

Conceptual Review Agenda

Schedule for 01/28/13 to 01/28/13

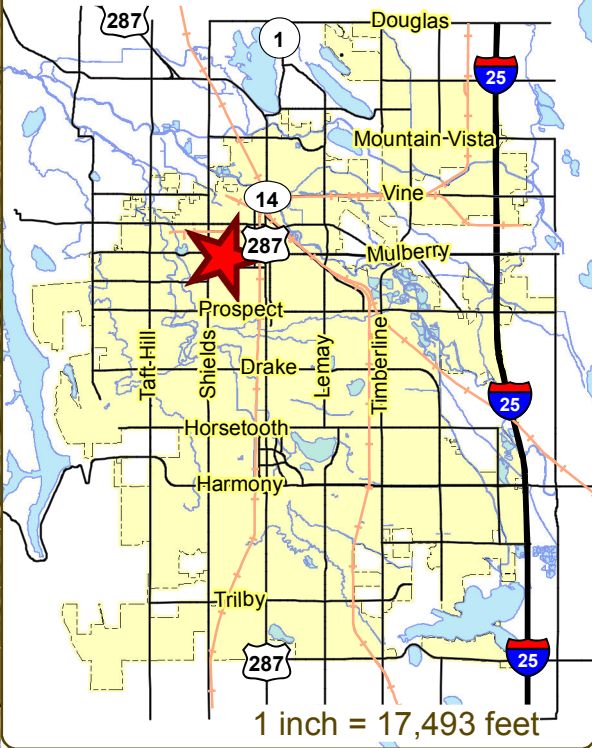
281 Conference Room A

Monday, January 28, 2013

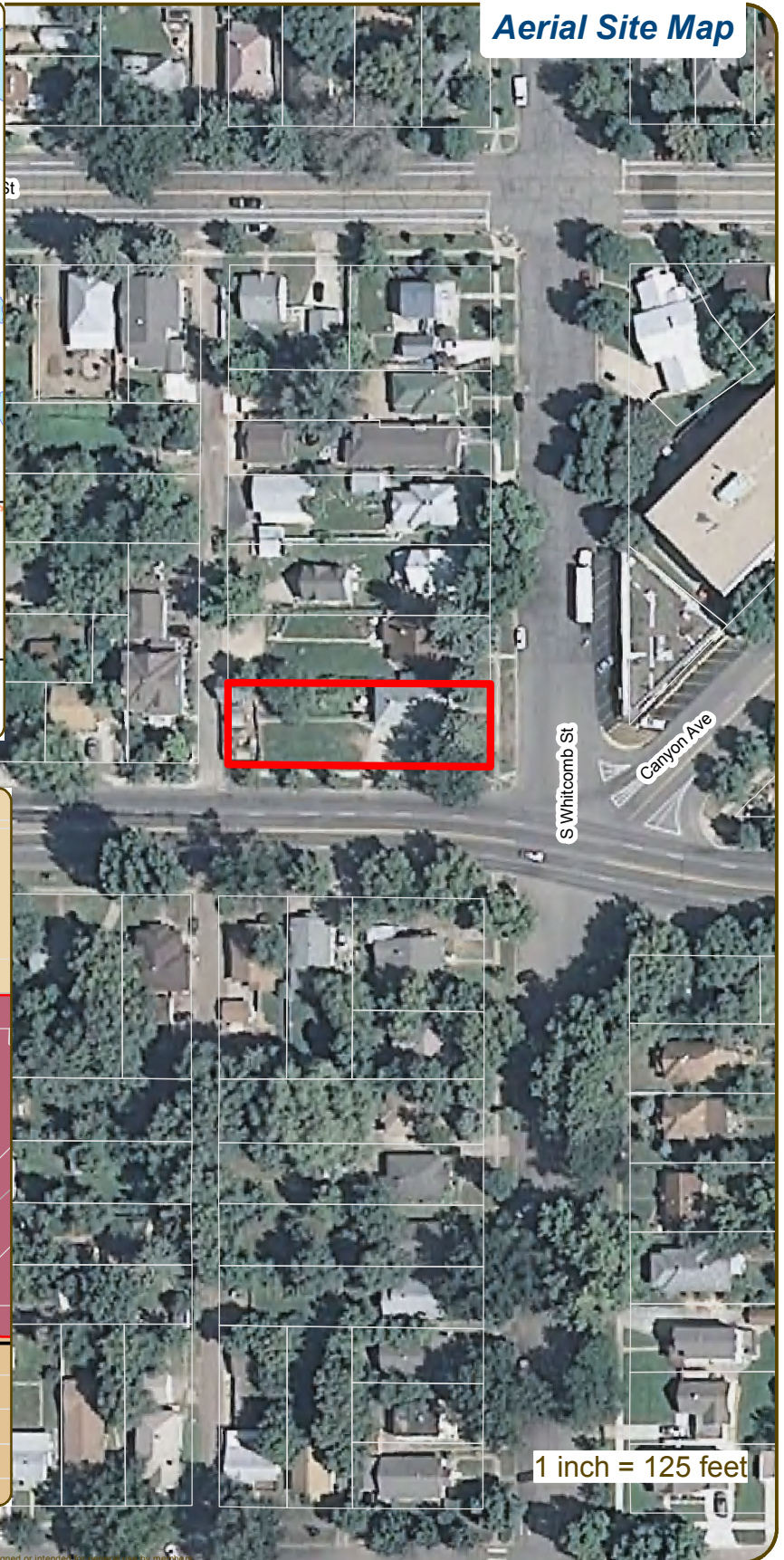
Time	Project Name	Applicant Info	Project Description	Planner
9:00	429 S Whitcomb - Carriage House & Home Addition	Conor Flanagan 501-307-9058 conorflanagan100@hotmail.com	This is a request to construct a carriage house and add a second level and attached garage to an existing home located at 429 South Whitcomb Street (Parcel # 97113-30-013). The lot is located in the Neighborhood Conservation Medium Density (N-C-M) Zone District. As there is already an existing principal building on the lot, the carriage house is subject to administrative (Type 1) review.	Sherry Albertson-Clark
9:30	1640 Riverside Ave - Outdoor Storage	Russell Baker 970-267-7721 russell.baker@cassidyurley.com	This is a request to use a currently vacant lot located at 1640 Riverside Ave (Parcel # 87184-19-001) for outdoor storage of materials and vehicles. The outdoor storage would be secured by a fence but not include any buildings. The site is located in the Industrial (I) Zone District. Outdoor storage facilities are subject to administrative (Type 1) review in the Industrial Zone District.	Jason Holland
10:15	Horsetooth & Lochwood - Morning Star Assisted Living	Carolyn Powell 303-339-5185 cpowell@mugdev.com	This is a request to construct 72 assisted living and memory care residence apartments at the northwest corner of Horsetooth Road and Lochwood Drive (Parcel # 87303-00-003). The site is in the Low Density Mixed-Use Neighborhood (L-M-N) Zone District. Multifamily dwellings containing more than 8 units per building are subject to Planning & Zoning Board (Type 2) review in the L-M-N Zone District.	Jason Holland
11:00	909 S Lemay - Multifamily	Paul Harder 970-539-0825 pwhpdh@mesanetworks.net	This is a request to construct a new 46 unit multifamily complex located at 909 Lemay Avenue & 1004 Elizabeth Street (Parcel #s 97131-00-009 & 97131-00-012). The 909 Lemay parcel is located in the Neighborhood Commercial (N-C) Zone District and the 1004 Elizabeth parcel is located in the Neighborhood Conservation Buffer (N-C-B) Zone District. Multifamily dwellings are subject to Planning & Zoning Board (Type 2) review in the Neighborhood Commercial Zone District.	Ted Shepard

429 S Whitcomb St Carriage House & Home Addition

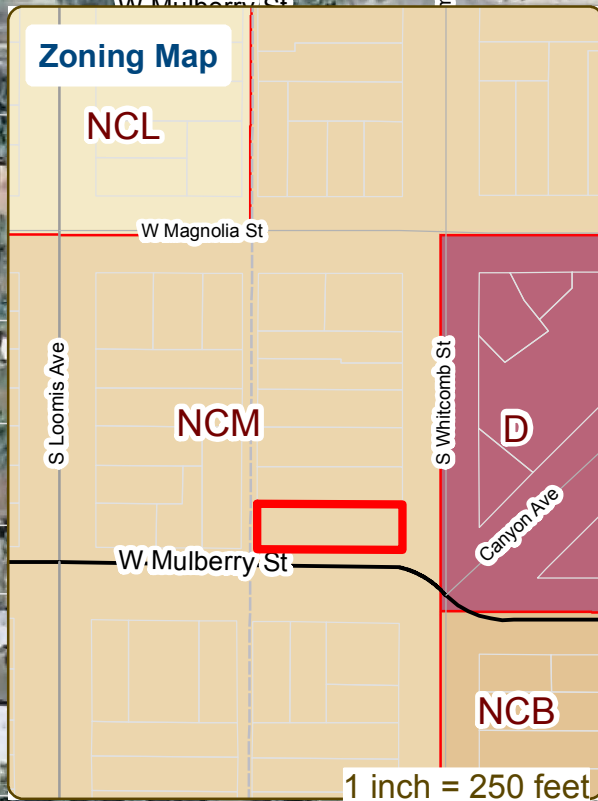
Vicinity Map



Aerial Site Map



Zoning Map



These maps are provided as a public information service and are not intended for use in legal proceedings. The City of Fort Collins 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.

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) _____

CONOR FLANAGAN (OWNER)

Business Name (if applicable) _____

Your Mailing Address PO Box 1832 Fort Collins CO 80522

Phone Number 501 307-9058 Email Address CONORFLANAGAN100@HOTMAIL.COM

Site Address or Description (parcel # if no address) 429 S. Whitcomb St Fort Collins CO 80522

Description of Proposal (attach additional sheets if necessary) Build 2nd level on existing house w/ attached one car garage. 2 car carriage house on West end of lot

Proposed Use owner occupy Existing Use owner occupy

Total Building Square Footage 2400 S.F. Number of Stories 2 Lot Dimensions 60'x190'

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? _____

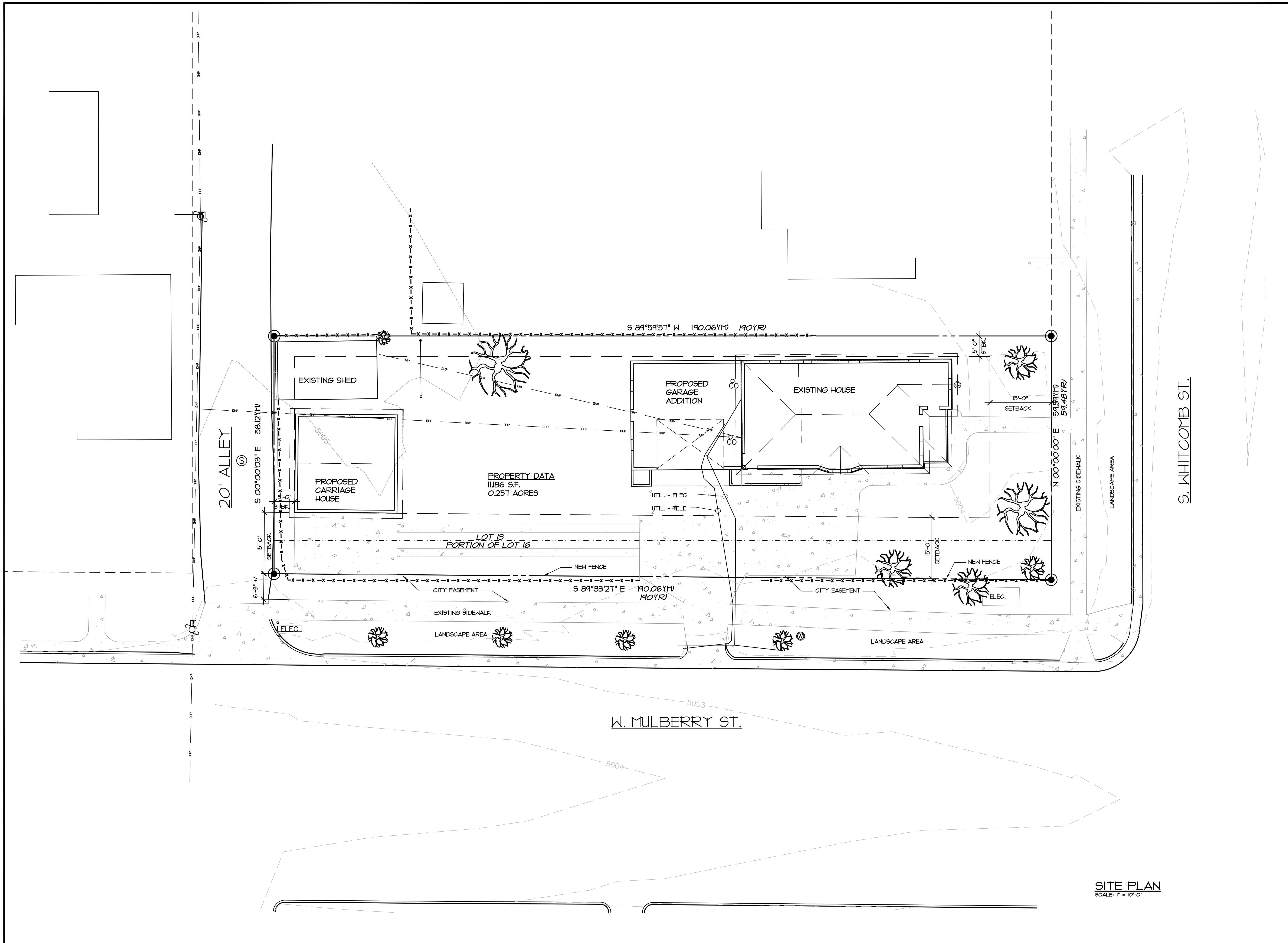
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area 600 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?



SITE PLAN
SCALE: 1" = 10'-0"

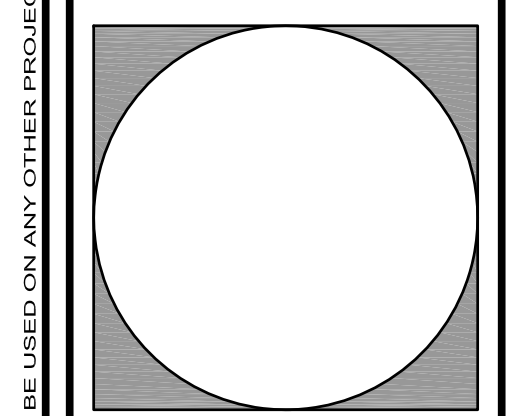
PROJECT:
GARAGE
ADDITION
424 S. WHITCOMB ST.
FORT COLLINS, CO
80521

PREPARED FOR:
CONOR FLANAGAN
P.O. BOX 1832
FORT COLLINS, CO 80522
501 307-4058
conorflanagan100@gmail.com

DESIGNED BY:

ARCHITECTURAL SERVICES

(970) 690-1433 TELE.
raynebyrd@gmail.com



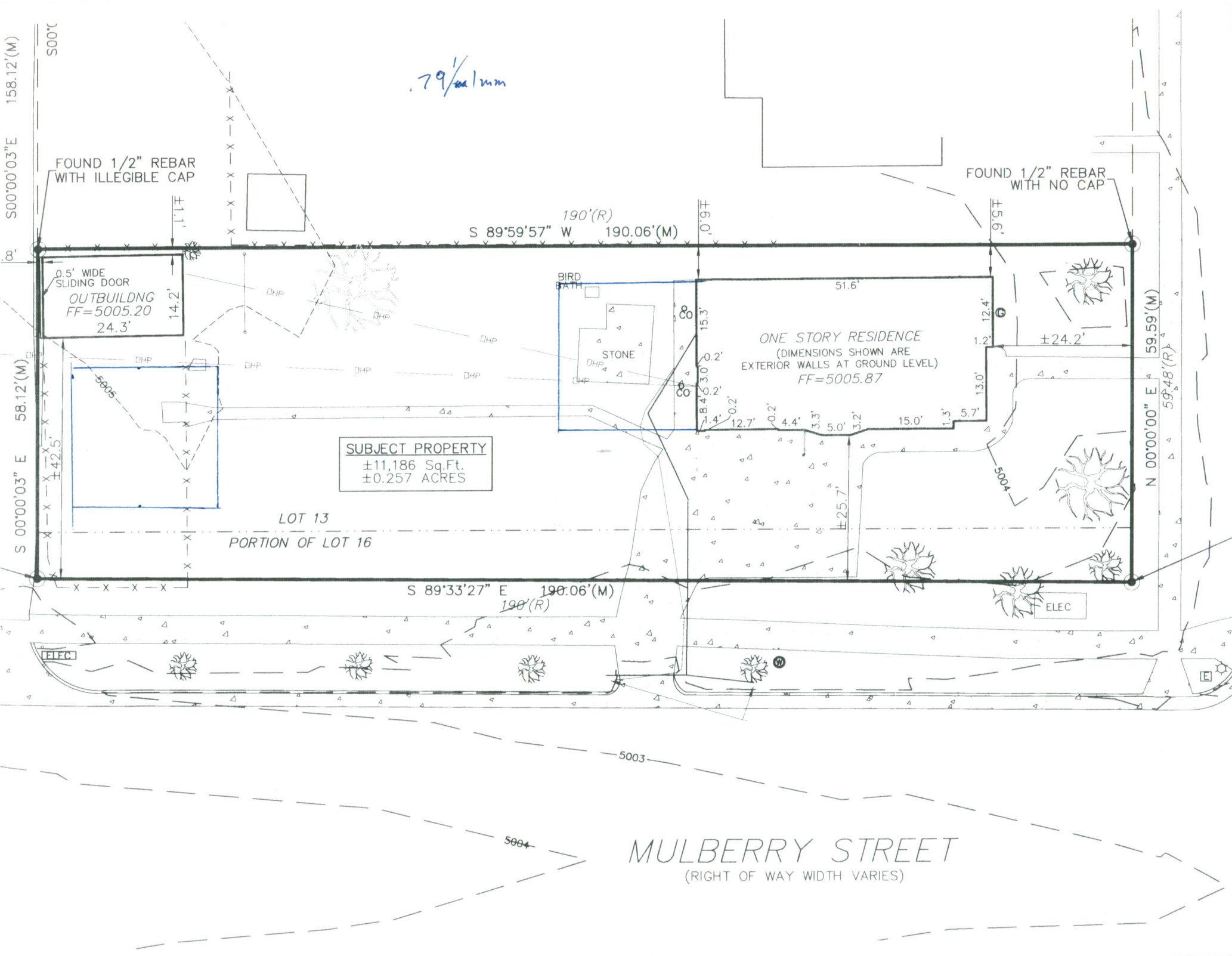
BY:
R1
DATE:
1/21/13
SCALE:
1" = 10'-0"
JOB:
8-12
REV: .
DATE: .
BY: .
REV:
DATE:
BY:

TITLE:
**SITE
PLAN**

SHEET:

C1.0

THIS DRAWING IS THE PROPERTY OF RAINBIRD DESIGN. IT IS NOT TO BE REPRODUCED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT. IT SHALL BE RETURNED UPON REQUEST. COPYRIGHT AS DATED RAINBIRD DESIGN.



