



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

NOTICE OF PUBLIC HEARING

May 10, 2017

Dear Property Owner or Resident:

This letter is being sent to let you know a public hearing 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.

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.

If you are unable to attend the meeting or would like to provide comments in advance, please contact me or Sylvia Tatman-Burruss, Neighborhood Development Review Outreach Specialist, at 970-224-6076 or statman-burruss@fcgov.com. Sylvia is available to assist residents who have questions about the review process and how to participate.

We welcome and encourage your participation, as your input is an important part of the development review process.

Sincerely,

Pete Wray, AICP, Senior City Planner
970-221-6754
pwray@fcgov.com

HEARING TIME AND LOCATION

Wednesday, May 24, 2017, 5:30 P.M.
(THIRD ITEM ON THE AGENDA)
215 N. Mason St., Community Room
(North Building Entrance)

PROPOSAL NAME & LOCATION

EAST RIDGE THIRD FILING,
PDP170006

The site is located on the southeast corner of E. Vine Drive and N. Timberline Road. (Please see project location map on the back of this letter)

PROPOSAL DESCRIPTION

- Request for Project Development Plan for East Ridge Third Filing to construct 209 single-family attached residences within the existing Tracts A, B and C on approximately 33.4 acres
- Proposed 139 on-street parallel parking spaces and 418 garages (2 per dwelling unit)
- Proposed recreation pool facility
- Proposed regional multi-use path along Timberline Road

MODIFICATIONS REQUESTED

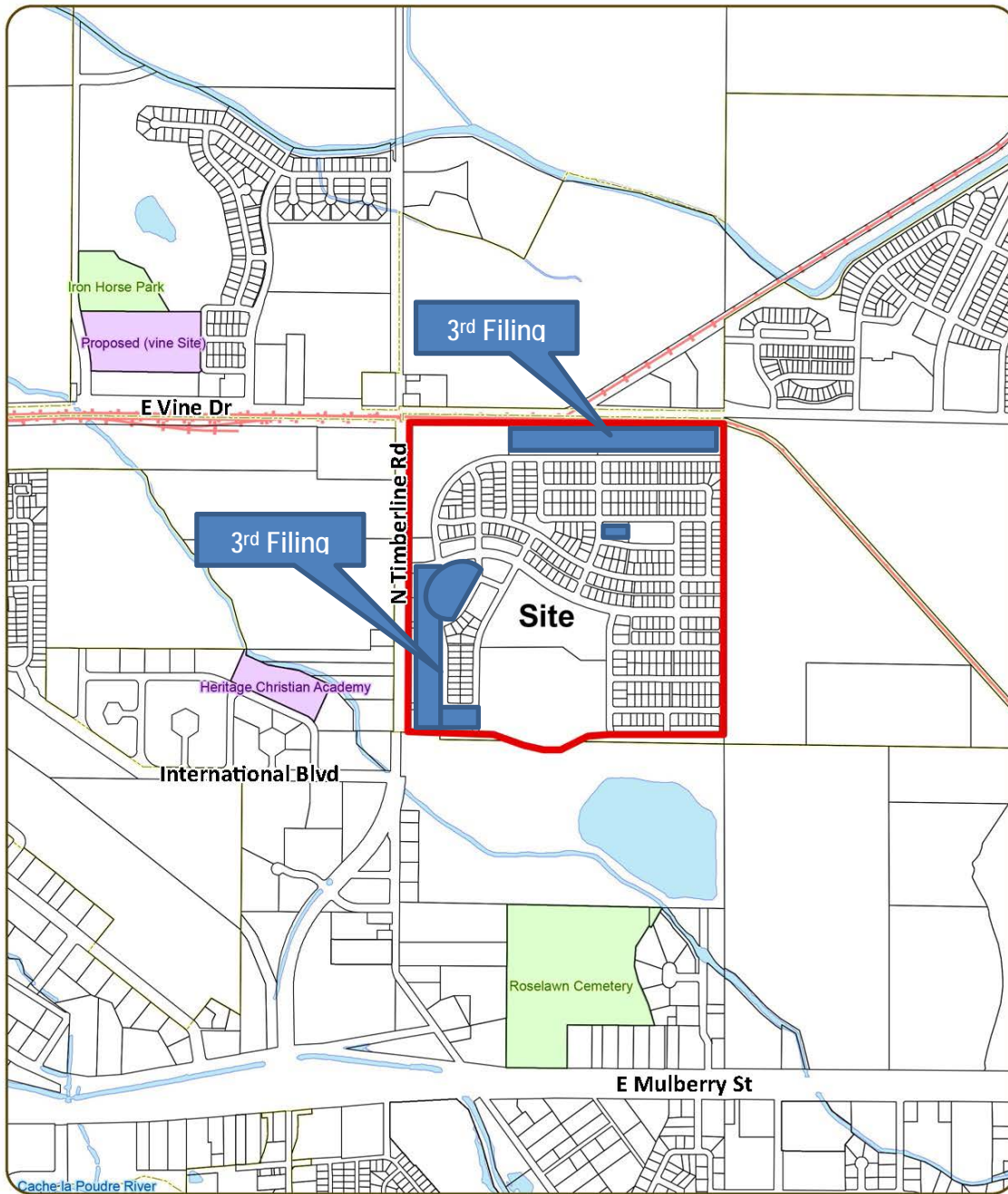
- Relationship of Dwellings to Streets
- Side and Rear Yard Setbacks
- Temporary Street Turnaround

ZONING INFORMATION

- Property is zoned Low Density Mixed-Use Neighborhoods (L-M-N)
- Single-family attached dwellings are an allowed use subject to Administrative (Type I) review

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report: fcgov.com/ReviewAgendas
- Information About the Review Process: fcgov.com/CitizenReview



East Ridge Vicinity Map

1 inch = 1,000 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. Please call 970-221-6750 for assistance.

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.