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April 19, 2012

Steve Timms  
Commerce City  
Community Development Dept.  
7887 East 60<sup>th</sup> Ave.  
Commerce City, CO 80022

RE: Valero Diamond Metro, Inc.  
Corner Store #4074  
5601 Quebec Street  
Commerce City, CO

Dear Mr. Timms,

Valero Diamond Metro, Inc. (Valero) is proposing to raze and rebuild their existing facility located at 5601 Quebec Street. The proposed redevelopment will consist of a new 7,200 s.f. building that will contain a 5,000 s.f. convenience store and a 2,200 s.f. Subway restaurant, a new 6 island freestanding canopy and a 3 position diesel canopy.

The main building will face Quebec Street with customer parking in front. The car canopy will be facing 56<sup>th</sup> Avenue, and the diesel canopy will be behind the convenience store. Locating the diesel canopy behind the store will segregate the traffic for diesel truck customers.

The convenience store hours of operation will be 24 hours, 7 days, the Subway hours will be 6 a.m. to 11 p.m.. Anticipated number of employees is 4 per shift for the convenience store and 3 per shift for the Subway.

Deliveries are expected daily to both the convenience store and the Subway.

Buffering for neighboring land uses will be achieved by landscape screening.

If you should have any questions please do not hesitate to call me.

Sincerely,

Corey Stinar