.79 $\frac{1}{\text{mm}}$

FOUND 1/2" REBAR WITH ILLEGIBLE CAP

FOUND 1/2" REBAR WITH NO CAP

190'(R)
S 89°59'57" W 190.06'(M)

0.5' WIDE SLIDING DOOR
OUTBUILDING
FF=5005.20
24.3'

BIRD BATH
STONE

ONE STORY RESIDENCE
(DIMENSIONS SHOWN ARE EXTERIOR WALLS AT GROUND LEVEL)
FF=5005.87

SUBJECT PROPERTY
±11,186 Sq.Ft.
±0.257 ACRES

LOT 13
PORTION OF LOT 16

S 89°33'27" E 190.06'(M)
190'(R)

N 00°00'00" E 59.59'(M)
59.48'(R)

5003

5004

MULBERRY STREET
(RIGHT OF WAY WIDTH VARIES)

429 S. Whitcomb

S. Elevation

~~J. 69~~

2.95' / cm

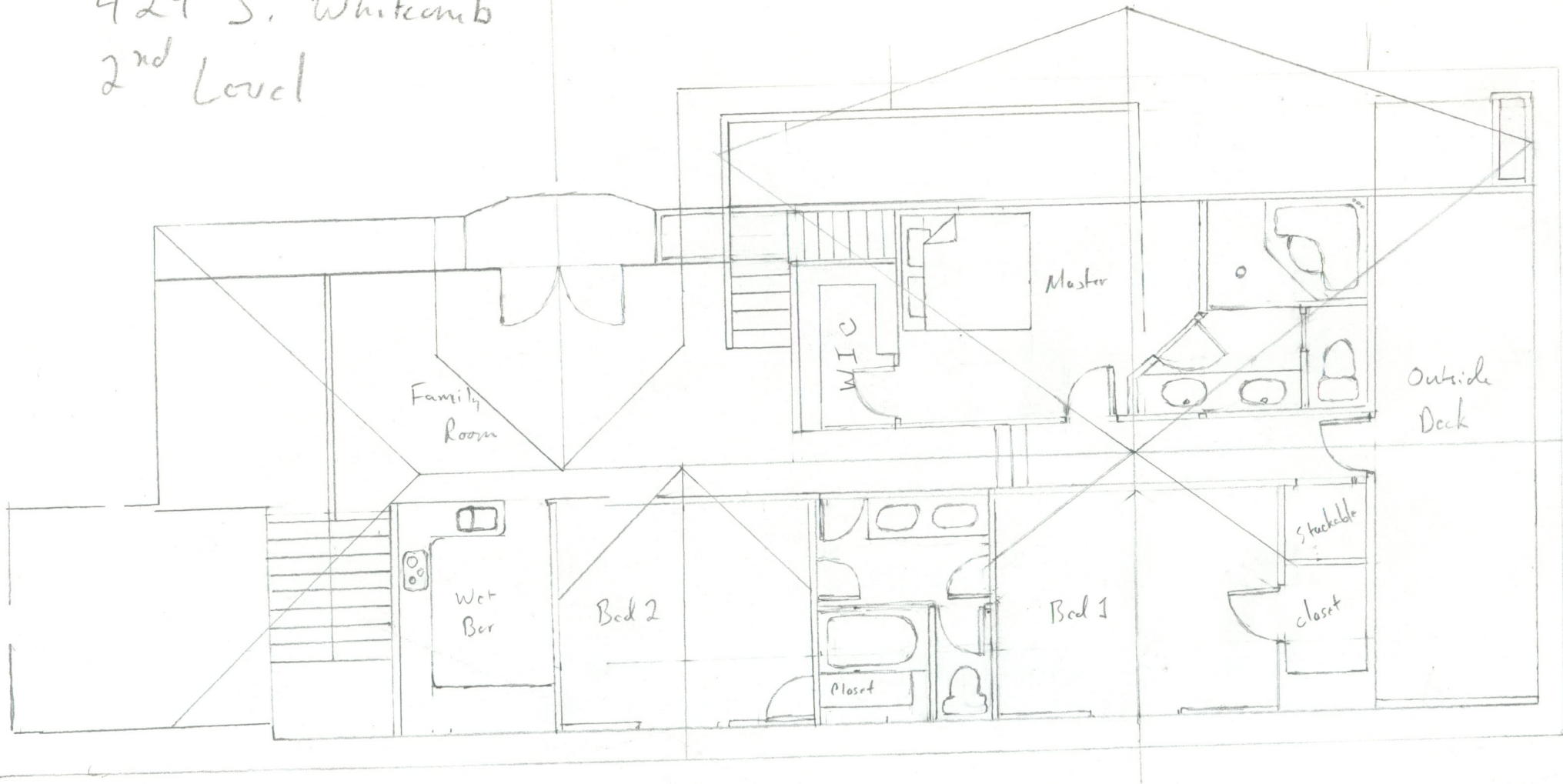


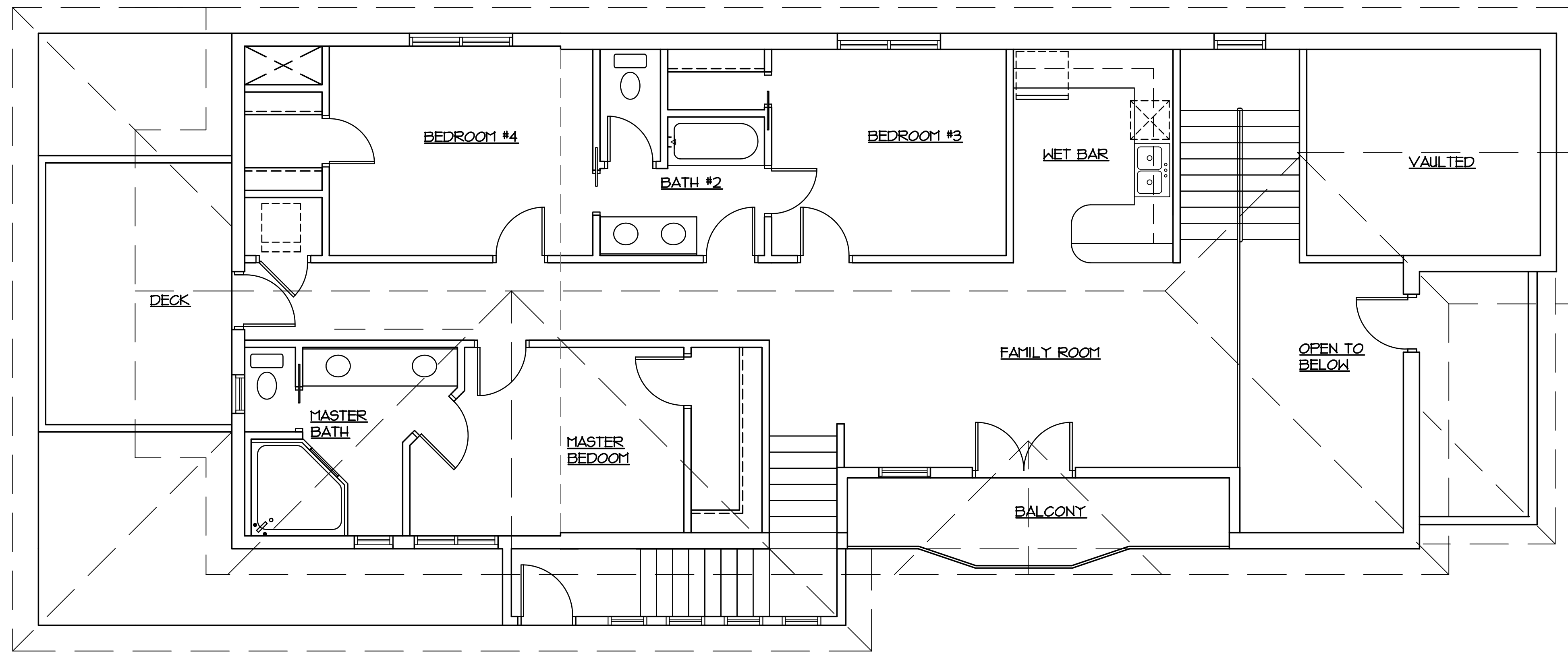
17.5 / 26

51.6 / 7.5

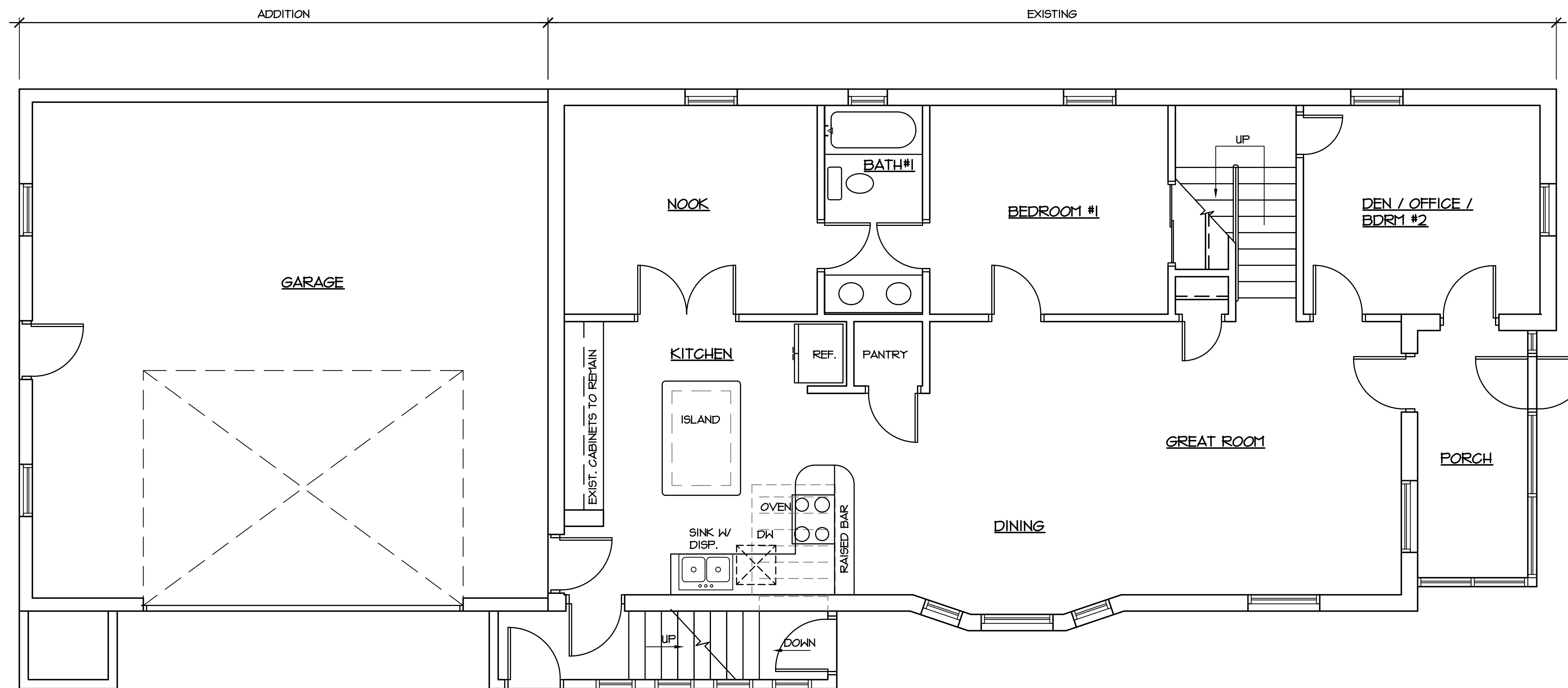
14 / 5.5

429 S. Whitecomb
2nd Level





SECOND FLOOR PLAN
SCALE: 1/4"=1'-0"



FIRST FLOOR PLAN
SCALE: 1/4"=1'-0"

PROJECT:
GARAGE
ADDITION
429 S. WHITCOMB ST.
FORT COLLINS, CO
80521

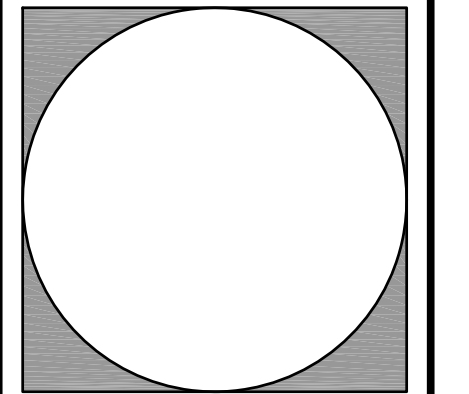
PREPARED FOR:
CONOR FLANAGAN
P.O. BOX 1852
FORT COLLINS, CO 80522
501 307-4058
conorflanagan100@gmail.com

DESIGNED BY:



ARCHITECTURAL SERVICES

(970) 690-1433 TELE.
raynebyrd@gmail.com



BY:
RF1

DATE:
1/13/13

SCALE:
1" = 10'-0"

JOB:
8-12

REV: .
DATE: .
BY: .

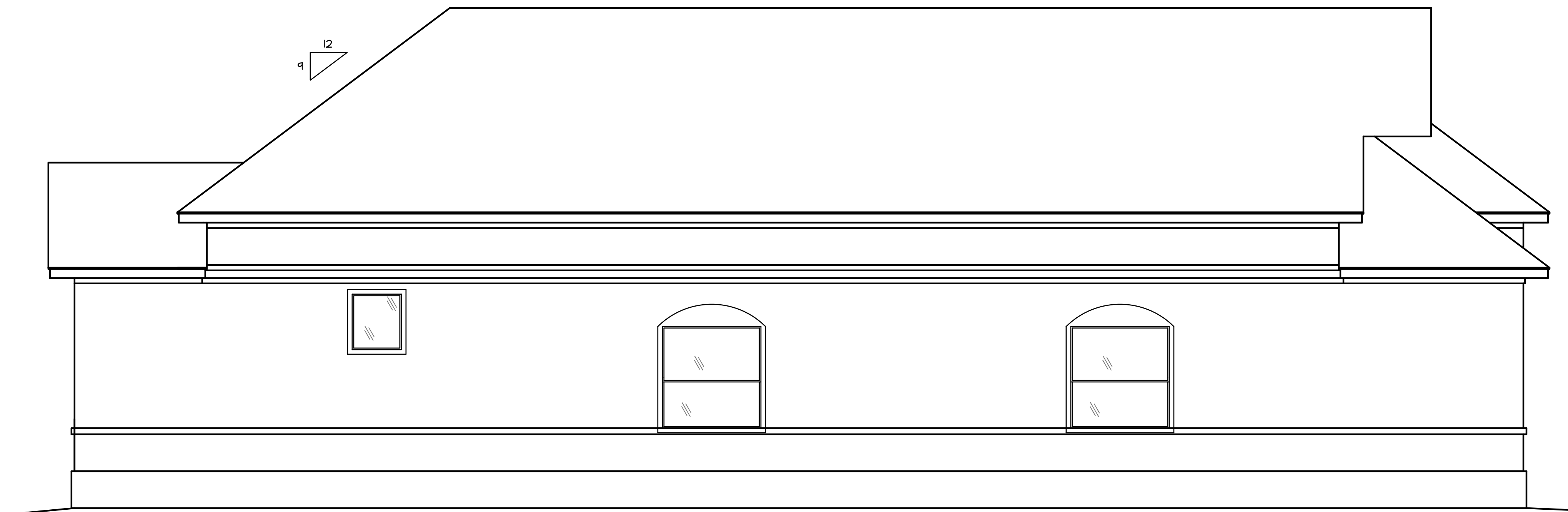
REV:
DATE:
BY:

REV:
DATE:
BY:

TITLE:
FLOOR
PLANS

SHEET:
A2.0

THIS DRAWING IS THE PROPERTY OF RAINBIRD DESIGN. IT IS NOT TO BE REPRODUCED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT. IT SHALL BE RETURNED UPON REQUEST. COPYRIGHT AS DATED RAINBIRD DESIGN.



NORTH ELEVATION
SCALE: 1/4"=1'-0"

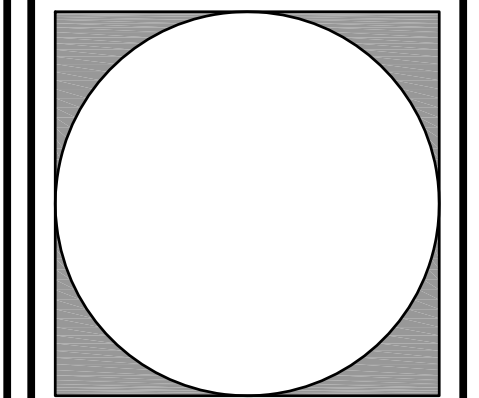
PROJECT:
GARAGE
ADDITION
429 S. WHITCOMB ST.
FORT COLLINS, CO
80521

PREPARED FOR:
CONOR FLANAGAN
P.O. BOX 1832
FORT COLLINS, CO 80522
501 307-4058
conorflanagan100@gmail.com

DESIGNED BY:



ARCHITECTURAL SERVICES
(970) 690-1433 TELE.
raynebyrd@gmail.com



BY: R1

DATE: 1/17/13

SCALE: 1" = 10'-0"

JOB: 8-12

REV: .
DATE: .
BY: .

