



Date: Monday, January 12, 2026
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_2HwL-iyRT1KhWUOEy1rDUg

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. *** Dissolution of the Local Improvement District Glacier View 2007-1

Staff Contacts: Katie Beilby, Engineering

Request: Recommend to the Board of County Commissioners to dissolve the Larimer County Local Improvement District Glacier View 2007- 1.

2. *** Campbell Lot Consolidation & Easement Vacation, File No. 25-LAND4514

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

Request: Lot Consolidation of Lots 40 and 41 in the Retreat 3rd Subdivision and vacation of the existing 20-foot-wide driveway easement on Lot 40.

Location: Parcel numbers 2622405040 and 2622405041; no address assigned

Applicant/Owner: Snowden Campbell, 9522 Schlagel St. Longmont, CO 80503

Development Services Team Recommendation: The Development Services Team recommends approval of the Campbell Lot Consolidation and Easement Vacation, File No. 25-LAND4514, subject to the conditions outlined in the staff report.

3. *** Gilmore Acres Final Plat Extension, File No. 25-GNRL0584

Staff Contacts: Justin Currie, Planning; David Pringle, Engineering; Lea Schneider, Health Department

Request: An Appeal to Article 6.5.6.C.5.b of the Larimer County Land Use Code for an extension to the final plat submittal requirement.

Location: Located west of the County Rd. 60E and County Rd. 19 intersection.

Applicant: Terry Reu 7123 Reu Ranch Rd. Fort Collins, CO 80524

Owners: Russell & Cheryl Spence 2520 W County Rd 60E Fort Collins CO 80524 and Lude Bailey 3633 Catalpa Court Loveland, CO 80538

Development Services Team Recommendation: The Development Services Team recommends the Board of County Commissioners Approve the Gilmore Acres Final Plat Appeal, File No. 25-GNRL0584, subject to the conditions outlined in the staff report.

4. * S Nokomis Lake Amended Plat & Easement Vacation, File No. 25-LAND4497**

Staff Contacts: Laura Culleton, Planning; Bruen Johnson, Engineering; Ashton Brodahl, Health Department

Request: Amended plat to combine Lots 1, 9-18, Block 21 and Lots 14-19, Block 27 of the South Nokomis Lake Subdivision. This amended plat also includes a request to partially vacate a portion of the existing 20-foot-wide access easement that crosses the lots and rededicate the access easement in a new location.

Location: 67 Peace Pipe Way Red Feather Lakes, CO 80545

Applicant: Douglas Brandmier 5956 Heather Way Longmont, CO 80503

Owners: Douglas Brandmier & Barbara Harding 5956 Heather Way Longmont, CO 80503

Development Services Team Recommendation: The Development Services Team recommends approval of the request to combine lots and vacate and rededicate an access easement within the South Nokomis Lakes Subdivision, File No. 25-LAND4497, subject to the conditions outlined 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 accessibility@larimer.org or by calling 970-498-5967 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.