



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 16, 2024

WWW Properties, LLC  
1005 Ken Pratt Boulevard  
Longmont, CO 80501

**RE: Fossil Creek Subdivision Filing No. 2, #BDR240002 – Manager’s Decision**

On January 19, 2024, the City of Fort Collins Development Review Division received and processed a request for the Fossil Creek Subdivision Filing No.2, being a request for a Basic Development Review of a subdivision plat map to define new lot lines and easements based on the recent Crestridge Street Right of Way Vacation. This plat implements the Fort Collins Nissan development plan #FDP220011, and ROW Vacation #220006. This location is within the General Commercial (CG) zoning district.

The Land Use Code Section 2.18 allows the Planning Manager to consider this request administratively vs. a public hearing. No comments were received during the 2-week open comment period. 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 Planning Manager hereby makes the following findings of fact:

1. Fossil Creek Subdivision Filing No.2, BDR240002, 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. Fossil Creek Subdivision Filing No.2, BDR240002, complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code.
3. Fossil Creek Subdivision Filing No.2, BDR240002, complies with the requirements of Article Four, Division 4.21 – General Commercial District (C-G)



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

**Approved**

**April 16, 2024**

Decision

Date

A handwritten signature in black ink that reads "Clay Frickey".

Clay Frickey

City of Fort Collins, Planning Manager

This final decision of the Planning Manager may be appealed to the Planning & Zoning Commission, 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 Planning 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.