

Conceptual Review Agenda

Schedule for 07/12/18 to 07/12/18

281 Conference Room A

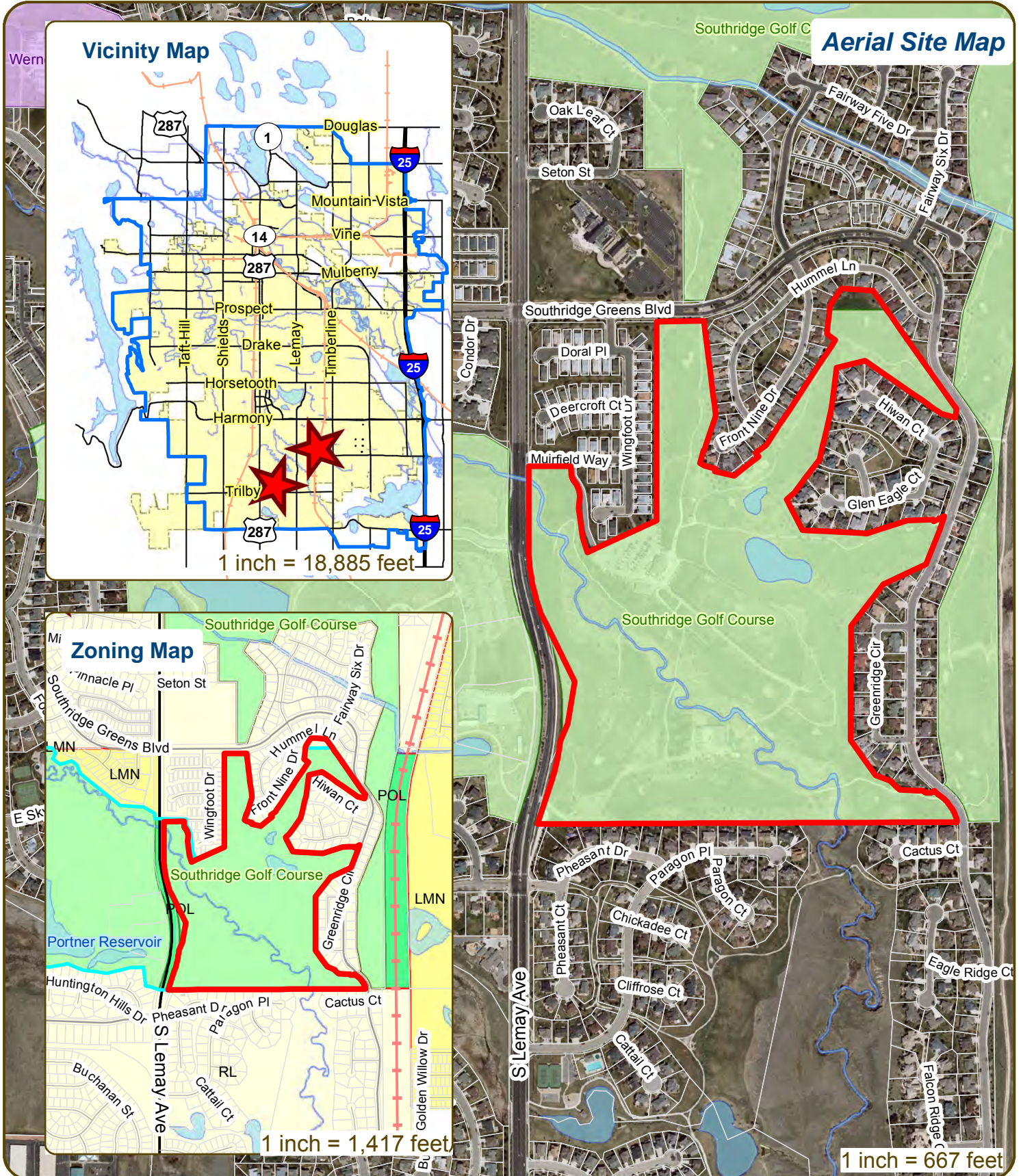
Thursday, July 12, 2018

Time	Project Name	Applicant Info	Project Description		
9:30	Southridge Verizon WTE CDR180044 Rescheduled to 8/16/2018 at 10:15am.	Shawn Turk (720) 834-4361 turks@bv.com	This is a request to install 6 new wireless antennas and ground support equipment at Southridge Gold Course (parcel #8607218902). There is an existing driving range net pole at the location and it would be replaced with a new pole approximately 54' high to accommodate the antennas within a cannister. Ground equipment would be concealed within a 10 ½ x 19 ½ foot enclosure with siding to match existing buildings. The proposed project is within the Public Open Lands (POL) zone district and is subject to Administrative (Type 1) review.	Planner	Clark Mapes
				DRC	Todd Sullivan
10:15	Ridgewood Hills 4th Filing Replat CDR180045	David Kasprzak (970) 669-3737 david@tfqdesign.com	This is a request to replat Ridgewood Hills Tract B at the intersection of Triangle Dr and Avondale Rd (parcel #961442200). The 5.19-acre site is currently approved for multi-family use and the applicant is requesting a change to 24 single-family lots. The site is currently undeveloped. The proposed project is within the Low-Density Mixed-Use (LMN) zone district with a small portion within the Medium-Density Mixed-Use (MMN) zone district and is subject to Administrative (Type 1) Review	Planner	Ted Shepard
				DRC	Tenae Beane

Thursday, July 12, 2018

Time	Project Name	Applicant Info	Project Description		
11:00	College & Kensington Drive-Thru CDR180046	Cori Echevarria (720) 684-4981 cechevarria@permontesgroup.com	This is a request to construct a drive-thru restaurant at the southwest corner of S College Ave and Kensington Dr (parcel #9735443001). The proposal includes a 2,400-square foot building with 20 parking stalls. Primary site access would be taken from Kensington Dr to the north. The drive-thru lane runs interior to the site. The proposed project is within the General Commercial (CG) zone district and is subject to Planning and Zoning Board (Type 2) review.	Planner	Pete Wray
				DRC	Brandy BH

Southridge Golf Course Wireless Telecommunications Equipment



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CONCEPTUAL REVIEW: APPLICATION

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BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Shawn Turk, Consultant on behalf of Verizon Wireless

Business Name (if applicable) Black & Veatch

Your Mailing Address 4600 S. Syracuse Street, Denver, CO 80237

Phone Number 720-834-4361 Email Address turks@bv.com

Site Address or Description (parcel # if no address) APN 8607218902

Description of Proposal (attach additional sheets if necessary) Installation of 6 new wireless antennas, with support equipment on an existing driving range pole at the Southridge Golf Course. Pole will be swapped for a new pole to support equipment, with antennas concealed in a canister above the existing pole.

