



Date: Monday, July 11, 2022
Time: 3:00 PM
Location: In-Person: Hearing Room 1st Floor, 200 West Oak Street, Fort Collins or Virtual, Zoom Link:
https://larimer-org.zoom.us/webinar/register/WN_ZLOYoWzSSyyf62MLucORSg

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. ** KT Farms Planned Land Division/Planned Development and Appeal, File No. 18-LAND3841

Staff Contacts: Samantha Mott, AICP, Planning; Traci Shambo, Engineering Department; Lea Schneider, Health Department

Request: A) A Planned Land Division to divide three (3) existing lots into four (4) total residential lots, and B) A rezoning from RR-2 Rural Residential to PD – Planned Development, and C) Appeal to the Land Use Code: Section 8.14.1.H (Lot Width-To-Depth and Depth-To-Width Ratio).

Location: Located at the northwest corner of N. Saint Louis Ave. and E. 57th St. in Loveland, CO 80538.

Applicants: Jim Doyle, TB Group 444 Mountain Avenue Berthoud, CO 80513

Owners: Curtis Rogers 7785 Highland Meadows Parkway, Ste 100 Fort Collins, CO 80528

Development Services Team Recommendation: A) The Development Services Team recommends that the Board of County Commissioners approve KT Farms Planned Land Division, File No. 18-LAND3841, subject to the conditions outlined in the staff report. B) The Development Services Team recommends that the Board of County Commissioners approve the rezoning from RR-2 Rural Residential to PD - Planned Development, File No. 18-LAND3841, subject to the conditions outlined in the staff report. C) The Development Services Team recommends that the Board of County Commissioners approve the Appeal to Section 8.14.1.H in the Land Use Code (Lot Width-To-Depth and Depth-To-Width Ratio).

2. ** High Drive Heights Subdivision Lot 8 and Lot 9A High Drive Heights Amended Plat of Lots 3, 9 & 10 Lot Consolidation and Easement Vacation, File No. 22-LAND4245

Staff Contacts: Doug May, Planning; Traci Shambo, Engineering; Lea Schneider, Health

Request: Request to consolidate along the common lot line of Lots 8 High Drive Heights Subdivision, Division 4 and Lot 9A High Drive Heights, Division 4, of Amended Lots 3, 9 & 10 as well as to vacate a 10-foot utility easement.

Location: 1561 High Drive, Estes Park, CO 80517

Applicants: Virginia Howard Shuler Paige, 1411 Wheeler Dr., Mansfield, TX 76063

Owners: Virginia Howard Shuler Paige, 1411 Wheeler Dr., Mansfield, TX 76063

Development Services Team Recommendation: The Development Services Team recommends approval of the High Drive Heights Subdivision Lot 8 and Lot 9A High Drive Heights Amended Plat of Lots 3, 9 & 10 Lot Consolidation and Easement Vacation, File No. 22-LAND4245, subject to the conditions outlined in the staff report.

3. ** Amendment to the Development Agreement of Thunder View Subdivision, File No. 21-LAND4142

Staff Contacts: Shalana Lysaght, Community Development Department

Request: Approval of the Amendment to the Development Agreement to extend the Completion Date from 12-31-2021 to 12-31-2022.

Location: Lots One through Four of Thunder View Subdivision on Dry Gulch Road, Estes Park, CO

Applicants: David Bangs

Owners: Mark Theiss, PO Box 4563, Estes Park, CO 80517

Development Services Team Recommendation: The Development Services Team recommends approval of File No. 21-LAND4142, approving the Amendment to the Development for Thunder View 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 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.