



NEIGHBORHOOD MEETING INVITATION

November 5th, 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,

Noah Beals, LEED GA
City Planner
970-416-2313
nbeals@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.

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

MEETING TIME AND LOCATION

November 20th, 2014
6:00-8:00 p.m.
Fort Collins Senior Center
1200 Raintree Drive

PROPOSAL NAME & LOCATION

2106 S Taft Hill Rd

Located across S Taft Hill Rd from
Blevins Middle School.

PROPOSAL DESCRIPTION

- Rezone the property from the Low Density Residential (R-L) zone district to Low Density Mixed-Use Neighborhood (L-M-N) zone district
- Amendment to the City's Structure Plan to align with the proposed rezoning.
- Residential single family detached and single family attached.

MODIFICATIONS REQUESTED

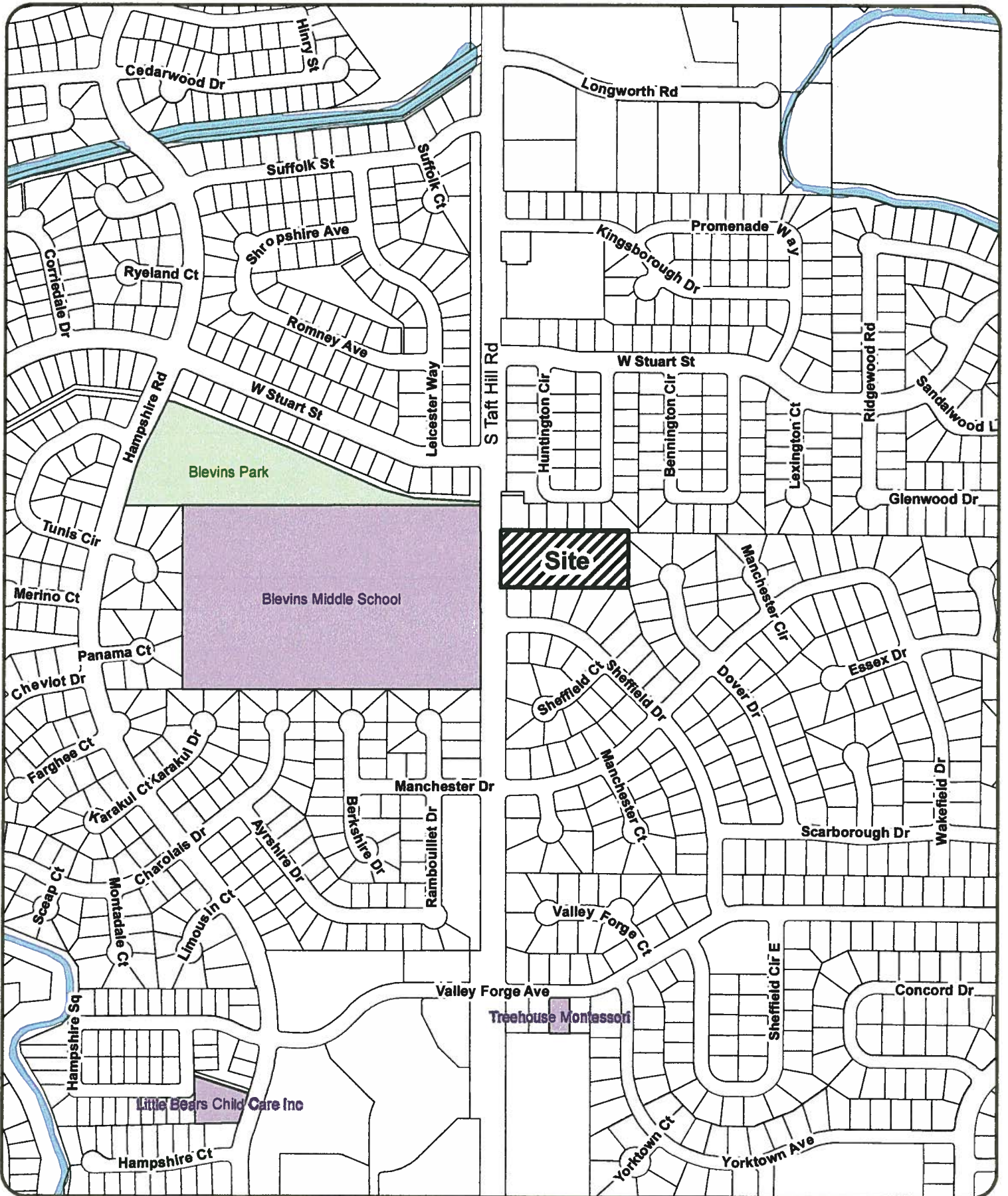
- No modification requests identified at this time, because the proposal includes a rezoning.

ZONING INFORMATION

- Low Density Residential (R-L) zone district
- Single family attached is not a permitted use in the R-L zone district
- Single family lots less than 6,000 square feet is not a permitted in the R-L zone district.

HELPFUL RESOURCES

- Conceptual Review Plans/Comments for this proposal: fcgov.com/ConceptualReview (select April 14th, 2014)
- Information About the Review Process: fcgov.com/CitizenReview



1 inch = 500 feet

2106 S Taft Hill Road Vicinity Map

