

Conceptual Review Agenda

April 6, 2008

9:30	<p><u>Project:</u> Geico Insurance Office <u>Location:</u> NW Corner of Harmony and Timberline <u>Applicant:</u> Steve Allen <u>Contact Info:</u> 221-5230; sallen@geico.com <u>Planner:</u> Steve Olt</p>
10:00	<p><u>Project:</u> Taft Hill Duplexes <u>Location:</u> 341 S Taft Hill Road <u>Applicant:</u> Cody Snowdon - Northern Engineering <u>Contact Info:</u> 221-4158; cody@northerengineering.com <u>Planner:</u> Emma McArdle</p>



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.

Conceptual Reviews are scheduled on three Mondays per month. One half-hour meeting is allotted per applicant. Please call Planning and Zoning at 416-2283 or 221-6750 to schedule a Conceptual Review meeting. Conceptual Review is a free service. Applications and sketch plans must be submitted to City staff no later than 5pm on the Tuesday prior to the Monday Conceptual Review meeting. Application materials can be dropped off in person to 281 N. College, emailed to RMichels@fcgov.com (or fcplanning@msn.com) or faxed (970) 224-6134.

At Conceptual Review, you will meet with staff from a number of City departments, such as Current Planning, Light and Power, Stormwater, Water/Wastewater, Zoning, Transportation, Engineering, 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. After the meeting, a City planner will follow-up with the applicant in writing, summarizing staff's comments.

Contact Name(s) and Role(s): Steve Allen

Business Name (if applicable): Geico Insurance / Steve Allen LLC

Phone Number: (970) 221-5230

Fax Number: (970) 226-9800

Mailing Address: 115 E. Harmony Rd, #140, Ft. Collins, CO 80525

Email Address: SAllen@geico.com

Site Address or Location Description: Northwest corner of Harmony and Timberline

Description of Proposal: *(attach additional sheets if necessary)* Build Geico Insurance office Building on site. Approx. 2,000 - 2,500 sq. ft. I have limited walk-in customers - average 10-15 per day. I'm flexible where to put the building (see sketches).

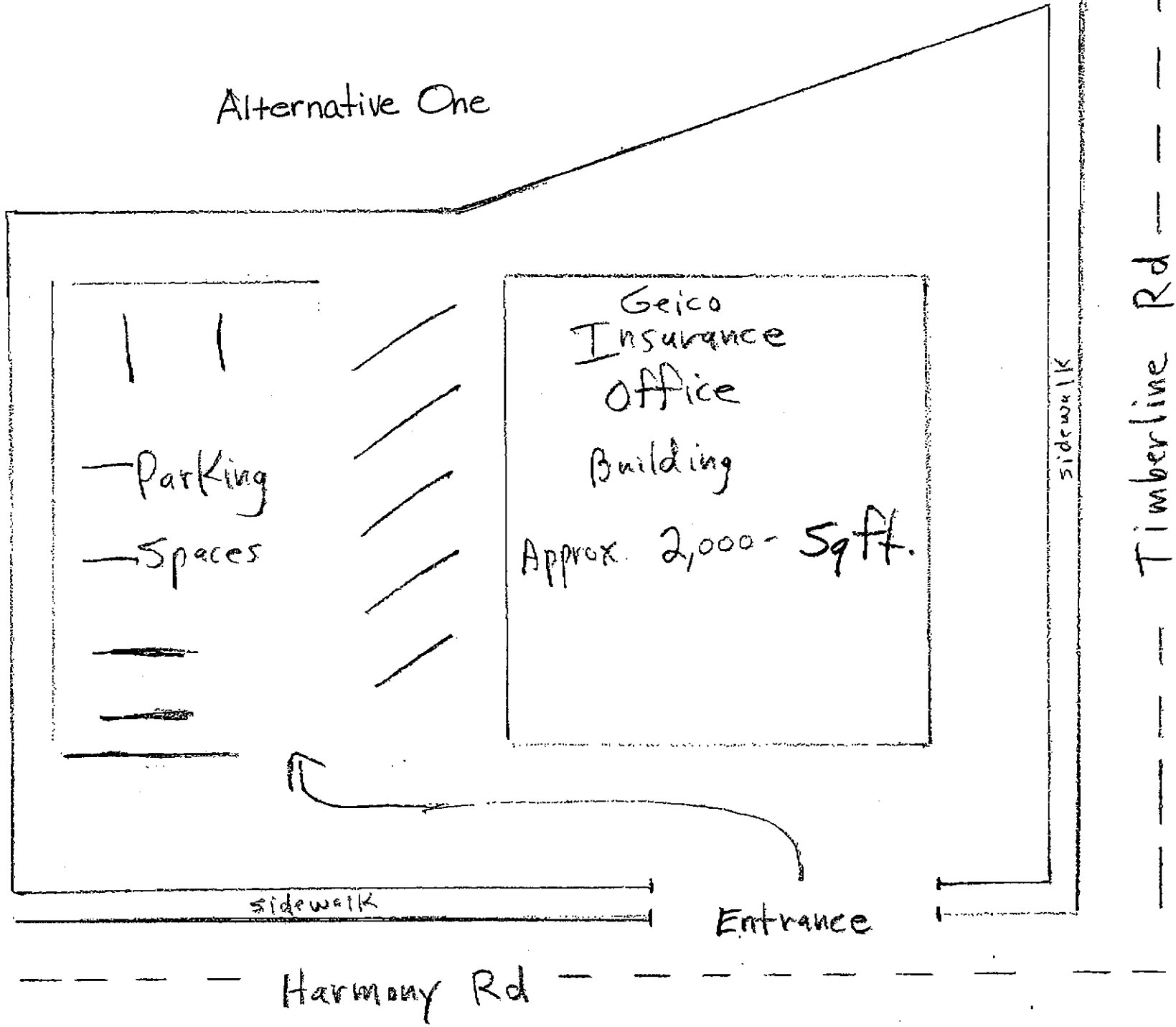
Suggested Items for the sketch plan:

