

Conceptual Review Agenda

Schedule for 07/26/18 to 07/26/18

281 Conference Room A

Thursday, July 26, 2018

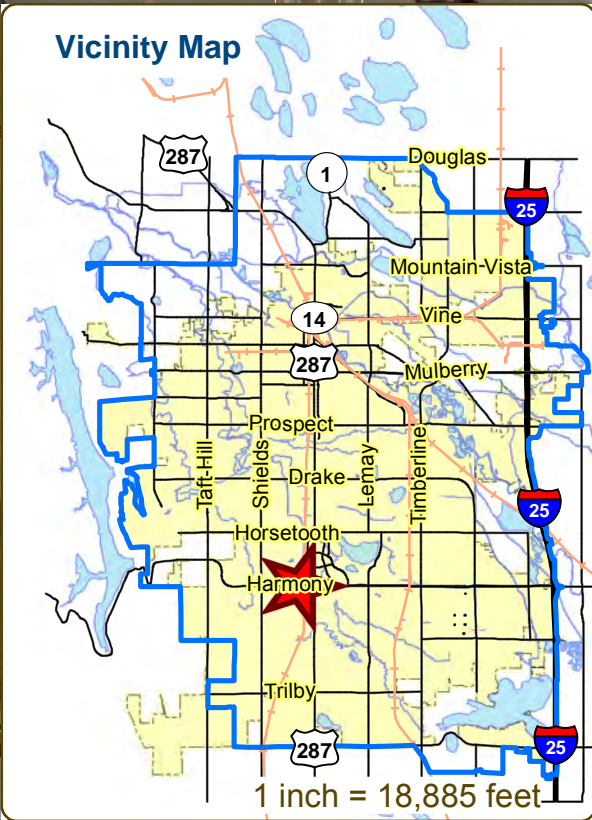
Time	Project Name	Applicant Info	Project Description		
8:45	College & Kensington Drive-Thru CDR180046	Cori Echevarria (720) 684-4981 cechevarria@permontesgroup.com	This is a request to construct a drive-thru restaurant at the southwest corner of S College Ave and Kensington Dr (parcel #9735443001). The 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
9:30	3021 E Denver Dr CDR180050	Munir Mallal (970) 691-4751 denisemallal@comcast.net	This is a request for an extra occupancy rental house at 3021 Denver Dr (parcel #872917403). The property is 4 bedroom, 3.5 baths. There is a one car garage accessible off the rear alley. No structural changes are proposed. The proposed project is within the Low-Density Mixed-Use (LMN) zone district and is subject to Administrative (Type 1) review.	Planner	Shawna VanZee
				DRC	Todd Sullivan
10:15	Block 23 Subdivision CDR180051	Cathy Mathis (970) 532-5891 cathy@tbgroup.us	This is a request to replat the remaining parcels on Block 23 at the southwest corner of N College Ave and Cherry St (parcels #9711124021, 9711124025, 9711124007, and 9711124001). The applicant is proposing condensing the parcels into one to develop at a later date. The proposed future use for the site is mixed-use. The property is located within the Downtown (D) and is subject to BDR or Administrative (Type 1) review (to be determined at the review).	Planner	Clark Mapes
				DRC	Brandy BH

Thursday, July 26, 2018

Time	Project Name	Applicant Info	Project Description		
11:00	Harmony Tech Park CDR180052	Josh Berger (402) 405-1823 josh.berger@magpartnership.com	This is a request to construct a one-story, 20,000 square foot office building at South West Parcel A within the Harmony Technology Park (parcel #8604000003). The building would be accessed from the north off of Precision Dr. On-site parking is shown between Precision Drive and the Building. The proposed project is within the Harmony Corridor (HC) zone district and is subject to Administrative (Type 1) review.	Planner	Ted Shepard
				DRC	Todd Sullivan

