



NEIGHBORHOOD MEETING INVITATION

April 09th, 2014

Dear Property Owner or Resident:

This letter is being sent to let you know of a potential development proposal near your property and to invite you to the neighborhood meeting where you can learn more about the 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.**

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.

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 neighborhood meeting so they can attend.

This letter and attachments are available online at fcgov.com/ReviewAgendas.

We look forward to your participation at the neighborhood meeting. Public comment is encouraged during all phases of the review process. If you have questions at any time, please feel free to contact us.

Sincerely,

Noah Beals, LEED GA
City Planner
970-416-2313
nbeals@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

Wednesday, April 23rd, 2014
6:00-8:00 p.m.
Lopez Elementary, Media Center
637 Wabash Street

PROPOSAL NAME & LOCATION

170 Kensington-Vehicle Sales
(Pedersen Toyota Expansion)
4455 S College Ave
(This site includes both the existing Toyota Dealership and the enclosed mini storage facility to the west of the dealership.)

PROPOSAL DESCRIPTION

- Demolition of the enclosed Mini Storage facility
- Expansion of vehicle service bays
- Additional showroom
- 4 Story vehicle storage building
- New building to include a car wash

MODIFICATIONS REQUESTED

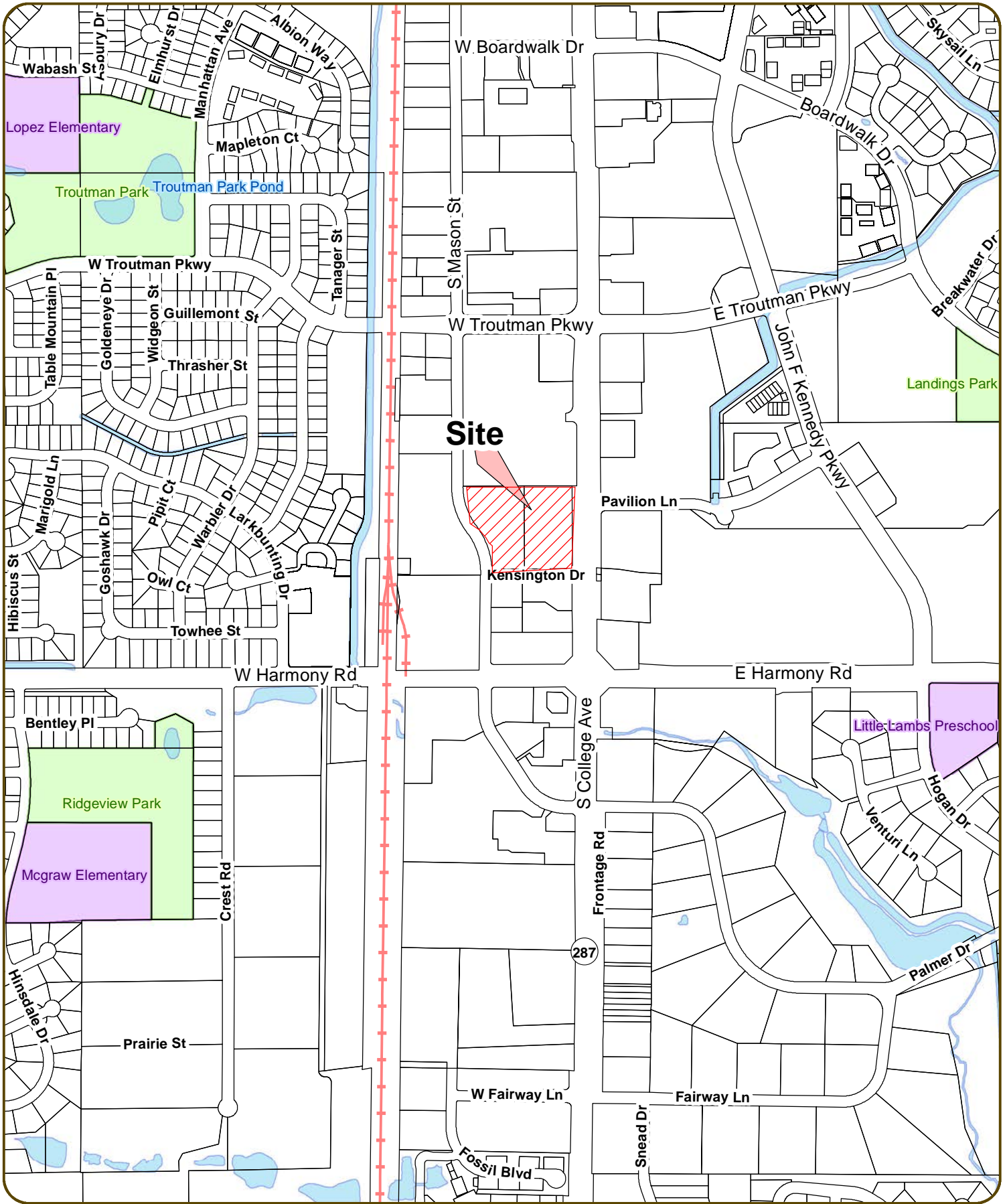
- No modifications have been identified at this time.

ZONING INFORMATION

- General Commercial District (C-G)
- Transit-Oriented Development Overlay Zone(TOD)
- Vehicle sales and servicing are Type 2 review (The decision maker is the Planning and Zoning Board)

HELPFUL RESOURCES

- Conceptual Review Plans/Comments for this proposal: fcgov.com/ConceptualReview (select June 24th, 2013)
- Information About the Review Process: fcgov.com/CitizenReview



1 inch = 676 feet

**170 Kensington -Vehicle Sales (Pedersen Toyota Expansion)
4455 S College Ave**

