



NOTICE OF PUBLIC HEARING

November 21, 2013

Dear Property Owner or Resident:

This letter is being sent to let you know a Hearing Officer will conduct a public hearing to consider a development proposal at 1017 West Magnolia Street referred to as the Stoner Subdivision, Lot 2 Major Amendment, Obermann Residence. 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.**

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 public hearing. 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

Thursday, December 5, 2013

6:15 p.m.

281 North College Ave.

Conference Room A

PROPOSAL NAME & LOCATION

Stoner Subdivision, Lot 2 Major Amendment, Obermann Residence

1017 West Magnolia Street

PROPOSAL DESCRIPTION

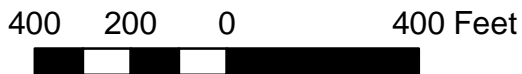
- Single-family residence
- 2-story building height
- Proposed amendments to building elevations and building footprint

ZONING INFORMATION

- Neighborhood Conservation Low-Density zone district (N-C-L)

HELPFUL RESOURCES

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



Lot 2, Stoner Subdivision, Major Amendment