



Current Planning  
281 North College Avenue  
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Fort Collins, CO 80522  
970.221.6750  
970.224.6134 - fax  
[fcgov.com/currentplanning](http://fcgov.com/currentplanning)

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 **Rigden Farm 15<sup>th</sup> Filing**, it is a request to replat Tract A of Rigden Farm Filing One into three (3) separate lots and dedicate an access easement on the 2.7 acre site. The site is bounded by South Timberline Road to the west, Custer Drive to the north, Illinois Drive to the east and the Timberline Church to the south. The entire site is in the NC, Neighborhood Commercial zoning district.

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.

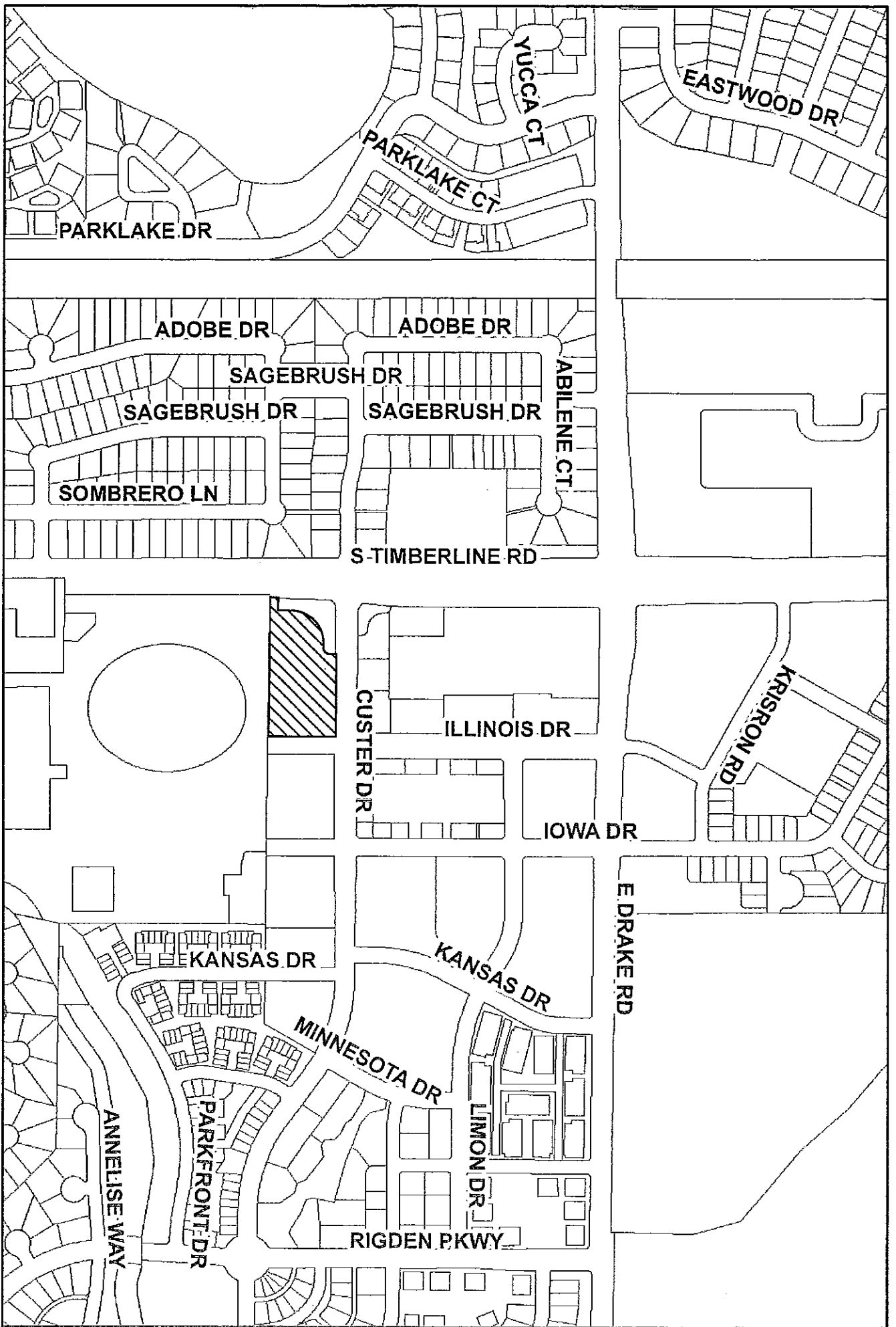
If you have any questions regarding this matter, please call our office at (970)221-6750.

Sincerely,

A handwritten signature in black ink, appearing to read "Emma McArdle".

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.



# Ridgen Farm 15th

Vicinity Map

1 inch = 500 feet

