



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

June 7, 2013

Dear Resident or Property Owner:

On Monday, June 24, 2013 from 5:30 p.m. - 7:00 p.m. in the City of Fort Collins Community Room, 215 Mason Street, the City of Fort Collins Current Planning Department will facilitate a neighborhood meeting to discuss a potential development in your neighborhood.

The project is a request to utilize a portion of the existing building at 302 North Meldrum Street for use as a microbrewery. Proposed changes to the site include: an outdoor deck for patrons, additional bicycle parking, a grain silo and a sidewalk connection with landscaping. The site is located in the Civic Center subdistrict of the Downtown (D) Zone District and also within the Transit Oriented Development Overlay (TOD) Zone.

At this meeting, there will be an opportunity to ask questions and provide the property owner with your feedback on the project. As the project has not formally been submitted to the City yet, the Planning and Zoning Board hearing date is not set. Prior to the Planning and Zoning Board's hearing, you will receive a similar notification by mail regarding the specific date, time and place of the public hearing.

If you are unable to attend the neighborhood meeting, but would like to provide input, written comments are welcome via U.S. mail to the address above or you may e-mail them to me directly at clevingston@fcgov.com. Meeting notes are available after the meeting online at: <http://www.fcgov.com/developmentreview/agendas.php>

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 neighbor of this hearing so all may have the opportunity to attend.

Sincerely,

A handwritten signature in black ink that reads "Courtney Levingston". The signature is written in a cursive, flowing style.

Courtney Levingston, AICP, LEED AP

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.