



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

# NOTICE OF PUBLIC HEARING

June 11, 2014

Dear Property Owner or Resident:

This letter is to let you know that a Public Hearing Officer will conduct a public hearing to consider a development proposal near your property and to invite you to the hearing where you can provide comments to the hearing officer regarding the proposed project. Specific information about this development proposal is to the right and on the back. **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 of your ways to participate in the development review process by visiting [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview). You may also contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 or [sburnett@fcgov.com](mailto:sburnett@fcgov.com). Sarah is available to assist residents who have questions about the review process and how to participate.

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](mailto: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](mailto:titlesix@fcgov.com).*

**HEARING TIME AND LOCATION**  
Thursday, June 26, 2014  
5:30 p.m.  
281 North College Avenue

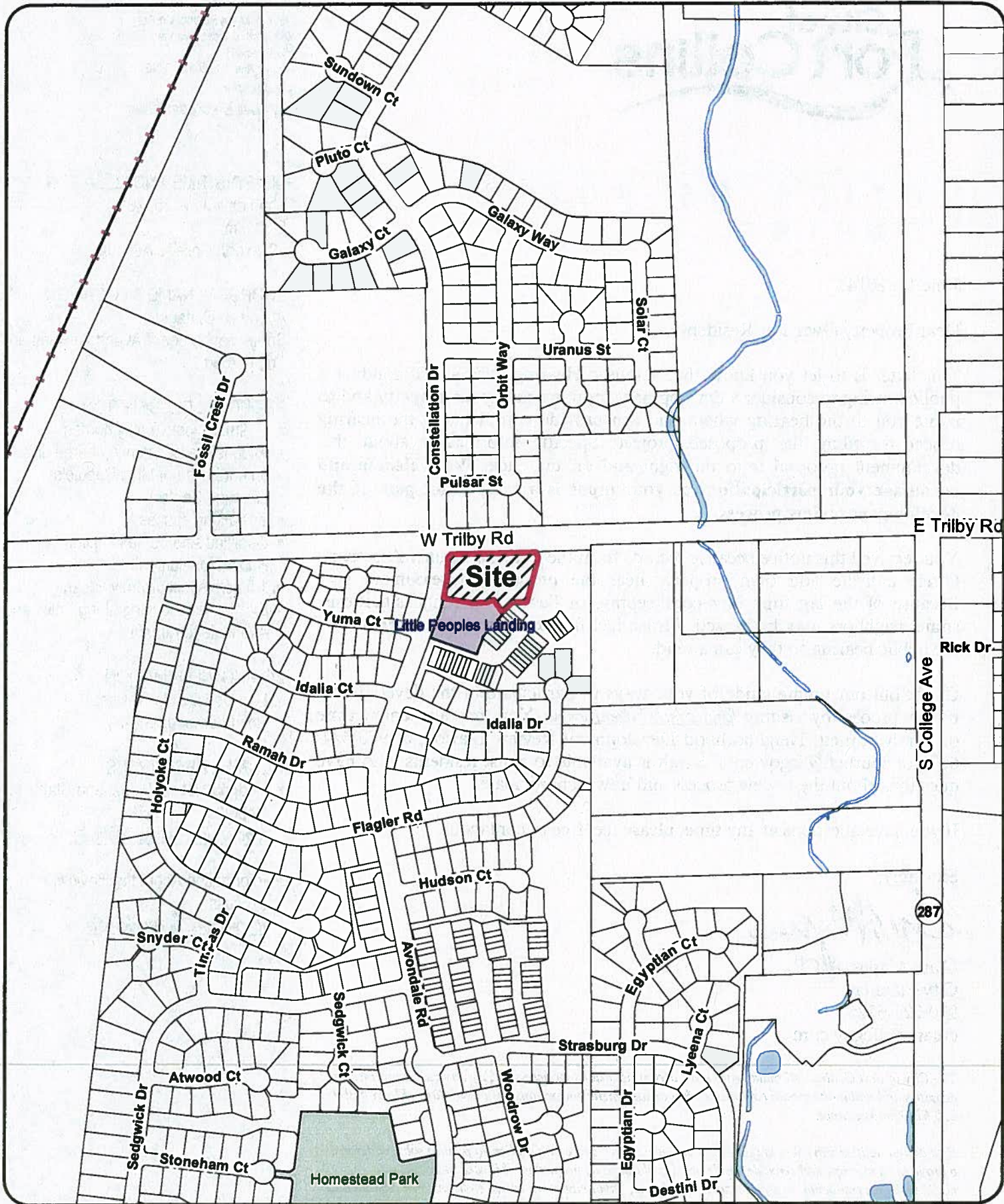
**PROPOSAL NAME & LOCATION**  
Avondale Cottages  
Southeast corner of Avondale Road and  
Tribby Road

- PROPOSAL DESCRIPTION**
- 10 small single family homes
  - Avondale access only (shared drive on north side of Little People's Learning Center)
  - 27 parking spaces
  - Qualified Affordable Housing by Habitat for Humanity
  - 1.5 acre site, currently vacant
  - Existing landscaping along Tribby and Avondale to remain

**ZONING INFORMATION**  
▪ Low Density Mixed-Use Neighborhood (L-M-N)

**HELPFUL RESOURCES**  
▪ Hearing Notice, Plans, and Staff Report:  
[fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas)

▪ Information About the Review Process:  
[fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)



1 inch = 500 feet

# Avondale Cottages

