



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

December 22, 2015

Dear Property Owner or Resident:

This letter is being sent to let you know a public hearing has been scheduled to consider a development proposal near your property. Specific information about this development proposal is to the right and on the back. A decision regarding the approval or denial of the proposal will be made by an 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,

Clay Frickey
Associate Planner
970-416-2625
cfrickey@fcgov.com

HEARING TIME AND LOCATION

Thursday, January 7th, 2016
Last on agenda
5:30 p.m.
281 N. College Ave.
Conference Room A

PROPOSAL NAME & LOCATION

College Eight Thirty PDP
(This site is located on the northeast corner of College Ave. and Locust St.)

PROPOSAL DESCRIPTION

- 27,455 sq. ft. mixed-use building
- Retail uses on ground level with 34 dwelling units on floors 2-4
- 27 parking spaces
- 4-story building that steps down to 3 stories along alley to the east

MODIFICATION REQUESTS

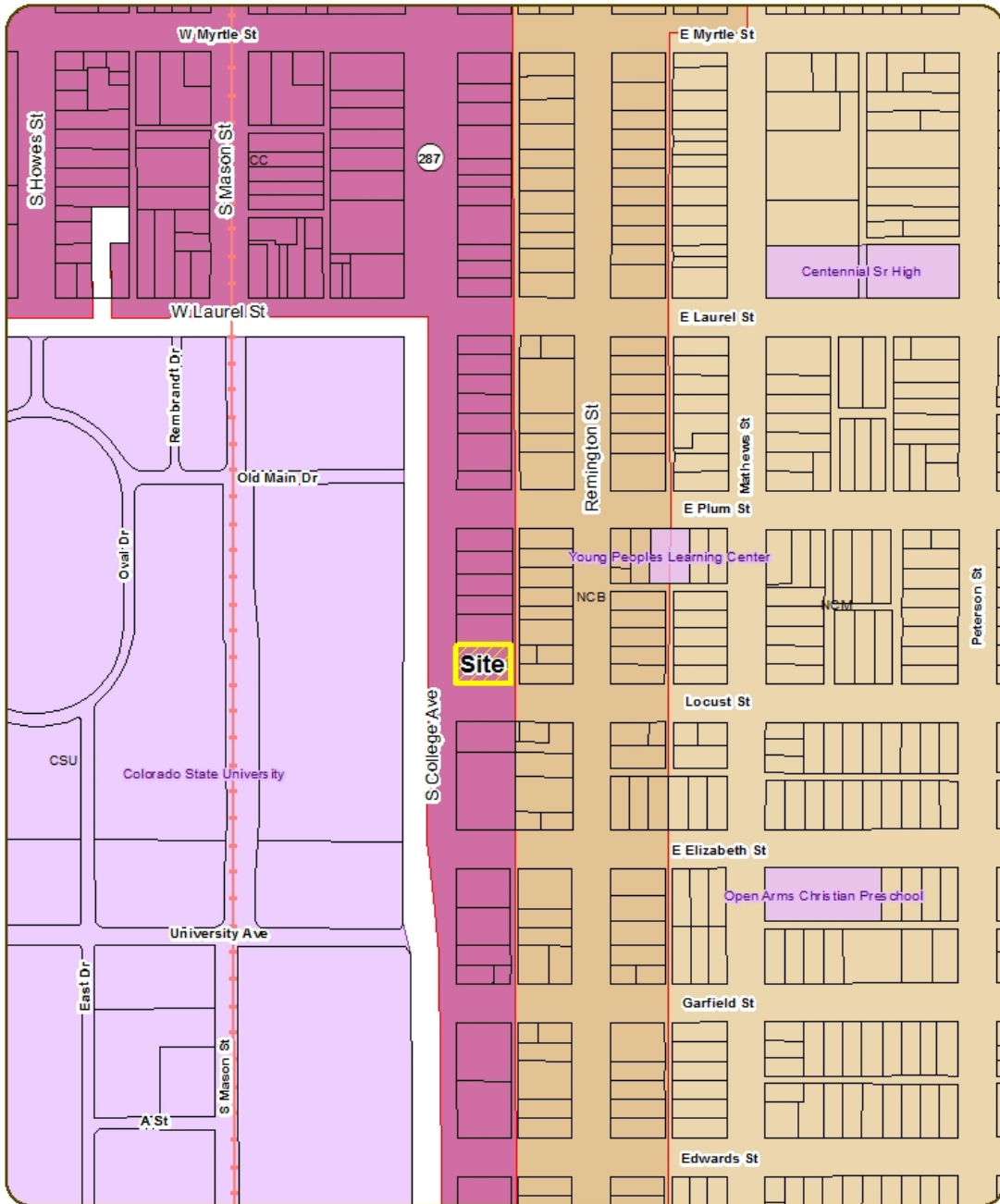
- Seeking modification to the ratio of compact parking spaces allowed in section 3.2.2(L)(2) of the Land Use Code

ZONING INFORMATION

- Community Commercial (CC) Zone District
- Mixed-use dwellings are permitted if approved by the Hearing Officer at a public hearing

HELPFUL RESOURCES

- Conceptual Review Plans/Comments for this proposal: fcgov.com/ConceptualReview June 3, 2015 (under Preliminary Design Reviews heading)
- Hearing Notice, Plans, and Staff Report: fcgov.com/ReviewAgendas
- Information About the Review Process: fcgov.com/CitizenReview



830 S College Vicinity Map

1 inch = 333 feet



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 970-221-6750 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: translate@fcgov.com.