



Planning Commission Regular Meeting

448 E. 1st Street, Room 190 Salida, Colorado 81201
January 13, 2026 at 6:00 PM

Agenda

Email public comments to: planning@cityofsalida.com

Please register for the Planning Commission Meeting:

<https://register.gotowebinar.com/rt/1909092342220683277>

After registering, you will receive a confirmation email containing information about joining the webinar. To watch live meetings:

<http://www.youtube.com/@cityofsalidacolorado>

Call to Order by Chairman

Roll Call

Approval of the Minutes

1. Approve Minutes

Unscheduled Citizens

Amendment(s) to Agenda

Public Hearings

Public Hearings will follow the following procedure: A. Open Public Hearing B. Proof of Publication C. Staff Review of Application/Proposal D. Applicant's Presentation (if applicable) E. Public Input F. Close Public Hearing G. Commission Discussion H. Commission Decision or Recommendation

2. Conditional Use - Downtown Street Patio for 211 F St (Topo Coffee)
3. The Sundry Creative Sign - 135 W 1st St

Updates

Unfinished Business

New Business

4. Discussion on Short Term Rental Caps

Commissioners' Comments

Adjourn

Alternate Notice

**An alternate can only vote on, or make a motion on an agenda item if they are designated as

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the Community Development Office at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2628 at least 48 hours in advance.

a voting member at the beginning of an agenda item. If there is a vacant seat or a conflict of interest, the Chairman shall designate the alternate that will vote on the matter. If a Voting member shows up late to a meeting, they cannot vote on the agenda item if the alternate has been designated.

Individuals with disabilities needing auxiliary aid(s) may request assistance by contacting the Community Development Office at 448 E. 1st Street, Ste. 112, Salida, CO 81201, Ph.719-530-2628 at least 48 hours in advance.



Planning Commission Regular Meeting

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

September 22, 2025 at 6:00 PM

Draft Minutes

Email public comments to: planning@cityofsalida.com

Please register to attend the meeting: https://zoom.us/webinar/register/WN_xjx49yp6TRKd4wWX5LzyUw

After registering, you will receive a confirmation email about joining the webinar.

To watch live meetings: <http://www.youtube.com/@cityofsalidacolorado>

Call to Order by Chairman – 6:00 PM

Roll Call

Present: Follet, Bomer, Kriebel, Derwingson, Layton, Bush, Riggs (alt.)

Absent: Walsh (alt.)

Staff: Almquist, Poissant, Hodges, Sherwood

City Attorney: Williams

Amendments to Agenda – None

Approval of the Minutes

1. Approve Minutes of September 9, 2025

Motion by Bomer, second by Kriebel to approve the Minutes of September 9, 2025

MOTION APPROVED 6-0

Unscheduled Citizens - None

Unfinished Business - None

New Business

Public Hearings

Public Hearings will follow the following procedure: A. Open Public Hearing B. Proof of Publication C. Staff Review of Application/Proposal D. Applicant's Presentation (if applicable) E. Public Input F. Close Public Hearing G. Commission Discussion H. Commission Decision or Recommendation

2. Recommendation on Major Impact Review and Recommendation on Proposed South Ark Major Subdivision

Motion by Bomer, second by Layton to recommend City Council approve the South Ark Neighborhood Major Subdivision Phase 1 as proposed as it meets the applicable review standards for a subdivision and is in conformance with the Vandaveer Ranch Overall Development Plan as amended and the South Ark Neighborhood and Vandaveer Regional Park Master Plan

MOTION APPROVED 6-0

Updates

Commissioners' Comments

Adjourn – 7:00 PM

Motion by Bomer, second by Bush to adjourn the meeting

MOTION APPROVED 6-0

Alternate Notice

**An alternate can only vote on or make a motion on an agenda item if they are designated as a voting member at the beginning of an agenda item. If there is a vacant seat or a conflict of interest, the Chairman shall designate the alternate that will vote on the matter. If a Voting member shows up late to a meeting, they cannot vote on the agenda item if the alternate has been designated.



PLANNING COMMISSION STAFF REPORT

MEETING DATE: January 13th, 2026

AGENDA ITEM TITLE: Conditional Use Application – Downtown Street Patio

AGENDA SECTION: Public Hearing

REQUEST:

Please note that this application was received before the recent Land Use Code change and thus is being reviewed under the previous Land Use Code. The applicant is requesting conditional use approval for a downtown street patio to be placed in F Street right of way in front of Coffee by Topo located at 211 F Street. The business was located within the Central Business District (C-2), with a Central Business Economic Overlay (CBE0) at the time of application.

APPLICANT: Katy Blanton, owner of Coffee by Topo at 211 F Street.



LOCATION:

The property is described as Commercial space “C” F Street Mercantile Condominiums, City of Salida, Chaffee County, Colorado. This property is also known as 211 F Street. Surrounding zoning is exclusively Central Business District (C-2). Surrounding uses include retail, office, grocery store, and residential.

PROCESS:

The Salida Municipal Code, Chapter 16, specifies that Conditional Use applications be reviewed by the City of Salida Planning Commission at a public hearing after fifteen days public notice. The Planning Commission may make a decision to approve, approve with conditions, deny, or remand the application back to the applicant for modification.

The Planning Commission must find the use meets the specific design standards for Downtown Street Patios as stated in Section 16-4-190 (r) of the Salida Municipal Code.

A. REVIEW STANDARDS SPECIFIC TO DOWNTOWN STREET PATIOS (Section 16-4-190 (r)): Section 16-4-190 (r) sets standards, but allows modifications by the approving body, the Planning Commission.

(1) Siting and Use Standards.

a. Downtown Street Patios will be allowed year-round for businesses that are open year-round. If the business is not open year-round, the patio shall be removed from the right-of-way from October 1 to May 1 of each year. It shall be the responsibility of the business owner to remove snow from the street on all sides of the patio that cannot be reached by city snow plows, within 24 hours of a storm event.

➤ The applicant is keeping the business open year-round. As a condition of approval:

○ It shall be the responsibility of the business owner to remove snow from the street on all sides of the patio that cannot be reached by city snow plows, within 24 hours of a storm event.

b. Patios shall not exceed a size of eight (8) feet by twenty (20) feet within the roadway. The structures may extend over the sidewalk up to one (1) foot. Any proposed roof or covers shall be shown as a part of the application. Patios cannot obstruct access to city infrastructure such as water meters, curb shut-offs, manholes and tree grates.

➤ Applicant response – “The patio conforms to the Land Use Code including Zoning District Standards. It will Be located on the east side of F Street between 2nd and 3rd Street. The patio will be in proximity to the front door of Coffee by Topo within an existing parking space and does not exceed 8 feet by 20 feet

within the roadway. While the patio will partially cover a tree gate, it will not obstruct access to it or any other city infrastructure.”

- c. Ramps for accessibility shall be integral to the design and not present an obstacle within the sidewalk.
 - The applicant will have a portable temporary ramp available. Staff has found that the use of temporary ramps that can be moved have been the most effective on downtown street patios. Storage of this ramp must be outside of the 5’ pedestrian right of way.
- d. Patios shall not be located at intersections of streets or alleys in such a way as to block appropriate sight triangles.
 - The proposed location is not located at the intersection of a street, alley or other public right of way.
- e. Once there is one (1) Downtown Street Patio established within a block to include both street frontages, an additional patio may only be allowed through the conditional use process if the additional review standard to Section 16-4-110 (d) is met.
 - This is the only patio within the block, it previously belonged to the neighboring property, 215 F St. (Here’s the Scoop). With this approval the applicant will move it in front of their property.
- f. The location of the patio must be in proximity to the front door of the business being served within an existing parking space.
 - The patio will be directly outside of the front door.
- g. Signage is not allowed on the patios except for customer menus and signage approved by the city for public purposes.
 - No signage will be permitted on the patio.
- h. Use of the patios shall be for retail food and beverage establishments and retail establishments that serve specialty foods and beverages (e.g. ice cream shops, coffee houses, and bars/distilleries/brew pubs) located within buildings in the downtown. Alternative uses may be considered through the conditional use process if an additional review standard to Section 16-4-110(d) is met.
 - The patio is for a retail food and beverage establishment, Coffee by Topo, which is an allowed use for downtown street patios. Coffee by Topo currently operates until 7am to 4pm each day with occasional events in the evening. As a condition of approval:

- Use of the patio shall not exceed 9pm on weekdays and 10pm on weekends.
- i. The applicant shall reduce the impact on parking in the downtown by providing a minimum of one (1) off-street parking space for customers or employees. The parking space shall either be owned or leased within the C-2 district. Verification shall be provided with the application. This requirement may be met by providing a fee-in-lieu of the parking space in an amount equal to and in addition to the lease amount as provided in the revocable license agreement. Proceeds will be dedicated to parking purposes for the downtown.
 - The applicant must pay the required business occupier fee of \$750/year for 5 years or \$5,000 upfront.
 - j. Installation of the Downtown Street Patio shall be approved by the Community Development Department.
 - The proposed patio is currently installed outside of the neighboring property. So long as no significant changes are made to the structure of the patio the Community Development Department approves of the structure. In addition Chaffee County Building Department has no concerns regarding the structure.
 - k. A Downtown Street Patio may not be combined with encroachment permits for use of sidewalks in accordance with Section 11-4-20 of the Salida Municipal Code.
 - No other encroachment permits have been issued. As a condition of approval:
 - Applicant must maintain a minimum of five (5) feet clear on the sidewalk.
 - l. The initial approval of a Downtown Street Patio shall be for one (1) year. After review by the approving body after the initial period, the conditional use permit may be renewed for longer periods.
 - As a condition of approval:
 - The conditional use shall be approved for one year from the date of approval and may be renewed for longer periods.
- (2) Revocable License Required. Business owners who receive conditional use approval for downtown street patios will have to enter into a revocable license agreement with the City of Salida, as approved by City Council, prior to installation of the patio.

