

Conceptual Review Agenda

Schedule for 12/02/13 to 12/02/13

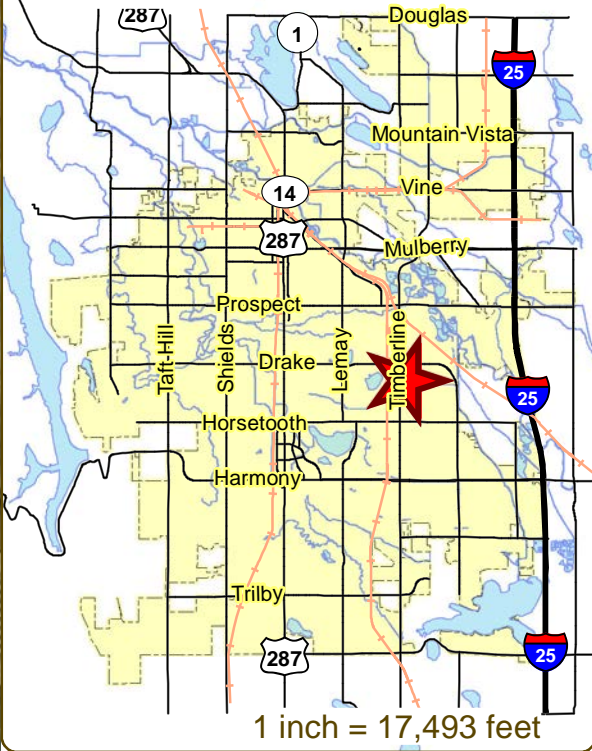
281 Conference Room A

Monday, December 2, 2013

Time	Project Name	Applicant Info	Project Description	Planner
10:15	Colony at Rigden Farm - Multifamily	Robert Molloy 970-988-5301 rmmolloy@msn.com	This is a request to construct 24 multifamily units located at 2419 Custer Drive (Parcel # 87292-75-002). Existing, approved plans for the site (The Colony at Rigden Farm) show a 3-story, 24-unit multifamily building mirroring an existing building located west across Kansas Drive. This proposal also seeks to build 24 detached or attached garage parking spaces and potentially add additional units on a 4th floor. The site is located in the Medium Density Mixed-Use Neighborhood (M-M-N) Zone District. A major amendment would be required for any additional 4th floor units.	Noah Beals

Colony at Rigden Farm Multifamily

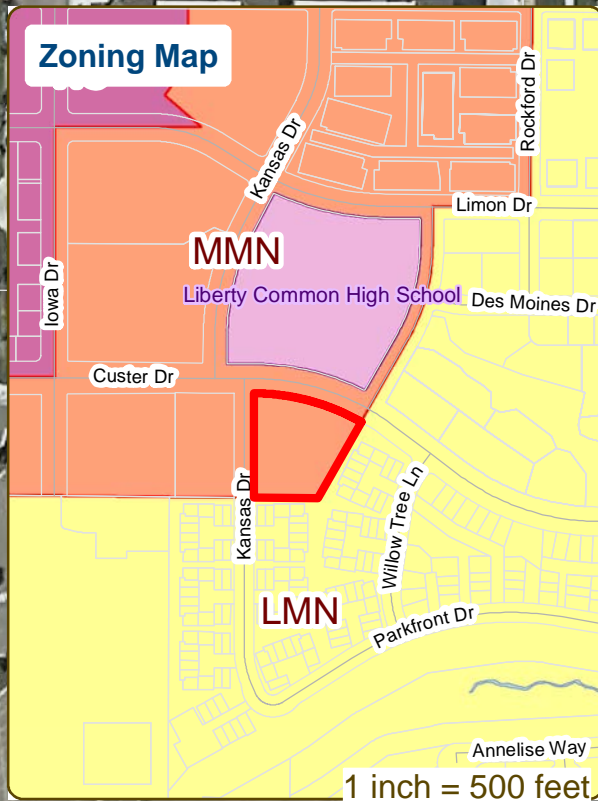
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION Community Development & Neighborhood Services – 281 N College Ave – Fort Collins, CO 80522-0580 **Development Review Guide – STEP 2 of 8**

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. currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request. **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

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)

Larry Lerwick (owner)

Robert Molloy (Consultant) Planner

Brian Higgins (Consultant) Architect

Business Name

Robert Molloy

Planscapes

980Norway Maple Drive

Loveland Colorado

Phone Number: 970-988-5301

Email Address: rmmolloy@msn.com

Site Address or Description

Parcel #8729275002

2419 Custer Dr.

Description of Proposal

Empty lot with existing parking lot

Proposing to maintain parking lot and build 24 or more condo units similar to 2803 Kansas with garage units possibly add 4th floor for penthouse style units. Possibly attach some garage units to the building.

Proposed Use multifamily **Existing Use** empty lot

Total Building Square Footage 12,600 S.F. Number of Stories 3 – 4

Lot Dimensions 275 x 175 x 225 x 300 58,500 S.F.

Age of any Existing Structures no existing structures Parking lot likely built in 2007 It looks like utilities were installed for the possible construction of originally proposed building

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

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

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

Increase in Impervious Area: roughly 13,000 S.F.

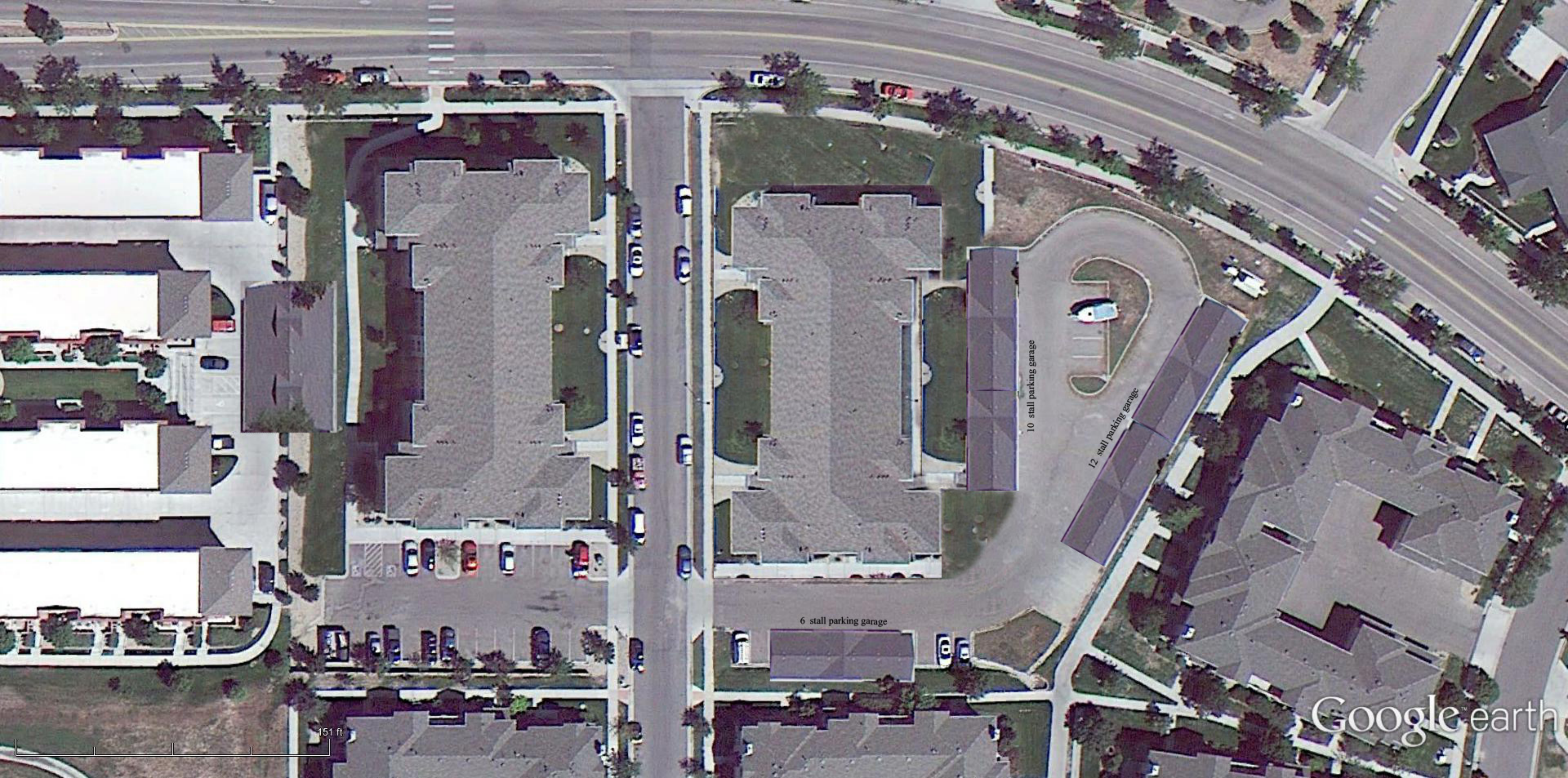
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Questions:

We would like to know what level of submittal is required. What restrictions are laid out in the development plan? General layout of fees required through completion. Utility requirements, Storm water requirements, Fire Department requirements.

