



Development Review Center  
281 North College Avenue  
PO Box 580  
Fort Collins, CO 80522-0580  
970-221-6689  
[fcgov.com/DevelopmentReview](http://fcgov.com/DevelopmentReview)

January 4, 2021

Charles J. Cuypers  
Wolf, Van Ackern & Cuypers LLP  
1008 Centre Ave  
Fort Collins, CO 80526

**RE: Schrader Minor Subdivision BDR200015 – Manager’s Decision**

Dear Charles:

On November 19, 2020, the City of Fort Collins Development Review Division received and processed a request for the Schrader Minor Subdivision, being a request for a Basic Development Review to establish two parcels through a plat of six irregularly shaped parcels, on which are located a convenience store and business offices for several entities owned by the Schrader family. Total area of the parcels is 2.82 acres. The existing zoning remaining is the Downtown (River Subdistrict) for both lots. This request has been processed in accordance with Section 2.18.2 – 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. Schrader Minor Subdivision, BDR200015, has been accepted and properly processed in accordance with the requirements of Section 2.18 of the Land Use Code.
2. Schrader Minor Subdivision, BDR200015, complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code.
3. Schrader Minor Subdivision, BDR200015, complies with the requirements of Article Four, Division 4.16 – Downtown Zone District.

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

APPROVED

Decision

January 4, 2021

Date

A handwritten signature in black ink, appearing to read "Noah Beals", written over a horizontal line.

Noah Beals

City of Fort Collins, Interim 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.