- As a condition of approval:

- Approval of a revocable license agreement and payment of required fees is required prior to installation of the patio.

RESPONSE FROM REFERRAL DEPARTMENTS AND AGENCIES:

Fire, Assistant Chief Kathy Rohrich: No Comment.

Police, Chief Russ Johnson: No comment.

Public Works Director, David Lady: The site triangle for alleys requires a 5-ft offset and I would suggest we follow that. All else looks acceptable.

Chaffee County Building Official, Chad Chadwick: “The Building Safety Department has no concerns at this time concerning the Patio at Topo Coffee.”

STAFF RECOMMENDATION:

Based on the above findings, staff recommends **APPROVAL** for the conditional use for the downtown street patio to be located in front of Coffee by Topo at 211 F Street subject to the conditions listed below.

RECOMMENDED MOTION:

“I make a motion to approve the conditional use for the downtown street patio to be located in front of Coffee by Topo at 211 F Street, as submitted, subject to the following conditions.

1. It shall be the responsibility of the business owner to remove snow from the street on all sides of the patio that cannot be reached by city snow plows, within 24 hours of a storm event.
2. Use of the patio shall not exceed 9pm on weekdays and 10pm on weekends.
3. On a yearly basis, the applicant must submit an updated agreement to provide one (1) dedicated off-street parking spot in the C-2 District, or the applicant must pay the required business occupier fee of \$750 per year.
4. The structure will require a building permit. It must be anchored so it will not move with wind pressure. The wind sail is to be removed in the winter.
5. Applicant must maintain a minimum of five (5) feet clear on the sidewalk.
6. The conditional use shall be approved for one year from the date of approval and may be renewed for longer periods.
7. Approval of a revocable license agreement and payment of required fees is required prior to installation of the patio.

8. Pay the annual per SF fee of \$4/SF of patio space, \$576 total for the proposed patio.

Attachments:

Application Materials

Proof of Publication



GENERAL DEVELOPMENT APPLICATION

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-539-4555 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"/> Limited Impact Review:
(Type) _____ |
| <input type="checkbox"/> Certificate of Approval | |
| <input type="checkbox"/> Creative Sign Permit | <input type="checkbox"/> Major Impact Review:
(Type) _____ |
| <input type="checkbox"/> Historic Landmark/District | |
| <input type="checkbox"/> License to Encroach | <input type="checkbox"/> Other: _____ |
| <input type="checkbox"/> Text Amendment to Land Use Code | |
| <input type="checkbox"/> Watershed Protection Permit | |
| <input checked="" type="checkbox"/> Conditional Use | |

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

A. Applicant Information

Name of Applicant: Coffee by Topo, Ltd. Re: Katy Blanton

Mailing Address: 211 F St, Salida, CO 81201

Telephone Number: 719-530-1055 FAX: _____

Email Address: coffeebytopo@gmail.com

Power of Attorney/ Authorized Representative: _____
(Provide a letter authorizing agent to represent you, include representative's name, street and mailing address, telephone number, and FAX)

B. Site Data

Name of Development: Patio Application

Street Address: 211 F St

Legal Description: Lot _____ Block F Subdivision Ward 2 (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  (Katy Blanton) Date 10/15/25

Signature of property owner  (Elena Shepherd) Date 10/15/25



**CONDITIONAL USE APPLICATION FOR
DOWNTOWN STREET PATIO**

448 East First Street, Suite 112

Salida, CO 81201

Phone: 719-530-2626 Fax: 719-539-5271 Email:
planning@cityofsalida.com

A. TYPE OF CONDITIONAL USE REQUESTED (Refer to Schedule of Uses in Article IV of the Land Use Code)

Residential Zone Districts (Table 16-D): _____
Or
Commercial/Industrial Zone Districts (Table 16-D): C-2

B. DEVELOPMENT PROCESS (City Code Section 16-4-110)

1. Pre-Application Conference. Optional.
2. Submit 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 Action Taken.

C. APPLICATION CONTENTS (City Code Section 16-3-80 for Conditional Uses).

- ✓1. **General Development Application**
- ✓2. **Conditional Use Application (this form).**
- ✓3. **Site Plan.** A to-scale site plan of the subject property, showing the proposed size and location of the street patio, and existing features, buildings, roads, alleys, utilities, etc. which are relevant to the review of the application. The application will also indicate conformance with any applicable development standards for the proposed conditional use. **The copies shall be accepted on 8½" x 11", 11" x 17", 24" x 36" paper or electronically.**
- PHOTO - ✓4. **Building Plans and Elevations.** Plans and elevations of the proposed patio, including materials.
- ✓5. **Vicinity Map with Surrounding Land Use.** 8 ½" x 11" map showing parcel's location in the City and the current land use of properties on all sides of the property and across the street(s) and alley.
- ✓6. **Public Notice.**
 - ☑ a. **List.** A list shall be submitted by the applicant to the city of adjoining property owner's 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. Envelopes pre-printed with return address are available from the Community Development Department.
- 7. **Other Information.** Staff may request additional information as deemed necessary to evaluate the impacts of the conditional use application.
- ✓8. **Application Fee \$500,** cash or check made out to City of Salida.

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

An application for conditional use approval shall comply with the following standards.

- 1. Consistency with Comprehensive Plan.** The use shall be consistent with the City's Comprehensive Plan.

The use of the patio is consistent with the City's Comprehensive Plan. The patio will be used for the purpose of seating for customers of Coffee by Topo located at 211 F Street.

- 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 patio conforms to the Land Use Code including Zoning District Standards. It will be located on the east side of F Street between 2nd and 3rd Street. The patio will be in proximity to the front door of Coffee by Topo within an existing parking space and does not exceed 8 feet by 20 feet within the roadway. While the patio will partially cover a tree gate, it not obstruct access to it or any other city infrastructure.

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

The proposed patio is consistent with Site Development Standards and is compliant with the parking, landscaping, sign, and improvement standards.

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 use of the patio is appropriate to its proposed location. The proposed patio will be located in the Downtown area of Salida, where its use will be compatible with the surrounding businesses and residential units.

4. Traffic. The use shall not cause undue traffic congestion, dangerous traffic conditions or incompatible service delivery, parking or loading problems. Necessary mitigating measures shall be proposed by the applicant.

The use of the patio will not interfere with traffic as it is located in a section of F Street that is not open to vehicles. The patio does not block entrances to alleyways, driveways, or sidewalks.

5. 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 use of the patio will not create a nuisance to the surrounding properties.

6. 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.

Customers of Coffee by Topo may utilize the proposed patio for seating as well as the indoor cafe area where public facilities, such as restrooms, are located.

7. 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 use of the patio will not cause deterioration or damage to the environment.

Section 16-4-190 (r) Downtown Street Patios.

The downtown street patio program allows the use of public street right-of-way in the downtown for outdoor dining and retail activities. Downtown is defined as that area zoned Central Business (C-2) and generally within the boundaries of Fourth Street, the Monarch Spur Trail, D Street and the Arkansas River. The purpose of this policy is to enliven the outdoor environment and promote economic vitality while protecting the health, safety and welfare of residents, pedestrians, businesses, and visitors. These requirements are for applications for patios submitted after March 20, 2018.

(1) Siting and Use Standards. A downtown street patio will be allowed with approval of a conditional use permit, issuance of a revocable license and all applicable fees are paid. The use permit shall be subject to the conditions below or as modified by the approving body:

- a. Downtown street patios will be allowed year-round for businesses that are open year-round. If the business is not open year-round the patio shall be removed from the right-of-way from October 1 to May 1 of each year. It shall be the responsibility of the business owner to remove snow from the street on all sides of the patio that cannot be reached by City snow plows, within twenty-four (24) hours of a storm event.
- b. Patios shall not exceed a size of eight (8) feet by twenty (20) feet within the roadway. The structures may extend over the sidewalk up to one (1) foot. Any proposed roof or covers shall be shown as a part of the application. Patios cannot obstruct access to City infrastructure such as water meters, curb shut-offs, manholes and tree grates.
- c. Ramps for accessibility shall be integral to the design and not present an obstacle within the sidewalk.
- d. Patios shall not be located at intersections of streets or alleys in such a way as to block appropriate sight triangles.
- e. Once there is one (1) downtown street patio established within a block to include both street frontages, an additional patio may only be allowed through the conditional use process if the additional review standard to Section 16-4-110(d) 8. is met.
- f. The location of the patio must be in proximity to the front door of the business being served within an existing parking space.
- g. Signage is not allowed on the patios except for customer menus and signage approved by the City for public purposes.
- h. Use of the patios shall be for retail food and beverage establishments and retail establishments that serve specialty foods and beverages (e.g. ice cream shops, coffee houses, and bars/distilleries/brew pubs) located within buildings in the downtown. Alternative uses may be considered through the conditional use process if an additional review standard to Section 16-4-110(d) 9. is met.
- i. The applicant shall reduce the impact on parking in the downtown by providing a minimum of one (1) off-street parking space for customers or employees. The parking space shall either be owned or leased within the C-2 district. Verification shall be provided with the application. This requirement may be met by providing a fee-in-lieu of the parking space in an amount equal to and in addition to the lease amount as provided in the revocable license agreement. Proceeds will be dedicated to parking purposes for the downtown.
- j. Installation of the downtown street patio shall be approved by the Community Development Department.
- k. A downtown street patio may not be combined with encroachment permits for use of sidewalks in accordance with Section 11-4-20.1. The initial approval of a downtown street patio shall be for one (1) year. After review by the approving body after the initial period, the conditional use permit may be renewed for longer periods.

(2) Revocable License Required. Business owners who receive conditional use approval for downtown street patios will have to enter into a revocable license agreement with the City, as approved by the City Council, prior to installation of the patio.