REV: .
DATE: .
BY: .

REV: .
DATE: .
BY: .

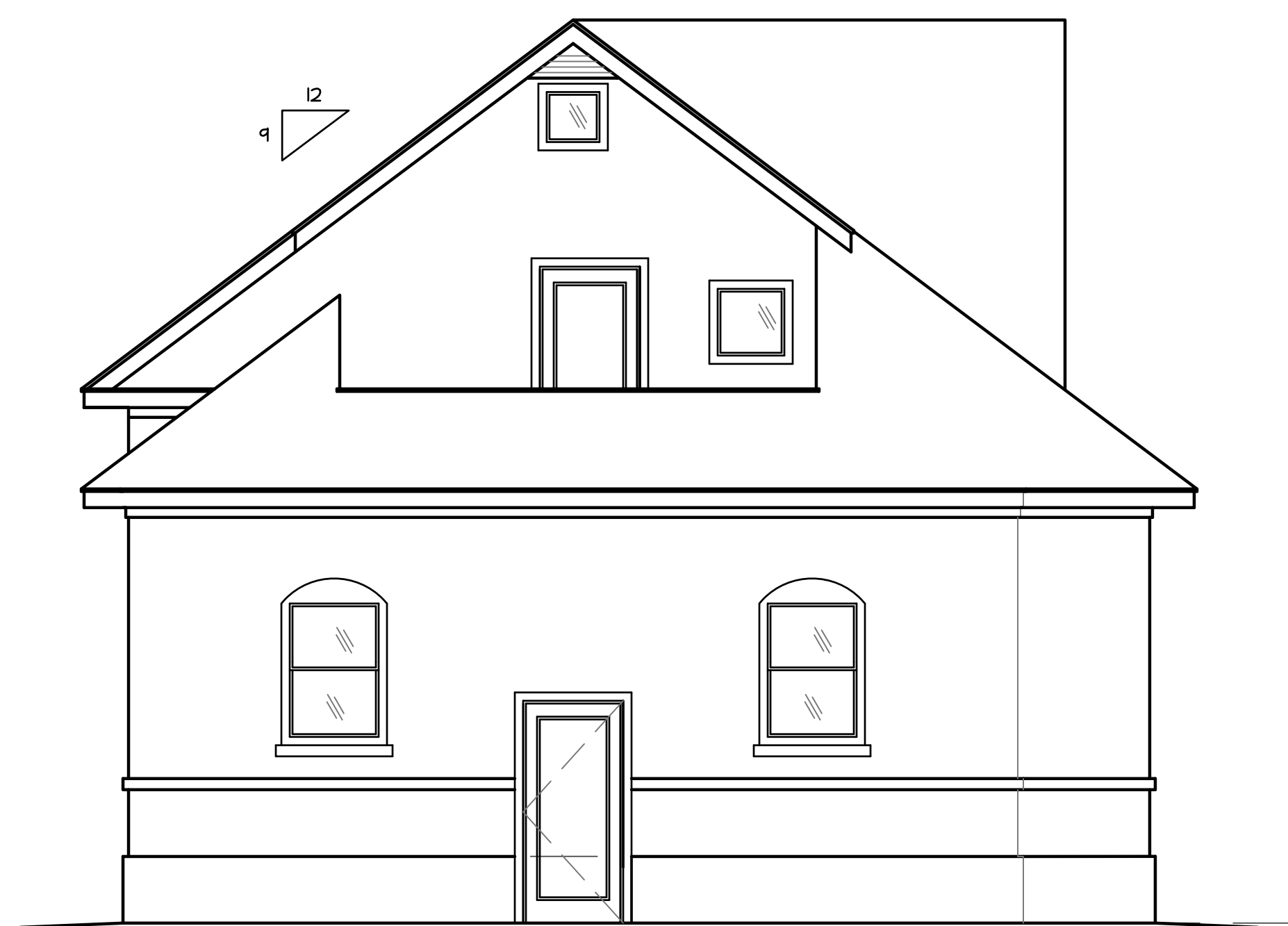
TITLE:
EXTERIOR
ELEVATIONS
- ext. stair

SHEET:
A1.0a

THIS DRAWING IS THE PROPERTY OF RAINBIRD DESIGN. IT IS NOT TO BE REPRODUCED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT. IT SHALL BE RETURNED UPON REQUEST. COPYRIGHT AS DATED RAINBIRD DESIGN.



SOUTH ELEVATION
SCALE: 1/4"=1'-0"



WEST ELEVATION
SCALE: 1/4"=1'-0"



EAST ELEVATION
SCALE: 1/4"=1'-0"

PROJECT:
GARAGE
ADDITION

429 S. WHITCOMB ST.
FORT COLLINS, CO
80521

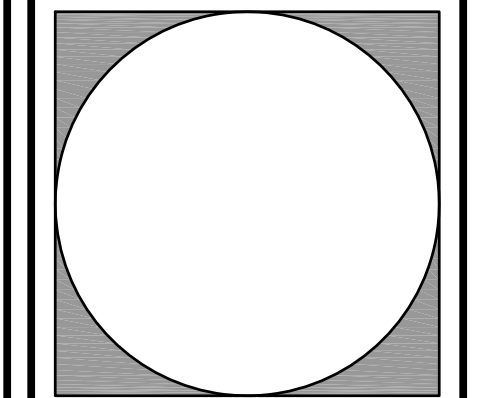
PREPARED FOR:
CONOR FLANAGAN
P.O. BOX 1832
FORT COLLINS, CO 80522
501 307-4058
conorflanagan100@gmail.com

DESIGNED BY:



ARCHITECTURAL SERVICES

(970) 690-1433 TELE.
raynebyrd@gmail.com



BY:
R1

DATE:
1/17/13

SCALE:
1" = 10'-0"

JOB:
8-12

REV: .
DATE: .
BY: .

REV:
DATE:
BY:

REV:
DATE:
BY:

TITLE:
EXTERIOR
ELEVATIONS
ext. stair

SHEET:

A1.0a

THIS DRAWING IS THE PROPERTY OF RAINBIRD DESIGN. IT IS NOT TO BE REPRODUCED IN WHOLE OR IN PART. IT IS NOT TO BE USED ON ANY OTHER PROJECT. IT SHALL BE RETURNED UPON REQUEST. COPYRIGHT AS DATED RAINBIRD DESIGN.



429

429









LOWE BL



Community Development and
Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6750
970.224.6134 - fax
fcgov.com

February 01, 2013

Conor Flanagan
PO Box 1832
Fort Collins, CO 80522

Re: 429 S Whitcomb - Carriage House & Home Addition

Description of project: This is a request to construct a carriage house and add a second level and attached garage to an existing home located at 429 South Whitcomb Street (Parcel # 97113-30-013). The lot is located in the Neighborhood Conservation Medium Density (N-C-M) Zone District. As there is already an existing principal building on the lot, construction of the carriage house is subject to administrative (Type 1) review in the N-C-M Zone District.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Jason Holland, at 970-224-6126 or jholland@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Peter Barnes, 970-416-2355, pbarnes@fcgov.com

1. The property is in the NCM zone. A carriage house requires a Type 1 Review. Per current regulations, the overall lot size must be twice as large as the total floor area of all buildings on the lot. The maximum allowed floor area for buildings or portions of buildings that are located in the rear 50% of the lot is 1/3 of the lot area of the rear 50% of the lot. If the lot is 11,186 square feet, this means that the total floor area allowed is 5,593 square feet, and the maximum floor area allowed in the rear 50% of the lot is 1,845 square feet. (This comment is based on the Land Use Code regulations in place on January 28, 2013. It's possible that these regulations could change in the coming months and in order for the project to be reviewed under current regulations, a complete PDP application for the carriage house must be submitted prior to the effective date of any code changes. If the applicant desires to pursue only the addition, a complete building permit application must be submitted prior to the effective date of code changes).
2. There are two different second level floor plans submitted with the conceptual review application. Which one is correct? Both show a wet bar area on the 2nd floor. Please note that no cooking appliance is allowed on the 2nd floor.
3. All new construction must comply with the setback standards for the NCM zone: 15' from front lot line, 15' from street side lot line, 5' from alley, and 5' from north side lot line for the first 18' of wall height along that

Department: Zoning

Contact: Peter Barnes, 970-416-2355, pbarnes@fcgov.com

lot line.

4. How big is the carriage house? No dimensions are shown. The maximum allowed floor area is 1000 square feet, including a basement and garage. The maximum height for a carriage house is 1 1/2 stories and 24 feet. The front of the carriage house must face Mulberry. The carriage house must comply with the additional standards in Section 4.8(F)(3)
5. The site plan appears to show a driveway on the south side of the carriage house. If that's a new driveway and a new curb cut is proposed on Mulberry, a modification would be needed to Section 4.8(F)(5). This section requires that access come off the alley unless there's an existing curb cut that's intended to be used. The Engineering Department may have additional regulations applicable to this issue.

Department: Water-Wastewater Engineering

Contact: Roger Buffington, , rbuffington@fcgov.com

1. Existing water mains and sanitary sewers in this area include a 16-inch water main and 10-inch sewer in Mulberry, a 4-inch water main and 12-inch sewer in Whitcomb and an 8-inch sewer in N/S alley to the west of the property.
2. Existing water mains and sanitary sewers in this area include a 16-inch water main and 10-inch sewer in Mulberry, a 4-inch water main and 12-inch sewer in Whitcomb and an 8-inch sewer in N/S alley to the west of the property.
3. The water service to the existing house is a 3/4-inch service.
4. The water service to the existing house is a 3/4-inch service.
5. The sewer service for the existing house on the east part of the property should be located to determine if it connects to the sewer in the alley and if there may be a conflict with the proposed carriage house location.
6. The sewer service for the existing house on the east part of the property should be located to determine if it connects to the sewer in the alley and if there may be a conflict with the proposed carriage house location.
7. There are two possible options for water/sewer service to the carriage house. Services separate from the existing primary residence may be installed connecting to the City mains, or if both residential buildings will be on the same lot and under the same ownership and if the dwelling unit near the alley meets the definition of a carriage house, water and sewer service may be extended from the primary residence to the carriage house provided the conditions of City Code Sections 26-94 and 26-256 are met.
8. There are two possible options for water/sewer service to the carriage house. Services separate from the existing primary residence may be installed connecting to the City mains, or if both residential buildings will be on the same lot and under the same ownership and if the dwelling unit near the alley meets the definition of a carriage house, water and sewer service may be extended from the primary residence to the carriage house provided the conditions of City Code Sections 26-94 and 26-256 are met.

Department: Water-Wastewater Engineering

Contact: Roger Buffington, , rbuffington@fcgov.com

9. Development fees and water rights will be due at building permit. If water and sewer services are extended from the principal dwelling to the carriage house, the development fees and water rights total approximately \$5,300.
10. Development fees and water rights will be due at building permit. If water and sewer services are extended from the principal dwelling to the carriage house, the development fees and water rights total approximately \$5,300.

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

1. Floodplain comments:
This project is located in a City-regulatory 100-year risk flood fringe in the Old Town Basin, and must satisfy the standards of Chapter 10 of City Code. A Floodplain Risk Map is attached.
2. All but a small portion of the lot is in the moderate risk flood fringe (green on the attached Flood Risk Map), and there are no floodplain construction standards for additions, remodeling and repairs, or new construction in the moderate risk area.
3. A small portion of the lot along the alley is in the high-risk flood fringe (light blue on the attached Flood Risk Map). As shown, the western edge of the proposed carriage house is proposed to be constructed within that flood fringe. If any part of a structure is in the flood fringe the entire building is considered to be in the high risk flood fringe, and must be constructed in accordance with the standards of Chapter 10.
4. New residential construction is allowed in the high risk flood fringe, as long as the lowest finished floor and all duct work, heating, ventilation, etc. is elevated 18-inches above the Base Flood Elevation (BFE). This elevation is known as the Regulatory Flood Protection Elevation (RFPE), where $RFPE = BFE + 18$ inches.
5. In addition to elevating the proposed building, basements are not allowed in new construction in the flood fringe, and crawl spaces (if used rather than slab-on-grade) must be built in conformance with Chapter 10 standards (this will include venting, sump pumps, etc.).
6. It may be advisable to locate the carriage house a few feet to the east, out of the high risk flood fringe. We would strongly suggest, however, that any new construction be elevated a minimum of 12-inches above the Base Flood Elevation (BFE) to protect against the possibility of flooding.
7. Critical use facilities (group homes, residential care facilities, congregate care facilities, daycare facilities, etc.) are not allowed in any portion of the 100-year floodplain.
8. The Floodplain Administrator for the Old Town Basin is Brian Varrella; 970.416.2217, bvarrella@fcgov.com. Please contact Brian or Mark Taylor, 970.416.2494, mtaylor@fcgov.com with any questions or comments.
9. Development Review Comments:
It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas is required.
10. In the Old Town drainage basin a drainage and erosion control report and construction plans are required if there is an increase in impervious area greater than 5000 square feet on an existing development.

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

They must be prepared by a Professional Engineer registered in Colorado. If there is less than 5000 square feet of new impervious area on an existing development, a drainage letter along with a grading plan should be sufficient to document the existing and proposed drainage patterns. If there is less than 5000 but more than 350 square feet of new impervious area; a site grading and erosion control plan is required instead of a complete construction plan set.

11. When improvements are being added to an existing developed site onsite detention is only required if there is an increase in impervious area greater than 5000 square feet. If it is greater, onsite detention is required with a 2 year historic release rate for water quantity.
12. Water quality treatment is provided for this site in the Udall Natural Area water treatment facility. However onsite water quality treatment is encouraged as described in the Urban Storm Drainage Criteria Manual, Volume 3 - Best Management Practices (BMPs). Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
(http://www.udfcd.org/downloads/down_critmanual_volllll.htm)
13. The drainage outfall for the site is the street or the alley. There are no storm drains near the site.
14. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/sq.ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Design Criteria.
15. The design of this site must conform to the drainage basin design of the Old Town Master Drainage Plan as well the City's Stormwater Criteria Manual.

Department: Historical Preservation

Contact: Josh Weinberg, 970-221-6206, jweinberg@fcgov.com

1. Any exterior changes to or demolition of buildings 50 years old or older will need to be reviewed under the City's Demolition/Alteration Review Process, Municipal Code Section 14-72. This process begins with a determination of eligibility, which identifies the appropriate review process(es). The determination of eligibility requires current color photographs, of all sides of each building or structure. Sufficient photos should be taken to show the current condition of the building, especially any previous alterations or additions. Digital photos are encouraged, and may be sent to jweinberg@fcgov.com or kmcwilliams@fcgov.com. Hardcopies may be sent to P.O. Box 580, 80522; or dropped off at CDNS, 1st Floor, 281 N. College Ave
2. The eligibility of a property for landmark designation does not, in any way, designate the property as a Landmark; it does define which of the various City review processes the development application would be reviewed under. If any of the buildings or structures are found to be individually eligible for Landmark designation, then the project would be reviewed for compliance with LUC Section 3.4.7. Section 3.4.7. is

Department: Historical Preservation

Contact: Josh Weinberg, 970-221-6206, jweinberg@fcgov.com

intended to ensure that, to the maximum extent feasible: (1) historic sites, structures or objects are preserved and incorporated into the proposed development and any undertaking that may potentially alter the characteristics of the historic property is done in a way that does not adversely affect the integrity of the historic property; and (2) new construction is designed to respect the historic character of the site and any historic properties in the surrounding neighborhood.

3. This building was reviewed for its Landmark eligibility, as outlined in the comments above, and was determined individually eligible for Landmark designation. As submitted, the plans do not uphold the building's architectural and historic integrity. Specifically, the plans do not meet LUC 3.4.7 D(1) and (2). The applicant has agreed to meet with a Design Review Subcommittee of the Landmark Preservation Commission to find a solution.
4. Properties that are, or become, designated as Fort Collins Landmarks, and/or on the National or State Registers of Historic Places, qualify for financial incentives, for both interior and exterior work. These include \$15,000 Historic Structure Assessment grants, State Historic Fund grants of \$300,000 and more, both 20% State and 20% Federal Tax Credits, and City no interest loans of up to \$7,500 each year.
5. The Design Assistance Program pays for up to \$2,000 each year, for the design of alterations, additions, or new construction located in the Eastside and Westside Neighborhoods (roughly, north of Prospect, and between Taft and Lemay). The owner selects from the Design Assistance Program Consultant's Master List, and the design must meet the requirements of the city's building codes. This assistance is available to anyone, regardless of the building's age or eligibility for designation.
6. Staff will need elevations of the proposed carriage house to determine any potential impacts it could have on adjacent historic Landmarks.

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

1. PREMISE IDENTIFICATION

Please provide details for the carriage house. PFA has no other comments on this project unless the carriage house is intended to serve as a separate residence. If so then the carriage house must be addressed separately from the main residence.

Address numbers shall be visible from the street fronting the property, plainly visible, and posted with a minimum of six-inch numerals on a contrasting background.

2006 International Fire Code 505.1

The PFA believes that if the carriage house is to front Mulberry, it should be addressed off Mulberry.

Department: Environmental Planning

Contact: Lindsay Ex, 970-224-6143, lex@fcgov.com

1. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "... (4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any trees on site have a DBH of greater

Department: Environmental Planning

Contact: Lindsay Ex, 970-224-6143, lex@fcgov.com

than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements as the result of development impacts.

