



NOTICE OF PUBLIC HEARING

January 7, 2015

Dear Property Owner or Resident:

This letter is being sent to let you know an Administrative Hearing Officer will conduct a public hearing to consider a development proposal near your property. Specific location information about this development proposal is to the right and on the back. **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. You may also 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 Administrative Public Hearing. If you have questions at any time, please feel free to contact us.

Sincerely,


Seth Lorson, AICP
City Planner
970-224-6189
slorson@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 970-220-6750 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.

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

HEARING TIME AND LOCATION

Thursday, January 22, 2014
5:30 p.m.
Conference Room A-D
281 N. College Ave.

PROPOSAL NAME & LOCATION

Brownes on Howes
315 North Howes Street

PROPOSAL DESCRIPTION

- 6 single-family attached units in two buildings (2 3-plexes)
- 3 stories with garage parking

MODIFICATIONS REQUESTED

1. Use of cement fiber lap siding on the third story
2. Side setback reduction for drive aisle from 5' to 1'-4".

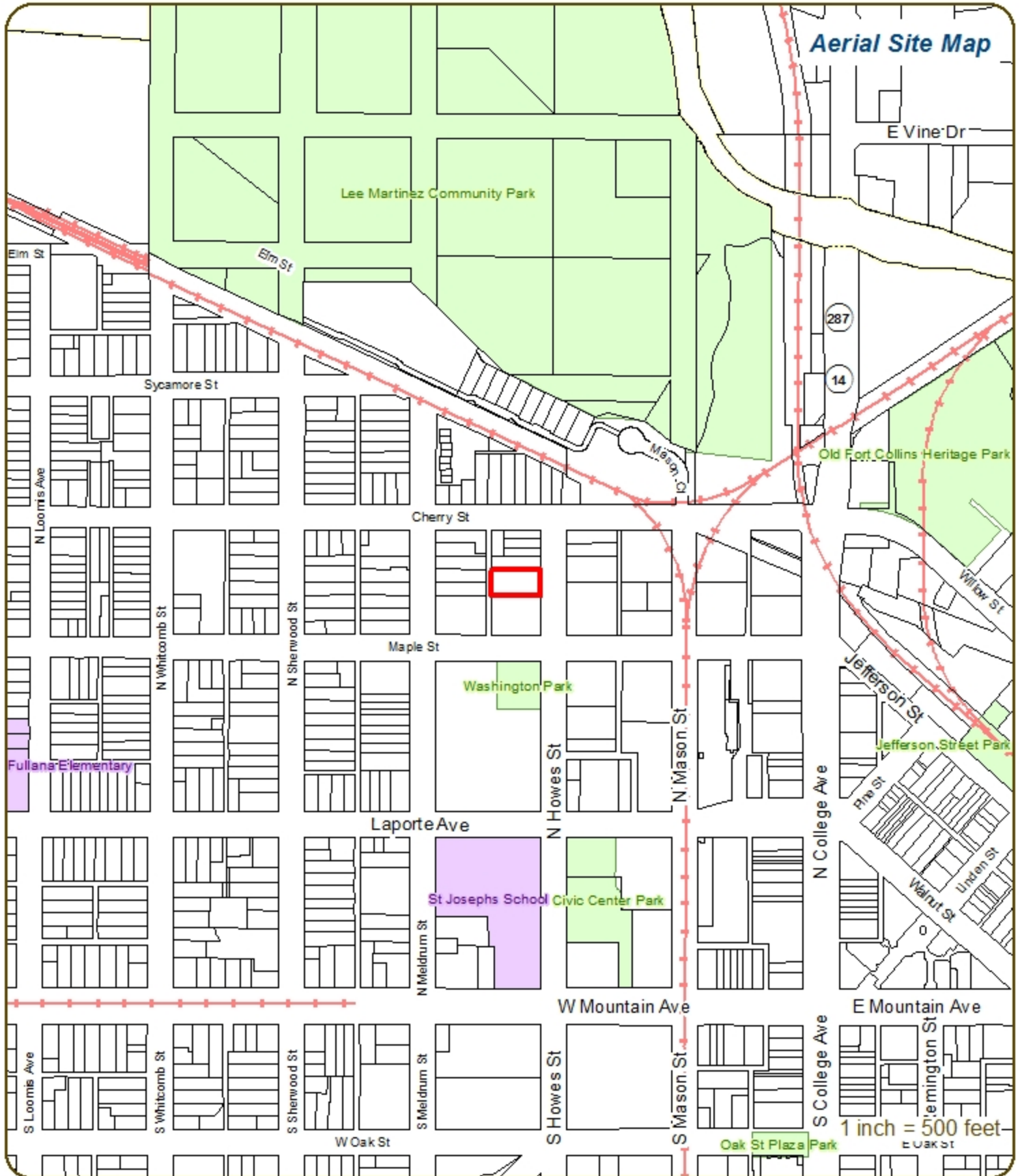
ZONING INFORMATION

- Downtown (D) Civic Center Subdistrict
- Transit-Oriented Development (TOD) Overlay Zone

HELPFUL RESOURCES

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

315 North Howes Street - Brownes on Howes



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