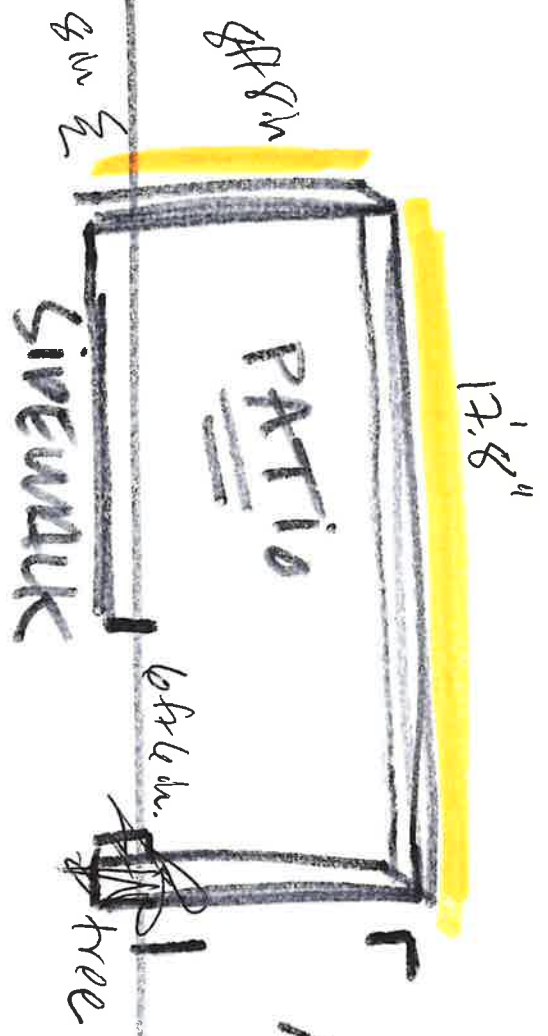
#3 SITE PLAN

NEWARK UNIVERSITY

SIDEWALK

F Street

← 3rd ST



SWIRL EVENTS

COFFEE BY TORO

KAIZEN

STATE FARM

FIGGY PONG

#4



COPY FOR TOP

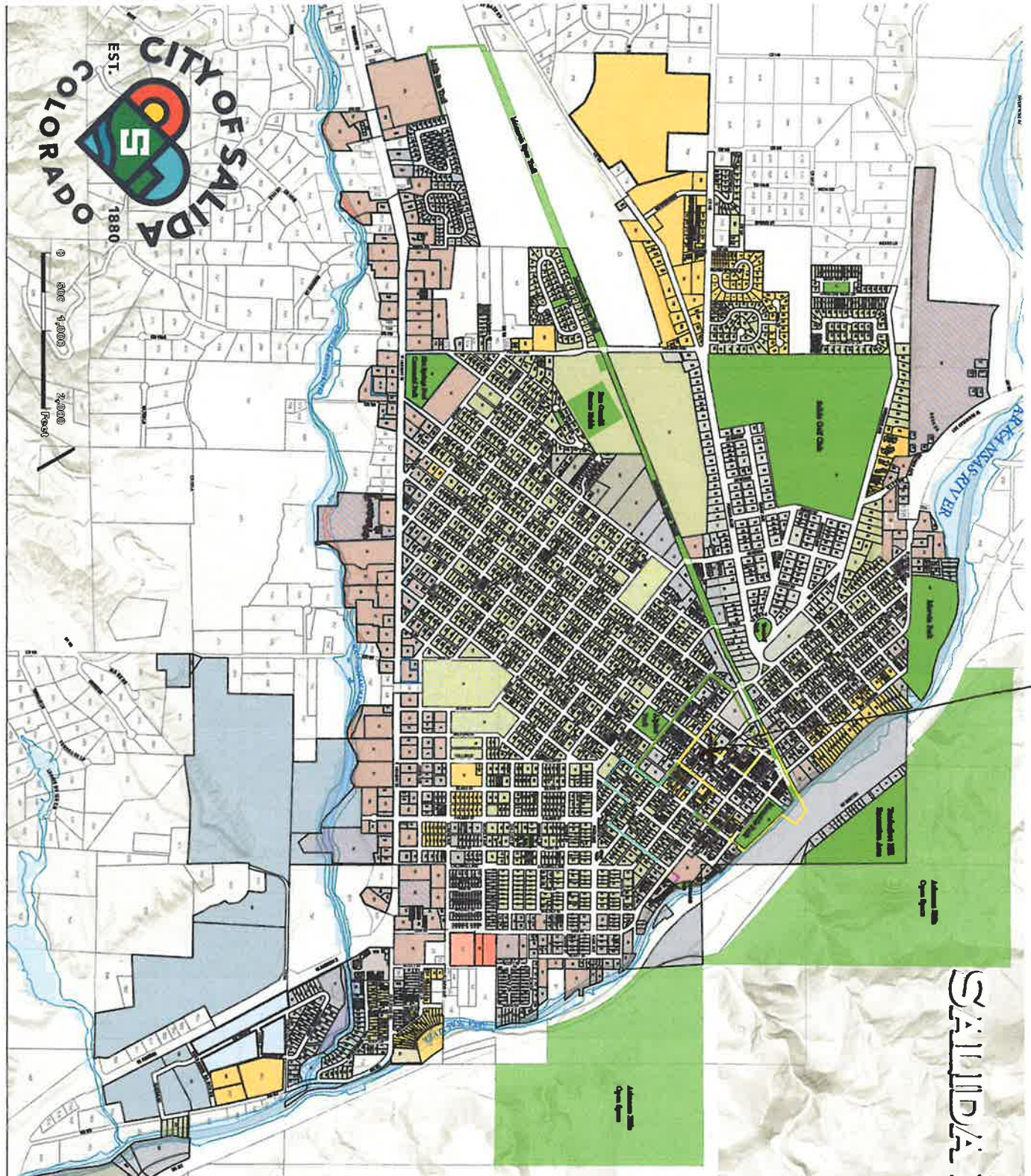
SALIDA ZONING MAP

LEGEND

- Zone Districts**
- 1 Commercial District
- 2 Central Business District
- 1 Industrial District
- PD Planned Development
- 1 Single-Family Residential District
- 2 Medium Density Residential District
- R-3 High Density Residential District
- R-4 Medium Density Residential District
- RMU Residential Mixed Use District

- Overlay Districts**
- Salida Downtown Historic District (SDHD)
- Historic Protection Overlay (HPO)
- Highway 291 Established Commercial (291 CO)
- Highway 291 Established Residential (291 CO)
- Highway 50 Corridor Overlay (50 CO)
- Central Business Economic Overlay (CBEO)
- Sackett's Addition Overlay
- Local Historic Landmark Overlay (LHLO)

- Other**
- Parcels
- Salida City Limits
- Planned Development Overlay
- School
- Parks
- Rivers
- County Parcels



Scale: 1" = 300 Feet

#6-a.

Public Notice List for Coffee by Topo's Patio Application:

1. Kaizen Life & Fitness - 207 F St, Salida, CO 81201
2. Kate Woolman State Farm - Insurance Agency - 203 F St, Salida, CO 81201
3. Pifion Real Estate Group - 201 F St, Salida, CO 81201
4. Juniper Event Space - 215 F St, Salida, CO 81201
5. Juniper Gifts and Fine Art Supplies, 219 F St, Salida, CO 81201
6. Dragonfly Gifts - 221 F St, Salida, CO 81201
7. Yoga Olas - 229 F St, Salida, CO 81201
8. Rebound Physical Therapy - 233 F St, Salida, CO 81201
9. Fun Street Family Arcade - 243 F St, Salida, CO 81201
10. Julie's Cubbie - 222 F St, Salida, CO 81201
11. Natural Grocers - 200 F St, Salida, CO 81201



CITY OF SALIDA
NOTICE OF PUBLIC HEARING BEFORE THE PLANNING COMMISSION FOR THE CITY OF SALIDA CONCERNING A CONDITIONAL USE APPLICATION FOR A DOWNTOWN STREET PATIO

To All Members of the Public And Interested Persons: Please Take Notice that on **January 11, 2025** at or about the hour of 8:00 p.m., a public hearing will be conducted by the **City of Salida Planning Commission**, at City Council Chambers, 448 East First Street, Suite 160, Salida, Colorado and online at the following link: https://www.uswebinar.com/register/Wb_x49y8TRK64wWX5LzvUw

The applicant, **Katy Blanton**, is requesting conditional use approval per Land Use Code Section 16-4-160 (f) for the placement of a **Downtown Street Patio** on the public street right-of-way in front of the application is to ensure the compatibility of the proposed patio.

Interested persons are encouraged to attend the public hearing in person or via GoToWebinar at the above link. Further information on the application may be obtained from the Community Development Department, 719-530-2831.

(Please note: this application was received prior to the land use code change on December 22, 2025 so it will be reviewed under the code effective prior to that date.)



PLANNING COMMISSION STAFF REPORT

MEETING DATE: January 13th, 2026

AGENDA ITEM TITLE: The Sundry LLC, Creative Sign Application – 135 W. 1st St.

AGENDA SECTION: Public Hearing

REQUEST:

The request is to approve a creative sign for The Sundry LLC, 135 W. 1st Street, per Section 16-10-90 of the Salida Municipal Code. Please note that the application was received before the Land Use Code changed on 12/22/25 and thus this application is being reviewed under the previous Land Use Code.

APPLICANT:

The applicant is The Sundry LLC as represented by Nathan Young and Dillon Gross.

