



Date: Monday, October 10, 2022
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_krqO7NYrQWYlR1L15TnYGw

LAND USE HEARING **ADDENDUM** 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. ** Bode Administrative Special Review and Appeal, File No. 22-ZONE3264 (**Addendum – Attachment H**)

Staff Contacts: Samantha Mott, AICP, Planning; Laurie Clark, Engineering; Lea Schneider, Department of Health and Environment

Request: Administrative Special Review for an Accessory Living Area with an Appeal to Article 3.4.5.A of the Larimer County Land Use Code to allow a detached accessory living area to exceed the required size limit of 40% of the square footage in the single-family dwelling or 1,200 square feet, whichever is less.

Location: Located approximately 600 feet west of the intersection of N. Overland Trail and W. County Road 54G; 3416 W County Road 54G Laporte, CO 80535

Applicants: Kristi and Dan Bode, 3416 W County Road 54G, Laporte, CO 80535

Owners: Kristi and Dan Bode, 3416 W County Road 54G, Laporte, CO 80535

Development Services Team Recommendation: A) The Development Services Team recommends Approval of the Bode Administrative Special Review and Appeal, File No. 22-ZONE3264, subject to the conditions as outlined in the staff report.

2. ** Ladera Minor Land Division with Easement Vacation, File No. 22-LAND4268

Staff Contacts: Samantha Lasher, Planning, Steven Rothwell, Engineering, Lea Schneider, Department of Health and Environment

Request: A Minor Land Division to divide 4.771 acres from Parcel #86034-06-003 to annex into the Town of Timnath and to be consolidated with Parcel #86031-09-002. This application also includes a proposed easement vacation of an existing 20-foot utility easement, owned by the Fort Collins-Loveland Water District, and the proposed dedication of 60-feet of right-of-way along E. County Road 36/Kechter Road.

Location: 5000 SE Frontage Road, Fort Collins, CO 80528

Applicant: Josh Welch, 7785 Highland Meadows Pkwy, Suite 202, Windsor, CO 80528

Owner: CWH Properties, LLC, 7785 Highland Meadows Pkwy, Suite 202, Windsor, CO 80528

Development Services Team Recommendation: The Development Services Team recommends Approval of the Ladera Minor Land Division with Easement Vacation, File No. 22-LAND4268, subject to the conditions 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.

3. ** Colorado Youth Outdoors Special Event Appeal, File No. 22-GNRL0535

Staff Contacts: Don Threewitt, AICP, Planning

Request: An appeal to Section 7.2.2., 7.2.4., and 7.3.2.A of the Larimer County Land Use Code to allow the applicant to host special events on a property that has a land use approval, to host more than three events in a year, and to allow more than one event per calendar month.

Location: 4927 E County Rd 36 Fort Collins, CO 80528

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.