

Conceptual Review Agenda

Schedule for 12/09/13 to 12/09/13

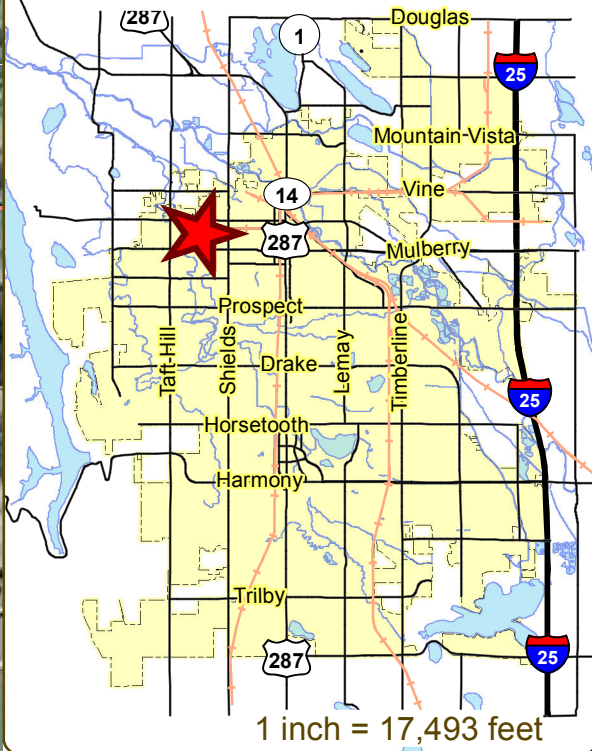
281 Conference Room A

Monday, December 9, 2013

| Time | Project Name | Applicant Info | Project Description | Planner |
|-------|--|---|---|-------------|
| 9:30 | 1401 W Mountain - Multifamily | William Coulson 970-222-7499 william.coulson@eldonjames.com | This is a request to construct or convert an existing building to 5 residential units located at 1401 West Mountain Avenue (Parcel # 97104-15-001). An attempt would first be made to convert the existing Oakwood School structure to residential units, or if necessary, to deconstruct and build a new structure. The site is located in the Neighborhood Conservation, Low Density (N-C-L) Zone District. A multifamily use would require an Addition of a Permitted Use, subject to Planning & Zoning Board (Type 2) review. | Clark Mapes |
| 10:15 | 810 N College - Platting/Warehouse | Ajet Zalli 970-310-1641 ajetzalli@yahoo.com | This is a request to plat a lot to allow for the construction of a warehouse located at 810 North College Avenue (Parcel # 97013-00-053). The unplatted lot is located behind (east) of the existing Zalli Motors at 800 N. College Avenue. The 1-story warehouse would serve as indoor storage for dealership vehicles. The site is located in the Service Commercial (C-S) Zone District. The platting and warehouse are subject to Administrative (Type 1) review in the C-S Zone District. | Ryan Mounce |
| 11:00 | 1121 Remington Street - Carriage House Rescheduled to Jan. 6, 2014 | William Norris 415-789-0544 sail4ack@aol.com | This is a request to convert an accessory building with habitable space to a single family detached dwelling located at 1121 Remington Street (Parcel # 97133-11-008). The accessory structure was approved for habitable space in 2010 and now a conversion to a single family detached dwelling for rental use is proposed. The site is located in the Neighborhood Conservation, Buffer (N-C-B) Zone District. The conversion to a single-family detached dwelling is subject to Administrative (Type 1) review. | Pete Wray |

1401 Mountain Ave Multifamily

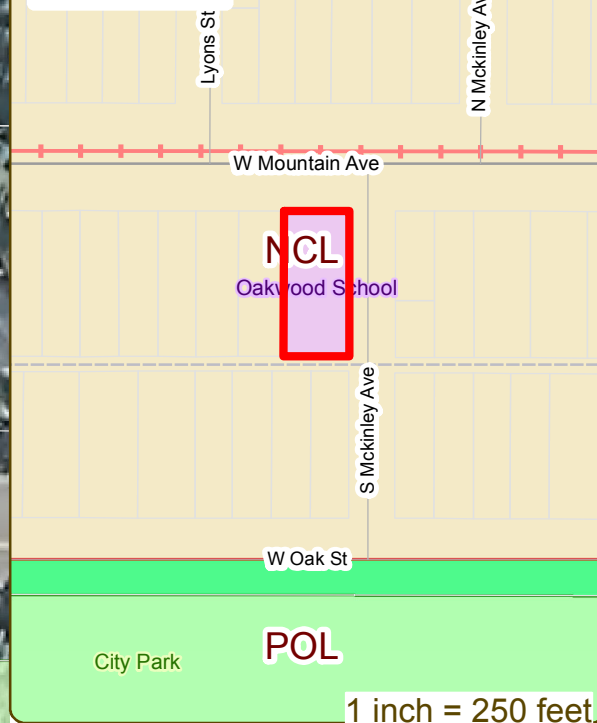
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW:
APPLICATION**General Information**

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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) _____

WILLIAM AND MARCIA COLSON – OWNERS

Business Name (if applicable) CASCADE FALLS

Your Mailing Address 224 CANTON AVE. #624 FORT COLLINS, CO 80521

Phone Number 970-222-7499 **Email Address** WILLIAM.COLSON@BLDGMJAMES.COM

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

1401 W. MOUNTAIN

Description of Proposal (attach additional sheets if necessary) TO CONVERT CURRENT SCHOOL USE INTO RESIDENTIAL.

Proposed Use RESIDENTIAL **Existing Use** SCHOOL

Total Building Square Footage 5,500 **S.F. Number of Stories** 1 **Lot Dimensions** 86' x 190'

Age of any Existing Structures 1955

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 2,000 **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?

1401 West Mountain

We envision taking the current school house use, and shifting that to residential.

We could possibly add a second story to the entire structure. If we did that we would follow some of the architectural characteristics already inherent in the building.

If we follow a different vision for the property, we will move forward with stand-alone, residential units.



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

December 18, 2013

William Coulson
Cascade Falls
224 Canyon Ave #624
Fort Collins, CO 80521

Re: 1401 W Mountain - Multifamily

Description of project: This is a request to construct or convert an existing building to 5 residential units located at 1401 West Mountain Avenue (Parcel # 97104-15-001). An attempt would first be made to convert the existing Oakwood School structure to residential units, or if necessary, to deconstruct and build a new structure. The site is located in the Neighborhood Conservation, Low Density (N-C-L) Zone District. A multifamily use would require an Addition of a Permitted Use, subject to Planning & Zoning Board (Type 2) review.

