



Development Review Center  
281 North College Avenue  
PO Box 580  
Fort Collins, CO 80522-0580  
970-221-6689  
[fcgov.com/DevelopmentReview](http://fcgov.com/DevelopmentReview)

# NOTICE OF BASIC DEVELOPMENT REVIEW DECISION

February 5, 2020

Dear Property Owner:

This letter is being sent to you because your property is within the notification boundary for the **Foothills Mall Redevelopment Subdivision Filing No 3, BDR170001, Basic Development Review** project location. Please go to our website at [fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas) to see a copy of the Development Review Manager's decision approving the project.

This final decision of the Development Review Manager may be appealed to the Planning & Zoning Board, 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](http://fcgov.com/cityclerk/appeals.php), or may be obtained in the City Clerk's Office at 300 Laporte Avenue.

If you have any questions, you may contact me or Neighborhood Services, at [neighborhoodservices@fcgov.com](mailto:neighborhoodservices@fcgov.com), or 970-224-6076. Neighborhood Services is available to assist residents who have questions about the review process.

Sincerely,

Noah Beals | Senior City Planner  
970.416.2313 [nbeals@fcgov.com](mailto:nbeals@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. 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).*

## MANAGER'S DECISION

Approved — February 3, 2020

## PROPOSAL NAME & LOCATION

Foothills Mall Redevelopment

Subdivision Filing No 3 BDR170001

This project is located east of College Ave and north of Horsetooth Rd.

## PROPOSAL DESCRIPTION

- A request to replat lots 1, 2, 7, 8, 9, 10, 14, 20, Tract J, all of Foothills Mall Redevelopment Subdivision.

## ZONING INFORMATION

- The property is in the General Commercial (CG) Zone District.

## FINDINGS OF FACT

- Accepted and properly processed in accordance with the requirements of Sections 2.2.10 and 2.18 of the Land Use Code.
- Complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code.
- Complies with the requirements of Article Four, Division 4.21 – General Commercial District (C-G).
- This request has been processed in accordance with Section 2.18.3 – Basic Development Review and Minor Subdivision Review Procedures of the City of Fort Collins Land Use Code.

## HELPFUL RESOURCES

- Written Decision:  
[fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas)