

Conceptual Review Agenda

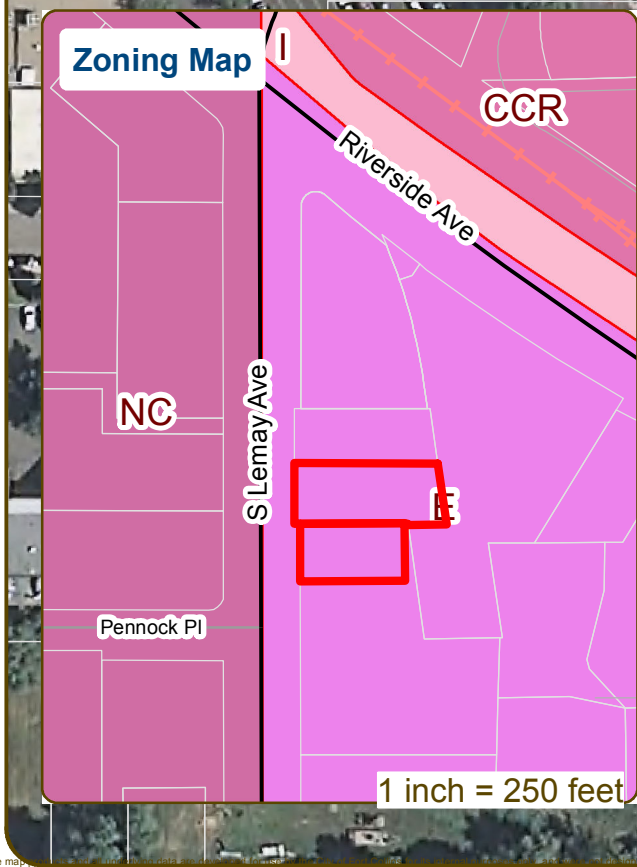
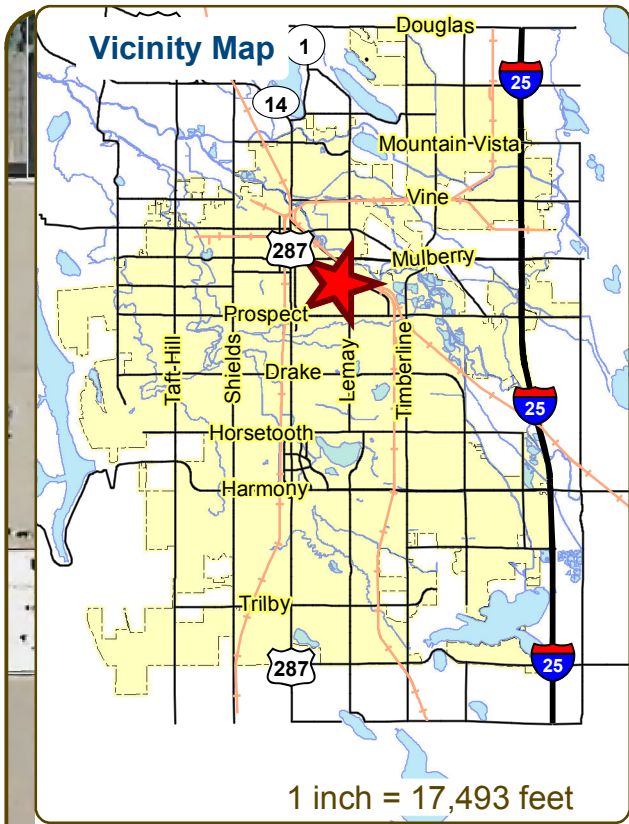
Schedule for 12/17/12 to 12/17/12

281 Conference Room A

Monday, December 17, 2012

Time	Project Name	Applicant Info	Project Description	Planner
9:00	808 & 816 Lemay Ave - Veterinary Hospital Addition	Shannon Doyle 970-493-1220 x105 shannond@aplusarch.com	This is a request to construct a 4,400 square foot addition to an existing 3,300 square foot building for a veterinary hospital at 808 & 816 S. Lemay Ave (Parcel #s 8718228002 & 8718211001). The site is located in the Employment (E) Zone District; veterinary facilities and small animal clinics are subject to administrative (Type 1) review.	Courtney Levingston
9:30	119 N Shields - SF Addition, Garage & Unit	John Stackhouse 970-691-5156 johnwstackhouse@hotmail.com	This is a request to construct a 1,000 square foot addition to an existing single family home, a 3-car garage and a new, 2-story 800 square foot detached unit in the rear of the lot located at 119 N. Shields Street (Parcel # 9710405009). The property is located in the Neighborhood Conservation, Low Density District (N-C-L). A single-family detached dwelling, when there is more than one dwelling on the lot, is subject to administrative (Type 1) review.	Seth Lorson
10:15	618 S Taft Hill - Single Family Lots	Andrew Rauch 303-868-6730 andrew@fr-corp.com	This is a request to subdivide property at 618 S. Taft Hill Road (Parcel # 9715202011) into a lot for an existing single family residence and approximately 21 to 23 new single family lots. Each of the new single family lots would be approximately 5,000 square feet in size. The property is located in the Low Density Mixed-Use Neighborhood (L-M-N) Zone District and subject to administrative (Type 1) review.	Jason Holland
11:00	Woodward Project Meeting			

