



Development Review Center  
 281 North College Avenue  
 PO Box 580  
 Fort Collins, CO 80522-0580  
 970-221-6750  
[fcgov.com/DevelopmentReview](http://fcgov.com/DevelopmentReview)

# NOTICE OF PUBLIC HEARING

February 9, 2015

Dear Property Owner or Resident:

This letter is being sent to let you know about a development proposal near your property and to invite you to the public hearing where you can provide the hearing officer with your comments regarding this proposal. Specific information about this development proposal is to the right and on the back of this letter. **We welcome and encourage your participation, as your input is an important part of the development review process.**

You received this notice because records from the Larimer County Assessor's Office indicate you own property within the notification area. 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 public hearing so they can attend. Check out our online guide for ways that you can participate in the development review process by visiting [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview).

Public comment is encouraged during all phases of the review process. If you are unable to attend the hearing, but would like to provide input, please feel free to write me at the address below or e-mail me at [jholland@fcgov.com](mailto:jholland@fcgov.com). If you have questions at any time, please feel free to contact us.

Sincerely,

Jason Holland, PLA | City Planner  
 City of Fort Collins  
 281 North College Avenue  
 Fort Collins, CO 80522  
 970.224.6126  
[jholland@fcgov.com](mailto:jholland@fcgov.com)

*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 970-220-6750 for assistance.*

*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: [titlesix@fcgov.com](mailto:titlesix@fcgov.com).*

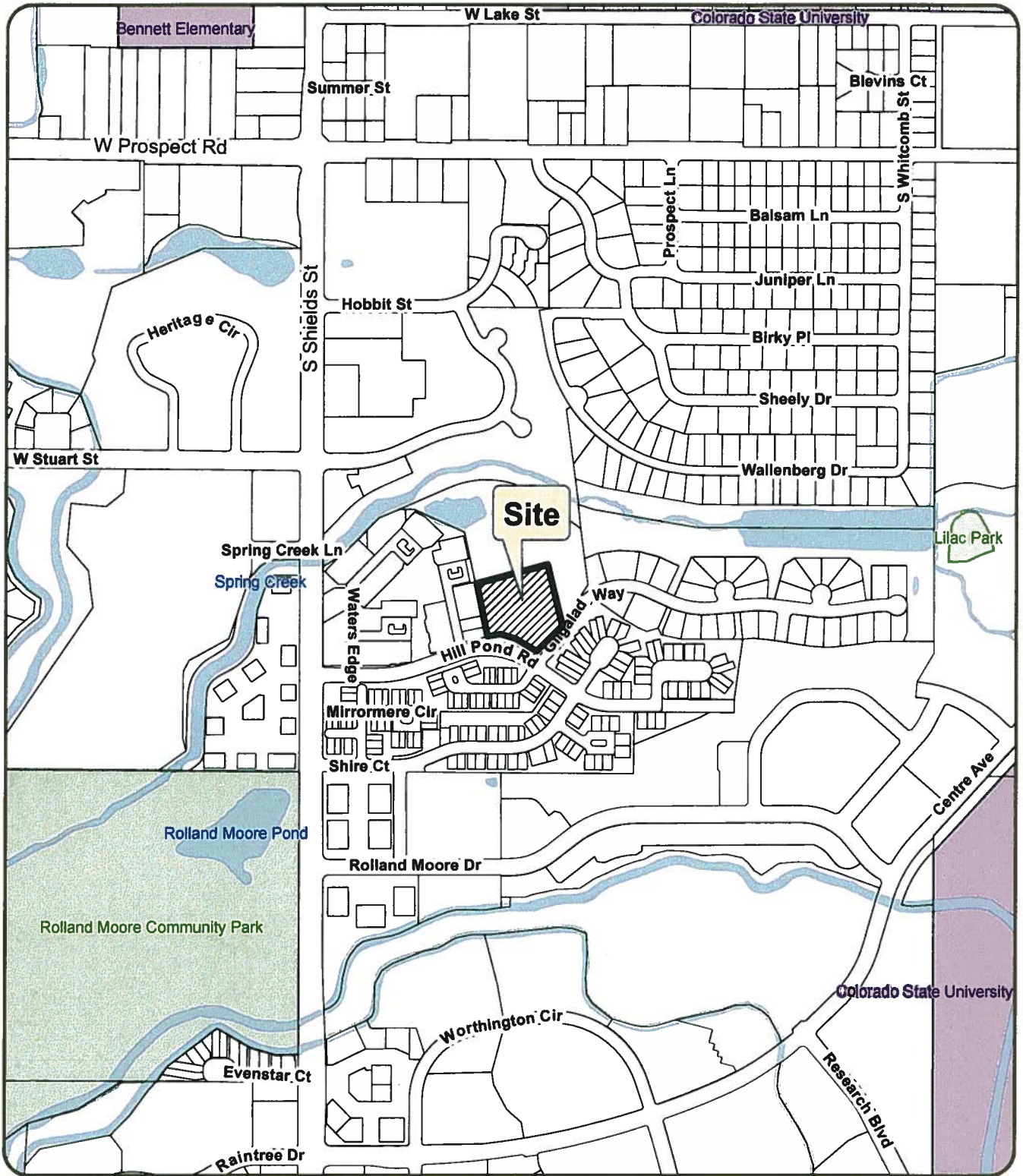
**HEARING TIME AND LOCATION**  
 Monday February 23, 2015  
 5:30 p.m. (This is scheduled as the last item on the agenda)  
 Conference Room A  
 281 North College Avenue, Fort Collins

**PROPOSAL NAME & LOCATION**  
 Hill Pond Residences Project  
 Development Plan; Project Location:  
 910 Hill Pond Road (please see map on reverse)

- PROPOSAL DESCRIPTION**
- Proposed residential development containing a total of 18 dwellings consisting of 8 duplexes and 2 single-family detached dwellings.
  - The existing single family home on the 2.18 acre site is proposed to be demolished along with the existing community pool and tennis courts.
  - All of the proposed buildings are two-stories and have attached 2-car garages.
  - The site is zoned M-M-N, Medium Density Mixed-Use Neighborhood

- MODIFICATIONS REQUESTED**
- One Modification to Land Use Code Section 3.5.2(D)(1) Orientation to a Connecting Walkway, requests to eliminate the connecting sidewalk requirement and provide an alternative pedestrian and bicycle connection network with an "enhanced shared drive".

- HELPFUL RESOURCES**
- Hearing Notice, Plans, and Staff Report (Drawings and report to be given to the Hearing Officer and uploaded for the February 23rd hearing on Monday, February 16th): [fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas)
  - Information About the Review Process: [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)



## Hill Pond Road & Gilgalad Way Residential Development



1 inch = 600 feet

