



PUBLIC HEARING NOTICE

March 3rd, 2014

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 the development project. 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.

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.

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.

We look forward to your participation at the public hearing. 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 above or e-mail me at nbeals@fcgov.com. If you have questions at any time, please feel free to contact us.

Sincerely,

Noah Beals, LEED GA
City Planner
970.416.2313
nbeals@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.

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

HEARING TIME AND LOCATION

Tuesday March 18th, 2014

5:30 p.m. (This is scheduled as the 1st item.)

Conference Room A

281 North College Avenue, Fort Collins

PROPOSAL NAME & LOCATION

The Learning Experience at Miramont
Office Park

4775 Boardwalk Drive

PROPOSAL DESCRIPTION

- 1 story Child Care Center (10,000 sq. ft.)
- 170 children capacity
- Existing 73 vehicle parking spaces, New 4 bike spaces
- New sidewalk connections to the building from the existing sidewalks surrounding the site

MODIFICATIONS REQUESTED

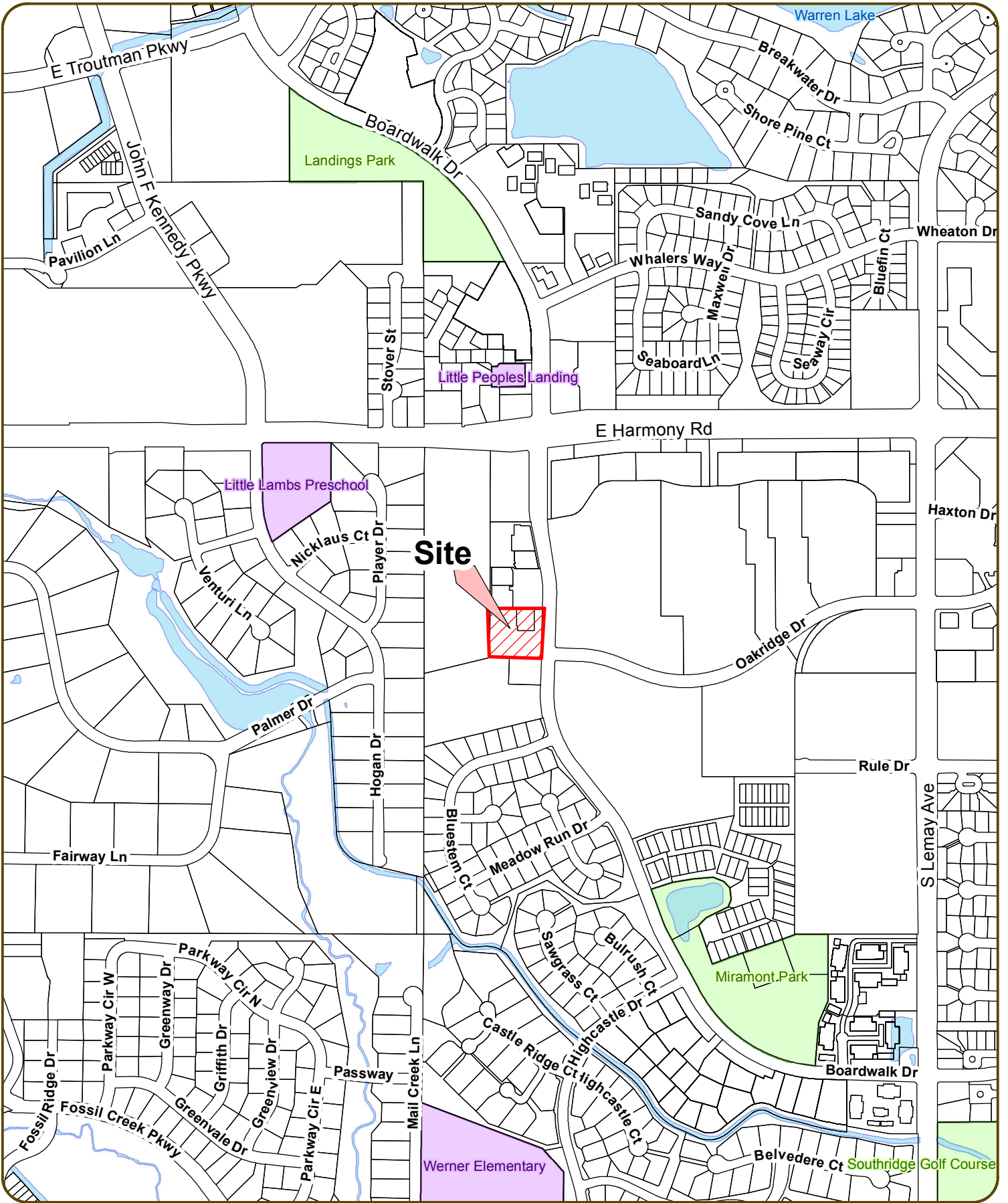
- Modification request to reduce the size of the required outdoor play area from 7,750 to 4,524 square feet based on the number of children using the play area at one time

ZONING INFORMATION

- Harmony Corridor District (H-C)
- Child Care Center is a Permitted Use in the H-C

HELPFUL RESOURCES

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



1 inch = 676 feet

The Learning Experience at Miramont Office Park 4775 Boardwalk Drive

