



NOTICE OF BASIC DEVELOPMENT REVIEW DECISION

September 26, 2025

Dear Abutting Property Owner:

This letter is being sent to you because your property abuts the **ADU at 412 W Mountain Avenue, BDR250015, Basic Development Review** project location. Attached to this letter you will find a copy of the Planning Manager's decision approving the project.

Please note that per Section 6.4.3(L) of the Land Use Code, the **appeals process does not apply** to applications for Accessory Dwelling Units.

You may contact me, or our Development Review Neighborhood Services Liaison, Em Myler, at devreviewcomments@fcgov.com with any questions. Em is available to assist residents who have questions about the review process, Planning Manager decisions.

Thank you for participating in the development review process.

Sincerely,

Arlo Schumann | City Planner
970-221-6599 | 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 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.

MANAGER'S DECISION

Approved – Tue. September 23, 2025

PROPOSAL NAME & LOCATION

ADU at 412 W Mountain Avenue,

(location map on reverse)

Sign # 837, Parcel # 89711408024

PROPOSAL DESCRIPTION

- The proposal is to develop an Accessory Dwelling Unit (ADU) at 412 W Mountain Avenue.
- The proposal will establish the use as an accessory single unit dwelling on an existing residential lot.

ZONING INFORMATION

- Property is located in the Old Town District, High (OT-C) Zone District.

FINDINGS OF FACT

- Complies with standards for Division 6.8 Modification of Standards.
- Accepted and properly processed in accordance with the requirements of Sections 6.3 and 6.4 of the Land Use Code.
- Complies with the applicable sections of Article 4, General Development Standards, of the Land Use Code.
- Complies with the requirements of Article Two, Division 2.1.6 – Old Town District, High (OT-C).

HELPFUL RESOURCES

- Written Decision:
fcgov.com/developmentreview/proposals
- If you need assistance accessing documents, contact Em at:
devreviewcomments@fcgov.com