



April 17, 2013

Planning, Development and
Transportation
Current Planning
281 North College Ave.
P.O. Box 580
Fort Collins, CO 80522-0580
970.221.6750
970.224.6134 - fax
fcgov.com/developmentreview

Dear Resident/Property Owner:

On Wednesday, May 1, 2013, at 5:30 p.m., in Conference Room A, 281 North College Avenue, Fort Collins, Colorado, a City of Fort Collins Hearing Officer will conduct a public hearing to consider a development project in your area. **The project is referred to as the Stoner Subdivision, Project Development Plan, #PDP130005 with two Modifications of Standard.**

The proposed project is located at the southeast corner of Wayne and Magnolia Streets. This is a request to divide an existing 15,986 square foot lot located at 502 Wayne Street, into two lots and construct a one story single-family residence on a proposed new lot created to the east (Lot 2). An existing detached garage will remain on Lot 2 south of the new residence. An existing single family home would remain on the west lot (Lot 1). The project is located in the (N-C-L) - Neighborhood Conservation Low Density zone district, and is subject to an administrative (Type I) review. Two Modifications of Standard to the Land Use Code currently accompany the request. The first Modification addresses Section 4.7(F)(7) which states that no lot may be further subdivided to create a new lot in the rear portion of the existing lot. The second Modification addresses Section 3.6.2(J)(2) which requires that portions of alleys be paved in conjunction with this proposed use. The project proposes a lot subdivision and that the alley frontage remains unpaved. The plans are available online for your review at: <http://www.fcgov.com/developmentreview/agendas.php>

The City's Hearing Officer considers your input an important part of the City's review of the proposal. If you are unable to attend this meeting, but would like to provide input, written comments are welcome via U.S. mail to the address above or please e-mail me at jholland@fcgov.com.

The list of affected property owners for this neighborhood meeting is derived from official records of the Larimer County Assessor. Because of the lag time between home occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbors of this hearing so that all may have an opportunity to attend. Thank you for your time and participation in the City's planning process.

Sincerely,

A handwritten signature in black ink, appearing to read "Jason Holland".

Jason Holland, RLA
City Planner

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.