



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

## NOTICE OF VIRTUAL PUBLIC HEARING

January 12, 2021

Dear Property Owner or Resident:

This letter is to inform you that a **virtual public hearing on January 26, 2021** has been scheduled to consider a proposal to convert a duplex and townhome into a hotel near your property. Basic information about this 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 by an administrative hearing officer following 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](http://fcgov.com/developmentreview/proposals) at least 48 hours in advance of the meeting.** You do not need a paid Zoom account to participate. If you do not have access to the internet or need assistance, call 970-224-6076.

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.

Please contact me, or Alyssa Stephens at [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com) or 970-224-6076 if you are unable to attend the meeting or would like to provide comments in advance. We welcome and encourage your participation, as your input is an important part of the development review process.

Sincerely,

Kai Kleer | City Planner  
970.416.4284 | [kkleer@fcgov.com](mailto:kkleer@fcgov.com)

### HEARING TIME

**Tuesday, January 26, 2021**  
5:30 P.M.

### Remote/Virtual Meeting

Meeting information will be posted at [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals) 48 hours prior to the meeting.

### PROPOSAL NAME & LOCATION

**Flats on Mulberry, FDP200005**

The site is located at the southeast corner of W Mulberry Street and S Howes Street (map on reverse). Sign #532, Parcel # 9714106013.

### PROPOSAL DESCRIPTION

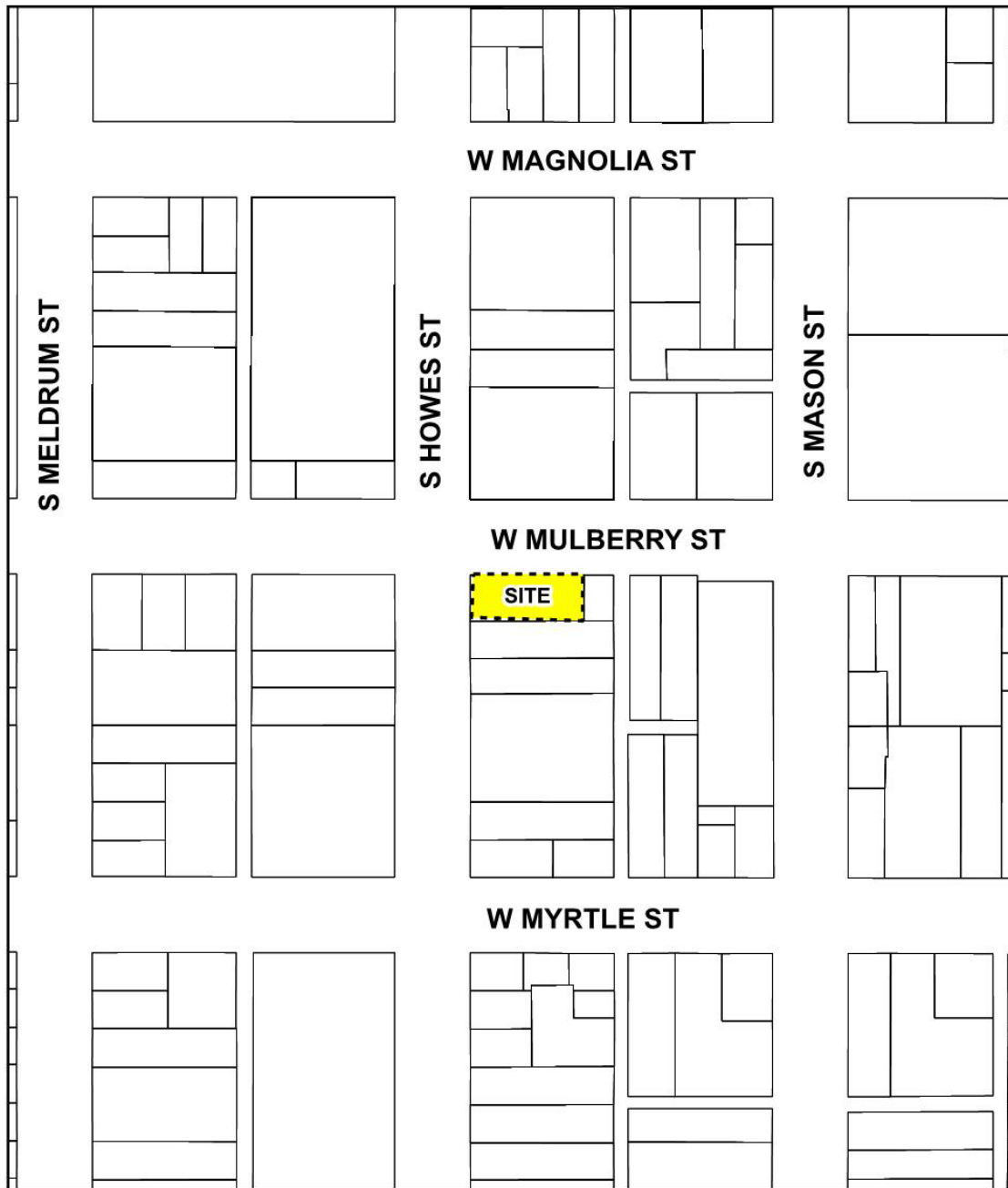
- The project proposes to convert two existing buildings into a hotel. Combined, the two buildings will contain 14 rooms (7 each).
- No exterior modifications are proposed.
- Parking will be contained within three existing driveways and through a shared off-site parking agreement with the Presbyterian Church on Mason Street.

### ZONING INFORMATION

- Downtown (D) Zone District.

### HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report:  
[fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals)
- Information About the Review Process:  
[fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)



## Flats on Mulberry Location Map



*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).*