



Date: Monday, October 23, 2023
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_I2gyTQ2NSvy7BMVozRGQmA

LAND USE HEARING AGENDA

Call to Order

Pledge of Allegiance

Tabled Items From September 25, 2023

1. Little Valley 2nd Filing Lot 27 Amended Plat, File No. 22-LAND4232

Staff Contacts: Laura Culleton, Planning; Lea Schneider, Health; Steven Rothwell, Engineering

Request: Amended Plat to vacate a portion of the right-of-way for Little Valley Road and adjust the lot line to remedy the existing residence encroachment

Location: 4075 Little Valley Road, Estes Park

Applicants: Trail Ridge Consulting Engineers

Owners: Joseph and Shannon Coenen

Development Services Team Recommendation: The Development Services Team recommends approval of the Little Valley 2nd Filing Lot 27 Amended Plat, File No. 22-LAND4232, subject to the conditions 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. ** Garske Subdivision Preliminary Plat, File No. 23-LAND4336

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

Request: Preliminary Plat approval for a Subdivision to combine two existing non-conforming parcels into one (1) legal single-family residential lot at approximately 10.5-acres, located in the O-Open zoning district

Location: Located southwest of the corner of Overland Trl. and State Highway 287; 3817 N Overland Trl, Laporte.

Applicants: Mike Walker, TB Group, 444 Mountain Ave. Berthoud, CO 80513

Owners: Tina & Thomas Garske, 3817 N Overland Trl. Laporte, CO 80535

Development Services Team Recommendation: The Development Services Team recommends approval of the Garske Subdivision Preliminary Plat, File No. 23-LAND4336

Public Hearing Discussion Items

1. Banker Appeal, File No. 23-GNRL0545

Staff Contacts: Laura Culleton, Planning; Steven Rothwell, Engineering; Lea Schneider, Health

Request: 1) Appeal to be exempt from Article 6.5, Land Division Procedures, of the Larimer County Land Use Code to create a new 11.4-acre parcel. 2) An appeal to waive the \$870 application fee for this request.

Location: 100 & 107 Pinwheel Ranch Rd. Lyons, CO 80540

Applicants/Owners: John Banker, 100 Pinwheel Ranch Rd. Lyons, CO 80540

Development Services Team Recommendation: A) The Development Services Team recommends approval of the Banker Appeal, to allow an exemption from the Land Division Procedures of the Larimer County Land Use Code, File No. 23-GNRL0545, subject to the conditions outlined in the staff report. B) The Development Services Team recommends denial of the Banker Appeal to waive the \$870 application fee for this request, File No. 23-GNRL0545.

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 planningcirt@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.