



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

April 12, 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,

Meaghan Overton, AICP | City Planner  
970.416.2283  
[moverton@fcgov.com](mailto:moverton@fcgov.com)

## HEARING TIME AND LOCATION

Thursday, April 26, 2018  
5:30 P.M.  
281 N. College Ave.  
Conference Room A

## PROPOSAL NAME & LOCATION

Solera Subdivision - 1701 W. Trilby  
FDP170021

(Please see project location map on the back of this letter)

## PROPOSAL DESCRIPTION

- Approximately 2.34-acre site
- The applicant proposes to plat the site and construct a single-family detached house.
- Existing accessory buildings will remain. The existing driveway will be extended to the new house.

## MODIFICATIONS REQUESTED

- The proposal includes a modification to the City Land Use Code, requesting a reduced lot size for the existing property.
- The proposal includes a modification to the City Land Use Code, requesting a reduced lot width for the existing property.

## ZONING INFORMATION

- The site is zoned Rural Lands (RUL).

## 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

## 1701 W. Trilby Road APO 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).*