



Development Review Center  
281 North College Avenue  
PO Box 580  
Fort Collins, CO 80522-0580  
970-221-6750  
[fcgov.com/DevelopmentReview](http://fcgov.com/DevelopmentReview)

## NOTICE OF PUBLIC HEARING

April 14, 2016

Dear Property Owner or Resident:

On Thursday, April 28, 2016, at 5:30 P.M., in conference room A at 281 North College Avenue, the City of Fort Collins Hearing Officer will conduct a public hearing to consider a development proposal near your property. The project is referred to as **Maverik Convenience Store and Fuel Sales, #PDP 150028**.

This is a request to redevelop a portion of an existing commercial property (America's Best Inn and Suite Hotel and vacant restaurant) located 4333 East Mulberry Street. The parcel is 1.77 acres located on the site of the vacant restaurant and its parking lot. The convenience store and fuel facility consists of a 5,500 square foot building, ten fuel islands, an overhead canopy and 33 parking spaces. The P.D.P. includes a request for a Modification of Standard to the build-to line requirement of Section 3.5.3(C)(2)(a) which would have the effect of moving the store further back from the public street. The site is located at the southeast quadrant of I-25 and East Mulberry Street and zoned C-G, General Commercial.

Please see the online guide with more information on the development review process by at [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview). You may also contact me or Sarah Burnett, Neighborhood Development Review Liaison, at 970-224-6076 or [sburnett@fcgov.com](mailto:sburnett@fcgov.com) for further information.

Sincerely:

Ted Shepard, Chief Planner  
City of Fort Collins  
281 North College Avenue  
Fort Collins, CO 80522  
970-221-6343  
[tshepard@fcgov.com](mailto:tshepard@fcgov.com)

### HEARING TIME AND LOCATION

Thursday, April 28, 2016  
5:30 P.M.  
Conference Room A  
281 North College Avenue  
Fort Collins, CO 80524

### PROPOSAL NAME & LOCATION

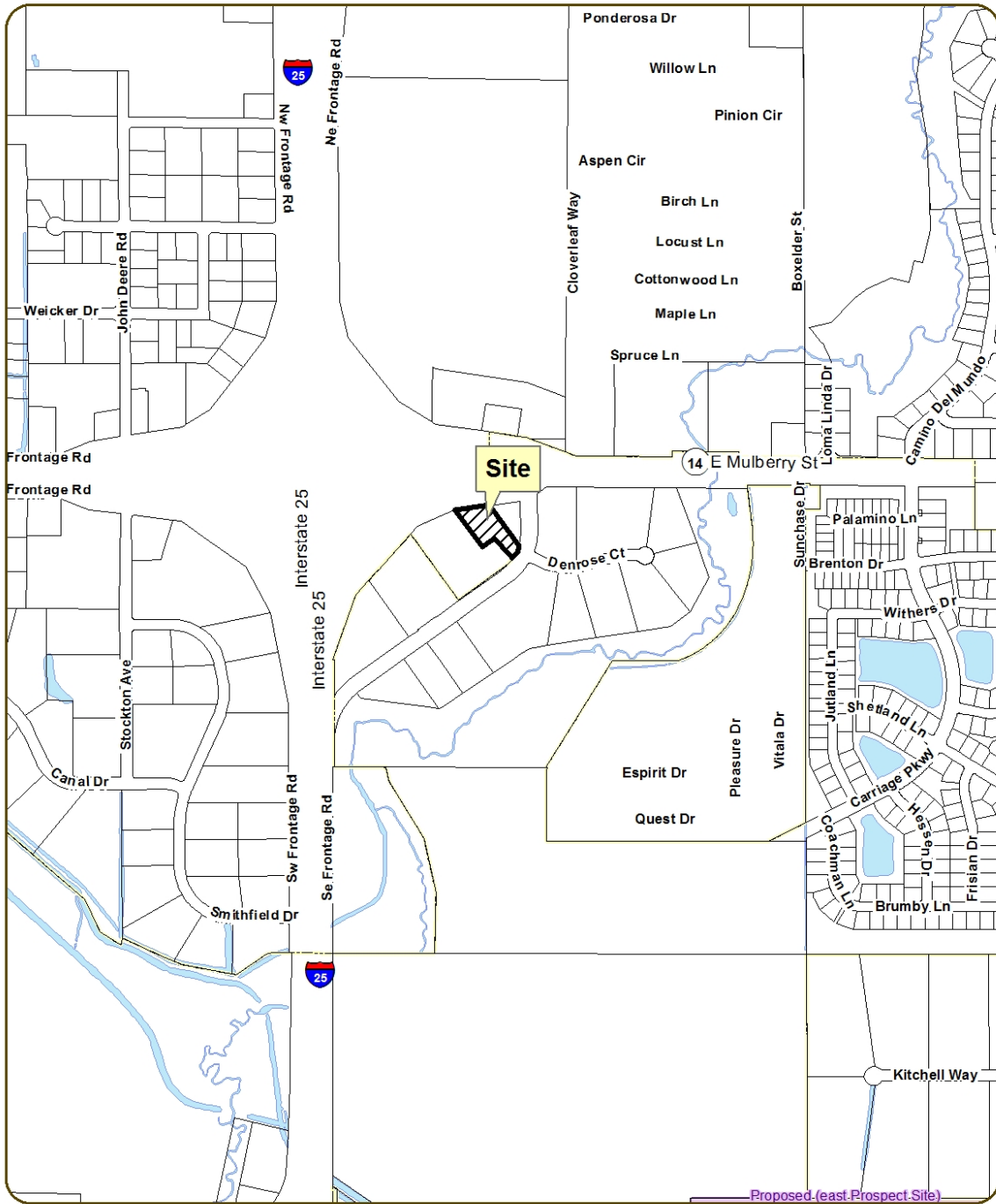
Maverik Convenience Store and Fuel  
Sales Project Development Plan  
4333 East Mulberry Street  
(Please see map on reverse)

### PROPOSAL DESCRIPTION

- Convenience Store
- 10 fuel pumps under canopy
- 1.77 acres parcel size
- 5,500 square foot building
- One-story
- 33 parking spaces
- Access from Southeast Frontage Road
- Zoned C-G, General Commercial
- Modification Request – Build-To Line (Land Use Code Section 3.5.3(C) for building placement)

### HELPFUL RESOURCES

- Hearing Notice, Plans, and Staff Report. Please note it may take several days after this mailing for the following link to activated: [fcgov.com/cityclerk/planning-zoning](http://fcgov.com/cityclerk/planning-zoning)
- Information About the Review: [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview)



1 inch = 700 feet

## Maverik Project Development Plan



*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. 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).*