

Conceptual Review Agenda

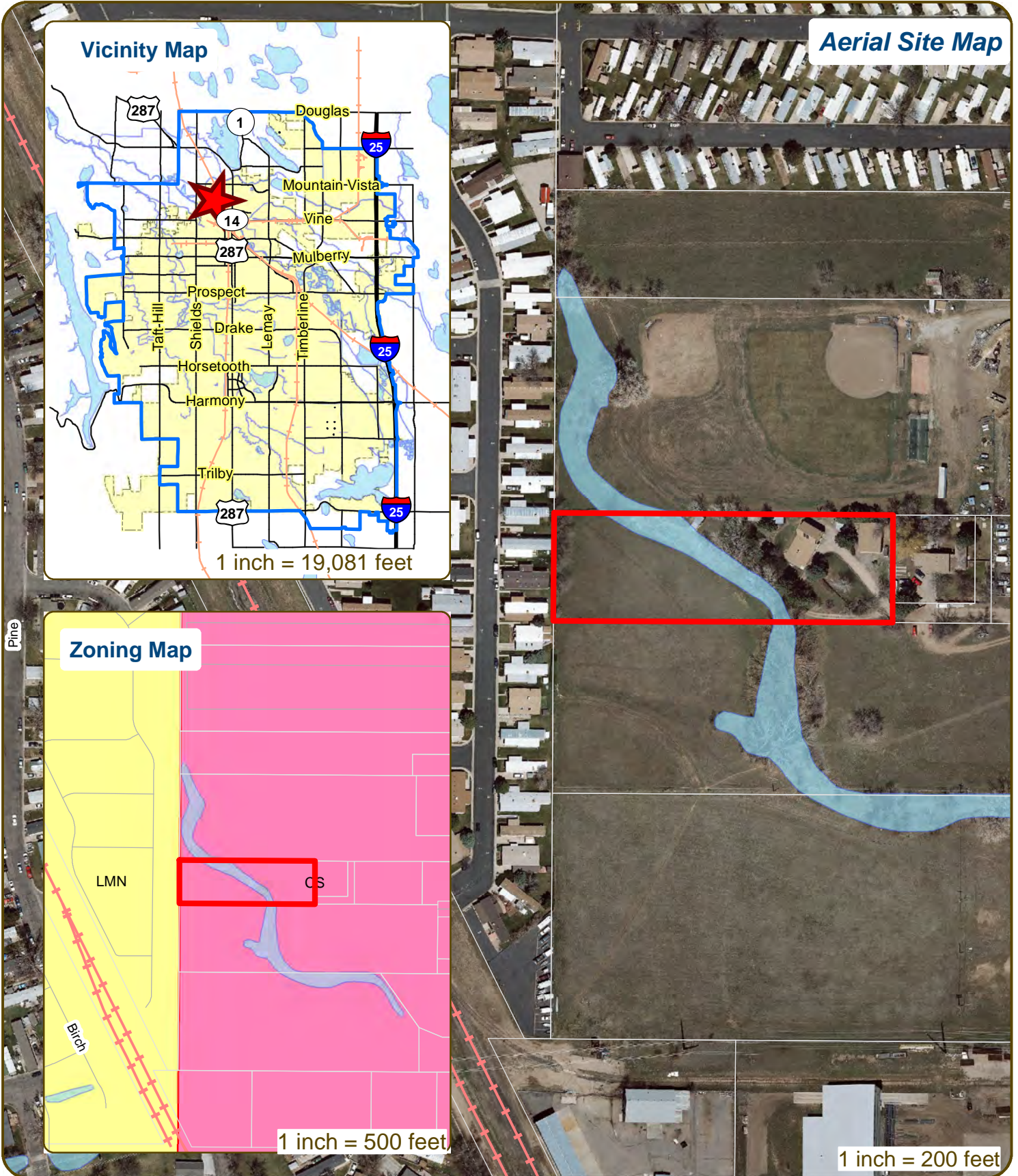
Schedule for 5/02/19
281 Conference Room A

Thursday, May 2, 2019

Time	Project Name	Applicant Info	Project Description	
9:30	1401 N College Ave CDR190035	Steve and Kelly Josephs 970-218-6905 steve@craftsmenbuildersinc.com kelly@craftsmenbuildersinc.com	This is a request to convert an existing accessory building into a workshop at 1401 N College Ave (parcel #9702100006). No additions or alterations to any structures are proposed. Access is taken from an adjacent property to the east and connects to N College Ave. The property is within the Service Commercial (CS) zone district and is subject to Administrative (Type 1) Review.	Planner: Kai Kleer Engineer: Morgan Uhlman DRC: Todd Sullivan
10:15	Verocitel Wireless Equipment CDR190036	John Marriott 303-840-1837 jmarriott@verocitel.com	This is a request to install wireless telecommunication equipment at 2900 S College Ave (parcel #9725267003) and at 1414 E Harmony Rd (parcel #8731356008). The proposal at 2900 S College Ave includes 16 new antennas in four new transparent screens, a walk-in and battery cabinet on a rooftop platform with electrical service to rooftop equipment and a generator plug at grade. This property is within the General Commercial (CG) zone district and is subject to Administrative (Type 1) Review. The proposal at 1414 E Harmony Rd includes equipment inside a rooftop walk-in cabinet, antennas in a new cupola on the existing roof with new fiber and electrical service. This property is within the Harmony Corridor (HC) zone district and is subject to a Minor Amendment.	Planner: Clark Mapes Engineer: Marc Virata DRC: Brandy BH
11:00	1024 W Prospect Rd Extra Occupancy CDR190037	Steve Morgan 303-263-7321 steve@morganlg.com	This is a request to convert an existing single-family dwelling into an extra occupancy rental house at 1024 W Prospect Rd (parcel #9714312012). Five off-street parking spaces are proposed for five occupants. Access is taken from W Prospect Rd to the south. The property is within the High Density Mixed-Use Neighborhood (HMN) zone district and is subject to Basic Development Review (BDR).	Planner: Shawna Van Zee Engineer: Spencer Smith DRC: Tenae Beane

POSTPONED
until May 16th

1401 N College Ave Workshop



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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

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)

Steve Josephs, Kelly Josephs - proposed owners

Business Name (if applicable) Craftsmen Builders Inc.

Your Mailing Address 319 E Magnolia St

Phone Number 970-218-6905 Email Address Steve@CraftsmenBuildersInc.com Kelly@CraftsmenBuildersInc.com

Site Address or Description (parcel # if no address) 1401 N College Ave

Description of Proposal (attach additional sheets if necessary)

Use property and existing buildings for workshop and residential. No changes to the property.

No proposals to add or alter any structures. We would be moving our workshop (Craftsmen Builders) into the workshop that's on site. We don't sell items from our workshop, but build cabinets for our projects (5 - 10 per year).

Proposed Use see above Existing Use residence and workshop

Total Building Square Footage 1200 - shop 1600 - residential S.F. Number of Stories 2 Lot Dimensions 1.95 acres

Age of any Existing Structures residence - 1902, remodeled 1960 shop - 1980

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.

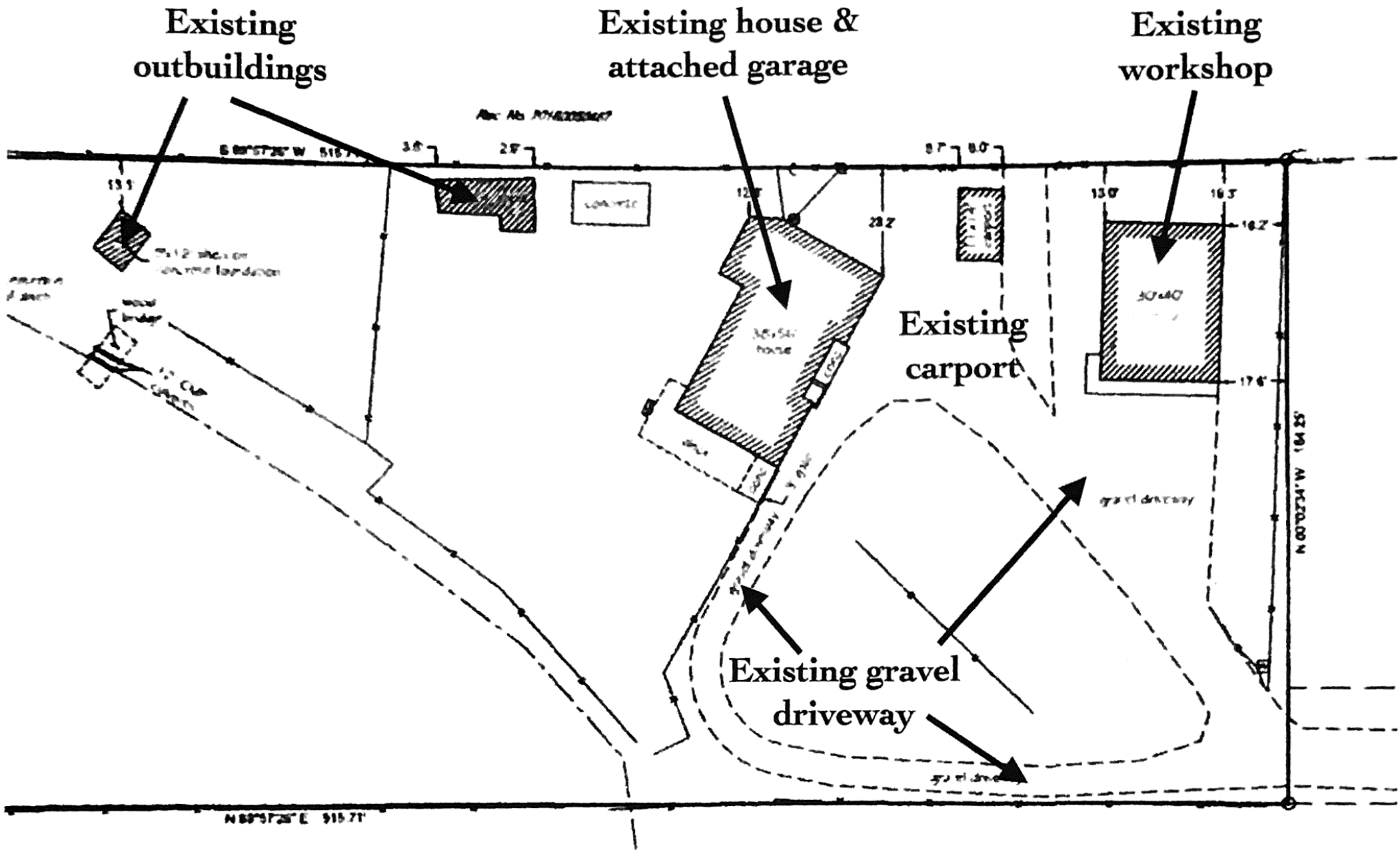
Is your property in a Flood Plain? [] Yes [x] No If yes, then at what risk is it?

