



Community Development &
Neighborhood Services
281 N College Avenue
Fort Collins, CO 80524
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970.221.6689
drcoord@fcgov.com

BASIC DEVELOPMENT REVIEW DECISION

Date: February 10, 2025
To: Winc LLC
Dave Watson
6617 S College Avenue
Fort Collins, CO 80525
ddwatson1969@ymail.com
From: Clay Frickey, Planning Manager, City of Fort Collins

WINC-WATSON SUBDIVISION, BDR240015 – MANAGER’S DECISION

Dear Dave,

On October 25, 2024, City of Fort Collins Development Review received and processed a request for Winc-Watson Subdivision, which is a request for to remove a single lot line on the property located at the southwest corner of South College Avenue and Trilby Road, consolidating the land into a single lot. The total area of the site is approximately 1.45 acres. Currently, there are no existing structures or uses on the property. The site is zoned Limited Commercial (CL).

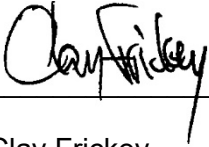
This request has been processed in accordance with Section 6.4.3, Basic Development Review Procedures, of the City of Fort Collins Land Use Code and has been reviewed for compliance with applicable Land Use Code standards.

THE PLANNING MANAGER HERBY MAKES THE FOLLOWING FINDINGS OF FACT:

1. Winc-Watson Subdivision, BDR240015, has been accepted and properly processed in accordance with the requirements of Sections 6.3 and 6.4 of the Land Use Code.
2. Winc-Watson Subdivision, BDR240015, complies with the applicable sections of Article 5, General Development Standards, of the Land Use Code.
3. Winc-Watson Subdivision, BDR240015, complies with the requirements Article 2, Section 2.3.6 – Limited Commercial District (CL) zone district

BASED ON THESE FINDINGS OF FACT, THE PLANNING MANAGER ISSUES THE FOLLOWING DECISION:

Decision: Approved



February 10, 2025

Clay Frickey
City of Fort Collins, Planning Manager, Director Designee
cfrickey@fcgov.com
970.416.2625

The final decision of the Planning Manager may be appealed to the Planning & Zoning Commission in accordance with Article 6.4.3(L) of the Land Use Code within 14 calendar days of the date of final action. Guidelines explaining the appeal process can be found in the Land Use Code under Article 6.3.12(C). The Basic Development Review appeal form is available online at fcgov.com/developmentreview/applications.