



Development Review Center  
281 North College Avenue  
PO Box 580  
Fort Collins, CO 80522-0580  
970-221-6689  
[fcgov.com/DevelopmentReview](http://fcgov.com/DevelopmentReview)

## NOTICE OF VIRTUAL PUBLIC HEARING

November 15, 2022

Dear Property Owner or Resident:

This letter is to inform you a **virtual public hearing on November 30, 2022**, has been scheduled to consider a development proposal near your property. Basic information about this development proposal is to the right and on the back of this letter. A decision regarding the approval or denial of the proposal will be made by an administrative hearing officer following the hearing.

You may attend and participate in this hearing over the phone, on the internet, or through the Zoom app on a smartphone, tablet, or computer. **Virtual participation information will be available at [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals) at least 48 hours in advance of the meeting.** You do not need a paid Zoom account to participate. If you do not have access to the internet or need assistance, call our Development Review Neighborhood Services Liaison, Em Myler, at 970-224-6076.

You received this notice because records from the Larimer County Assessor's Office indicate you own property near the proposed development site. Because of the lag time in recordkeeping, or because of rental situations, some neighbors may be missed. Please feel free to notify your neighbors of the public hearing so they can attend. If you own or manage an apartment building, please post this notice in a common area so your residents can participate.

We welcome and encourage your participation, as your input is an important part of the development review process. If you are unable to attend the meeting or would like to provide comments in advance, please contact me or Em Myler at 970-224-6076 or [devreviewcomments@fcgov.com](mailto:devreviewcomments@fcgov.com). Em is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Kai Kleer | City Planner  
970.416.4284  
[kkleer@fcgov.com](mailto:kkleer@fcgov.com)

### HEARING DATE AND TIME

**Wednesday, November 30, 2022**

5:30 P.M.

### Remote/Virtual Meeting

Meeting information will be posted at [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals) 48 hours prior to the meeting.

### PROPOSAL NAME AND LOCATION

Kum & Go #0951, PDP210013  
949 E Prospect Road & 1607 S Lemay Ave (location map on reverse).

Sign #705, Parcel #s 9724105001 & 9724106016.

### PROPOSAL DESCRIPTION

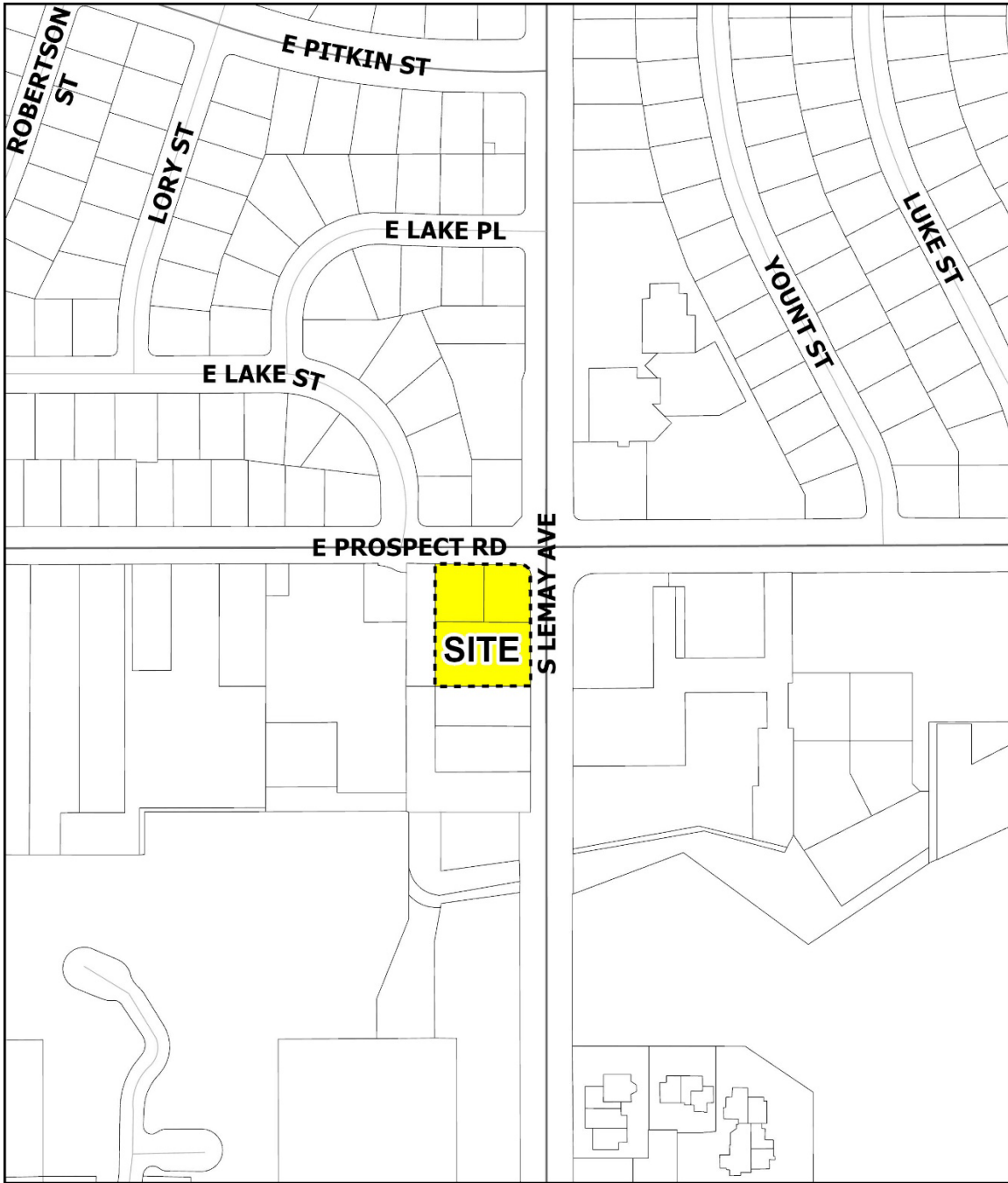
- The proposal is to demolish and redevelop the existing gas station and two adjacent homes with a new gas station.
- The project includes a new 4,066 square foot convenience store and four gas pumps.
- Site access is taken from Lemay Ave.
- The project includes the construction of an east-bound right-turn lane.
- The proposal includes two requests for modifications of standards related to building architecture separation requirements from other convenience retail stores with fuel sales.
- Staff is recommending a condition to limit the hours of operation.
- The subject lot is 40,012 square feet.

### ZONING INFORMATION

- Property is in the Neighborhood Commercial (NC) Zone District.
- The proposal is a permitted use in this district and is subject to an Administrative Hearing.

### HELPFUL RESOURCES

- Hearing Notice, Plans & Staff Report: [fcgov.com/developmentreview/proposals](http://fcgov.com/developmentreview/proposals)
- Information About the Review Process: [fcgov.com/ResidentReview](http://fcgov.com/ResidentReview)



**Kum & Go #0951  
VICINITY MAP**



*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. Auxiliary aids and services are available for persons with disabilities. Contact Shar Manno, Manager, Customer Support, [smanno@fcgov.com](mailto:smanno@fcgov.com) or 970-221-6767 (V/TDD: Dial 711 for Relay Colorado).*

*Esta es una notificación sobre la reunión de su vecindario o sobre una audiencia pública sobre el desarrollo o proyecto en la propiedad cerca de donde usted es el dueño de propiedad. Si usted desea que esta notificación sea traducida al español sin costo alguno, favor enviar un correo electrónico en español a la siguiente dirección electrónica: [translate@fcgov.com](mailto:translate@fcgov.com).*