806 & 816 S. Lemay Ave Veterinary Hospital Addition



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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) _____

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

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

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

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

Age of any Existing Structures _____

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

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

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

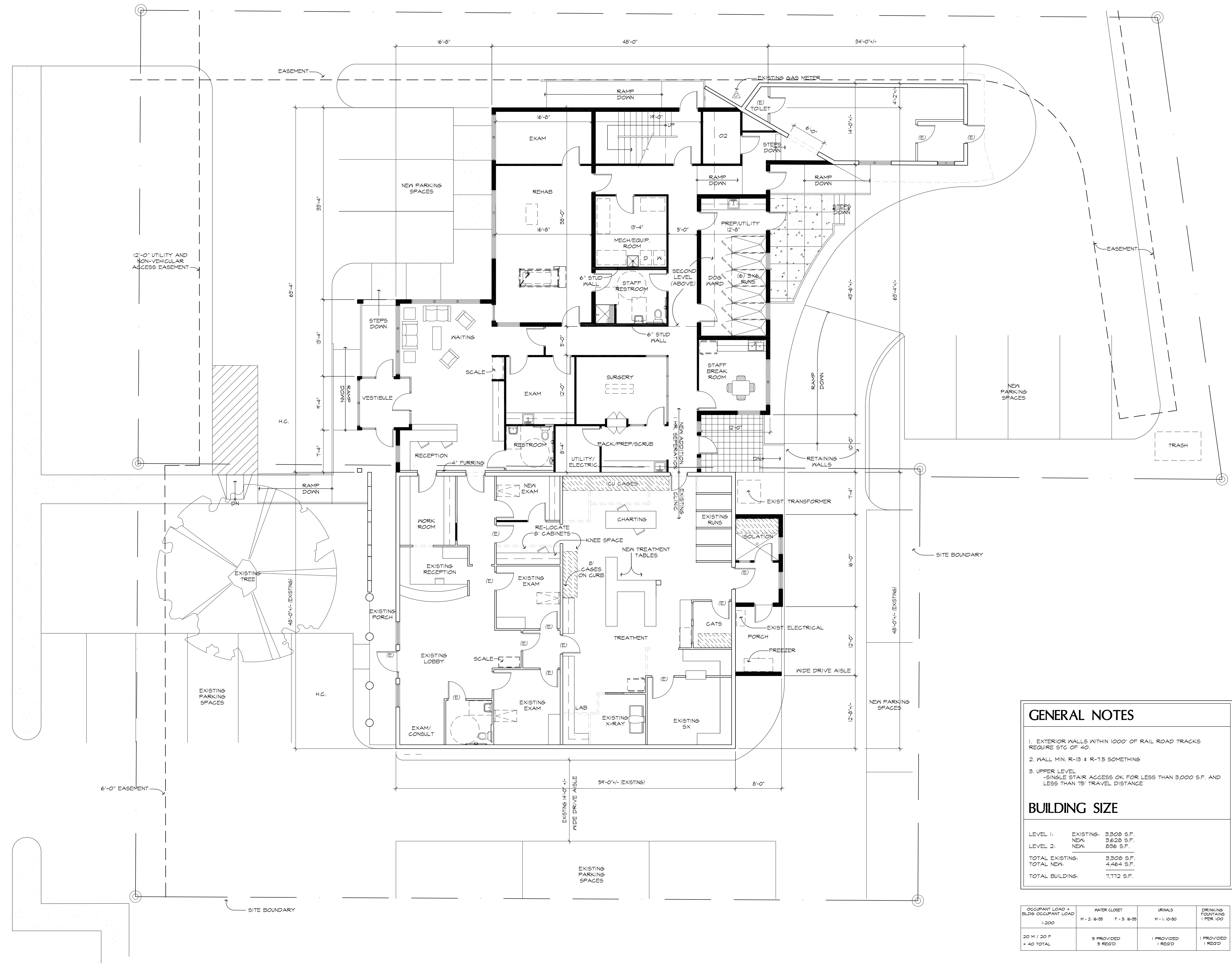
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area _____ 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?

