



**Planning, Development and
Transportation Services**
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January 24, 2019

TB Group c/o Cathy Mathis
444 Mountain Ave
Berthoud, CO 80513

RE: Block 23 Subdivision, BDR 180032 – Staff Decision

Dear Cathy:

On October 12, 2018, the City of Fort Collins Planning Services Department received an application to replat four parcels known as Block 23 of the Town of Fort Collins, located at the southeast corner of North College Avenue and Cherry Street. The replat comprises 2.619 acres. The purpose is to clean up old, obsolete lot lines and easements and create two lots with the existing alley right-of-way in between. Lot 1 is .874 acres and has a 30' Burlington Northern railroad easement bisecting the northwest corner of the property. Lot 2 is 1.745 acres and spans from Cherry Street to Maple Street along College Avenue frontage.

No physical changes to the property are involved with this replat.

This request has been processed in accordance with Section 2.18.2 – Basic Development Review – Minor Subdivisions, of the City of Fort Collins Land Use Code. In addition, the request has been reviewed by the standards of Section 3.3.1 – Plat and Development Plan Standards.

During the two-week open comment period, from November 2, 2018 through November 16, 2018, no contacts were received regarding this request.

The Planning Services Manager hereby makes the following findings of fact:

1. Block 23 Subdivision, BDR 180032, has been accepted and properly processed in accordance with the requirements of Section 2.18 of the Land Use Code including a two-week open comment period. No comments were received.
2. Block 23 Subdivision complies with the applicable sections of Article Three, General Development Standards, of the Land Use Code, pertinent Section 3.3, Engineering Standards.
3. The existing physical development on the site is unaffected.

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

Approved
Approved

1/31/19
Date

Rebecca Everette
Rebecca Everette
City of Fort Collins, Planning Services Manager