Einstein's Bagels S College Ave & Kensington Dr

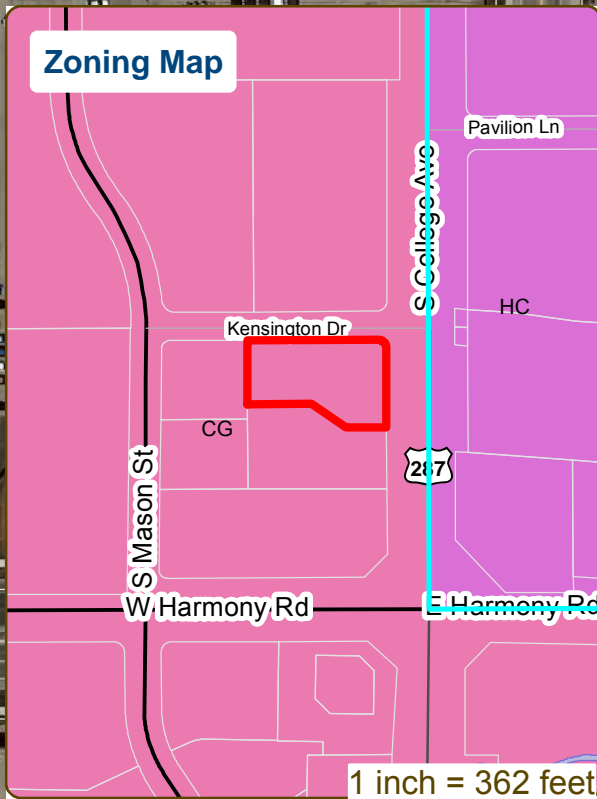
Vicinity Map



Aerial Site Map



Zoning Map



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

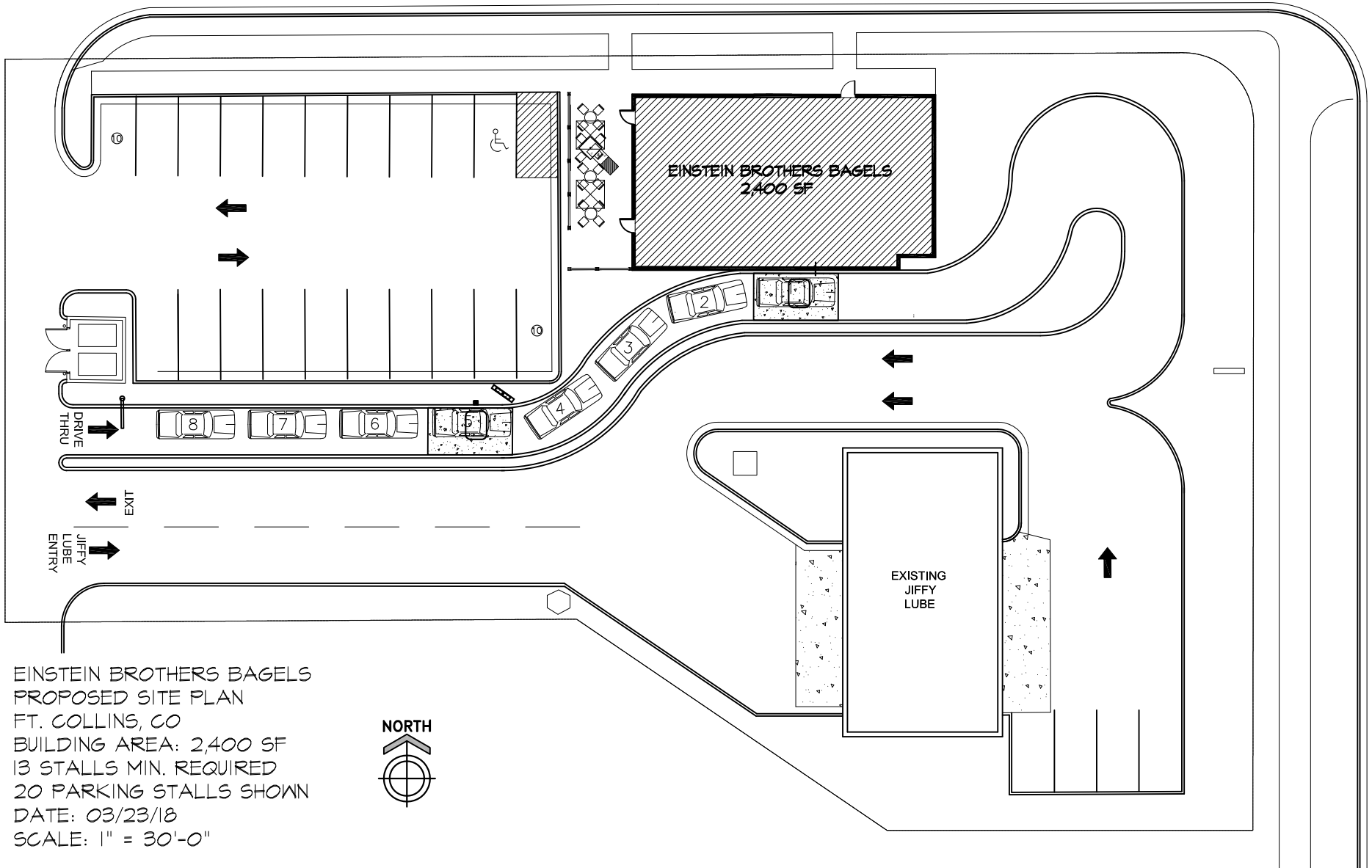
Is your property in a Flood Plain? [] Yes [x] No If yes, then what risk level?
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area N/A 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?

