



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

NOTICE OF PUBLIC HEARING

July 1, 2021

Dear Property Owner or Resident:

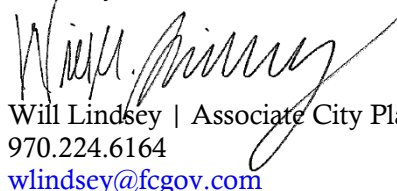
This letter is to inform you the Planning and Zoning Commission will conduct a public hearing to consider a development proposal near your property. **The hearing will be held on-site in Council Chambers, City Hall as well as virtually through Zoom.** Specific information about this development proposal is to the right and on the back of this letter. A decision regarding the approval or denial of the proposal will be made at the hearing.

City Council has authorized the use of remote technology for select hearings. You can participate over the phone, on the internet, or through the Zoom app on a smartphone, iPad, or computer. **Virtual participation information will be available at fcgov.com/developmentreview/proposals at least 48 hours in advance of the meeting.** You do not need a paid Zoom account 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 public hearing 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/ResidentReview. 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,


 Will Lindsey | Associate City Planner
 970.224.6164
wilindsey@fcgov.com

HEARING TIME AND LOCATION

Thursday July 15, 2021, 6:00 P.M.
Virtual & In-Person Meeting Options

Council Chambers, City Hall,
 300 Laporte Avenue

Virtual meeting information will be posted 48 hours prior to the meeting at fcgov.com/developmentreview/proposals.

PROPOSAL NAME AND LOCATION

Timberline – International APU, PDP200014
 N. Timberline Rd. & International Blvd.
 (Location map on the back of this letter).
 Sign #512, Parcel # 8708310001.

PROPOSAL INFORMATION

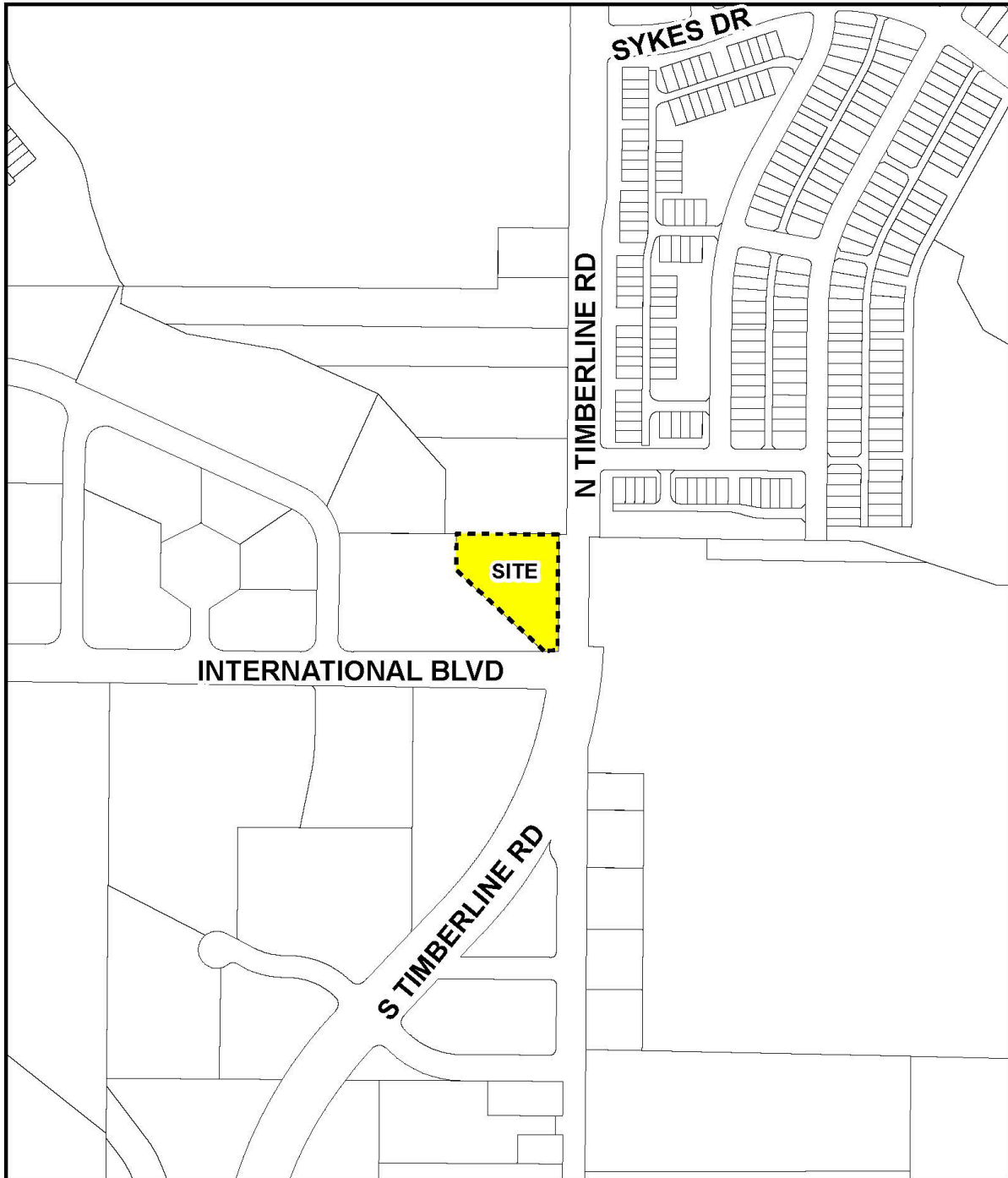
- Addition of Permitted Use to construct a proposed 624 square foot drive-thru coffee shop as part of a Convenience Shopping Center.
- A second 2,900 square foot building is intended for office space, retail use, or personal services with related parking, walkways and landscaping.
- Future access will be taken from N. Timberline Rd to the west.
- The project is subject to review and approval by the Planning and Zoning Commission at a public hearing.

ZONING INFORMATION

- The site is within the Industrial (I) Zone District

HELPFUL RESOURCES

- Plans and Staff Report: fcgov.com/cityclerk/planning-zoning
- This letter is also available at: fcgov.com/developmentreview/proposals
- Information about the review process: fcgov.com/ResidentReview



Timberline – International APU

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. Contact Shar Manno, Manager, Customer Support, smanno@fcgov.com or 970-221-6767 (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.