- Property location and boundaries
- Surrounding land uses
- Proposed use(s)
- Existing and proposed improvements (buildings, landscaping, parking/drive areas)
- Existing natural features (water bodies, wetlands, large trees, wildlife)
- Utility line locations (if known)
- Photographs (helpful but not required)

**The more information provided on your sketch plan will result in more specific and detailed comments about your proposal.*

(N)

Alternative One



(W)

(E)

Harmony Rd

Timberline Rd

(S)

sidewalk

Entrance

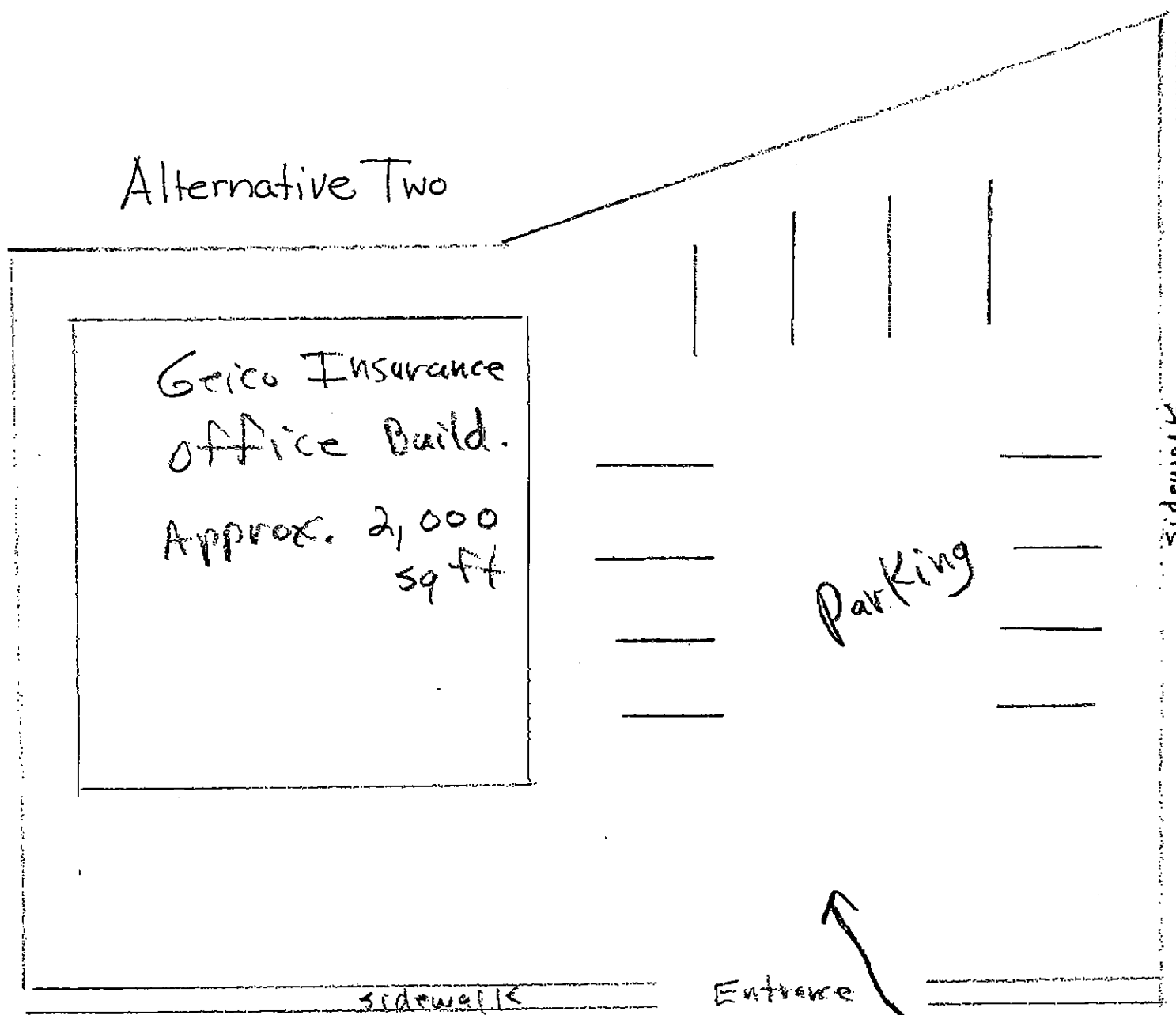
sidewalk

Parking
Spaces

Geico
Insurance
Office
Building
Approx. 2,000 - Sqft.

