



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

NOTICE OF HYBRID PUBLIC HEARING

March 8, 2023

Dear Property Owner or Resident:

This letter is to inform you the Planning and Zoning Commission will conduct a public hearing to consider a development proposal near your property. **The hearing will be held on-site in Council Chambers, City Hall as well as virtually through Zoom.** 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 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, tablet, or computer. **Virtual participation information will be available at fcgov.com/developmentreview/proposals at least 48 hours in advance of the meeting.** If you do not have access to the internet or need assistance accessing documents, call 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 your participation in the development review process. More information can be found by visiting fcgov.com/ResidentReview. If you have any questions, please contact me, or our Development Review Neighborhood Services Liaison, 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,

Jenny Axmacher, Principal Planner
970-416-8089 jaxmacher@fcgov.com

HEARING TIME AND LOCATION

Thursday, March 23, 6:00 P.M.

Virtual & In-Person Meeting Options

Council Chambers, City Hall,
300 Laporte Avenue

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

PROPOSAL NAME AND LOCATION

Thompson Thrift Spaulding Addition
Annexation, ANX220003

423 Spaulding Lane (Project location map on the reverse).

Sign #680; Parcel # 9836300012

PROPOSAL INFORMATION

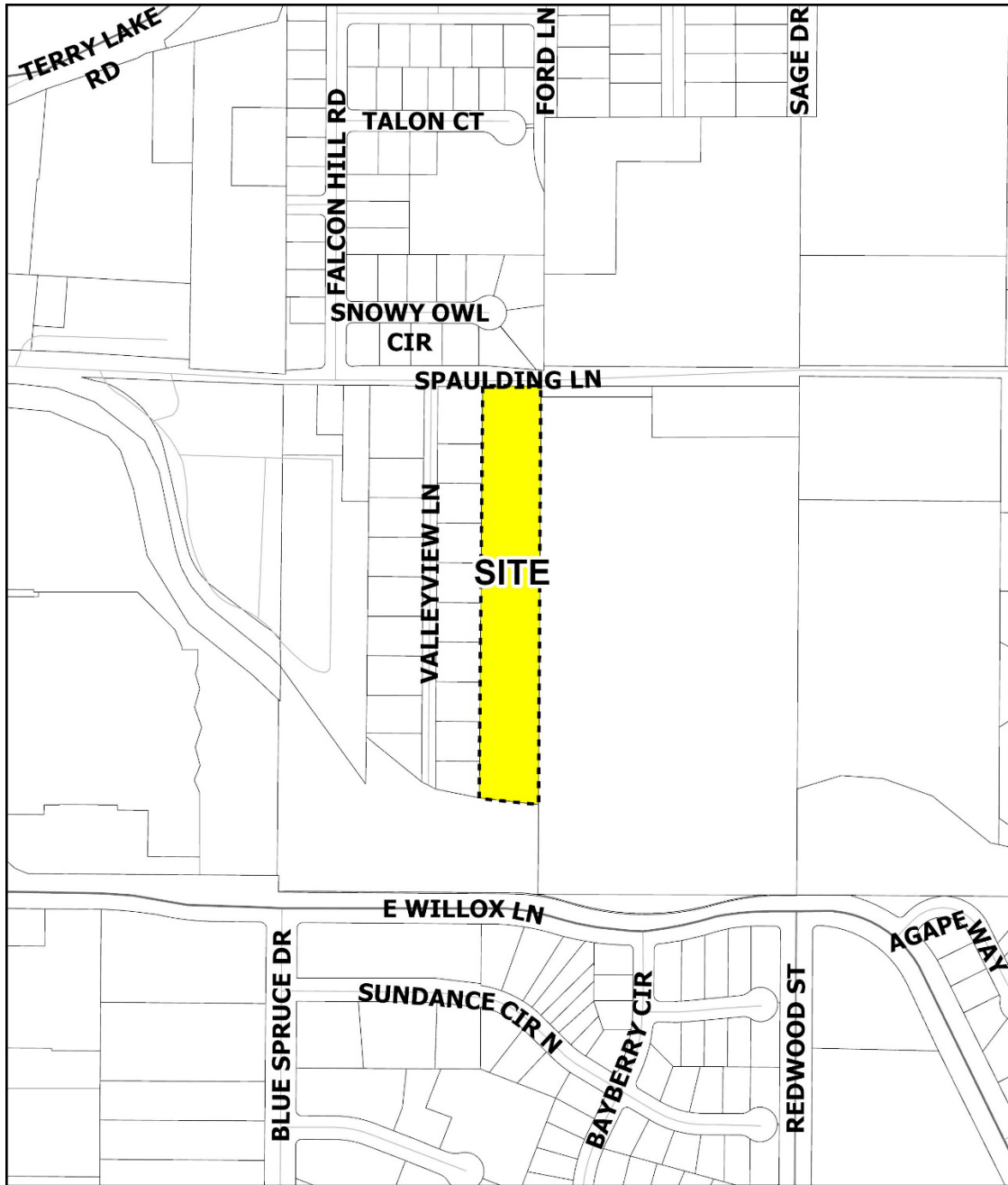
- This is a request to annex and zone 3.743 acres of land located at 423 Spaulding Lane. The annexation is subject to a series of hearings including a (Type 2) Review and public hearing by the Planning & Zoning Commission and recommendation to City Council.
- A specific project development plan is not part of this application.

ZONING INFORMATION

- The project is in unincorporated Larimer County Commercial Corridor (CC) zone district and is proposed to be Low Density Mixed Use (L-M-N) upon annexation, subject to a (Type 2) Review and public hearing by the Planning & Zoning Commission, and recommendation to City Council.

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/ResidentReview



Thompson Thrift Spaulding Addition Annexation

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.