



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

NEIGHBORHOOD MEETING INVITATION

December 31, 2018

Dear Property Owner or Resident:

This letter is being sent to let you know of a potential development proposal near your property and to invite you to the neighborhood information meeting where you can learn more about the proposal. **This is a request for a Child Care Center on Tract C of Bucking Horse Second Filing.**

This site is currently vacant and located on the east side of Miles House Avenue, south of Nancy Gray Avenue, north of E. Drake Road and southwest of the Great Western Railway. Access to the site would be taken from Miles House Avenue. This request would amend the approved plan which designates this parcel as a Working Farm and Agricultural Activities. As part of this approved plan, the parking lot has been constructed.

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

We welcome your participation in the development review process. More information can be found by visiting fcgov.com/CitizenReview. If you have any questions, 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.

Sincerely,

Ted Shepard, Chief Planner
970-221-6343
tshepard@fcgov.com

MEETING TIME AND LOCATION

Monday, January 14, 2019
6:00 - 7:30 P.M.
Timberline Church
Classroom 214
2908 S. Timberline Road
Fort Collins, CO 80525

PROPOSAL NAME & LOCATION

Sunshine House Early Learning Center

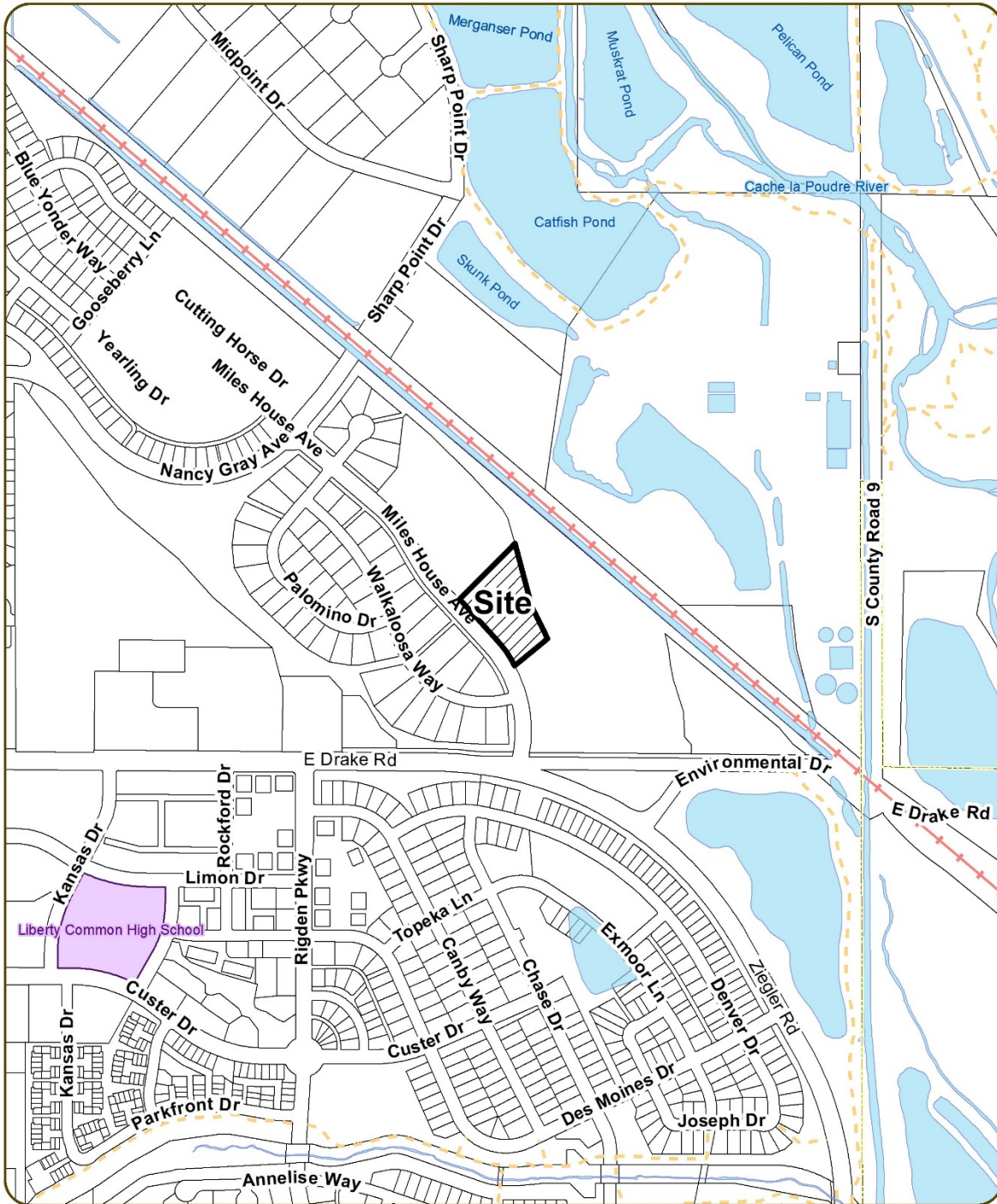
(Please see project location map on the back of this letter)

PROPOSAL DESCRIPTION

- This is a proposal to construct a new child care facility.
- Tract C of Bucking Horse Second Filing.
- 2.5 acres.
- Amendment required to convert the currently approved use from Working Farm and Agricultural Activities to Child Care Center.
- 11,000 square-foot, 1-story building.
- Approximately 44 parking spaces.
- Includes outdoor play area.
- The site is located in the Urban Estate (U-E) zone district.
- This proposal will be subject to a review and public hearing by the Planning & Zoning Board (P&Z).
- Residents who receive this letter will also receive a letter for the P&Z hearing.

HELPFUL RESOURCES

- Conceptual Review Plans and Comments for this proposal: fcgov.com/ConceptualReview (select Thursday, November 29, 2018)
- This letter is also available at: fcgov.com/ReviewAgendas



1 inch = 600 feet

Sunshine House at Buckinghorse



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.