



## NOTICE OF BASIC DEVELOPMENT REVIEW DECISION

July 30, 2025

Dear Abutting Property Owner:

This letter is being sent to you because your property abuts the **Harmony Half Acres Replat Number One, BDR250004, 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 6, Section 4.3(L) of the Land Use Code, within 14 calendar days of the date of final action (July 28, 2025) by the Planning Manager. The deadline to file an appeal is 5:00 p.m. on August 11, 2025. Guidelines explaining the appeal process can be found in the Land Use Code under Article 6.3.12(C). The Basic Development Review appeal form is available online at [fcgov.com/developmentreview/applications](http://fcgov.com/developmentreview/applications).

You may contact me, or our Development Review Neighborhood Services Liaison, Em Myler, at [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com) with any questions. 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.

A handwritten signature in blue ink that reads "Kayly Redd".

Kayly Redd City Planning Specialist | [kredd@fcgov.com](mailto:kredd@fcgov.com)

### MANAGER'S DECISION

Approved – Monday, July 28, 2025

### PROPOSAL NAME AND LOCATION

Harmony Drive Minor Subdivision, BDR250004, 1900 Harmony Drive and 1908 Harmony Drive.  
(location map on reverse)

### PROPOSAL DESCRIPTION

- The proposal is to adjust a property line between 1900 and 1908 Harmony Drive to formally record a long-standing agreement between the two property owners allowing the owner of 1908 Harmony Drive to use a portion of 1900 Harmony Drive to access the rear portion of their property.
- This request includes two Modification of Standards related to minimum lot width and minimum lot size.

### ZONING INFORMATION

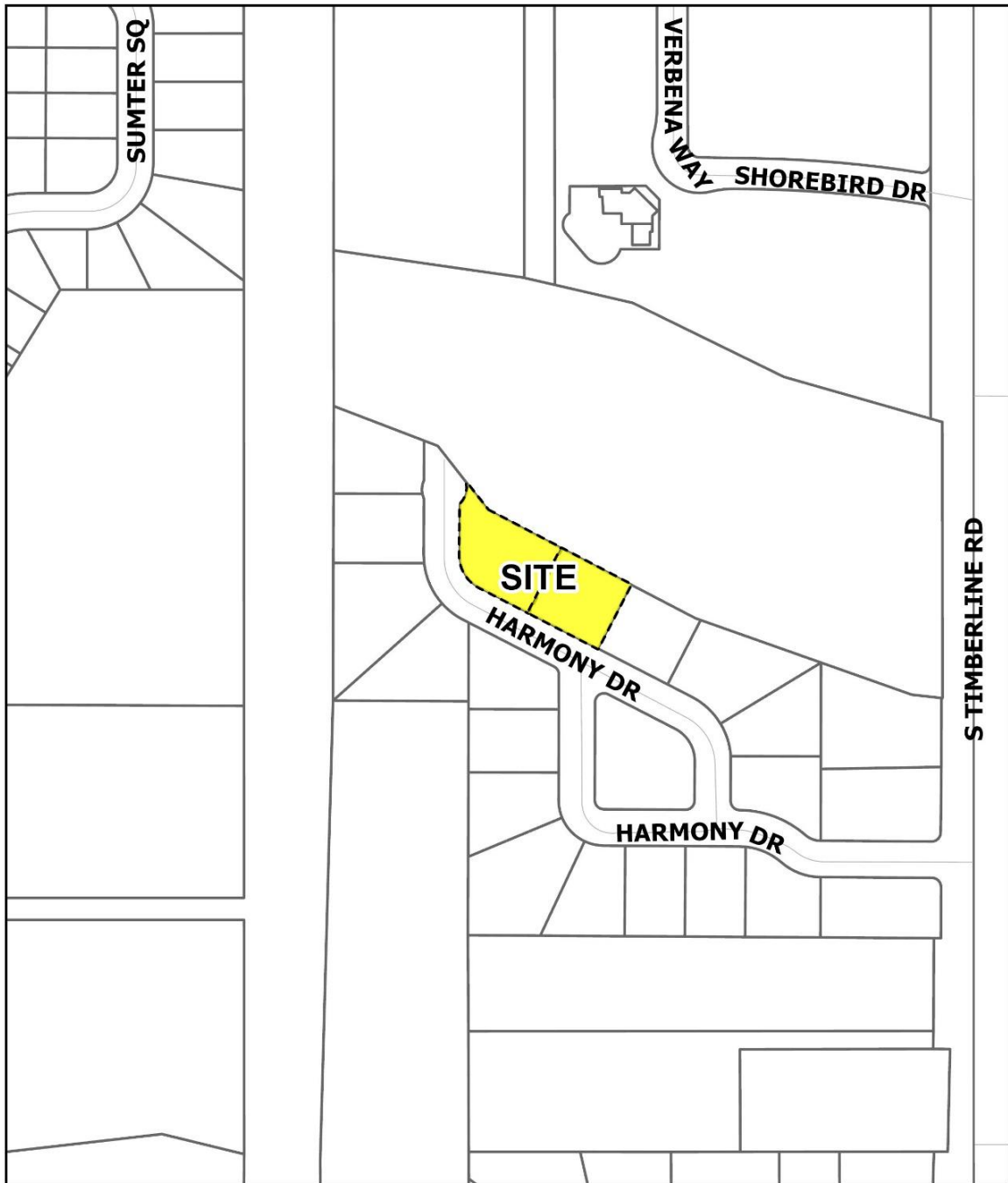
- The property is in the Urban Estate (UE) Zone District.

### FINDINGS OF FACT

- Accepted and properly processed in accordance with the requirements of Sections 6.3 and 6.4 of the Land Use Code.
- Complies with the applicable sections of Article 4, General Development Standards, of the Land Use Code.
- Complies with the requirements of Article Two, Division 2.1.2 –Urban Estate (UE) Zone District.

### HELPFUL RESOURCES

- Written Decision:  
[fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals)
- If you need assistance accessing documents, contact Em at:  
[devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)



Harmony Drive Minor Subdivision - BDR250004  
LOCATION MAP



*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](mailto: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](mailto:translate@fcgov.com).*