Proposed Use Wireless Facility Existing Use Golf Course

Total Building Square Footage S.F. Number of Stories Lot Dimensions

Age of any Existing Structures Not applicable

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? Yes No If yes, then what risk level?

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area Approximately 235 square feet S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



SITE NAME: **FTC ROMA VALLEY**

PROJECT: NEW BUILD - ZONING DRAWINGS

SITE ADDRESS: 5750 S. LEMAY AVE.
FT. COLLINS, CO 80538



VERIZON WIRELESS SERVICES
3131 S. VAUGHN WAY, SUITE 550
AURORA, CO 80014

PROJECT INFORMATION
SITE NAME

FTC ROMA VALLEY

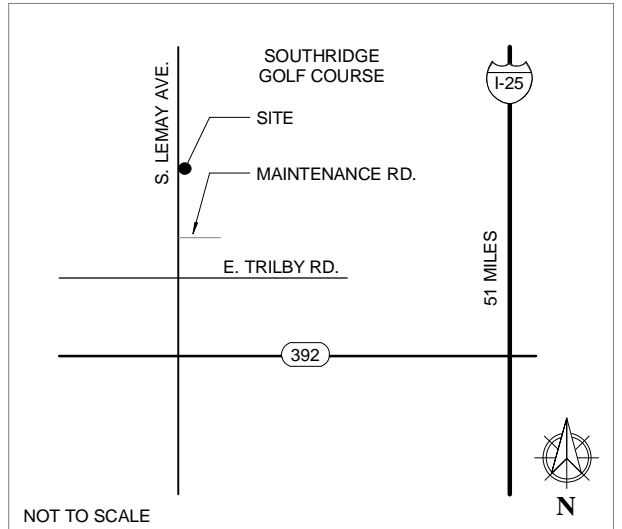
5750 S. LEMAY AVE.
FT. COLLINS, CO 80538

CONSULTANT

EXISTING CONDITIONS



VICINITY MAP



DIRECTIONS

- FROM DENVER
- I-25 NORTH (51 MILES)
 - EXIT 262, CO-392 (5 MILES)
 - RIGHT ON S. LEMAY AVE (1 MILE)
 - GOLF COURSE MAINTENANCE RD. IS ON THE RIGHT AFTER E. TRILBY RD.
 - SITE IS ON THE SIDE OF THE FAIRWAY NORTH OF THE MAINTENANCE RD.

PROJECT DATA

JURISDICTION	CITY OF FT. COLLINS
APN	8607218902
ZONING DESIGNATION	PUBLIC OPEN LANDS DISTRICT

<u>NEW CONSTRUCTION</u>	U
OCCUPANCY GROUP	V-B
CONSTRUCTION TYPE	N/A
FULLY SPRINKLERED	N/A
NO. STORIES	N/A

GOVERNING CODES:
2015 IBC, 2015 IFC, 2015 IMC, 2015 IECC, 2017 NEC

A.D.A. COMPLIANCE
THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

DRAWING INDEX

SHEET	DESCRIPTION
T1.0	TITLE SHEET
LS1	TOPOGRAPHIC SURVEY (PENDING)
LS2	TOPOGRAPHIC SURVEY (PENDING)
A1.0	SITE PLAN
A2.0	ENLARGED PLANS
A3.0	EAST ELEVATION
A3.1	SOUTH ELEVATION

PROJECT DESCRIPTION

- REPLACE EXISTING GOLF COURSE NET POLE WITH NEW MONOPOLE
- (9) NEW VERIZON WIRELESS ANTENNAS AND EQUIPMENT ON NEW MONOPOLE
- NEW EQUIPMENT ENCLOSURE WITH VERIZON WIRELESS EQUIPMENT WITHIN
- NEW UNDERGROUND ELECTRICAL SERVICE
- NEW UNDERGROUND FIBER SERVICE

PROJECT TEAM

OWNER	CLIENT	SITE ACQUISITIONIST	RF ENGINEER	ARCHITECT	SURVEYOR
CITY OF FORT COLLINS TYLER MARR PHONE: 970.416.4205	VERIZON WIRELESS CONSTRUCTION ENGINEER KENT McDERMOTT 3131 S. VAUGHN WAY SUITE 550 AURORA CO. 80014 CELL: 406.941.2110	BLACK & VETCH SHAWN TURK 4600 S. SYRACUSE STREET SUITE 800 DENVER, CO 80237 PHONE:303.229.4681	VERIZON WIRELESS RAM NANDIRAJU 3131 S. VAUGHN WAY SUITE 550 AURORA, CO 80014 PHONE: 720.467.0443	CSAI CHARLES STECKLY, AIA 5935 S. ZANG STREET SUITE 280 LITTLETON, CO 80127 CELL: 303.210.8972 OFFICE: 303.932.9974	PRECISION SURVEYING & MAPPING 9145 KENYON AVE SUITE 101 DENVER, CO 80237 PHONE: 303.753.9799

1st REVIEW SGP 2nd REVIEW SSB

CHARLES STECKLY
ARCHITECTURE
5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

NOT FOR CONSTRUCTION

TITLE SHEET

T1.0

- BBU/RRH HYBRID & COAX CABLES
- MW/FIBER EQ. FIBER
- OVP/ELEC. EQ. POWER/GROUNDING
- ACCESS/UTILITY EASEMENT GEN. CONST./UTILITY EASEMENT
- LEASE AREA EXISTING EASEMENT
- ANTENNAS
- PENETRATIONS