SOUTH LEMAY AVENUE



GENERAL NOTES

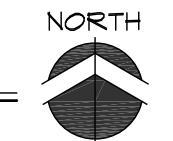
- EXTERIOR WALLS WITHIN 1000' OF RAIL ROAD TRACKS REQUIRE STC OF 40.
- WALL MIN. R-13 & R-15 SOMETHING
- UPPER LEVEL - SINGLE STAIR ACCESS OK FOR LESS THAN 3000 S.F. AND LESS THAN 75' TRAVEL DISTANCE

BUILDING SIZE

LEVEL 1:	EXISTING:	3,208 S.F.
	NEW:	3,628 S.F.
LEVEL 2:	NEW:	836 S.F.
TOTAL EXISTING:		3,208 S.F.
TOTAL NEW:		4,464 S.F.
TOTAL BUILDING:		7,712 S.F.

OCCUPANT LOAD & BLDG OCCUPANT LOAD	WATER CLOSET	URINALS	DRINKING FOUNTAINS
1,200	M - 2, 6-35 F - 3, 16-35	M - 1, 10-50	PER 100
20 M / 20 F = 40 TOTAL	5 PROVIDED 5 REQ'D	1 PROVIDED 1 REQ'D	1 PROVIDED 1 REQ'D

1 FLOOR PLAN - LEVEL 1
SCALE: 1/8" = 1'-0"



DESIGN DEVELOPMENT DRAWINGS - NOT FOR CONSTRUCTION

ANIMAL ARTS
Animal Arts Design Studios
4520 BROADWAY, SUITE E
BOULDER, CO 80304
1.800.332.4413
FAX 303.444.1759

