



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

NOTICE OF IN-PERSON PUBLIC HEARING

December 1, 2022

Dear Property Owner or Resident:

This letter is to inform you the Planning and Zoning Commission will conduct an in-person public hearing to consider a development proposal near your property. **The hearing will be held on-site in Council Chambers, City Hall.** Basic 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 at 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.

We welcome your participation in the development review process. More information can be found by visiting fcgov.com/ResidentReview. If you have any questions, please contact me, or our Development Review Neighborhood Services Liaison, Em Myler, at 970-224-6076. or devreviewcomments@fcgov.com. Em is available to assist residents who have questions about the review process and how to participate.

Sincerely,

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

HEARING TIME AND LOCATION

Thursday, December 15, 2022, 6:00 P.M.

In-Person-Only Meeting

Council Chambers, City Hall,
300 Laporte Avenue

PROPOSAL NAME AND LOCATION

Castle Ridge Group Home,
FDP220013

The site is located adjacent to Mail Creek Ditch and approximately 800 feet southwest of Miramont Park. (location map on the back of this letter)
Sign # 615, Parcel # 9601408002.

PROPOSAL INFORMATION

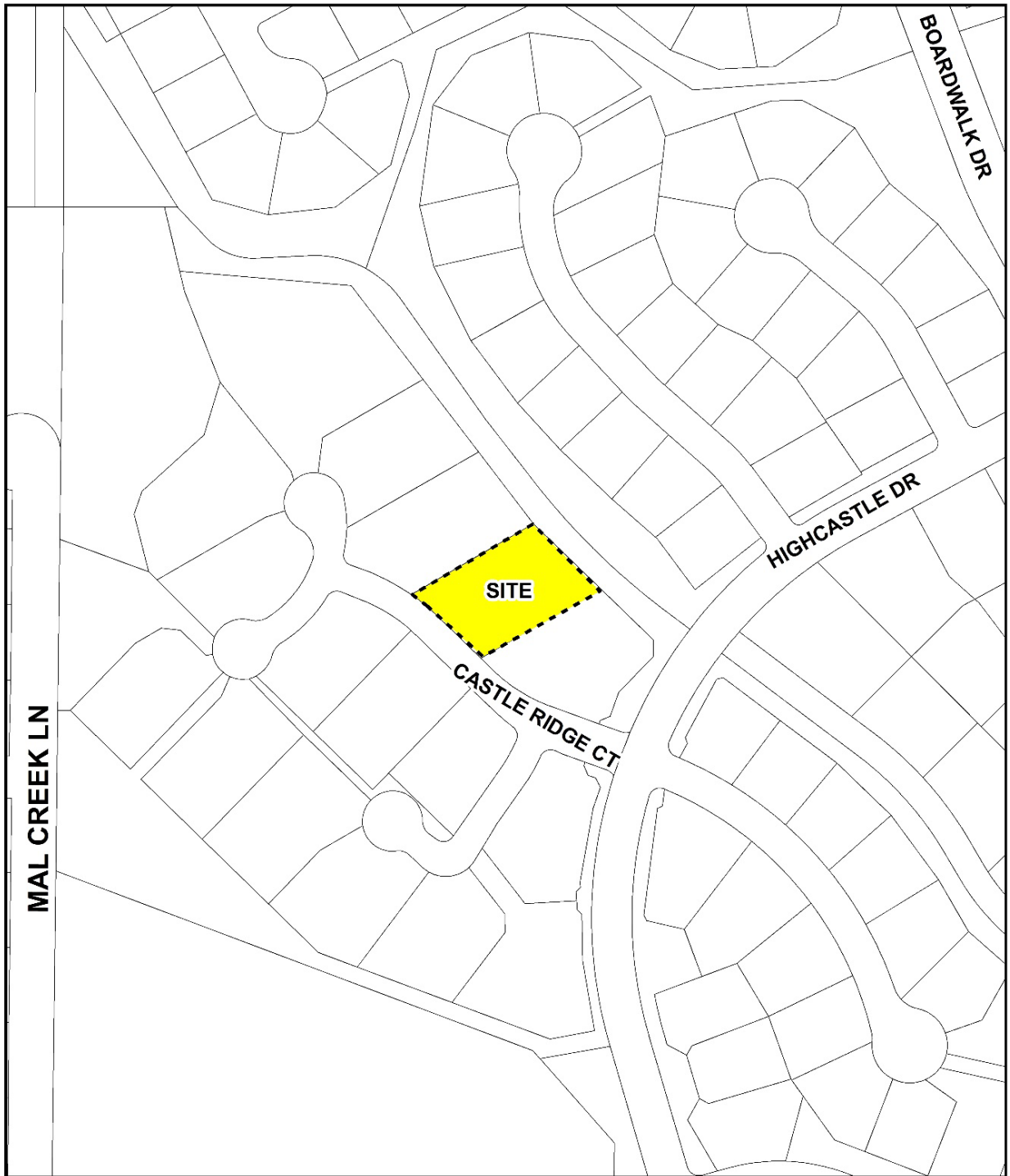
- This is a request to establish a 10-resident group home.
- The plan proposes six off-street parking spaces.
- Project proposes the addition of several windows, landscaping, fencing, and removal of two garage doors.
- Requires review and a decision by the Planning and Zoning Commission at a public hearing.

ZONING INFORMATION

- The property is in the Low Density Residential (RL) zone district.

HELPFUL RESOURCES

- Plans and Staff Report: fcgov.com/cityclerk/planning-zoning
- This letter is also available at: fcgov.com/developmentreview/proposals
- Information about the review process: fcgov.com/ResidentReview.



636 CASTLE RIDGE COURT - GROUP HOME VICINITY 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. 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.