



Department Name
Address Line 1
Address Line 2
PO Box 580
Fort Collins, CO 80522
970.000.0000
970.000.0000 - fax
fcgov.com

July 10, 2008

Dear Resident:

On Wednesday, July 23, 2008, at 5:00 p.m., in conference room A of 281 North College Avenue, Fort Collins, Colorado, the City of Fort Collins Current Planning Director will conduct an administrative hearing to consider a development proposal in your neighborhood. The project is referred to as **Settlers Creek First Replat, #13-08**.

Settlers Creek is an apartment project that is approved and under construction. The purpose of the replat is to accommodate one additional van-accessible handicap parking space located within Building Envelope 8.

By adding this one handicap parking space, Building Envelope 8 must be enlarged and all five garages along the south edge of the property are impacted. The enlargement of one garage and the shifting of four garages cause an encroachment into dedicated utility easements. In order to adjust the building envelopes and easements, the plat must be revised. The proposed replat makes these adjustments.

The site is bounded by J.F.K. Parkway on the west, Home Depot on the south, Landings Park on the east and Park Place at the Landings on the north. The parcel will remain zoned H-C, Harmony Corridor. There would be no increase in the number of approved dwelling units (229) as a result of this proposed replat.

The City Current Planning Staff and Director consider your interest and input in this matter, as well as your neighbor's input, an important part of the City's review of this proposal. If you are unable to attend, written comments are welcome.

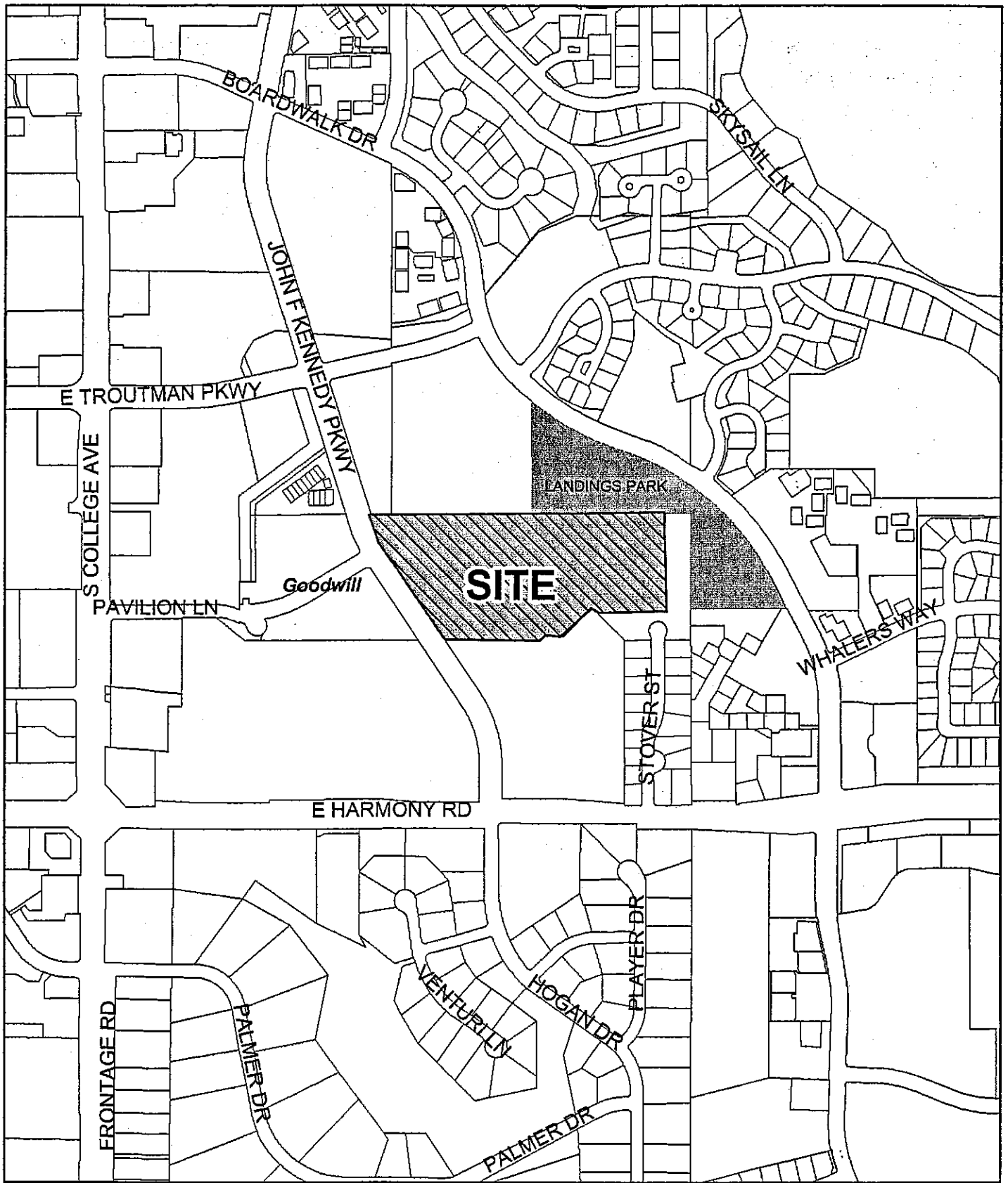
The list of affected property owners for this public meeting is derived from official records of the Larimer County Assessor. Because of the lag time between occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbor of this pending meeting so all neighbors may have the opportunity to attend.

Sincerely:

A handwritten signature in black ink that reads "Ted Shepard".

Ted Shepard, AICP
Chief Planner

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.



#13-08 Settler's Creek Replat

7/2/08

1 inch : 600 feet

