



Chaffee County Planning Commission

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

AGENDA January 16, 2024

PLANNING COMMISSION MEETING 104 CRESTONE AVE.

COMMISSIONER'S MEETING ROOM SALIDA, COLORADO

Meetings are in person at 104 Crestone Ave in the Commissioner's Hearing Room and available virtually via <https://us02web.zoom.us/j/4328290633> or by dialing 719 359 4580 and entering Meeting ID: 432 829 0633

A. Call to Order

B. Minutes for Approval

1. Sept 19-End of 2023 Minutes for Approval

C. Regular Agenda Items

1. Name of Project: Cleora North Planned Development
Applicants: Cleora, LLC
Location: Address TBD. Approximately 55 acres east of the Salida Wastewater Treatment Plant and railroad tracks. BLM land lies to the north and east of the subject property.
Zone: Industrial and Recreational
Request: Specify setbacks and allowed uses in a portion of the Cleora townsite
Planner: Garry Baker/719-530-5572/gbaker@chaffeecounty.org
2. Name of Project: Cactus Flats Major Subdivision Preliminary Plan
Applicants: Cactus Flats JV, LLC, represented by Aaron Cook of Crabtree Group, Inc.
Location: Vacant parcel #3271-272-00-047 (adjacent to 26532 CR 313), Buena Vista
Zone: Residential
Request: To subdivide approximately 9 acres into nine (9) lots, ranging in size from 0.5 to 1.36 acres, with connection to the Buena Vista Sanitary Sewer. Individual wells are proposed for each lot. Building envelopes avoid the steep slopes and the 100-year Floodplain of the Arkansas River. Access from County Road 313 is by a 40' easement across land also owned by the applicant.
Notice: This notice was sent via U.S. Mail 12-19-2023
Staff Planner: Garry Baker/gbaker@chaffeecounty.org/719-530-5572

D. Adjourn