



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 RESCHEDULED PUBLIC HEARING

January 18, 2019

Dear Property Owner or Resident:

This letter is being sent to let you know an Administrative Hearing Officer will conduct a public hearing to consider a development proposal near your property.

**The Hearing originally scheduled for January 23, 2019 is CANCELLED.  
The REVISED HEARING DATE IS FEBRUARY 7, 2019.**

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 Sylvia Tatman-Burruss, Neighborhood Development Review Outreach Specialist, at 970-224-6076 or [statman-burruss@fcgov.com](mailto:statman-burruss@fcgov.com). Sylvia 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,

Pete Wray, AICP | Senior City Planner  
970-221-6754  
[pwray@fcgov.com](mailto:pwray@fcgov.com)

### HEARING TIME AND LOCATION

**Thursday February 7, 2019**

5:30 P.M.

281 N. College Avenue  
Conference Rooms. A-D

### PROPOSAL NAME & LOCATION

Forty-Three Prime Project

Development Plan #PDP180014

This site is located at 6608 Autumn Ridge Drive (please see map on the back of this letter).

### PROPOSAL DESCRIPTION

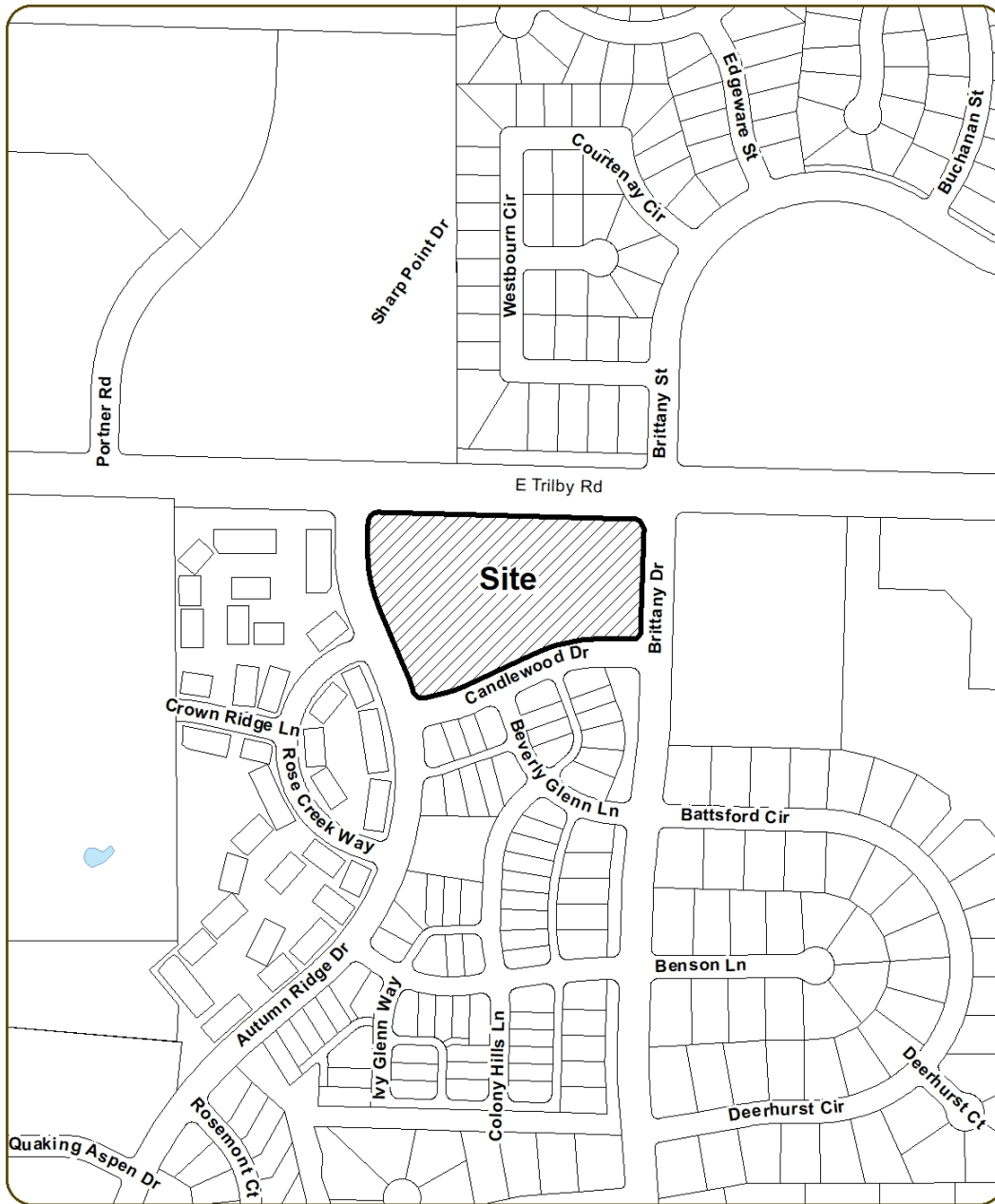
- Approximate 4.8-acre site.
- Proposed development will include 48 Multi-Family dwellings (1 and 2-bedroom apartments), and a mixed-use commercial building as neighborhood center.
- 95 parking spaces are provided on site.
- Primary access is off Candlewood Drive

### ZONING INFORMATION

- The site is located in the Low Density Mixed-Use Neighborhoods (LMN) zone district.
- Multi-family dwellings (8 or less Dwelling Units/Bldg.), 50 D.U. or less, and 75 or less bedrooms), including mixed-use dwellings, are subject to Type I Review.

### HELPFUL RESOURCES

- Plans, and Staff Report: [fcgov.com/cityclerk/planning-zoning](http://fcgov.com/cityclerk/planning-zoning)
- Information About the Review Process: [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)



## Forty-Three Prime PDP Vicinity Map

**HEARING RESCHEDULED FOR THURSDAY, FEBRUARY 7, 2019**

*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).*