



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

February 25, 2021

Dear Property Owner or Resident:

This letter is to inform you of a **Planning and Zoning Board hearing for Guardian Self-Storage Project Development Plan** that is scheduled on March 11, 2021 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
pwray@fcgov.com, 970-221-6754

HEARING TIME AND LOCATION

Thursday March 11, 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

Guardian Self-Storage Project Development Plan, PDP190020

Located on the NE corner of South College Avenue and Fossil Creek Parkway.

Sign #609, Parcel # 96013350001.
(Project location map on the reverse)

PROPOSAL INFORMATION

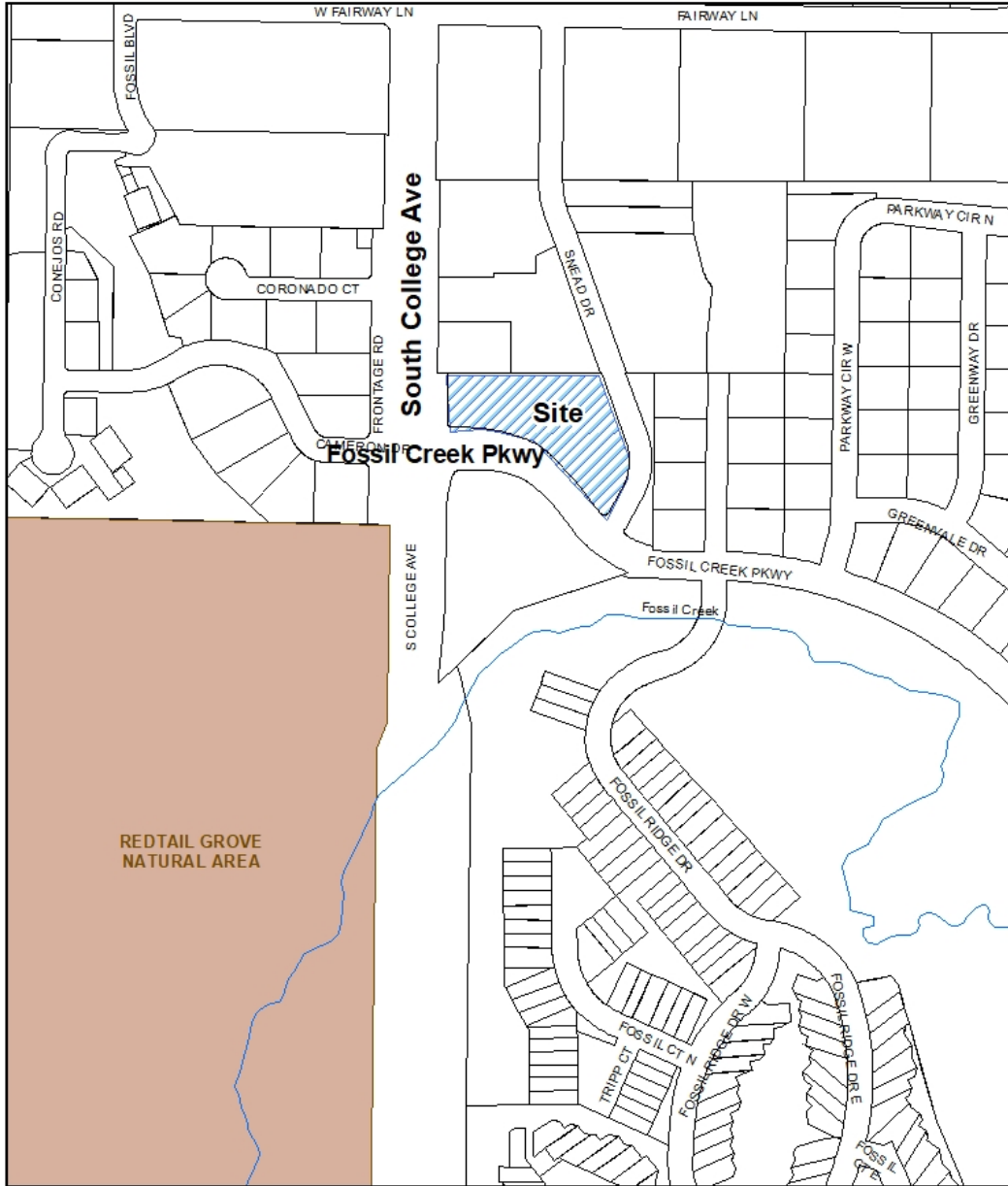
- This is a request to develop a four-story 119,300 sq. ft. enclosed mini-storage facility on 2.2 acres, including construction of the extension of Snead Drive.
- The site includes a single point of access from Snead Drive, six parking spaces, storm drainage facilities, and landscaping.
- The project is subject to review and approval by the Planning and Zoning Board at a public hearing.

ZONING INFORMATION

- The site is zoned General Commercial (C-G) and in the Transit Oriented Development (TOD) Overlay.

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



Guardian Self Storage - Vicinity Map

1 inch = 300 feet



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.