



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

NOTICE OF RE-OPENED VIRTUAL PUBLIC HEARING

March 22, 2021

Dear Property Owner or Resident:

This letter is to inform you that a **virtual public hearing held on March 15, 2021 will be re-opened and continued on April 5, 2021** to consider a development proposal near your property. City staff has been alerted to an issue with the public notice for the previous hearing, so the re-opened hearing will provide an additional opportunity for public participation and testimony related to the project. The recording and materials from the previous hearing are available at: fcgov.com/developmentreview/proposals.

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 re-opened 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, please contact City staff listed in this letter.

You received this notice because records from the Larimer County Assessor's Office indicate you own property near the proposed development site. 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 Rebecca Everette at reverette@fcgov.com or 970-416-2625 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

RE-OPENED HEARING DATE & TIME

Monday, April 5, 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

Alpine Bank – PDP200020

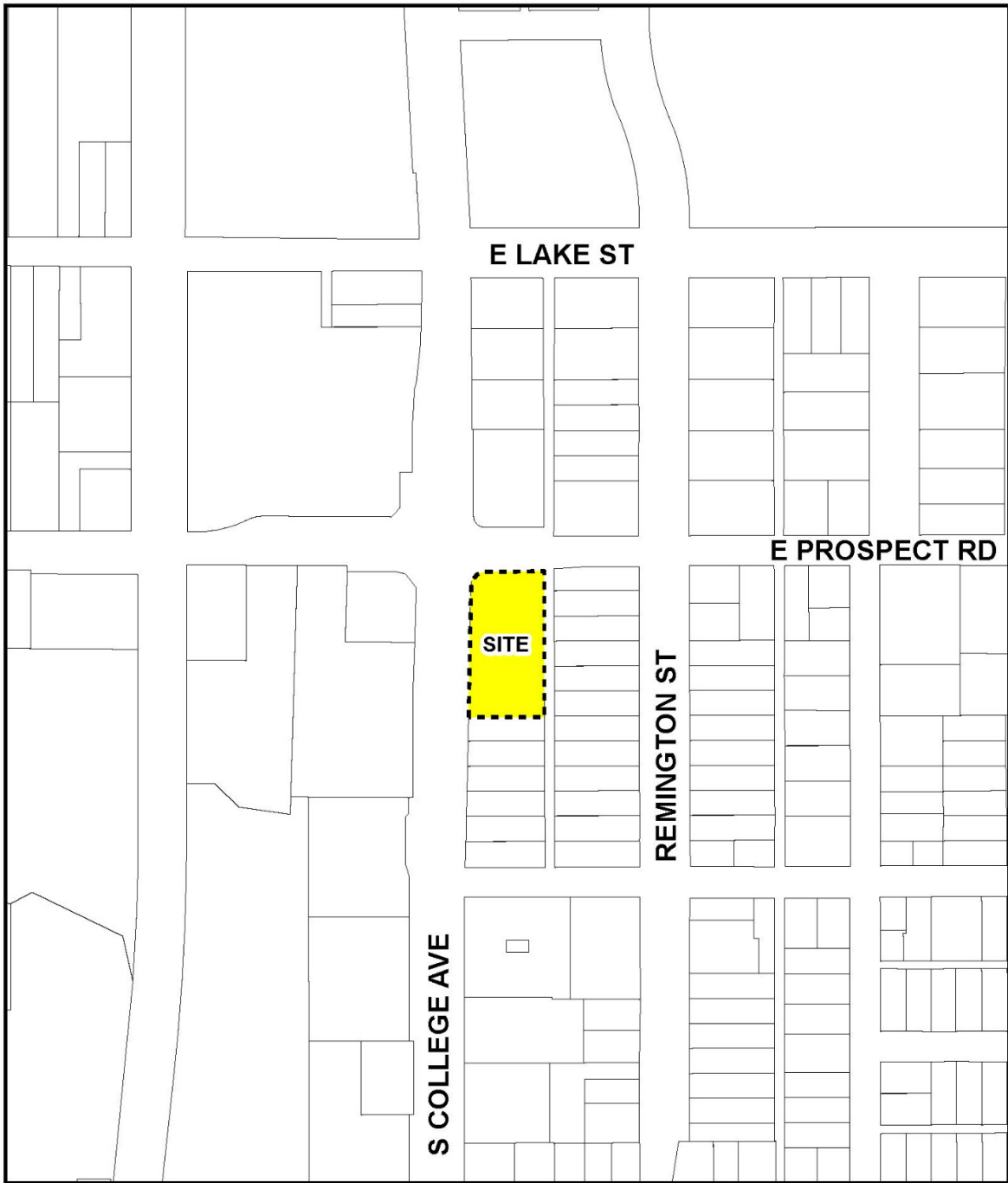
This site is located at the southeast corner of S College Avenue and E Prospect Road (location map on reverse). Sign #570, Parcel #'s 9724216001, 9724216003, 9724216004, 9724216005, and 9724216006 (also known as 1608, 1610, and 1618 S College Avenue)

PROPOSAL DESCRIPTION

- The proposal is to construct a two story bank/office building and bank drive-through lanes on the 0.9 acre site. One existing building located on the site is proposed to be relocated to the southwest corner of the site for commercial use. All other structures are proposed to be demolished.
- 28 parking spaces, interior sidewalks and landscape areas are proposed. Access to the site will be taken from S College Avenue and the alley.
- A new 10 ft. wide sidewalk is proposed along S College.
- This property is in the General Commercial (C-G) Zone District.
- The proposal is a permitted use in this 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



ALPINE BANK 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.



