



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

CORRECTED NOTICE OF PUBLIC HEARING

January 11, 2018

Dear Property Owner or Resident:

This is a corrected notice to the previous letter dated January 8, 2018. The corrections clarify that, as proposed, the number of townhomes is 106, divided among 20 buildings, and the number of single family detached homes is 14.

This letter is being sent to let you know a public hearing has been scheduled to consider a development proposal near your property. The project is referred to as the **Mountain's Edge Project Development Plan**. Specific information about this development proposal is to the right and on the back of this letter. A decision regarding the approval or denial of the proposal will be made by an administrative hearing officer following the hearing.

As proposed, the project consists of **106** townhomes and **14** single family detached dwellings for a total of **120** dwelling units on 18.52 acres located at the NE corner of W. Drake Rd. and S. Overland Trail. The townhomes would be distributed over **20** buildings and the number of units per building would range from **4-7**. The **14** single-family lots are arranged along the east property line.

Primary access would be from Overland Trail at the new intersection of Bluegrass Dr. which would be extended west from its current terminus. There would be no lots southwest of Dixon Creek which instead would be developed as stormwater detention and remain as open space.

If you are unable to attend the meeting or would like to provide comments in advance, please contact me or Sylvia Tatman-Burruss, Neighborhood Development Review Outreach Specialist, at 970-224-6076 or statman-burruss@fcgov.com. Sylvia is available to assist residents who have questions. We welcome and encourage your participation, as your input is an important part of the development review process.

Sincerely,

Ted Shepard, Chief Planner
221-6343, tshepard@fcgov.com

HEARING TIME AND LOCATION

Monday, January 22, 2018
5:30 P.M.
Council Chambers, City Hall
300 Laporte Avenue, Fort Collins, CO

PROPOSAL NAME & LOCATION

Mountain's Edge, PDP160045
This site is located at 2430 S. Overland Trail
Please see vicinity map on the reverse.

PROPOSAL DESCRIPTION

- 120 total dwelling units
- 18.52 acres
- 14 Single Family Detached
- 106 Townhomes divided among 20 buildings
- Access from Bluegrass Drive from both East and West

ZONING INFORMATION

- L-M-N – Low Density Mixed-Use Neighborhood

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report: fcgov.com/ReviewAgendas
- Information About the Review Process: fcgov.com/CitizenReview



1 inch = 800 feet

Mountain's Edge P.D.P.



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. Auxiliary aids and services are available for persons with disabilities. V/TDD: Dial 711 for Relay Colorado.

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: translate@fcgov.com.