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

Increase in Impervious Area 0 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

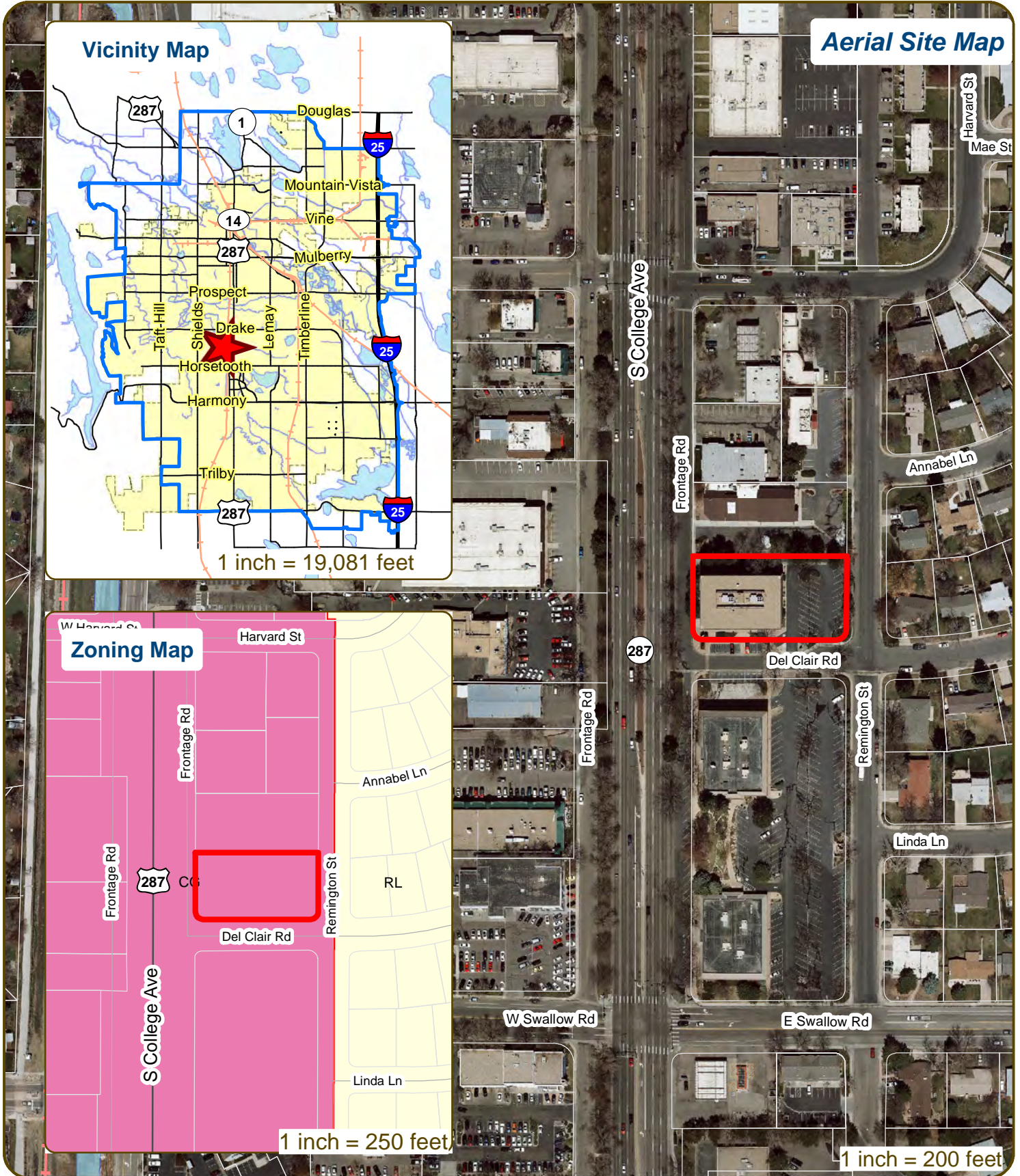
Suggested items for the Sketch Plan:

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?



No proposed changes to property

Velocitel Wireless Equipment



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CONCEPTUAL REVIEW: APPLICATION

General Information

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Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are held each Thursday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from various City departments, including Community Development and Neighborhood Services (Zoning, Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Transportation Planning and Poudre Fire Authority. Staff provides the applicant with comments to assist in preparing the detailed formal project application. There is no approval or denial of development proposals associated with Conceptual Review. The applicant will receive the comment letter at the review meeting.

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) _____

JOHN MARRIOTT, CONSULTANT

Business Name (if applicable) AT+T REPRESENTED BY VELOCITY

Your Mailing Address 9763 IRONSTONE PL., PARKER, CO 80134

Phone Number 303/840-1837 Email Address jmarriott@velocity.com

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

2900 SOUTH COMBEE AVE

Description of Proposal (attach additional sheets if necessary) TO PLACE CELLULAR ANTENNAS

ON ROOF TOP BEHIND SCREENS

Proposed Use NO CHANGE Existing Use COMMERCIAL / OFFICE

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

Age of any Existing Structures BUILT WAS 1984

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=Floodplans.

Increase in Impervious Area NONE _____ 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?



AT&T

SITE NAME:

COLLEGE & DRAKE

PROJECT:

NEW BUILD - ZONING DRAWINGS

PROJECT NUMBER:

COL03242

LATITUDE:

40.5475680

PAGE #:

MRUTH025328

LONGITUDE:

-105.0766210

SITE ADDRESS:

2900 S. COLLEGE AVE
FT. COLLINS, CO

FA #:

14390423

USID:

258505



161 INVERNESS DRIVE W. 2nd FLOOR
ENGLEWOOD, CO 80112

PROJECT INFORMATION

SITE NAME
COLLEGE & DRAKE

AT&T PROJECT NUMBER
COL03242

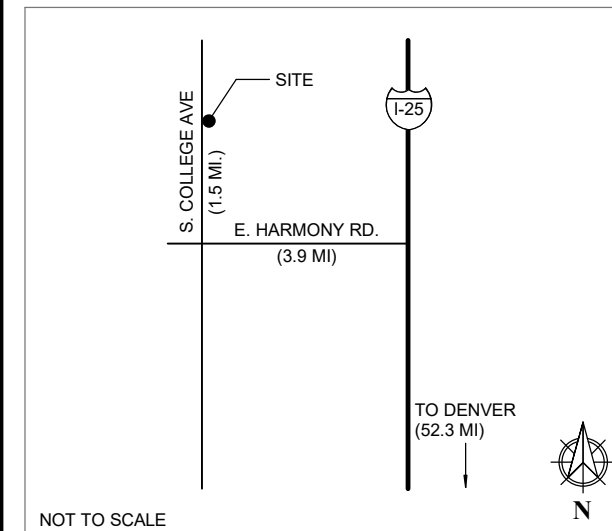
2900 S. COLLEGE AVE
FT. COLLINS, CO

CONSULTANT

PHOTOSIMULATION



VICINITY MAP



NOT TO SCALE

DIRECTIONS

- FROM DENVER
- I-25 NORTH TOWARDS FT. COLLINS, EXIT 265 (52.3 MI)
 - WEST ON E. HARMONY RD. (3.9 MI)
 - NORTH (RIGHT) ON COLLEGE AVE. (1.5 MI)
 - RIGHT ON W SWALLOW RD THEN IMMEDIATE LEFT ON FRONTAGE RD. E. (0.2 MILES)
 - SITE WILL BE ON RIGHT AT (3) STORY BRICK BUILDING.

PROJECT DATA

JURISDICTION	CITY OF FORT COLLINS
APN	97252-67-003
ZONING DESIGNATION	CG

EXISTING BUILDING

OCCUPANCY GROUP	B-2
CONSTRUCTION TYPE	V-1
FULLY SPRINKLERED	YES
NO. STORIES	N/A

NEW CONSTRUCTION

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

GOVERNING CODES:

2018 IBC, 2018 IFC, 2018 IMC, 2018 IECC, 2017 NEC

A.D.A. COMPLIANCE

THIS FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION

DRAWING INDEX

SHEET	DESCRIPTION
T1.0	TITLE SHEET
A1.0	SITE PLAN
A1.1	ROOF PLAN
A2.0	ANTENNA PLANS
A2.1	COMPOUND PLAN
A3.0	ELEVATIONS
A3.1	ELEVATIONS

A	04/09/19	ZD REVIEW	SOK
B	04/17/19	ZD REVIEW	SOK

1st REVIEW MKC 2nd REVIEW TN

CHARLES STECKLY

ARCHITECTURE

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

NOT FOR CONSTRUCTION

TITLE SHEET

T1.0

PROJECT DESCRIPTION

- (16) NEW AT&T ANTENNAS ON WITHIN (4) NEW RF TRANSPARENT SCREENS
- NEW WALK-IN AND BATTERY CABINET ON NEW ROOFTOP STL. PLATFORM
- NEW ELECTRICAL SERVICE TO ROOFTOP EQUIPMENT
- NEW GENERATOR PLUG AT GRADE
- NEW AT&T EQUIPMENT WITHIN NEW SCREENS (24 RRHS, 4 SQUIDS)

PROJECT TEAM

OWNER

3842 MASON LLC/ROCKSTAR LEASING
CONTACT: JERRY JOHNSON
3711 JOHN F KENNEDY PKWY #340
FT. COLLINS, CO 80525
PHONE: 970.204.4000

SITE ACQUISITIONIST

VELOCITEL
JOHN MARRIOTT
PHONE: 303.840.1837

CLIENT

AT&T
PROJECT MANAGER
ANNIE ZOCCO
PHONE: 954.243.5536

ARCHITECT

CSAI
CHARLES STECKLY,AIA
5935 S. ZANG STREET
SUITE 280
LITTLETON, CO 80127
CELL: 303.210.8972
OFFICE: 303.932.9974

PENETRATIONS
 NATURAL GAS
 ANTENNAS
 LEASE AREA
 EXISTING EASEMENT
 ACCESS/UTILITY EASEMENT
 GEN. CONST. UTILITY EASEMENT
 OVP/ELEC. EQ.
 POWER/GROUNDING
 MW/FIBER EQ.
 FIBER
 BB/URR
 HYBRID & COAX CABLES



161 INVERNESS DRIVE W. 2nd FLOOR
ENGLEWOOD, CO 80112

PROJECT INFORMATION

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FT. COLLINS, CO

CONSULTANT

A 04/09/19 ZD REVIEW SOK
B 04/17/19 ZD REVIEW SOK

1st REVIEW MKC 2nd REVIEW TN

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STECKLY**

ARCHITECTURE

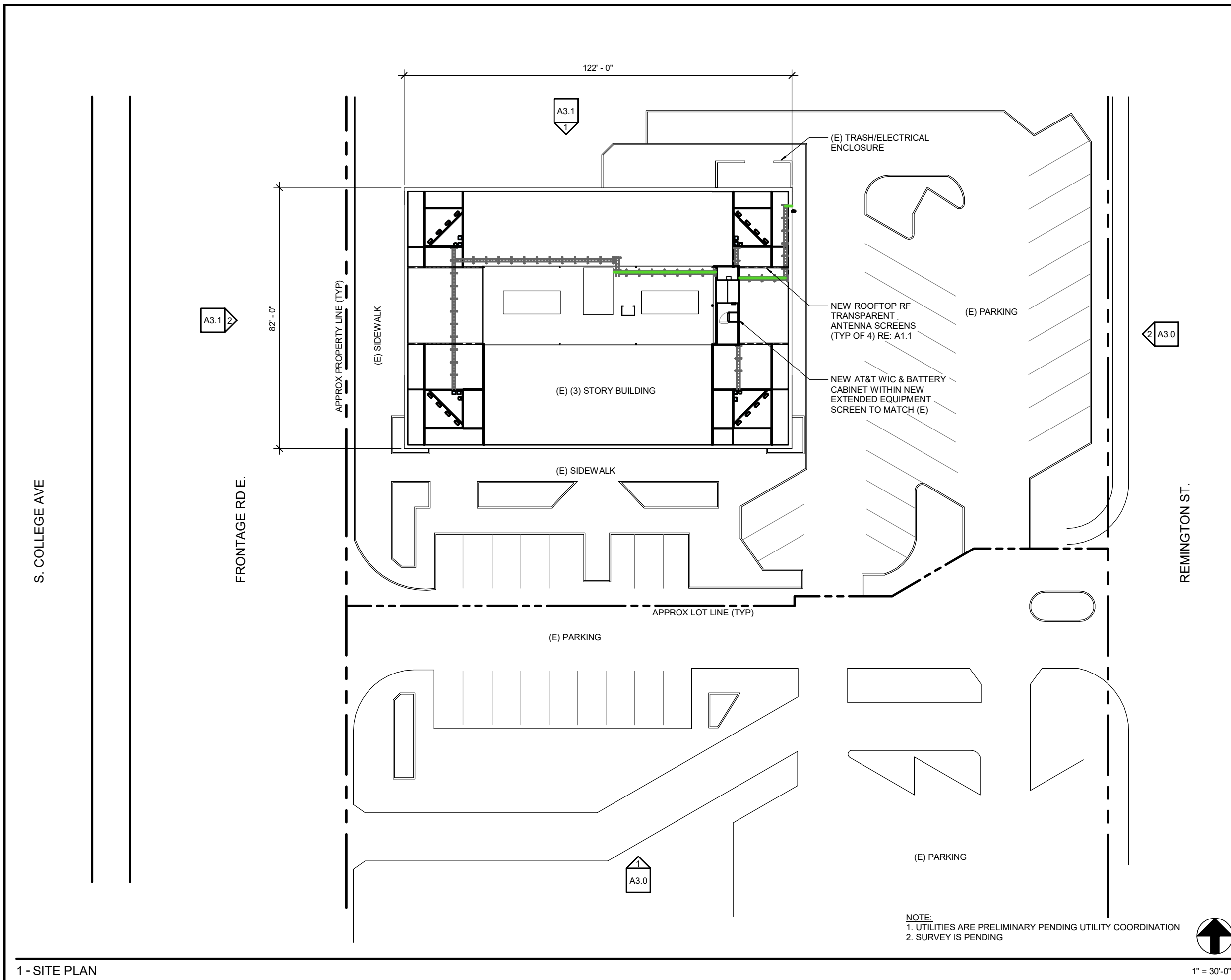
5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
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CONSTRUCTION**

