



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

VIRTUAL NEIGHBORHOOD MEETING INVITATION

August 12, 2020

Dear Property Owner or Resident:

This letter is to invite you to a **virtual neighborhood meeting on Wednesday, August 26 for a proposed development** near property you own. At the meeting, you can learn more about the development proposal. Basic information is to the right and on the back of this letter.

City Council has authorized the use of remote technology for select neighborhood meetings. You can participate over the phone, on the internet, or through the Zoom app on a smartphone, tablet, or computer. You do not need a paid Zoom account to participate. **Virtual participation information will be available at fcgov.com/developmentreview/proposals at least 48 hours in advance of the meeting.** 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 neighborhood meeting so they can attend.

We welcome your participation in the development review process. More information can be found by visiting fcgov.com/CitizenReview. If you have any questions, please contact me or Alyssa Stephens, at 970-224-6076 or devreviewcomments@fcgov.com. Alyssa is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Kai Kleer, City Planner
970-416-4284 kkleer@fcgov.com

MEETING TIME

Wednesday, August 26, 2020

6:00 - 7:30 P.M.

Remote/Virtual Meeting

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

PROPOSAL NAME & LOCATION

Magnolia Dwellings, CDR190052

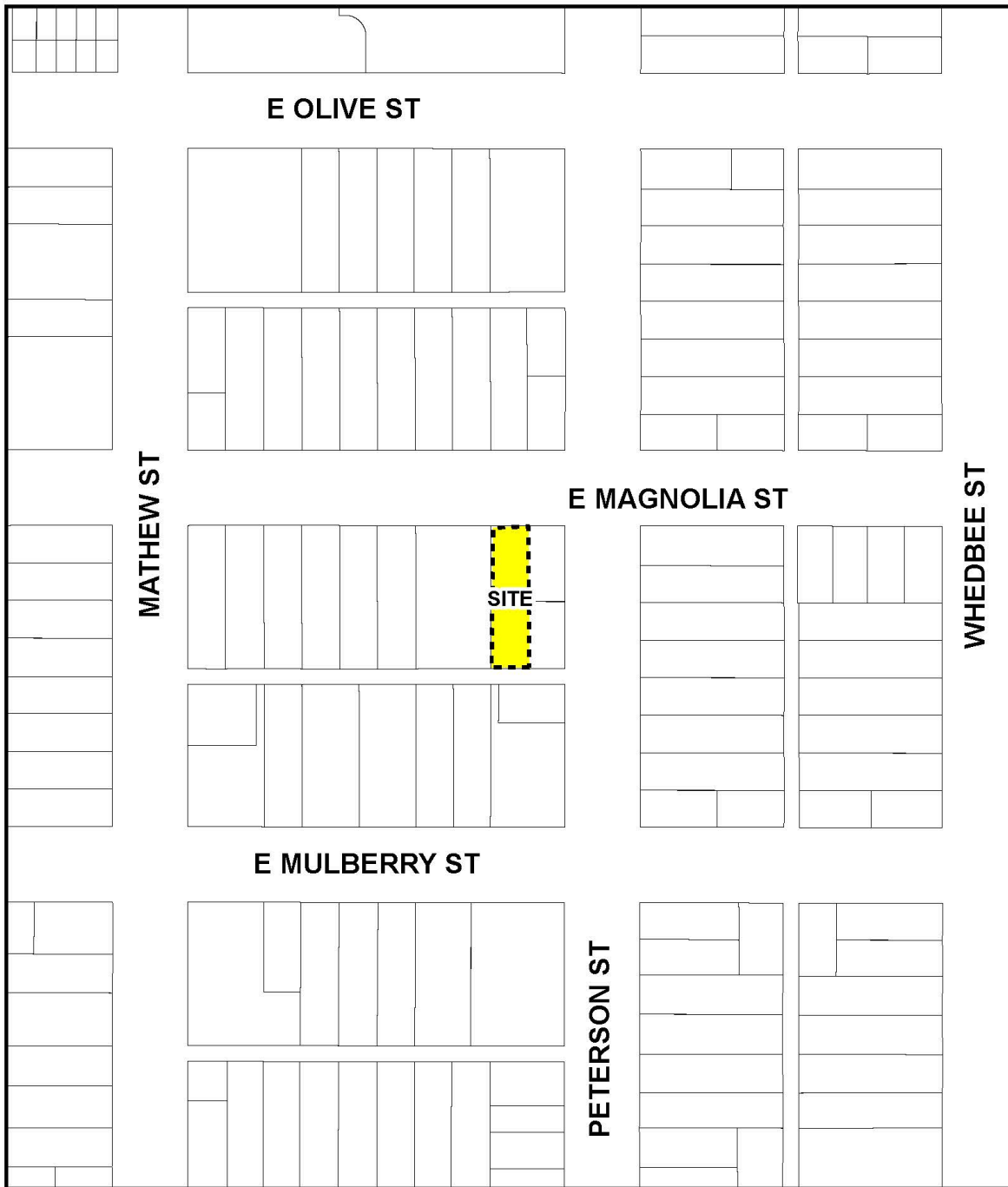
Located 50 feet southwest of the intersection of E Magnolia and Peterson Streets (location map on the reverse). Sign #568, Parcel #9712332021.

PROPOSAL DESCRIPTION

- This is a proposal to demolish the existing single-family residence located at 335 E Magnolia Street and construct a 4-unit multi-family building.
- On-site parking will be located at the rear of the site and accessed using the existing alley.
- The maximum allowable building size for this lot is 3,800 square feet and 2-stories.
- The property is in the Neighborhood Conservation, Medium Density Zone District and will require a review and public hearing by the Planning and Zoning Board (Type 2 review).
- Residents who receive this letter will also receive a letter for the hearing.

HELPFUL RESOURCES

This letter is also available at:
fcgov.com/developmentreview/proposals



335 E MAGNOLIA ST
4-PLEX AKA MAGNOLIA DWELLINGS
LOCATION MAP

1 inch = 167 feet



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.