



NEIGHBORHOOD MEETING INVITATION

July 1, 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. 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. This letter and attachments are available online at fcgov.com/ReviewAgendas.

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

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

MEETING TIME AND LOCATION

Tuesday, July 15, 2014
6-7:30 p.m.
St. John's Lutheran Church
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
- 2nd-story expansion of existing building
- Proposed medical office space (for child speech and language services, behavioral interventionists, family therapists and occupational therapists)
- 1,800 square feet (addition)
- 2 stories in height
- 0.32-acre lot

ZONING INFORMATION

- Neighborhood Conservation, Buffer District (N-C-B) (western ½ of lot): *Offices are permitted, subject to Planning & Zoning Board Review*
- Neighborhood Conservation, Medium Density District (N-C-M) (eastern ½ of lot): *Offices are not a permitted use*

HELPFUL RESOURCES

- Conceptual Review Plans/Comments for this proposal: fcgov.com/ConceptualReview (select Monday, June 16)
- Information About the Review Process: fcgov.com/CitizenReview
- More Information About Young Peoples Learning Center : <http://youngpeopleslc.com/>