



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

PUBLIC NOTICE — TWO-WEEK OPEN COMMENT PERIOD

March 19, 2019

Dear Property Owner or Resident:

The City of Fort Collins has received a request for a redevelopment of the property at 221 East Mountain Avenue referred to as **Basic Development Review Project 221 East Mountain Avenue, #BDR180012**.

This is a request for a Basic Development Review to remove the existing vacant auto repair development and construct a new 4-story mixed-use building (office and residential dwelling units) with underground parking, new sidewalks, and new street parking. The proposed project is in the Downtown (D) zone district. (please see map on reverse).

Section 2.18 of the Land Use Code allows this request to be considered by the Development Review Manager administratively versus a public hearing. Prior to consideration by the Development Review Manager, there will be a two-week open comment period during which comments can be provided to the Planning Services Department. This open comment period will be:

8:00 A.M., Wednesday March 20, 2019 through 5:00 P.M., Wednesday April 3, 2019

- Written comments may be delivered to the Planning Services Department located at 281 North College Avenue, Fort Collins, CO. *Or,*
- Written comments may be mailed to Planning Services, City of Fort Collins, P.O. Box 580, Fort Collins, CO 80522. *Or,*
- Electronic comments may be sent to CMapes@fcgov.com.

At the close of the public comment period, the Development Review Manager shall issue a written decision to approve, approve with conditions or deny the development application based on compliance with the applicable standards. The written decision shall be mailed to the applicant and to any person who provided comments during the comment period and shall also be posted on the City's website at <https://www.fcgov.com/developmentreview/agendas.php>

If you have any questions regarding this process, please feel free to contact Clark Mapes, 221-6225.

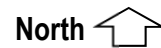
Sincerely,

A handwritten signature in black ink that reads "Clark Mapes".

Clark Mapes, City Planner



Location Map



Proposed Development Looking Southwest at Mountain/Mathews Intersection



Proposed Mountain Avenue Streetscape

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.