



Date: Monday, December 09, 2024
Time: 6:30 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_buvVWhjRQpKixQME7y9byQ

LAND USE HEARING AGENDA

Call to Order

Pledge of Allegiance

Public Hearing Discussion Items:

1. **Mustang Mountain Coaster Expansion/ Change in Character of a Nonconforming Use, File No. 24-ZONE3615**

Staff Contacts: Michael Whitley, AICP, Planning, Traci Shambo, Engineering Department, Lea Schneider, Department of Health and Environment

Request: Approval of a one-time expansion/change in character of the Mustang Mountain Coaster use consisting of the expansion of the parking lot, the addition of exterior lighting, and approval of a 20-foot by 20-foot observation deck

Location: 1180 Dry Gulch Road, Estes Park; located northeast of the intersection of Dry Gulch Road and Highway 34

Applicants: Gregg Hecker, Yakutat Land Company, 1895 Big Thompson Avenue, Estes Park, CO 80517

Owners: Yakutat Land Company, 911 Kimbark Street, Longmont, CO 80501

Development Services Team Recommendation: The Development Services Team and the Estes Valley Planning Advisory Committee recommend approval of the Mustang Mountain Coaster Expansion/ Change in Character of a Nonconforming Use, File No. 24-ZONE3615 subject to the conditions found in the staff report.

Adjourn

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