

Conceptual Review Agenda

Schedule for 09/25/17 to 09/25/17

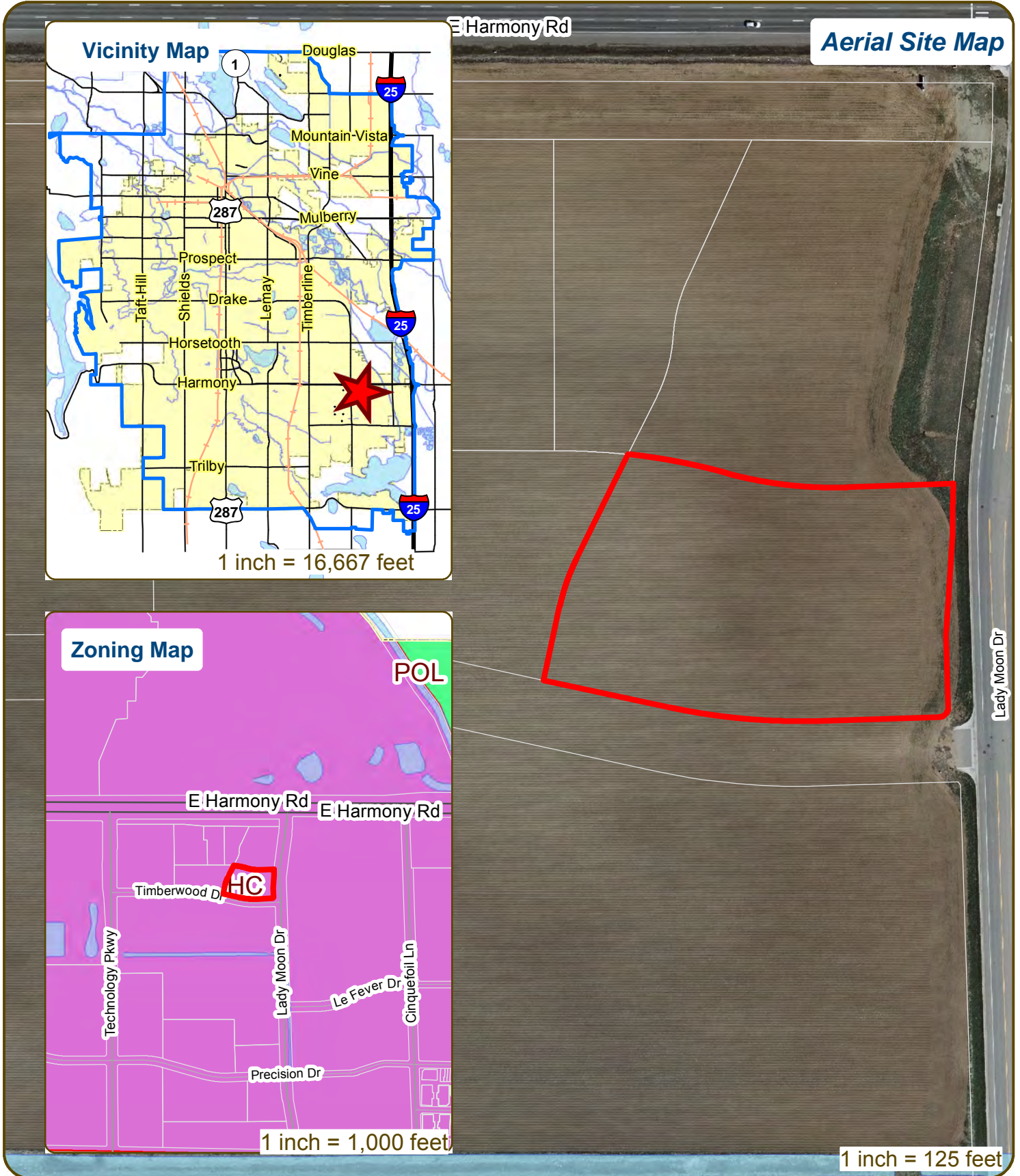
281 Conference Room A

Monday, September 25, 2017

Time	Project Name	Applicant Info	Project Description	Planner
9:30	Harmony Commons Lot 5 CDR170058	Cathy Mathis (970) 532-5891 cathy@tbgroupp.us	This is a request to construct a 12,000 square foot day care facility on Lot 5 of Harmony Commons at 4681 Lady Moon Dr (parcel #8604215005), the northwest corner of Lady Moon and Timberwood. The property would be accessed from two driveways, on the north and west, connected to street-like private drives off of Timberwood Dr and Lady Moon Dr. 58 parking spaces are provided in front of the building in addition to 2 van parking spaces. The proposed project is within the Harmony Corridor (HC) zone district and is subject to Administrative (Type 1) review.	Ted Shepard
10:15	622 W Laurel CDR170059	Moses Horner (970) 881-1200 moses@hornerpainting.com	This is a request to bring two illegal units in an existing triplex into conformity with the existing zoning at 622 W Laurel (parcel #9714212015). The existing residence has one unit on the main level and two units in the basement. The existing property has 7 off-street parking spaces; 5 to the rear of the