



Development Review Center
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Fort Collins, CO 80522-0580
970-221-6689
fcgov.com/DevelopmentReview

September 13, 2021

Greg Menning
420 N Grant Ave
Fort Collins, CO 80521

RE: Menning Replat Minor Subdivision, BDR210004 – Director’s Decision

Dear Greg:

On April 30, 2021, the City of Fort Collins Development Review Division received and processed a request for the Menning Replat Minor Subdivision, being a request for a Basic Development Review to replat parcel #9711219019, parcel #9711219032, and vacated Right-of-Way separating those parcels, into two new lots 19 and 20. The property is in the Neighborhood Conservation Medium-Density (NCM) 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 Community Development and Neighborhood Services (CDNS) Director hereby makes the following findings of fact:

1. Menning Replat Minor Subdivision, BDR210004, 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. Menning Replat Minor Subdivision, BDR210004, complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code.
3. Menning Replat Minor Subdivision, BDR210004, complies with the requirements of Article Four, Division 4.8 – Neighborhood Conservation Medium-Density (NCM) District.

Based on these findings of fact, the CDNS Director of the City of Fort Collins makes the following decision:

Approval	9/13/21
Decision	Date



 Paul Sizemore
 City of Fort Collins, CDNS Director

This final decision of the CDNS Director 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 CDNS Director. 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.