



Development Review Center
Planning Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6689
fcgov.com/DevelopmentReview

NOTICE OF HEARING DECISION

November 10, 2020

Dear Public Hearing Attendee:

This letter is being sent to you because you attended a recent Administrative Hearing for the proposed amendment to the approved development plan for the land between Greenfields Dr. and Campfire Dr. Attached to this letter you will find a copy of the Type 1 Administrative Hearing Decision approving the project.

This final decision of the Administrative Hearing Officer may be appealed to the City Council, in accordance with Chapter 2, Article II, Division 3 of the City Code, within 14 calendar days of the decision (dated November 5, 2020) by the Hearing Officer. The deadline to file an appeal is 5:00 p.m. on November 19, 2020. An Appeal Form and Guidelines explaining the appeal process, including the Code provisions noted above, can be found online at fcgov.com/cityclerk/appeals.php, or may be obtained in the City Clerk's Office at 300 Laporte Avenue.

There may be an instance where someone may have attended the hearing but did not sign in and therefore will not receive this letter. Please feel free to share this information with them. Additionally, you may contact Alyssa Stephens, at 970-224-6076 or devreviewcomments@fcgov.com. Alyssa is available to assist residents who have questions about the review process, hearing officer decisions or how to appeal a decision to City Council. Thank you for participating in the development review process.

Sincerely,

Clark Mapes | City Planner
970.221.6225 cmapes@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. 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.

HEARING TIME AND LOCATION

Tuesday, October 27, 2020

5:30 P.M.

Remote/Virtual Meeting

PROPOSAL NAME & LOCATION

Trail Head Filing Four Major

Amendment #MJA200001

East Vine Drive at Greenfields Drive and Campfire Drive, within the Trail Head subdivision (map on reverse). Sign #563.

PROPOSAL DESCRIPTION

- The amendment proposal is to change the current approved use from townhomes to single-family residences.
- 45 townhome lots would be replatted into 27 lots.
- Alley access to garages remains a part of the plan.
- Walkway spines remain a part of the plan.

ZONING INFORMATION

- Property is in the Low Density Mixed-Use Neighborhood (L-M-N) Zone District.

HELPFUL RESOURCES

- Decision Report: fcgov.com/developmentreview/proposals
- Appeals Process: www.fcgov.com/appeals
- Appeal Guidelines: <http://www.fcgov.com/cityclerk/pdf/appeal-guidelines.pdf>
- Information About the Review Process: fcgov.com/CitizenReview