



CODE OR MAP AMENDMENT APPLICATION

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

A. TYPE OF AMENDMENT (City Code Section 16-2-40)

- Text Amendment to the Land Use Code
- Map Amendment to the Official Zoning Map (Rezoning)

B. APPLICATION PROCEDURE (City Code Section 16-2-40)

1. Preapplication Conference (optional)
2. Submittal of Application
3. Staff Review. Schedule Hearing. Forward Report to Applicant and Planning Commission
4. Public Notice Provided for Hearing
5. Public Hearing Conducted by Planning Commission and Recommendation to City Council
6. Public Notice of City Council Hearing
7. Public Hearing Conducted by City Council and Action Taken.

C. APPLICATION CONTENTS (City Code Section (text amendment 16-2-40))

Text Amendment:

- 1. **General Development Application.**
- 2. **Precise Wording.** Precise wording of the proposed text amendment. Ten copies of the text amendments shall be submitted. The copies shall only be accepted on 8.5x11 paper and shall be typed.
- 3. Application Fees.

Map Amendment:

- 1. **General Development Application.**
- 2. **Ten (10)** copies of the map amendment package shall be submitted. The copies shall only be accepted on 82" x 11", 11" x 17" or 24"x 36" paper. The copies shall include:
 - a. **Zone Districts.** The present zone district designation(s) of the property and the zoning of all adjacent properties.
 - b. **Survey Map.** An accurate survey map of the property proposed for amendment, stating the area of the property proposed to be amended in square feet or acres.
 - c. **Existing Uses.** Current land use on the property and on all adjacent properties.
 - d. **Statement of Intended Development.** A written statement by the applicant identifying the intended use or development of the subject property and the timing of said development, describing the community need for the change in zoning, and explaining the effect the change of zoning would have on surrounding uses.
- 3. **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) Applicant is responsible for posting the property and mailing public notice to adjoining property owners for all public hearings. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
 - c) The applicant must submit notarized affidavits for proof of posting and mailing of the public notice.

4. **Application Fees.** Cash or check made out to City of Salida - \$1,050 (**text amendment**) (\$350 application fee + \$700 deposit for outside professional services) **or** \$1500 (**rezoning**) (\$500 application fee + \$1000 deposit for outside professional services).

5. **Special Fee and Cost Reimbursement Agreement completed.**

D. REVIEW STANDARDS (If necessary, attach additional sheets)

Text Amendments (City Code Section 16-2-50).

1. **Consistency with Purposes.** The proposed amendment shall be consistent with the purposes of the Land Use Code.

2. **Not Conflict with Other Provisions.** The proposed amendment shall not conflict with any other applicable provisions of this Land Use Code, or shall repeal or amend provisions of this Land Use Code which are inconsistent, unreasonable or out-of-date.

3. **Consistency with Comprehensive Plan.** The proposed amendment shall be consistent with the Comprehensive Plan, or shall implement a new portion of the Comprehensive Plan, or shall implement portions of the Comprehensive Plan which have proven difficult to achieve under the existing provisions of this Land Use Code.

4. **Public Health, Safety and Welfare.** The proposed amendment shall preserve the public health, safety, general welfare and environment and contribute to the orderly development of the City.

Map Amendments (Rezoning) (City Code Section 16-4-210).

1. Consistency with Comprehensive Plan. The proposed amendment shall be consistent with the City of Salida Comprehensive Plan.

2. Consistent With Purpose of Zone District. The proposed amendment shall be consistent with the purpose of the zone district to which the property is to be designated.

3. Compatibility with Surrounding Zone Districts and Uses. The development permitted by the proposed amendment shall be compatible with surrounding zone districts, land uses, and neighborhood character.

4. Changed Conditions or Error. The applicant shall demonstrate that conditions affecting the subject parcel or the surrounding neighborhood have changed, or that due to incorrect assumptions or conclusions about the property, one or more errors in the boundaries shown on the Official Zoning Map have occurred.