



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

## VIRTUAL HEARING NOTICE OF DECISION

April 6, 2021

Dear Public Hearing Attendee:

This letter is being sent to you because you attended a recent Administrative Hearing for the **Alpine Bank Project Development Plan #PDP200020**. Attached to this letter you will find a copy of the Type 1 Administrative Hearing Decision approving the project, with one condition.

This final decision of the Administrative Hearing Officer may be appealed to the City Council, in accordance with Chapter 2, Article II, Division 3 of the City Code, within 14 calendar days of the decision (dated April 6, 2021) by the Hearing Officer. The deadline to file an appeal is 5:00 p.m. on April 20, 2021. An Appeal Form and Guidelines explaining the appeal process, including the Code provisions noted above, can be found online at [fcgov.com/cityclerk/appeals.php](http://fcgov.com/cityclerk/appeals.php), or may be obtained in the City Clerk's Office at 300 Laporte Avenue.

There may be an instance where someone may have attended the hearing but did not sign in and therefore will not receive this letter. Please feel free to share this information with them. Additionally, you may contact Alyssa Stephens, at 970-224-6076 or [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com). Alyssa is available to assist residents who have questions about the review process, hearing officer decisions or how to appeal a decision to City Council. Thank you for participating in the development review process.

Sincerely,

Jason Holland, PLA | City Planner  
970.224.6126 [jholland@fcgov.com](mailto:jholland@fcgov.com)

*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).*

### HEARING TIME AND LOCATION

**Monday, April 5, 2021**

5:30 P.M.

**Remote/Virtual Meeting**

### PROPOSAL NAME & LOCATION

Alpine Bank – PDP200020

This site is located at the southeast corner of S College Avenue and E Prospect Road 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](http://fcgov.com/developmentreview/proposals)
- Appeals Process:  
[www.fcgov.com/appeals](http://www.fcgov.com/appeals)
- Appeal Guidelines:  
<http://www.fcgov.com/cityclerk/pdf/appeal-guidelines.pdf>
- Information About the Review Process:  
[fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)