City of Fort Collins

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

NEIGHBORHOOD MEETING INVITATION

October 29th, 2013

Dear Property Owner or Resident:

This letter is being sent to let you know of a potential development proposal near your property and to invite you to the neighborhood meeting where you can learn more about the proposal. Specific 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.**

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.

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.

This letter and attachments are available online at *fcgov.com/ReviewAgendas*.

We look forward to your participation at the neighborhood meeting. Public comment is encouraged during all phases of the review process. If you have questions at any time, please feel free to contact us.

Sincerely,

Noah Beals, LEED GA
City Planner
970-416-2313
nbeals@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.

MEETING TIME AND LOCATION
Wednesday, November 13th, 2013
6:30-8:30 p.m.
Old Town Library, Community Room
201 Peterson Street

PROPOSAL NAME & LOCATION
802 Myrtle Street Duplex
802 Myrtle Street.
(This site is located at the Northeast corner of Myrtle Street and Cowan Street.)

PROPOSAL DESCRIPTION
- Two-Family Dwelling (1 building)
- 3800 sq. ft. of allowable floor area
- 2 units 3 bedrooms each
- 2 story
- Off-street parking spaces in garage
- 9,500 sq. ft. lot

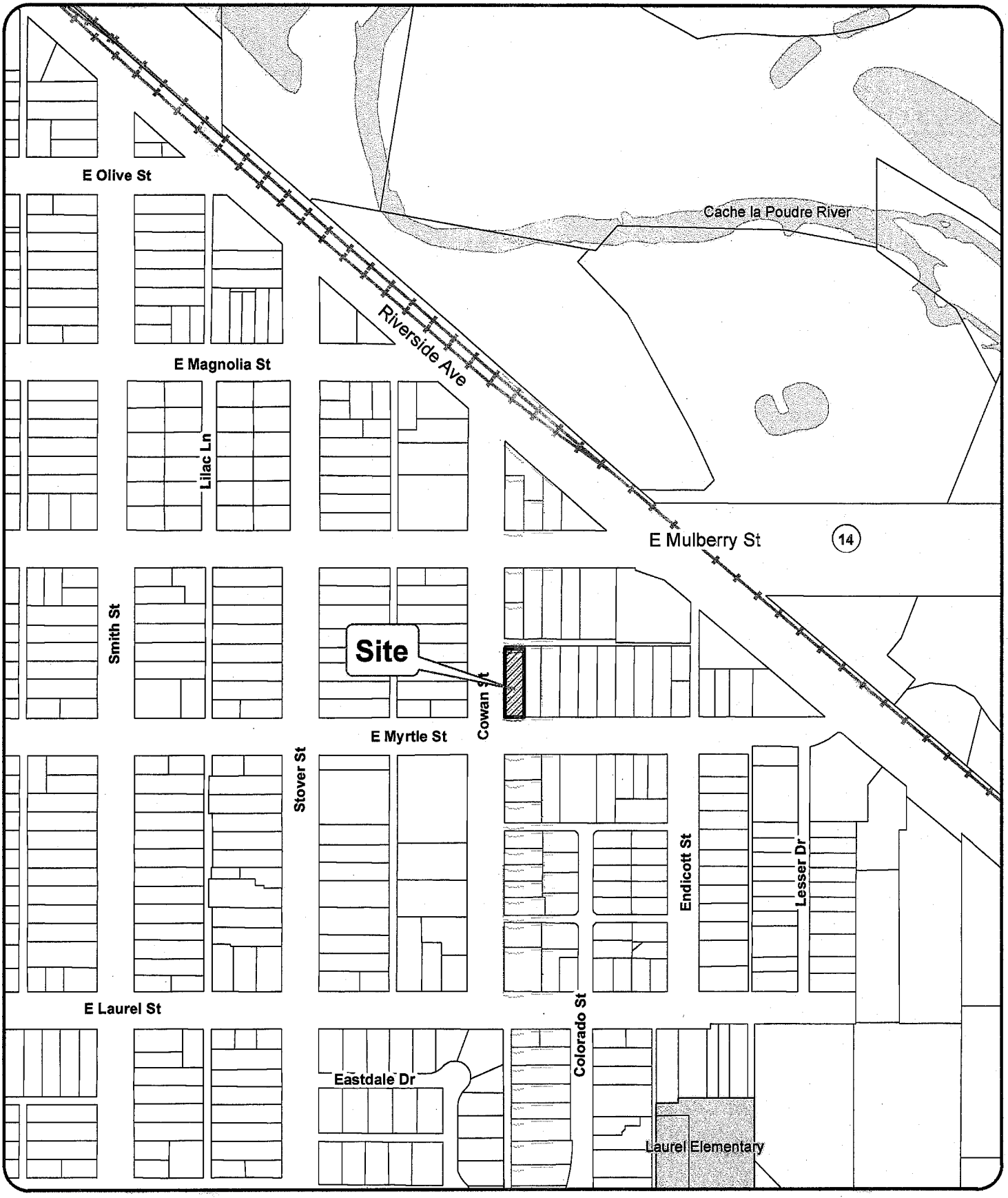
MODIFICATIONS REQUESTED
- At this stage in the development review there is a possible modification request to allow vehicle access from the street, code requires access from the alley or a request to decrease the side setback along Cowan Street.

ZONING INFORMATION
- Neighborhood Conservation Medium Density District (N-C-M)
- Two-family dwelling is permitted if approved by the Planning and Zoning Board in a public hearing

HELPFUL RESOURCES

- Conceptual Review Plans/Comments for this proposal: *fcgov.com/ConceptualReview* (select June 24th, 2013)

- Information About the Review Process: *fcgov.com/CitizenReview*



802 E Myrtle Street

360 180 0 360 Feet

1 inch = 356 feet

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