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, Clark Mapes, at 970-221-6225 or cmapes@fcgov.com.

Comment Summary:

Department: Zoning

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

1. LUC 3.2.2(C)(4)(b) requires bicycle storage/space of 1 per bedroom with 40% of those representing interior storage and remainder exterior racks.
2. LUC 3.2.2(K)(1) addresses the min. number of off-street parking stalls required based on the number of bedrooms per unit. With the current building a parking lot at the rear may not support the required number of vehicles with it being approx. 35' x 85'. For example if all 5 units were 2 bedroom then a total of nine parking spaces would be required.

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 4-inch water main in Mountain and an 8-inch sewer in the E/W alley to the south.
2. The existing water service to the building is a ¾-inch service. In addition, there is a ¾-inch service shown on utility maps as a stub for future use.

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. Credit will be given for the existing service for which an account was established.

Department: Stormwater Engineering

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

1. A large portion of this property (as well as Mountain and McKinley Avenues) is located in the City-regulatory 100-year Old Town floodplain and must comply with the safety regulations of Chapter 10 of City Municipal Code. A City Flood Risk Map is attached.
2. As can be seen on the flood risk map, most of the property is located in the moderate risk flood fringe. There are no construction requirements for buildings in the moderate risk flood fringe, so Floodplain Administration will have no comments in relation to the conversion of the existing building to residential use. However, Mountain Avenue is in the floodway and any construction in the floodway must meet the floodplain regulations of Chapter 10.
3. Construction activities in the floodway (e.g. curb and gutter replacement, utility work, etc.) must be preceded by a Floodplain Use Permit, a No-Rise Certification, approved plans, and the appropriate permit application fees. The No-Rise Certification must be prepared by a professional engineer licensed in the State of Colorado. Forms for the floodplain use permit and for the no-rise certification can be found at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.
4. Development review checklists for floodplain requirements can also be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Please contact Shane Boyle of Stormwater Master Planning at sboyle@fcgov.com for floodplain CAD line work as required per the floodplain development review check list.
5. 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.
6. 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 with a table summarizing the areas is required prior to the time fees are calculated for each building permit.
7. A drainage report, 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 report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
8. 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. If there is less than 1000 but more than 350 square feet of new impervious area, a site grading plan is required along with the impervious area documentation. In the latter case a drainage letter may be sufficient to document the existing and proposed runoff.

9. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3 - Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
10. 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>.
11. The drainage outfalls for the site are the surrounding streets and possibly the alley. There is also a storm drain line in both McKinley Ave. and Mountain Ave. for deeper outfalls if needed. There are also inlets adjacent to the site on both streets to tie into the storm drain without having to add a manhole.
12. 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.
13. The design of this site must conform to the drainage basin design of the Old Town Master Drainage Plan as well the Fort Collins Stormwater 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 a building or structure's eligibility to qualify for recognition as a Fort Collins Landmark. 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 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. Owners of properties that are eligible as landmarks may choose to have the property officially recognized as a landmark, and qualify for financial incentives. Financial programs include 20% State Tax Credits, \$7,500 yearly no-interest loans, \$15,000 Historic Structure Assessment grants, State Historic Fund grants of \$200,000 and more, and, for income producing properties, an additional 20% Federal Tax Credit. Additions, new construction, and exterior changes are allowed on landmark buildings as long as the work meets the Secretary of the Interior's Standards (<http://www.cr.nps.gov/hps/tps/standguide/index.htm>).
4. Should changes be proposed for the exterior of the building, you are encouraged to take advantage of the City's Design Assistance Program (DAP), a program to encourage quality design in the East Side and West Side Neighborhoods. The DAP pays for up to \$2,000 towards the design and building plans for 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.
5. Historic Preservation Staff and the Landmark Preservation Commission are always available to assist with free professional advice and complimentary design reviews on issues affecting historic properties.
- 5.

Department: Fire Authority

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

1. FIRE CONTAINMENT

Buildings exceeding 5000 square feet shall be sprinklered or fire contained. If the current building is converted into multiple, single family attached units, then 2 hr fire walls will be required to fire separate each unit or they shall be fire sprinklered. If containment is used, the containment construction shall be reviewed and approved by the Poudre Fire Authority prior to installation. If sprinklering is preferred, domestic P2904 systems as per the IRC would be acceptable.

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. 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.
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.

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 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. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
9. The existing handicap ramps adjacent to the property do not meet current ADA standards. Removal and replacement of the handicap ramps to meet current minimum standards will be required as part of this project.
10. Depending on the existing condition of the alley, improvements to the alley may be required with this project. Please contact me to schedule a site meeting to evaluate the existing condition of the alley and determine if improvements will apply. If required, alley improvements will need to comply with LCUASS.

Department: Electric Engineering

Contact: Justin Fields, 970-224-6150, jfields@fcgov.com

1. Electric development and system modification charges will apply. Contact Light and Power Engineering for an estimate of these charges, 970-221-6700. In order to estimate these charges we will need to know the number of proposed dwelling units.

Each dwelling unit will need to be individually metered.

A transformer may need to be installed on site; this also depends on the number of dwelling units.

The location of the meters, and the transformer if necessary, will need to be coordinated with Light and Power Engineering.