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

S College Ave

287

287

Conoco

Jiffy Lube

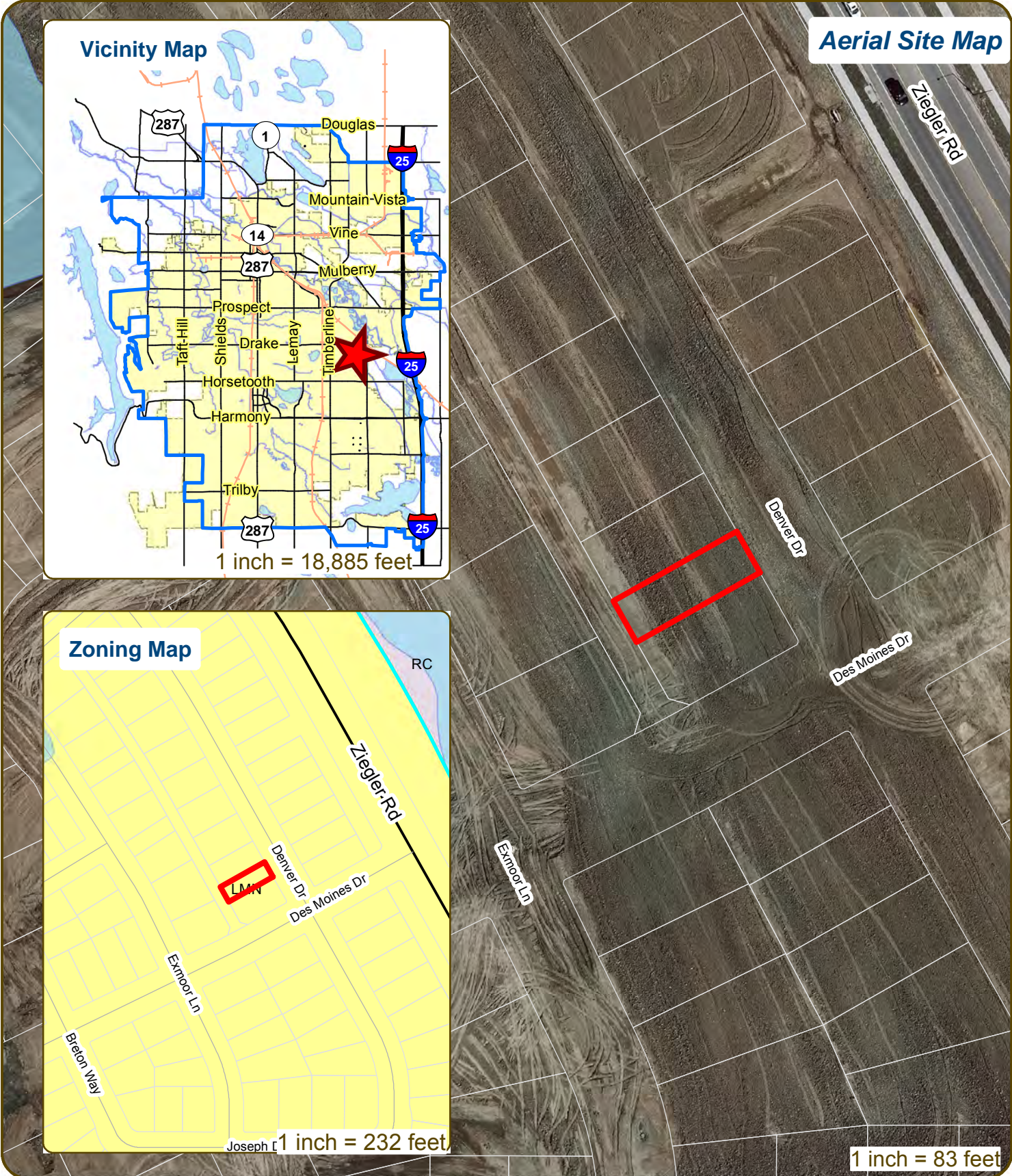
Allstate Insurance
Agent: Ed Andrews

Clothes Mentor

Once Upon A Child



3021 Denver Dr Extra Occupancy Rental (4)



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

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

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

Age of any 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 No If yes, then what risk level? _____

