

**From:** [Doug Bess](#)  
**To:** [Kristi Jefferson](#)  
**Cc:** [Kathy Rohrich](#); [David Lady](#); [Dan Swallow](#)  
**Subject:** Re: Agency review - 326 Crestone Ave, Unit C  
**Date:** Wednesday, May 06, 2020 11:37:58 AM

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Kristi,  
I have reviewed the variance request and have no concerns with it.

Thank you.

Doug Bess  
Fire Chief  
Salida/South Arkansas FPD  
(719) 539-2212

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 Wed, May 6, 2020 at 10:50 AM Kristi Jefferson <[kristi.jefferson@cityofsalida.com](mailto:kristi.jefferson@cityofsalida.com)> wrote:

Attached is the agency review for the above address. The owner is going to be building another residential unit on the lot and would like to have an attached garage but cannot meet rear setbacks as proposed. Please let me know if you have any issues with the variance request.

Kristi Jefferson

Planner

City of Salida

448 East First Street

Suite 112

Salida, CO 81201

ph: 719-530-2626

fax: 719-539-5271

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"](#); ["Doug Bess"](#); ["Kathy Rohrich"](#); ["Dan Swallow"](#)  
**Subject:** RE: Agency review - 326 Crestone Ave, Unit C  
**Date:** Thursday, May 07, 2020 11:43:25 AM

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No concerns with PW.

**David Lady, P.E.**  
**Director of Public Works**  
City of Salida  
Public Works Dept.  
340 W. Hwy 291  
Salida, CO 81201  
719-539-6257 (o)  
<http://cityofsalida.com/>

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**From:** Kristi Jefferson [mailto:kristi.jefferson@cityofsalida.com]  
**Sent:** Wednesday, May 6, 2020 10:50 AM  
**To:** Doug Bess <doug.bess@cityofsalida.com>; 'Kathy Rohrich' <kathy.rohrich@cityofsalida.com>; 'David Lady' <david.lady@cityofsalida.com>; Dan Swallow <dswallow@chaffeeccounty.org>  
**Subject:** Agency review - 326 Crestone Ave, Unit C

Attached is the agency review for the above address. The owner is going to be building another residential unit on the lot and would like to have an attached garage but cannot meet rear setbacks as proposed. Please let me know if you have any issues with the variance request.

Kristi Jefferson  
Planner  
City of Salida  
448 East First Street  
Suite 112  
Salida, CO 81201  
ph: 719-530-2626  
fax: 719-539-5271

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## GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-530-2626 Fax: 719-539-5271

Email: [planning@cityofsalida.com](mailto:planning@cityofsalida.com)

### 1. TYPE OF APPLICATION (Check-off as appropriate)

- |  |  |
|--|--|
| <input type="checkbox"/> Annexation                      | <input type="checkbox"/> Administrative Review:<br>(Type)_____ |
| <input type="checkbox"/> Pre-Annexation Agreement        |  |
| <input type="checkbox"/> Variance                        |  |
| <input type="checkbox"/> Appeal Application              | <input type="checkbox"/> Limited Impact Review:<br>(Type)_____ |
| <input type="checkbox"/> Certificate of Approval         |  |
| <input type="checkbox"/> Creative Sign Permit            | <input type="checkbox"/> Major Impact Review:<br>(Type)_____   |
| <input type="checkbox"/> Historic Landmark/District      |  |
| <input type="checkbox"/> License to Encroach             | <input type="checkbox"/> Other:_____                           |
| <input type="checkbox"/> Text Amendment to Land Use Code |  |
| <input type="checkbox"/> Watershed Protection Permit     |  |
| <input type="checkbox"/> Conditional Use                 |  |

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

#### A. Applicant Information

Name of Applicant: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

Telephone Number: \_\_\_\_\_ FAX: \_\_\_\_\_

Email Address: \_\_\_\_\_

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: \_\_\_\_\_

Street Address: \_\_\_\_\_

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 Mark Bourget Date 04-29-2020

Signature of property owner Mark Bourget Date 04-29-2020



## VARIANCE APPLICATION

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

### A. TYPE OF VARIANCE REQUESTED (Fill In Applicable Requests)

1. **Variance from Maximum Height:** Existing Height (in feet):\_\_\_\_\_ Proposed Height (in feet):\_\_\_\_\_
2. **Minimum Variance from Floor Area:** Required Floor Area:\_\_\_\_\_ Proposed Floor Area:\_\_\_\_\_
3. **Variance from Maximum Lot Coverage:** Allowed Lot Coverage:\_\_\_\_\_ Proposed Lot Coverage:\_\_\_\_\_
4. **Variance from Parking Requirements:** Existing Spaces:\_\_\_\_\_ Required Spaces:\_\_\_\_\_  
Total Spaces Proposed:\_\_\_\_\_ Percent Reduction Proposed:\_\_\_\_\_
5. **Variance from Minimum Setback Requirements**
  - a. Setback Variance Information:
    - i. Type of setback: ☐ Front yard ☐ **Rear yard** ☐ Side yard
    - ii. Which direction: ☐ North ☐ South ☐ East ☐ West  
☐ Northeast ☐ Northwest ☐ Southeast ☐ Southwest
    - iii. Type of Building: ☐ **Principal** ☐ Accessory Building
    - iv. Current Setback: \_\_\_\_\_
    - v. **Proposed Setback:** \_\_\_\_\_
    - vi. **Required Setback:** \_\_\_\_\_
  - b. Second Setback Variance Information (if applicable):
    - i. Type of setback: ☐ Front yard ☐ Rear yard ☐ Side yard
    - ii. Which direction: ☐ North ☐ South ☐ East ☐ West  
☐ Northeast ☐ Northwest ☐ Southeast ☐ Southwest
    - iii. Type of Building: ☐ Principal ☐ Accessory Building
    - iv. Current Setback: \_\_\_\_\_
    - v. Proposed Setback: \_\_\_\_\_
    - vi. Required Setback: \_\_\_\_\_
6. **Variance from Land Use Code Section:** \_\_\_\_\_