Current Planning

Contact: Clark Mapes, 970-221-6225, cmapes@fcgov.com

1. The zoning (Neighborhood Conservation Low Density, or NCL) does not permit multifamily dwellings. A proposal to convert the school to a multifamily dwelling could be proposed under Section 1.3.4 of the Land Use Code which allows for Addition of a Permitted Use in a Development Plan. This provision allows for the Planning and Zoning Board to consider additional uses for appropriateness and compatibility based on unique circumstances of the site and development plan, under criteria listed in Section 1.3.4. The criteria address impacts of the proposed uses as compared to other permitted uses in the zone.
2. The only permitted residential use is single family houses, with a requirement for 6,000 s.f. of lot area per house. Thus, two dwellings would be permitted on the square footage of this lot.
3. A crucial first step will be a neighborhood meeting. Staff would attend and can assist with the meeting.
4. TRAFFIC OP's Comment: A TIS will not be required.
5. The proposed addition of permitted use is subject to Section 1.3.4 Addition of Permitted Uses, of the LUC. The proposed use is subject to a Type 2 (Planning and Zoning Board) review and public hearing. The applicant for this development request will be required to hold a neighborhood information meeting prior to formal submittal of the project. Type 2 development proposals are subject to the neighborhood meeting requirement, per Section 2.2.2 of the LUC. Please contact me at 221-6750, to assist you in setting a date, time, and location for a meeting. A planner and possibly other City staff, would be present to facilitate the meeting.
6. 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.
7. 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>.
8. 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.
9. Please see the Submittal Requirements and Checklist at:
<http://www.fcgov.com/developmentreview/applications.php>.
10. 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.
11. 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

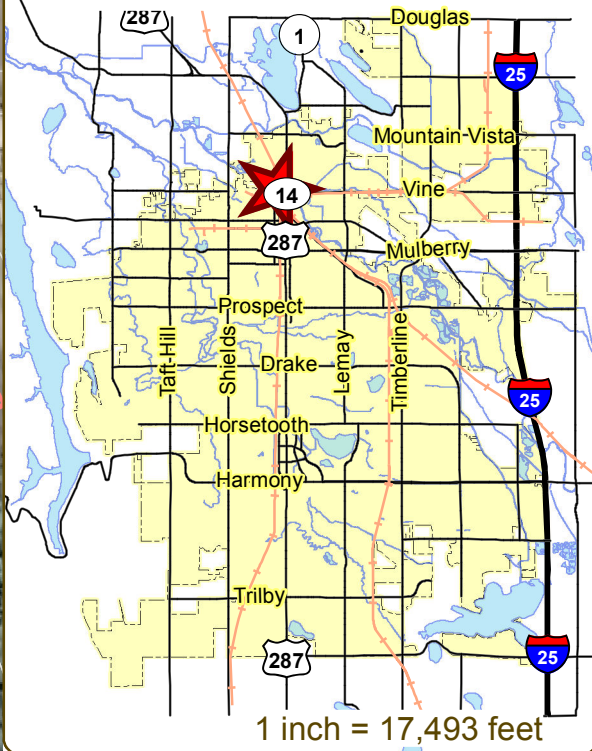
Building Services

Plan Review

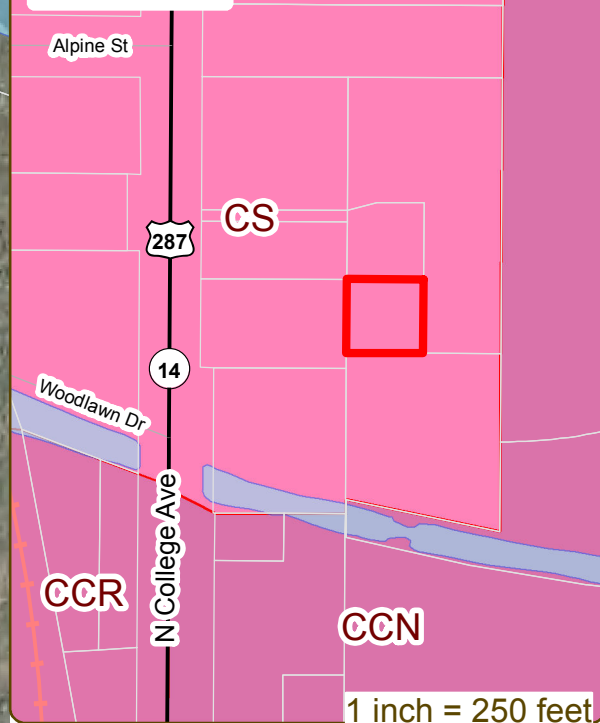
416-2341

800/810 N College Ave Warehouse

Vicinity Map



Zoning Map



Aerial Site Map



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December 9 10:15 a.m.



Development Review Guide – STEP 2 of 8

CONCEPTUAL REVIEW: APPLICATION

General Information

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BOLDED ITEMS ARE REQUIRED **The more info provided, the more detailed your comments from staff will be.**

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

AJET ZALI owner

Business Name (if applicable) _____

Your Mailing Address 800 North College Ave Fort Collins CO 80524

Phone Number 970-310-1641 **Email Address** ajet.zali@yahoo.com

Site Address or Description (parcel # if no address) 800 North College Ave FT Collins CO 80524

Description of Proposal (attach additional sheets if necessary) warehouse structure for storage of cars

Proposed Use STORAGE for cars **Existing Use** LOT

Total Building Square Footage _____ **S.F. Number of Stories** 1 **Lot Dimensions** _____

Age of any Existing Structures N/A

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?** HIGH RISK

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

Increase in Impervious Area _____ **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?

NORTH COLLEGE AVENUE

West line of the Southwest 1/4 of Section 1-T7N-R69W
(basis of bearing)

N00°00'00"W 182.18'
(not to scale)

(not to scale)

N00°00'00"E 774.80'

Southwest Corner of Section 1-T7N-R69W
found 3-1/4" brass cap - Colorado Dept. of Highways
per monument record accepted 08/10/95

West 1/4 Corner of Section 1-T7N-R69W
found 3" aluminum cap PLS 20123
per monument record accepted 05/09/90

S90°00'00"E 230.00'

(not to scale)

ingress and egress easement - Book 1547, Page 906 (part 1)

ingress and egress easement - Book 1547, Page 906 (part 2)

N74°03'00"E 40.04'

S90°00'00"E 61.50'

20'

ingress and egress easement - Book 1547, Page 906 (part 3)

10'

10'

S00°00'00"W 100.00'

ingress and egress easement - Book 1547, Page 906 (part 3)

LAND SURVEY PLAT

SITUATE IN THE SOUTHWEST 1/4 OF SECTION 1,
TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH P.M.,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

CERTIFIED TO:

Ajet Zalli

SURVEY COMPLETION DATE:

November 14, 2013

LEGAL DESCRIPTION:

A tract of land contained within the foregoing described boundary lines which begins at a point which bears North 774.80 feet, and again East 230 feet from the SW corner of Section 1, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, and run thence N 74°03' E, 40.04 feet, thence East 61.50 feet; thence South 196.26 feet, more or less, to the South Line; thence West along said South line 100 feet, thence North 185.40 feet, more or less to the Point of Beginning.


