

PUBLIC NOTICE

RE: Turnabout Ranch LLC PUD and Plat Amendments, Activity Envelope and Site Plan Review, Constrained/Visually Constrained Site TDRs, Special Review, GMQS Exemption

(Case #PLAN.2325.2021, PID 2463-141-02-003, 2463-142-01-001, 2463-141-02-014, 2463-132-01-001, 2463-132-01-002, 2463-132-01-003, 2463-132-01-006, & 2463-141-02-005)

NOTICE IS HEREBY GIVEN that a public hearing will be held on Wednesday, November 16, 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 will be held in-person and virtually. Please check the agenda prior to the meeting for virtual meeting information-<https://pitkincounty.com/1001/Events-Agendas>.

The Board of County Commissioners will consider an application submitted by Turnabout Ranch LLC (287 King Street, Chappaqua, NY 10514) requesting the following approvals:

- Amendment to the Tybar Ranch Subdivision/PUD to create Open Space Parcel C and vacate Lots 7, 8, and 9;
- Activity Envelope and Site Plan Review for a barn and riding arena on Open Space Parcel A, a new barn on Open Space Parcel B, and landscaping and road improvements;
- Special Review for an indoor riding arena in the RS-30 zone district and a Caretaker Dwelling Unit (CDU); and
- 3 Constrained Site Transferable Development Rights (TDR).

The properties are located at 555 Scenic Drive, 685 Scenic Drive, 450 Angus Lane, 465 Angus Lane, 501 Angus Lane, 100 Angus Lane, TBD Scenic Drive, TBD Prince Creek Road and are legally described as Lots 3, 4, 5, 7, 8, 9, Open Space Parcel A and Open Space Parcel B, Tybar Ranch Subdivision. The State Parcel Identification Numbers for the properties are 2463-141-02-003, 2463-142-01-001, 2463-141-02-014, 2463-132-01-001, 2463-132-01-002, 2463-132-01-003, 2463-132-01-006, & 2463-141-02-005. The application is available for public inspection online at <http://pitkincounty.com/DocumentCenter/View/26578>. For further information or to submit comments, contact Leslie Lamont at 970-920-5482 or Leslie.lamont@pitkincounty.com.

Julia Ely, Deputy County Clerk
Board of County Commissioners

Published in the Aspen Daily News on October 13, 2022.

Attention Applicant/Representative:

It is your responsibility to do the following:

- 1. Mail this Public Notice to all property owners and mineral estate owners within 300' of the subject property at least 30 days prior to the hearing with the return address of the Community Development Department. The names and addresses shall be those on the current tax records of Pitkin County as they appeared no more than 60 days prior to the date of the public hearing.**
- 2. Submit the Affidavit of Notice by Posting & Mailing (previously sent to you with your applicant letter) as proof of compliance with the Code at the hearing.**
- 3. Pick up Public Notice sign from the Pitkin County Community Development Department, 530 East Main Street, Suite #205, Aspen, CO (970) 920-5526.**
- 4. Post the Public Notice sign on the property at least fifteen days (15) prior to the hearing.**
- 5. Remove the Public Notice sign within one week after hearing date.**