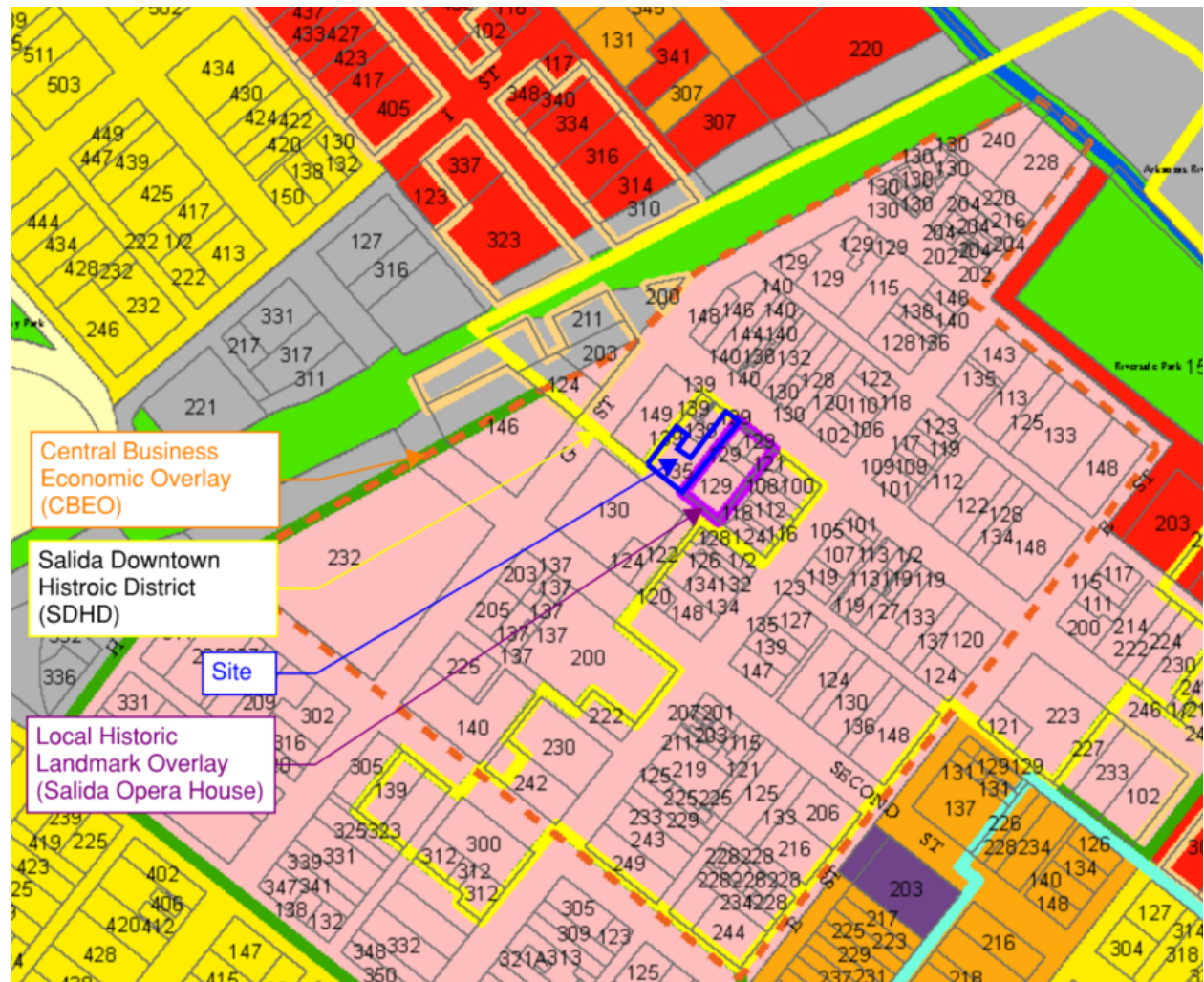
LOCATION:

Northeast facade of the building at 135 W. 1st Street.



ZONING:

The site was zoned Central Business District (C-2) and within the Central Business Economic Overlay at the time of application. It is adjacent to but not located within Salida Downtown Historic District (SDHD) and the Historic Protection Overlay (HPO). The site also neighbors the building formally the Salida Opera House, a local historic landmark.



PROCESS:

The purpose of the Creative Sign allowance is to encourage the use of signs that exhibit a high degree of thoughtfulness, imagination and inventiveness that due to their creative qualities, size or site constraints, would not be otherwise allowed under this code.

The relevant version of the Salida Municipal Code, Chapter 16, specified that creative signs be reviewed by the City of Salida Planning Commission at a public hearing after fifteen days public notice. The Planning Commission may make a decision to approve, approve with conditions, deny, or remand the application back to the applicant for modification.

OBSERVATIONS:

1. The property is located on the south side of 1st located between F and G Street in the Central Business District (C-2) zone district. The building was originally built around 1900 as Salida’s first movie theatre. The site is not within the Downtown Historic District (SDHD) or the Historic Protection Overlay (HPO). It is however completely within the Salida Creative District designated by the state. The Creative District designation certifies our community as contributing to our state’s economy through creativity, culture, and the arts. The mission of the Creative District is to promote, support, and expand existing creative industries with the purpose of driving economic growth and enhancing the quality of life.



1 - Site as of Jan 7th 2026

- 2. This site permits 50 square feet of sign area based on the linear street frontage of the property. There are currently no other signs on the site, and they are requesting a marque sign of 140.5 square feet.
- 3. The sign will be erected on the North-East facing façade of the building facing onto 1st Street.

REVIEW STANDARDS (Section 16-10-90):

1. **Impact Review Standards.** No sign shall be approved under the Creative Sign Process that the Planning Commission finds:
 - a. Will have an adverse impact on adjacent properties. The sign shall not adversely affect neighboring property owners, business or residents and should be compatible with the uses, character and identity of the area in which it is displayed.
 - b. Create a dangerous condition. Granting the creative sign permit will not adversely affect public safety. The use of signs or attention-attracting devices should not significantly distract traffic on adjacent streets.



2 - Proposed Creative Sign

- c. Distracts from the important architectural, natural or historic features of the building or neighborhood in which the sign is displayed.

APPLICANT'S RESPONSE:

- The Sundry Marquee sign is designed with historical context in mind, intended to both match and update the aesthetic of the historic Salida Opera House formerly located next door.
- Lighting shall be limited to internally lit lettering and limited accent lighting. Lighting can also be turned off to minimize adverse impact on adjacent properties at night.
- Most of the adjacent properties are commercial units that are not occupied by residents at night, especially those properties with sight lines to the marquee, limiting issues created by nighttime occupancy.
- Projection and height are intended to prevent distraction to drivers by increasing visibility from multiple vantage points. The existing flat panel marquee on the building might cause a passerby to turn their head entirely, while more vantage points allow it to be seen without taking your eyes off the road or pedestrian walkway.
- Design concepts carefully considered historic downtown signage and public safety by considering both past and present signage in downtown Salida.
- The Victoria Tavern has a similar vertical sign with substantial lighting along a roadway, presumably meaning that such lighting is permissible.
- The Salida Steamplant has a dynamic digital sign along a roadway, while The Sundry marquee is static.

- The sign is a substantial improvement to the existing marquee and will highlight the architectural features of the former Salida Opera House immediately adjacent to The Sundry, which also had neon lighting.
- The lighting overall will be like that of existing signs on F Street which are an aesthetic benefit rather than any public safety risk.
- The sign will be comparable to many downtown signs, the sign itself will just be larger, which will reflect the size and scope of the Sundry building, a 20,000 square foot, 3-story property.”

STAFF RESPONSE:

- The sign will not significantly distract from traffic along 1st street. This street is a low-speed corridor in the city. Speed limit through this area is 25 miles per hour (mph) and further reduced by prevalence of parking and pedestrians.
- The site is in an area that is primarily commercial in nature with some residential units in the mix. It is believed by staff that the installation of the marquee sign will enhance the area and increase foot traffic to the area resulting in increased traffic to adjacent businesses.
- The site and building are within the Central Business District (C-2) zone district. The Creative District encompasses the site. Staff believe the proposed marquee sign will not distract from the architecture of the surrounding buildings and will instead compliment historical architectural features of the downtown area proposed building and the adjacent local historic landmark.

2. **Design Review Standards.** In addition to the Impact Review Standards, to approve a sign under the Creative Sign process, the Planning Commission must find that the unique and creative design of the sign will meet standards a, b and c or standard d:
 - a. Constitute a substantial aesthetic improvement to the site and have a positive visual impact on the surrounding area that justifies departure from the parameters of Section 16-10-50 and/or 16-10-60.

APPLICANT’S RESPONSE:

- “- The existing signage is in poor condition. There is already a marquee which is in dramatic need of improvement and this sign will replace it with a classic, polished design made from higher quality materials.
- The sign highlights artistic and creative endeavors in Salida's creative district by drawing attention to The Sundry's film, music, community events, and more. The entire business' focus is on creativity. This sign's design is meant to reflect and highlight the quality of the artistry in Salida.
- It will bring back a new version of the former theater marquee that once hung on the building immediately adjacent to the property.

- The sign's marquee will be highly unique and customized. This will highlight the town's focus on the arts while mirroring historic downtown signage and taking inspiration from classic marquee designs from around the United States.
- The Sundry itself is a completely unique concept for Salida in that it offers a movie theater, premier live music venue, and will feature events and displays of all forms of Salida's arts community.
- The need for a prominent marquee in such a business is consistent with similar uses locally, across the state, and the nation.”

STAFF RESPONSE:

Staff believe the sign will enhance the aesthetic of the existing blank façade of the building. The public will now have a focal point on this block of 1st street drawing them to The Sundry.

- b. Utilize and/or enhance the architectural or historic elements of the building or location where it is displayed in an historic, unique and/or creative manner that justifies departure from the parameters of Section 16-10-50 and/or 16-10-60.

APPLICANT'S RESPONSE:

“- The Sundry theater and its adjacent neighbor, the former Salida Opera House, were both formerly classic facades made of Salida brick that were once plastered over. The Salida Opera House was restored, and plaster removed decades ago, but the theater was demolished.

- We are bringing back a new and improved theater while restoring the brick facade of the Sundry. This marquee sign will compliment both buildings' historic facades by matching color profiles of both theaters.