- N -

Alternative Two



Geico Insurance
Office Build.
Approx. 2,000
sq ft

Parking

Sidewalk

Timberline Rd

Sidewalk

Entrance

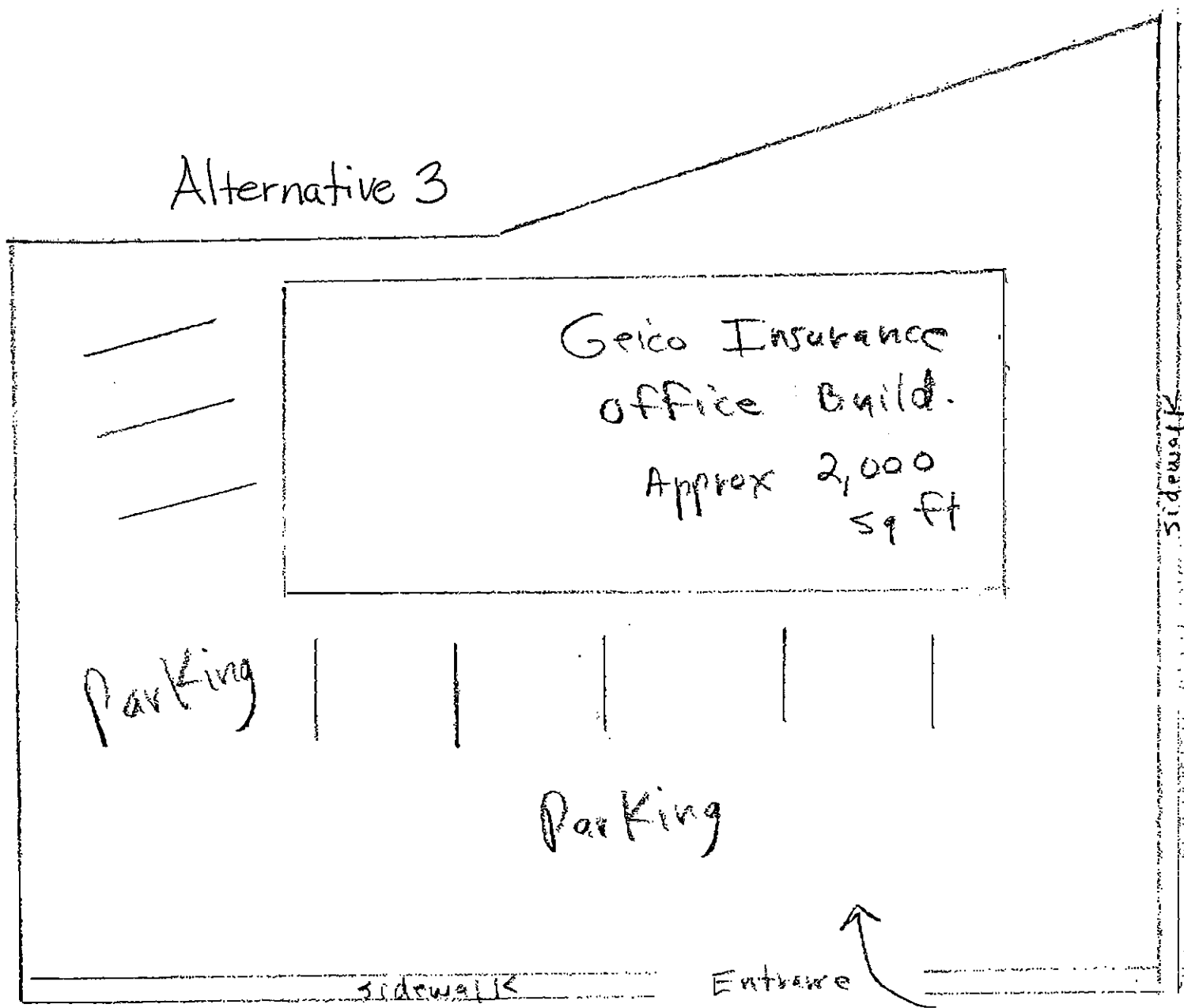
Harmony Rd

W-

E-

- N -

Alternative 3



W-

Parking

Parking

sidewalk

Entrance

Harmony Rd

sidewalk

Timberline Rd

E

EXHIBIT

