



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

July 3, 2023

Dear Abutting Property Owner:

This letter is being sent to you because your property abuts the **Bullhide 4x4 – 216 W Horsetooth Rd** 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 call our Development Review Neighborhood Services Liaison, Em Myler, at 970-224-6076 or use devreviewcomments@fcgov.com. Em 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,

Jill Baty | Associate Planner
970.416. 8017 jbaty@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, June 30, 2023

PROPOSAL NAME & LOCATION

Bullhide 4x4 – 216 W Horsetooth Rd
BDR230004

This parcel is located on the northeast corner of W Horsetooth Rd and McClelland Dr

Sign #738, Parcel #s: 9726414020, 9726414040

PROPOSAL DESCRIPTION

- This is a request for a Basic Development Review to replat two lots, combining them into one.

ZONING INFORMATION

- The property is in the General Commercial (C-G) 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 4.21 – General Commercial (C-G) Zone District.

HELPFUL RESOURCES

- Written Decision: fcgov.com/developmentreview/proposals
- If you need assistance accessing documents, call Em at 970-224-6076.