



Planning, Development and  
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August 30, 2019

Ken Merritt, JR Engineering  
2900 S. College Avenue Ste. 3D  
Fort Collins, CO 80525

**RE: Trail Head Filing Two – Replat BDR190012 Staff Decision**

Dear Ken:

On July 10, 2019, the City of Fort Collins Planning Services Department received an application for a replat involving minor adjustment of lot lines in the Trail Head Filing Two development plan. The adjustment is related to a slight reconfiguration of unit types within two of the townhome buildings, from the approved plan.

A Minor Amendment, #MA190053, was approved 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.

The Planning Services Manager hereby makes the following findings of fact:

1. The Trail Head Filing Three replat has been accepted and properly processed in accordance with the requirements of Section 2.18 of the Land Use Code.
2. The Trail Head Filing Three replat complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code, pertinent Section 3.3, Engineering Standards.
3. A related Minor Amendment updates the approved Filing Two site plan.

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

Approved  
Approved

9/4/19  
Date

Rebecca Everett  
Rebecca Everett  
City of Fort Collins, Planning Services Manager