



Development Review Center
Planning Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6689
fcgov.com/DevelopmentReview

NOTICE OF BASIC DEVELOPMENT REVIEW DECISION

February 26, 2020

Dear Property Owner:

This letter is being sent to you because your property is within the notification boundary for the **Bonnetain Minor Subdivision, Basic Development Review BDR190018**, project location. Please go to our website at fcgov.com/ReviewAgendas to see a copy of the Development Review Manager's decision approving the project.

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.

If you have any questions, you may contact me or Neighborhood Services, at neighborhoodservices@fcgov.com, or 970-224-6076. Neighborhood Services is available to assist residents who have questions about the review process.

Sincerely,

Ryan Mounce | City Planner
970.224.6186 rmounce@fcgov.com

*The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Auxiliary aids and services are available for persons with disabilities. V/TDD: Dial 711 for Relay Colorado.
Esta es una notificación sobre la reunión de su vecindario o sobre una audiencia pública sobre el desarrollo o proyecto en la propiedad cerca de donde usted es el dueño de propiedad. Si usted desea que esta notificación sea traducida al español sin costo alguno, favor enviar un correo electrónico en español a la siguiente dirección electrónica: translate@fcgov.com.*

MANAGER'S DECISION

Approved — Tuesday February 25, 2020

PROPOSAL NAME & LOCATION

Bonnetain Minor Subdivision
BDR190018

This parcel is located at 3021 S. Taft Hill Road

PROPOSAL DESCRIPTION

- This is a request for a Basic Development Review to create one new half-acre lot from the subdivision of an existing 1.5-acre parcel

ZONING INFORMATION

- The property is in the Urban Estate (U-E) Zone District

FINDINGS OF FACT

- Accepted and properly processed in accordance with the requirements of Section 2.2.10, and 2.18 of the Land Use Code.
- Complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code.
- Complies with the requirements of Article Four, Division 4.2 – Urban Estate District, of the Land Use Code.

HELPFUL RESOURCES

- Written Decision: fcgov.com/ReviewAgendas