A	05/11/18	CONCEPT	SMV
B	05/24/18	CITY COMMENTS	SGP

1st REVIEW SGP 2nd REVIEW SSB



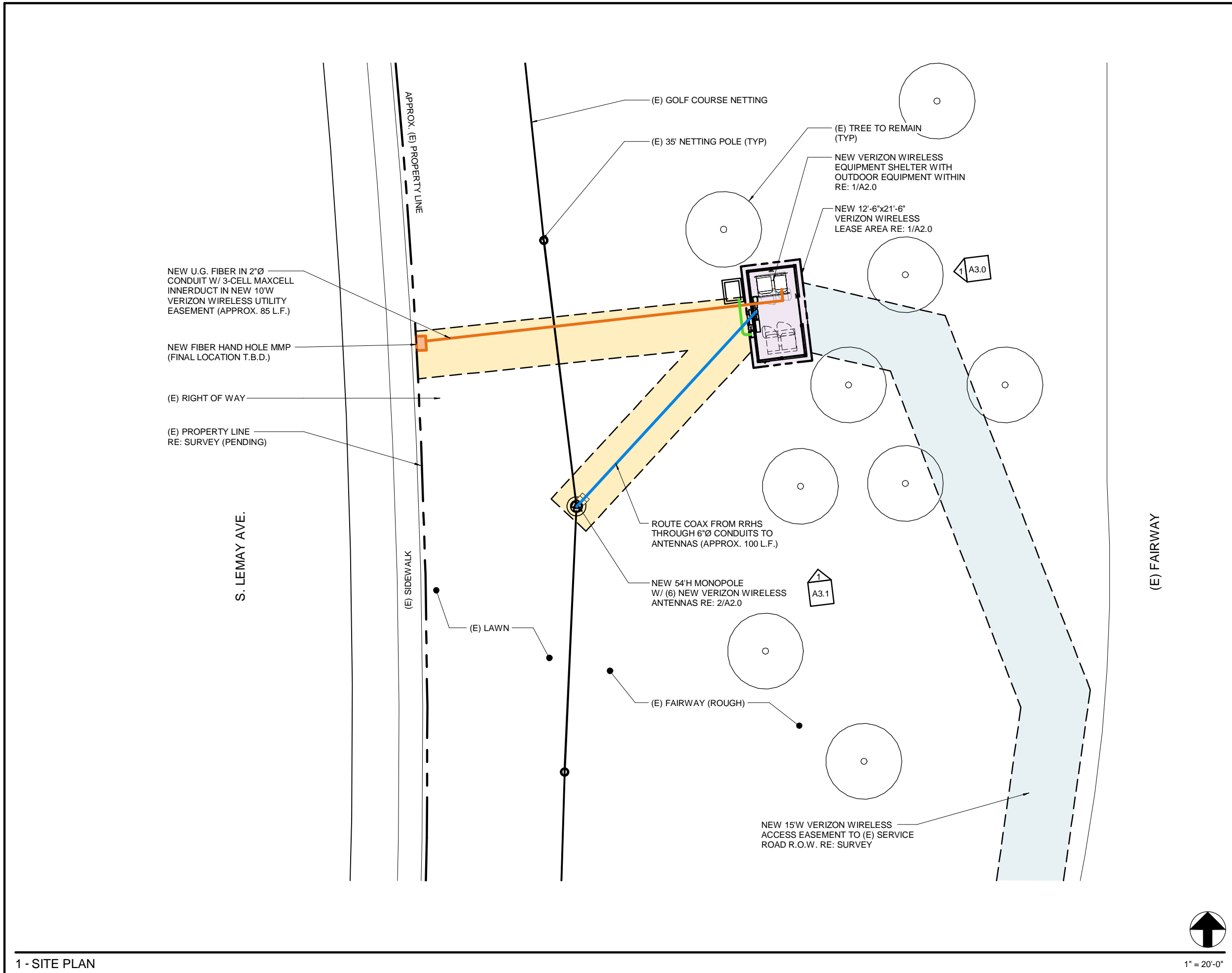
5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

**NOT FOR
CONSTRUCTION**

SITE PLAN

A1.0

- BBU/RRH HYBRID & COAX CABLES
- MW/FIBER EQ. FIBER
- OV/PELEC. EQ. POWER/GROUNDING
- ACCESS/UTILITY EASEMENT GEN. CONST./UTILITY EASEMENT
- LEASE AREA EXISTING EASEMENT
- ANTENNAS
- PENETRATIONS



A	05/11/18	CONCEPT	SMV
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1st REVIEW SGP 2nd REVIEW SSB

