



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)

# NEIGHBORHOOD MEETING INVITATION

March 27, 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](http://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](mailto: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](mailto:pwray@fcgov.com)

## MEETING TIME AND LOCATION

Wednesday, April 10, 2019  
6:00–7:30 P.M.  
College America  
4601 S. Mason Street  
Fort Collins, CO 80525

## PROPOSAL NAME & LOCATION

### Dutch Bros Drive-Thru

### CDR180092

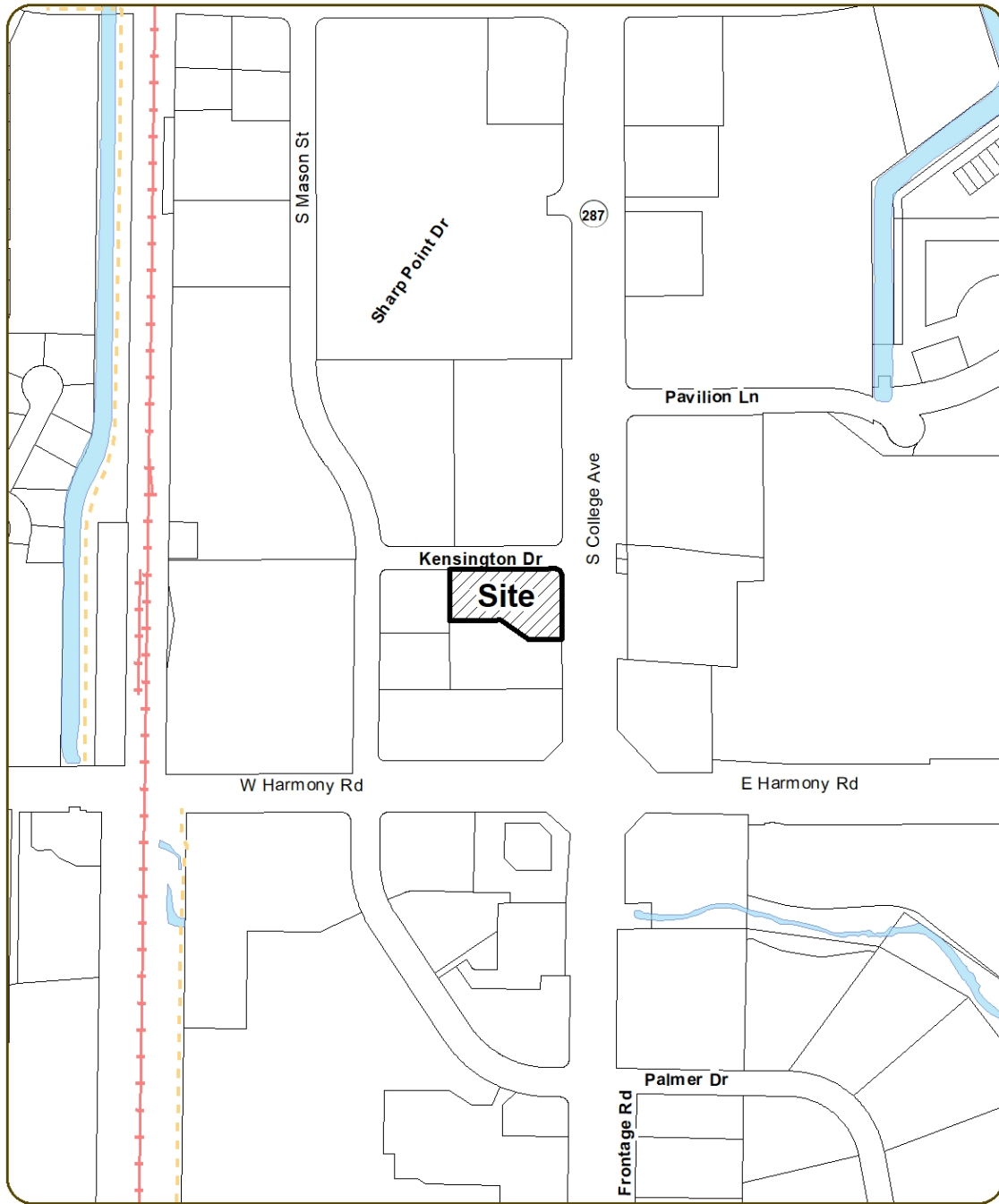
121 Kensington Drive, Fort Collins  
(Please see project location map on the back of this letter)

## PROPOSAL DESCRIPTION

- This is a proposal to build a new coffee shop with drive-thru. Located north of Jiffy Lube on same lot.
- 12 parking spaces will be provided on site.
- Primary access to the site is from alley off Kensington Drive.
- The proposed project is in the General Commercial (C-G) Zone District.
- This proposal will be subject to Planning and Zoning Board (Type II) review and hearing.
- 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](http://fcgov.com/ReviewAgendas)



## Dutch Bros Drive-Thru Vicinity 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](mailto:translate@fcgov.com).*