Except the following:

A tract of land situate in the SW 1/4 of Section 1, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, which considering the West line of said SW 1/4 as bearing due North, and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point which bears North 774.8 feet, and again East 230 feet from the SW corner of said Section 1; thence N 74°03' E, 40.04 feet; thence East 61.50 feet; thence South 100 feet; thence West 100 feet; thence North 89 feet to the Point Of Beginning.

(Street Address: 810 North College Avenue, Fort Collins, Colorado)

SURVEYOR'S CERTIFICATE:

I, Jay S. Robinson, a duly licensed Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat truly and correctly represents the results of a survey made by me or under my direct supervision.

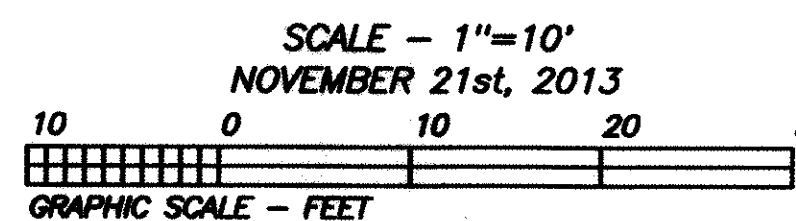

JAY S. ROBINSON
Colorado licensed P.L.S. No. 37899
DATE NOVEMBER 14, 2013



SURVEY NOTES:

- Bearings are based on the assumption that the West line of the Southwest 1/4 of Section 1-T7N-R69W bears N00°00'00"E.
- No rights-of-way or easements, except those shown hereon, were determined by this survey, nor was any research conducted to determine the existence of additional easements, per the request of the client.
- The lineal unit of measurement used for the surveying of this property is U.S. Survey Feet.
- The owner did not request a title search; therefore this survey does not constitute a title search by the surveyor. Any information regarding record easements, adjoiners, and other documents that might affect the quality of title to this tract of land was obtained from general information on deeds or etc. supplied by the owners.
- Legal description was taken from Reception No. 20110052672 as filed in the Larimer County Clerk and Recorder's Office.
- The certification as shown hereon does not extend to any unnamed party, third party, or the successors and/or assigns of the first party as certified to on this survey plat.
- Stewart & Associates, Inc., and its owners and employees, will not be liable for more than the cost of this Land Survey Plat and then only to those parties certified to hereon or in our files by signed work authorization.
- Acceptance and/or use of this instrument for any purpose, constitutes agreement by all parties to all terms stated hereon.

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 from the date of the certification shown hereon.



found 1/2" rebar with cap PLS 25372

S90°00'00"E 100.00'

found 1/2" rebar with cap PLS 25372

N00°00'00"W 96.26'

found 1/2" rebar with cap PLS 25372

S00°00'00"W 96.26'

N90°00'00"W 100.00'

found 2" pipe

found 1/2" rebar without a cap

REVISIONS

STEWART & ASSOCIATES

CIVIL ENGINEERS AND LAND SURVEYORS

P.O. BOX 429, FORT COLLINS, COLORADO 80522
PHONE: (970)482-9331, EMAIL: stewart@stewart.com

CLIENT: AJET ZALLI
800 N COLLEGE AVENUE, FORT COLLINS, CO 80524

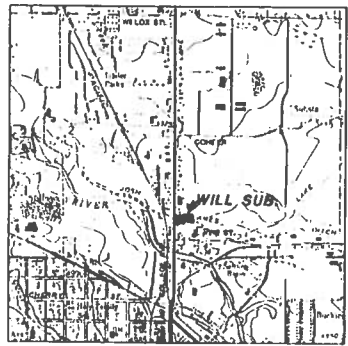
PROJECT: TRACT IN SOUTHWEST 1/4 OF SECTION 1-T7N-R69W
FORT COLLINS, COLORADO

TYPE: LAND SURVEY PLAT

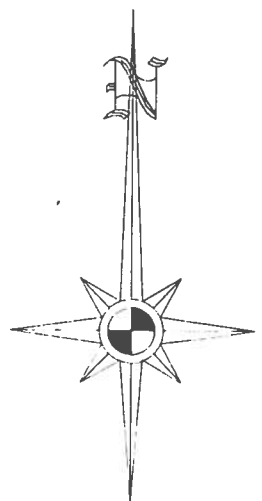
JOB NUMBER
1769-LSP
land survey
disk #10

DATE
11/21/13
PLAT No.

