



Development Review Center
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6750
fcgov.com/DevelopmentReview

NOTICE OF PUBLIC HEARING

March 30, 2017

Dear Property Owner or Resident:

This letter is being sent to let you know a public hearing has been scheduled to consider a development proposal near your property. Specific information about this development proposal is to the right and on the back of this letter. A decision regarding the approval or denial of the proposal will be made by an administrative hearing officer following the hearing.

You received this notice because records from the Larimer County Assessor's Office indicate you own property near the proposed development site. Because of the lag time in recordkeeping, or because of rental situations, some neighbors may be missed. Please feel free to notify your neighbors of the public hearing so they can attend. If you own or manage an apartment building, please post this notice in a common area so your residents can participate.

If you are unable to attend the meeting or would like to provide comments in advance, please contact me at 970-416-2283 or moverton@fcgov.com.

We welcome and encourage your participation, as your input is an important part of the development review process.

Sincerely,

Meaghan Overton
City Planner
970-416-2283
moverton@fcgov.com

HEARING TIME AND LOCATION

Thursday, April 13, 2017

5:30 P.M.

281 N. College Ave.

Conference Room A

PROPOSAL NAME & LOCATION

2106 S. Taft Hill Road Single Family PDP

(Please see project location map on the back of this letter.)

PROPOSAL DESCRIPTION

- Subdivide and plat a 2.49 acre tract into 8 lots for single-family homes.
- The existing home on the site is proposed to remain and will be located on Lot 1.

MODIFICATIONS REQUESTED

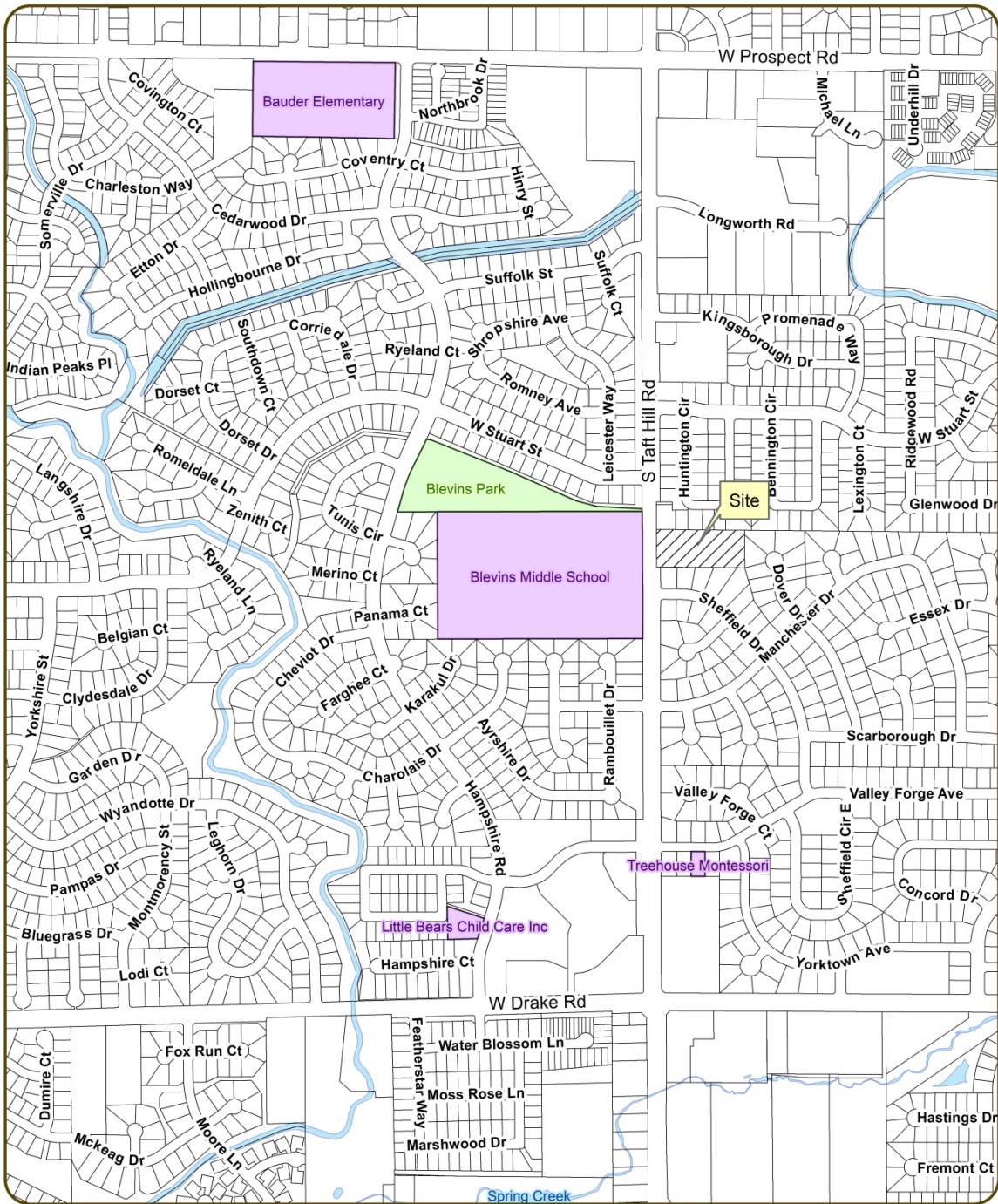
- The applicant is requesting a modification to the 60-foot lot width standard in Land Use Code Section 4.4(D)(2)(a) for lots 6, 7, and 8 along the cul-de-sac.

ZONING INFORMATION

- The property is located in the Low Density Residential (RL) zone district.

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report: fcgov.com/ReviewAgendas
- Information About the Review Process: fcgov.com/CitizenReview



1 inch = 726 feet

2106 S. Taft Hill Road Single Family PDP



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.