

March 30, 2012

Dear Resident / Property Owner:

On Wednesday, April 18, 2012, at 5:15 p.m., in Conference Room A, 281 North College Avenue, a City of Fort Collins Hearing Officer will conduct a public administrative hearing to consider a new 7-Eleven convenience store to be located at 3045 West Prospect Road.

The project is proposing to demolish the existing U-Pump-It gasoline station at the southeast corner of South Overland Trail and West Prospect Road. In its place, the applicants propose to construct a new one-story, 2,786 square foot building for convenience retail sales. The site is zoned Neighborhood Commercial, and convenience retail stores are permitted in the Neighborhood Commercial zone district. It is important to note that the Land Use Code does not contain language regarding "spacing" regulations between existing and proposed convenience retail stores without fuel sales.

We value comments from the community and your input is an important part of the City's review of this proposal. For more information regarding this proposed project, please go to <http://www.fcgov.com/developmentreview/agendas.php>. There you will find this letter, a vicinity map, and the proposed site plans. Additionally, you may find it helpful to review the Citizens' Development Review Guide, available at <http://www.fcgov.com/developmentreview/citizenreview.php>. This guide may aid you in understanding your role in the development review process and how to provide effective input at the April 18<sup>th</sup> public hearing.

Additionally, the hearing notification list is derived from official records of the Larimer County Assessor. Because of the lag time between occupancy and record keeping, or because of rental situations, a few affected property owners may have been missed. Please feel free to notify your neighbor of this pending meeting so all neighbors may have the opportunity to attend. If you are unable to attend the public hearing, but would like to provide input, written comments are welcome via U.S. mail to the address above or you may e-mail them to me in word document format at [clevingston@fcgov.com](mailto:clevingston@fcgov.com).

Sincerely,

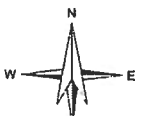


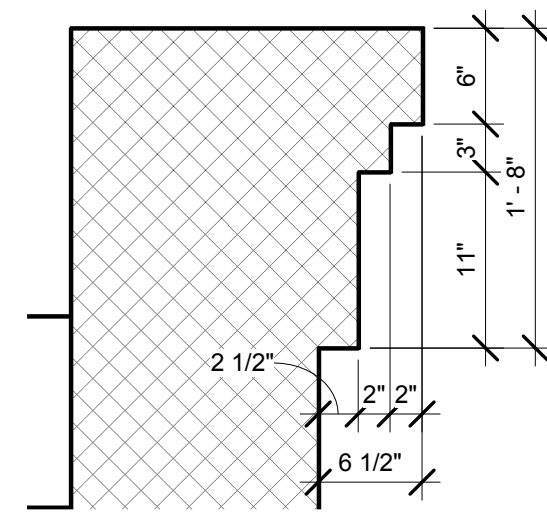
Courtney L. Levingston, LEED AP  
City Planner



