



Community Development and
Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522
970.221.6750
970.224.6134 - fax
fcgov.com/currentplanning

April 12, 2010

Dear Resident:

On **Monday, April 26, 2010, at 5:30 p.m.** (or as soon thereafter as possible), in Conference Room A at 281 North College Avenue*, Fort Collins, CO., the City of Fort Collins Hearing Officer will conduct an **Administrative Public Hearing** to consider a development proposal in your neighborhood. **A decision on the proposal will result from this public hearing.** Please access the building by the public door at the east end of the building, adjacent to North College Avenue.

This is a request to replat parts of Lot 1, 2 and 3 of Vanworks Subdivision, Lot 3 of Odell Subdivision, Lot 23 of a Replat of North Lemay Subdivision, and Lot 1 of Second Replat of North Lemay Subdivision. The proposal also includes the addition of heavy industrial uses and two additional buildings on the proposed lot. The property is in the I, Industrial Zone District. The proposed use and replat is permitted in the zone district subject to an administrative review and public hearing.

The list of affected property owners for this public meeting is derived from official records of the Larimer County Assessor. Because of the lag time between occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbor of this pending meeting so all neighbors may have the opportunity to attend.

Sincerely,


A handwritten signature in black ink that reads "Emma McArdle". The signature is written in a cursive style with a long horizontal line extending to the right.

Emma McArdle
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.



**#20-09 - Colorado Iron and Metal, PDP
Vicinity Map**

N

1 inch = 600 feet