



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

January 16, 2017

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 of this letter.

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.

If you have questions at any time, please feel free to contact me or Delynn Coldiron, Neighborhood Services Manager, at 970-221-6676 or [decoldiron@fcgov.com](mailto:decoldiron@fcgov.com). Delynn is available to assist residents who have questions about the review process and how to participate.

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

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Holland".

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

### MEETING TIME AND LOCATION

Monday, January 30, 2017

6 - 7:30 P.M.

Harmony Library Community Room  
4616 S Shields St, Fort Collins, CO  
80526

### PROPOSAL NAME & LOCATION

4921 South Shields Group Home

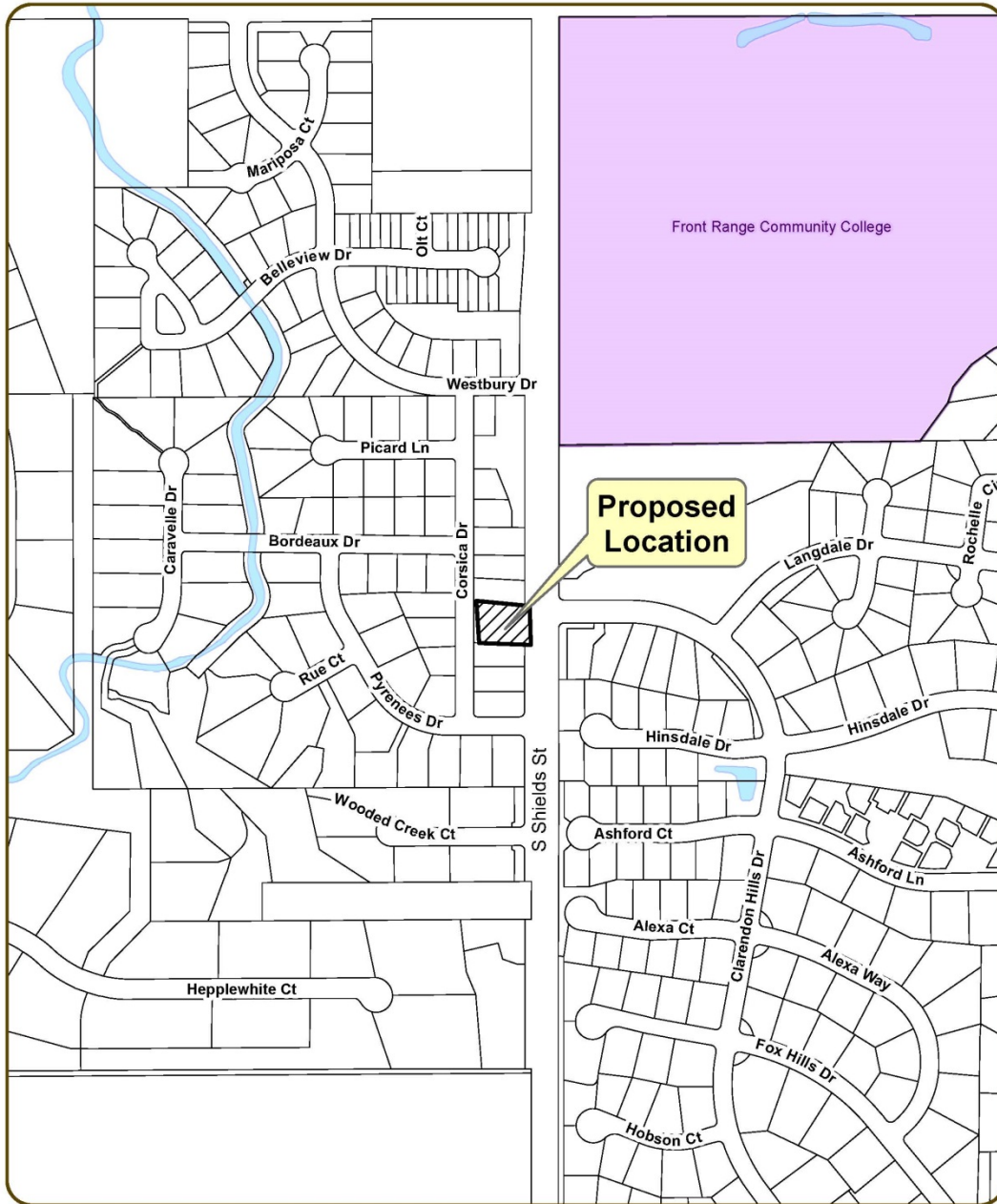
(Please see project location map on the back of this letter)

### PROPOSAL DESCRIPTION

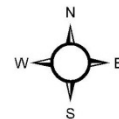
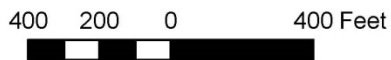
- This is a proposal to convert the existing single family residence at 4921 South Shields Street to a Group Home use for older adults with memory or cognitive impairment for up to seven residents, with staff support provided.
- Changes to the building's interior are proposed to create a total of 5 bedrooms.
- Off-street parking on the property is proposed using the existing access from Shields Street.
- The site is located in the Low Density Residential (RL) zone district.
- This proposal will be subject to a review and public hearing by the Planning & Zoning Board (P&Z).
- Residents who receive this letter will also receive a letter for the P&Z hearing.

### HELPFUL RESOURCES

- This letter is also available at: [fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas)
- Check out the online guide about the review process and ways to participate: [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)



## 4921 S. Shields Group Home



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).