



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

NEIGHBORHOOD MEETING INVITATION

August 15, 2019

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 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 Sylvia Tatman-Burruss, Neighborhood Development Review Outreach Specialist, at 970-224-6076 or statman-burruss@fcgov.com. Sylvia is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Pete Wray, AICP | Senior City Planner
970.221.6754
pwray@fcgov.com

MEETING TIME AND LOCATION

Thursday August 29, 2019
6:00–7:30 P.M.
Streets Facility
625 9th Street
Fort Collins, CO 80524

PROPOSAL NAME & LOCATION

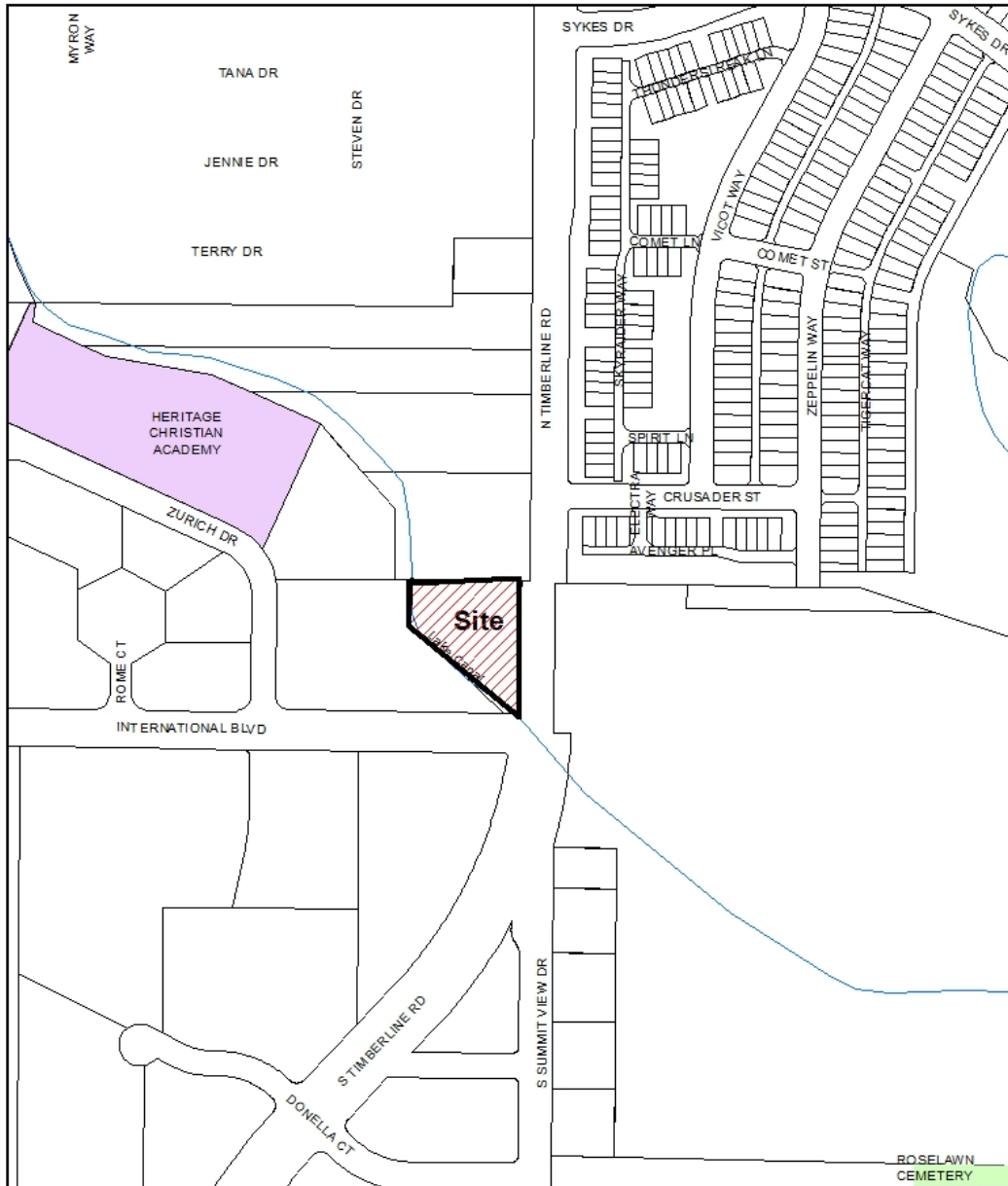
Timberline Mixed-Use CDR180010
Lot One – Industrial Business Park
PUD, northwest corner of S. Timberline
Rd. / International Blvd., Fort Collins
(Please see project location map on the
back of this letter)

PROPOSAL DESCRIPTION

- The 1st part includes a request for annexation and zoning for a 1.25-acre parcel in Lot 1 of the Industrial Business Park PUD.
- The 2nd part includes a request to build a 6,000 SF mixed-use building, and 900 SF detached retail building on Lot 1.
- 22 parking spaces will be provided on site.
- Primary access to the site is from S. Timberline Road.
- The proposed project with annexation will be placed in the Industrial (I) Zone District.
- This proposal will be subject to Planning and Zoning Board (Type II) review and hearing for a recommendation to City Council.
- 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/ReviewAgendas



Timberline Mixed-Use - 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.