

Conceptual Review Agenda

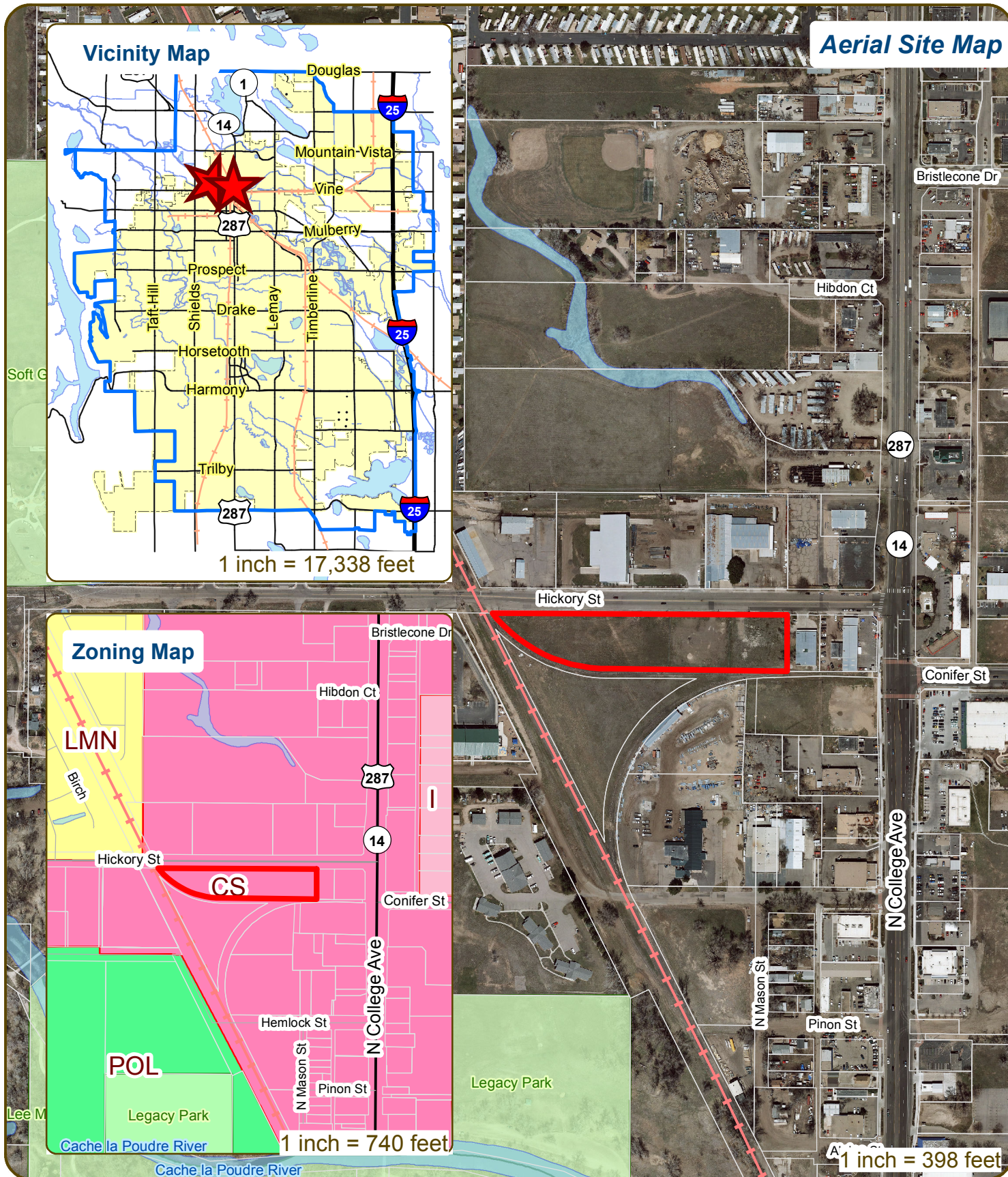
Schedule for 02/06/17 to 02/06/17

281 Conference Room A

Monday, February 6, 2017

Time	Project Name	Applicant Info	Project Description	Planner
9:30	Hickory St – Small Scale Reception Center CDR170005	Mark Foster (970) 218-7172 mgfcollins@gmail.com	This is a request to build a small-scale reception center at the property to the west of 113 Hickory St (Parcel # 9702415003). The site is 3.84 acres and the project proposes 11,000 SF building, 6,200 SF courtyard/patio and 1.5 acres of parking lot. The property is located in the Service Commercial (CS) district and is subject to an Administrative (Type 1) review.	Jason Holland
10:15	5830 S Timberline – Community Facility CDR170006	Doug Kokes (970) 416-2816 dkokes@fcgov.com	This is a request to convert an existing single family home into a community facility at 5830 S Timberline Rd. (Parcel # 8608253901). The proposal would include the addition of a privacy fence, gate, and paving for equipment and employee parking. The property is in the county and is currently being annexed by the City of Fort Collins. Upon annexation, the property will be placed into the Low Density Mixed-Use Neighborhood (LMN) district and will be subject to Administrative (Type 1) review.	Clark Mapes
11:00	620 W Horsetooth Rd – Wireless Telecommunications Equipment CDR170007	Caleb Crossland (970) 222-1341 ccrossland@atlastowers.com	This is a request to construct a wireless telecommunication facility at 620 W Horsetooth Rd (Parcel # 9726379901). The project proposes the installation of 65' stealth bell tower with a 40'x40' lease area at the base of the tower. The project proposal is located in the Low Density Residential (RL) district and is subject to Administrative (Type I) review.	Clay Frickey

Hickory St Small Scale Reception Center



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





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.

