



Community Development &
Neighborhood Services
281 N College Avenue
Fort Collins, CO 80524
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drcoord@fcgov.com

BASIC DEVELOPMENT REVIEW DECISION

Date: September 17, 2025
To: Mountain 300 LLC
Attn: Colin Vito
262 E Mountain Avenue
Fort Collins, CO 80524
colin@bohemiancompanies.com
From: Lori F. Schwarz, AICP, Community Development & Neighborhood Services Director,
City of Fort Collins

300 EAST MOUNTAIN AVENUE, BDR250002 – DIRECTOR'S DECISION

Dear Colin,

On January 15, 2025, the City of Fort Collins Development Review received and processed a Basic Development Review request for an infill project at 300 East Mountain Avenue (Parcel #9712309017). The proposed project involves constructing a two-story building to establish commercial office and entertainment facility land uses. The project site is located on the north side of Mountain Avenue, adjacent to the historic Armory building, within the Downtown (D) zone, specifically the Historic Core Subdistrict and Transit Overlay District (TOD).

The request was processed in accordance with Section 6.4.3, Basic Development Review Procedures, of the City of Fort Collins Land Use Code. The project has been reviewed for compliance with applicable Land Use Code standards.

THE COMMUNITY DEVELOPMENT & NEIGHBORHOOD SERVICES DIRECTOR HERBY MAKES THE FOLLOWING FINDINGS OF FACT:

1. 300 East Mountain Avenue, BDR250002, has been accepted and properly processed in accordance with the requirements of Sections 6.3 and 6.4 of the Land Use Code.
2. 300 East Mountain Avenue, BDR250002, complies with the applicable sections of Article 5, General Development Standards, of the Land Use Code.
3. 300 East Mountain Avenue, BDR250002, complies with the requirements in Article 2, Section 2.4.1 – Downtown (D) zone district.

BASED ON THESE FINDINGS OF FACT, THE DIRECTOR ISSUES THE FOLLOWING DECISION:

Decision: Approved

Signed by:

Lori F. Schwarz

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September 17, 2025

Lori Schwarz

City of Fort Collins, Community Development & Neighborhood Services Director

lschwarz@fcgov.com

The final decision of the CDNS Director may be appealed to the Planning & Zoning Commission in accordance with Article 6.4.3(L) of the Land Use Code within 14 calendar days of the date of final action. Guidelines explaining the appeal process can be found in the Land Use Code under Article 6.3.12(C). The Basic Development Review appeal form is available online at fcgov.com/developmentreview/applications.