



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 17, 2023

Dear Property Owner or Resident:

This letter is to inform you that a **virtual public hearing on March 6, 2023**, has been scheduled to consider a development proposal near your property. Basic 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.

You may attend and participate in this hearing over the phone, on the internet, or through the Zoom app on a smartphone, tablet, 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 our Development Review Neighborhood Services Liaison, Em Myler, at 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.

We welcome and encourage your participation, as your input is an important part of the development review process. If you are unable to attend the meeting or would like to provide comments in advance, please contact me or Em Myler at 970-224-6076 or devreviewcomments@fcgov.com. Em is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Kai Kleer, AICP | City Planner
970-416-4284 kkleer@fcgov.com

HEARING DATE AND TIME

Monday, March 6, 2023

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 AND LOCATION

Bloom Offsite Water BDR220004

southwest of the E Vine Drive and I-25 overpass (location map on reverse).

Sign #690, Parcel #s 8709000001 and 8709105003.

PROPOSAL DESCRIPTION

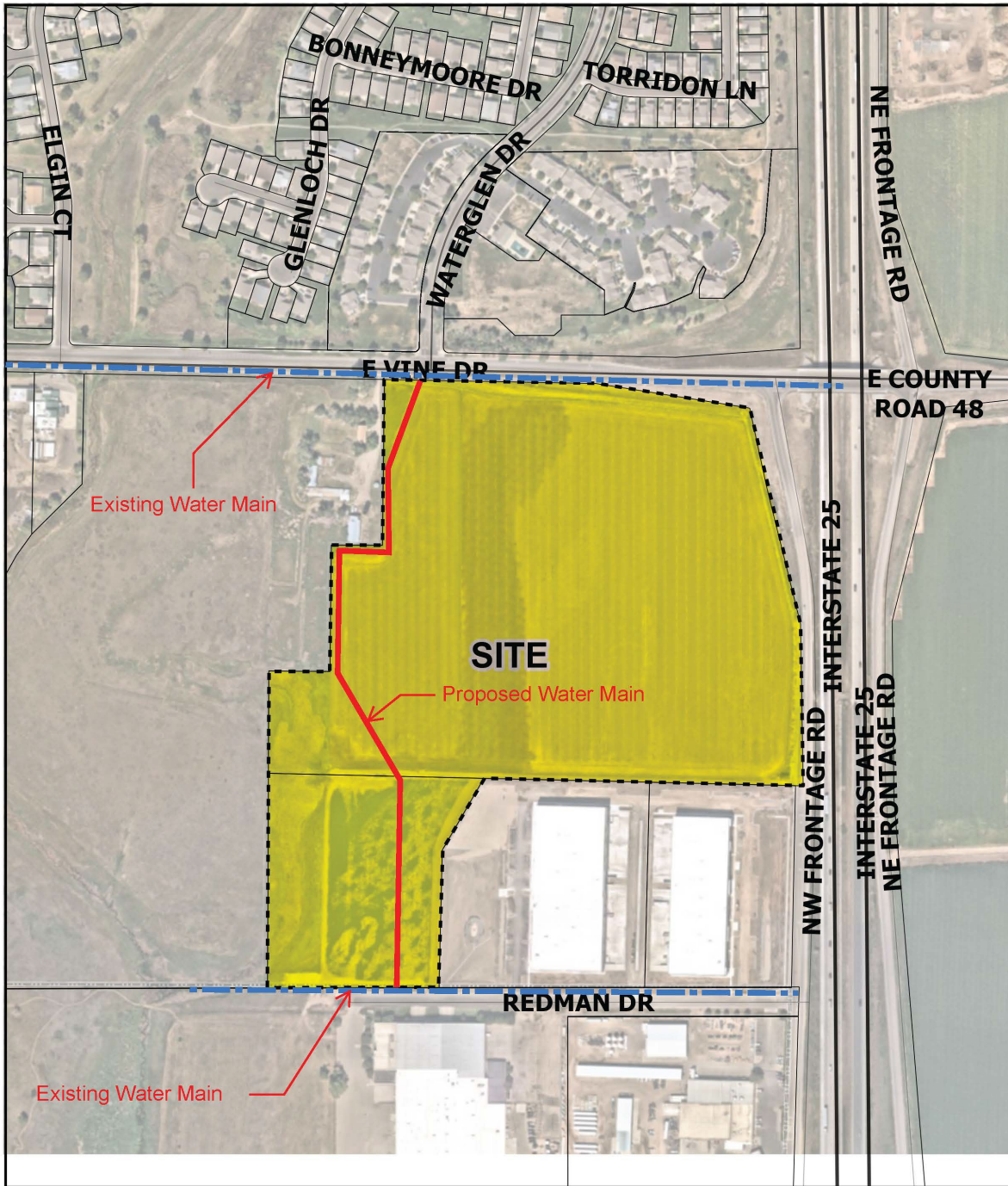
- This is a proposal to construct a 20" water main that will connect between the existing water mains in Vine Drive and Redman Drive.
- The proposed water main is meant to provide customers served by East Larimer County (ELCO) water district with adequate water pressure as the Mulberry Corridor continues to develop.
- This improvement is paid for by private development and will not affect water service or prices for customers within the ELCO water district.
- The proposal would require a connection into the water line under Vine Drive which is anticipated to cause a lane closure at a future unknown date.

ZONING INFORMATION

- The property is in the Industrial (I) Zone District.
- The proposal is a permitted use in this district and is subject to an Administrative Hearing.

HELPFUL RESOURCES

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



Bloom Offsite Water 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. Contact Shar Manno, Manager, Customer Support, smanno@fcgov.com or 970-221-6767 (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.