SHEET NUMBER
ONE OF ONE

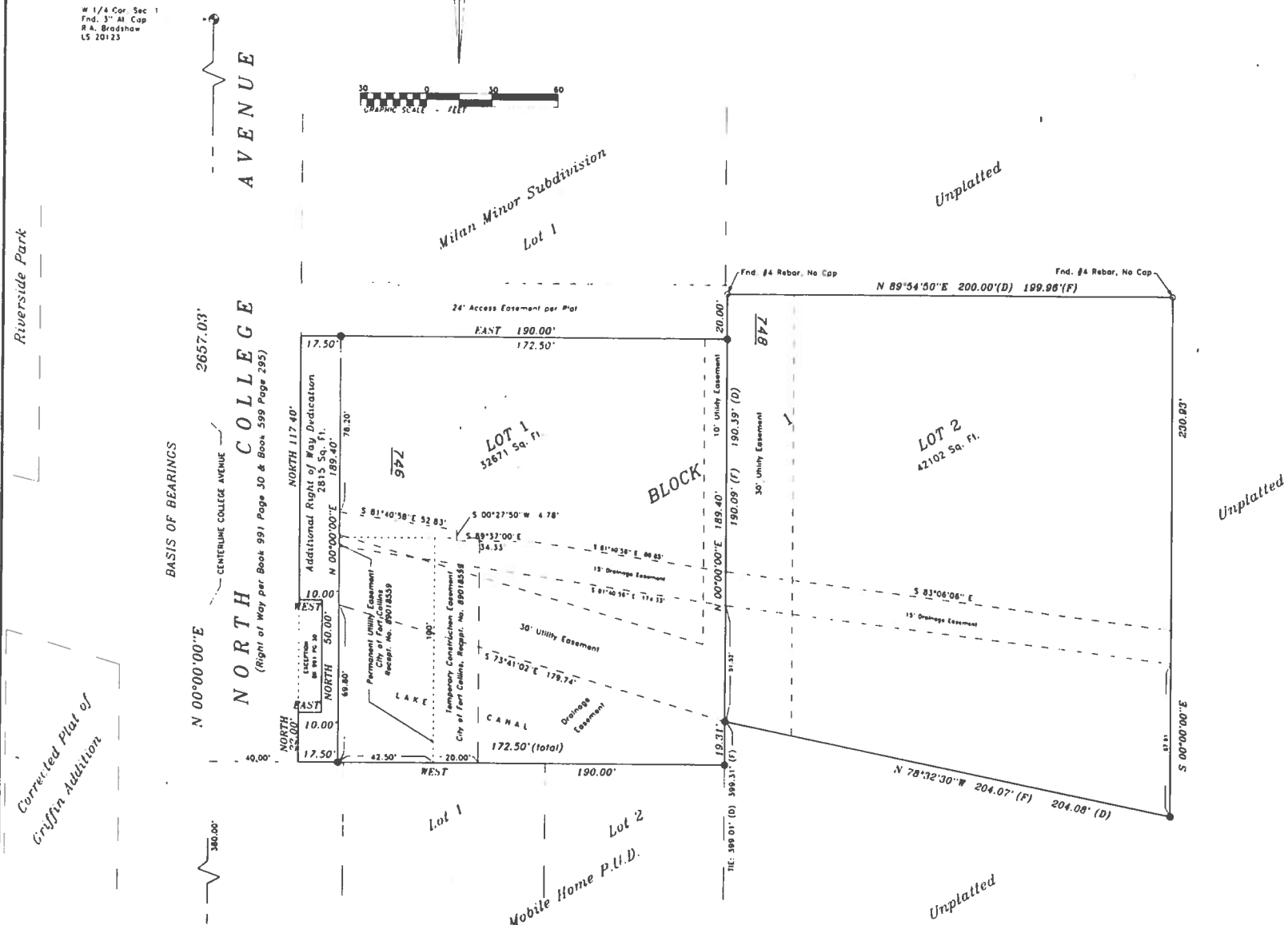


VICINITY MAP
Scale 1" = 2000'



WILL SUBDIVISION

Situate in the Southwest Quarter of the Southwest Quarter of Section 1, Township 7 North, Range 69 West of the 6th Principal Meridian, Larimer County, Colorado



LEGEND

- (D) DEED INFORMATION
- (F) FIELD INFORMATION
- DENOTES SECTION MONUMENT AS DESCRIBED
- DENOTES FOUND MONUMENT AS DESCRIBED
- DENOTES SET #4 REBAR & CAP, PLS 25619
- SECTION LINE
- EASEMENT LINE

BASIS OF BEARINGS STATEMENT

Considering the West line of the Southwest Quarter of Section 1, Monumented as shown, as bearing North as described in Rec. No. 88011550 and with all bearings contained herein relative thereto.

STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being all the owners and proprietors of the following described land to-wit:

PARCEL 1: A portion of the SW 1/4 of the SW 1/4 of Section 1, Township 7 North, Range 69 West of the 6th P.M., County of Larimer State of Colorado, being more particularly described as follows: Beginning at a point 380 feet North and 40 feet East of the SW corner of said SW 1/4 of the SW 1/4, running thence North 189.4 feet; thence East 190 feet; thence South 189.4 feet; thence West 190 feet to the point of beginning, EXCEPT portion conveyed to the State Highway Commission of Colorado by Deed recorded April 9, 1955 in Book 991 of Page 30 described as follows: BEGINNING at a point from which the Southwest corner of Section 1 Township 7 North, Range 69 West, bears S 87°11'30" W, a distance of 405.1 feet; thence N 1°16' E, a distance of 50.0 feet; thence N 88°44' W, a distance of 10.0 feet; thence along the East existing right of way of S.H. No. 14, S 1°16' W, a distance of 50.0 feet; thence S 88°44' E, a distance of 10.0 feet, more or less, to the POINT OF BEGINNING. PARCEL 2: Considering the west line of the SW 1/4 of Section 1, Township 7 North, Range 69 West of the 6th P.M., as bearing North and will all bearings contained herein relative thereto. Beginning at a point which bears East 230 feet and North 399.01 feet from the Southwest corner of Section 1, thence North 190.39 feet, thence N 89°54'50" E, 200 feet, thence South 230.93 feet, thence N 78°32'30" W, 204.08 feet to the point of beginning.

Containing 1.781 acres. The undersigned have caused the above described land to be surveyed and subdivided into lots, tracts and streets as shown on this plat to be known as WILL SUBDIVISION, subject to all easements and rights-of-way now existing or indicated on this plat. The undersigned does hereby dedicate and convey to and for public use, forever, the streets and easements as laid out and designated on this plat; providing, 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 the streets so dedicated until such time as the streets are inspected and accepted by the Director of Engineering. All maintenance of the above described streets shall be performed by the undersigned (and his/her successor in interest) until such time as the City expressly assumes, in writing, the duty of such maintenance.

Witness our hands and seals this 18th day of August, 1998
Ted Zibell
Ellen Zibell

State of Colorado)
 County of Larimer)

The foregoing dedication was acknowledged before me this 18th day of August, 1998 by Ted Zibell and Ellen Zibell.

My notarial commission expires 10/1/2000 NOTARY PUBLIC Buty R. Henderson

ATTORNEY'S CERTIFICATE

I hereby certify that this Subdivision Plat has been duly executed as required pursuant to S2.2.3(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 Certificate is based upon the records of the Clerk and Recorder of Larimer County, Colorado as of the 18th day of August, 1998 and other information discovered by me through reasonable inquiry and is limited as authorized by S2.2.3(C)(3)(f) of the Land Use Code.

Attorney
 Address:

Registration No.:

SURVEYOR'S STATEMENT

I, Mark F. Corbridge, a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this plat of WILL SUBDIVISION truly and correctly represents the results of a survey made by me or under my direct supervision.

07-98 Mark F. Corbridge
 Mark F. Corbridge PLS 25619

APPROVED:

By the Planning and Zoning Board of the City of Fort Collins, Colorado this 24th day of August, 1998.

Ted Zibell
 Planning Director

APPROVED AS TO FORM:

By the Director of Engineering of the City of Fort Collins, Colorado this 21st day of August, 1998.