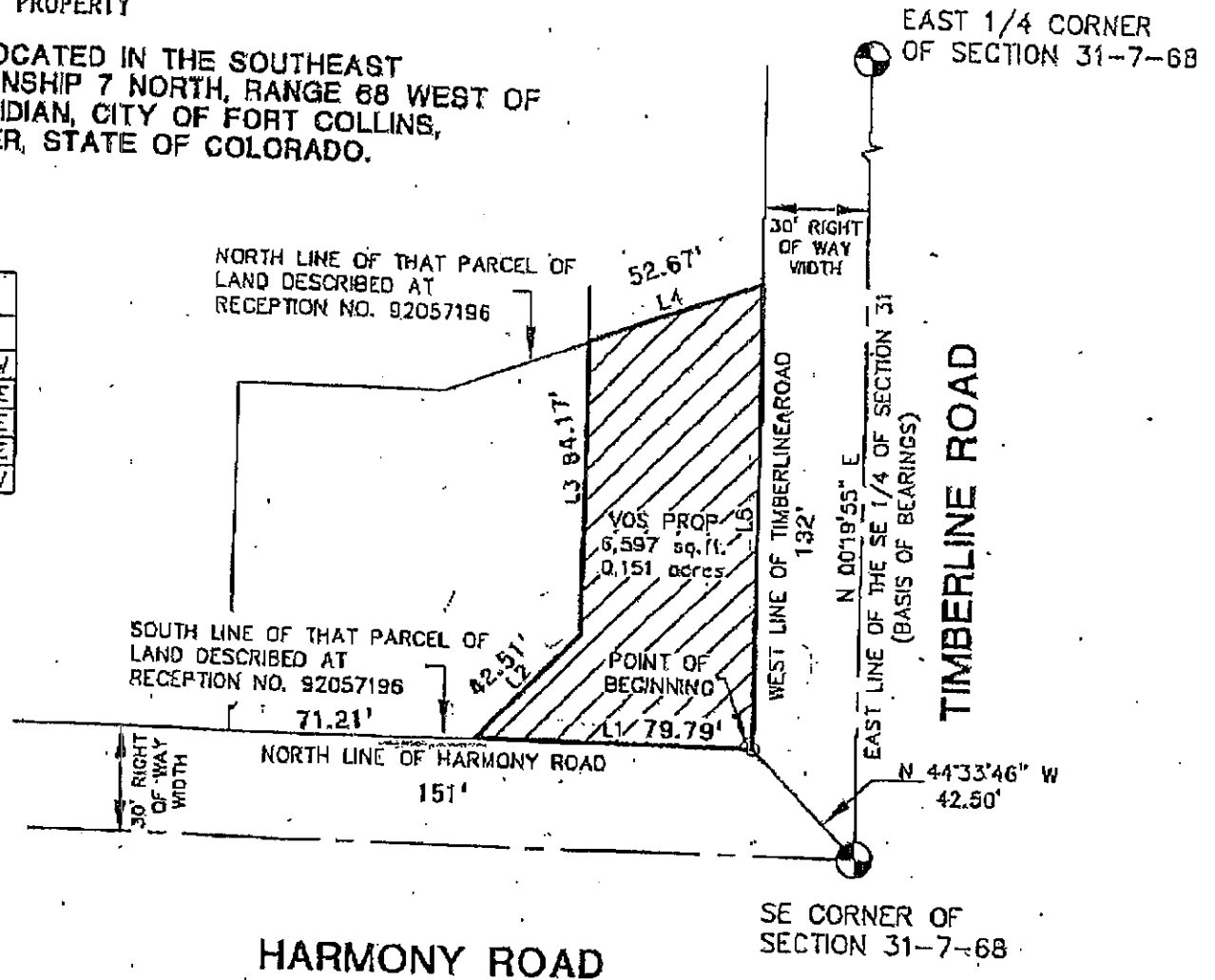
JONES PROPERTY

A TRACT OF LAND LOCATED IN THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 8TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

LINE TABLE		
LINE	LENGTH	BEARING
L1	79.79	N89°27'27"W
L2	42.51	N45°00'10"E
L3	84.17	N00°26'24"E
L4	52.67	N71°09'04"E
L5	132.00	S00°19'55"W