## B. DEVELOPMENT PROCESS (City Code Section 16-4-180)

1. Pre-Application Conference. Optional.
2. Submit Application.
3. Staff Review. Schedule Hearing. Forward Report to Applicant and Board.
4. Public Notice Provided For Hearing.
5. Public Hearing Conducted by Board and Action Taken.



## C. APPLICATION CONTENTS

A digital copy of all application materials is required.

- ☐ 1. **General Development Application**
- ☐ 2. **Site Plan.** A site plan of the subject property, showing existing and proposed features, buildings, etc. which are relevant to the review of the application. **The copies shall only be accepted on 8½" x 11", 11" x 17" or 24"x 36" paper.**
- ☐ 3. **Required Showing.** The applicant shall indicate the way the proposal meets the required showing as outlined in the application.
- ☐ 4. **Public Notice**
  - a) List. A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
  - b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
  - c) Applicant is responsible for posting the property and submittal of proof of posting the public notice.
- ☐ 5. **Application Fee.** \$500 cash or check made out to City of Salida.

**D. REQUIRED SHOWING** (If necessary, attach additional sheets)

The applicant shall demonstrate the following to the Board of Adjustment before a variance may be authorized:

- 1. Special Circumstances Exist.** There are special circumstances or conditions which are peculiar to the land or building for which the variance is sought that do not apply generally to land or buildings in the neighborhood.

- 2. Not Result of Applicant.** The special circumstances and conditions have not resulted from any act of the applicant.

**3. Strict Application Deprives Reasonable Use.** The special circumstances and conditions are such that the strict application of the provisions of this Land Use Code would deprive the applicant of reasonable use of the land or building.

**4. Variance is Necessary to Provide Reasonable Use.** The granting of the variance is necessary to provide the applicant a reasonable use of the land or building.

**5. Minimum Variance.** The granting of the variance is the minimum necessary to make possible the reasonable use of the land or building.

**6. No Injury to Neighborhood.** The granting of the variance will not be injurious to the neighborhood surrounding the land where the variance is proposed, and is otherwise not detrimental to the public welfare or the environment.



**7. Consistent with Land Use Code.** The granting of the variance is consistent with the general purposes and intent of the City's Land Use Code.

**8. Existing Primary Structure.** If the proposal is an addition to a primary structure which continues the existing building line the applicant must demonstrate that maintenance of the addition on the subject property is feasible and not injurious to adjacent neighbors.

