



Planning, Development and
Transportation
Current Planning
281 North College Avenue
P.O. Box 580
Fort Collins, CO 80522-0580
970.221.6750
www.fcgov.com/developmentreview

July 17, 2013

Dear Resident / Property Owner:

On Thursday, August 1, 2013, at 5:00 p.m., in Conference Room A, 281 North College Avenue, a City of Fort Collins Hearing Officer will conduct a public administrative hearing to consider a replat of 52 existing single-family lots into 57 single-family lots in Rigden Farm Filing Six. The proposed replat will be Rigden Farm Filing 17 (see map on reverse).

The project is proposing to replat 43 alley access single-family detached lots and 9 front access single-family detached lots into 57 front access single-family detached lots. The site is zoned Low Density Mixed-Use Neighborhood (LMN) in which single-family lots are permitted subject to administrative review and approval.

We value comments from the community and your input is an important part of the City's review of this proposal. For more information regarding this proposed project, please go to <http://www.fcgov.com/developmentreview/agendas.php>. There you will find this letter, a vicinity map, and the proposed site plans. Additionally, you may find it helpful to review the Citizens' Development Review Guide, available at <http://www.fcgov.com/developmentreview/citizenreview.php>. This guide may aid you in understanding your role in the development review process and how to provide effective input at the August 1st public hearing.

Additionally, the hearing notification list 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 hearing so all neighbors may have the opportunity to attend. If you are unable to attend the public hearing, but would like to provide input, written comments are welcome via U.S. mail to the address above or you may e-mail them to me at slorson@fcgov.com.

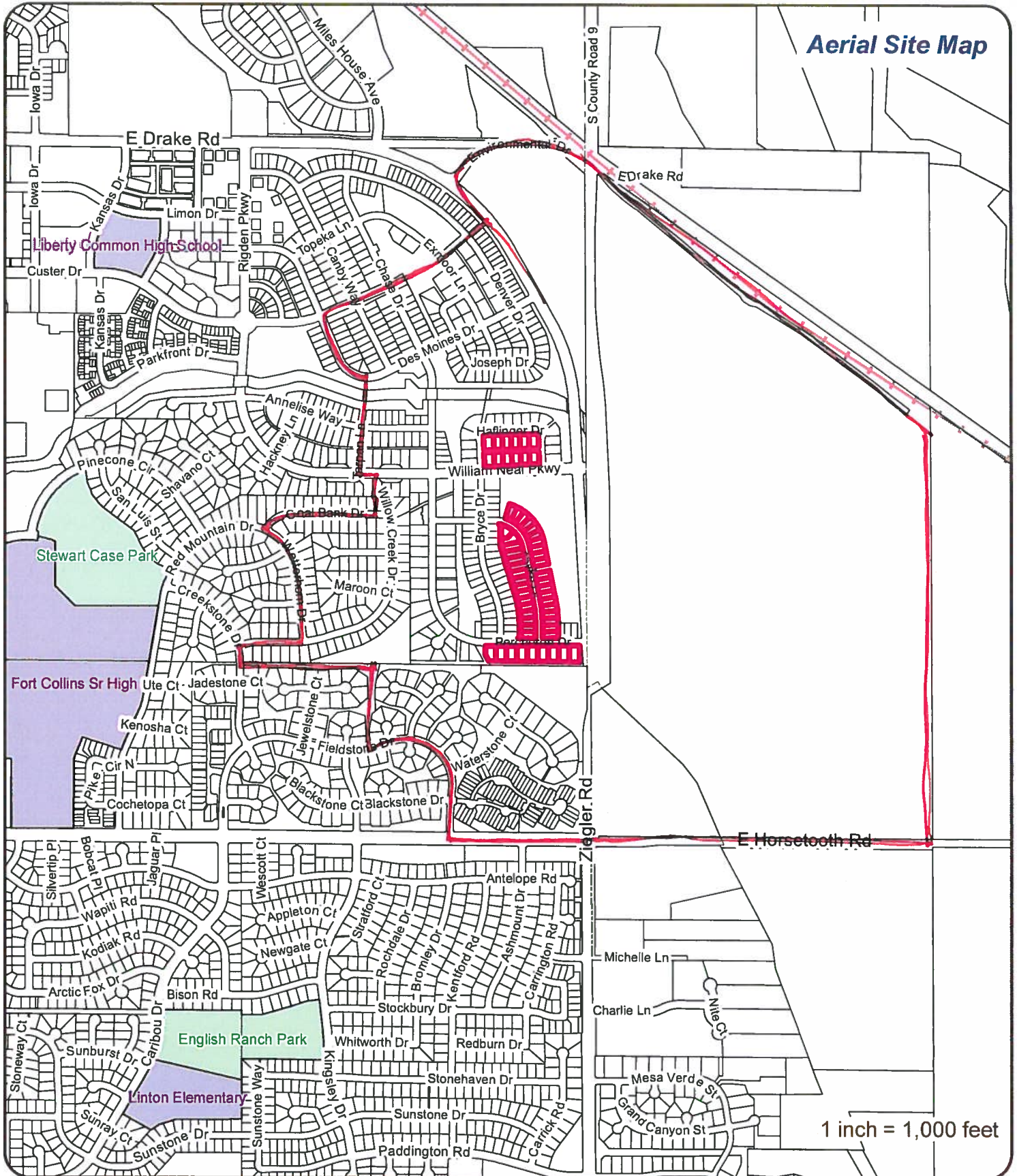
Sincerely,



Seth E. Lorson, AICP
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.*

Notice Map for Rigden Farm F17



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