



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

## VIRTUAL HEARING NOTICE OF DECISION

January 20, 2023

Dear Public Hearing Attendee:

This letter is being sent to you because you attended a recent Administrative Hearing for the **Fischer Properties Project Development Plan #PDP220007**. 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 January 18, 2023) by the Hearing Officer. The deadline to file an appeal is 5:00 p.m. on February 1, 2023. An Appeal Form and Guidelines explaining the appeal process, including the Code provisions noted above, can be found online at <https://www.fcgov.com/cityclerk/appeals>, 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. If you have any questions, please contact me or our Development Review Neighborhood Services Liaison, Em Myler, at 970-224-6076 or use [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com). Em is available for 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,

Clark Mapes, City Planner  
970-221-6225 [cmapes@fcgov.com](mailto:cmapes@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](mailto: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](mailto:translate@fcgov.com).*

### HEARING DATE AND TIME

Monday, January 9, 2023

5:30 P.M.

Remote/Virtual Meeting

### PROPOSAL NAME AND LOCATION

Fischer Properties, #PDP220007

Corner of S. Shields St. & Westward Dr., extending west to Del Mar St.

Sign #672, Parcel #s 9715406034, 9715400007, 9715406015, 9715400005, 9715400002, 9715400006.

### PROPOSAL DESCRIPTION

- The approved plan has two parts:
  - 1) removal of 5 existing houses near the Shields & Westward corner, and build a new apartment development with 77 dwelling units; and
  - 2) develop a subdivision for 9 detached houses in the vacant western part of the property on Del Mar St.

### ZONING INFORMATION

- The property is in the Neighborhood Conservation Buffer (NCB) and Low Density Residential (RL) zone districts.

### HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report:  
[fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals)
- Appeals Process:  
[www.fcgov.com/appeals](http://www.fcgov.com/appeals)
- Appeal Guidelines:  
<http://www.fcgov.com/cityclerk/pdf/appeal-guidelines.pdf>
- Information About the Review Process:  
[fcgov.com/ResidentReview](http://fcgov.com/ResidentReview)
- If you need assistance accessing documents, call Em at 970-224-6076.