



Planning, Development and
Transportation Services
Current Planning
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November 23, 2009

Dear Resident/Property Owner:

On Monday, December 7, 2009, from 7:00 to 9:00 p.m., at Leshar Junior High School, 1400 Stover Street, Fort Collins, Colorado, the City of Fort Collins Current Planning Department will conduct a neighborhood information meeting to discuss a development proposal in your neighborhood. The project is referred to as **New Prospect – Project Development Plan**.

New Prospect is a residential development project. As proposed, the project consists of 27 single family detached homes on 4.4 acres on the south side of East Prospect Road. There is a possibility that some dwellings may be in a duplex arrangement. 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 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.

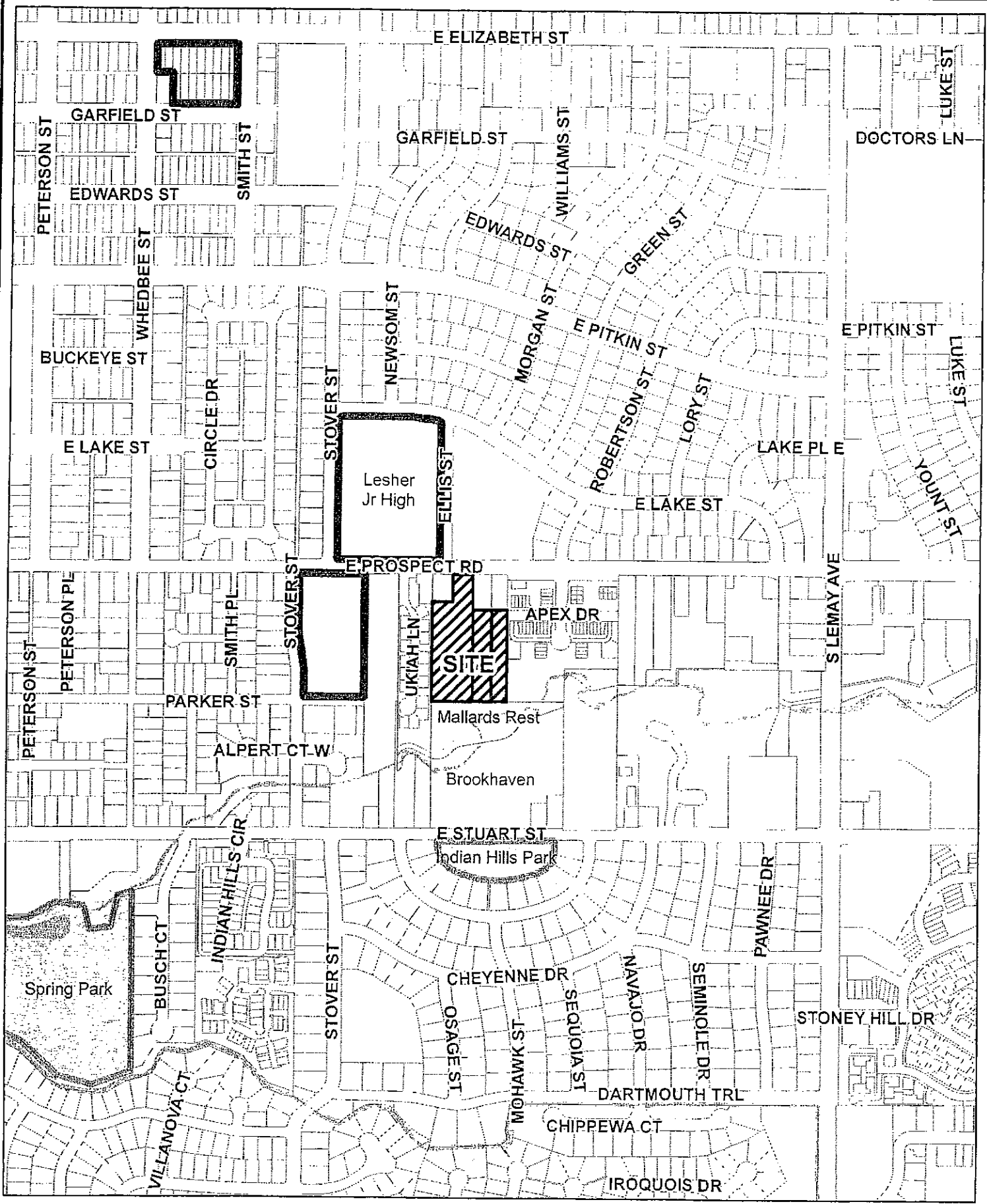
Sincerely:

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

Ted Shepard
Chief Planner

The meeting will be held in the cafeteria commons room.

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

Neighborhood Meeting



1 inch = 600 feet