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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) _____

Mark Foster - owner

Business Name (if applicable) _____

Your Mailing Address 300 Linda Lane

Phone Number 970-218-7172 Email Address mgfcollins@gmail.com

Site Address or Description (parcel # if no address) 115 Hickory Street

Property runs east + west on the south side of Hickory

Description of Proposal (attach additional sheets if necessary) Event Center / wedding Venue with 11,000 sq ft under roof. In addition there will be a 6200 sq ft courtyard. Capacity up to 700 people

Proposed Use Venue Existing Use bare ground

Total Building Square Footage 11,000 S.F. Number of Stories 1 Lot Dimensions 3.84 acres

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 [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 approx 1.5 acres of parking lot S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

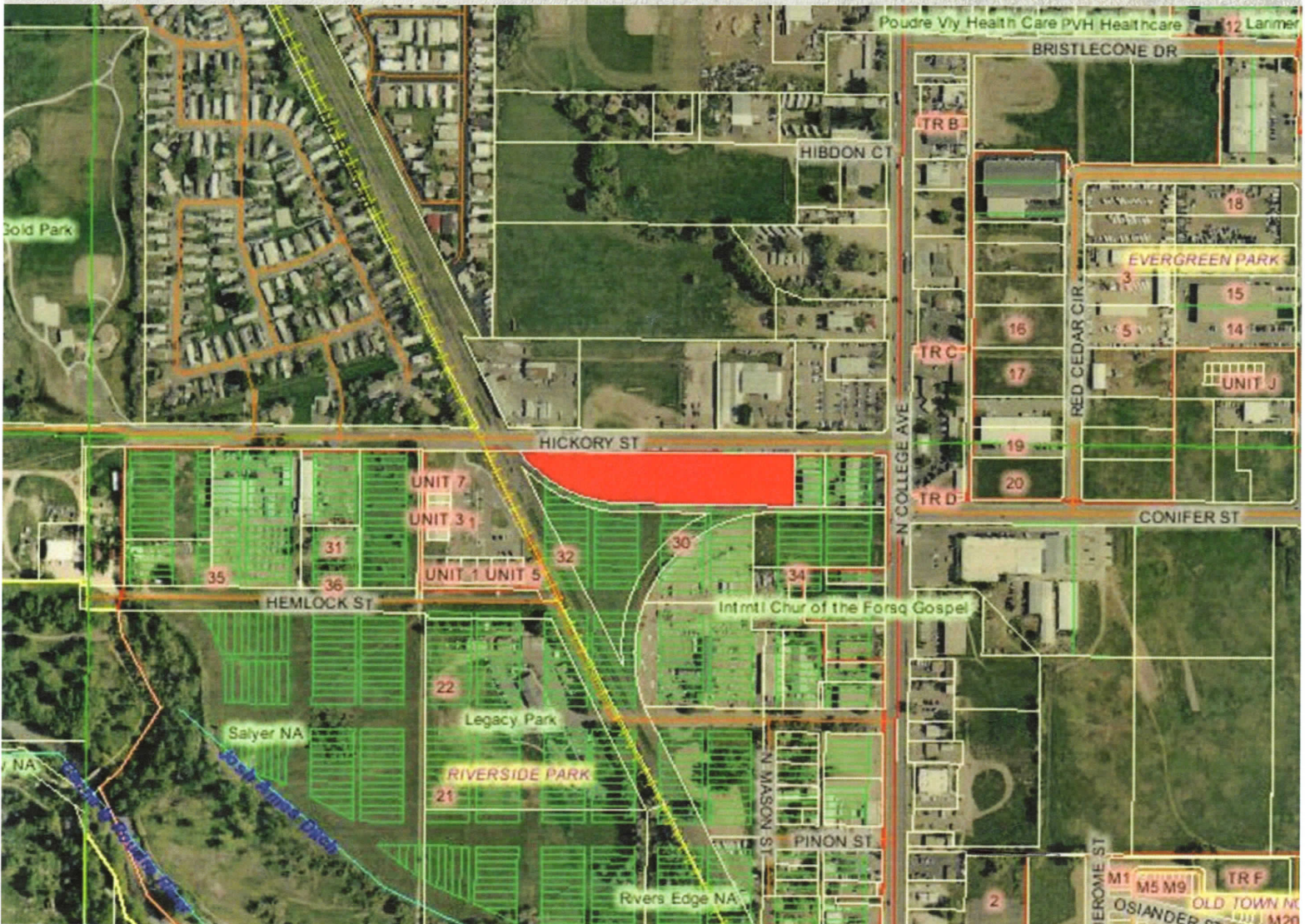
Suggested items for the Sketch Plan: Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, 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?

Proposed building at approximately 115 – 300 Hickory Street Ft Collins

1. The land is approximately 3.8 acres located on the south side of Hickory with 900 LF of street frontage.
2. The land is flat with an abandoned railroad track on the south side of the property.
3. The proposed building will be approximately 11,000 square feet with an additional 6,000 square foot of walled in court yard.
4. The building design is mostly a steel building, open with wall coverings stucco, brick and very few interior walls. There will be a couple offices, restrooms, food prep room, with cooler and prep tables (no kitchen).
5. The purpose of the building will be an event center, designed primarily for weddings.
6. The heaviest traffic times will be Friday through Sunday, April through October. There will be a smaller number of events on the weekdays throughout the year such as weddings, Christmas parties, trade shows and private parties.
7. We are anticipating around 120 days of use per year. With a head count of 100 to 250 people per use. There will be an opportunity to hold a few corporate events a year and the head count could reach 600.
8. The land plan submitted shows a larger parking lot than needed. There is a possibility that the building will be moved closer to the middle of the property. We have allotted approximately two acres for parking and fire lanes. We believe this will accommodate 150-200 spaces. We are using the formula of one space per four occupants.

