



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

NOTICE OF PUBLIC HEARING

September 5, 2019

Dear Property Owner or Resident:

This letter is being sent to let you know that the Planning and Zoning Board will conduct a public hearing to consider a development proposal near property you own. 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.

If you are unable to attend the meeting or have questions or comments in advance, please contact me or Sylvia Tatman-Burruss, Neighborhood Development Review Outreach Specialist, at 970-224-6076 or statman-burruss@fcgov.com. Sylvia 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,

Clark Mapes, City Planner
 970.221.6225
cmapes@fcgov.com

HEARING TIME AND LOCATION

Thursday, September 19, 2019
 6:00 P.M.
 City Hall, 300 Laporte Avenue

PROPOSAL NAME & LOCATION

Garcia House Adult Residential Treatment Facility, PDP190009
 Northeast corner of E. Elizabeth St., Patton St., and McHugh St. (map on the back of this letter).

PROPOSAL DESCRIPTION

- This Project Development Plan (PDP) proposes a long-term care facility for clients with substance abuse and mental health issues.
- The 2-story building will have 16 bedrooms where residents may stay for up to 90 days.
- Staff will be present at all times, with 8 staff on major shifts.
- Fourteen on-site parking spaces are proposed.
- Access is proposed from McHugh St. on the north.
- .6-acre site.

MODIFICATION REQUESTED

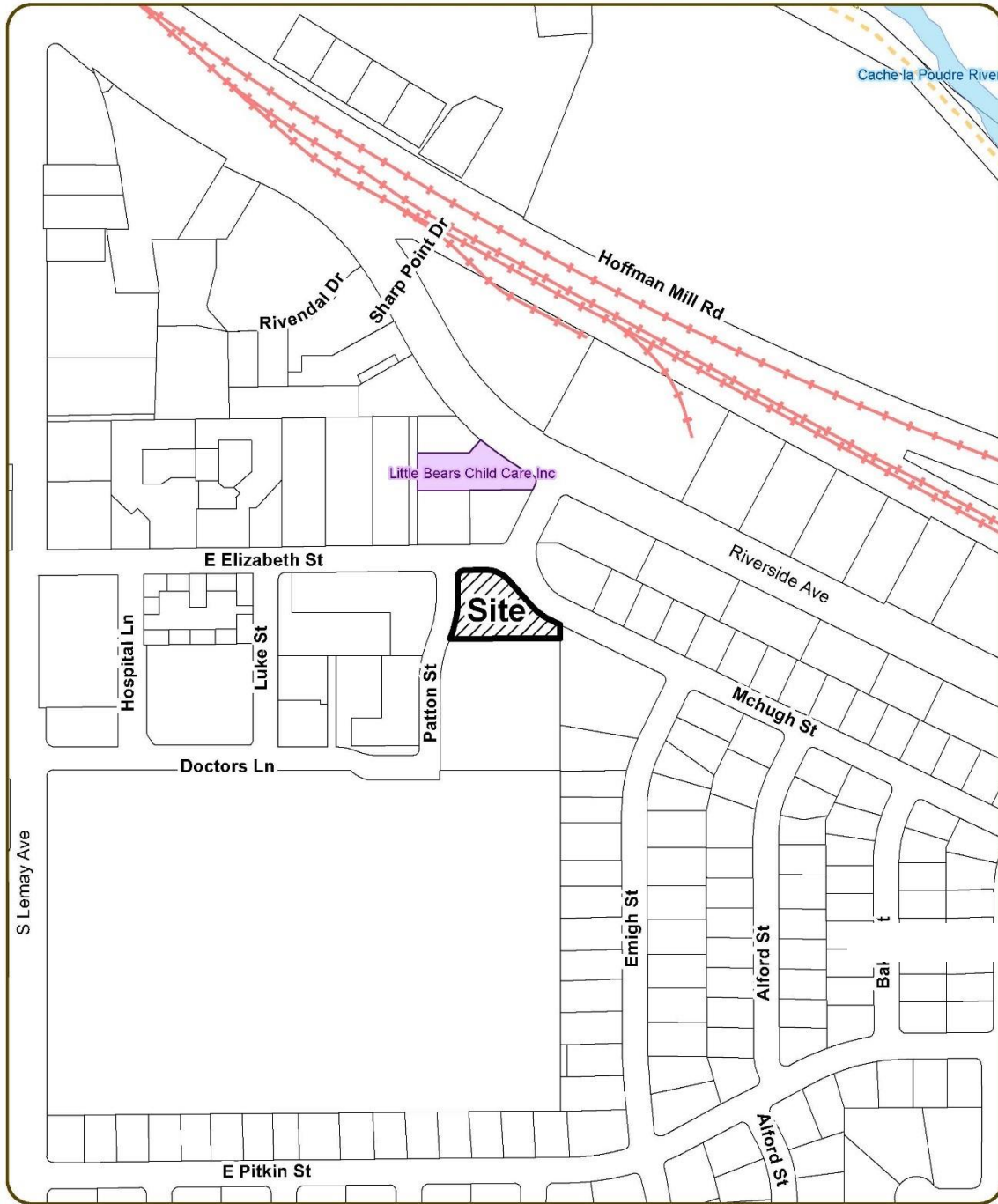
- A Modification of a standard is requested to allow the parking lot drive aisle to be 22' instead of 24' wide.

ZONING INFORMATION

- The site is in the Employment (E) Zone District, which permits the use.

HELPFUL RESOURCES

- Plans and Staff Report: fcgov.com/cityclerk/planning-zoning
- Information About the Review Process: fcgov.com/CitizenReview



Location Map



Garcia House Adult Residential Treatment Facility

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.