



Community Development and
Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522
970.221.6750
970.224.6134 - fax
fcgov.com/currentplanning

May 12, 2010

Dear Resident:

On **Wednesday May 26, at 5:00 pm**, in the Venti Conference Room (2nd floor), 281 N College Avenue, Fort Collins, Colorado, the City of Fort Collins Hearing Officer will conduct an **administrative public hearing** to consider a development proposal in your neighborhood. **A decision on the proposal will result from this public hearing.**

This is a request for an accessory structure with habitable space located on the rear of a lot at 224 Wood Street. The property is located in the Neighborhood Conservation Medium Density (NCM) zone district. The first floor (approximately 350 s.f.) of the proposed structure will be used as a one car garage and the second floor (approximately 250 s.f.) will have a personal workspace and bathroom. The City's Land Use Code (LUC) defines "habitable space" as "any building with water and/or sewer service" in the NCM zone district (LUC, Section 4.8(D)(3)). In this case, habitable space does not mean a dwelling unit. The proposed use is permitted in the NCM zone district subject to administrative review (LUC, Section 4.8(B)(2)(c)1).

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.

If you have any questions regarding this matter, please call our office at (970)221-6750.

Sincerely,

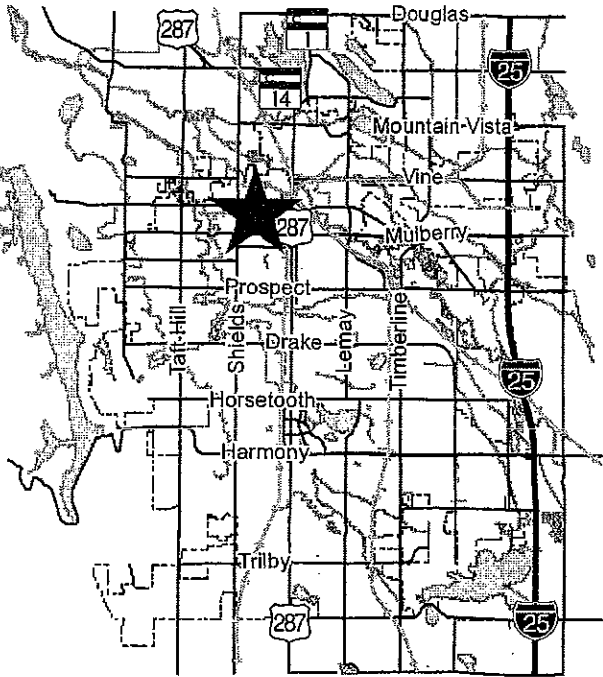
A handwritten signature in black ink that reads "Emma McArdle". The signature is written in a cursive, flowing style.

Emma McArdle
City 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.

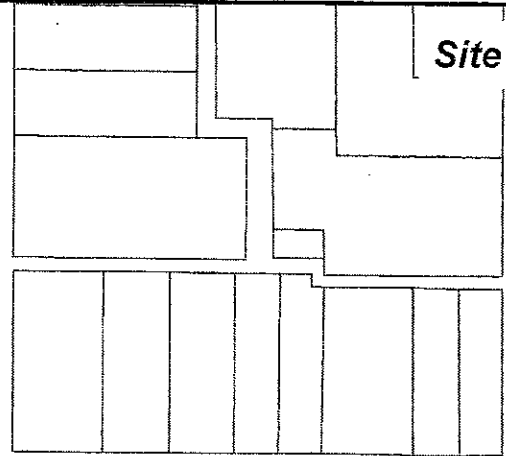
224 Wood Street - Accessory Building with Habitable Space, PDP

Vicinity Map



1 inch = 18,620 feet

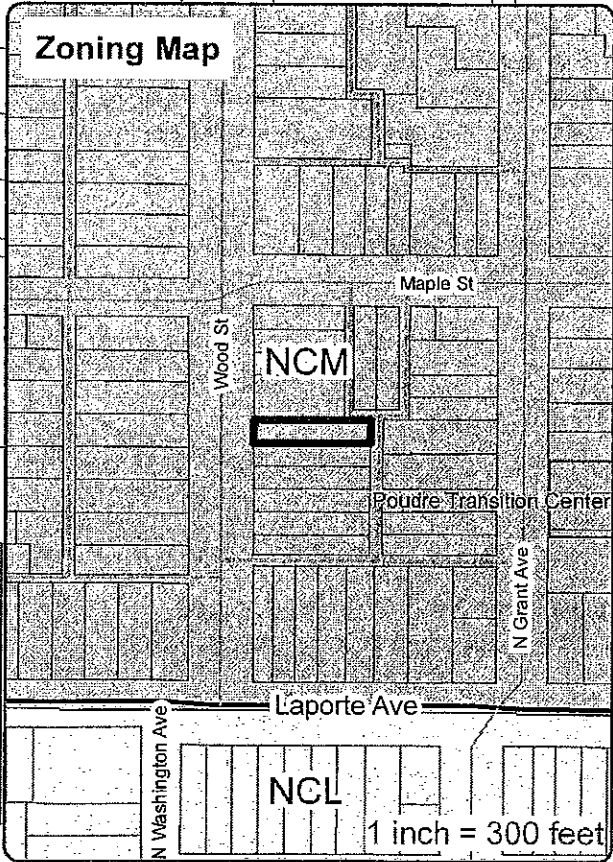
Site Map



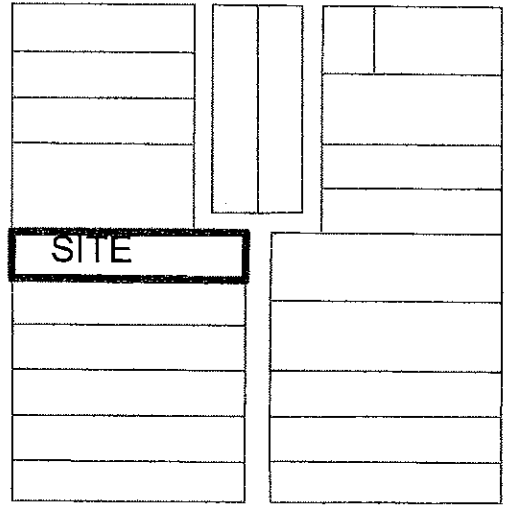
Wood St

N Grant Ave

Zoning Map



1 inch = 300 feet



Laporte Ave

N Washington Ave

1 inch = 150 feet

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