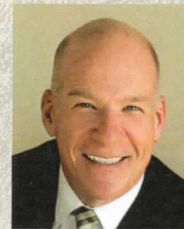
Industrial Land For Sale - \$919,987

115 Hickory Street - Fort Collins, CO 80524

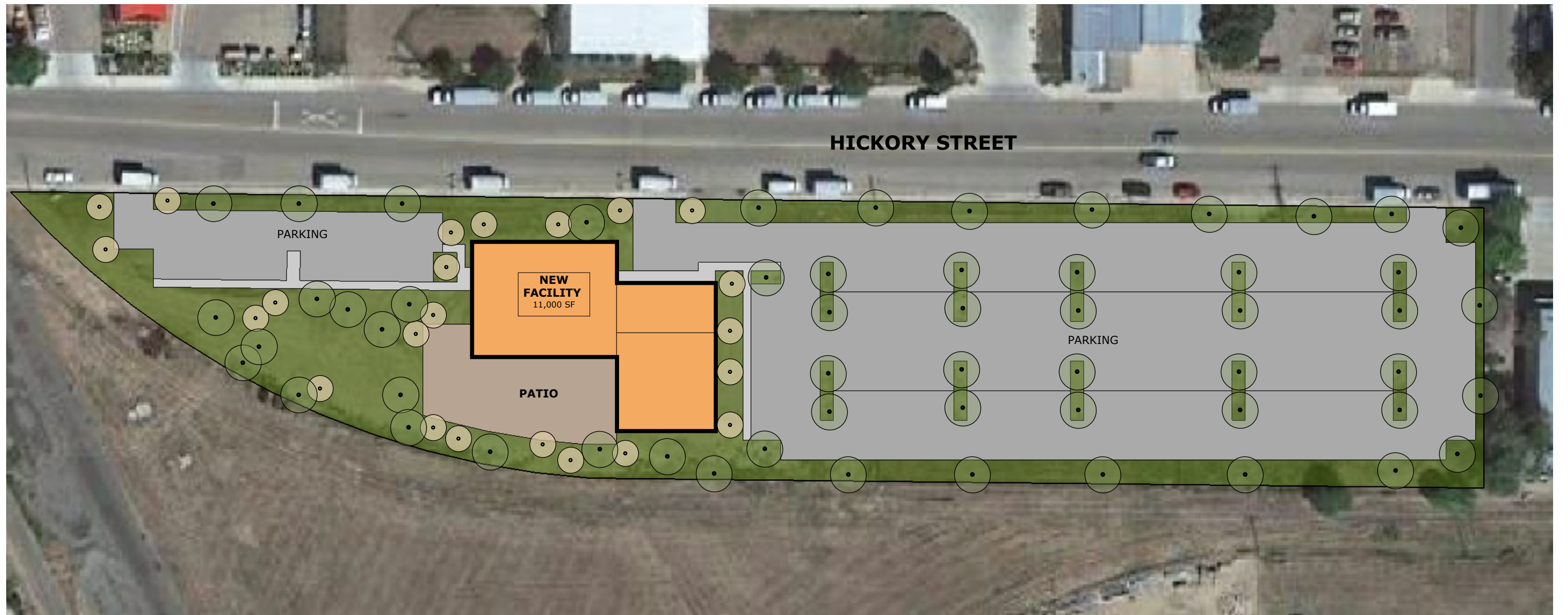


Offering Highlights

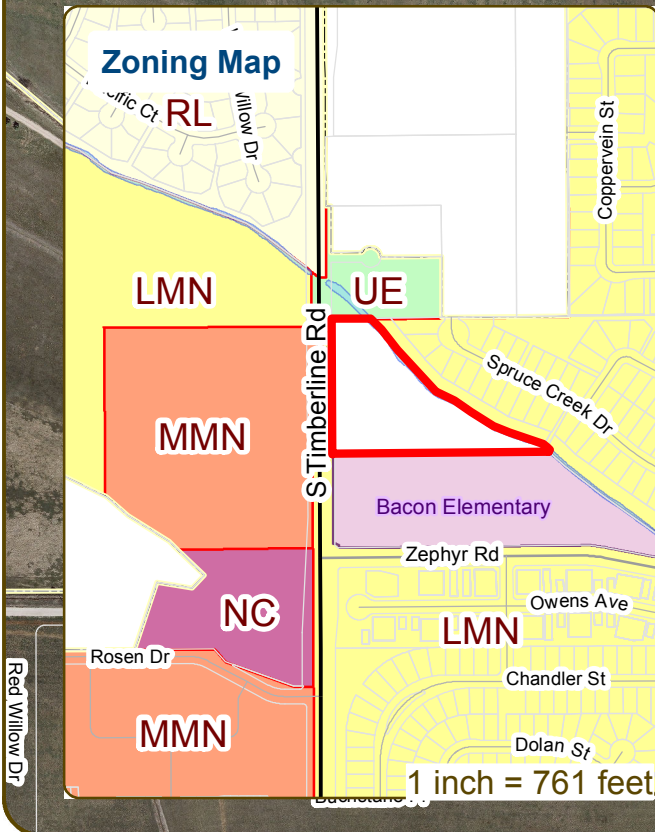
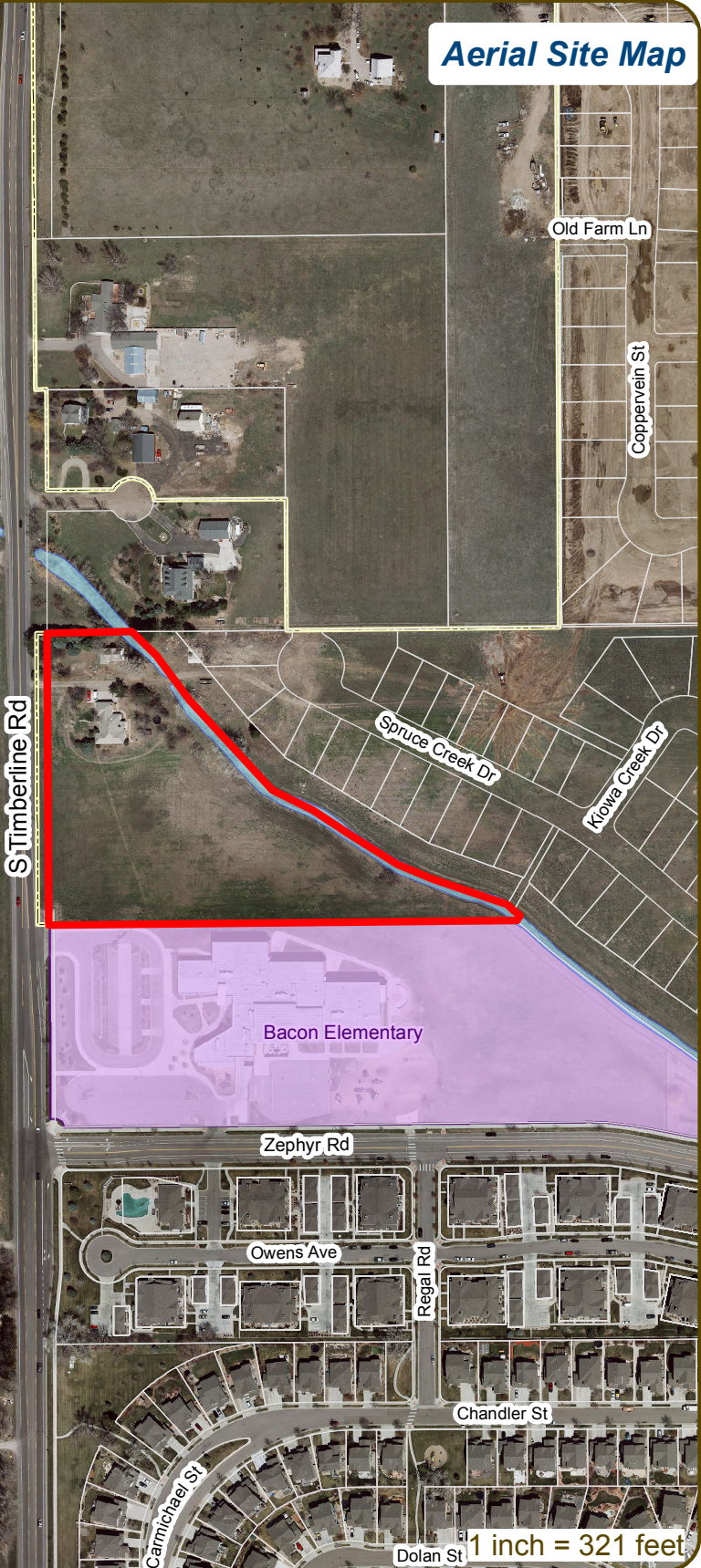
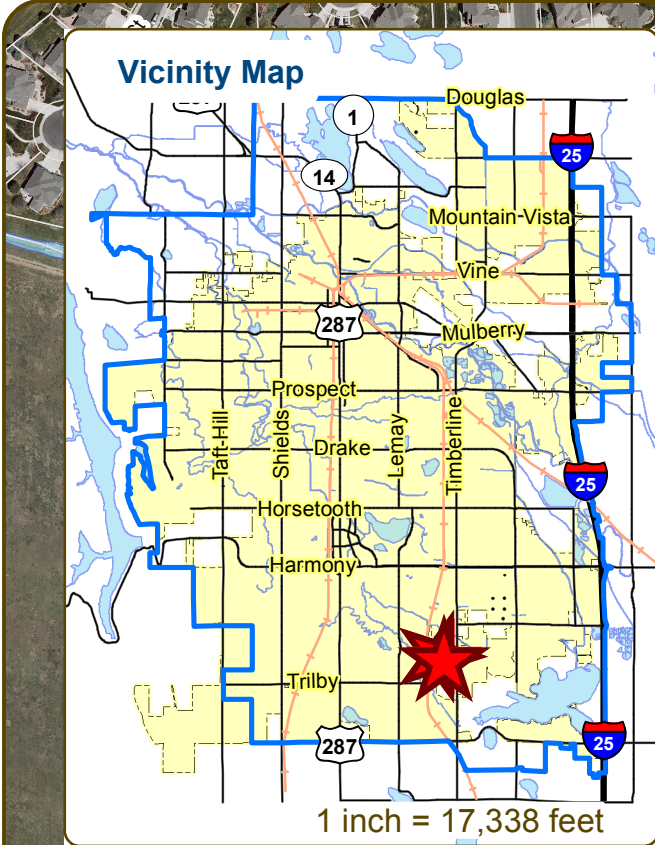
- North Fort Collins Location
- Zoned Industrial
- All Utilities to the Site
- Urban Renewal Authority-Tax Increment Financing Available



Craig C. Hau
Senior Commercial Advisor/Partner
970.222.0077 Mobile
970.377.4928 Direct
970.229.0700 Office
chau@thegroupinc.com
www.craighau.com



5830 S Timberline Rd Community Facility



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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) _____

Doug Kokes & Lea Ann Haisch

Business Name (if applicable) City of Fort Collins

Your Mailing Address 413 S Bryan Ave Fort Collins CO 80521

Phone Number 970-416-2816 Email Address DKOKES@FCGOV.COM

Site Address or Description (parcel # if no address) 5830 Timberline Rd Fort Collins Co 80525

Description of Proposal (attach additional sheets if necessary) To use the current house on the site as a maintenance facility for Parks.

Proposed Use Maintenance Facility Existing Use Residential

Total Building Square Footage 2116 S.F. Number of Stories 1 Lot Dimensions 5.438Acs/235,877 Sq Ft

Age of any Existing Structures 39 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 at what risk is it? _____

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

Increase in Impervious Area Approximately 15740 sq ft 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?