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?



10 stall parking garage

12 stall parking garage

6 stall parking garage

151 ft

Google earth

FINAL PLAT THE COLONY AT RIGDEN FARM

BEING A REPLAT OF RIGDEN FARM FILING 1, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO.

SUBDIVISION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING OWNERS OF THE FOLLOWING DESCRIBED LAND:

THE EASTERLY PORTION OF TRACT C, RIGDEN FARM FILING ONE, RECORDED UNDER RECEPTION NUMBER 99090056, LARIMER COUNTY RECORDS, IN THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE WEST LINE OF THE NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, BEING MONUMENTED AT THE NORTH END BY A 2-1/2" ALUMINUM CAP MARKED "LS 17497" IN A RANGE BOX AND AT THE SOUTH END BY A 2-1/2" ALUMINUM CAP MARKED "LS 5028, 1998" IN A RANGE BOX, IS ASSUMED TO BEAR N00°04'26"W, WITH A DISTANCE OF 1324.44 FEET BETWEEN DESCRIBED MONUMENTATION.

COMMENCING AT THE NORTH ONE-SIXTEENTH CORNER OF SAID SECTION 29; THENCE S89°25'55"E, ON THE SOUTHERLY LINE OF SAID RIGDEN FARM, FILING ONE, ON THE SOUTH LINE OF NORTH ONE-HALF OF THE NORTHWEST ONE-QUARTER OF SAID SECTION 29, A DISTANCE OF 1395.58 FEET, TO THE POINT OF BEGINNING;

THENCE N00°09'06"E, A DISTANCE OF 269.67 FEET, TO THE NORTHERLY LINE OF SAID TRACT C, BEING THE SOUTHERLY RIGHT-OF-WAY LINE OF CUSTER DRIVE;
THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING 3 COURSES:
1. N89°28'52"E, A DISTANCE OF 71.52 FEET;
2. S89°50'52"E, A DISTANCE OF 131.30 FEET, TO A POINT OF CURVATURE;
3. ON THE ARC OF A CURVE TO THE RIGHT HAVING A DELTA OF 29°31'28", A RADIUS OF 572.00 FEET, A DISTANCE OF 294.75 FEET, THE CHORD OF WHICH BEARS S75°05'08"E, WITH A DISTANCE OF 291.50 FEET, TO THE EASTERLY LINE OF TRACT C;
THENCE S29°31'51"W, ON SAID EASTERLY LINE, A DISTANCE OF 228.30 FEET, TO THE SOUTHERLY LINE OF SAID TRACT C;
THENCE N89°25'55"W, ON SAID SOUTHERLY LINE, A DISTANCE OF 372.70 FEET, TO THE POINT OF BEGINNING.

CONTAINING A CALCULATED AREA OF 2.616 ACRES.

HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS AND EASEMENTS AS SHOWN ON THIS PLAT TO BE KNOWN AS THE COLONY AT RIGDEN FARM, SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT.

CERTIFICATE OF DEDICATION:

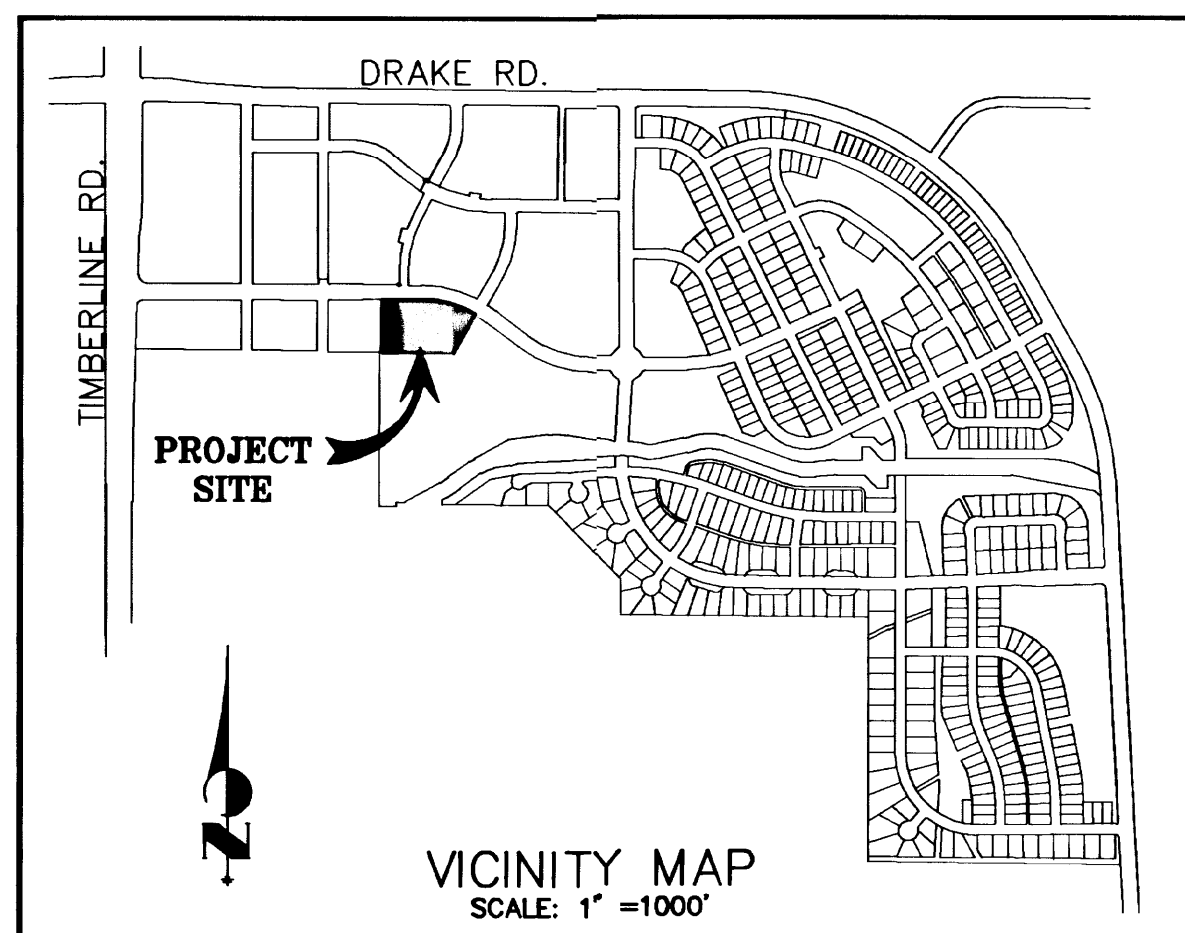
THE UNDERSIGNED DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF FORT COLLINS, COLORADO, FOR PUBLIC USE, FOREVER, THE STREETS AND EASEMENTS AS LAID OUT AND DESIGNATED ON THIS PLAT; PROVIDED, HOWEVER, THAT (1) ACCEPTANCE BY THE CITY OF THIS DEDICATION OF EASEMENTS DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN THE EASEMENTS SO DEDICATED, AND (2) ACCEPTANCE BY THE CITY OF THIS DEDICATION OF STREETS DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN STREETS SO DEDICATED UNTIL SUCH TIME AS THE PROVISIONS OF THE MAINTENANCE GUARANTEE HAVE BEEN FULLY SATISFIED.

REPAIR GUARANTEE:

IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATION, THE UNDERSIGNED DOES HEREBY AGREE TO HOLD THE CITY OF FORT COLLINS, COLORADO, HARMLESS FOR A FIVE (5) YEAR PERIOD, COMMENCING UPON THE DATE OF COMPLETION AND FIRST ACCEPTANCE BY THE CITY OF THE IMPROVEMENTS CONSTRUCTED UNDER THE AUTHORITY OF THIS PLAT, FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS OF THE PROPERTY SHOWN HEREIN; AND THE OWNER FURTHERMORE COMMITS TO MAKE NECESSARY REPAIRS TO SAID PUBLIC IMPROVEMENTS, TO INCLUDE, WITHOUT LIMITATION, THE ROADS, STREETS, FILLS, EMBANKMENTS, DITCHES, CROSS PANS, SUB-DRAINS, CULVERTS, WALLS AND BRIDGES WITHIN THE RIGHT-OF-WAY EASEMENTS AND OTHER PUBLIC PROPERTIES, RESULTING FROM FAILURES CAUSED BY DESIGN AND/OR CONSTRUCTION DEFECTS. THIS AGREEMENT TO HOLD THE CITY HARMLESS INCLUDES DEFECTS IN MATERIALS AND WORKMANSHIP, AS WELL AS DEFECTS CAUSED BY OR CONSISTING OF SETTLING TRENCHES, FILLS OR EXCAVATIONS.

