



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

NEIGHBORHOOD MEETING INVITATION

November 30, 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.

The proposed development, Crowne on Conifer, consists of developing the vacant land east and south of Jax. The current proposal shows 308 multi-family units in 9 buildings. Each building is proposed to be either 2- or 4-stories. The developer proposes a mix of studio, 1-, 2-, and 3-bedroom units. The applicant proposes 521 parking spaces to serve the development along with 216 bicycle parking spaces. This development will extend Jerome St. north and connect with Conifer St. The development will also extend Lupine Dr. and Suniga Rd. to the west property line. The applicant proposes a park at the southeast corner of Lupine and Jerome to serve the development.

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 Delynn Coldiron, Neighborhood Services Manager, at 970-221-6676 or decoldiron@fcgov.com.

Sincerely,

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

MEETING TIME AND LOCATION

Wednesday, December 14, 2016
6:00 – 8:00 P.M.
Northside Aztlan Community Center
Lounge Room
112 Willow St.

PROPOSAL NAME & LOCATION

Crowne on Conifer
(See attached map for location of the development)

PROPOSAL DESCRIPTION

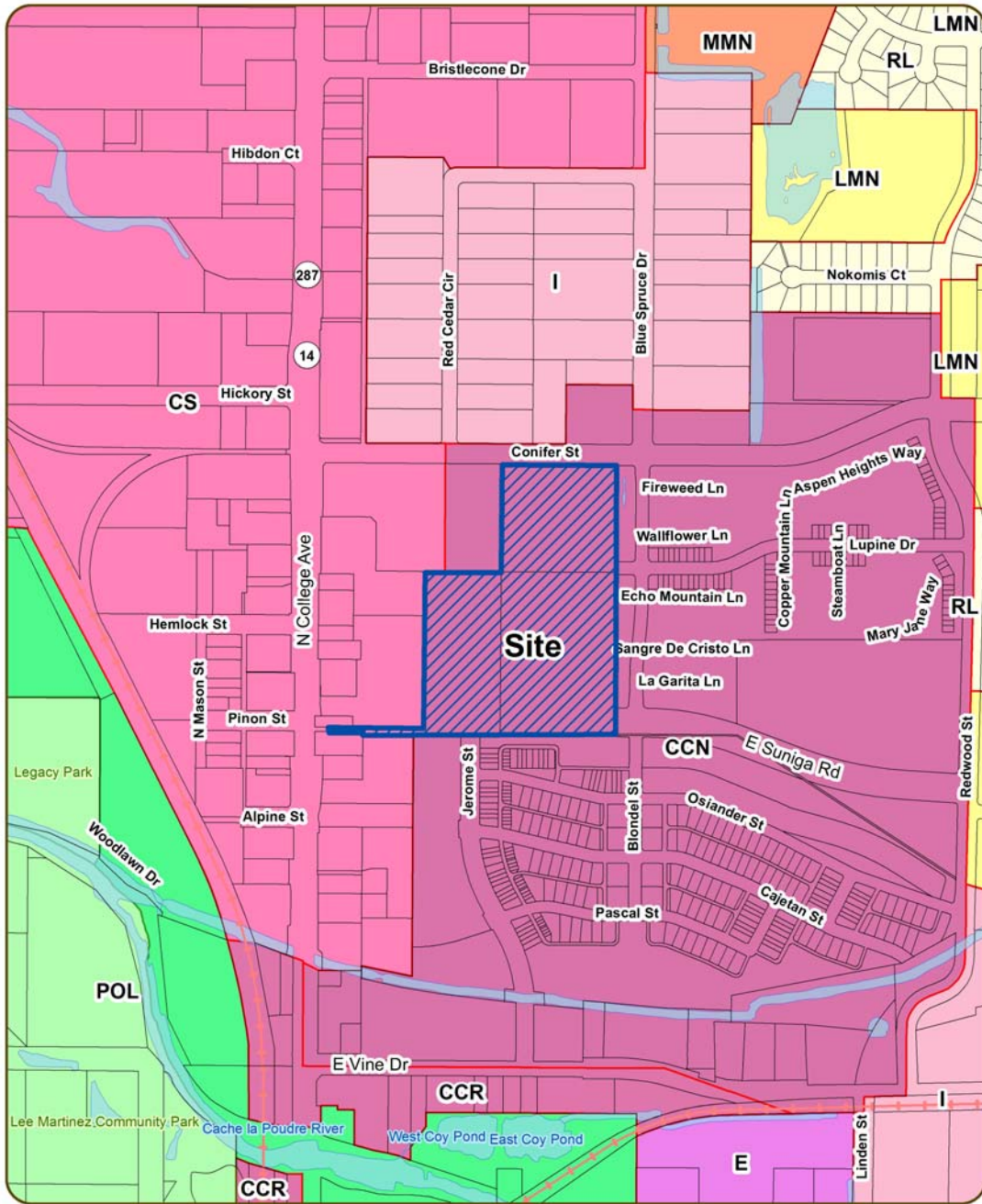
- 308 units of multi-family housing
- Existing site is vacant
- 9 buildings
- Each building will be 2- or 4-stories in height
- 521 parking spaces
- 216 bicycle parking spaces
- Will extend Suniga Rd., Lupine Dr., and Jerome St.

ZONING INFORMATION

- Located in the Community Commercial – North College (CCN) zone district
- This proposal will be subject to review by the Planning & Zoning Board

HELPFUL RESOURCES

- Conceptual Review Plans and Comments for this proposal: fcgov.com/ConceptualReview (select Monday, August 29 – originally called Crowne on Suniga)
- 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



Crowne on Conifer Zoning & Vicinity Map

1 inch = 500 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: titiesix@fcgov.com.