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

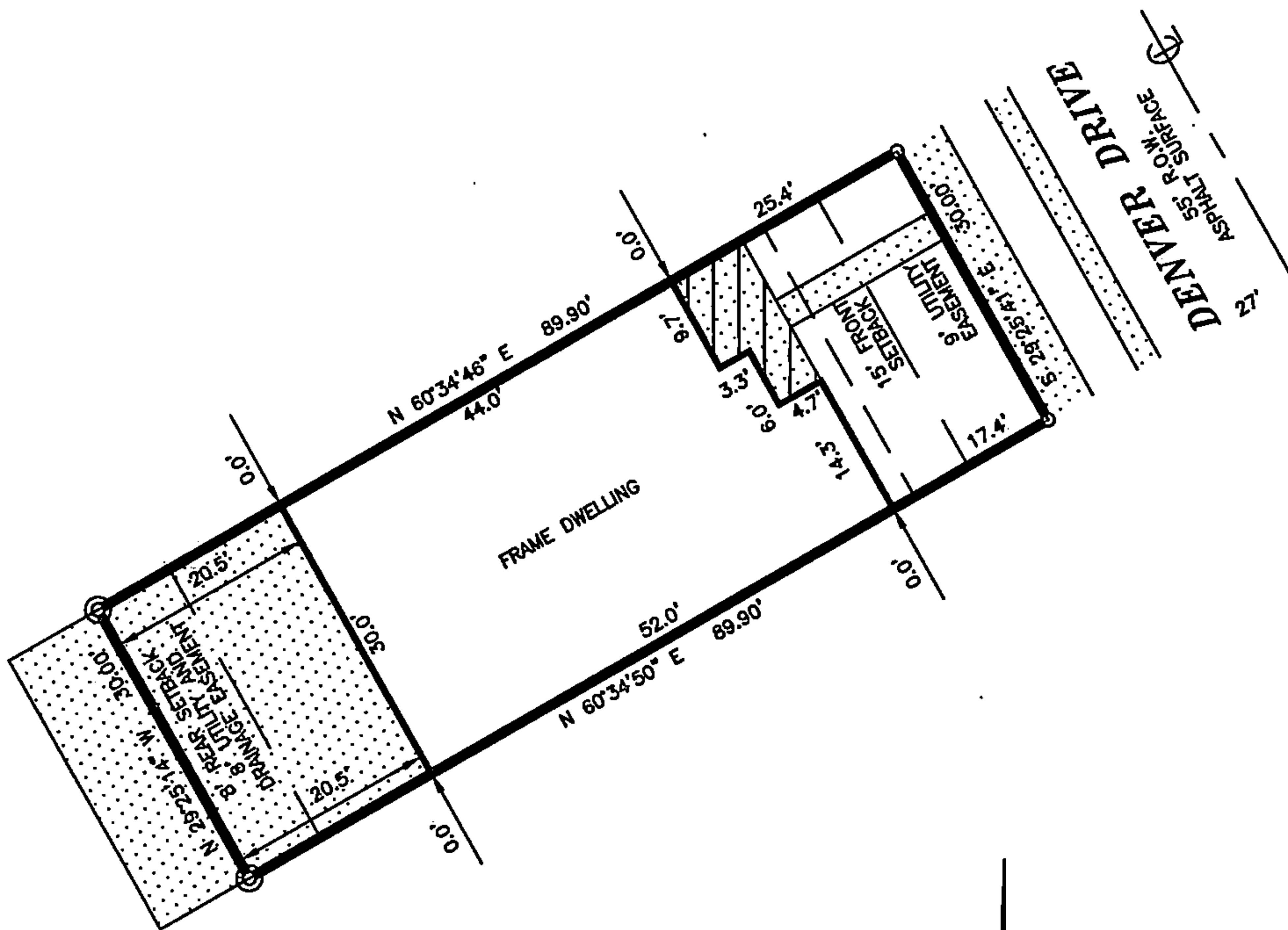
Increase in Impervious Area _____ S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

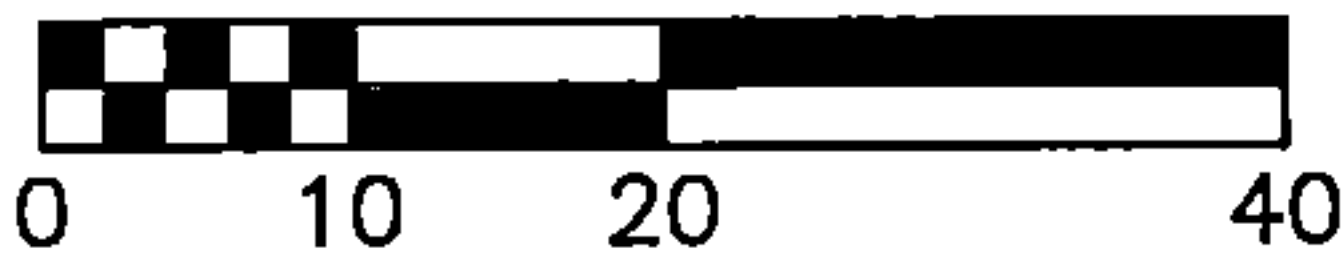
Suggested items for the Sketch Plan:

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?

31408390



Scale: 1" = 20'



LEGAL DESCRIPTION

Lot 35, Rigden Farm – Filing Eighteen, City of Fort Collins, County of Larimer, State of Colorado.
3021 Denver Drive

MONUMENTS FOUND

Easement information from recorded plat and/or provided by client unless otherwise noted.
Legal description provided by client unless otherwise noted.
Apparent deed lines were determined from lines of occupation and/or existing monumentation shown hereon unless otherwise noted.

