



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 21, 2016

Dear Property Owner or Resident:

This letter is being sent to let you know about a development project near your property and to invite you to the public hearing where you can provide the hearing officer with your comments regarding this proposal. 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.**

You received this notice because records from the Larimer County Assessor's Office indicate you own property within the notification area. 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 for ways that you can 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.

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 below or e-mail me at jholland@fcgov.com. If you have questions at any time, please feel free to contact us.

Sincerely,

Jason Holland, PLA | City Planner
City of Fort Collins
281 North College Avenue
Fort Collins, CO 80522
970.224.6126
jholland@fcgov.com

HEARING TIME AND LOCATION

Thursday February 4, 2016

5:30 p.m. Conference Rooms C and D,
281 North College Avenue, Fort Collins

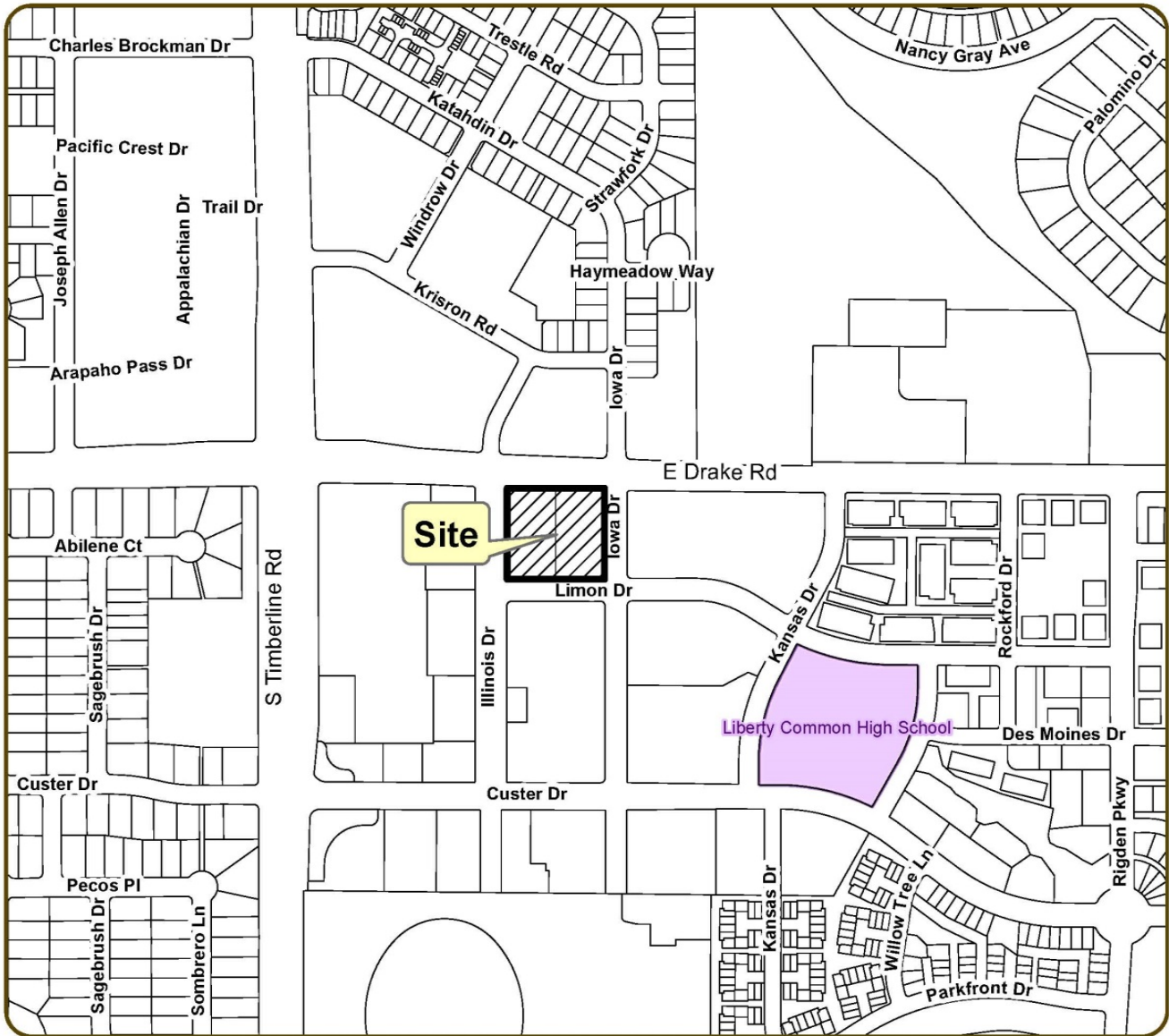
PROPOSAL NAME & LOCATION

Warren Federal Credit Union Project
Development Plan

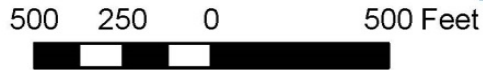
Located on the south side of East Drake Road, between Illinois Drive and Iowa Drive (Please see map location with this letter)

PROPOSAL DESCRIPTION

- This is a project review for a 2 acre site located on the south side of East Drake Road, between Illinois Drive and Iowa Drive.
- The proposal divides the site into three lots and one tract.
- Lot 3 is proposed to be developed first, and includes one building for the Warren Federal Credit Union as well as other office and retail uses within the building. The building is two stories.
- Lots 1 and 2 front on Illinois Drive, west of the bank/retail building on Lot 3, and propose future buildings that will be reviewed at a later time. The future buildings include a retail use on Lot 1 and a restaurant use on Lot 2.
- The remaining portion of the site is shared parking located in Tract A, and includes 88 off-street parking spaces.
- The site is located in the Neighborhood Commercial (N-C) zone district.
- Hearing Notice, Plans, and Staff Report (Available after January 28): fcgov.com/ReviewAgendas
- Information About the Review Process: fcgov.com/CitizenReview



Warren Federal Credit Union Vicinity Map



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.