



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

NOTICE OF PUBLIC HEARING

June 8, 2015

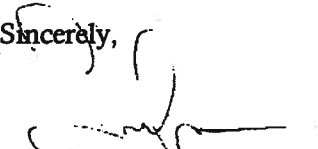
Dear Property Owner or Resident:

This letter is being sent to let you know a public hearing has been scheduled to consider a development proposal near your property. Specific information about this development proposal is to the right and on the back. A decision regarding the approval or denial of the proposal will be made by an administrative hearing officer following the hearing. **We welcome and encourage your participation, as your input is an important part of the development review process.**

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 public hearing so they can attend.

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.

We look forward to your participation at the Administrative Public Hearing. 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.

HEARING TIME AND LOCATION
Thursday, June 25, 2015
5:30 p.m.
Conference Room A-D
281 N. College Ave.

PROPOSAL NAME & LOCATION
River Modern
900 East Stuart Street

PROPOSAL DESCRIPTION

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

MODIFICATIONS REQUESTED

1. Reduce required 15' front setback to 9'.
2. Attached sidewalk on private drive along child care center.

ZONING INFORMATION

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

HELPFUL RESOURCES

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