

Posted August 18, 2022

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN TO THE PUBLIC OF THE FOLLOWING MATTERS OF INTEREST REGARDING THE PITKIN COUNTY BOARD OF COUNTY COMMISSIONERS:

Unless otherwise notified all regular and special meetings will be held in the BOCC Meeting Room first floor Administration/Sheriff's Building 530 East Main Street, Aspen, CO 81611

All regular meeting items begin at 12:00 p.m., or as soon thereafter as the conduct of business allows. Check agenda at: <https://pitkincounty.com/1001/Events-Agendas> or call 920-5200 for meeting times for special meetings.

Copies of the full text of any resolution(s) and ordinance(s) referred to are available during regular business hours 8:00 – 5:00 in the Clerk to the Board of County Commissioners office, 530 East Main Street, Aspen Colorado at:

<https://pitkincounty.com/1001/Events-Agenda>

NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT ON SEPTEMBER 6, 2022:

RE: Front Yard Setback Variances

Side Yard Setback Variance

Height Variances

Quakers Condo Association

FKA Lots 52 and 53, Mountain Valley Subdivision Filing 2

AKA 449 Mountain Laurel Drive, Aspen

(Case 08-2022)

NOTICE IS HEREBY GIVEN that a public hearing will be held on Tuesday, September 6, 2022, to begin at 5:30 pm, or as soon thereafter as the conduct of business allows, in the Maroon Bells Conference Room*, third floor of the Pitkin County Administrative and Sherriff's Office Building, 530 East Main Street, Aspen, CO before the Pitkin County Board of Adjustment, to consider an application submitted by the Quakers Condo Association, c/o Galambos Architects, 314D AABC, Aspen, CO 81611. The Applicant proposes to construct four 500 sf detached garages.

The Applicant is requesting 30' Front Yard Setback Variances where 30' is required for garages #1-4, a 5' Side Yard Setback variance where 10' is required and a 4'6" Height Variance where 20' is the maximum Height allowed for Garage #3, and a 10' 7" Height Variance where a maximum Height of 20' is allowed for Garage #4. Lot #52 contains 19,640 square feet and Lot #53 contains 15,743 square feet. Both lots are located in the R-15-A zone district. The State Parcel Identification Numbers are 273717209800 and 273717209801.

*The meeting will be held remotely due to the Coronavirus and associated Public Health restrictions. Please check the agenda prior to the meeting for remote meeting information - <https://pitkincounty.com/1001/Events-Agendas>.

For further information contact Joanna Schaffner at the Pitkin Community Development Department, (970) 920-5105. Pitkin County Board of Adjustment

NOTICE OF PUBLIC HEARINGS BEFORE THE BOARD OF COUNTY COMMISSIONERS ON WEDNESDAY, SEPTEMBER 28, 2022:

RE: Moore Family Ranch Properties LLC/Thomas & Carolyn Moore QPRT Open Space Preservation Master Plan, Activity Envelope Review (CASE# PLAN.1219.2022; PID 2643-271-00-005 & 2643-271-00-001)

NOTICE IS HEREBY GIVEN that a public hearing will be held on Wednesday, September 28, 2022 at a regular meeting to begin at 12:00 PM or as soon thereafter as the conduct of business allows, before the Board of County Commissioners, BOCC Conference Room, 530 East Main Street, 1st Floor, Aspen. The meeting may be held remotely due to the Coronavirus and associated Public Health restrictions. Please check the agenda prior to the meeting for remote meeting information- <https://pitkincounty.com/1001/Events-Agendas>. The Board of County Commissioners will consider an application submitted by Moore Family Ranch Properties LLC and Thomas & Carolyn Moore QPRT (PO Box 126, Woody Creek, CO 81656) requesting approval of an Open Space Preservation Master Plan, pursuant to Land Use Code Sec. 2-40-170, and to establish Activity Envelopes. The properties are located at 1309 McLain Flats Road and on McLain Flats Road and are legally described as a tract of land situate in Sections 26 and 27 of Township 9 South, Range 85 West of the 6th P.M and a parcel of land situated in Section 22 and Section 23, Township 9 South, Range 85 West of the 6th P.M. The State Parcel Identifications for the properties are 2643-271-00-005 & 2643-271-00-001. The application is available for public inspection online at <http://pitkincounty.com/DocumentCenter/View/29182>. For further information or to submit comments, contact Suzanne Wolff at 970-920-5093 or Suzanne.wolff@pitkincounty.com.

