



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

PUBLIC NOTICE OF DEVELOPMENT PROPOSAL

November 14, 2024

Dear Property Owner or Resident:

The City of Fort Collins has received a request for a Basic Development Review to plat and establish a single unit dwelling use on the property at 3036 W. Prospect Rd. **Von Vihl Heights Third Subdivision, BDR240007.**

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 this notice.

The Land Use Code Section 6.4 allows the Director of Community Development & Neighborhood Services, or their designee, to consider this request administratively vs. a public hearing. There is opportunity for you to provide comments on this project using the methods below:

- You may mail or hand deliver written comments to Em Myler, 281 North College Avenue, Fort Collins, CO 80524. *Or,*
- You may send electronic comments to devreviewcomments@fcgov.com.

The Director will review the comments, and after consideration shall issue a written decision **after December 2nd, 2024**, to approve, approve with conditions or deny the development application based on compliance with the applicable standards. The written decision shall be mailed to the applicant and to any person who provided comments and shall also be posted on the City’s website at fcgov.com/developmentreview/proposals.

If you have any questions regarding this process, please feel free to contact devreviewcomments@fcgov.com.

Sincerely,

Shawna Van Zee | City Planner
 970-224-6086 | svanzee@fcgov.com

PROPOSAL NAME AND LOCATION

Von Vihl Heights Third Subdivision, BDR240007, 3036 W Prospect Rd.

(location map on reverse)

Sign # 780, Parcel # 9716306011

PROPOSAL DESCRIPTION

- The proposal is to replat one lot into two lots.
- The proposal will establish the use as a single unit dwelling on the newly created lot.

MORE DETAILED INFORMATION

on this project can be found at:

fcgov.com/developmentreview/proposals

ZONING INFORMATION

- Property is located in the Low Density Residential (RL) Zone District.
- The proposal is a permitted use in this district and is subject to a Basic Development Review.

DECISION MAKER

Director of Community Development & Neighborhood Services or their designee.

HELPFUL RESOURCES

- Information About the Review Process: fcgov.com/ResidentReview
- If you need assistance accessing documents, contact Em at devreviewcomments@fcgov.com



Von Vihl Heights Third Subdivision
LOCATION 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. Contact Shar Manno, Manager, Customer Support, smanno@fcgov.com or 970-221-6767 (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.