- This marquee will draw a great deal of attention to those classic architectural and historic design features and help to foster more foot traffic on First Street, helping to support other local businesses and highlight First Street's historic appearance.

- The purpose of the marquee is to return a classic aesthetic to First Street, which has been lost by the degradation of Storyville Theater signage, removal of Unique Theater signage, and plastering over of classical brick facades.”

STAFF RESPONSE:

The proposed marquee sign will provide interest to any passersby and will create a unique focal point in the downtown creative district. That both compliments and enhances historic architectural features of the buildings in the vicinity.

- c. Provide strong artistic character through the imaginative use of design, graphics, color, texture, quality of materials, scale and proportion uses, character, and identity of the area in which it is displayed.

APPLICANT'S RESPONSE:

“- The sign has been developed with the help of local artists and professional designers in order to capture both a vintage and modernized aesthetic that reflects Salida's artistic character past and present.

- The Sign uses classic marquee sign features like accent lighting, and vintage design.
- The Sundry is a large venue that is unique for Salida and it's signage should make a statement that is on par with the quality of the artistry that The Sundry will be home to.
- We will use premium materials that will stand the test of time such that Salida will have a classic historical marquee that can be nationally recognizable for years to come.
- This will create photo opportunities that further highlight the quality of and focus on the arts in Salida, further cementing it as Colorado's premier creative district.
- The building's facade is small (25 feet), but that does not reflect the scope of the building, which is 20,000 square feet and 3 stories. The scale of the building is immense. This marquee will more accurately capture the scope of The Sundry project, reflecting that Salida now has a venue of substantially greater size than before, featuring state of the art production quality and design.
- Internal and external lighting should serve to further recreate a version of historic neon signs that harken back to a bygone era where the Unique theater once held neon signage just feet away from the proposed Marquee. It will also match the aesthetic of prized Salida signage at the Victoria Tavern and Bensons."

STAFF RESPONSE:

The proposed marquee sign pays tribute to the history of both the original movie theatre and the local historic landmark next door that used to be the Salida Opera house by utilizing a traditional aesthetic that compliments and pays homage to the performing arts history of the buildings.

- d. A Creative Sign may be appropriate to provide reasonable visibility of a business's main sign in some rare situations where topography, landscaping, existing buildings or unusual building design may substantially block visibility of the applicant's existing or proposed signs from multiple directions. Despite the possibility of a creative sign permit, visibility of a sign or attention-attracting device may not be possible.

APPLICANT'S RESPONSE:

- "- The sign is not constrained by topographical features except that it is on a relatively narrow roadway and off the main walkway that is F Street.
- The sign needs to have more significant size and scale to expand downtown pedestrian movements to First Street, supporting The Sundry and other important local businesses.
- Due to the nature of the business as a film and music venue, it is also standard to have significant large marquee displays that feature the breadth of the performances held within. This is an industry standard piece of signage for movie theaters, which is why the building currently has a marquee. But it's condition and quality is very poor and needs an update.
- We believe it benefits all Salida businesses and the character of downtown to be able to prominently display high quality artistic displays of creativity in many forms."

STAFF RESPONSE:

The layout of the Sundry building, having a relatively small frontage compared to the substantial size of the building greatly restricts the amount of permitted signage that is allowed by the code. Staff do not believe that the proposed sign is an egregious size or placement when considering the size of the Sundry as a whole and the proposed nature of their business. The proposed sign will provide interest to all pedestrians and vehicular traffic travelling along First Street. Staff agrees that marquee signage does signify a significant performance venue.

REQUIRED ACTIONS BY THE COMMISSION:

1. The Commission shall confirm that adequate notice was provided and a fee paid.
2. The Commission shall conduct a public hearing.
3. The Commission shall make findings regarding the proposed creative sign in order to ensure the use is consistent with the Comprehensive Plan, conforms to the Land Use Code, and is appropriate to its location and compatible with neighboring uses.

RECOMMENDED FINDINGS:

1. The applicable review criteria for all Creative Signs have been met.

RECOMMENDED ACTION:

Based on the above findings, staff recommends APPROVAL of the request to install a marquee sign upon the northeast wall at 135 W. 1st Street.

RECOMMENDED MOTION:

That the recommended findings be made and the recommended action be taken.

Attachments: Application

Artwork

License Agreement

Published Notice



CREATIVE SIGN PERMIT APPLICATION

448 East First Street, Suite 112
Salida, CO 81201

Phone: 719-530-2638 Fax: 719-539-5271

Email: planning@cityofsalida.com

A. GENERAL INFORMATION

Name of Applicant: The Sundry LLC (If the applicant is not the owner of the property, a letter of consent from the owner is required.)

Mailing Address: 9996 W. US Highway 50, #1080 Salida, CO 81201

Telephone Number: 317-373-5504 Email: dillon@sundrysalida.com

Site Address: 135 W 1st Street, Salida, CO 81201

Disclosure of Ownership: Assessor Page Document Attached (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)

B. APPLICATION CONTENTS (City Code Section 16-10-90(d))

- 1. Creative Sign Permit Application.
- 2. Scaled Sketch Plan showing dimensions of signs, sign type, sign height and type of illumination.
- 3. Structural Engineer Certification for signs projecting over the right of way.
- 4. Location. A scaled site plan identifying the proposed location of the sign(s) and the location of all other existing signs on the building or parcel.
- 5. Public Notice.
 - a) List. A list shall be submitted by the applicant to the city of adjoining property owners' names and addresses. A property owner is considered adjoining if it is within 175 feet of the subject property regardless of public ways. The list shall be created using the current Chaffee County tax records.
 - b) Postage Paid Envelopes. Each name on the list shall be written on a postage-paid envelope. Postage is required for up to one ounce. Return Address shall be: City of Salida, 448 E. First Street, Suite 112, Salida, CO 81201.
 - c) Applicant is responsible for posting the property and submittal of notarized affidavits for proof of posting the public notice.
- 6. Application Fee - According to current adopted fee schedule

C. DEVIATION REQUESTED

1. What design standards differ from the provisions of sections 16-10-50 and/or 16-10-60?

<input checked="" type="checkbox"/> Sign Area	<input checked="" type="checkbox"/> Height	<input checked="" type="checkbox"/> Illumination
<input type="checkbox"/> Sign Type	<input type="checkbox"/> Other _____	

D. SIGN SIZE

First Floor: 25 (linear lot frontage) x 1.0 = 25 sq. ft. sign area permitted

Additional Floor: 25 (3 floors) (linear lot frontage) x 0.5 = 25 sq. ft. additional sign area permitted

50 **Total sign area permitted**

140.5 **Total sign area requested**

E. SIGN TYPE

SIGN TYPE	NUMBER	SIGN AREA	HEIGHT*	ILLUMINATED **	
				Yes	No
Pole Sign				Yes	No
Monument/Ground Sign				Yes	No
Projecting Sign	1	140.5	25.5	Yes	No
Wall Sign				Yes	No
TOTAL	1	140.5			

NOTES:

* Height is measured from the top of a sign to grade.

** Illumination standards are provided in both Table 16-M and Section 16-8-100, Illumination Standards.

Any sign which projects over a right-of-way in such a manner that it may cause a danger to the public shall have supports, hangers or fasteners certified by a Colorado licensed structural engineer.

F. REVIEW STANDARDS (City Code Section 16-10-90(e))

1. **Impact Review Standards.** Please indicate the impact of the proposed sign. No sign shall be approved that the Planning Commission finds: will have an adverse impact on adjacent properties; or, creates a dangerous situation; or, distracts from the important architectural, natural or historic features of the building or neighborhood in which the sign is displayed.

See Exhibit - Review Standards Detail

2. **Design Review Standards.** In addition to the Impact Review Standards, to approve a sign under the Creative Sign process, the Planning Commission must find that the unique and creative design of the sign will meet standards a, b, and c or standard d. Answers may be provided on an attached page.

a. **Substantial Aesthetic Improvement.** Explain how the proposed sign constitutes a substantial aesthetic improvement to the site and has a positive visual impact on the surrounding area that justifies departure from the parameters of Section 16-10-50 and /or 16-10-60.

See Exhibit - Review Standards Detail

b. **Creative.** Explain how the proposed sign utilizes or enhances the architectural or historic elements of the building or location where it is displayed in an historic, unique and/or creative manner that justifies departure from the parameters of Section 16-10-50 and/or 16-10-60.

See Exhibit - Review Standards Detail

c. **Strong Artistic Character.** Explain how the proposed sign provides strong artistic character through the imaginative use of design, graphics, color, texture, quality of materials, scale and proportion, character and identity of the area in which it is displayed.

See Exhibit - Review Standards Detail

d. **Visibility.** Is the site constrained by topography, landscaping, existing buildings or unusual building design such that visibility of the sign from multiple directions is substantially blocked? If so, please explain.

See Exhibit - Review Standards Detail

I/We certify that the information and exhibits herewith submitted are true and correct to the best of my/our knowledge.

DocuSigned by:

Dillon Gross

11/14/2025

Signature of applicant/agent: _____

Date _____

22CE78A4F5064E9...

