# NOTICE OF APPEAL

FOR CITY CLERK'S USE ONLY:
DATE FILED: 12/1/2023
INITIALS: JE

**Action Being Appealed:** PDP220010 - Polestar Development

**Date of Action:** 11/17/23 **Decision Maker:** Planning & Zoning Commission

**Appellant/Appellant Representative (if more than one appellant):**

**Name:** Charles Thompson **Phone #:** 714 883 3378

**Address:** 517 Louise Ln Fort Collins CO 80521 **Email:** charleslucasthompson@gmail.com

**INSTRUCTIONS**

For *each allegation* marked below**, attach a separate summary of the facts contained in the record which support the allegation** of no more than two pages, Times New Roman 12-point font. Please restate allegation at top of first page of each summary.

**GROUNDS FOR APPEAL**

**The Decision Maker committed one (1) or more of the following errors** (check all that apply):

☑ Failure to properly interpret and apply relevant provisions of the City Code, the Land Use Code, and Charter. **List relevant Code and/or Charter provision(s) here, by specific Section and subsection/ subparagraph**:

Land Use Code
Article 3
Division 3.6.2
-(A) -(I)

Failure to conduct a fair hearing in that:

☐ (a) The Board, Commission, or other Decision Maker exceeded its authority or jurisdiction as contained in the Code or Charter. [*New evidence not allowed*]

☐ (b) The Board, Commission or other Decision Maker substantially ignored its previously established rules of procedure. [*New evidence not allowed*]

☑ (c) The Board, Commission or other Decision Maker considered evidence relevant to its findings which was substantially false or grossly misleading. [*New evidence allowed*]

☐ (d) The Board, Commission or other Decision Maker improperly failed to receive all relevant evidence offered by the appellant. [*New evidence allowed*]

☑ (e) The Board, Commission or other Decision Maker was biased against the appellant by reason of a conflict of interest or other close business, personal or social relationship that interfered with the Decision Maker's independence of judgment. [*New evidence allowed*]

**NEW EVIDENCE**

**All new evidence the appellant wishes Council to consider at the hearing on the appeal must be submitted to the City Clerk within seven (7) calendar days after the deadline for filing a Notice of Appeal and must be clearly marked as new evidence**. No new evidence will be received at the hearing in support of these allegations unless it is submitted to the City Clerk by the deadline (7 days after the deadline to file appeal) or offered in response to questions posed by Councilmembers at the hearing.

# APPELLANTS

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- A City Councilmember.

| | |
|---|---|
| **Signature:** Ken P. Isaac | **Date:** 11-30-2023 |
| **Name:** Ken P Isaac | **Email:** |
| **Address:** 508 Louise Lane, FTC | **Phone #:** |
| **Describe how you qualify as a party-in-interest:** Homeowner | |

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|---|---|
| **Signature:** Kristy Bruce | **Date:** 11-30-2023 |
| **Name:** Kristy Bruce | **Email:** Kristywbruce@gmail.com |
| **Address:** 505 Louise lane | **Phone #:** |
| **Describe how you qualify as a party-in-interest:** Homeowner | |

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|---|---|
| **Signature:** Matt Bruce | **Date:** 11/30/23 |
| **Name:** Matt Bruce | **Email:** MattcurtisBruce@gmail.com |
| **Address:** 505 Louise Ln | **Phone #:** |
| **Describe how you qualify as a party-in-interest:** Homeowner | |

**ATTACH ADDITIONAL SIGNATURE SHEETS AS NECESSARY**

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|---|---|
| **Signature:** Daniel Bennett | **Date:** 11/29/2023 |
| **Name:** Daniel Bennett | **Email:** dbntt1@gmail.com |
| **Address:** 712 Kimball Road | **Phone #:** 970-402-6604 |
| **Describe how you qualify as a party-in-interest:** | |

