



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

March 11, 2021

Dear Property Owner or Resident:

This letter is to inform you a **virtual public hearing on March 25, 2021** has been scheduled to consider a development proposal near your property. 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 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 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. If you own or manage an apartment building, please post this notice in a common area so your residents can participate.

Please contact me, or Alyssa Stephens at 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,

Jason Holland, City Planner
970.224.6126 | jholland@fcgov.com

HEARING DATE AND TIME

Thursday, March 25, 2021

5:30 P.M.

Remote/Virtual Meeting

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

PROPOSAL NAME & LOCATION

Bachus & Schanker Law Office Building – FDP200031

This site is located at the southeast corner of E. Drake Road and Illinois Drive (location map on reverse).

The site is currently addressed as 2630 Illinois Dr.

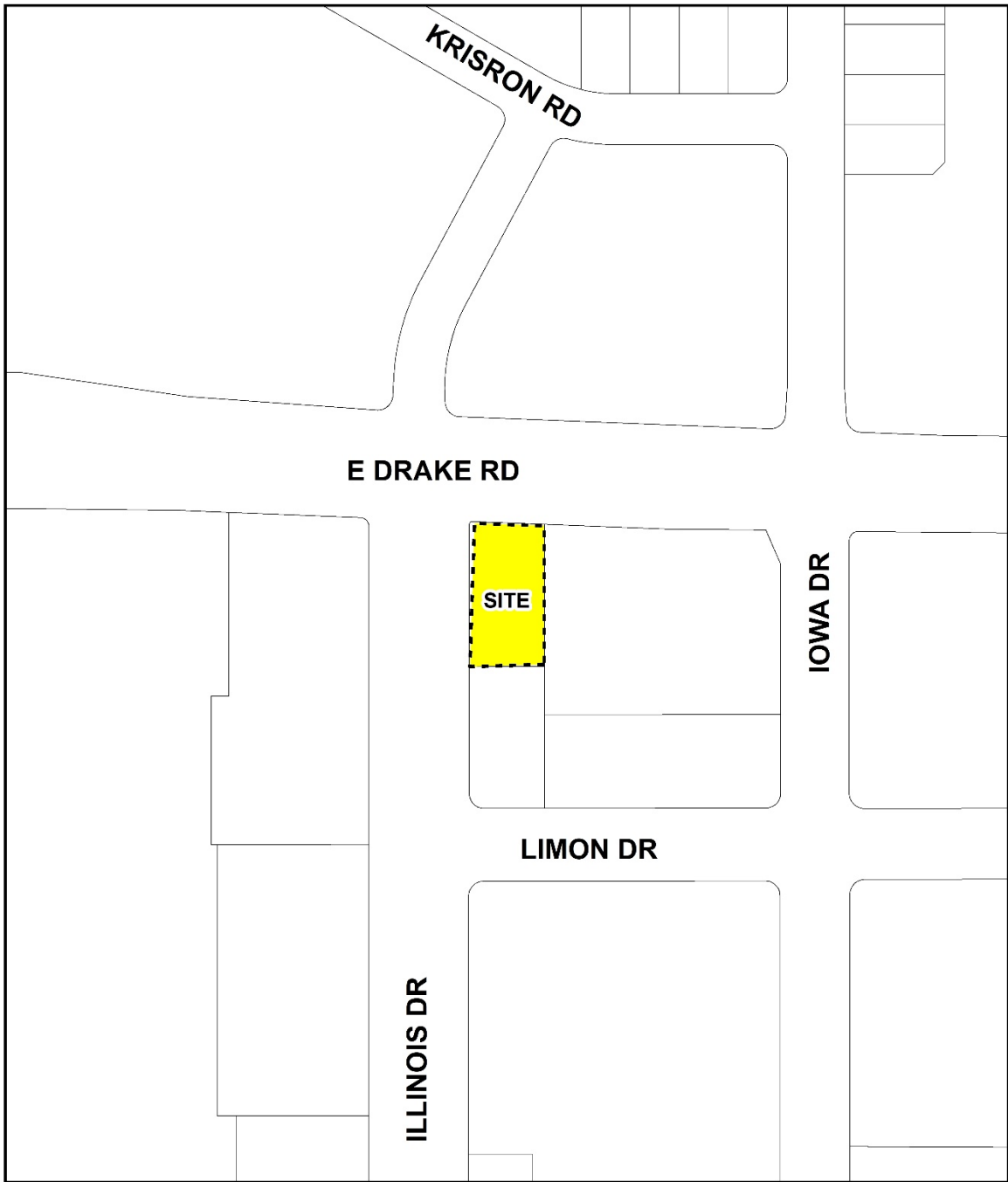
Sign #594, (parcel # 8729213001).

PROPOSAL DESCRIPTION

- This is a combination Project Development Plan and Final Development Plan proposing to replat Lot 1 of the Warren Federal Credit Union-East Drake Subdivision creating two new lots which will be used for commercial and office uses.
- Two buildings are proposed, one-story in height, with a total of 5,400 square feet of floor area.
- 28 parking spaces are available with the existing commercial parking lot adjacent to the east of the property.
- The proposal is within the Neighborhood Commercial (N-C) Zone District and is subject to an Administrative Hearing.

HELPFUL RESOURCES

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



BACHUS & SCHANKER LAW OFFICE BUILDING N
VICINITY 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.