I hereby certify that this Improvement Location Certificate was prepared for Journey Homes, LLC that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvements. I further certify that the improvements on the above described parcel on January 23, 2015, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discovered such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

Edward L. Berlier, P.L.S. 10155
Date: January 26, 2015

NOTICE: This Improvement Location Certificate is prepared for the sole purpose of use by the mortgage lender, and the title insurance company. It is not a Land Survey Plat in accordance with C.R.S. 38-51-100.3 (5) or an Improvement Survey Plat in accordance with C.R.S. 38-51-100.3 (2). It does not establish property corners. The true representation of improvements to the boundary lines can only be determined by an Improvement Survey or Land Survey. The improvements are generally situated as shown and only apparent improvements and encroachments are noted. Land Surveyors of Colorado, LLC and Edward L. Berlier, will not be liable for more than the cost of this Improvement Location Certificate and then only to the extent specifically shown hereon or in our files by signed work authorization. This certification shall not and does not extend to third parties. Acceptance and use of this Improvement for any purpose, constitutes agreement by all parties to all terms stated hereon.

CLIENT: Journey Homes, LLC
7251 West 20th Street, L-200
Greeley, Colorado 80634



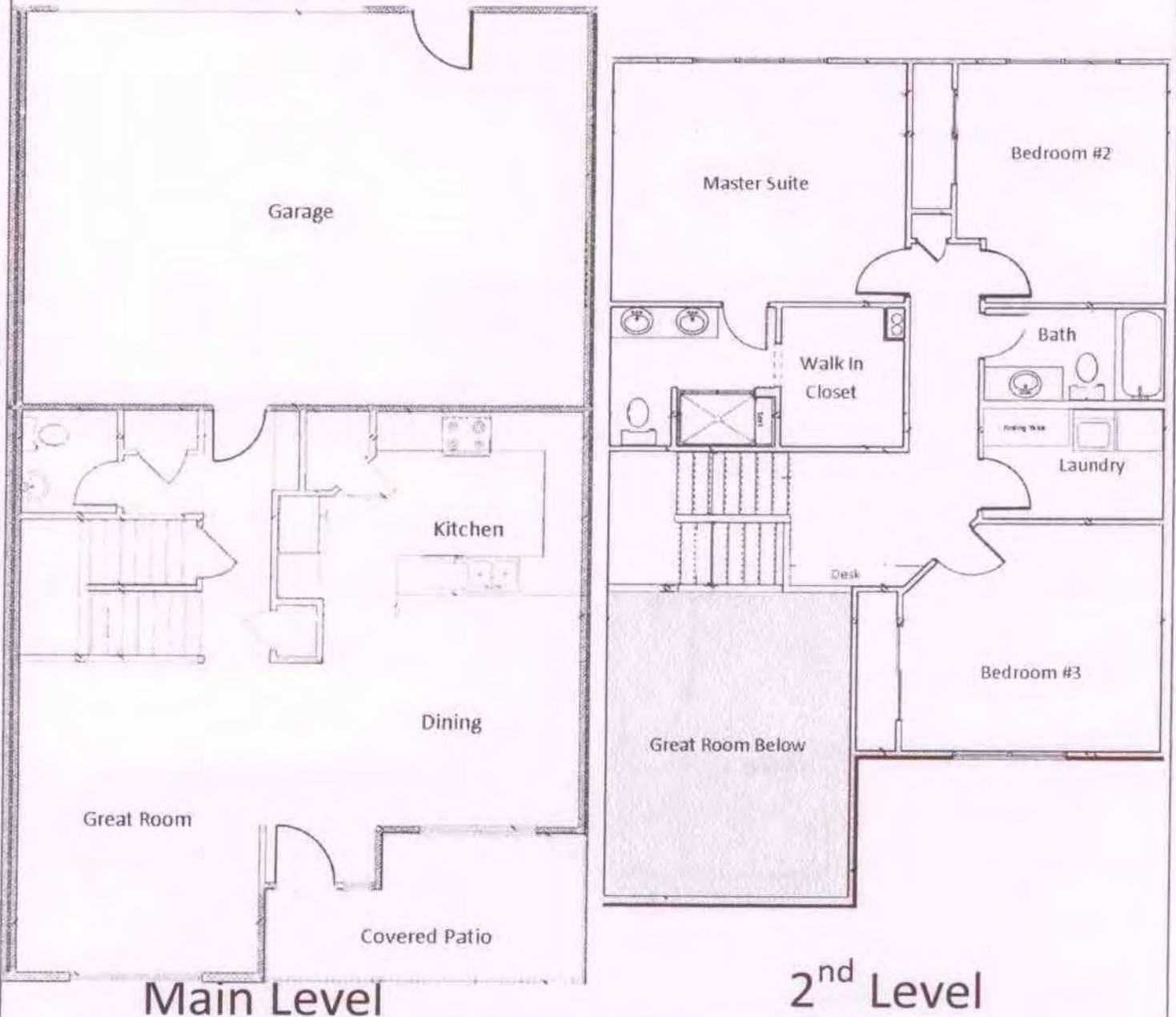
LAND SURVEYORS OF COLORADO, LLC

Greeley, Colorado 80631

CASE NO.:

