

October 6, 2009

City of Fort Collins  
Planning and Zoning Board  
281 N. College Ave  
Fort Collins, CO 80524

Dear Board Members:

Please accept this letter as my application for addition of permitted uses for 1124 W. Mulberry St.

Located at the busy corner of Mulberry Street and Shields Street, 1124 W. Mulberry is currently the location of Daryl Alexander's State Farm Insurance Agency. This is a well-known business address because the building has served as a State Farm Insurance office for over 30 continuous years.

This property was purchased in 1976 by Jim Alexander who intended it to be used as his insurance office. When he first bought it, the building was being used as a duplex. Though generally solid, the building and its lot required a great deal of attention to address the many years of deferred maintenance. Over the years, the building and lot have been improved and maintained to create an attractive business appearance.

When I bought the building seven years ago, I was very interested in the zoning. Although the City of Ft. Collins has not expressed any concerns with my office, it is known that the use and current zoning are not in agreement with each other. This new process for adding permitted uses is ideal for my location for a number of reasons. The building stands out more as a business location than as a residence. A very visible business occupancy has been in place for over 30 years. I'm on a busy corner with a large commercial occupancy just across the intersection (7-11 and Gilsdorf Garage.) I have very adequate off-street parking with 13 spaces and access from both Mulberry Street and Shields Street. As a business location, the property has been much better maintained in order to appeal to clients.

I am requesting the addition of general office, personal and business service shops, and bed and breakfast as permitted uses. These are low-traffic occupancies that will fit right in with the current use.

Thank you for your consideration.

Sincerely,

Daryl Alexander