



Development Review Center  
281 North College Avenue  
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Fort Collins, CO 80522-0580  
970-221-6750  
[fcgov.com/DevelopmentReview](http://fcgov.com/DevelopmentReview)

# NEIGHBORHOOD MEETING INVITATION

August 4, 2016

Dear Property Owner:

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 may also contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 or [sburnett@fcgov.com](mailto: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 may 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, City Planner

970-224-6045

[cfrickey@fcgov.com](mailto:cfrickey@fcgov.com)

## MEETING TIME AND LOCATION

Thursday, August 18, 2016

6:00 – 7:30 P.M.

First United Methodist Church  
Village Commons Room (2<sup>nd</sup> Floor)  
1005 Stover St.

## PROPOSAL NAME & LOCATION

811 E. Elizabeth St.

(on Elizabeth St., just east of  
Stover St.)

Please see project location map on the  
back of this letter.

## PROPOSAL DESCRIPTION

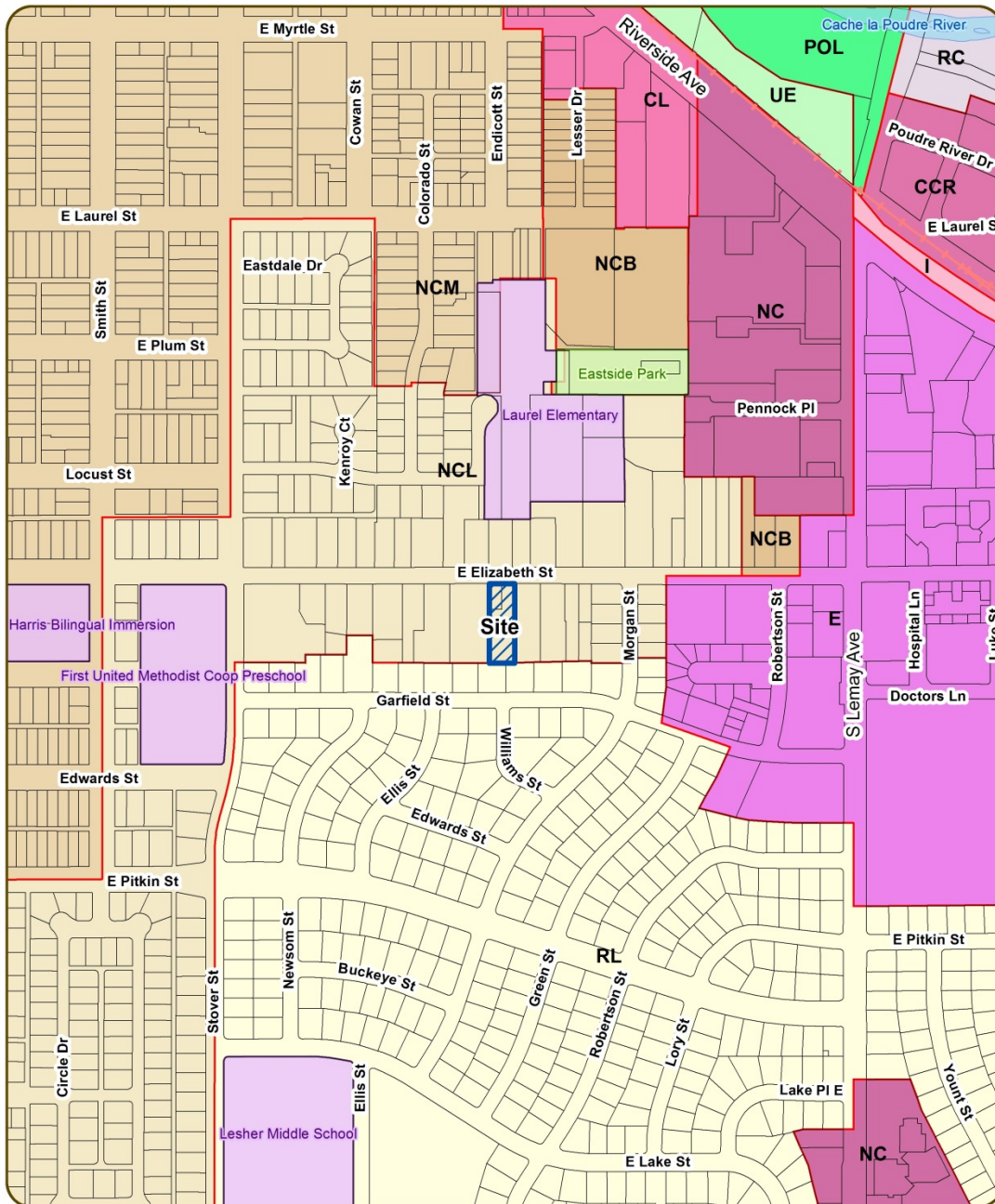
- Plat lots at 811 E. Elizabeth
- Enlarge front lot with existing office building to 8,000 sq. ft.
- Expand office building by 300 sq. ft.
- Build single-family home on rear lot

## ZONING INFORMATION

- Site is located in the Neighborhood Conservation, Low Density (NCL) zone district
- Single-family home is a permitted use, existing office is a non-conforming use
- Expansion of office triggers review by Planning & Zoning Board

## HELPFUL RESOURCES

- Conceptual Review Plans and Comments for this proposal:  
[fcgov.com/ConceptualReview](http://fcgov.com/ConceptualReview)  
(select December 21, 2015)
- This letter and a preliminary site plan is 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)



1 inch = 500 feet

## 811 E Elizabeth St Zoning & Vicinity Map



*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).*