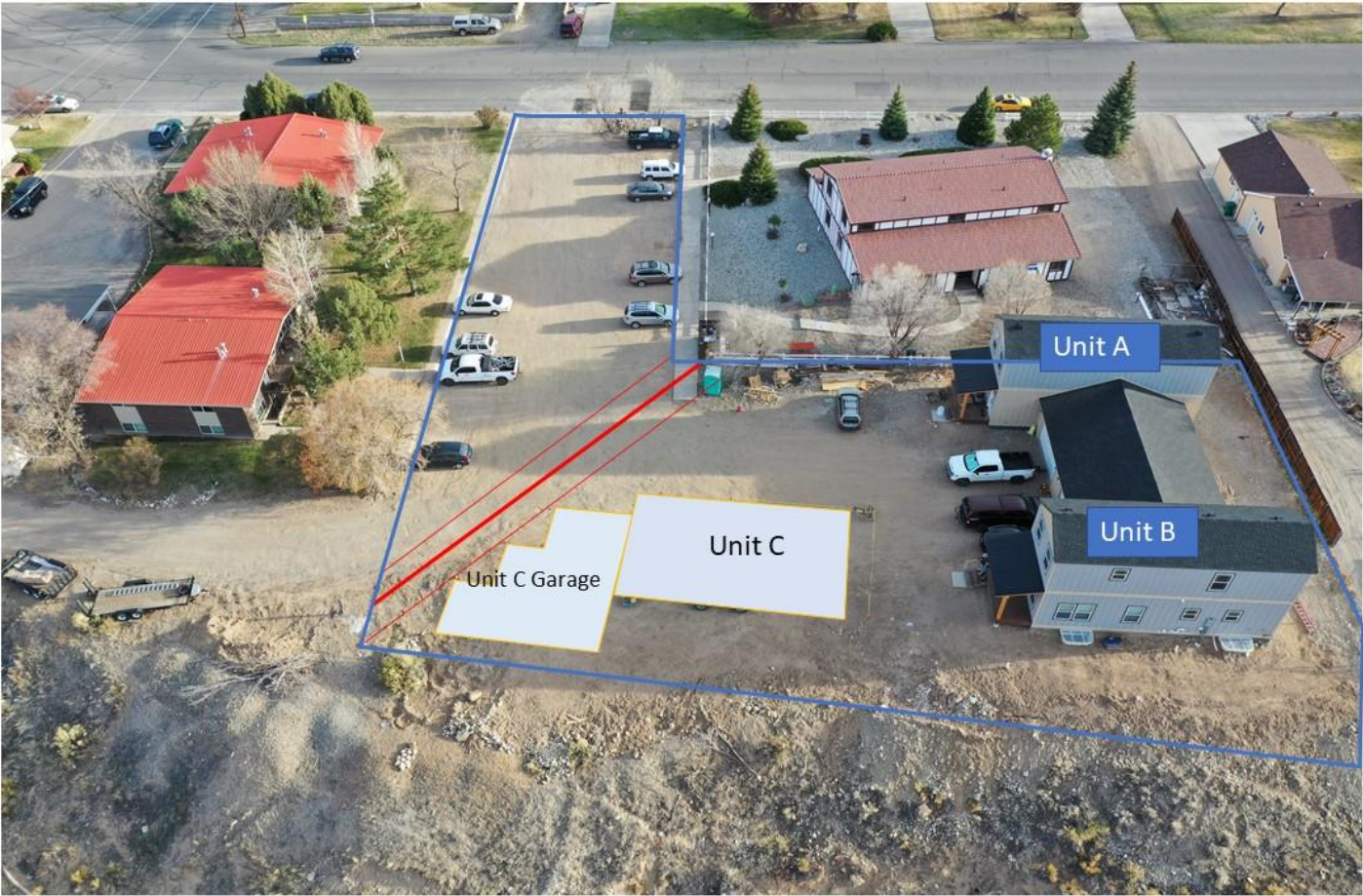


Figure 1 - Lot 1 Overview

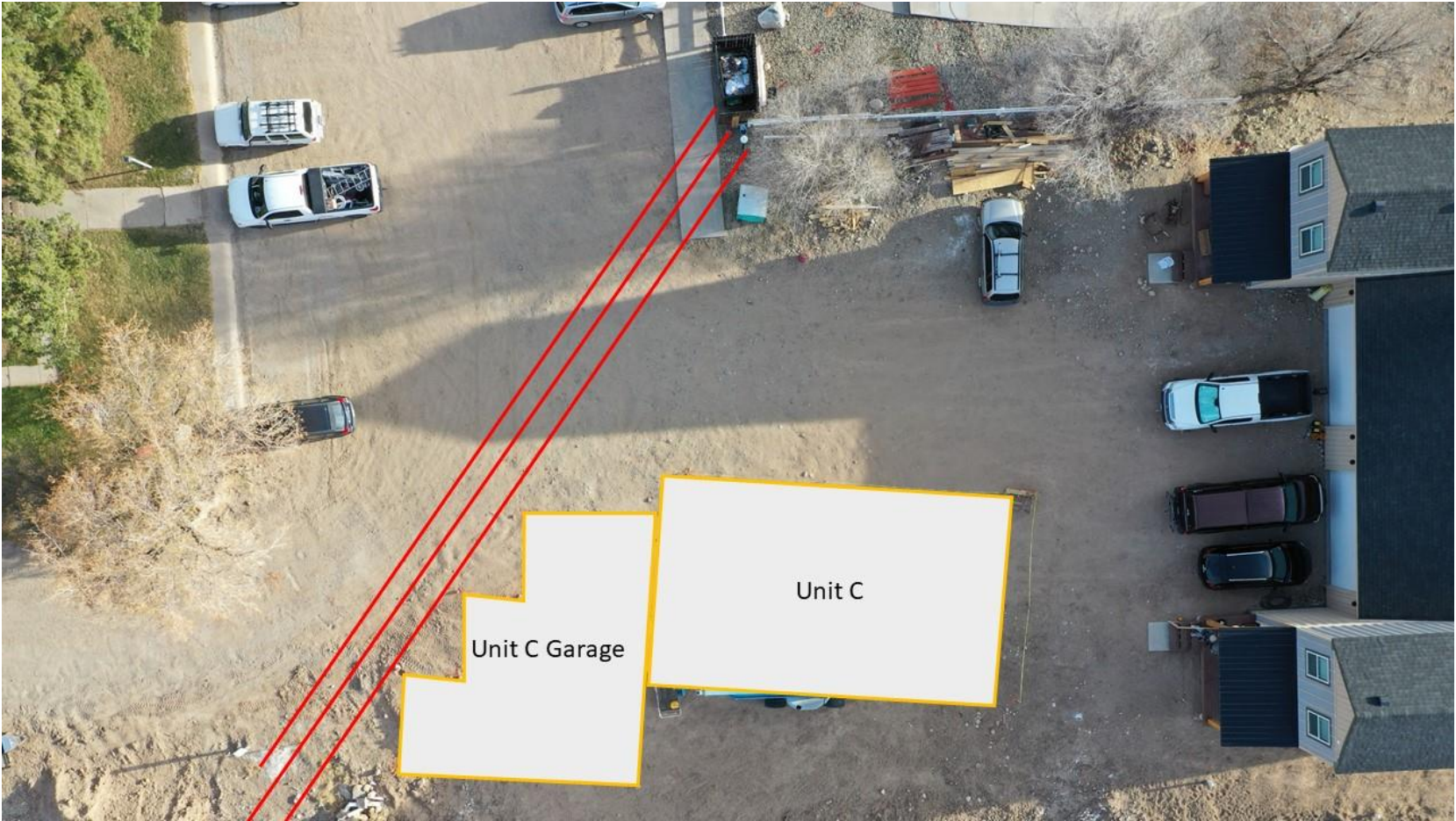


Figure 2 - Lot 1 Unit C Plan View





Figure 3 - Passenger Reverse 1 of 5