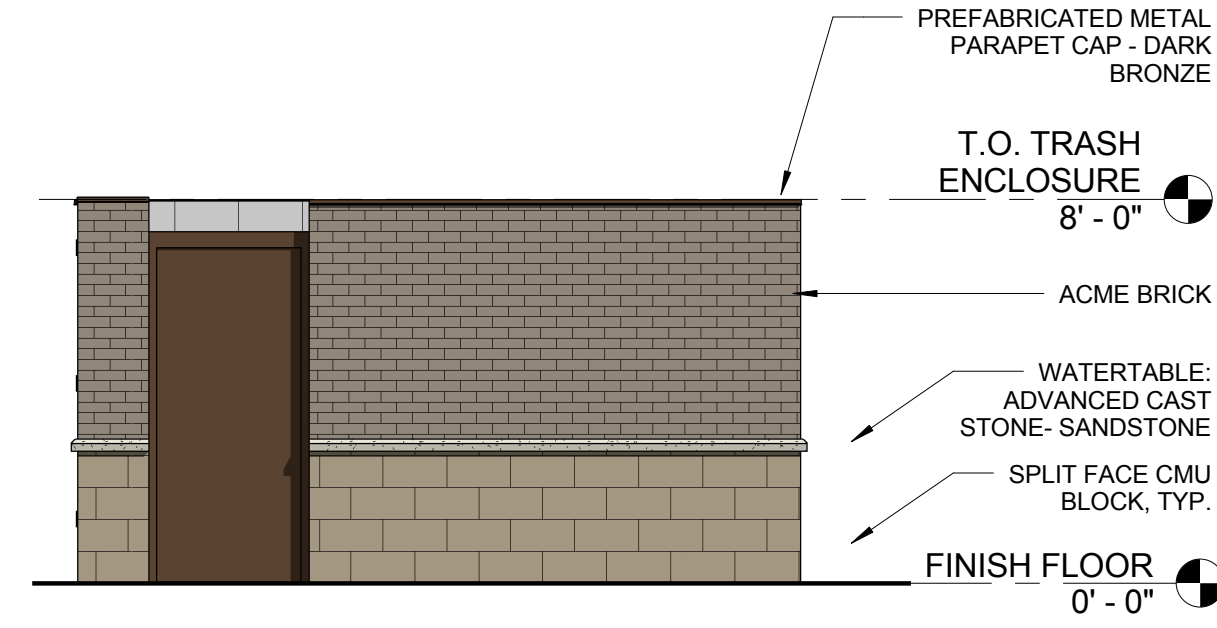
1 inch = 600 feet

# 3045 West Prospect Road