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
- NATURAL GAS
- ANTENNAS
- PENETRATIONS



NOTE:
1. UTILITIES ARE PRELIMINARY PENDING UTILITY COORDINATION
2. SURVEY IS PENDING



1" = 30'-0"

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CONSULTANT

A 04/09/19 ZD REVIEW SOK
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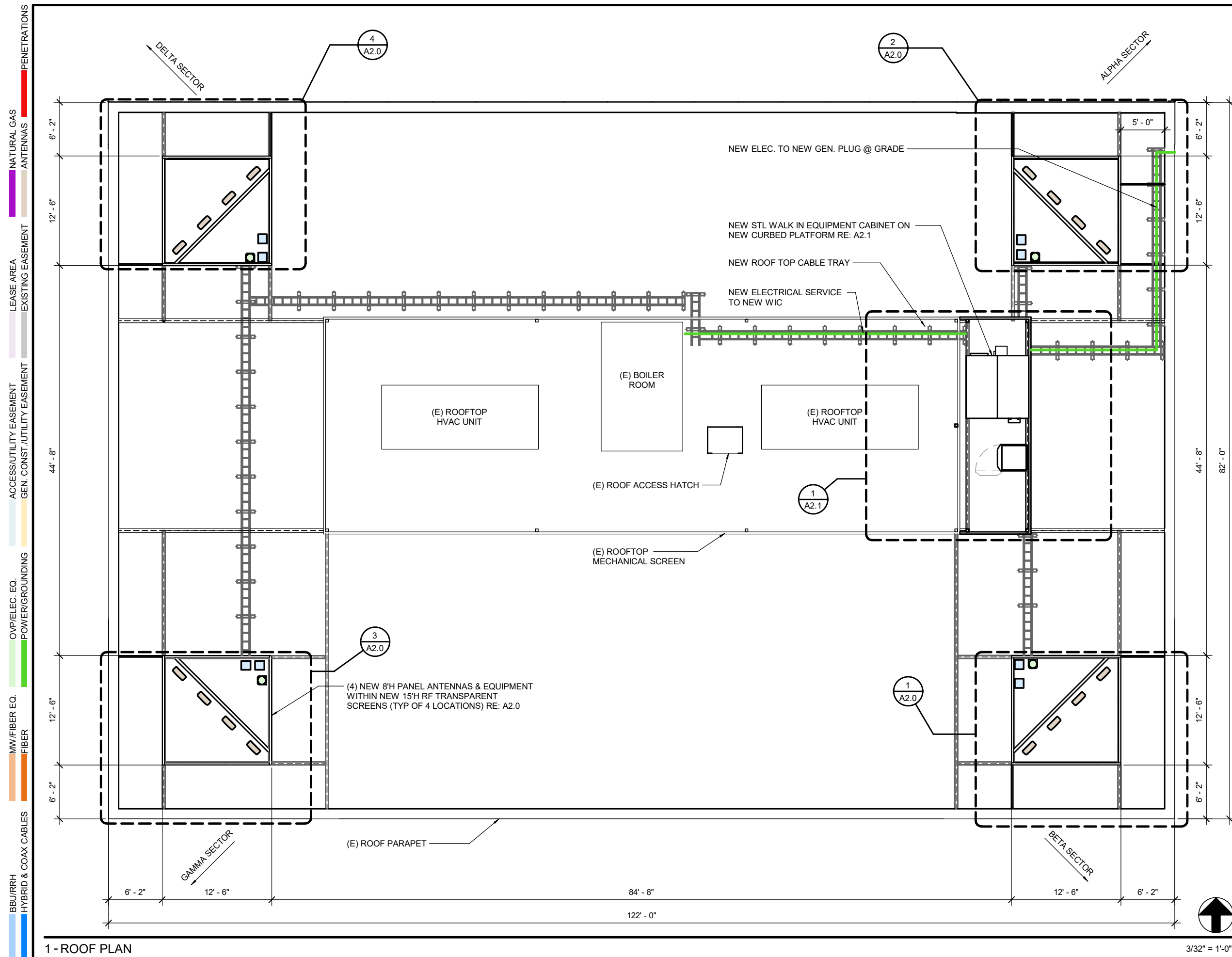
ARCHITECTURE

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**NOT FOR
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ROOF PLAN

A1.1



1 - ROOF PLAN

3/32" = 1'-0"



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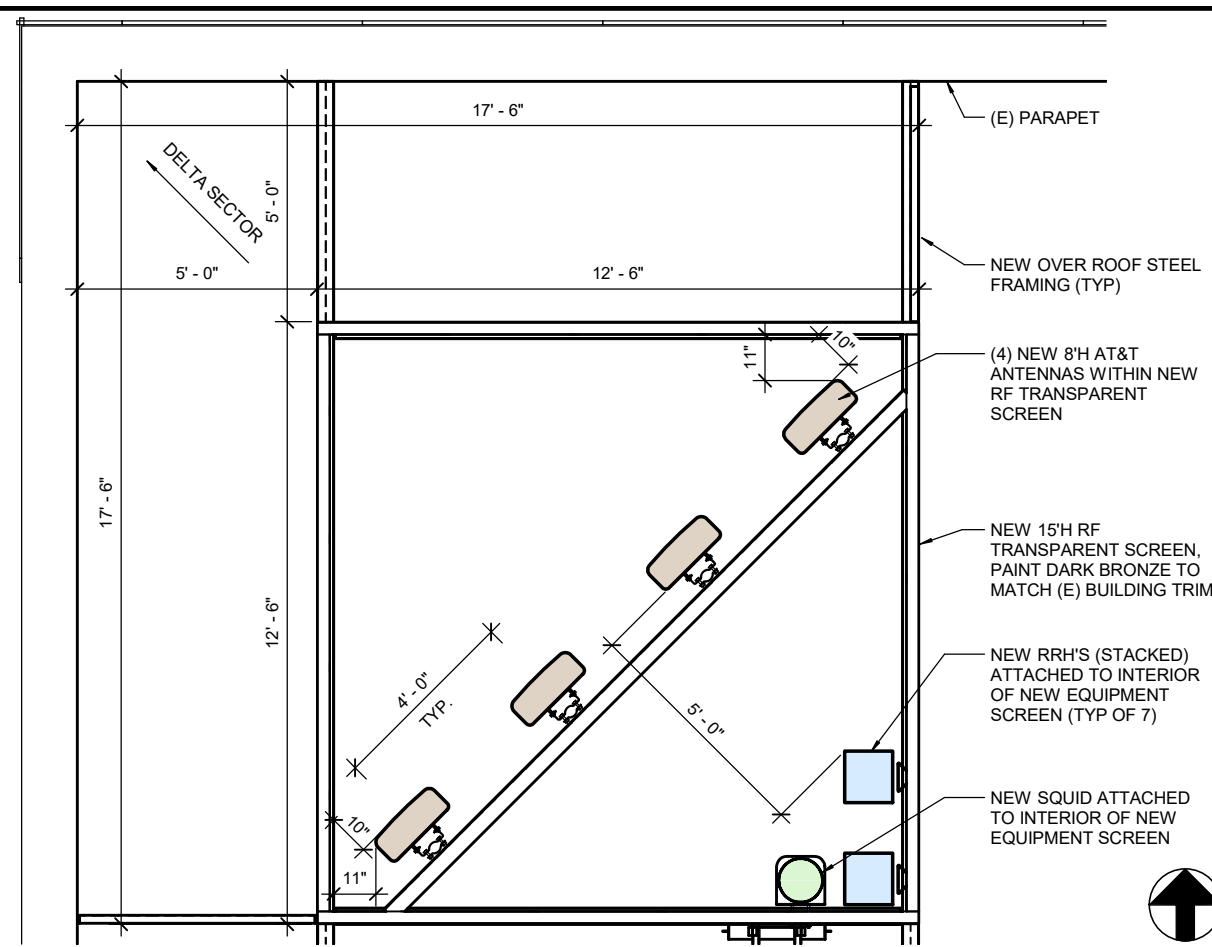
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ANTENNA PLANS

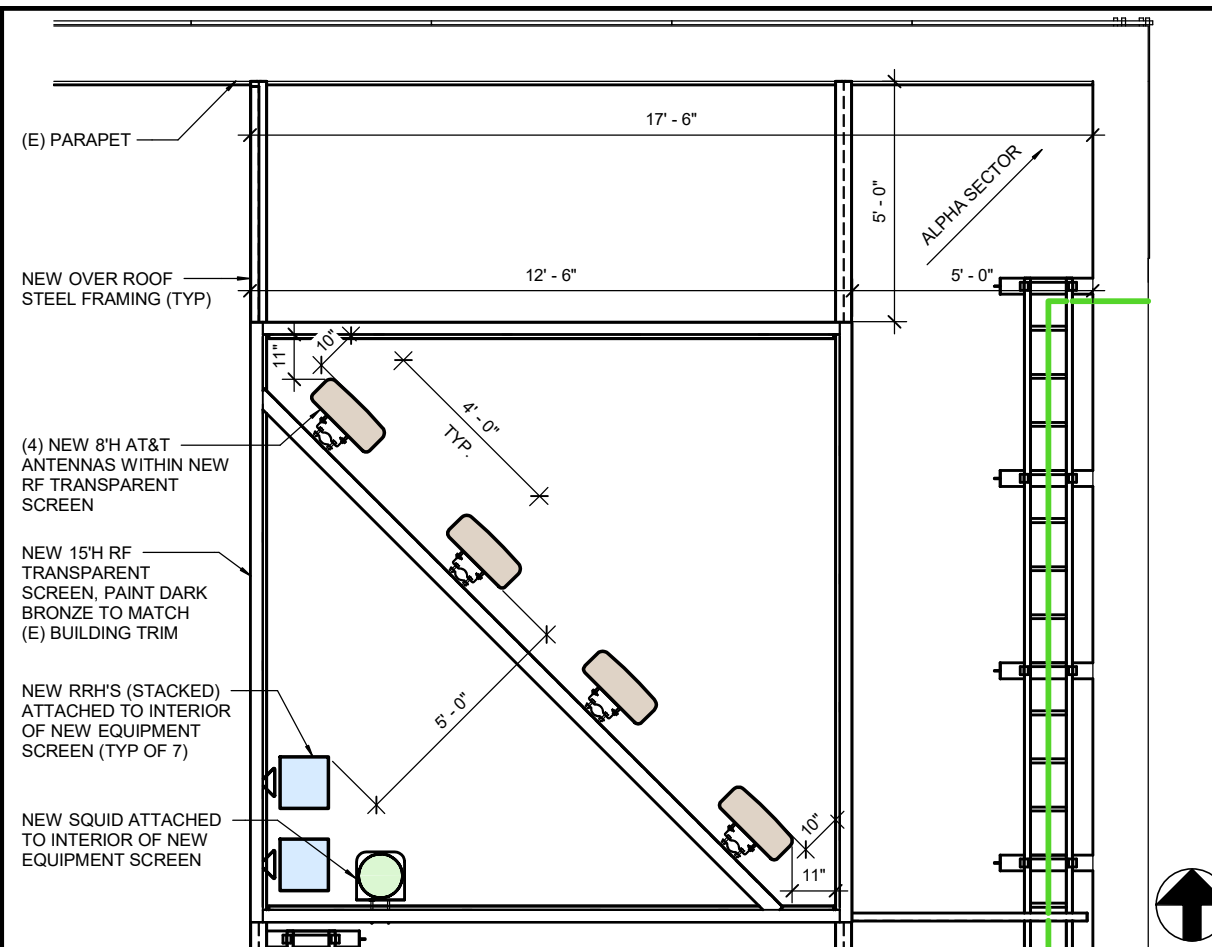
A2.0

- NATURAL GAS
- ANTENNAS
- LEASE AREA
- EXISTING EASEMENT
- ACCESS/UTILITY EASEMENT
- GEN. CONST. UTILITY EASEMENT
- OV/P/LEC. EQ.
- POWER/GROUNDING
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- FIBER
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- HYBRID & COAX CABLES
- PENETRATIONS



