



Planning, Development and
Transportation Services
Current Planning
281 N. College Ave.
PO Box 580
Fort Collins, CO 80522-0580
970.221.6750
970.224.6134 - fax
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August 19, 2009

Dear Resident:

On **Thursday, September 3, 2009, at 4:30 p.m.** (or as soon thereafter as possible), in Conference Rooms C & D at 281 North College Avenue*, Fort Collins, CO., the City of Fort Collins Hearing Officer will conduct an **Administrative Public Hearing** to consider a development proposal in your neighborhood. **A decision on the proposal will result from this public hearing.** Please access the building by the public doors at the north or east ends of the building, adjacent to Maple Street or North College Avenue.

This is a request to enclose the easterly 4 bays of the existing 8 bays of Casey's Car Wash (self serve) for the purpose of providing a small café, novelty retail shop, and common restroom / mechanical room area in 1,200 square feet of the existing building. A new outside patio will be built on the north side of the building to serve the café and car wash customers. There will be upgrades to the building façade.

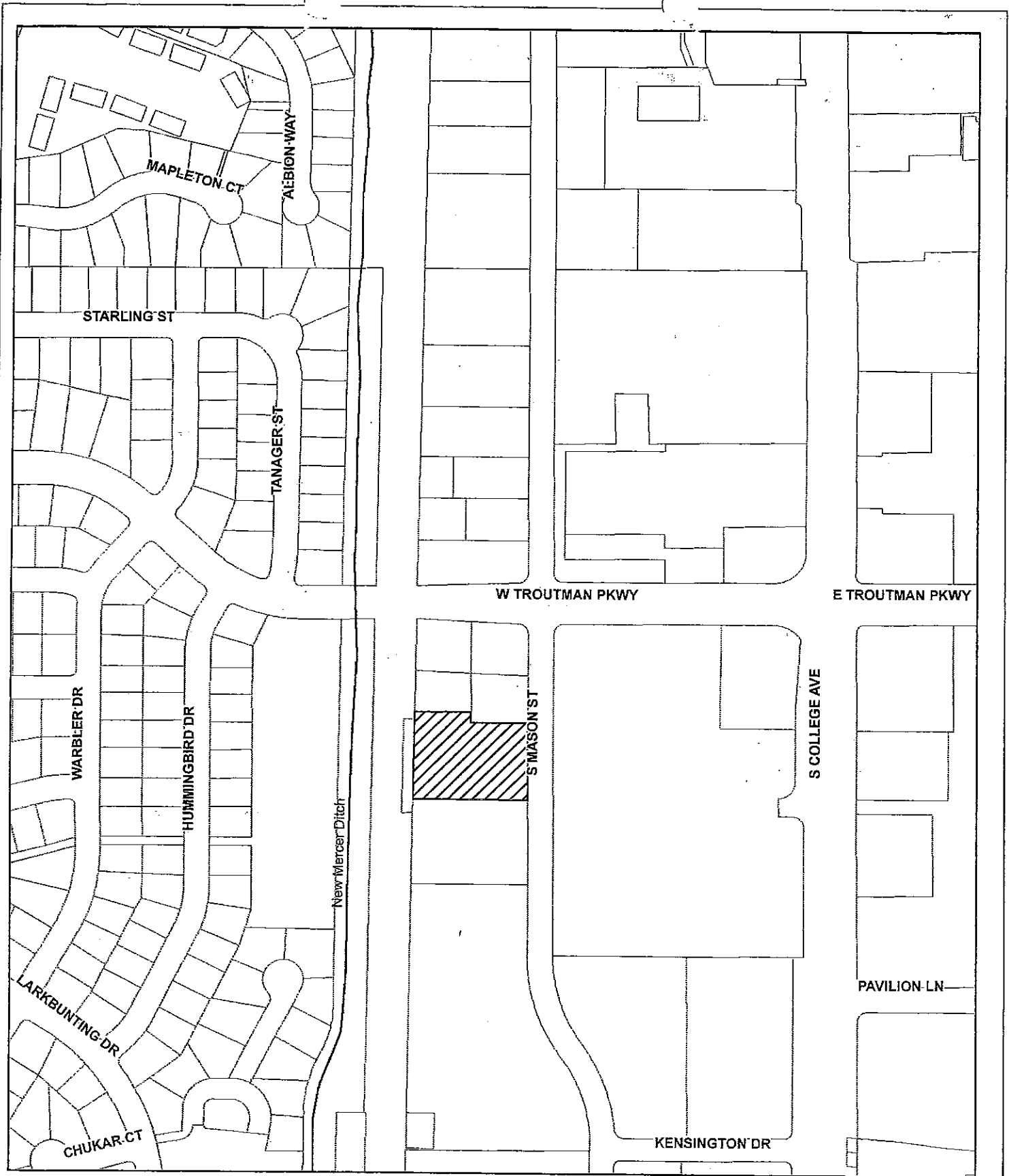
The list of affected property owners for this public meeting is derived from official records of the Larimer County Assessor. Because of the lag time between occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbor of this pending meeting so all neighbors may have the opportunity to attend.

Sincerely:

A handwritten signature in black ink that reads "Steve Olt".

Steve Olt,
City's Project Planner

***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 970.221.6750 for assistance.**



23-09 Casey's Car Wash Major Amendment

1 inch = 300 feet

June 5, 2009