



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

# NOTICE OF PUBLIC HEARING

November 21, 2018

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](mailto: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,

Kai Kleer | Associate Planner  
970.416.4284  
[kkleer@fcgov.com](mailto:kkleer@fcgov.com)

## HEARING TIME AND LOCATION

Thursday, December 6, 2018  
5:30 P.M.  
281 N. College Avenue  
Conference Room A

## PROPOSAL NAME & LOCATION

Gulley Duran Single Family  
Residence FDP180021

This site is located approximately ½ mile northwest of the intersection of W. Trilby Road and S. Shields Street and abutting the east edge of Cathy Fromme Prairie. (Please see project location map on the back of this letter)

## PROPOSAL DESCRIPTION

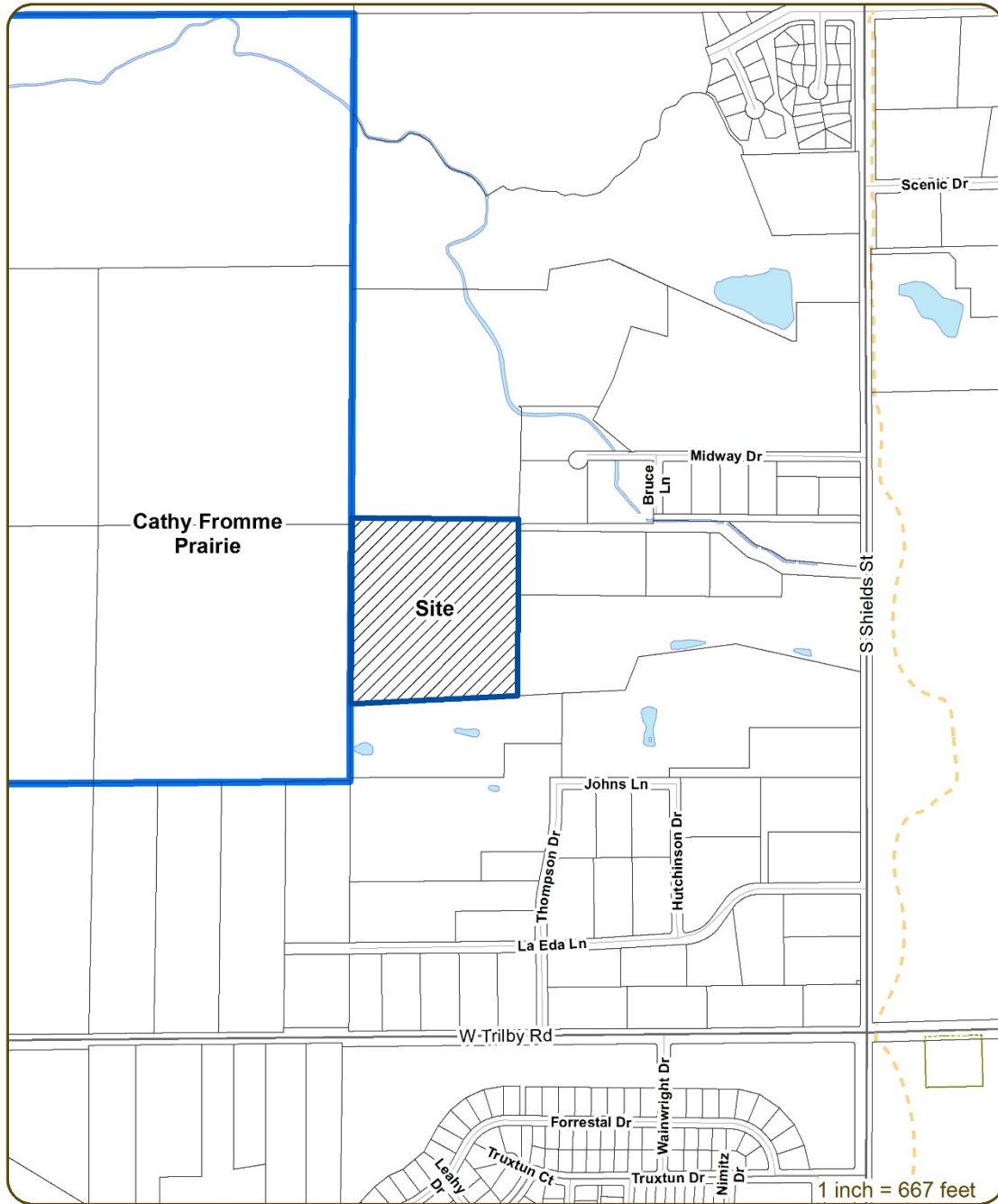
- The proposal is to construct a single-family residence and barn on parcel #961040006.
- The proposed lot is approximately 18 acres in size.
- Access will be taken from an existing driveway off S. Shields Street.

## ZONING INFORMATION

- Property is located within the Urban Estate District (UE).
- The proposal is a permitted use in this district and is subject to an Administrative Hearing.

## HELPFUL RESOURCES

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



## Gulley Duran Single Family Residence 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. 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).*