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|---|---|
| **Signature:** Susan Bennett | **Date:** 11/29/23 |
| **Name:** 712 Kimball Rd | **Email:** susibennett@gmail.com |
| **Address:** | **Phone #:** 970-402-4897 |
| **Describe how you qualify as a party-in-interest:** Live in area Rcd Notice | |

| | |
|---|---|
| **Signature:** Cheyanne Hope | **Date:** 11/30/2023 |
| **Name:** Cheyanne Hope | **Email:** hopec.coffa@gmail.com |
| **Address:** 716 Kimball Road Fort Collins, CO 80521 | **Phone #:** 719-760-9442 |
| **Describe how you qualify as a party-in-interest:** Area resident | |

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|---|---|
| **Signature:** | **Date:** 11/30/23 |
| **Name:** Ryan Sandel | **Email:** shortstuff_ryan@yahoo.com |
| **Address:** 716 Kimball Rd | **Phone #:** (719)287-7976 |
| **Describe how you qualify as a party-in-interest:** area resident | |

| | |
|---|---|
| **Signature:** Celly Landman | **Date:** 11-30-23 |
| **Name:** Celly Landman | **Email:** celly-b@comcast.net |
| **Address:** 732 Kimball | **Phone #:** 970 690 7881 |
| **Describe how you qualify as a party-in-interest:** home owner area resident | |

| | |
|---|---|
| **Signature:** Linda A. Lemon | **Date:** 11-30-23 |
| **Name:** Linda Lemon | **Email:** petalpaper567@gmail.com |
| **Address:** 732 Kimball | **Phone #:** 510-407-8326 |
| **Describe how you qualify as a party-in-interest:** area resident | |

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|---|---|
| **Signature:** | **Date:** 11/28/2023 |
| **Name:** Brian Adams | **Email:** brian.k.adams@hotmail.com |
| **Address:** 705 Louise Ln | **Phone #:** 970 420 9494 |
| **Describe how you qualify as a party-in-interest:** Home owner | |

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|---|---|
| **Signature:** Amy Adams | **Date:** 11/28/2023 |
| **Name:** Amy Adams | **Email:** amyfehrn@hotmail.com |
| **Address:** 705 Louise Ln | **Phone #:** 970 217 2019 |
| **Describe how you qualify as a party-in-interest:** Homeowner | |

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|---|---|
| **Signature:** | **Date:** 11/28/2023 |
| **Name:** Dan Sapienza | **Email:** dan.sapienza@gmail.com |
| **Address:** 712 Louise Ln | **Phone #:** 970-222-3224 |
| **Describe how you qualify as a party-in-interest:** Home owner | |

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|---|---|
| **Signature:** | **Date:** 11/28/23 |
| **Name:** EVE ENRIGHT | **Email:** |
| **Address:** 21 Louise Ln, Ft Collins | **Phone #:** 970 493 4885 |
| **Describe how you qualify as a party-in-interest:** Home Owner | |

| | |
|---|---|
| **Signature:** Andrew S Carnegie | **Date:** 11/28/23 |
| **Name:** Andrew S Carnegie | **Email:** |
| **Address:** 504 Louise Ln | **Phone #:** 970-297-9796 |
| **Describe how you qualify as a party-in-interest:** Resident of Louise Ln | |

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|---|---|
| **Signature:** Kasey L Rorabaugh | **Date:** 11/28/23 |
| **Name:** Kasey L Rorabaugh | **Email:** Kasey.rorabaugh13@gmail.com |
| **Address:** 730 Ponderosa Pr. Unit C2 | **Phone #:** 814-[illegible]553-7417 |
| **Describe how you qualify as a party-in-interest:** Home Owner | |

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|---|---|
| **Signature:** Carolyn C Gillis | **Date:** 11/28/2023 |
| **Name:** Carolyn C Gillis | **Email:** cachgillis@gmail.com |
| **Address:** 601 Louise Lane | **Phone #:** 970 420 8397 |
| **Describe how you qualify as a party-in-interest:** Home Owner | |

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|---|---|
| **Signature:** | **Date:** 11/28/23 |
| **Name:** Jennifer Rushton | **Email:** RushtonJ415@gmail.com |
| **Address:** 2518 Woodvalley Ct | **Phone #:** 267 337 5526 |
| **Describe how you qualify as a party-in-interest:** Resident | |

| | |
|---|---|
| **Signature:** Elizabeth Maes Reid | **Date:** 11.28.23 |
| **Name:** Elizabeth Maes Reid | **Email:** liz.maesreid@gmail |
| **Address:** 2910 W Mulberry FC 80521 | **Phone #:** 970.324.9338 |
| **Describe how you qualify as a party-in-interest:** Resident in neighborhood | |

