



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

January 13, 2025

Dear Abutting Property Owner:

This letter is being sent to you because your property abuts the **Von Vihl Heights Third Subdivision BDR240007, Basic Development Review** project location. 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, Section 2.18.3(L) of the Land Use Code, within 14 calendar days of the date of final action (January 8, 2025) by the Planning Manager. The deadline to file an appeal is 5:00 p.m. on January 22, 2025. 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 Development Review Neighborhood Services Liaison, Em Myler, at devreviewcomments@fcgov.com with any questions. 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,

Shawna Van Zee, City Planner
970-224-6086 | svanzee@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 – Wed. January 8, 2025

PROPOSAL NAME & LOCATION

Von Vihl Heights Third Subdivision
BDR240007

This parcel is located on the Northeast corner of South Overland Trail and West Prospect Rd.

Sign 780, Parcel #: 9716306011

PROPOSAL DESCRIPTION

- This is a request for a Basic Development Review to subdivide the residential-use lot into two and establish the single-family detached dwelling use for the new lot.

ZONING INFORMATION

- The property is in the Low Density Residential (RL) Zone District.

FINDINGS OF FACT

- Accepted and properly processed in accordance with the requirements of Division 2.2 and 2.18 of the Land Use Code.
- Complies with the applicable sections of Article 3, General Development Standards, of the Land Use Code.
- Complies with the requirements of Article Four, Division 4.4 – Low Density Residential (RL) Zone District.

HELPFUL RESOURCES

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