



Community Development and
Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522
970.221.6750
970.224.6134 - fax
fcgov.com/currentplanning

November 17, 2009

Dear Resident:

On **Wednesday, December 2, 2009, at 6:00 p.m. at the Fort Collins Family Center (Moose Lodge), 4820 South College Avenue***, the City of Fort Collins Community Development and Neighborhood Services Department will conduct a neighborhood information meeting to discuss a development proposal in your neighborhood.

This is a request for "transit facility without repair or storage," known as the **South Transit Center**, to be located southwest of South College Avenue and Harmony Road, just south of the Spradley Barr dealership (northwest of West Fairway Lane and Fossil Boulevard). The proposal includes a 150-250 space parking lot for a "park-n-ride" lot, 10-12 bus bays and a 2500-4000 square foot building. The 4.2 acre site is in the Commercial (C) Zone District. A vicinity map is attached.

The purpose of this meeting is to give all participants the opportunity to ask questions of the applicant and express their concerns in an informal setting. The applicant will be present to discuss the proposal. Also, City representatives will be present to respond to questions about the proposed development and City policies and regulations.

A formal development request has not yet been made to the City; and, no decisions will result from this meeting. The project must complete the standard development review process, concluding with a public hearing, where a decision on the project will be made.

The list of affected property owners for this public information meeting is derived from official records of the Larimer County Assessor. 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 pending meeting so all neighbors may have the opportunity to attend. If you are unable to attend this meeting, written comments are welcome.

If you have any questions regarding this matter, please call our office at (970)221-6750.

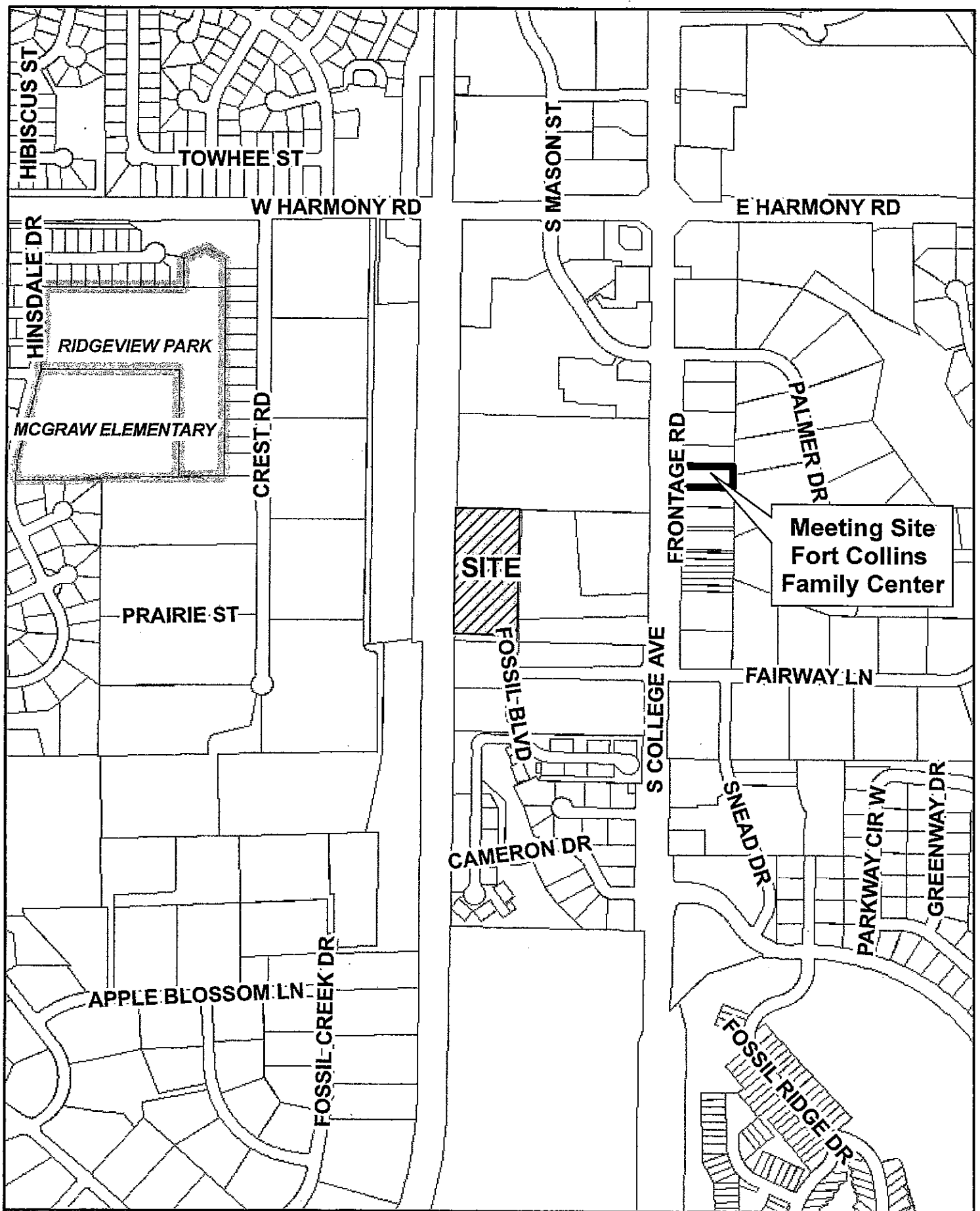
Sincerely,

A handwritten signature in black ink that reads "Emma McArdle". The signature is fluid and cursive, with a horizontal line extending from the end.

Emma McArdle
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.

* Please access the building through rear entrance, follow the lit walkway.



South Transit Center

Vicinity Map



1 inch = 600 feet