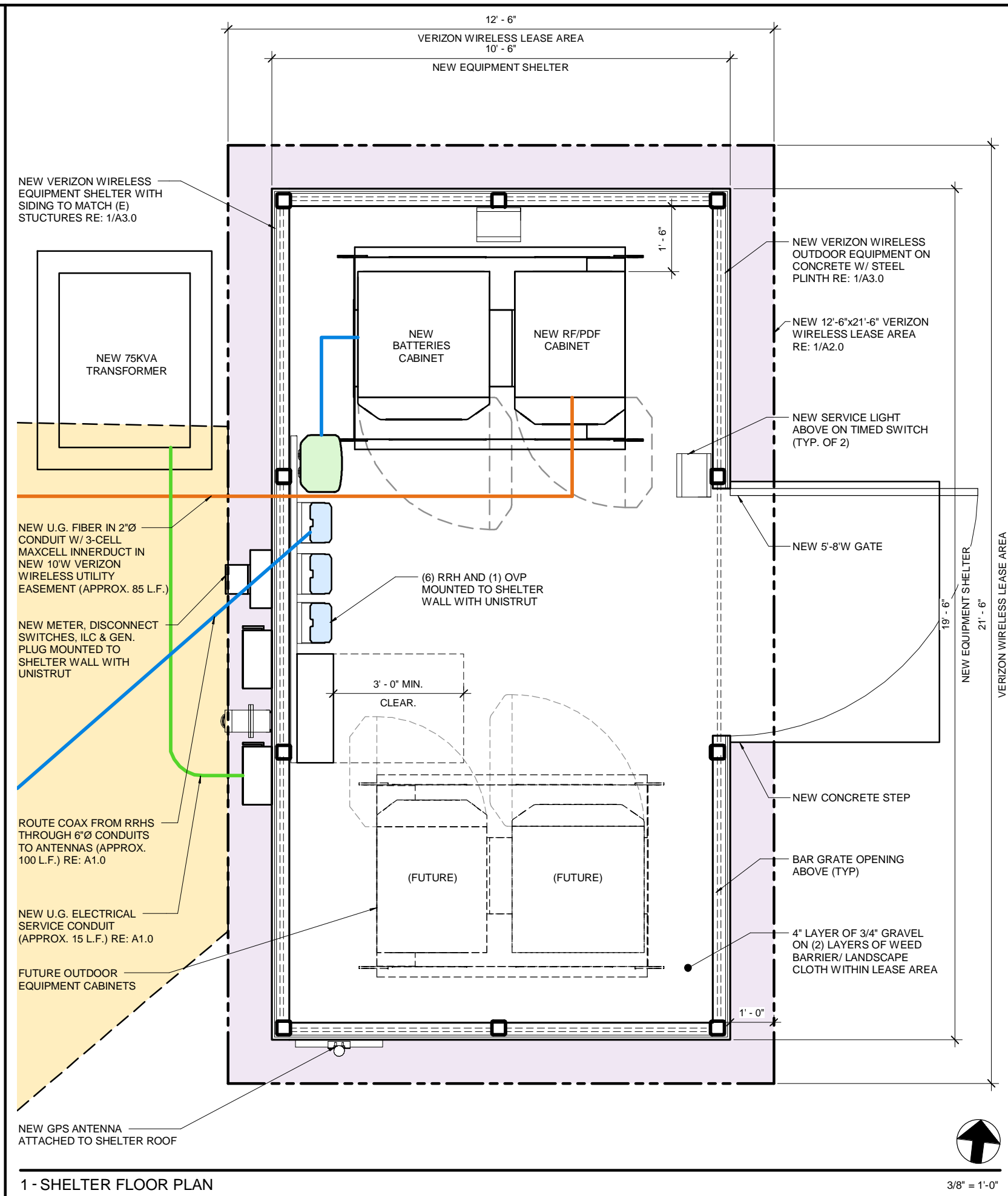
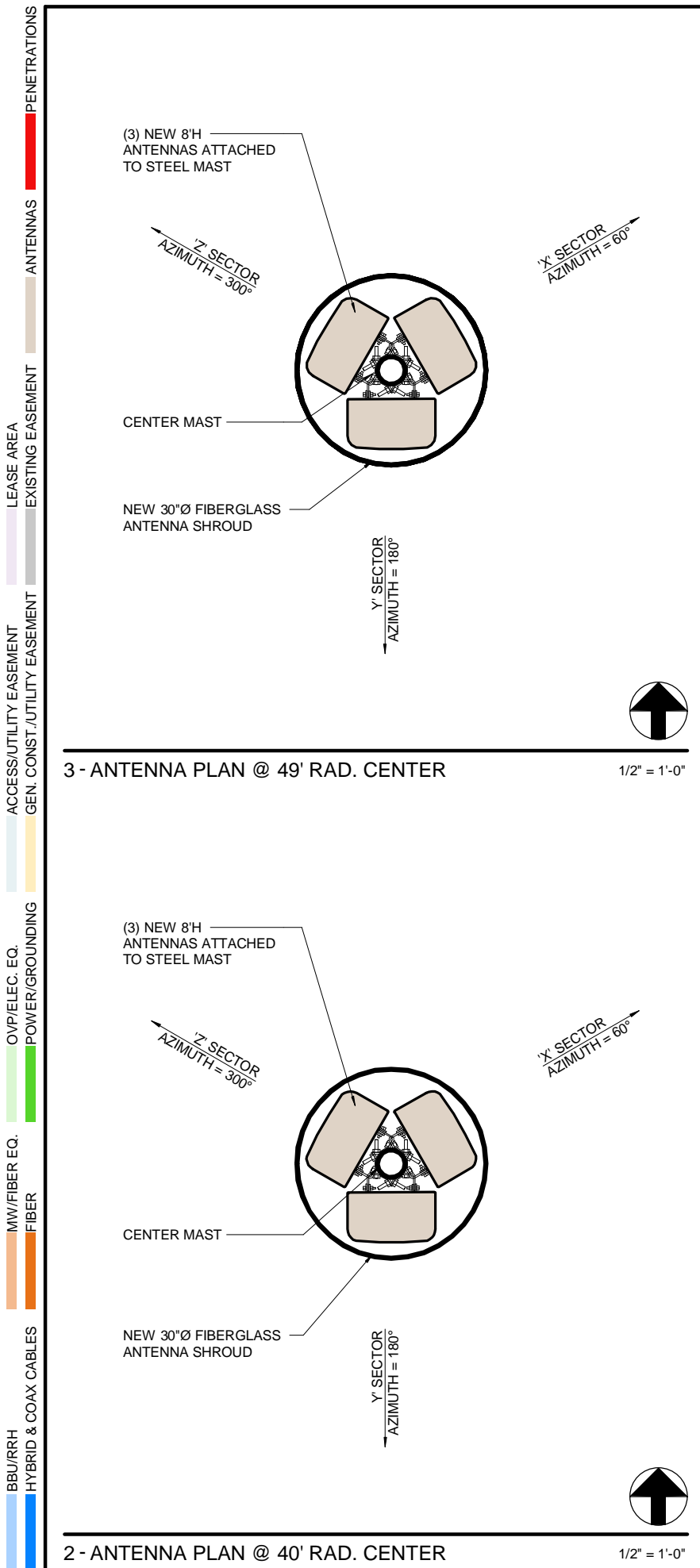