Department: Engineering Development Review

Contact: Marc Virata, 970-221-6567, mvirata@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) for verification of a traffic study waiver. In addition, please contact Transportation Planning for their requirements/potential waiver as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. Typically an 8 foot utility easement is required behind the alley right-of-way, which may be pursued by the utility providers if the existing structure abutting the alley is to be removed. In addition, a 9 foot utility easement is typically required behind Whitcomb Street right-of-way and a 15 utility easement is typically required behind Mulberry Street right-of-way. The utility easement dedication requirements may be waived if not pursued by the utility providers.
7. The proposal appears to be sharing a single driveway access off of Mulberry Street for both lots, which is certainly preferred over an additional driveway out to Mulberry Street. The proposed vehicular access into the garage/driveway for the carriage house however, appears awkward to access. Engineering would question the design and propose that the carriage house take vehicular access off the alley. With an access off the alley, the garage door would need to be set back 8', or if a fence is placed along the alley offset less than 8' from the edge of the alley, the garage door setback would need to be 20' instead of 8'.
8. Any unused driveways shall be removed and replaced with the standard parkway strip and sidewalk.
9. There is a repay due to the City for the existing sidewalk along Mulberry Street which was installed by the City.
10. Construction plans may be required with this proposal depending on whether public improvements are required.
11. A Development Agreement may be required once the project is finalized with Larimer County recordation costs paid for by the applicant.

Department: Engineering Development Review

Contact: Marc Virata, 970-221-6567, mvirata@fcgov.com

12. A Development Construction Permit (DCP) or an excavation permit may be needed prior to starting any work on the site.

Current Planning

Contact: Jason Holland, 970-224-6126, jholland@fcgov.com

1. The distance between the carriage house and the proposed shed needs to be a minimum of 3 feet. If less than 3 feet, the walls will need a one hour rating with no openings. Closer than two feet, no overhangs are allowed, unless approved by the building department as a variance. Overhangs within the 2'-3' area would also need added fire rated measures. Please contact the building department for a more detailed analysis prior to the PDP submittal. PDP plans will be reviewed by them as well.
2. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
3. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
4. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
5. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
6. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
7. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
8. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

1640 Riverside Ave Outdoor Storage

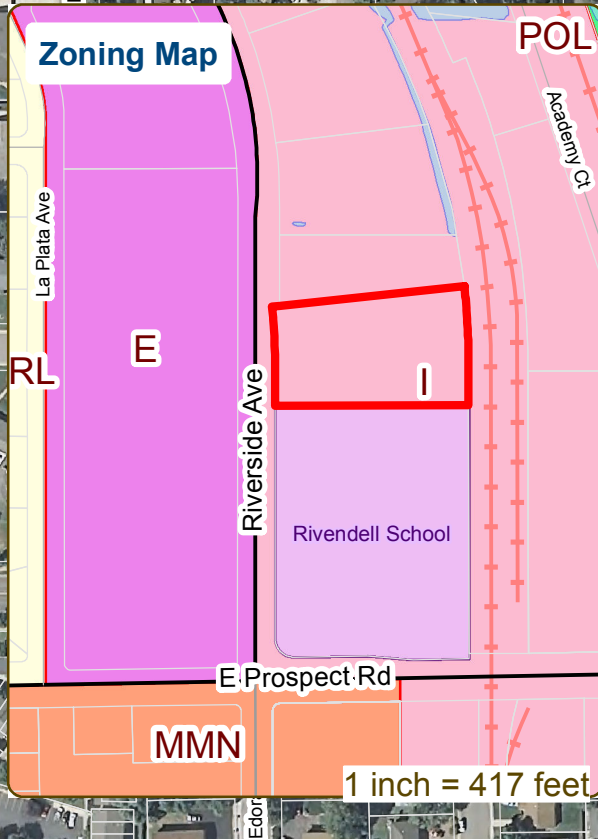
Vicinity Map



Aerial Site Map



Zoning Map



These maps are provided for informational purposes only. 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.

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) Russell Baker, representative for Owner, Advantage Bank.

Business Name (if applicable) Cassidy Turley

Your Mailing Address 772 Whalers Way, Suite 200, Fort Collins CO

Phone Number 970-267-7721 Email Address russell.baker@cassidyturley.com

Site Address or Description (parcel # if no address) 1640 Riverside, Fort Collins CO Parcel # - 87184-19-001

Description of Proposal (attach additional sheets if necessary) The proposed use is for outdoor storage, primarily for contractors as temporary storage of materials and vehicles. The yard would be secured with a fence but not include any buildings.

Proposed Use Storage Existing Use Vacant Land (Un-Developed)

Total Building Square Footage N/A S.F. Number of Stories Lot Dimensions 214' x 418'

Age of any Existing Structures None

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 Yes, but un-determined at this time by how much. S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

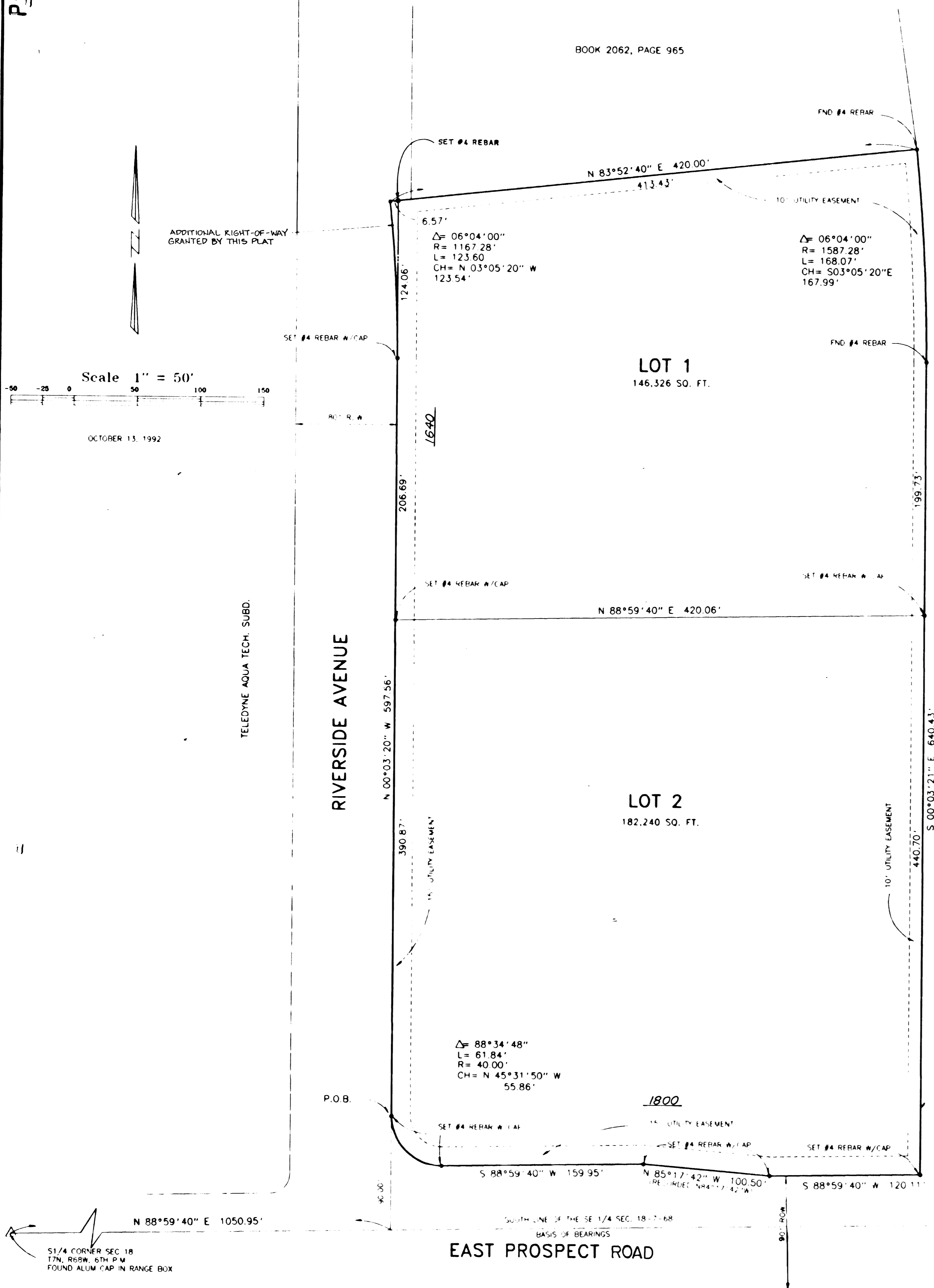
Suggested items for the Sketch Plan:

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?

Our request is to understand the requirements by Fort Collins to improve the property enough to allow for temporary outdoor storage.

PLAT OF
PROSPECT - RIVERSIDE SUBDIVISION
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18,
TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH. P.M.,
CITY OF FORT COLLINS, COUNTY OF LARIMER,
STATE OF COLORADO

BOOK 2062, PAGE 965



STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION

Know all men by these presents; that the undersigned being owners of the following described land:

A tract of land located in the Southeast Quarter of Section 18, Township 7 North, Range 68 West of the 6th Principal Meridian, City of Fort Collins, Larimer County, Colorado, being more particularly described as follows:

Considering the South line of the Southeast Quarter of said Section 18 as bearing North 88°59'40" East from a found aluminum cap set in a range box at the South Quarter corner to a found aluminum cap set in a range box at the Southeast corner of said Section 18 and with all bearings contained herein relative thereto:

Commencing at the South Quarter corner of said Section 18; thence along said South line of the Southeast Quarter, North 88°59'40" East, 1050.95 feet; thence North 00°03'20" West, 90.00 feet to a point on the North right-of-way line of Prospect Street and the East right-of-way line of Riverside Avenue, said point also being the POINT OF BEGINNING; thence along said East right-of-way line North 00°03'20" West, 597.56 feet to a point on a curve concave to the West having a central angle of 06°04'00", a radius of 1167.28 feet and the chord of which bears North 00°05'20" West, 123.54 feet; thence along the arc of said curve 123.60 feet; thence departing said East right-of-way line, North 83°52'40" East, 420.00 feet to a point on the West right-of-way line of the Union Pacific Railroad, said point being on a curve concave to the West having a central angle of 06°04'00", a radius of 1587.28 feet and the chord of which bears South 03°05'20" East, 167.99 feet; thence along said West right-of-way line and along the arc of said curve 168.07 feet; thence South 00°03'21" East, 440.43 feet to a point on the North right-of-way line of Prospect Street; thence along said North right-of-way line, South 88°59'40" West, 120.11 feet; thence, North 85°17'42" West, 100.50 feet; thence, South 88°59'40" West, 159.95 feet to a point on a curve concave to the Northeast having a central angle of 88°34'48", a radius of 40.00 feet and the chord of which bears, North 45°31'50" West, 55.86 feet; thence along the arc of said curve 61.84 feet to the Point of Beginning.

The above described tract of land contains 7,549 acres. The undersigned have caused the above described land to be surveyed and subdivided into lots as shown on this plat to be known as Prospect-Riverside Subdivision subject to all easements and rights-of-way forever, the easements as laid out and designated on this plat; provided, however, that: 1) acceptance by the City of this dedication of easements does not impose upon the City a duty to maintain the easements so dedicated and accepted by the Director of Engineering.

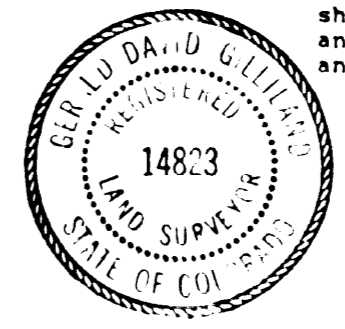
ATTORNEY'S CERTIFICATE

This is to certify that on the 30 day of November, 1992, I examined the title to the property as described hereon and established that the owners and proprietors of record of the said property as construed in C.R.S. 1973, 31-23-111, are as shown hereon as of said date.

Paul Bruchas
Address: 1225 17th St. 2nd Fl. JKS
Denver Co. 80202
Registration No. 116746

SURVEYOR'S STATEMENT

I, Gerald D. Gilliland, a Professional Land Surveyor in the State of Colorado, do hereby state that the survey and legal description shown hereon was made under my direct responsibility, supervision and checking and that this plat accurately represents said survey and that all monuments exist as show hereon.



Gerald D. Gilliland
Gerald D. Gilliland
Registered Land Surveyor
Colorado Registration No. 14823
Date 11/5/92

NOTICE: According to Colorado Law, you must commence any legal action based upon any defect on this survey within three years after you first discover 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 survey show hereon.

Approved as to form by the Director of Engineering of the City of Fort Collins, on the 24th day of November, A.D., 1992.

Michael R. Henning
Director of Engineering

Approved by the Director of Planning of the City of Fort Collins, Colorado, on this 12th day of November, A.D., 1992.

Patricia S. Bell
Director of Planning

Witness our hands and seals this 9th day of November, A.D., 1992.

BY: Public Service Company of Colorado, a Colorado Corporation.

BY: *Marilyn E. Sawyer* Attest
Administration Dept. VP.
Vice President
Secretary



STATE OF COLORADO)
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 9th day of November, 1992, by Marilyn E. Sawyer, Vice President and *Janice McCallister*, Secretary of Public Service Company of Colorado, a Colorado Corporation.

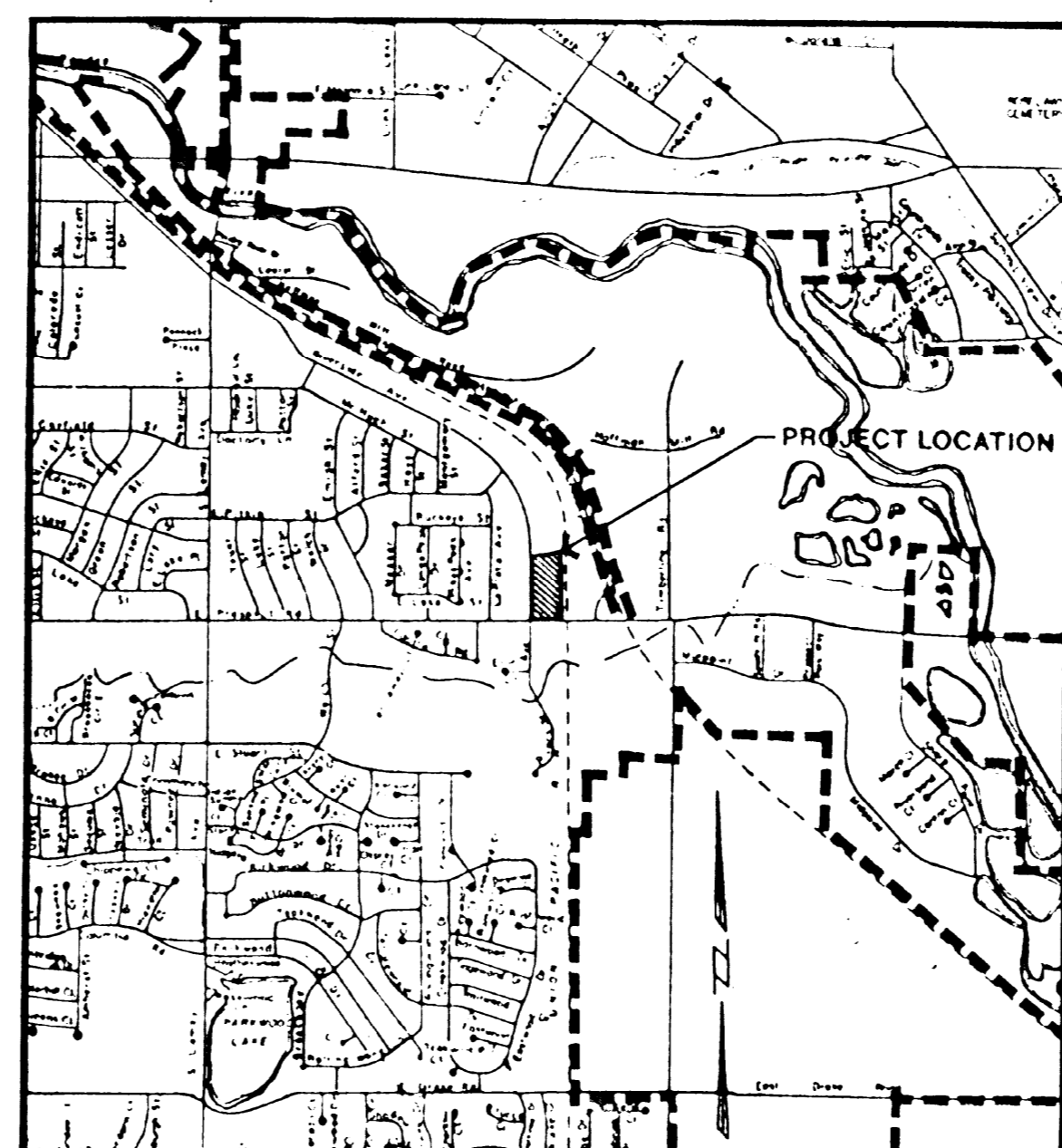
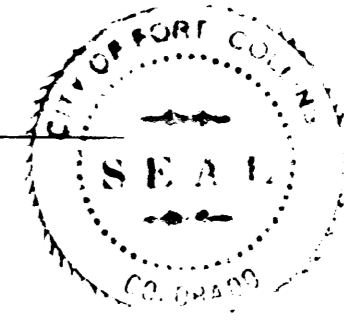
Subscribed and sworn before me this 9th day of November, A.D., 1992.

My Notarial Commission expires July 19, 1994.

