



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)

**LOCATION CORRECTION  
 HYBRID NEIGHBORHOOD  
 MEETING INVITATION**

January 20, 2023

Dear Property Owner or Resident:

This letter is to provide the correct location for the **hybrid neighborhood meeting on January 30th for a proposal to extend the Sun Communities development** near property you own. **THE CORRECT LOCATION OF THE MEETING IS ON-SITE AT SOUTHGATE CHURCH, 6541 S. COLLEGE AVE.** 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.

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 accessing documents, call our Development Review Neighborhood Services Liaison, Em Myler, at 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 Em Myler at 970-224-6076 or [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,

Clark Mapes, City Planner  
 970-221-6225 [cmapes@fcgov.com](mailto:cmapes@fcgov.com)

**MEETING DATE AND LOCATION**

**Monday, January 30, 2023**

6:00 - 7:30 P.M.

**Virtual & In-Person Meeting Options**

SouthGate Church  
 6541 S. College Ave.

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**

Sun Communities – The Foothills

Phase Two, CDR220057,

6750 S. College Ave

(location map on the back of this letter).

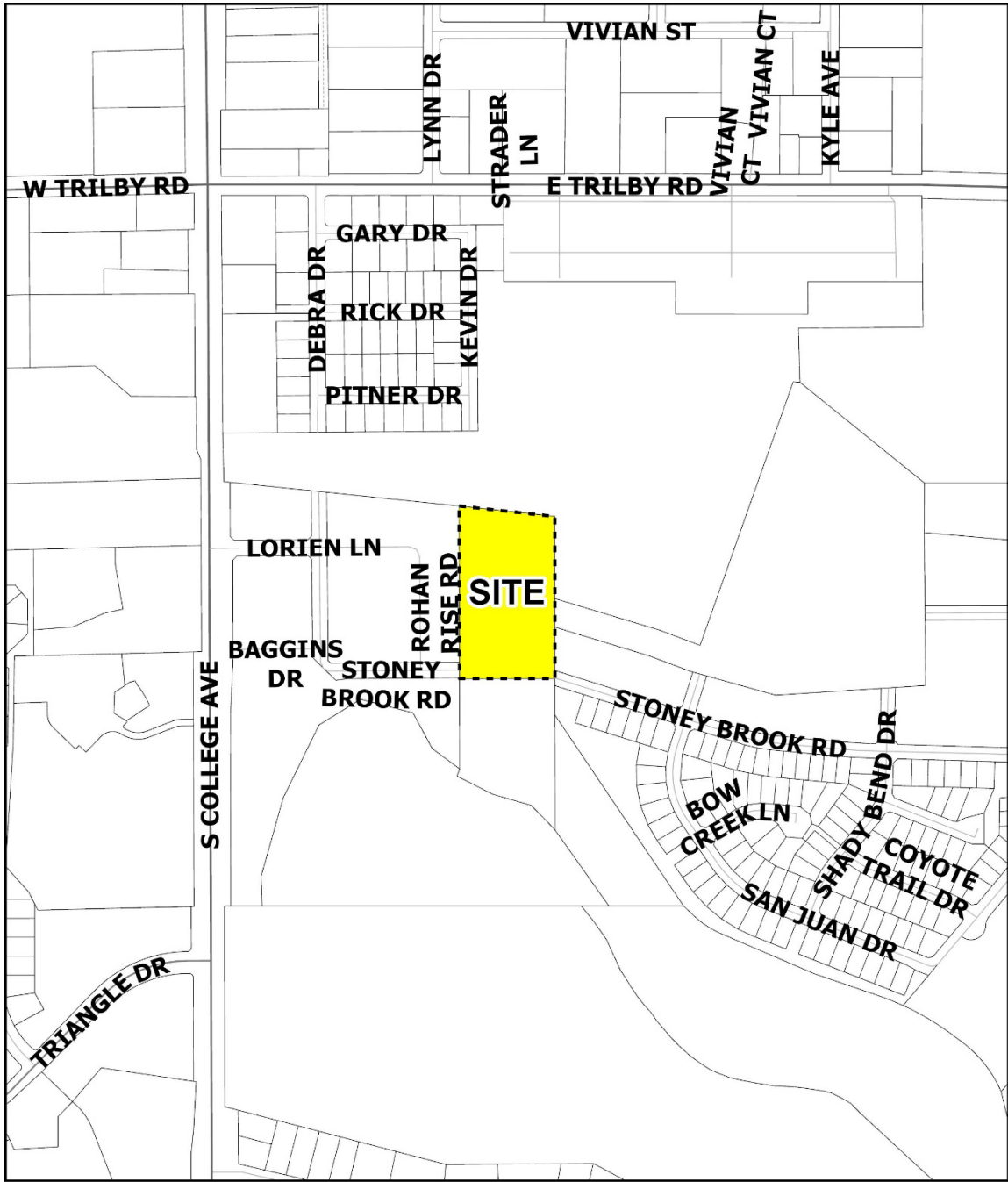
Sign #541, Parcel #9613200009.

**PROPOSAL DESCRIPTION**

- Extend the approved manufactured home community development called The Foothills, onto the 5-acre property abutting on the west, for about 16 more home sites.
- Stoney Brook Rd. would extend and connect across the existing gap on the south, and street connections to The Foothills street network would be made.
- The site is in the Low-Density Mixed-Use Neighborhood (LMN) Zone District.
- This proposal will require a review and public hearing by the Planning & Zoning Commission (P&Z).
- Residents who receive this letter will also receive a letter for the P&Z hearing.

**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 Em at 970-224-6076.



Sun Communities - The Foothills Phase Two  
VICINITY 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).