



Development Review Center
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6689
fcgov.com/DevelopmentReview

NOTICE OF VIRTUAL PUBLIC HEARING

September 29, 2020

Dear Property Owner or Resident:

This letter is to inform you a **virtual public hearing on October 13th** 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.

City Council has authorized the use of remote technology for select hearings. You can participate over the phone, on the internet, or through the Zoom app on a smartphone, iPad, or computer. **Virtual participation information will be available at fcgov.com/developmentreview/proposals at least 48 hours in advance of the meeting.** You do not need a paid Zoom account to participate.

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.

Please contact me, or Alyssa Stephens at devreviewcomments@fcgov.com or 970-224-6076 if you are unable to attend the meeting or would like to provide comments in advance. We welcome and encourage your participation, as your input is an important part of the development review process.

Sincerely,

Kai Kleer, City Planner
970.416.4284 | kkleer@fcgov.com

HEARING TIME

Tuesday, October 13, 2020

5:30 P.M.

Remote/Virtual Meeting

Meeting information will be posted at fcgov.com/developmentreview/proposals 48 hours prior to the meeting.

PROPOSAL NAME & LOCATION

3009 S Taft Hill Road – Single-Family Home, FDP190027

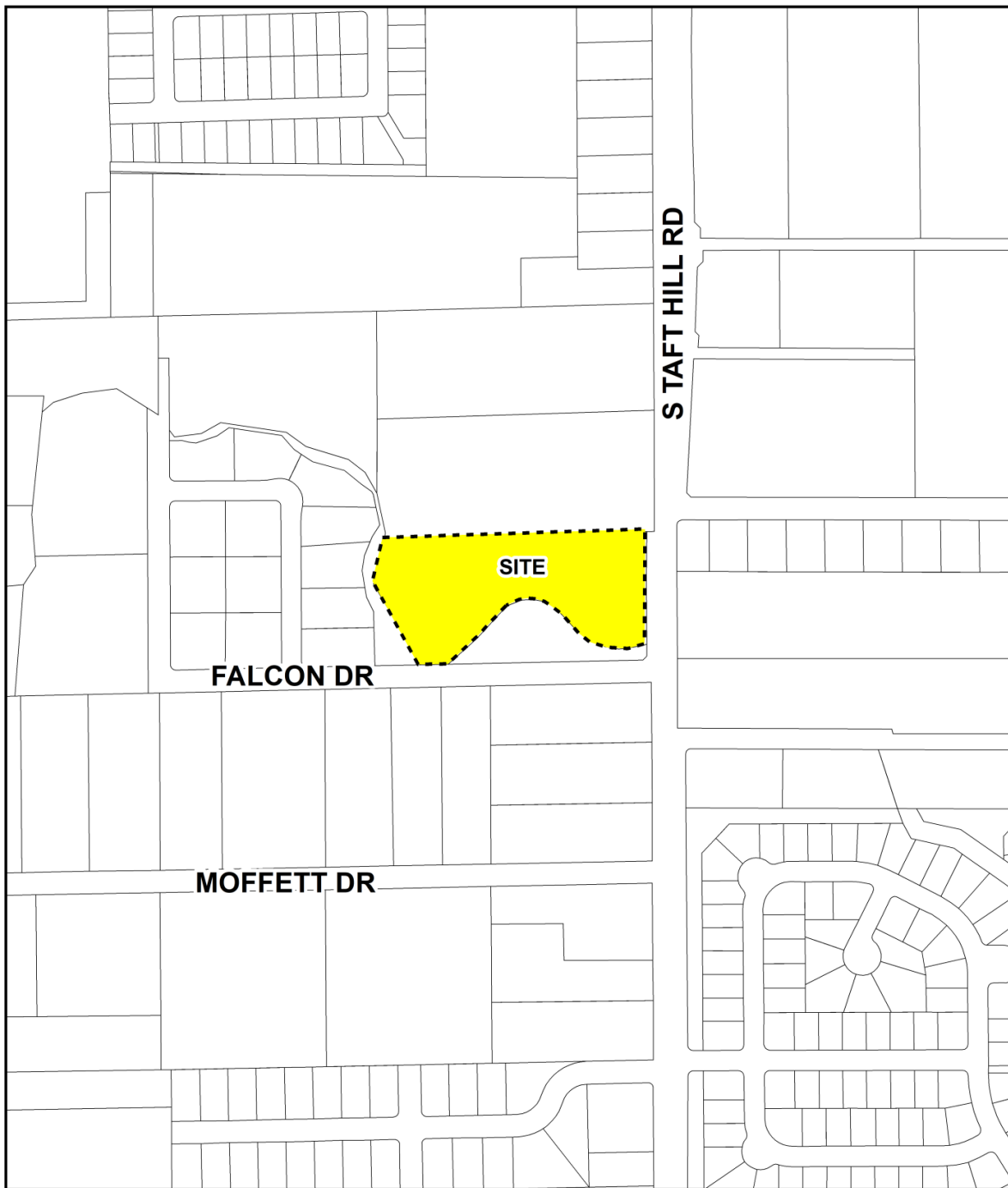
Located near the northwest corner of S Taft Hill Road and Falcon Drive. Sign #613. Parcel #9728122002. (Location map on reverse)

PROPOSAL DESCRIPTION

- This is a request to construct a new single-family residence and relocate an existing shed at 3009 S Taft Hill Road.
- The lot is approximately 4.2 acres in size and will be required to provide a buffer from the Pleasant Valley and Lake Canal.
- The Pleasant Valley and Lake Canal Company has removed trees and brush from the site and is unrelated to this development.
- Development would take access from an existing drive entrance along S Taft Hill Road.
- Property is in the Urban Estate (UE) Zone District.

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report:
fcgov.com/developmentreview/proposals
- Information about the Review Process:
fcgov.com/CitizenReview



3009 S TAFT HILL RD SINGLE-FAMILY LOCATION MAP

1 inch = 333 feet



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.