

Date: Monday, October 11, 2021
Time: 3:00 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_TLz7M_qCRI-PgefmxuHClw

LAND USE HEARING AGENDA

Call to Order

Pledge of Allegiance

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. ** Rustic Bridge LID 2021-1

Staff Contacts: Katie Beilby, Larimer County Engineering

Request: To approve the Loan for the Rustic Bridge LID 2021-1 that was formed on August 23, 2021

Location: Located off Highway 14 in the Poudre Canyon

Development Services Team Recommendation: To approve the loan for the Rustic Bridge LID 2021-1.

2. ** Baker Accessory Living Area Size Appeal, File No. 21-ZONE3049

Staff Contacts: Michael Whitley, AICP, Planning, Connor Sheldon, Engineering, Lea Schneider, Health

Request: An Appeal to Article 3.4.5.A.3.b of the Land Use Code to allow a Detached Accessory Living Area to be 893 square feet when 800 square feet is the maximum size allowed.

Location: 8313 S. County Road 13, Fort Collins; located north of the intersection of County Road 30 and County Road 13

Applicant: Colin Knapp, Black Timber Builders, 417 Jefferson Street, Fort Collins, CO 80525

Owner: Katherine Baker, 630 Breakwater Drive, Fort Collins, CO 80525

Development Services Team Recommendation: The Development Services Team recommends approval of the Baker Accessory Living Area Size Appeal, File No. 21-ZONE3049 subject to the conditions listed in the staff report.

3. ** GBU Enterprises, LLC Appeal, File No. 21-ZONE2979

Staff Contacts: Samantha Lasher, Planning, Steven Rothwell, Engineering, Lea Schneider, Health

Request: An Appeal to Article 3.4.5.A.3.b. of the Larimer County Land Use Code to allow a detached accessory living area to exceed the required size limit of 800 square feet.

Location: Located approximately 0.1 miles southeast of the intersection of Willow Vista Court and W. County Road 20; more specifically located at 6820 Willow Vista Court, Loveland, CO 80537

Applicant: Terry Keyes, 6820 Willow Vista Court, Loveland, CO 80537

Owner: GBU Enterprises, LLC, 6820 Willow Vista Court, Loveland, CO 80537

Development Services Team Recommendation: The Development Services Team recommends Approval of the GBU Enterprises, LLC Appeal, File No. 21-ZONE2979 with the conditions listed in the staff report.

Adjourn