

**NOTICE OF VESTING  
OF SITE-SPECIFIC DEVELOPMENT PLAN**

**THIS IS TO GIVE NOTICE** pursuant to Section 24-68-103(1), C.R.S., and Telluride Municipal Code Title 18, Article 5, Division 2, Section 5-208.H, that a site-specific development plan and vested property right has been approved for the following project:

**PROJECT TITLE:** 115 West Colorado Ave. *(continued from the September 22, 2023 HARC Chair meeting)*

**SUMMARY:** Consideration of **A)** an application for a Minor Scale addition to an existing building in the Historic Commercial zone district, which will increase the structure's floor area by more than 10%, but less than 25%, and result in a building that contains less than 5,000 square feet of floor area, pursuant to LUC 7-203.A.2.c.2.; and **B)** an application for an Insubstantial Scale demolition of a non-designated secondary structure, pursuant to LUC 7-203.A.3.d.8.

**LEGAL DESCRIPTION:** Block 5, Lot 53, Town of Telluride

**ADDRESS:** 115 West Colorado Avenue

**ZONE DISTRICT:** Historic Commercial

**OWNER:** Monkeywrench Industries LLC, A Colorado LLC

**APPLICANT:** ETL Architects

**Approved on November 17, 2023**

Such approval is subject to all rights of referendum and judicial review. Additional information concerning the approval is available from the Telluride Planning Department, Telluride, Colorado, 970-728-2161 during regular business hours.

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