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NOTICE OF VIRTUAL PUBLIC HEARING

March 1, 2021

Dear Property Owner or Resident:

This letter is to inform you a **virtual public hearing on March 15, 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.

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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

Monday, March 15, 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

Alpine Bank – PDP200020

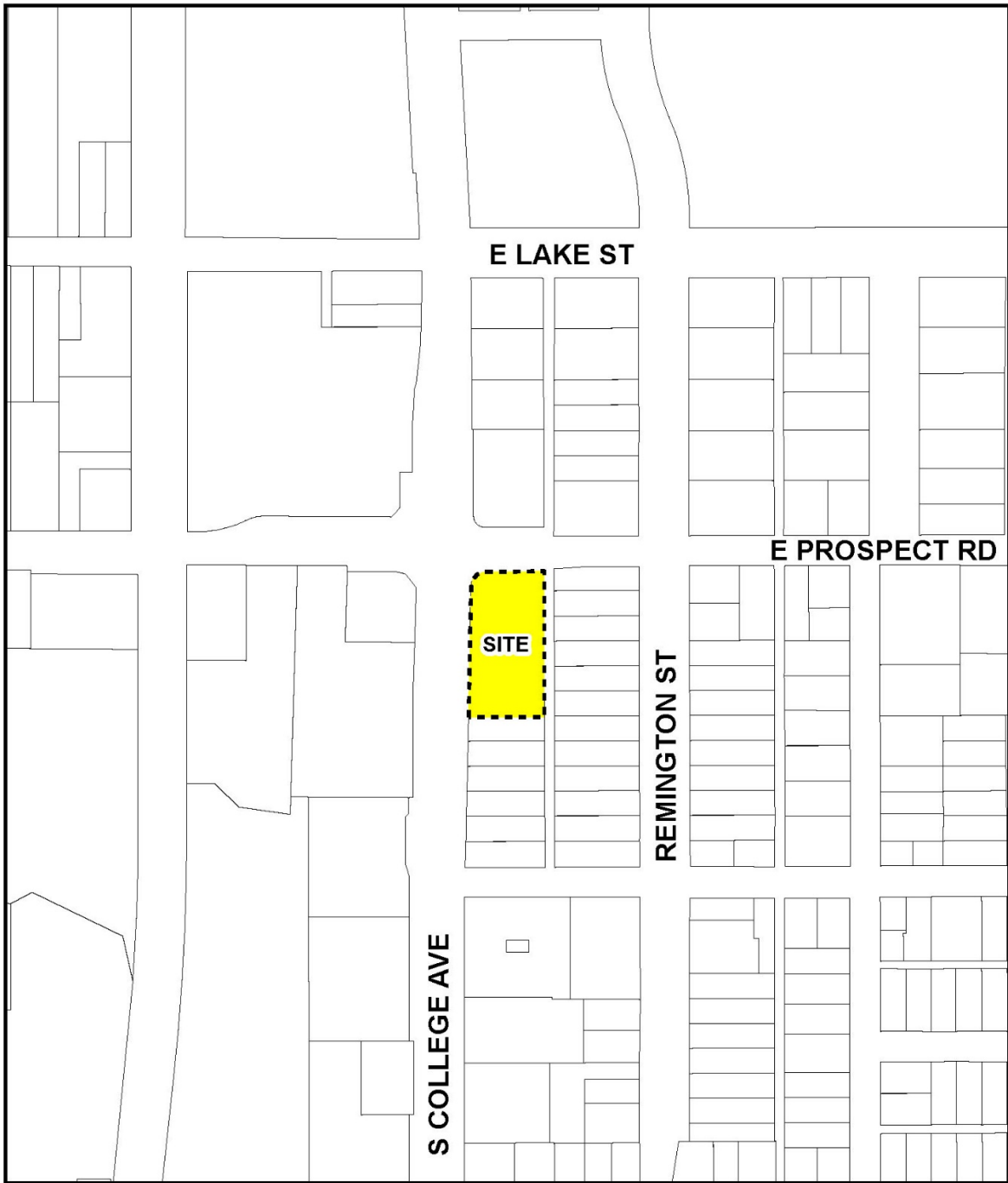
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