



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

January 8<sup>th</sup>, 2025

Maya and Brad Carlson  
816 Colorado St  
Fort Collins, CO 80524

**RE: Von Vihl Heights Third Subdivision, BDR240007 – Manager’s Decision**

Dear Brad,

On May 8<sup>th</sup>, 2024, the City of Fort Collins Development Review Division received and processed a request for the Von Vihl Heights Third Subdivision, being a request for a Basic Development Review to subdivide one residential lot into two and establish a single-family detached dwelling for the new lot. This application was reviewed under the Land Use Code that was in effect on the day of the initial submission. The existing lot is addressed as 3036 W Prospect Rd (parcel #9716306011) and is located in the Low Density Residential (RL) Zone District. This request has been processed in accordance with Section 2.18.3 – Basic Development Review and Minor Subdivision 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. Von Vihl Heights Third Subdivision, BDR240007, has been accepted and properly processed in accordance with the requirements of Division 2.2, and 2.18 of the Land Use Code.
2. Von Vihl Heights Third Subdivision, BDR240007, complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code.
3. Von Vihl Heights Third Subdivision, BDR240007, complies with the requirements of Article Four, Division 4.4 – Low Density Residential (RL) Zone District.

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

Approved  
Decision

January 8, 2025  
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 2, Section 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](http://fcgov.com/cityclerk/appeals.php), or may be obtained in the City Clerk's Office at 300 Laporte Avenue.B