house accessed off of the private driveway and two in the improved front yard, accessed off of the private driveway and the public alley. The property is located in the Neighborhood Conservation, Medium Density (NCM) zone district and is classified as a secondary use. It is subject to Administrative (Type 1) review.	Clark Mapes

Harmony Commons Lot 5

4681 Lady Moon Dr



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CONCEPTUAL REVIEW: APPLICATION

General Information

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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) Cathy Mathis, TBGroup - Consultant

Business Name (if applicable)

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) 4681 Lady Moon Drive

Description of Proposal (attach additional sheets if necessary) Proposal to construct a +/- 12,000 sq. ft. Day Care facility on Lot 5 of the Harmony Commons Subdivision. The lot is 1.846 acres.

Proposed Use Day Care facility Existing Use Temporary parking

Total Building Square Footage +/- 12,000 S.F. Number of Stories 1 Lot Dimensions 218 x 345

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.

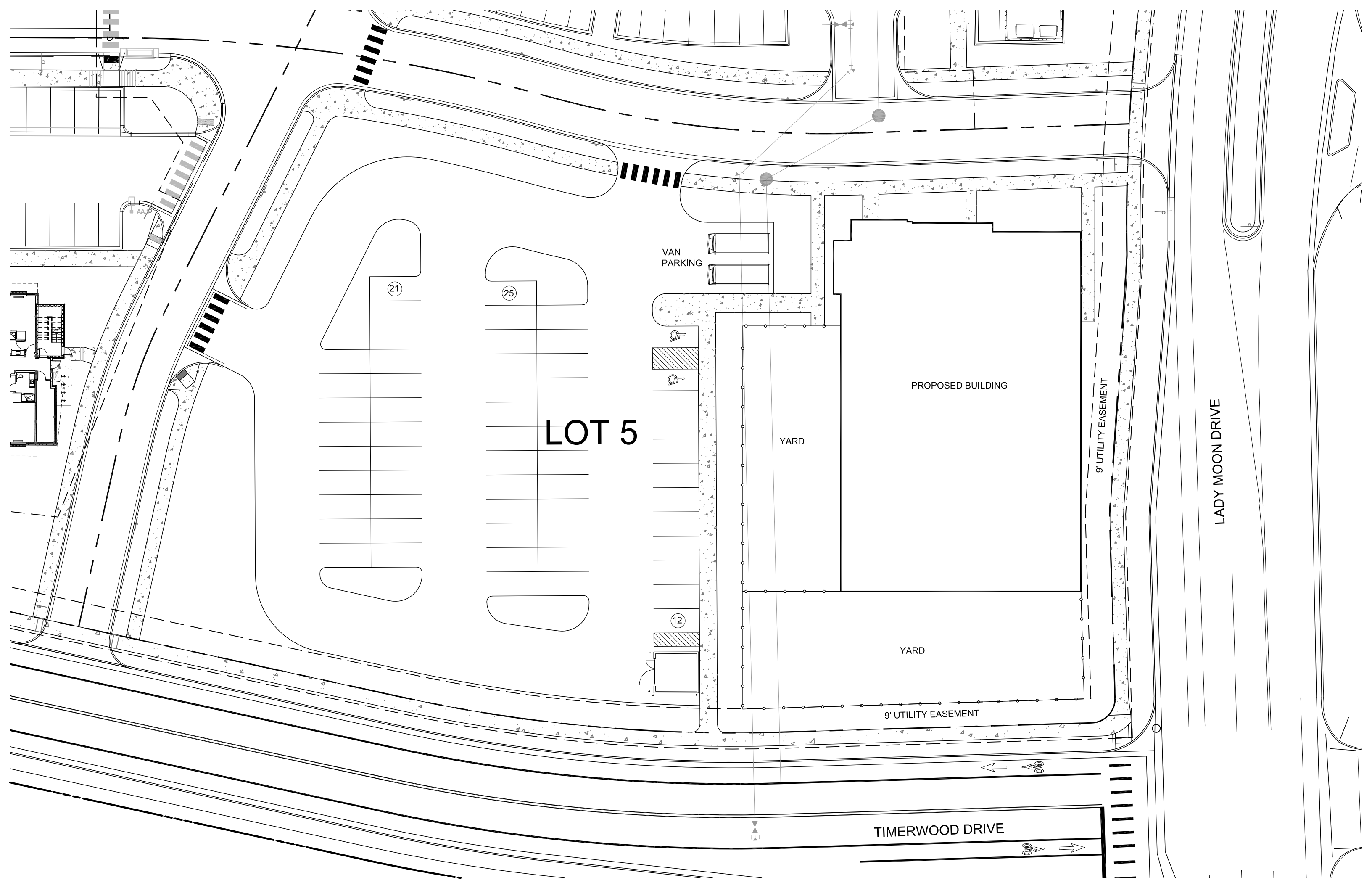
Is your property in a Flood Plain? [] Yes [x] No If yes, then at what risk is it?

