



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

October 21, 2024

Danny Crisafulli
1200 Pomona LLC
220 E Mulberry St
Fort Collins, CO 80524

RE: Granada Heights Second Subdivision, BDR240005 – Manager’s Decision

Dear Danny:

On April 26th, 2024, the City of Fort Collins Development Review Division received and processed a request for the Granada Heights Second Subdivision, being a request for a subdivision of 1 lot into 2 to legally separate the duplexes at 1200 Pomona St. (parcel #9703405034) in the Low-Density Mixed-Use (LMN) Neighborhood. This request has been processed in accordance with Section 6.4.3 – Basic Development Review Procedures, of the City of Fort Collins Land Use Code pursuant to the applicable standards in the Land Use Code. This request was evaluated under the 1997 Land Use Code.

The Planning Manager hereby makes the following findings of fact:

1. Granada Heights Second Subdivision, BDR240005, has been accepted and properly processed in accordance with the requirements of Section 2.2 and 2.18 of the Land Use Code.
2. Granada Heights Second Subdivision, BDR240005, complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code.
3. Granada Heights Second Subdivision, BDR240005, complies with the requirements of Article Four, Division 4.5 – Low Density Mixed-use Neighborhood t.

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


Approved _____

October 18, 2024 _____

Decision

Date

Signed by:



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 2, 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, or may be obtained in the City Clerk’s Office at 300 Laporte Avenue.