

Posted September 1, 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 FINAL DETERMINATIONS BY THE COMMUNITY DEVELOPMENT DIRECTOR:

NOTICE IS HEREBY GIVEN to the general public that on August 29, 2022, the Pitkin County Community Development Director granted approval for the ASPWW 55 LLC Activity Envelope and Site Plan Review, and GMQS Exemption for TDR Receiver Site (Case PLAN.1657.2021; Decision #050-2022). The property is located at 838 Willoughby Way and is legally described as Lot 9, Block 1, Pitkin Green Subdivision. The State Parcel Identification Number for the property is 2735-014-02-011. 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 OF CONFIRMATORY READING AND PUBLIC HEARING BEFORE THE BOARD OF COUNTY COMMISSIONERS ON WEDNESDAY, SEPTEMBER 14, 2022:

[Resolution](#) of the Board of County Commissioners of Pitkin County, Colorado, Approving a Memorandum of Understanding Among the U.S. Department of Interior, Bureau of Land Management, and Pitkin County for Cooperative Development of the Big Game Habitat, Movement Route, and Migration Corridor Resource Management Plan Amendment

NOTICE OF PUBLIC HEARINGS BEFORE THE BOARD OF COUNTY COMMISSIONERS ON WEDNESDAY, SEPTEMBER 14, 2022:

[Ordinance](#) Adopting Amendments to the Village of Redstone Design Guidelines and to the 2006 Pitkin County Land Use Code, Title 8 of the Pitkin County Code, Specifically Secs. 2-30-10, 5-20-70, 7-30-20, and 7-20-100 Related to the Redstone Historic Preservation Commission and Development Within the Redstone Historic District

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

Ordinance of the Board of County Commissioners of Pitkin County, Colorado, Approving Moore Family Ranch Properties LLC/Thomas & Carolyn Moore QRRT Open Space Preservation Master Plan, Designation to Historic Register and Incentives, and Activity Envelope Review

The Board of County Commissioners will consider an Ordinance approving an Open Space Preservation Master Plan to preserve the Moore family ranch lands along the east and west sides of McLain Flats Road. The application includes subdivision into two Lots (a 35+ acre Lot that is the original Moore family homestead parcel and a 5 acre Lot on the south end of the property) and two Open Space Parcels (approximately 190 acres), designation of the Moore Family's house and barn to the Pitkin County Historic Register, and establishment of Activity Envelopes on the two Lots for future development.

The property is described as Parcel A and Parcel B, A TRACT OF LAND SITUATE IN SECTIONS 26 AND 27 OF TOWNSHIP 9 SOUTH, RANGE 85 WEST OF THE 6TH PRINCIPAL MERIDIAN.

The Ordinance is available for public inspection in the Community Development Department, 530 East Main Street, Suite #205, Aspen CO 81611. For further information, contact Suzanne Wolff at Suzanne.wolff@pitkincounty.com.

NOTICE OF PUBLIC HEARINGS BEFORE THE BOARD OF COUNTY COMMISSIONERS ON WEDNESDAY, OCTOBER 12, 2022:

RE: Mainland Ranch P1 LLC/Mainland Ranch P2 LLC/ Mainland Ranch P3 LLC/Mainland Ranch P4 LLC AKA Flying Dog Ranch Minor Amendment to 1041 Hazard Review (CASE# PLAN.0575.2022; PID 2643-231-00-002, 2643-231-00-003, 2643-231-00-004, & 2643-233-00-007)

NOTICE IS HEREBY GIVEN that a public hearing will be held on Wednesday, October 12, 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 Mainland Ranch P1 LLC, Mainland Ranch P2 LLC, Mainland Ranch P3 LLC, and Mainland Ranch P4 LLC (15 E. 26th Street, #602, New York, NY 10010) requesting the following amendments: Access Parcel 2 (East Mesa) from Parcel 1 (North Parcel) by improving the existing ranch road, rather than creating a new driveway off of Woody Creek Road, establish a utility/infrastructure plan for all parcels, and expand the Building Envelope on Parcel 4 to accommodate an OWTS. The properties are located at 3069 Woody Creek Road and are legally described as Parcels 1, 2, 3, & 4, Flying Dog Ranch Subdivision Exemption Plat. The State Parcel Identification for the properties are 2643-231-00-002, 2643-231-00-003, 2643-231-00-004, and 2643-233-00-007. The application is available for public inspection online at <http://pitkincounty.com/DocumentCenter/View/29279>. For further information or to submit comments, contact Nicole Rebeck-Stout at 970-319-7256 or Nicole.Rebeck-Stout@pitkincounty.com.

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

RE: Andersen/Meyer Activity Envelope and Site Plan Review (Case PLAN.0869.2022)

NOTICE IS HEREBY GIVEN that an application has been submitted by Tait Andersen and Sarah Meyer (PO Box 1733, Basalt, CO 81621) requesting Activity Envelope and Site Plan Review to construct a single-family residence. The property is located at 362 Elk Mountain Drive and is legally described as Amended Lot 26, Elk Mountain Subdivision. The State Parcel Identification Number for the property is 2729-202-05-073. The application is available for public inspection online at <http://pitkincounty.com/DocumentCenter/View/29322>. Comments or objections are due by October 7, 2022. For further information or to submit comments, contact Nicole Rebeck-Stout at 970-319-7256 or Nicole.Rebeck-Stout@pitkincounty.com.