FURTHER, THE UNDERSIGNED WARRANTS THAT HE/SHE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT THE CITY OF FORT COLLINS SHALL NOT BE LIABLE TO THE UNDERSIGNED OR HIS/HER SUCCESSORS IN INTEREST DURING THE WARRANTY PERIOD, FOR ANY CLAIM OF DAMAGES RESULTING FROM NEGLIGENCE IN EXERCISING ENGINEERING TECHNIQUES AND DUE CAUTION IN THE CONSTRUCTION OF CROSS DRAINS, DRIVES, STRUCTURES OR BUILDINGS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, AND ANY OTHER MATTER WHATSOEVER ON PRIVATE PROPERTY. ANY AND ALL MONETARY LIABILITY OCCURRING UNDER THIS PARAGRAPH SHALL BE THE LIABILITY OF THE OWNER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO CONVEY SAID LAND ACCORDING TO THIS PLAT.

THE OBLIGATIONS OF THE UNDERSIGNED PURSUANT TO THE "MAINTENANCE GUARANTEE" AND "REPAIR GUARANTEE" PROVISIONS SET FORTH ABOVE MAY NOT BE ASSIGNED OR TRANSFERRED TO ANY OTHER PERSON OR ENTITY UNLESS THE WARRANTED IMPROVEMENTS ARE COMPLETED BY, AND A LETTER OF ACCEPTANCE OF THE WARRANTED IMPROVEMENTS IS RECEIVED FROM THE CITY BY, SUCH OTHER PERSON OR ENTITY.



PROPERTY OWNERS:

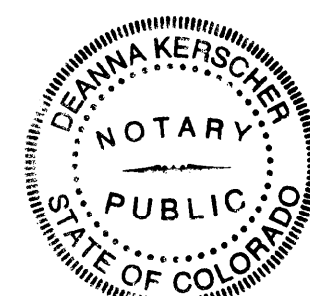
Reno Capelli
TIMBERLINE @ RIGDEN FARM.

STATE OF COLORADO)
) s.s.
COUNTY OF LARIMER)

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 18th DAY OF January, 2006, BY Reno Capelli FOR THE PURPOSE HEREIN ABOVE SET FORTH.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: NOVEMBER 15, 2007



Aleanna Kerscher
NOTARY PUBLIC

NOTICE:

ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN 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 AFTER THE DATE OF THE CERTIFICATION SHOWN HEREON.

NOTICE OF OTHER DOCUMENTS:

ALL PERSONS TAKE NOTICE THAT THE DEVELOPER AND/OR OWNER HAS EXECUTED CERTAIN DOCUMENTS PERTAINING TO THIS DEVELOPMENT WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT, THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS WHICH RUN WITH THE LAND. THE SAID DOCUMENTS MAY ALSO BE AMENDED FROM TIME TO TIME AND MAY INCLUDE, WITHOUT LIMITATION, THE DEVELOPMENT AGREEMENT, SITE AND LANDSCAPE COVENANTS, FINAL SITE PLAN, FINAL LANDSCAPE PLAN, AND ARCHITECTURAL ELEVATIONS, WHICH DOCUMENTS ARE ON FILE IN THE OFFICE OF THE CLERK OF THE CITY OF FORT COLLINS AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

NOTICE:

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

APPROVED AS TO FORM, CITY ENGINEER:

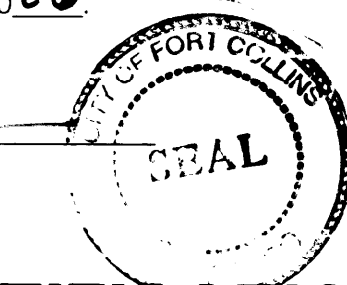
BY THE CITY ENGINEER OF THE CITY OF FORT COLLINS, COLORADO THIS 3rd DAY OF February, A.D., 2006.

D. Baerlin
CITY ENGINEER

PLANNING APPROVAL:

BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO THIS 10th DAY OF February, A.D., 2006.

Scott S. Watson
DIRECTOR OF PLANNING



ATTORNEY'S CERTIFICATION:

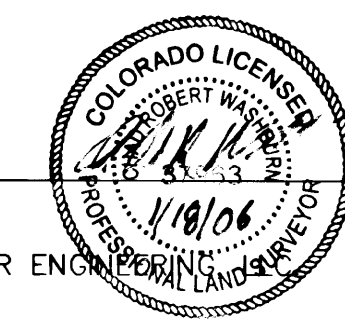
I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN DULY EXECUTED AS REQUIRED PURSUANT TO SECTION 2.2.3(C)(3)(a) THROUGH (e) INCLUSIVE OF THE LAND USE CODE OF THE CITY OF FORT COLLINS AND THAT ALL PERSONS SIGNING THIS SUBDIVISION PLAT ON BEHALF OF A CORPORATION OR OTHER ENTITY ARE DULY AUTHORIZED SIGNATORIES UNDER THE LAWS OF THE STATE OF COLORADO. THIS CERTIFICATION IS BASED UPON THE RECORDS OF THE CLERK AND RECORDER OF LARIMER COUNTY, COLORADO AS OF THE DATE OF EXECUTION OF THE PLAT AND OTHER INFORMATION DISCOVERED BY ME THROUGH REASONABLE INQUIRY AND IS LIMITED AS AUTHORIZED BY SECTION 2.2.3(C)(3)(f) OF THE LAND USE CODE.

Scott S. Watson
ATTORNEY
ADDRESS: 1120 Lincoln St Ste 1000
Denver, Co 80203
REGISTRATION NO.: 34946

SURVEYOR'S STATEMENT:

I, CHAD R. WASHBURN, A LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THIS SUBDIVISION PLAT WAS PREPARED FROM AN ACTUAL SURVEY UNDER MY PERSONAL SUPERVISION, THAT THE MONUMENTATION AS INDICATED HEREON WERE FOUND OR SET AS SHOWN, AND THAT THE FOREGOING PLAT IS AN ACCURATE REPRESENTATION THEREOF, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

CHAD R. WASHBURN, PLS
COLORADO PLS NO. 37963
FOR AND ON BEHALF OF JR ENGINEERING



NOTES:

- 1. BASIS OF BEARING: THE WEST LINE OF THE NORTH HALF OF THE NORTHWEST ONE-QUARTER OF SECTION 29, BEING MONUMENTED AT THE NORTH END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 17497" AND AT THE SOUTH END BY A 2-1/2" ALUMINUM CAP STAMPED "LS 5028", IS ASSUMED TO BEAR N00°04'26"W.
- 2. THE PRIVATE ACCESS DELINEATED ON THIS PLAT SHALL BE FOR THE USE AND ACCESS OF THE OWNERS AND THEIR INVITEES.

SIGHT DISTANCE EASEMENT RESTRICTIONS

THE SIGHT DISTANCE EASEMENT IS REQUIRED BY THE CITY AT SOME STREET INTERSECTIONS WHERE IT IS NECESSARY TO PROTECT THE LINE OF SIGHT FOR A MOTORIST NEEDING TO SEE APPROACHING TRAFFIC AND TO REACT SAFELY FOR MERGING THEIR VEHICLE INTO THE TRAFFIC FLOW. THE FOLLOWING ARE REQUIREMENTS FOR CERTAIN OBJECTS THAT MAY OCCUPY A SIGHT DISTANCE EASEMENT FOR LEVEL GRADE: (1) STRUCTURES AND LANDSCAPING WITHIN THE EASEMENT SHALL NOT EXCEED 24 INCHES IN HEIGHT WITH THE FOLLOWING EXCEPTIONS: (a) FENCES UP TO 42 INCHES IN HEIGHT MAY BE ALLOWED AS LONG AS THEY DO NOT OBSTRUCT THE LINE OF SIGHT FOR MOTORISTS. (b) DECIDUOUS TREES MAY BE ALLOWED AS LONG AS ALL BRANCHES OF THE TREES ARE TRIMMED SO THAT NO PORTION THEREOF OR LEAVES THEREON HANG LOWER THAN SIX (6) FEET ABOVE THE GROUND, AND THE TREES ARE SPACED SUCH THAT THEY DO NOT OBSTRUCT LINE OF SIGHT FOR MOTORISTS. DECIDUOUS TREES WITH TRUNKS LARGE ENOUGH TO OBSTRUCT LINE OF SIGHT FOR MOTORISTS SHALL BE REMOVED BY THE OWNER. FOR NON-LEVEL AREAS THE REQUIREMENTS SHALL BE MODIFIED TO PROVIDE THE SAME DEGREE OF VISIBILITY.

