



Development Review Center  
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[fcgov.com/DevelopmentReview](http://fcgov.com/DevelopmentReview)

July 11, 2024

Cristina Windsor  
513 E Oak St  
Fort Collins, CO 80524

**RE: Duplex – 618 E Myrtle Street, BDR240004 – Manager’s Decision**

Dear Cristina:

On April 17<sup>th</sup>, 2024, the City of Fort Collins Development Review Division received and processed a request for the Duplex – 618 E Myrtle Street project, being a request for a Basic Development Review to establish a two-family dwelling at 618 E Myrtle St. (Parcel #: 9713232017) zoned Neighborhood Conservation, Medium Density District (NCM). This request has been processed in accordance with Section 2.18–Basic Development Review Procedures, of the City of Fort Collins 2024 Transitional Land Use Regulations.

The Planning Manager hereby makes the following findings of fact:

1. Duplex – 618 E Myrtle Street, BDR240004, has been accepted and properly processed in accordance with the requirements of Section 2.2.10, 2.8, and 2.18 of the City of Fort Collins 2024 Transitional Land Use Regulations.
2. Duplex – 618 E Myrtle Street, BDR240004, complies with the applicable sections of Article Three, General Development Standards, of the City of Fort Collins 2024 Transitional Land Use Regulations.
3. Duplex – 618 E Myrtle Street, BDR240004, complies with the requirements of Article Four, Division 4.8 – Neighborhood Conservation, Medium Density District of the City of Fort Collins 2024 Transitional Land Use Regulations.

Based on these findings of fact, the Planning Manager of the City of Fort Collins makes the following decision:

Approved \_\_\_\_\_

July 11, 2024 \_\_\_\_\_

Decision

Date

A handwritten signature in black ink that reads "Clay Frickey".

Clay Frickey  
City of Fort Collins, Planning Manager

This final decision of the Planning Manager may be appealed to the Planning & Zoning Commission, in accordance with Article 2, Division 2.2.12(C) of the Transitional Land Use Regulations, within 14 calendar days of the date of final action by the Planning Manager. Guidelines explaining the appeal process, including the Code provisions previously referenced, can be found online at [fcgov.com/cityclerk/appeals.php](http://fcgov.com/cityclerk/appeals.php), or may be obtained in the City Clerk’s Office at 300 Laporte Avenue.