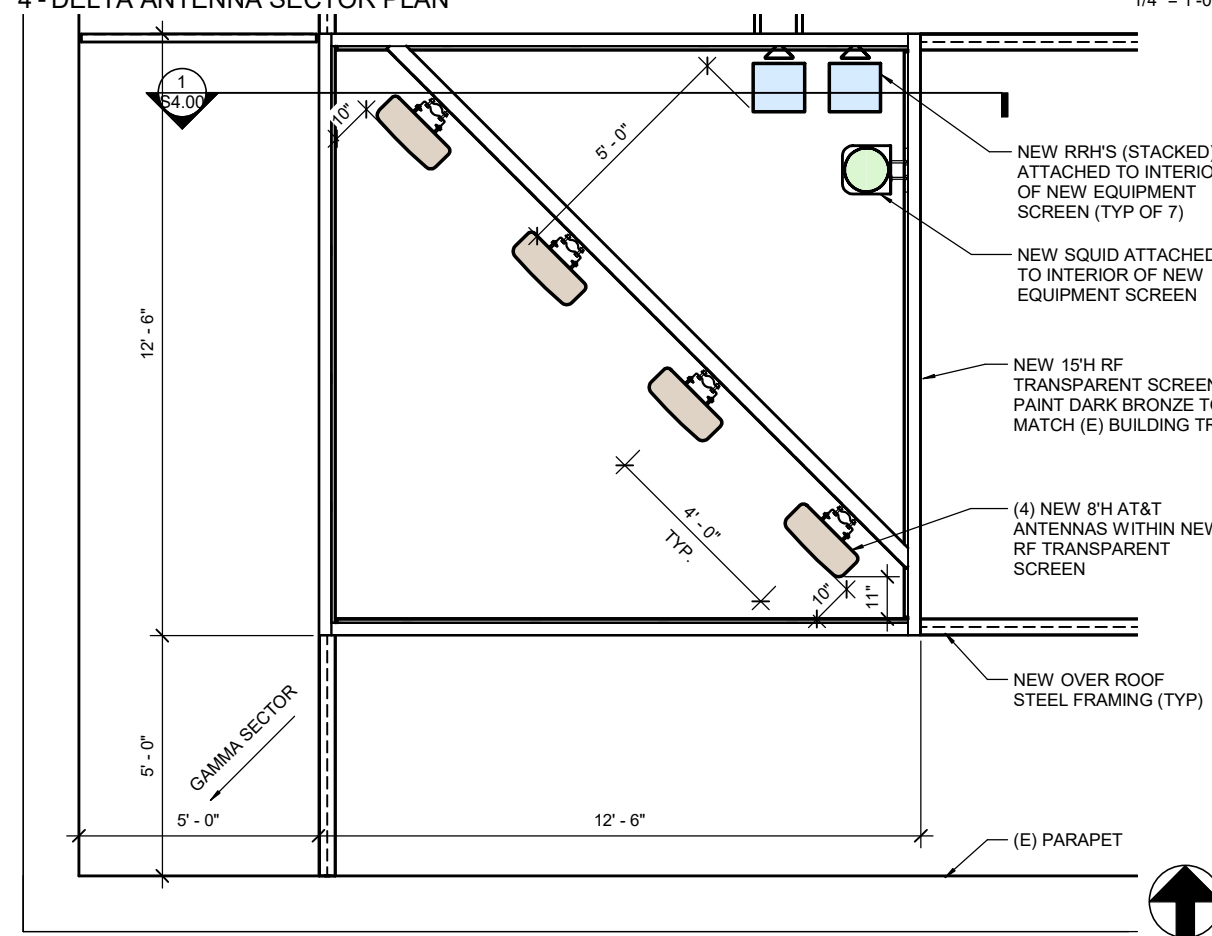
4 - DELTA ANTENNA SECTOR PLAN

1/4" = 1'-0"



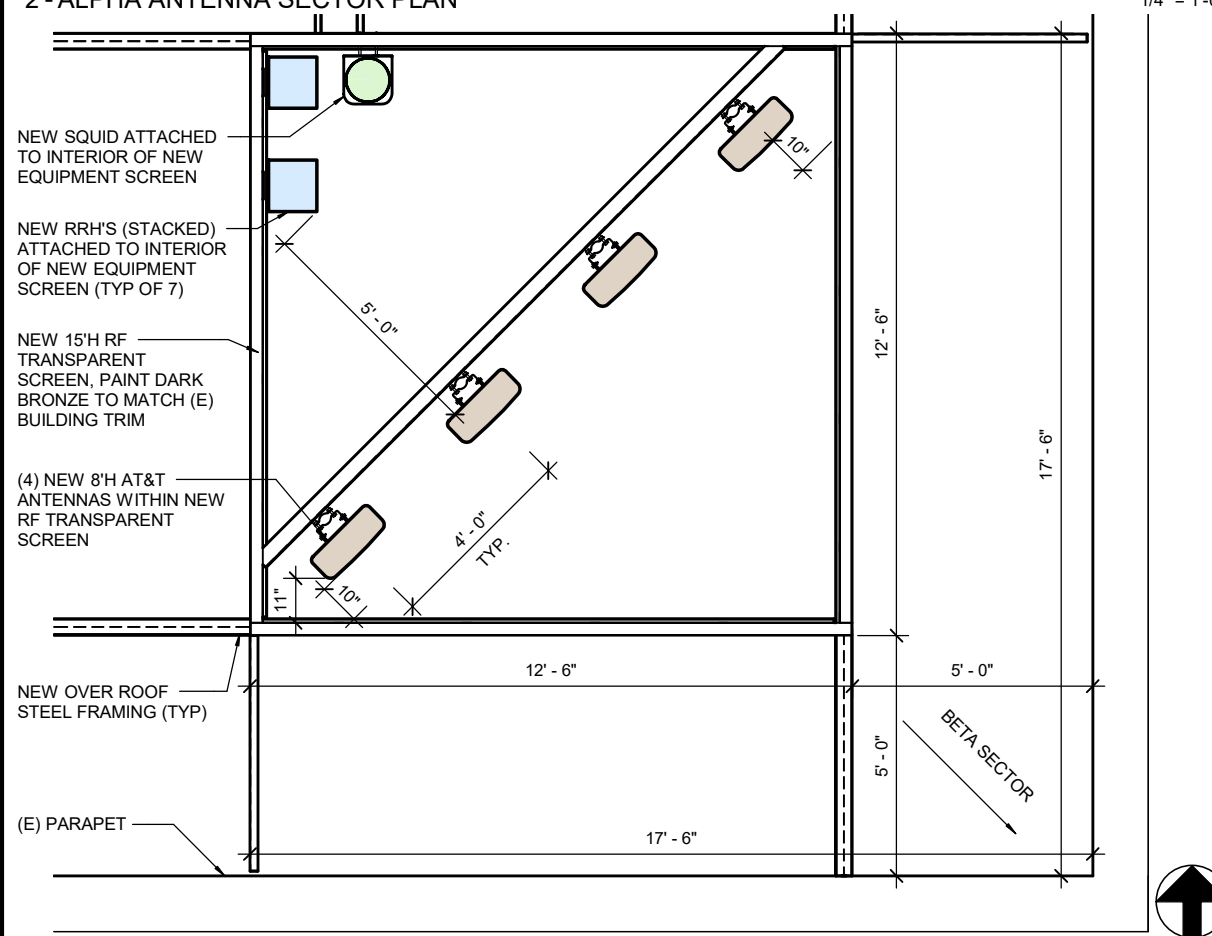
2 - ALPHA ANTENNA SECTOR PLAN

1/4" = 1'-0"



3 - GAMMA ANTENNA SECTOR PLAN

1/4" = 1'-0"



1 - BETA ANTENNA SECTOR PLAN

1/4" = 1'-0"



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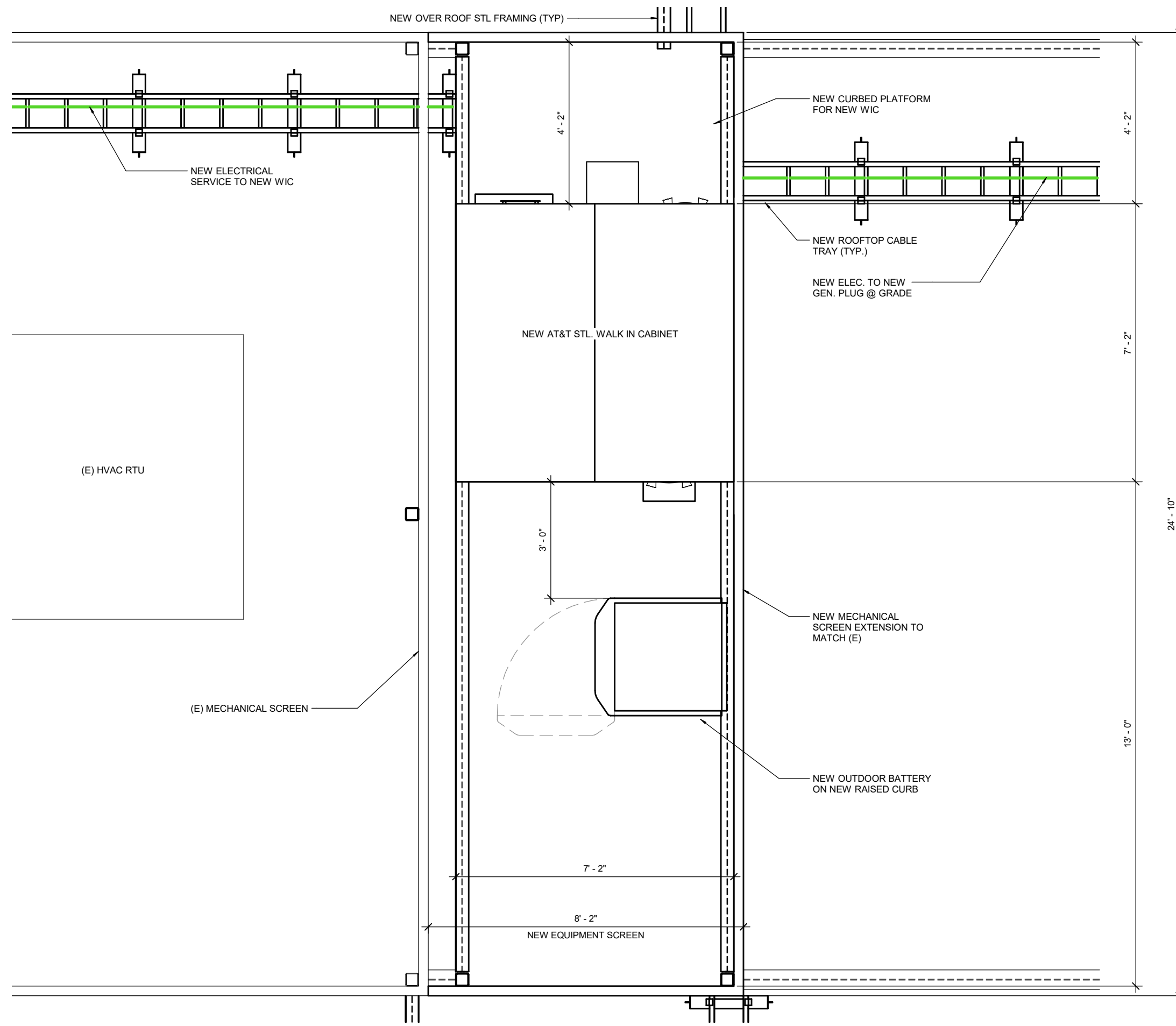
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**NOT FOR
CONSTRUCTION**

COMPOUND PLAN

A2.1

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



1 - EQUIPMENT PLATFORM PLAN

3/8" = 1'-0"





