



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

11/18/2015

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 of your 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 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.

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

Sincerely,

Pete Wray, AICP
Senior City Planner
970-221-6754
pwray@fcgov.com

HEARING TIME AND LOCATION

Thursday, December 3rd, 2015

5:30pm

City of Fort Collins Streets Department
Training Room, 625 North Lemay
Avenue (also known as 625 East 9th
Street)

This is the 2nd Item on the agenda.

PROPOSAL NAME & LOCATION

CAPSTONE COTTAGES PDP
140004

This project is located north east of
Lincoln Ave/Lemay Ave
(Please see project location map on the
back of this letter)

PROPOSAL DESCRIPTION

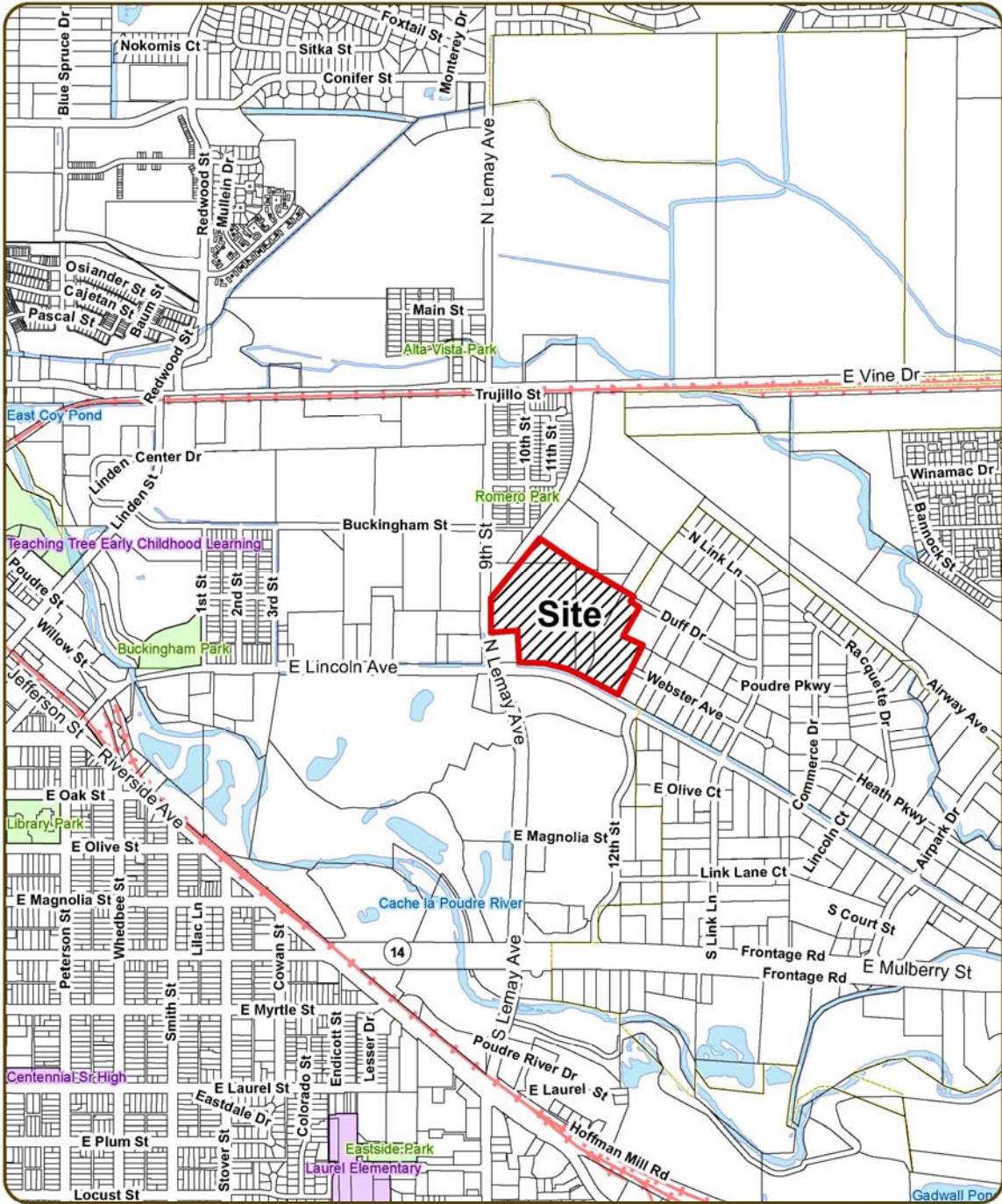
- 201 single-family dwelling units on 28.3 acres
- Net residential density 8.10 DU/AC
- 888 bedrooms
- Required parking spaces 603 (MF), 666 (Extra-occupancy), provided parking 738
- Club House and Pool recreation center
- Interim street connection to existing Lemay Ave (one-way right turn in)
- Interim one-way (south) street and sidewalk connection from 10th Street
- The site is zoned Medium Density Mixed Use Neighborhood (M-M-N)

MODIFICATIONS REQUESTED

- Modification request for M-M-N density.

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report: fcgov.com/ReviewAgendas
- Information About the Review Process: fcgov.com/CitizenReview
- This letter is also available at: fcgov.com/ReviewAgendas



1 inch = 1,200 feet

Capstone Cottages



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 970-221-6750 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: translate@fcgov.com.