



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)

## NEIGHBORHOOD MEETING INVITATION

July 6, 2016

Dear Property Owner or Resident:

On Wednesday, July 20, 2016, at the Peace With Christ Lutheran Church, 1412 West Swallow Road, the City of Fort Collins Planning Department will hold a neighborhood information meeting to discuss a development proposal in your neighborhood. The project is referred to as the **3425 South Shields Street Multi-Family**.

The project consists of developing a parcel of land that is currently being used for outside storage of vehicles, boats, trailers, R.V.'s, etc. at 3425 South Shields Street. As proposed, the project consists of 94 apartments divided among three buildings on approximately 2.89 acres. The number of parking spaces at this time is estimated to be 150. The parcel currently contains an existing house and outbuilding both of which would be removed. The buildings would vary in height between two and three stories. Access would be gained from Shields Street and Richmond Drive.

We welcome and encourage your participation, as your input is an important part of the development review process. Check out our online guide explaining how you can 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 ([sburnett@fcgov.com](mailto:sburnett@fcgov.com)) who can assist residents who have questions about the review process.

Sincerely:

A handwritten signature in black ink that reads "Ted Shepard".

Ted Shepard  
Chief Planner  
221-6343  
[tshepard@fcgov.com](mailto:tshepard@fcgov.com)

### MEETING TIME AND LOCATION

Wednesday, July 20, 2016  
6:30 - 8:30 P.M.  
Peace With Christ Lutheran Church  
1412 West Swallow Road  
Fort Collins, CO

### PROPOSAL NAME & LOCATION

3425 South Shields Street Multi-Family  
Residential Development

(Please see project location map on the back of this letter)

### PROPOSAL DESCRIPTION

- 94 total dwelling units
- 2.89 acres
- 150 Parking Spaces
- Access from Shields Street
- Access from Richmond Drive

### ZONING INFORMATION

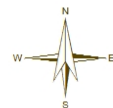
- M-M-N –Medium Density Mixed-Use Neighborhood
- Vicinity Map on reverse

### HELPFUL RESOURCES

- This letter is also available at: [fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas)
- Information About the Review Process:  
[fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)



## 3425 South Shields Multi-Family



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).