THIS PHOTO
SIMULATION IS
FOR ILLUSTRATIVE
PURPOSES ONLY

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STECKLY****ARCHITECTURE**



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ARCHITECTURE



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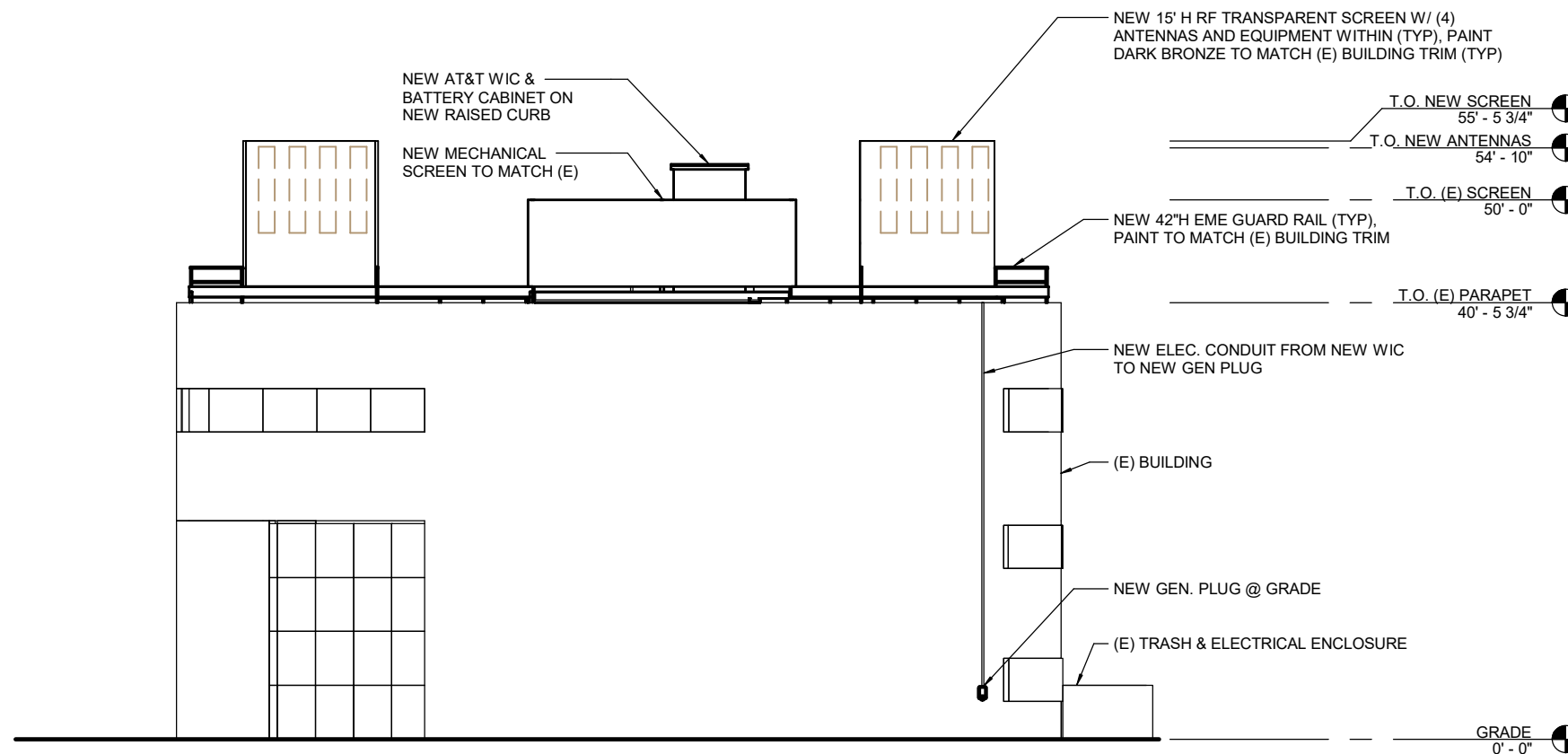
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ELEVATIONS

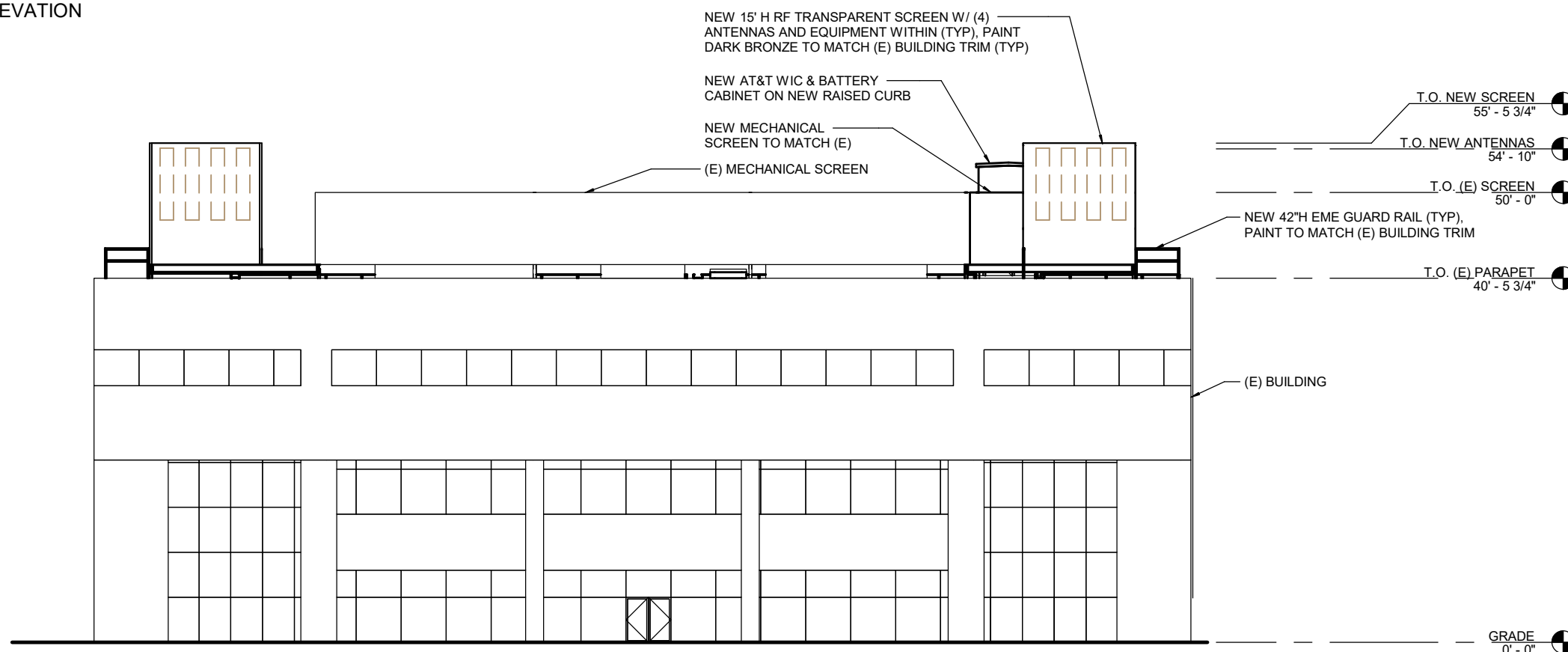
A3.0

- NATURAL GAS
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- POWER/GROUNDING
- MW/FIBER EQ.
- FIBER
- BBU/RRH
- HYBRID & COAX CABLES



2 - EAST ELEVATION

1/16" = 1'-0"



1 - SOUTH ELEVATION

1/16" = 1'-0"

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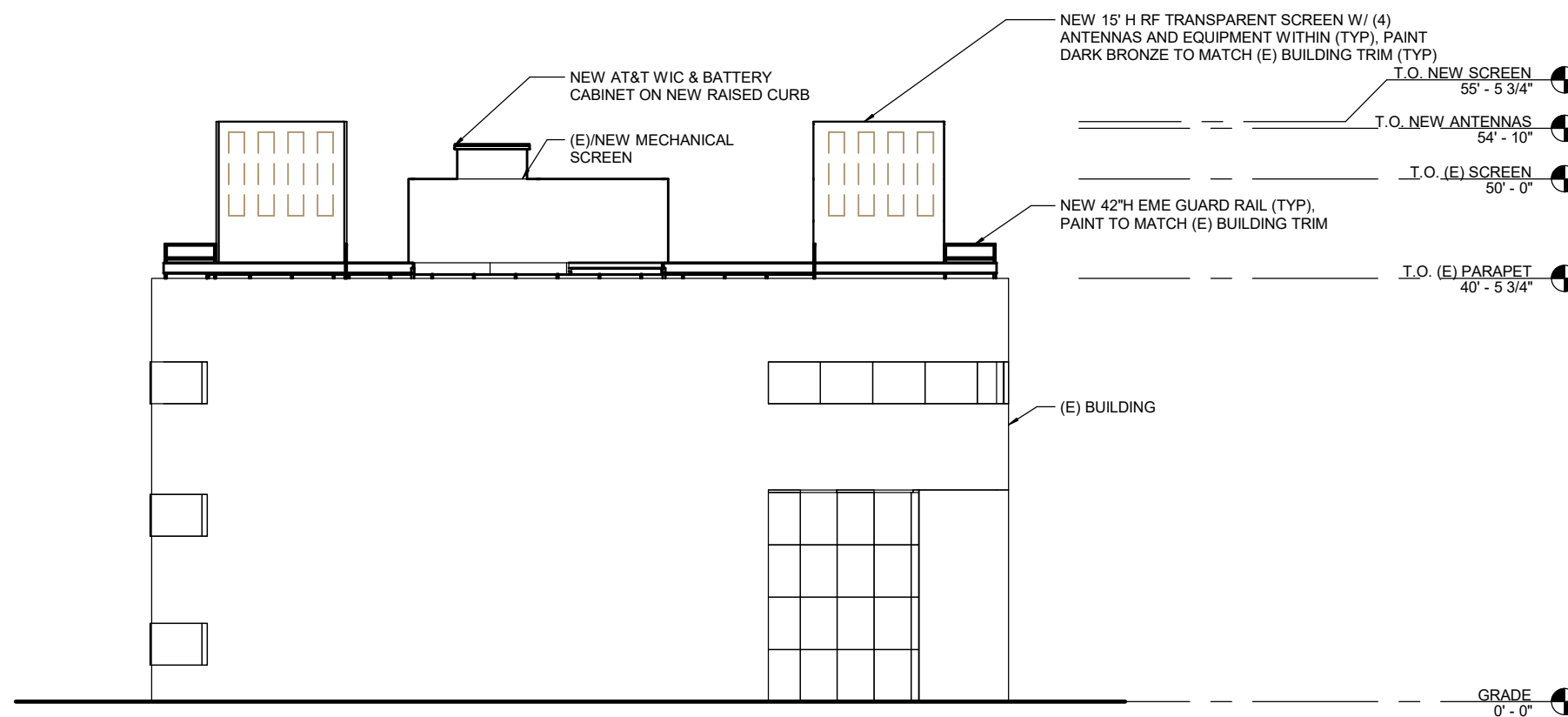
NOT FOR CONSTRUCTION

ELEVATIONS

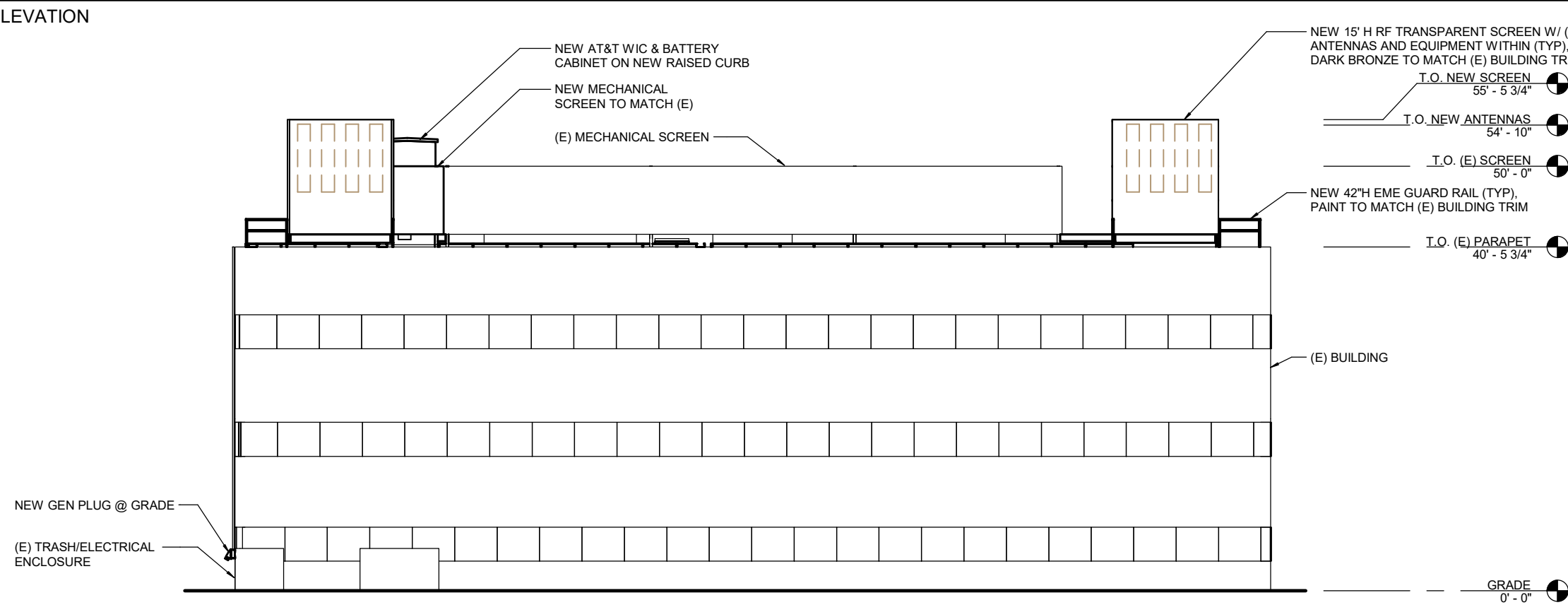
A3.1

- NATURAL GAS
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- PENETRATIONS