NOTICE OF FINAL DETERMINATIONS BY THE COMMUNITY DEVELOPMENT DIRECTOR:

NOTICE IS HEREBY GIVEN to the general public that on August 12, 2022, the Pitkin County Community Development Director granted approval for the Hevrdejs Activity Envelope Minor Amendment and Site Plan Review and Growth Management Quota System Exemption for Additional Floor Area (Case PLAN.2371.2021; Decision #045-2022). The property is located at 240 Tejas Trail and is legally described as Lot 2, Roaring Fork Meadows Subdivision. The State Parcel Identification Number for the property is 2467-212-03-002. This site-specific development plan grants a vested property right pursuant to Title 24, Article 68, Colorado Revised Statutes.

S/Suzanne Wolff
Interim Community Development Director
Pitkin County, Colorado

NOTICE IS HEREBY GIVEN to the general public that on August 16, 2022, the Pitkin County Community Development Director determined that a Finding of No Significant Impact (FONSI) is warranted, pursuant to Section 12.30.30 of the Land Use Code ("Code"), for the Black Hills Corporation Owl Creek Pipeline Replacement and Extension Project ("Project"). Pursuant to Section 12.20 of the Land Use Code ("Code"), the Project is within an Area of State Interest and the Project is also considered an Activity of State Interest. The Project routes through existing mapped wildlife habitat for an elk migration corridor, highway crossing and elk production area. Section 12.20.10(A)(3) indicates significant wildlife habitat is considered an Area of State Interest. Additionally, the Project is also defined as an Activity of State Interest pursuant to Section 12.20.10(B)(2) for site selection and construction of major facilities of a public facility. The Director found in Administrative Decision No. 049-2022 that the Project is unlikely to have any significant adverse impact to the County.

The properties are located at East Owl Creek HOA, TBD Roxy Lane and 3400 Owl Creek Road, and are legally described as Subdivision: East Owl Creek Lot: A Open Space Parcel A; Owl Creek Meadows, S-T-R 5-10-85; and Sinclair Property S-T-R 5-10-85. The State Parcel Identification Numbers for the properties are 2735-041-01-003, 2735-054-03-015, and 2735-053-00-007, respectively.

Any affected party seeking a reconsideration of the Director's Determination of a FONSI shall file a written request with the Board of County Commissioners within fourteen (14) days of the date of publication of this Notice, or by September 8, 2022.

S/Suzanne Wolff
Community Development Director
Pitkin County, Colorado

NOTICE OF APPLICATIONS TO BE CONSIDERED BY THE COMMUNITY DEVELOPMENT DIRECTOR:

**RE: Bear at Door LLC Activity Envelope and Site Plan Amendments
(Case PLAN.1351.2022)**

NOTICE IS HEREBY GIVEN that an application has been submitted by Bear at Door LLC (1865 Blake Avenue, Los Angeles, CA 90039) requesting approval to vacate the existing access envelope on Lot 3 and establish a new access envelope for the driveway to Lot 3 that starts on Lot 5, crosses Lot 4 and connects to the Activity Envelope on Lot 3. The properties are located at 5050 Capitol Creek Road, and 4514 Capitol Creek Road and are legally described as Lots 3, 4, and 5, Capitol Creek Ranch Subdivision. The State Parcel Identification Numbers for the properties are 2645-192-01-003, 2645-192-01-004, and 2645-192-01-005. The application is available for public inspection online at <http://pitkincounty.com/DocumentCenter/View/29269>. Comments or objections are due

by September 23, 2022. For further information or to submit comments, contact Leslie Lamont at 970-920-5482 or Leslie.lamont@pitkincounty.com.

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Julia Ely, Clerk to the Board of County Commissioners