Ray Morrison
Notary Public
Address 1225 17th St. 2nd Fl.
Denver Co. 80202
City, State, ZIP Code



John R. Krueger
CITY CLERK



VICINITY MAP
SCALE: 1"=200'

UNION PACIFIC RAILROAD

[Services A-Z](#)[Departments](#)[Public Records](#)[News & Info](#)[Jobs](#)[Business](#)[About](#)

Assessor Property Information

Property Tax Year 2012

Parcel Number: 87184-19-001**Schedule Number: R1524321****Tax District: 1100****Current Mill Levy: 90.778**

General Information

<u>Owner Name & Address</u>	<u>Property Address</u>
ADVANTAGE BANK 1801 59TH AVE STE 201 GREELEY, CO 80634	1640 RIVERSIDE AVE FORT COLLINS 80524-0000

Subdivision #: 176201 - PROSPECT-RIVERSIDE

Legal Description

LOT 1, 1ST REPLAT OF PROSPECT-RIVERSIDE SUB, FTC

Sales Information

Reception #	Sale Price	Deed Type	Sale Date
20100082626	\$0	BARGAIN AND SALE DEED	12/21/2010
20090014764	\$0	WARRANTY DEED	01/29/2009
20070018210	\$370,748	WARRANTY DEED	03/09/2007
20050003803	\$0	WARRANTY DEED	01/07/2005
2002093749	\$300,000	WARRANTY DEED	08/29/2002
96069369	\$150,000	SPECIAL WARRANTY DEED	09/23/1996

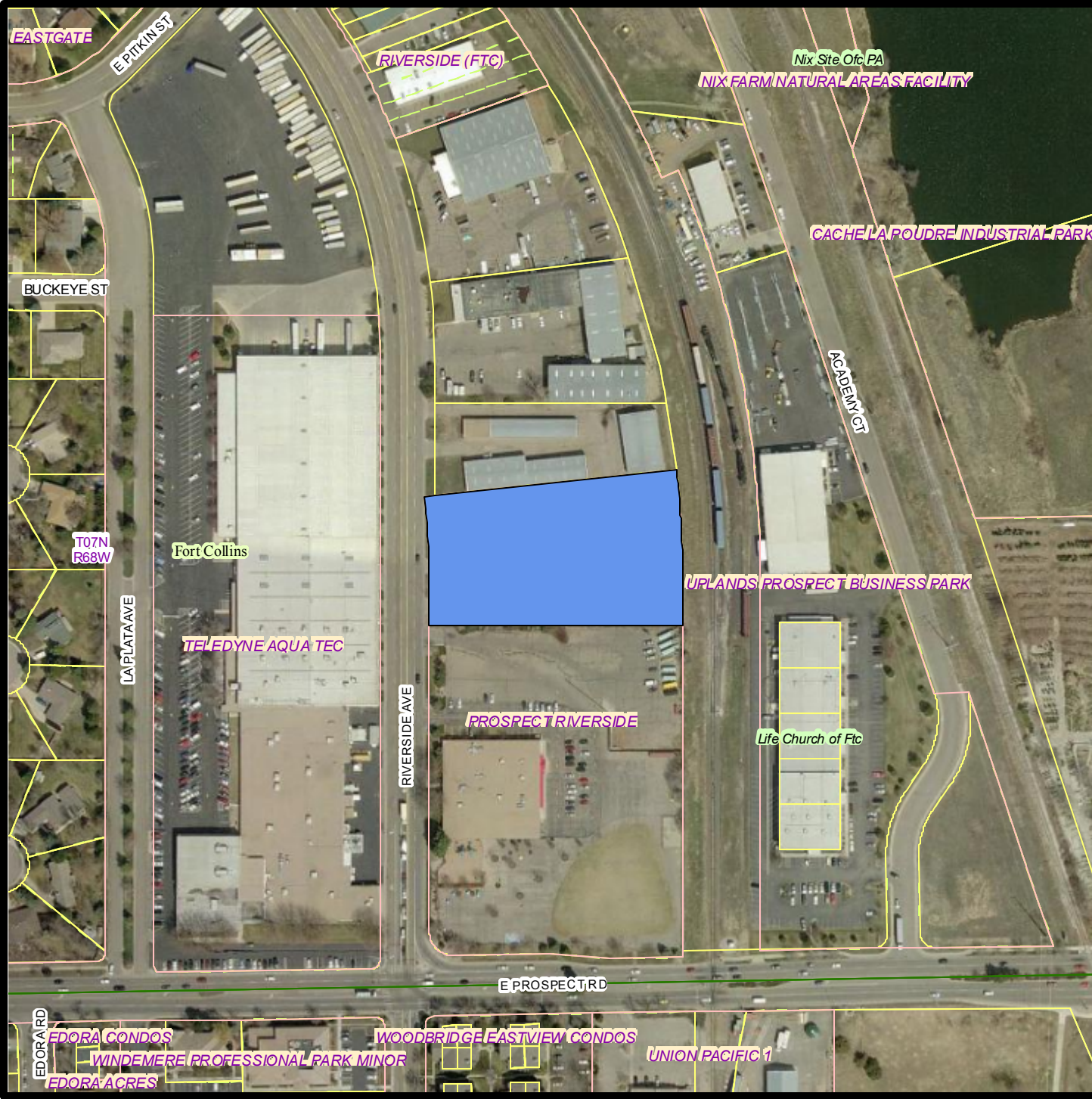
Value Information

Abstract Code/Description	Value Type	Actual Value	Assessed Value	Net Acres	Net Sq Ft
2119 Com unimp plat	Land	\$395,460	\$114,680	2.27	98,866
Totals:		<u>\$395,460</u>	<u>\$114,680</u>	<u>2.27</u>	<u>98,866</u>

Current use may not reflect current zoning. Not all parcels are buildable lots.

For questions about this information or to make corrections contact the Assessor's office:

200 W. Oak Street
Suite 2000
Fort Collins, CO 80521
Mailing address:

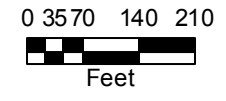


2009-2010 Aerials
12/13/2012

Legend



Created by Larimer County GIS using data from multiple sources. Larimer County makes no warranty as to the accuracy. This product may not reflect recent updates prior to the date of printing.





Community Development and
Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6750
970.224.6134 - fax
fcgov.com

February 01, 2013

Russell Baker
Cassidy Turley
772 Whalers Way, Suite 200
Fort Collins, CO 80525

Re: 1640 Riverside Ave - Outdoor Storage

Description of project: This is a request to use a currently vacant lot located at 1640 Riverside Ave (Parcel # 87184-19-001) for outdoor storage of materials and vehicles. The outdoor storage would be secured by a fence but not include any buildings. The site is located in the Industrial (I) Zone District. Outdoor storage facilities are subject to administrative (Type 1) review in the Industrial Zone District.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Jason Holland, at 970-224-6126 or jholland@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Gary Lopez, 970-416-2338, glopez@fcgov.com

1. No areas for outdoor storage shall be located within twenty (20) feet of any public street, public sidewalk or internal pedestrian way. (LUC 3.5.1[1])
2. Outdoor storage, trash collection, and other service functions shall be incorporated into the overall design located and screened so that the visual and acoustic impacts of these functions are fully contained and out of view from adjacent properties and public streets. In that there will not be a principal building initially to draw wall/fence material and color from the solid screening must be aesthetically pleasing with neutral colors such as tan. Fencing/walls along Riverside must avoid creating a "tunnel" effect by integrating architectural elements such as brick or stone columns providing articulation/openings and softening the appearance of the fence lines with landscaping. This should continue on the the two perpendicular fence/walls for a reasonable distance from the fence/wall facing the Riverside. (LUC 3.8.1[A])
3. As this is located in the Industrial zone the Director may grant a revocable use permit that must be renewed every three (3) years for installation of security arms and barbed wire strands atop protective fences or walls, provided that the following conditions are met: the lowest strand of barbed wire must be maintained at least ten (10) feet above the adjoining ground level outside the fence; exterior area security lighting controlled by an automatic light level switch must be installed and maintained in good

Department: Zoning

Contact: Gary Lopez, 970-416-2338, glopez@fcgov.com

operating condition; and such lighting must be directed into the site and not outward toward the perimeter. (LUC 3.8.1[B][2])

Department: Water-Wastewater Engineering

Contact: Roger Buffington, , rbuffington@fcgov.com

1. Existing water mains and sanitary sewers in this area include a 12-inch water main and an 18-inch sewer in Riverside.
2. Existing water mains and sanitary sewers in this area include a 12-inch water main and an 18-inch sewer in Riverside.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
5. If water and/or sewer service is needed, development fees and water rights will be due at building permit.
6. If water and/or sewer service is needed, development fees and water rights will be due at building permit.

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

1. It is important to document the existing impervious area since drainage requirements and fees are based on new impervious area. An exhibit showing the existing and proposed impervious areas is required.
2. When there is an increase in impervious area greater than 1000 sq.-ft.; a drainage and erosion control report and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer. The erosion control requirements are in the Stormwater Design Criteria Section 1.3.3. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
3. Onsite detention is required with a 2 year historic release rate for water quantity if there is an increase in imperviousness greater than 1000 square feet. If there is less than 1000 but more than 350 square feet of new imperviousness a site grading plan is all that is required. Parking lot and driveway detention is allowed up to a foot deep, but the water quality extended detention needs to be in a pervious area.
4. Water quality treatment is also required as described in the Urban Storm Drainage Criteria Manual, Volume 3 - Best Management Practices (BMPs). (http://www.udfcd.org/downloads/down_critmanual_volIII.htm) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
5. The Stormwater Utility anticipates that City Council will be approving new Low Impact Development (LID) requirements that will go into effect March 1, 2013. Please contact Basil Hamdan at 224-6035 or

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

bhamdan@fcgov.com for more information. The present draft requires that 50% of the new impervious area must be treated by an LID method and 25% of new parking lots must be pervious.

6. The biggest drainage issue is the drainage system outfall. There is presently a combination of different types of open swales that drain the properties to the north so there may be easements already dedicated to the City. The condition of the swale was improved on the properties to the north so the increased volume of runoff can be safely conveyed to the pipe under the railroad. The outfall swale has existed for more than eighteen years uninterrupted, so it probably could be proven to exist by prescriptive right.
7. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/sq.ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Design Criteria.
8. The design of this site must conform to the drainage basin design of the Spring Creek Drainage Master Drainage Plan as well the City's Design Criteria and Construction standards.

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

1. Please provide details of the number of vehicles and types of construction materials to be stored on site. If a significant quantity of combustible materials will be present, a fire access lane onto the property may be required along with a fire department lock on the gate.
2. FIRE LANE SPECIFICATIONS
A fire lane plan shall be submitted for approval prior to installation. In addition to the design criteria already contained in relevant standards and policies, any new fire lane must meet the following general requirements:
 - > Shall be designated on the plat as an Emergency Access Easement.
 - > Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.
 - > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
 - > Be visible by painting and/or signage, and maintained unobstructed at all times.2006 International Fire Code 503.2.3, 503.3, 503.4
3. DEAD-END FIRE LANES
Dead-end fire apparatus access roads cannot exceed 660 feet in length. Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus. FCLUC 3.6.2(B)2006; International Fire Code 503.2.5 and Appendix D
4. SECURITY GATES
The installation of security gates across a fire apparatus access road shall be approved by the fire chief. Where security gates are installed, they shall have an approved means of emergency operation. The

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

security gates and the emergency operation shall be maintained operational at all times.
2006 International Fire Code 503.6

Department: Environmental Planning

Contact: Lindsay Ex, 970-224-6143, lex@fcgov.com

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible. Reveille Bluegrass is one option for having bluegrass lawns and using less water.

Department: Engineering Development Review

Contact: Tyler Siegmund, 970-221-6501, tsiegmund@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements associated with the project must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project.
7. Currently, Riverside Ave is identified as a 4 lane arterial road on the master street plan requiring a total of 115ft of right-of-way. However, at this location our constrained arterial section will apply, with this project responsible for dedicating approximately 17.5ft of additional right-of-way along Riverside to meet our minimum arterial street section. The standard 15ft utility easement will need to be dedicated behind the new right-of-way line. (A total of 57.5ft of right-of-way from section line will need to be dedicated; existing right-of-way appears to be 40ft).
8. Depending on the condition and width of the existing sidewalk along the frontage of the property on Riverside, replacement and/or widening of the sidewalk may be required with this project.
9. Utility plans may be required and a Development Agreement will be recorded once the project is finalized.

Department: Engineering Development Review

Contact: Tyler Siegmund, 970-221-6501, tsiegmund@fcgov.com

10. A Development Construction Permit (DCP) may need to be obtained prior to starting any work on the site.

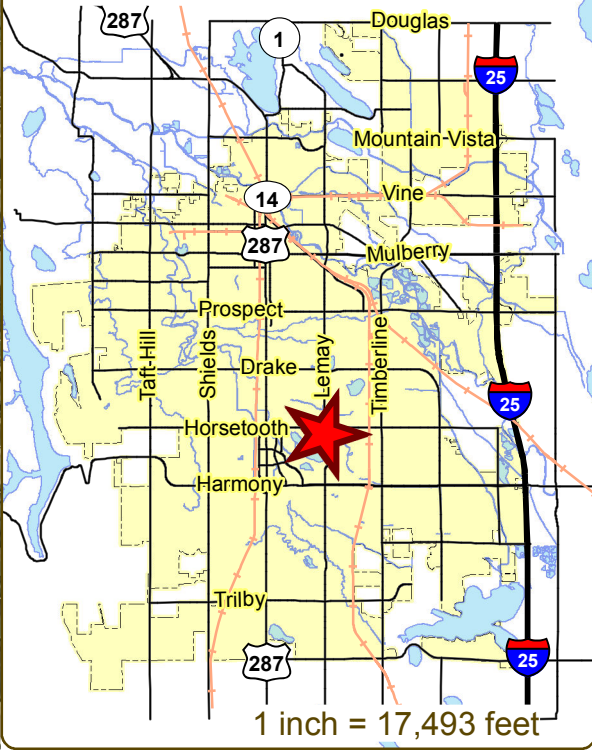
Current Planning

Contact: Jason Holland, 970-224-6126, jholland@fcgov.com

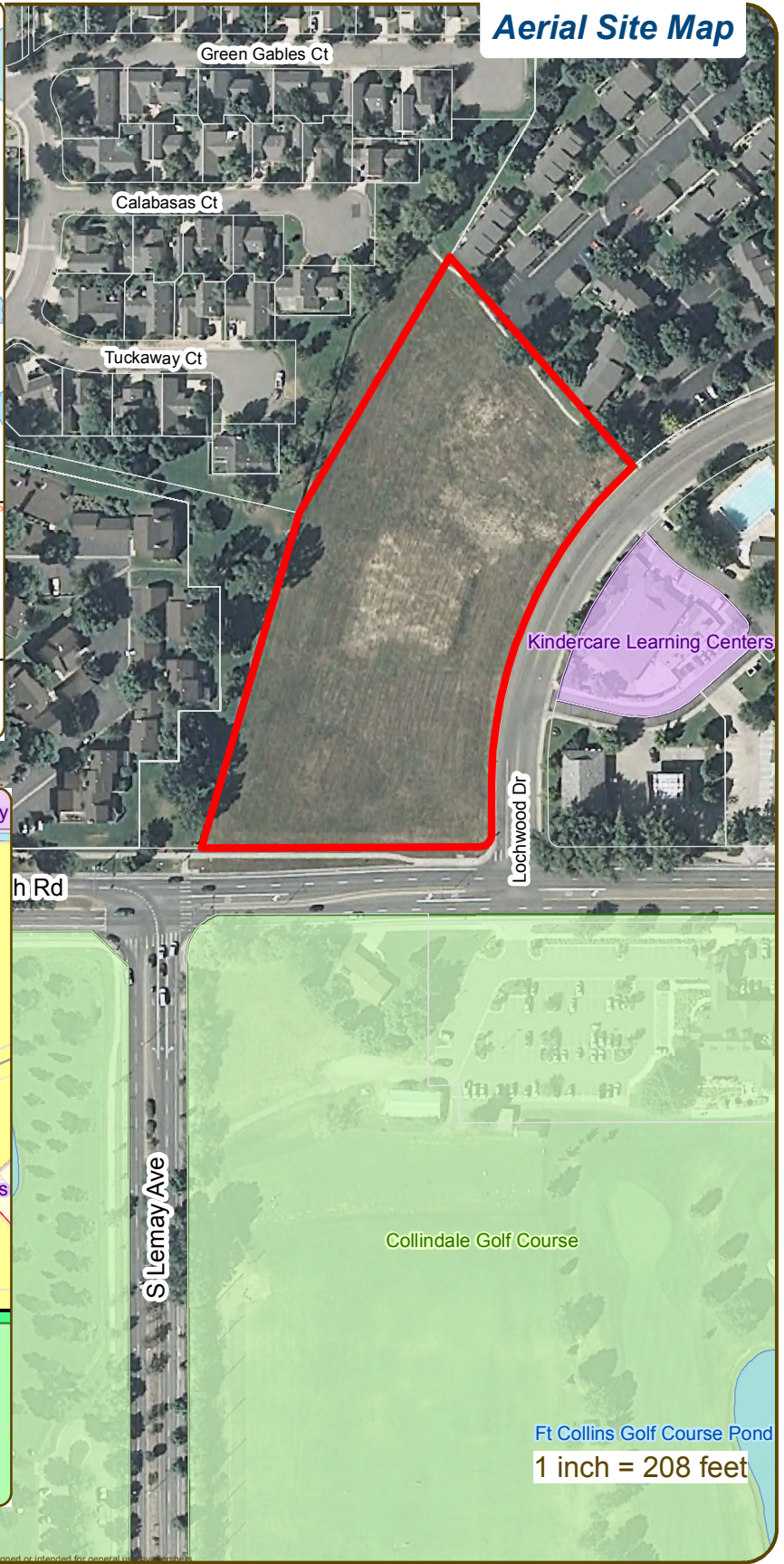
1. The site is located in the Industrial zone district, and outdoor storage is a permitted use subject to approval by an administrative Hearing Officer.
2. Storage is required to be fully screened from view along all district boundary lines and along all public streets. A minimum 30' deep landscaped yard is required along Riverside Avenue, starting from the right-of-way line. The code section for this requirement is 4.28(E)(3)(a)(2). It is recommended that a conceptual fencing and landscaping layout plan be presented to verify the extent, configuration and quality of the fence / landscaping prior to formal submittal.
3. In tandem with zoning's comments related to Section 3.8.11 Fences and Walls, the intent is for fencing along Riverside Avenue to be "visually interesting" and include architectural features as well as landscaping. To satisfy this requirement, it is recommended that the fence incorporate intermittent recesses and projections.
4. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
5. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
6. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
7. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
8. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
9. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
10. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Horsetooth Rd & Lochwood Dr Morning Star Assisted Living

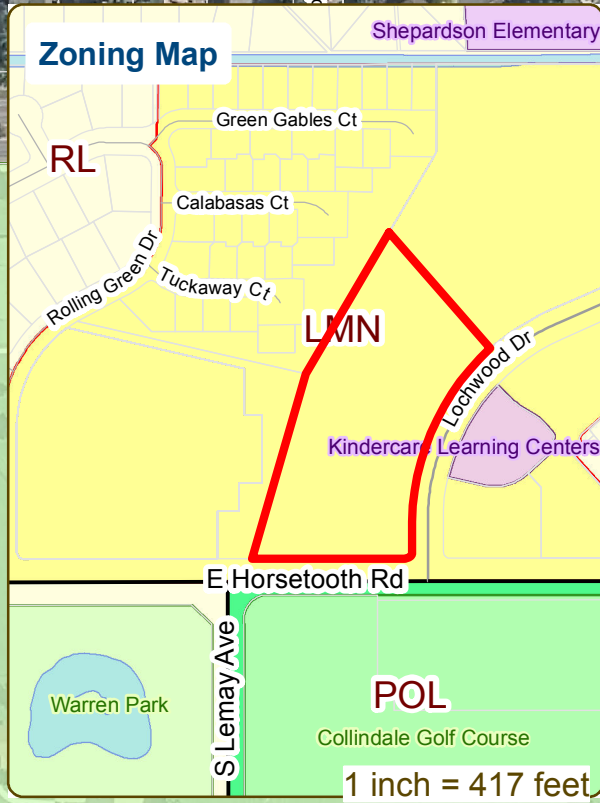
Vicinity Map



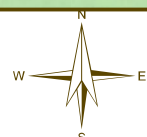
Aerial Site Map



Zoning Map



These maps, 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 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.