**FORT COLLINS VETERINARY EMERGENCY
AND REHABILITATION HOSPITAL**
816 S. LEMAY AVE. FORT COLLINS, CO 80524

APPROVALS

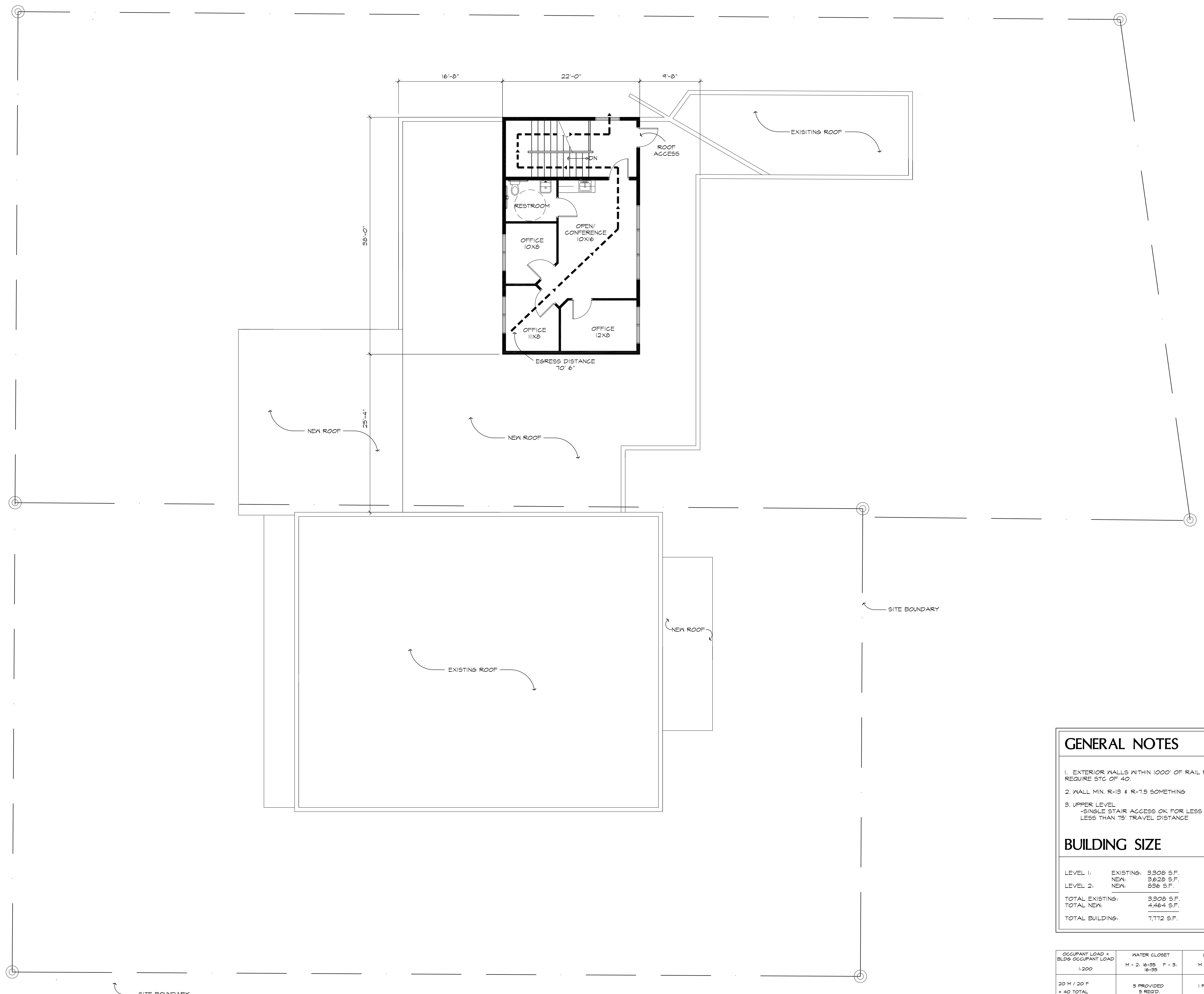
PRELIMINARY

ARCHITECT

SEAL

DRAWING TITLE

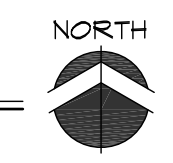
DATE: OCTOBER 9, 2012



GENERAL NOTES	
1.	EXTERIOR WALLS WITHIN 1000' OF RAIL ROAD TRACKS REQUIRE STC OF 40.
2.	WALL MIN. R-13 & R-15 SOMETHING
3.	UPPER LEVEL -SINGLE STAIR ACCESS OK FOR LESS THAN 3,000 S.F. AND LESS THAN 75' TRAVEL DISTANCE
BUILDING SIZE	
LEVEL 1:	EXISTING: 3,308 S.F. NEW: 3,628 S.F.
LEVEL 2:	NEW: 856 S.F.
TOTAL EXISTING:	3,308 S.F.
TOTAL NEW:	4,484 S.F.
TOTAL BUILDING:	7,792 S.F.

OCCUPANT LOAD * BLDG OCCUPANT LOAD	WATER CLOSET M - 2, 16-35 F - 3, 16-35	URINALS M - 1, 10-50	DRINKING FOUNTAINS 1 PER 100
20 M / 20 F = 40 TOTAL	5 PROVIDED 5 REQ'D.	1 PROVIDED 1 REQ'D.	1 PROVIDED 1 REQ'D.

1 FLOOR PLAN - LEVEL 2
SCALE: 1/8" = 1'-0"



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ANIMAL ARTS
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4520 BROADWAY, SUITE E
BOULDER, CO 80304
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REVISIONS

