



NEIGHBORHOOD MEETING INVITATION

March 18, 2015

Dear Property Owner or Resident:

This letter is to inform you of a 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. **We welcome and encourage your participation, as your input is an important part of the development review process.**

Check out our online guide of your ways to participate in the development review process by visiting fcgov.com/CitizenReview. You may also contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 or sburnett@fcgov.com. Sarah is available to assist residents who have questions about the review process and how to participate.

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 meeting.

This letter and project plans are online at fcgov.com/ReviewAgendas.

We look forward to your participation at the neighborhood meeting. Public comment is encouraged during all phases of the development review process. If you have questions at any time, please feel free to contact us.

Sincerely,

Seth Lorson, AICP
City Planner
970-224-6189
slorson@fcgov.com

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 970-220-6750 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: titlesix@fcgov.com.

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

MEETING TIME AND LOCATION

Wednesday, April 1, 2015
6 – 8 p.m.
LifePointe Church
900 E. Prospect Rd.
Courtyard Room

PROPOSAL NAME & LOCATION

River Modern
900 East Stuart Street

PROPOSAL DESCRIPTION

- 4.36 acre lot
 - Density: 6.88 units per acre
 - Site Plan on back
- Convert existing single-family house into child care center
- Develop 30 residential units as duplexes

ZONING AND REVIEW INFORMATION

- Low Density Mixed-Use Neighborhood (LMN) District
- Type 2 – Planning and Zoning Board Review

HELPFUL RESOURCES

- Plans for this proposal:
fcgov.com/ReviewAgendas
- Information about the review process:
fcgov.com/CitizenReview

RIVER MODERN

Conceptual Site Plan

March 3, 2015



PROPERTY LINE
SPRING CREEK BIKE
PATH CONNECTION
FLOODWAY
100' SPRING
CREEK BUFFER
FLOODPLAIN

SPRING CREEK TRAIL
SPRING CREEK

WATER QUALITY
POND

SPRING MEADOWS CONDOS

SITE LIGHTING
B'H. FENCE
FENCE MOUNTED
LIGHTING

BROOK HAVEN CONDOS

PRIVATE ALLEY

PRIVATE STREET

PRIVATE STREET

PRIVATE ALLEY

PERMEABLE PAVERS, TYP.
B'H. FENCE

PRIVATE ALLEY

TRASH ENCLOSURE
SHED
PICK-UP/DROP-OFF AREA
ONE-WAY DRIVE

PLAYGROUND

CHILD CARE
CENTER

PLAY
GARDEN

BIKE RACK LOCATION
PROPERTY LINE

STUART STREET

4'H. FENCE

INDIAN HILLS PARK

CHEROKEE
DRIVE