



Development Review Center  
Planning Services  
281 North College Avenue  
PO Box 580  
Fort Collins, CO 80522-0580  
970-221-6689  
[fcgov.com/DevelopmentReview](http://fcgov.com/DevelopmentReview)

## NOTICE OF HEARING DECISION

August 18, 2020

Dear Public Hearing Attendee:

This letter is being sent to you because you signed in at a recent Administrative Hearing for the **Prospect and College Hotel Project Development Plan #PDP190014**. Attached to this letter you will find a copy of the Type 1 Administrative Hearing Decision approving the project, with conditions.

This final decision of the Administrative Hearing Officer may be appealed to the City Council, in accordance with Chapter 2, Article II, Division 3 of the City Code, within 14 calendar days of the decision (dated August 14, 2020) by the Hearing Officer. The deadline to file an appeal is 5:00 p.m. on August 28, 2020. An Appeal Form and Guidelines explaining the appeal process, including the Code provisions noted above, can be found online at [fcgov.com/cityclerk/appeals.php](http://fcgov.com/cityclerk/appeals.php), or may be obtained in the City Clerk's Office at 300 Laporte Avenue.

There may be an instance where someone may have attended the hearing but did not sign in and therefore will not receive this letter. Please feel free to share this information with them. Additionally, you may contact Alyssa Stephens, at 970-224-6076 or [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com). Alyssa is available to assist residents who have questions about the review process, hearing officer decisions or how to appeal a decision to City Council. Thank you for participating in the development review process.

Sincerely,

Jason Holland, PLA | City Planner  
970.224.6126 [jholland@fcgov.com](mailto:jholland@fcgov.com)

*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](mailto:translate@fcgov.com).*

### HEARING TIME AND LOCATION

**Wednesday, August 5, 2020**

5:30 P.M.

**Remote/Virtual Meeting**

### PROPOSAL NAME & LOCATION

Prospect and College Hotel

PDP190014

Located near the southwest corner of S. College Avenue and W. Prospect Road. Sign #434, Parcel #9723107002.

### PROPOSAL DESCRIPTION

- This is a request to demolish the existing building at 1623 S. College Ave. (parcel #9723107002) and construct a 150 room, 6 story hotel. The is the old Chuck-E-Cheese site on S. College Avenue.
- 96 parking spaces are proposed to the west and north of the building.
- Three Modifications of Standard are proposed which address minimum parking lot setbacks and parking stall dimensions.
- The property is located within the General Commercial (C-G) Zone District. The proposal is a permitted use in this district, subject to a Type 1 review process which includes an Administrative Hearing.

### HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report:  
[fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals)
- Appeals Process:  
[www.fcgov.com/appeals](http://www.fcgov.com/appeals)
- Appeal Guidelines:  
<http://www.fcgov.com/cityclerk/pdf/appeal-guidelines.pdf>
- Information About the Review Process:  
[fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)