FINAL PLAT
THE COLONY AT RIGDEN FARM
JOB NO. 39422.00
DECEMBER 30, 2005
SHEET 1 OF 2



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970-491-9888 • Fax: 970-491-9884 • www.jrengineering.com

FINAL PLAT THE COLONY AT RIGDEN FARM

BEING A REPLAT OF RIGDEN FARM FILING 1, LOCATED IN THE NORTHWEST ONE-QUARTER OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, LARIMER COUNTY, COLORADO.

19 20
30 29

NORTHWEST CORNER SECTION 29-7N-68W
RECOVERED 2-1/2" ALUMINUM CAP MARKED
"LS 17497" IN RANGE BOX

CUSTER DRIVE
(76' RIGHT-OF-WAY RF1)

$\Delta=0^{\circ}11'17"$
 $R=572.00'$
 $L=1.88'$
 $CH=1.88'$
 $S89^{\circ}45'13"E$

$\Delta=29^{\circ}31'28"$
 $R=572.00'$
 $L=294.75'$
 $CH=291.50'$
 $S75^{\circ}05'08"E$

$\Delta=29^{\circ}20'11"$
 $R=572.00'$
 $L=292.87'$
 $CH=289.69'$
 $S74^{\circ}59'29"E$

$\Delta=24^{\circ}22'42"$
 $R=190.00'$
 $L=80.84'$
 $CH=80.23'$
 $S12^{\circ}02'13"E$

$\Delta=24^{\circ}22'42"$
 $R=140.00'$
 $L=59.57'$
 $CH=59.12'$
 $S12^{\circ}02'13"E$

EMERGENCY ACCESS AND
WATER LINE EASEMENT
RECEPTION NO. 2002043598
TO BE VACATED BY SEPARATE
DOCUMENT UPON COMPLETION
OF RELOCATED UTILITIES

TEMPORARY GRADING EASEMENT
RECEPTION NO. 2002043596
TO BE VACATED BY THIS PLAT

LOT 1
41,727 SF

KANSAS DRIVE
(51' RIGHT-OF-WAY DEDICATED BY THIS PLAT)

2802

LOT 2
58,372 SF

$\Delta=22^{\circ}7'56"$
 $R=140.00'$
 $L=54.89'$
 $CH=54.54'$
 $N12^{\circ}59'36"W$

$\Delta=23^{\circ}05'59"$
 $R=190.00'$
 $L=76.60'$
 $CH=76.08'$
 $N12^{\circ}40'34"W$

TEMPORARY GRADING EASEMENT
RECEPTION NO. 2002043596
TO BE VACATED BY THIS PLAT

20' TEMPORARY GRADING EASEMENT
RECEPTION NO. 2002043596
TO BE VACATED BY THIS PLAT

20.00' DRAINAGE AND
UTILITY EASEMENT

20' TEMPORARY GRADING EASEMENT
RECEPTION NO. 2002043596
TO BE VACATED BY THIS PLAT

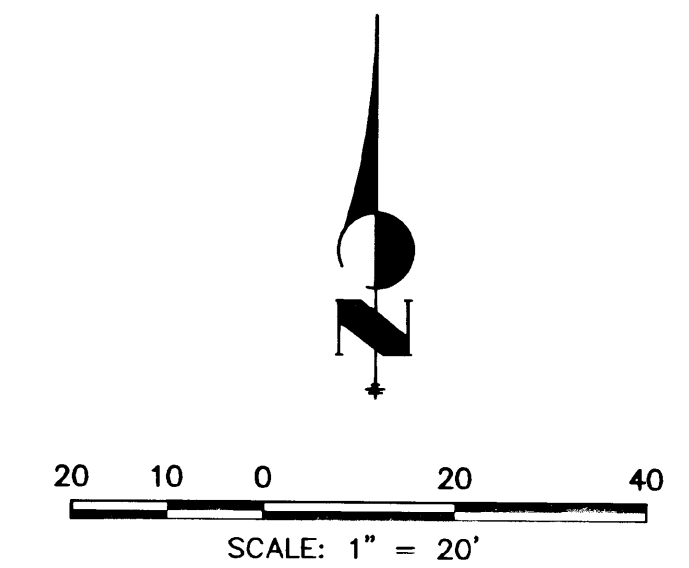
20.00' DRAINAGE AND
UTILITY EASEMENT

POINT OF COMMENCEMENT
NORTH ONE-SIXTEENTH CORNER
SECTION 29-7N-68W, RECOVERED
2-1/2" ALUMINUM CAP MARKED
"LS 5028, 1998" IN RANGE BOX

POINT OF BEGINNING

WEST ONE-QUARTER CORNER SECTION 29-7N-68W
RECOVERED 2-1/2" ALUMINUM CAP MARKED
"LS 17497, 1991" IN RANGE BOX

30 29



CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	90°34'09"	25.00	39.52	35.53	N45°17'00"E
C2	112°07'39"	40.00	78.28	66.37	S56°03'45"W
C3	97°24'16"	40.00	68.00	60.10	N19°10'17"W
C4	61°02'14"	50.00	53.27	50.78	N60°02'58"E
C5	150°28'05"	10.00	26.26	19.34	S75°14'07"E
C6	112°07'39"	16.00	31.31	26.55	S56°03'45"W
C7	97°24'16"	16.00	27.20	24.04	N19°10'17"W

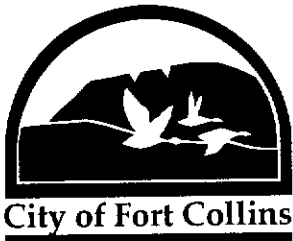
LEGEND

- = RECOVERED #5 REBAR AND 1-1/2" ALUMINUM CAP STAMPED "LS 32825 JR ENG"
- ⊕ = RECOVERED SECTION CORNER AS DESCRIBED
- ⊕ = RECOVERED SECTION ONE-QUARTER CORNER AS DESCRIBED
- RF1 = EASEMENTS DEDICATED ON THE PLAT OF RIGDEN FARM FILING ONE
- EAE & PA = EMERGENCY ACCESS EASEMENT AND PRIVATE ACCESS

FINAL PLAT
THE COLONY AT RIGDEN FARM
JOB NO. 39422.00
DECEMBER 30, 2005
SHEET 2 OF 2



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970-491-9888 • Fax: 970-491-9884 • www.jrengineering.com



DEVELOPMENT CONSTRUCTION PERMIT

Permit Number: 06-05 Issuance Date: 2/27/06

Project Name: The Colony at Rigden Farm

Project A.K.A.: Timberline at Rigden Farm

Project Location: south side of Custer Drive bisected by Kansas Drive

Permittee: JEAKINS CONSTRUCTION

City and developer contacts: *See attached Exhibit "A" for names and phone numbers of all contact persons for this project.*

Fees:	Permit Application Fee (paid at the time of application)	\$	<u>400.00</u>
	Construction Inspection Fee (paid prior to issuance of this permit)	\$	<u>5,448.50</u>
	Total	\$	<u>5,848.50</u>

Development Bond or other approved security:

Amount of security deposited with the City to guarantee the completion of all public improvements to be constructed as shown on the approved plans for the development.

\$ 110,427.35

Form of security deposited with the City: Letter of Credit

PERFORMANCE REQUIREMENTS OF THIS PERMIT:

1. The Permittee shall be responsible to require their Project Engineer to incorporate into all design drawings and specifications the certification of all materials testing by an Engineer. The Permittee shall have an Engineer prepare revised design drawings and secure City approval for all revisions to the Utility Plans and related documents. The Permittee shall have an Engineer represent, as required by the City in the Development Agreement, that the improvements are constructed in conformance with the approved Utility Plans and the standards and specifications of the City. The Permittee shall provide "as-constructed" plans prepared by an Engineer prior to the City's acceptance of the constructed public improvements. (All references above to the terms "Project Engineer" and "Engineer" shall mean a Professional Engineer licensed in Colorado.)

2. All contractors who perform work on this project must be bonded and licensed in conformance with City requirements.

3. Construction time restrictions: N/A

4. The applicant understands that additional permits may be required for this development project and the applicant shall secure those permits directly from the issuing departments.

5. This permit, along with a complete set of all approved plans and documents for this project (utility plans, site plan, landscape plan, development agreement, soils report, pavement design, traffic study, drainage report, plat easements and any other official documents), shall be kept on the development site available for use by City staff doing inspections.

