



Planning, Development and
Transportation Services
Current Planning
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September 30, 2009

Dear Resident:

On **Wednesday, October 14, 2009, at 5:30 p.m.** (or as soon thereafter as possible), in the Council Chambers*, City Hall West, 300 LaPorte Avenue, Fort Collins, CO., 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.**

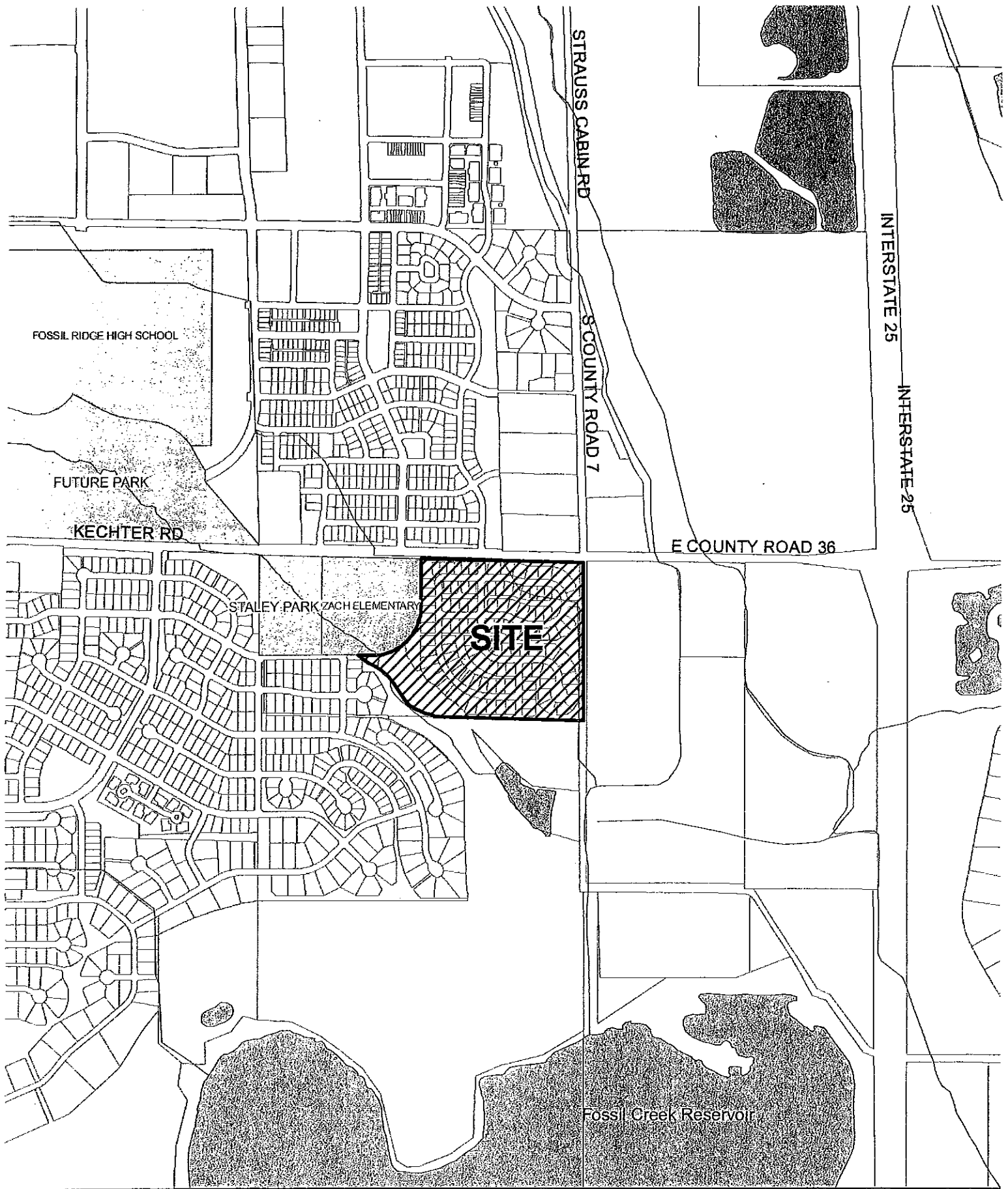
The proposed development is commonly known as the **McClelland's Creek Third Filing, Major Amendment - #28-09**. The request is to adjust the lot sizes to better reflect the present market for new homes, resulting in an additional 21 lots, and improve the overall affordability of the neighborhood. Currently there are 117 lots approved in this filing of McClelland's Creek. The internal street network and storm drainage elements of the development will not change. The cross sections for the external roads adjacent to the property (Kechter Road, Strauss Cabin Road) are being revised slightly. The Site & Landscape Plans are being modified to add neighborhood playground areas and a community garden. The property is in the LMN, Low Density Mixed-Use Neighborhood District in the City of Fort Collins.

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.

Sincerely:


Steve Olt
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.**



**# 28-09 McClellands Creek 3rd Filing
Major Amendment**

Vicinity Map

1 inch = 1,000 feet

