



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

NOTICE OF BASIC DEVELOPMENT REVIEW DECISION

October 21, 2024

Dear Abutting Property Owner:

This letter is being sent to you because your property abuts **Granada Heights Second Subdivision BDR240005, Basic Development Review** project location, or you provided comments about the project. Attached to this letter you will find a copy of the Planning Manager's decision approving the project.

This final decision of the Planning Manager may be appealed to the Planning & Zoning Commission, in accordance with Article 2, Division 2.18.3 (L) of the Land Use Code that was in effect prior to May of 2024, 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, or may be obtained in the City Clerk's Office at 300 Laporte Avenue.

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

Sincerely,

Jill Baty, City Planner
970-416-8017 jbaty@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.

MANAGER'S DECISION

Approved—Friday, October 18, 2024

PROPOSAL NAME & LOCATION

Granada Heights Second Subdivision
BDR240005, 1200 Pomona St.

Sign #764, Parcel # 9703405034

PROPOSAL DESCRIPTION

- This is a request for a Basic Development Review to replat one lot into two lots.

ZONING INFORMATION

- The property is in the Low Density Mixed-Use Neighborhood (LMN) Zone District.

FINDINGS OF FACT

- Accepted and properly processed in accordance with the requirements of Section 2.2 and 2.18 of the Land Use Code that was in effect prior to May of 2024.
- Complies with the applicable sections of Article 3, General Development Standards, of the Land Use Code.
- Complies with the requirements of Article Four, Division 4.5 – Low Density Mixed-Use Neighborhood (LMN) Zone District.

HELPFUL RESOURCES

- Written Decision: fcgov.com/developmentreview/proposals
- If you need assistance accessing documents, contact Em: devreviewcomments@fcgov.com
- Land Use Code that was in effect prior to May of 2024: https://library.municode.com/co/fort_collins/codes/land_use