



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)

# NEIGHBORHOOD MEETING INVITATION

February 15, 2018

Dear Property Owner or Resident:

This letter is being sent to let you know of a potential development proposal near your property and to invite you to the neighborhood meeting where you can learn more about the proposal. Specific information about this development proposal is to the right and on the back of this letter.

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 neighborhood meeting 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 your participation in the development review process. More information can be found by visiting [fcgov.com/CitizenReview](http://fcgov.com/CitizenReview). If you have any questions, please contact me or Sylvia Tatman-Burruss, Neighborhood Development Review Outreach Specialist, at 970-224-6076 or [statman-burruss@fcgov.com](mailto:statman-burruss@fcgov.com). Sylvia is available to assist residents who have questions about the review process and how to participate.

Sincerely,

Pete Wray, AICP | Senior City Planner  
970.221.6754  
[pwray@fcgov.com](mailto:pwray@fcgov.com)

## MEETING TIME AND LOCATION

Thursday, March 1, 2018  
6:00–7:30 P.M.  
AmericInn Lodge & Suites Fort Collins  
South  
7645 Westgate Drive (SE corner of E.  
CR 32 and I-25)

## PROPOSAL NAME & LOCATION

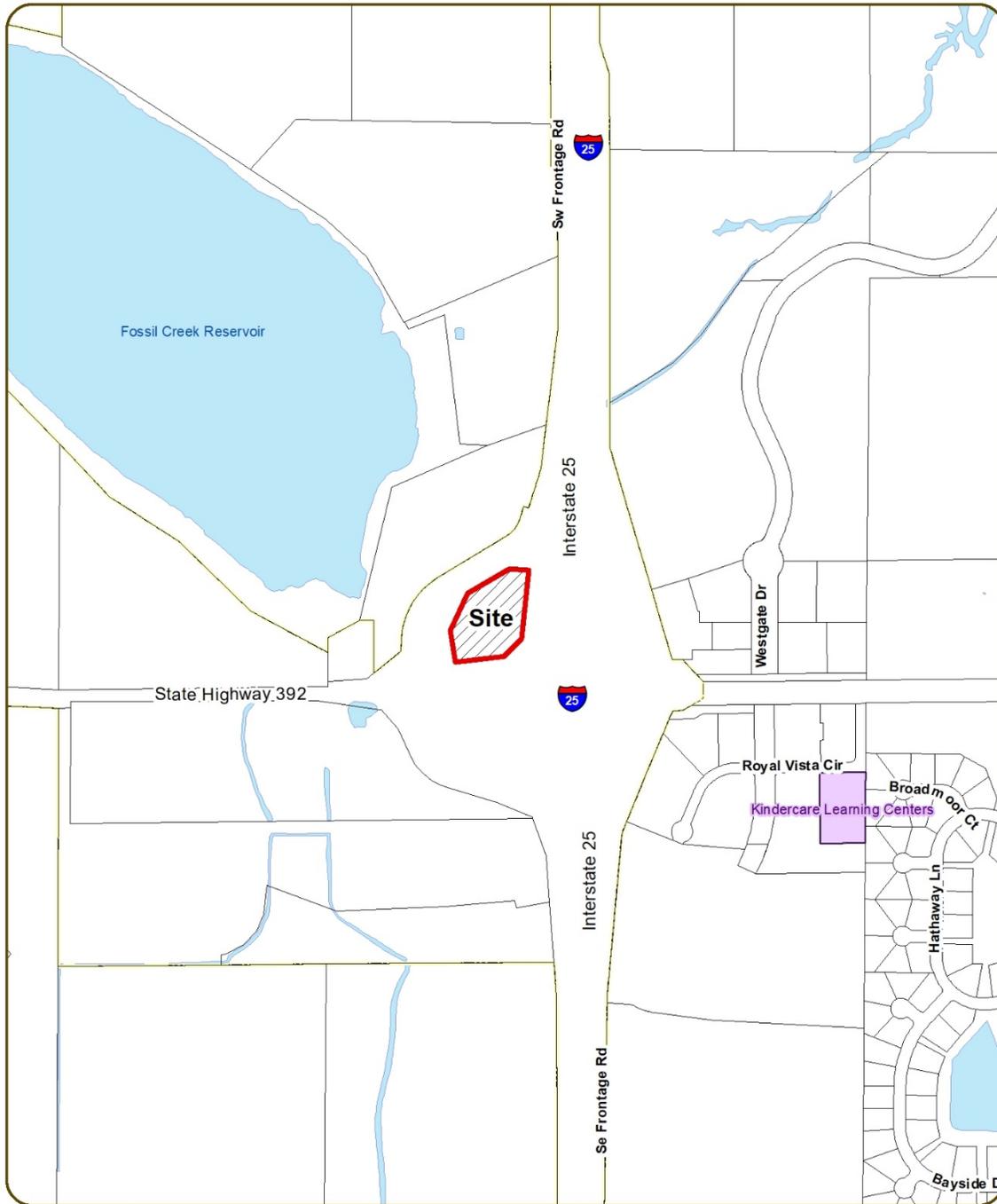
Loaf N Jug Fuel Center CDR170062  
Lot 2 of Interstate Land Holdings, SW  
Frontage Road (NW corner of I-25 and  
Carpenter Road)  
(Please see project location map on the  
back of this letter)

## PROPOSAL DESCRIPTION

- This is a proposal to develop a convenience store and car wash with fuel sales on approximately 2.84 acres.
- Proposed development will include a 5,300 SF Convenience Store with 10-MPD fuel canopy, and 980 SF detached drive through car wash facility and outdoor seating area.
- 25 parking spaces will be provided on site.
- Primary access is off the SW Frontage Road.
- The site is in the General Commercial (CG) zone district.
- This proposal will be subject to a review and public hearing by the Planning & Zoning Board (P&Z).
- Residents who receive this letter will also receive a letter for the P&Z hearing.

## HELPFUL RESOURCES

- This letter is also available at:  
[fcgov.com/ReviewAgendas](http://fcgov.com/ReviewAgendas)



1 inch = 633 feet

## Loaf 'N Jug Fuel Center



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).