



Development Review
281 N College Avenue
Fort Collins, CO 80524
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drcoord@fcgov.com

BASIC DEVELOPMENT REVIEW DECISION

Date: September 23, 2025
To: 412 W Mountain Avenue LLC
101 S 3rd Street
Suite 360
Grand Junction, CO 801501
pj@meigj.com
From: Clay Frickey, Planning Manager, City of Fort Collins

ADU AT 412 W MOUNTAIN AVENUE, BDR250015 – MANAGER’S DECISION

Dear 412 W Mountain Avenue LLC,

On June 27, 2025, City of Fort Collins Development Review received and processed a request for ADU at 412 W Mountain Avenue, which is a request for a Basic Development Review for an Accessory Dwelling Unit (ADU) at 412 W Mountain Ave (parcel # 9711408024), located behind the primary residence. The project includes a modification to the maximum allowable wall height along an interior side lot line for an ADU from 13’ to 22’-4. The site is located in the Old Town District, High (OT-C) zone district.

This request has been processed in accordance with Section 6.4.3, Basic Development Review Procedures and Division 6.8 Modification of Standards, of the City of Fort Collins Land Use Code and has been reviewed for compliance with applicable Land Use Code standards.

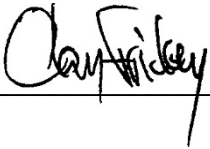
THE PLANNING MANAGER HERBY MAKES THE FOLLOWING FINDINGS OF FACT:

1. Modification of standards is not detrimental to the public good and promotes the general purpose of the standard for which the modification is requested equally well or better than would a plan which complies with the standard, and by reason of exceptional physical conditions the strict application of the standard sought to be modified would result in unusual and exceptional practical difficulties.
2. ADU at 412 W Mountain Avenue, BDR250015, has been accepted and properly processed in accordance with the requirements of Sections 6.3 and 6.4 of the Land Use Code.

3. ADU at 412 W Mountain Avenue, BDR250015, complies with the applicable sections of Article 5, General Development Standards, of the Land Use Code.
4. ADU at 412 W Mountain Avenue, BDR250015, complies with the requirements in Article 2, Section 2.1.6 – [Old Town District, High] (OT-C) zone district.

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

Decision: Approved



September 23, 2025

Clay Frickey
City of Fort Collins, Planning Manager, Director Designee
cfrickey@fcgov.com
970.416.2625