SCALE 1"=50'



823-001 DWS. NAME: YOS.OWG

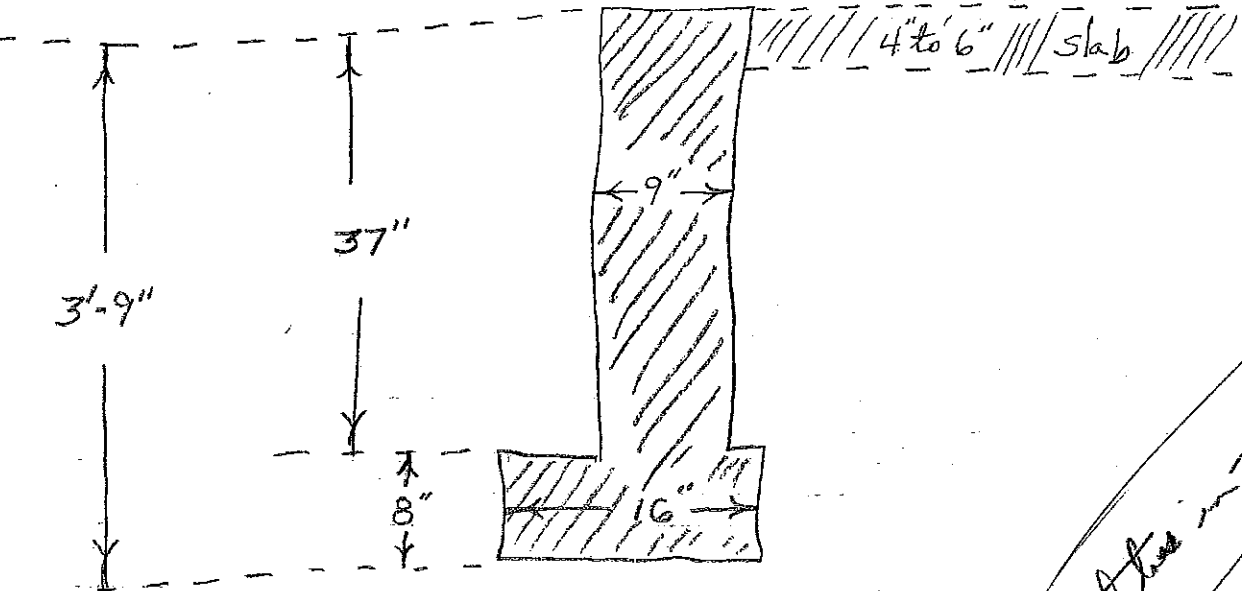
date: FEB 22, 1999 JAA

EXHIBIT "A"

