



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

## NOTICE OF PUBLIC HEARING

December 29, 2015

Dear Property Owner or Resident:

On Wednesday, January 13, 2016, at 5:30 p.m., in Conference Room A at 281 North College Avenue, Fort Collins, Colorado, the City of Fort Collins Hearing Officer will conduct a public hearing to consider a development proposal near your property. The project is referred to as **Mulberry and Lemay Crossings Filing No. 3 Replat, #FDP150073**.

As proposed, this is a request to replat Lot 2 and Tract A of Mulberry and Lemay Crossings Filing No. 2. The land area within the proposed replat is 13.25 acres and is located generally at the northeast corner of East Mulberry Street and South Lemay Avenue. (Please see map on reverse.)

The intent of the replat is to further sub-divide the land into three new lots. Lot One would be for the multi-tenant building at the immediate corner. Lot Two would be for Home Depot and Lot Three would be for the Guaranty Bank and Trust. Taco Bell/K.F.C. is not a part of the replat. No new development is planned as a result of this replat.

Check out our online guide of your ways to participate in the development review process by visiting [fcgov.com/CitizenReview](http://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 [sburnette@fcgov.com](mailto:sburnette@fcgov.com). Sarah is available to assist residents who have questions about the review process and how to participate.

Sincerely:

Ted Shepard, Chief Planner  
City of Fort Collins  
970-221-6343  
[tshepard@fcgov.com](mailto:tshepard@fcgov.com)

### HEARING TIME AND LOCATION

Wednesday, January 13, 2016

5:30 p.m.

Conference Room A  
281 North College Avenue  
Fort Collins, CO. 80524

### PROPOSAL NAME & LOCATION

Mulberry and Lemay Crossings Filing No. 3

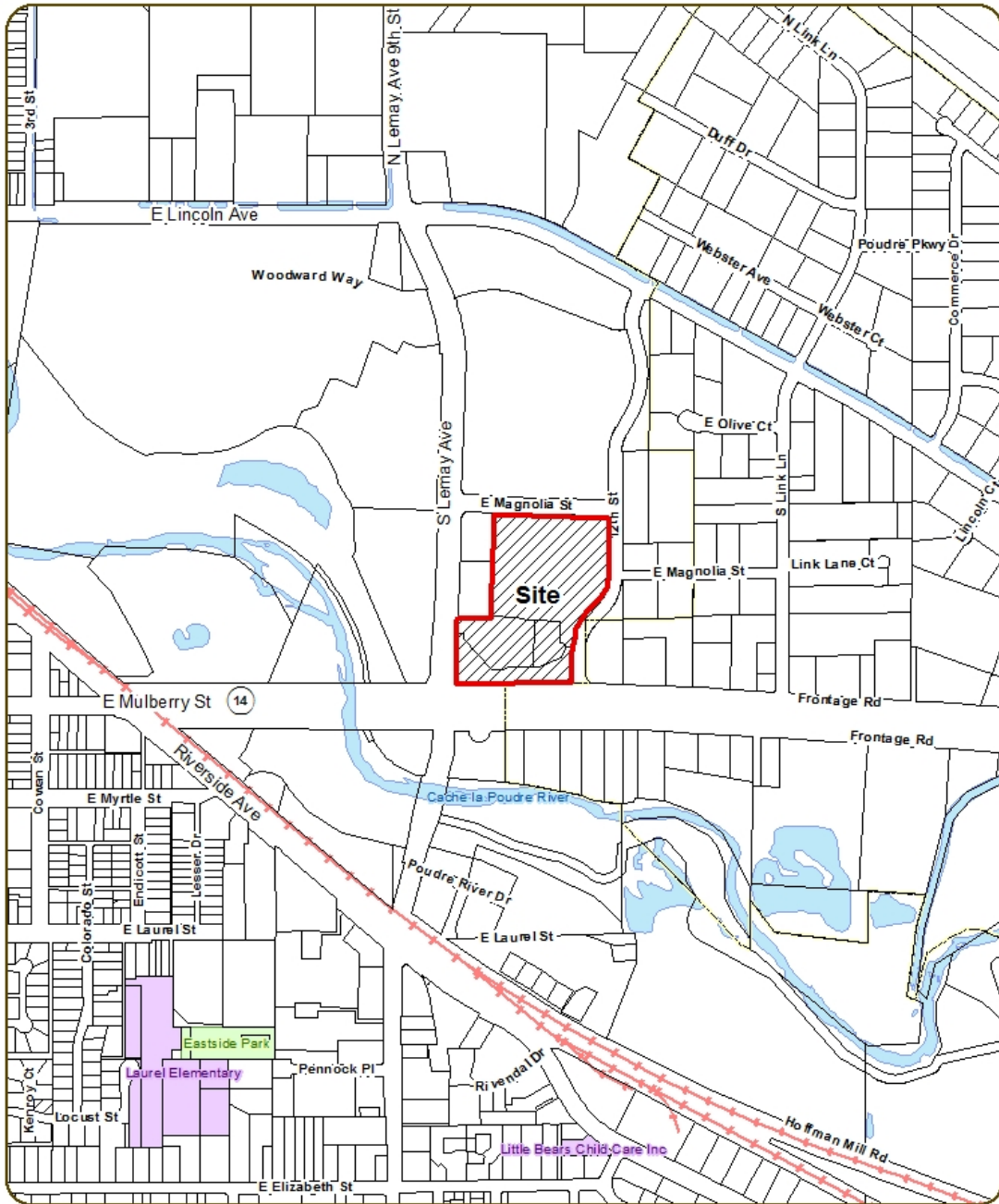
Located at the Northeast corner of E. Mulberry St. and S. Lemay Ave. (please see map on reverse)

### PROPOSAL DESCRIPTION

- Replat an existing lot
- Sub-divide to create three new lots
- Total site area is 13.25 acres
- Lot One - Multi-tenant building
- Lot Two – Home Depot
- Lot Three – Guaranty Bank

### HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report. Please note it may take several days after this mailing for the following link to be activated: [fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas)
- Information About the Review Process: [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)



1 inch = 700 feet

## Mulberry and Lemay Crossings



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](mailto:translate@fcgov.com).