APPROVALS
PROJECT ARCHITECT

PRINCIPAL

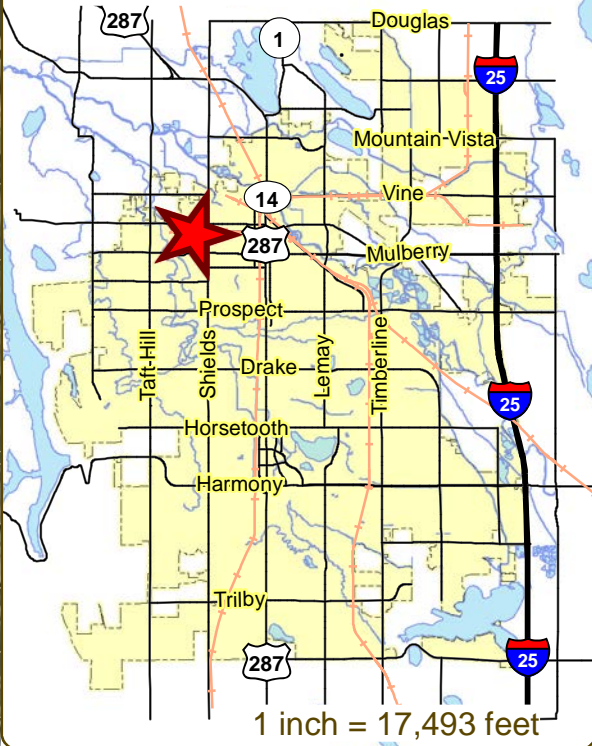
SEAL

DRAWING TITLE

DATE: OCTOBER 9, 2012

119 N Shields St SF Addition, Garage, SF Unit

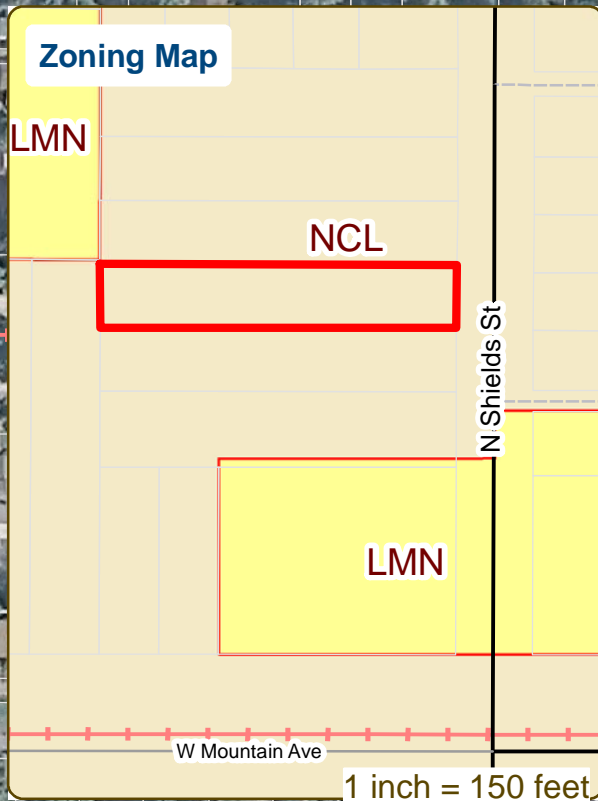
Vicinity Map



Aerial Site Map



Zoning Map



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

JOHN STACKHOUSE

Business Name (if applicable) _____

Your Mailing Address 1155 TUPELO DR. LOVELAND, CO. 80538

Phone Number 970-691-5156 Email Address JOHN STACKHOUSE @ HOTMAIL.COM

Site Address or Description (parcel # if no address) 119 No. SHIELDS

Description of Proposal (attach additional sheets if necessary) DETACHED 300' 2 STORY S.F. UNIT D.3 CAR GARAGE + 1000' ADD. TO EXIST. SINGLE FAMILY UNIT

Proposed Use SINGLE LIVING UNIT Existing Use _____

Total Building Square Footage 2400 S.F. Number of Stories 2 Lot Dimensions 278x50

