

Basic Development Review Decision Letter

April 5, 2024

Peter Carey
Up Architecture
5305 Spine Road, Suite F
Boulder, CO 80301
720.635.6371
careydesign@comcast.net

RE: BDR230001 - 209 Troutman Paint Booth Addition – Managers Decision

Dear Peter Carey,

On January 20, 2023, the City of Fort Collins Development Review received a request to create a Minor Subdivision at 209 W Troutman Parkway, which has been processed according to the Land Use Code. The approved Minor Subdivision created one new lot by combining two existing lots to accommodate the expansion of the existing building on the property.

The property is within the General Commercial (CG) zone district. A related Minor Amendment application, MA190088 209 Troutman Paint Booth Addition, is being processed concurrently and is referenced later within this document.

The Planning Manager has made the following findings of fact:

- 209 Troutman Paint Booth Addition – BDR230001 has been accepted and processed in accordance with the requirements of Division 2.18 – Basic Development Review of the Land Use Code.
- 209 Troutman Paint Booth Addition – BDR230001, complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code.
- 209 Troutman Paint Booth Addition – BDR230001, also complies with the requirements of Article Four, Division 4.5 – Low Density Mixed-use Neighborhood District.

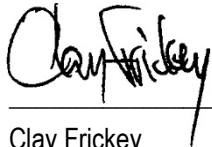
Based on these findings of fact, the Planning Manager of the City of Fort Collins makes the following decision:

Approved _____

April 05, 2024

Decision

Date



Clay Frickey
City of Fort Collins, Planning Manager

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.



Minor Amendment Decision Letter

April 5, 2024

Peter Carey
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5305 Spine Road, Suite F
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720.635.6371
careydesign@comcast.net

RE: 209 Troutman Paint Booth Addition MA190088 – Minor Amendment Decision

Dear Peter Carey,

Thank you for the application submittal of Minor Amendment MA190088. This application has been received and reviewed in accordance with Section 2.2.10 - Amendments and Change of Use, of the City of Fort Collins Land Use Code. As of the date of this letter this application has been Approved.

The amendment related to your application includes the expansion of the existing building with the creation of a new lot.

Please note that the approval of this Minor Amendment is contingent on the approval of a related Basic Development Review Application (BDR230001).

This final decision of the Director may be appealed to the Planning & Zoning Commission, in accordance with Article II, Division 2.2.10(A)(5) of the Land Use Code, within 14 calendar days of the date of final action by the Director. This appeal shall be filed at the Development Review Center located at 281 N College Ave Fort Collins, CO 80524.

Sincerely,

A handwritten signature in cursive script that reads "Jill Baty".

JILL BATY
City Planning Specialist
jbaty@fcgov.com