



NEIGHBORHOOD MEETING INVITATION

August 5, 2015

Dear Property Owner or Resident:

This letter is being sent to let you know of a potential rezoning near your property and to invite you to the neighborhood meeting where you can learn more about the proposal. Specific information about this rezoning 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 rezoning. 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 you aware of other long-range planning projects going on in 2015 and 2016. The following links offer information about these projects and ways to join the discussions. You can also enter your email address at these websites and we'll email you progress updates and information about upcoming public events. 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,

Clark Mapes, AICP

City Planner

970-221-6225

cmapes@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 970-221-6750 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: 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

Thursday, August 20, 2015

6:30-8:00 p.m.

Houska Automotive Meeting Room
899 Riverside Avenue

PROPOSAL NAME & LOCATION

Houska Automotive Rezone
1005 Riverside Avenue

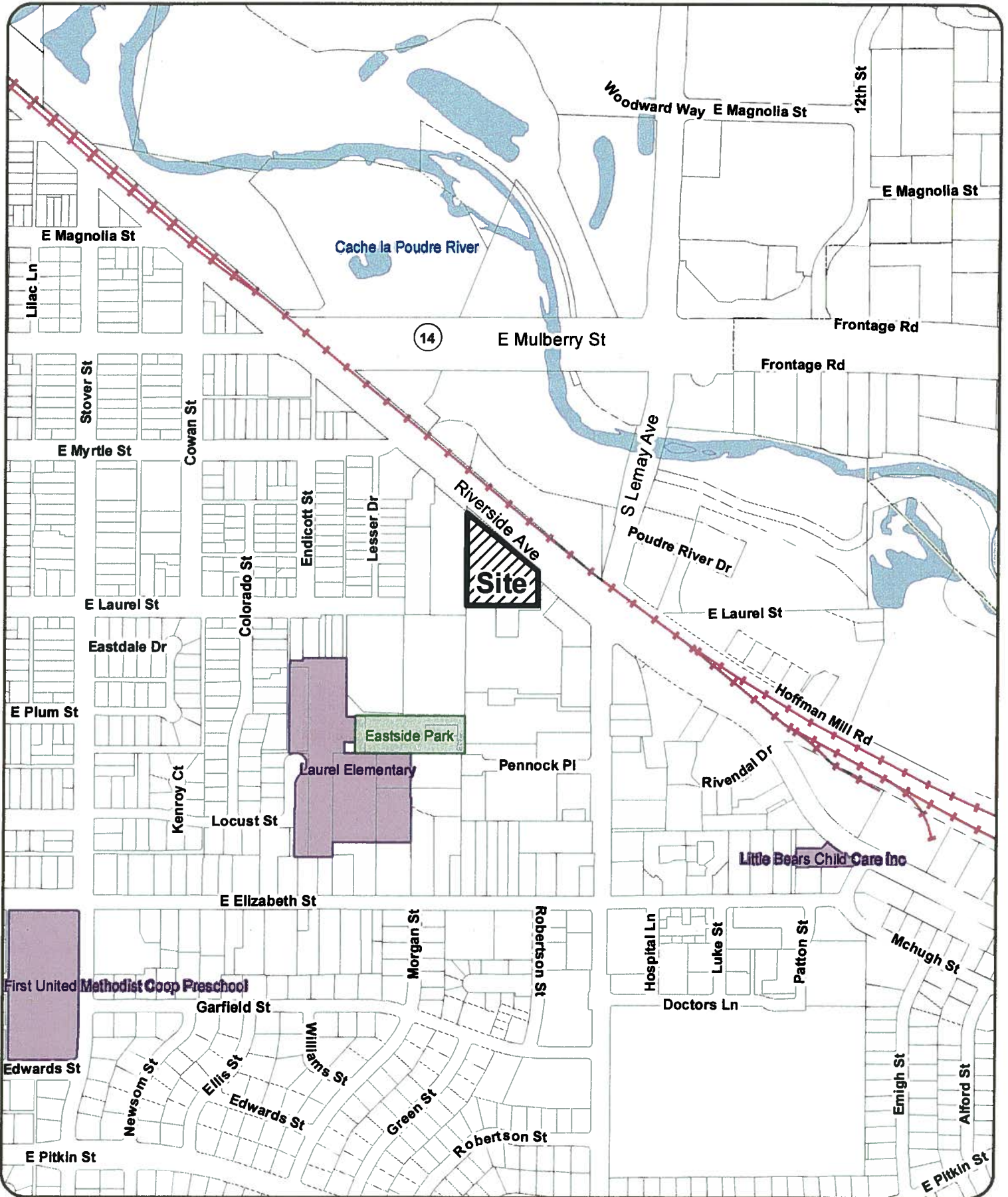
PROPOSAL DESCRIPTION

- Existing zoning is Neighborhood Commercial – calls for integration with supermarket center and surrounding residential neighborhood
- Proposed zoning is Limited Commercial – allows for vehicle major servicing, light industrial, and similar uses.
- Would allow for Houska expansion with truck repair and tire retreading.
- This request requires hearings by the Planning and Zoning Board and City Council, likely in September and October.

HELPFUL RESOURCES

- This letter is also available at: fcgov.com/ReviewAgendas
- Information on the Neighborhood Commercial (N-C) and Limited Commercial (C-L) zone districts may be found online by visiting: fcgov.com/cityclerk/codes.php

Select the Land Use Code link and then Article 4 - Districts. The N-C district is described in Division 4.23; the C-L district is described in Division 4.24.



1 inch = 600 feet

Houska Automotive Expansion Rezoning

From NC to CL

