



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

# CORRECTED NOTICE OF VIRTUAL PUBLIC HEARING

December 27, 2022

Dear Property Owner or Resident:

This letter is to inform you that the previous notice of virtual public hearing on January 9, 2022, was incorrectly dated as Wednesday. Monday is the correct day. The hearing has been scheduled to consider a development proposal near your property. 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 by an administrative hearing officer following the hearing.

You may attend and participate in this hearing over the phone, on the internet, or through the Zoom app on a smartphone, tablet, or computer. Virtual participation information will be available at [fcgov.com/developmentreview/proposals](http://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 our Development Review Neighborhood Services Liaison, Em Myler, at 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. If you own or manage an apartment building, please post this notice in a common area so your residents can participate.

We welcome and encourage your participation, as your input is an important part of the development review process. If you are unable to attend the meeting or would like to provide comments in advance, please contact me or Em Myler at 970-224-6076 or [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com). Em is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Clark Mapes | City Planner  
970.221.6225  
[cmapes@fcgov.com](mailto:cmapes@fcgov.com)

## HEARING DATE AND TIME

**MONDAY, January 9, 2023**

5:30 P.M.

## Remote/Virtual Meeting

Meeting information will be posted at [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals) 48 hours prior to the meeting.

## PROPOSAL NAME AND LOCATION

Fischer Properties, #PDP220007

Corner of S. Shields St. & Westward Dr., extending west to Del Mar St.

(location map on the back of this letter).

Sign #672, Parcel #s 9715406034, 9715400007, 9715406015, 9715400005, 9715400002, 9715400006

## PROPOSAL DESCRIPTION

- Two parts are proposed:
  - 1) remove 5 existing houses near the Shields & Westward corner, and build a new apartment development; and
  - 2) develop a subdivision for detached houses in the vacant western part of the property on Del Mar St.
- 77 apartments and 9 house lots.
- One parking space per bedroom.
- The site is in the Neighborhood Conservation Buffer (NCB) and Low Density Residential (RL) zone districts.
- This proposal requires this public hearing.

## ZONING INFORMATION

- The townhome use is permitted by zoning.

## HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report:  
[fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals)



LOCATION MAP  
FISCHER PROPERTIES DEVELOPMENT PLAN



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](mailto: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](mailto:translate@fcgov.com).