

Determination and Administration Act of 1969. Authorized diversions located within the augmentation plan areas included in the plan for augmentation, by either an uncontested approval by the State Engineer or Order of the Court, shall be part of the decreed plan for augmentation.

**Public Hearing Notice**  
The Board of Trustees and Planning & Zoning Commission will meet in person at the Poncha Springs Town Hall. **Members of the public may elect to attend in person OR attend the meeting by telephone by calling 1 (346) 248-7799 Access Code 822 6016 4739.** Attendance can also be done via computer, tablet or smartphone by visiting the following web address: direct: <https://us02web.zoom.us/j/82260164739> or [www.zoom.us](http://www.zoom.us).  
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**PUBLIC NOTICE  
NOTICE OF A PUBLIC HEARING DATE  
BEFORE THE BOARD OF ADJUSTMENT  
FOR THE CITY OF SALIDA CONCERNING  
A VARIANCE APPLICATION**

**TO ALL MEMBERS OF THE PUBLIC  
AND INTERESTED PERSONS: PLEASE  
TAKE NOTICE:** that on September 27, 2021 at or about the hour of 6:00 p.m., a public hearing will be conducted by the City of Salida Board of Adjustment at City Council Chambers, 448 East First Street, Suite 190, Salida, Colorado and online at the following link: <https://attendee.gotowebinar.com/r/190909234220683277>

The applicant, Lynna's Lodge, LLC, is requesting approval for a variance on the property located at 112 Teller Street, Salida, CO.

The purpose of the request is to receive a variance from the minimum setback of twenty feet (20') required for the front and rear yard. The applicant is requesting to expand the existing non-conforming structure to two (2) full stories where only one and one-half (1.5) stories previously existed, resulting in a request to expand the nonconformity by one foot two inches (1' 2") further into the setback and seven feet two inches (7' 2") further upward. The applicant is also requesting to add a covered walkway that would encroach into the rear setback an additional eight feet ten inches (8' 10"). The resulting rear setback will be five feet seven inches (5' 7") at its narrowest point. The resulting front yard setback will be fifteen feet nine inches (15' 9") at its narrowest point. Interested persons are encouraged to attend the public hearing. Further information on the application may be obtained from the Community Development Department, (719) 530-2631.

\*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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**PUBLIC NOTICE**

a vested property right. The City Council is approving the vested property right subject to the terms and conditions contained in the development plan and this ordinance and failure to abide by such terms and conditions may, at the option of the City Council, after a public hearing, result in the forfeiture of vested property rights.

**Section Three**

Upon approval by the City Council the applicant shall submit a final Mylar of Exhibit A; and incorporating the following three (3) conditions of approval for the Mayor's signature and recordation:

1. The applicant shall meet the recommendations of the Public Works Director including the installation of sidewalks, curb, and gutter along 3rd Street to support the proposed improvements. Civil drawings and a drainage report shall be included for review.
2. Table 16-F Schedule of Dimensional Standards, Table 16-J Off-Street Parking Standards by use, and Table 16-D Schedule of Uses shall be added to the plat prior to recording the Planned Development.
3. Administrative Review and approval will be required for the 15,000 sq. ft Annex addition.

**Section Four**

The City Clerk is hereby directed to undertake the following actions upon the adoption of this Ordinance:

1. Publish this Ordinance in a newspaper of general circulation in the City of Salida.
2. Following recording of the Mylar, the Clerk shall promptly amend the official city zoning district map to incorporate and reflect the planned development overlay of the subject property.

**Section Five**

This Ordinance shall not have any effect on existing litigation and shall not operate as an abatement of any action or proceeding now pending under or by virtue of any ordinance repealed or amended as herein provided, and the same shall be construed and concluded under such prior ordinances.

**Section Six**

The provisions of this Ordinance are severable and the invalidity of any section, phrase, clause or portion of the Ordinance as determined by a court of competent jurisdiction shall not affect the validity or effectiveness of the remainder of the Ordinance.

**INTRODUCED ON FIRST READING, on August 17, 2021, ADOPTED AND ORDERED  
PUBLISHED IN FULL in a newspaper of general circulation in the City of Salida by the City Council on the 20th day of August, 2021 and set for second reading and public hearing on the 7th day of September 2021.**

**INTRODUCED ON SECOND READING,  
FINALLY ADOPTED AND ORDERED**