DUPLEX	2,921	0.07	1	-
10	DUPLEX	2,918	0.07	1	-
SUB-TOTAL		28,848	0.66	10	-
11	MULTI-FAMILY	4,168	0.10	4	-
12	MULTI-FAMILY	4,207	0.10	4	-
13	MULTI-FAMILY	3,539	0.08	4	-
14	MULTI-FAMILY	3,787	0.09	4	-
15	MULTI-FAMILY	4,173	0.10	4	-
16	MULTI-FAMILY	3,176	0.07	4	-
17	MULTI-FAMILY	3,176	0.07	4	-
18	MULTI-FAMILY	5,162	0.12	6	6
SUB-TOTAL		31,388	0.72	34	-
SHARED OUTLOT		30,965	0.71	-	-
SUB-TOTAL		30,965	0.71	-	-
PD TOTALS		91,201	2.09	44	8

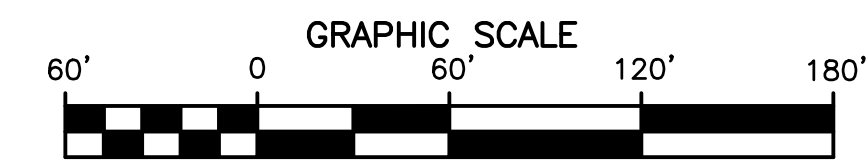
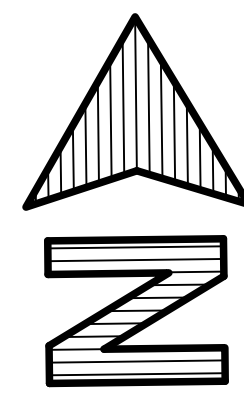
OWNER:
KENT TOWNSEND
7625 U.S. HIGHWAY 50
SALIDA, CO 81201

LAND SURVEYOR
HENDERSON LAND SURVEYING
203 G STREET
SALIDA, CO 81201
CONTACT: MICHAEL K. HENDERSON

ASSISTED BY:
 **CRABTREE GROUP INC.**
ENGINEERING SMART GROWTH™



505 OAK STREET
PRELIMINARY SUBDIVISION PLAT



DIRECTIONS ARE BASED ON THE BEARING N88°51'43"W BETWEEN RECOVERED SURVEY MONUMENTS AT THE E1/4 COR. OF SEC. 10 AND THE SE COR. OF LOT 16, DE ANZA VISTA SUBDIVISION AS SHOWN AND DESCRIBED ON THIS PLAT.

LEGEND

- DENOTES PROJECT BOUNDARY
- DENOTES EXISTING/ADJACENT RIGHT-OF-WAY
- DENOTES NEW ROAD RIGHT-OF-WAY
- DENOTES NEW LOT LINE
- DENOTES NEW EASEMENT LINE
- DENOTES FENCELINE
- DENOTES RECOVERED 5/8" REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED '10721'
- DENOTES RECOVERED 5/8" REBAR WITH A 1-1/2" ALUMINUM CAP STAMPED 'LS 16177'
- DENOTES RECOVERED 5/8" REBAR WITH A 1" ALUMINUM CAP STAMPED 'PROPERTY CORNER ILS 1776'
- DENOTES MONUMENT TO BE SET PRIOR TO FILING OF FINAL PLAT.

CURVE TABLE					
CURVE #	RADIUS	DELTA	LENGTH	CHORD	CHORD BRNG
C1	19.00	010°25'17"	3.46	3.45	S74°34'20"W
C2	43.04	020°22'55"	15.31	15.23	S80°01'06"W
C3	36.00	025°39'35"	16.12	15.99	N13°02'39"E

PLAT NOTES:

- ALL LOTS SHALL BE SUBJECT TO A DECLARATION OF COVENANTS AND HOME OWNERS ASSOCIATION (H.O.A) AS SET FORTH IN RECEPTION NO. _____ OF THE CHAFFEE COUNTY RECORDS.
- OUTLOT AND COMMON FACILITIES, INCLUDING PARKING, DRAINAGE, SIDEWALKS, AND LANDSCAPING, SHALL BE OWNED BY THE 505 OAK STREET HOMEOWNERS' ASSOCIATION, WHO SHALL BE RESPONSIBLE FOR ALL REQUIRED REPLACEMENT AND MAINTENANCE COST OF THE INFRASTRUCTURE.
- OUTLOT SHALL SERVE AS AN EXCLUSIVE DRAINAGE AND UTILITY EASEMENT FOR THE LOTS SHOWN HERON.

OWNER:
KENT TOWNSEND
7625 U.S. HIGHWAY 50
SALIDA, CO 81201

LAND SURVEYOR
HENDERSON LAND SURVEYING
203 G STREET
SALIDA, CO 81201
CONTACT: MICHAEL K. HENDERSON

ASSISTED BY:
 **CRABTREE GROUP INC.**
ENGINEERING SMART GROWTH™

