



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

June 30, 2021

Dear Public Hearing Attendee:

This letter is being sent to you because you attended a recent Administrative Hearing for the **3003 Crusader St. Extra Occupancy Project Development Plan/Final Plan #FDP210004**. 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 June 29, 2021) by the Hearing Officer. The deadline to file an appeal is 5:00 p.m. on July 13, 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](http://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](mailto: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,

Jason Holland, PLA | City Planner  
970.224.6126 [jholland@fcgov.com](mailto:jholland@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

**Wednesday, June 23, 2021**

5:30 P.M.

**Remote/Virtual Meeting**

### PROPOSAL NAME AND LOCATION

**3003 Crusader St. Extra Occupancy  
FDP210004**

This site is located at 3003 Crusader Street, southeast of N. Timberline Road and E. Vine Drive

Sign #619, Parcel #8708160001

### PROPOSAL DESCRIPTION

- This is a combined Project Development Plan and Final Development Plan request for an Extra-Occupancy Rental House within an existing single-family-detached dwelling at 3003 Crusader Street (parcel #8708160001) for four (4) occupants. There are no site changes or exterior alterations to the existing structure proposed.
- This is a separate proposal from the recently reviewed 2914 Crusader St Extra Occupancy (FDP200025).
- Property is located within the Low Density Mixed Use Neighborhood (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](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)