5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

NOT FOR CONSTRUCTION

ENLARGED PLANS

A2.0



A	05/11/18	CONCEPT	SMV
B	05/24/18	CITY COMMENTS	SGP

1st REVIEW SGP 2nd REVIEW SSB

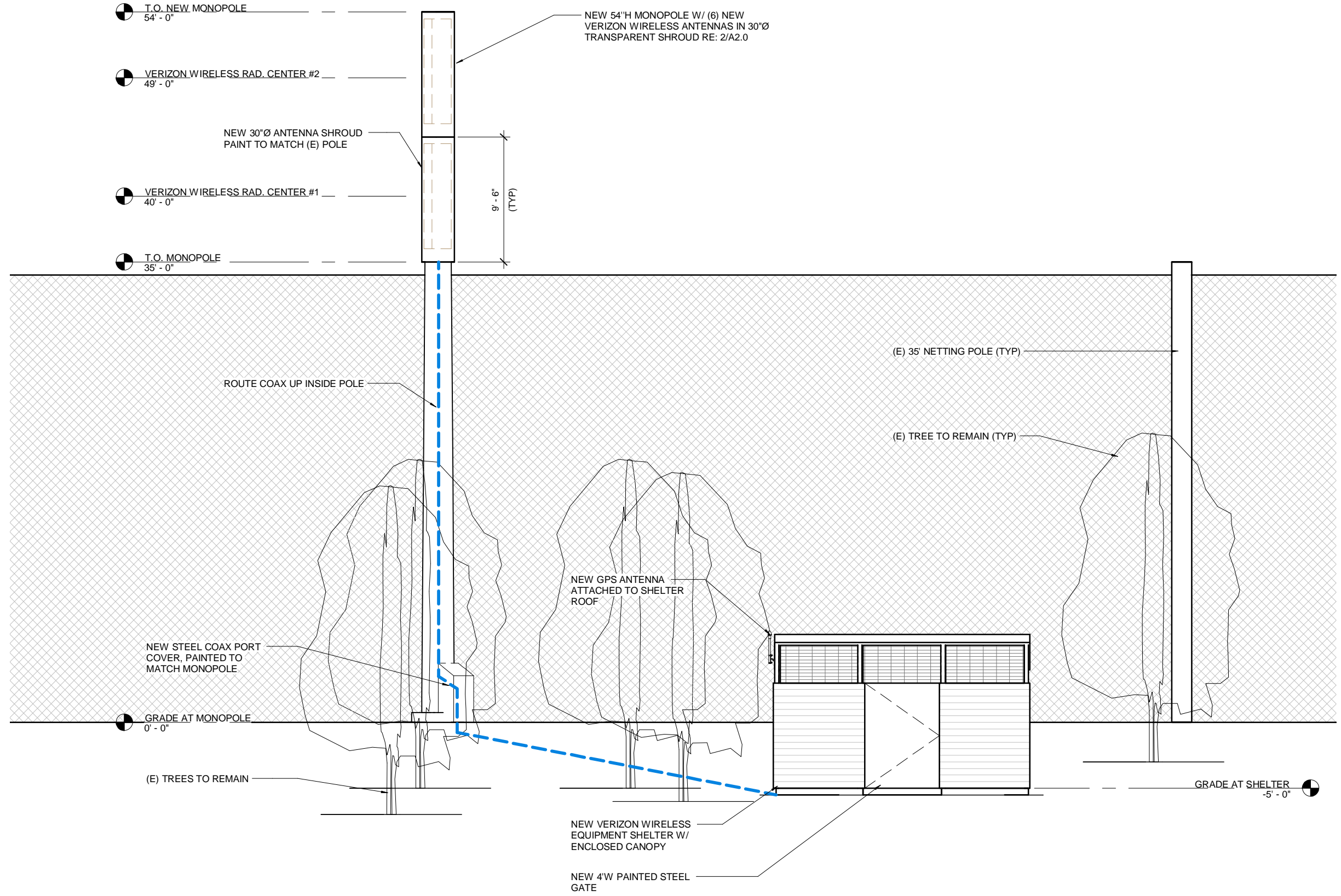
CHARLES STECKLY
ARCHITECTURE
5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

NOT FOR CONSTRUCTION

EAST ELEVATION

A3.0

■ PENETRATIONS
■ ANTENNAS
■ EXISTING EASEMENT
■ LEASE AREA
■ GEN. CONST. UTILITY EASEMENT
■ ACCESS/UTILITY EASEMENT
■ POWER/GROUNDING
■ MW/FIBER EQ.
■ FIBER
■ BB/RRH
■ HYBRID & COAX CABLES



- T.O. NEW MONOPOLE
54' - 0"
- VERIZON WIRELESS RAD. CENTER #2
49' - 0"
- VERIZON WIRELESS RAD. CENTER #1
40' - 0"
- T.O. MONOPOLE
35' - 0"

NEW 54'H MONOPOLE W/ (6) NEW
VERIZON WIRELESS ANTENNAS IN 30"Ø
TRANSPARENT SHROUD RE: 2/A2.0

NEW 30"Ø ANTENNA SHROUD
PAINT TO MATCH (E) POLE

9' - 6"
(TYP)

ROUTE COAX UP INSIDE POLE

(E) 35' NETTING POLE (TYP)

(E) TREE TO REMAIN (TYP)

NEW GPS ANTENNA
ATTACHED TO SHELTER
ROOF

NEW STEEL COAX PORT
COVER, PAINTED TO
MATCH MONOPOLE

● GRADE AT MONOPOLE
0' - 0"

(E) TREES TO REMAIN

NEW VERIZON WIRELESS
EQUIPMENT SHELTER W/
ENCLOSED CANOPY

NEW 4'W PAINTED STEEL
GATE

● GRADE AT SHELTER
-5' - 0"

- NOTES:**
1. PAINT NEW MONOPOLE TO MATCH EXISTING POLES.
 2. PAINT SIDING TO MATCH EXISTING CLUBHOUSE SIDING.
 3. TOPOGRAPHY PENDING SURVEY DATA.

