



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

NOTICE OF HEARING DECISION

October 27, 2020

Dear Public Hearing Attendee:

This letter is being sent to you because you attended a recent Administrative Hearing for the **Nittman Subdivision Project Development Plan/Final Plan #FDP200008**. Attached to this letter you will find a copy of the Type 1 Administrative Hearing Decision approving the project.

This final decision of the Administrative Hearing Officer may be appealed to the City Council, in accordance with Chapter 2, Article II, Division 3 of the City Code, within 14 calendar days of the decision (dated October 22, 2020) by the Hearing Officer. The deadline to file an appeal is 5:00 p.m. on November 5, 2020. An Appeal Form and Guidelines explaining the appeal process, including the Code provisions noted above, can be found online at fcgov.com/cityclerk/appeals.php, or may be obtained in the City Clerk's Office at 300 Laporte Avenue.

There may be an instance where someone may have attended the hearing but did not sign in and therefore will not receive this letter. Please feel free to share this information with them. Additionally, you may contact Alyssa Stephens, at 970-224-6076 or devreviewcomments@fcgov.com. Alyssa is available to assist residents who have questions about the review process, hearing officer decisions or how to appeal a decision to City Council. Thank you for participating in the development review process.

Sincerely,

Shawna Van Zee | Associate Planner
970.224.6086 | svanzee@fcgov.com

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.

HEARING TIME AND LOCATION

Tuesday, October 13, 2020

5:30 P.M.

Remote/Virtual Meeting

PROPOSAL NAME & LOCATION

Nittman Subdivision - FDP200008

This site is directly east of S. Shields St. and directly north of Scenic Dr. Sign #538. Parcel #9611209701.

PROPOSAL DESCRIPTION

- This proposal is to subdivide the existing lot (parcel #9611209701) to create one new additional lot for one new single-family dwelling unit.
- The new lot will be approximately 2.44 acres.
- Access to the new residence will be taken from a shared driveway between the two lots from Scenic Drive to the south.

ZONING INFORMATION

- Property is located within the Urban Estate (UE) Zone District.
- The proposal is a permitted use subject to review and approval by the administrative hearing officer.

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report: fcgov.com/ReviewAgendas
- Appeals Process: www.fcgov.com/appeals
- Appeal Guidelines: <http://www.fcgov.com/cityclerk/pdf/appeal-guidelines.pdf>
- Information About the Review Process: fcgov.com/CitizenReview