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|---|---|
| **Signature:** Richard C Rizzotto | **Date:** 30 NOV 2023 |
| **Name:** RICHARD C. RIZZOTTO | **Email:** R_MONTALCINO@YAHOO.COM |
| **Address:** 836 KIMBALL RD FORT COLLINS | **Phone #:** 781-264-1130 |
| **Describe how you qualify as a party-in-interest:** HOME-OWNER | |

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|---|---|
| **Signature:** Lynn T. Rizzotto | **Date:** 30 NOV 2023 |
| **Name:** LYNN T. RIZZOTTO | **Email:** R_MONTALCINO@YAHOO |
| **Address:** 836 KIMBALL RD FORT COLLINS | **Phone #:** 781-264-1130 |
| **Describe how you qualify as a party-in-interest:** HOME-OWNER | |

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|---|---|
| **Signature:** | **Date:** 11/28/23 |
| **Name:** Melissa Markarian | **Email:** Melissa.Markarian@yahoo.com |
| **Address:** 517 Louise Lane Fort Collins, CO 80521 | **Phone #:** 651-234-4012 |
| **Describe how you qualify as a party-in-interest:** Home owner | |

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|---|---|
| **Signature:** | **Date:** 11/28/23 |
| **Name:** Jeret Benson | **Email:** jeret.amman@gmail.com |
| **Address:** 724 Locust Grove Drive | **Phone #:** 720 985 8403 |
| **Describe how you qualify as a party-in-interest:** Home Owner | |

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|---|---|
| **Signature:** | **Date:** 11/28/23 |
| **Name:** Matt Benson | **Email:** matthewbenson19@gmail.com |
| **Address:** 724 Locust Grove Drive | **Phone #:** 719.330.0642 |
| **Describe how you qualify as a party-in-interest:** Home Owner | |

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|---|---|
| **Signature:** | **Date:** 11/29/23 |
| **Name:** Eric Sheffer | **Email:** ericsheffer.11@gmail.com |
| **Address:** 709 Louise LN | **Phone #:** 619-306-0821 |
| **Describe how you qualify as a party-in-interest:** Property Owner / received mail notice | |

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|---|---|
| **Signature:** Rhonda Hernandez | **Date:** 11/30/23 |
| **Name:** Rhonda Hernandez | **Email:** rlhernandez43@msn.com |
| **Address:** 116 Louse Lane | **Phone #:** 970-556-2610 |
| **Describe how you qualify as a party-in-interest:** home-owner | |

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|---|---|
| **Signature:** CMarshall | **Date:** 11/30/23 |
| **Name:** Caroline Marshall | **Email:** marshallce@gmail.com |
| **Address:** 904 Gallup Rd | **Phone #:** (703) 598-7216 |
| **Describe how you qualify as a party-in-interest:** homeowner | |

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|---|---|
| **Signature:** | **Date:** 11/30/23 |
| **Name:** Christopher Blaney | **Email:** cblaney-tx@gmail.com |
| **Address:** 904 Gallup Rd | **Phone #:** (970) 792-9033 |
| **Describe how you qualify as a party-in-interest:** Tenant | |

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|---|---|
| **Signature:** Jenny Morse | **Date:** 11/30/2023 |
| **Name:** JENNY MORSE | **Email:** jhMorse15@gmail.com |
| **Address:** 1605 LOUISE LANE | **Phone #:** 720-254-8161 |
| **Describe how you qualify as a party-in-interest:** traffic would be on my street | |

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|---|---|
| **Signature:** | **Date:** 11/30/2023 |
| **Name:** Jesse J Frasier | **Email:** jjfrasier76@Gmail.com |
| **Address:** 2609 Orchard pl 80521 | **Phone #:** 970-222-9613 |
| **Describe how you qualify as a party-in-interest:** | |

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|---|---|
| **Signature:** Lindy Early | **Date:** 11-30-23 |
| **Name:** Lindy Early | **Email:** |
| **Address:** 2609 Orchard Pl 80521 | **Phone #:** 970-846-9895 |
| **Describe how you qualify as a party-in-interest:** live very close / traffic | |

