



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

# NOTICE OF PUBLIC HEARING

December 5, 2019

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 of this letter. A decision regarding the approval or denial of the proposal will be made at the hearing.

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.

If you are unable to attend the meeting or would like to provide comments in advance, please contact me or the Neighborhood Services Department, at 970-224-6046 or [neighborhoodservices@fcgov.com](mailto:neighborhoodservices@fcgov.com). Neighborhood Services is available to assist residents who have questions about the review process and how to participate.

We welcome and encourage your participation, as your input is an important part of the development review process.

Sincerely,

Pete Wray, AICP | Senior City Planner  
970.221.6754  
[pwray@fcgov.com](mailto:pwray@fcgov.com)

## HEARING TIME AND LOCATION

Thursday, December 19, 2019  
6:00 P.M.  
City Hall, 300 Laporte Avenue

## PROPOSAL NAME & LOCATION

Timberline-International Annexation  
No. 1, 2 and 3, ANX190003  
Located at northwest corner of  
N. Timberline Rd./International Blvd.,  
Fort Collins (Please see project location  
map on reverse)

## PROPOSAL INFORMATION

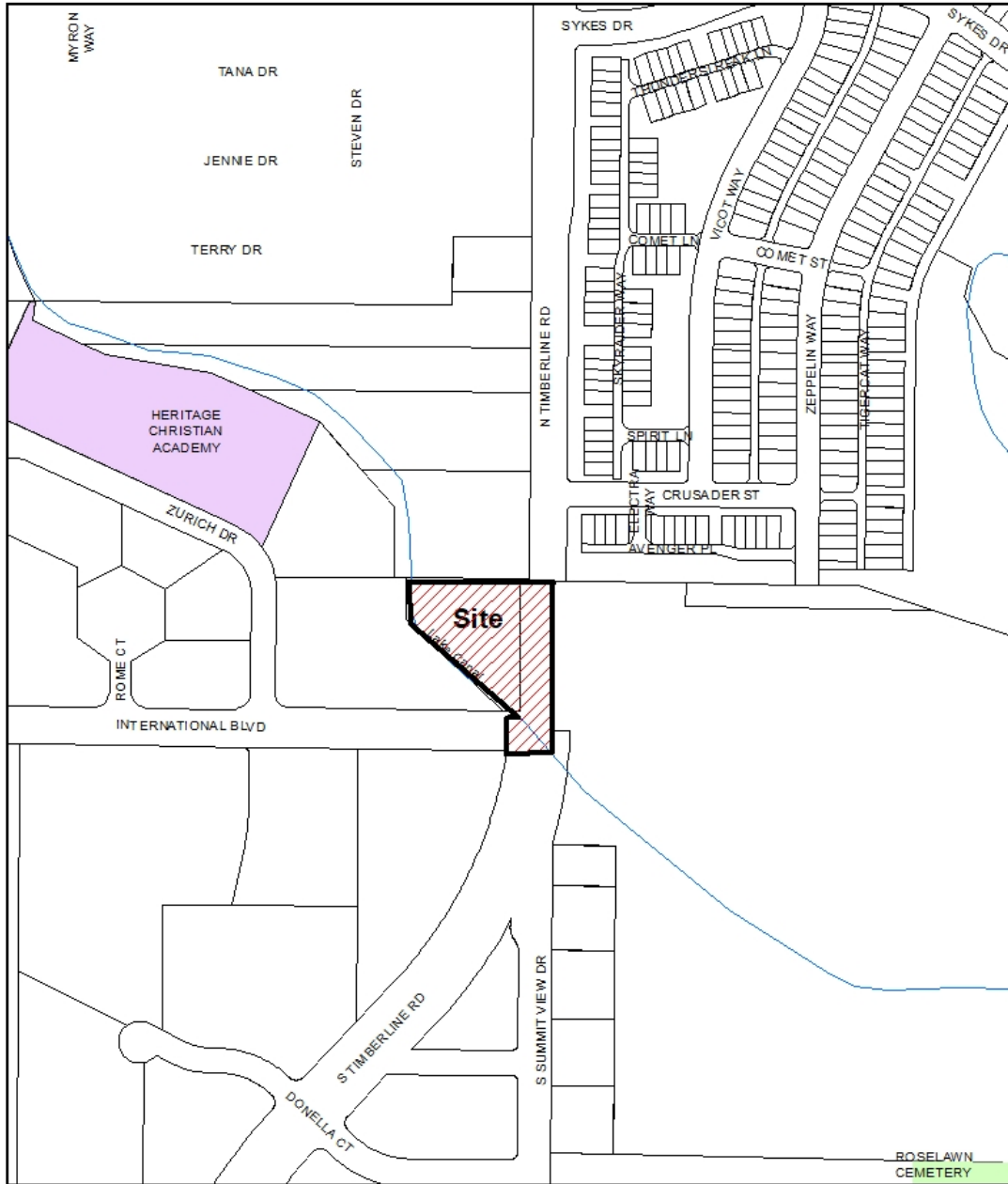
- This is a request for annexation and zoning for the Timberline-International parcel #8708310001 and street right-of-way, to include a total of 2.34 acres. The annexation includes a series of three sequential annexations to gain contiguity to municipal boundaries.
- The project is subject to review and approval by the Planning and Zoning Board (Type II) review and public hearing, forwarding a recommendation to City Council.

## ZONING INFORMATION

- The proposed zoning is Industrial (I) Zone District.
- The property is currently zoned County Industrial.

## HELPFUL RESOURCES

- Plans and Staff Report:  
[fcgov.com/cityclerk/planning-zoning](http://fcgov.com/cityclerk/planning-zoning)
- Information About the Review Process:  
[fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)



## Timberline-International Annexation - Vicinity Map

1 inch = 300 feet



*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](mailto:translate@fcgov.com).*