

PUBLIC NOTICE

RE: Turnabout Ranch LLC Commercial GMQS Competition, PUD and Plat Amendments, Activity Envelope and Site Plan Review, Visually Constrained Site TDR, 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 Tuesday, June 7, 2022 at a regular meeting to begin at 5:00 p.m. or as soon thereafter as the conduct of business allows, before the Pitkin County Planning and Zoning Commission, BOCC Meeting Room, 530 East Main Street, 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 Planning and Zoning Commission will consider an application submitted by Turnabout Ranch LLC (287 King Street, Chappaqua, NY 10514) requesting to:

- Compete for commercial GMQS development rights for an Indoor Riding Arena
- Activity Envelope and Site Plan review for riding arena and agricultural buildings
- Vacate Lots 7, 8 and 9 of the Tybar Ranch Subdivision
- Obtain Transfer Development Rights to sterilize Lots 3 and 5
- Fully deed restrict the two-bedroom house on Lot 2 for employees of the Ranch
- Develop an indoor riding arena a PUD Amendment and Special Review, and a barn on Open Space Parcel A
- Divide Open Space Parcel A into two open space parcels: Parcel A and Parcel C
- Impose development restrictions on Open Space Parcel C
- Remove the existing barn and develop a new barn; redevelop existing Employee Dwelling Unit on Open Space Parcel B

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.

Jeffrey Woodruff, Chair

Pitkin County Planning and Zoning Commission

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Attention Applicant/Representative:

It is your responsibility to do the following:

- 1. Mail this Public Notice to all adjacent property owners and mineral estate owners 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. Pick up Public Notice sign from the Pitkin County Community Development Department, 530 East Main Street, Suite #205, Aspen, CO (970) 920-5526**
- 3. Post the Public Notice sign on the property at least fifteen days (15) prior to the hearing**
- 4. Remove the Public Notice sign within one week after hearing date**