



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

March 14, 2016

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. A decision regarding the approval or denial of the proposal will be made by an administrative hearing officer following the hearing. **We welcome and encourage your participation, as your input is an important part of the development review process.**

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.

Check out our online guide of your ways to participate in the development review process by visiting [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview). If you are unable to attend the meeting or would like to provide comments in advance, you may contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 or [sburnett@fcgov.com](mailto:sburnett@fcgov.com). Sarah is available to assist residents who have questions about the review process and how to participate.

We look forward to your participation at the public hearing. If you have questions at any time, please feel free to contact us.

Sincerely,

Clay Frickey  
City Planner  
970-224-6045  
[cfrickey@fcgov.com](mailto:cfrickey@fcgov.com)

### HEARING TIME AND LOCATION

Monday March 28, 2016  
5:30 p.m.  
Council Chambers  
300 Laporte Ave.

### PROPOSAL NAME & LOCATION

Harmony Cottages PDP  
(This site is located on the southeast corner of Harmony Rd and Taft Hill Rd)

### PROPOSAL DESCRIPTION

- 22 duplexes and 4 single-family homes (48 units total)
- 4.45 acre lot (10.79 dwelling units per acre)
- 94 off-street parking spaces
- Shared green space and park feature

### MODIFICATIONS REQUESTED

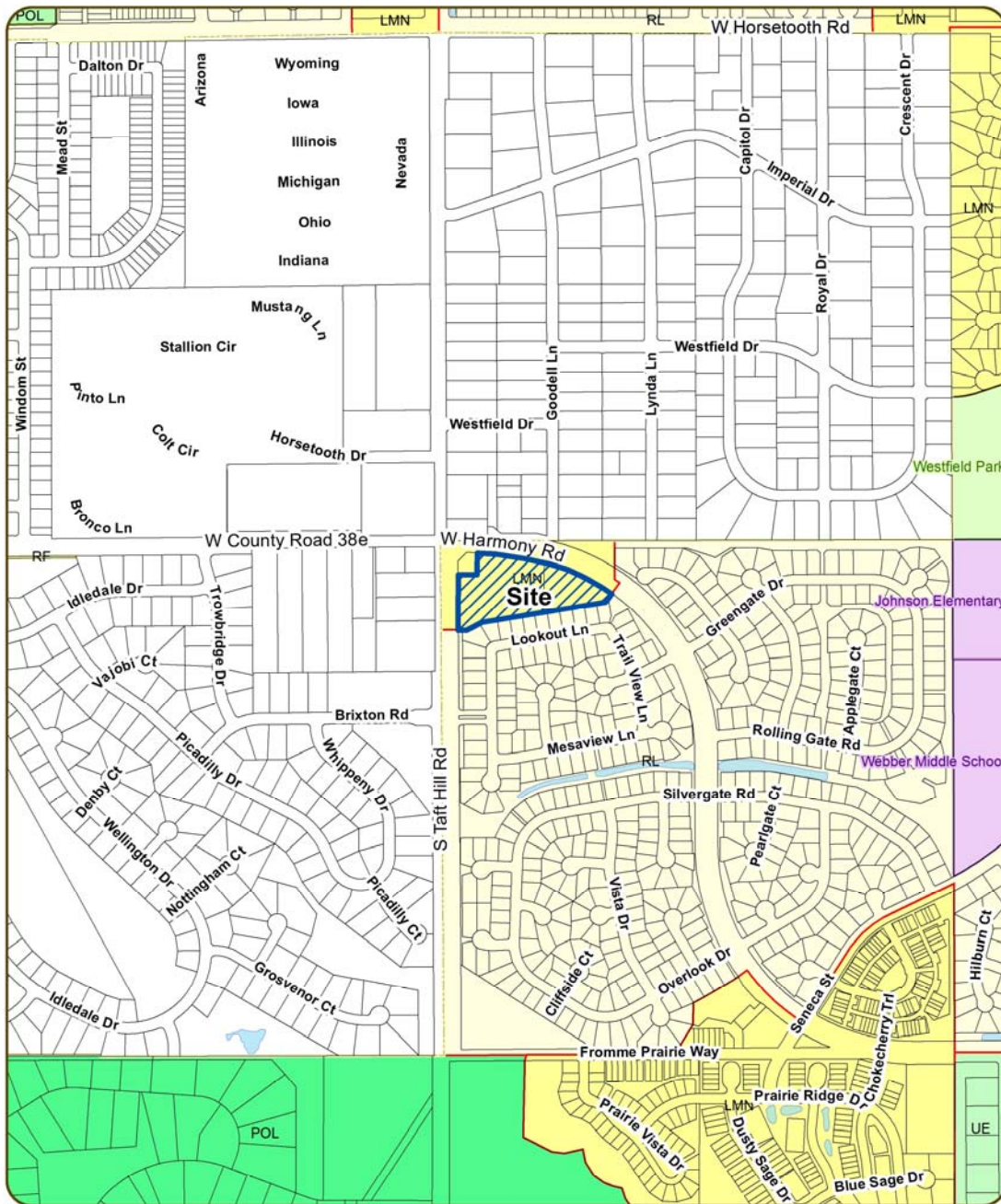
- 15' setback proposed on Harmony Rd and Taft Hill Rd (30' required)

### ZONING INFORMATION

- Property is located in the Low Density Mixed-Use Neighborhood (LMN) zone district
- Duplexes and single-family homes are allowed uses in the zone district subject to Administrative (Type I) review

### 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)



1 inch = 667 feet

## Harmony Cottages 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).