



Date: Monday, February 05, 2024
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_0zNvFMtWRsK1AjnZIV4xew

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. ** Amended Plat of Lot 3, Ristvue RLUP, File No. 23-LAND4375

Staff Contacts: Laura Culleton, Planning; David Pringle, Engineering; Ashton Brodahl, Health

Request: Amended Plat of Lot 3 in the Ristvue RLUP Subdivision to amend the existing building envelope.

Location: 1033 Davis Ranch Rd. Bellvue, CO 80512

Applicants: Kathryn Inman, 1033 Davis Ranch Rd. Bellvue, CO 80512

Owners: Kathryn Inman, 1033 Davis Ranch Rd. Bellvue, CO 80512

Development Services Team Recommendation: The Development Services Team recommends approval of the Amended Plat of Lot 3, Ristvue RLUP, File No. 23-LAND4375, subject to the conditions outlined in the staff report.

2. ** Pewe Minor Land Division, File No. 23-LAND4329

Staff Contacts: Laura Culleton, Planning; David Pringle, Engineering; Lea Schneider, Health

Request: Approval of a Minor Land Division to divide a 5-acre property into two parcels.

Location: 325 E County Road 56 Fort Collins, CO 80524

Applicants: Joseph Coulter, Fort Collins Real Estate, LLC

Owners: Elizabeth Pewe, Path of Life, LLC, 325 E County Road 56 Fort Collins, CO 80524

Development Services Team Recommendation: The Development Services Team recommends approval of the Pewe Minor Land Division, File No. 23-LAND4329 subject to the conditions outlined in the staff report.

3. ** PJ Bigus LLC, Sign Appeal, File No. 23-GNRL0547

Staff Contacts: Justin Currie, Planning

Request: Appeal to Larimer County Land Use Code standard 8.4.3.E.5. to allow an Electronic Message Display (EMD) to be within 100 feet of a residential property where 150 feet is required.

Location: 3214 W Eisenhower Blvd. Loveland, CO 80537

Applicants: Randy Lerich, Action Signs & Banners

Owners: PJ Bigus LLC

Development Services Team Recommendation: The Development Services Team recommends approval of the PJ Bigus LLC Sign Appeal, File No. 23-GNRL0547

Public Hearing Discussion Items:

1. Linda Vista Subdivision, File No. 18-LAND3743

Staff Contacts: Michael Whitley, AICP, Planning, Steve Rothwell, Engineering Department, Lea Schneider, Department of Health and Environment.

Request: Preliminary and Final Plat for a one-lot Subdivision to remove a Minor Land Division restriction and allow the parcel to be eligible for development.

Location: 4318 Green Mile Drive; located south of Highway 287 approximately 1/3 mile east of the intersection of Highway 287 and Green Mile Drive.

Applicants: Gary Weixelman, 4814 Valley Court, Fort Collins, Colorado 80526

Owners: Linda Weixelman, P.O. Box 77, Livermore, Colorado 80536

Development Services Team Recommendation: The Larimer County Planning Commission and the Development Services Team recommends approval of the Linda Vista Subdivision, File No. 18-LAND3743, subject to the conditions found 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 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.