



Development Review Center
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fcgov.com/DevelopmentReview

May 10, 2019

Jason Claeys
Highland Development Services, Inc.
6341 Fairgrounds Avenue, Suite 100
Windsor, CO 80550

RE: Riverside Shopping Center Filing III - Minor Subdivision - Manager's Decision

Dear Jason:

On May 10, 2018, the City of Fort Collins received and processed a request for the Riverside Shopping Center Filing III Minor Subdivision to plat the existing metes and bounds legal description for Pizza Hut located at 1075 Pennock Place, Fort Collins, Colorado. The existing parcel is also described as Larimer County Parcel Number 9713129004 and is referred to as Part of Lot 1 of the Riverside Shopping Center Subdivision II. The purpose is to separate the Pizza Hut parcel, 6,000 square feet in size, from the larger subdivision in order to create a legally platted lot that matches the current legal description.

This request has been processed in accordance with Section 2.18.2 – Basic Development Review – Minor Subdivisions, of the City of Fort Collins Land Use Code. In addition, the request has been reviewed by the standards of Section 3.3.1 – Plat and Development Plan Standards, and Section 4.23 – Neighborhood Commercial Zone District.

The platting of an existing parcel described by a metes and bounds description, wherein the Plat matches this description, does not require a two-week open comment period.

The Development Review Manager hereby makes the following findings of fact:

1. Riverside Shopping Center Filing III, BDR 180014, has been accepted and properly processed in accordance with the requirements of Section 2.18 of the Land Use Code.
2. No letters, e-mail messages, phone calls, or personal contact with the project planner have been received.
3. Riverside Shopping Center Filing III complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code, particularly Section 3.3, Engineering Standards.



- 4. Riverside Shopping Center Filing III complies with the requirements of Article Four, Section 4.23, Neighborhood Commercial zone district.
- 5. The existing use, standard restaurant, is a permitted use in the Neighborhood Commercial zone district.

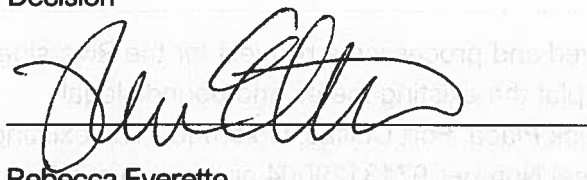
Based on these findings of fact, the Development Review Manager of the City of Fort Collins makes the following decision:

Approved

5/9/19

Decision

Date



Rebecca Everett
City of Fort Collins, Development Review Manager

This final decision of the Development Review Manager may be appealed to the Planning & Zoning Board, in accordance with Article II, Division 2.18.3(L) of the Land Use Code, within 14 calendar days of the date of final action by the Development Review Manager. Guidelines explaining the appeal process, including the Code provisions previously referenced, can be found online at fcgov.com/cityclerk/appeals.php, or may be obtained in the City Clerk's Office at 300 Laporte Avenue.