A	05/11/18	CONCEPT	SMV
B	05/24/18	CITY COMMENTS	SGP

1st REVIEW SGP 2nd REVIEW SSB

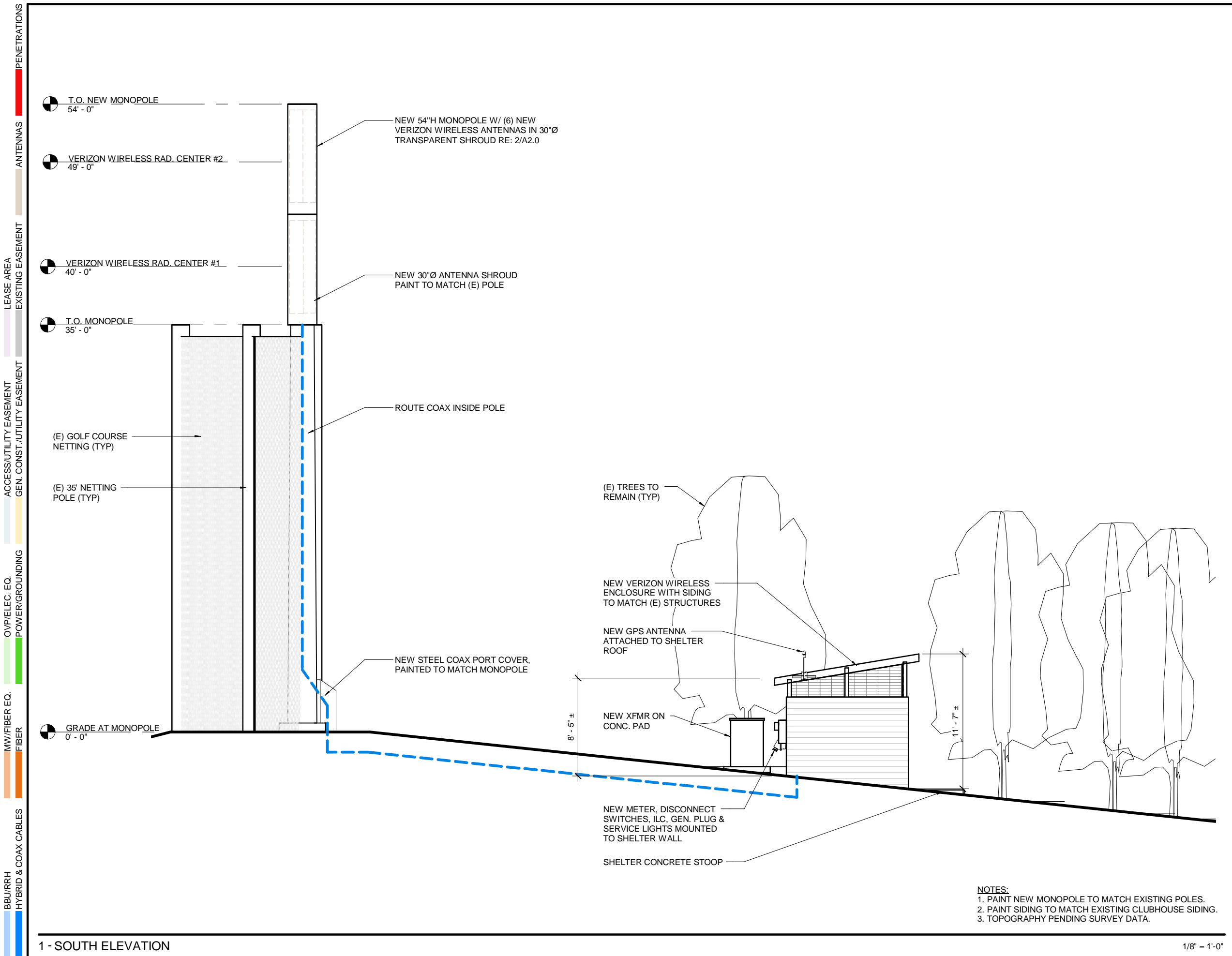
**CHARLES
STECKLY**
ARCHITECTURE

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SOUTH ELEVATION

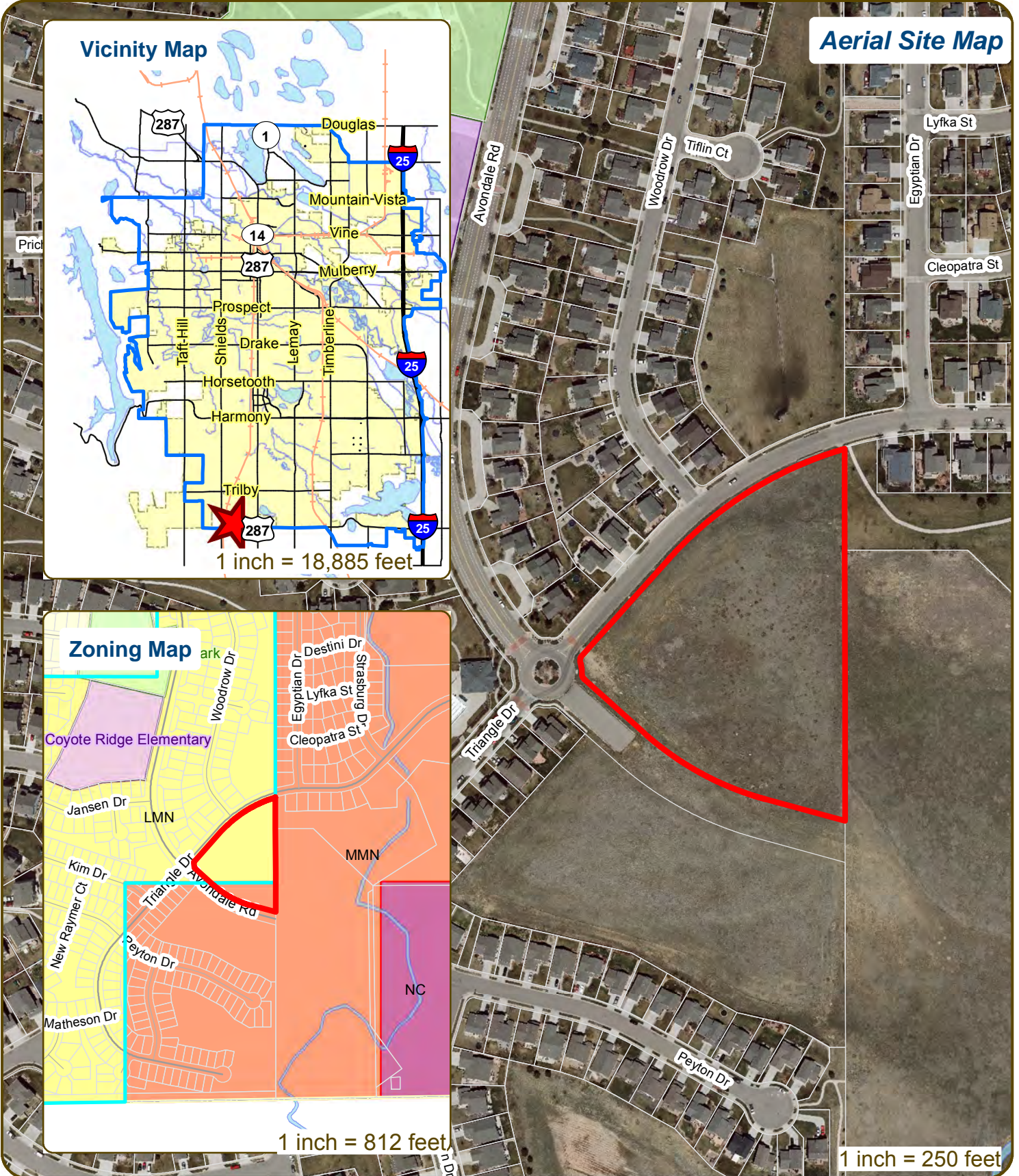
A3.1



1 - SOUTH ELEVATION

1/8" = 1'-0"

Ridgewood Hills Replat



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

David Kasprzak (landscape architect / planner consultant)

Business Name (if applicable) The FronTerra Group

Your Mailing Address 138 E 4th Street, Ste 1

Phone Number (970) 669-3737 Email Address david@tfgdesign.com

Site Address or Description (parcel # if no address) The site comprises 5.195 ac, located east of Triangle Dr. and north of Avondale Rd. in the Ridgewood Hills Subdivision (See attached Conceptual Layout / Servicing Plan).

Description of Proposal (attach additional sheets if necessary) New PDP and Replat to change the currently approved multi-family use to single family lots. At this time, the Owner would like to secure approval of developable lots for subsequent construction by a developer / contractor.

Proposed Use Single-family lots (24 lots proposed) Existing Use Vacant (multi-family Final Plan approved)

Total Building Square Footage N/A S.F. Number of Stories 1 & 2 Lot Dimensions 5,700 - 6,000 s.f.