David Sturges
 Director of Engineering

NOTE:

THIS PROPERTY IS LOCATED IN FLOOD ZONE AE (100-YEAR FLOOD PLAIN) AS DESIGNATED ON THE FEMA FLOOD INSURANCE RATE MAP; COMMUNITY PANEL NO. 080102 0004C, REVISED MARCH 18, 1996.



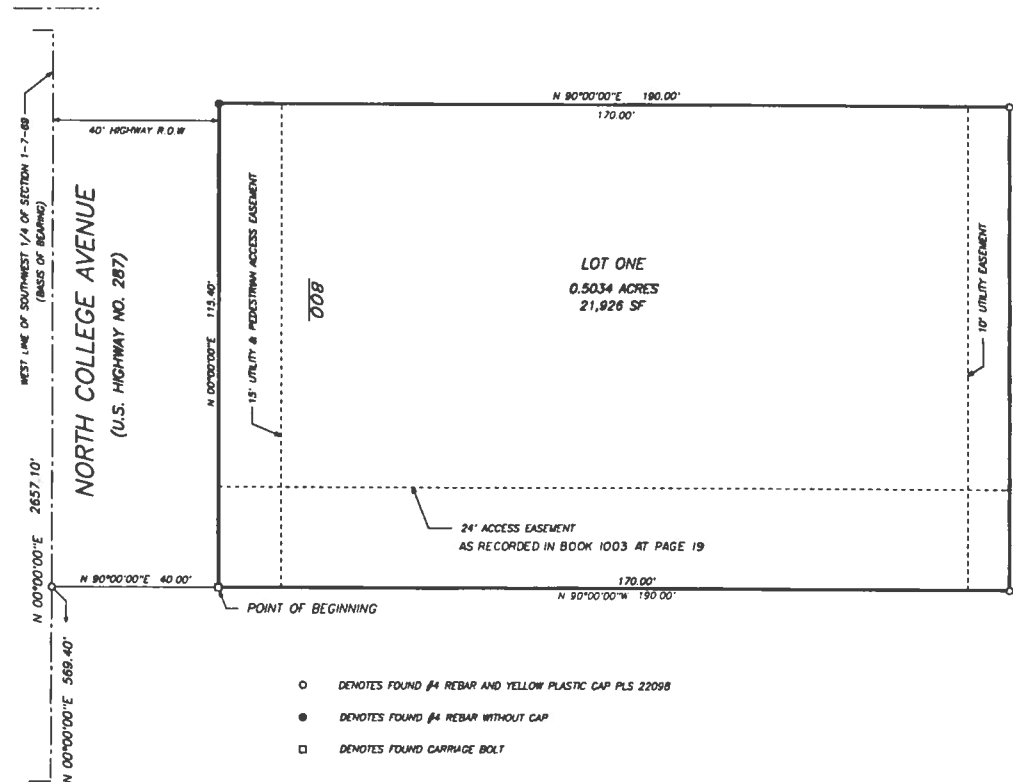
| | | |
|---|--|---|
| WILL SUBDIVISION Situate in the SW 1/4 of the SW 1/4 of Sec. 1, T7N, R69W, of the 6th P.M., Larimer County, Colorado Client: TED ZIBELL 154 N. College Ave. Ft. Collins, Colorado 80524 | HALL & ASSOCIATES, INC. PROFESSIONAL LAND SURVEYORS 902 REDWOOD DRIVE • LOVELAND, CO 80538 (970) 663-1177 SCALE: 1" = 30' DATE: 3-26-98 JOB NO. 98-1790 SHEET 1 OF 1 | drawn by: GNL checked by: MFC approved by: MFC revisions: 5-27-98 6-01-98 |
|---|--|---|

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 from the date of the certification shown herein.

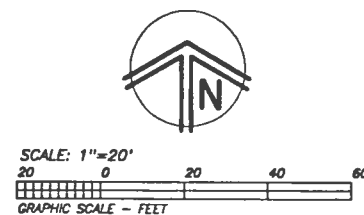
A PLAT OF MILAN MINOR SUBDIVISION

SITUATE IN THE SOUTHWEST 1/4 OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH P.M.,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

WEST 1/4 CORNER SECTION 1-7-69
FOUND 3" DIA. ALUMINUM CAP IN
MONUMENT BOX PLS 20123



SOUTHWEST CORNER OF SECTION 1-7-69
FOUND 3" DIA. BRASS CAP STAMPED COLORADO
DEPARTMENT OF HIGHWAYS



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 from the date of the certification shown hereon.

STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION:

KNOWN ALL MEN BY THESE PRESENTS: That the undersigned, being the owners and proprietors of the following described land, to-wit: A tract of land situate in the Southwest 1/4 of Section 1, Township 7 North, Range 69 West, of the Sixth P.M., City of Fort Collins, County of Larimer, State of Colorado, which, considering the West line of said southwest 1/4 as bearing N 00°00'00"E and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point on the East right-of-way line of North College Avenue which bears N 00°00'00"E 569.40 feet, and again N 90°00'00"E 40.00 feet from the Southwest corner of said Section 1, and run thence N 00°00'00"E 115.40 feet, thence N 90°00'00"E 190.00 feet, thence S 00°00'00"E 115.40 feet, thence N 90°00'00"E 190.00 feet to the point of beginning, containing 0.5034 acres, more or less, have caused the above described land to be surveyed and subdivided into a lot as shown on this plat to be known as A Plat of MILAN MINOR SUBDIVISION and is subject to all easements and rights-of-way now of record or existing or indicated on this plat. The undersigned does hereby dedicate and convey to and for public use, forever, the streets and easements as are 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 streets so dedicated until such time as the streets are inspected and accepted by the City Engineer. All maintenance of the above described streets shall be performed by the undersigned (and his/her successors in interest) until such time as the City expressly assumes, in writing, the duty of such maintenance.

Witness our hands and seals this 1st day of June A.D., 1999.

