



Development Review Center
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6750
fcgov.com/DevelopmentReview

PUBLIC NOTICE — TWO-WEEK OPEN COMMENT PERIOD

September 14, 2021

Dear Property Owner or Resident:

The City of Fort Collins has received a request to replat the property located on the west side of S Timberline Rd at Zephyr Rd, referred to as **Hansen Farm First Replat BDR210010 and MA210068**.

This is a request for a Basic Development Review to replat approximately 5.647 acres (parcel #8607100002) to replace 62 single-family attached lots (townhomes) with 46 single-family attached lots (duplexes). The property is in the Low-Density Mixed-Use Neighborhood (LMN) Zone District (location map on reverse). In conjunction with this BDR project, there is also a Minor Amendment to adjust the approved plans for the conversion of the lots from townhomes to duplexes.

The Land Use Code Section 2.18 allows this request to be considered by the Planning Director administratively versus a public hearing. Prior to consideration by the Planning Director, there will be a two-week open comment period during which comments can be provided to the Planning Services Department. This open comment period will be:

8:00 A.M., Wednesday, September 15th through 5:00 P.M., Wednesday, September 29th

- Written comments may be delivered to the Planning Services Department located at 281 North College Avenue, Fort Collins, CO 80524. *Or,*
- Written comments may be mailed to Planning Services, City of Fort Collins, P.O. Box 580, Fort Collins, CO 80522. *Or,*
- Electronic comments may be sent to pwray@fcgov.com.

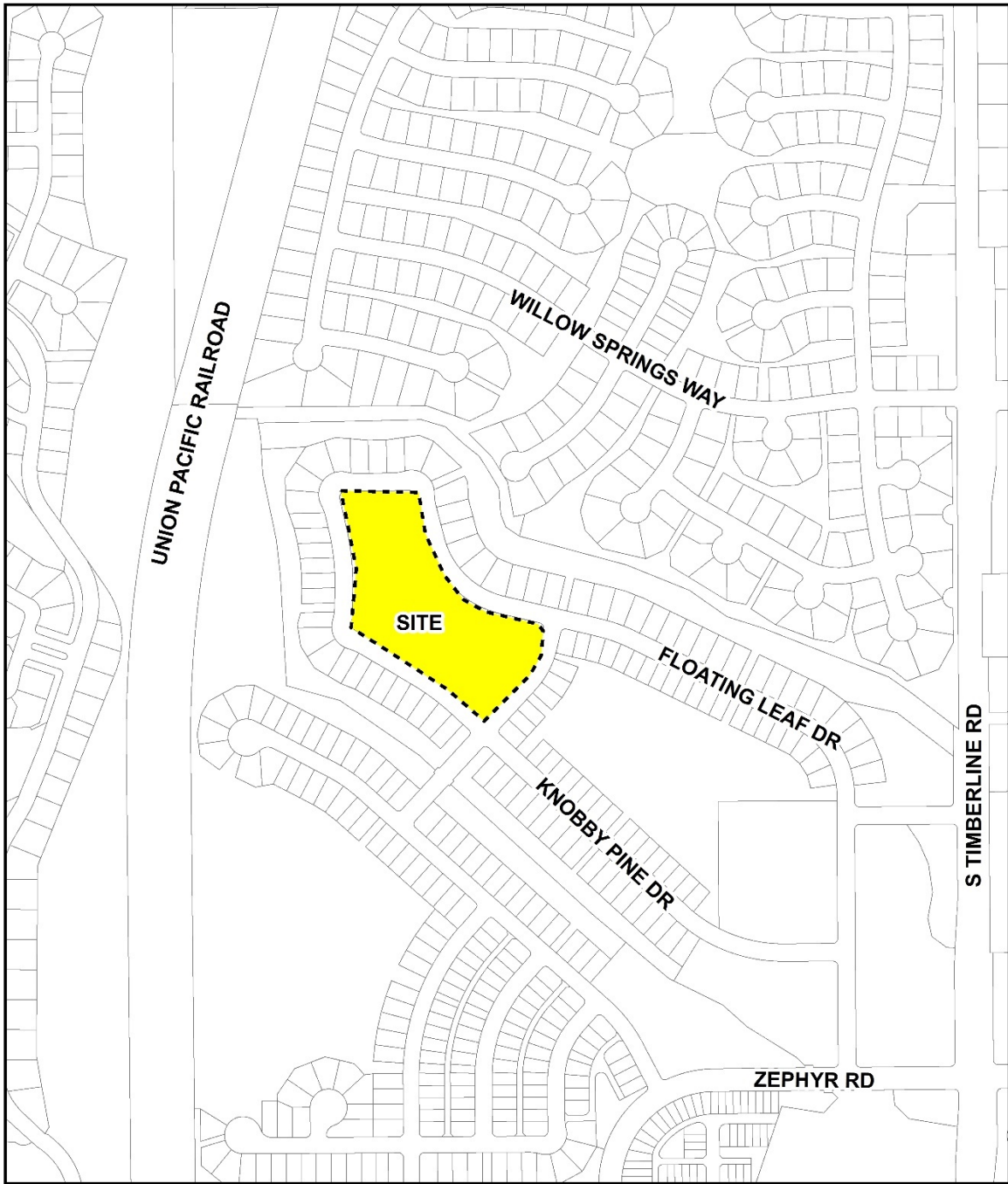
At the close of the public comment period, the Planning Director shall issue a written decision to approve, approve with conditions or deny the development application based on compliance with the applicable standards. The written decision shall be mailed to the applicant and to any person who provided comments during the comment period and shall also be posted on the City's website at www.fcgov.com/Proposals.

If you have any questions regarding this process, please feel free to contact Pete Wray, 970-221-6754 or pwray@fcgov.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Pete Wray".

Pete Wray, Senior City Planner



HANSEN FARM REPLAT



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. Contact Shar Manno, Manager, Customer Support, smanno@fcgov.com or 970-221-6767 (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.