



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

«Name»
«Name1»
«Mailing_Address»
«Mailing_City», «Mailing_State»
«Mailing_Zipcode»

NEIGHBORHOOD MEETING INVITATION

September 4, 2015

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. You can also contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 or sburnett@fcgov.com.

We also want to make sure you're aware of other long-range planning projects going on around the City in 2015 and 2016. Please see the following links for preliminary information about these projects and ways to get involved and provide input. You can also enter your email address at these websites and we'll email you progress updates and information about upcoming public meetings. We welcome and encourage your participation, as your input is an important part of the planning process. If you have questions at any time, please feel free to contact us.

Old Town Neighborhoods Plan Update:
<http://fcgov.com/otnp>

Downtown Plan Update:
<http://fcgov.com/downtown>

Sincerely,

Clay Frickey
Associate Planner
970-224-6045
cfrickey@fcgov.com

MEETING TIME AND LOCATION

Tuesday, September 22, 2015
5:30-7:00 p.m.
215 N Mason St.
Community Room

PROPOSAL NAME & LOCATION

706 S College Ave. – Multifamily Major Amendment
Located on the east side of College Ave. just south of Laurel St.

PROPOSAL DESCRIPTION

- Convert 8,342 sq. ft. of office space to apartments
- Will contain 14 units comprised of studio and 1-bedroom units
- Existing 33 parking spaces will serve this development

MODIFICATIONS REQUESTED

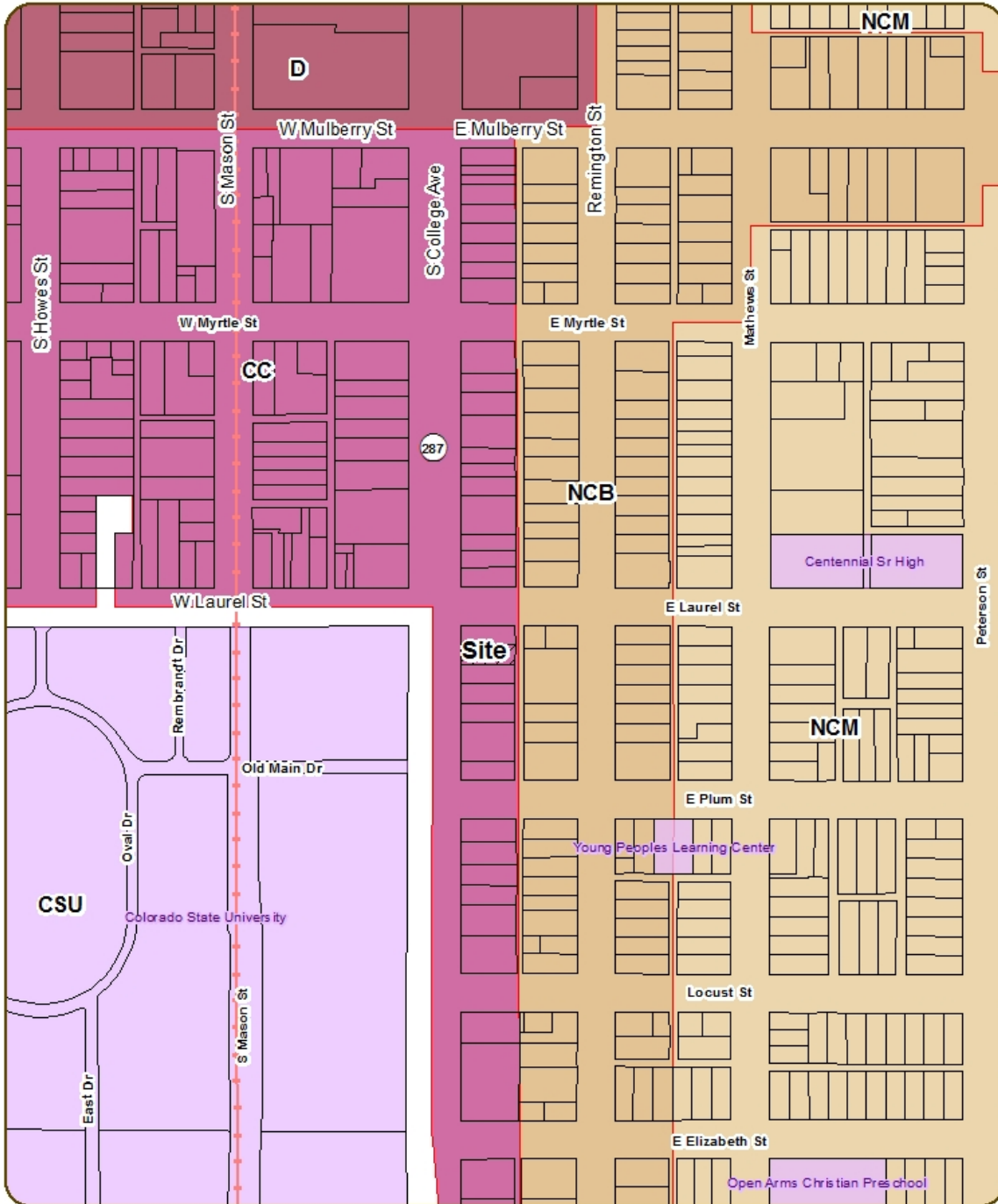
- No modification requests

ZONING INFORMATION

- Project is located in the Community Commercial (CC) zone district
- Mixed-use dwellings are a permitted use in the CC zone district
- This project is subject to review and approval by the Planning and Zoning Board

HELPFUL RESOURCES

- Conceptual Review Plans and Comments for this proposal: fcgov.com/ConceptualReview (select May 4, 2015)
- This letter and a preliminary site plan is available at: fcgov.com/ReviewAgendas
- Check out the online guide about the review process and ways to participate: fcgov.com/CitizenReview



706 S College - Multi-family Vicinity Map

1 inch = 333 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. Please call 970-221-6750 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: translate@fcgov.com.