



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 29, 2018

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,

Ted Shepard, Chief Planner  
City of Fort Collins  
281 North College Avenue  
Fort Collins, CO 80522  
970-221-6343  
[tshepard@fcgov.com](mailto:tshepard@fcgov.com)

## MEETING TIME AND LOCATION

Thursday, April 12, 2018  
6:00 - 7:30 P.M.  
Living Water Church  
600 Ninth Street  
Fort Collins, CO 80524

## PROPOSAL NAME & LOCATION

### Starbucks Drive-Through Coffee Shop

Northeast Corner of S. Lemay Avenue  
and E. Magnolia Street  
(Please see project location map on the  
back of this letter)

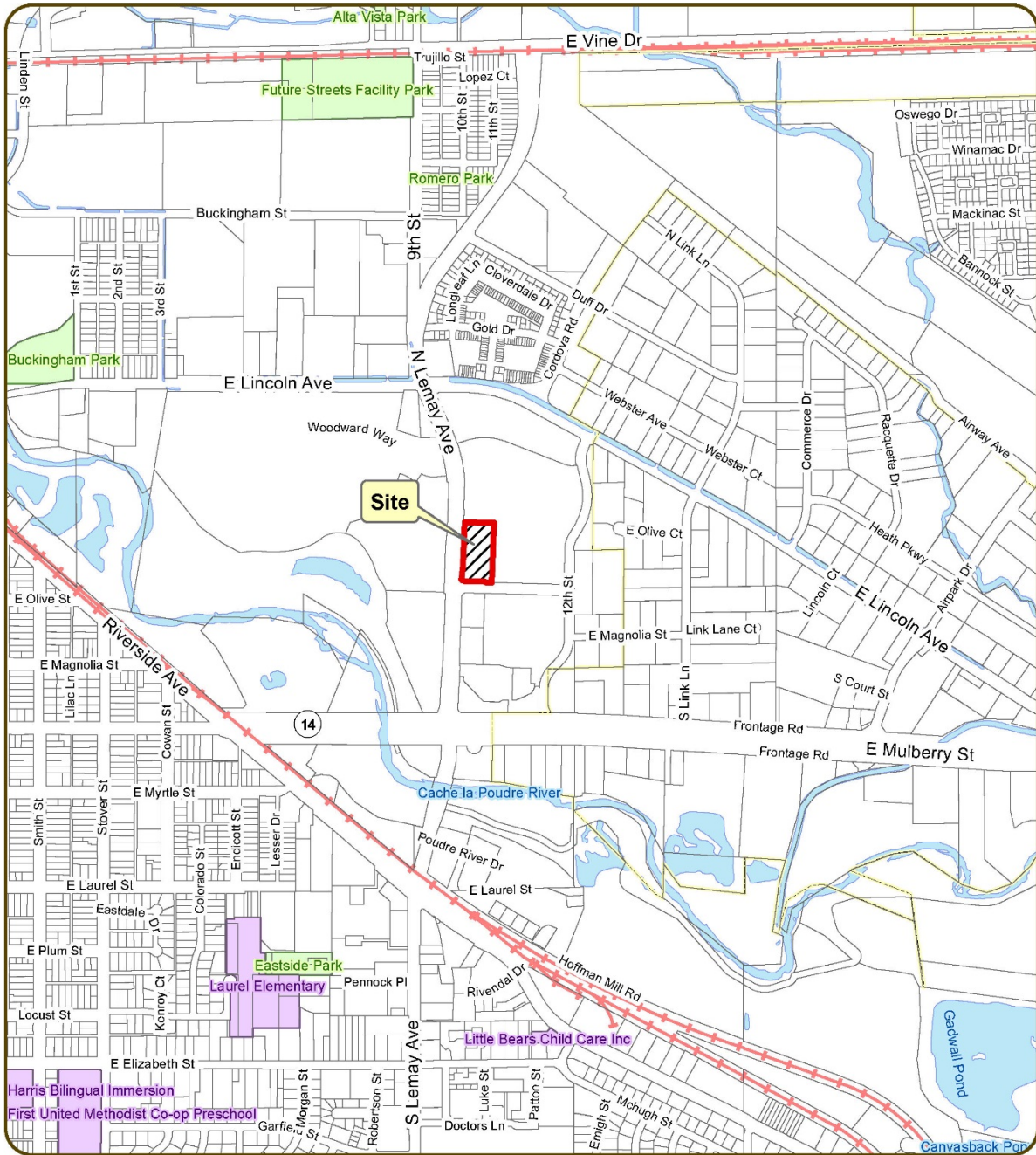
## PROPOSAL DESCRIPTION

- This is a proposal to develop a 2,200-square foot, free-standing Starbucks Coffee Shop.
- Includes drive-through facility.
- The location is currently the landscaped area between Lemay Avenue and the Walmart parking lot.
- Approximately 22 parking spaces would be provided on site.
- Primary access is via the parking lot by way of Magnolia Street.
- The site is located in the General Commercial (C-G) zone district.
- This proposal will be subject to 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

- Conceptual Review Plans and Comments for this proposal: [fcgov.com/ConceptualReview](http://fcgov.com/ConceptualReview) (Choose January 29, 2018)
- This letter is also available at: [fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas)

# Lemay & Magnolia



1 inch = 1,000 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).