Bacon House



LEHMAN-TIMBERLINE MINOR LAND DIVISION

A Portion Of The South Half Of The Northwest Quarter Of Section 8, Township 6 North,
Range 68 West, Of The 6th P.M., County Of Larimer, State Of Colorado

CERTIFICATION OF OWNERSHIP AND DEDICATION

Know all men by these presents that Lehman Farm, LLC, a Colorado Limited Liability Company, being the owner(s) of that part of the South Half of the Northwest Quarter (S1/2NW1/4) of Section Eight (8), Township Six North (T.6N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), Larimer County, Colorado, being more particularly described as follows, to wit:

The South Half of the Northwest Quarter of Section 8, T.6N., R.68W. of the 6th P.M., excepting therefrom that portion conveyed in an instrument recorded at Reception No. 99008089 of the Records of Larimer County, State of Colorado, said parcel of land as described in said Reception No. 99008089 being subdivided into the Poudre School District and Paragon Point Partners, Ltd Minor Land Division recorded August 8, 2000 as Reception No. 2000054081 of the Records of Larimer County and portions thereof were subsequently subdivided into The Timbers Planned Development recorded July 25, 2002 as Reception No. 2002079130 of the Records of Larimer County, the two subdivided parcels, which form the exception parcel, as a whole being initially described within said Reception No. 99008089 as follows:

A tract of land located in the S1/2 of the NW1/4 of Section 8, Township 6 North, Range 68 West of the 6th P.M. more particularly described as follows:

- Beginning at the West 1/4 corner of said Section 8, whence the Center 1/4 corner bears N89°31'10"E, thence N89°31'10"E, along the East-West centerline a distance of 2671.48 feet to the Center 1/4 corner of said Section 8; thence N00°28'29"E along the North-South centerline of said Section 8, a distance of 407.53 feet to the centerline of Mail Creek Ditch; thence Westery along the centerline of said Mail Creek Ditch the following 14 courses;
 - 1) N75°43'46"W, 45.41 feet;
 - 2) N69°06'38"W, 40.60 feet;
 - 3) N76°08'50"W, 149.06 feet;
 - 4) S83°03'34"W, 107.33 feet;
 - 5) N83°18'33"W, 33.47 feet;
 - 6) S89°10'37"W, 199.15 feet;
 - 7) S79°56'02"W, 109.19 feet;
 - 8) S71°58'13"W, 130.60 feet;
 - 9) S80°46'17"W, 64.75 feet;
 - 10) N86°47'05"W, 22.03 feet;
 - 11) S83°11'52"W, 342.51 Feet;
 - 12) N54°31'58"W, 421.57 feet;
 - 13) N52°15'23"W, 175.25 feet;
 - 14) N48°19'39"W, 87.78 feet;
- Thence leaving said centerline of Mail Creek Ditch, S89°26'37"W, parallel with the North line of the S1/2 of the S1/2 of the NW1/4 of said Section 8 a distance of 907.74 feet to the West line of said Section 8; thence S00°17'56"E along the West line of said Section 8 a distance of 771.58 feet to the Point of Beginning, County of Larimer, State of Colorado.

(NOTE: Bearings have been rotated to the plot Basis of Bearings and distances have been adjusted to reflect measurements in the field).

CERTIFICATION OF OWNERSHIP AND DEDICATION (CONTINUED)

containing 45.661 acres, more or less; have by these presents caused the same to be surveyed and subdivided into lots to be known as the plot LEHMAN-TIMBERLINE MINOR LAND DIVISION, and do hereby dedicate and convey to and for public use forever hereafter the streets as are laid out and designated on this plat, and do also reserve perpetual easements for the installation and maintenance of utilities and for irrigation and drainage facilities as are laid out and designated on this plat, witness our hand and seals

this 5th day of June, 2013.

OWNER(S): LEHMAN FARM., LLC, A COLORADO LIMITED LIABILITY COMPANY

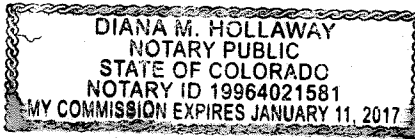
By: Stanley K. Everitt
Stanley K. Everitt, Manager of Cloud Peak Ranch, LLC
manager for Lehman Farm, LLC per Statement of Authority
recorded May 29, 2013 as Reception No. 20130039954

NOTARIAL CERTIFICATE

STATE OF Colorado
COUNTY OF Larimer

The foregoing instrument was acknowledged before me by Stanley K. Everitt as manager of Cloud Peak Ranch, LLC, his manager of Lehman Farm, LLC.
this 5th day of June, 2013.

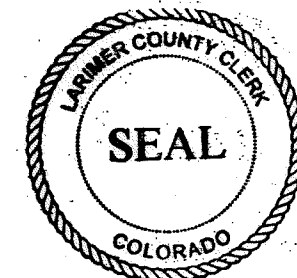
My commission expires 1-11-17 Diana M Hollaway (SEAL)
Notary Public



BOARD OF COUNTY COMMISSIONERS APPROVAL

Approved by the Larimer County Board of County Commissioners this 13th day of June, 2013. All dedications are hereby accepted on behalf of the public. This approval does not constitute acceptance of responsibility by the County for construction, repair, or maintenance of any streets, highways, bridges, rights-of-way or other improvements designated on this plat.

