



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

NOTICE OF PUBLIC HEARING

July 2, 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.

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. If you have questions at any time, please feel free to contact me.

Sincerely,

Jason Holland, PLA | City Planner
City of Fort Collins
281 North College Avenue
Fort Collins, CO 80522
970.224.6126
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.

HEARING TIME AND LOCATION

Thursday July 16, 2015

5:30 p.m.

Conference Room A

281 North College Avenue, Fort Collins

PROPOSAL NAME & LOCATION

Hill Pond Residences Major

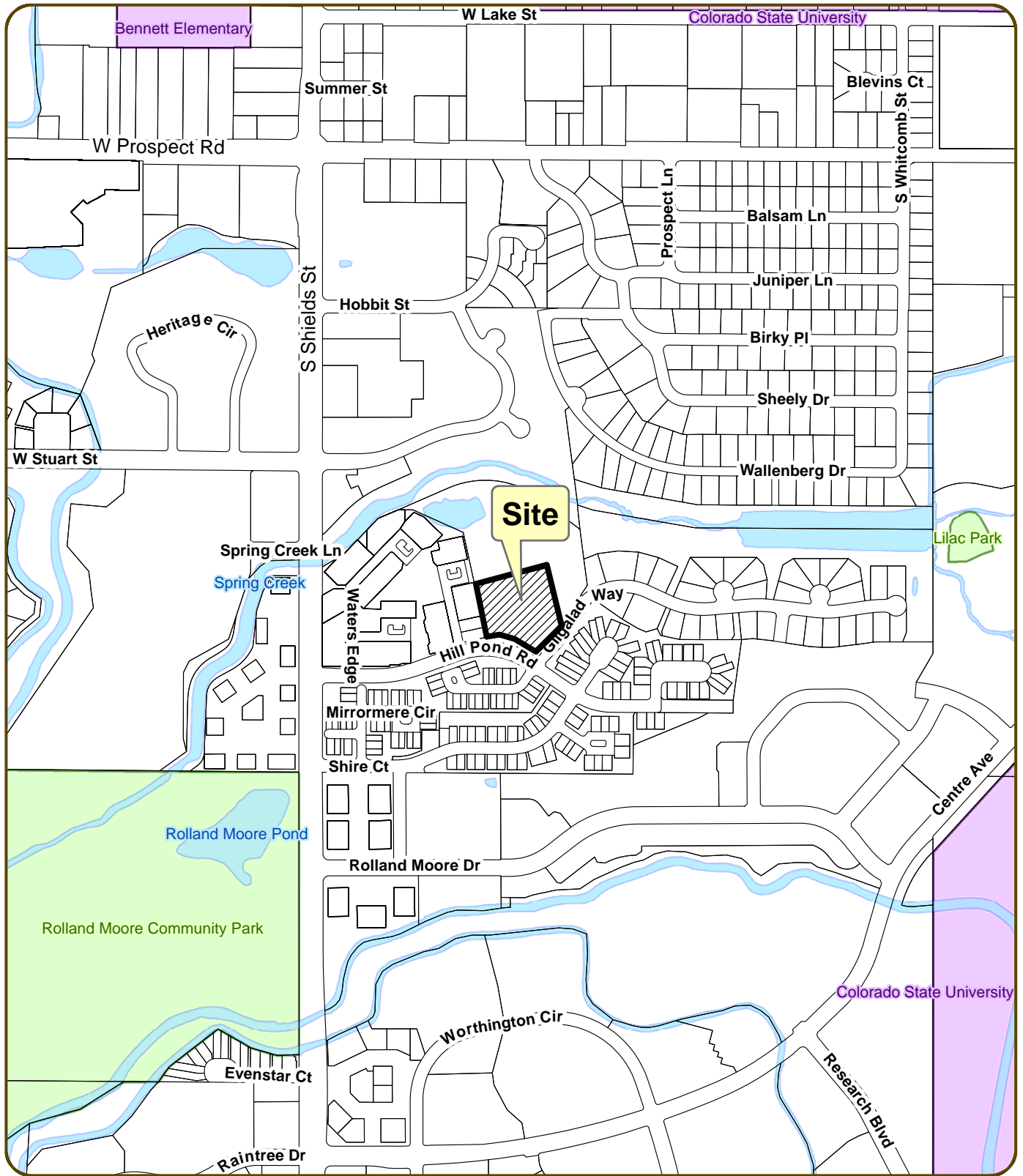
Amendment; Project Location: 910 Hill Pond Road (please see map on reverse)

PROPOSAL DESCRIPTION

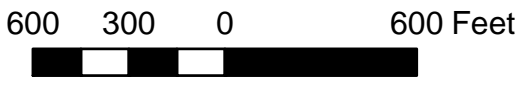
- This is an amendment to the project plans approved in February 2015, to add individual lot lines for each dwelling within the development, so that each dwelling is on its own lot.
- Any change to a project's approved Plat (which shows the lot lines) must go to a public hearing.
- The approved site plan layout, building design and landscape design are not affected by the added interior lot lines. The overall boundary of the project is unchanged.
- The approved residential development contains a total of 18 dwellings consisting of 8 duplex 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 buildings are two-stories and have attached 2-car garages.
- The site is zoned M-M-N, Medium Density Mixed-Use Neighborhood

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report (Drawings and report to be given to the Hearing Officer and uploaded for the July 16 hearing on July 9):
fcgov.com/ReviewAgendas



Hill Pond Road & Gilgalad Way Residential Development



1 inch = 600 feet

