



Development Review
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6689
fcgov.com/DevelopmentReview

VIRTUAL HEARING NOTICE OF DECISION

11/06/2025

Dear Public Hearing Attendee:

This letter is being sent to you because you attended a recent Administrative Hearing for the **Gilmartin Single-Unit Dwelling with ADU #FDP250005**. 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 Article 6.3.12 within 14 calendar days of the decision (dated November 03, 2025) by the Hearing Officer. The deadline to file an appeal is 5:00 p.m. on November 17, 2025. 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. 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

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.

HEARING DATE AND TIME

Wednesday, October 29, 2025

5:30 P.M.

Remote/Virtual Meeting

PROPOSAL NAME AND LOCATION

Gilmartin Single-Unit Dwelling with ADU, FDP250005, located on the west side of S Taft Hill Road, approximately 225 feet north of W Mulberry Street. Sign #782, Parcel # 9709404005.

PROPOSAL DESCRIPTION

- Construct a Single Unit Dwelling and detached Accessory Dwelling Unit on an appx. .80-acre lot and establish a .15-acre undeveloped out lot.
- Dedicate Right-of-Way (ROW) for future Pennsylvania Street, and additional 12-feet of ROW along S Taft Hill Road.

ZONING INFORMATION

- Property is located in the Low Density Mixed Use (LMN) 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
- Appeals Process: www.fcgov.com/appeals
- Appeal Guidelines: <http://www.fcgov.com/cityclerk/pdf/appeal-guidelines.pdf>
- Information About the Review Process: fcgov.com/ResidentReview
- If you need assistance accessing documents, contact Em: devreviewcomments@fcgov.com