Age of any Existing Structures 100+

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

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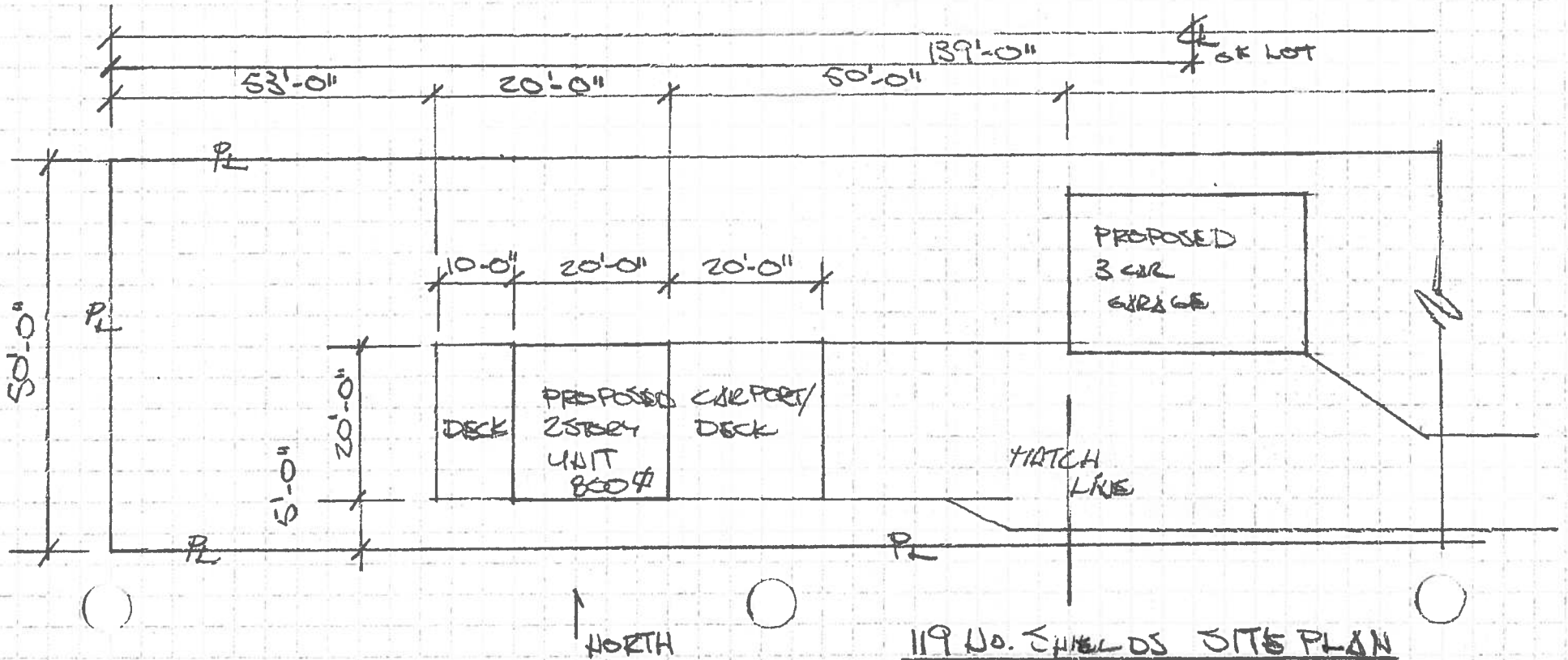
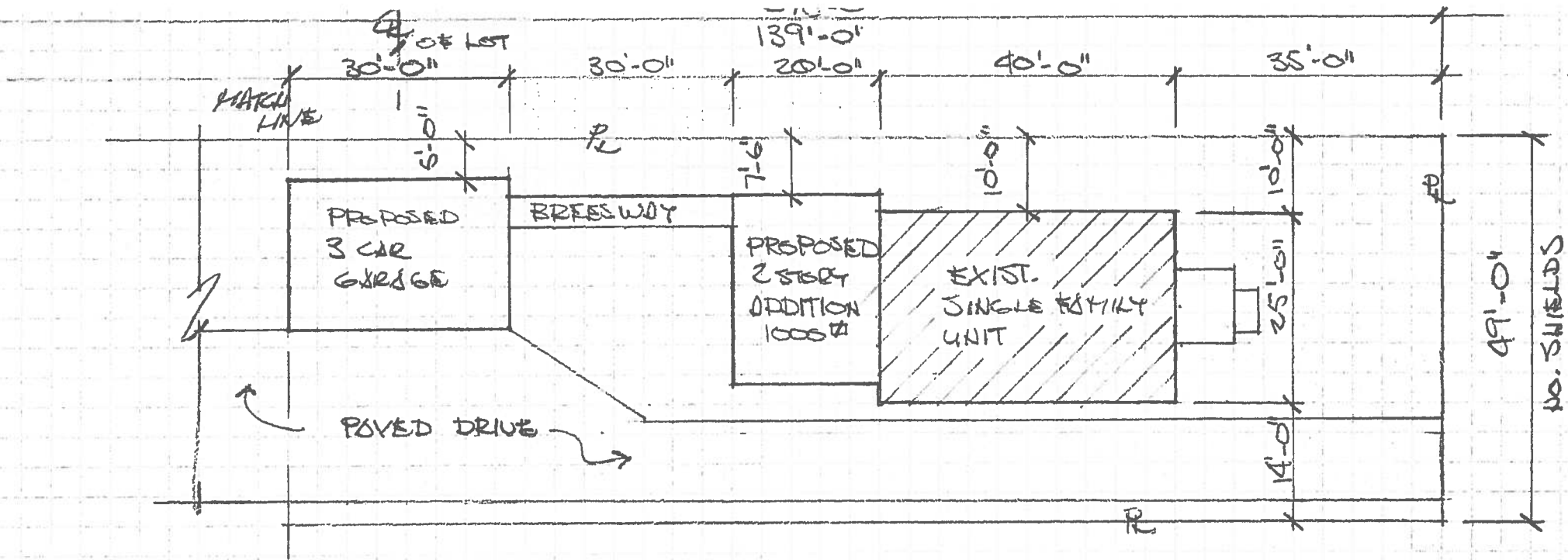
Is your property in a Flood Plain? [] Yes [] No If yes, then at what risk is it? _____