Page 2 of 2

Subject Property After the Taking

Foundation As-Built



plaster in mix

5 sack mix

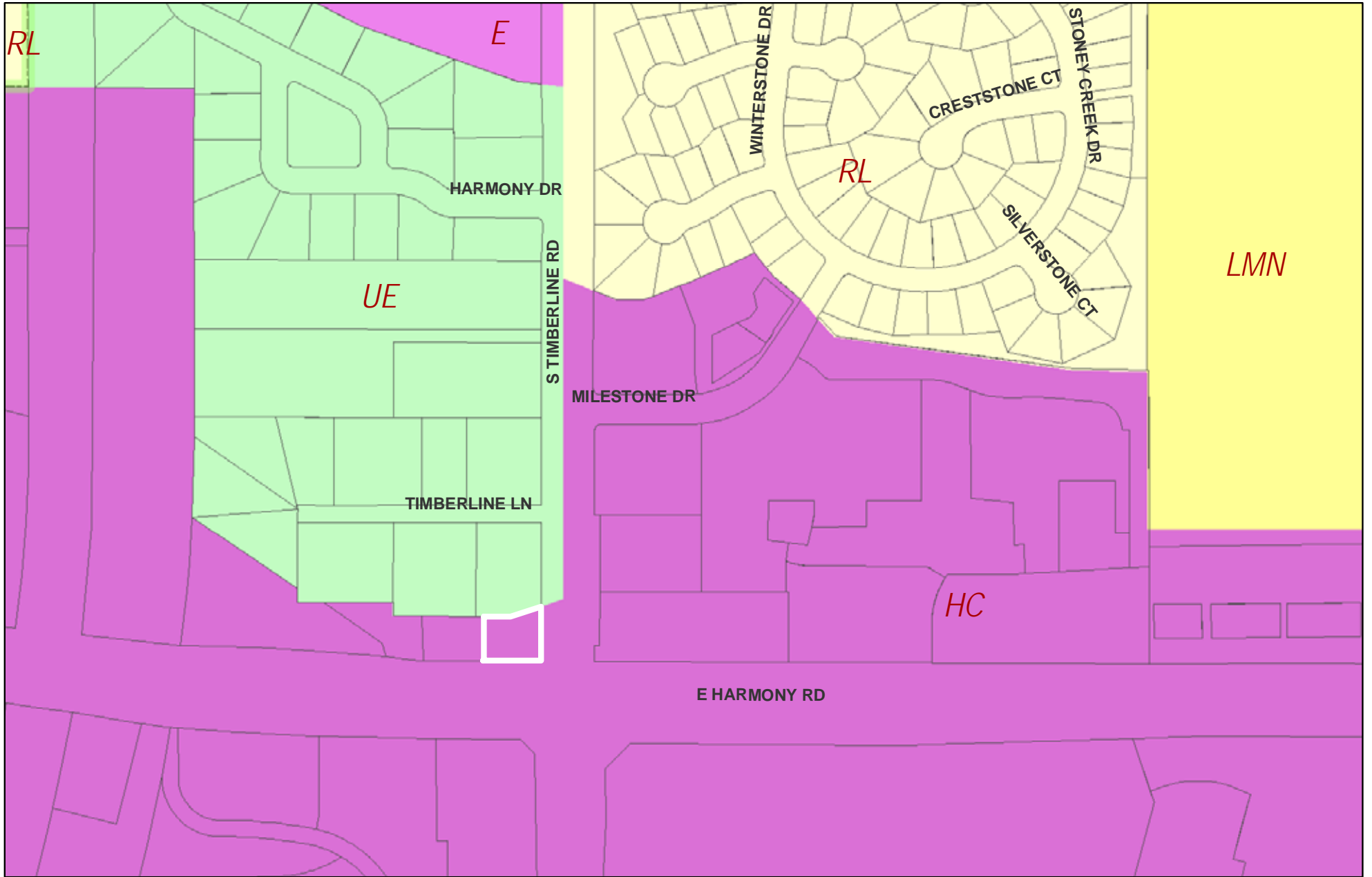


Geico Insurance Office
Conceptual Review 4/6/09

1 inch equals 400 feet

Aerial Vicinity



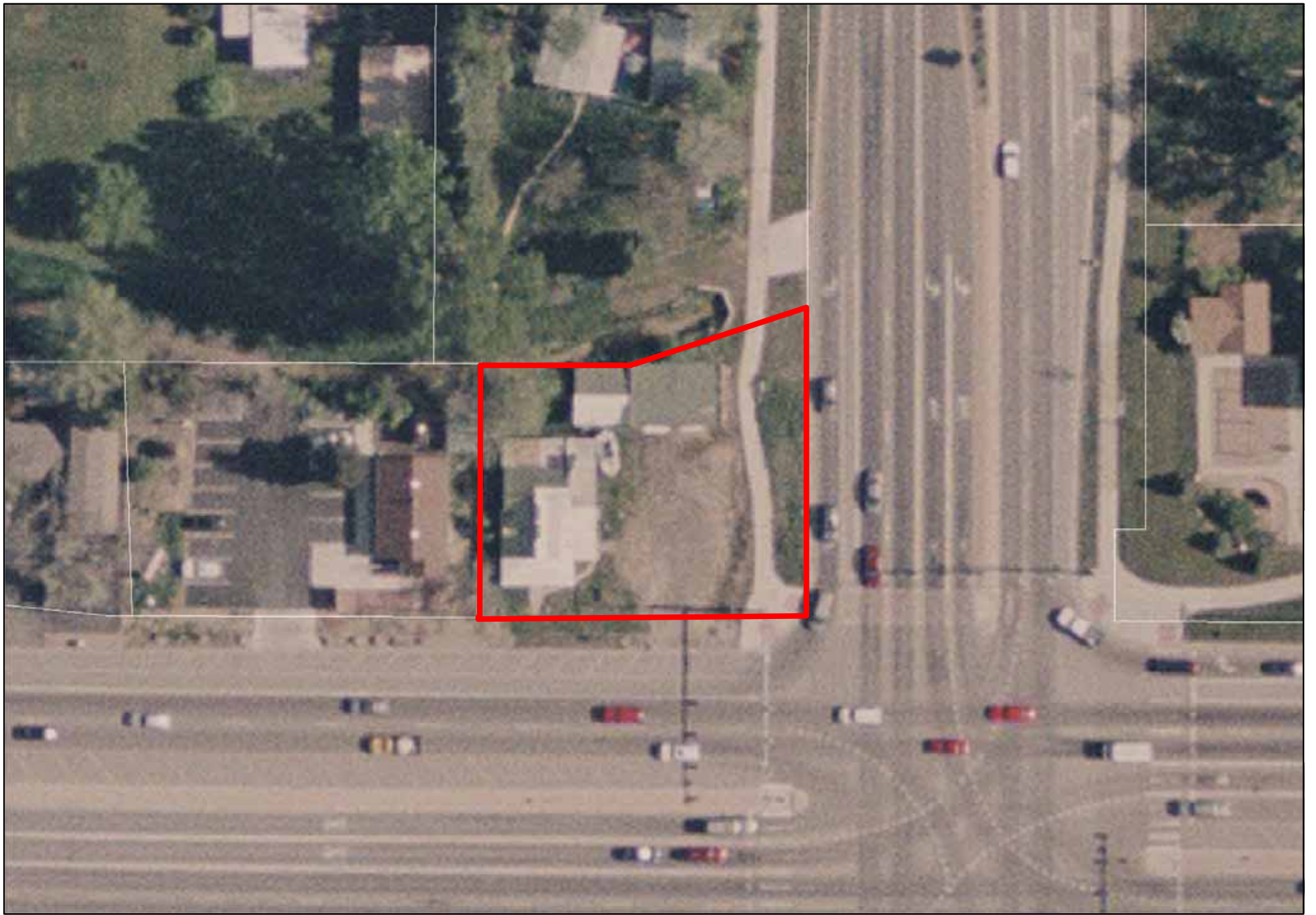


Geico Insurance Office
 Conceptual Review 4/6/2009

Zoning



1 inch equals 300 feet



Geico Insurance Office
Conceptual Review 4/6/09

Aerial Site View

1 inch equals 50 feet

MAR 30 2009



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.

Conceptual Reviews are scheduled on three Mondays per month. One half-hour meeting is allotted per applicant. Please call Planning and Zoning at 416-2283 or 221-6750 to schedule a Conceptual Review meeting. Conceptual Review is a free service. Applications and sketch plans must be submitted to City staff no later than 5pm on the Tuesday prior to the Monday Conceptual Review meeting. Application materials can be dropped off in person to 281 N. College, emailed to RMichels@fcgov.com (or fcplanning@msn.com) or faxed (970) 224-6134.

At Conceptual Review, you will meet with staff from a number of City departments, such as Current Planning, Light and Power, Stormwater, Water/Wastewater, Zoning, Transportation, Engineering, 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. After the meeting, a City planner will follow-up with the applicant in writing, summarizing staff's comments.

