



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

PUBLIC NOTICE – TWO-WEEK OPEN COMMENT PERIOD

November 8, 2018

Dear Property Owner or Resident:

The City of Fort Collins has received a request for an extra occupancy rental house conversion referred to as **1032 W Prospect Road Extra Occupancy, BDR180033**.

This request is to convert an existing single-family house into an extra occupancy rental house to allow for five (5) occupants at 1032 W Prospect Road (see map on reverse). The house has five (5) finished bedrooms and two (2) full baths. There are no proposed changes to the house, landscaping, or parking areas. This property is located in the High Density Mixed Use (HMN) zone district.

This extra occupancy rental house conversion is being processed per the City's Land Use Code as a Basic Development Review (BDR) under Section 2.18 of the code which allows this request to be considered by the Planning Director administratively versus a public hearing. Prior to the Planning Director's decision, code requires this mailed notification and a two-week open comment period during which comments can be provided to the Planning Services Department. This open comment period will be:

8:00 a.m., Friday, November 9, 2018 through 5:00 p.m., Friday, November 23, 2018

- Electronic comments may be sent to svanzee@fcgov.com. *Or,*
- Written comments may be delivered to the Planning Services Department located at 281 North College Avenue, Fort Collins. *Or,*
- Written comments may be mailed to Planning Services, City of Fort Collins, P.O. Box 580, Fort Collins, CO 80522. *Or,*
- You may call Shawna Van Zee, Associate Planner at 224-6086 with any comments or questions.

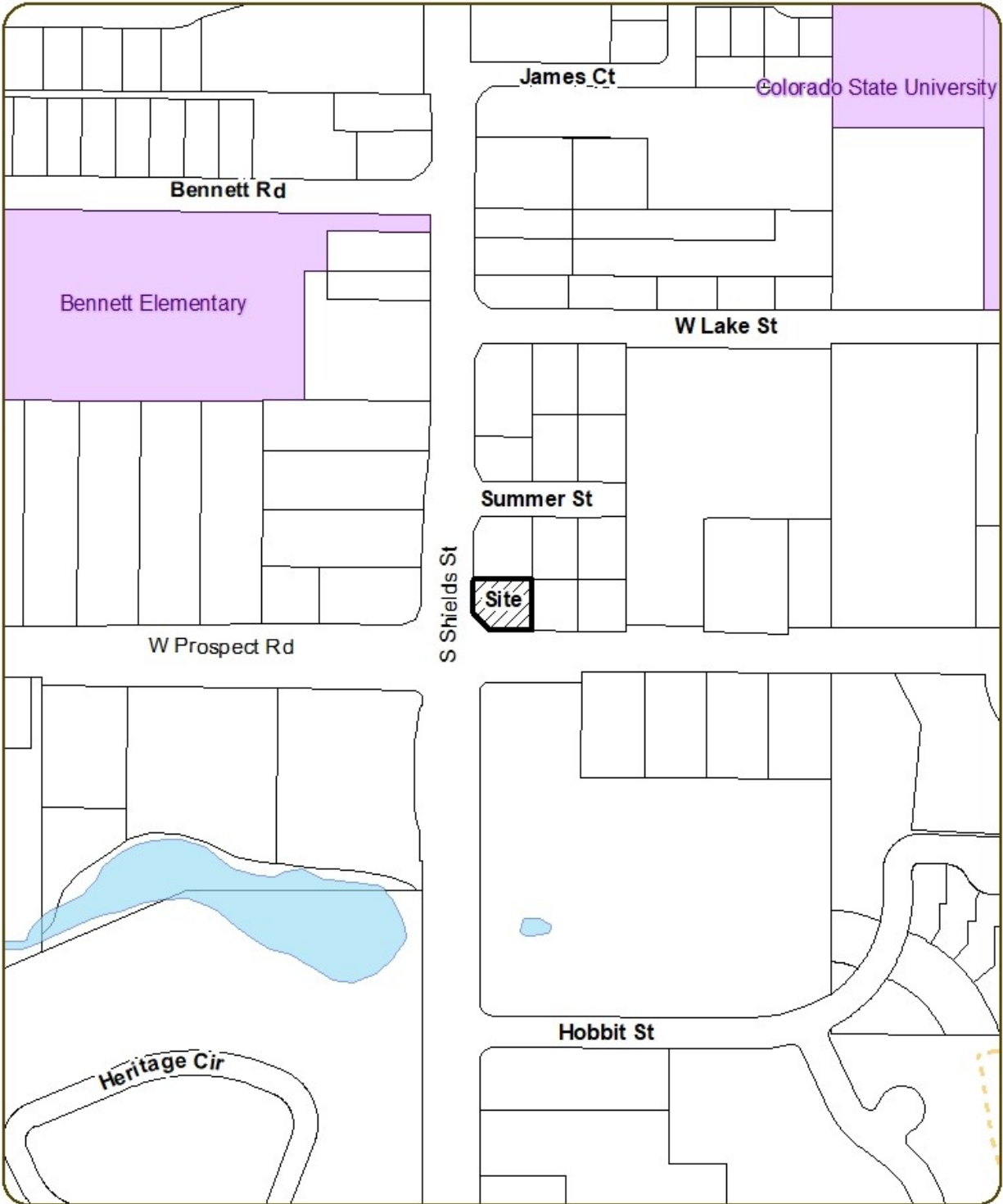
At the close of the public comment period, the Planning Director must issue a written decision to approve, approve with conditions or deny the extra occupancy rental house application based on compliance with applicable standards. The written decision will be mailed to the applicant and to any person who provided comments during the comment period and will also be posted on the City's website at <https://www.fcgov.com/developmentreview/agendas.php>

If you have any questions regarding this process, please feel free to contact Shawna Van Zee, 224-6086.

Sincerely,

A handwritten signature in black ink that reads "Shawna Van Zee".

Shawna Van Zee, Associate Planner



1032 W Prospect Road Extra Occupancy 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. 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.