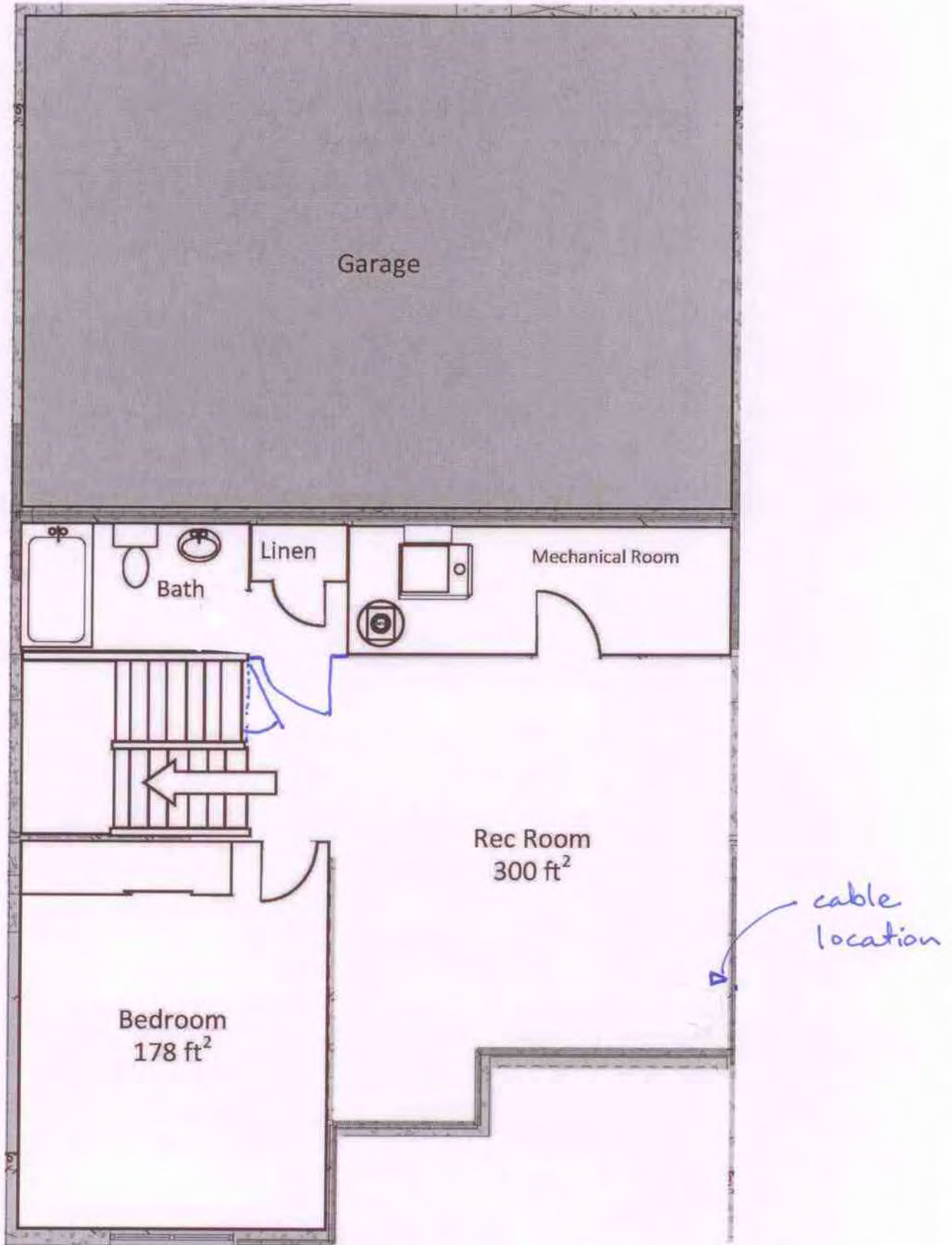
SCALE	DATE DRAWN	DRAWN BY	BOOK	PAGE	REVISED	FILE NUMBER
1" = 20'	01/26/15	K.B.				8788-02-3035

