



Development Review Center
Planning Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6689
fcgov.com/DevelopmentReview

VIRTUAL HEARING NOTICE OF DECISION

April 19, 2021

Dear Public Hearing Attendee:

This letter is being sent to you because you attended a recent Administrative Hearing for the **1605 Peterson Place Carriage House Combined Project Development Plan/Final Development Plan #FDP200023**. Attached to this letter you will find a copy of the Type 1 Administrative Hearing Decision approving the project.

This final decision of the Administrative Hearing Officer may be appealed to the City Council, in accordance with Chapter 2, Article II, Division 3 of the City Code, within 14 calendar days of the decision (dated April 14, 2021) by the Hearing Officer. The deadline to file an appeal is 5:00 p.m. on April 28, 2021. An Appeal Form and Guidelines explaining the appeal process, including the Code provisions noted above, can be found online at fcgov.com/cityclerk/appeals.php, or may be obtained in the City Clerk's Office at 300 Laporte Avenue.

There may be an instance where someone may have attended the hearing but did not sign in and therefore will not receive this letter. Please feel free to share this information with them. Additionally, you may contact Alyssa Stephens, at 970-224-6076 or devreviewcomments@fcgov.com. Alyssa is available to assist residents who have questions about the review process, hearing officer decisions or how to appeal a decision to City Council. Thank you for participating in the development review process.

Sincerely,

Will Lindsey | Associate City Planner
970.224.6164
wlindsey@fcgov.com

The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Auxiliary aids and services are available for persons with disabilities. Contact Shar Manno, Manager, Customer Support, smanno@fcgov.com or 970-221-6767 (V/TDD: Dial 711 for Relay Colorado).

Esta es una notificación sobre la reunión de su vecindario o sobre una audiencia pública sobre el desarrollo o proyecto en la propiedad cerca de donde usted es el dueño de propiedad. Si usted desea que esta notificación sea traducida al español sin costo alguno, favor enviar un correo electrónico en español a la siguiente dirección electrónica: translate@fcgov.com.

HEARING TIME

Monday, April 5, 2021

5:30 P.M.

Remote/Virtual Meeting

Meeting information will be posted at fcgov.com/developmentreview/proposals 48 hours prior to the meeting.

PROPOSAL NAME & LOCATION

1605 Peterson Place Carriage House, FDP200023

This site is located at 1605 Peterson Place (location map on reverse). Sign # 581, Parcel # 9724210003

PROPOSAL DESCRIPTION

- The proposal is to construct a carriage house behind a street-fronting single-family dwelling on the 11,236 square foot (.26 acre) lot.
- The plan proposes a 912 square foot single-story dwelling.
- Two off-street parking spaces are provided on-site (one for each dwelling).
- Access to the site will be taken from Peterson St to the west.

ZONING INFORMATION

- Property is in the Low Density Mixed-Use (LMN) Zone District.
- The proposal is a permitted use in this district and is subject to an Administrative Hearing.

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report:
fcgov.com/developmentreview/proposals
- Appeals Process:
www.fcgov.com/appeals
- Appeal Guidelines:
<http://www.fcgov.com/cityclerk/pdf/appeal-guidelines.pdf>
- Information About the Review Process:
fcgov.com/CitizenReview