

MINOR SUBDIVISION ADMINISTRATIVE HEARING
WOODLAND PARK TOWNHOMES REPLAT
PLANNING DEPARTMENT PROJECT #19-94G

WHEREAS, the applicant, Stehpen Slezak, Oasis Development, LLC, has duly followed City procedure for Minor Subdivisions as outlined in Section 29-644 of the City Code and has submitted its application for Minor Subdivision of the following described property, to wit:

A parcel of land being a Replat of Tract F and Lots 98 through 107, Woodland Park Estates P.U.D., City of Fort Collins, County of Larimer, State of Colorado


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

WHEREAS, the Director of Planning (or his duly authorized representative) held a public administrative hearing on Thursday, February 13, 1997, 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 DIRECTOR OF PLANNING (OR HIS DULY AUTHORIZED REPRESENTATIVE) OF THE CITY OF FORT COLLINS THAT:

The Minor Subdivision now known as Woodland Park Townhomes P.U.D., is hereby approved, and as grounds, therefore, the Planning Department does find the following facts to be true:

- A. The subdivision meets the design criteria and standards of the City of Fort Collins for streets and utilities.
- B. The lots described by this subdivision gain legal access to a dedicated right-of-way.
- C. The Replat is in conformance with the Woodland Park Estates P.U.D.


PLANNING DIRECTOR
(Or His Duly Authorized Representative)

FEBRUARY 13, 1997
(DATE)