



**Date:** Tuesday, December 09, 2025  
**Time:** 6:00 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\\_YgtiquZdRIqiUlomkmN\\_cA](https://larimer-org.zoom.us/webinar/register/WN_YgtiquZdRIqiUlomkmN_cA)

## BOARD OF ADJUSTMENT SPECIAL HEARING **ADDENDUM** AGENDA

### Call to Order

### Approval of Minutes

- October 28, 2025

### Consent Items

#### 1. Crowder and York Setback Variance, File No. 25-ZONE3755 (Tabled from October 28, 2025)

**Staff Contacts:** Danielle Reimanis, Planning; Samantha Mott, AICP, Planning; Connor Sheldon, Engineering; Ashton Brodahl, Health

**Request:** Variance request to allow construction of a garage 19 feet from the edge of the right-of-way of U.S. Highway 34 (where a 50-foot setback is required or 100 feet from the right-of-way centerline, whichever is greater) and 30 feet from a stream located at the rear of the property (where a 100-foot setback is required).

**Location:** 9019 W Highway 34 Loveland, CO 80537

**Applicant/Owner:** Tracy Crowder, 9019 W Highway 34 Loveland, CO 80537

**Development Services Team Recommendation:** The Development Services Team recommends approval of the Crowder and York Setback Variance, File No. 25-ZONE3755, subject to the conditions outlined in the staff report.

#### 2. Horizon Hills Variance, File No. 25-ZONE3810

**Staff Contacts:** Samantha Mott, AICP, Planning; Bruen Johnson, Engineering; Lea Schneider, Health

**Request:** Request for a variance for a proposed clubhouse, pickleball courts, swimming pool, and hot tub to be 20 feet from the property line/edge of the right-of-way of U.S. Highway 287 where 80 feet is required.

**Location:** Located at the southeast corner of the intersection of State Highway 287 and State Highway 60 (42nd Street SW), directly south of the city limits of Loveland and north of the city limits of Berthoud.

**Applicant:** Action Civil Engineering, LLC, c/o Troy Denning, 9777 Pyramid Ct, Suite 225 Englewood, CO 80112

**Owner:** Horizon Hills LLC, Jess Rodriguez, 5534 Stone Church Court Loveland, CO 80537 and Horizon Hills LLC, Don Clauson, 2055 Third Avenue #200 San Diego, CA 92101

**Development Services Team Recommendation:** The Development Services Team recommends that the Board of Adjustment approve the Horizon Hills Variance, File No. 25-ZONE3810, subject to the conditions outlined in the staff report.

#### 3. Furney Setback Variance, File No. 25-ZONE3783

**Staff Contacts:** Jacy McNulty, Planning; David Pringle, Engineering; Ashton Brodahl, Health

**Request:** Setback variance to allow an existing shed to be located 3.2 feet from the west property line and an existing playhouse to be located 3.6 feet from the east property line, where 5 feet is required.

**Location:** 1204 36th St SW Loveland, CO 80537

**Applicant/Owner:** Jerry Furney, 1204 36th St SW Loveland, CO 80537

**Development Services Team Recommendation:** The Development Services Team recommends approval of the Furney Setback Variance, File No. 25-ZONE3783, subject to the conditions outlined in the staff report.

4. **Jennings Setback Variance, File No. 25-ZONE3808**

**Staff Contacts:** Jacy McNulty, Planning; David Pringle, Engineering; Ashton Brodahl, Health

**Request:** Setback variance for the following: 1. A 24' × 36' addition to an existing pole barn to be located 21 feet from the side property line, where 25 feet is required, and 2. An existing pole barn to be located 20 feet from the side property line, where 25 feet is required.

**Location:** 8026 N County Road 19 Fort Collins, CO 80524

**Applicant:** Haley Bonde, Shamrock Buildings LLC

**Owner:** Scott & Donna Jean Jennings, 8026 N County Road 19 Fort Collins, CO 80524

**Development Services Team Recommendation:** The Development Services Team recommends approval of the Jennings Setback Variance, File No. 25-ZONE3808, subject to the conditions outlined in the staff report.

5. **Higbee and Rayder Setback Variance, File No. 25-ZONE3792**

**Staff Contacts:** Jared Seay, Planning; David Pringle, Engineering; Ashton Brodahl, Health

**Request:** Setback variance to allow a proposed dwelling to be 40-feet from the centerline of Rist Canyon Road where 100-feet is required.

**Location:** 2921 2nd St., Bellvue CO 80512

**Applicant:** Will Higbee

**Owner:** Will Higbee; Kelsey "Rayder" Higbee, 8513 S County Rd 13, Fort Collins, CO

**Development Services Team Recommendation:** The Development Services Team recommends approval of the Higbee and Rayder Setback Variance, File No. 25-ZONE3792, subject to the conditions outlined in the staff report.

6. **Chmura & Sparling Setback Variance, File No. 25-ZONE3786**

**Staff Contacts:** Jared Seay, Planning; David Pringle, Engineering; Ashton Brodahl, Health

**Request:** Setback variance for a deck to be located 31'.84" from the front lot line where 50' is required.

**Location:** 1760 Moon Trailway Estes Park, CO. 80517

**Applicant:** Lonnie Sheldon, Vanhorn Engineering

**Owner:** Isaac Sparling; Heather Chmura, 1760 Moon Trailway Estes Park, CO 80517

**Development Services Team Recommendation:** The Development Services Team recommends approval of the Chmura & Sparling Setback Variance, File No. 25-ZONE3786, subject to the conditions outlined in the staff report.

7. **Conkey Setback Variance, File No. 25-ZONE3760 (Addendum - Additional Referral Comment)**

**Staff Contacts:** Jared Seay, Planning; David Pringle, Engineering; Ashton Brodahl, Health

**Request:** Setback variance for a detached garage to be located 84.5-feet away from the roadway centerline where 100-feet is required.

**Location:** 4401 N, Highway 1, Fort Collins, CO 80524

**Applicant:** Brandon Trotter

**Owner:** Ashley Conkey; Aaron Conkey, 4401 N Highway 1 Fort Collins, CO 80524

**Development Services Team Recommendation:** The Development Services Team recommends approval of the Conkey Setback Variance, File No. 25-ZONE3760, subject to the conditions outlined in the staff report.

**Discussion Items**

## 1. Ward and Trees Setback Variances, File No. 25-ZONE3803

**Staff Contacts:** Samantha Lasher, AICP, Planning; David Pringle, Engineering; Ashton Brodahl, Health

**Request:** Setback Variances for the following structures:

- 1) A proposed single-unit residence to be 24 feet from the north property line, where 50 feet is required
- 2) An existing art studio to be 20 feet from the east property line, where 50 feet is required
- 3) A proposed greenhouse to be 40 feet from the east property line, where 50 feet is required
- 4) A proposed barn to be 38 feet from the east property line, where 50 feet is required

**Location:** 811 Big Horn Drive Estes Park, CO 80517; Located approximately 0.6 miles northwest of the intersection of Macgregor Avenue and E. Wonderview Avenue, adjacent to Rocky Mountain National Park

**Applicant:** Joseph Calvin, SkyPond Architecture and Engineering, 131 Stanley Avenue Unit 100 Estes Park, CO 80517

**Owner:** Ashley D'Rae Ward and Kimberly Trees, 811 Big Horn Drive Estes Park, CO 80517

**Development Services Team Recommendation:** The Development Services Team recommends Approval of the Ward and Trees Setback Variances, File No. 25-ZONE3803, subject to the conditions outlined in the staff report.

## Staff Updates

## Adjourn

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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](mailto: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.