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## **Developer plans northwest homes Solitaire optimistic about infill project despite slump**

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A company known best for its Saddle Ridge development off Overland Trail wants to develop 26 acres on the north side of LaPorte Avenue, just west of Taft Hill Road.

Solitaire Homes of Denver has proposed a 116-unit development called Sanctuary West that would include 64 duplex units and 52 single-family homes.

Plans have gone through an early review by the city, but the planning department will host an informational meeting Aug. 15 so neighbors can learn more about the proposal.

Solitaire is planning its project at a time when construction of single-family homes has slowed dramatically in Fort Collins.

Bill Veio, Solitaire's managing partner, said the company looks to build primarily on vacant land in existing neighborhoods - known as infill development. He isn't worried about the slow housing market.

"People like to live in existing neighborhoods. There are more trees, more amenities and they're generally closer to work," he said. "We are building in an infill neighborhood where there is demand and people want to live."

And he's optimistic the market will be better by the time Sanctuary West is ready for occupants.

Sales, he said, depend on the quality and price of the product and what kind of homes are being built.

Homes will be three-bedroom brick-and-siding structures priced between \$165,000 and \$300,000.

"That's the affordable range for Fort Collins," he said.

Duplexes will sell for about \$200,000.

Sanctuary West will feature views of the foothills that will be a permanent part of the development, courtesy of two city and county stormwater drainage areas.

Solitaire will create a third stormwater drainage area.

City planner Steve Olt said the city's knowledge of the development is limited, as well.

The development, north of the Poudre School District administration building and Poudre High School, would be accessible from two points on LaPorte Avenue.

Solitaire Homes is working with Vignette Studios of Fort Collins on the design.

Representatives from Solitaire Homes will be at the Aug. 15 meeting to introduce the proposal; city representatives will also be available to answer questions about the proposal, city regulations and to record

neighbors' input.

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