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

Increase in Impervious Area +/- 44,500 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?



LOT 5

VAN PARKING

PROPOSED BUILDING

YARD

YARD

9' UTILITY EASEMENT

9' UTILITY EASEMENT

LADY MOON DRIVE

TIMERWOOD DRIVE

21

25

12

HARMONY COMMONS

BEING A REPLAT OF LOT ONE, HARMONY TECHNOLOGY PARK, SECOND FILING, LOCATED IN THE NORTHWEST QUARTER OF SECTION 4, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

STATEMENT OF OWNERSHIP AND SUBDIVISION:

Know all persons by these presents, that the undersigned owner(s) of the following described land:

Lot One, Harmony Technology Park Second Filing, located in the Northwest Quarter of Section 4, Township 6 North, Range 68 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, contains 673,188 square feet or 15.454 acres, more or less.

For themselves and their successors in interest (collectively "Owner") have caused the above described land to be surveyed and subdivided into lots, tracts and streets as shown on this Plat to be known as HARMONY COMMONS (the "Development"), subject to all easements and rights-of-way now of record or existing or indicated on this Plat. The rights and obligations of this Plat shall run with the land.

CERTIFICATE OF DEDICATION:

The Owner does hereby dedicate and convey to the City of Fort Collins, Colorado (hereafter "City"), for public use, forever, the "Easements" as laid out and designated on this Plat; provided, however, that acceptance by the City of this dedication of Easements does not impose upon the City a duty to maintain the Easements so dedicated. The City's rights under the Easements include the right to install, operate, access, maintain, repair, reconstruct, remove and replace within the Easements public improvements consistent with the intended purpose of the Easements; the right to install, maintain and use gates in any fences that cross the Easements; the right to mark the location of the Easements with suitable markers; and the right to permit other public utilities to exercise these same rights. Owner reserves the right to use the Easements for purposes that do not interfere with the full enjoyment of the rights hereby granted. The City is responsible for maintenance of its own improvements and for repairing any damage caused by its activities in the Easements, but by acceptance of this dedication, the City does not accept the duty of maintenance of the Easements, or of improvements in the Easements that are not owned by the City. Owner will maintain the surface of the Easements in a sanitary condition in compliance with any applicable weed, nuisance or other legal requirements.

Except as expressly permitted in an approved plan of development or other written agreement with the City, Owner will not install on the Easements, or permit the installation on the Easements, of any building, structure, improvement, fence, retaining wall, sidewalk, tree or other landscaping (other than usual and customary grasses and other ground cover). In the event such obstacles are installed in the Easements, the City has the right to require the Owner to remove such obstacles from the Easements. If Owner does not remove such obstacles, the City may remove such obstacles without any liability or obligation for repair and replacement thereof, and charge the Owner the City's costs for such removal. If the City chooses not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached.

The rights granted to the City by this Plat inure to the benefit of the City's agents, licensees, permittees and assigns.

OWNER:

Harmony Technology Park, LLC
a Colorado limited liability company

By: Vlasic Properties, L.L.C.
a Michigan limited liability company
Its: Sole Member

By: Vlasic Development, L.L.C.,
a Michigan limited liability company,
successor by conversion to
M.A.V. Development Company,
a Michigan corporation
Its: Manager

By: *Robert A. Aldrich*
Robert A. Aldrich, President

STATE OF Michigan)
) ss.
County of Washington)

The foregoing document was acknowledged before me this 21st day of May, 2016, by Robert A. Aldrich, as President of Vlasic Development, L.L.C., a Michigan limited liability company, successor by conversion to M.A.V. Development Company, a Michigan corporation, as Manager of Vlasic Properties, L.L.C., a Michigan limited liability company, as sole member of HARMONY TECHNOLOGY PARK, LLC, a Colorado limited liability company.

