



Date: Monday, March 08, 2021
Time: 3:00 PM
Location: Hearing Room, 1st Floor, 200 West Oak Street, Fort Collins

LAND USE HEARING AGENDA

Call to Order

Pledge of Allegiance

Tabled Items To March 22, 2021:

- Glen Haven Sub L 4,18&19 Block 4 Amended Plat, File No. 20-LAND4070

Tabled Items From Previous Meeting:

1. ** South Nokomis Lots 9-12, Blk 22 Lot Consolidation File No. 21-LAND4072

Staff Contacts: Doug May, Planning, Traci Shambo, Engineering, Lea Schneider, Health Department

Request: To combine lots 9 & 10 with lots 11 & 12 in the South Nokomis Lake Subdivision to create a single new lot.

Location: 28 Honey Bee Lane, Red Feather Lakes, CO 80545

Applicant: Steven Huffman, 1649 S Kingston Way, Aurora, CO 80012

Owner: Steven Huffman, Colleen Comry, 28 Honey Bee Lane, Red Feather Lakes, CO 80545

Development Services Team Recommendation: The Development Services Team recommends Approval of the Lot Consolidation, subject to the following condition:

1. All conditions shall be met and the final resolution of the County Commissioners recorded by September 8, 2021, or this approval shall be null and void.
2. The resultant lot is subject to any and all covenants, deed restrictions or other conditions that apply to the original lots in the subdivision.
3. The reconfiguration of the lots lines shall be finalized at such time when the Findings and Resolution of the County Commissioners is recorded.
4. Prior to recordation of the Findings and Resolution, provide Ownership and Encumbrances for both parcels. If the Ownership and Encumbrances include any lienholders, a Consent of Lienholder form will be required to be signed by each lienholder.
5. The existing dwelling units shall be removed within six months of approval.

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. **Ramona Heights Sub. L1A&B, 2A&B, 4B, 5A&B, BLK4 AP, File No. 20-LAND4063

Staff Contacts: Tracy Hicks, Planning

Request: Amended Plat/ lot consolidation for 4 parcels in the Ramona Heights Subdivision.

Location: Located .25 Northeast of the intersection of W County Road 74 E and Couty Road 67J

Applicant: Mark Sears

Owner: Mark and Jayne Sears, Helen and Fred Koch

Development Services Team Recommendation: The Development Services Team recommends approval of The Ramona Heights Subdivision L1A&B, 2A&B, 4B, 5A&B, BLK 4 Amended Plat, File Number 20-LAND4063 with the following conditions:

1. All conditions of approval shall be met, and the Findings and Resolution recorded by September 8, 2021 this approval shall be null and void.
2. The lot is subject to all covenants, deed restrictions, or other conditions that apply to the original lots in the subdivision.

2. ** Venner Ranch Estates 2nd Lots 30 and 31 Amended Plat, File No. 21-LAND4068

Staff Contacts: Michael Whitley, AICP, Planning, Devin Traff, Engineering , Lea Schneider, Health

Request: The applicant requests an Amended Plat to adjust the boundary between Lots 30 and 31, Replat of a Portion of Venner Ranch Estates Second Subdivision

Location: 1470 & 1500 Prospect Mountain Drive, Estes Park; located approximately ¼ mile north of the intersection of Prospect Mountain Drive and Peak View Drive

Applicants: Jeffrey and Rebecca Robbins, 441 Chiquita Lane, Estes Park, CO 80517

Owners: Jeffrey and Rebecca Robbins, 441 Chiquita Lane, Estes Park, CO 80517

Development Services Team Recommendation: The Development Services Team recommends approval of Venner Ranch Estates 2nd Lots 30 and 31 Amended Plat, File 21-LAND4068 with the following conditions:

1. All conditions of approval shall be met, and the Final Plat recorded by September 8, 2021 or this approval shall be null and void.
2. Prior to the recordation of the Final Plat the applicant shall make the technical corrections required by Heather Lassner, Land Surveyor of the Larimer County Engineering Department.
3. The vacation of the utility easement and the reconfiguration of the lot lines shall be finalized at such time when the plat and findings and resolution of the County Commissioners are recorded.

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.