



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

# NOTICE OF PUBLIC HEARING

August 4, 2022

Dear Property Owner or Resident:

This letter is to let you know that the Planning and Zoning Commission will conduct a public hearing to consider an appeal of an administrative decision to approve a Basic Development Review application for the 3006 Rockborough Court Replat, near property you own. **The hearing will be held on-site in Council Chambers, City Hall as well as virtually through Zoom.** Basic information about this appeal is to the right and on the back of this letter. A decision upholding or denying the Basic Development Review approval will be made at 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, tablet, or computer. **Virtual participation information will be available at [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals) at least 48 hours in advance of the meeting.** If you do not have access to the internet or need assistance accessing documents, call 970-224-6076.

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.

We welcome your participation in the development review process. If you are unable to attend the meeting or would like to provide comments in advance, please contact me or the Development Review Liaison at 970-224-6076 or [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com). City staff are available to assist residents who have questions about the project, review process and how to participate.

Sincerely,

Rebecca Everette | Planning Manager  
970-416-2625  
[reverette@fcgov.com](mailto:reverette@fcgov.com)

## HEARING TIME AND LOCATION

Thursday August 18, 2022, 6:00 P.M.  
**Virtual & In-Person Meeting Options**

Council Chambers, City Hall,  
300 Laporte Avenue

Virtual meeting information will be posted 48 hours prior to the meeting at [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals)

## PROPOSAL NAME AND LOCATION

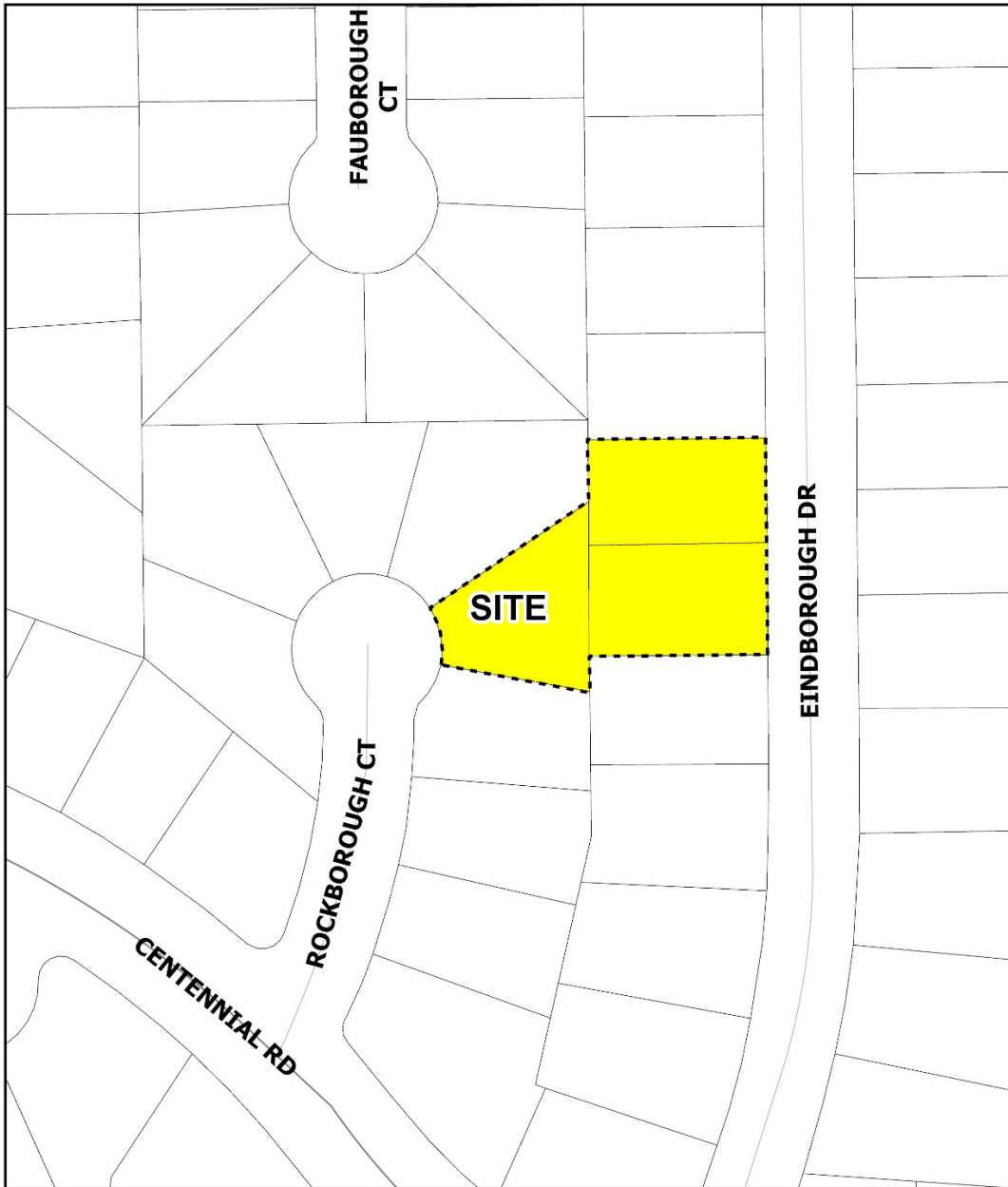
Appeal of a Basic Development Review, BDR220001, located at 3006 Rockborough Ct, 2937 Eindborough Dr and 3001 Eindborough Dr (Location map on the reverse)

## APPEAL INFORMATION

- This is a community member appeal of the administrative approval of a Basic Development Review to replat the three properties addressed 3006 Rockborough Ct, 2937 Eindborough Dr and 3001 Eindborough Dr.
- The approval granted a modification to reduce the minimum rear setback for the dwelling at 2937 Eindborough Dr from 15 feet to 13.5 feet.
- The three properties are under the same ownership.

## HELPFUL RESOURCES

- Staff Report and appeal documents: [fcgov.com/cityclerk/planning-zoning](http://fcgov.com/cityclerk/planning-zoning)
- This letter is also available at: [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals)
- Information about the review process: [fcgov.com/ResidentReview](http://fcgov.com/ResidentReview)



3006 ROCKBOROUGH CT REPLAT  
VICINITY MAP



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](mailto: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](mailto:translate@fcgov.com).