



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 05, 2025

Dear Property Owner or Resident:

This letter is to invite you to a **hybrid neighborhood meeting on August 20th for a proposed residential development at Harmony & I-25**, near property you own. **The meeting will be held at the Council Tree Library Community Room, 2733 Council Tree Avenue as well as virtually through Microsoft Teams.** 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 Microsoft Teams link is provided. You can participate over the phone, on the internet, or through the Teams 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 need assistance, contact our Neighborhood Development 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,

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

### MEETING DATE AND LOCATION

**Wednesday, August 20, 2025**

6:00 - 7:30 P.M.

### Virtual & In-Person Meeting Options

Council Tree Library Community Room,  
2733 Council Tree Avenue

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

Harmony & I-25, PDR240003

4315 & 4325 E Harmony Road

(location map on the back of this letter).

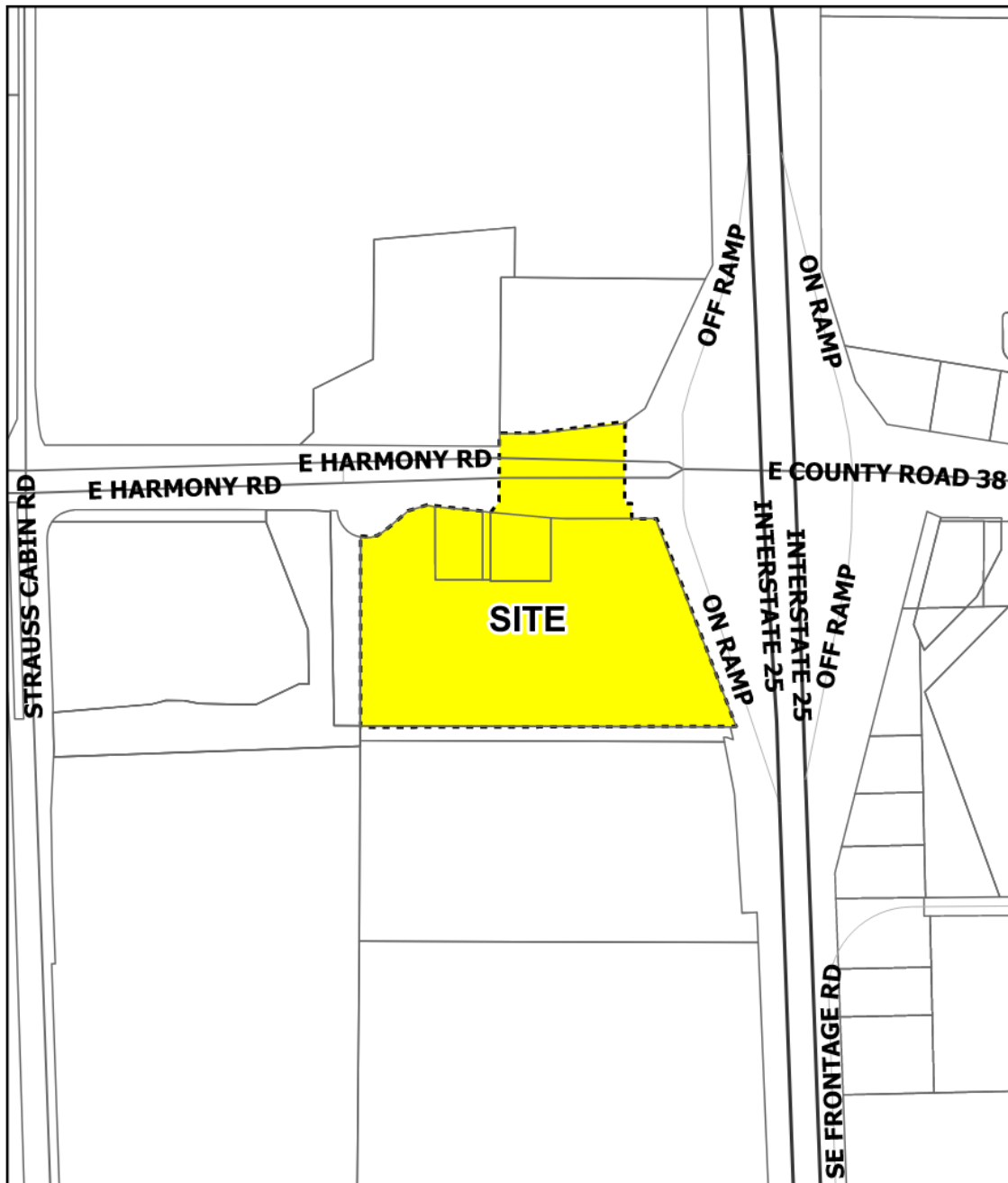
Sign #905, Parcels # 8603000004,  
8603000011, 8603000010.

### PROPOSAL DESCRIPTION

- Proposes the annexation of two properties and abutting Right-of-Way.
- This proposes an Overall Development Plan for the site, and the relocation of a fueling station which will allow for construction of flood channels through the site.
- The site is in the Gateway Area of the Harmony Corridor (HC) Zone District.
- These proposals will require review and public hearing by the Planning & Zoning Commission (P&Z).
- The annexation will require a review and public hearing by City Council.
- Residents who receive this letter would also receive letters for the hearings.

### 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)



**Harmony & I-25**

**North**



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).