



Development Review Center
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6689
fcgov.com/DevelopmentReview

NOTICE OF PUBLIC HEARING

January 16, 2020

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 of this letter. A decision regarding the approval or denial of the proposal will be made by an administrative hearing officer following the hearing.

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. If you own or manage an apartment building, please post this notice in a common area so your residents can participate.

If you are unable to attend the meeting or would like to provide comments in advance, please contact me or the Neighborhood Services Department, at 970-224-6046 or neighborhoodservices@fcgov.com. Neighborhood Services is available to assist residents who have questions about the review process and how to participate.

We welcome and encourage your participation, as your input is an important part of the development review process.

Sincerely,

Kai Kleer, AICP | City Planner
970.416.4284
kkleer@fcgov.com

HEARING TIME AND LOCATION

Thursday January 30, 2020
5:30 P.M.
City Hall Council Chambers
300 Laporte Avenue

PROPOSAL NAME & LOCATION

405 Scott Avenue – Carriage House
FDP190019

This site is approximately 500 feet northwest of the intersection of W. Mulberry Street and S. Shields Street. Sign #601. (Please see project location map on back.)

PROPOSAL DESCRIPTION

- The proposal is to construct a carriage house behind a street-fronting single-family residence.
- The plan proposes an 800 square foot building with two off-street parking spaces.
- The subject lot is 16,150 square feet in size.
- Access to the site will be taken from the existing alley.
- The project will preserve all existing landscaping on site.

ZONING INFORMATION

- Property is located within the Neighborhood Conservation, Low Density (NCL) Zone District.
- The proposal is a permitted use in this district and is subject to an Administrative Hearing.

HELPFUL RESOURCES

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



405 Scott Ave - Carriage House Location 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. Auxiliary aids and services are available for persons with disabilities. V/TDD: Dial 711 for Relay Colorado.

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.