6. Permit Expiration (in accordance with Section 29-12 of the Transitional Land Use Regulations or Section 2.6.3(K) of the Land Use Code, whichever is applicable):

a. If construction has not begun within sixty (60) days from the date of issuance of this permit, this permit shall expire and the applicant will **forfeit the permit fee** paid for this permit, whereupon the applicant must re-apply for a new permit.

b. In addition, this permit shall expire one year from the date of issuance. The applicant may apply for an extension by reapplication at least two weeks prior to the expiration date. Such application shall contain information sufficient to justify the granting of the extension. An extension may be granted for up to six months.

7. Building permits and certificates of occupancy will only be issued when all conditions contained in the Development Agreement and Sections 3.3.2(C) and (D) of the Land Use Code or Sections 29-678 and 29-679 of the Transitional Land Use Regulations, whichever is applicable, are met. If the Development Agreement does not specify times for completion of public improvements, or if there is no Development Agreement, then the improvement requirements specified in Section 24-95 of the City Code shall apply, which provides that construction of all improvements shall be required prior to the time of issuance of the first building permit.

8. Acceptance by the City of the public improvements shall be after (1) final inspection has been conducted by the City; (2) punch list items from the final inspection are completed and accepted by the City; and (3) required certifications from the licensed professional engineer that improvements are completed to City standards, specifications and approved Utility Plans; and the As-constructed@ plans have been received and accepted by the City.

9. The warranty on street improvements is for five (5) years from the date of acceptance by the City of the completed improvements, in accordance with Sections 29-13 and 29-14 of the Transitional Land Use Regulations and/or Sections 2.2.3(C)(3)(g), 3.3.1(C)(2), and 3.3.2(C) of the Land Use Code, as applicable.

10. The City Erosion Control Inspector must be notified at least twenty-four (24) hours prior to any

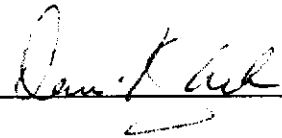
planned construction on this project. All required perimeter silt fencing and other erosion/sediment control best management practices (BMP's) that can be installed prior to construction must be in place and inspected by the City Erosion Control Inspector before any land disturbing activity begins.

11. No work (including grading) shall be started in State Highway right-of-way until a permit is issued by the Colorado Department of Transportation to allow such work to begin.

12. Other conditions: N/A

Permittee's acknowledgment signature:

By signing this permit I acknowledge that I am acting with the knowledge, consent, and authority of the owners of the property (including all owners having legal or equitable interest in the real property, as defined in Section 1-2 of the City Code; and including common areas legally connected to or associated with the property which is the subject of this application) without whose consent and authority the requested action could not lawfully be accomplished. Pursuant to said authority, I hereby permit City officials to enter upon the property for purposes of inspection and, if necessary, to enter upon such property to perform work required of the applicant if the applicant were to fail to perform the required work. I also acknowledge that I have read this permit document with all its requirements and conditions, and I agree to all of the terms and conditions so stated in this permit.

Applicant/Project Manager's Signature:  Date: 2/27/06

Approval for issuance:


City Engineer Approval:  Date: 2/27/06
(Permit Issuance Date)

EXHIBIT "A"

DEVELOPMENT PROJECT CONTACT PERSONS

	Name, address and numbers
Project Name:	The Colony at Rigden Farm
Project A.K.A.:	Timberline at Rigden Farm
City Staff Contact Persons:	
Development Engineer:	Marc Virata 281 North College Avenue, Fort Collins, CO 80524 970 221-6605
Construction Inspector:	Lance Newlin 281 North College Avenue, Fort Collins, CO 80524 970 416-2011
Current Planner:	Steve Olt 281 North College Avenue, Fort Collins, CO 80524 970 221-6750
Water Utilities Engineer:	Roger Buffington 700 Wood Street, Fort Collins, CO 80521 970 221-6854
Erosion Control Inspector:	Bob Zackley 700 Wood Street, Fort Collins, CO 80521 970 224-6063
Natural Resources:	Doug Moore 281 North College Avenue, Fort Collins, CO 80524 970 221-6143
Traffic Operations:	Eric Bracke 625 Ninth Street, Fort Collins, CO 80524 970 224-6062
Street closures:	Syl Mireles 625 Ninth Street, Fort Collins, CO 80524 970 221-6815

Transportation Planning: David Averill
215 North Mason Street, Fort Collins, CO 80524
416-2643

Forestry: Tim Buchanan
281 North College Avenue, Fort Collins, CO 80524
970 221-6641

Light and Power: Monica Moore
700 Wood Street, Fort Collins, CO 80521
970 224-6150

Developer' Contact Persons:

**Project Manager/
General Contractor:** Matt Jeakins
Jeakins Construction
29849 E. 167th Place, Brighton, CO 80603
303 655-3794
303 944-2280 (cell)
303 655-3749 (fax)

Developer/Owner(s): Reno Cappelli, Neil Boucher
Timberline at Rigden Farm, LLC
7354 Nile Street, Arvada, CO 80007
303 588-8833 (cell)

Architect/Planner: Brian Higgins
Techne Architecture, LLC
1775 Sherman Street, Suite 1355
Denver, CO 80203
303 579-4578
303 832-1222 (fax)

Project Engineer: Lee Watkins
JR Engineering
2620 E. Prospect Road, Suite 190
Fort Collins, CO 80525
970 491-9888
970 491-9984 (fax)

Attention: **Lance**

Date: 2/16/2006

Company: Ft. Collins

Number of Pages: 3

Fax Number: 1-970-221-6378

Voice Number:

From: Donna

Company: Jeakins Construction LLC

Fax Number: 303-655-3749

Voice Number: 303-655-3794

Subject: Timberline at Rigden Farm

Comments:

Lance,
Here is the completed worksheet and the copy you wrote on. If you have any questions, please call.
Thanks,
Donna

DESCRIPTION (LIST ALL PUBLIC AND APPLICABLE PRIVATE IMPROVEMENTS)	UNITS OF MEASURE	ESTIMATED QUANTITY (PROVIDED BY THE PROJECT ENGINEER)	INFRASTRUCTURE CONSTRUCTION COST PER UNIT OF MEASURE (COST ESTIMATE APPROVED BY THE CITY)	TOTAL ESTIMATED INFRASTRUCTURE COST	INSPECTION FEE PER UNIT (PROVIDED BY THE CITY)	TOTAL INSPECTION FEE
Timberline at Rueden Farm						
Storm Sewer						
Reinforced Concrete Pipe	L.F.	0	\$0.00	\$0.00	\$0.70	\$0.00
Trench	L.F.	0	\$0.00	\$0.00	\$0.70	\$0.00
Concrete Headwall	C.Y.	0	\$0.00	\$0.00	\$3.50	\$0.00
Water Quality Outlet Structure	C.Y.	0	\$0.00	\$0.00	\$3.50	\$0.00
All Inlet Types	EACH	0	\$0.00	\$0.00	\$103.00	\$0.00
Manhole	EACH	0	\$0.00	\$0.00	\$103.00	\$0.00
Water & Sanitary Sewer						
Sanitary Sewer Main	L.F.	123	\$37.51	\$4,613.73	\$0.70	\$86.10
Water Main	L.F.	536	\$35.20	\$18,867.20	\$0.70	\$375.20
Trench	L.F.	659	\$0.00	\$0.00	\$0.70	\$461.30
Water/Sewer Service Line Stub	EACH	5	\$978.00	\$4,895.00	\$70.00	\$350.00
Fire Hydrant	EACH	1	\$3,630.00	\$3,630.00	\$70.00	\$70.00
Manhole	EACH	2	\$2,805.00	\$5,610.00	\$103.00	\$206.00
Valves	EACH	2	\$980.00	\$1,960.00	\$70.00	\$140.00
Meter Pit (1")	EACH	3	\$500.00	\$1,500.00	\$35.00	\$105.00
Fitting (Bend, Tee, Cross)	EACH	5	\$268.40	\$1,342.00	\$35.00	\$175.00
Water Main Connection	EACH	4	\$1,573.00	\$6,292.00	\$35.00	\$140.00
Street System						
Grading	L.S.	1	\$2,608.31	\$2,608.31		
Pavement	S.Y.	872	\$16.08	\$14,021.76	\$0.45	\$380.40
Curb & Gutter	L.F.	2,039	\$10.67	\$21,758.13	\$1.00	\$2,058.00
Detached Sidewalk	L.F.	458	\$3.49	\$1,578.42	\$1.00	\$478.00
Pedestrian Ramps	L.F.	6	\$840.00	\$5,040.00	\$1.00	\$70.00
Apron	S.Y.	6	\$1,720.00	\$10,320.00	\$0.45	\$103.00
Crosspan	S.Y.	670	\$4.44	\$2,974.80	\$0.45	\$268.50
				TOTAL INSPECTION FEE		\$6,448.50
				TOTAL PUBLIC INFRASTRUCTURE COST		\$110,427.35
* PRIVATE IMPROVEMENTS REQUIRING CITY INSPECTIONS WILL NEED TO BE INCLUDED. HOWEVER PRIVATE IMPROVEMENTS WILL NOT BE INCLUDED IN THE TOTAL INFRASTRUCTURE COST FOR BONDING.						

