

HC SITE PLAN REVIEW ADMINISTRATIVE RULING
1st STOP PLAZA
PLANNING DEPARTMENT PROJECT #53-95

WHEREAS, the applicant, 1st Stop Plaza, LLP, has duly followed the City procedure for HC - Highway Commercial Site Plan Review as outlined in Sections 29-314 and 29-520 of the City Code and has submitted this application for HC Site Plan Review of the following described property, to wit:

**Situate in the Southwest 1/4 of Section 1, Township 7 North, Range 69
West of the Sixth P.M., City of Fort Collins, County of Larimer, State of
Colorado.**

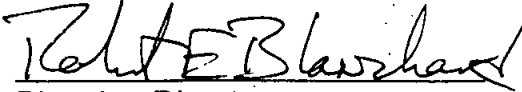
WHEREAS, the City Planning Department staff processed the application request in accordance with Sections 29-314 and 29-520 of the City Code, including the notification of property owners within 500 feet of the said property and posting the required sign on the subject property; and

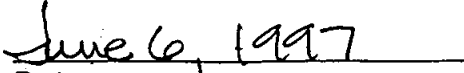
WHEREAS, the Planning Director held a public hearing on Tuesday, May 6, 1997, at 2:00 P.M. in the Planning Department Conference Room at 281 North College Avenue for the purpose of reviewing the HC Site Plan Review request and for establishing a vested right under Article 68 of Title 24, C.R.S.

NOW, THEREFORE, IT IS HEREBY DETERMINED BY THE PLANNING DIRECTOR OF THE CITY OF FORT COLLINS THAT:

The HC Site Plan now known as 1st Stop Plaza, #53-95 hereby is approved, and as grounds, therefore, the Planning Director does find the following facts to be true:

- A. The proposal meets the current design criteria and standards of the City of Fort Collins for streets and utilities.
- B. The lots are consistent with and meet the requirements of the CN - North College Commercial Zoning District.
- C. The plan is in conformance with the Standards and Guidelines for the North College Avenue Corridor, HC - Highway Commercial District.
- D. Elevations for Building A, on Lot Two, must be submitted to the Current Planning Department for review and approval prior to issuance of a building permit for that building.


Planning Director


Date