



Development Review Center
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January 3, 2020

Darren Duroux
Russell + Mills Studios
506 S College Ave, Unit A
Fort Collins, CO 80524

RE: East Ridge Fourth Filing aka East Ridge Third Filing Replat, BDR190011 – Manager’s Decision

Dear Darren:

On July 7, 2019, the City of Fort Collins Development Review Division received and processed a request for the East Ridge Fourth Filing, a request for a Basic Development Review to replat East Ridge Third Filing, zoned Low Density Mixed-Use Neighborhood (L-M-N). This request has been processed in accordance with Section 2.18.3 – Basic Development Review Procedures, of the City of Fort Collins Land Use Code, pursuant to the applicable standards in the Land Use Code. A Minor Amendment, #MA190050, was submitted in conjunction with the replat to show the slightly different building configurations on an amended site plan.

No issues or problems were identified in staff’s review of the replat. No comments were received regarding this request.

The Development Review Manager hereby makes the following findings of fact:

1. East Ridge Fourth Filing, BDR190011, has been accepted and properly processed in accordance with the requirements of Section 2.2.10 and 2.18 of the Land Use Code.
2. East Ridge Fourth Filing, BDR190011, complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code.
3. East Ridge Fourth Filing, BDR190011, complies with the requirements of Article Four, Division 4.5 – Low Density Mixed-use Neighborhood (L-M-N) Zone District.

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

Approved

1/3/2020

Decision

Date

Rebecca Everette
City of Fort Collins, Development Review Manager

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, or may be obtained in the City Clerk's Office at 300 Laporte Avenue.