



Date: Monday, February 08, 2021
Time: 3:00 PM
Location: Hearing Room, 1st Floor, 200 West Oak Street, Fort Collins - At this time, we highly discourage in-person testimony due to COVID-19. If you wish to have your opinions on this matter voiced at the hearing, please send an email to, beilbykm@larimer.org with your name and phone number or register at larimer.org/planning.

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. ** Sullivan / Montague Appeal, File No. 20-GNRL0495

Staff Contacts: Samantha Mott, AICP, Senior Planner, Steven Rothwell, Engineering, Lea Schneider, Health

Request:

- 1) Appeal for an exemption to the subdivision regulations (Section 5.1 of the Land Use Code).
- 2) Appeal to the minimum lot size requirements in the O-Open zoning district (Section 4.1.5.B of the Land Use Code)

Location: Located approximately 2.5 miles south of the intersection of Rist Canyon Road and Davis Ranch Road in the Redstone Estates Subdivision; 101 and 553 Valnes Lane, Bellvue.

Applicant: Jeff Nuttall, 1031 Huntington Hills Drive, Fort Collins, CO 80525

Owners: Sullivan Patricia J Trust, 1119 Parkwood Drive, Fort Collins CO 80525, Ellen Montague, 2215 Sun Rose Way, Fort Collins CO 80521

Development Services Team Recommendation: The Development Services Team recommends the Board of County Commissioners Approve the Sullivan-Montague Appeal, File# 20-GNRL0495.

2. ** Poudre Park Second Annex Lots 23 & 24 & Lot 2 Amended Plat of Lots 19-22 Lot Consolidation, File No. 20-LAND4061

Staff Contacts: Jenn Cram, AICP, Planning, Steven Rothwell, Engineering, Lea Schneider, Health

Request: Consolidate 3 contiguous lots in the Poudre Park Second Annex into 1 lot.

Location: 200 Falls Creek Drive, Bellvue, CO 80512

Applicant: David Wiedeman, PO BOX 775, Laporte, CO 80535

Owner: David Wiedeman

Development Services Team Recommendation: I move that the Board of County Commissioners approve the Lot Consolidation of Lots 23 and 24 and Lot 2 Amended Plat of Lots 19-22 Poudre Park Second Annex, File # 20-LAND4061, subject to the conditions as outlined on February 8 and authorize the Chair to sign the Findings and Resolution.

3. ** Berthoud Lake Ranchettes PUD 1st, Tract A, AP, File No. 20-LAND4053

Staff Contacts: Tracy Hicks, Planning

Request: Amended Plat to transfer a part of Tract A to the Town of Berthoud for open space purposes.

Location: North of WCR 10E and N. Berthoud PKWY

Applicant: Town of Berthoud

Owner: Berthoud Lake Ranchettes Association

Development Services Team Recommendation: The Development Services Team recommends approval of the Berthoud Lake Ranchettes PUD 1st, Tract A, AP File Number 20-LAND4053 with the following conditions:

1. All conditions of approval shall be met, and the Findings and Resolution recorded by August 8, 2021 this approval shall be null and void.
2. The lots are subject to all covenants, deed restrictions, or other conditions that apply to the original lots in the subdivision.

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 beilbykm@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.