



Planning, Development and
Transportation Services
Current Planning
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970.221.6750
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January 27, 2010

Dear Resident:

On **Wednesday, February 10, 2010, at 5:30 p.m.** (or as soon thereafter as possible), in the Venti/Mediation Conference Room (2nd floor) at 281 North College Avenue*, Fort Collins, CO., the City of Fort Collins Hearing Officer will conduct an **Administrative Public Hearing** to consider a development proposal in your neighborhood. **A decision on the proposal will result from this public hearing.** Please access the building by the public doors at the north or east ends of the building, adjacent to Maple Street or North College Avenue.

This request, to be known as the **Hill Crest PUD, Tract "A" Replat, Project Development Plan - #36-09**, is to replat Tract "A" of the Hill Crest PUD, owned by the Fort Collins Housing Authority (FCHA), into 2 separate lots to allow for the sale of the existing single-family residence at 2302 West Mulberry Street. The entire property is 4.8 acres in size. The potential Lot 1, containing the single-family residence to be sold, would be 0.4 acre and the potential Lot 2, containing 26 affordable dwelling units in 13 buildings, would be 4.4 acres. There are no proposed physical changes to the existing properties / buildings as part of this request. The property is in the LMN, Low Density Mixed-Use Neighborhood Zoning District.

The list of affected property owners for this public meeting is derived from official records of the Larimer County Assessor. Because of the lag time between occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbor of this pending meeting so all neighbors may have the opportunity to attend.

Sincerely:

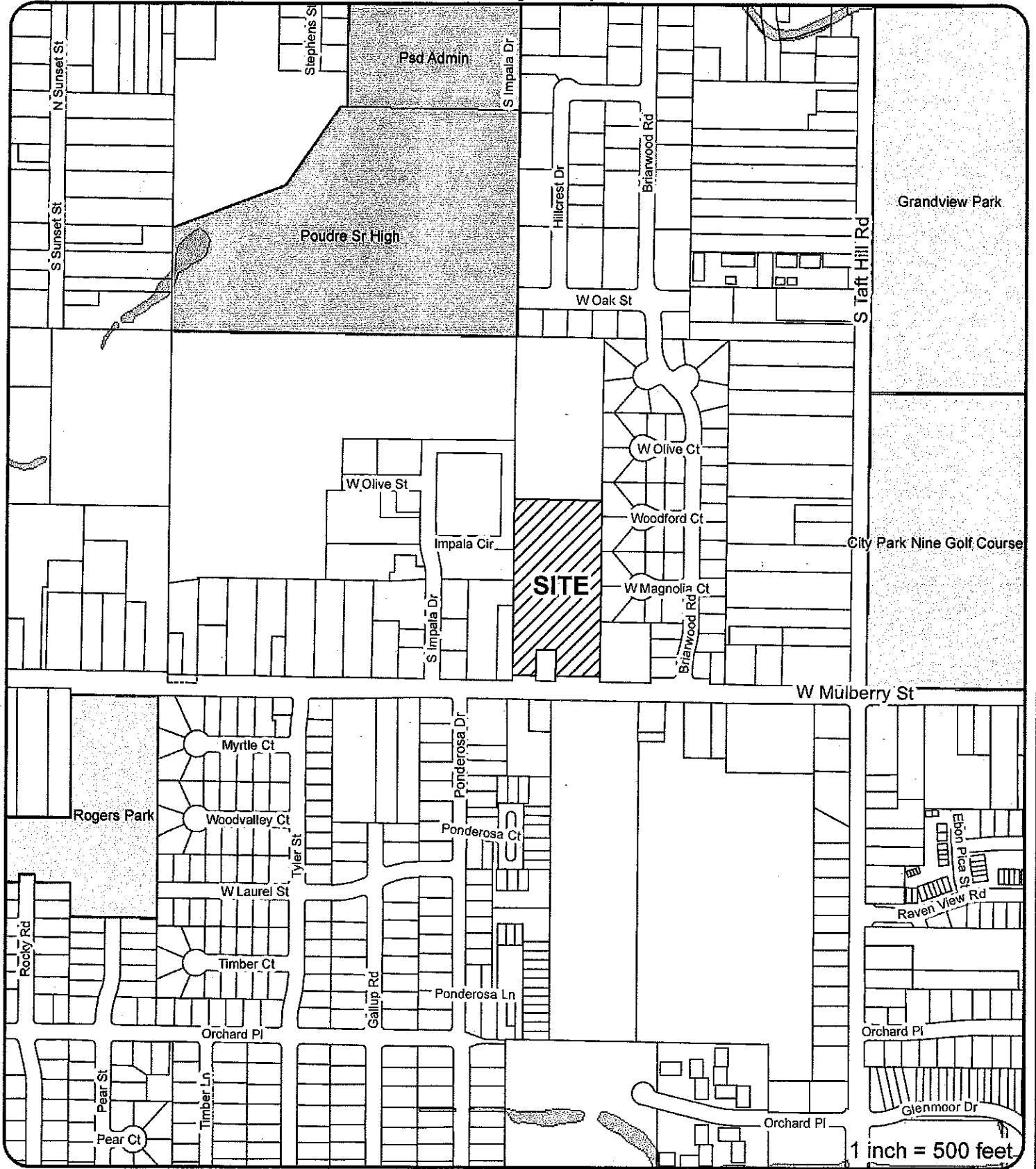
A handwritten signature in black ink, appearing to read "Steve Olt".

Steve Olt,
City's Project Planner

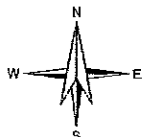
***The City of Fort Collins will make reasonable accommodations for access to City services, programs, and activities and will make special communication arrangements for persons with disabilities. Please call 970.221.6750 for assistance.**

Hill Crest PUD Tract A Replat, PDP #36-09

Vicinity Map



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