



Planning, Development and
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Current Planning
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October 1, 2009

Dear Resident/Property Owner:

On Monday, October 12, 2009, from 7:00 to 8:30 p.m., at the Dunn Elementary School, 501 South Washington Street, Fort Collins, Colorado, the City of Fort Collins Current Planning Department will conduct a neighborhood information meeting to discuss a development proposal in your neighborhood. The project is referred to as **1124 West Mulberry Street – Addition of Permitted Uses**.

The site is a former residence and is currently the location of the State Farm Insurance Company – Daryl Alexander Agency, located at the northeast corner of West Mulberry Street and Shields Street. (Please see map on reverse.) The property is zoned N-C-L, Neighborhood Conservation Low Density. The zone district does not permit *general office, personal and business service shops and bed and breakfast* as permitted uses.

The owner/applicant would like to add *general office, personal and business service shops and bed and breakfast* as a permitted uses in the N-C-L but only for this parcel and not the entire zone district.

Please note that *personal and business service shops* are defined as "shops primarily engaged in providing services generally involving the care of the person or such person's apparel or rendering services to business establishments such as laundry, dry cleaning, retail outlets, portrait/photographic studios, beauty or barber shops, employment service, or mailing or copy shops."

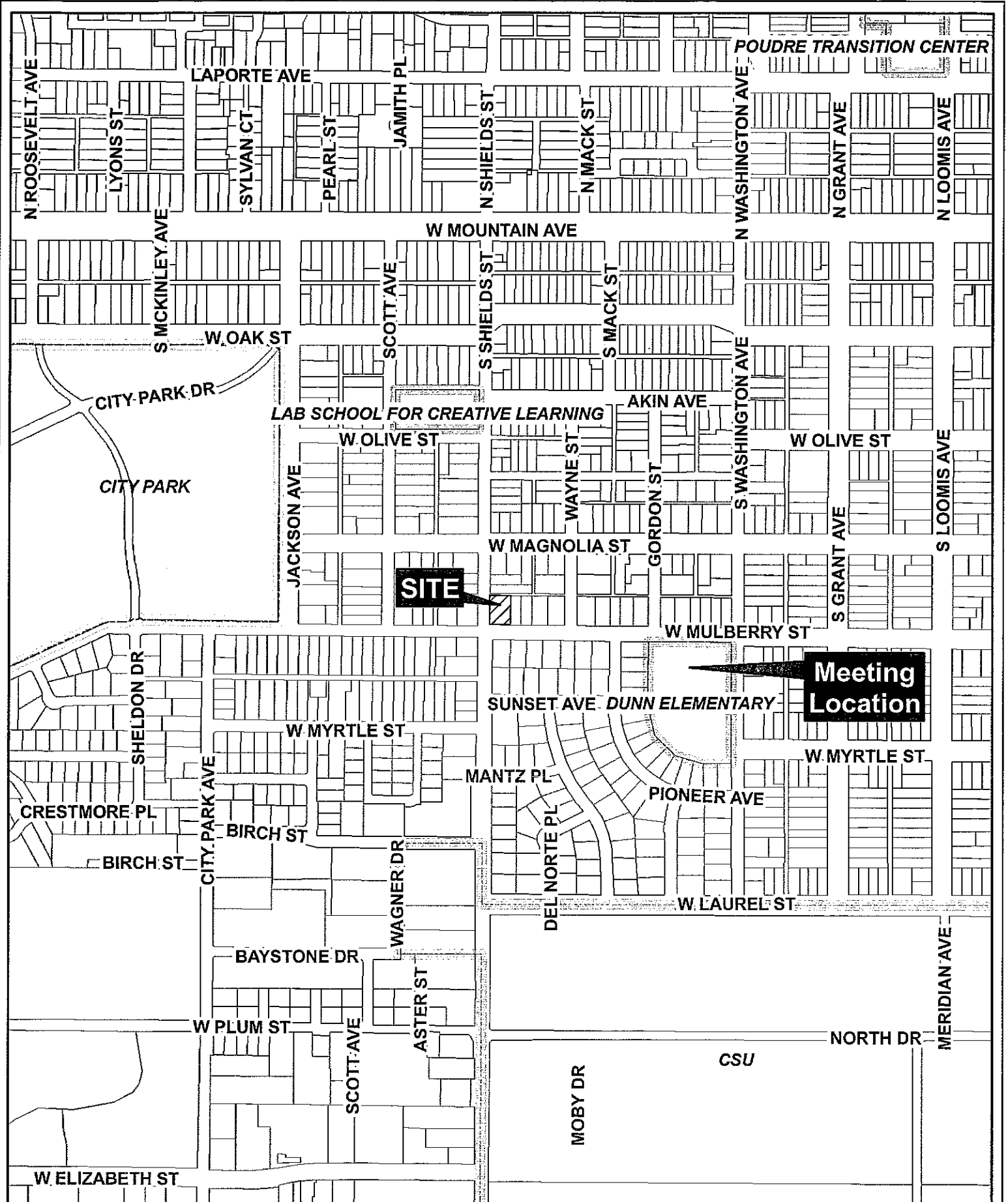
As mentioned, this zone normally does not allow these proposed uses. The Land Use Code, however, allows for the Addition of a Permitted Use process for ultimate consideration by the City of Fort Collins Planning and Zoning Board. The purpose of the meeting is to allow the neighbors to comment on this proposal prior to the Planning and Zoning Board hearing.

Sincerely:

A handwritten signature in black ink that reads "Ted Shepard".

Ted Shepard
Chief Planner

The meeting will be held in the Flex Room.



1124 W Mulberry
 Neighborhood Meeting



1 inch = 600 feet