



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

March 12, 2024

Dear Public Hearing Attendee:

This letter is being sent to you because you attended a recent Administrative Hearing for the **Snow Ridge Apartments - #PDP230014** development plan. 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 March 11, 2024) by the Hearing Officer. The deadline to file an appeal is 5:00 p.m. on March 25, 2024. 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 [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,

Arlo Schumann, City Planner  
970-221-6599 [aschumann@fcgov.com](mailto:aschumann@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, March 4, 2024**

5:30 P.M.

**Remote/Virtual Meeting**

### PROPOSAL NAME AND LOCATION

**Snow Ridge Apartments.PDP230014**

Located at 1509 South Shields Street

Sign #728, Parcel # 9715418002.

### PROPOSAL DESCRIPTION

- The proposal is to convert the existing single-family home to a multi-family building.
- The proposal is to develop a multifamily structure by constructing an addition to the existing structure to create a total of 8 dwelling units.
- The proposal includes the provision of 8 parking spaces.
- The subject lot is 31,017 square feet.
- Access to the site will be taken from S Shields Street directly to the east.

### ZONING INFORMATION

- Property is located in the Neighborhood Conservation, Buffer District (NCB) zone district.
- The proposal is a permitted use in this district and is subject to an Administrative Hearing.

### HELPFUL RESOURCES

- Hearing Notice, Plans, & 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, contact Em: [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)