



Development Review Center
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6750
fcgov.com/DevelopmentReview

NOTICE OF PUBLIC HEARING

June 26, 2017

Dear Property Owner or Resident:

This letter is being sent to let you know a public hearing has been scheduled to consider a development proposal near your property. Specific information about this development proposal is to the right and on the back of this letter. A decision regarding the approval or denial of the proposal will be made by an administrative hearing officer following the hearing.

You received this notice because records from the Larimer County Assessor's Office indicate you own property near the proposed development site. Because of the lag time in recordkeeping, or because of rental situations, some neighbors may be missed. Please feel free to notify your neighbors of the public hearing so they can attend. If you own or manage an apartment building, please post this notice in a common area so your residents can participate.

If you are unable to attend the meeting or would like to provide comments in advance, please contact me or Sylvia Tatman-Burruss, Neighborhood Development Review Outreach Specialist, at 970-224-6076 or statman-burruss@fcgov.com. Sylvia is available to assist residents who have questions about the review process and how to participate.

We welcome and encourage your participation, as your input is an important part of the development review process.

Sincerely,

Jason Holland, PLA | City Planner
970.224.6126
jholland@fcgov.com

HEARING TIME AND LOCATION

Monday July 10, 2017
5:30 P.M.
281 N. College Ave.
Conference Room A
(Please note that there are several development proposals on this hearing's agenda, this is the Third Item)

PROPOSAL NAME & LOCATION

Confluence Project Development Plan
401, 405, and 409 Linden Street
(Please see project location map on the back of this letter)

PROPOSAL DESCRIPTION

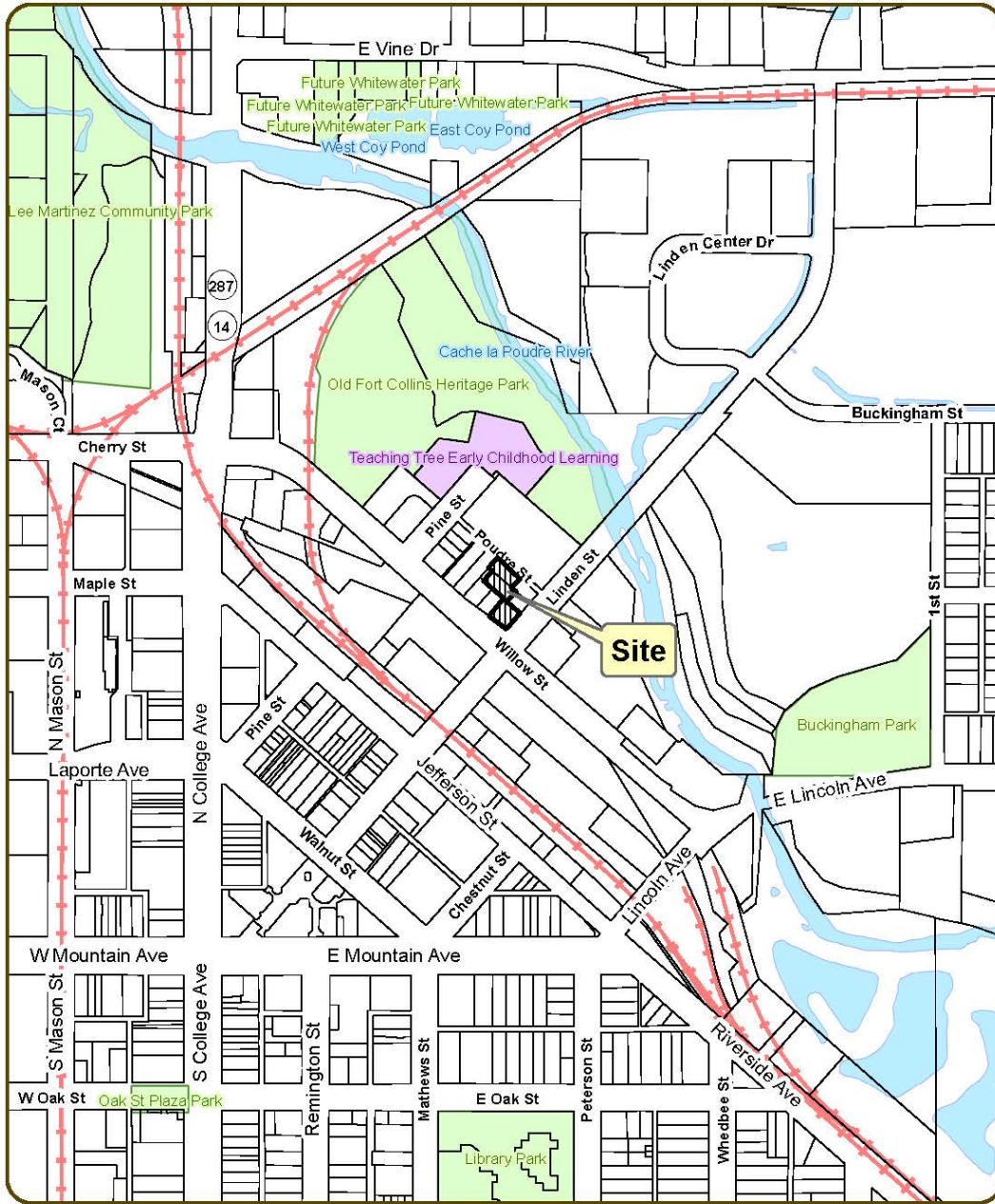
- This is a mixed-use project composed of office, housing, retail and requisite parking.
- Approximately 0.4 acre site area
- The maximum building height proposed is approximately 64' 6"
- 28 residential dwellings are proposed
- 30 off-street parking spaces are proposed
- The proposal includes an updated boundary Plat.

ZONING INFORMATION

- The property is zoned (R-D-R) River Downtown Redevelopment District.

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report: fcgov.com/ReviewAgendas (available online after July 3)
- Information About the Review Process: fcgov.com/CitizenReview



Confluence Project Development Plan



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. Auxiliary aids and services are available for persons with disabilities. V/TDD: Dial 711 for Relay Colorado.

Esta es una notificación sobre la reunión de su vecindario o sobre una audiencia pública sobre el desarrollo o proyecto en la propiedad cerca de donde usted es el dueño de propiedad. Si usted desea que esta notificación sea traducida al español sin costo alguno, favor enviar un correo electrónico en español a la siguiente dirección electrónica: translate@fcgov.com.