



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

NOTICE OF 1041 FONSI DETERMINATION

September 18, 2024

Dear Property Owner or Occupant:

This letter is being sent to you because your property is within the public noticing range for **Fort Collins Loveland Water District Trilby Water Tank Feeder Line** project location.

This final decision of the Interim Community Development & Neighborhood Services Director may be appealed to the Planning & Zoning Commission, in accordance with Article 6, Division 6.3.12 (D) of the Land Use Code, within 14 calendar days of the date of final action by the CDNS Director (September 18, 2024). 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.

You may contact me with any questions, or our Development Review Neighborhood Services Liaison, Em Myler, at devreviewcomments@fcgov.com. Em is available to assist residents who have questions about the review process, CDNS Director decisions, or how to appeal a decision to the Planning & Zoning Commission. Thank you for participating in the development review process.

Sincerely,

Sharon Appell, Technical Project Manager
970-416-2230 sappell@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. Contact Shar Manno, Manager, Customer Support, smanno@fcgov.com or 970-221-6767 (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.

CDNS DIRECTOR’S DECISION

Approved with Conditions -
September 18, 2024

PROPOSAL NAME & LOCATION

FCLWD Trilby Water Tank Feeder Line, SPA240001

This project is located at the NE corner of S Taft Hill Road and W Trilby Road.

PROPOSAL DESCRIPTION

This is a request for a 1041 Review – FCLWD is proposing to install a new 30” waterline which will connect to their existing 36” water line in the Cathy Fromme Prairie Natural Area.

FINDINGS OF FACT

- Mitigation includes a Prairie Dog Management and Revegetation Plan to minimize impacts within the Cathy Fromme Prairie Natural Area.
- The Applicant is required to submit a 1041 Development Plan in addition to a guarantee to the City to ensure the completion of all mitigation measures included in the Plan.
- In addition to the Director’s FONSI, a Natural Areas Department easement is required and dependent upon Land Conservation Stewardship Board review and Council approval.

HELPFUL RESOURCES

- Written Decision: fcgov.com/developmentreview/proposals
- If you need assistance accessing documents, contact Em: devreviewcomments@fcgov.com