



Development Review Center
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6689
fcgov.com/DevelopmentReview

NOTICE OF VIRTUAL PUBLIC HEARING

January 7, 2021

Dear Property Owner or Resident:

This letter is to inform you the Planning and Zoning Board will conduct a public hearing to consider a development proposal near your property. **The hearing will be held virtually through Zoom.** 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 at the hearing.

City Council has authorized the use of remote technology for select hearings. You can participate over the phone, on the internet, or through the Zoom app on a smartphone, iPad, or computer. **Virtual participation information will be available at fcgov.com/developmentreview/proposals at least 48 hours in advance of the meeting.** You do not need a paid Zoom account to participate.

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.

We welcome your participation in the development review process. More information can be found by visiting fcgov.com/CitizenReview. If you have any questions, please contact me or Alyssa Stephens at 970-224-6076 or devreviewcomments@fcgov.com. Alyssa is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Pete Wray, Senior City Planner
pwwray@fcgov.com, 970-221-6754

HEARING TIME AND LOCATION

Thursday January 21, 2021, 6:00 P.M.

Virtual Meeting

Virtual meeting information will be posted 48 hours prior to the meeting at fcgov.com/developmentreview/proposals.

PROPOSAL NAME & LOCATION

CDOT Port of Entry - Site Plan Advisory Review SPA200003, located approximately 1 mile south of the East Prospect/I-25 Interchange. Sign #592. (Project location map on the reverse)

PROPOSAL INFORMATION

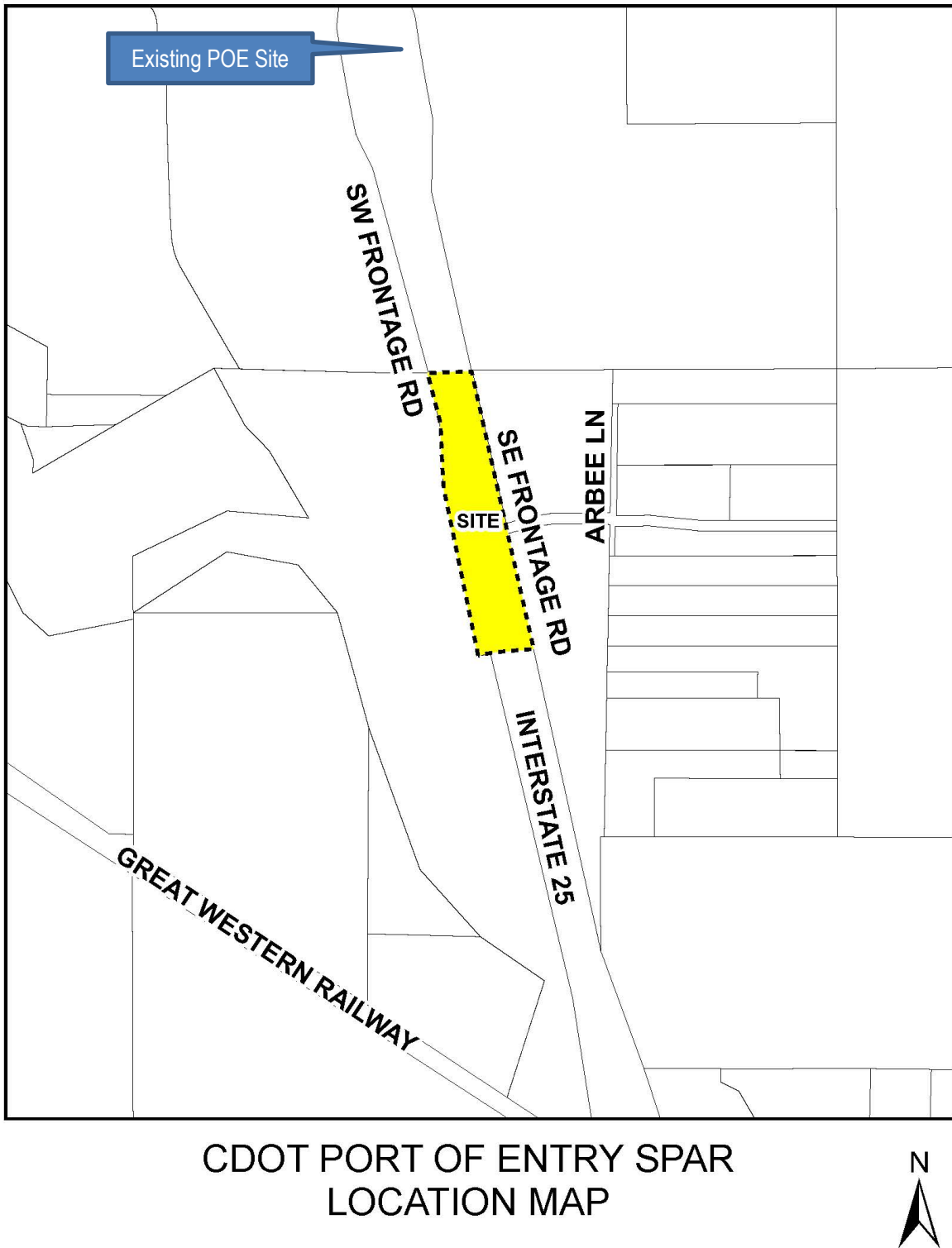
- This is a request for a Site Plan Advisory Review (SPAR) for CDOT to construct new northbound and southbound Port of Entries as part of the I-25 North Express Lanes project.
- Existing frontage roads will be relocated, and new infrastructure will be installed to support the new Port of Entries.
- Each side will include an operations building, employee parking access from the frontage roads, truck scale, truck bypass and parking lanes, truck inspection area/covered inspection structure, and storage/operation areas accessed from I-25.
- The project is subject to review and approval by the Planning and Zoning Board at a public hearing.

ZONING INFORMATION

- The site is in the Employment (E) and Public Open Lands (POL) Zone Districts.

HELPFUL RESOURCES

- Plans and Staff Report: fcgov.com/cityclerk/planning-zoning
- This letter is also available at: fcgov.com/developmentreview/proposals
- Information about the review process: fcgov.com/CitizenReview



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.