



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

## NOTICE OF PUBLIC HEARING

November 9, 2015

Dear Property Owner or Resident:

This letter is being sent to let you know a public hearing has been scheduled to consider a development proposal near your property. Specific information about this development proposal is to the right and on the back. A decision regarding the approval or denial of the proposal will be made by an administrative hearing officer following the hearing. **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](http://fcgov.com/CitizenReview). If you are unable to attend the meeting or would like to provide comments in advance, you may contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 or [sburnett@fcgov.com](mailto: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 public hearing. If you have questions at any time, please feel free to contact us.

Sincerely,

Clay Frickey  
Associate Planner  
970-224-6045  
[cfrickey@fcgov.com](mailto:cfrickey@fcgov.com)

### HEARING TIME AND LOCATION

Monday, November 23<sup>rd</sup>, 2015  
5:30 p.m.  
281 N. College Ave.  
Conference Room A

### PROPOSAL NAME & LOCATION

Magnolia/Whedbee Replat PDP/FP  
(The properties are located near the southeast corner of Whedbee St. and Magnolia St.)

### PROPOSAL DESCRIPTION

- Replat 517 E Magnolia St. and 404 Whedbee St.
- 517 E Magnolia lot will be 9,000 sq. ft.
- 404 Whedbee lot will be 5,000 sq. ft.

### MODIFICATIONS REQUESTED

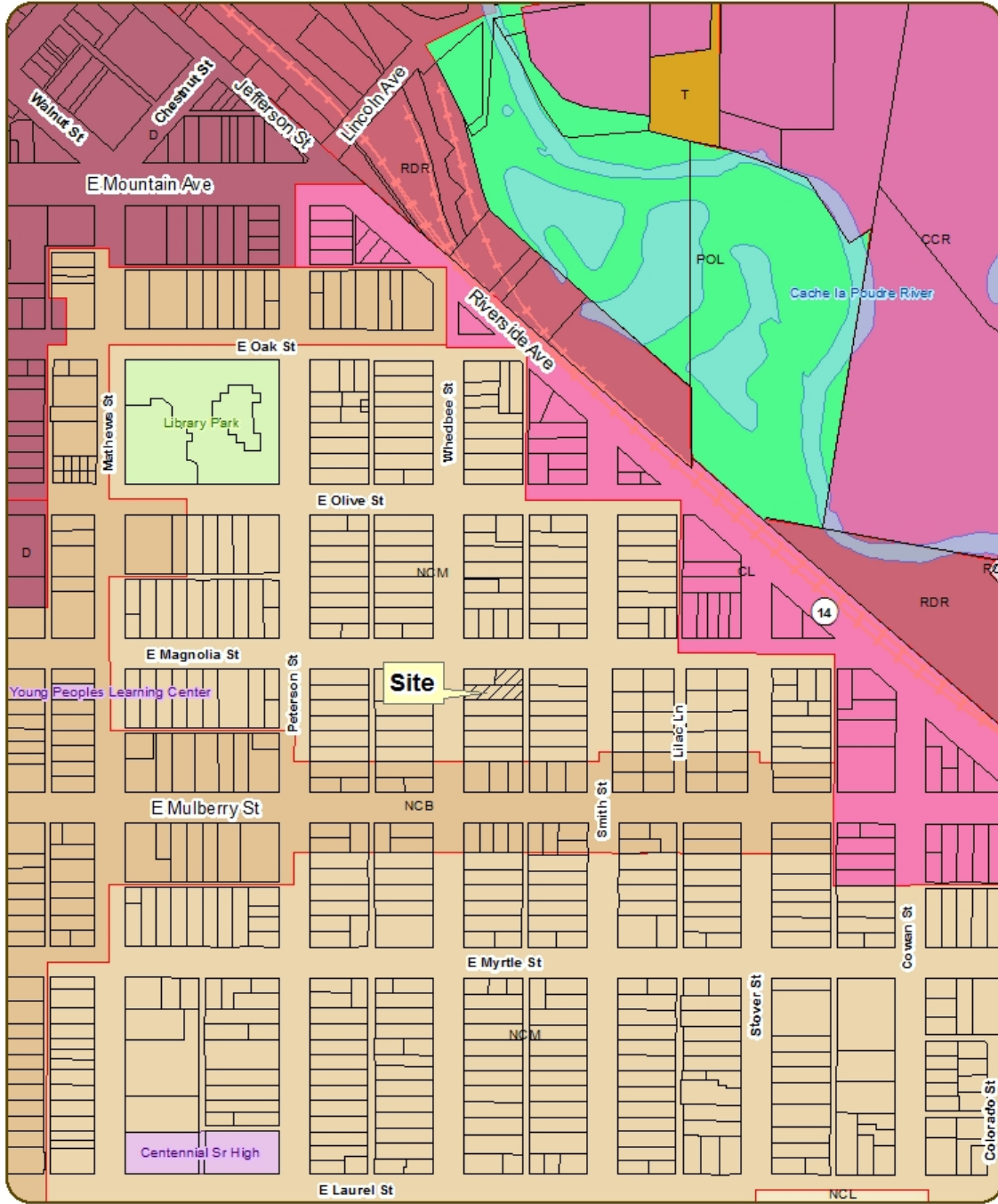
- No modifications requested

### ZONING INFORMATION

- The properties are located in the Neighborhood Conservation – Medium Density (NCM) zone district

### HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report: [fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas)
- Information About the Review Process: [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)



1 inch = 417 feet

## Magnolia/Whedbee Replat Vicinity 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. Please call 970-221-6750 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](mailto:titlesix@fcgov.com)