



February 19, 2016

Dear Property Owner,

The City of Greeley has received a formal application from Xcel Energy for approval of a Use-by Special Review to allow for an expansion and upgrade to the existing electrical substation facility on a property located at the southwest corner of 23rd Avenue and 10th Street. The site is addressed as 2310 10th Street, and is comprised of approximately 9.4 acres and is currently zoned C-L (Commercial-Low Intensity Zone District). A neighborhood meeting has been scheduled prior to arranging a public hearing with the Planning Commission. This neighborhood meeting will be held on:

**Wednesday, March 2, 2016 6:00 p.m. – 8:00p.m.
Maplewood Elementary School – Cafeteria
1201 21st Avenue, Greeley, Colorado**

The neighborhood meeting is an opportunity for City staff to explain the review process, for the applicant to provide information about their development plan, and for citizens to ask questions. No formal decisions about the project are made by the City of Greeley at the neighborhood meeting.

After the neighborhood meeting is completed, the Planning Commission will hold a public hearing to consider the request. You will be notified of the Planning Commission hearing once it has been scheduled.

This letter has been sent to property owners of record within 500 feet of the subject property's boundary and contacts with the Neighborhood Resource Office; however flyers have also been forwarded to the community as a whole. The list of property owners for this meeting is derived from official records of the Weld County Assessor. Because of the lag time between home occupancy and record keeping, or because of rental situations, a few affected residents may not receive this notice. Please feel free to notify your neighbors of this meeting so all interested neighbors may have the opportunity to comment or attend the meetings.

If you have any questions pertaining to this proposal, please call me at 970-336-4050.

Sincerely,

Paul Whalen
Planner III

