



Development Review Center
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6750
fcgov.com/DevelopmentReview

NOTICE OF PUBLIC HEARING

October 9, 2014

Dear Property Owner or Resident:

This letter is being sent to let you know a Hearing Officer 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. **We welcome and encourage your participation, as your input is an important part of the development review process.**

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.

Check out our online guide of your ways to participate in the development review process by visiting fcgov.com/CitizenReview. You may also contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 or sburnett@fcgov.com. Sarah is available to assist residents who have questions about the review process and how to participate.

We look forward to your participation at the Administrative Public Hearing. If you have questions at any time, please feel free to contact us.

Sincerely,

Ryan Mounce
City Planner
970-224-6186
rmounce@fcgov.com

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. Please call 970-220-6750 for assistance.

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: titlesix@fcgov.com.

HEARING TIME AND LOCATION
Thursday, October 23, 2014
5:00 p.m.
Conference Rooms A-D
281 N. College Ave.

PROPOSAL NAME & LOCATION
Northern Colorado Feeders Supply
300 Hickory Street
(This site is located on Hickory Street, east of the Union Pacific Railroad Tracks)

PROPOSAL DESCRIPTION

- Demolish 1-story metal building; 2 storage buildings to remain.
- Construct 1.5-story, 2,100 SF office/retail building.
- Platting of property (1-lot subdivision).
- Hickory Street landscaping improvements.

MODIFICATIONS REQUESTED

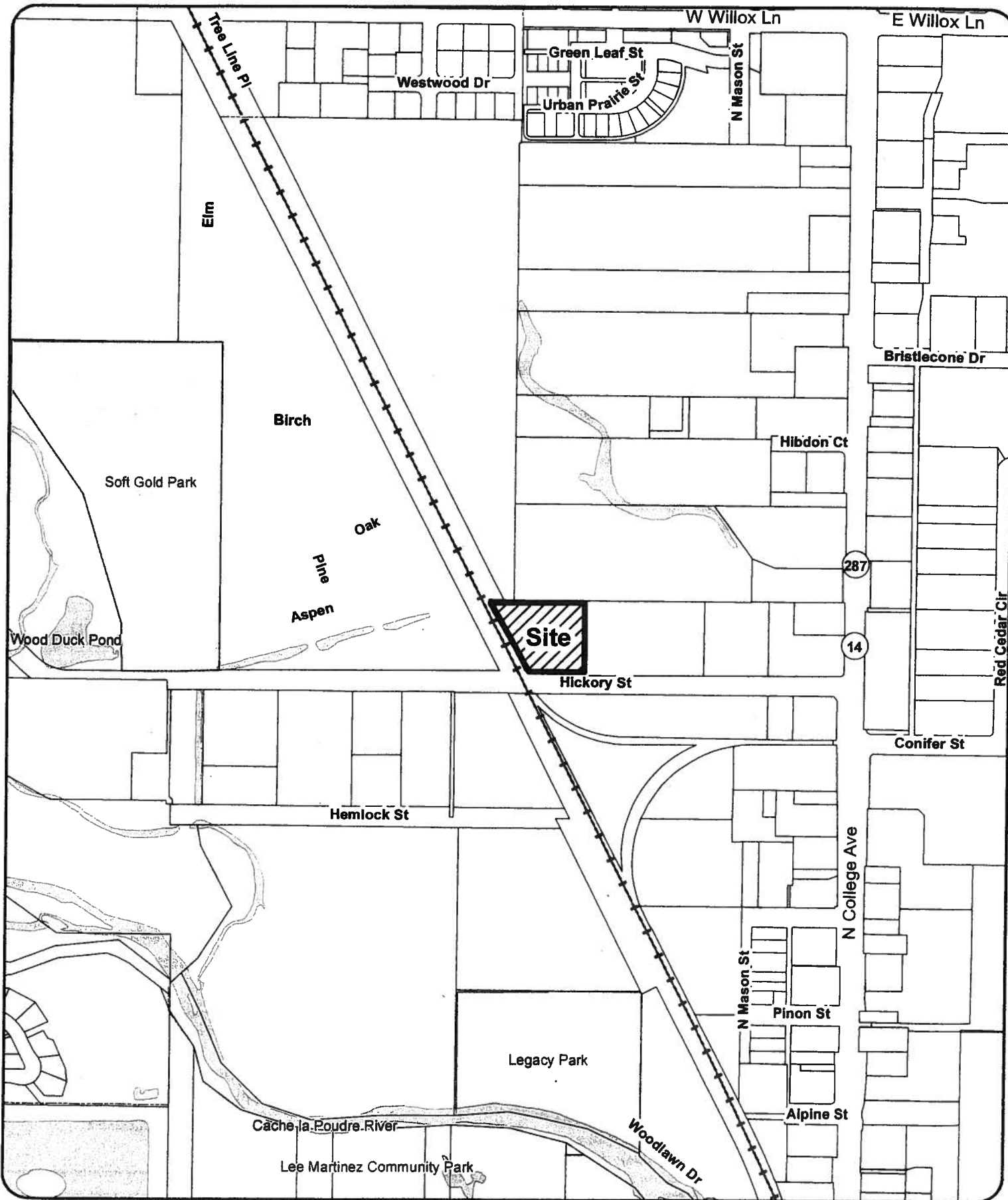
- 5' required setback for vehicle use areas reduced to 0' adjacent to railroad tracks.

ZONING INFORMATION

- Service Commercial District (C-S)
- Retail / Office are permitted if approved by a Hearing Officer in a public hearing

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report:
fcgov.com/ReviewAgendas (for administrative hearings)
- Information About the Review Process:
fcgov.com/CitizenReview



1 inch = 500 feet

Northern Colorado Feeders Supply

300 Hickory Street

