



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

PUBLIC HEARING NOTICE

May 5, 2015

Dear Property Owner or Resident:

This letter is being sent to let you know about a development proposal near your property and to invite you to the public hearing where you can provide the hearing officer with your comments regarding the development project. Specific information about this development proposal is to the right and on the back of this letter. **We welcome and encourage your participation, as your input is an important part of the development review process.**

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.

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 neighborhood meeting so they can attend.

We look forward to your participation at the public hearing. Public comment is encouraged during all phases of the review process. If you are unable to attend the hearing, but would like to provide input, please feel free to write me at the address above or e-mail me at cfrickey@fcgov.com. If you have questions at any time, please feel free to contact us.

Sincerely,

Clay Frickey
Associate Planner
970.224.6045
cfrickey@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: titlestx@fcgov.com.

HEARING TIME AND LOCATION

Wednesday, May 20th, 2015
First on agenda
5:30 p.m.
Conference Room A
281 North College Avenue, Fort Collins

PROPOSAL NAME & LOCATION

Centre for Advanced Technology 23rd
Lot 2 Office Building. PDP/FP
Northeast corner of Rolland Moore Dr.
and Centre Ave.

PROPOSAL DESCRIPTION

- 31,619 sq. ft. office building on 1.88 acres
- Parking lot will contain 102 spaces
- 2 story building on south side, 4 stories on north side

MODIFICATION REQUESTS

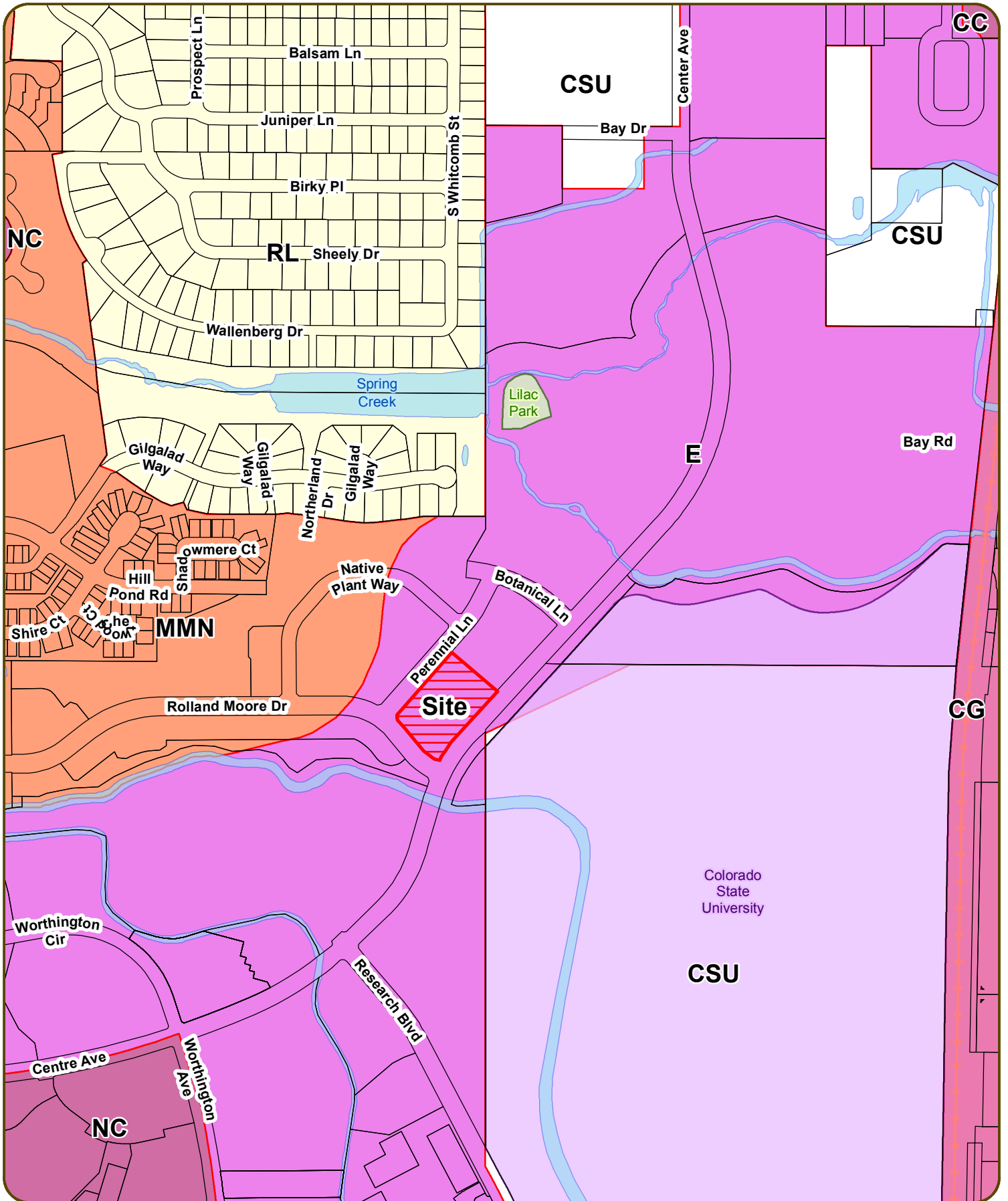
- Seeking modification to the standard regarding build-to line located in section 3.5.3(C)(2) of the Land Use Code

ZONING INFORMATION

- Employment (E) Zone District
- Office is permitted if approved by the Hearing Officer at a public hearing

HELPFUL RESOURCES

- Conceptual Review
Plans/Comments for this proposal:
fcgov.com/ConceptualReview
February 2, 2015
- Hearing Notice and Documents
fcgov.com/developmentreview/agendas.php
- Citizen's Role in Development Review
fcgov.com/CitizenReview



1 inch = 500 feet

CAT 23rd - Office Vicinity Map