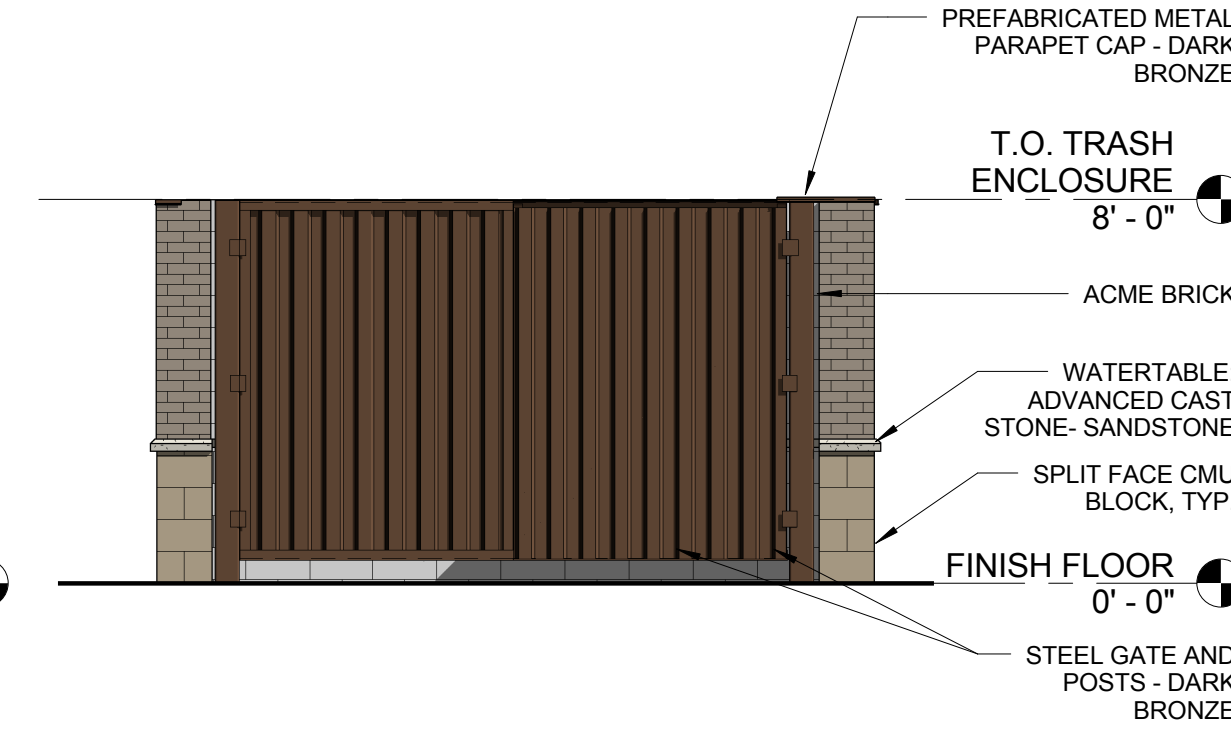




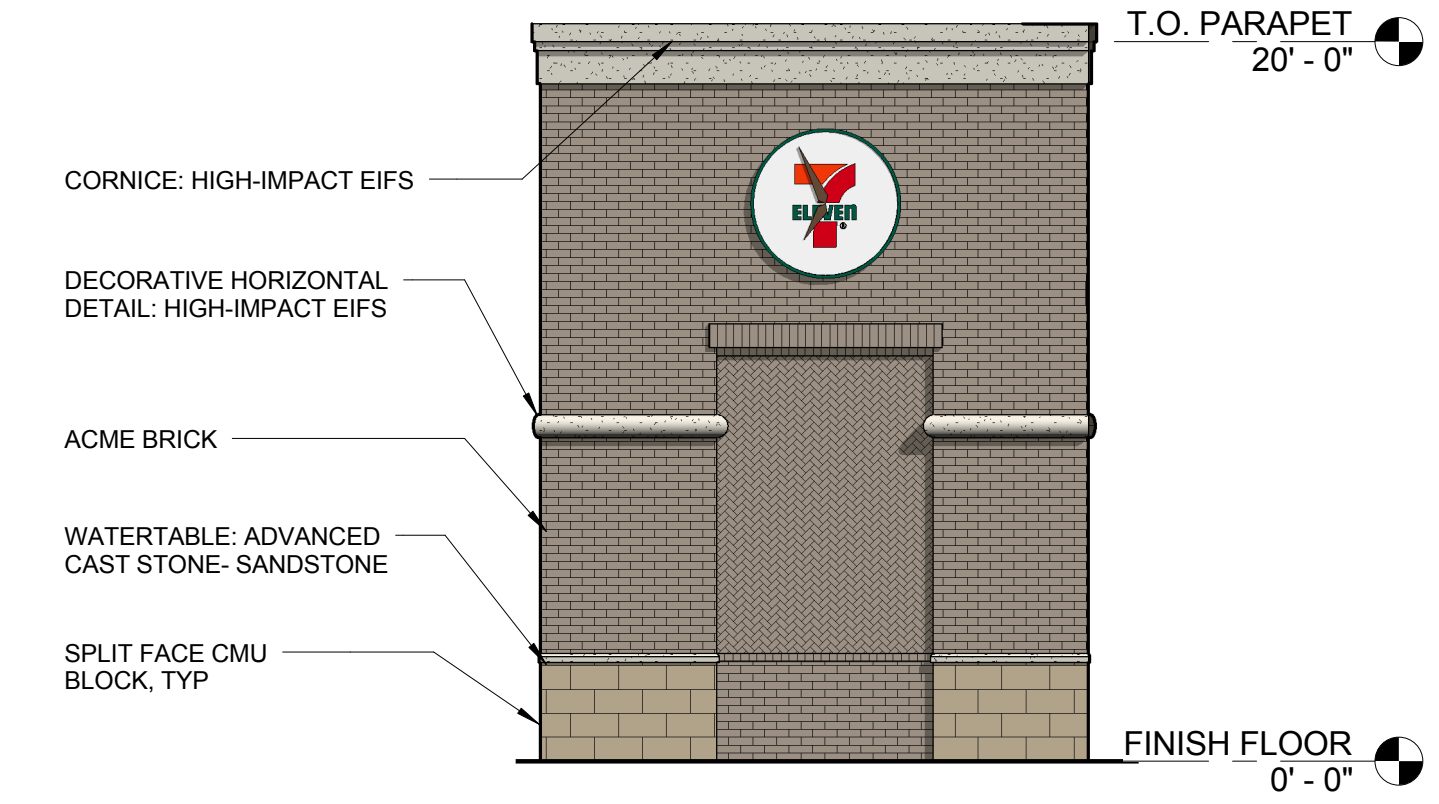
8 CORNICE DETAIL  
1" = 1'-0"