DESCRIPTION (LIST ALL PUBLIC AND APPLICABLE PRIVATE IMPROVEMENTS)	UNITS OF ESTIMATED MEASURE	ESTIMATED QUANTITY (PROVIDED BY THE PROJECT ENGINEER)	INFRASTRUCTURE CONSTRUCTION COST PER UNIT APPROVED BY THE CITY	TOTAL ESTIMATED INFRASTRUCTURE COST	INSPECTION FEE PER UNIT (PROVIDED BY THE CITY)	TOTAL INSPECTION FEE
Water & Sewer						
Reinforced Concrete Pipe	L.F.	31	\$44.00	\$1,364.00	\$0.70	\$90.00
Trench	L.F.	31	\$0.00	\$0.00	\$0.70	\$21.70
Concrete Headers	C.Y.	6	\$0.00	\$0.00	\$3.50	\$21.00
Water Quality Outfall Structure	C.Y.	0	\$0.00	\$0.00	\$3.50	\$0.00
All Heli Types	EACH	2	\$3,443.00	\$6,886.00	\$103.00	\$206.00
Manhole	EACH	2	\$330.00	\$660.00	\$100.00	\$200.00
						552
Water & Sewer Main						
Water Main	L.F.	123	\$37.51	\$4,612.73	\$0.70	\$86.10
Trench	L.F.	531	\$35.28	\$18,744.00	\$0.70	\$371.50
Water/Sewer Service Line Stub	L.F.	31	\$0.00	\$0.00	\$0.70	\$21.70
Fire Hydrant	EACH	1	\$870.00	\$870.00	\$70.00	\$940.00
Manhole	EACH	2	\$3,630.00	\$7,260.00	\$70.00	\$140.00
Valves	EACH	2	\$2,805.00	\$5,610.00	\$70.00	\$140.00
Manhole	EACH	2	\$800.00	\$1,600.00	\$70.00	\$140.00
Manhole	EACH	3	\$500.00	\$1,500.00	\$35.00	\$105.00
Fiberglass (Band, Tee, Cross)	EACH	5	\$268.40	\$1,342.00	\$35.00	\$175.00
Water Main Connection	EACH	4	\$1,573.00	\$6,292.00	\$35.00	\$140.00
						2,102.60
Street						
Grading	L.S.	1	\$2,500.31	\$2,500.31		
Pavement	S.Y.	872	\$16.00	\$14,021.76	\$0.45	\$392.40
Curb & Gutter	L.F.	2,009	\$10.67	\$21,758.13	\$1.00	\$2,009.00
Detached Sidewalk	L.F.	459	\$13.49	\$6,173.42	\$1.00	\$459.00
Pedestrian Ramps	L.F.	6	\$840.00	\$5,040.00	\$1.00	\$6.00
Apron	S.Y.	6	\$1,720.00	\$10,320.00	\$0.45	\$2,700.00
Crosscut	S.Y.	670	\$4.44	\$2,974.80	\$0.45	\$300.50
						\$4,762.80
TOTAL						
				\$44,427.35		\$4,762.80
				\$43,213.16		\$4,762.80

375.20
461.30
350.00
200.00
105.00
175.00
140.00
2,102.60

544.5
439.6
171

TOTAL PUBLIC INFRASTRUCTURE COST \$43,213.16
 PRIVATE IMPROVEMENTS REQUIRING CITY INSPECTIONS WILL NEED TO BE INCLUDED, HOWEVER PRIVATE IMPROVEMENTS WILL NOT BE INCLUDED IN THE TOTAL INFRASTRUCTURE COST FOR BIDDING.

**DEVELOPMENT CONSTRUCTION PERMIT
APPLICATION**

(2/16/99)

For City use only: Application Number: _____ *Application Date:* _____

Permit application fee: \$ 300.00

INSTRUCTIONS:

1. Complete this form (some questions may not apply to you) and attach all necessary documents and submit to the Development Engineering Section of the City.
2. If you have any questions contact the Development Engineer, _____, at 221-6605.
3. Submit the Application and pay the Application Fee at the fee at the Engineering counter at 281 N. College Avenue.

PROJECT INFORMATION:

Project Name (as approved by the City):

Timberline at Rigden Farm

Project A.K.A. (Marketing name if different from Project Name):

Project Location: _____

Property Owner(At the time of this permit issuance):

Individual Name: Neil Boucher, Jr. & Reno Cappelli

Company Name: Timberline at Rigden Farm, LLC

Address: 7354 Nile St, Arvada, CO 80007

Phone number(s):

Office: _____

Cellphone: 303-588-8833

Fax number: _____

Email: _____

Applicant/Project Manager (The primary contact person for all matters regarding this project, and the person responsible for all matters referencing "the Developer" in the Development Agreement for this project):

Individual Name: Matthew Jenkins & Donna Jenkins

Company Name: Jenkins Construction LLC

Address: 29849 E. 167th Pl Brighton CO 80603

Phone number(s):

Office: 303-455-3794

Cellphone: 303-944-2280

Fax number: 303-655-3749

Email: JENKINS con@aol.com

Permittee (Person who is to sign the Development Construction Permit):

Individual Name: _____
Company Name: Jenkins Construction LLC
Address: 29849 E. 167th Pl, Brighton, CO 80603
Phone number(s):
Office: 303-455-3744
Cellphone: 303-144-2280
Fax number: 303-455-3749
Email: _____

Project Engineer (A Colorado licensed professional engineer who is the civil engineer, the person, responsible for the design of this project, responsible for certification that improvements are constructed in accordance with approved plans, responsible for making revisions to plans with City approval and for providing as-constructed plans):

Individual Name: Lee Watkins
Company Name: JR Engineering
Address: 2620 E. Prospect Rd., Fort Collins, CO 80525
Phone number(s):
Office: 970-491-9888
Cellphone: _____
Fax number: 970-491-9984
Email: _____
Professional License Number: 38325

Architect/Planner (The person responsible for the site design of this project)

Individual Name: Brian Higgins
Company Name: Techno Architecture LLC
Address: 1775 Sherman St., Suite 1355, Denver CO 80203
Phone number(s):
Office: 303-579-4578
Cellphone: 303-579-4578
Fax number: 303-832-1222
Email: _____

Developer (The party or parties referenced in the Development Agreement who are responsible for the Developer's obligations contained in the Agreement—add additional names below):

Individual Name: Neil Boucher, Jr. & Reno Cappelli
Company Name: Rigden Timberline at Rigden Farm LLC
Address: 7354 Nile St, Arvada CO 80007
Phone number(s):
Office: _____
Cellphone: 303-588-8833
Fax number: _____
Email: _____

General Contractor (The contractor in overall charge of the public infrastructure construction):

Individual Name: Donna K. Jenkins
Company Name: Jenkins Construction LLC
Address: 29849 E. 167th Pl Brighton CO 80603
Phone number(s):
Office: 303-655-3794
Cellphone: 303-944-2358
Fax number: 303-655-3749
Email: Jenkinscon@aol.com

If you have no General Contractor, list all other contractors below.

Grading contractor:

Individual Name: _____
Company Name: _____
Address: _____
Phone number(s):
Office: _____
Cellphone: _____
Fax number: _____
Email: _____

Utility contractor:

Individual Name: _____
Company Name: _____
Address: _____
Phone number(s):
Office: _____
Cellphone: _____
Fax number: _____
Email: _____

Concrete contractor for flat work:

Individual Name: _____
Company Name: _____
Address: _____
Phone number(s):
Office: _____
Cellphone: _____
Fax number: _____
Email: _____

Concrete contractor for structures:

Individual Name: _____
Company Name: _____
Address: _____
Phone number(s):
Office: _____
Cellphone: _____
Fax number: _____
Email: _____

Paving contractor:

Individual Name: _____
Company Name : _____
Address: _____
Phone number(s):
Office: _____
Cellphone: _____
Fax number: _____
Email: _____

Landscape contractor:

Individual Name: _____
Company Name : _____
Address: _____
Phone number(s):
Office: _____
Cellphone: _____
Fax number: _____
Email: _____

Other contractors and parties involved in the project:

SUBMIT THE FOLLOWING ITEMS (Required for all projects):

- 8 1/2"x11" copy of the Site Plan
- Proposed Project Schedule
- Project quantities and cost estimate for all of the public improvements to be constructed. In addition, include all private improvements that are required to be inspected by the City Construction Inspectors. This information must be submitted in the format shown on the attached form titled "Project Quantities and Cost Estimate Sheet."

