



NEIGHBORHOOD MEETING INVITATION

May 20, 2014

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. **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 neighborhood meeting so they can attend.

This letter and attachments are available online at fcgov.com/ReviewAgendas.

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

Sincerely,

Rebecca Everette, AICP
Associate Planner
970-224-61416-262589
reverette@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, June 4, 2014

5:30-7:00 p.m.

SouthGate Church

6541 South College Avenue

PROPOSAL NAME & LOCATION

Affordable Roofing

217 W. Trilby Rd.

(This site is located on Trilby Rd. east of College Ave.)

PROPOSAL DESCRIPTION

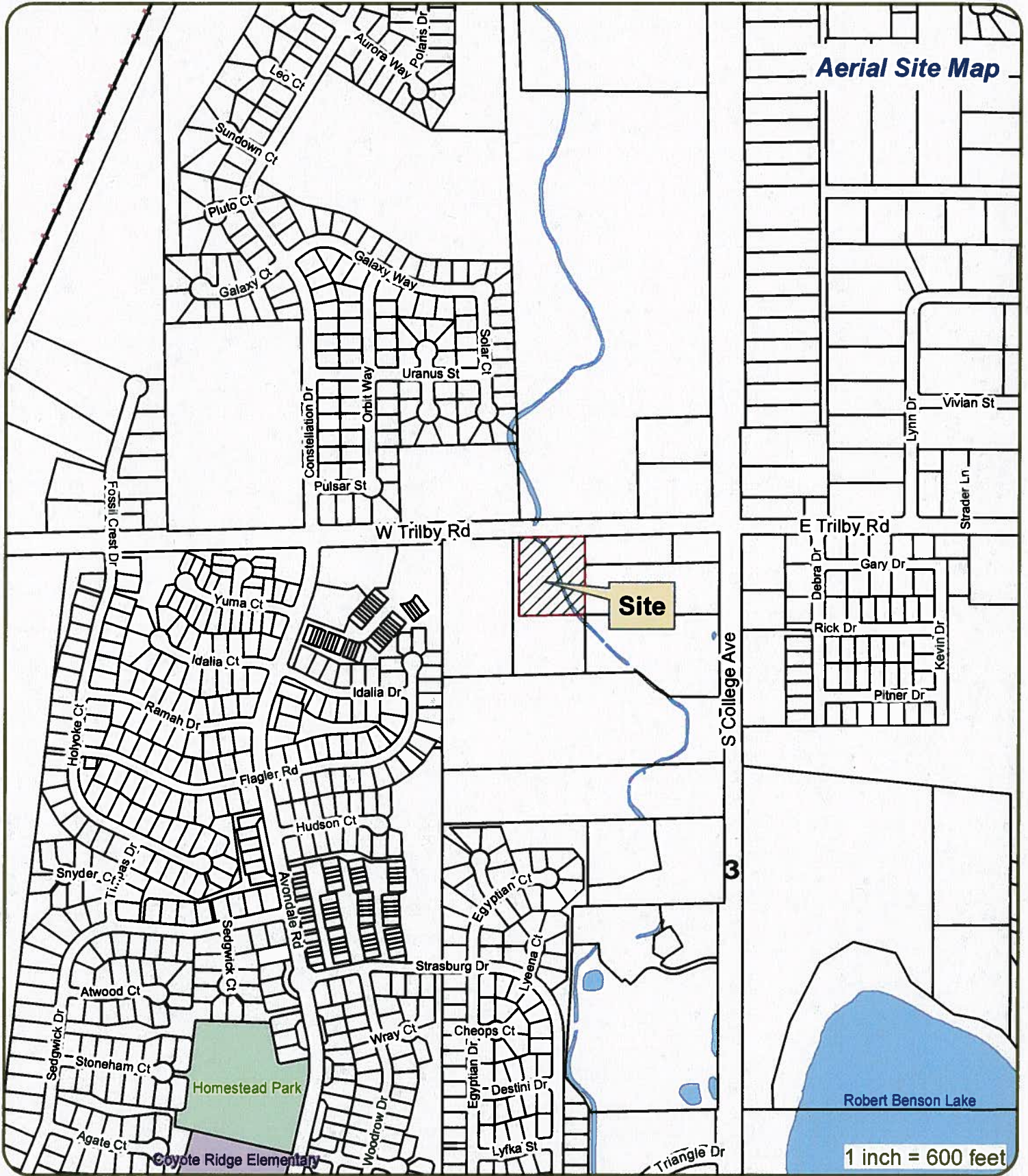
- Subdivision of existing property (2.49-acre lot) into 4 lots
- Change of use from single family residence to office in existing building
- 3 additional office buildings on new lots (17,550 new square feet)
- 54% office space, 46% garage space proposed in the buildings
- 1.48 acres of open space (landscaped area plus natural habitat zone)
- 24 parking spaces and 10 bicycle parking spaces

ZONING INFORMATION

- Low Density Mixed Use Neighborhood (L-M-N)
- Office use is permitted if approved by the Planning and Zoning Board in a public hearing

HELPFUL RESOURCES

- Recent submittal documents for this proposal:
fcgov.com/developmentreview/proposals
(submitted April 2014)
- Information About the Review Process:
fcgov.com/CitizenReview



217 W. Trilby Rd. - Change of Use Neighborhood Meeting