STAFF USE ONLY

Application received by: _____ Date/Time: _____ Receipt #: _____

Code: _____ Project Name: _____ File Name: _____

Fee: _____ Completeness Review: _____

Exhibit - Review Standards Detail

1. Impact Review Standards

- The Sundry Marquee sign is designed with historical context in mind, intended to both match and update the aesthetic of the historic Salida Opera House formerly located next door.
- Lighting shall be limited to internally lit lettering and limited accent lighting. Lighting can also be turned off to minimize adverse impact on adjacent properties at night.
- Most of the adjacent properties are commercial units that are not occupied by residents at night, especially those properties with sight lines to the marquee, limiting issues created by nighttime occupancy.
- Projection and height are intended to prevent distraction to drivers by increasing visibility from multiple vantage points. The existing flat panel marquee on the building might cause a passerby to turn their head entirely, while more vantage points allow it to be seen without taking your eyes off the road or pedestrian walkway.
- Design concepts carefully considered historic downtown signage and public safety by considering both past and present signage in downtown Salida.
- The Victoria Tavern has a similar vertical sign with substantial lighting along a roadway, presumably meaning that such lighting is permissible.
- The Salida Steamplant has a dynamic digital sign along a roadway, while The Sundry marquee is static.
- The sign is a substantial improvement to the existing marquee and will highlight the architectural features of the former Salida Opera House immediately adjacent to The Sundry, which also had neon lighting.
- The lighting overall will be like that of existing signs on F Street which are an aesthetic benefit rather than any public safety risk.
- The sign will be comparable to many downtown signs, the sign itself will just be larger, which will reflect the size and scope of the Sundry building, a 20,000 square foot, 3-story property.
- SEE ATTACHED PHOTOS OF HISTORIC SIGNAGE

2. Design Review Standards

a. Substantial Aesthetic Improvement

- The existing signage is in poor condition. There is already a marquee which is in dramatic need of improvement and this sign will replace it with a classic, polished design made from higher quality materials.
- The sign highlights artistic and creative endeavors in Salida's creative district by drawing attention to The Sundry's film, music, community events, and more. The entire business' focus is on creativity. This sign's design is meant to reflect and highlight the quality of the artistry in Salida.
- It will bring back a new version of the former theater marquee that once hung on the building immediately adjacent to the property.

- The sign's marquee will be highly unique and customized. This will highlight the town's focus on the arts while mirroring historic downtown signage and taking inspiration from classic marquee designs from around the United States.
- The Sundry itself is a completely unique concept for Salida in that it offers a movie theater, premier live music venue, and will feature events and displays of all forms of Salida's arts community.
- The need for a prominent marquee in such a business is consistent with similar uses locally, across the state, and the nation.

b. Creative

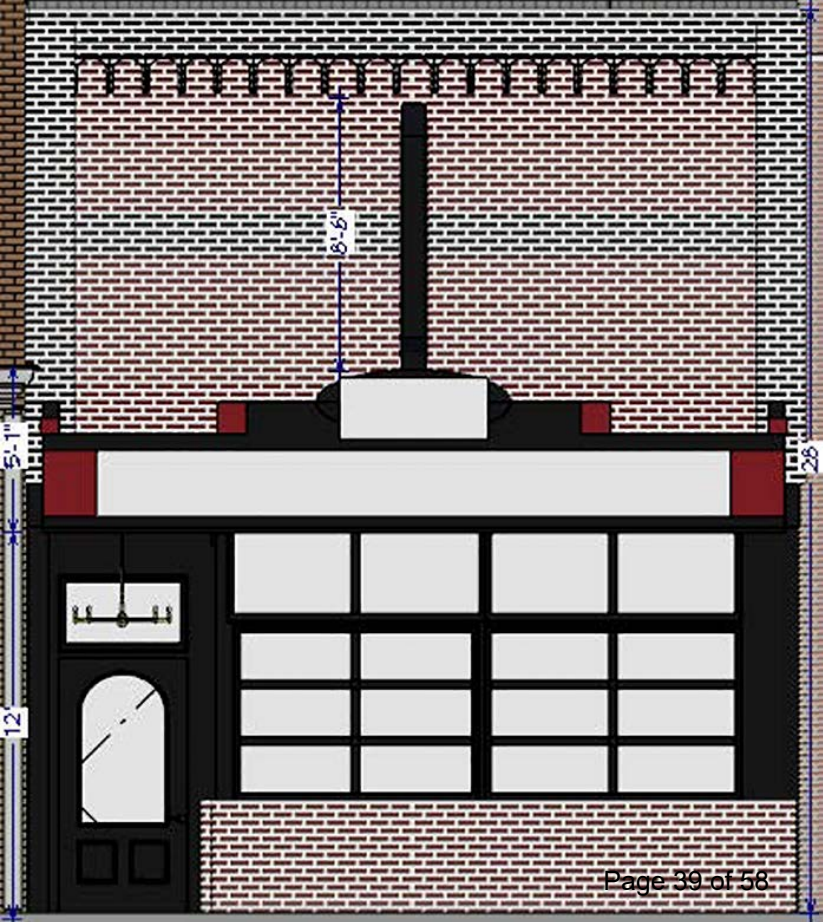
- The Sundry theater and its adjacent neighbor, the former Salida Opera House, were both formerly classic facades made of Salida brick that were once plastered over. The Salida Opera House was restored, and plaster removed decades ago, but the theater was demolished.
- We are bringing back a new and improved theater while restoring the brick facade of the Sundry. This marquee sign will compliment both buildings' historic facades by matching color profiles of both theaters.
- This marquee will draw a great deal of attention to those classic architectural and historic design features and help to foster more foot traffic on First Street, helping to support other local businesses and highlight First Street's historic appearance.
- The purpose of the marquee is to return a classic aesthetic to First Street, which has been lost by the degradation of Storyville Theater signage, removal of Unique Theater signage, and plastering over of classical brick facades.

c. Strong Artistic Character

- The sign has been developed with the help of local artists and professional designers in order to capture both a vintage and modernized aesthetic that reflects Salida's artistic character past and present.
- The Sign uses classic marquee sign features like accent lighting, and vintage design.
- The Sundry is a large venue that is unique for Salida and it's signage should make a statement that is on par with the quality of the artistry that The Sundry will be home to.
- We will use premium materials that will stand the test of time such that Salida will have a classic historical marquee that can be nationally recognizable for years to come.
- This will create photo opportunities that further highlight the quality of and focus on the arts in Salida, further cementing it as Colorado's premier creative district.
- The building's facade is small (25 feet), but that does not reflect the scope of the building, which is 20,000 square feet and 3 stories. The scale of the building is immense. This marquee will more accurately capture the scope of The Sundry project, reflecting that Salida now has a venue of substantially greater size than before, featuring state of the art production quality and design.
- Internal and external lighting should serve to further recreate a version of historic neon signs that harken back to a bygone era where the Unique theater once held neon signage just feet away from the proposed Marquee. It will also match the aesthetic of prized Salida signage at the Victoria Tavern and Bensons.

d. Visibility

- The sign is not constrained by topographical features except that it is on a relatively narrow roadway and off the main walkway that is F Street.
- The sign needs to have more significant size and scale to expand downtown pedestrian movements to First Street, supporting The Sundry and other important local businesses.
- Due to the nature of the business as a film and music venue, it is also standard to have significant large marquee displays that feature the breadth of the performances held within. This is an industry standard piece of signage for movie theaters, which is why the building currently has a marquee. But it's condition and quality is very poor and needs an update.
- We believe it benefits all Salida businesses and the character of downtown to be able to prominently display high quality artistic displays of creativity in many forms.



12'-0"
5'-11"

18'-6"

12'-6"

Scaled Sketch Plan Detail

DIMENSIONS:

Façade Height Total – 28 feet

Façade Width Total – 25 feet

Sign Components Detail

Vertical Top Sign Portion

Height – 8.5 feet

Width – 8 inches

Depth – 18 inches

Marquee Letter Board/Horizontal Top Sign Portion

Full Width – 23 feet

Full Height Including Horizontal Top Sign – 5 feet (Letter Board + Horizontal Sign, below)

Marquee Letter Board Height – 3 feet

Horizontal Top Sign Height – 2 feet

Horizontal Top Sign Width – 5 feet

Projection from Façade Wall – 6 feet

SIGN & ILLUMINATION TYPE:

Projecting Wall Sign -- Routed & push through aluminum cabinets, internally illuminated lettering (on vertical sign) with painted vinyl faces and minimal exterior LED accent lighting to replicate historic neon sign aesthetic. Marquee letter board consists of zip change track screwed directly to aluminum cabinet.

TOTAL SIGN AREA CALCULATIONS:

Marquee Letter Board:

Sides – 18 sqft per side (36 sqft total)

Front – 69 sqft

Horizontal Top Sign – 10 sqft

Vertical Top Sign – 12.75 sqft per side (25.5 sqft total)

Total Visible from either side – 109.75 Square Feet

Total of All Faces – 140.5 Square Feet



PUBLIC NOTICE RECEIPIENT LIST

Lockett Properties LLC -- 139 W First St. Unit A
Joshua R Been – 139 W First St. Unit B
Kami's Meadow Living Trust – 139 W First St. Unit C
Tom Haarsma, Sara Getz – 139 W First St Unit D
Edna's Place LLC – 139 First St. Unit E

The Herman Hotel LLC – 149 W First St.

129 W 1st LLC – 129 W First St Unit A
Salida River Company LLC – 129 W First St Unit B
BMG Ventures LLC – 129 W First St Unit C
Mondo Condo LLC – 129 W First St Unit D
John C Costanzo, Kaylee Ann Costanzo – 129 W First St Unit E
LJWL Loft LLC – 129 W First St. Unit F

130 West 2nd LLC – 130 W Second St

124 W 2nd St LLC – 124 W Second St

Samuel L Mick, Sandra L Mundy – 122 W Second St

120 W 2nd St LLC – 120 W Second

Grether Colorado II LLC – 148 F St

Oaklands Parkplace LLC – 134 F St Unit A & UNIT B

Hively Block LLC – 132 F St Unit 4

John Merrell Bergin, Patricia J Bergin – 126 ½ F St

Opal Boutique LLC – 128 F St

Salida Properties LLC – 130 F St

MTM Investments LLC – 124 F St Unit 8

Linda K Frances – 118 F St Unit 7

Thomas H Cole, Donna K Cole – 116 F St Unit 6

112 F St Salida LLC – 112 F St Unit 5

MLC Studio LLC – 108 F St Unit 4

100 F LLC – 100 F St Unit 2

Jessica Walton – 106 F St Unit 3

123 W 1st St LLC – 121 W First St

A T Henry Investments LLC – 102 N F St

106 North F LLC – 106 N F St

110 North F LLC – 110 N F St

120 First LLC – 120 W First St

Orejel LLC – 128 W First St

Howl Properties LLC – 130 W First St Unit A

Rubin Moisevitch Tuder, Carol Ann Halbower – 130 W First St Unit B

132 WestfirstLLC – 132 W First St

First Street Salida LLC – 138 W First St

Decapolis Holdings LLC – 140 W First St Unit A

Live Like JS LLC – 140 W First St Unit B

Amos Whitney Barclay, Katherine Barrett Barclay – 140 W First St Unit C

Ezra Hurwitz – 140 W First St Unit D

Brian Eugene Beaulieu – 140 W First St Unit E

Salida Whiskey LLC – 144 W First St

146 West First Street LLC – 146 W First St

KKCC LLC – 148 W First St

BMO Bank NA – 146 G St

Steph Brady, Joe Brady – 124 G St

Joseph Charles Brady, Steph Brady – 203 W First St



The Following renderings do not reflect exact signage dimensions, but are intended to give a visible representation of the signage's size and shape as viewed from multiple vantage points.









