



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

March 30, 2016

Dear Property Owner or Resident:

This letter is to let you know about an upcoming public hearing to consider a development proposal near your property. Specific information about the proposal is to the right and on the back. A decision regarding approval or denial of the proposal will be made by the administrative hearing officer following the hearing. **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. If you are unable to attend the meeting or would like to provide comments in advance, you may 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 public hearing. If you have questions at any time, please feel free to contact us.

Sincerely,

Clark Mapes
City Planner
970-221-6225
cmapes@fcgov.com

HEARING TIME AND LOCATION

Thursday April 14, 2016
5:30 P.M.
281 North College Ave.
Conference Rooms A and B

PROPOSAL NAME & LOCATION

320 Maple Mixed Use
Northeast corner of Maple and Meldrum Streets—across from City Hall (Please see map on reverse)

PROPOSAL DESCRIPTION

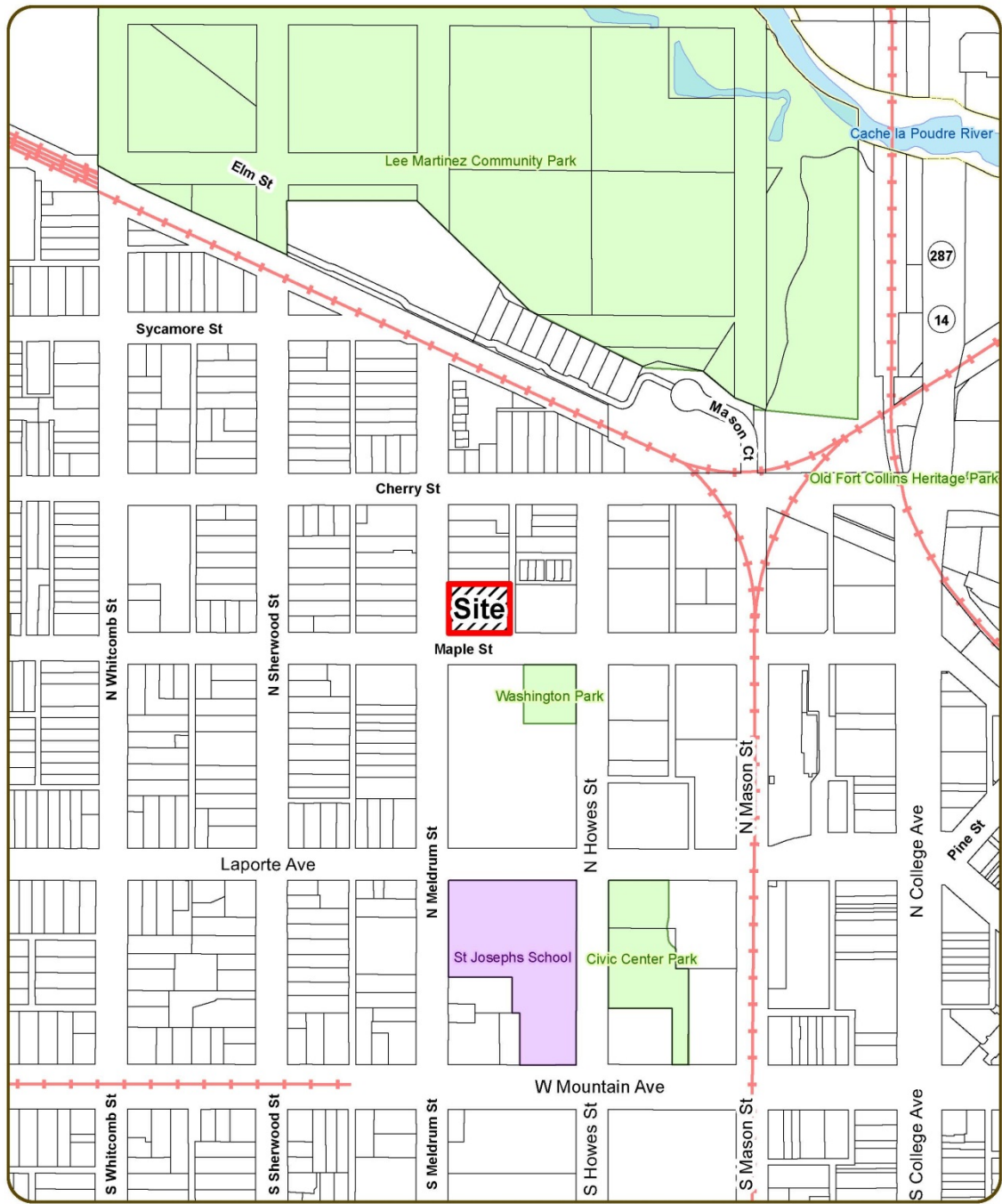
- 3-story mixed-use building with partial fourth-story loft spaces
- 29 dwelling units, 46 bedrooms
- 39 vehicle parking spaces
- 68 bicycle parking spaces
- Second-floor rooftop terrace spaces
- Existing light industrial buildings and one house to be demolished

ZONING INFORMATION

- Property is located in the D, Downtown zoning district
- Mixed use dwellings are permitted and require review and public hearing by administrative hearing officer

HELPFUL RESOURCES

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



1 inch = 400 feet

320 Maple Mixed Use Building



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.