Figure 4 - Passenger Reverse 2 of 5





Figure 5 - Passenger Reverse 3 of 5

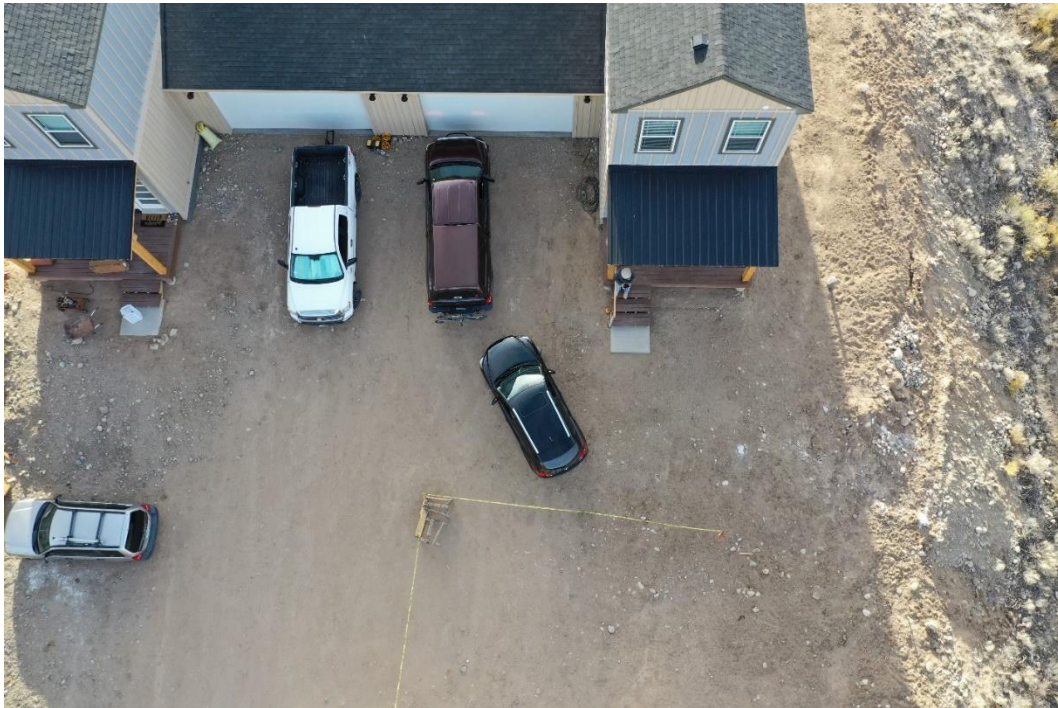


Figure 6 - Passenger Reverse 4 of 5