Cynthia D. Cole
Notary Public

My Commission Expires:

March 7, 2021

LIENHOLDER:

VILLCO CAPITAL I, L.L.C.,
a Michigan limited liability company

By: VILLCo Services, LLC
Its: Manager

By: VILLCo Management, LLC
Its: Manager

By: *CEO*
Its: CEO

STATE OF Michigan)
) ss.
COUNTY OF Cleveland)

The foregoing instrument was acknowledged before me this 19th day of May, 2016, by Anthony Urban as CEO of VILLCo Management, LLC, as Manager of VILLCo Services, LLC, as Manager of VILLCO CAPITAL I, L.L.C., a Michigan limited liability company.

Witness my hand and official seal

My commission expires: Sept. 1, 2020

Charles E. Knapp
Notary Public

MAINTENANCE GUARANTEE:

The Owner hereby warrants and guarantees to the City, for a period of two (2) years from the date of completion and first acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements to be constructed in connection with the Development which is the subject of this Plat. This warranty and guarantee is made in accordance with the City Land Use Code and/or the Transitional Land Use Regulations, as applicable. This guarantee applies to the streets and all other appurtenant structures and amenities lying within the rights-of-way, Easements and other public properties, including, without limitation, all curbing, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department.

The Owner shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards, safety requirements and environmental protection requirements of the City. The Owner shall also correct and repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related or building-related activities. In the event the Owner fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the City and all costs and charges billed to and paid by the Owner. The City shall also have any other remedies available to it as authorized by law. Any damages which occurred prior to the end of said two (2) year period and which are unrepaired at the termination of said period shall remain the responsibility of the Owner.

REPAIR GUARANTEE:

In consideration of the approval of this final Plat and other valuable consideration, the Owner does hereby agree to hold the City harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the City of the improvements to be constructed in connection with the development which is the subject of this Plat, from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein; and the Owner furthermore commits to make necessary repairs to said public improvements, to include, without limitation, the roads, streets, fills, embankments, ditches, cross pans, sub-drains, culverts, walls and bridges within the right-of-way, Easements and other public properties, resulting from failures caused by design and/or construction defects. This agreement to hold the City harmless includes defects in materials and workmanship, as well as defects caused by or consisting of settling trenches, fills or excavations.

Further, the Owner warrants that he/she owns fee simple title to the property shown hereon and agrees that the City shall not be liable to the Owner or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers, and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the Owner. I further warrant that I have the right to convey said land according to this Plat.

NOTICE OF OTHER DOCUMENTS:

All persons take notice that the Owner has executed certain documents pertaining to this Development which create certain rights and obligations of the Development, the Owner and/or subsequent Owners of all or portions of the Development site, many of which obligations constitute promises and covenants that, along with the obligations under this Plat, run with the land. The said documents may also be amended from time to time and may include, without limitation, the Development Agreement, Site And Landscape Covenants, Final Site Plan, Final Landscape Plan, and Architectural Elevations, which documents are on file in the office of the Clerk of the City and should be closely examined by all persons interested in purchasing any portion of the Development site.

ATTORNEY'S CERTIFICATION

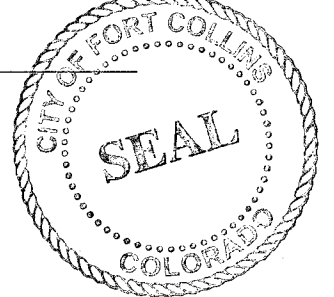
I hereby certify that this Subdivision Plat has been duly executed as required pursuant to Section 2.2.3(C)(3)(a) through (e) inclusive of the Land Use Code of the City of Fort Collins and that all persons signing this Subdivision Plat on behalf of a corporation or other entity are duly authorized signatories under the laws of the State of Colorado. This Certification is based upon the records of the Clerk and Recorder of Larimer County, Colorado as of the date of execution of the Plat and other information discovered by me through reasonable inquiry and is limited as authorized by Section 2.2.3(C)(3)(f) of the Land Use Code.