This rendering is not to scale, but is intended to show the design aesthetic of the actual sign.



Chaffee County, CO

Summary

Parcel Number 368132421002
 Account Number R368132421002
 PropertyAddress 135 W FIRST ST
 Brief Tax LOCKETT/SUNDRY BOUNDARY LINE ADJUSTMENT BLK 21
 Description SALIDA PLAT 486162 REC 473804 486171 EA
 (Note: Not to be used on legal documents)
 Class Commercial
 Subdivision
 Neighborhood 2500
 Tax District District 07
 Acres 0.176



Millages

Millage Type Rate
 Local Government Total Millage Rate: 15.884
 School Millage Rate: 29.169

Owner Name & Mailing Address

Disclaimer: Mailing address is used for Chaffee County ad-valorem taxation purposes.

Sundry LLC The
 Nathan Young
 135 W 1st St
 Salida, CO 81201

Buildings

Occupancy	Retail Store	Roof Type	Flat
Built As	Theatre - Motion	Roof Cover	
Square Feet	7688	Foundation	24 Concrete
Year Built	1900	Tot # of Rooms	0
Adjusted Year Built	1970	Bed Rooms	0
HVAC	Forced Air	Baths	0
Building Condition	Worn Out	Total Basement Area	0
Building Quality	Average	ExteriorWall	Masonry Common Brick
Interior Stories	1		

Land

Description	Acres	Square Footage
Special Purpose Land	0.176791	7,701.00

This website is not to be used for Financing Purposes, Insurance Purposes, &/or Address Verification.

NOTICE- Legislation created 2 assessment rates for residential properties effective tax year 2025.

SCHOOL ASSESSMENT RATE = 7.05%

LOCAL GOVERNMENT ASSESSMENT RATE = 6.25%

NON-RESIDENTIAL ASSESSMENT RATE = 27%

Please call the Assessor's Office with questions (719)539-4016

or

View "How to Calculate Your Taxes" on the Assessor's webpage

Valuation

Assessed Year	2025	2024	2023
Land Value	\$394,939.00	\$384,823.00	\$364,569.00
Building Value	\$248,977.00	\$213,745.00	\$186,277.00
Total Value	\$643,916.00	\$598,568.00	\$550,846.00

Recent Sales

Sale date range:

From:

To:

Distance:

Units:

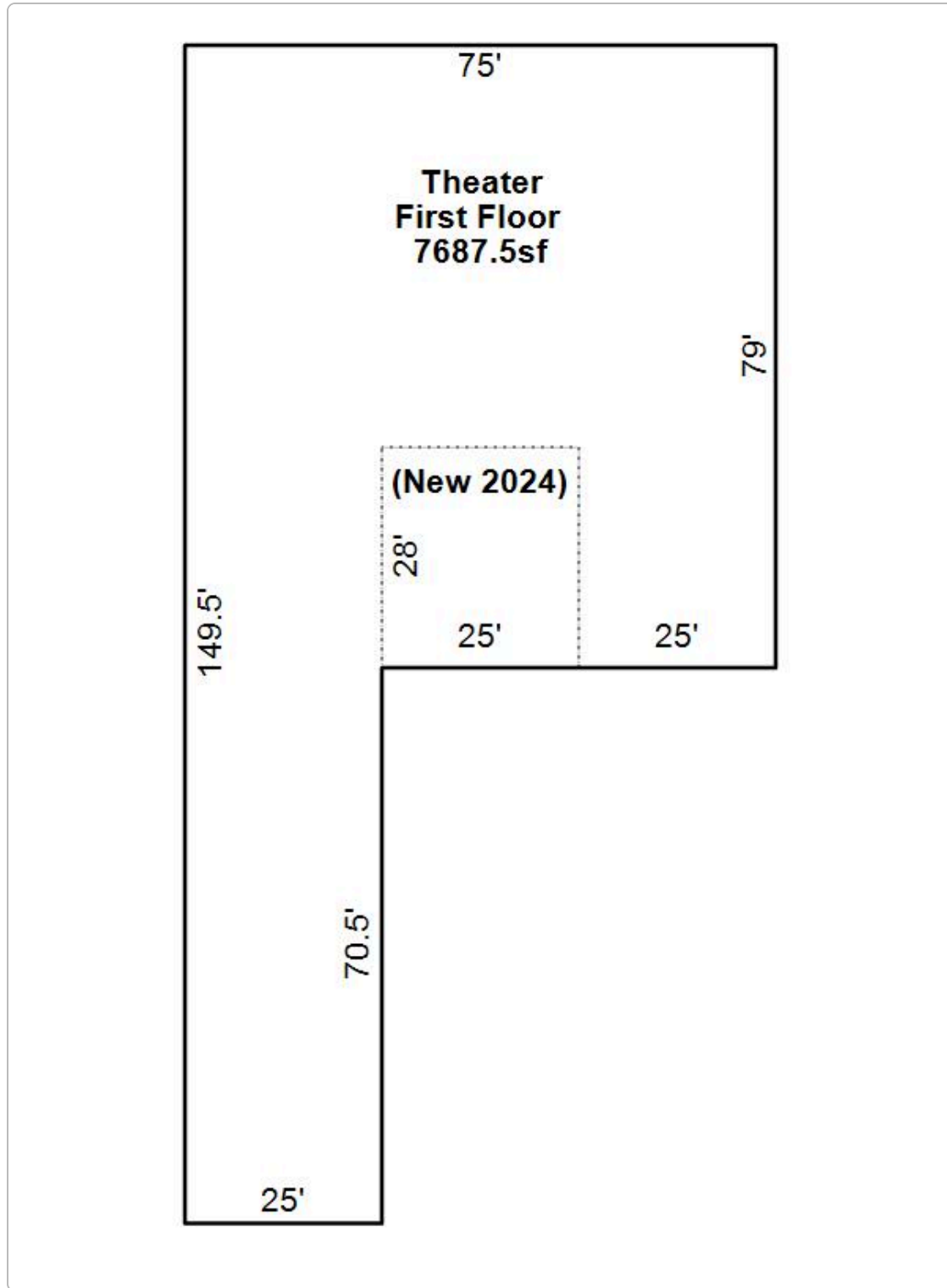
Sales

Sale Date	Sale Price	Instrument	Reception Number	Vacant or Improved	Grantor	Grantee
03/14/2023	\$0	Easement-See Notes	486171	Vacant	SUNDRY LLC THE & LOCKETT PROPERTIES LLC	EASEMENT AGREEMENT

Photos



Sketches



Comp Report Generator (Commercial)

Start Comp Search

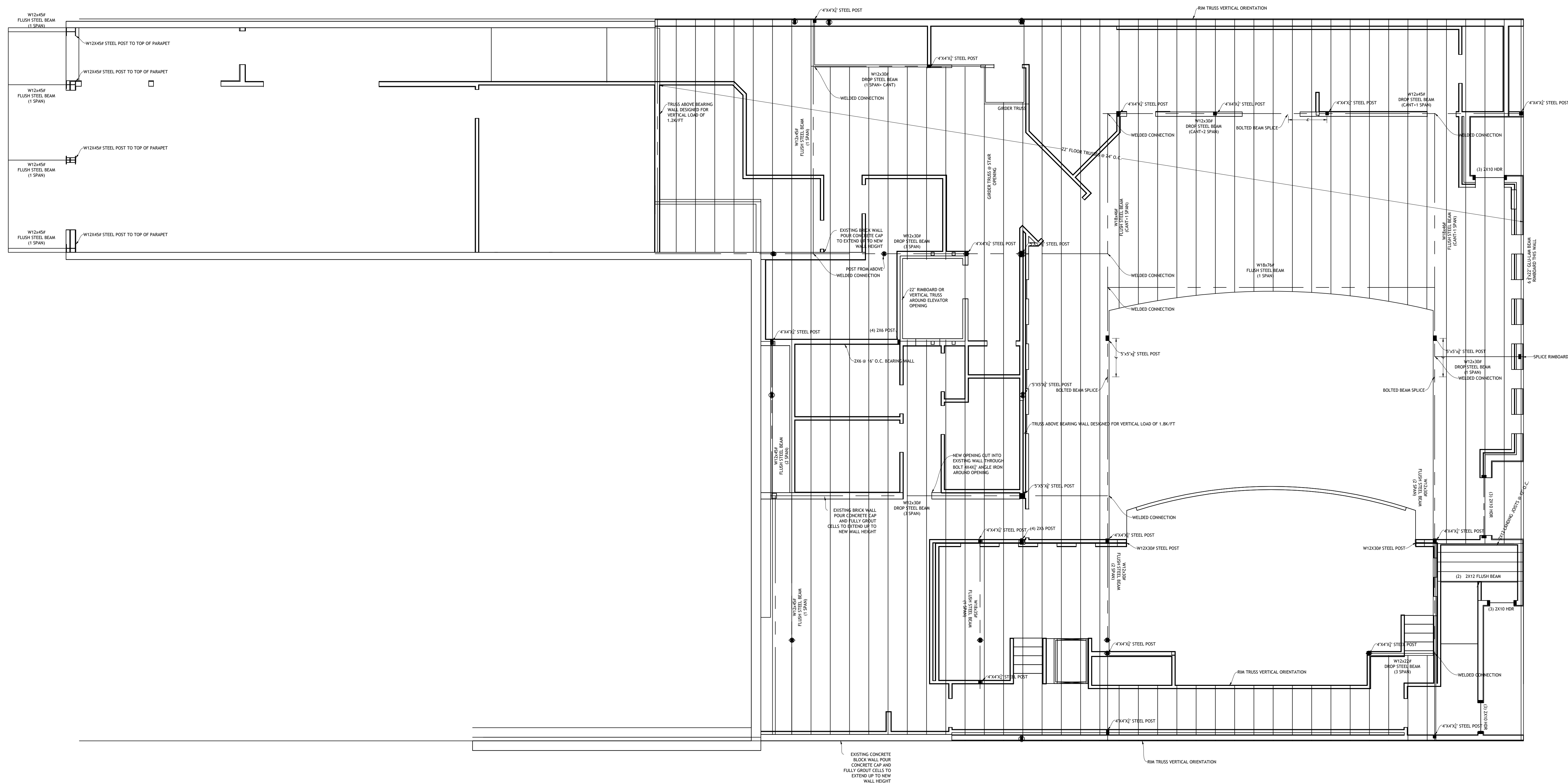
No data available for the following modules: Related Accounts, Appeals, Comp Report Generator (Residential), Comp Report Generator (Vacant Land).

