

Posted July 22, 2021

**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-Ag>

**NOTICE OF PUBLIC HEARINGS BEFORE THE BOARD OF COUNTY COMMISSIONERS ON WEDNESDAY, AUGUST 11, 2021:**

Resolution of the Board of County Commissioners (BOCC) Approving an Intergovernmental Agreement with the Colorado Department of Transportation (CDOT) to Complete Reconstruction of the Maroon Creek Roundabout

Resolution of the Board of County Commissioners Acting as Ex-Officio Board of Directors for Redstone Ranch Acres Approving the Submission to the Electorate of the Redstone Ranch Acres General Improvement District a Ballot Question to Increase Property Taxes for the Purpose of Road Maintenance and Capital Improvement

Ordinance of the Board of County Commissioners Amending Sections 8-30-10, 8-30-20(a)(1) AND 8-30-20(b)(1) of the Pitkin County Land Use Code, Implementing Changes for Calculating the Employee Housing Impact Fee

Resolution of the Board of County Commissioners of Pitkin County, Colorado, Providing Supplemental Appropriations to the 2021 Budget and Amending the 2021 Budget for Summer Supplemental Requests

**NOTICE OF FINAL DETERMINATION BY THE COMMUNITY DEVELOPMENT DIRECTOR:**

**NOTICE IS HEREBY GIVEN** to the general public that on July 15 2021, the Pitkin County Community Development Director granted approval for the Colorado Max

Revocable Trust II Activity Envelope, Site Plan Review, and GMQS Exemption for a TDR (Case PLAN.1010.2020; Decision #045-2021). The property is located at 802 South Starwood Drive, legally described as Lot R-88 in the Starwood Sixteen Subdivision. The State Parcel Identification Number for the property is 2643-351-07-003. This site-specific development plan grants a vested property right pursuant to Title 24, Article 68, Colorado Revised Statutes.

S/Cindy Houben  
Community Development Director  
Pitkin County, Colorado

**NOTICE IS HEREBY GIVEN** to the general public that on July 19, 2021, the Pitkin County Community Development Director granted approval for the Itzler Activity Envelope and Site Plan Review, Special Review and GMQS Exemption for Caretaker Dwelling Unit (CDU) (Case PLAN.0162.2021; Decision #046-2021). The property is located at 39 Starlit Lane and is legally described as Lot 3, Capitol Woods Subdivision. The State Parcel Identification Number for the property is 2645-032-01-002. This site-specific development plan grants a vested property right pursuant to Title 24, Article 68, Colorado Revised Statutes.

S/Cindy Houben  
Community Development Director  
Pitkin County, Colorado

**NOTICE IS HEREBY GIVEN** to the general public that on July 20, 2021, the Pitkin County Community Development Director granted approval for Timothy and Heidi Semrau Site Plan Review (Case PLAN.1511.2020; Decision #047-2021). The property is located at TBD Winding Way and is legally described a portion of H.E.S. No. 112 situated in Townships 10 and 11 South, Range 85 West of the 6 th P.M . The State Parcel Identification Number for the property is 2911-023-00-021. This site-specific development plan grants a vested property right pursuant to Title 24, Article 68, Colorado Revised Statutes.

S/Cindy Houben  
Community Development Director  
Pitkin County, Colorado

**NOTICE IS HEREBY GIVEN** to the general public that on July 20, 2021, the Pitkin County Community Development Director granted approval for the San Regolo II LLC Site Plan Review (Case PLAN.1421.2020; Decision #048-2021). The property is located at TBD West Buttermilk Road and is legally described Lot 2, Skybeam Ranch Subdivision. The State Parcel Identification Number for the property is 2735-031-03-002. This site-specific development plan grants a vested property right pursuant to Title 24, Article 68, Colorado Revised Statutes.

S/Cindy Houben  
Community Development Director  
Pitkin County, Colorado

**NOTICE OF PUBLIC HEARING BEFORE THE BOARD OF ADJUSTMENT ON  
AUGUST 10, 2021:**

**RE: Front Yard Setback Variance  
Margaret Scheyer Living Trust  
111 Little Texas Lane  
AKA Lot 10, Little Texas Subdivision  
(Case 10-2021)**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held on Tuesday, August 10, 2021, to begin at 5:30pm, or as soon thereafter as the conduct of business allows before the Pitkin County Board of Adjustment, to consider an application submitted by Margaret Scheyer Living Trust, c/o Alison Agle, P O Box 7911, Aspen, CO 81612. The Applicant is requesting a 15' Front Yard Setback Variance where 30' is required for an addition to a single family residence on this .52 acre lot in the AR-10 zone district. The State Parcel Identification Number is 264316401011.

\*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

**RE: Garrett Hansen  
175 Bison Lane, Redstone  
Front and Side Yard Setback Variances  
AKA Lot F-4, Redstone Ranch Acres  
(Case 09-2021)**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held on Tuesday, August 10, 2021, to begin at 5:30pm, 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 Garrett Hansen, 175 Bighorn Lane, Redstone, CO 81623. The request is for a ranch gate located within the required 50 foot Front Yard setback as well as the required 30 foot Side Yard setback. This parcel contains 3.68 acres and is located in the AR-10 Zone District. The State Parcel Identification Number is 272929203014

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

Pitkin County Board of Adjustment

**RE: Maureen H. Cole Revocable Trust  
2134 Lower River Road, Snowmass  
Front Yard and Collector Street Setback Variances**

**AKA Parcel 8B South, Aspen River Valley Ranch  
(Case 07-2021)**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held on Tuesday, August 10, 2021, to begin at 5:30pm, 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 Maureen H. Cole Revocable Trust, c/o Scott Stein, 2134 Lower River Road, Snowmass, CO 81654. The Applicant seeks a 33.5' Collector Street and Front Yard Setback variances where 50' is required for both. The request is for a new shed to be located 16.5' from the County Road right-of-way. This parcel contains 4.33 acres and is located in the AR-10 Zone District. The State Parcel Identification Number is 246725300022.

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

**RE: Front and Rear Yard Setback Variances  
South Little Texas Holdings, LLC  
115 Little Texas Lane  
AKA Lot 11, Little Texas Subdivision  
(Case 08-2021)**

**NOTICE IS HEREBY GIVEN** that a public hearing will be held on Tuesday, August 10, 2021, to begin at 5:30pm, or as soon thereafter as the conduct of business allows before the Pitkin County Board of Adjustment, to consider an application submitted by South Little Texas Holdings, LLC, c/o Stan Clauson Associates, Inc 400 West Main Street Ste 203, Aspen, CO 81611. The Applicant is requesting a 25' Front Yard Setback Variance where 30' is required and a 10' Rear Yard setback variance where 10' is required on this .53 acre lot in the AR-10 zone district, for the construction of a new single family residence. The State Parcel Identification Number is 264316401013.

\*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

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Jeanette Jones, Clerk to the Board of County Commissioners