



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

NOTICE OF HEARING DECISION

December 22, 2020

Dear Public Hearing Attendee:

This letter is being sent to you because you attended a recent Administrative Hearing for the **738 Campfire Drive Extra Occupancy Project Development Plan/Final Plan #FDP200018**. 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 December 18, 2020) by the Hearing Officer. The deadline to file an appeal is 5:00 p.m. on January 1, 2021. An Appeal Form and Guidelines explaining the appeal process, including the Code provisions noted above, can be found online at fcgov.com/cityclerk/appeals.php, 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. Additionally, you may contact Alyssa Stephens, at 970-224-6076 or devreviewcomments@fcgov.com. Alyssa is available to assist 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,

Will Lindsey | Associate City Planner
970.224.6164 wllindsey@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. 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 TIME AND LOCATION

Thursday, December 10, 2020
5:30 P.M.

Remote/Virtual Meeting

PROPOSAL NAME & LOCATION

738 Campfire Dr Extra Occupancy
FDP200018

This site is located on Campfire Drive
Directly north of E Vine Drive.

Sign #572, Parcel #8704305006.

PROPOSAL DESCRIPTION

- This is a proposal to add extra occupancy as a use in a single-family dwelling, for up to four unrelated occupants.
- The plan provides the required floor area for the number of occupants.
- The plan provides the required 3 off-street parking spaces.
- Lot size is .11 acres.

ZONING INFORMATION

- Low Density Mixed-Use Neighborhood (LMN) Zone District.
- Extra Occupancy is a permitted use requiring an administrative public hearing.

HELPFUL RESOURCES

- Hearing Notice, Plans, and 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/CitizenReview