



Planning, Development and
Transportation Services
Current Planning
281 N. College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970.221.6750
970.224.6134 - fax
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November 17, 2009

Dear Resident:

On **Wednesday, December 2, 2009, at 4:15 p.m.** (or as soon thereafter as possible), in Conference Rooms C & D 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.**

This is a request for a project commonly known as the **Kaufman & Robinson Office Development, Project Development Plan - #40-08**. Kaufman & Robinson Inc. is a technology-based design and manufacturing company that is in a growth mode. This is a 2-phase development on 1.76 acres. Phase 1, fronting on Blue Spruce Drive, will consist of 9,500 square feet of General Office & Small Industry uses in a single-story metal building not to exceed 22 feet in height. Phase 2 will be a 4,875 square foot addition to the rear of the building for Small & Light Industrial uses. A total of 22 on-site parking spaces are being provided. The company will employ between 12 and 30 people. The project as proposed requires consideration of requests for modifications of three (3) standards as set forth in the City's Land Use Code. The standards are located in Division 4.28 - Industrial District, Section 4.28(E)(2)(b) under *Building Design*, and Sections 4.28(E)(3)(a)2 and 4.28(E)(3)(a)3 under *Site Design*.

The subject properties are on the east side of Blue Spruce Drive, essentially at the intersection with Red Cedar Circle, and are zoned I, Industrial. They are Lots 3 & 4, Block 5 of Evergreen Park and are addressed as 1324 & 1330 Blue Spruce Drive.

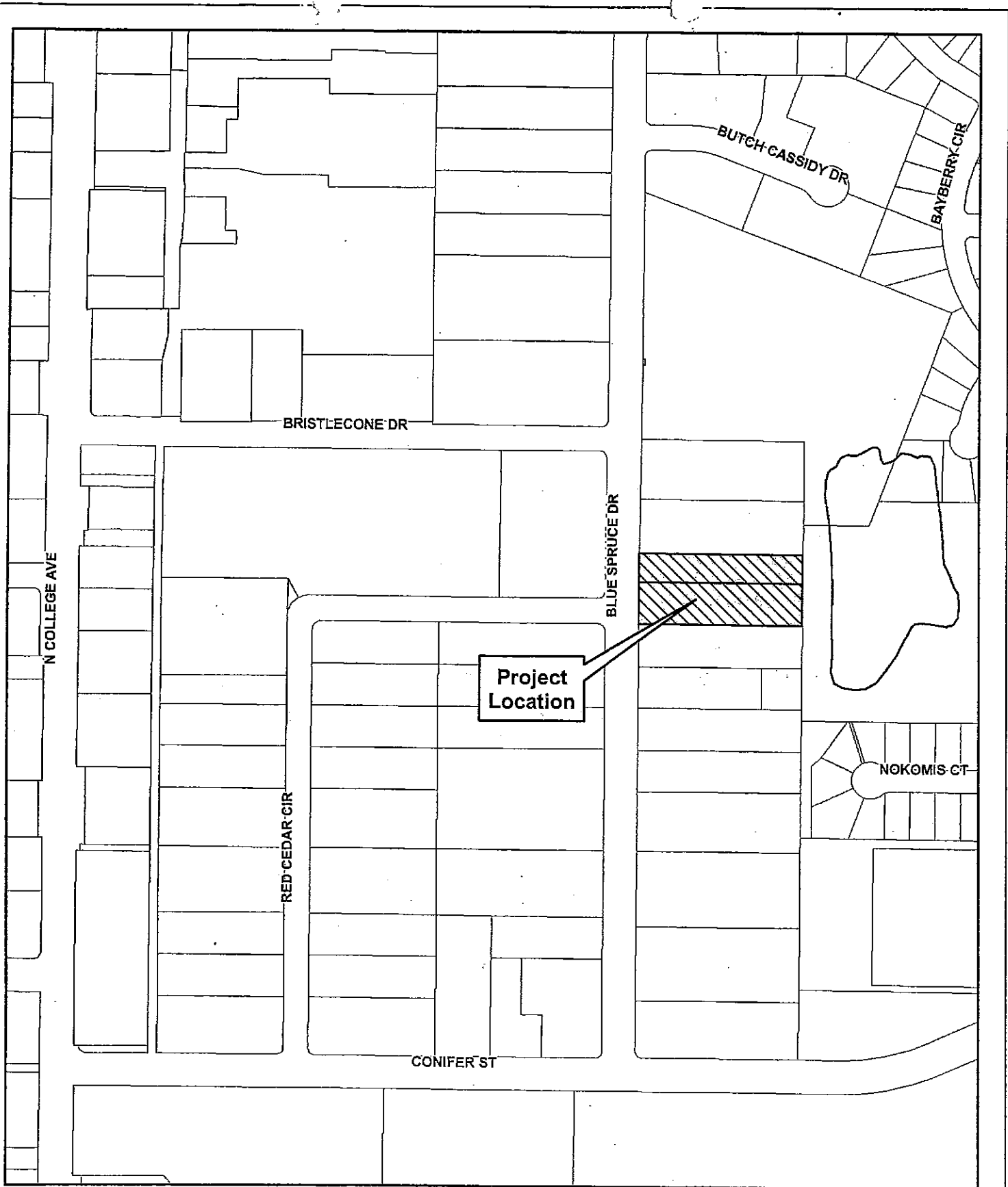
The list of affected property owners for this public meeting is derived from official records of the Larimer County Assessor. Because of the lag time between occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify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

Sincerely:

A handwritten signature in black ink that reads "Steve Olt".

Steve Olt,
City's Project 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.**



1 inch equals 300 feet

12/8/08



40-08 Kaufman & Robinson Office Development PDP