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) MUG-MS (Fort Collins HQ) LLC

0 Millennium Venture Group, Inc., Athi Carolyn S. Powell

Business Name (if applicable) MUG Development

Your Mailing Address PO Box 18970, Denver, CO 80218

Phone Number 303-339-5185 Email Address apowell@mugdev.com

Site Address or Description (parcel # if no address) NW corner Horse Tooth Road and Lochwood Dr.

Description of Proposal (attach additional sheets if necessary) Assisted Living and Memory Care Residence with 72 apartments

Proposed Use Assisted Living Existing Use vacant

Total Building Square Footage 56,952 S.F. Number of Stories 2 Lot Dimensions 332' x 643'

Age of any Existing Structures none

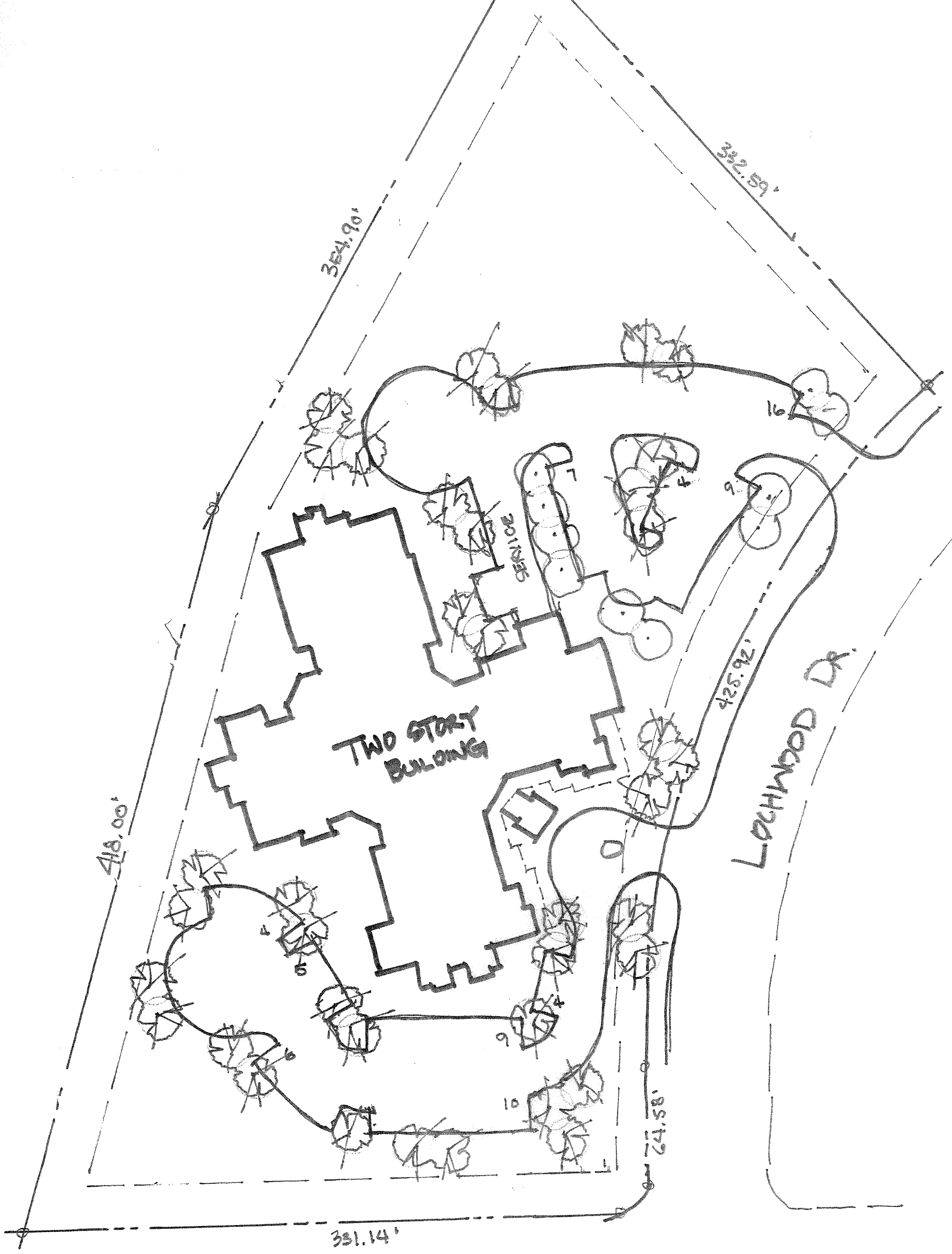
Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

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

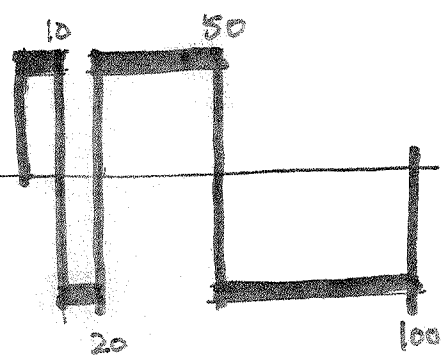
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area 69,290 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?



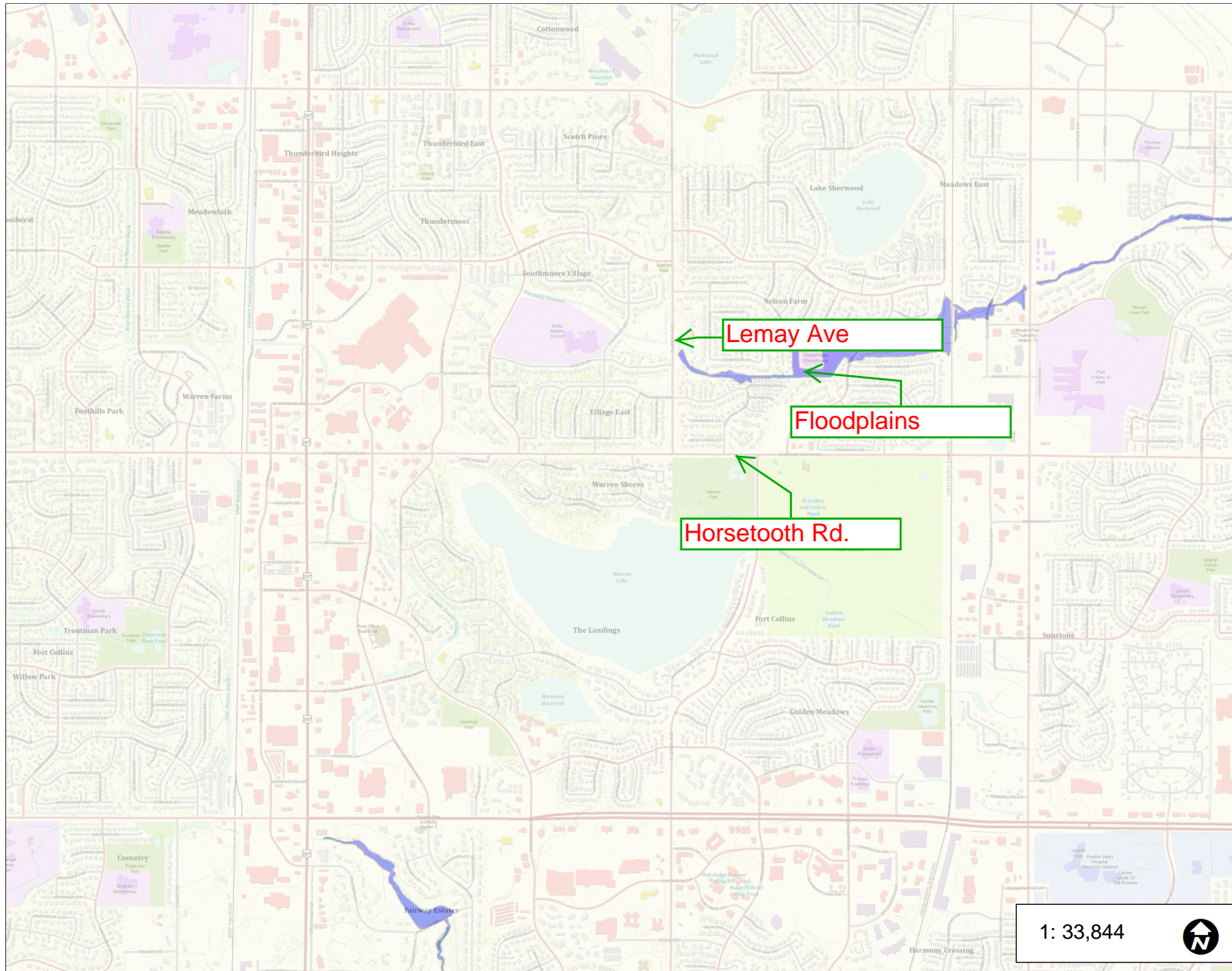
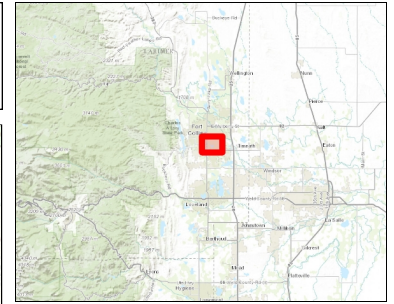
MVG MORNINGSTAR
FT. COLINS, CO.



ROSEMAN & ASSOCIATES
 8 DEC. 2012



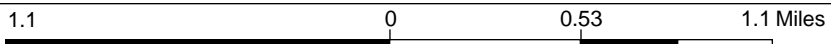




Legend

- FEMA Floodplain**
- FEMA High Risk - Floodway
 - FEMA High Risk - 100 Year
 - FEMA Moderate Risk - 100 / 500 Y
- City Floodplains**
- City High Risk - Floodway
 - City High Risk - 100 Year
 - City Moderate Risk - 100 Year
- City Limits

1: 33,844



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



Community Development and
Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6750
970.224.6134 - fax
fcgov.com

February 01, 2013

Carolyn Powell
MUG-MS LLC
PO Box 18970
Denver, CO 80218

Re: Horsetooth & Lochwood - Morning Star Assisted Living

Description of project: This is a request to construct 72 assisted living and memory care residence apartments at the northwest corner of Horsetooth Road and Lochwood Drive (Parcel # 87303-00-003). The site is in the Low Density Mixed-Use Neighborhood (L-M-N) Zone District. Multifamily dwellings containing more than 8 units per building are subject to Planning & Zoning Board (Type 2) review in the L-M-N Zone District.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Jason Holland, at 970-224-6126 or jholland@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Gary Lopez, 970-416-2338, glopez@fcgov.com

1. What is the percentage breakdown between apartments and asst. living components? Min. parking is dictated by that. (LUC 3.2.2[K][1]&[2] and 5.1.2 (Long-Term care facility definition)
2. Related above - What is the breakdown of apartment units bedroom numbers. x number of 1 bedroom, x number of 2 bedroom.

Department: Water-Wastewater Engineering

Contact: Roger Buffington, , rbuffington@fcgov.com

1. Existing water mains and sanitary sewers in this area include a 20-inch water main on the south side of Horsetooth, an 8-inch water main in Lochwood and an 8-inch sewer in an easement to the northwest in Collindale 3rd Filing.
2. Existing water mains and sanitary sewers in this area include a 20-inch water main on the south side of Horsetooth, an 8-inch water main in Lochwood and an 8-inch sewer in an easement to the northwest in Collindale 3rd Filing.

Department: Water-Wastewater Engineering

Contact: Roger Buffington, , rbuffington@fcgov.com

3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
5. Development fees and water rights will be due at building permit.
6. Development fees and water rights will be due at building permit.
7. A grease interceptor will be required.
8. A grease interceptor will be required.

Department: Transfort

Contact: Emma McArdle, 970-224-6197, emcardle@fcgov.com

1. Transfort's Strategic Operating Plan identifies a route on Horsetooth adjacent to this site and Section 3.6.5 of the LUC requires developments accommodate existing and future transit infrastructure as needed. For this site, a bus stop pad should be located on the southwest corner of your site near the cross walk at Lemay and Horsetooth. A bus stop pad is typically 12' deep by 18' wide, although a update to this standard is currently underway. This pad should be located adjacent to the sidewalk and curb. Please contact me if you have any questions.

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

1. A drainage and erosion control report and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control requirements are in the Stormwater Design Criteria Section 1.3.3. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
2. When improvements are proposed to an existing developed site and there is an increase in impervious area greater than 1000 square feet, onsite detention is required with a 2 year historic release rate for water quantity. Parking lot detention for water quantity is allowed as long as it is not deeper than one foot.
3. Water quality treatment is also required as described in the Urban Storm Drainage Criteria Manual, Volume 3 - Best Management Practices (BMPs). (http://www.udfcd.org/downloads/down_critmanual_volIII.htm) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

4. The Stormwater Utility anticipates that City Council will be approving new Low Impact Development (LID) requirements that will go into effect March 1, 2013. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. The present draft requires that 50% of the new impervious area must be treated by an LID method and 25% of new parking lots must be pervious.
5. The drainage outfall for the site is either Lockwood Dr. or possibly the drainage swale along the west side of the property. That swale with a low flow pan was installed in the early 1980s for Collindale 2nd and 3rd Filings. It was built before the Stormwater Department existed so there is no drainage report to refer to for information on the sizing of the swale. The design engineer would have to verify capacity of the swale. The bigger issue is that the swale appears to be on the Collindale developments and they have been responsible for the maintenance of it. If this project were to use it the maintenance would need to be shared with their HOA.
6. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/sq.ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Design Criteria.
7. The design of this site must conform to the drainage basin design of the Foothills Basin Master Drainage Plan as well the City's Design Criteria and Construction standards.

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

1. PUBLIC-SAFETY RADIO AMPLIFICATION SYSTEM
New buildings greater than 50,000 square feet will require a fire department, emergency communication system evaluation after the core/shell but prior to final build out. Where adequate radio coverage cannot be established within a building, public-safety radio amplification systems shall be designed and installed in accordance with criteria established by the Poudre Fire Authority.
Poudre Fire Authority Bureau Admin Policy #07-01
2. FIRE LANES
Fire Lanes shall be provided for every facility, building or portion of a building when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, as measured by an approved route around the exterior of the building or facility. The fire code official is authorized to increase the dimension of 150 feet if the building is equipped throughout with an approved, automatic fire-sprinkler system.
2006 International Fire Code 503.1.1

> Fire lanes shall be designated on the plat as an Emergency Access Easement.
> Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
 - > Be visible by painting and/or signage, and maintained unobstructed at all times.
- 2006 International Fire Code 503.2.3, 503.3, 503.4

The site plan provide with the conceptual review packet provides for acceptable fire access. The revised site plan creates an "out of access" situation on the north side of the facility. This condition shall require further evaluation and discussion.

3. DEAD-END FIRE LANES

Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

FCLUC 3.6.2(B)2006; International Fire Code 503.2.5 and Appendix D

4. FIRE LANE TURNING RADII

The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside.

International Fire Code 503.2.4 and Local Amendments

5. FIRE ALARM AND DETECTION SYSTEMS (Group I)

A manual fire alarm system shall be installed in Group I occupancies. An electrically supervised, automatic smoke detection system shall be provided in accordance with Sections 907.2.6.1; 907.2.6.2, with exceptions.

2006 International Fire Code 907.2.6; International Building Code 407.2

6. AUTOMATIC SPRINKLER SYSTEMS

An automatic sprinkler system shall be provided throughout buildings with a Group I fire area. An automatic sprinkler system installed in accordance with Section 903.3.1.2 or 903.3.1.3 shall be allowed in Group I-1 facilities.

7. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy.

Commercial requirements: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building, on 600-foot centers thereafter.

2006 International Fire Code 508.1 and Appendix B

8. KEY BOXES REQUIRED

Poudre Fire Authority requires at least one key box ("Knox Box") to be mounted in approved location(s) on every new building equipped with a required fire sprinkler or fire alarm system. The top shall not be higher than 6 feet above finished floor.

