



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

NEIGHBORHOOD MEETING INVITATION

October 29, 2014

Dear Property Owner or Resident:

This letter is being sent to let you know of a potential development proposal near your property and to invite you to the neighborhood meeting where you can learn more about the proposal. 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.**

Check out our online guide of your ways to participate in the development review process by visiting fcgov.com/CitizenReview. 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 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 neighborhood meeting so they can attend.

This letter and attachments are available online at fcgov.com/ReviewAgendas.

We look forward to your participation at the neighborhood meeting. Public comment is encouraged during all phases of the review process. If you have questions at any time, please feel free to contact us.

Sincerely,

Ryan Mounce
City Planner
970-224-6186
rmounce@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.

MEETING TIME AND LOCATION

November 12, 2014
6:00-7:30 p.m.
Old Town Library
Community Room 2
201 Peterson Street

PROPOSAL NAME & LOCATION

121 Lake Street Fraternity Addition
121 E Lake Street
(The site is located at the southwest corner of Lake and Remington)

PROPOSAL DESCRIPTION

- 2nd floor addition; approximately 700 square feet
- Addition to be utilized as library/study hall
- Restore exterior to original condition with repairs to brick, shutters, and balustrades
- Minor site upgrades (e.g. bicycle parking, trash & recycling enclosure)

MODIFICATIONS REQUESTED

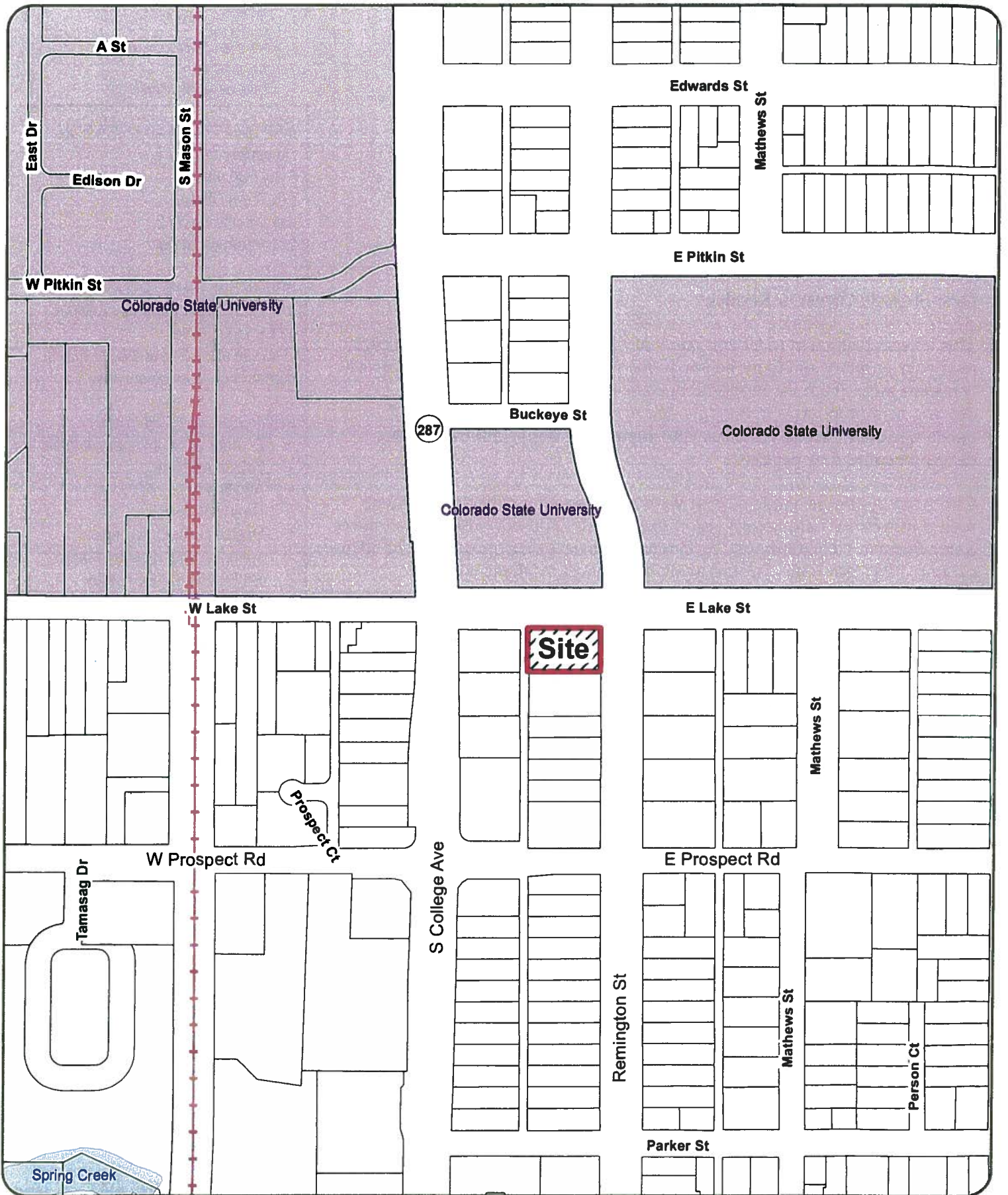
- Existing building and addition exceed the N-C-L District's floor area of 40% of the lot area
- Existing building and addition exceed the N-C-L District's floor area of 25% on the rear half of the lot

ZONING INFORMATION

- Neighborhood Conservation, Low Density District (N-C-L)
- The fraternity is a legal nonconforming use in the N-C-L District. Expansion of a nonconforming use is subject to Planning & Zoning Board (Type 2) review.

HELPFUL RESOURCES

- Information About the Review Process:
fcgov.com/CitizenReview



1 inch = 300 feet

121 E Lake St Fraternity Addition

