



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

PUBLIC NOTICE — TWO-WEEK OPEN COMMENT PERIOD

August 27, 2021

Dear Property Owner or Resident:

The City of Fort Collins has received a request for a standalone Modification of Standards for the property addressed 728 Cherry Street, referred to as **728 Cherry Street, MOD210002**.

This is a request for a Modification of Standards to the minimum lot size requirement of 5,000 square feet. If the Modification is approved, the applicant would proceed with a BDR replat to create Lot A (5,651 square feet), and new Lot B (3,920 square feet and create an opportunity for a detached single-family dwelling unit). Access is taken from Cherry Street and existing alley directly to the east. The property is in the Neighborhood Conservation Medium-Density (NCM) Zone District, subject to Basic Development Review (location map on reverse).

The Land Use Code Section 2.18 allows this request to be considered by the Planning Director administratively versus a public hearing. Prior to consideration by the Planning Director, there will be a two-week open comment period during which comments can be provided to the Planning Services Department. This open comment period will be:

8:00 A.M., Friday, August 27th through 5:00 P.M., Friday, September 10th.

- Written comments may be delivered to the Planning Services Department located at 281 North College Avenue, Fort Collins, CO 80524. *Or,*
- Written comments may be mailed to Planning Services, City of Fort Collins, P.O. Box 580, Fort Collins, CO 80522. *Or,*
- Electronic comments may be sent to pwrap@fcgov.com

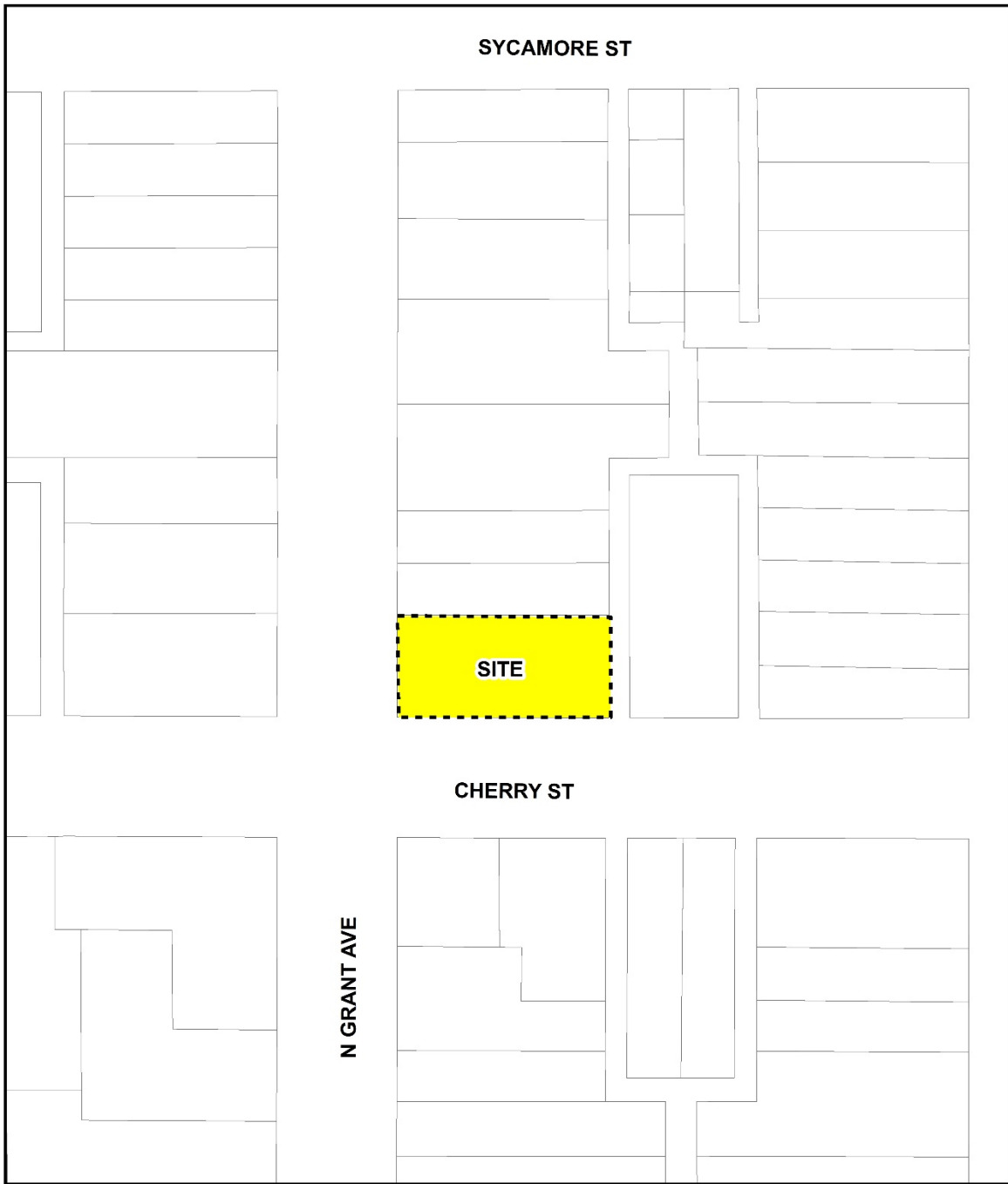
At the close of the public comment period, the Planning Director shall issue a written decision to approve, approve with conditions or deny the development application based on compliance with the applicable standards. The written decision shall be mailed to the applicant and to any person who provided comments during the comment period and shall also be posted on the City's website at www.fcgov.com/Proposals.

If you have any questions regarding this process, please feel free to contact Pete Wray, 970-221-6754 or, pwrap@fcgov.com

Sincerely,

Pete Wray

Pete Wray, AICP, Senior City Planner



**728 CHERRY ST
STANDALONE MODIFICATION**



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. Contact Shar Manno, Manager, Customer Support, smanno@fcgov.com or 970-221-6767 (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.