



Current Planning
281 North College Avenue
PO Box 580
Fort Collins, CO 80522
970.221.6750
970.224.6134 - fax
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September 14, 2009

Dear Resident:

On **Monday September 28, 2009, at 6:00 pm** (or as soon thereafter as possible), in Conference Room A-C, 281 N College Avenue, Fort Collins, Colorado, the City of Fort Collins Hearing Officer will conduct an **administrative public hearing** to consider a development proposal in your neighborhood. **A decision on the proposal will result from this public hearing.**

This proposal is known as **Chase Bank @ Rigden Farm**, it is a request for a Chase Bank branch to be located on lot 1 of Rigden Farm 15th Filing, which is in the process of being replatted. The property is located on the southeast corner of S Timberline Rd and Custer Dr and is in the NC, Neighborhood Commercial zone district. The surrounding properties are zoned NC to the north and east, LMN, Low Density Mixed-Use Neighborhood, to the south and RL, Low Density Residential to the west. The proposed use is permitted in the NC District, subject to administrative review (Land Use Code, Section 4.23(B)(2)(c)9.).

The list of affected property owners for this public meeting is derived from official records of the Larimer County Assessor. Because of the lag time between occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbor of this pending meeting so all neighbors may have the opportunity to attend.

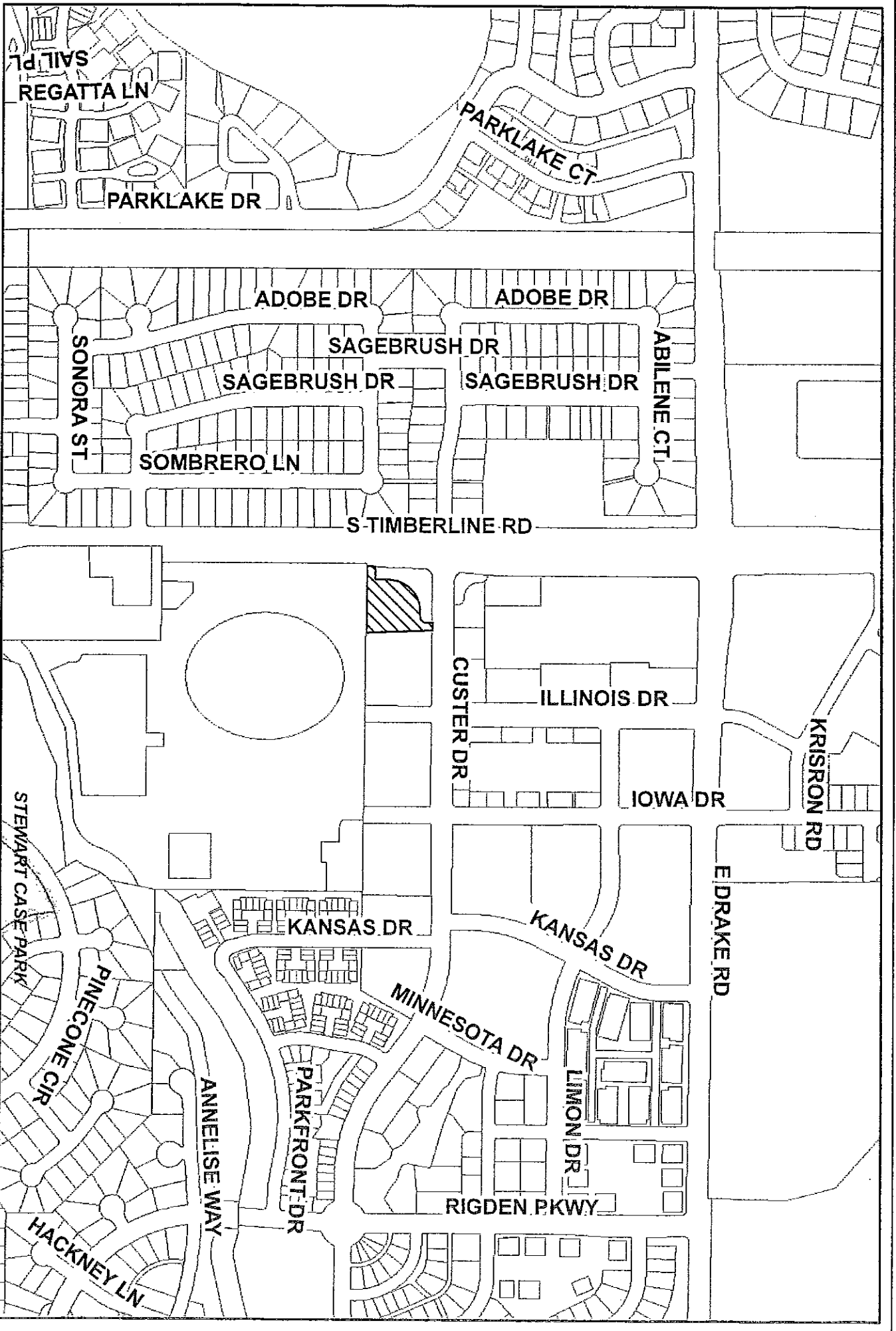
If you have any questions regarding this matter, please call our office at (970)221-6750.

Sincerely,

A handwritten signature in black ink that reads "Emma McArdle". The signature is written in a cursive style with a long horizontal line extending from the end.

Emma McArdle
City Planner

* 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. Please call (970)221-6750 for assistance.



Chase Bank at Rigden Farm, PDP, #26-09

Vicinity Map

1 inch = 500 feet