Attorney: *Louise Betcher Staab*
Louise Betcher Staab
1099 18th Street, Suite 2600
Denver, CO 80202

Registration No.: 20720

APPROVED AS TO FORM, CITY ENGINEER

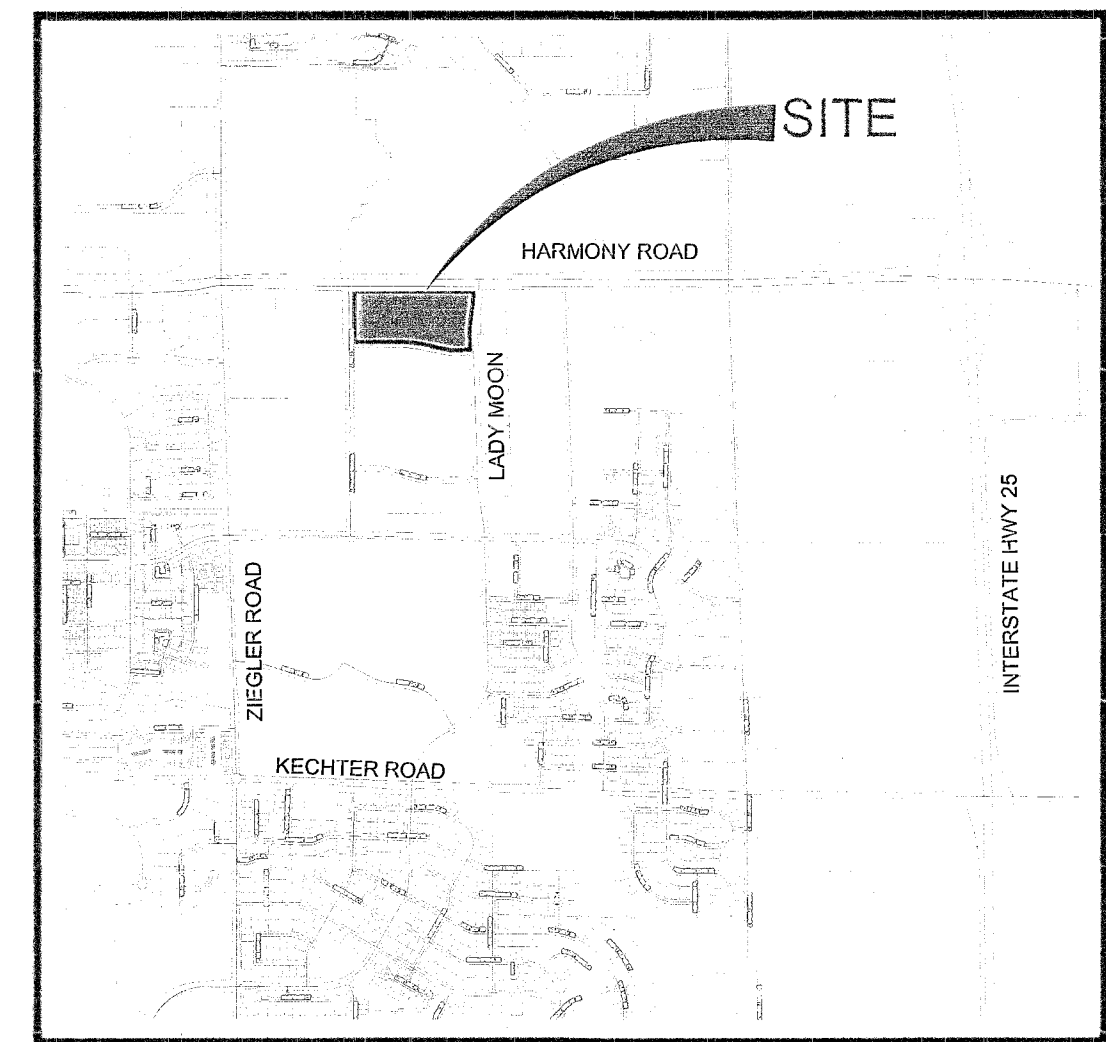
By the City Engineer of the City of Fort Collins, Colorado this 21st day of May A.D., 2016.

David Buer
City Engineer


PLANNING APPROVAL

By the Director of Community Development and Neighborhood Services of the City of Fort Collins, Colorado this 31st day of May A.D., 2016.

for *Director of Community Development and Neighborhood Services*

VICINITY MAP
1" = 100'

ENGINEER

Interwest Consulting Group
1218 Ash Street, Suite A
Windsor, Colorado 80550
970.674.3300

SURVEYOR

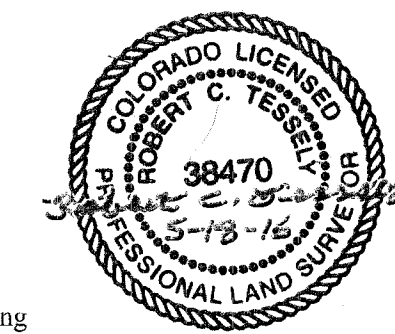
Northern Engineering
301 North Howes Street
Fort Collins, Colorado 80521
970.221.4158

NOTICE

ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.