Chairman David Cookman
Clerk of the Board [Signature]



LARIMER COUNTY HEALTH AUTHORITY APPROVAL

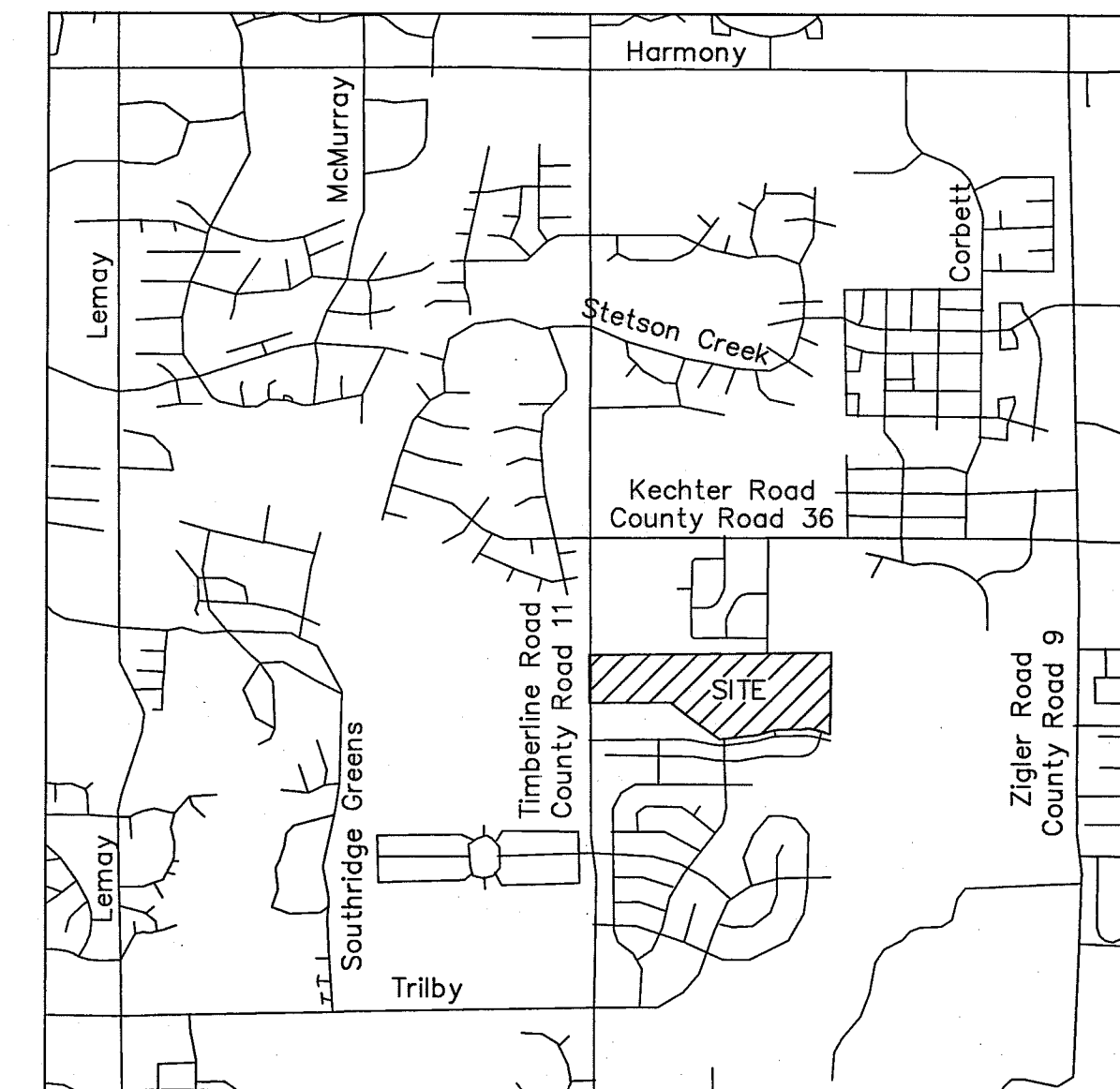
By the Larimer County Health Authority this 12th day of June, 2013. All construction on this subdivision, or any lot therein, including the development of domestic water, and the provision of sewage treatment, shall be done in a manner which will meet all of the requirements of the Colorado Department of Health, and the Larimer County Public Health Department, and the officers authorized to enforce such requirements.

