



PUBLIC HEARING NOTICE

April 30, 2014

Dear Property Owner or Resident:

This letter is being sent to let you know about a development proposal near your property and to invite you to the public hearing where you can provide the hearing officer with your comments regarding this proposal. Specific information about this proposal is to the right and on the back of this letter. 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.

Public comment is encouraged during all phases of the review process. If you are unable to attend the hearing, but would like to provide input, please feel free to write me at the address below or e-mail me at jholland@fcgov.com. If you have questions at any time, please feel free to contact us.

Sincerely,

Jason Holland, PLA | City Planner
City of Fort Collins
281 North College Avenue
Fort Collins, CO 80522
970.224.6126
jholland@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

HEARING TIME AND LOCATION
Wednesday May 14, 2014
5:00 p.m. (This is scheduled as the 2nd item on the agenda.)
Conference Room A
281 North College Avenue, Fort Collins

PROPOSAL NAME & LOCATION
Plum & Shields Extra Occupancy Rental House

801 S. Shields Street (please see map on reverse)

PROPOSAL DESCRIPTION

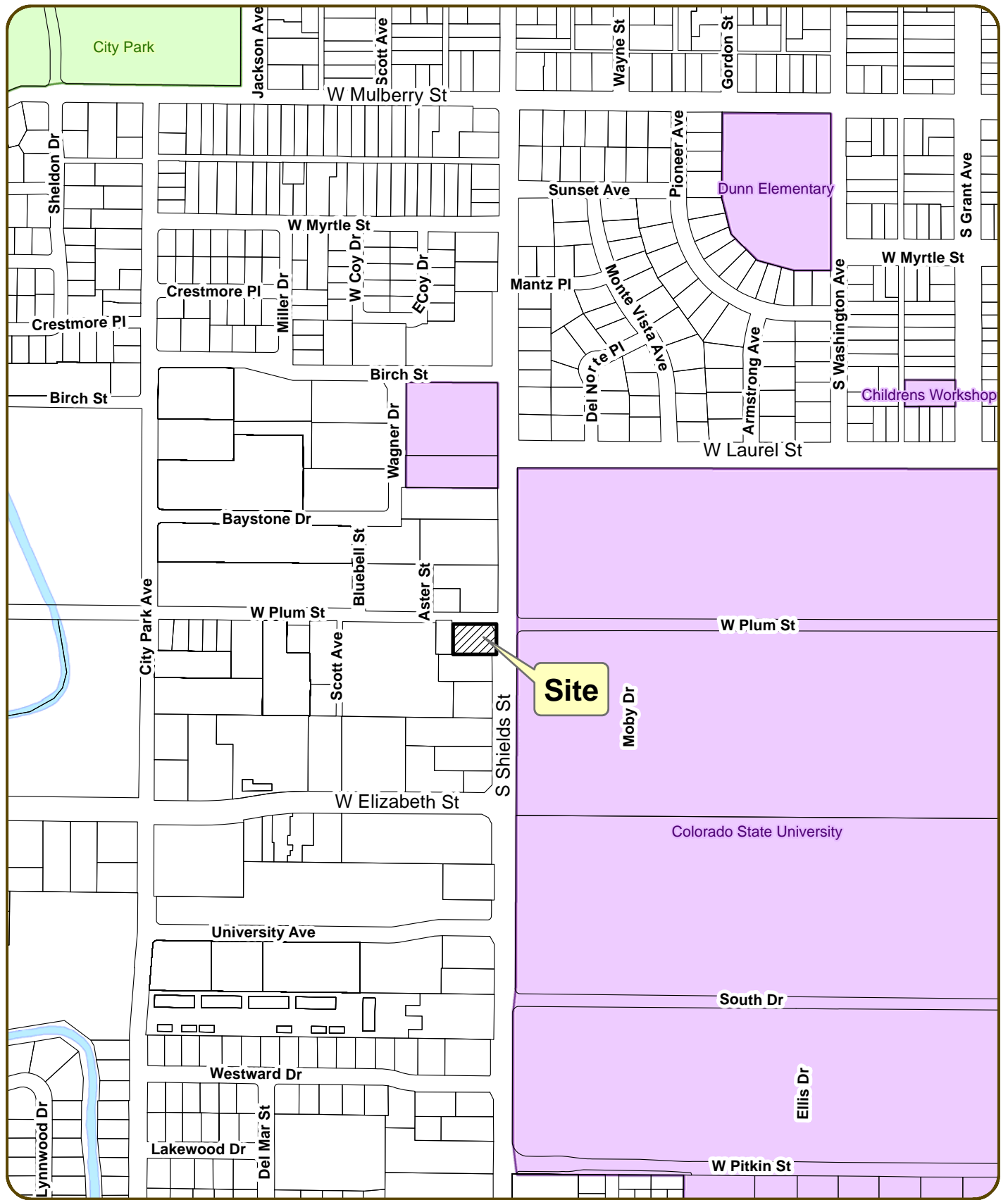
- Existing 3-story building
- Building formerly used as a group home operated by Turning Point
- Building also formerly used as a Greek housing facility
- 20 occupants proposed
- 15 on-site parking spaces proposed
- Modification requests to Section 3.2.2(J) addressing a reduction in setbacks for parking and Section 3.2.2(L), Table A, addressing a reduction in dimensional standards for two-way drive isles.

ZONING INFORMATION

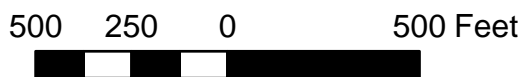
Community Commercial District (C-C)

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report: fcgov.com/ReviewAgendas (for administrative hearings)
- Information About the Review Process: fcgov.com/CitizenReview



801 South Shields Street



1 inch = 500 feet

