



PUBLIC HEARING NOTICE

January 16th, 2014

Dear Property Owner or Resident:

This letter is being sent to let you know about a modification request to a previously approved development proposal near your property and to invite you to the public hearing where you can provide the hearing officer with your comments regarding the modification request. Specific information about this modification proposal is to the right and on the back of this letter.

The project is proposing a reduction in dwelling units from 41 to 39 on 2.21 acres, which requires a density modification to be approved, since the previously approved project included 10.42 acres. This change in project acreage and resulting change in density is due to a portion of the previously approved project being purchased by the City for stormwater detention (8.21 acres). The previously approved site plan accommodated this detention area, and the overall development pattern is not changing from the plans previously approved in 2009.

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 neighborhood meeting 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.

Public comment is encouraged during all phases of the review process. If you are unable to attend the hearing, but would like to provide input, please feel free to write me at the address above or e-mail me at jholland@fcgov.com. If you have questions at any time, please feel free to contact us.

Sincerely,

Jason Holland, PLA | City Planner
City of Fort Collins
281 North College Avenue
Fort Collins, CO 80522
970.224.6126
jholland@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

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

español sin costo alguno, favor enviar un correo electrónico en español a la siguiente dirección electrónica: titlesix@fcgov.com.

HEARING TIME AND LOCATION

Thursday January 30th, 2014
5:00 p.m. (This is scheduled as the 4th item on the agenda.)
Conference Room A
281 North College Avenue, Fort Collins

PROPOSAL NAME & LOCATION

Manhattan Townhomes
3836 Manhattan Avenue

PROPOSAL DESCRIPTION

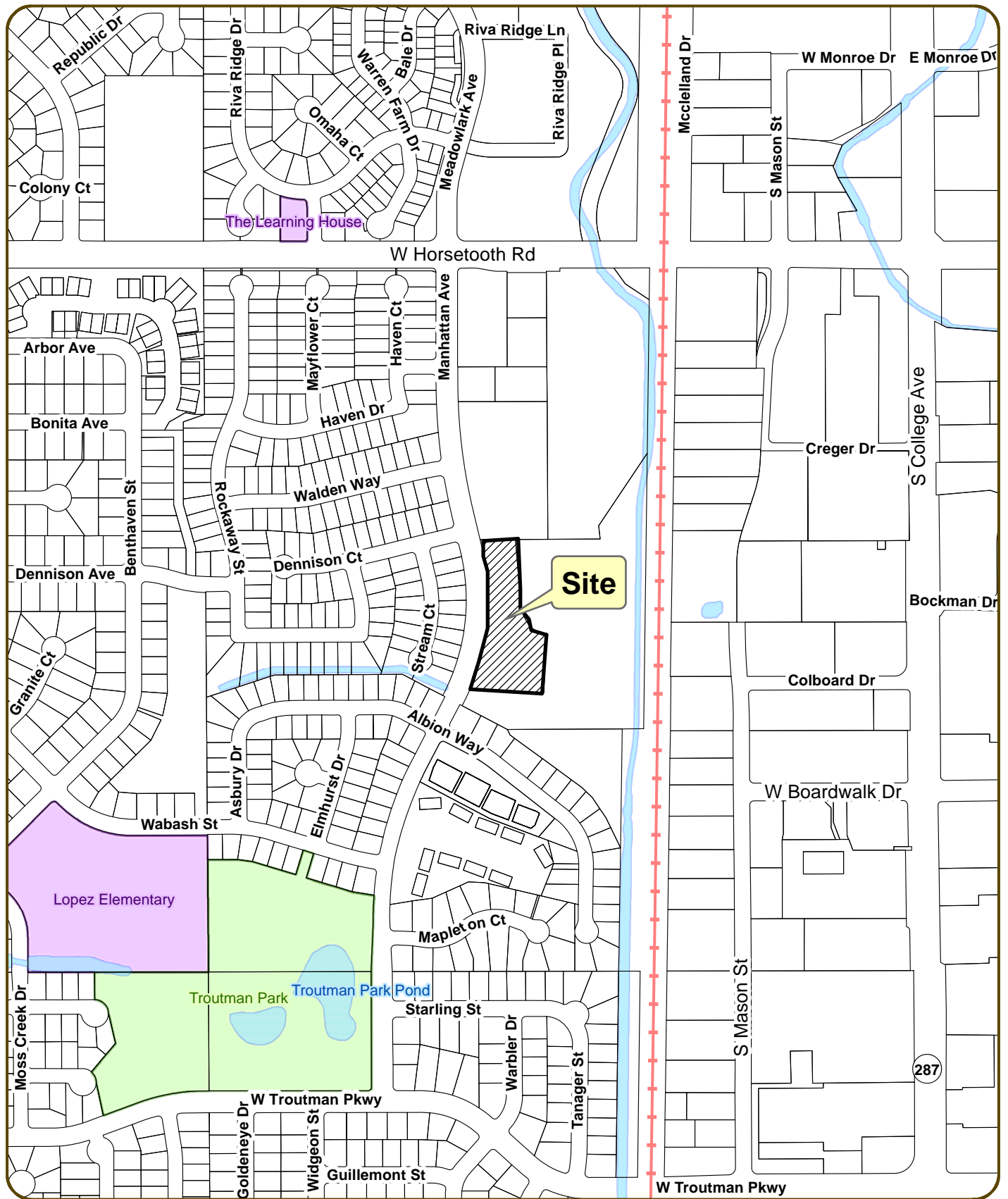
Modification request to overall density, due to sale of 8.21 acres for City regional detention facility.

ZONING INFORMATION

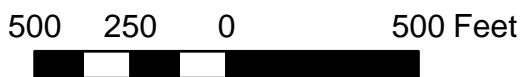
Low-Density Mixed Use Neighborhood District (L-M-N)

HELPFUL RESOURCES

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



3836 Manhattan Avenue



1 inch = 500 feet

