

NOTICE OF JOINT PUBLIC HEARING

CONCERNING LUC-24-00020, A LAND USE CHANGE PERMIT APPLICATION FOR A MINOR IMPACT LAND USE CHANGE FOR A SIX LOT SUBDIVISION.

LOT R1, LARKSPUR, ACCORDING TO THE PLAT RECORDED AUGUST 21, 2006 AT RECEPTION NO. 568254. PARCEL NO. 3255-120-35-009.

HEARING DATE, TIME AND LOCATION: The Gunnison County Board of County Commissioners and the Gunnison County Planning Commission will conduct a joint public hearing on **September 19, 2024 at 9:00 a.m.** in the meeting room upstairs in the Blackstock Government Center, 221 N. Wisconsin St. in Gunnison and/or by **ZOOM** meeting. If attending by Zoom please go to the online meetings tab at <https://www.gunnisoncounty.org/144/Community-and-Economic-Development> for the ZOOM meeting link to hear public comments concerning this land use change permit application.

APPLICANT: Terraplen Holdings LLC

PARCEL LOCATION: 2.79 acres at Lot R1, Larkspur, Skyland Area, County of Gunnison. Parcel No. 3255-120-35-009.

PROPOSAL: The Applicant is proposing a subdivision of Lot R1 in Larkspur Subdivision into six lots ranging from .28 acres to .37 acres with a .86 acre Open Space lot to be dedicated to the Larkspur Subdivision HOA. Lot R1 was previously platted with the intent of constructing a recreational facility. Lot R1 has remained vacant and undeveloped since the original plat was approved. On April 2, 2024, the HOA requested and received Board of County Commissioners approval of the Second Amendment to the Declaration of Protective Covenants, which changed the permitted uses of Lot R1 to allow for a future subdivision application. No additional roads will be added for this subdivision.

PUBLIC PARTICIPATION: The public is invited to submit oral or written comments at the hearing, or to submit written comments by email: planning@gunnisoncounty.org, or by letter (Community Development, 221 N. Wisconsin, Suite D, Gunnison, CO 81230), so long as they are received by 5 p.m. the afternoon before the date of the meeting so that they may be submitted for the public record during the hearing. A copy of the application is available in the Community Development Department, 221 N. Wisconsin, Suite D, Gunnison, CO; additional information may be obtained by calling the Planning Office (970) 641-0360.

ADA ACCOMMODATIONS: Anyone needing special accommodations as determined by the *American Disabilities Act* may contact the Community Development Department prior to the day of the hearing.

/s/ Rachael Blondy
Planner I
Gunnison County Community Development Department