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|---|---|
| **Signature:** Vanessa Fewell | **Date:** 11/30/23 |
| **Name:** Vanessa Fewell | **Email:** VLFewell@gmail.com |
| **Address:** 712 Louise Ln FTC, CO | **Phone #:** 970-412-6936 |
| **Describe how you qualify as a party-in-interest:** Neighbor | |

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|---|---|
| **Signature:** Mary Yahn-Hull | **Date:** 11/30/23 |
| **Name:** Mary Jane Yahn-Hull | **Email:** fgirlgsus@yahoo.com |
| **Address:** 725 Kimball Rd. | **Phone #:** 970-631-6867 |
| **Describe how you qualify as a party-in-interest:** Neighbor to property. | |

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| **Signature:** | **Date:** 11/30/23 |
| **Name:** Jose Hernandez | **Email:** joeyhernandez96@gmail.com |
| **Address:** 716 Louise Lane | **Phone #:** 970-692-4424 |
| **Describe how you qualify as a party-in-interest:** occupant of house | |

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|---|---|
| **Signature:** Megan Nagel | **Date:** 11/29/23 |
| **Name:** Megan Nagel | **Email:** megannagel2@gmail.com |
| **Address:** 709 Louise Lane | **Phone #:** 215-260-8214 |
| **Describe how you qualify as a party-in-interest:** Home Owner / received mail notice | |

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|---|---|
| **Signature:** [signature] | **Date:** 11/29/23 |
| **Name:** Deniz Hull | **Email:** dchull24@msn.com |
| **Address:** 725 Kimball RD | **Phone #:** (970) 420-9632 |
| **Describe how you qualify as a party-in-interest:** Home owner | |

| | |
|---|---|
| **Signature:** ~~[signature]~~ | **Date:** 11/30/23 |
| **Name:** Nathan Petlid | **Email:** nathanpetlid@hotmail.com |
| **Address:** 850 S Overland Trl Apt 9 | **Phone #:** 402-213-3191 |
| **Describe how you qualify as a party-in-interest:** live in ~~Owner~~ Neighborhood | |

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|---|---|
| **Signature:** Merlyn J Jones | **Date:** 11/30/23 |
| **Name:** Merlyn J Jones | **Email:** JMJ FCC 500@comcast.net |
| **Address:** 500 Louise Lane Ft Collins, Colo | **Phone #:** 970-484-3115 |
| **Describe how you qualify as a party-in-interest:** Home Owner | |

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|---|---|
| **Signature:** [signature] | **Date:** 11/30/2023 |
| **Name:** Katie Hecker | **Email:** hecker.kt@gmail.com |
| **Address:** 501 Louise Ln Fort Collins, CO 80521 | **Phone #:** 707 953 9698 |
| **Describe how you qualify as a party-in-interest:** Home Owner | |

| | |
|---|---|
| **Signature:** [signature] | **Date:** 11/30/2023 |
| **Name:** Elizabeth Croft | **Email:** emcroft2@gmail.com |
| **Address:** 501 Louise Lane Fort Collins CO 80521 | **Phone #:** 919 986 0681 |
| **Describe how you qualify as a party-in-interest:** Home Owner | |

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|---|---|
| **Signature:** [signature] | **Date:** 11/30/23 |
| **Name:** LINDA G. MOORE | **Email:** jakrip@me.com |
| **Address:** 2704 W. Mulberry St | **Phone #:** 970/227-4969 |
| **Describe how you qualify as a party-in-interest:** HOMEOWNER | |

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|---|---|
| **Signature:** Larry Jordan | **Date:** 11-30-23 |
| **Name:** LARRY JORDAN | **Email:** NONE |
| **Address:** 509 LOUISE LANE | **Phone #:** 970-482-9644 |
| **Describe how you qualify as a party-in-interest:** HOME OWNER | |

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|---|---|
| **Signature:** Coleen Jordan | **Date:** 11-30-23 |
| **Name:** COLEEN JORDAN | **Email:** None |
| **Address:** 509 Louise Lane | **Phone #:** 970-482-9644 |
| **Describe how you qualify as a party-in-interest:** Home Owner | |

