



Planning, Development and
Transportation
Planning
281 North College Ave.
P.O. Box 580
Fort Collins, CO 80522-0580
970.221.6750
970.224.6134 - fax
fcgov.com/developmentreview

July 9, 2013

Dear Property Owner:

On **Tuesday, July 23rd, 2013, at 5:00 p.m. (or shortly thereafter)**, in Conference Room A at 281 North College Avenue, Fort Collins, Colorado, a City of Fort Collins Hearing Officer will conduct an administrative public hearing to consider a development proposal in your neighborhood. The project is referred to as Harmony Technology Park, third Filing, Second Replat – Custom Blending, Combined Project Development Plan/Final Plan - FDP #130021.

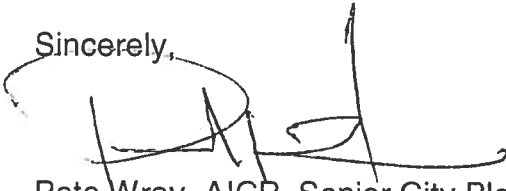
This request is for a combined Project Development Plan/Final Plan for a building expansion to the Custom Blending facility located at 3461 Precision Drive. Custom Blending is a manufacturer of spices, seasonings and flavoring extracts. The impetus for the expansion is to create space primarily for the manufacture of extracts in-house. The approximate 31,700 square foot existing Custom Blending building is located on 3 acres, in Lot 2 in the Harmony Technology Park Third Filing. The proposed addition to the east of the existing building would contain approximately 35,000 square feet, and expand into a portion of Lot 3. This project will include re-platting to combine Lot 2 and Lot 3. The proposed expansion is anticipated to be 40-50% production/warehouse and approximately 3,000 to 5,000 square feet of office space.

The proposed light industrial uses are permitted in the Harmony Corridor (HC) zone district, subject to administrative review and public hearing. Additional information, including the subdivision plat, site plan, and building elevations (provided by the applicant), can be found at:
www.fcgov.com/developmentreview/agendas.php.

The City's Planning Staff and Hearing Officer consider your interest and input in this matter an important part of the City's review of the proposal. If you are unable to attend the public hearing, but would like to provide input, written comments are welcome via U.S. mail to the address above or you may e-mail me at pwrap@fcgov.com.

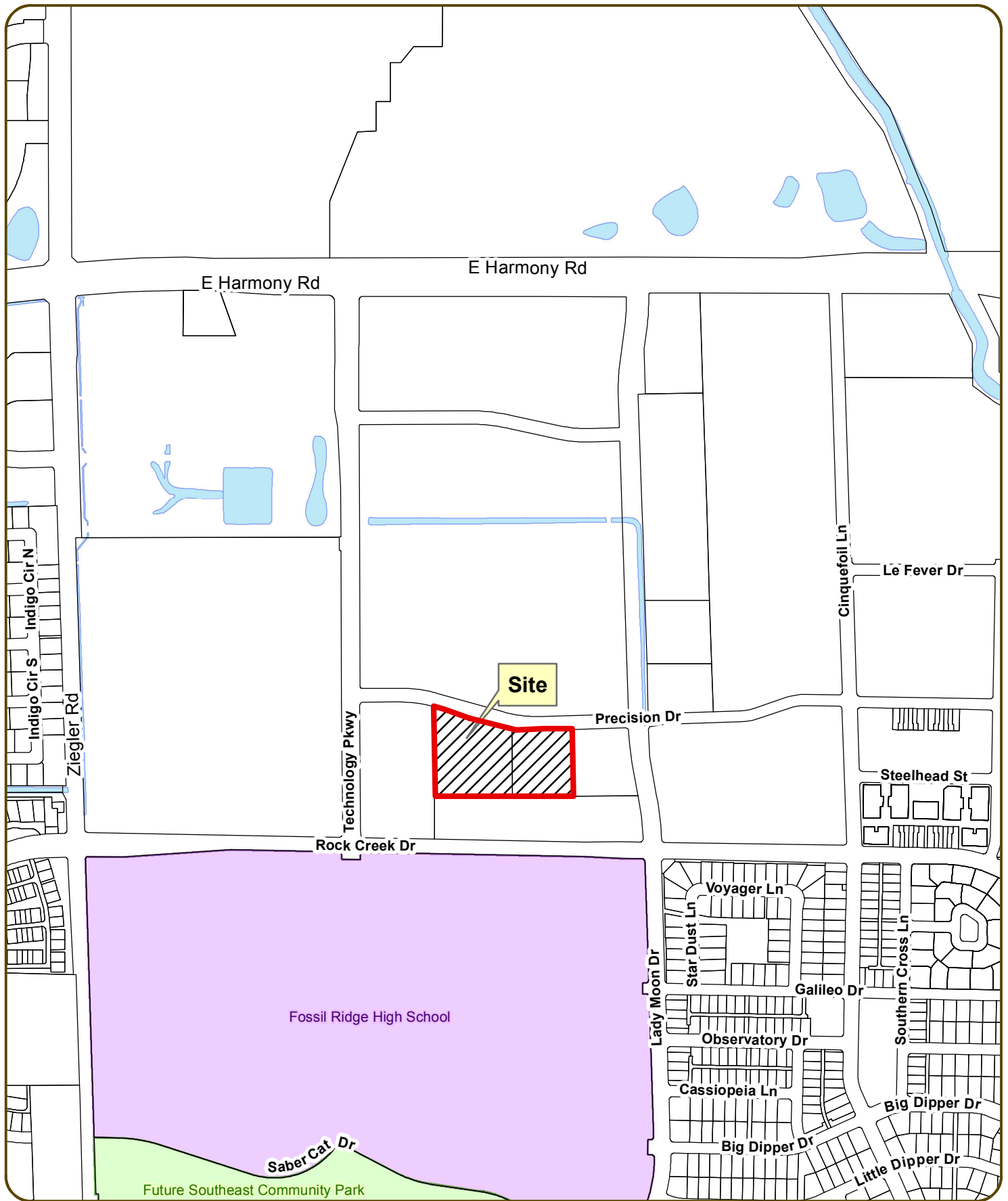
The notification mailing list for this public hearing is derived from Larimer County Assessor records. Because of the lag time between home occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbors of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

Sincerely,



Pete Wray, AICP, Senior City Planner
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.



Harmony Technology Park, Third Filing, Second Replat - Custom Blending

