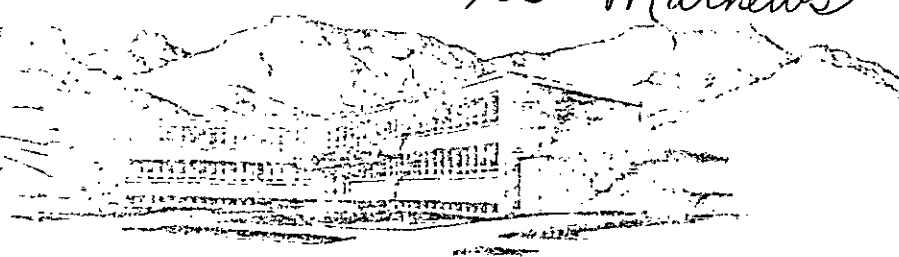


405 Mathews

City of Fort Collins



Post Office Box 530
Fort Collins, Colorado 80521

Telephone 303 484-4220

9-7-73

Mrs. Lulu A. Vaughn
Aunt Lu's Nursery
405 Mathews
Fort Collins, Colorado 80521

Dear Mrs. Vaughn:

This letter is in reply to your request dated September 3, 1973, regarding use of an additional area in your home for the day care nursery. One thousand six hundred square feet of area are approved by the City for nursery use. I have retained a photo copy of your 1964 license from the Colorado Department of Public Welfare showing that you were licensed to operate the nursery at 405 Mathews prior to the adoption of Ordinance 51, 1966, which established Fort Collins Zoning criteria for operation of children's centers. Ordinance 51 was adopted on August 4, 1966. Since you were operating legally prior to adoption of the ordinance, you have under section 113-34A a non-conforming use which may be continued. The scope of the non-conforming use relates to the area per child of indoor and outdoor space. In accordance with Mr. Waldo's memo of September 5, 1973, a copy of which is also attached you were presumed to be operating with slightly more than 30 square feet per child indoor area and 66 square feet per child of outdoor area in 1966. You are legally entitled to continue these ratios so long as the use is not abandoned for a period of two years.

Very truly yours,
For the City of Fort Collins

Gordon F. Clyde,
Chief Building Inspector

GFC/11n

Enclosures: 2--Colo. License 4525 (1965)
Waldo Memo

Concurrences:

B.A.E. March, Jr by phone
City Attorney

Paul A. Jabel
Planning Division

6 Sept '73
Date

7 Sept. '73
Date

TIME CENTER OF THE WORLD