

**MINOR SUBDIVISION ADMINISTRATIVE RULING
1ST CHOICE BANK OF FORT COLLINS, TEMPORARY FACILITY
PLANNING DEPARTMENT PROJECT #41-94**

WHEREAS, the applicants, Water, Waste & Land, Inc., have duly followed the City procedure for Minor Subdivisions as outlined in Section 29-644(b) of the City Code and has submitted this application for Minor Subdivision of the following described property, to wit:

The Northwest quarter of Section 36, Township 7 North, Range 69 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado.


WHEREAS, the City Planning Department staff processed the application request in accordance with Section 29-644(c) including the notification of property owners within 500 feet of the said subdivision, publication of a legal notification in a daily newspaper of general circulation and posting the required sign on the subject property; and

WHEREAS, the Planning Director held a public hearing on Thursday, October 6, 1994, at 2:00 P.M. in the Planning Department Conference Room at 281 North College Avenue for the purpose of reviewing the minor subdivision request and for establishing a vested right under Article 68 of Title 24, C.R.S.

NOW, THEREFORE, IT IS HEREBY DETERMINED BY THE PLANNING DIRECTOR OF THE CITY OF FORT COLLINS THAT:

The minor subdivision now known as the Subdivision Plat of 1st Choice Bank of Fort Collins, Temporary Facility - #41-94 hereby is approved, and as grounds, therefore, the Planning Director does find the following facts to be true:

- A. The proposal meets the design criteria and standards of the City of Fort Collins for streets and utilities.
- B. The lots in this subdivision front on a dedicated public access easement that fronts on a dedicated public right-of-way.
- C. The lot is consistent with, and meets the requirements of the HB, Highway Business Zoning District.



Planning Director

Date

10/6/94