



Development Review Center
281 North College Avenue
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Fort Collins, CO 80522-0580
970-221-6750
fcgov.com/DevelopmentReview

Wednesday, June 30, 2023

Scott and Susan Butters
8381 Sand Dollar Dr
Windsor, CO 80528

RE: Bullhide 4x4 – 216 W Horsetooth Rd, BDR230004 – Manager’s Decision

Dear Scott:

On March 20, 2023, the City of Fort Collins Planning Services Department received and processed a request for the Bullhide 4x4, being a request for a Basic Development Review to replat two lots, combining them into one at a site located at 216 Horsetooth (northeast corner of W. Horsetooth Road and McClelland Drive). The proposed project is in the General Commercial (C-G) 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. In addition, the request has been reviewed for compliance with Division 4.21 – General Commercial (C-G) Zone District.

During the two-week open comment period from May 22, 2023 through June 05, 2023, the Development Review Division received no comments from the public.

The Development Review Manager hereby makes the following findings of fact:

1. Bullhide 4x4, BDR230004, 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. Bullhide 4x4, BDR230004, complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code.
3. Bullhide 4x4, BDR230004, complies with the requirements of Article Four, Section 4.21 – General Commercial.
4. The proposed use, an automotive accessory retail showroom and installation center, is a permitted use in the General Commercial (CG) zone district.
5. Bullhide 4x4, BDR230004, conforms to the vision and policy guidance in the 2013, *Midtown Plan*.

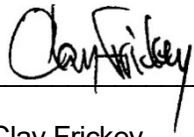
Based on these findings of fact, the Development Review Manager of the City of Fort Collins makes the following decision:

Approved

6/30/23

Decision

Date



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, or may be obtained in the City Clerk's Office at 300 Laporte Avenue.