Figure 7 - Passenger Reverse 5 of 5

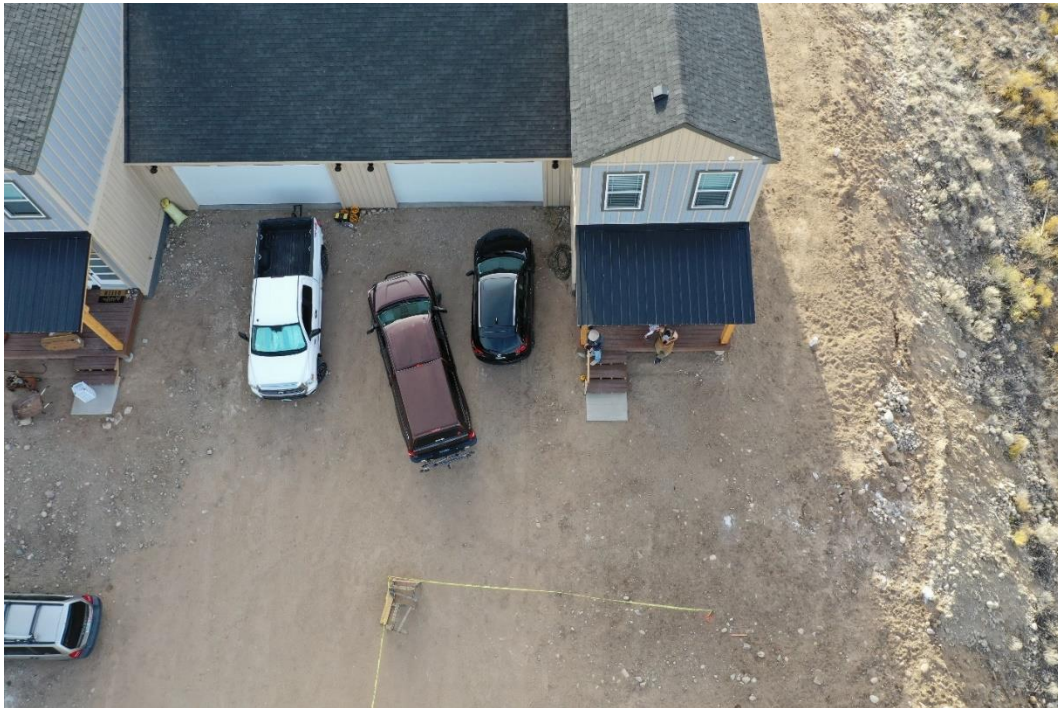


Figure 8 - Truck Reverse 1 of 5





Figure 9 - Truck Reverse 2 of 5

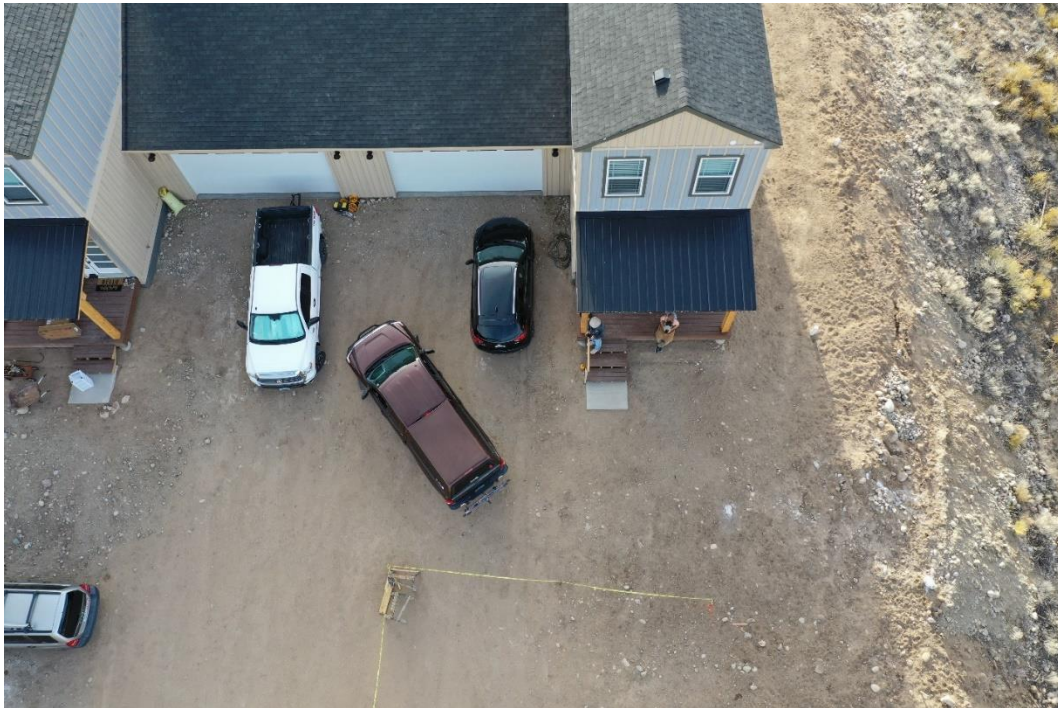