7 TRASH ENCLOSURE SIDE ELEVATION  
1/4" = 1'-0"



6 TRASH ENCLOSURE FRONT ELEVATION  
1/4" = 1'-0"



5 NORTHWEST ELEVATION  
3/16" = 1'-0"



4 NORTH ELEVATION  
3/16" = 1'-0"



3 SOUTH ELEVATION  
3/16" = 1'-0"



2 WEST ELEVATION  
3/16" = 1'-0"



1 EAST ELEVATION  
3/16" = 1'-0"

**ROTH ENGINEERING GROUP, LLC**

21763 UNBRIDLED AVENUE  
PARKER, CO 80138  
PHONE: 303-841-9365  
FAX: 303-848-5212

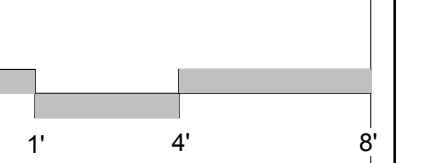
PROSPECT 7-ELEVEN STORE NO. 35506  
EXTERIOR ELEVATIONS



121 GRANT STREET  
DENVER, CO 80205

ISSUE DATE:	JANUARY 25, 2012	BY:	
DATE:		REVISIONS:	

DESIGNED BY:	CAM
DRAWN BY:	CAM
JOB NUMBER:	11-99008



PRELIMINARY  
NOT FOR  
CONSTRUCTION

SHEET NUMBER:  
**RB-E**



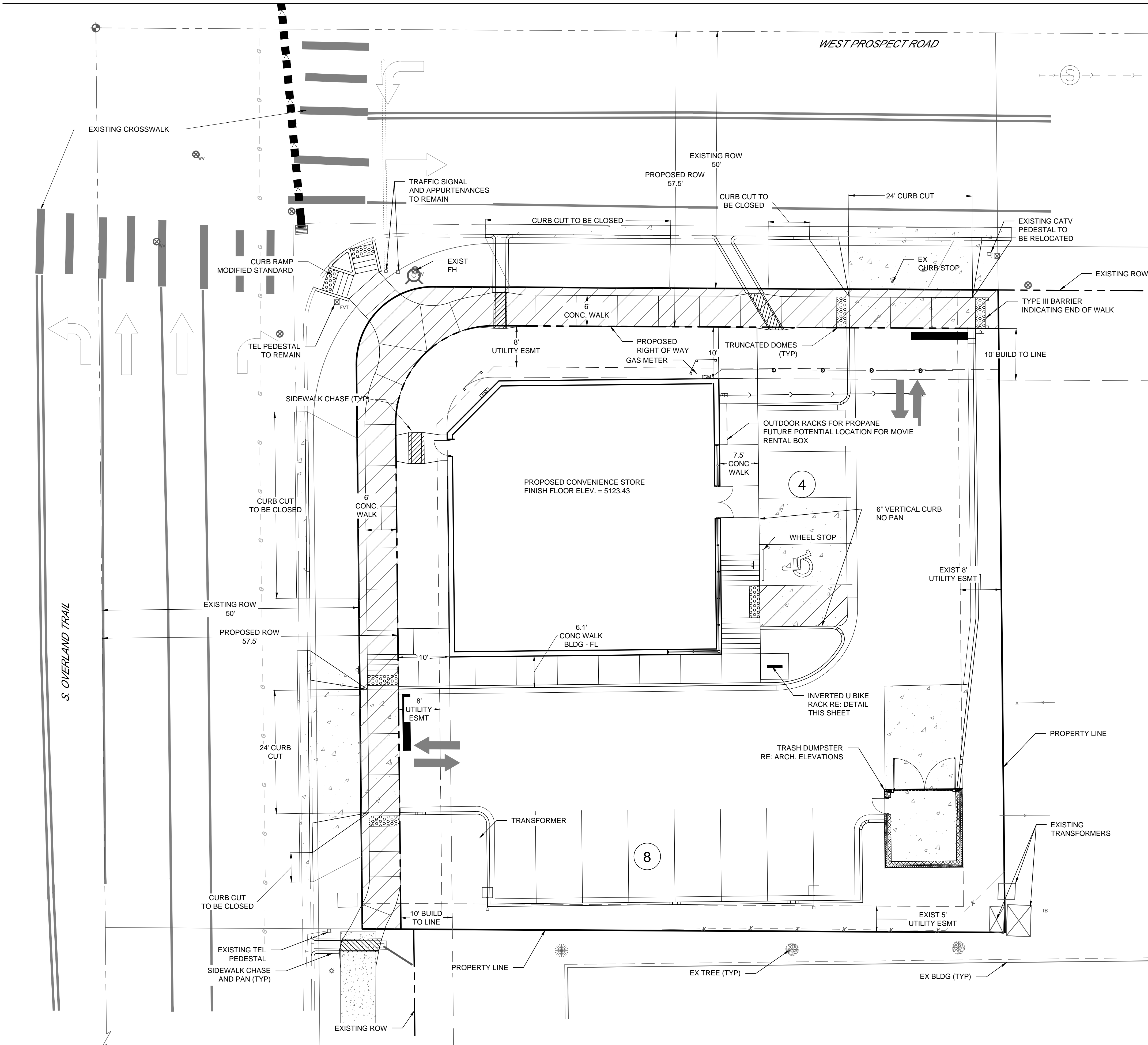
ISSUE DATE:	JANUARY 25, 2012
DATE	REVISIONS
BY	

