



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

«Name»
«Name1»
«Address»
«City», «State» «Zipcode»
100 803100.549110

NOTICE OF PUBLIC HEARING

November 15, 2018

Dear Property Owner or Resident:

This letter is being sent to let you know a public hearing has been scheduled to consider a development proposal near your property. 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.

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 public hearing so they can attend. If you own or manage an apartment building, please post this notice in a common area so your residents can participate.

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 about the review process and how to participate.

We welcome and encourage your participation, as your input is an important part of the development review process.

Sincerely,

Jason Holland, PLA | City Planner
970.224.6126
jholland@fcgov.com

HEARING TIME AND LOCATION

Thursday, November 29, 2018
5:30 P.M.
Council Chambers
City Hall, 300 Laporte Avenue

PROPOSAL NAME & LOCATION

NEC Lake and Shields Child Care Center #PDP180012

This site is located on South Shields Street between James Court and West Lake Street (please see project location map on the back of this letter)

PROPOSAL DESCRIPTION

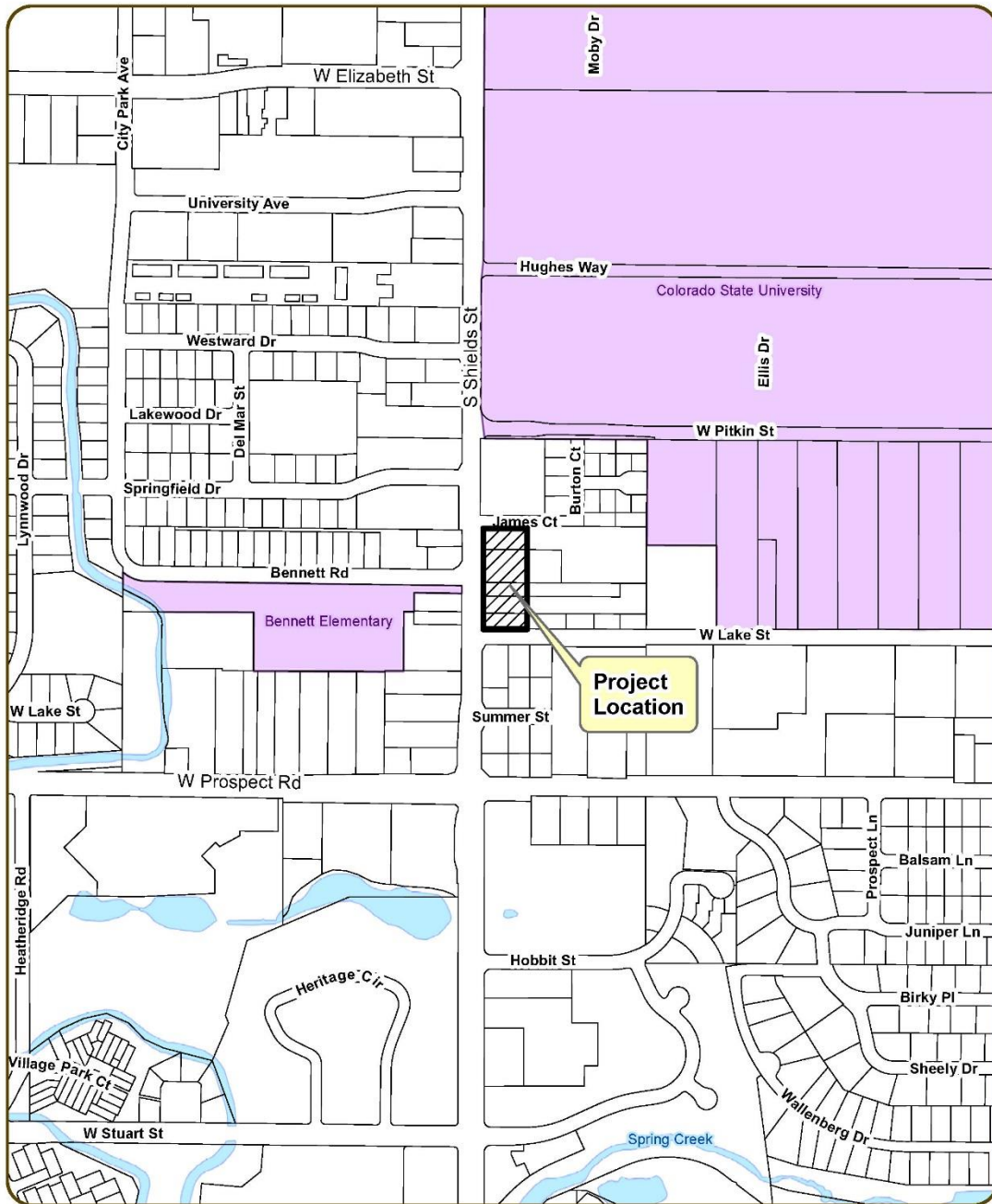
- This is a request to construct an 11,000 square foot child care center.
- Approximately 1.37 acre site.
- 41 parking spaces are proposed.
- New public sidewalks around the perimeter of the site are proposed, including an 8' sidewalk along Shields Street.

ZONING INFORMATION

- Property is located in the High Density Mixed-Use Neighborhood (H-M-N) zone district. Child Care Centers are a permitted use subject to review and approval by the administrative hearing officer.

HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report: fcgov.com/ReviewAgendas
(Plans will be available at the link above on November 21).
- Information About the Review Process: fcgov.com/CitizenReview



NEC Lake & Shields Child Care Center Location Map



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