

NOTICE OF PUBLIC HEARINGS

October 11, 2022

RE: Dobell Rezoning; Planning Project # PL20220074

Dear Property Owner:

Paul Sachs has filed an application with the Routt County Planning Department for a Zone Change (Map) to Rezone remainder of property from Agriculture & Forestry to Medium Density Residential, specifically related to property located at 38725 MAIN ST, ROUTT, CO 80487, and more generally at West side of Main St in Milner adjacent to the railroad tracks on the north side. A map, showing the location of the property, has been attached to this notice.

You are receiving this notice because our records indicate that you own property adjacent to the subject property. If you have any comments or suggestions, please submit them to Michael Fitz. Please be advised that any response to this letter will become a matter of public record and may be forwarded to the applicant for their consideration. Your response is considered your consent to the distribution of your response.

The following are the relevant dates and times for this application. Hearings will take place in the Historic Courthouse in the Board of County Commissioners' Hearing Room at 522 Lincoln Ave., Steamboat Springs, CO or remotely.

Scheduled Review:

Planning Commission
Board of County Commissioners

Date:

November 03, 2022
November 15, 2022

Please refer to the agenda published the week before the hearing for the order items will be heard and location of the hearing. A link to the application materials is on the 'Pending Applications' section of the Routt County Planning Department website. Should you desire further information, please contact Michael Fitz at (970) 870-5326 or mfitz@co.routt.co.us.

Sincerely,



Michael Fitz, Planner I
Routt County Planning Department

The map displays a residential area with the following details:

- Streets:** Main St, Pine St, 2nd, Ginger Ct, and a road labeled "MILNER".
- House Numbers:**
 - Along Main St: 38860, 38840, 38820, 38780, 38760, 38750, 38730.
 - Along Pine St: 38855, 38845, 38825, 21590, 38810.
 - Along 2nd: 21555, 21601, 38735.
 - Along Ginger Ct: 21365 35, 21365 34, 21365 33, 21365 32, 21446, 21455, 21495, 21365 28, 21365 26, 21365 25, 21365 24, 21365 23, 21365 22, 21365 21, 21365 20, 21365 19.
- Other Labels:** "Mud Aly", "Foss Dr", "Pinon Trl", and "38740" (highlighted in purple).
- Pin Location:** A red pin is located on a lot near the intersection of Main St and Ginger Ct, adjacent to house number 38725.