Randolph S. Milan
Randolph S. Milan

State of Colorado } S.S.
County of Larimer }

The foregoing dedication was acknowledged before me this 1st day of June A.D., 1999 by Randolph S. Milan

My notarial commission expires 11-25-97

NOTARY PUBLIC *John J. [Signature]*

Rothman Oil Company

BY *Thomas E. [Signature]* Attest *John J. [Signature]*

State of Colorado } S.S.
County of Larimer }

The foregoing dedication was acknowledged before me this 1st day of June A.D., 1999 by *Thomas E. [Signature]* and by *Thomas E. [Signature]*

My notarial commission expires 11-25-97

NOTARY PUBLIC *John J. [Signature]*

ATTORNEY'S CERTIFICATE:

This is to certify that on the 2nd day of June A.D., 1999, I examined the title to the property as described herein and established that the owners and proprietors of record of the said property as construed in P.E.S. 1973, 31-23-111, are so shown as of said date.

ATTORNEY *John J. [Signature]* Registration No. 11911

SURVEYORS CERTIFICATE:

I, Richard A. Rutherford, a duly registered Professional Engineer and Land Surveyor in the State of Colorado, do hereby certify that this plat of MILAN MINOR SUBDIVISION truly and correctly represents the results of a survey made by me or under my direct supervision.



Richard A. Rutherford
RICHARD A. RUTHERFORD
Colorado registered P.E. & L.S. No. 5028

APPROVED AS TO FORM:

By the Director of Engineering of the City of Fort Collins, Colorado on the 2nd day of June A.D., 1999

Michael R. [Signature]
DIRECTOR OF ENGINEERING

APPROVED:

By the Director of Planning of the City of Fort Collins, Colorado on the 8 day of May A.D., 1995

Robert E. [Signature]
DIRECTOR OF PLANNING

John H. [Signature]
CITY CLERK

VICINITY MAP

SCALE 1" = 1000'



| | | | |
|---|--|------------------------|----------------------------|
| STEWART & ASSOCIATES CONSULTING ENGINEERS AND SURVEYORS 103 S. MELORUM STREET, FORT COLLINS, COLORADO 80521 (303)482-8331 | | REVISIONS | APPROVED FOR CONSTRUCTION: |
| CLIENT: RANDOLPH S. MILAN | PROJECT: TRACT IN SOUTHWEST 1/4 OF SECTION 1-7-69 FORT COLLINS, COLORADO | DATE: _____ | DATE: _____ |
| ENGINEER: RAR | DRAWN: DAK | CHECKED: _____ | DATE: _____ |
| DESIGNED: _____ | DATE: _____ | DATE: _____ | DATE: _____ |
| SHEET NUMBER _____ OF _____ | | MINOR SUBDIVISION PLAT | |



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

December 18, 2013

Ajet Zalli
800 North College Avenue
Fort Collins, CO 80524

Re: 810 N College - Platting/Warehouse

Description of project: This is a request to plat a lot to allow for the construction of a warehouse located at 810 North College Avenue (Parcel # 97013-00-053). The unplatted lot is located behind (east) of the existing Zalli Motors at 800 N. College Avenue. The 1-story warehouse would serve as indoor storage for dealership vehicles. The site is located in the Service Commercial (C-S) Zone District. The platting and warehouse are subject to Administrative (Type 1) review in the C-S 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, Ryan Mounce, at 970-224-6186 or rmounce@fcgov.com.

Comment Summary:

Department: Zoning

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

1. It appears that a minor amendment review would be insufficient as the development extends outside the Milan PUD. The warehouse will likely be an accessory use to the auto sales use thus requires an administrative review through Planning.
2. Driveway and parking lot must be hard surfaced with a minimum 5' landscaping strip abutting them along a property line per LUC 3.2.2(D)(3)(c) and 3.2.2(J).
3. Any exterior trash collection from this site will need to be stored inside the building or screened per LUC 3.2.5 which requires solid screening with durable walls constructed of similar color and metal siding matching the building.
4. Any exterior storage of vehicles and parts will need to be screened from public view with fence or walls of metal similar to the building's color. LUC 3.5.1(I)(2).
5. Metal buildings of what's proposed will need a base facade over the metal such as a masonry wainscoting (brick/stone) with sills/ledges or similar treatment per LUC 3.5.3(E)(6)(a).

Department: Water-Wastewater Engineering

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

1. Existing water mains and sanitary sewers in this area include an 8-inch water main in College and a 10-inch sewer in a utility easement paralleling the west property line of this site.
2. The existing 10-inch sewer must be contained within an easement extending 15 feet each side of the sewer (30 feet total width).
3. The existing water service to 800 N College is a ¾-inch service. There is an additional water service extending east out of College for possible future use.
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 sewer service is needed for the warehouse, development fees and water rights will be due at building permit.

Department: Stormwater Engineering

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

1. This property is in the FEMA-regulated 100-year Poudre River flood fringe and must comply with the safety regulations of Chapter 10 of City Municipal Code. A FEMA Flood Risk Map is attached.
2. Construction of a new non-residential structure is allowed in a FEMA 100-year flood fringe, as long as the lowest finished floor of the building, and all duct work, heating, ventilation, electrical systems, etc. are elevated 24-inches above the Base Flood Elevation (BFE). This elevation is known as the Regulatory Flood Protection Elevation (RFPE). $RFPE = BFE + 24\text{-inches}$.
3. In lieu of elevating the structure, it may be possible to floodproof the building. When more detail regarding this project is available, we can determine if floodproofing is a feasible option. If that option is available, all the requirements of Section 10-38 of City Code must be met. Floodproofing Guidelines as well as a FEMA Floodproofing Certificate (which will be required before construction begins, and again after construction is complete and prior to issuing a Certificate of Occupancy) can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. FEMA Technical Bulletin 3, "Non-Residential Floodproofing - Requirements and Certification" can be found at <http://www.fema.gov/media-library-data/20130726-1511-20490-5294/job6.pdf>.
4. FEMA has begun to remap the Poudre River. They are calling this RiskMAP, and it will be a multi-year project. Property owners near the river need to be aware that the floodplain may be remapped and may change on their property. We are encouraging you to consider elevating the structure as much as possible. We are providing you this information to help you plan for possible future changes in the floodplain mapping.
5.
 - a. Life-safety and emergency response critical facilities are not allowed in any portion of any Poudre River floodplain. Hazardous materials are not permitted in the 100-year floodplain.
 - b. Storage of floatable materials is not permitted in the 100-year floodplain.
6. Because this project is located in the Poudre River floodplain, the developer will be required to have an Emergency Response Preparedness Plan approved prior to starting construction.
7. Any construction activities in the flood fringe (e.g. structure, sidewalk or curb & gutter installation/replacement, utility work, landscaping, etc.) must be preceded by an approved floodplain use

permit, the appropriate permit application fees, and approved plans. The permit form can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>.

