



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

«Name»
«Name2»
«Address»
«City», «State» «Zipcode»
100.803100.549110

NOTICE OF PUBLIC HEARING

November 15, 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. 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

Thursday, November 29, 2018
5:30 P.M.
Council Chambers
City Hall, 300 Laporte Avenue

PROPOSAL NAME & LOCATION

Hansen Farm Project Development Plan #PDP170036

This site is located at 6015 S. Timberline Road (please see map on the back of this letter)

PROPOSAL DESCRIPTION

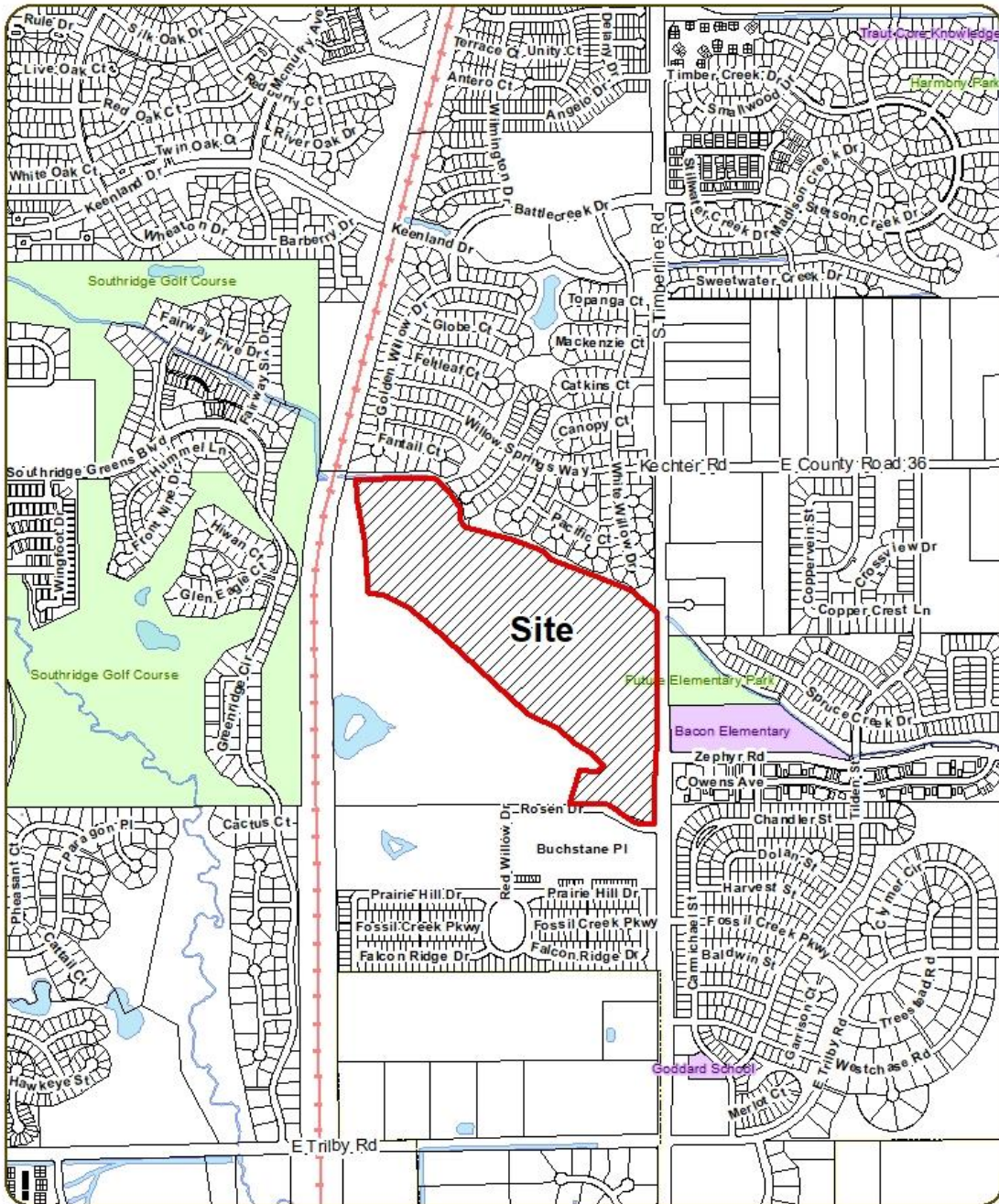
- Approximate 55-acre site.
- Proposed development will include 178 single-family dwellings (116 detached and 62 attached).
- Primary access is off S. Timberline Road.

ZONING INFORMATION

- The site is located in the Low Density Mixed-Use Neighborhoods (LMN) zone district.
- The proposed Project Development Plan represents an initial phase of a multiple phase development as described in the approved Overall Development Plan.
- Future development phases not part of this PDP include Medium Density Mixed-Use Neighborhoods, and Neighborhood Commercial uses.

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report: fcgov.com/ReviewAgendas (Plans will be available at the link above on November 21).
- Information About the Review Process: fcgov.com/CitizenReview



Hansen Farm 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. 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.