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|---|---|
| **Signature:** Marigaye E Barnes | **Date:** 11-30-23 |
| **Name:** Marigaye Barnes | **Email:** hummingbutterby@yahoo.com |
| **Address:** 515 Louise Lane | **Phone #:** 970-581-5414 |
| **Describe how you qualify as a party-in-interest:** Homeowner | |

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|---|---|
| **Signature:** Kathy Grubb | **Date:** 11-30-23 |
| **Name:** Kathy Grubb | **Email:** Kathy.grubb953@outlook.com |
| **Address:** 613 Louise Lane | **Phone #:** 970-227-2324 |
| **Describe how you qualify as a party-in-interest:** homeowner | |

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|---|---|
| **Signature:** | **Date:** 11-30-23 |
| **Name:** Brook Yockey | **Email:** brockyockey@yahoo.com |
| **Address:** 2907 RADCLIFF CIRCLE | **Phone #:** 970-567-0979 |
| **Describe how you qualify as a party-in-interest:** HOME OWNER | |

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|---|---|
| **Signature:** Jose Hernandez | **Date:** 11-30-23 |
| **Name:** Jose Hernandez | **Email:** rlhernandez43@msn.com |
| **Address:** 716 Louise Ln. | **Phone #:** 970 484-7565 |
| **Describe how you qualify as a party-in-interest:** Home owner Resident | |

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|---|---|
| **Signature:** | **Date:** 11/30/23 |
| **Name:** Andrea Coy | **Email:** frankiinandreal@gmail.com |
| **Address:** 514 Louise Ln. Fort Collins, CO 80521 | **Phone #:** 970 556 1201 |
| **Describe how you qualify as a party-in-interest:** Home owner / resident | |

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|---|---|
| **Signature:** | **Date:** 11/30/23 |
| **Name:** Dustin Coy | **Email:** Coyandreal@gmail.com |
| **Address:** 514 Louise Ln. Fort Collins, CO | **Phone #:** 605 430 2568 |
| **Describe how you qualify as a party-in-interest:** Home owner and resident | |

**ATTACH ADDITIONAL SIGNATURE SHEETS AS NECESSARY**

# APPELLANTS

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- A City Councilmember.

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|---|---|
| **Signature:** | **Date:** 11/30/23 |
| **Name:** Claudia Santillán-Lensink | **Email:** ccsantillanlensink@gmail.com |
| **Address:** 2906 Radcliff Circle | **Phone #:** 720 333 5109 |
| **Describe how you qualify as a party-in-interest:** Neighbor near/on most effected blocks with young children concerned about traffic/speeds | |

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|---|---|
| **Signature:** David Lensink | **Date:** 11/30/23 |
| **Name:** David Lensink | **Email:** lensink77@yahoo.com |
| **Address:** 2906 Radcliff Cir | **Phone #:** 720-999-6297 |
| **Describe how you qualify as a party-in-interest:** Neighbor. Concerned about traffic. Should be traffic connection from Elizabeth and/or Overland, not through side streets only. | |

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|---|---|
| **Signature:** Mylynda Yockey | **Date:** 11/30/23 |
| **Name:** Mylynda Yockey | **Email:** mylyndayockey@gmail.com |
| **Address:** 2907 Radcliff Cir | **Phone #:** 720-839-8243 |
| **Describe how you qualify as a party-in-interest:** Property owner adjasent to development | |

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|---|---|
| **Signature:** Katherine Jackson | **Date:** 11.30.23 |
| **Name:** 2919 Radcliff Circle | **Email:** KKjjackson77@outlook.com |
| **Address:** Fort Collins Co 80521 | **Phone #:** 970 310 8932 |
| **Describe how you qualify as a party-in-interest:** owner owner by property development | |

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|---|---|
| **Signature:** Nancy Wiltzius | **Date:** 11-30-23 |
| **Name:** NANCY WILTZIUS | **Email:** momwiltzius@msn.com |
| **Address:** 2919 Radcliff cir | **Phone #:** 970-217-4523 |
| **Describe how you qualify as a party-in-interest:** property owner adjacent to development | |

