

# Conceptual Review Agenda

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

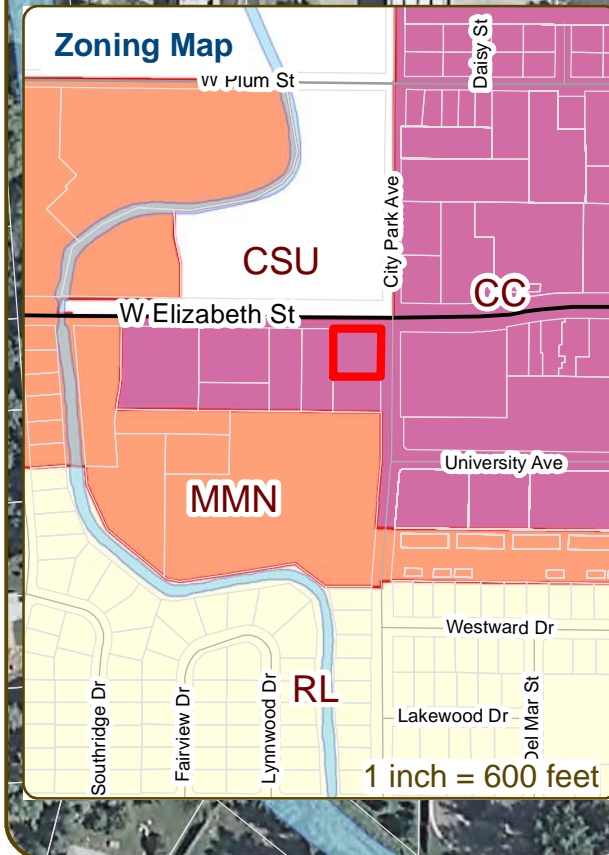
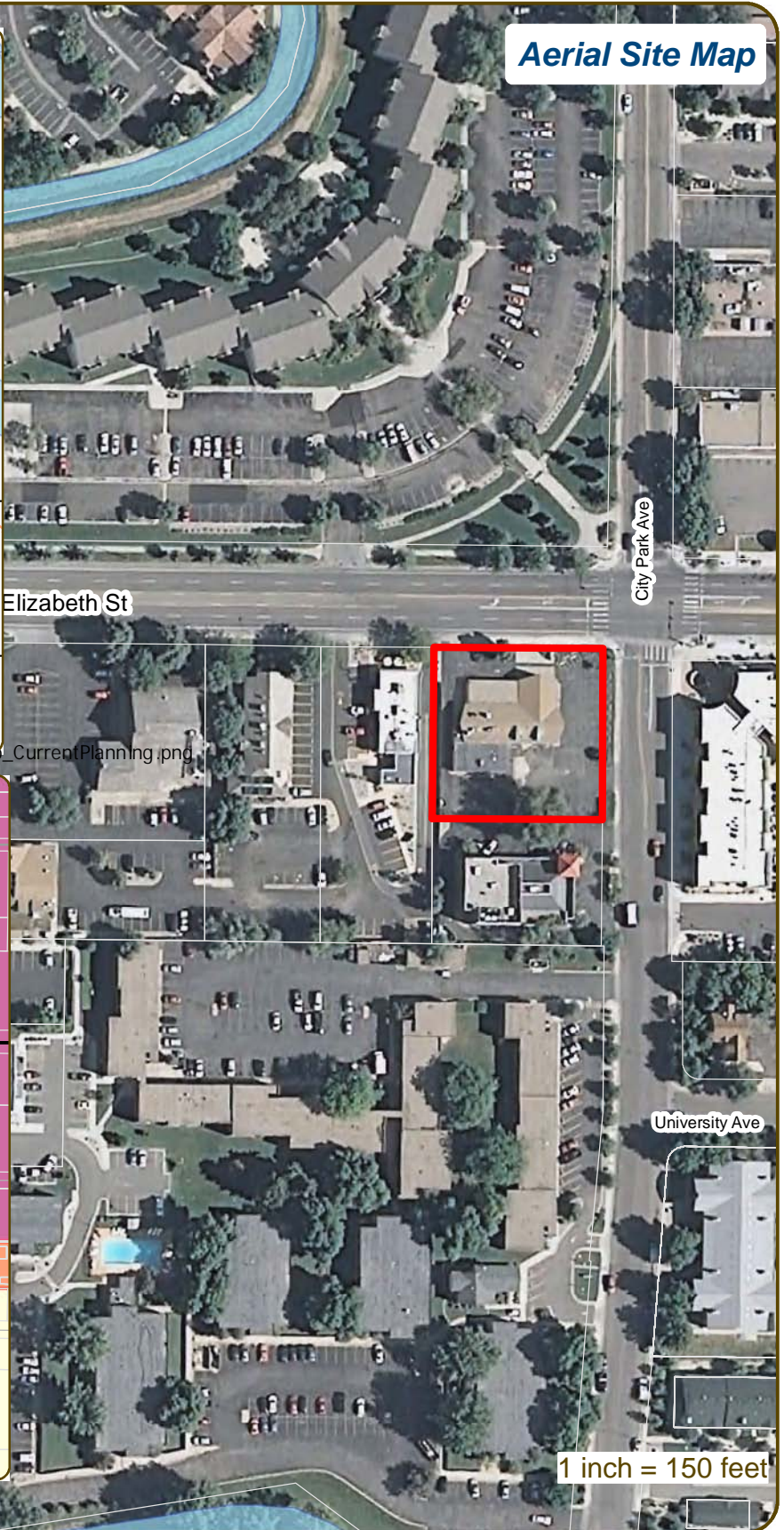
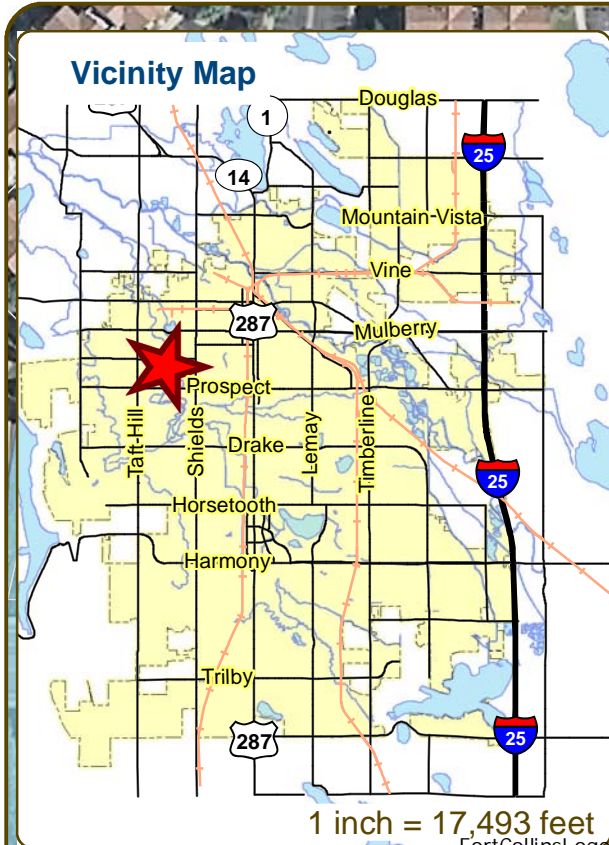
281 Conference Room A

