

## NOTICE OF DEVELOPMENT PROPOSAL

Notice is hereby given that after Friday, November 22, 2024, the Director of Community Development & Neighborhood Services, or their designee, for the City of Fort Collins will issue a written decision to approve, approve with conditions, or deny a development proposal. Comments on the proposal can be submitted to [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com), or mailed or hand-delivered to Em Myler, City of Fort Collins, 281 N College Ave, Fort Collins, CO 80524. A written decision can be found online at: [fcgov.com/developmentreview/proposals](https://fcgov.com/developmentreview/proposals). Information about the review process can be found online at: [fcgov.com/ResidentReview](https://fcgov.com/ResidentReview).

### GENERAL DESCRIPTION

The project is referred to as Dings, file # BDR240016. The proposal is to replat two existing parcels. The proposal will decrease the size of lot 2 (parcel 9614119002) and increase the size of lot 3 (parcel 9614119003). The area of lot 2 will be 1.035 acres and lot 3 will be 1.291 acres. Access to the site will be taken from College Ave directly to the east. The property is in the Limited Commercial (CL) Zone District. The proposal is a permitted use in this district and is subject to a Basic Development Review.