



Date: Monday, June 09, 2025

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_D8P-OI0zSeOD5bMaz2QAYQ

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. *** Dissolution of the Local Improvement District Hillside 2019-2 Dissolution

Staff Contacts: Katie Beilby

Request: To dissolve the Larimer County Local Improvement District No. 2019-2 Hillside Drive

Location: There are 5 Lots located within the Country Club Estates.

Applicants: Larimer County Engineering Department

Owners: Larimer County Engineering Department

Development Services Team Recommendation: Staff recommends to the Board of County Commissioners move to dissolve the Larimer County Local Improvement District No. 2019-2 Hillside Drive.

2. *** Dissolution of the General Improvement District No. 1 Dissolution - which includes Imperial Estates, Second Imperial Estates and Westfield Subdivision

Staff Contacts: Katie Beilby

Request: To dissolve the Larimer County General Improvement District No. 1.

Location: Imperial Estates, Second Imperial Estates, and Westfield Subdivision

Applicants: Larimer County Engineering Department

Owners: Larimer County Engineering Department

Development Services Team Recommendation: Staff recommends the Board of County Commissioners move to dissolve the Larimer County General Improvement District No. 1 that includes Imperial Estates, Second Imperial Estates, and Westfield Subdivision.

3. *** DeLiberis Lot Consolidation & Easement Vacation, File No. 25-LAND4473

Staff Contacts: Jacy McNulty, Planning; David Pringle, Engineering; Ashton Brodahl, Health

Request: To consolidate Lots 29 and 30 in the Crystal Lakes 12th PUD and to vacate the 20-foot-wide utility easement along the common lot line.

Location: 594 & 528 Micmac Drive, Red Feather Lakes, CO 80545

Applicants/Owners: Stephen DeLiberis

Development Services Team Recommendation: The Development Services Team recommends approval of the request to vacate a 20-foot wide and 325.63-foot-long utility easement along the common lot line between Lots 29 and 30 the Crystal Lakes 12th Planned Unit Development AND The Development Services Team recommends approval of the DeLiberis Lot Consolidation, File No. 25-LAND4473, subject to the conditions outlined in the staff report.

4. * Poudre Fire Authority Sign Appeal #2, File No. 25-GNRL0569**

Staff Contacts: Jacy McNulty, Planning; David Pringle, Engineering

Request: Appeal to Table 8-1 in the Land Use Code to allow for a total of three (3) signs at the Poudre Fire Authority Station 7 AND to §8.4.1.D.1 of the Land Use Code to allow for a proposed Maltese Cross wall sign to contain internal illumination

Location: 3016 W. County Road 54G, Fort Collins, CO 80524

Applicants: Chris Demmler, Poudre Fire Authority

Owners: Poudre Fire Authority

Development Services Team Recommendation: The Development Services Team recommends approval of the Poudre Fire Authority Sign Appeal, File No. 25-GNRL0569, subject to the conditions outlined in the staff report.

5. * Weiss Family Ventures Appeal, File No. 25-GNRL0567**

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

Request: An Appeal to Article 4.6 of the Land Use Code regarding parking requirements.

Location: 8039 W Highway 34 Loveland, CO 80537

Applicants: Michael McBride, 2339 Spruce Creek Drive Fort Collins, CO 80528

Owners: Weiss Family Ventures LLC, 8041 W Highway 34 Loveland, CO 80537

Development Services Team Recommendation: The Development Services Team recommends the Board of County Commissioners approve the Weiss Family Ventures Appeal, File No. 25-GNRL0567, subject to the conditions as outlined in the staff report.

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.