



PUBLIC HEARING NOTICE

December 16, 2013

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 clevingston@fcgov.com. If you have questions at any time, please feel free to contact us.

Sincerely,

Courtney Levingston, AICP, LEED AP ND
City Planner
970.416.2283
clevingston@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: titlesx@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

Monday, January 6, 2014
Starting at 5:15 p.m.
Conference Room A
281 North College Avenue, Fort Collins

PROPOSAL NAME & LOCATION

Sunshine House Early Learning
Academy (#FDP130041)
(a.k.a. Centre for Advanced Technology
23rd Filing Sunshine House - FC 139)

Southwest corner of Centre Avenue and
(old) Rolland Moore Drive (to be re-
named Botanical Lane by a separate
process). The project just southwest of
the Gardens on Spring Creek.

PROPOSAL DESCRIPTION

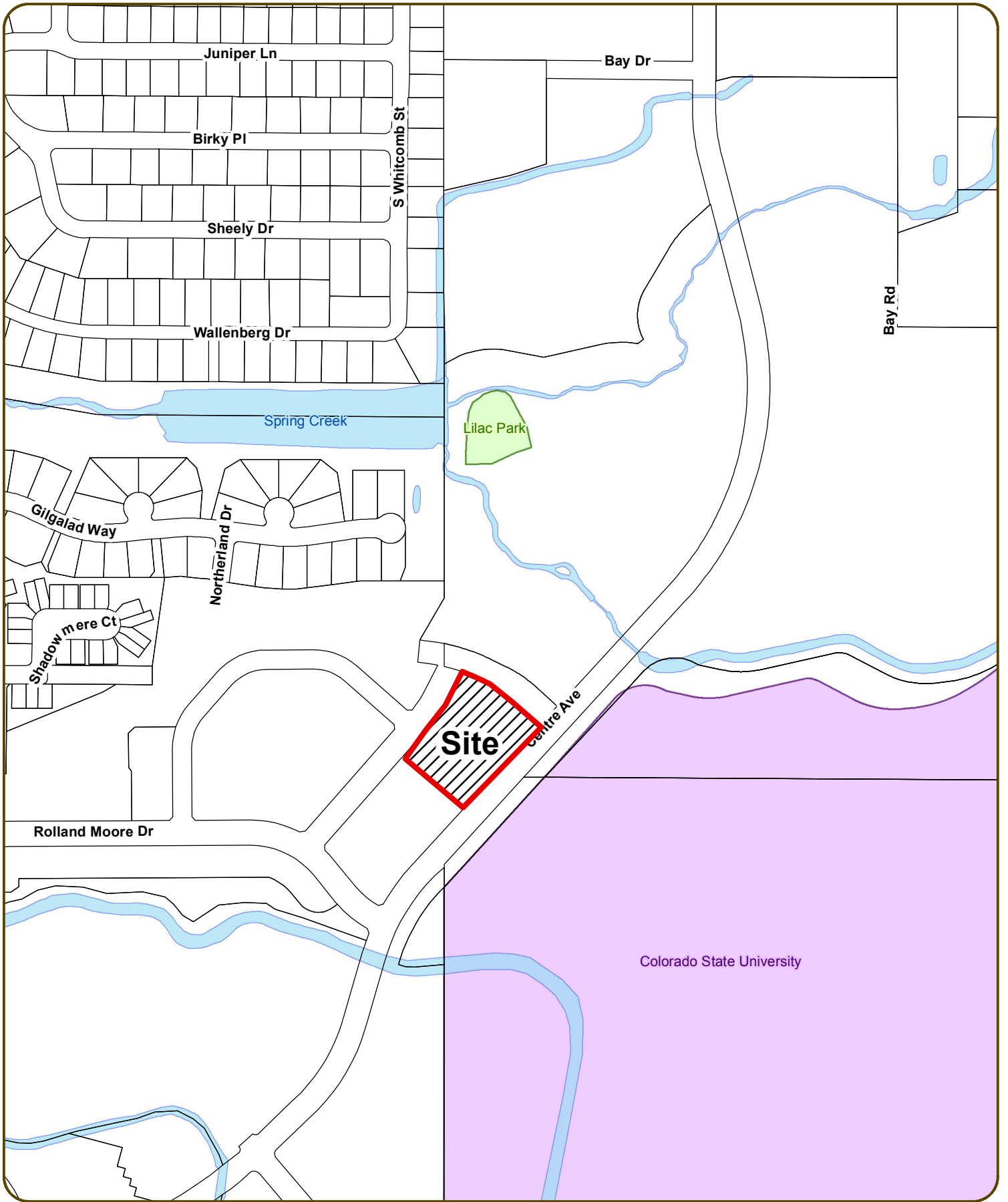
- 10,250 square foot building for use as a day care.
- 30 feet in height
- 41 parking spaces
- 1.95 acre lot
- Four separate age-appropriate outdoor play areas are proposed surrounding the building.
- Combined Project Development Plan and Final Plan.

ZONING INFORMATION

- Employment District (E)

HELPFUL RESOURCES

- Conceptual Review
Plans/Comments for this proposal:
fcgov.com/ConceptualReview
August 26, 2013 - 2060 Perennial Lane
- Hearing Notice and Documents
fcgov.com/developmentreview/agen_das.php
- Citizen's Role in Development Review
fcgov.com/CitizenReview



1 inch = 375 feet

Sunshine House Early Learning Academy

