



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

NOTICE OF HYBRID PUBLIC HEARING

December 4, 2024

Dear Property Owner or Resident:

This letter is to inform you the Planning and Zoning Commission will conduct a public hearing to consider an annexation proposal near your property. **The hearing will be held on-site in Council Chambers, City Hall as well as virtually through Zoom.** Basic information about this proposal is to the right and on the back of this letter. A recommendation to City Council to approve or deny the application will be made at the hearing.

For remote participation, a Zoom link is provided. You can participate over the phone, on the internet, or through the Zoom app on a smartphone, tablet, or computer. At least 48 hours before the meeting **virtual participation information will be available at fcgov.com/developmentreview/proposals**. If you do not have access to the internet or need help accessing documents, contact our Development Review Neighborhood Services Liaison, Em Myler, at devreviewcomments@fcgov.com.

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 public hearing 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. If you have any questions, please contact me, or Em Myler, at devreviewcomments@fcgov.com. Em is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Ryan Mounce, City Planner
970-224-6186
rmounce@fcgov.com

HEARING TIME AND LOCATION

Thursday, December 19, 2024, 6:00 P.M.

Virtual & In-Person Meeting Options

Council Chambers, City Hall,
300 Laporte Avenue

Virtual meeting information will be posted 48 hours prior to the meeting at fcgov.com/developmentreview/proposals.

PROPOSAL NAME AND LOCATION

Heritage Annexation, #ANX240001

International Blvd. & Mexico Way
(Project location map on the reverse)

Sign #786, Parcel #s 8708230001, 8708230002, 8708230003, 708231001, 8708231002, 8708231003, 708231004, 8708232002, 8708206004, 708206903.

PROPOSAL INFORMATION

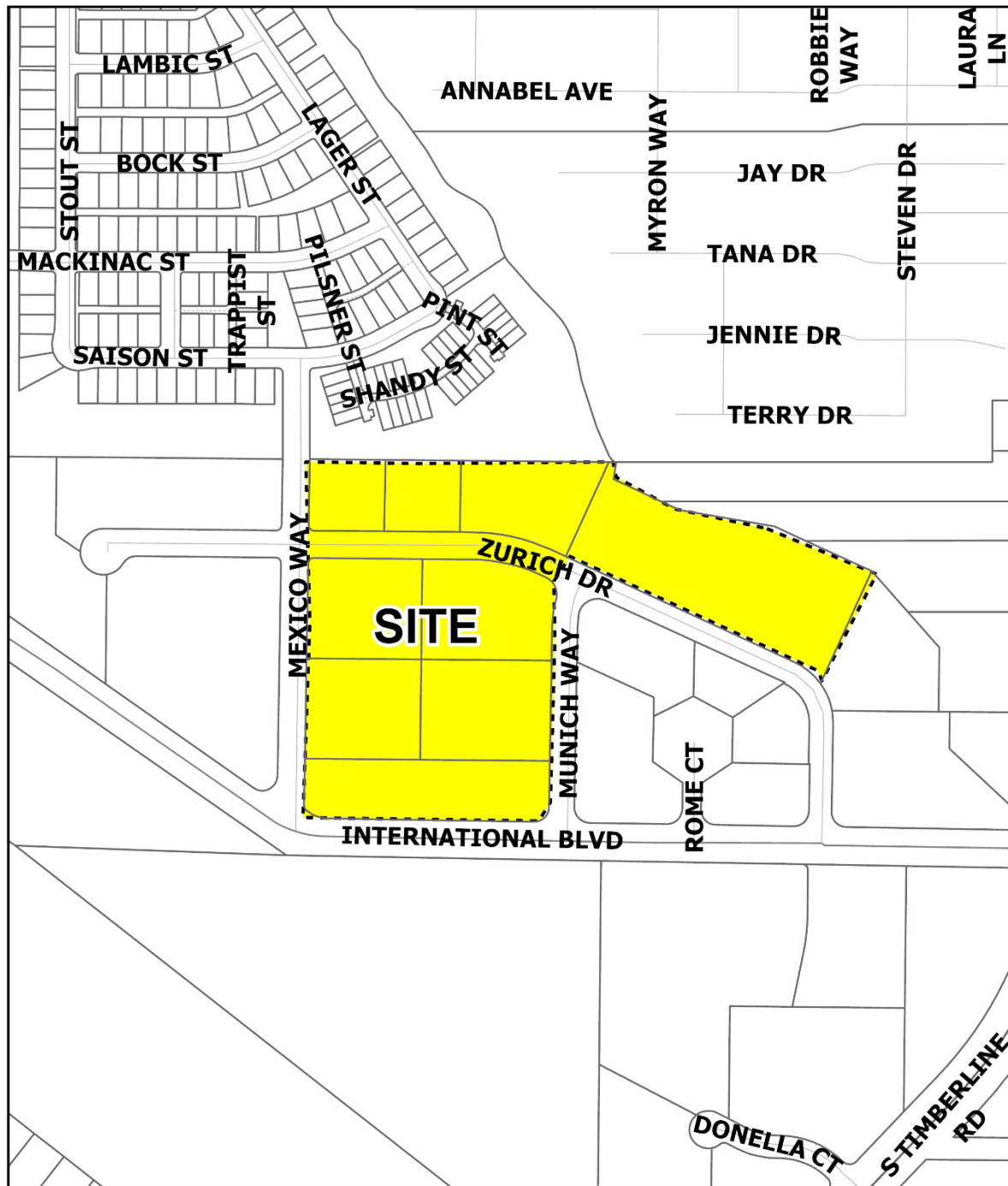
- Voluntary request to annex 24 acres northeast of International Boulevard and Mexico Way.
- Requested City Zoning: Employment (E) District, which permits a variety of residential, commercial, retail, and light industrial land uses.
- Requires review and a recommendation to City Council by the Planning and Zoning Commission.
- City Council will consider approval of the annexation and zoning in January 2025.

ZONING INFORMATION

- The property is currently located in the Industrial Light (IL) Zone District in Larimer County.

HELPFUL RESOURCES

- Plans and Staff Report: fcgov.com/cityclerk/planning-zoning
- This letter is also available at: fcgov.com/developmentreview/proposals
- Information about the review process: fcgov.com/ResidentReview



HERITAGE ANNEXATION
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 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.