

Development Review 281 N College Ave Fort Collins, CO 80524 970.221.6689 drcoord@fcgov.com

Request for Extension of Vested Rights

Extension Policy

Pursuant to Section 6.3.11(E)(3) of the city code, within a maximum of three (3) years following the approval of a final plan or other site-specific development plan, the applicant must undertake, install and complete all engineering improvements (water, sewer, streets, curb, gutter, streetlights, fire hydrants and storm drainage) in accordance with city codes, rules and regulations. The period of time shall constitute the "term of the vested property right." The foregoing term of the vested property right shall not exceed three (3) years unless: (a) an extension is granted pursuant to paragraph (4) of this subsection, or (b) the City and the developer enter into a development agreement which vests the property right for a period exceeding three (3) years.

Section 6.3.11(E)(4) states extensions for two (2) successive periods of one (1) year each may be granted by the Director, upon a finding that the plan complies with all general development standards as contained in Article 5 and Zone District Standards as contained in Article 2 at the time of the application for the extension. Any additional one-year extensions shall be approved, if at all, only by the Planning and Zoning Commission.

Requests for extension to the must include a detailed analysis outlining how the plan STILL complies with all applicable development standards contained in Articles 3 and 5 in addition to the zone district standards contained in Articles 2 and 4.

Instructions for Using this form

This form should be completed electronically. Please complete this form in its entirety.

Submit the form by email to your Development Review Coordinator: _

Project & Request Details

Project Name:

Project Number (e.g. FDP220000)

I request an extension for the following reason(s):

[1 st] Extension Request	[2 nd] Extension Request	[Additional] Extension Request Planning and Zoning Commission Reviewed
Owner Applicant:	Consultant:	
Authorized Signature:		Date:
Office Use Below this line		
Date of Vested Right:	Current Expiration Date:	New Expiration Date:
Approved	Denied	Date:
Director or Designee Signature: _		