[Signature]
Larimer County Health Authority

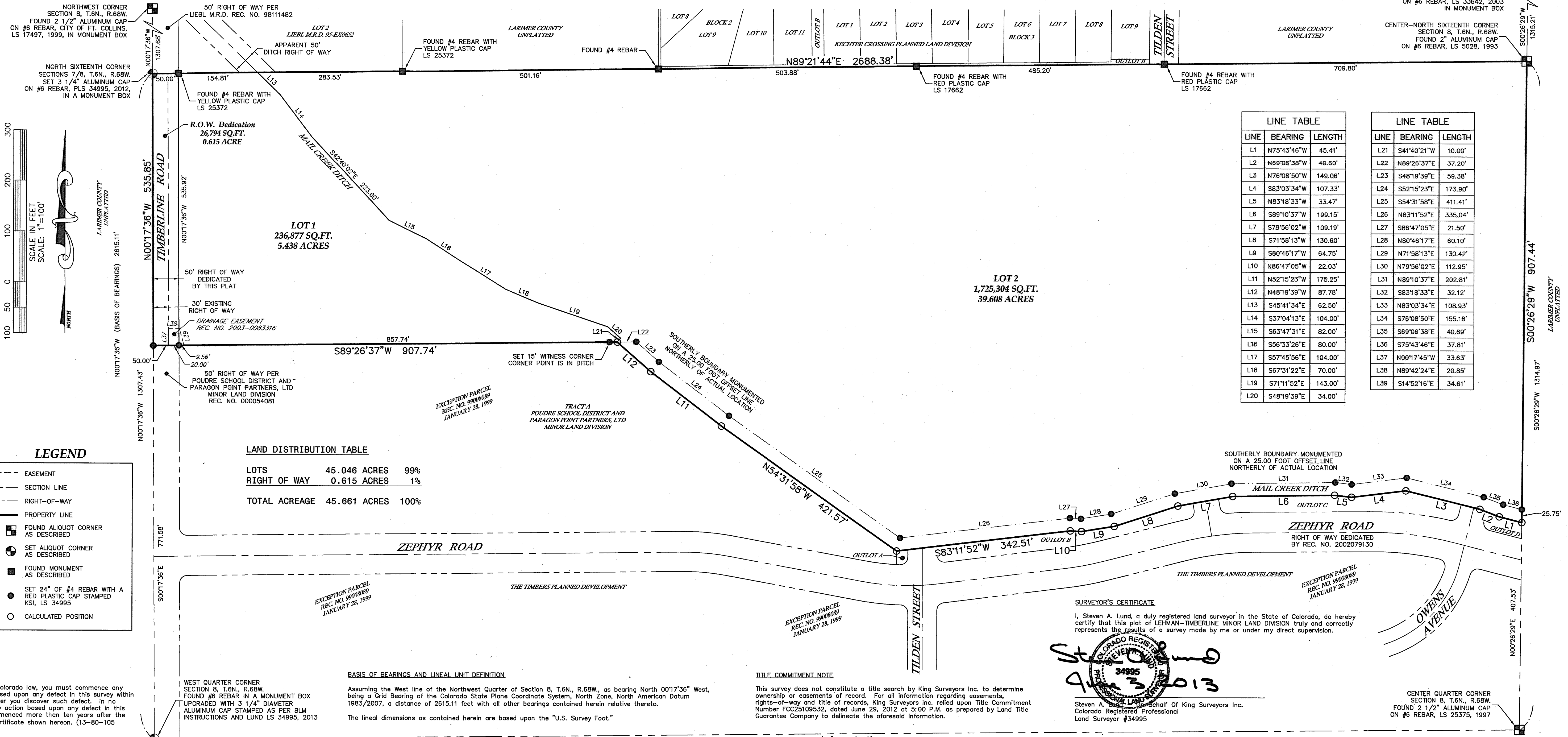
APPROVAL OF SURVEY PLAT

This final plat has been reviewed and is hereby approved as to form as complying with all current survey requirements of Larimer County and of State law pertaining to platting and monumentation. This approval constitutes neither a warranty by Larimer County concerning such compliance, nor a release or indemnity of the subdivider and his surveyor concerning any noncompliance of this plat with current survey requirements.

Dates: 6/12/13
Paul V. Greer Colorado P.L.S. No. _____
(Signature) Paul V. Greer
(Name) Larimer County Engineering Department



VICINITY MAP
SCALE: 1"=2000'



LINE	BEARING	LENGTH
L1	N75°43'46"W	45.41'
L2	N69°06'38"W	40.60'
L3	N76°08'50"W	149.06'
L4	S83°03'34"W	107.33'
L5	N83°18'33"W	33.47'
L6	S89°10'37"W	199.15'
L7	S79°56'02"W	109.19'
L8	S71°58'13"W	130.60'
L9	S80°46'17"W	64.75'
L10	N86°47'05"W	22.03'
L11	N52°15'23"W	175.25'
L12	N48°19'39"W	87.78'
L13	S45°41'34"E	62.50'
L14	S37°04'13"E	104.00'
L15	S63°47'31"E	82.00'
L16	S56°33'26"E	80.00'
L17	S57°45'56"E	104.00'
L18	S67°31'22"E	70.00'
L19	S71°11'52"E	143.00'
L20	S48°19'39"E	34.00'

LINE	BEARING	LENGTH
L21	S41°40'21"W	10.00'
L22	N89°26'37"E	37.20'
L23	S48°19'39"E	59.38'
L24	S52°15'23"E	173.90'
L25	S54°31'58"E	411.41'
L26	N83°11'52"E	335.04'
L27	S86°47'05"E	21.50'
L28	N80°46'17"E	60.10'
L29	N71°58'13"E	130.42'
L30	N79°56'02"E	112.95'
L31	N89°10'37"E	202.81'
L32	S83°18'33"E	32.12'
L33	N83°03'34"E	108.93'
L34	S76°08'50"E	155.18'
L35	S89°06'38"E	40.69'
L36	S75°43'46"E	37.81'
L37	N00°17'45"W	33.63'
L38	N89°42'24"E	20.85'
L39	S14°52'16"E	34.61'

LAND DISTRIBUTION TABLE

LOTS	45.046 ACRES	99%
RIGHT OF WAY	0.615 ACRES	1%
TOTAL ACREAGE	45.661 ACRES	100%

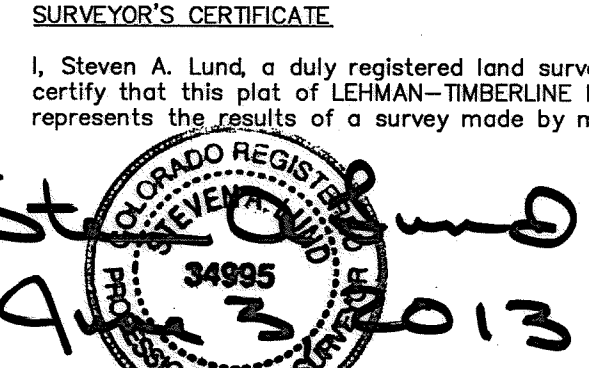
LEGEND

- EASEMENT
- - - SECTION LINE
- - - RIGHT-OF-WAY
- PROPERTY LINE
- FOUND ALIQUOT CORNER AS DESCRIBED
- SET ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED KSI, LS 34995
- CALCULATED POSITION

NOTE
According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon. (13-80-105 C.R.S.)

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION
Assuming the West line of the Northwest Quarter of Section 8, T.6N., R.68W., as bearing North 00°17'36" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2007, a distance of 2615.11 feet with all other bearings contained herein relative thereto.
The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

TITLE COMMITMENT NOTE
This survey does not constitute a title search by King Surveyors Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors Inc. relied upon Title Commitment Number FCC25109532, dated June 29, 2012 at 5:00 P.M. as prepared by Land Title Guarantee Company to delineate the aforesaid information.

