



# NEIGHBORHOOD MEETING INVITATION

August 11, 2014

This letter is being sent to let you know of a potential development proposal near your property and to invite you to the neighborhood meeting, where you can learn more about the proposal. Specific information about this development proposal is to the right and on the back. **We welcome and encourage your participation, as your input is an important part of the development review process.**

Check out our online guide explaining how you can participate in the development review process by visiting [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview). You may also contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 or [sburnett@fcgov.com](mailto: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 rental situations, some neighbors may be missed. Please feel free to notify your neighbors of the neighborhood meeting so they can attend. This letter and attachments are available online at [fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas). **This is the second of two required neighborhood meetings for this development proposal.**

We look forward to your participation at the neighborhood meeting. Public comment is encouraged during all phases of the review process. If you have questions at any time, please feel free to contact us.

Sincerely,

Rebecca Everette, AICP  
Associate Planner  
970-416-2625  
[reverette@fcgov.com](mailto:reverette@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](mailto:titlesix@fcgov.com).*

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

## MEETING TIME AND LOCATION

Monday, August 25, 2014  
6:00-7:30 p.m.  
St. John's Lutheran Church  
Small Fellowship Hall  
305 E. Elizabeth St.

## PROPOSAL NAME & LOCATION

Young Peoples Learning Center  
Expansion  
209 E. Plum St.  
(This site is located on Plum, between Remington and Mathews.)

## PROPOSAL DESCRIPTION

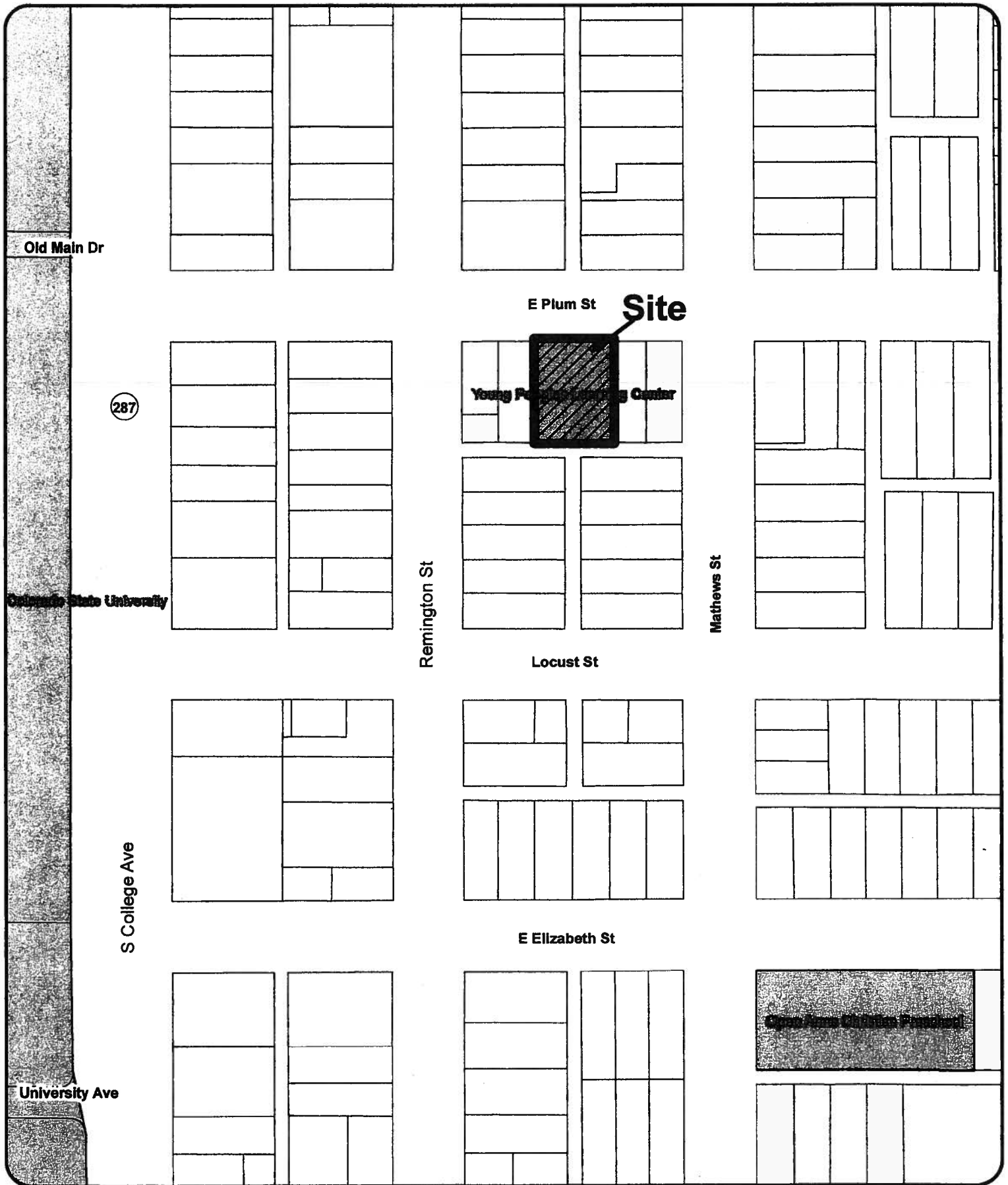
- Existing child care facility
- 2<sup>nd</sup>-story expansion of existing building
- Proposed medical office space (for child speech/language services, behavioral interventionists, family therapists, occupational therapists)
- 1,800 square feet (addition)
- 2 stories in height
- 0.32-acre lot

## ZONING INFORMATION

- Property is located in two zoning districts, but will be processed through the Neighborhood Conservation, Medium Density District (N-C-M), which does not list medical offices as a permitted use
- This application will be processed as an Addition of a Permitted Use, subject to Planning & Zoning Board hearing and approval

## HELPFUL RESOURCES

- Recent submittal documents for this proposal:  
[fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals) (submitted July 2014)
- Information About the Review Process:  
[fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)
- More Information About Young Peoples Learning Center :  
<http://youngpeopleslc.com/>



# 209 E. Plum - Young Peoples Learning Center Expansion

1 inch = 176 feet

