



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

VIRTUAL NEIGHBORHOOD MEETING INVITATION

July 30, 2020

Dear Property Owner or Resident:

This letter is to invite you to a **virtual neighborhood meeting on August 13 for a coffee shop drive-thru with other commercial/industrial uses at the northwest corner of N. Timberline Rd. and International Blvd.** near property you own. At the meeting, you can learn more about the development proposal. Specific information about this proposed development is to the right and on the back of this letter.

City Council has authorized the use of remote technology for select neighborhood meetings. You can participate over the phone, on the internet, or through the Zoom app on a smartphone, tablet, or computer. You do not need a paid Zoom account to participate. **Virtual participation information will be available at fcgov.com/developmentreview/proposals at least 48 hours in advance of the meeting.** If you do not have access to the internet or need assistance, call 970-224-6076.

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,

Will Lindsey, Associate Planner
970-224-6164, wlindey@fcgov.com

MEETING TIME

Thursday, August 13, 2020

6:00 - 7:30 P.M.

Remote/Virtual Meeting

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

PROPOSAL NAME & LOCATION

Timberline Industrial APU,

CDR200050, NW Corner of N.

Timberline Rd. & International Blvd.
(location map on the back of this letter).
Sign #512, Parcel # 8708310001.

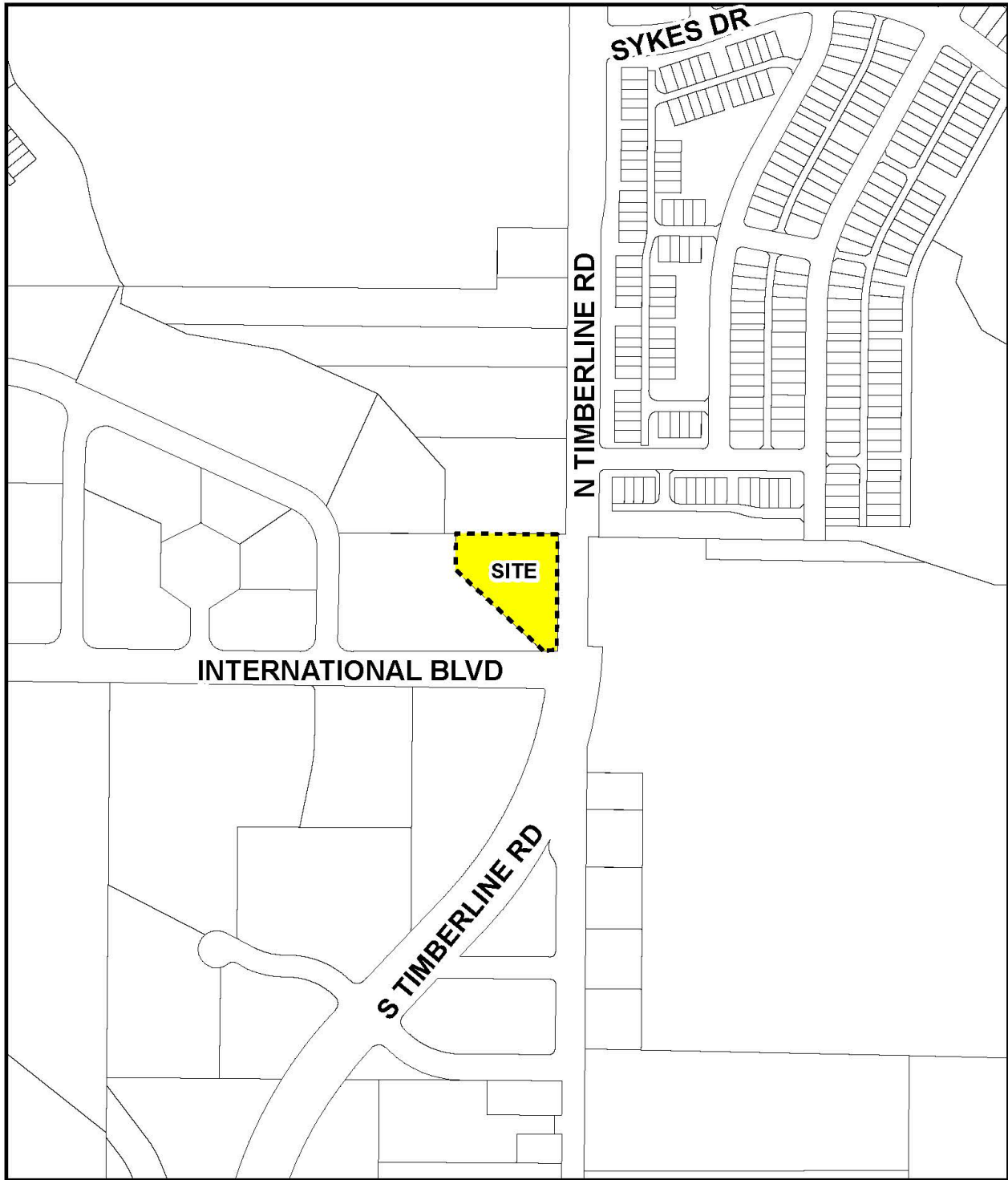
PROPOSAL DESCRIPTION

- Addition of Permitted Use to construct a new 624 square foot drive-thru coffee shop use.
- The proposal includes a second 2,500 square foot building for office space and/or retail use with related parking, walkways and landscaping.
- This project is in the Industrial (I) Zone District.
- This proposal will require a review and public hearing by the Planning & Zoning Board (P&Z).
- Residents who receive this letter will also receive a letter for the P&Z hearing.

HELPFUL RESOURCES

This letter is also available at:

fcgov.com/developmentreview/proposals



Timberline Industrial APU Location Map

1 inch = 333 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.