



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

May 23, 2016

Dear Property Owner or Resident:

This letter is being sent to let you know a public hearing has been scheduled to consider a development proposal near your property. Specific information about this development proposal is to the right and on the back. A decision regarding the approval or denial of the proposal will be made by an administrative hearing officer following the hearing. **We welcome and encourage your participation, as your input is an important part of the development review process.**

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 so they can attend.

Check out our online guide for ways to participate in the development review process by visiting fcgov.com/CitizenReview. If you are unable to attend the meeting or would like to provide comments in advance, you may contact me.

We look forward to your participation at the public hearing. If you have questions at any time, please feel free to contact us.

Sincerely,

Jason Holland, PLA | City Planner
City of Fort Collins
281 North College Avenue
Fort Collins, CO 80522
970.224.6126
jholland@fcgov.com

HEARING TIME AND LOCATION

Monday, June 6, 2016
5:30 P.M.
281 N. College Ave.
Conference Rooms A-D

PROPOSAL NAME & LOCATION

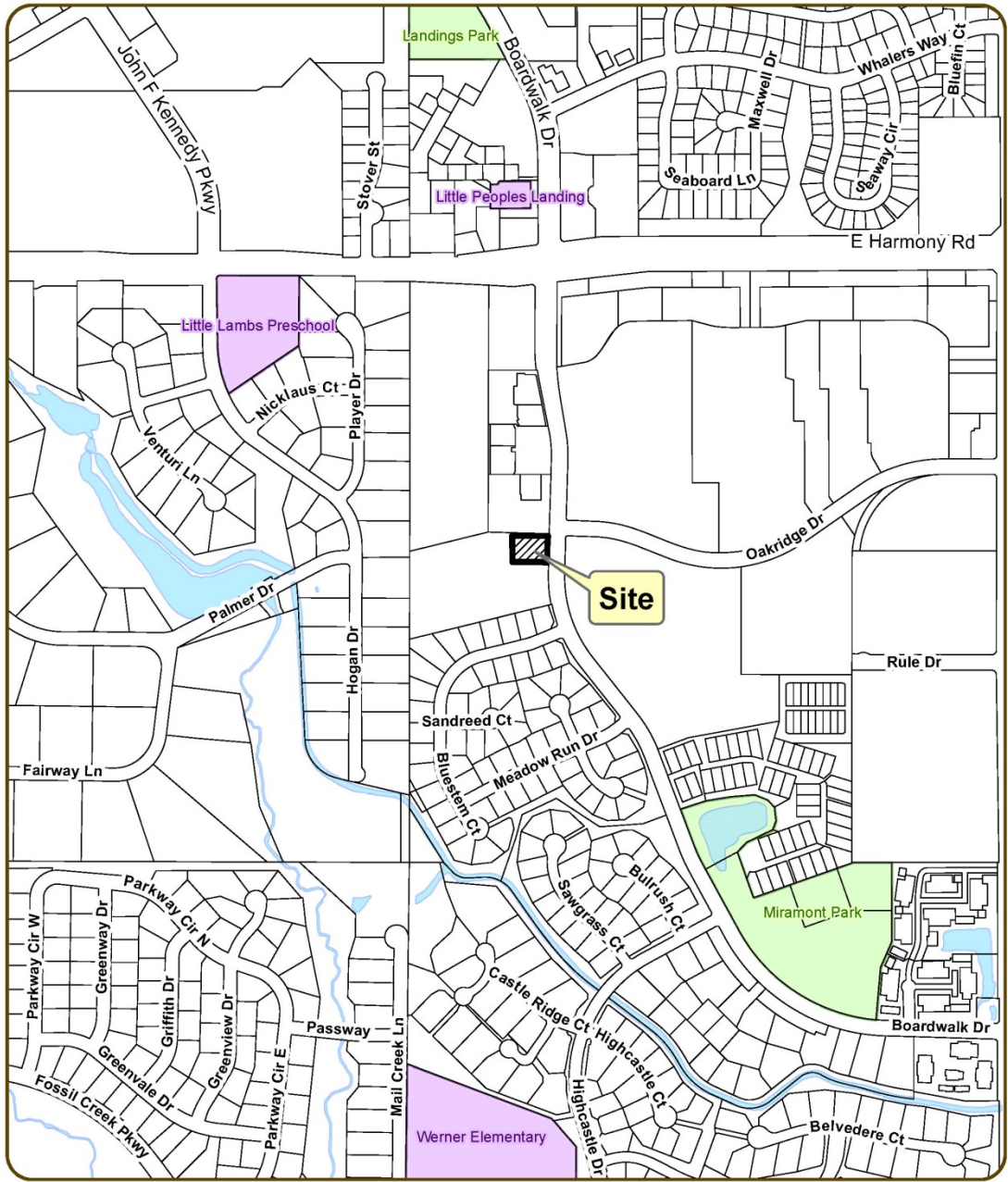
Angie Lee Periodontics
4803 Boardwalk Drive
(Located southwest of Oakridge Drive and Boardwalk Drive. See location map on the back of this letter)

PROPOSAL DESCRIPTION

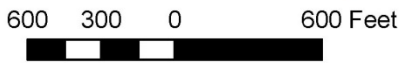
- The parcel is approximately ½ acre and is currently undeveloped.
- A one-story office building is proposed with a total of 7,300 square feet of floor area.
- 4,400 square feet will be occupied by Angie Lee Periodontics.
- The remainder of the building (2,900 square feet) is an expansion phase for Angie Lee or a separate commercial use.
- 23 off-street parking spaces are proposed.
- A new 6' wide sidewalk is proposed along the northern boundary of the property. Street trees and landscaping are proposed.
- The property is located in the Harmony Corridor District (H-C).
- The designated use is permitted in the zone district, subject to approval by a Hearing Officer.

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report: fcgov.com/ReviewAgendas (will be available at this link on May 30).
- Information About the Review Process:
fcgov.com/CitizenReview



Angie Lee Periodontics



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.