

PITKIN COUNTY PRE-APPLICATION CONFERENCE SUMMARY – PAPP.2291.2022

PLANNER: Leslie Lamont
PHONE: (970) 379-6939 (c)

DATE: 11/16/2023
E-MAIL: leslie.lamont@pitkincounty.com

LOCATION: TBD Elk Mountain Lot 24 Amended, Elk Mountain Subdivision, Redstone

PARCEL PID#:272920205080

ZONE DISTRICT: A R - 1 0

LOT SIZE: 3 acres

OWNER: Dean McCall & Justin Tanner

APPLICANT: Justin Tanner

REPRESENTATIVE: Justin Tanner
EMAIL: justintannermd@gmail.com

PHONE: 303-906-4201

Type of Application: Activity Envelope and Site Plan Review

Description of Project/Development: The Applicant is requesting GMQS Exemption and Activity Envelope and Site Plan review to construct a single family home on the property.

Background: The property is vacant. A Plat of the Elk Mountain Subdivision was recorded in 1964, Reception 118345.

In 2004, the Planning and Zoning Commission approved a 1041 Hazard Review, Conceptual Submission, Lot Line Adjustment, Minor Plat Amendment and Separation of Substandard Size Platted Subdivision Lots. PZ Resolution No.03-2004, Reception 501803. An Amended Plat of Lots 19-21 & 24-25, Site Plan and Lot Line Adjustment was recorded in Book 72, Page 15, Reception No. 506998.

Amended Lot 19 was part of Lot Line Adjustment and is encumbered by a conservation easement, for the benefit of Aspen Valley Land Trust, Reception No. 492264.

The platted building envelope has lapsed.

A recent Notice of Violation for clearing the property without a permit has been resolved.

Land Use Code Sections to Address:

- 2-30-20(g) (1-3): Activity Envelope and Site Plan Criteria for Approval
- 4-30-50: Solar Energy collectors
- 4-30-60: Renewable Energy Uses
- 6-30-100(a): GMQS Exemption for Development of up to 5,750 Square Feet of Residential Floor Area on Certain Types of Pre-Existing Lots
- 7-10-50 & 60: Activity Envelope and Site Plan
- 7-20-20: Steep and Potentially Unstable Slopes – slopes shall be identified on the site plan
- 7-20-50: Geologic Hazards – mapped Avalanche Potential 1974, 2012
- 7-20-60: Wildfire Hazard – Mapped High and Low Wildfire Hazard Areas
- 7-20-70: Wildlife Hazard – Mapped Elk Winter Range; proximate to elk migration pattern

- 7-20-120: Scenic View Protection Areas – the property may be visible from Highway 133
- 7-20-130: Landscaping and Vegetation Protection
- 7-20-140: Lighting
- 7-20-160: Standard for Solar Roof Readiness and Guidelines for Site Orientation for Solar Access
- 7-30: Roads, Driveways and Parking
- 7-50: Public Services and Utilities – Redstone Water & Sanitation District

Review by: Community Development Director

Public Hearing: NO. However, notice is required via **posting, mailing and publication.** The Applicant shall post a public notice sign on the property at least 15 days prior to the date specified for the Administrative Decision pursuant to Sec. 2-20-100(a)(3) of the Land Use Code. In addition, the Applicant shall mail notice (by 1st class mail) to all owners within 300' of the property and mineral estate owners with the return address of the Community Development Department (form of notice to be obtained from the Community Development Department). The names and addresses shall be those on the current tax records of Pitkin County, as they appear no more than 60 days prior to the date of the public hearing. A property owner receiving the public notice shall have 2 weeks from the date the notice was postmarked to submit comments or objections to the Community Development Department.

Staff will refer to: Carbondale & Rural Fire Protection District, Redstone Water and Sanitation District, Zoning, Crystal River Caucus, Colorado Parks and Wildlife, Colorado Geologic Survey, County Attorney, Environmental Health, and Planning Engineer

FEES: \$4,444 (make check payable to “Pitkin County Treasurer”)

- **\$2,600** Planning Office flat fee (non-refundable; based on 8 hours of staff time. If staff review time exceeds 9.6 hours, the Applicant will be charged for additional time above 8 hours at a rate of \$325/hour)
- **\$542** Environmental Health
- **\$1,248** Planning Engineer
- **\$54** Public Notice

Separate fee required for CGS review

To apply, submit all documents into the Community Development Department’s Permit Tracking System (PATS). Information and instructions are found on our website:

<https://pitkincounty.com/1321/Permit-Application-and-Tracking-System-P>

1. Summary letter explaining the request, providing background on prior approvals and permits, and addressing compliance with the Code sections listed above.
2. 24” by 36” and 11” x 17” Activity Envelope and Site Plan as designated in Section 2.1.12 of the Pitkin County Land Use Application Manual;
3. Technical Reports including geologic and engineering; wildfire hazard and mitigation; wildlife assessment and mitigation; drainage study; (as applicable)
4. Engineering report(s) addressing access, water supply, drainage, wastewater disposal and other utilities and public services (as applicable).
5. Scenic View Protection Exhibits as designated in Section 2.1.12 of the Application Manual (if applicable)
6. Disclosure and proof of ownership of the property, consisting of a current certificate from a title

insurance company or attorney licensed to practice law in the State of Colorado, listing the names of all owners of the property and all mortgagees, judgments, liens, easements, contracts and agreements affecting use and development of the parcel and proof of the owner's right to use the land for the purposes identified in the development application.

7. Street address (if any) and parcel description, including legal description, and 8-1/2"x 11" vicinity map locating the subject property within Pitkin County;
8. Consent from the owner of the property for the representative to process the application and represent the owner;
9. List of all property owners within 300'.
10. Total fee for review of the application;
11. Executed Pitkin County Community Development Agreement for Payment of Land Use Application Fees form (form attached);
12. Copy of this Pre-application Conference Summary form.