



3436 New Castle Drive  
Loveland, CO 80538  
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## Neighborhood Meeting Notice Letter

Date: October 1, 2021

Dear Property Owner:

This is a notice that a neighborhood meeting will be held to discuss the following proposal in your neighborhood:

### Application and Meeting Information

|                        |   |
|------------------------|---|
| Application:           | <b>Adaptable Use Site Development Plan for development of a fueling station with convenience</b>  |
| Project Case Number:   | <b>PZ #20-239</b>   |
| Project Name:          | <b>Circle K Stores Inc.</b>   |
| Meeting Date and Time: | <b>October 18, 2021 at 5:30 PM</b>  |
| Meeting Location:      | <b>The meeting will be conducted remotely.<br/>To register for the Zoom meeting or participate by phone go to:<br/><a href="http://www.cityofloveland.org/Webinar">www.cityofloveland.org/Webinar</a></b> |
| Applicant Name:        | <b>Corey Stinar on behalf of Circle K Stores Inc.</b>   |

### Project Description

|                                  |   |
|----------------------------------|---|
| Summary of Proposed Development: | <b>PROPOSAL FOR A NEW CONVENIENCE STORE WITH ASSOCIATED FUEL SALES CONSISTING OF A 5,200 S.F. CONVENIENCE STORE , 4,608 SF FUEL CANOPY WITH 14 FUELING POSITIONS. THE CONVENIENCE STORE WILL SELL BEER FOR OFFSITE CONSUMPTION. THE FACILITY WILL OPERATE 24 HOURS.</b> |
| General Location:                | <b>North Garfield (Hwy 287) and West 71<sup>st</sup> Street</b>   |
| Property Address:                | <b>200 West 71<sup>st</sup> Street</b>  |
| Existing Zoning:                 | <b>I-Developing Industrial</b>  |
| Legal Description:               | <b>LOT 2, BLOCK 1, LONGVIEW - MIDWAY FIRST SUBDIVISION CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO</b>   |
| Additional Information:          | <b>Additional information on the project is available at <a href="http://CityofLoveland.org/CDA">CityofLoveland.org/CDA</a></b>   |

All interested parties may appear and speak on the matter at the neighborhood meeting and/or file written comments with the Current Planning Division. The right to appeal a Director or Planning Commission decision may be limited by Division 18.14.05, Appeals, in the Loveland Unified Development Code.

If you have any questions regarding the proposed project, please contact: **Corey Stinar**,  
**970-988-6302**, [coreys@arrisinc.net](mailto:coreys@arrisinc.net). If you have questions regarding the City process, please contact **Troy Bliss**, **970-962-2523**, [troy.bliss@cityofloveland.org](mailto:troy.bliss@cityofloveland.org)).

Sincerely,

**Corey Stinar**  
Project Architect,  
Owner's Representative on behalf of Circle K Stores Inc.  
[coreys@arrisinc.net](mailto:coreys@arrisinc.net)  
Arris Architecture, Inc.  
970-988-6302

### PROJECT VICINITY MAP

