



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

NOTICE OF VIRTUAL PUBLIC HEARING

November 25, 2020

Dear Property Owner or Resident:

This letter is to inform you that a **virtual public hearing on December 10, 2020** has been scheduled to consider a plan for extra occupancy to allow up to 4 unrelated occupants at 738 Campfire Drive near property you own. Basic information about this 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.

City Council has authorized the use of remote technology for select hearings. You can participate over the phone, on the internet, or through the Zoom app on a smartphone, iPad, or computer. **Virtual participation information will be available at fcgov.com/developmentreview/proposals at least 48 hours in advance of the meeting.** You do not need a paid Zoom account to participate. If you do not have access to the internet or need assistance, call 970-224-6076.

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.

Please contact me, or Alyssa Stephens at devreviewcomments@fcgov.com or 970-224-6076 if you are unable to attend the meeting or would like to provide comments in advance. We welcome and encourage your participation, as your input is an important part of the development review process.

Sincerely,

Will Lindsey | Associate City Planner
970.224.6164 | wlindsey@fcgov.com

HEARING TIME

Thursday, December 10, 2020
5:30 P.M.

Remote/Virtual Meeting

Meeting information will be posted at fcgov.com/developmentreview/proposals 48 hours prior to the meeting.

PROPOSAL NAME & LOCATION

738 Campfire Dr Extra Occupancy
FDP200018

Sign #572. Parcel #8704305006.
Location Map is on the back of this letter.

PROPOSAL DESCRIPTION

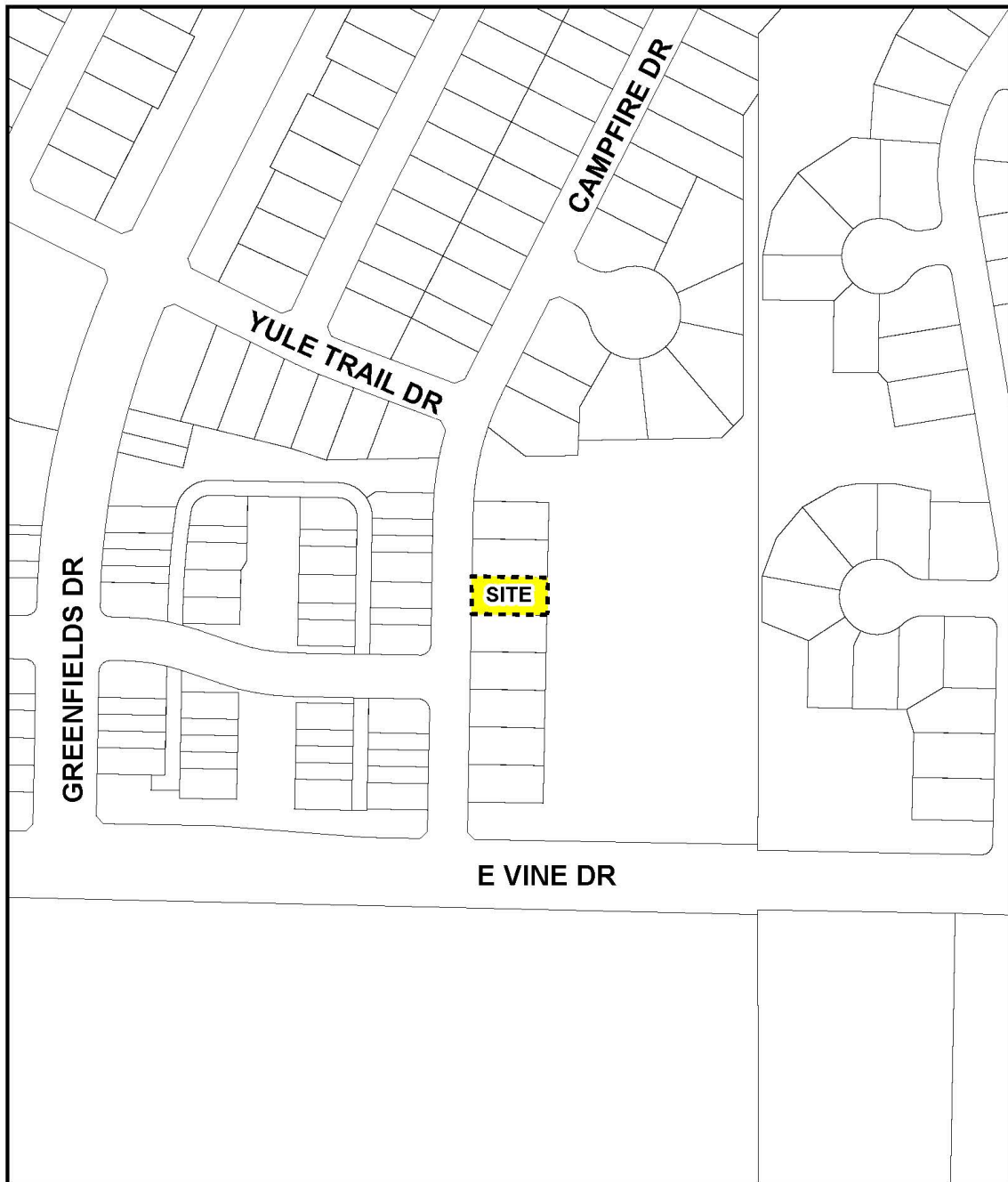
- This is a proposal to add extra occupancy as a use in a single-family dwelling, for up to four unrelated occupants.
- The plan provides the required floor area for the number of occupants.
- The plan provides the required 3 off-street parking spaces.
- Lot size is .11 acres.

ZONING INFORMATION

- Low Density Mixed-Use Neighborhood (LMN) Zone District.
- Extra Occupancy is a permitted use requiring an administrative public hearing.

HELPFUL RESOURCES

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



738 CAMPFIRE DR EXTRA OCCUPANCY 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.