DESIGNED BY:	---
DRAWN BY:	---
JOB NUMBER:	111101

PLAN SCALE	10 0 10
HORIZONTAL SCALE:	1" = 10'
BAR IS 2 INCHES ON ORIGINAL DRAWING	

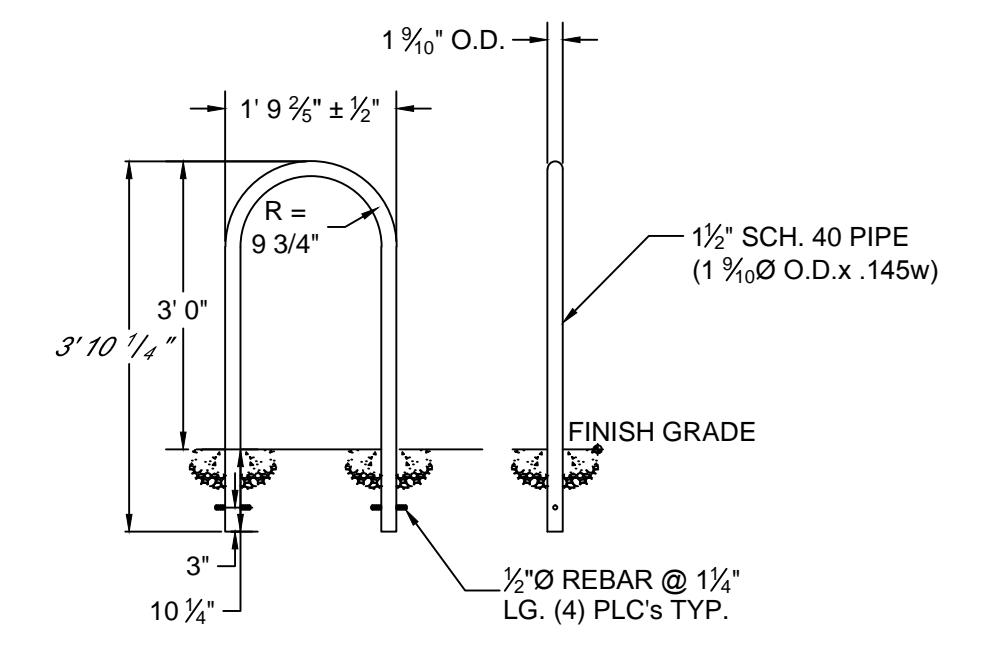
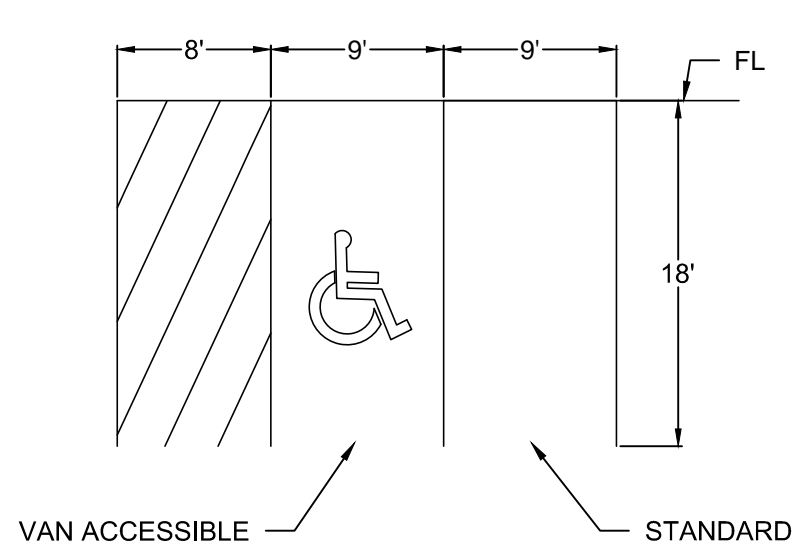
**SITE PLAN**

SHEET NUMBER:  
**C1.2 OF -**



**LEGEND:**

- EXISTING GAS
- EXISTING OVERHEAD UTILITY
- EXISTING UNDERGROUND ELECTRIC
- EXISTING TELEPHONE
- EXISTING CABLE TV
- EXISTING FIBER OPTIC
- EXISTING SANITARY SEWER AND MH
- EXISTING WATERLINE AND VALVE
- EXISTING STORM SEWER, MH AND INLET
- STORM SEWER AND INLET
- UNDERDRAIN
- WATER SERVICE
- SANITARY SERVICE W/ CLEANOUTS
- GAS LINE
- TELEPHONE LINE
- SIDEWALK
- CONCRETE PAVING DRIVING SURFACE
- TRUNCATED DOMES
- DOOR
- SIDEWALK CHASE
- VEHICLE MOVEMENT DIRECTION
- PARKING LOT LIGHT
- TRANSFORMER
- ELECTRIC METER
- GAS METER
- PARKING COUNT
- RIGHT OF WAY DEDICATION



- NOTES:**
- CURB CUT CLOSURE TO BE WITH 6" VERTICAL CURB AND GUTTER WITH 2" PAN.
  - PARKING LOT IS ASPHALT EXCEPT AS INDICATED.
  - ALL SITE CURB AND GUTTER IS 6" VERTICAL WITH A 1" PAN EXCEPT AS INDICATED ON PLAN.
  - HANDICAP PARKING SPACE SHALL BE IDENTIFIED BY A SIGN, CENTERED BETWEEN THREE (3) AND FIVE (5) FEET ABOVE THE PARKING SURFACE, AT THE HEAD OF THE PARKING SPACE. THE SIGN SHALL INCLUDE THE INTERNATIONAL SYMBOL OF ACCESSIBILITY AND STATE RESERVED, OR EQUIVALENT LANGUAGE PER LUC 3.2.2(K)(5)

- NOTES:**
- INSTALLATION TO BE COMPLETED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.