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Increase in Impervious Area 2985 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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119 NO. SHIELDS SITE PLAN
 SCALE 1" = 20'





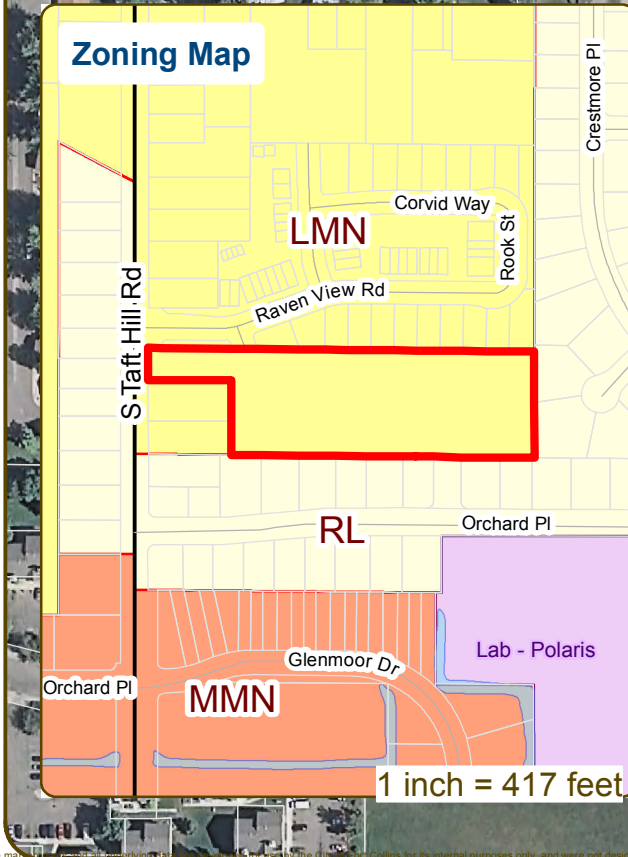
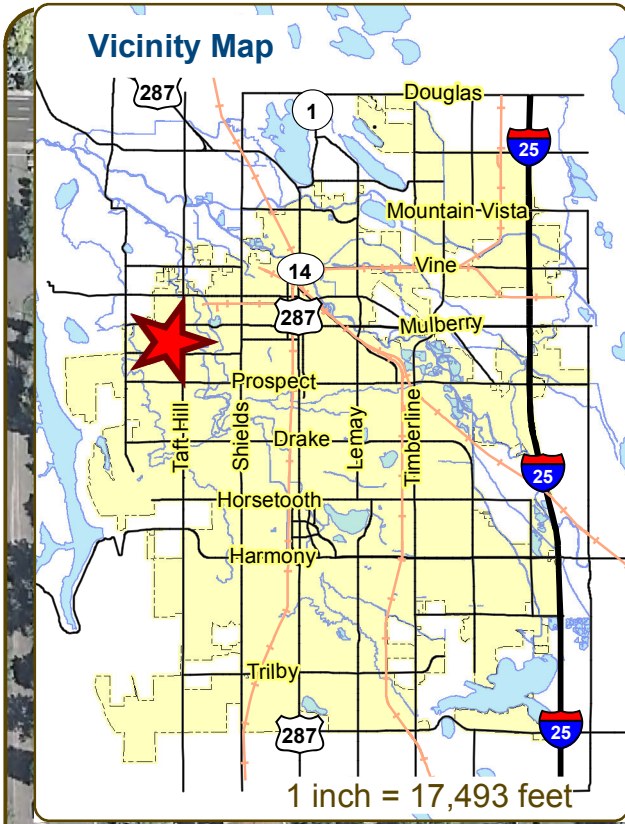




FTZ-7728



618 S Taft Hill Rd SF Lots



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

Andrew Rauch Owner/Developer, Devin Feevey Owner/Dev.

Business Name (if applicable) TBD

Your Mailing Address 19 Old Town Square Ste 238, Fort Collins CO 80521

Phone Number 303 868-6730 Email Address andrew@fr-corp.com/devin@fr-corp.com

Site Address or Description (parcel # if no address) 618 S Taft Hill Rd, Fort Collins CO 80521

Description of Proposal (attach additional sheets if necessary) SUBDIVISION OF CURRENT PROPERTY INTO 618 TAFT (SF RESIDENCE) AND APPROX 21-23 RESIDENTIAL SF LOTS.

