

**MINOR SUBDIVISION ADMINISTRATIVE RULING
BOARDWALK CROSSING, FILING 2
PLANNING DEPARTMENT PROJECT #76-93**

WHEREAS, the applicant, Recreational Equipment, Inc., has 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:

Being part of Lot 7, Garth Commercial Plaza and part of Tracts A, B, and C of Boardwalk Crossing P.U.D., Filing 1, situate in the Northeast 1/4 of Section 35, Township 7 North, Range 69 West of the Sixth P.M., Fort Collins, Larimer County, 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 Tuesday, February 8, 1994, at 1:30 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 Boardwalk Crossing, Filing 2, #76-93 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 dedicated rights-of-way.
- C. The lots are consistent with, and meet the requirements of the HB, Highway Business Zoning District.



Planning Director

2/8/94

Date