



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

# NOTICE OF PUBLIC HEARING

February 27, 2020

Dear Property Owner or Resident:

This letter is being sent to let you know a public hearing has been scheduled to consider a development proposal near your property. Specific 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 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.

If you are unable to attend the meeting or would like to provide comments in advance, please contact me or the Neighborhood Services Department, at 970-224-6046 or [neighborhoodservices@fcgov.com](mailto:neighborhoodservices@fcgov.com). Neighborhood Services is available to assist residents who have questions about the review process and how to participate.

We welcome and encourage your participation, as your input is an important part of the development review process.

Sincerely,

Pete Wray, AICP | Senior City Planner  
970.221.6754  
[pwray@fcgov.com](mailto:pwray@fcgov.com)

## HEARING TIME AND LOCATION

Thursday March 12, 2020  
5:30 P.M.  
281 N. College Avenue,  
Conference Rooms A-D

## PROPOSAL NAME & LOCATION

### Lofts at Timberline PDP190019

This site is located at 2033 S. Timberline Road  
Sign #612 (see vicinity map on back).

## PROPOSAL DESCRIPTION

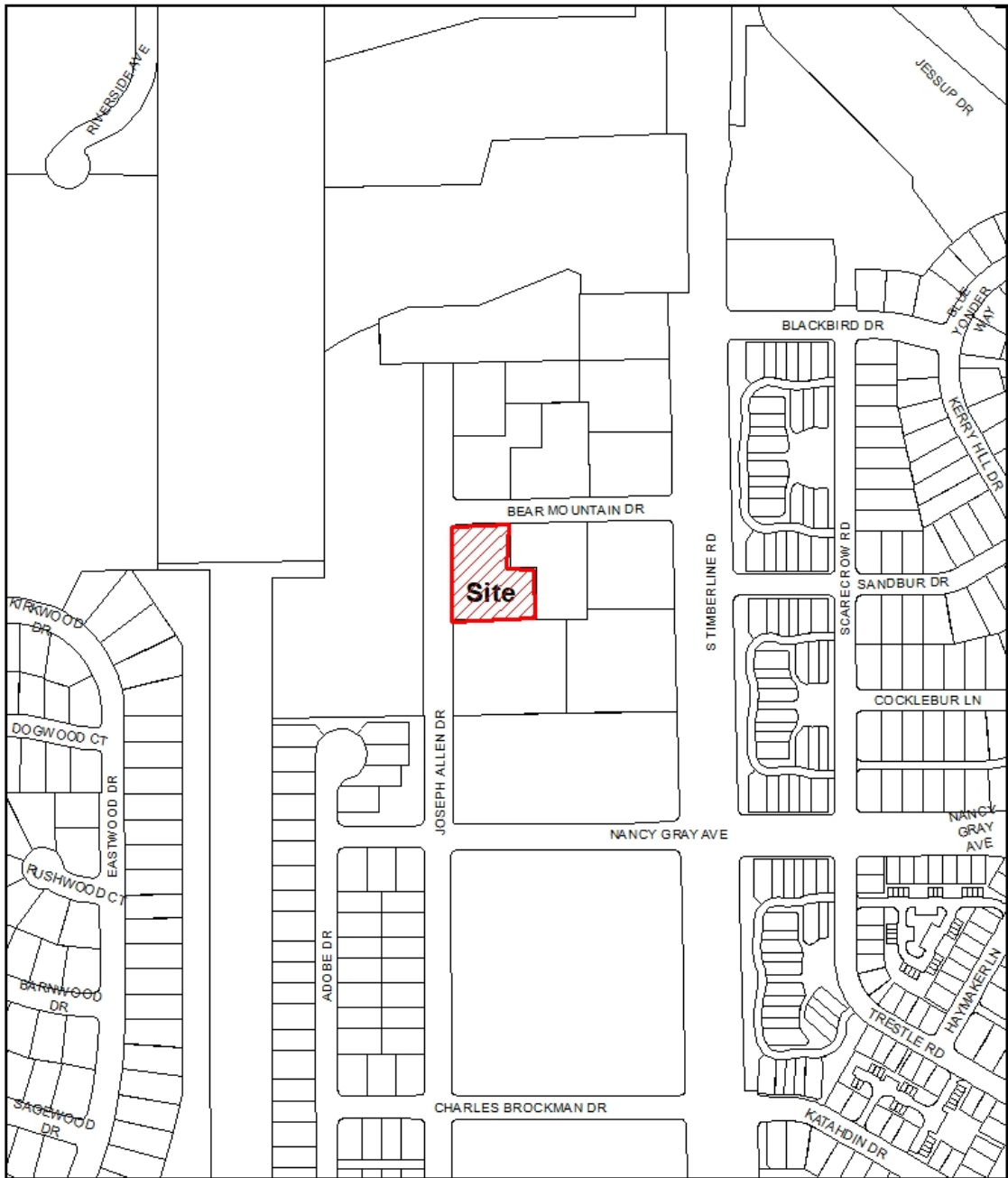
- The proposal is to develop a two-story flex space building to include 26,220 SF of ground floor area and 13,681 SF of second floor area, to be divided into 19 individual condominium units on 4.03 acres.
- The proposal consists of a combination of workshop and custom small industry, general office, and limited indoor recreation uses, and 75 off-street parking spaces.
- Primary access is provided from Bear Mountain Drive and Joseph Allen Drive.

## ZONING INFORMATION

- Property is located within the Industrial (I) Zone District.
- The proposal includes permitted uses in this district and is subject to an Administrative Hearing.

## HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report: [fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas)
- Information About the Review Process: [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)



## Lofts at Timberline - Vicinity Map

1 inch = 300 feet



*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).*