



Development Review Center
281 North College Avenue
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Fort Collins, CO 80522-0580
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fcgov.com/DevelopmentReview

February 20, 2020

Thierry Bonnetain
3021 S Taft Hill Rd
Fort Collins, CO 80526

RE: Bonnetain Minor Subdivision, BDR190018 – Manager’s Decision

Dear Thierry:

On November 1, 2019, the City of Fort Collins Development Review Division received and processed a request for the Bonnetain Minor Subdivision, being a request for a Basic Development Review to create one new half-acre lot from the subdivision of an existing 1.5-acre parcel located at 3021 S Taft Hill Road. Both the existing and proposed lot are located in the Urban Estate (U-E) zone district. 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. Bonnetain Minor Subdivision, BDR190018, 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. Bonnetain Minor Subdivision, BDR190018, complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code.
3. Bonnetain Minor Subdivision, BDR190018, complies with the requirements of Article Four, Division 4.2 – Urban Estate District, of the Land Use Code.

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

Approved

2/25/2020

Decision

Date

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, or may be obtained in the City Clerk’s Office at 300 Laporte Avenue.