



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

NOTICE OF BASIC DEVELOPMENT REVIEW DECISION

October 4, 2023

Dear Abutting Property Owner:

This letter is being sent to you because your property abuts the **Magnolia & Smith Subdivision BDR230007, Basic Development Review** project location. Attached to this letter you will find a copy of the Planning Manager's decision approving the project.

This final decision of the Planning 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 Planning 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, Planning Manager decisions, or how to appeal a decision to the Planning & Zoning Commission. Thank you for participating in the development review process.

Sincerely,

Arlo Schumann | City Planner
970-221-6599 | <mailto:aschumann@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—Tues. October 3, 2023

PROPOSAL NAME & LOCATION

Magnolia & Smith Subdivision
BDR230007

This parcel is located on the Southwest corner of Magnolia Street & Smith Street.

Sign #802, Parcel #s: 9712334007 and 9712334006

PROPOSAL DESCRIPTION

- This is a request for a Basic Development Review to subdivide two residential lots into three.

ZONING INFORMATION

- The property is in the Neighborhood Conservation Medium Density (NCM) 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 4.8 - Neighborhood Conservation, Medium Density District (MMN) Zone District.

HELPFUL RESOURCES

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