



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)

April 30, 2020

David Kasprzak  
The FonTerra Group  
138 E 4<sup>th</sup> Street,  
Loveland, CO 80537

**RE: Montessori Subdivision, BDR190017 – Manager’s Decision**

Dear David:

On October 16, 2019, the City of Fort Collins Development Review Center received and processed a request for the Montessori Subdivision, being a request for a Basic Development Review to plat the previously unplatted parcel of land at 1109 West Harmony Road, at the southwest corner of Harmony and Shields Street. The plat was submitted in conjunction with a Site Plan Advisory Review application for the Fort Collins Montessori School development plan.

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.

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

1. Montessori Subdivision, BDR190017, 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. Montessori Subdivision, BDR190017, complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code.

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

Approved	4/30/20
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](http://fcgov.com/cityclerk/appeals.php), or may be obtained in the City Clerk’s Office at 300 Laporte Avenue.*