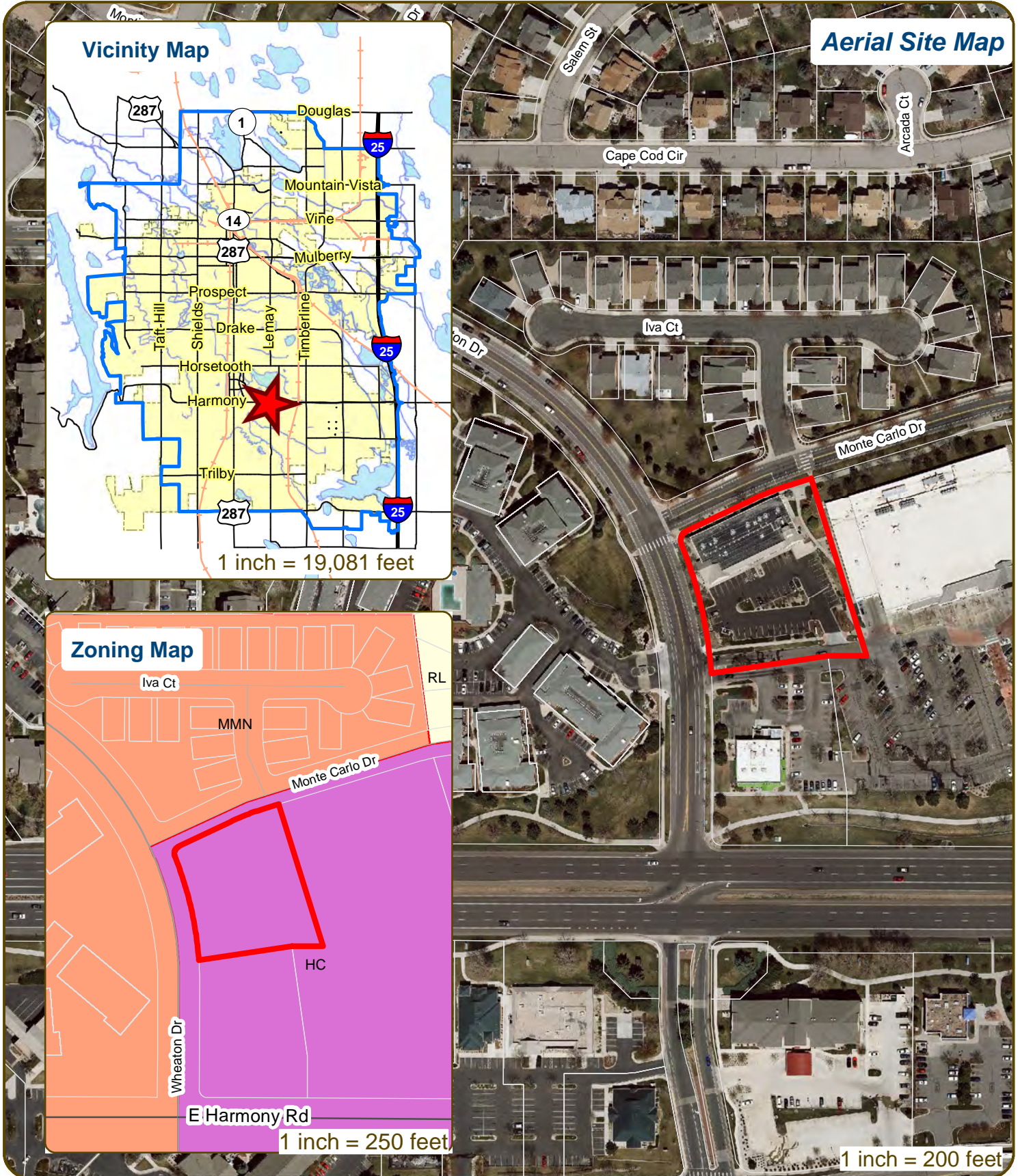
2 - WEST ELEVATION



1 - NORTH ELEVATION



Velocitel Wireless Equipment



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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed land development projects begin with Conceptual Review. Anyone with a land development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan or site plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Generally, Conceptual Review works best after a brief conversation with a representative from the Zoning or Planning Department to first establish compliance with the permitted uses under the applicable zone district. Then a sketch plan or site plan is prepared that allows staff to review and provide comments on the land development aspects of the proposal. Please be aware that any information submitted may be considered a public record, and may be made available to anyone who requests it, including the media. The applicant acknowledges that that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are held each Thursday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from various City departments, including Community Development and Neighborhood Services (Zoning, Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Transportation Planning and Poudre Fire Authority. Staff provides the applicant with comments to assist in preparing the detailed formal project application. There is no approval or denial of development proposals associated with Conceptual Review. The applicant will receive the comment letter at the review meeting.

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) _____

JOHN MARRIOTT, CONSULTANT TO AT&T

Business Name (if applicable) AT&T REPRESENTED BY VELOUTEL

Your Mailing Address 9763 IRONSTONE PLACE, PARKER, CO 80134

Phone Number 303/840-1837 Email Address jmarriott@veloutel.com

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

1414 EAST HARMONY ROAD

Description of Proposal (attach additional sheets if necessary) TO PLACE CELLULAR ANTENNAS

INSIDE A STEALTH CUPOLA WITH EQUIPMENT ON ROOF SPECTRO

Proposed Use NO CHANGE Existing Use COMMERCIAL / OFFICE / RETAIL

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

Age of any Existing Structures BUILD WAS 2004

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 NONE 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?



AT&T

SITE NAME:

HARMONY AND LEMAY

PROJECT:

NEW BUILD - ZONING DRAWINGS

PROJECT NUMBER:

COL03241

PAGE #:

MRUTH025330

SITE ADDRESS:

1414 EAST HARMONY ROAD
FORT COLLINS, CO 80525

LATITUDE:

40° 31' 29.93" N

LONGITUDE:

105° 03' 11.78" W

FA #:

14390425

USID:

207850



161 INVERNESS DRIVE W. 2nd FLOOR
ENGLEWOOD, CO 80112

PROJECT INFORMATION

SITE NAME
HARMONY AND LEMAY

AT&T PROJECT NUMBER
COL03241

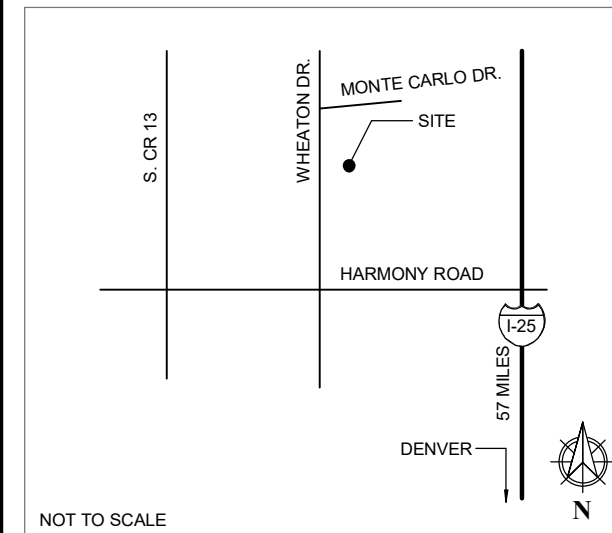
1414 EAST HARMONY ROAD
FORT COLLINS, CO 80525

CONSULTANT

EXISTING CONDITIONS



VICINITY MAP



DIRECTIONS

- FROM DENVER
- I-25 NORTH TO EXIT 265 (57 MILES)
 - LEFT ON HARMONY ROAD (3.2 MILES)
 - RIGHT ON WHEATON DR. (300 FT)
 - SITE IS ON THE LEFT ON THE ROAD

PROJECT DATA

JURISDICTION	CITY OF FORT COLLINS
APN	8731356008
ZONING DESIGNATION	PUD

EXISTING BUILDING

OCCUPANCY GROUP	MIXED USE B, M
CONSTRUCTION TYPE	V-B
FULLY SPRINKLERED	NO
NO. STORIES	1

NEW CONSTRUCTION

OCCUPANCY GROUP	U
CONSTRUCTION TYPE	V-B
FULLY SPRINKLERED	NO
NO. STORIES	1

GOVERNING CODES:
2015 IBC, 2015 IFC, 2015 IMC, 2015 IECC, 2017 NEC WITH LOCAL AMMENDMENTS

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 SITE PLAN
A3.0	SOUTH ELEVATION
A3.1	PARTIAL SOUTH ELEVATION
A3.2	PARTIAL WEST ELEVATION

REV	DATE	DESCRIPTION	BY
A	12/07/18	ZD REVIEW	DPL
B	01/23/19	CLIENT COMMENTS	MKC

1st REVIEW IMR 2nd REVIEW TN

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

NOT FOR CONSTRUCTION

TITLE SHEET

T1.0

PENETRATIONS
 NATURAL GAS
 ANTENNAS
 LEASE AREA
 EXISTING EASEMENT
 ACCESS/UTILITY EASEMENT
 GEN. CONST./UTILITY EASEMENT
 OVP/ELEC. EQ.
 POWER/GROUNDING
 MW/FIBER EQ.
 FIBER
 BB/URR
 HYBRID & COAX CABLES

PROJECT DESCRIPTION

- NEW AT&T EQUIPMENT INSIDE A ROOFTOP WALK IN CABINET
- NEW AT&T ANTENNAS IN A NEW CUPOLA ON EXISTING ROOF
- NEW FIBER SERVICE
- NEW ELECTRICAL SERVICE

PROJECT TEAM

OWNER BARCLAY GROUP 15974 N. 77TH ST. SUITE 100 SCOTTSDALE, AZ 85260 PHONE: 602.300.7369	SITE ACQUISITIONIST VELOCITEL JOHN MARRIOTT CELL: 303.840.1837	CLIENT AT&T PROJECT MANAGER ANNIE ZOCCO PHONE: 954.243.5536	CLIENT AT&T RF ENGINEER JULIUS DELACRUZ	ARCHITECT CSAI CHARLES STECKLY.AIA 5935 S. ZANG STREET SUITE 280 LITTLETON, CO 80127 CELL: 303.210.8972 OFFICE: 303.932.9974
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161 INVERNESS DRIVE W. 2nd FLOOR
ENGLEWOOD, CO 80112