Figure 10 - Truck Reverse 3 of 5





Figure 11 - Truck Reverse 4 of 5

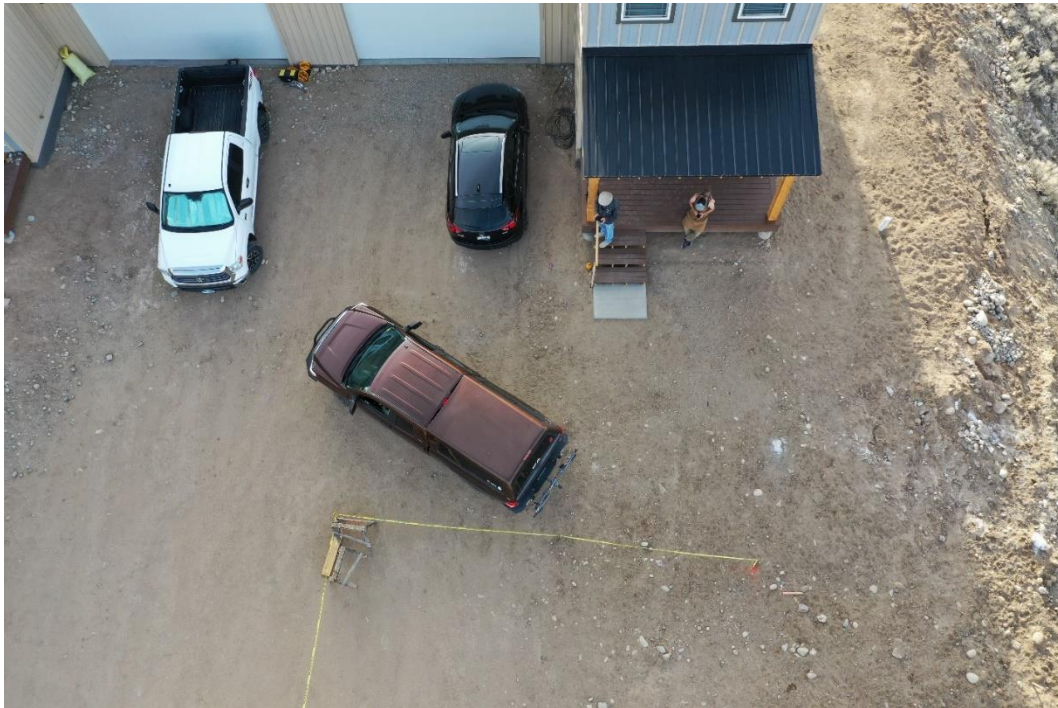
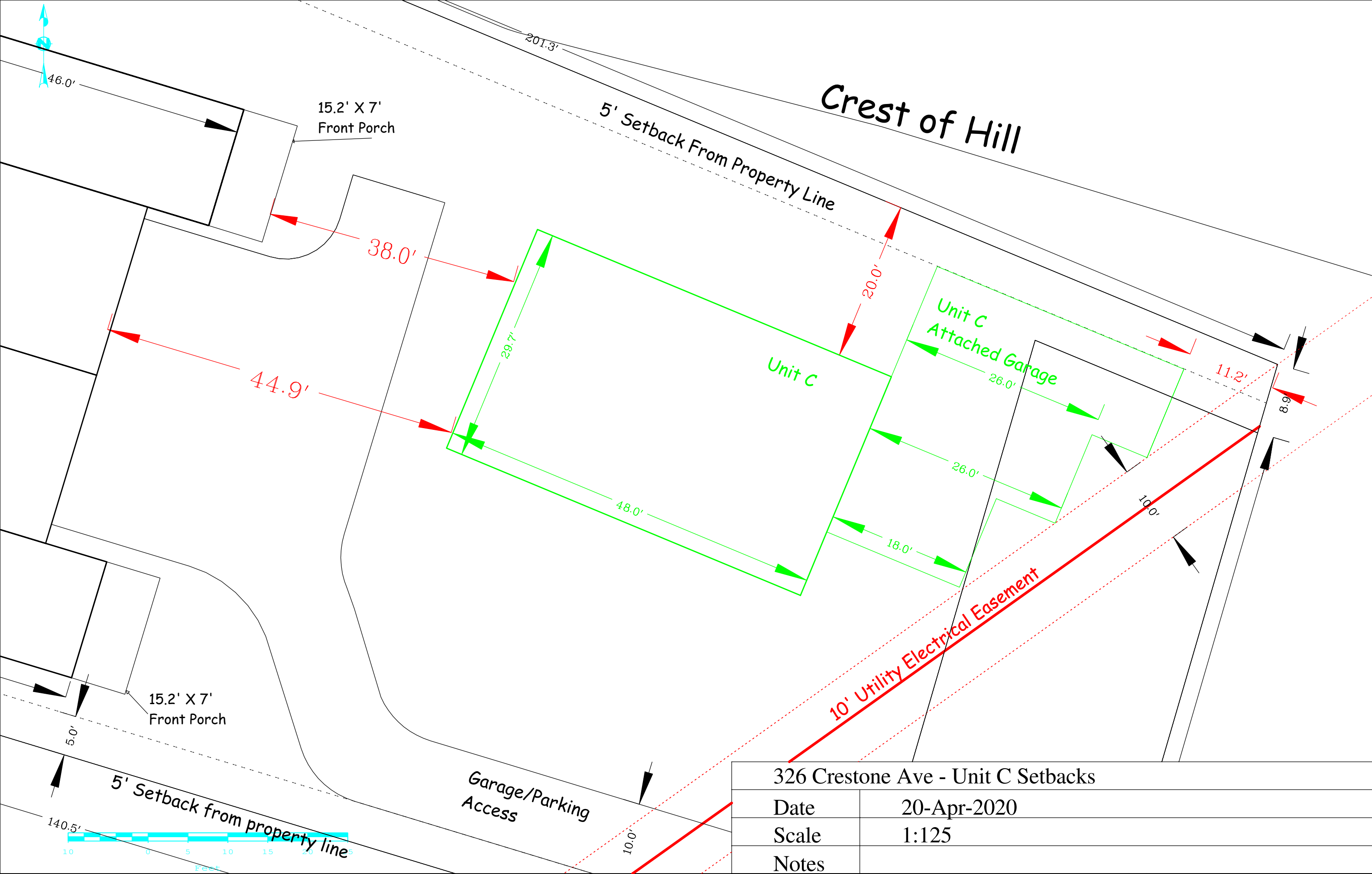


