



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)

## NEIGHBORHOOD MEETING INVITATION

June 10, 2019

Dear Property Owner or Resident:

This letter is being sent to let you know of a potential development proposal near your property and to invite you to the neighborhood meeting where you can learn more about the proposal. Additional information about this development proposal is to the right and on the back of this letter.

This is a proposal to establish additional uses for the property located at 706 East Stuart Street (parcel #9724143001). The proposed uses are subject to the Addition of Permitted Use process (APU) under Section 1.3.4 of the City Land Use Code.

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. 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/CitizenReview](http://fcgov.com/CitizenReview). If you have any questions, please contact me or Sylvia Tatman-Burruss, Neighborhood Development Review Outreach Specialist, at 970-224-6076 or [statman-burruss@fcgov.com](mailto:statman-burruss@fcgov.com). Sylvia is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Jason Holland, City Planner  
970-224-6126  
[jholland@fcgov.com](mailto:jholland@fcgov.com)

### MEETING TIME AND LOCATION

Monday, June 24<sup>th</sup>, 2019  
6:00 - 7:30 P.M.  
St. Luke's Episcopal Church  
2000 Stover St. Fort Collins, CO 80525

### PROPOSAL NAME & LOCATION

Solarium International Inn and Hostel

Additions of Permitted Use,

CDR190011

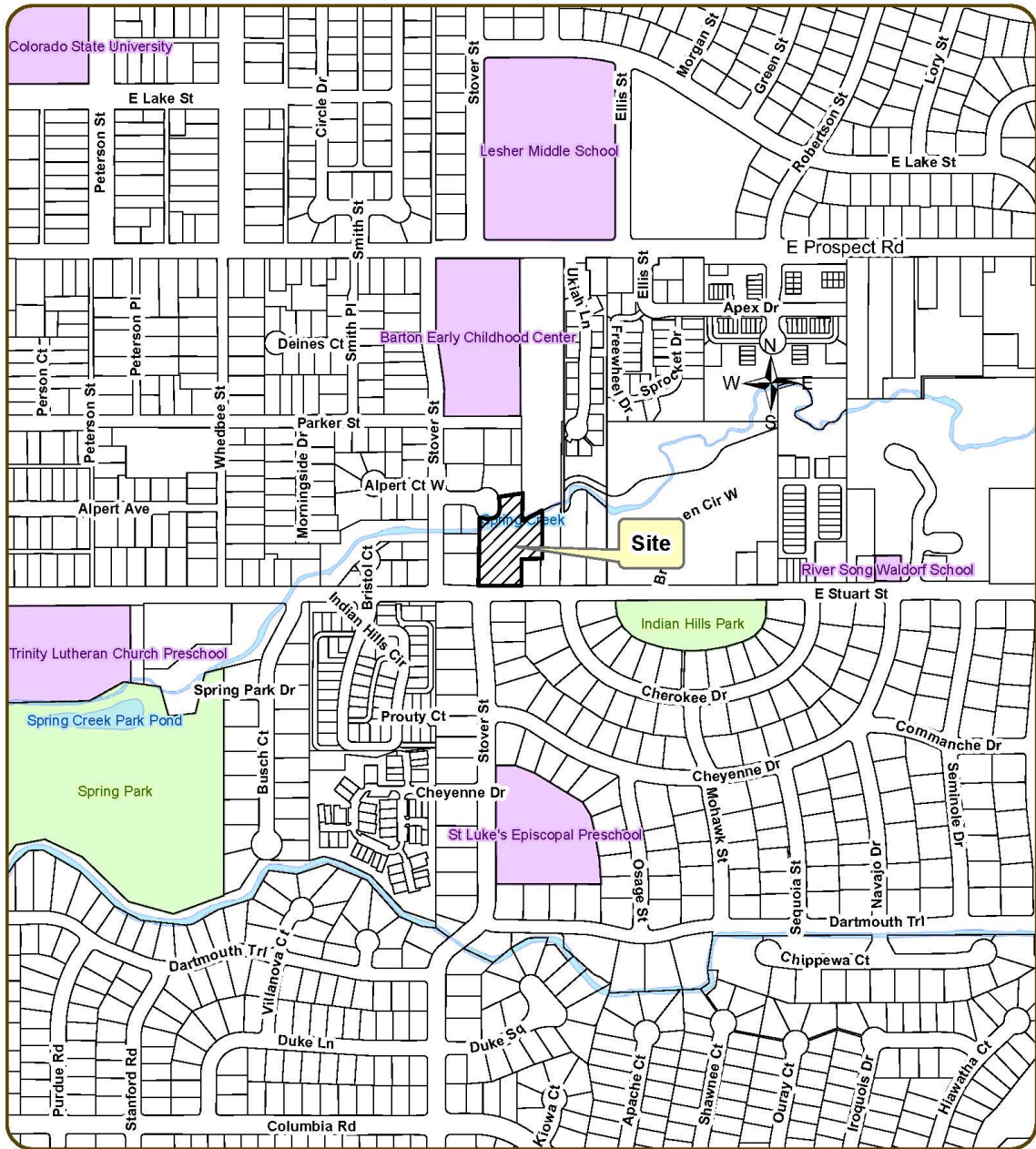
(Please see project location map on the back of this letter)

### PROPOSAL DESCRIPTION

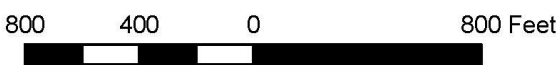
- The proposal is to consider a number of additional uses under the City's Addition of Permitted Use (APU) approval process under Section 1.3.4 of the City Land Use Code.
- Four APU's are proposed:
  - A Small Scale Reception Center APU.
  - A Lodging Establishment APU to increase the number of beds and guests for the existing Bed and Breakfast establishment beyond the current maximum of 6 beds and 12 guests.
  - A Personal and Business Service Shop APU.
  - A Limited Indoor Recreation APU.
- Parking proposed consists of on-site parking and off-site parking.

### HELPFUL RESOURCES

- This letter is also available at: [fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas)



### Solarium Location 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. 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).