The Chaffee County Assessor's Office makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. Data is subject to constant change and its accuracy and completeness cannot be guaranteed.

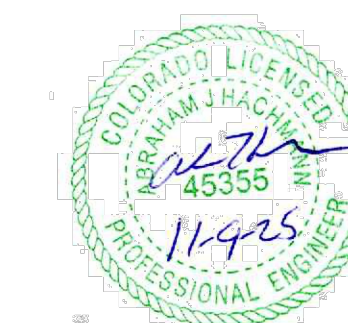
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 11/12/2025, 6:47:00 PM

Contact Us





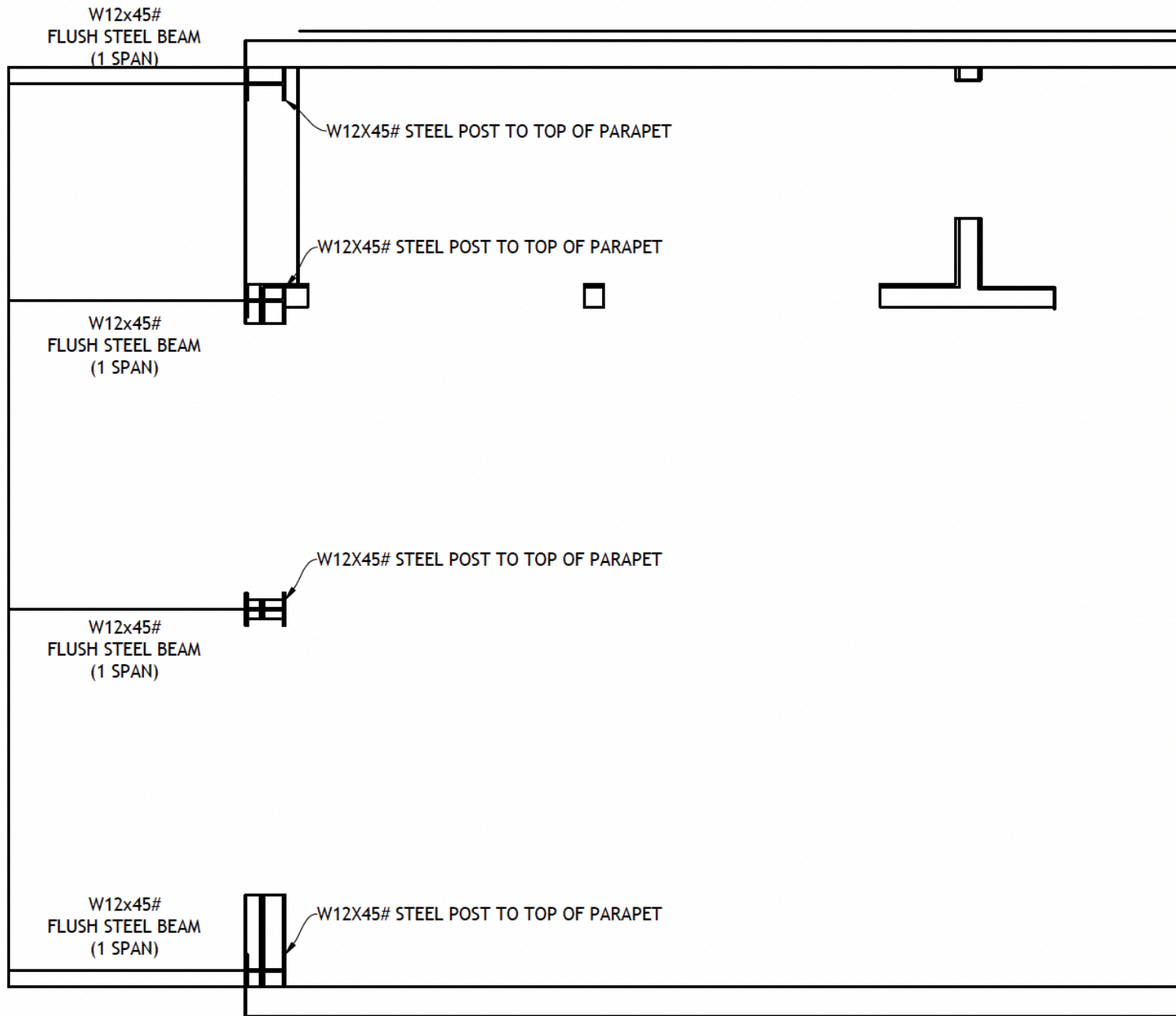
THE SUNDRY
135 W FIRST AVE
SALIDA, COLORADO 81201



DATES:
12-2-24 DD
3-12-25 75% CD
6-19-25 PERMIT
11-9-25 RFI

PROJECT # B24-102
DRAWN BY: AH
FLOOR FRAMING PLAN
SCALE $\frac{3}{16}'' = 1'$

S2



1
3
5



DEMOLITION PERMIT
THIS PERMIT SHALL BE POSTED PRIOR TO
BEGINNING WORK.
Location: 135 S. 3rd St.
Permit Number: 20200028
Date Issued: 06/11/2020

**NOTICE OF PUBLIC HEARING BEFORE THE PLANNING
COMMISSION FOR THE CITY OF BOULDER CONCERNING A RESIDENTIAL
DEMOLITION PERMIT**

To All Members of the Public: A Residential Demolition Permit, Permit No. 20200028, is being issued to demolish the existing structure at 135 S. 3rd St., Boulder, Colorado. The demolition is being conducted by the applicant, 135 S. 3rd St., Boulder, Colorado. The demolition is being conducted on the property located at 135 S. 3rd St., Boulder, Colorado. The demolition is being conducted on the property located at 135 S. 3rd St., Boulder, Colorado. The demolition is being conducted on the property located at 135 S. 3rd St., Boulder, Colorado.

**PUBLIC NOTICE
NOTICE OF PUBLIC HEARING BEFORE
THE PLANNING COMMISSION FOR THE
CITY OF SALIDA CONCERNING A CRE-
ATIVE SIGN APPLICATION**

**To All Members of the Public And Inter-
ested Persons: Please Take Notice that
on January 13, 2026 at or about the hour of
6:00 p.m., a public hearing will be conduct-
ed by the City of Salida Planning Com-
mission at City Council Chambers, 448
East First Street, Suite 190, Salida, Colo-**

rado and online at the following link: [https://
zoom.us/webinar/register/WN_xjx49yp-
6TRKd4wWX5LzyUw](https://zoom.us/webinar/register/WN_xjx49yp-6TRKd4wWX5LzyUw)

The hearing is regarding an application
for a creative sign at The Sundry, locat-
ed at 135 W. 1st St. Salida. (Parcel No.
368132421002). The City is considering the
applicants request for a projecting sign that
exceeds the allowable sign area, height,
and illumination standards for a sign within
the C-2 zone district. Further information on
the application may be obtained from the
Community Development Department, (719)
530-2638.

(Please note: this application was received
prior to the land use code change on
December 22, 2025 so it will be reviewed
under the code effective prior to that date.)

Published in The Mountain Mail December
30, 2025.



PLANNING COMMISSION MEMO

MEETING DATE: January 13, 2026

AGENDA ITEM TITLE: Discussion and Recommendation Regarding Short-Term Rental (STR) Zones & Caps

AGENDA SECTION: Regular Meeting – New Business

With the arrival of the new land use code and zoning map, the City's old STR Area Map and associated license caps are no longer applicable. City Council will soon be considering how these areas and caps will be designated within Chapter 6 of the Salida Municipal Code and they have requested Planning Commission's feedback and recommendation on what would eventually be written into the code.

Staff will present Planning Commission with the following information to be discussed at the meeting:

- The "old" STR Area Map and caps
- The new zoning map and zone districts
- Use Table showing where STRs are permitted
- Current STR license numbers
- Staff proposal for caps, based on zoning districts
- Unique agreements for specific developments
- Other factors/context/relevant data to be considered in setting caps

Staff will be seeking a formal recommendation from Planning Commission regarding the newly proposed STR caps, including any amendments agreed upon by the Commission.

RECOMMENDED MOTION:

"I move to recommend City Council approval of the citywide short-term rental (STR) caps as proposed by staff (with the following amendments...)"