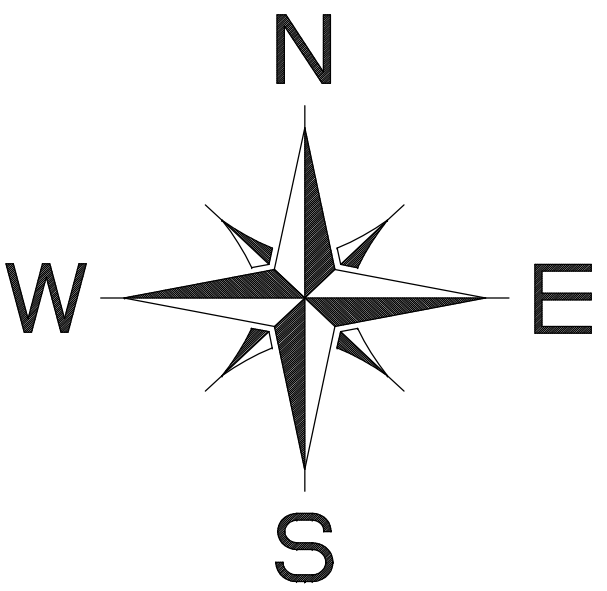
Figure 12 - Truck Reverse 5 of 5





LOT 1 CORDOVA MINOR SUBDIVISION  
PLAT AMENDMENT

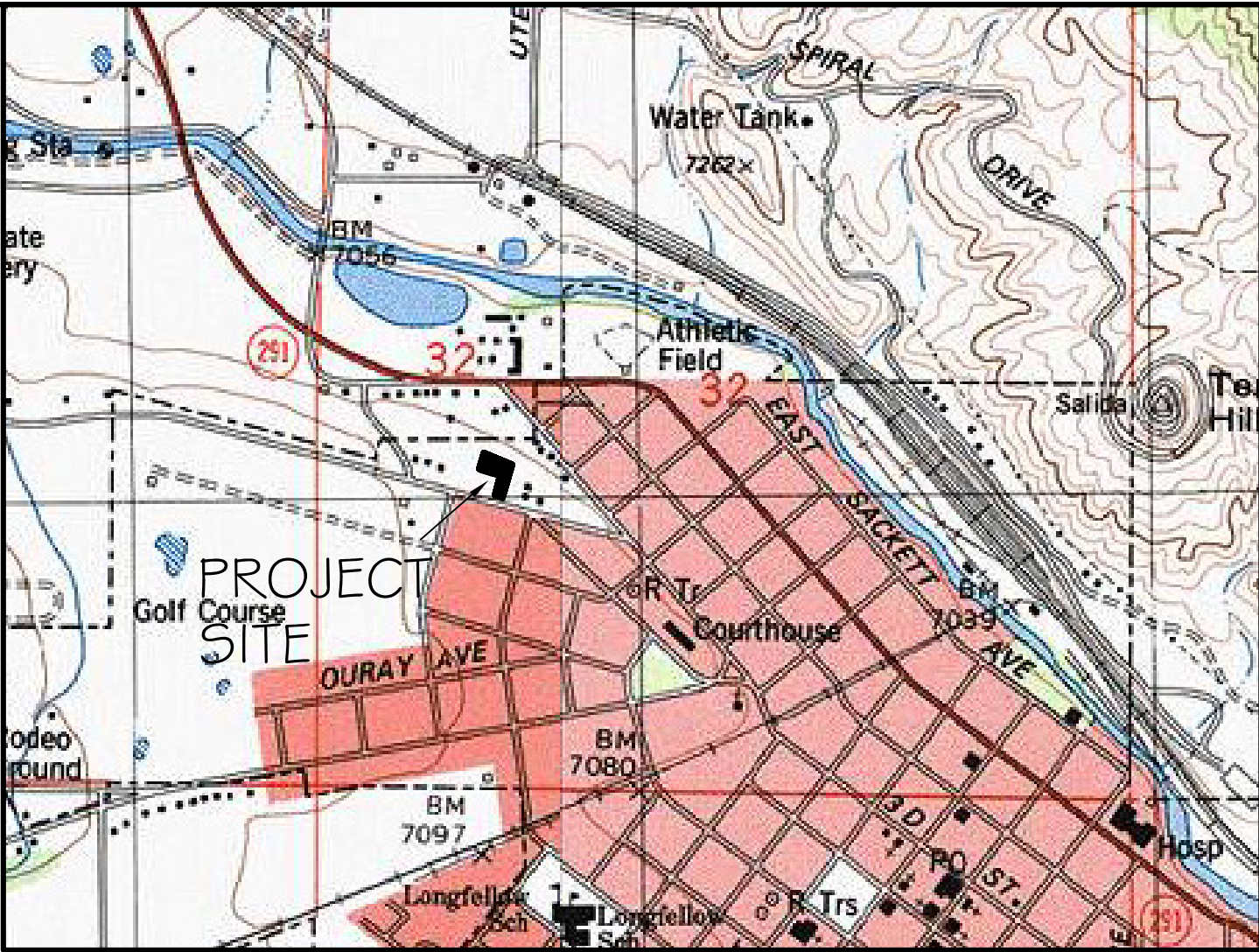
A PORTION OF SECTION 32, TOWNSHIP  
50 NORTH, RANGE 9 EAST OF THE  
NEW MEXICO PRINCIPAL MERIDIAN  
CITY OF SALIDA, CHAFFEE COUNTY  
COLORADO



SCALE  
1" = 20'

LEGEND

- FOUND MONUMENT AS NOTED  
----- EASEMENT



VICINITY MAP  
NOT TO SCALE

GENERAL NOTES

- 1) BASIS OF BEARING FOR THIS SURVEY IS GRID NORTH FROM COLORADO STATE PLANE COORDINATE SYSTEM CENTRAL ZONE, BASED ON G.P.S. OBSERVATIONS ALONG THE NORTH LINE OF SUBJECT PROPERTY BETWEEN TWO STEEL TAGS STAMPED LS 6753 HAVING A BEARING OF NORTH 68° 17' 01" WEST  
2) THE PURPOSE OF THIS PLAT IS TO VACATE THE PORTION OF THE NON-EXCLUSIVE ROADWAY AND UTILITY EASEMENT THAT LIES NORTH OF THE 10 FOOT UTILITY EASEMENT SHOWN HEREON.  
3) OWNERS OF SUBJECT PROPERTY:  
MB3 PROPERTIES  
2411 SANTE FE AVE.  
LA JUNTA, CO 81050  
4) ZONING: RESIDENTIAL

CITY ADMINISTRATOR APPROVAL

THIS PLAT IS APPROVED BY THE SALIDA CITY ADMINISTRATOR THIS \_\_\_\_ DAY OF  
\_\_\_\_\_, 2020.