Proposed Use RESIDENTIAL LOTS Existing Use SF HOME / HORSE PROP.

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions ≈ 5000 SF LOTS

Age of any Existing Structures 1929 SINGLE FAM HOUSE.

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If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

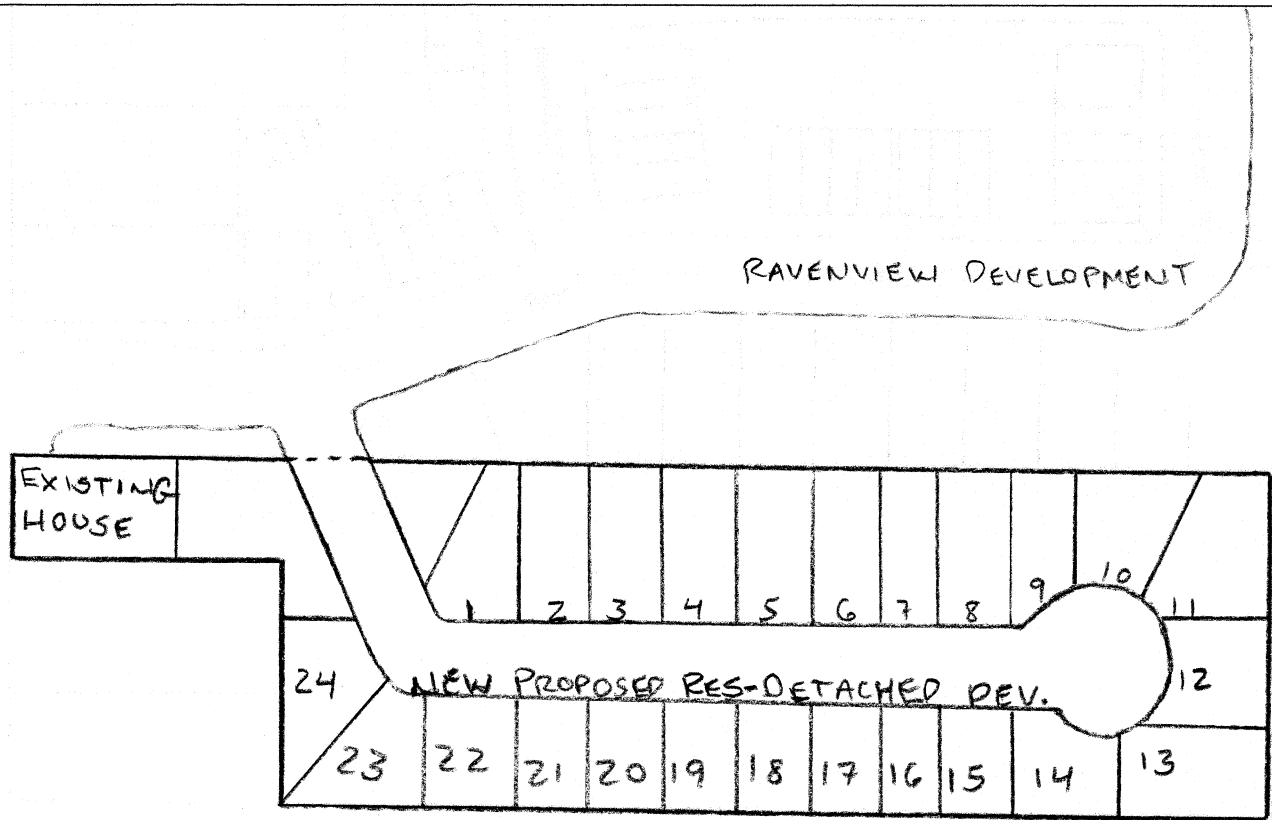
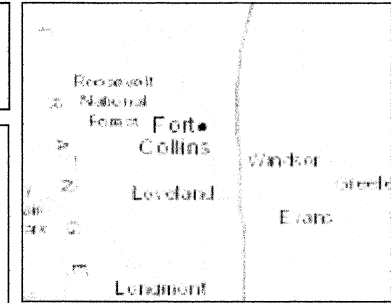
Is your property in a Flood Plain? [] Yes [X] No If yes, then at what risk is it? _____

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Suggested items for the Sketch Plan:

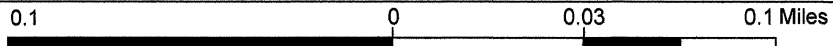
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Legend

- Parcels
- Growth Management Area
- City Limits

1: 2,013



Notes