



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

NEIGHBORHOOD MEETING INVITATION

September 15, 2015

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 of this letter.

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. You can also contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 or sburnett@fcgov.com.

We also want to make sure you're aware of other long-range planning projects going on around the City in 2015 and 2016. Please see the following links for preliminary information about these projects and ways to get involved and provide input. You can also enter your email address at these websites and we'll email you progress updates and information about upcoming public meetings. **We welcome and encourage your participation, as your input is an important part of the planning process.** If you have questions at any time, please feel free to contact us.

Old Town Neighborhoods Plan Update:
<http://fcgov.com/otnp>

Downtown Plan Update:
<http://fcgov.com/downtown>

Sincerely,

Jason Holland, PLA | City Planner
970.224.6126
jholland@fcgov.com

MEETING TIME AND LOCATION

Wednesday, September 30, 2015
7 - 8:30 p.m. at the LaPorte Outreach Church, 220 North Taft Hill Road

PROPOSAL NAME & LOCATION

Salud Family Health Center
1830 LaPorte Avenue (Site formerly occupied by Forney Industries) (Please see project location map on the back of this letter)

PROPOSAL DESCRIPTION

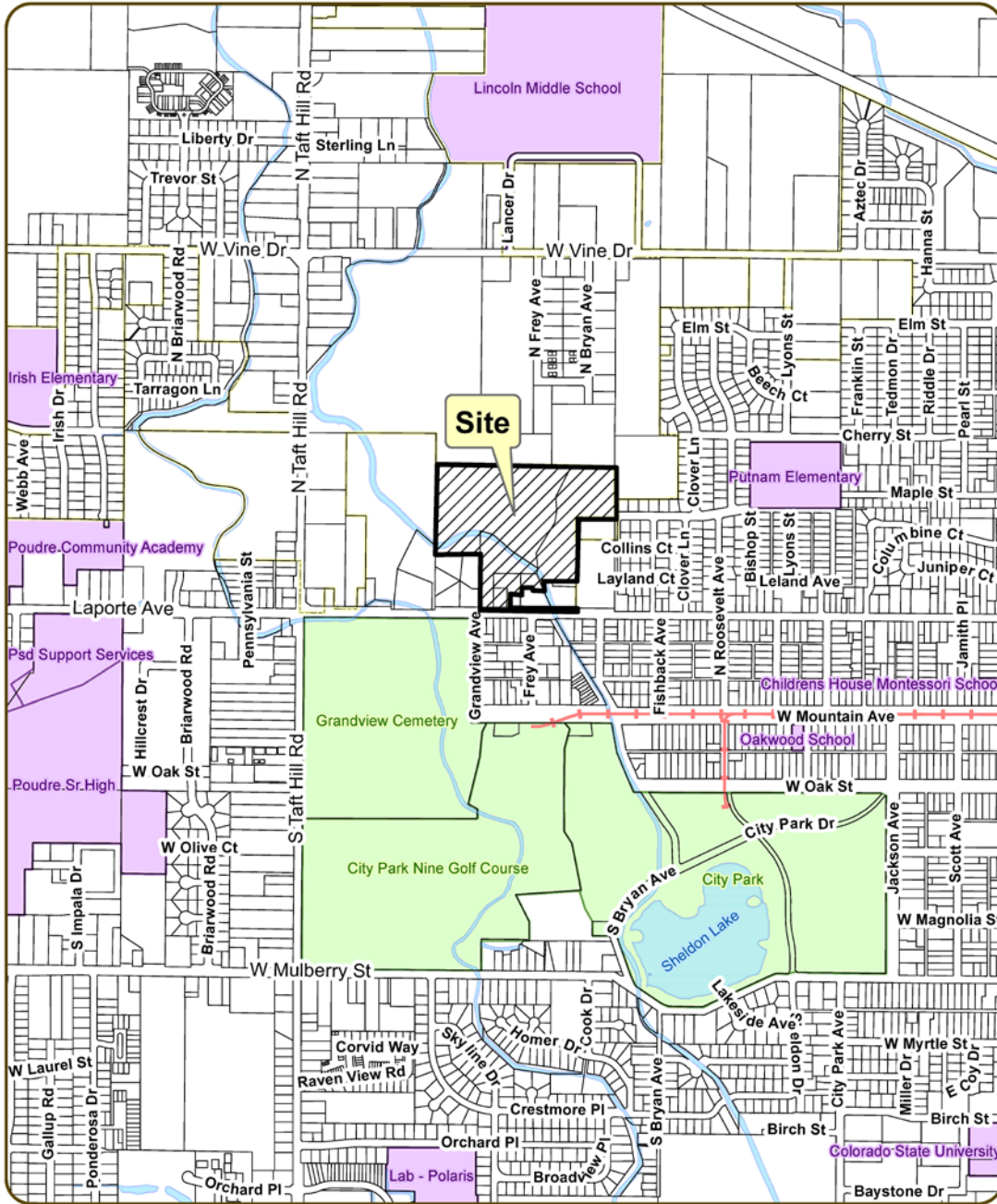
- Approximately 23 acre site
- Proposed zone districts for the site include (C-L), Limited Commercial and (L-M-N), Low Density Mixed Use Neighborhood
- A clinic providing medical and dental outpatient services is proposed in an existing building on the site, with parking lot and landscaping improvements.
- The project will provide an Overall Development Plan (ODP) which is subject to approval by the Planning and Zoning Board at a future public hearing. The ODP will describe allowable uses for the site as well as potential transportation connections to adjoining properties, conceptual drainage and utilities, natural features and buffers
- The medical clinic portion of the project is subject to an administrative Basic Development Review

MODIFICATIONS REQUESTED

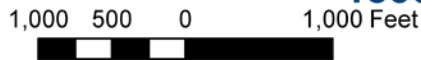
- A modification will be required to allow the existing building footprint for the clinic to be greater than 10,000 square feet.

HELPFUL RESOURCES

- This letter is also available at: fcgov.com/ReviewAgendas
- Check out the online guide about the review process and ways to participate: fcgov.com/CitizenReview



Salud Family Health Rezoning 1830 LaPorte Avenue



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: translate@fcgov.com.