



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

NOTICE OF BASIC DEVELOPMENT REVIEW DECISION

May 25, 2021

Dear Abutting Property Owner:

This letter is being sent to you because your property abuts the **3006 Rockborough Court - Replat, BDR220001, 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 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, or may be obtained in the City Clerk's Office at 300 Laporte Avenue.

You may contact me with any questions, or our Development Review Liaison at devreviewcomments@fcgov.com or 970-224-6076. Our Development Review Liaison 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,

Will Lindsey | City Planner
wllindsey@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 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.

MANAGER'S DECISION

Approved— Friday, May 20, 2022

PROPOSAL NAME & LOCATION

3006 Rockborough Court Replat
BDR220001

Sign #678, Parcel #s: 8730210049;
8730210060; 8730210059

PROPOSAL DESCRIPTION

- This is a request for a Basic Development Review to replat three existing lots located at 3006 Rockborough Ct, 2937 Eindborough Dr, and 3001 Eindborough Dr. The proposal is to change the rear lot lines of the three parcels to enlarge the lot for 3006 Rockborough Ct to 11,300 SF. All three parcels are owned by the same party. Access is taken from Rockborough Ct directly to the southeast and Eindborough Dr directly to the east.

ZONING INFORMATION

- The property is in the Low Density Residential (RL) 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, Section 4.4 – Low Density Residential (RL).
- The proposed replat for the existing uses, single-family dwellings, is a permitted use in the Low Density Residential (RL) zone district
- 3006 Rockborough Court – Replat, BDR220001, conforms to the vision and policy guidance in the 2019 *City Plan*.

HELPFUL RESOURCES

- Written Decision:
fcgov.com/developmentreview/proposals