



NOTICE OF PUBLIC HEARING

November 18, 2014

Dear Property Owner or Resident:

This letter is to let you know that a Public Hearing Officer will consider a proposal to divide a large lot into two lots, near property you own. The proposal involves a Modification of the standard for minimum lot width in the zoning district. The lot split would enable an existing barn/summer house building to be separately owned and converted to a residence. Specific information about this proposal is to the right and on the back.

You may also contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 or sburnett@fcgov.com. Sarah is available to assist residents who have questions about the review process and how to participate.

You received this notice as required by City Code, 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 have questions at any time, please feel free to contact us.

Sincerely,

Clark Mapes, AICP
City Planner
970-221-6225
cmapes@fcgov.com

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. Please call 970-220-6750 for assistance.

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: titlesix@fcgov.com.

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

HEARING TIME AND LOCATION
Wednesday, December 3, 2014
5:00 p.m.
281 North College Avenue

PROPOSAL NAME & LOCATION
Boughton House Subdivision
Modification of Standard
113 N. Sherwood Street

PROPOSAL DESCRIPTION

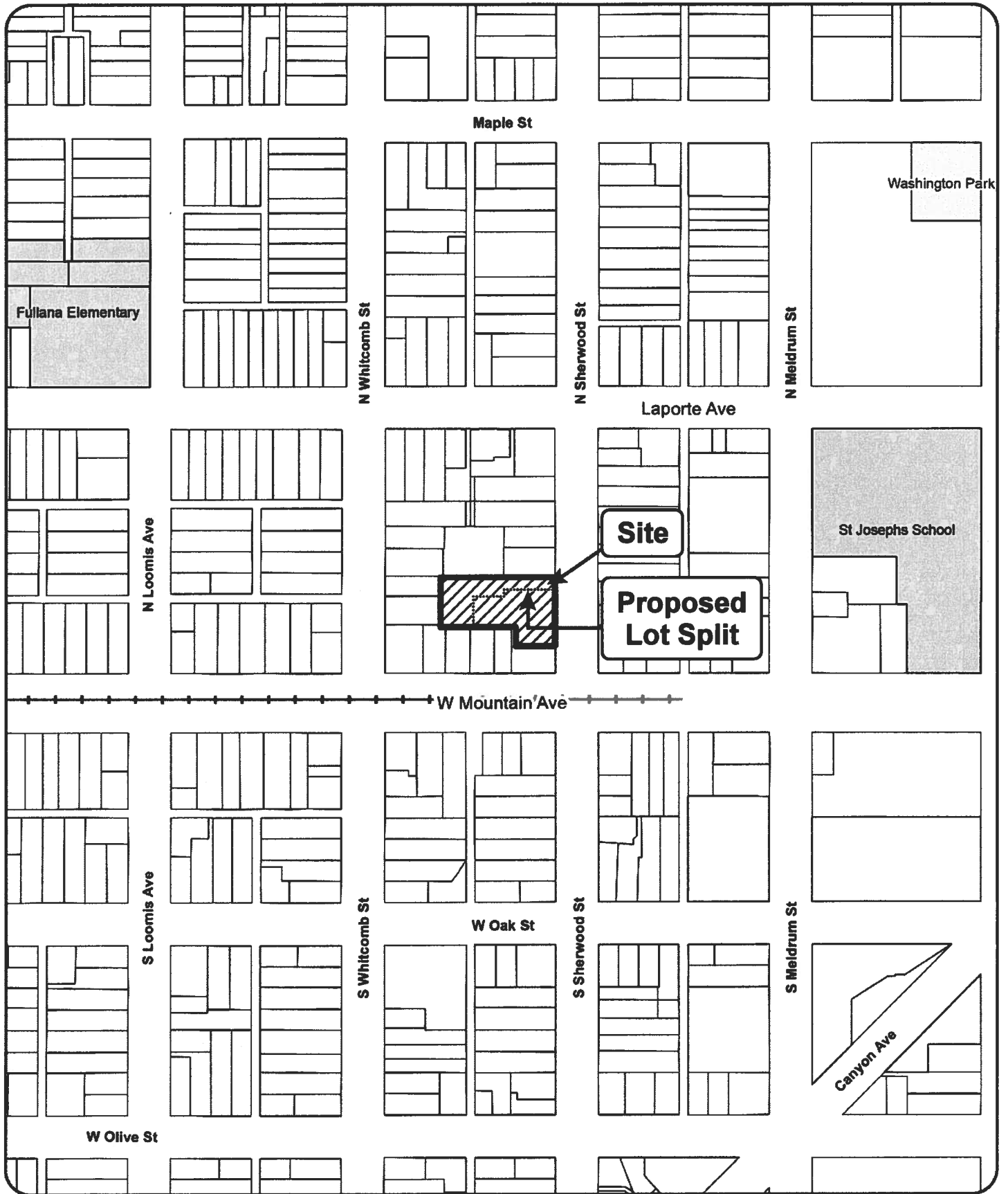
- Request for Modification of a zoning standard that requires at least 40 feet of lot width. Request is to create a new lot 27 feet wide in the front portion, widening to 40 feet and more in the rear portion. (A "flag-shaped lot" with a narrower driveway portion leading back to a wider portion.)
- The existing lot is a unique 31,000 s.f. historic landmark property.
- If the lot width Modification is approved, then actual subdivision plans with all technical details would be submitted for review.

ZONING INFORMATION

- Neighborhood Conservation Medium Density (N-C-M).

HELPFUL RESOURCES

- This hearing notice and Staff Report:
fcgov.com/ReviewAgendas
- Information About the Review Process:
fcgov.com/CitizenReview



1 inch = 300 feet

113 N Sherwood St