PROJECT INFORMATION

SITE NAME
HARMONY AND LEMAY

AT&T PROJECT NUMBER
COL03241

1414 EAST HARMONY ROAD
FORT COLLINS, CO 80525

CONSULTANT

A	12/07/18	ZD REVIEW	DPL
B	01/23/19	CLIENT COMMENTS	MKC

1st REVIEW IMR 2nd REVIEW TN

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STECKLY**

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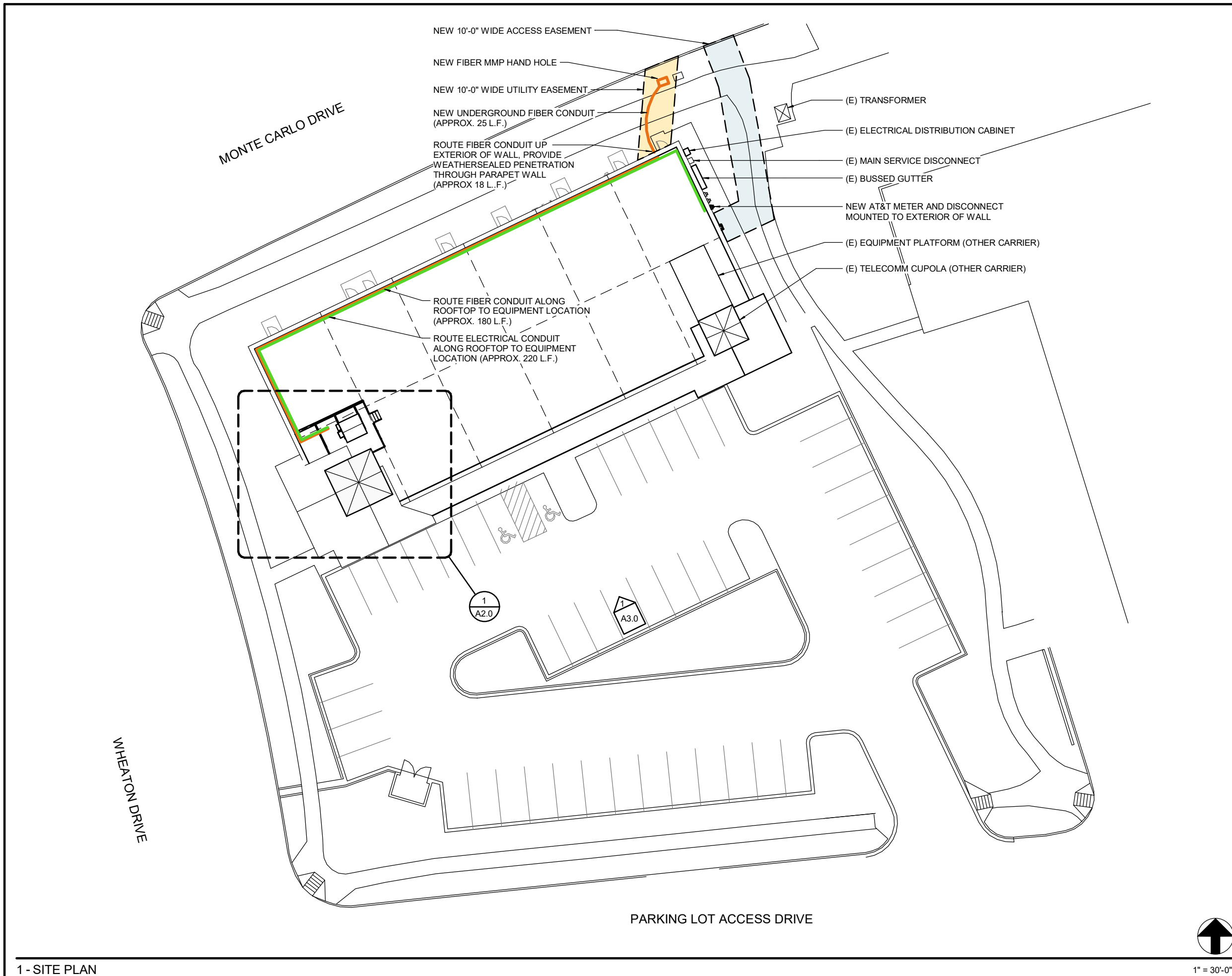
**NOT FOR
CONSTRUCTION**

SITE PLAN

A1.0



1" = 30'-0"



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



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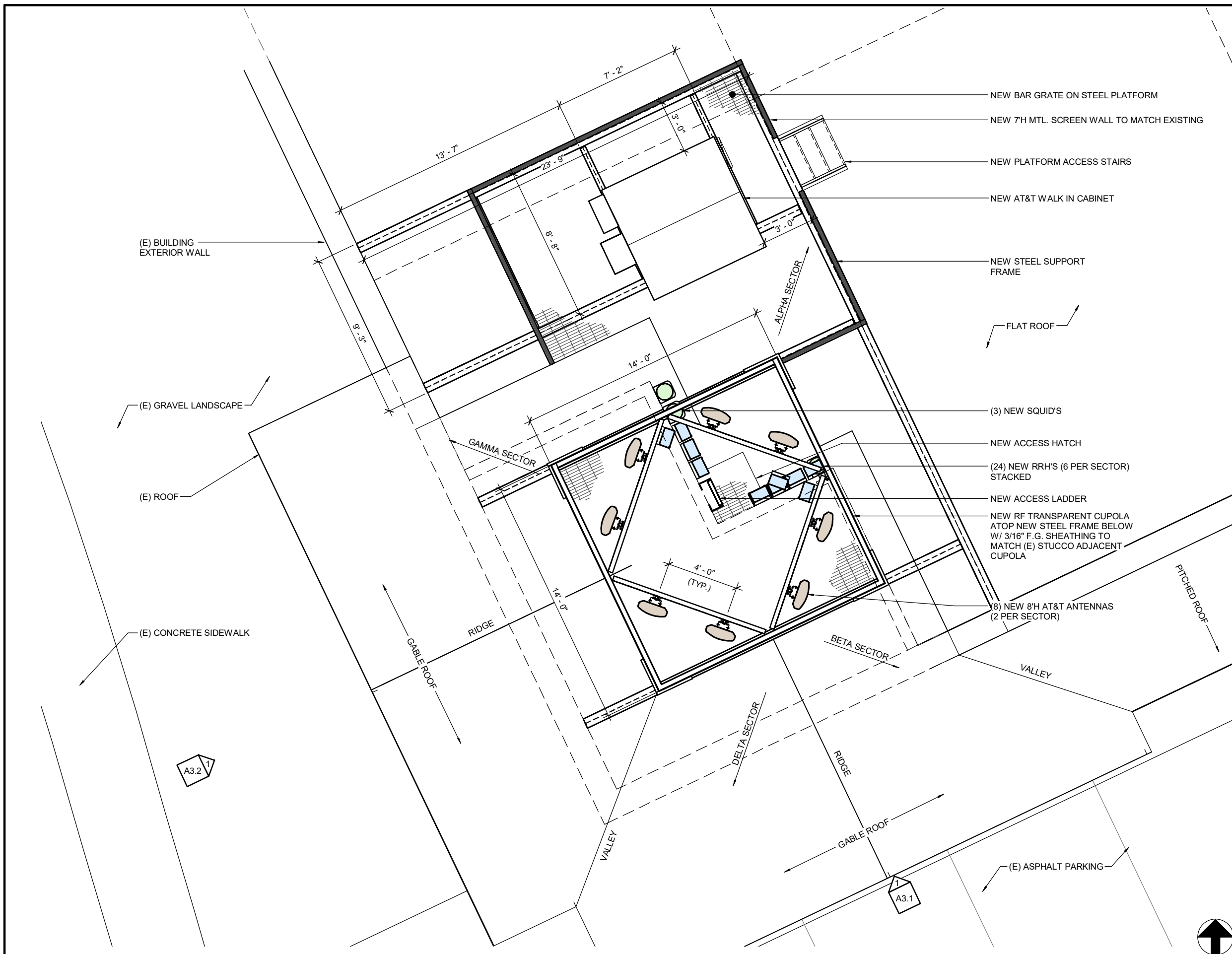
**NOT FOR
CONSTRUCTION**

ENLARGED SITE PLAN

A2.0



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



1 - ENLARGED SITE PLAN

3/16" = 1'-0"

PROJECT INFORMATION

SITE NAME
HARMONY AND LEMAY

AT&T PROJECT NUMBER
COL03241

1414 EAST HARMONY ROAD
FORT COLLINS, CO 80525

CONSULTANT

A	12/07/18	ZD REVIEW	DPL
B	01/23/19	CLIENT COMMENTS	MKC

1st REVIEW IMR 2nd REVIEW TN

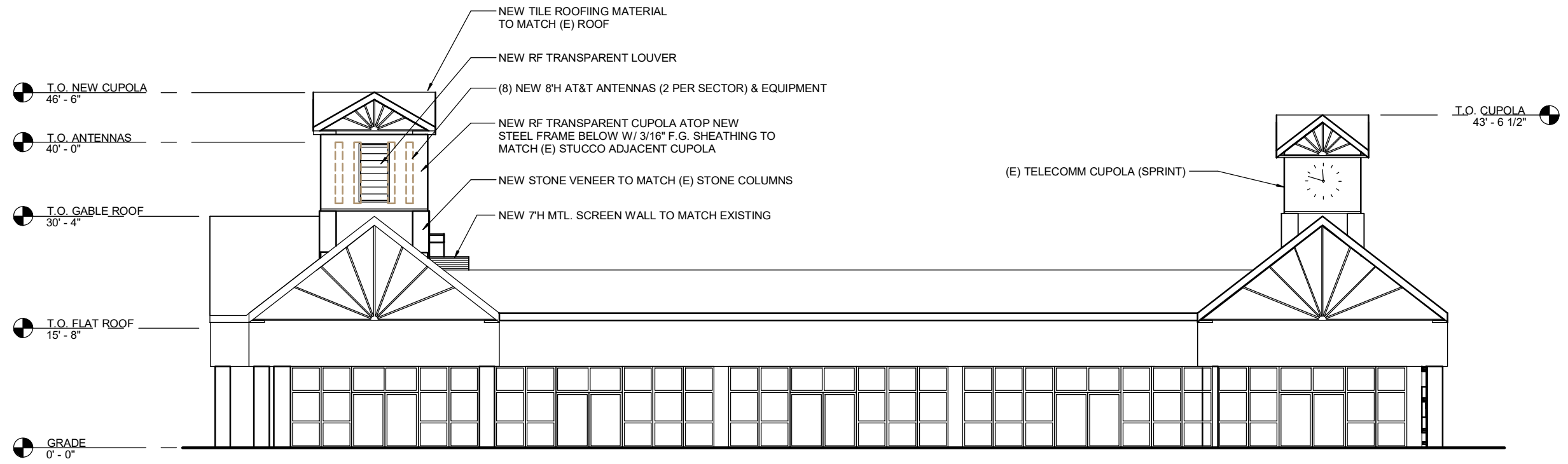
CHARLES STECKLY
ARCHITECTURE
5935 SOUTH ZANG STREET, SUITE 280
LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

NOT FOR CONSTRUCTION

SOUTH ELEVATION

A3.0

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



1 - OVERALL SOUTH ELEVATION

1/16" = 1'-0"

PROJECT INFORMATION

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AT&T PROJECT NUMBER
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1414 EAST HARMONY ROAD
FORT COLLINS, CO 80525

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1st REVIEW IMR 2nd REVIEW TN

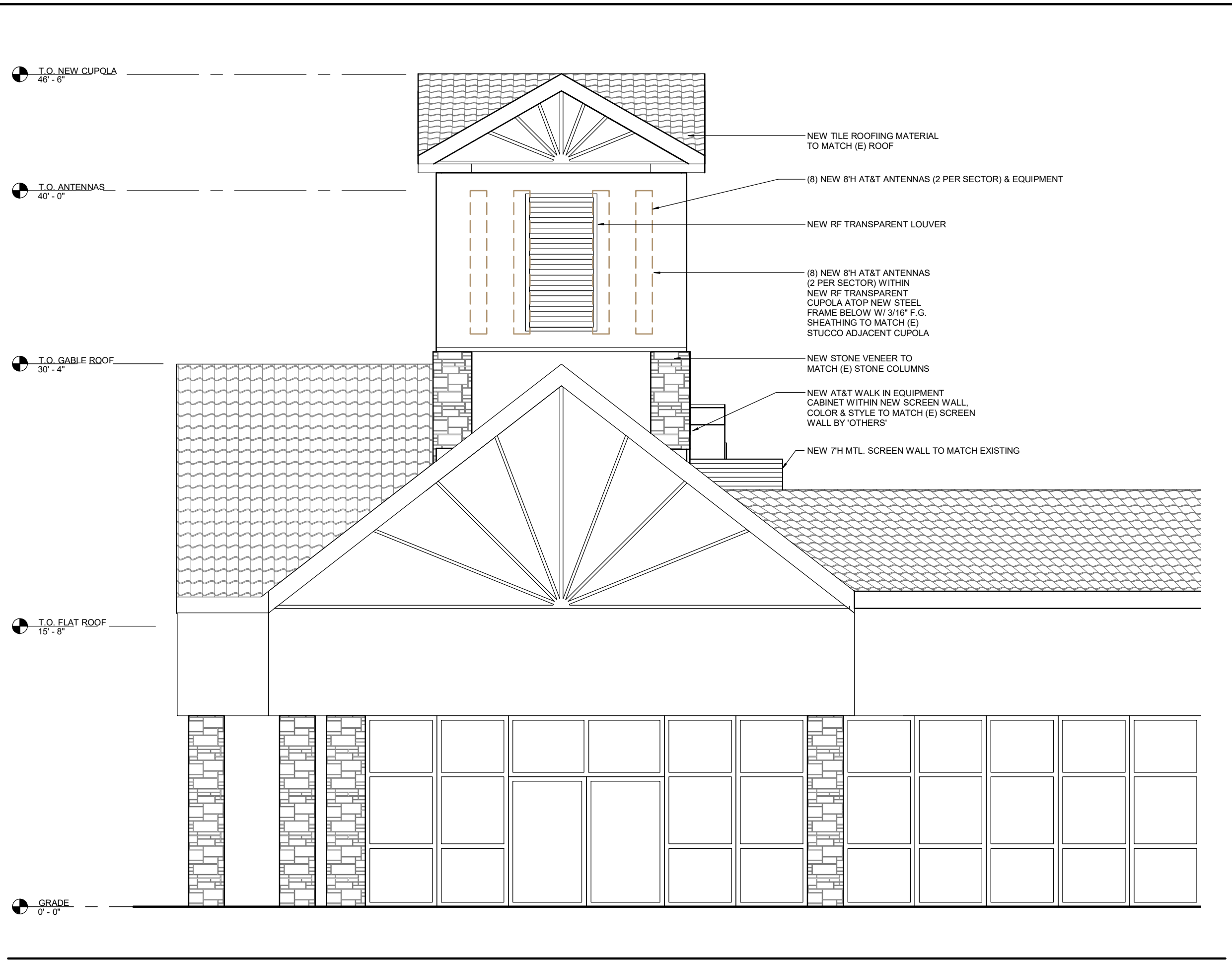
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LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

