



Community Development and  
Neighborhood Services  
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PO Box 580  
Fort Collins, CO 80522  
970.221.6750  
970.224.6134 - fax  
[fcgov.com/currentplanning](http://fcgov.com/currentplanning)

April 13, 2010

Dear Resident:

On **Tuesday, April 27, 2010, at 6:00 p.m. at the Fort Collins Bible Church, 2550 South Taft Hill Road** (Northeast corner of South Taft Hill Rd and West Drake Rd), the City of Fort Collins Community Development and Neighborhood Services Department will conduct a neighborhood information meeting to discuss a development proposal in your neighborhood.

The potential project is known as **Treehouse Montessori School Major Amendment**. The proposal is to increase the current student limit of 15 students to 25 students. The Treehouse Montessori School, located at 2013 Valley Forge Ave, was originally approved by the Planning and Zoning Board on July 11, 2007; in that approval, the Board limited the enrollment to 15 students and required that if an increase be made in the future, that it be brought to the Board as a Major Amendment to the original Development Plan. An increase to 25 students will require additional indoor floor space of 1,000 square feet and a 2,500 square foot outdoor play area. The site accommodates the outdoor play area requirement and the existing garage is planned to be renovated to meet the additional indoor space needed. The potential applicants intend to obtain a parking agreement with the Fort Collins Bible Church to meet their parking needs.

The purpose of this meeting is to give all participants the opportunity to ask questions of the applicant and express their concerns in an informal setting. The applicant will be present to discuss the proposal. Also, City representatives will be present to respond to questions about the proposed development and City policies and regulations.

A formal development request has not yet been made to the City; and, **no decisions will result from this meeting**. The project must complete the standard development review process, concluding with a public hearing, where a decision on the project will be made.

The list of affected property owners for this public information meeting is derived from official records of the Larimer County Assessor. Because of the lag time between home occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbors of this pending meeting so all neighbors may have the opportunity to attend. If you are unable to attend this meeting, written comments are welcome.

If you have any questions regarding this matter, please call our office at (970)221-6750.

Sincerely,

A handwritten signature in black ink, appearing to read "Emma McArdle", with a long horizontal line extending to the right.

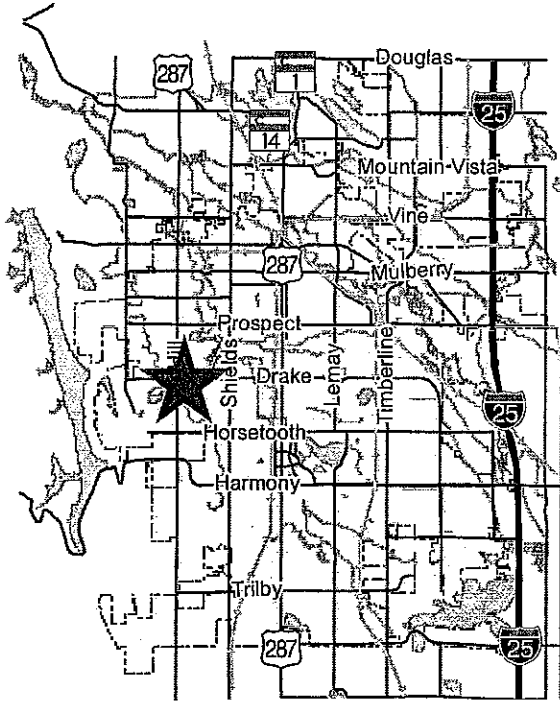
Emma McArdle  
City Planner

- \* 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)221-6750 for assistance.
- \* Please access the building through the east entrance.

