



Development Review Center
281 North College Avenue
PO Box 580
Fort Collins, CO 80522-0580
970-221-6689
fcgov.com/DevelopmentReview

NEIGHBORHOOD MEETING INVITATION

March 10, 2020

Dear Property Owner or Resident:

This letter is 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. Basic information about the proposal is to the right and on the back of this letter.

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. If you own or manage an apartment building, please post this notice in a common area so your residents can participate.

We welcome your participation in the development review process. More information can be found by visiting fcgov.com/CitizenReview. If you have any questions, please contact me or Alyssa Stephens, at 970-224-6076 or devreviewcomments@fcgov.com. Alyssa is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Clark Mapes, City Planner
970.221.6225
cmapes@fcgov.com

MEETING TIME AND LOCATION

Tuesday March 24, 2020
6:00 - 7:30 P.M.
City Park Church, 1725 W. Mulberry St.
West Mulberry St.
Fort Collins, CO

PROPOSAL NAME & LOCATION

Brothers BBQ, File # CDR200004
Southwest corner of Taft Hill Rd. and
Mulberry St.
Sign #536. (Location map is on the back
of this letter).

PROPOSAL DESCRIPTION

- Renovate vacant and dilapidated 1950's-era gas station for a BBQ restaurant.
- Would include new sidewalks with street trees and repaving the site for parking.

REGULATORY INFORMATION

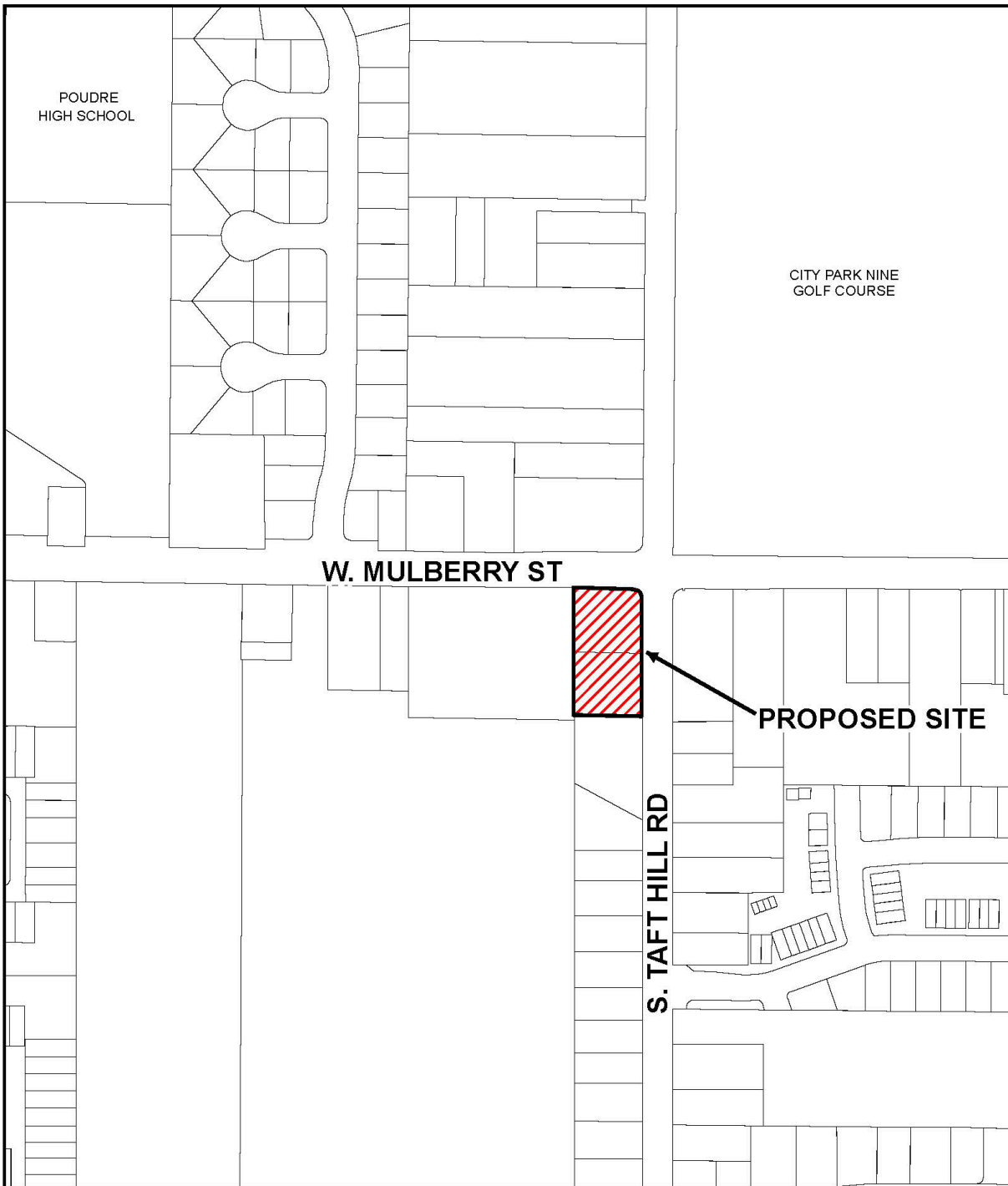
- A public hearing by the Planning and Zoning Board would be required for the project, with another mailed notice.
- The property is in the Low Density Mixed-Use Neighborhood (LMN) Zone District.
- Several variances are needed to meet today's development standards, to enable re-use of the 1950's development site.

HELPFUL RESOURCES

- This letter is also available at:
fcgov.com/ReviewAgendas

FREE SAMPLES OF BBQ

- The applicants, Brothers BBQ, request that this letter inform you that BBQ samples will be available at the meeting.



Brothers BBQ Location 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.