



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

January 10, 2018

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 of this letter. A decision regarding the approval or denial of the proposal will be made by an administrative hearing officer following 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. 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,

Clay Frickey, City Planner
970.224.6045
cfrickey@fcgov.com

HEARING TIME AND LOCATION

Wednesday, January 24, 2018

5:30 P.M.

281 N. College Ave.

Conference Room A

PROPOSAL NAME & LOCATION

Spirit at the River, PDP170026

(scheduled as the 1st item)

The site is located on Lincoln Ave. south of 3rd St.

(Please see project location map on the back of this letter)

PROPOSAL DESCRIPTION

- 101,650 sq. ft. building
- 107 room hotel
- 4,700 sq. ft. restaurant
- Three stories with one, four-story section
- 124 parking spaces
- 32 bicycle parking spaces

MODIFICATION REQUESTS

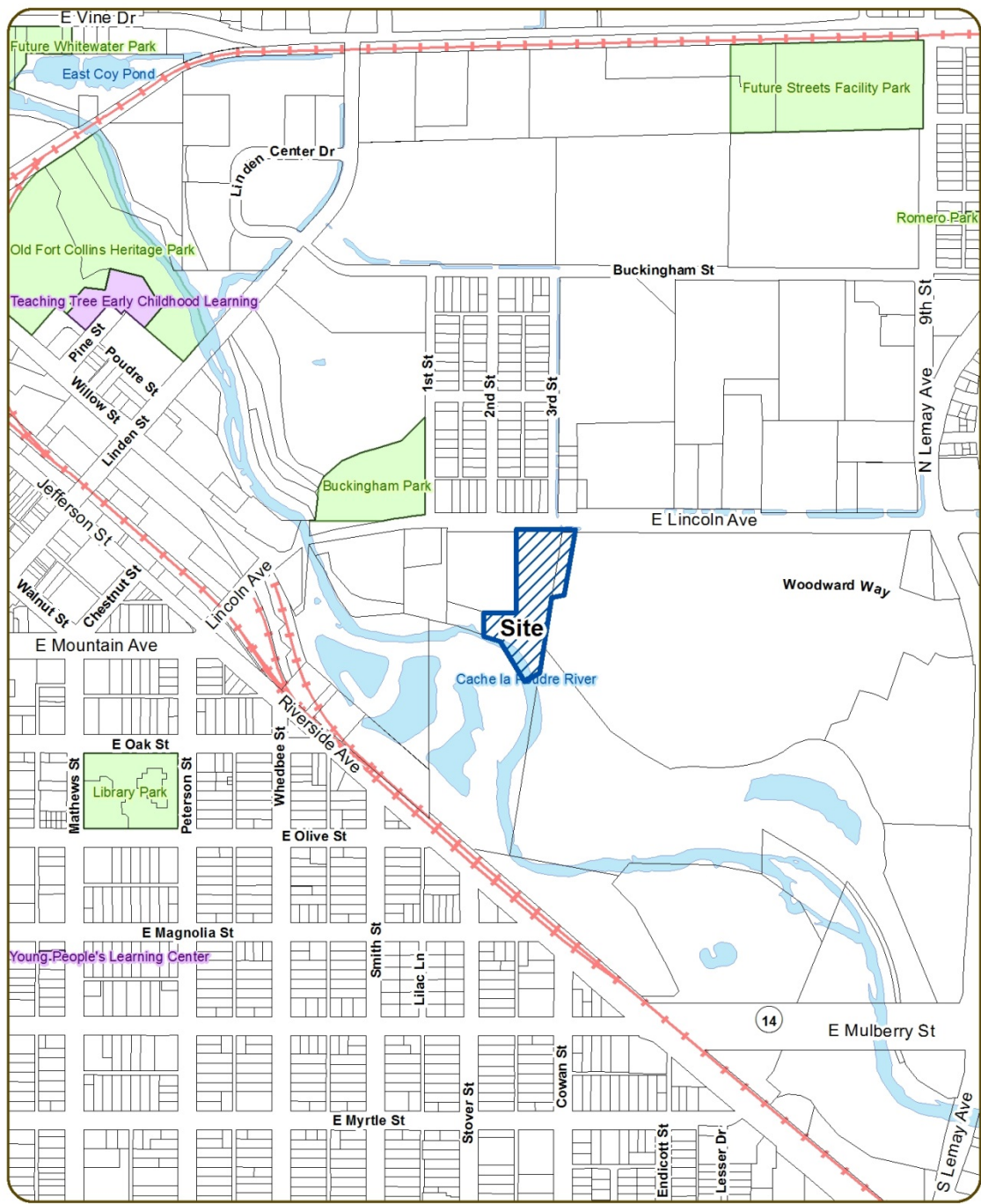
- Building height for a portion of the building to exceed three stories
- Parking lot perimeter landscaping on west side of property

ZONING INFORMATION

- Community Commercial – Poudre River (CCR) zone district
- Lodging establishments and standard restaurants are subject to Administrative (Type I) review

HELPFUL RESOURCES

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



Spirit at the River Vicinity Map

1 inch = 667 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. 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.