2006 International Fire Code 506.1 and Poudre Fire Authority Bureau Policy 88-20

9. COMMERCIAL KITCHEN HOODS

A Type I hood shall be installed at or above all commercial cooking appliances and domestic cooking appliances used for commercial purposes that produce grease vapors.

2006 International Fire Code 609.2

10. PREMISE IDENTIFICATION

New and existing buildings shall be plainly identified. Address numbers shall be visible from the street fronting the property, plainly visible, and posted with a minimum of six-inch numerals on a contrasting background.

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

2006 International Fire Code 505.1

11. OCCUPANCY CLASSIFICATION

There are specific IFC and IBC code requirements to be met relative to I-1 and I-2 Occupancy Groups. From an IFC perspective, the memory care unit appears to meet the definition of an I-2 occupancy and as such, would be subject to I-2 code requirements. The occupancy classification shall be verified so that future PFA comments may better clarify the specific code requirements to be met on this project.

Department: Environmental Planning

Contact: Lindsay Ex, 970-224-6143, lex@fcgov.com

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible. Reveille Bluegrass is one option for having bluegrass lawns and using less water.

Department: Engineering Development Review

Contact: Marc Virata, 970-221-6567, mvirata@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. The existing sidewalk along Lochwood Drive abutting the property may not be considered compliant in meeting minimum ADA widths. If the case, the sidewalk (and curb and gutter) would need to be removed and replaced with vertical curb and a 5' wide sidewalk detached 8' from the curb, in accordance with our collector standards.
7. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. If per the previous comment, sidewalk needs to be moved and replaced as detached, additional right-of-way would need to be dedicated to coincide with the back of walk. A 15' utility easement along Horsetooth Road is required behind the right-of-way and a 9' utility easement is required along Lochwood Drive is required behind the right-of-way, unless agreed to otherwise by the utility

Department: Engineering Development Review

Contact: Marc Virata, 970-221-6567, mvirata@fcgov.com

providers.

8. Driveway access onto Lochwood Drive will be reviewed against access spacing requirements along a collector roadway in accordance with Table 7-3 of LCUASS.
9. Construction plans will be required.
10. A Development Agreement will be required and recorded once the project is finalized with recordation costs paid for by the applicant.
11. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

Current Planning

Contact: Jason Holland, 970-224-6126, jholland@fcgov.com

1. The proposed use is designated as a Long Term Care Facility, which is subject to a neighborhood meeting and review / approval by the Planning and Zoning Board in the L-M-N zone district.
2. The building footprint is limited to a maximum size of 20,000 square feet. This is described in Section 4.5(E)(2). A proposed larger footprint will need to function better on the site than a smaller building footprint that meets the standard, with the impacts of the larger footprint mitigated.
3. Minimum front yard setback of all buildings shall be fifteen (15) feet in order to provide a landscaped front yard consistent with the residential character of the L-M-N zone district.
4. The proposed project is subject to Building and Project Compatability standards, Section 3.5.1, and Institutional Building standards in Section 3.5.3.
5. Per Section 3.5.3(B), parking is not permitted between the street and the building. If this is requested, please provide an "equal to or better than" design justification.
6. Per Section 3.5.3(D), standardized prototype design shall be modified and is required to be unique. It appears that this building design has been used in a number of other locations and needs to be modified so that it is unique to Fort Collins. It is also recommended that the eave and roof mass be lowered and integrated into the second floor living space so that the overall height of the building is lower; please refer to section 4.5(E)(2)(d).
7. Parking requirements for Long-Term Care Facilities are .33 spaces per bed plus one space per two employees on major shift.
8. Please provide a summary description of the program operations and building program including amount and type of staffing, common rooms / amenities, types of private rooms and features of the rooms provided.
9. The proposed development project is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request is required to hold a neighborhood information meeting prior to formal submittal of the proposal. Neighborhood meetings offer an informal way to get feedback from your surrounding neighbors and discover any potential hiccups prior to the formal hearing. Please contact me, at 221-6750, to assist you in setting a date, time, and location. I and possibly other City staff, would be present to facilitate the meeting.

10. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
11. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
12. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
13. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
14. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
15. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

Pre-Submittal meetings are offered to assist the designer/builder by assuring, early on in the design, that the new commercial or multi-family projects are on track to complying with all of the adopted City codes and Standards listed below. The proposed project should be in the early to mid-design stage for this meeting to be effective and is typically scheduled after the Current Planning conceptual review meeting.

Applicants of new commercial or multi-family projects are advised to call 416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

Construction shall comply with the following adopted codes as amended:

2009 International Building Code (IBC)

2009 International Residential Code (IRC)

2009 International Energy Conservation Code (IECC)

2009 International Mechanical Code (IMC)

2009 International Fuel Gas Code (IFGC)

2009 International Plumbing Code (IPC) as amended by the State of Colorado

2011 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2003.

Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.

Frost Depth: 30 inches.

Wind Load: 100- MPH 3 Second Gust Exposure B.

Seismic Design: Category B.

Climate Zone: Zone 5

Energy Code Use

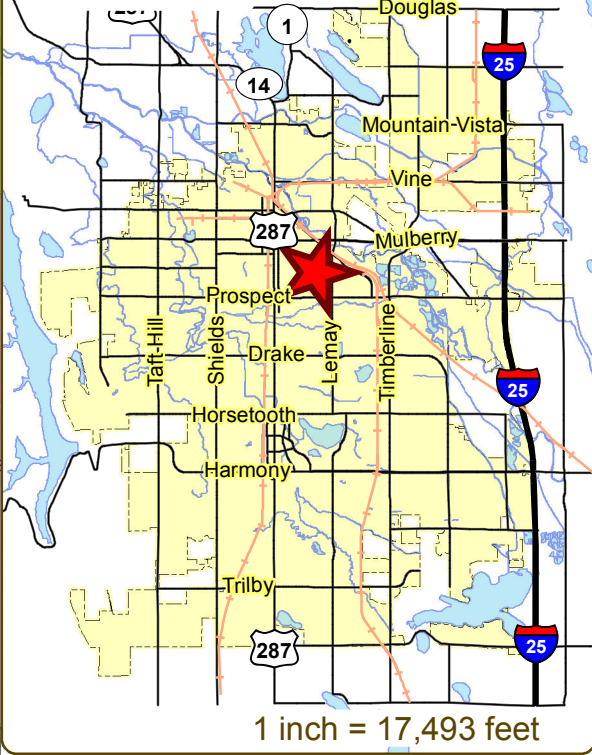
1. Single Family; Duplex; Townhomes: *2009 IRC* Chapter 11 or *2009 IECC* Chapter 4
2. Multi-family and Condominiums 3 stories max: *2009 IECC* Chapter 4.
3. Commercial and Multi-family 4 stories and taller: *2009 IECC* Chapter 5.

Fort Collins Green Code Amendments effective starting 1-1-2012. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

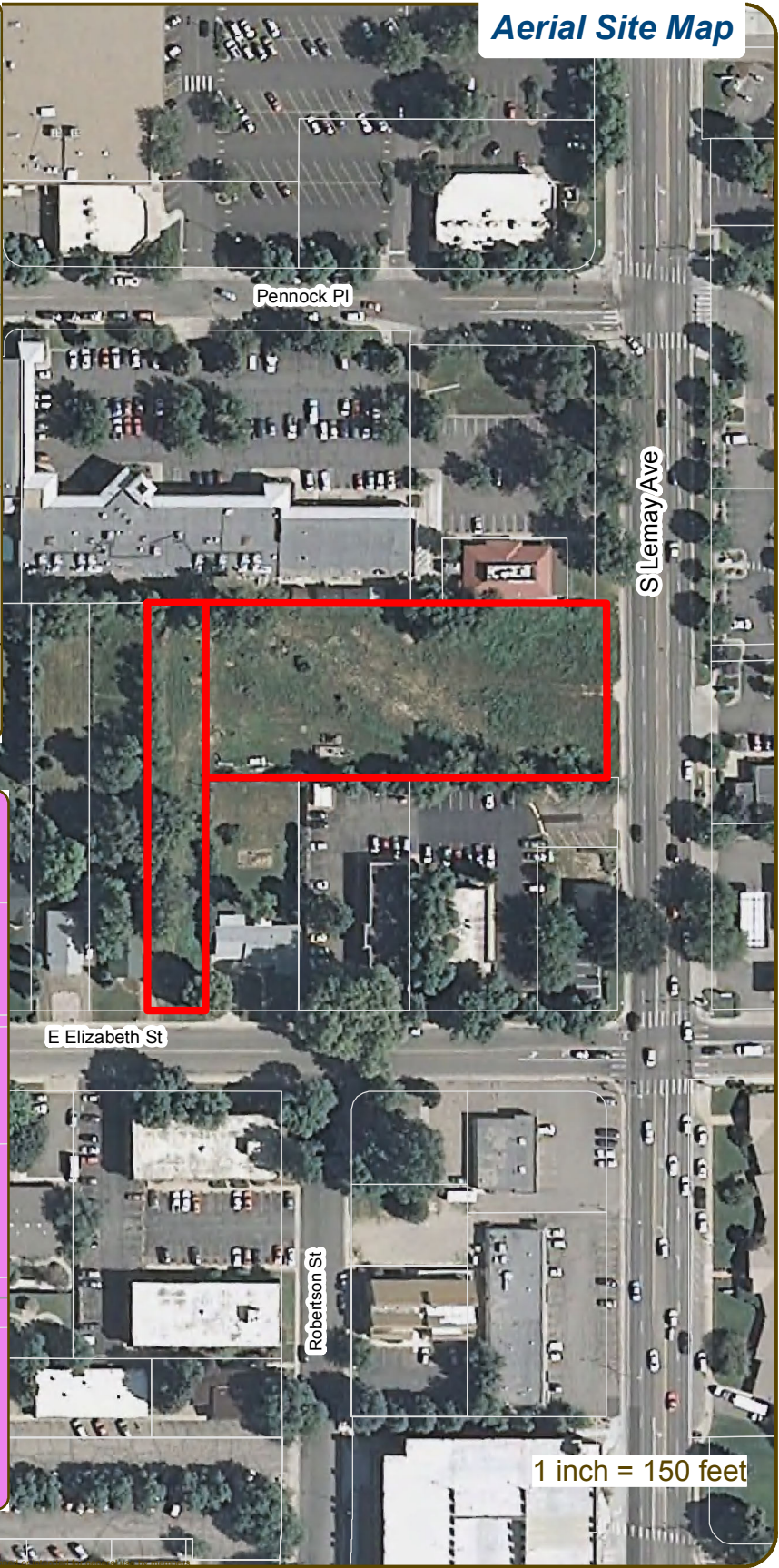
City of Fort Collins
Building Services
Plan Review
416-2341

909 Lemay Ave Multifamily

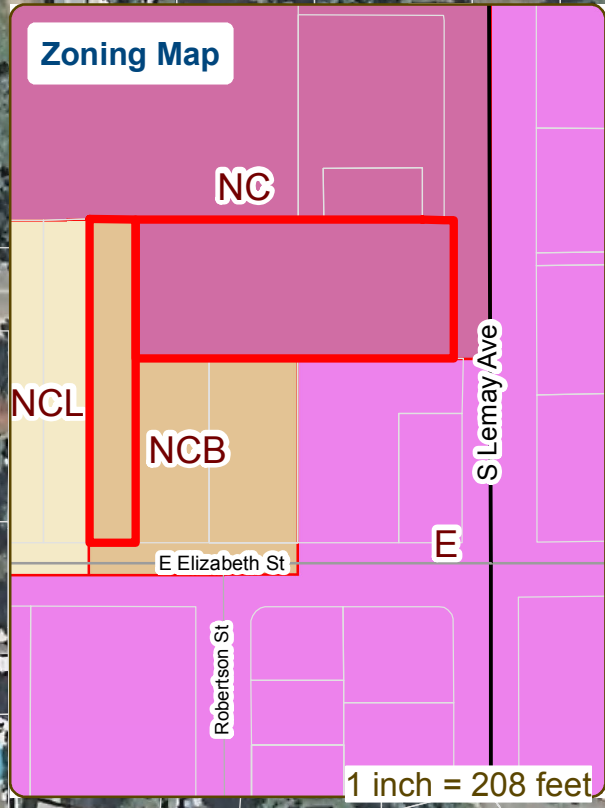
Vicinity Map



Aerial Site Map



Zoning Map



These maps are provided for informational purposes only. The City of Fort Collins 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.

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) _____

PAUL HARDET (OWNER)

Business Name (if applicable) HARDET BUILDING & DEVELOPMENT INC.

Your Mailing Address 5164 SHAVANO CT., WINDSOR, CO 80550

Phone Number 970-539-0825 Email Address PWAPOH9@MEZANETWORKS.NET

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

1004 E. ELIZABETH AND 909 LEMAY AVE.

Description of Proposal (attach additional sheets if necessary) _____

CONSTRUCT NEW 46 UNIT APARTMENT COMPLEX

Proposed Use MULTI-FAMILY Existing Use VACANT LAND

Total Building Square Footage 38,200 ± S.F. Number of Stories 2+3 Lot Dimensions 50' x 350' / 150' x 295.5'

Age of any Existing Structures NONE

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? _____

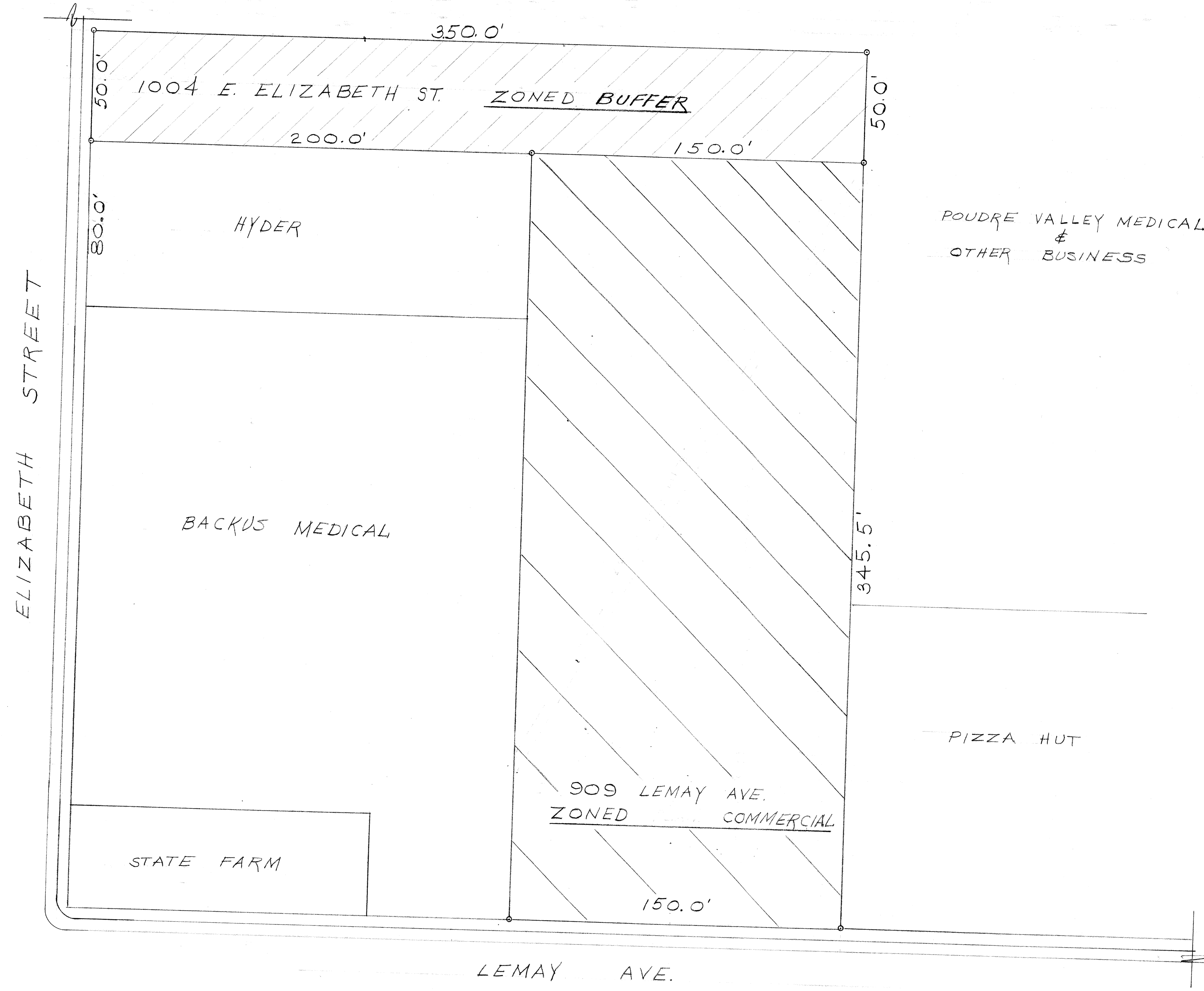
Info available on FC Maps: http://gis.fcgov.com/fcmaps/fcmap.aspx Click Floodplains tab and zoom to property.

Increase in Impervious Area 52,000 SQ. FT. ± S.F.

