



Date: Monday, July 28, 2025
Time: 6:30 PM
Location: Hybrid - In-Person: Hearing Room 1st Floor, 200 West Oak Street, Fort Collins or Virtual, Zoom Link: https://larimer-org.zoom.us/webinar/register/WN_3DpTdrITRme-rbRTtcG89w

LAND USE HEARING AGENDA

Call to Order

Pledge of Allegiance

Public Hearing Discussion Items:

1. Schubert Appeal, File No. 25-GNRL0570

Staff Contacts: Samantha Lasher, AICP, Planning, David Pringle, Engineering, Lea Schneider, Health

Request: Appeal to Article 4.3.7.B of the Larimer County Land Use Code to allow for a Well inside of the Northern Colorado Water Association service area for Lot 1 (2.5 acres) of the Roubideaux Conservation Development. The lot is currently vacant.

Location: 9698 Hat Trick Lane, Wellington, CO 80549; Located approximately 1.1 miles east of the intersection of Interstate 25 and E. County Road 66

Applicants/Owners: Craig and Melissa Schubert, 123 Capano Creek, Boerne, Texas 78006

Development Services Team Recommendation: The Development Services Team recommends Denial of the Schubert Appeal, File No. 25-GNRL0570.

2. Hansen Conservation Development, File No. 21-LAND4184

Staff Contacts: Justin Currie, Planning Department; Connor Sheldon, Engineering Department; Lea Schneider, Health Department

Request: Preliminary approval for a Conservation Development on 35-acres to create one (1) residential lot, and one (1) residual lot with a 2-acre building envelope, along with appeals to Articles 5.3.1.A Public Right-of-Way Required and Article 4.3.5.A.2.a On-Site Wastewater Treatment System

Location: Located northwest of the Taft Hill and Trilby Rd intersection, directly north of the Larimer County landfill

Applicants/Owners: Thomas & Karen Hansen

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommend that the Board of County Commissioners approve the Hansen Conservation Development, File No. 21-LAND4184.

Adjourn

Per the Americans with Disabilities Act (ADA), Larimer County will provide a reasonable accommodation to qualified individuals with a disability who need assistance. Services can be arranged with at least seven (7) business days' notice. Please email us at accessibility@larimer.org or by calling 970-498-5967 or Relay Colorado 711 "Walk-in" requests for auxiliary aids and services will be honored to the extent possible but may be unavailable if advance notice is not provided.