ADDITIONAL SUBMITTALS (Required if checked):

- Traffic control plan(s) for the project
- Proposed haul routes shown on a City map
- Shop drawings
- Other _____

CONSTRUCTION COORDINATION MEETING: A construction coordination meeting to discuss plans and special requirements for your project, is required for all development projects. The people required to attend the meeting are the Project Manager, Project Engineer, Developer, Architect/Land Planner and General Contractor (if no General Contractor, representatives for each of the contractors expected to work on this project)

People to Attend: List the peoples names and titles for those who will attend the pre-construction meeting:

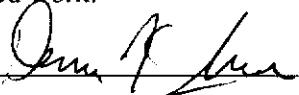
Name	Title
Matthew Jenkins	General Contractor
Rene Cappelli	
Lee Watkins	Engineer

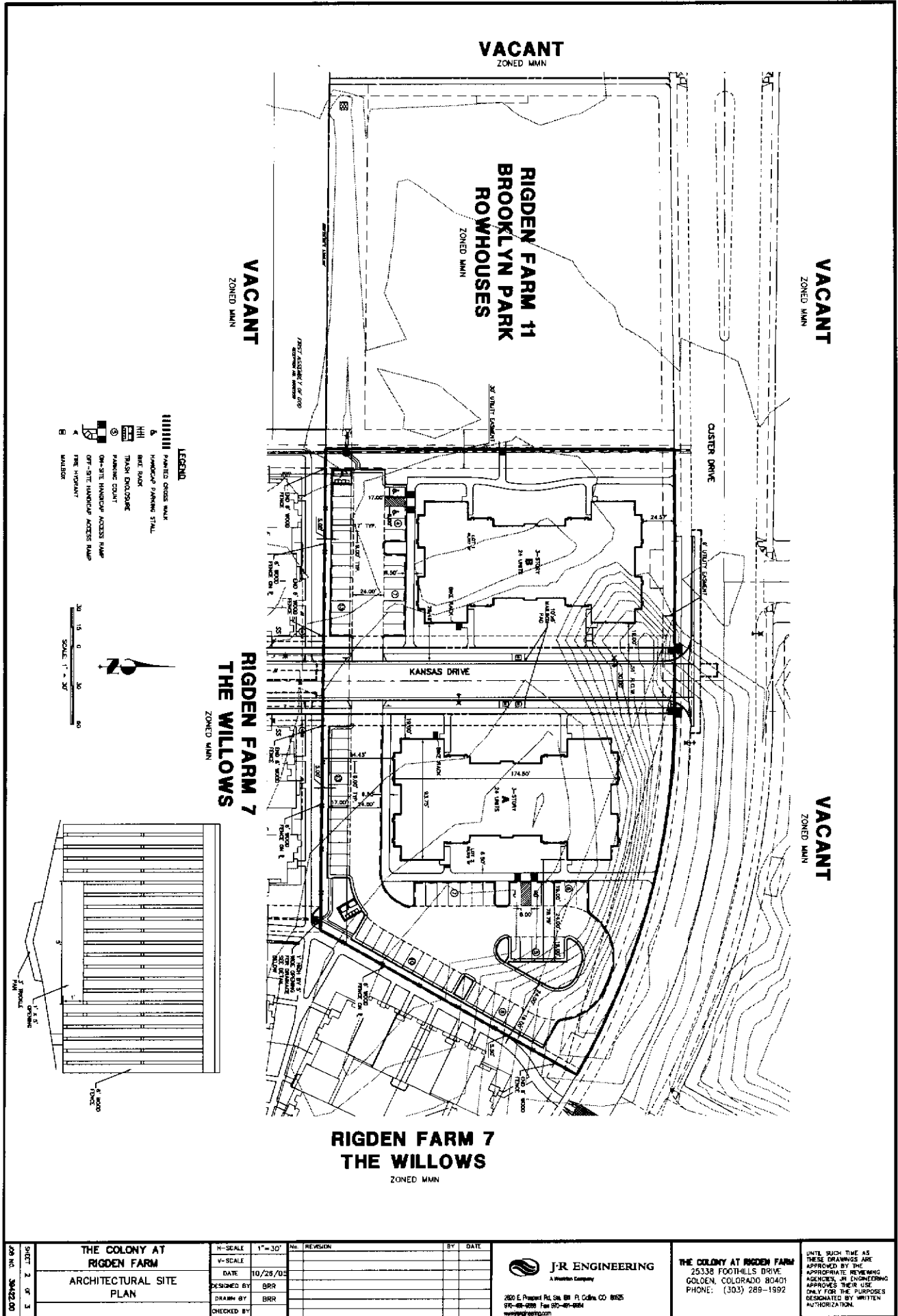
ESTIMATED COST OF INFRASTRUCTURE IMPROVEMENTS: Provide the estimated value of all public infrastructure improvements that will be constructed and accepted by the City to own and maintain. In addition provide the value of all private infrastructure improvements that the City will inspect and require certification for. The estimate shall be in the same format as the attached sheet titled "Project Quantities and Cost Estimate Sheet."

Public infrastructure, estimated cost: \$ 179,205.03

Private infrastructure, estimated cost: \$ 100,000.00

I certify that the information on this permit application along with the required additional submittals are true and correct to the best of my knowledge, and that in filing this application I am acting with the knowledge, consent, and authority of the owners of the property (including all owners having legal or equitable interest in the real property, as defined in Section 1-2 of the City Code; and including common areas legally connected to or associated with the property which is the subject of this application) without whose consent and authority the requested action could not lawfully be accomplished. Pursuant to said authority, I hereby permit City officials to enter upon the property for purposes of inspection and, if necessary, to enter upon such property to perform work required of the applicant if the applicant were to fail to perform the required work.

Applicant Signature:  Date: 1/24/06



SHEET 2 OF 3 05 10 3942200	THE COLONY AT RIDDEN FARM		H-SCALE	1"=30'	No. REVISION	BY	DATE
	ARCHITECTURAL SITE PLAN		V-SCALE				
			DATE	10/28/05			
			DESIGNED BY	BRR			
			DRAWN BY	BRR			

DESIGNED BY	BRR
DRAWN BY	BRR
CHECKED BY	

J-R ENGINEERING
A Heaton Company
260 E. Platteau Pl. Ste. 800 Ft. Collins, CO 80525
970-491-9288 Fax 970-491-9284
www.jrengineering.com

THE COLONY AT RIDDEN FARM
25338 FOOTBALLS DRIVE
GOLDEN, COLORADO 80401
PHONE: (303) 289-1592

UNLESS SUCH TIME AS THESE DRAWINGS ARE APPROVED BY THE APPROPRIATE REVIEWING AGENCIES, AN ENGINEERING APPROVES THEIR USE ONLY FOR THE PURPOSES DESIGNATED BY WRITTEN AUTHORIZATION.



December 10, 2013

Robert Molloy
Planscapes
980 Norway Maple Drive
Loveland, CO 80538

Re: Colony at Rigden Farm - Multifamily

Description of project: This is a request to construct 24 multifamily units located at 2419 Custer Drive (Parcel # 87292-75-002). Existing, approved plans for the site (The Colony at Rigden Farm) show a 3-story, 24-unit multifamily building mirroring an existing building located west across Kansas Drive. This proposal also seeks to build 24 detached or attached garage parking spaces and potentially add additional units on a 4th floor. The site is located in the Medium Density Mixed-Use Neighborhood (M-M-N) Zone District. A major amendment would be required for any additional 4th floor units.

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, Noah Beals, at 970-416-2313 or nbeals@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Ali van Deutekom, 970-416-2743, avandeutekom,@fcgov.com

1. LUC 3.2.2(C)(b) Multi-Family have a minimum bicycle parking requirement based on the number of bedrooms, with the 60% enclosed and 40% fixed racks.
2. LUC 3.2.2(K)(1)(A) Off-Street parking minimums for multi-family dwellings are based on number of bedrooms.
3. LUC 3.2.2(K)(5) Handicap parking spaces are required in numbers per this section.
4. LUC 3.2.2(L) Table A and B
Standard 90 degree parking stall is 19'x 9'
Two-way drive aisle is a minimum of 24' in width
5. LUC 3.2.4 A lighting plan is required that includes a photometric site plan and catalog cut-sheets.
6. LUC 3.2.5 All development, to the extent reasonably feasible, shall provide adequately sized conveniently located, accessible trash and recycling enclosures.

