



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

June 3, 2015

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. 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. 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,

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

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: titlesix@fcgov.com.

HEARING TIME AND LOCATION

Thursday, June 18, 2015
5:30 p.m.
281 N. College Ave.
Conference Room A

PROPOSAL NAME & LOCATION

Timbervine Major Amendment and Replat, MJA #150001
(This site is located near the southwest corner of E. Vine Drive and N. Timberline Road)

PROPOSAL DESCRIPTION

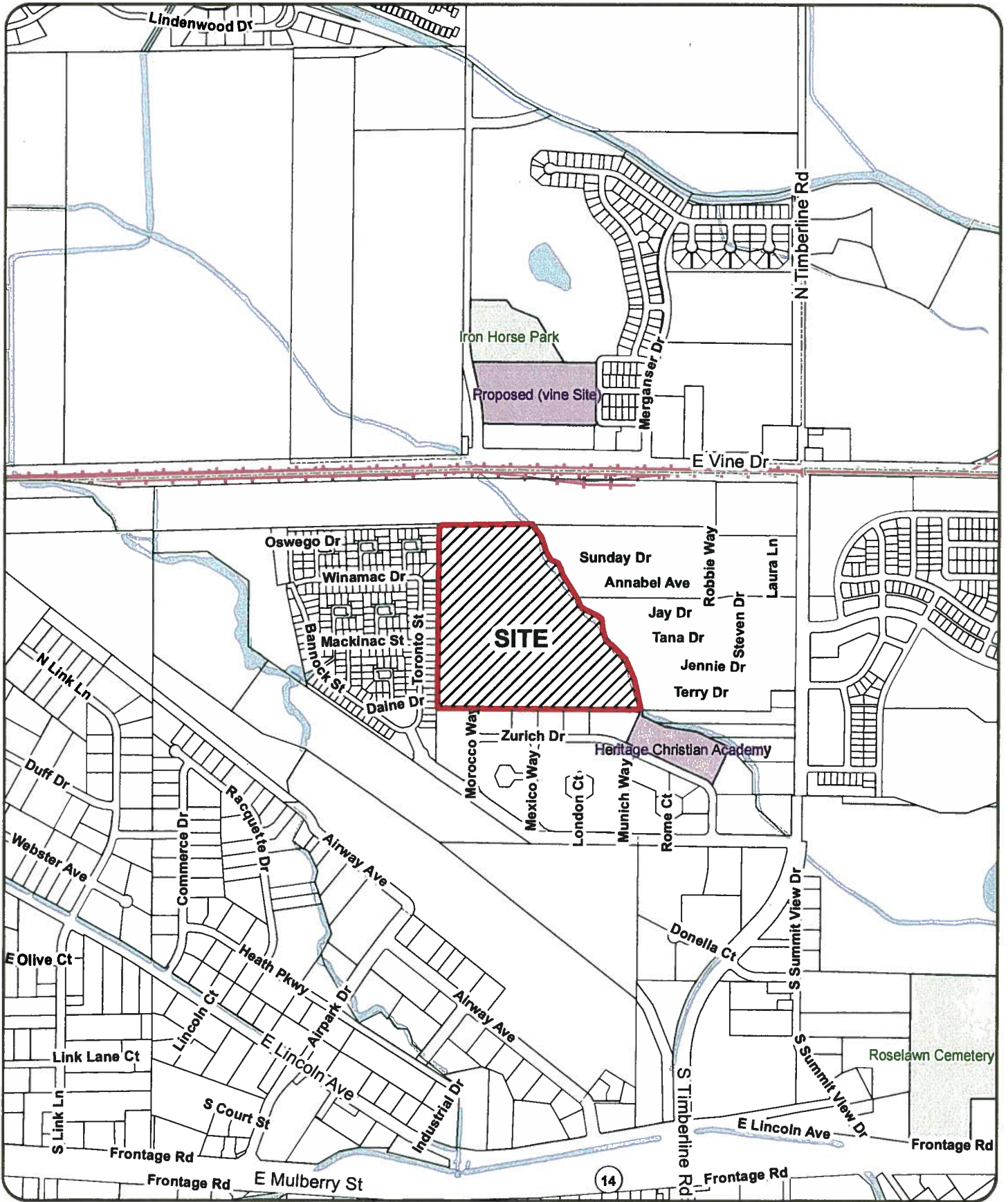
- A Major Amendment and Replat of the previously approved PDP to add 6 single-family attached dwelling units and change to platted lots
- Single-family detached residential (145 lots)
- Single-family attached residential (28 lots)
- 1 acre neighborhood park
- 39.2 acres

ZONING INFORMATION

- Property is located in the Low Density Mixed-Use Neighborhoods (L-M-N) Zoning District
- Single-family residential is permitted in the L-M-N district, subject to an Administrative Type I Review

HELPFUL RESOURCES

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



1 inch = 1,000 feet

Timbervine

