



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

December 20, 2024

Landon Hoover
Hartford Homes
4801 Goodman Street
Timnath, CO 80547

RE: East Ridge Sixth Filing, BDR240014 – Manager’s Decision

Dear Landon:

On October 18, 2024, the City of Fort Collins Development Review Division received and processed a request for the East Ridge Sixth Filing, being a request for a Basic Development Review to subdivide East Ridge Fifth Filing Lot 2 into two lots. The neighborhood pool and landscape area along Timberline is proposed as one lot and the commercial building and parking lot are proposed to be a separate lot. This project is in the LMN zone district. 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.

The Planning Manager hereby makes the following findings of fact:

1. East Ridge Sixth Filing, BDR240014, has been accepted and properly processed in accordance with the requirements of Section 6.3, and 6.4 of the Land Use Code.
2. East Ridge Sixth Filing, BDR240014, complies with the applicable sections of Article Five, General Development Standards of the Land Use Code.
3. East Ridge Sixth Filing, BDR240014, complies with the requirements of Article Four, Division 2.2.1 – Low Density Mixed-use Neighborhood.

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

Approved _____

December 20, 2024 _____

Decision

Date

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 6, Division 6.4.3(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.B