



Development Review Center  
281 North College Avenue  
PO Box 580  
Fort Collins, CO 80522-0580  
970-221-6750  
[fcgov.com/DevelopmentReview](http://fcgov.com/DevelopmentReview)

# NEIGHBORHOOD MEETING INVITATION

March 10, 2016

Dear Property Owner or Resident:

On Thursday, March 24, 2016, from 6:00 to 7:30 p.m., in the Lounge Room at the Northside Aztlan Community Center, 112 E. Willow Street, the City of Fort Collins Planning Department will conduct a neighborhood information meeting for a development proposal in your neighborhood. The project is referred to as **1603 – 1605 North College Avenue – Drive-Through Restaurant**.

As proposed, the project consists of developing the vacant parcel at 1603 – 1605 North College Avenue for a drive-through restaurant. The parcel is .75 acre and just south of the carwash. The name of the drive-through restaurant is not known at this time. The building would be approximately 2,500 square feet in size. The drive-through lane would be on the south side of the building. There would be roughly 34 parking spaces. An outdoor patio is included. Access from North College would be shared with the carwash to the north. The site is zoned C-S, Service Commercial. Back in 2010, Taco Johns was interested in developing this site but withdrew their request.

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

Check out our online guide explaining how you can participate in the development review process by visiting [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview). You may also contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 or [sburnett@fcgov.com](mailto:sburnett@fcgov.com). Sarah is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Ted Shepard  
Chief Planner  
221-6343  
[tshepard@fcgov.com](mailto:tshepard@fcgov.com)

## MEETING TIME AND LOCATION

Thursday, March 24, 2016  
6:00–7:30 P.M.  
Northside Aztlan Community Center  
112 E. Willow Street  
Fort Collins, CO. 80524

## PROPOSAL NAME & LOCATION

Drive-through Restaurant  
1603-1605 N. College Avenue  
(Please see Vicinity Map on reverse)

## PROPOSAL DESCRIPTION

- 2,500 square feet
- Drive-through lane on south
- .75 acre
- Access shared with carwash
- Includes outdoor patio

## ZONING INFORMATION

C-S, Service Commercial

## HELPFUL RESOURCES

- Information About the Review Process:  
[fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)



1 inch = 400 feet

## 1603/1605 N College Ave



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).