RE: Bronson/Karotkin Activity Envelope and Site Plan Review (Case PLAN.0580.2022)

NOTICE IS HEREBY GIVEN that an application has been submitted by Albert M. Bronson and Leah Karotkin (55 Needle Creek Court, Durango, CO 81301) requesting Activity Envelope and Site Plan review to construct a single-family home on the property. The property is located at 134 Bear Creek Lane and is legally described as Lot 41 thru Lot 43, Crystal River Park Subdivision. The State Parcel Identification Number for the property is 2729-292-01-096. The application is available for public inspection online at <http://pitkincounty.com/DocumentCenter/View/29316>. Comments or objections are due by October 7, 2022. For further information or to submit comments, contact Leslie Lamont at 970-920-5482 or Leslie.lamont@pitkincounty.com.

RE: Cullwick Activity Envelope, Site Plan Review, Special Review Use for a Caretaker Dwelling Unit (Case PLAN.0598.2022)

NOTICE IS HEREBY GIVEN that an application has been submitted by Antony Cullwick and Aimee Cullwick (437 Thomas Road, Carbondale, CO 81623) requesting Activity Envelope and Site Plan review for the expansion of the primary residence, and legalization of a dwelling unit above the garage as a CDU, Special Review Use for the CDU. The property is located at 437 North Thomas Road and is legally described as follows Parcel A-a tract of land situated in Lots 12 and 16, Section 15, Township 8 South, Range 88 West of the 6th P.M., Parcel B-a tract of land situated in Lot 16, Section 15, Township 8 South, Range 88 West of the 6th P.M., and Parcel C-a tract of land situated in Lot 16, Section 15 and Lot 1, Section 22, Township 8 South, Range 88 West of the 6th P.M. The State Parcel Identification Number for the property is 2463-221-00-003. The application is available for public inspection online at <http://pitkincounty.com/DocumentCenter/View/29320>. Comments or objections are due by October 7, 2022. For further information or to submit comments, contact Leslie Lamont at 970-920-5482 or Leslie.lamont@pitkincounty.com.

RE: Routzon Activity Envelope and Site Plan Review (Case PLAN.0890.2022)

NOTICE IS HEREBY GIVEN that an application has been submitted by Paul B. Routzon and Sandra K. Routzon (6795 E. Lookout Drive, Parker, CO 80138) requesting Activity Envelope and Site Plan Review to construct a single-family residence. The property is located at 374 Elk Mountain Drive and is legally described as Amended Lot 27, Elk Mountain Subdivision. The State Parcel Identification Number for the property is 2729-202-05-070. The application is available for public inspection online at <http://pitkincounty.com/DocumentCenter/View/29330>. Comments or objections are due by October 7, 2022. For further information or to submit comments, contact Nicole Rebeck-Stout at 970-319-7256 or Nicole.Rebeck-Stout@pitkincounty.com.

RE: Coble/Tammy Neal Wolcott Revocable Living Trust Special Review for a CDU and GMQS Exemption for a renovation of a legal non-conforming structure (Case PLAN.1232.2022)

NOTICE IS HEREBY GIVEN that an application has been submitted by George William Coble III and Tammy Neal Wolcott Revocable Living Trust (7620 Old Charlotte Place, Nashville, TN 37209) requesting Special Review for a Caretaker Dwelling Unit and GMQS Exemption for a renovation of a legal non-conforming structure. The property is located at 15184 Highway 133 and is legally described as a parcel of land situated in the SE ¼ SW ¼ of Section 4, Township 10 South, Range 88 West of the 6th P.M. The State Parcel Identification Number for the property is 2729-043-00-010. The application is available for public inspection online at <http://pitkincounty.com/DocumentCenter/View/29336>. Comments or objections are due by October 7, 2022. For further information or to submit comments, contact Leslie Lamont at 970-920-5482 or Leslie.lamont@pitkincounty.com.

**RE: Ruedi South Shores Lot 5 LLC Activity Envelope and Site Plan Review
(Case PLAN.0145.2022)**

NOTICE IS HEREBY GIVEN that an application has been submitted by Ruedi South Shores Lot 5 LLC (940 Lupine Circle, Basalt, CO 81621) requesting Activity Envelope and Site Plan Review approval to construct a single-family residence and attached garage. The property is vacant, located at 1880 South Shore Drive, and is legally described as Lot 5, Ruedi South Shore Subdivision. The State Parcel Identification Number for the property is 2471-154-01-005. The application is available for public inspection online at <http://pitkincounty.com/DocumentCenter/View/29311>. Comments or objections are due by October 7, 2022. For further information or to submit comments, contact Mike Kraemer at mike@kraemerlandplanning.com.

Published in the Aspen Daily News on September 8, 2022
Julia Ely, Clerk to the Board of County Commissioners