SURVEYOR'S STATEMENT

I, Robert C. Tessey, a Colorado Registered Professional Land Surveyor do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.



For and on Behalf of Northern Engineering
Robert C. Tessey
Colorado Registered Professional
Land Surveyor No. 38470

NOTES:

1. Basis of Bearings is the North line of Lot One, Harmony Technology Park Second Filing as bearing South 89° 50' 23" East (assumed bearing) and monumented as shown.
2. All information regarding easements, rights-of-way or Title of Record, Northern Engineering relied upon Commitment Number 580-F0514091-383-JNB, Amendment No. 5, prepared by Fidelity National Title Company, dated April 20, 2015.
3. The lineal unit of measurement for this plat is U. S. Survey Feet.
4. There shall be no private conditions, covenants or restrictions that prohibit or limit the installation of resource conserving equipment or landscaping that are allowed by Sections 12-120 - 12-122 of the City code.
5. All previous lot lines, rights-of-way and easements as shown and dedicated on Plat of Harmony Technology Park, Second Filing recorded at reception number 2001095807 at the Larimer County Clerk and Recorder which are located within the boundary lines of this plat are hereby vacated upon recordation of this plat and dedicated as shown hereon.

NOTICE: 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.

SECTION: 4
TOWNSHIP: 6 N
RANGE: 68 W of the 6th P.M.

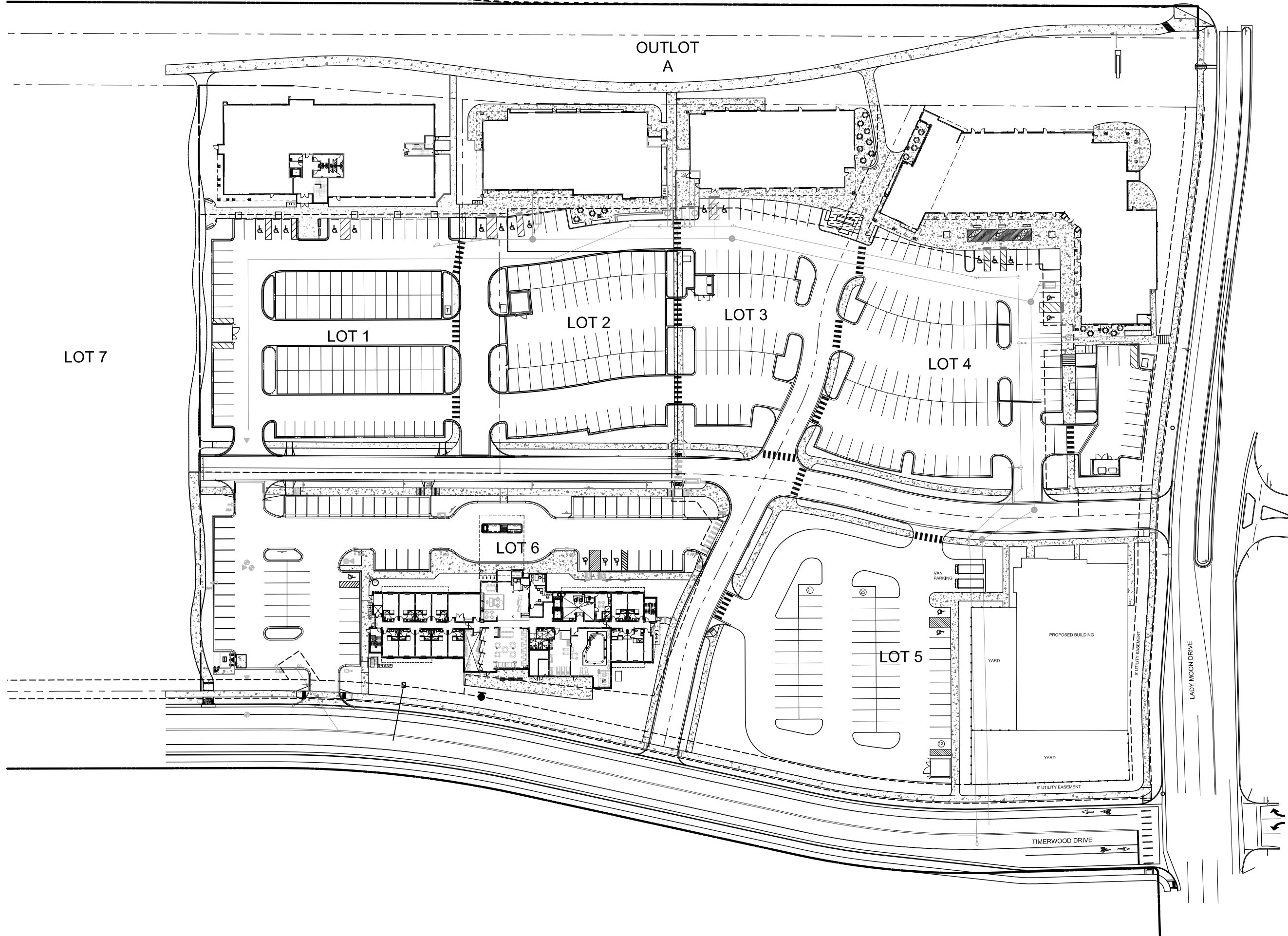
NORTHERN ENGINEERING
301 North Howes Street, Suite 100
Fort Collins, Colorado 80521
www.northernengineering.com