NOT FOR CONSTRUCTION

PARTIAL SOUTH ELEVATION

A3.1

PENETRATIONS
 NATURAL GAS
 ANTENNAS
 LEASE AREA
 EXISTING EASEMENT
 ACCESS/UTILITY EASEMENT
 GEN. CONST./UTILITY EASEMENT
 OVP/ELEC. EQ.
 POWER/GROUNDING
 MW/FIBER EQ.
 FIBER
 BB/URR/H
 HYBRID & COAX CABLES



1 - PARTIAL SOUTH ELEVATION

3/16" = 1'-0"



THIS PHOTO
SIMULATION IS
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PURPOSES ONLY

**CHARLES
STECKLY**

ARCHITECTURE



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STECKLY****ARCHITECTURE**

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1st REVIEW IMR 2nd REVIEW TN

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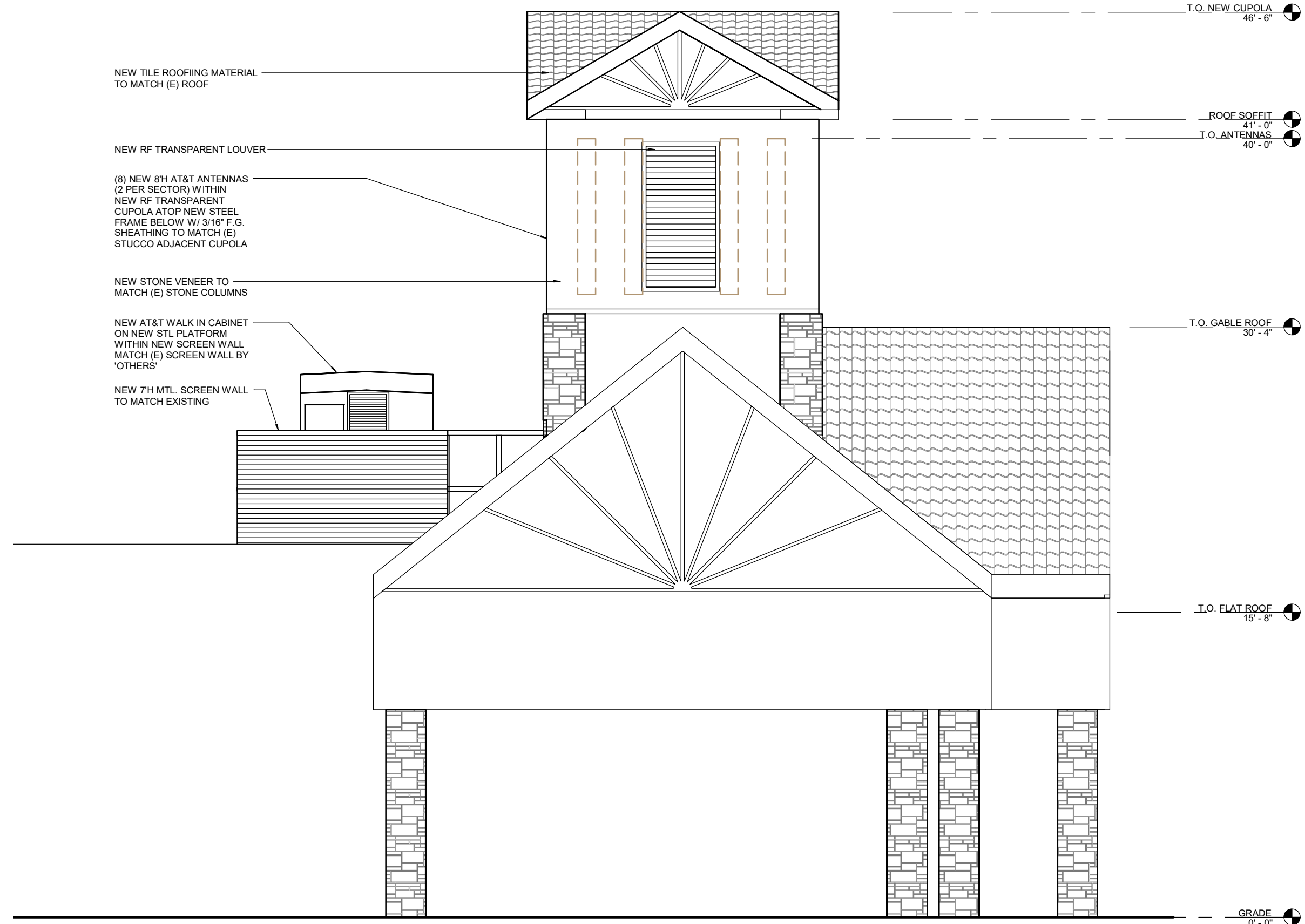
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LITTLETON, COLORADO 80127
OFFICE: 303.932.9974

**NOT FOR
CONSTRUCTION**

PARTIAL WEST
ELEVATION

A3.2

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



1 - WEST ELEVATION

3/16" = 1'-0"



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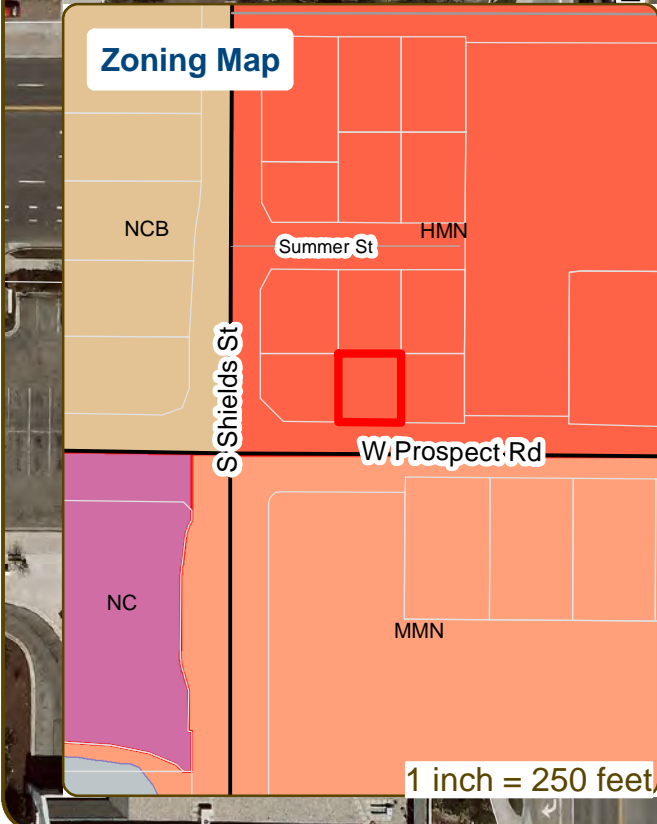
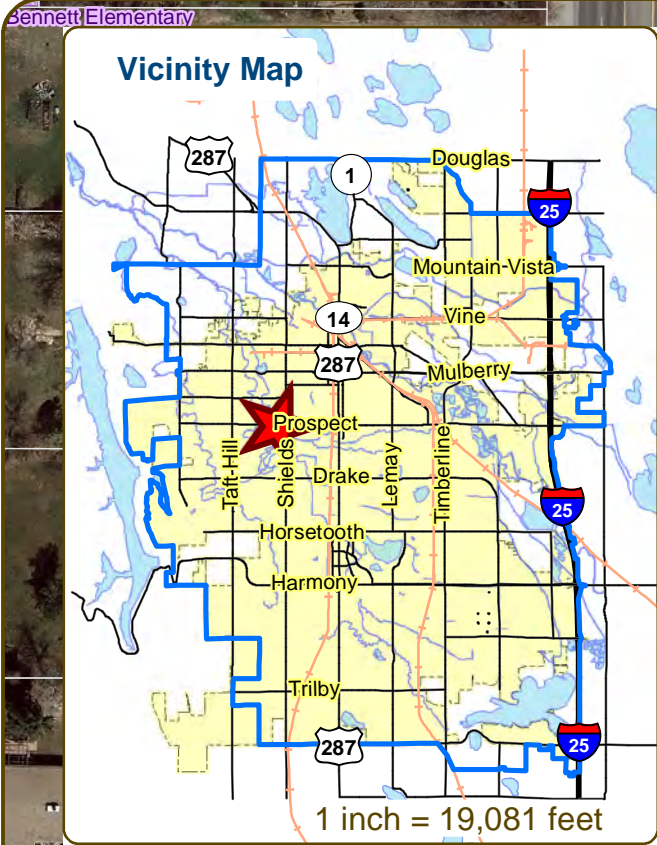


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**CHARLES
STECKLY**

ARCHITECTURE

1024 W Prospect Rd Extra Occupancy



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CONCEPTUAL REVIEW: APPLICATION

General Information

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At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

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) _____

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 at what risk is it? _____

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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)

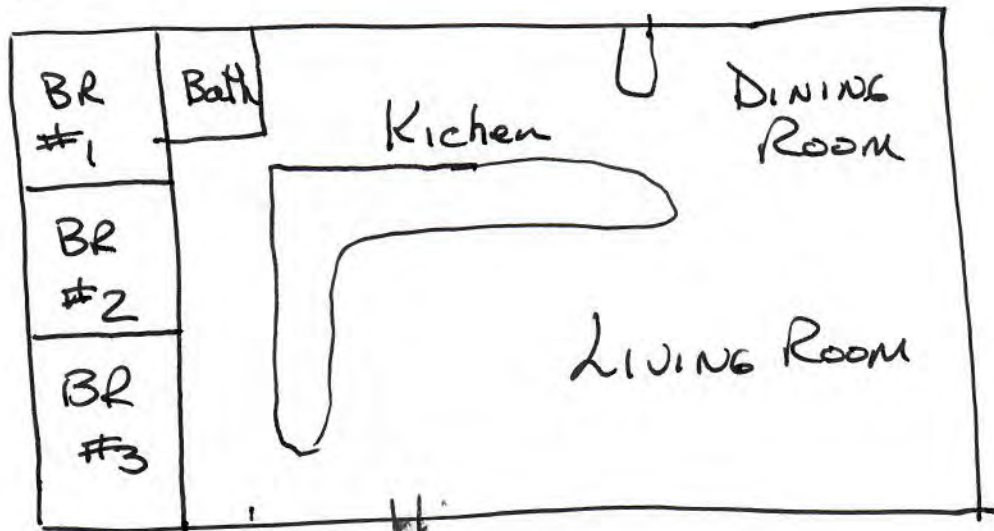
Suggested items for the Sketch Plan:

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?

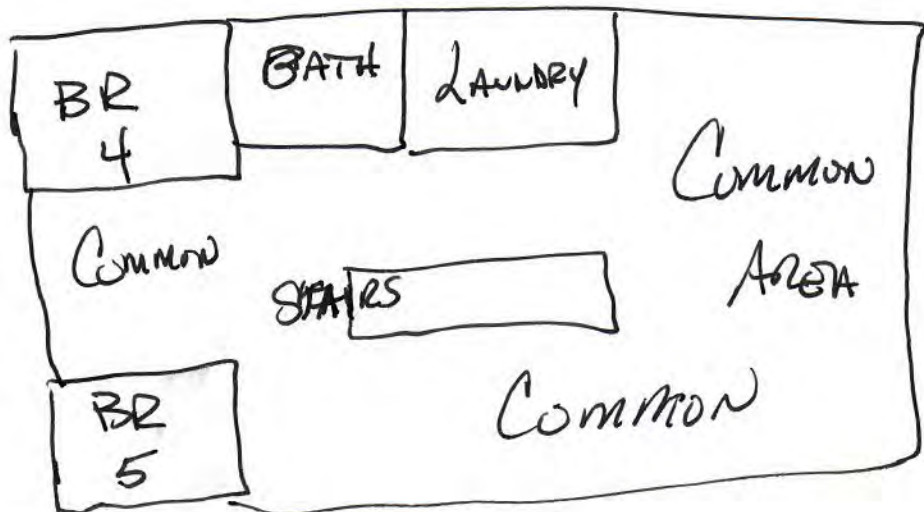
1024 W. PROSPECT ROAD

USE OF 5 BED ROOMS

MAIN LEVEL



BASEMENT



1024 W. PROSPECT ROAD







1024