



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

NEIGHBORHOOD MEETING INVITATION

September 7, 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 own or manage an apartment building, please post this notice in a common area so your residents can participate.

We welcome your participation in the development review process. More information can be found by visiting fcgov.com/CitizenReview. If you have any questions, please contact me or Sylvia Tatman-Burruss, Neighborhood Development Review Outreach Specialist, at 970-224-6076 or statman-burruss@fcgov.com. Sylvia is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Kai Kleer
Associate Planner
970-416-4284
kkleer@fcgov.com

MEETING TIME AND LOCATION

Thursday, September 21, 2017
6:00–7:30 P.M.
First United Methodist Church
Fellowship Hall 1 & 2
1005 Stover Street

PROPOSAL NAME & LOCATION

704 E Elizabeth Street

Fort Collins, CO 80524

(Please see vicinity map on the back of this letter)

PROPOSAL DESCRIPTION

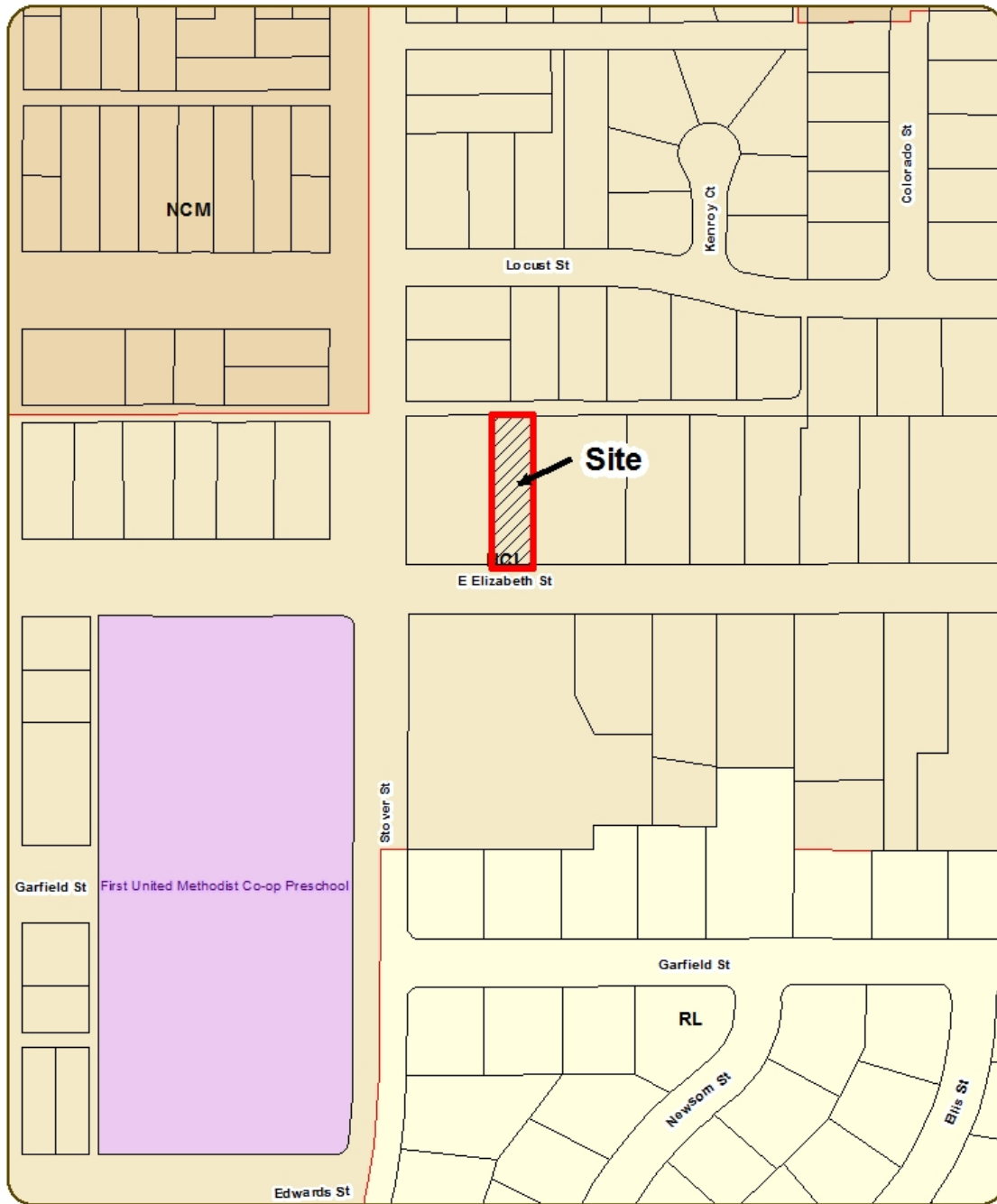
- Standalone modification for lot dimension standard
- Development would add an additional single family residence behind the street fronting residence
- Current lot size is 9,500 SF
- Standard requires a lot dimension of 12,000 SF (6,000 SF per single-family residence)

ZONING INFORMATION

- Property is located in the Neighborhood Conservation Low Density (NCL) zone district
- Single-family detached structures behind a street fronting principal residence are subject to Administrative Review and will require a future public hearing.

HELPFUL RESOURCES

- This letter is also available at: fcgov.com/ReviewAgendas



704 E Elizabeth St Vicinity Map

1 inch = 167 feet



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.