



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

PUBLIC NOTICE—TWO-WEEK OPEN COMMENT PERIOD

October 18, 2018

Dear Property Owner or Resident:

The City of Fort Collins has received a request to plat an existing parcel referred to as **Vintage Marketplace Subdivision, Lot 1, #BDR180024**.

This is a request to plat the existing property. The subject site is addressed 6520 S College Ave and has an existing building (see map on reverse.) The purpose of the plat is to allow for a change of use to the property from a vacant restaurant to a retail establishment. As proposed, the new lot would be 1.37 acres in size and dedicates additional public right of way for future street expansion. The property is zoned General Commercial (C-G).

This plat is being processed per Section 2.18 of the Land Use Code as a Minor Subdivision because no more than 1 new lot is being created. Section 2.18 allows this request to be considered by the Planning Director administratively and does not require a public hearing. Prior to consideration by the Planning Director, there will be a two-week open comment period during which comments can be provided to the Planning Services Department. This open comment period will be:

8:00 A.M., Thursday, October 18th, 2018 through 5:00 P.M., Thursday, November 1st, 2018

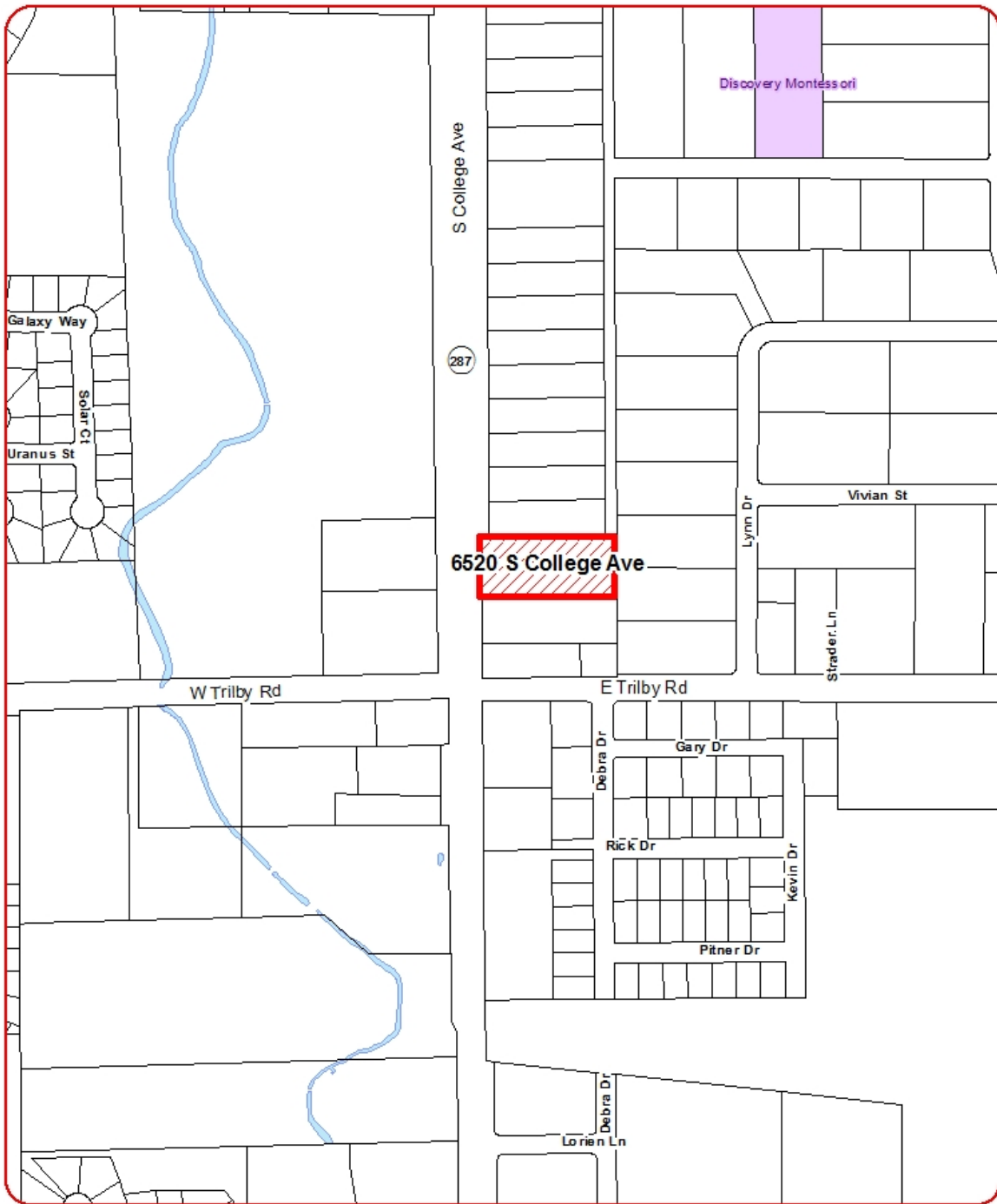
- Electronic comments may be sent to nbeals@fcgov.com Or,
- Written comments may be delivered to the Planning Services Department located at 281 North College Avenue, Fort Collins, CO 80521. Or,
- Written comments may be mailed to Planning Services, City of Fort Collins, P.O. Box 580, Fort Collins, CO 80522.

As mentioned, there will be no public hearing. At the close of the public comment period, the Planning Director shall issue a written decision to approve, approve with conditions or deny the development application based on compliance with the applicable standards. The written decision shall be mailed to the applicant and to any person who provided comments during the comment period and shall also be posted on the City's website at <https://www.fcgov.com/developmentreview/agendas.php>.

If you have any questions regarding this process, please feel free to contact Noah Beals, 970.416.2313 or nbeals@fcgov.com.

Regards,

Noah Beals, City Planner-Zoning



**Vintage Marketplace Subdivision
Plat existing parcel into 1 Lot**

1 inch = 83,333 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. 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.