



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)

# HYBRID NEIGHBORHOOD MEETING INVITATION

August 21, 2024

Dear Property Owner or Resident:

This letter is to invite you to a **hybrid neighborhood meeting on September 5th for a proposed annexation and overall development plan for a private school located at International Boulevard and Mexico Way** near property you own. **The meeting will be held on-site at Heritage Christian Academy, 2506 Zurich Drive, as well as virtually through Zoom.** At the meeting, you can learn more about the development proposal. Basic information about this proposed development is to the right and on the back of this letter.

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](http://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](mailto: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 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 Em Myler, at [devreviewcomments@fcgov.com](mailto: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](mailto:rmounce@fcgov.com)

## MEETING DATE AND LOCATION

**Thursday, September 5, 2024**  
6:00 - 7:30 P.M.

### Virtual & In-Person Meeting Options

Heritage Christian Academy,  
2506 Zurich Drive

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

Heritage Annexation ANX240001  
& Overall Development Plan  
CDR240012

International Blvd. & Mexico Way  
(location map on the back of this letter).

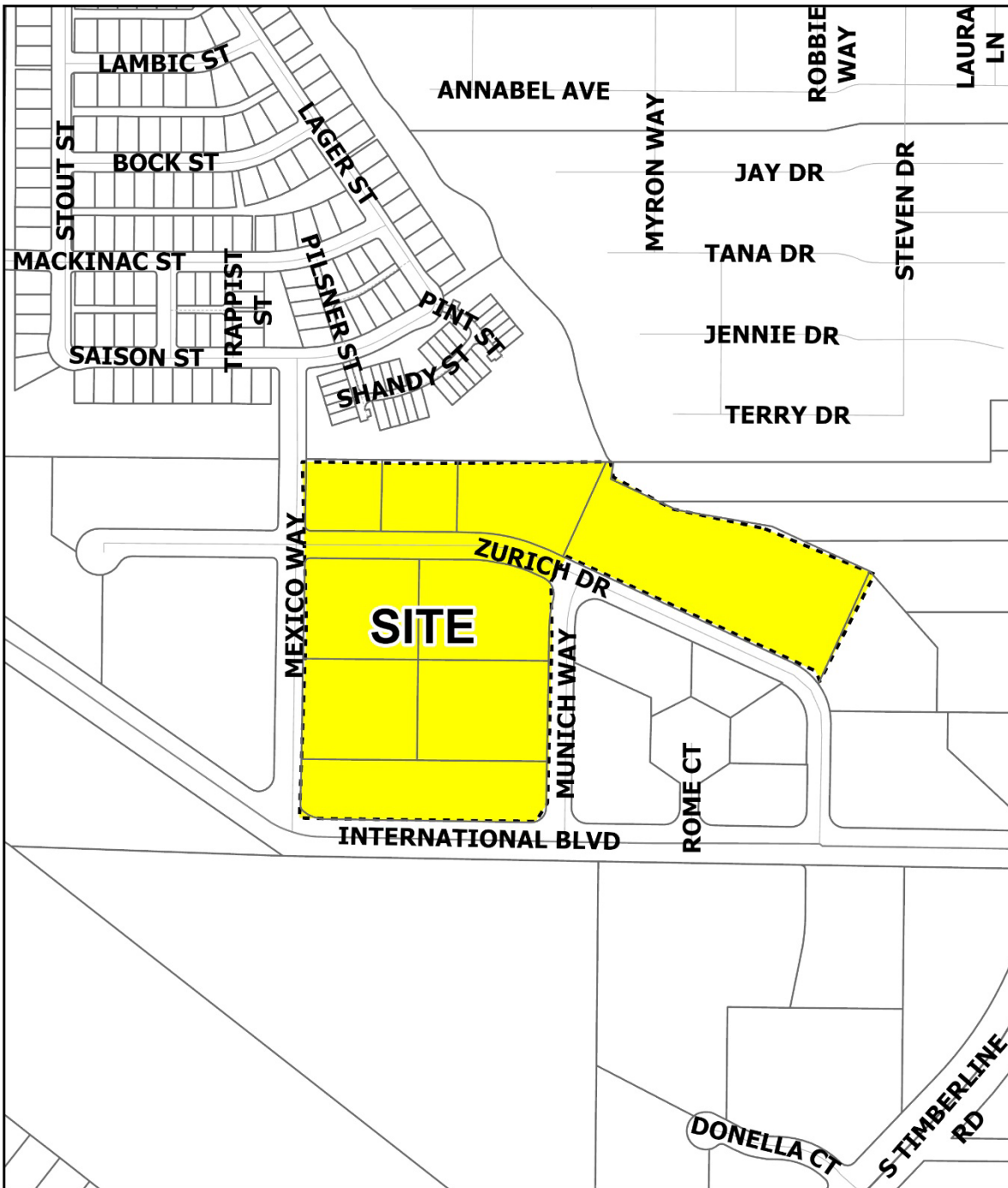
Sign #786, Parcel #s 8708230001, 8708230002, 8708230003, 708231001, 8708231002, 8708231003, 708231004, 8708232002, 8708206004, 708206903.

## PROPOSAL DESCRIPTION

- Annex 13.6 acres of land into the City of Fort Collins.
- Proposed zoning: Employment (E).
- Develop an Overall Development Plan ('master plan') for future phased development of a private school campus to include classroom, administrative, gymnasium space and an outdoor track/sports field.
- Residents who receive this letter will also receive letters for future City Council and Planning & Zoning Commission hearings related to the annexation and ODP review processes.

## HELPFUL RESOURCES

- This letter is also available at: [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals)
- If you need assistance accessing documents, contact Em at [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com)



Heritage Annexation & Overall Development Plan  
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).