

**PUBLIC NOTICE  
NOTICE OF PUBLIC HEARING BEFORE  
THE PLANNING COMMISSION FOR  
THE CITY OF SALIDA CONCERNING  
MAJOR IMPACT REVIEW APPLICATIONS  
TO ALL MEMBERS OF THE PUBLIC  
AND INTERESTED PERSONS: PLEASE**

**TAKE NOTICE:** that on February 26, 2024 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Planning Commission at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado and online at the following link:

<https://attendee.gotowebinar.com/rt/1909092342220683277>.

The applicant Walt Harder, represented by Ronnie Pelusio of PEL-ONA Architects, is requesting approval of a Planned Development Overlay and Major Subdivision for the remaining lots within the Angelview Minor Subdivision. The property is located within the High-Density Residential (R-3) zone district.

**The requests include:**

A. Approval of a Planned Development Overlay to allow for reduced minimum lot size for detached and attached units, reduced maximum lot coverage for structures, reduced minimum landscape area and reduced front setbacks. All other dimensional standards are anticipated to be met.

B. Approval of a Major Subdivision to subdivide the above described 11.9-acre property into 42 residential lots and 7 out-lots.

Any recommendations by the Planning Commission for the Planned Development and Major Subdivision shall be forwarded to the City Council for review and public hearing.

Interested persons are encouraged to attend the public hearing. Further information on the applications may be obtained from the Community Development Department, kristi.jefferson@cityofsalida.com (719) 530-2626.

\*Please note that it is inappropriate to personally contact individual City Councilors or Planning Commissioners, outside of the public hearing, while an application is pending. Such contact is considered ex parte communication and will have to be disclosed as part of the public hearings on the matter. If you have any questions/comments, you should email or write a letter to staff, or present your concerns at the public meeting via the above GoToWebinar link so your comments can be made part of the record.

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