7. LUC 3.5.1(I) Mechanical/utility equipment (vents, flues, meters, boxes, conduit, transformer, ac/rtu...) locations shall be identified on the plans with notes on how such equipment is screened and painted.
8. LUC 3.5.2(E) and 3.8.30(E) and 3.8.30(F) Buildings are required to comply with these setbacks.
9. If additional dwelling units will be added, then a major amendment to the approved development plan will be required. If dwelling units aren't going to be added, then the changes (garages) might be able to be processed as a minor amendment. Additional information will be needed to make that determination, i.e. building design, location.

Department: Water-Wastewater Engineering

Contact: Roger Buffington, 970-221-6854, rbuffington@fcgov.com

1. Existing water mains and sanitary sewers in this area include a 12-inch water main and an 8-inch sewer in Custer and an 8-inch water main and an 8-inch sewer in Kansas (south 1/3 of site).
2. Any water or sewer lines extended to the site must be used or abandoned at the main.
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. Development fees and water rights will be due at building permit.

Department: Stormwater Engineering

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

1. A drainage letter should be sufficient to document compliance with the Rigden Farm overall drainage report. It should document compliance with the assumed imperviousness and drainage patterns as well as discuss the water quality measures being provided. The drainage letter needs to address the four-step process for selecting structural BMPs. Also standard operating procedures (SOPs) must be prepared for each of the BMPs being used on the site. They must be prepared by a Professional Engineer registered in Colorado.
2. Detention and standard water quality treatment was provided in the original design. Low Impact Development (LID) requirements went into effect March 11, 2013. These require a higher degree of water quality treatment for 50% of the new impervious area and 25% of new paved areas must be pervious. Please contact Basil Hamdan at 224-6035 or bhamdan@fcgov.com for more information. There is also more information on the EPA web site at: http://water.epa.gov/polwaste/green/bbfs.cfm?goback=.gde_4605732_member_219392996. LID design information can be found on the City's web site at: <http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>.
3. Detailed grading and erosion control plans for the new building are required as part of the construction plans.
4. 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. The PIF will be increasing to \$7,817.00/acre after January 1, 2014. 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 Manual.

5. The design of this site must conform to the drainage basin design of the Foothills Basin Master Drainage Plan as well the Fort Collins Stormwater Manual.

Department: Park Planning

Contact: Craig Foreman, 970-221-6618, cforeman@fcgov.com

1. 1. 12/03/2013: No comments

Department: Fire Authority

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

1. 2012 IFC CODE ADOPTION

Be advised, the Poudre Fire Authority and the City of Fort Collins are currently in the process of reviewing the 2012 International Fire Code in preparation for its adoption in 2014. Building plan reviews shall be subject to the adopted version of the fire code in place at the time of plan review submittal and permit application.

2. FIRE LANES FOR STRUCTURES EXCEEDING 30' (OR) THREE OR MORE STORIES IN HEIGHT

A 30' wide fire lane (as per specified below) would be required for any building exceeding 30' in height. If the building is to be four stories in height, the current site plan would not comply with fire code requirements. Please contact me directly to further discuss this condition or to determine how a top-floor penthouse may or may not impact fire access or sprinkler requirements.

06IFC Appendix D; Poudre Fire Authority Administrative Policy 85-5: In order to accommodate the access requirements for aerial fire apparatus (ladder trucks), 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 one entire side of the building.

3. ROOF ACCESS

06IFC 504.3: New buildings four or more stories in height shall be provided with a stairway to the roof. Stairway access to the roof shall be in accordance with IFC 1009.12. Such stairways shall be marked at street and floor levels with a sign indicating that the stairway continues to the roof.

4. RESIDENTIAL AUTOMATIC FIRE SPRINKLERS

06IFC 903.2.7: An automatic sprinkler system installed in occupancies in accordance with Section 903.3 shall be provided throughout all buildings with a Group R (Residential) fire area. Exceptions: Detached one and two-family dwellings and multiple single-family dwellings (townhomes) not more than three stories above grade plane in height with a separate means of egress.

5. FIRE STANDPIPE SYSTEM

06IFC Sections 905 and 913: Standpipe systems shall be provided in new buildings and structures in accordance with Section 905 or the 2006 International Fire Code. Approved standpipe systems shall be installed throughout buildings where the floor level of the highest story is located more than 30 feet above

the lowest level of fire department vehicle access, or where the floor level of the lowest story is located more than 30 feet below the highest level of fire department vehicle access. The standpipe system shall be capable of supplying at minimum of 100 psi to the top habitable floor. An approve fire pump may be required to achieve this minimum pressure.

6. BALCONIES AND DECKS

06IFC 903.3.1.2.1: Sprinkler protection shall be provided for exterior balconies, decks, and ground floor patios of dwelling units where the building is of Type V construction.

7. FDC

06IFC 912.2: Fire Department Connections shall be installed in accordance with NFPA standards. Fire department connections shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access. The location of the FDC shall be approved by the fire department.

8. KEY BOXES REQUIRED

06IFC 506.1 and Poudre Fire Authority Bureau Policy 88-20: 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.

9. PREMISE IDENTIFICATION

06IFC 505.1: 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: 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.
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. As several of the trees within this site may 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 that could result from the proposed development.

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 Department, Ward Stanford (221-6820) to schedule a scoping meeting and determine if an updated 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 is not anticipated that additional right-of-way will need to be dedicated as part of this project. For additional information on the process to vacate existing easements please visit the web link-
<http://www.fcgov.com/engineering/devrev.php>
7. If utilities are added or changing as part of this project a new or updated set of utility plans will be required. A new grading plan will be required.
8. A new Development Agreement or an amendment to the exiting development agreement may be required and recorded once the project is finalized.
9. Depending on proposed changes a Development Construction Permit (DCP) or an excavation permit may need to be obtained prior to starting any work on the site.
10. It appears that the proposed garages encroach into existing utility, drainage and access easements. All easements that conflict will need to be vacated. For additional information on the process to vacate existing easements please visit the web link below or contact me directly.

<http://www.fcgov.com/engineering/devrev.php>
11. If a new access point is desired onto Custer Dr it will need to align with Minnesota Dr to the north to eliminate conflicting turning movements. Please refer to LCUASS table 7-3 for design criteria.

Department: Electric Engineering

Contact: Janet McTague, 970-224-6154, jmctague@fcgov.com

1. Normal development charges will apply. Please coordinate the transformer location within 10' of a paved surface. If a 4th floor and additional units are added, we may need to install more than one transformer and service for a fire pump.

Current Planning

Contact: Noah Beals, 970-416-2313, nbeals@fcgov.com

1. The property is located in the Mixed Use Medium Density Neighborhood (MMN) zone district.

It is also a part of the Rigden Farm Overall Development Plan. Any access points should be coordinated with this plan.

Adding only one unit to the approved plan will qualify the project as at least a Major Amendment.

2. Land Use Code (LUC) section 4.6(D)(3) In the MMN zone district buildings are limited to 3 stories.

LUC 3.8.30(E)(2) Allows for an additional fourth story for the portion of the building within a radius of 50ft of the right-of-way of any street intersection.

Outside of this 50ft radius mentioned above a fourth story would need a modification to the standard (see LUC 2.8 for modification standards). There is not enough information to determine if staff would support such a modification.

3. LUC 3.8.30(F)(4) Entrances shall be clearly visible from the streets and public areas through the use of architectural elements and landscaping.
4. LUC 3.8.30(F)(5) Roofs requirements (see section for details).

LUC 3.8.30(F)(6) Facades and Walls (see section for details).

5. LUC 3.2.2(K) A Minimum number of parking spaces are required this is based on the number of units and the bedrooms of those units.

Spaces that are located in detached residential garages may be credited toward the minimum requirements only if such spaces are made available to dwelling unit occupants at no additional rental or purchase cost.

A certain number of Handicap parking is required dependent on the overall spaces provided. Also one of the Handicap spaces shall be van accessible.

6. LUC 3.2.2(C)(4) One bicycle space shall be provided for every bedroom and 60% of the required spaces shall be enclosed and 40% fixed.
7. LUC 3.5.1(I) Mechanical and Utility equipment shall be screened, plans should include such locations.
8. LUC 3.2.5 Trash and recycling enclosures shall be designed with walk-in access without having to open the main service gate and located 20ft from a public right of way on a concrete pad.
9. LUC 3.2.4 A lighting plan is required this should include but not limited to a photometric site plan with catalog cut-sheets.
10. Traffic Operations comment: Traffic Operations will not require an updated or new TIS. Project has maintained previous approvals and the possible addition of a maximum of 6 units does not meet City requirements for a new or updated TIS.
11. 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.
12. 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.
13. 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>.
14. 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.

15. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
16. 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.
17. 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