



Planning, Development & Transportation

Community Development & Neighborhood Services

281 North College Avenue

P.O. Box 580

Fort Collins, CO 80522.0580

970.416.2740

970.224.6134 fax

fcgov.com

November 27, 2013

Dear Property Owner or Resident,

Please find enclosed separate notices identifying two opportunities to provide input for the Front Range Community College (FRCC) Integrated Technology Building proposal.

On December 3rd, a second, optional neighborhood meeting will take place to collect input and share changes made to this proposal in response to feedback gathered at the first neighborhood meeting held in October (*please see enclosed neighborhood meeting invitation notice for details*).

Next, on December 12th, the Planning & Zoning Board will conduct a public hearing to consider the proposal, with additional opportunity for public comment (*please see the enclosed notice of public hearing for details*).

We welcome and encourage your participation at these two meetings. Your input is an important part of the development review process.

Sincerely,

A handwritten signature in black ink, appearing to read "Cameron Gloss".

Cameron Gloss, AICP

Planning Manager

970-224-6174

cgloss@fcgov.com



NEIGHBORHOOD MEETING INVITATION

November 27, 2013

Dear Property Owner or Resident:

This letter is being sent to invite you to a second neighborhood meeting where you can learn more about recent changes to this proposal. Specific information about this development proposal is to the right and on the back. **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 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.

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.

We look forward to your participation at the Planning and Zoning Board meeting. If you have questions at any time, please feel free to contact us.

Sincerely,

Cameron Gloss, AICP
Planning Manager
970-224-6174
cgloss@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: titlesix@fcgov.com.

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

MEETING TIME AND LOCATION

Tuesday, December 3, 2013

6:00 – 7:30 p.m.

Longs Peak Student Center, Front
Range Community College
4614 S. Shields St.

This is the second neighborhood meeting. FRCC will share changes made to the development plans in response to feedback from the first neighborhood meeting.

PROPOSAL NAME & LOCATION

Front Range Community College
(FRCC) Integrated Technology Building
4616 S Shields St
(located on the FRCC Larimer Campus
at the southeast corner of W Harmony
Road & S Shields Street)

PROPOSAL DESCRIPTION

- 1-story, 29,000 square feet
- Classroom, lab & office space

ZONING INFORMATION

- Low Density Residential (R-L)
- FRCC is permitted per Colorado Revised Statutes. The City of Fort Collins provides a Site Plan Advisory Review (SPAR) based on location, character, and extent of the proposal.

HELPFUL RESOURCES

- Conceptual Review
Plans/Comments for this proposal:
fcgov.com/ConceptualReview.php
- Information About the Review Process
fcgov.com/CitizenReview



NOTICE OF PUBLIC HEARING

November 27, 2013

Dear Property Owner or Resident:

This letter is being sent to let you know the **Planning and Zoning Board** will conduct a public hearing to consider a development proposal near your property. Specific information about this development proposal is to the right and on the back. **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 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.

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We look forward to your participation at the Planning and Zoning Board meeting. If you have questions at any time, please feel free to contact us.

Sincerely,

Cameron Gloss, AICP
Planning Manager
970-224-6174
cgloss@fcgov.com

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

HEARING TIME AND LOCATION

Thursday, December 12, 2013

6 p.m.

City Hall

300 Laporte Avenue

PROPOSAL NAME & LOCATION

Front Range Community College
(FRCC) Integrated Technology Building
4616 S Shields St
(located on the FRCC Larimer Campus
at the southeast corner of W Harmony
Road & S Shields Street)

PROPOSAL DESCRIPTION

- 1-story, 29,000 square feet
- Classroom, lab & office space

ZONING INFORMATION

- Low Density Residential (R-L)
- FRCC is permitted per Colorado Revised Statutes. The City of Fort Collins provides a Site Plan Advisory Review (SPAR) based on "location, character, and extent" of the proposal.

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report
fcgov.com/cityclerk/planning-zoning
- Information About the Review Process
fcgov.com/CitizenReview



NOTICE OF PUBLIC HEARING

November 6, 2013

Dear Property Owner or Resident:

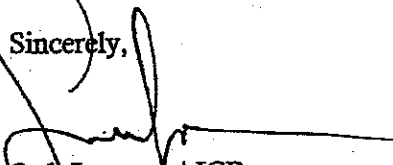
This letter is being sent to let you know the Planning and Zoning Board will conduct a public hearing to consider a development proposal near your property. Specific information about this development proposal is to the right and on the back. **We welcome and encourage your participation, as your input 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 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.

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We look forward to your participation at the Planning and Zoning Board meeting. If you have questions at any time, please feel free to contact us.

Sincerely,


Seth Lorson, AICP
City Planner
970-224-6189
slorson@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: titlesix@fcgov.com.

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HEARING TIME AND LOCATION
Thursday, November 21, 2013
5 p.m.
City Hall
300 Laporte Avenue

PROPOSAL NAME & LOCATION
Front Range Community College
(FRCC) Southwest Parking Lot at 4616
South Shields Street on the parcel
directly south of the existing FRCC
campus and north of the irrigation ditch.

PROPOSAL DESCRIPTION

- 404 space surface parking lot
- 100 foot landscape setback and 6 foot tall berm separation from Clarendon Hills Subdivision
- 100 foot wide wildlife corridor along the irrigation ditch
- **The Integrated Technology Building is NOT INCLUDED with this proposal.**

SITE PLAN ADVISORY REVIEW
(SPAR) INFORMATION
SPAR is an advisory review required by Colorado Revised Statutes (CRS) and limits the Planning and Zoning Board to review based on "location, character, and extent" and not the Land Use Code. The City of Fort Collins is not the permitting authority for FRCC.

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report:
fcgov.com/cityclerk/planning-zoning

- Information About the Review Process:
fcgov.com/CitizenReview