Center Unit-Minnesota



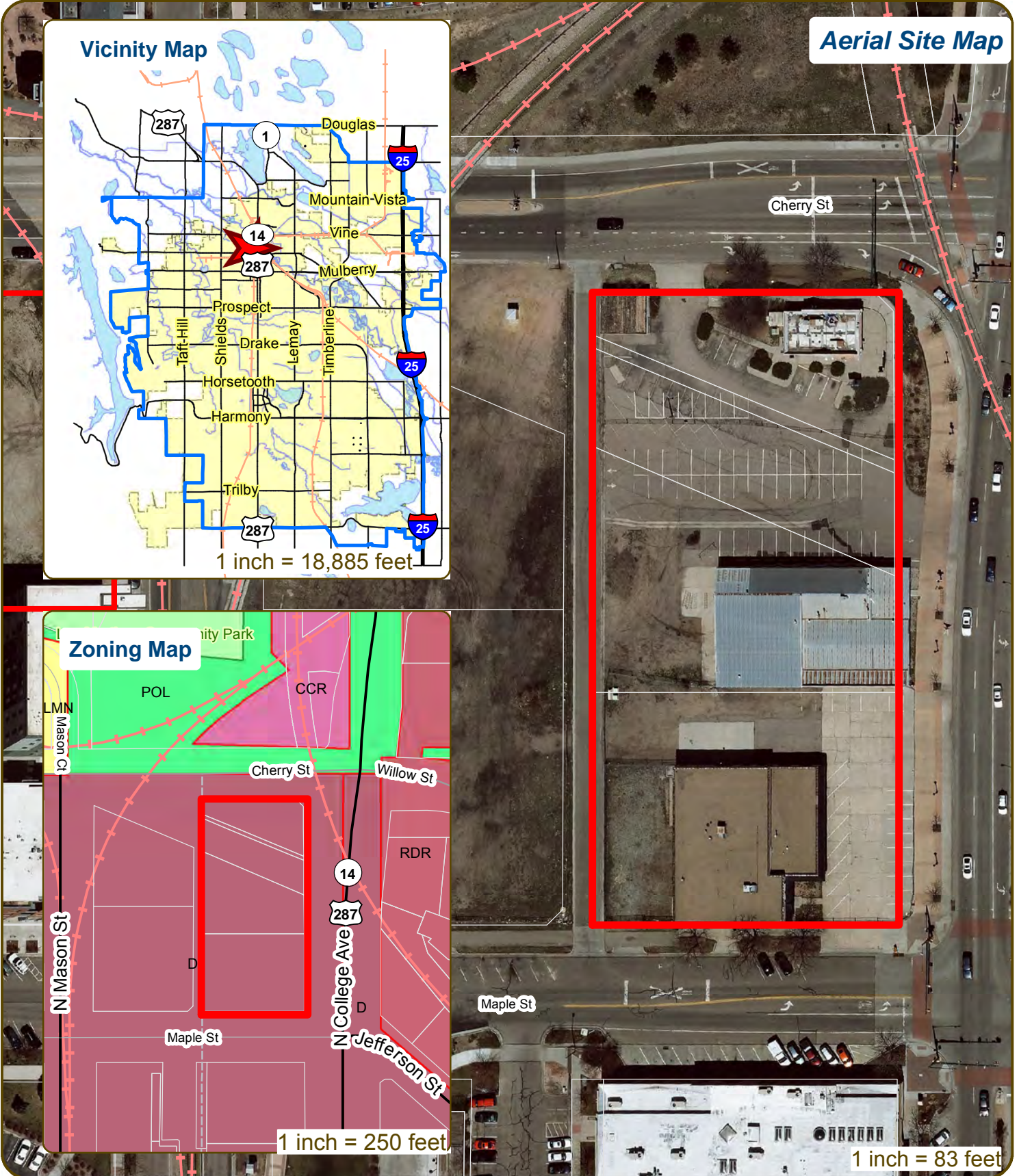
Journey Homes
Building your future together.
J & J Construction

TS1814



1814 Center--Finished Basement

Block 23 N College Ave & Cherry St



Aerial Site Map

Vicinity Map

1 inch = 18,885 feet

Zoning Map

1 inch = 250 feet

1 inch = 83 feet

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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Cathy Mathis, Consultant
Preston Center 7 II, Property Owner

Business Name (if applicable) TBGroup

Your Mailing Address 444 Mountain Avenue Berthoud CO 80513

Phone Number 970.532.5891 Email Address cathy@tbgroup.us

Site Address or Description (parcel # if no address) 300 North Mason, 303, 331 and 343 North College

Also known as Block 23

Description of Proposal (attach additional sheets if necessary) Proposal to do a stand-alone subdivision plat

Proposed Use Mixed Use Existing Use Vacant land and buidings

Total Building Square Footage TBD S.F. Number of Stories TBD Lot Dimensions 2.6 acres

Age of any Existing Structures 303 College - 1951, 331 College - 1949, 343 College - 1978

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?

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Increase in Impervious Area S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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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?