DATE: 05/16/16
SCALE: N/A
REVIEWED BY: B. Tessey
DESIGNED BY: M. Kincaide
DRAWN BY: M. Kincaide

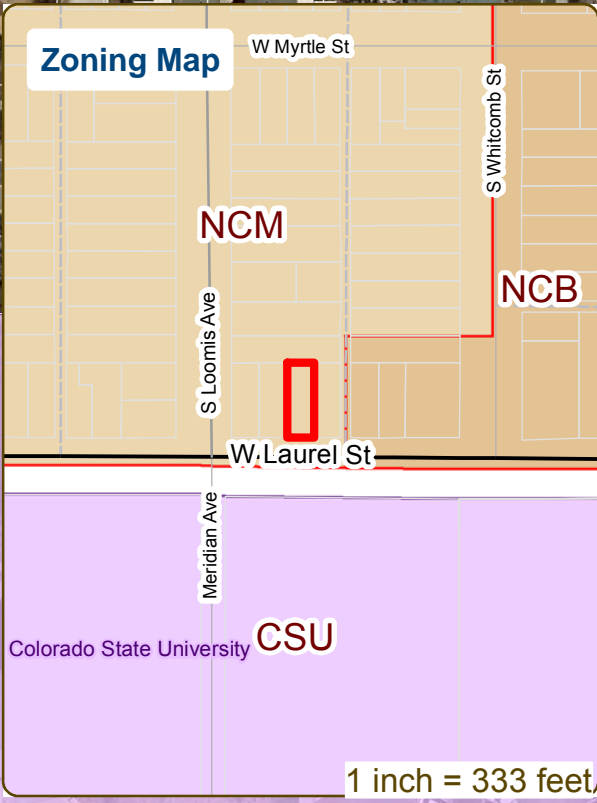
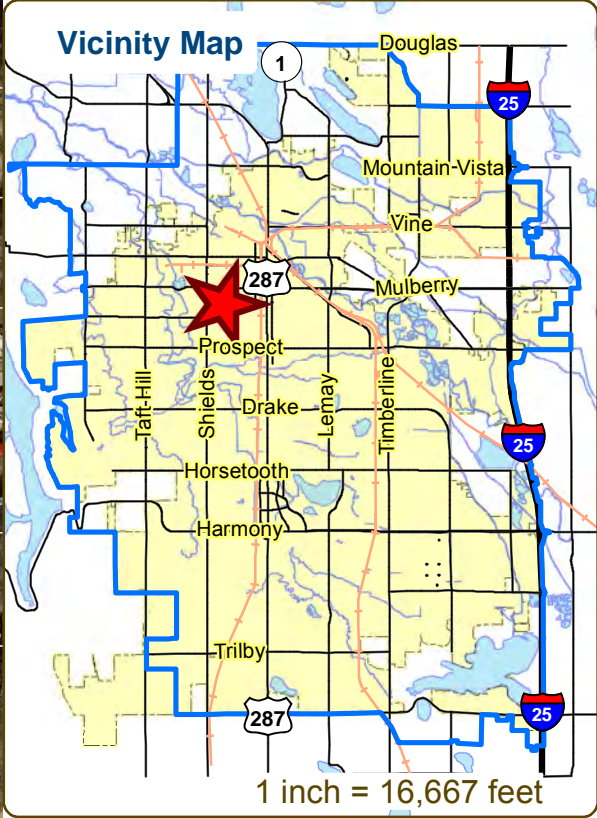
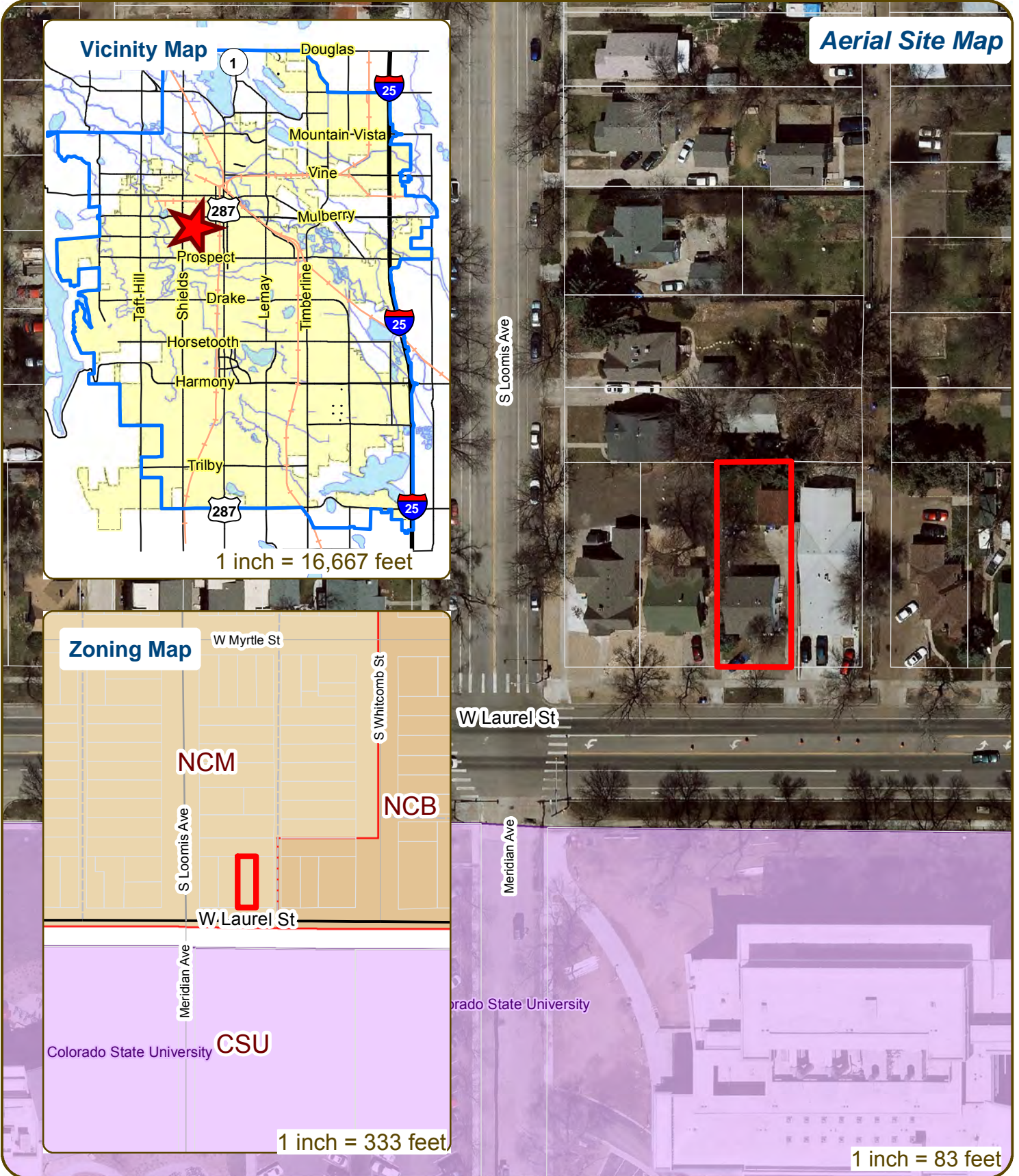
HARMONY COMMONS
REPLAT OF LOT ONE, HARMONY TECHNOLOGY PARK
SECOND FILING, CITY OF FORT COLLINS, COLORADO

Sheet
1
Of 2 Sheets

HARMONY ROAD (STATE HWY 68)



622 W Laurel



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BOLDDED 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) Moses Horner (owner)

Business Name (if applicable)

Your Mailing Address 900 W Mountain Ave Fort Collins, CO 80521

Phone Number 970 481 1200 Email Address Moses@hornerpainting.com

Site Address or Description (parcel # if no address) 622 W Laurel ave

Description of Proposal (attach additional sheets if necessary)

Make basement 1 bedroom and possibly the studio unit into a legal Duplex or Triplex

Proposed Use Duplex/Triplex Existing Use Single dwelling

Total Building Square Footage 2060 S.F. Number of Stories 1 story Lot Dimensions 49' x 125'

Age of any Existing Structures 1951 year built 66 year old

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

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