Contact Name(s) and Role(s): CODY SNOWDON - PROJECT ENGINEER
EVAN GILMARTIN - OWNER

Business Name (if applicable): NORTHERN ENGINEERING SERVICES

Phone Number: 221-4158

Fax Number: 221-4159

Mailing Address: 200 S. COLLEGE SUITE 100, FORT COLLINS CO

Email Address: CODY@NORTHERNENGINEERING.COM

Site Address or Location Description: 341 S. TAFT ROAD

Description of Proposal: (attach additional sheets if necessary) REPEAT INTO TWO LOTS,
PROPOSING LOT 1 TO CONTAIN A DUPLEX, Lot 2 TO REMAIN
UNDEVELOPED.

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)
- Existing natural features (water bodies, wetlands, large trees, wildlife)
- Utility line locations (if known)
- Photographs (helpful but not required)

**The more information provided on your sketch plan will result in more specific and detailed comments about your proposal.*

Legal Description

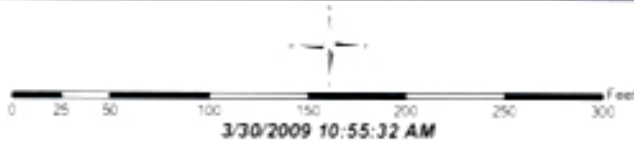
DESCRIPTION IN GUARDIAN TITLE
COMMITMENT NO. 7305-61167 C/2

BEGINNING 180 FEET NORTH OF SOUTHEAST
CORNER OF SECTION 9, TOWNSHIP 7 NORTH,
RANGE 69 WEST OF THE 6TH P.M., THENCE
NORTH $89^{\circ}35' \frac{1}{2}"$ WEST 486 FEET, THENCE NORTH
 $00^{\circ}02' \frac{1}{2}"$ WEST 138.75 FEET; THENCE SOUTH
 $89^{\circ}35' \frac{1}{2}"$ EAST 486.10 FEET; THENCE SOUTH 138.75
FEET TO THE POINT OF BEGINNING, LESS THAT
PORTION CONVEYED IN DEED RECORDED IN
BOOK 975 AT PAGE 328 OF THE LARIMER COUNTY
RECORDS, COUNTY OF LARIMER, STATE OF
COLORADO.



