



Planning, Development and  
Transportation Services  
Current Planning  
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April 26, 2010

Dear Resident/Property Owner:

On Monday, May 10 at 5:15 p.m., in conference rooms C and D, first floor, 281 North College Avenue, Fort Collins, Colorado, the City of Fort Collins Current Planning Department will conduct a public hearing to consider development proposal in your neighborhood. The project is referred to as **New Prospect Project Development Plan, #4-10**.

New Prospect is a residential development project. As proposed, the project consists of 25 single family homes on individual lots that may be either detached or attached. In addition, there would be four duplex units. One building would be mixed-use featuring approximately 2,000 square feet of office/commercial floor area and two units.

The total number of dwelling units would be 31. The site contains 4.78 acres. The density would be 6.5 dwelling units per acre. The parcel is located on the south side of East Prospect Road. The site is primarily located at 805 East Prospect Road. The project also includes the southerly portions of 807 and 811 East Prospect Road. The two existing houses on 807 and 811 East Prospect Road will remain and not be a part of the project. Please see map on reverse.

Apex Drive is planned to be extended west from Pinnacle Townhomes into the subject site. Apex Drive would then turn ninety degrees north and would then intersect with East Prospect Road near the intersection with Ellis Drive. There would be no street connection to the west into Prospect Commons.

A bicycle and pedestrian path is planned to connect to the Spring Creek Trail.

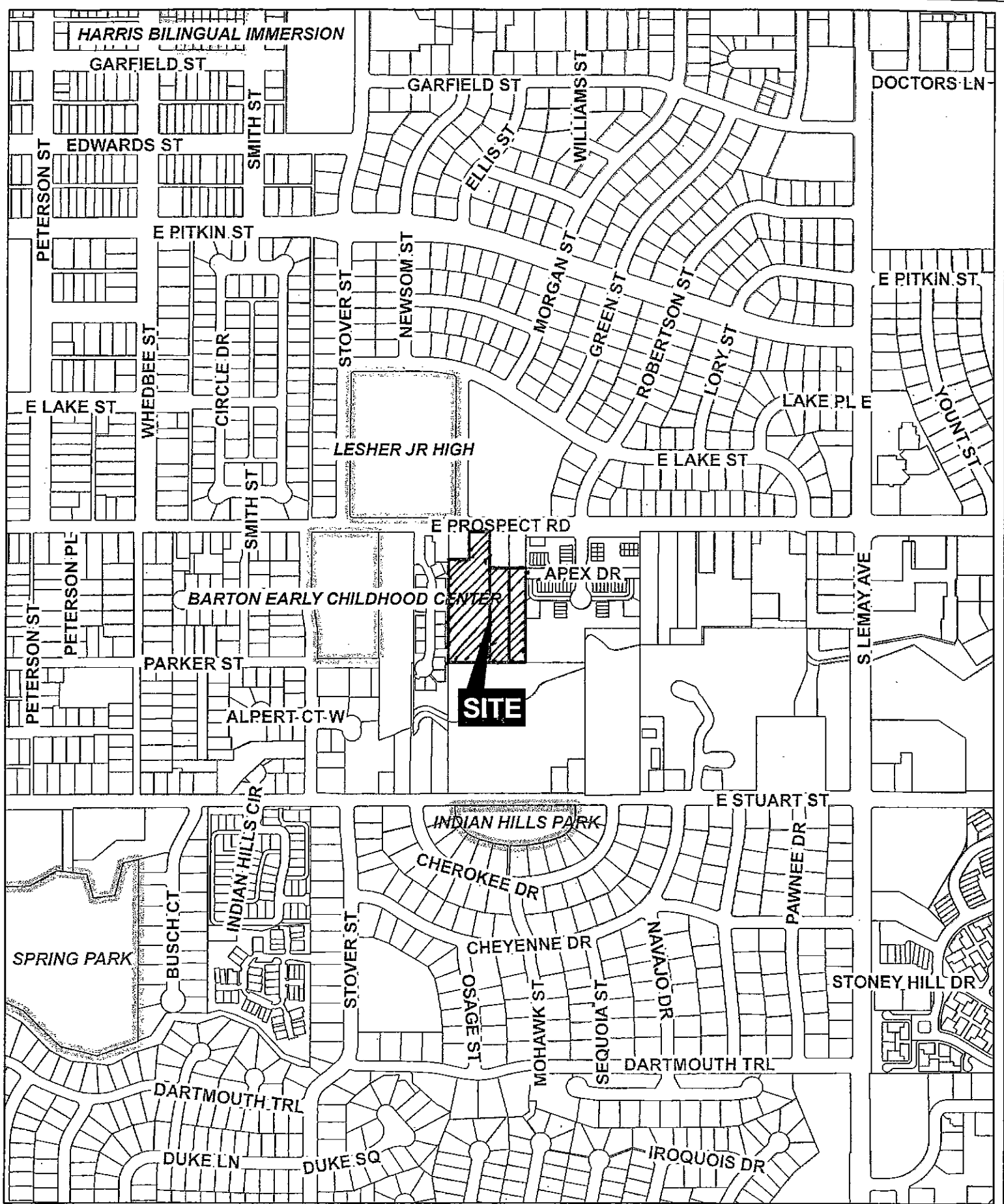
The list of affected property owners for this public meeting is derived from the Larimer County Assessor. Because of the lag time between occupancy and record keeping, or because of rental situations, some property owners may have been missed. Please feel free to notify your neighbor of this pending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

Sincerely:

A handwritten signature in black ink that reads "Ted Shepard".

Ted Shepard, AICP  
Chief 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.**



**New Prospect**  
 Project Development Plan



1 inch = 600 feet