



February 18, 2020

Ken Merritt  
JR Engineering  
2900 S College Ave  
Fort Collins, CO 80525

**RE: Kechter Farm Filing 4 - Replat, BDR190014 – Manager’s Decision**

Dear Ken:

On July 24, 2019, the City of Fort Collins Development Review Division received and processed a request for the Kechter Farm Filing 4 – Replat, being a request for a Basic Development Review to replat five (5) existing Tracts, per Filing 1, to the residential lots in Filing 2, on the north side of Spruce Creek Drive in the Kechter Farms subdivision. The Tracts were originally created for utilities, since Filing 1 did not sub-divide the large parcel north of Spruce Creek. The tracts are no longer necessary with Filing 2, and will essentially be converted to easements on the single-family lots within Filing 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. Kechter Farm Filing 4 - Replat, BDR190014, 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. Kechter Farm Filing 4 - Replat, BDR190014, complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code.
3. Kechter Farm Filing 4 - Replat, BDR190014, complies with the requirements of Article Four, Division 4.5 – Low Density Mixed-Use Neighborhood District.

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

Approved \_\_\_\_\_

2/18/20 \_\_\_\_\_

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