



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

NOTICE OF PUBLIC HEARING

December 5, 2019

Dear Property Owner or Resident:

This letter is being sent to let you know the Planning and Zoning Board will conduct a public hearing 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 at 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. 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,

Jason Holland, PLA | City Planner
970.224.6126
jholland@fcgov.com

HEARING TIME AND LOCATION

Thursday, December 19, 2019
6:00 P.M.
City Hall, 300 Laporte Avenue

PROPOSAL NAME & LOCATION

The Odell Wine Project, MJA190002
824 E Lincoln Avenue
(Please see project location map on reverse)

PROPOSAL INFORMATION

- This is a request for a Major Amendment to convert a portion of the existing building located at 824 East Lincoln Avenue into a Microwinery.
- An additional outdoor patio area is proposed along the Lincoln Avenue Frontage.
- 7 parking spaces are provided on the property, with the majority of customer parking accommodated within the main Odell Brewing parking lot to the west.
- The project is subject to review and approval by the Planning and Zoning Board at a public hearing.

ZONING INFORMATION

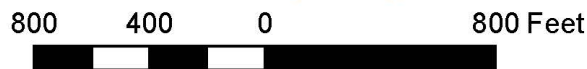
- The property is within the Downtown (D) Zone District; micro-winereries are permitted in this zone district, subject to Planning & Zoning Board approval.

HELPFUL RESOURCES

- Plans and Staff Report:
fcgov.com/cityclerk/planning-zoning
- Information About the Review Process:
fcgov.com/CitizenReview



**Site: 824 East Lincoln Avenue
Microwinery
Vicinity Map**



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.