# Treehouse Montessori School - Major Amendment

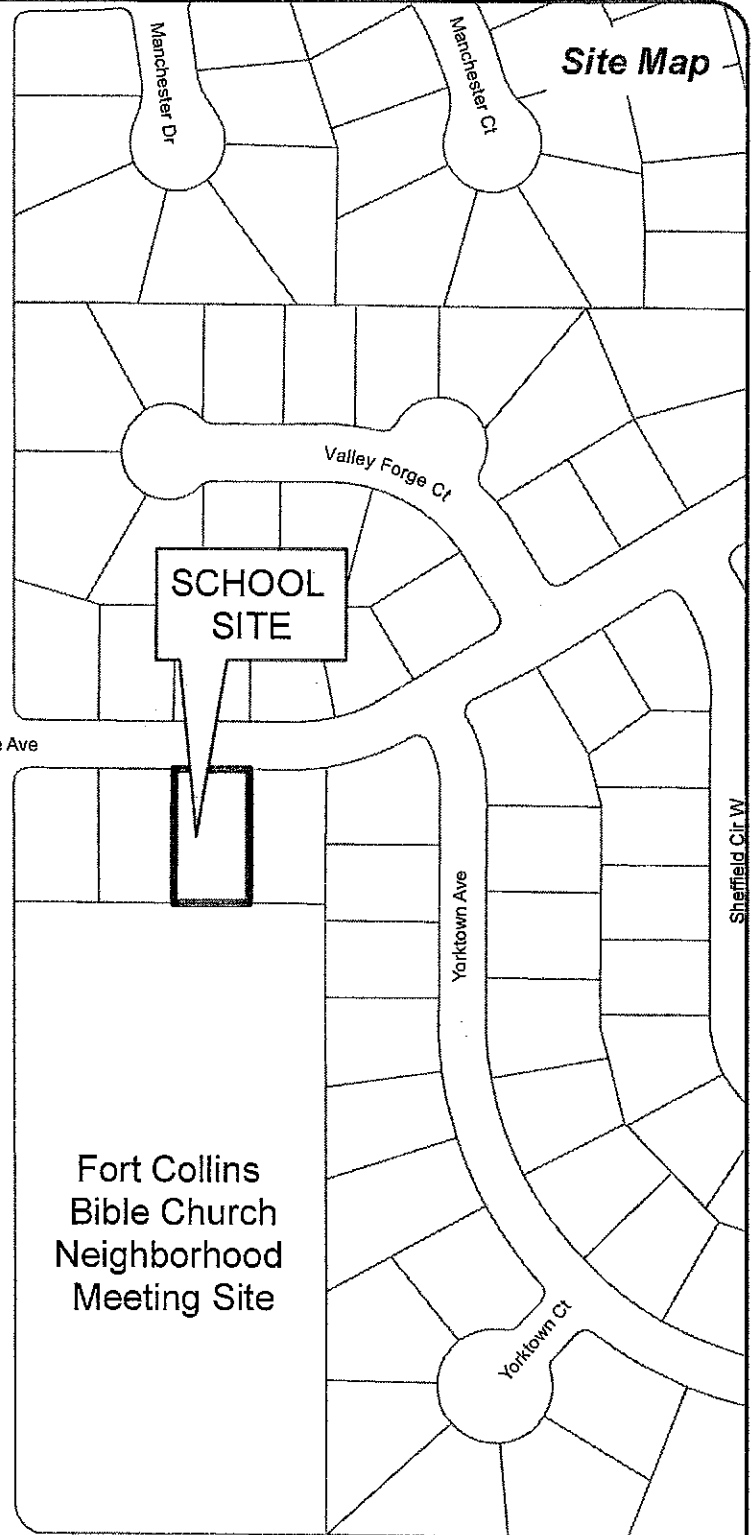
April 27, 2010 - Neighborhood Meeting

Vicinity Map



1 inch = 19,042 feet

Site Map



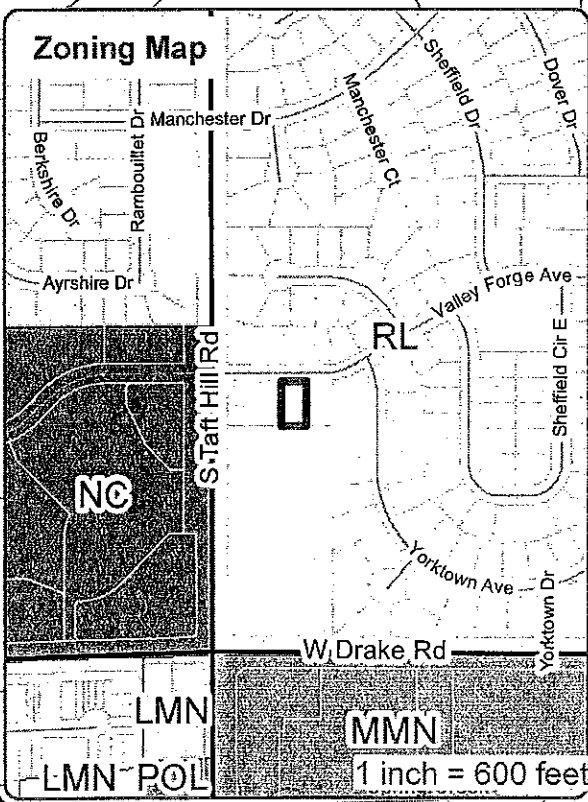
S Taft Hill Rd

Fort Collins  
Bible Church  
Neighborhood  
Meeting Site

W Drake Rd

1 inch = 200 feet

Zoning Map



1 inch = 600 feet

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