8. Development review checklists for floodplain requirements can be obtained at <http://www.fcgov.com/utilities/what-we-do/stormwater/flooding/forms-documents>. Please utilize these documents when preparing your plans for submittal. Contact Shane Boyle of Stormwater Master Planning at sboyle@fcgov.com for floodplain CAD line work, as required per the floodplain development review check list.
9. The Floodplain Administrator for the Poudre River Basin is Marsha Hilmes-Robinson; 970.224.6036, mhilmesrobinson@fcgov.com. Please contact Marsha with any questions or to schedule a meeting to discuss these comments.
10. 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 with a table summarizing the areas is required prior to the time fees are calculated for each building permit.
11. A drainage report, 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 report requirements are in the Fort Collins Stormwater Manual, Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Amendments. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
12. The onsite detention requirement for this site is greatly reduced because the NECCO project will provide detention for the existing imperviousness and the standard water quality treatment. However there is a \$31,846/acre fee to pay this development's portion of the NECCO project costs. Onsite detention is only needed for the new impervious area added. The release rate of the onsite detention is the existing 100 year release rate.
13. 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>. The detention needed may be combined with the LID method thus eliminating an onsite detention pond.
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. 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.

15. The design of this site must conform to the drainage basin design of the Dry Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.

Department: Fire Authority

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

1. FIRE LANES

A dedicated fire lane would need to be provided for in order to allow fire department access to a warehouse or any other building constructed at this address. Further discussion is recommended. Fire lane specifications are provided below. Please contact me with any questions you may have.

06IFC 503.1.1: Fire Lanes shall be provided to within 150' of all portions of the building, as measured by an approved route around the exterior of the building. When fire lanes cannot be provided, 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.

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 (additional width's required for buildings >30') & 14 foot minimum overhead clearance.
- > Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.
- > Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.
- > The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.
- > Be visible by painting and/or signage, and maintained unobstructed at all times.

2006 International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

2. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. If not already available, a hydrant shall be provided within 300 ft. of the warehouse.

06IFC 508.1 and Appendix B: 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.

3. PREMISE IDENTIFICATION

The proposed warehouse shall to be separately addressed and identified apart from the 800 address. The address shall be posted both at College Ave as well as on the building. The height of the address numbers posted on the building is relative to the setback distance from the street.

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 on a contrasting background.

Department: Environmental Planning

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

1. An Ecological Characterization Study is required by Section 3.4.1 (D)(1) as the site is within 500 feet of a known natural habitat (irrigation ditch). However, as there is an intervening parcel between the canal and this property, and the standard buffer (50' from the top of bank) would not extend to this project's parcel, the ECS is waived for this site. However, please consider the use of native plants and grasses to compliment the natural feature, in accordance with Article 3.2.1 (E)(2)(3) of the Land Use Code.

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 long-range Access Control Plan for North College Avenue specifies that a commercial local road is implemented along the southern boundary of the property. As part of the development proposal, this project would be responsible for dedicating half the right-of-way of a commercial local street. A commercial local street is 72 feet in width, requiring a 36 foot right-of-way dedication from the southern boundary of the parcel. In conjunction with the right-of-way dedication, the development would also be required to contribute its local street portion cost in lieu of constructing the roadway. The established local street portion amount for payment made in 2013 is \$204 per foot. This amount is re-evaluated yearly and would likely increase in 2014.
7. Based upon the parcel not having frontage along College Avenue, a repay for College Avenue improvements would not be required. Should the frontage of the development change to include College Avenue, a repay would then be required.
8. Construction plans will be required.
9. A Development Agreement will be required and recorded once the project is finalized with recordation costs paid for by the applicant.
10. This site is adjacent to CDOT roadway and all access to the site is governed by an access control plan. The access control plan will need to be followed and implemented with any project. Plans will be routed to CDOT for review and approval and the applicant may need to obtain access permits from CDOT. The

existing head in parking is also subject to CDOT review. It is possible CDOT may require this to be removed.

11. A Development Construction Permit (DCP) may need to be obtained, depending on whether public improvements are required, prior to starting any work on the site.

Department: Electric Engineering

Contact: Justin Fields, 970-224-6150, jfields@fcgov.com

1. Light and Power has no comments since a new electric service is not being requested.

Current Planning

Contact: Ryan Mounce, 970-224-6186, rmounce@fcgov.com

1. The warehouse for indoor storage of vehicles is an accessory use to the auto sales taking place on the 800 N College Avenue lot. A major amendment to plat the 810 N College lot and combine the use with the existing Milan PUD is required. The major amendment will be processed as an administrative, Type 1 review.
2. LUC 2.2.10(B)(1) A major amendment may require changes to the existing 800 N College property to bring it in compliance with current standards of the Land Use Code "to the maximum extent feasible."
3. LUC 3.2.1 A landscape plan will be required meeting the requirements of this code section.
4. LUC 3.2.4 A lighting plan will be required, and should include a photometric site plan and catalog cut-sheets.
5. LUC 3.5.3 The design of the garage structure does not currently meet building design standards. Additional articulation, variation in massing or architectural embellishments will be needed with the goal of avoiding long, blank walls. Please see specific comments below.
6. The 80' blank rear wall opposite the garage entrances currently exceeds the height:width ratio of 1:3 without providing massing variation and articulation.
7. The building will need to demonstrate defined base and top elements. Examples of base elements include thicker walls with ledges or changes in materials such as brick or masonry. Top elements include features such as cornices, varied materials, roof overhangs with brackets, or stepped parapets.
8. Colors of the building and building materials should draw from the range that already exist on the block or in the adjacent neighborhood.
9. For ideas on improving and meeting the building standards, the North College Corridor Plan (see link below) provides a list of recommended materials, colors and forms on page 46.
<http://www.fcgov.com/engineering/ncollege.php>
10. TRAFFIC OP's Comment: A TIS will not be required for this proposal.
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.
18. Save the Poudre has requested to be contacted whenever a project is proposed within 800' of the Poudre River. Please add the following address to your APO labels: Save the Poudre, c/o Gary Wockner, PO Box 20, Fort Collins, CO 80522-0020.

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