



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)

## NOTICE OF BASIC DEVELOPMENT REVIEW DECISION

January 5, 2021

Dear Abutting Property Owner:

This letter is being sent to you because your property abuts the, **Schrader Minor Subdivision BDR200015, Basic Development Review** project location. Attached to this letter you will find 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](http://fcgov.com/cityclerk/appeals.php), or may be obtained in the City Clerk's Office at 300 Laporte Avenue.

You may contact Alyssa Stephens at [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com) or 970-224-6076, or me with any questions. Alyssa is available to assist residents who have questions about the review process, Development Review Manager decisions, or how to appeal a decision to the Planning & Zoning Board. Thank you for participating in the development review process.

Sincerely,

Pete Wray | Senior City Planner  
970.221.6754 [pwray@fcgov.com](mailto:pwray@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](mailto:translate@fcgov.com).*

### MANAGER'S DECISION

Approved— Mon. January 4, 2021

### PROPOSAL NAME & LOCATION

Schrader Minor Subdivision BDR200015

This parcel is located on the South East corner of North College Ave and Willow Street.

Parcel #s: 9712206007, 9712206008, 9712207018, 9712206009, 9712207024 and 9712210010.

### PROPOSAL DESCRIPTION

- This is a request for a Basic Development Review to replat and combine six parcels into two lots.

### ZONING INFORMATION

- The property is in the Downtown (D) 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 3, General Development Standards, of the Land Use Code.
- Complies with the requirements of Article Four, Division 4.16 – Downtown (D) Zone District.

### HELPFUL RESOURCES

- Written Decision:  
[fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals)