



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

June 22, 2023

Charles J. Cuypers  
6826 Montserrat Drive  
Fort Collins, CO 80525

**RE: Spirit of Joy Lutheran Subdivision 2nd Filing, BDR220006 – Manager’s Decision**

Dear Mr. Cuypers:

On November 10, 2022, the City of Fort Collins Planning Services Department received and processed a request for the Longstein Minor Subdivision, being a request for a Basic Development Review to replat parcel #9736433901, into two new lots. The property is in the Low Density Residential District (R-L) 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 Development Review Manager hereby makes the following findings of fact:

1. Spirit of Joy Lutheran Subdivision 2nd Filing, BDR220006, has been accepted and properly processed in accordance with the requirements of Sections 2.2.10, and 2.18 of the Land Use Code.
2. Spirit of Joy Lutheran Subdivision 2nd Filing, BDR220006, complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code.
3. Spirit of Joy Lutheran Subdivision 2nd Filing, BDR220006, complies with the requirements of Article Four, Division 4.4 - Low Density Residential District (R-L) Zone District.

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

Approval

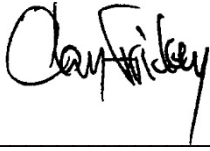
June 22, 2023

\_\_\_\_\_

Decision

\_\_\_\_\_

Date



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Clay Frickey  
City of Fort Collins, Interim Planning Manager

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.