CITY OF FORT COLLINS
UNOFFICIAL VERSION FOR PUBLIC REVIEW

This map contains data and information that is not intended to be used as a basis for any legal action. The City of Fort Collins is not responsible for any errors or omissions in this map. The City of Fort Collins is not responsible for any damages or losses resulting from the use of this map. The City of Fort Collins is not responsible for any actions taken based on the information contained in this map. The City of Fort Collins is not responsible for any actions taken based on the information contained in this map. The City of Fort Collins is not responsible for any actions taken based on the information contained in this map.



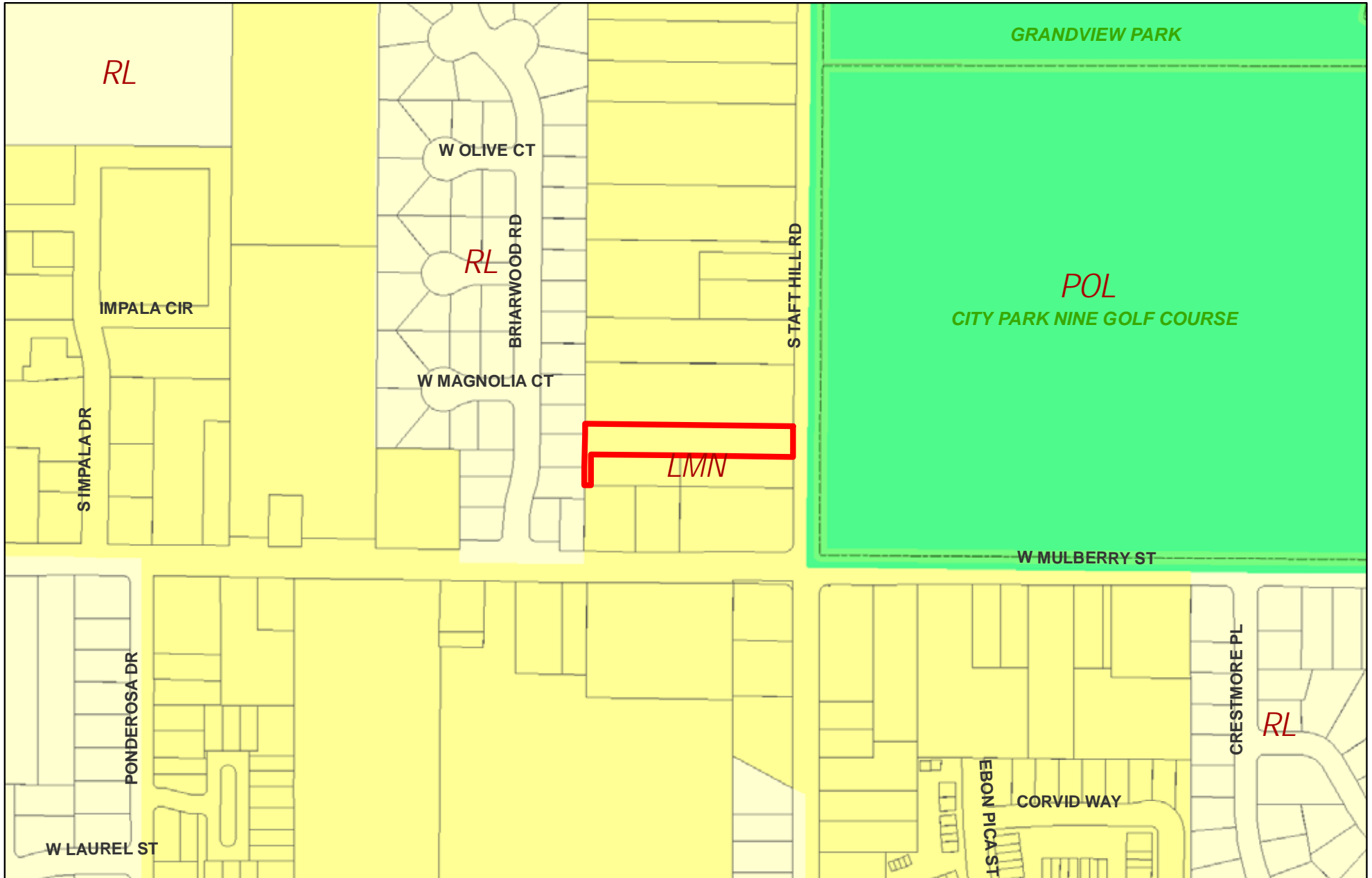


Taft Hill Duplexes
Conceptual Review 4/6/09

1 inch equals 300 feet



Aerial Vicinity



Taft Hill Duplexes
 Conceptual Review 4/6/2009

Zoning



1 inch equals 300 feet



Taft Hill Duplexes
Conceptual Review 4/6/09

Aerial Site View

1 inch equals 50 feet