CITY ADMINISTRATOR

CERTIFICATION OF TITLE

I \_\_\_\_\_, A LICENSED TITLE INSURANCE AGENT IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT I HAVE EXAMINED THE TITLE TO THE PROPERTY HEREBY DEDICATED AND AS SHOWN AND DESCRIBED ON THIS PLAT AND FOUND TITLE VESTED IN MB3 PROPERTIES, LLC, FREE AND CLEAR OF ALL LIENS AND ENCUMBRANCES EXCEPT AS LISTED BELOW:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

TITLE AGENT

ACKNOWLEDGMENT OF LIEN HOLDER

\_\_\_\_\_, AS LIEN HOLDER, HEREBY ACKNOWLEDGES AND APPROVES THE TERMS, CONDITIONS AND DEDICATION AS DISCLOSED UPON THIS PLAT.

REPRESENTATIVE DATE

COUNTY OF \_\_\_\_\_ )  
 ) ss.  
STATE OF \_\_\_\_\_ )

THE FORGOING ACKNOWLEDGMENT OF LIEN HOLDER WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF  
\_\_\_\_\_, 2020, BY \_\_\_\_\_, WITNESS MY HAND AND SEAL.

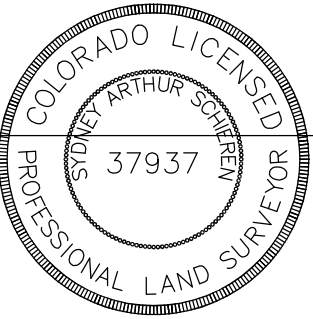
MY COMMISSION EXPIRES \_\_\_\_\_.

NOTARY PUBLIC

LAND SURVEYOR'S CERTIFICATE

I, SYDNEY A. SCHIEREN, A REGISTERED LAND SURVEYOR LICENSED TO PRACTICE IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THIS LAND SURVEY WAS PERFORMED UNDER MY DIRECT SUPERVISION, AND THAT THE PLAT REPRESENTS THE RESULTS OF SAID SURVEY AND IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE.

SYDNEY A. SCHIEREN  
COLORADO P.L.S. 37937



CLERK AND RECORDER'S CERTIFICATE

THIS PLAT WAS FILED IN THE OFFICE OF THE CLERK AND RECORDER OF CHAFFEE COUNTY, COLORADO, AT \_\_\_\_ M.  
ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020 UNDER RECEPTION NUMBER \_\_\_\_\_.

CHAFFEE COUNTY CLERK AND RECORDER

CERTIFICATE OF DEDICATION AND OWNERSHIP

THE UNDERSIGNED CERTIFIES THAT MB3 PROPERTIES, LLC IS THE OWNER OF THE FOLLOWING DESCRIBED LANDS:

LOT 1  
CORDOVA MINOR SUBDIVISION  
PER PLAT FILED JULY 23, 2007 AT RECEPTION NO. 368244 AND AMENDED PLAT FILED NOVEMBER 15, 2018 AT RECEPTION NO. 447011  
IN THE TOWN (NOW CITY) OF SALIDA,  
CHAFFEE COUNTY, COLORADO

HAVE BY THESE PRESENTS LAID OUT AND AMENDED LOT 1 AS SHOWN ON THIS PLAT, UNDER THE NAME AND STYLE OF "LOT 1 CORDOVA MINOR SUBDIVISION PLAT AMENDMENT". THE UNDERSIGNED HEREBY FURTHER DEDICATES TO THE PUBLIC UTILITIES THE RIGHT TO INSTALL, MAINTAIN AND OPERATE MAINS, TRANSMISSION LINES, SERVICE LINES AND APPURTENANCES TO PROVIDE SUCH UTILITY SERVICES WITHIN THIS SUBDIVISION OR PROPERTY CONTIGUOUS THERETO, UNDER, ALONG AND ACROSS UTILITY EASEMENTS AS SHOWN HEREON.

EXECUTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.

\_\_\_\_\_(REPRESENTATIVE)

MB3 PROPERTIES

COUNTY OF CHAFFEE )  
 ) ss.  
STATE OF COLORADO )

THE FORGOING DEDICATION WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_\_\_\_ 2020, BY \_\_\_\_\_ MB3 PROPERTIES  
(REPRESENTATIVE) WITNESS MY HAND AND SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_.

NOTARY PUBLIC

REVISED:
JOB # 18165
DATE: MARCH 10, 2020
SHEET 1 OF 1

**LOT 1 CORDOVA  
MINOR SUBDIVISION  
PLAT AMENDMENT**

A PORTION OF SECTION 32, TOWNSHIP  
50 NORTH, RANGE 9 EAST OF THE NEW  
MEXICO PRINCIPAL MERIDIAN  
CITY OF SALIDA, CHAFFEE COUNTY,  
COLORADO

**LANDMARK  
SURVEYING & MAPPING**

P.O. BOX 668 SALIDA, CO 81201  
PH 719.539.4021 FAX 719.539.4031