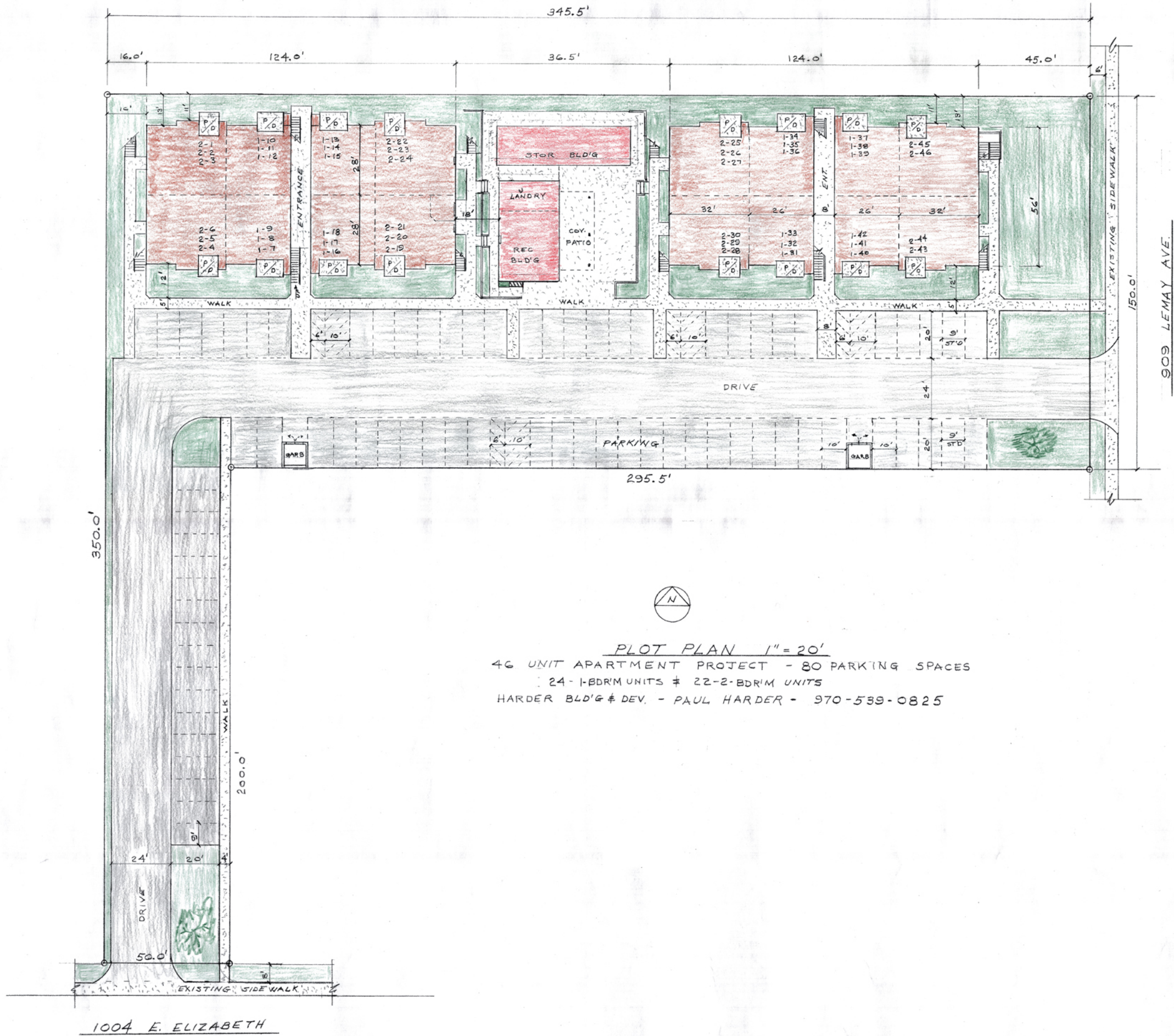
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?



LAND OWNED BY ROBERT CONLON AND PAUL HARDER
 CALL PAUL HARDER - 970-518-1317
COMMERCIAL 51,825 ± BUFFER 17,500 TOTAL 69,325 SQ. FT.



PLOT PLAN 1" = 20'
 46 UNIT APARTMENT PROJECT - 80 PARKING SPACES
 24-1-BDRM UNITS # 22-2-BDRM UNITS
 HARDER BLD'G & DEV. - PAUL HARDER - 970-539-0825

1004 E. ELIZABETH

909 LEMAY AVE.



Community Development and
Neighborhood Services
281 North College Avenue
PO Box 580
Fort Collins, CO 80522

970.221.6750
970.224.6134 - fax
fcgov.com

February 01, 2013

Paul Harder
Harder Building & Development Inc.
5164 Shavano Ct
Windsor, CO 80550

Re: 909 S Lemay - Multifamily

Description of project: This is a request to construct a new 46 unit multifamily complex located at 909 Lemay Avenue & 1004 Elizabeth Street (Parcel #s 97131-00-009 & 97131-00-012). The 909 Lemay parcel is located in the Neighborhood Commercial (N-C) Zone District and the 1004 Elizabeth parcel is located in the Neighborhood Conservation Buffer (N-C-B) Zone District. Multifamily dwellings are subject to Planning & Zoning Board (Type 2) review in the Neighborhood Commercial Zone District.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Ted Shepard, at 970-221-6343 or tshepard@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Gary Lopez, 970-416-2338, glopez@fcgov.com

1. Parking lot and driveways must meet LUC 3.2.2(K) which will require a min. number of spaces based on the breakdown of units with 1, 2, 3, bedrooms and so on, parking stall dimensions, HC spaces, and min. bicycle spaces; covered/uncovered.
2. For every 15 vehicle space row and landscape island is required thus the south parking row will need such an island as well as the driveway/parking entering from Elizabeth.
3. A min. 5' landscaping strip is required at all driveways/parking lots which abutt adjoining property. Thus the south parking row and driveway/parking entering from Elizabeth must have a such a landscaping strip.
4. Trash enclosures? The size shown are likely going to be too small to accommodate at 9' x 9' or less. The walls will need to match the material/color of the buildings with access by pedestrian without need to open a door to access. Doors shall be metal.

Department: Water-Wastewater Engineering

Contact: Roger Buffington, , rbuffington@fcgov.com

1. Existing water mains and sanitary sewers in the vicinity of this site include 6-inch and 12-inch water mains and 8-inch sewer in Lemay and 8-inch water main and 8-inch sewer in Elizabeth.
2. Existing water mains and sanitary sewers in the vicinity of this site include 6-inch and 12-inch water mains and 8-inch sewer in Lemay and 8-inch water main and 8-inch sewer in Elizabeth.
3. In the past, there were houses at both 1004 E Elizabeth and 909 S Lemay, and there were ¾-inch water services providing service to each property. In addition, there is a 4-inch water line stubbed into 909 S Lemay. It is likely that sewer services are also stubbed onto the site. All these water and sewer lines to the properties must be used or abandoned at the main.
4. In the past, there were houses at both 1004 E Elizabeth and 909 S Lemay, and there were ¾-inch water services providing service to each property. In addition, there is a 4-inch water line stubbed into 909 S Lemay. It is likely that sewer services are also stubbed onto the site. All these water and sewer lines to the properties must be used or abandoned at the main.
5. A water main loop will be required which extends through the project connecting to the mains in Lemay and Elizabeth.
6. A water main loop will be required which extends through the project connecting to the mains in Lemay and Elizabeth.
7. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
8. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
9. Development fees and water rights will be due at building permit. Credit will be given for previously established accounts.
10. Development fees and water rights will be due at building permit. Credit will be given for previously established accounts.

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

1. A drainage and erosion control report and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs. Standard operating procedures (SOPs) for all onsite drainage facilities need to be prepared by the drainage engineer and there is a final site inspection required when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. The erosion control requirements are in the Stormwater Design Criteria Section 1.3.3. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
2. Water quality treatment is also required as described in the Urban Storm Drainage Criteria Manual, Volume 3 - Best Management Practices (BMPs). Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
(http://www.udfcd.org/downloads/down_critmanual_volllll.htm)

Department: Stormwater Engineering

Contact: Glen Schlueter, 970-224-6065, gschlueter@fcgov.com

3. The Stormwater Utility anticipates that City Council will be approving new Low Impact Development (LID) requirements that will go into effect March 1, 2013. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. The present draft requires that 50% of the new impervious area must be treated by an LID method and 25% of new parking lots must be pervious.
4. The Emigh irrigation lateral crosses the property but this irrigation ditch has been abandoned so it can be filled in. The design engineer should verify that there isn't any drainage water that can get into the ditch upstream of this site. If there is then the drainage system design will need to accommodate that flow and pass it through the site.
5. There are no storm sewers in the area so the outfall for the site is either Elizabeth St. or Lemay Ave.
6. The city wide Stormwater development fee (PIF) is \$6,390.00/acre (\$0.1467/sq.ft.) for new impervious area over 350 sq.-ft., and there is a \$1,045.00/acre (\$0.024/sq.ft.) review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found on the City's web site at <http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jean Pakech at 221- 6375 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Design Criteria.
7. The design of this site must conform to the drainage basin design of the Old Town Master Drainage Plan as well the City's Stormwater Criteria Manual.

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

1. FIRE LANES

Fire Lanes shall be provided for every facility, building or portion of a building when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, as measured by an approved route around the exterior of the building or facility. The fire code official is authorized to increase the dimension of 150 feet if the building is equipped throughout with an approved, automatic fire-sprinkler system.

2006 International Fire Code 503.1.1

- > Fire lanes shall be designated on the plat as an Emergency Access Easement.
- > Maintain the required 20 foot minimum unobstructed width* & 14 foot minimum overhead clearance.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Be visible by painting and signage, and maintained unobstructed at all times.

***STRUCTURES EXCEEDING 30 FEET IN HEIGHT**

Required fire lanes shall be 30 foot wide minimum on at least one long side of the building. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to on entire side of the building. 2006 International Fire Code 503.2.3, 503.3, 503.4 and Appendix D

Department: Fire Authority

Contact: Jim Lynxwiler, 970-416-2869, jlynxwiler@poudre-fire.org

2. AUTOMATIC FIRE SPRINKLER SYSTEM

An automatic sprinkler system installed in accordance with Section 903.3 shall be provided throughout all buildings with a Group R fire area.

2006 International Fire Code 903.2.7

3. BALCONIES AND DECKS

Sprinkler protection shall be provided for exterior balconies, decks, and ground floor patios of dwelling units where the building is of Type V construction.

2006 International Fire Code 903.3.1.2.1

4. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy.

Commercial requirements: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building, on 600-foot centers thereafter.

2006 International Fire Code 508.1 and Appendix B

5. KEY BOXES REQUIRED

Poudre Fire Authority requires at least one key box ("Knox Box") to be mounted in approved location(s) on every new building equipped with a required fire sprinkler or fire alarm system. The top shall not be higher than 6 feet above finished floor.

2006 International Fire Code 506.1 and Poudre Fire Authority Bureau Policy 88-20

6. PREMISE IDENTIFICATION

New and existing buildings shall be plainly identified. Address numbers shall be visible from the street fronting the property, plainly visible, and posted with a minimum of six-inch numerals on a contrasting background.

2006 International Fire Code 505.1

Department: Environmental Planning

Contact: Lindsay Ex, 970-224-6143, lex@fcgov.com

1. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "... (4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any trees on site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements as the result of development impacts.
2. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible. Reveille Bluegrass is one option for having bluegrass lawns and using less water.

Department: Engineering Development Review

Contact: Andrew Gingerich, 970-221-6603, agingrich@fcgov.com

Department: Engineering Development Review

Contact: Andrew Gingerich, 970-221-6603, agingrich@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. Please contact the City's Traffic Engineer, Joe Olson (224-6062) to schedule a scoping meeting and determine if a traffic study is needed for this project. In addition, please contact Transportation Planning for their requirements as well.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. It appears that this property will be responsible for dedicating approximately 10-12 feet of right of way along Lemay Avenue. Additionally, it appears that 6-8 feet of Right of way will need to be dedicated along the Elizabeth frontage.
7. Sidewalk will need to be detached and 6 feet in width along Lemay Avenue to meet arterial standards. Further conversations will need to be had depending on a site specific plan on whether or not sidewalk will need to be detached along Elizabeth Street.
8. There is a general concern with sight distance for the access onto Lemay Avenue, specifically for vehicles making left turns onto Lemay Avenue and looking to the South with the hill. Depending on traffic numbers and a sight distance evaluation vehicle movements may be restricted from this access.
9. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
10. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

Department: Advance Planning

Contact: Lindsay Ex, 970-224-6143, lex@fcgov.com

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible. Reveille Bluegrass is one option for having bluegrass lawns and using less water.
2. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "... (4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any trees on site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements as the result of development

Department: Advance Planning

Contact: Lindsay Ex, 970-224-6143, lex@fcgov.com

impacts.

Current Planning

Contact: Ted Shepard, 970-221-6343, tshepard@fcgov.com

1. The site is located in two zone districts, N-C, Neighborhood Commercial and N-C-B, Neighborhood Conservation Buffer. Multi-family is permitted in the N-C, subject to review by the Planning and Zoning Board. Multi-family in the N-C-B, under 24 dwelling units per acre (as proposed, the density in the N-C-B is 15 dwelling units per acre), would be subject to Administrative Review. Whenever a Project Development Plan contains uses that are subject to P & Z review, the entire P.D.P. shall be considered subject to P & Z review.
2. While Multi-family is a permitted use in the N-C-B, there is a clause in the permitted use list (Section 4.9.(B)(2)(a)4. that states: ..."provided that such multi-family building is located within a street-fronting principal building." Since the building is set back from East Elizabeth Street by approximately 250 feet, this building cannot be interpreted to be "street-fronting." Therefore, for this building to be allowed, an application would have to be made for an Addition of a Permitted Use to permit a non-street-fronting principal building. The Addition of a Permitted Use review criteria is found in Section 1.3.4.
3. As an alternative, perhaps the recreation building and storage building could be shifted over to N-C-B zone and the six affected dwelling units could then be shifted over to the N-C zone.
4. The drive aisle and parking lot in the N-C-B would be permitted subject to the parking lot screening standards.
5. Repeat comment from 2011: The fact that the two parcels are in two different zone districts is problematic. Please see section 4.9 of the Land Use Code. For example, Section 4.9(D)(5) requires that lots in the N-C-B are subject to a maximum floor-to-area ratio of 0.33 on the rear 50% of the lot. The N-C-B requires a minimum front yard width of 15 feet and the building straddles this zone district line. Also, the N-C-B requires that the minimum side yard setback (in this case, the north property line) is five feet for the first 18 feet in height. Whenever any portion of a wall or building exceeds 18 feet in height, such portion of the wall shall be set back from the interior side lot line an additional one foot for each two feet, or fraction thereof, of wall height that exceeds 18 feet. Also, please note that the roof in the N-C-B is required to be pitched, not flat. In the N-C-B, a maximum of 40% of the front yard may be covered in inorganic material. Also, permanent off-street parking areas shall not be located any closer to a public street than the distance of the principal building.
6. Repeat Comment from 2011: The project will need to comply with Section 3.5.2(C) - Relationship of Dwellings to Streets and Parking which states: (1) Orientation to a Connecting Walkway. Every front facade with a primary entrance to a dwelling unit shall face the adjacent street to the extent reasonably feasible. Every front facade with a primary entrance to a dwelling unit shall face a connecting walkway with no primary entrance more than two hundred (200) feet from a street sidewalk. A primary entrance may be up to 350 feet from a street sidewalk if the primary entrance faces and opens directly onto a connecting walkway that qualifies as a major walkway spine.
7. Please note that a Major Walkway Spine is defined as: "a tree lined connecting walkway that is at least five (5) feet wide, with landscaping along both sides, located in an outdoor space that is at least thirty five (35) feet in its smallest dimension, with all parts of such outdoor space directly visible from a public street."

8. Since 2011, a new standard has been adopted requiring one bicycle parking space per bedroom and that at least 60% of these must be enclosed and 40% may be surface racks anchored to concrete.
9. For a typical apartment complex with no elevators, our building code (2009 IBC) requires that 2% of the units be Type A accessible units and the remainder of the units on the first floor be Type B accessible units. The State has a point system. Forty-six units would require 24 points. The Type A unit is worth 6 points and the Type B units are worth 4 points apiece. The State requirement would be satisfied with six Type B units. Hence, for forty-six apartments, we're probably looking at one Type A unit on the first floor and the rest of the first floor units as Type B units. For further information, please contact Lisa Keil, 416-2640.
10. Based on the number of units and the bedroom mix, a minimum of 75 parking spaces would be required. The plan indicates 80 spaces thus complying with the standard.
11. The trash and recycling enclosure needs to be of sufficient size and include access without opening the gate. Here is the link to a guideline of sizing an enclosure based on the number and type of containers. www.fcgov.com/recycling/enclosures.php
12. Please advise when you are ready to hold the neighborhood information meeting. Staff will prepare the notification area map at your request.
13. The proposed development project is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request is required to hold a neighborhood information meeting prior to formal submittal of the proposal. Neighborhood meetings offer an informal way to get feedback from your surrounding neighbors and discover any potential hiccups prior to the formal hearing. Please contact me, at 221-6750, to assist you in setting a date, time, and location. I and possibly other City staff, would be present to facilitate the meeting.
14. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
15. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
16. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
17. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
18. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
19. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

Pre-Submittal Meetings for Building Permits

Pre-Submittal meetings are offered to assist the designer/builder by assuring, early on in the design, that the new commercial or multi-family projects are on track to complying with all of the adopted City codes and Standards listed below. The proposed project should be in the early to mid-design stage for this meeting to be effective and is typically scheduled after the Current Planning conceptual review meeting.

Applicants of new commercial or multi-family projects are advised to call 416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

Construction shall comply with the following adopted codes as amended:

2009 International Building Code (IBC)

2009 International Residential Code (IRC)

2009 International Energy Conservation Code (IECC)

2009 International Mechanical Code (IMC)

2009 International Fuel Gas Code (IFGC)

2009 International Plumbing Code (IPC) as amended by the State of Colorado

2011 National Electrical Code (NEC) as amended by the State of Colorado

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2003.

Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.

Frost Depth: 30 inches.

Wind Load: 100- MPH 3 Second Gust Exposure B.

Seismic Design: Category B.

Climate Zone: Zone 5

Energy Code Use

1. Single Family; Duplex; Townhomes: *2009 IRC* Chapter 11 or *2009 IECC* Chapter 4
2. Multi-family and Condominiums 3 stories max: *2009 IECC* Chapter 4.
3. Commercial and Multi-family 4 stories and taller: *2009 IECC* Chapter 5.

Fort Collins Green Code Amendments effective starting 1-1-2012. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

City of Fort Collins
Building Services
Plan Review
416-2341