AGENDA

ASPEN PLANNING & ZONING COMMISSION

April 1, 2026

4:30 PM, Council Chambers
3rd Floor, 427 Rio Grande Pl,
Aspen

I. ROLL CALL

II. COMMENTS

III. MINUTES

III.A Draft Minutes - 9/17/25
minutes.apz.20250917 draft.pdf

III.B Draft Minutes - 10/15/25
minutes.apz.20251015 draft.pdf

IV. DECLARATION OF CONFLICT OF INTEREST

V. PUBLIC HEARINGS

V.A 400 Lake Avenue - Resolution #04, Series of 2026 - Hallam Lake Bluff Review, ADU Removal, Construction Staging Variance, and related reviews
400 Lake Avenue_Memo_Hallam Lake Bluff_LPA-25-103.pdf
PZ Resolution #04 Series 2026_400 Lake Ave.pdf
Exhibit B- Construction Staging Variance.pdf
Exhibit A - Proposed Plans.pdf
Exhibit C- Hallam Lake Bluff Review.pdf
Exhibit D- ADU Removal Review.pdf
Exhibit E - 400 Lake Avenue RDS Review_Signed.pdf
Exhibit F- Land Use App.pdf
Exhibit G- Prior Approvals.pdf

V.B 410 Lake Avenue - Resolution #05, Series of 2026 - Hallam Lake Bluff Review, Construction Staging Variance, ADU Removal, RDS Variations, and associated reviews
410 Lake Avenue_Memo_Hallam Lake Bluff_LPA-25-103.pdf
P&Z Resolution #05, Series 2026_410 Lake Ave.pdf
Exhibit A - Proposed Plans.pdf
Exhibit B â€“ Construction Staging Variance Review Criteria.pdf

Exhibit C â€“ Hallam Lake Bluff Review Criteria.pdf
Exhibit D - ADU Removal Review Criteria.pdf
Exhibit E â€“ Residential Design Standards Review Criteria.pdf
Exhibit F - Land Use Application.pdf
Exhibit G - Prior Approvals.pdf

VI. OTHER BUSINESS

VII. BOARD REPORTS

VIII. ADJOURN

TYPICAL PROCEEDING FORMAT FOR ALL PUBLIC HEARINGS

1) Conflicts of Interest (handled at beginning of agenda)
2) Provide proof of legal notice (affidavit of notice for PH)
3) Staff presentation
4) Board questions and clarifications of staff
5) Applicant presentation
6) Board questions and clarifications of applicant
7) Public comments
8) Board questions and clarifications relating to public comments
9) Close public comment portion of bearing
10) Staff rebuttal/clarification of evidence presented by applicant and public comment
11) Applicant rebuttal/clarification

End of fact finding. Deliberation by the commission commences. No further interaction between commission and staff, applicant or public

12) Chairperson identified the issues to be discussed among commissioners.
13) Discussion between commissioners*
14) Motion*
*Make sure the discussion and motion includes what criteria are met or not met

Revised January 9, 2021