



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

VIRTUAL HEARING NOTICE OF DECISION

November 16, 2022

Dear Public Hearing Attendee:

This letter is being sent to you because you attended a recent Administrative Hearing for the **Canvas Credit Union Project Development Plan/Final Plan #FDP220009**. Attached to this letter you will find a copy of the Type 1 Administrative Hearing Decision approving the project.

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 November 7, 2022) by the Hearing Officer. The deadline to file an appeal is 5:00 p.m. on November 21, 2022. An Appeal Form and Guidelines explaining the appeal process, including the Code provisions noted above, can be found online at <https://www.fcgov.com/cityclerk/appeals>, or may be obtained in the City Clerk's Office at 300 Laporte Avenue.

If you have any questions, please contact me or our Development Review Neighborhood Services Liaison, Em Myler, at 970-224-6076 or use devreviewcomments@fcgov.com. Em is available for 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,

Clark Mapes, City Planner
970-221-6225 cmapes@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. 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.

HEARING DATE AND TIME

Monday, November 7, 2022

5:30 P.M.

Remote/Virtual Meeting

PROPOSAL NAME AND LOCATION

Canvas Credit Union, FDP220009
319 S Meldrum St., corner of Meldrum and Canyon Avenue.

Sign #685, Parcel # 9711480002.

PROPOSAL DESCRIPTION

- This is a proposal to demolish and redevelop the existing bank (Canvas Credit Union).
- The proposed building is approximately 4,000 sf and includes a drop box and three drive thru kiosks.
- 27 parking spaces are provided.
- The lot is 16,150 sf.
- Access is from both Canyon and S Meldrum St.

ZONING INFORMATION

- Property is in the Canyon Avenue Subdistrict of the Downtown (D) Zone District.
- The proposed use is permitted in this zone district and is subject to an Administrative Hearing.

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report:
fcgov.com/developmentreview/proposals
- Appeals Process:
www.fcgov.com/appeals
- Appeal Guidelines:
<http://www.fcgov.com/cityclerk/pdf/appeal-guidelines.pdf>
- Information About the Review Process:
fcgov.com/ResidentReview
- If you need assistance accessing documents, call Em at 970-224-6076.