



Planning, Development, and Transportation  
Community Development & Neighborhood Services  
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2/27/2019

Mrs. Kreager-Schmidt  
3682 Wittaker Cir.  
Johnstown, Co. 80534

Re: 6408 Orbit Way, Fort Collins, Co.

Dear Mrs. Kreager-Schmidt,

I went back and researched the structure in question at 6408 Orbit Way. I have not found any permits for the structure in our records. There is a google map picture from June of 2012 showing it under construction. Our "exempt shed" codes have never allowed a shed over 8' tall. The structure in question is and has always been taller than 8' and requires a permit. This is a violation. The "exempt shed" codes only allow 120 square feet of floor space. The structure appears to be larger than that. This is a violation. The structure may have been detached from the house at one time but the new siding ties it into the house which now makes it an addition to the house which requires a permit. This is a violation. The structure appears to be built at or on the property line. Setbacks are typically 5' from property lines on side setbacks. This is a Zoning violation. There are few options at this point. A permit must be obtained within the next 30 days or the structure removed in order to avoid fines of up to \$1000.00 per day per violation. The process for obtaining a permit may require proving property lines and getting a variance for the setback issue to be determined by the Zoning Department. Please consider this letter the Final Notification of Violation.

Respectfully,

A handwritten signature in black ink, appearing to read "Samuel W. Hancock".

Samuel W. Hancock  
City of Fort Collins  
Lead Building Inspector  
1-970-416-2348  
[shancock@fcgov.com](mailto:shancock@fcgov.com)

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