



Development Review Center  
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[fcgov.com/DevelopmentReview](http://fcgov.com/DevelopmentReview)

May 8, 2019

Rick Callan  
Colorado State University Research Foundation  
2537 Research Blvd. Ste. 200  
Fort Collins, CO 80525

**RE: Hellenic Plaza Minor Subdivision, BDR190001 – Manager’s Decision**

Dear Rick:

On January 9, 2019, the City of Fort Collins Development Review Division received and processed a request for the Hellenic Plaza Minor Subdivision, being a request for a Basic Development Review to re-establish two parcels by plat. The subdivision separates the original 635 South Shields Street parcel zoned M-M-N (Lot 1) from the adjacent parcel zoned N-C-B (Lot 2). This request has been processed in accordance with Section 2.18.3 – Basic Development Review Procedures of the City of Fort Collins Land Use Code pursuant to the applicable standards in the Land Use Code.

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

1. Hellenic Plaza Minor Subdivision, BDR190001, has been accepted and properly processed in accordance with the requirements of Section 2.2.10 and 2.18 of the Land Use Code.
2. Hellenic Plaza Minor Subdivision, BDR190001, complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code.
3. Hellenic Plaza Minor Subdivision, BDR190001, complies with the requirements of Article Four, Division 4.6 – Medium Density Mixed-use Neighborhood and Division 4.9 – Neighborhood Conservation Buffer District.

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

Approved  
Decision

5/14/19  
Date

[Signature]  
Rebecca Everette  
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](http://fcgov.com/cityclerk/appeals.php), or may be obtained in the City Clerk’s Office at 300 Laporte Avenue.*