



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 VIRTUAL PUBLIC HEARING

July 22, 2020

Dear Property Owner or Resident:

This letter is to inform you a **virtual public hearing on August 5th** 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.

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, iPad, or computer. **Virtual participation information will be available at [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals) at least 48 hours in advance of the meeting.** You do not need a paid Zoom account to participate.

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.

Please contact me, or Alyssa Stephens at [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com) or 970-224-6076 if you are unable to attend the meeting or would like to provide comments in advance. We welcome and encourage your participation, as your input is an important part of the development review process.

Sincerely,

Jason Holland, City Planner  
970.224.6126 | [jholland@fcgov.com](mailto:jholland@fcgov.com)

## HEARING TIME

**Wednesday, August 5, 2020**

5:30 P.M.

## Remote/Virtual Meeting

Meeting information will be posted at [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals) 48 hours prior to the meeting.

## PROPOSAL NAME & LOCATION

Prospect and College Hotel

PDP190014

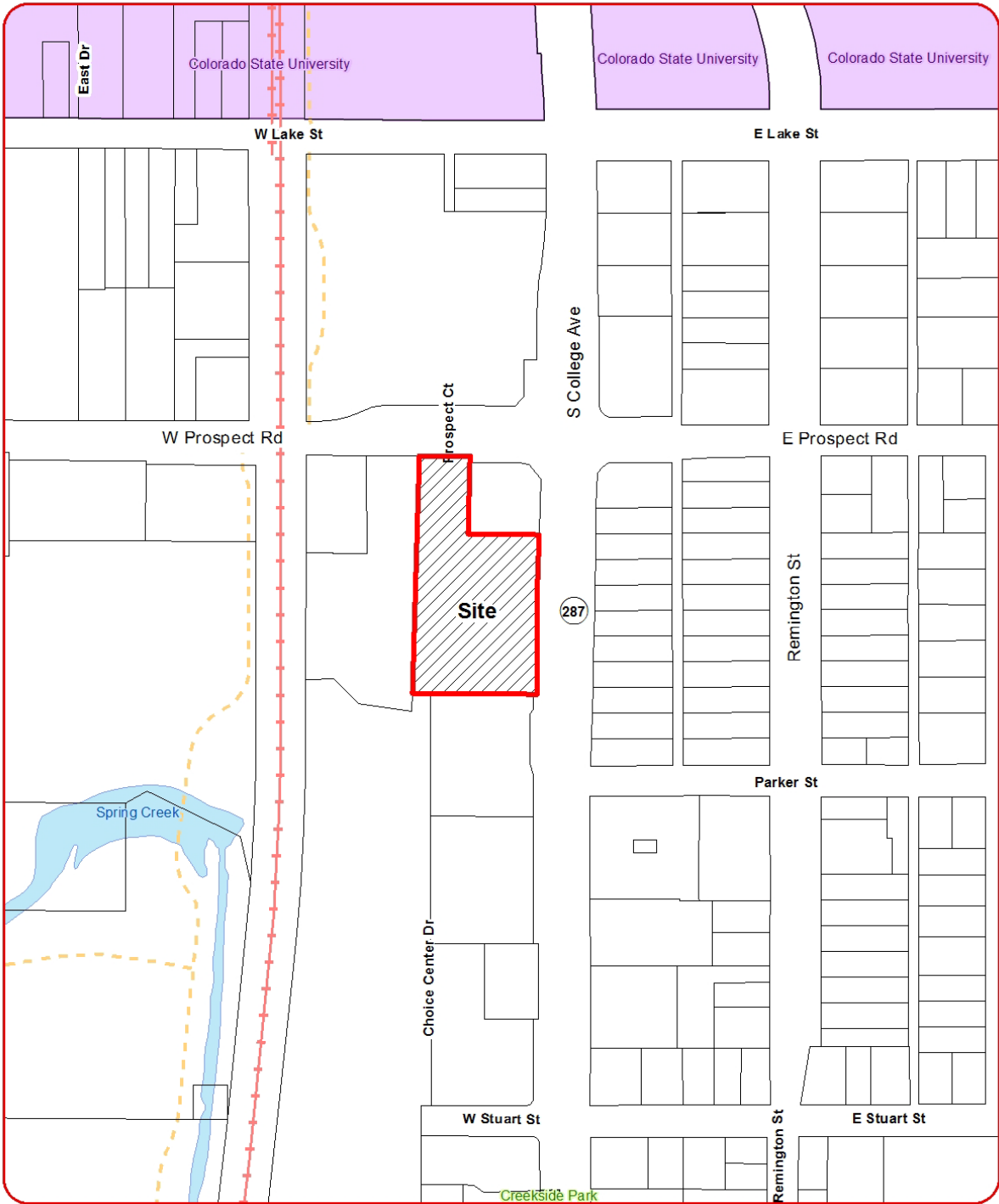
Located near the southwest corner of S. College Avenue and W. Prospect Road (parcel#9723107002). Sign #434. (Location map on reverse)

## PROPOSAL DESCRIPTION

- This is a request to demolish the existing building at 1623 S. College Ave (parcel#9723107002) and construct a 150 room, 6 story hotel. This is the old Chuck-E-Cheese site on S. College Avenue.
- 96 parking spaces are proposed to the west and north of the building.
- Three Modifications of Standard are proposed which address minimum parking lot setbacks and parking stall dimensions.
- The property is located within the General Commercial (C-G) Zone District. The proposal is a permitted use in this district, subject to a Type 1 review process which includes an Administrative Hearing.

## HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report:  
[fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals)  
(will be available on July 29)
- Information about the Review Process:  
[fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)



## Location Map Prospect and College Hotel, PDP190014

*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).*