



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, 2025

Heath Olson & Kody Braisted  
509 E Olive St.  
Fort Collins, CO 80524

**RE: Braisted/Olson Minor Subdivision, BDR240011 – Manager’s Decision**

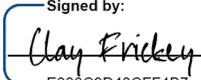
Dear Heath & Kody:

On August 8, 2024, the City of Fort Collins Development Review Division received and processed a request for the Braisted/Olson Minor Subdivision, being a request for a Basic Development Review to establish two parcels (9712325013 & 9712325020) as one lot by plat at 303 Smith St. 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. Braisted/Olson Minor Subdivision, BDR240011, has been accepted and properly processed in accordance with the requirements of Section 6.3, and 6.4 of the Land Use Code.
2. Braisted/Olson Minor Subdivision, BDR240011, complies with the applicable sections of Article 5, General Development Standards, of the Land Use Code.
3. Braisted/Olson Minor Subdivision, BDR240011, complies with the requirements of Article 2, Section 2.1.6 – Old Town District, Medium.

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

Approved _____	January 8, 2025 _____
Decision _____	Date _____
Signed by:  E330C9D43CFF4B7... 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](http://fcgov.com/cityclerk/appeals.php), or may be obtained in the City Clerk’s Office at 300 Laporte Avenue.