



Planning, Development and
Transportation Services
Current Planning
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January 25, 2010

Dear Resident:

On **Monday, February 8, 2010, at 4:00 p.m.** (or as soon thereafter as possible), in Conference Rooms A & B 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 doors at the north or east ends of the building, adjacent to Maple Street or North College Avenue.

This request, to be known as the **Midtown Arts Center**, is for a change-of-use from a vacant four-plex theater building to Entertainment Facility and Theater use (dinner theater, presentation theater, black box theater), a small kitchen, and Small Scale Reception Center use (also known as a multi-purpose room). The latter use necessitates the Applicant's request for a change-of-use because a Small Scale Reception Center was not a part of the previous use of the building. There will be minor upgrades to the parking lots and other modifications will be made inside the existing building. The property is at the southeast corner of South Mason Street and Creger Drive and is addressed as 3750 South Mason Street. The property is in the C, Commercial District.

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:

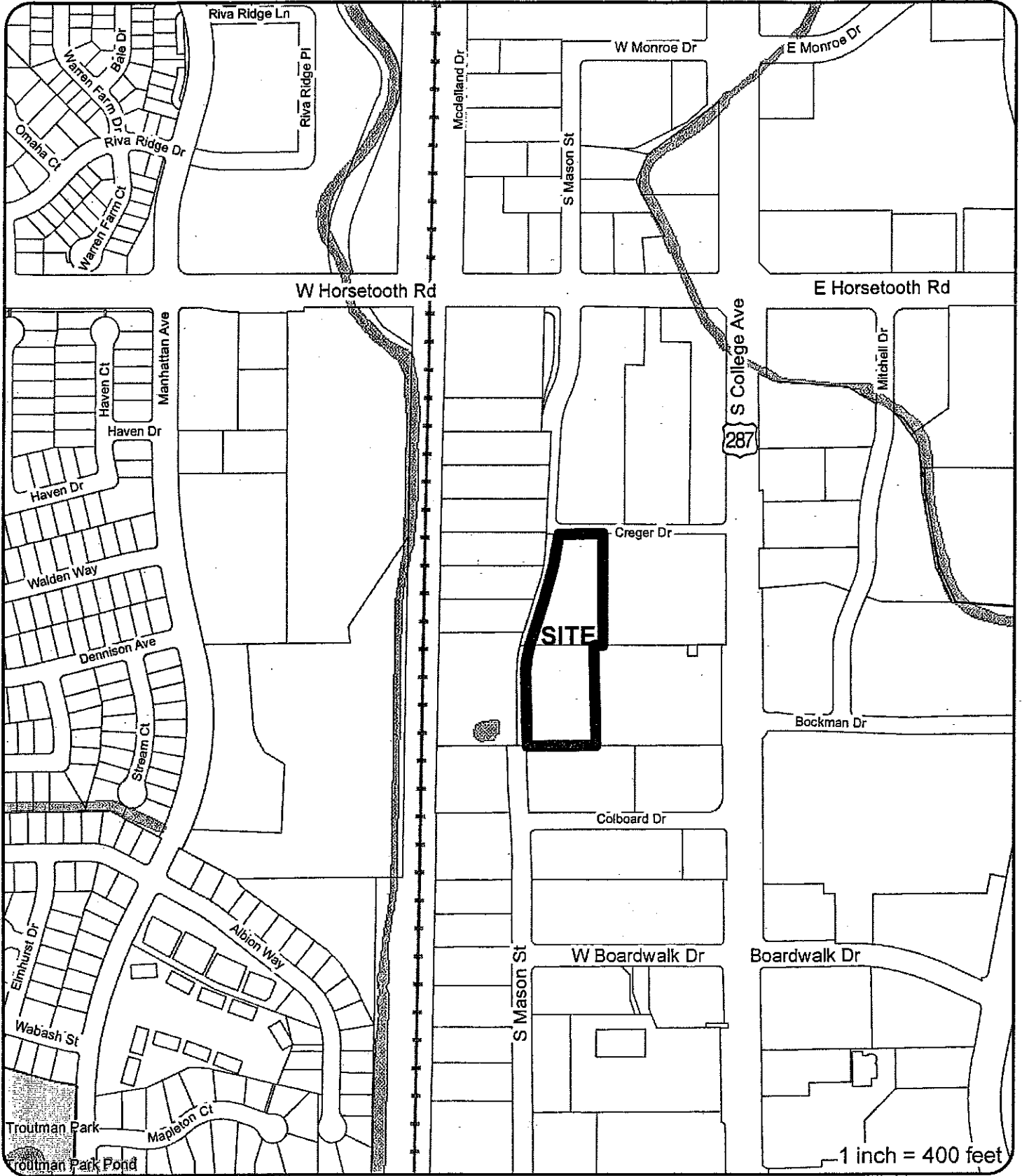
A handwritten signature in black ink, appearing to read "Steve Olt".

Steve Olt,
City's Project Planner

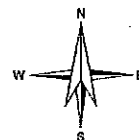
***The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call 970.221.6750 for assistance.**

The Mid Town Arts Center, Change of Use, PDP - #1-10

Vicinity Map



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