



Development Review Center
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6750
fcgov.com/DevelopmentReview

PUBLIC NOTICE — TWO-WEEK OPEN COMMENT PERIOD

June 5, 2024

Dear Property Owner or Resident:

The City of Fort Collins has received a request Basic Development Review to subdivide one existing lot at 1200 Pomona St to create two new lots referred to as **Granada Heights Second Subdivision BDR240005**.

This is a request for a Basic Development Review to subdivide one residential lot containing two duplexes into two lots, each containing one duplex. Both buildings on the existing lot are addressed as 1200 Pomona St (parcel # 9703405034) and are in the Low-Density Mixed-Use Neighborhood (LMN) Zone District. No new buildings are planned for either proposed new lot at this time. Access is taken from Pomona St.

The Land Use Code Section 6.4.2 allows the Planning Manager to consider this request administratively vs. a public hearing. Prior to consideration by the Planning Manager, there will be a 2-week open comment period during which you can provide comments to the Planning Services Department. It will be:

8:00 A.M., Thursday, June 6th through 5:00 P.M., Thursday, June 20th

- You may deliver written comments to the Planning Services Department located at 281 North College Avenue, Fort Collins, CO 80524. *Or,*
- You may mail written comments to Planning Services, City of Fort Collins, P.O. Box 580, Fort Collins, CO 80522. *Or,*
- You may send electronic comments to jbaty@fcgov.com.

At the close of the public comment period, the Planning Manager will review the comments, and after consideration shall issue a written decision to approve, approve with conditions or deny the development application based on compliance with the applicable standards. The written decision shall be mailed to the applicant and to any person who provided comments during the comment period and shall also be posted on the City's website at fcgov.com/developmentreview/proposals.

If you have any questions regarding this process, please feel free to contact Jill Baty, 970-416-8017 or jbaty@fcgov.com.

Sincerely,

A handwritten signature in cursive script that reads "Jill Baty".

Jill Baty | Associate Planner
970-416-8017 jbaty@fcgov.com



Granada Heights Second Subdivision - BDR240005
VICINITY MAP



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.