

Date: Monday, August 02, 2021
Time: 3:00 PM
Location: Hybrid: In-Person, Hearing Room, 1st Floor, 200 West Oak Street, Fort Collins or Virtual, Zoom
Registration - <https://www.larimer.org/planning>

LAND USE HEARING AGENDA

Call to Order

Pledge of Allegiance

Tabled Items From Previous Meeting:

1. ****Cedar Springs 3rd Filing, Lots 23 & 24, Block 1 Lot Consolidation, File No. 21-LAND4120**

Staff Contacts: Samantha Lasher, Planning, Connor Sheldon, Engineering, Lea Schneider, Health

Request: Request to consolidate along the common lot line of Lots 23 & 24, Block 1 of Cedar Springs 3rd Filing

Location: 149 and 150 Galena Court, Drake, CO 80515

Applicants/Owner: Fred and Nicole George, 149 Galena Court, Drake, CO 80515

Development Services Team Recommendation: The Development Services Team recommends approval of the Cedar Springs 3rd Filing, Lots 23 and 24, Block 1 Lot Consolidation, File Number 21-LAND4120, subject to the conditions of approval outlined in the staff report.

Public Hearing Consent Items:

*Will not be discussed unless requested by Commissioners or members of the audience.

**Board to sign F&R at the Hearing

1. **** Leach Minor Land Division and Appeal, File No. 21-LAND4143**

Staff Contacts: Samantha Mott, AICP, Planning; Connor Sheldon, Engineering; Lea Schneider, Health

Request: A Minor Land Division request to divide one parcel into two lots with the existing improvements remaining on one lot and the new lot to be acquired by the City of Fort Collins for a trail and natural area. This request includes an Appeal to allow a Minor Land Division on an Exemption lot.

Location: 2096 N. Whitcomb St., Fort Collins, CO; Located approximately 1/3 of a mile north of the intersection of N. Whitcomb Street and W. Willox Lane.

Applicants: Tawnya Ernst City of Fort Collins 300 LaPorte Avenue, Bldg. B Fort Collins, CO 80522

Owners: Duane Leach 2096 Whitcomb Street Fort Collins, CO 80524

Development Services Team Recommendation: 1. The Development Services Team recommends Approval of the Leach Minor Land Division, File #21-LAND4143, subject to the conditions outlined in the staff report and authorization for the chairman to sign the plat when the conditions are met, and the plat is presented for signature. 2. The Development Services Team recommends Approval of the Appeal to allow a Minor Land Division on an Exemption lot.

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 beilbykm@larimer.org or by calling 970-498-7719 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.