Age of any Existing Structures No existing structures

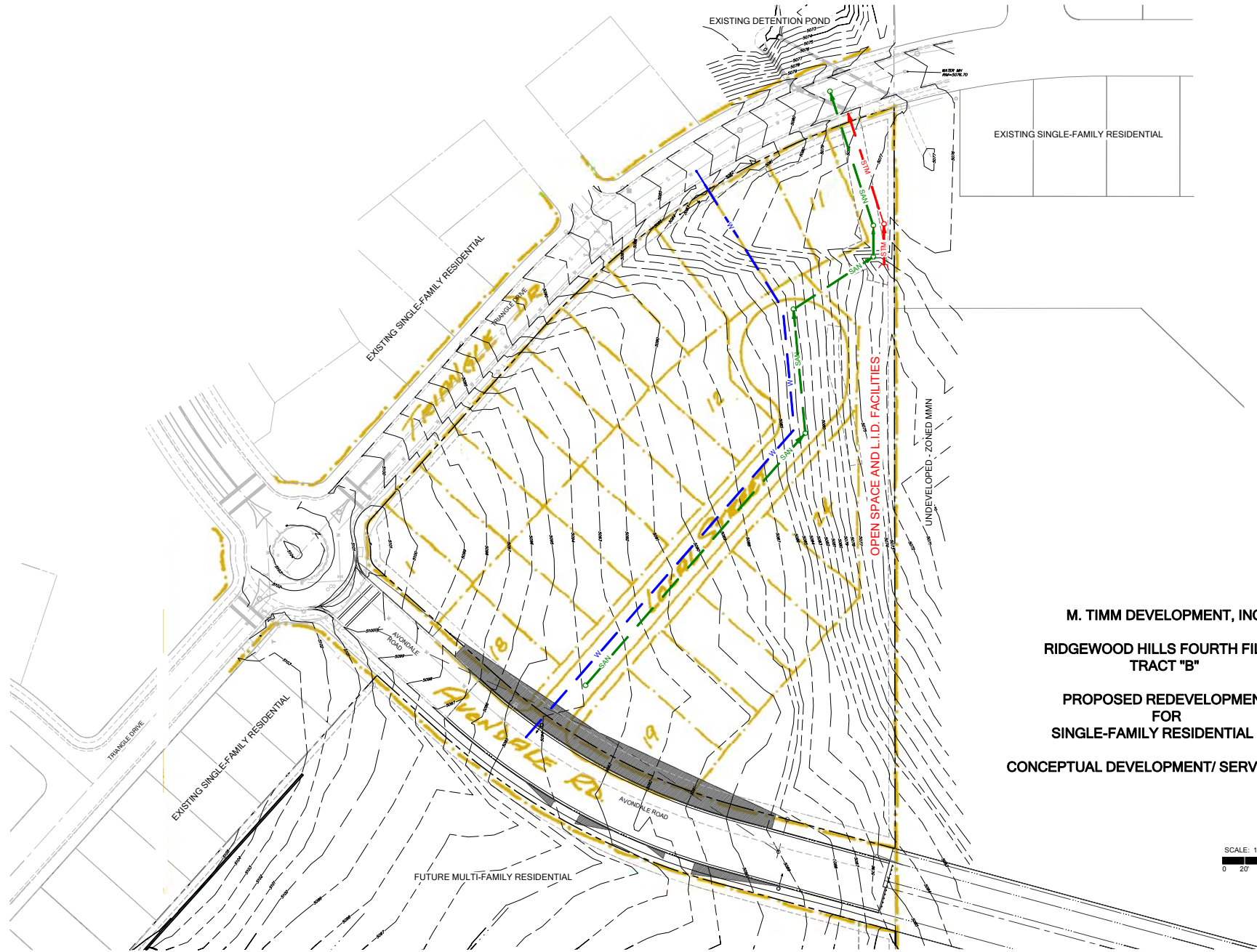
Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [] Yes [x] No If yes, then what risk level?
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

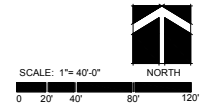
Increase in Impervious Area Variable depending upon house designs. Estimate 35% to 40% of gross area. S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

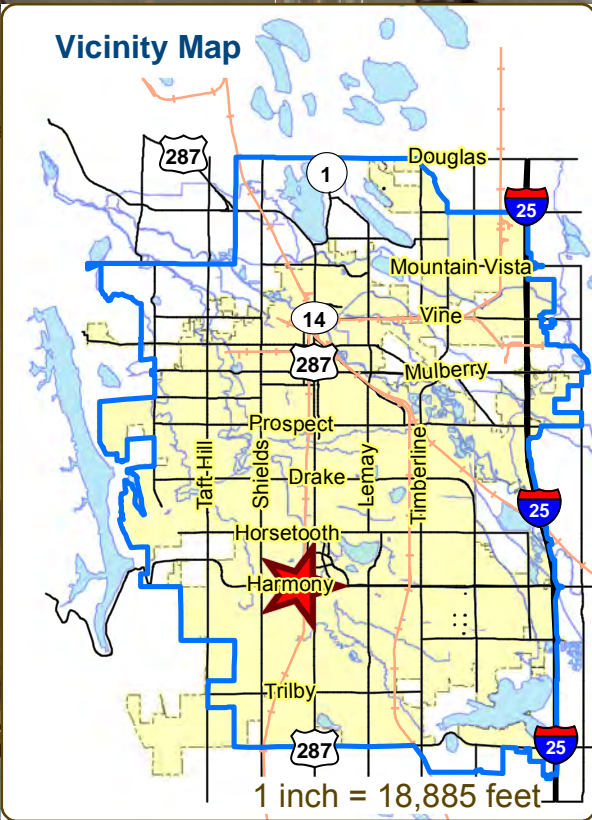


M. TIMM DEVELOPMENT, INC.
RIDGEWOOD HILLS FOURTH FILING TRACT "B"
PROPOSED REDEVELOPMENT FOR SINGLE-FAMILY RESIDENTIAL USE
CONCEPTUAL DEVELOPMENT/ SERVICING PLAN



