



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

PUBLIC HEARING NOTICE

January 16, 2014

Dear Property Owner or Resident:

This letter is being sent to let you know about a development proposal, **Waterfield Third Filing, Project Development Plan**, and to invite you to the public hearing where you can provide the City of Fort Collins Hearing Officer with your comments regarding the development project.

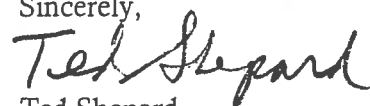
This is a request for a Project Development Plan for a parcel of land located generally at the northwest corner of East Vine Drive and North Timberline Road. The request is for 191 dwelling units on 74.59 acres. Merganser Drive will be extended to serve the site. Access would also be gained from North Timberline Road. As proposed, there would be 153 single family detached homes, 22 single family homes served by an alley and 16 single family attached homes. The parcel is zoned Low Density Mixed-Use Neighborhood, L-M-N.

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 near the proposed development site. 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 neighborhood meeting so they can attend.

Check out our online guide of your ways to participate in the development review process by visiting fcgov.com/CitizenReview. You may also contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 or sburnett@fcgov.com. Sarah is available to assist residents who have questions about the review process and how to participate.

If you are unable to attend the hearing, but would like to provide input, please feel free to write me at the address above or e-mail me at tshepard@fcgov.com. If you have questions, please feel free to contact us.

Sincerely,

Ted Shepard
Chief Planner

(970) 221-6343
tshepard@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 & LOCATION
Thursday, January 30, 2014, 5:00 p.m.,
conference room A, 281 North College
Avenue, Fort Collins, CO.

PROPOSAL NAME & LOCATION
Waterfield 3rd Filing Project Development
Plan. Located generally at the northwest
corner of East Vine Drive and North
Timberline Road. (Please see map on
reverse.)

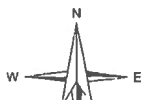
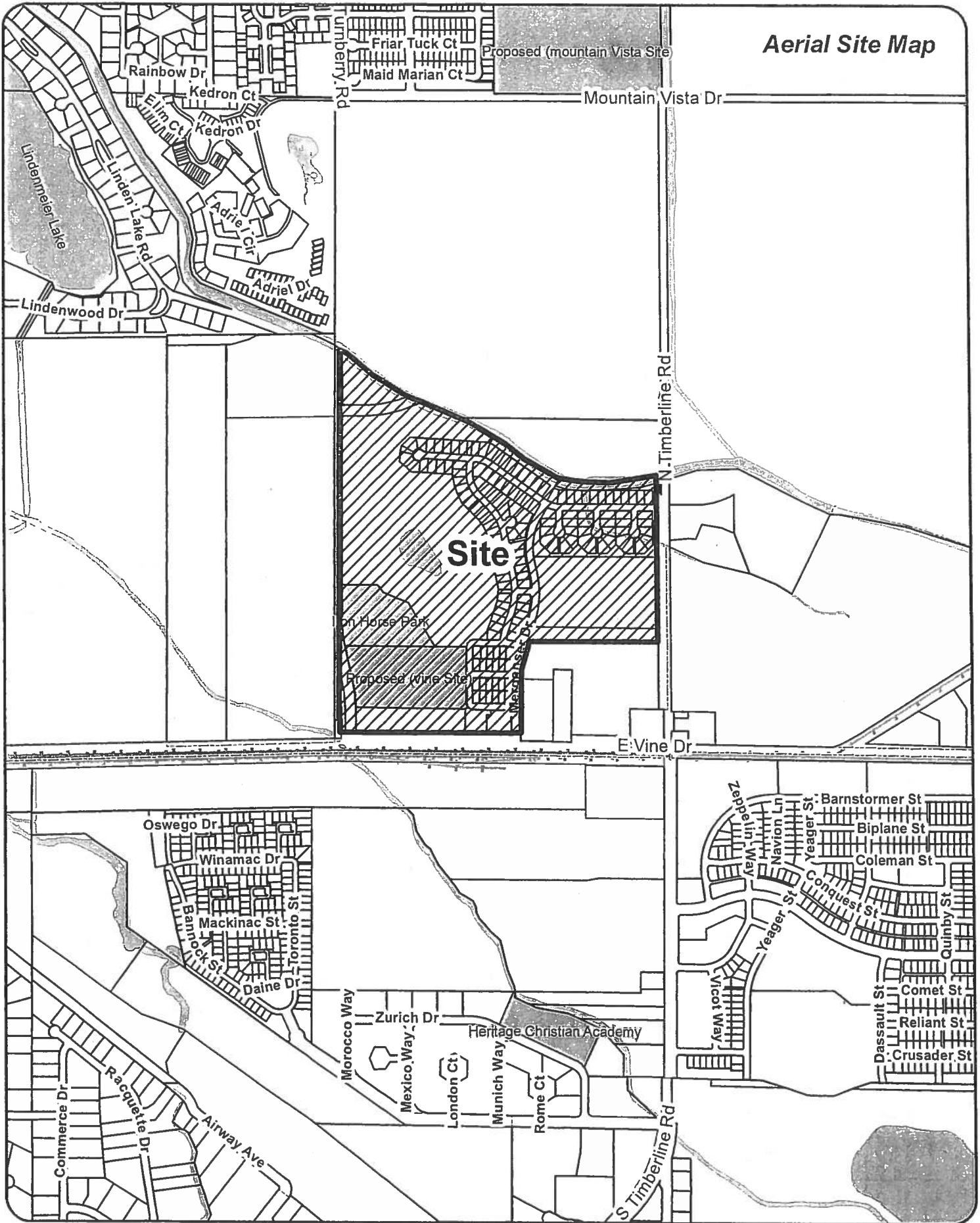
PROPOSAL DESCRIPTION

- 74.59 acres
- 191 total lots
- 153 single family - detached
- 22 single family - alley loaded
- 16 single family - attached
- Includes a segment of new re-aligned East Vine Drive

HELPFUL RESOURCES

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

Aerial Site Map



Waterfield

1 inch = 1,000 feet