

CITY OF COLFAX PUBLIC HEARING NOTICE

NOTICE IS HEREBY GIVEN that the Colfax Planning Commission will conduct a public hearing on May 28, 2014 beginning at 7:00 p.m. or as soon thereafter as the matter may be heard, at Colfax City Hall, 33 S. Main Street, in the City Council Chambers. During the public hearing, the Planning Commission will conduct a Public Hearing regarding Project #TPM-03-13/Pinetop Estates (Owner Applicant: Eric R. Stauss).

PROJECT DESCRIPTION: #TPM-03-13/Pinetop Estates. Project Location: Iowa Hill Road & Grand View Way, Colfax, Placer County, California, APN 101-170-013-000. The proposed project is a minor land division for a 35+ acre undeveloped residentially zoned site. The proposed parcel areas vary in size from 3.2 acres to 15 acres. Each of the four proposed parcels directly front existing public roads and there are no major roadway or infrastructure improvements proposed. Each parcel will have its own individual driveway access or shared driveway access via easement with an adjacent parcel. Proposed parcel 1 will have a drainage easement encumbering the parcel and each of the other proposed parcels will have rights to drain to and into the drainage easement via the proposed parcel map. Additionally, the City will process a zoning amendment to correct inadvertent designation of two different zoning districts on one parcel (APN 101-170-013-000 – the originating parcel that is the subject of this parcel map application). The originating parcel contains both R-1-10 (single family residential) and RM-1 (multi-family residential) zoning designations. The amendment will re-designate the zoning on proposed parcels 1 and 2 as R-1-10 and re-designate the zoning on proposed parcels 3 and 4 as RM-1 to properly follow resultant parcel boundary lines.

The project description, plans, and CEQA documentation are available for public review at Colfax City Hall, 33 S. Main Street, Colfax, CA during normal business hours (Monday through Thursday, 8:00 a.m. to 5:00 p.m.). At the hearing, the Planning Commission will take public testimony and consider project approval. Interested persons should attend the public hearing or submit written comments prior to the public hearing. Written comments may be directed to the Colfax Planning Department, PO Box 702, Colfax, CA 95713.

This notice is posted in accordance with the provisions of the California Government Code Title 7 Chapter 65000, as amended. Administrative remedies must be exhausted prior to action being initiated in a court of law. If you challenge the proposed project in court, you may be limited to issues raised at the public hearing or in written correspondence delivered at or prior to the public hearings.

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