



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

December 2, 2021

Dear Abutting Property Owner:

This letter is being sent to you because your property abuts the **4345 Corbett Dr Replat, Basic Development Review BDR210006** 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 Commission, 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 Yani Jones at [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com) or 970-224-6076, or me with any questions. Yani 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 Commission. Thank you for participating in the development review process.

Sincerely,

Clark Mapes | City Planner  
970.221.6225 [cmapes@fcgov.com](mailto:cmapes@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. Contact Shar Manno, Manager, Customer Support, [smanno@fcgov.com](mailto:smanno@fcgov.com) or 970-221-6767 (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— November 29, 2021

## PROPOSAL NAME & LOCATION

4345 Corbett Dr Replat, BDR210006

This parcel is located in Front Range Village at Corbett Dr and E Harmony Rd.

Sign #634, Parcel #: 8732407014

## PROPOSAL DESCRIPTION

- This is a request for a Basic Development Review to create two lots, referred to in the proposal as 14A and 14B. The new Lot 14A comprises only the building at 4345 Corbett Dr.

## ZONING INFORMATION

- The property is in the Harmony Corridor (HC) 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 4.26 – Harmony Corridor (HC) Zone District.

## HELPFUL RESOURCES

- Written Decision: [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals)
- If you need assistance accessing documents, call Yani Jones at 970-224-6076.