



# Chaffee County Planning Commission

P.O. Box 699 / 104 Crestone Ave.  
Salida, CO 81201  
719.539.2118/www.chaffeecounty.org

## AGENDA

June 28, 2022

**PLANNING COMMISSION MEETING**  
**104 CRESTONE AVE.**

**COMMISSIONER'S MEETING ROOM**  
**SALIDA, COLORADO**

**\*\*Meetings are currently being convened in person and virtually until further notice.\*\***

To participate in the meeting, connect via Zoom at <https://zoom.us/j/4328290633> or by calling 1-669-900-6833 and entering meeting ID #432 829 0633

**A. 6:00 P.M. Regular Meeting**

**B. Call to Order**

**C. Minutes for Approval**

**D. Regular Agenda Items**

1. **Name of Project:** Three Sixty West Minor Subdivision Final Plat  
**Applicants:** Thomas C. Simmins Living Trust, dated August 30, 2000; Thomas & Mary Simmins, Trustees  
**Location:** 10160 County Road 190 W, Salida  
**Zone:** Residential  
**Request:** To re-subdivide Lot 1, Freers Subdivision of 4.42 acres into two lots: 2.38 acres (Lot 1 with existing house, well & on-site wastewater treatment system), and 2.04 acres (Lot 2, vacant). Right of way has been dedicated and is owned by the applicant.
2. **Name of Project:** Chavara Ranch Major Subdivision  
**Applicants:** Chavara Ranch LLC, represented by David Gertz  
**Location:** 9000 County Road 140, Units A & B (Rural land); and 9254 County Road 140 (Industrial land), all in Salida  
**Zone:** Rural and Industrial  
**Request:** To subdivide 288 acres into 108 lots: 14 Industrial lots on approximately 30 acres; 7 Homestead lots on approximately 80 acres including two existing homes and open space; and approximately 150 acres to be subdivided into 25 large lots 2-10 acres in size and 62 small lots approximately ½ acre in size. Rural lots can be ½ acre if in a Cluster Subdivision; otherwise, the minimum lot size is 1 acre using density averaging. Approximately 80 acres of the ranch will continue to be flood irrigated for hay production and livestock grazing. Wells and shared on-site wastewater treatment systems will serve the property. Access for the industrial lots and the homestead lots will be from CR 140; access for the large and small residential lots will be on a new road off County Road 146.

**E. Other Business**