



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)

## VIRTUAL NEIGHBORHOOD MEETING INVITATION

September 6, 2022

Dear Property Owner or Resident:

This letter is to invite you to a **virtual neighborhood meeting on September 22nd for a proposed Overall Development Plan**, at the northeast corner of E Mulberry Street and I-25 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](http://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/ResidentReview](http://fcgov.com/ResidentReview). If you have any questions, please contact me, or [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com), or 970-224-6076 for assistance to residents who have questions about the review process and how to participate.

Sincerely,

Kai Kleer | City Planner  
970-416-4284 | [kkleer@fcgov.com](mailto:kkleer@fcgov.com)

### MEETING DATE AND TIME

Thursday, September 22, 2022

6:00 - 7:30 P.M.

### Remote/Virtual Meeting

Virtual meeting information will be posted 48 hours prior to the meeting at [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals).

### PROPOSAL NAME AND LOCATION

NEC Mulberry & I-25 ODP,

CDR220046

(Location map on the back of this letter)

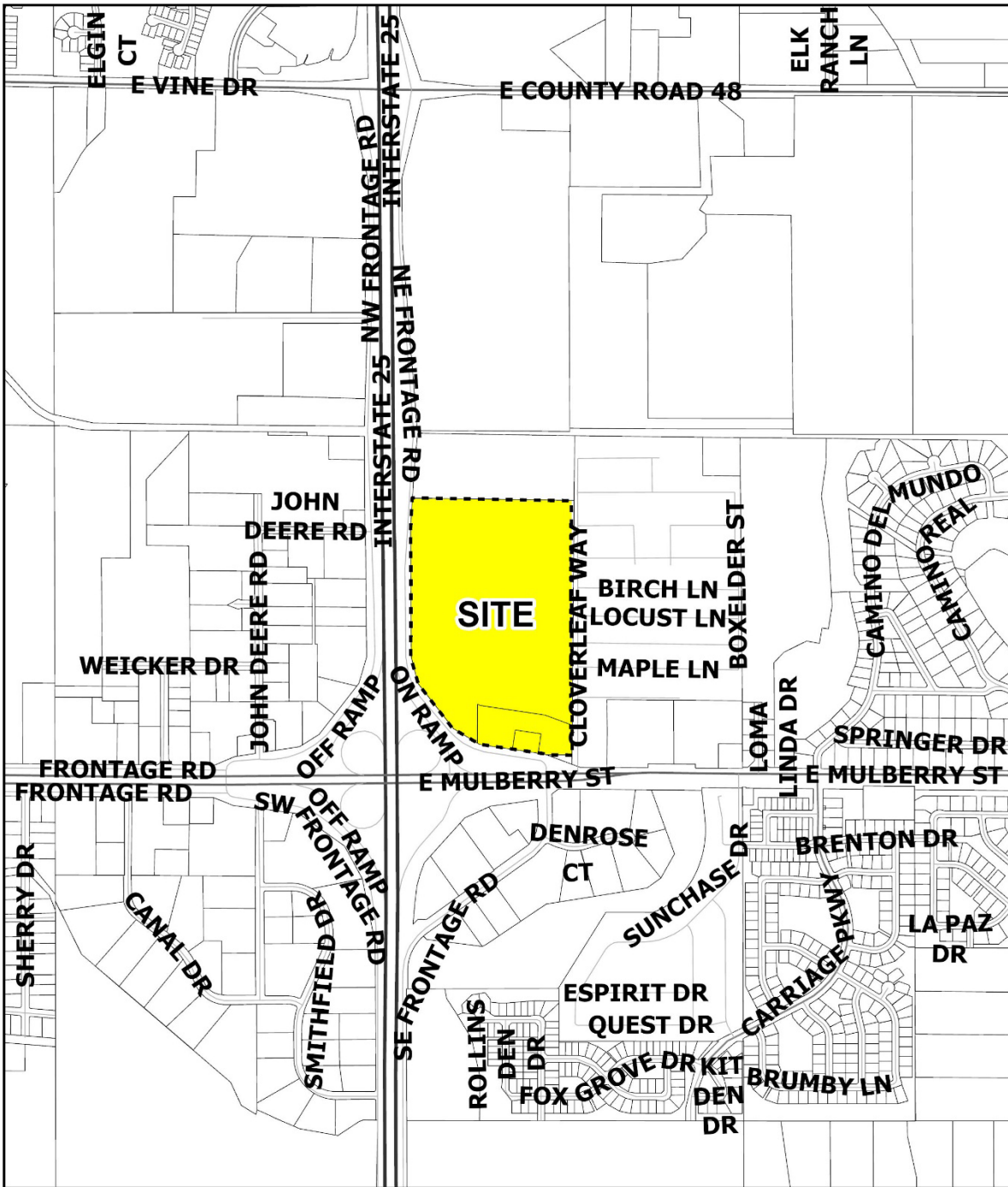
Sign #714, Parcel # 8710000029

### PROPOSAL DESCRIPTION

- This is a proposal to create a master plan for the eventual build-out of approximately 45-acres of land at the northeast corner of E Mulberry St and I-25.
- The purpose of an Overall Development Plan is to establish general planning and development control parameters for projects that will be developed in phases, like streets, pathways, and land uses, and does not establish rights to develop the property.
- The site is not annexed into the City, however, the applicant has indicated that an annexation petition would be filed sometime in 2022.
- This proposal will require a review and public hearing by the Planning & Zoning Commission (P&Z).

### HELPFUL RESOURCES

- This letter is also available at: [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals)
- If you do not have access to the internet or need assistance accessing documents, call 970-224-6076.



## Precision Technology Building Location 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. Contact Shar Manno, Manager, Customer Support, [smanno@fcgov.com](mailto:smanno@fcgov.com) or 970-221-6767 (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).