- Legend**
- Parcels
 - Growth Management Area
 - Parks
 - Schools
 - Natural Areas
 - City Limits

1: 1,715

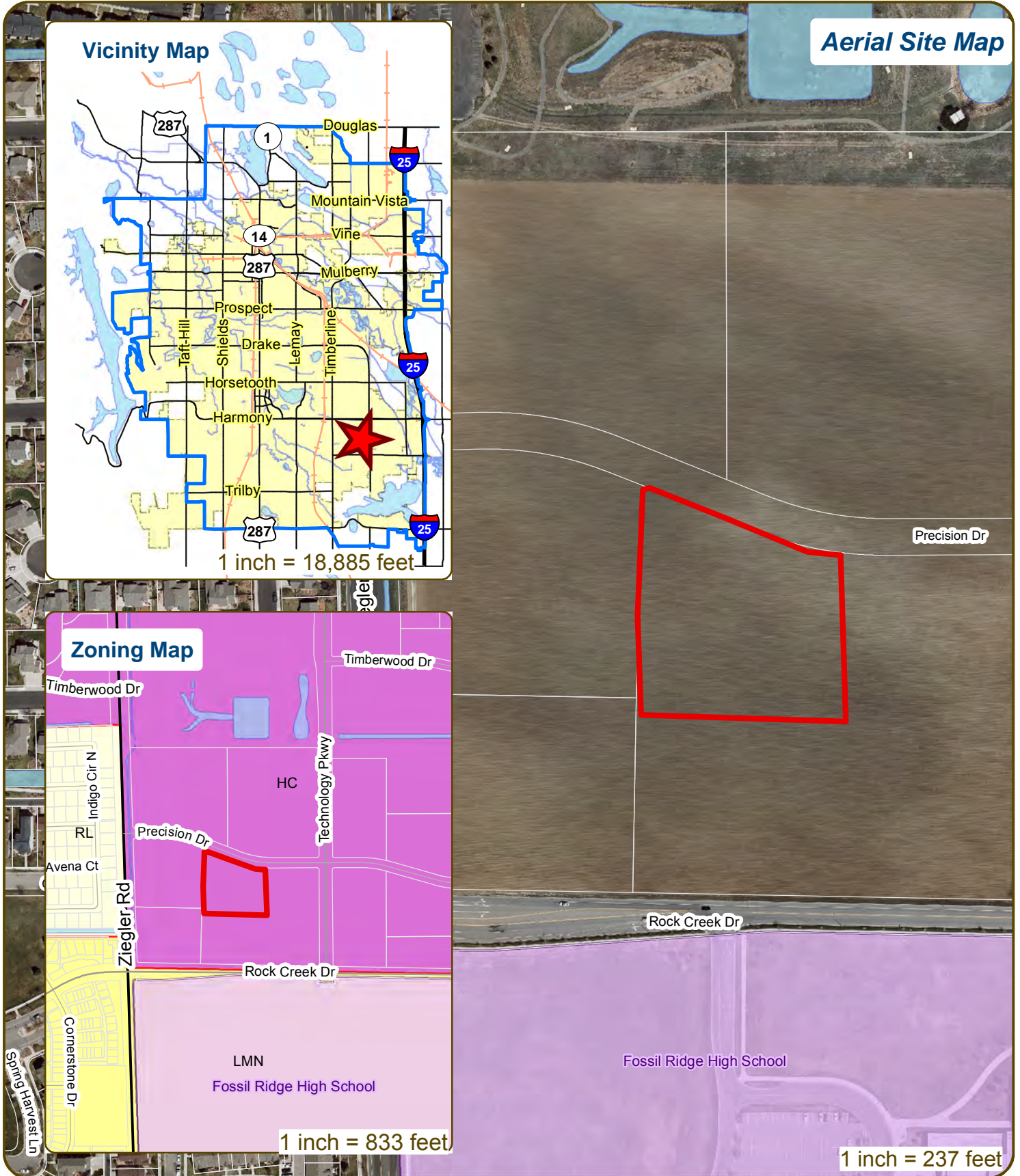
286.0 0 143.00 286.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Fort Collins - GIS

This map is a user generated static output from the City of Fort Collins FCMaps Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes
Block 23

Harmony Tech Park Office Building



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

Josh Berger - Owner

Business Name (if applicable) MAg Partners

Your Mailing Address 11550 I Street, STE 200, Omaha, NE 68137

Phone Number 402-405-1823 Email Address josh.berger@magpartnership.com

Site Address or Description (parcel # if no address) Generally located in the development known as Harmony Tech Park - off of Precision Drive and Ziegler Road / South West Parcel A (Attached)

Description of Proposal (attach additional sheets if necessary) development of a multi-tenant office building. Single story with on site parking (site plan attached)

Proposed Use office Existing Use greenfield (none)

Total Building Square Footage ~20,000 S.F. Number of Stories 1 Lot Dimensions ~406' x 415' (2.5 acres)

Age of any Existing Structures none (n/a)

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.

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Increase in Impervious Area ~65,000 sq ft S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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HARMONY TECHNOLOGY PARK SITE PLAN



HARMONY TECHNOLOGY PARK *FT. COLLINS, COLORADO*

OPTION A

- 20,000 SF BUILDING (SINGLE STORY)
- 80 PARKING STALLS
- STORMWATER DETENTION POND