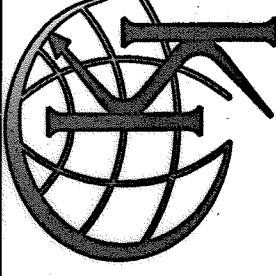


Steven A. Lund, on behalf of King Surveyors Inc.
Colorado Registered Professional Land Surveyor #34995

CENTER QUARTER CORNER
SECTION 8, T.6N., R.68W.
FOUND 2 1/2" ALUMINUM CAP
ON #6 REBAR, LS 25375, 1997

DATE: 10/9/2012
FILE NAME: 2012526MLD
SCALE: 1"=100'
DRAWN BY: CSK
CHECKED BY: SAL

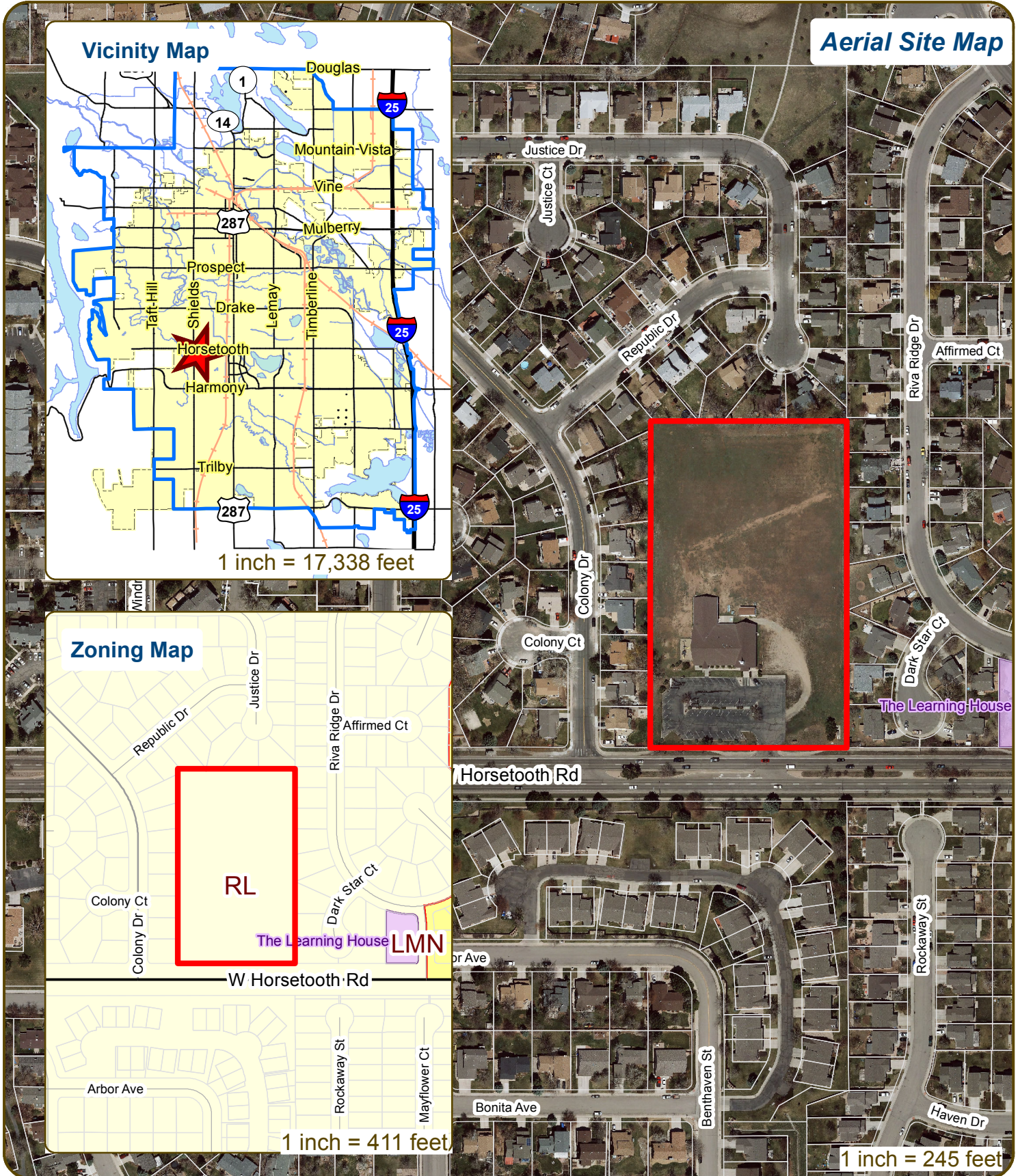
KING SURVEYORS, INC.
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821



REVISIONS:
DATE: 2-14-13
LEFT
REVISIONS:
SECURITY CHECKS

LEHMAN-TIMBERLINE MINOR LAND DIVISION
FOR
BIRDSELL GROUP
444 MOUNTAIN AVENUE
BERTHOOD, CO 80513
PROJECT #: 2012526

620 W Horsetooth Rd Wireless Telecommunications Equipment



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Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday 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 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) Caleb Crossland

Site Development Manager

Business Name (if applicable) Atlas Tower 1, LLC

Your Mailing Address 4450 Arapahoe Ave.

Phone Number (970) 222-1341 Email Address ccrossland@atlastowers.com

Site Address or Description (parcel # if no address) 620 W Horsetooth Rd, Fort Collins, CO 80526

Description of Proposal (attach additional sheets if necessary) Atlas proposes a 65' stealth silo communications tower with a 40ft x 40ft lease area at the base of the tower.

Proposed Use Wireless telecommunications facility. Existing Use Church

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

Age of any Existing Structures No information available on the assessor's web site. Structures are probably about 40 years old.

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 800 sq. ft. 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?



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W Horsetooth Rd

124 ft

Google earth





