



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 13, 2018

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 of this letter. A decision regarding the approval or denial of the proposal will be made by an administrative hearing officer following the hearing.

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. If you own or manage an apartment building, please post this notice in a common area so your residents can participate.

If you are unable to attend the meeting or would like to provide comments in advance, please contact me.

We welcome and encourage your participation, as your input is an important part of the development review process.

Sincerely,

Jason Holland, PLA | City Planner  
970.224.6126  
[jholland@fcgov.com](mailto:jholland@fcgov.com)

## HEARING TIME AND LOCATION

Wednesday June 27, 2018

5:30 P.M.

281 N. College Ave.  
Conference Room A

## PROPOSAL NAME & LOCATION

Cherry Street Cottages, PDP160041

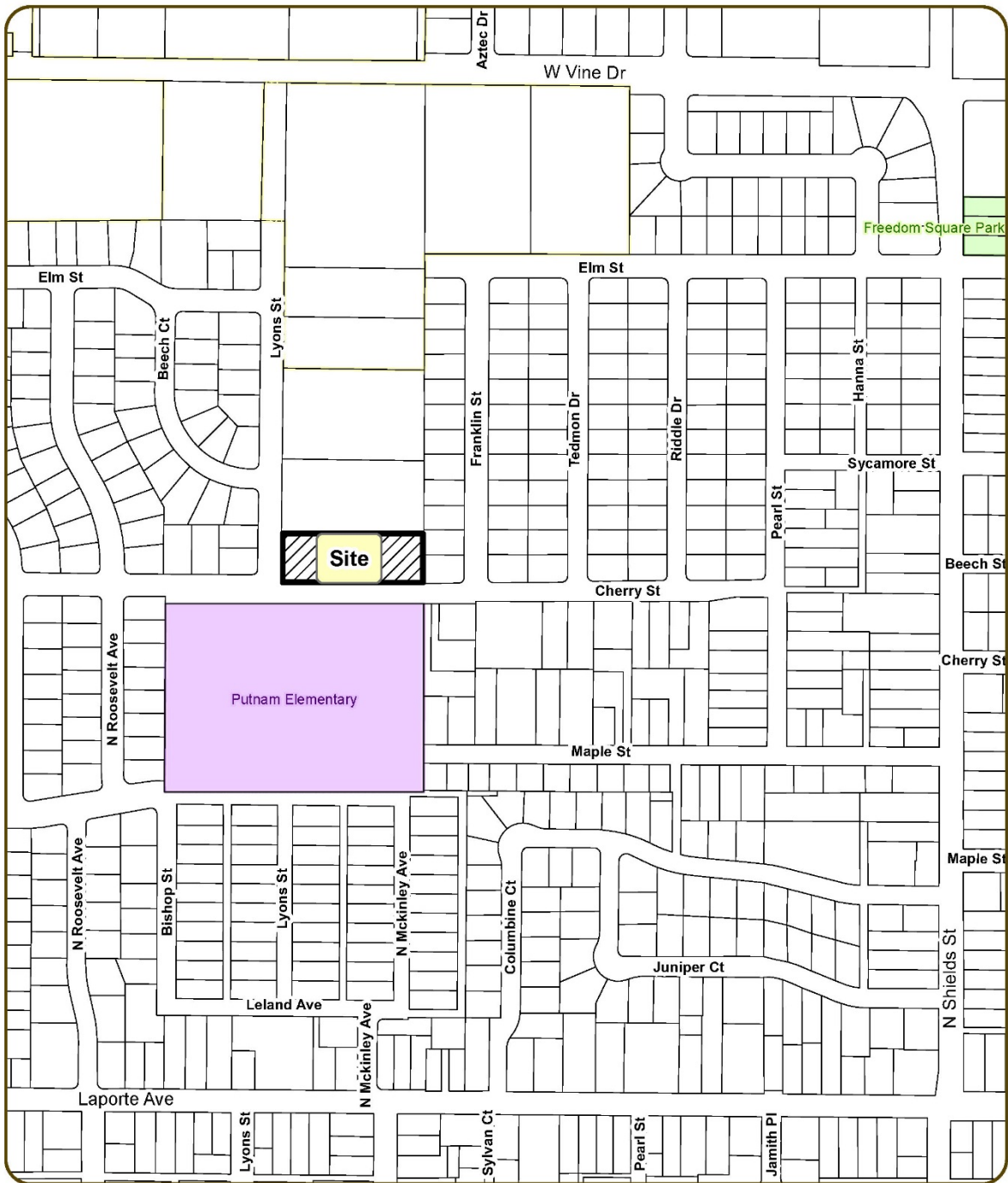
Located at the northeast corner of Cherry Street and Lyons Street (Please see project location map on the back of this letter)

## PROPOSAL DESCRIPTION

- This is a proposed residential subdivision at the northeast corner of Cherry Street and Lyons Street.
- Approximately 1-acre site.
- A total of six lots are proposed, with single-family detached dwellings located on each lot. The front of residences face Cherry Street. A rear access drive is proposed to the north, behind the residences, which provides access to detached garages for each residence.
- Three additional dwellings are located above detached garages on three of the lots. A total of 9 dwellings are proposed.
- Each lot is 4,879 square feet.
- The property is zoned (L-M-N) Low Density Mixed Use Neighborhood.
- The residential use and density proposed are permitted in the L-M-N zone district.

## HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report: [fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas) (will be available on-line after June 20)
- Information About the Review Process: [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)



## Cherry Street Cottages Development Plan Location 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](mailto:translate@fcgov.com).*