



3436 New Castle Drive
Loveland, CO 80538
970.988.6302
Fax: 970.593.6656
Email: coreys@arrisinc.net

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

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

Project Description

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| Summary of Proposed Development: | 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. |
| General Location: | North Garfield (Hwy 287) and West 71st Street |
| Property Address: | 200 West 71st Street |
| Existing Zoning: | I-Developing Industrial |
| Legal Description: | LOT 2, BLOCK 1, LONGVIEW - MIDWAY FIRST SUBDIVISION CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO |
| Additional Information: | Additional information on the project is available at CityofLoveland.org/CDA |

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. If you have questions regarding the City process, please contact **Troy Bliss**, 970-962-2523, troy.bliss@cityofloveland.org.

Sincerely,

Corey Stinar
Project Architect,
Owner's Representative on behalf of Circle K Stores Inc.
coreys@arrisinc.net
Arris Architecture, Inc.
970-988-6302

PROJECT VICINITY MAP