Drive-Thru Restaurant S College Ave & Kensington Dr

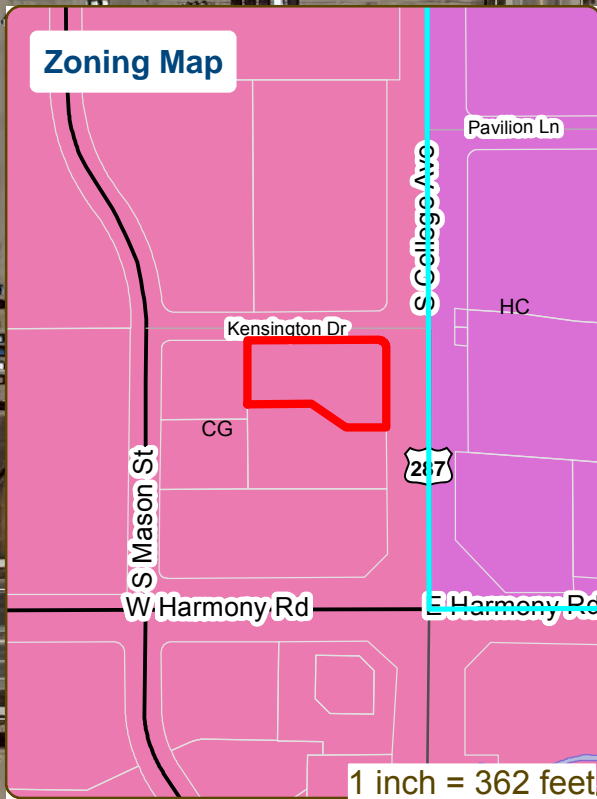
Vicinity Map



Aerial Site Map



Zoning Map



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Cori Echevarria

Business Name (if applicable) Permontes Group

Your Mailing Address

Phone Number 720.684.4981 Email Address cechevarria@permontesgroup.com

Site Address or Description (parcel # if no address) 121 Kensington Dr

Description of Proposal (attach additional sheets if necessary) Drive-thru restaurant located where there is existing fuel station. Jiffy lube would remain.

Proposed Use Drive thru restaurant Existing Use fueling station

Total Building Square Footage 2400 S.F. Number of Stories 1 Lot Dimensions

Age of any Existing Structures 24 years

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm
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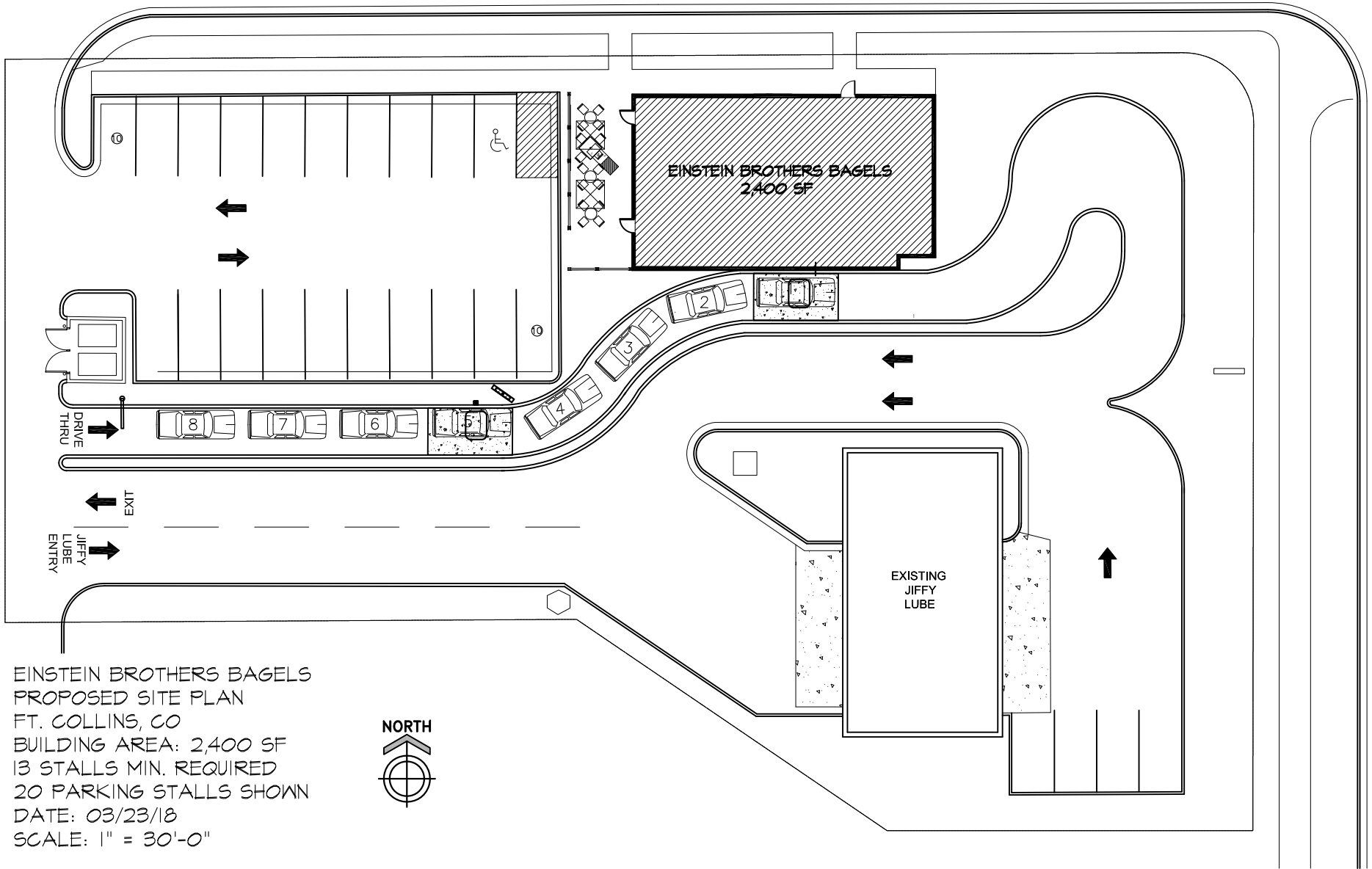
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KENSINGTON DR



EINSTEIN BROTHERS BAGELS
PROPOSED SITE PLAN
FT. COLLINS, CO
BUILDING AREA: 2,400 SF
13 STALLS MIN. REQUIRED
20 PARKING STALLS SHOWN
DATE: 03/23/18
SCALE: 1" = 30'-0"



COLLEGE AVENUE

Kensington Dr

Kensington Dr

Kensington Dr

Kensington Dr

Kensington Dr

Kensington Dr

ns-Truck-&
vice Center

Conoco

Jiffy Lube

Allstate Insurance
Agent: Ed Andrews

Clothes Mentor

Once Upon A Child

S College Ave

287

287

