



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 **3009 S Taft Hill Rd – Single-family Home Project Development Plan/Final Plan #FDP190027**. 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,

Kai Kleer, AICP | City Planner
970.416.4284 kkleer@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

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.

ZONING INFORMATION

- Property is in the Urban Estate (UE) Zone District.
- Single-family Detached Dwellings are 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