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|---|---|
| **Signature:** | **Date:** 11-30-23 |
| **Name:** Jordan Jackson | **Email:** JtJackson7777@gmail.com |
| **Address:** 2919 Radcliff cir. | **Phone #:** 970-692-9816 |
| **Describe how you qualify as a party-in-interest:** I rent. Neighbor affected of development! | |

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| **Signature:** | **Date:** 11-30-2023 |
| **Name:** Mary L. Davidson Isaac | **Email:** |
| **Address:** 508 Louise Lane, Ft Collins, CO | **Phone #:** 970-481-7866 |
| **Describe how you qualify as a party-in-interest:** Homeowner of affected property | |

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|---|---|
| **Signature:** S. A. Buchanan | **Date:** 11-30-23 |
| **Name:** Sharon A. Buchanan | **Email:** Sadie504@proton mail.com |
| **Address:** 504 Louise Lane | **Phone #:** 970-224-3806 |
| **Describe how you qualify as a party-in-interest:** home owner | |

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|---|---|
| **Signature:** | **Date:** 11-30-23 |
| **Name:** Gina Santoro | **Email:** AirBudandBe@gmail.com |
| **Address:** 741 Kimball Rd | **Phone #:** 970481-9834 |
| **Describe how you qualify as a party-in-interest:** Home owner | |

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|---|---|
| **Signature:** | **Date:** Dec 1 2023 |
| **Name:** John Snedeger | **Email:** JSNEDEGER |
| **Address:** 512 Louise Lane | **Phone #:** 970 568-6060 |
| **Describe how you qualify as a party-in-interest:** Homeowner | |

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|---|---|
| **Signature:** | **Date:** 12/1/23 |
| **Name:** 638 Locust John Stewart | **Email:** JBStewartcha@gmail.com |
| **Address:** 630 Locust Grove Dr. | **Phone #:** 970-310-8664 |
| **Describe how you qualify as a party-in-interest:** | |

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|---|---|
| **Signature:** | **Date:** 12/01/2023 |
| **Name:** CHARLES THOMPSON | **Email:** CTHOMPSON92833@GMAIL.COM |
| **Address:** 820 GALLUP RD. Fort Collins, CO 80521 | **Phone #:** 714-883-6846 |
| **Describe how you qualify as a party-in-interest:** HOME OWNER AFFECTED BY DEVELOPMENT | |

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|---|---|
| **Signature:** | **Date:** 11-30-2023 |
| **Name:** HANNAH HEALEY | **Email:** INTOTHEMINDSEYE@ICLOUD.COM |
| **Address:** 2507 W LAUREL ST FORT COLLINS, CO 80521 | **Phone #:** (707) 617-0603 |
| **Describe how you qualify as a party-in-interest:** OCCUPANT | |

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|---|---|
| **Signature:** | **Date:** 11/30/2023 |
| **Name:** Katharyn R. Benessa | **Email:** KatharynBenessa16@gmail.com |
| **Address:** 908 Rocky Rd. | **Phone #:** 970-290-1162 |
| **Describe how you qualify as a party-in-interest:** I live in the neighborhood. | |

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|---|---|
| **Signature:** | **Date:** |
| **Name:** | **Email:** |
| **Address:** | **Phone #:** |
| **Describe how you qualify as a party-in-interest:** | |

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|---|---|
| **Signature:** | **Date:** 11-30-23 |
| **Name:** Dan Terry | **Email:** Dterry0827@gmail.com |
| **Address:** 512 Louise Lane | **Phone #:** 970-308-3675 |
| **Describe how you qualify as a party-in-interest:** Resident | |

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|---|---|
| **Signature:** Chris M Gillis | **Date:** Nov 30, 2023 |
| **Name:** Chris Gillis | **Email:** chgillis523@gmail.com |
| **Address:** 601 Louise Ln | **Phone #:** 970-556-8026 |
| **Describe how you qualify as a party-in-interest:** Resident | |

| | |
|---|---|
| **Signature:** | **Date:** |
| **Name:** | **Email:** |
| **Address:** | **Phone #:** |
| **Describe how you qualify as a party-in-interest:** | |

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