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## Monday, February 13, 2012

Time	Project Name	Applicant Info	Project Description	Planner
9:30	Commercial Building at 1401 West Elizabeth Street	Cathy Mathis 970-532-5831 <a href="mailto:cathy@tbgroup.us">cathy@tbgroup.us</a>	This is a request to demolish the existing building (Consuelo's) and construct a new retail/mixed-use building at 1401 West Elizabeth Street. The site is located in the Community Commercial (CC) District and the use is permitted subject to an administrative (type 1) review and public hearing (LUC 4.18 (B)(2) (c)).	Courtney Levingston
10:15	BJ's Restaurant & Brewery	Mark Fernandez 909-573-2765 <a href="mailto:mark@goldenpd.com">mark@goldenpd.com</a>	This is a request for a new BJ's Restaurant & Brewery at the northwest corner of East Harmony Road and Corbett Drive. The site is located in the Harmony Corridor District (HC) and the use is permitted as a minor amendment to Front Range Village approved site plan per note #10.	Ted Shepard
11:00	Single Family Extra Occupancy Rental at 516 Deines Court	Debra Cook 303-404-3808 <a href="mailto:d.cook@g.com">d.cook@g.com</a>	This is an extra occupancy request for five tenants in a single-family detached dwelling unit located at 516 Deines Court. The site is zoned Low Density Mixed-Use Residential (LMN) and more that four tenants are permitted subject to an administrative (type 1) public hearing (LUC 4.5(B)(2)(7)).	Steve Olt

# New Commercial Building 1401 West Elizabeth Street



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CONCEPTUAL REVIEW: APPLICATION

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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) Cathy Mathis

Business Name (if applicable) The Birdsall Group

Your Mailing Address 444 Mountain Avenue, Berthoud CO 80530

Phone Number 970-532-5891 Email Address cathy@tbgroup.us

Site Address or Description (parcel # if no address) 1401 West Elizabeth Street

Description of Proposal (attach additional sheets if necessary) Demolition of existing Consuelo's building and replacing with new construction of a 1-story, retail/mixed use building containing either 6,000 or 7,200 s.f.

Proposed Use Mixed Use/Retail Existing Use Restuarant

Total Building Square Footage 7,200 S.F. Number of Stories 1 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://gis.fcgov.com/fcmaps/fcmap.aspx Click Floodplains tab and zoom to property.

Increase in Impervious Area Impervious area will be less with new site plan 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?

January 30, 2012

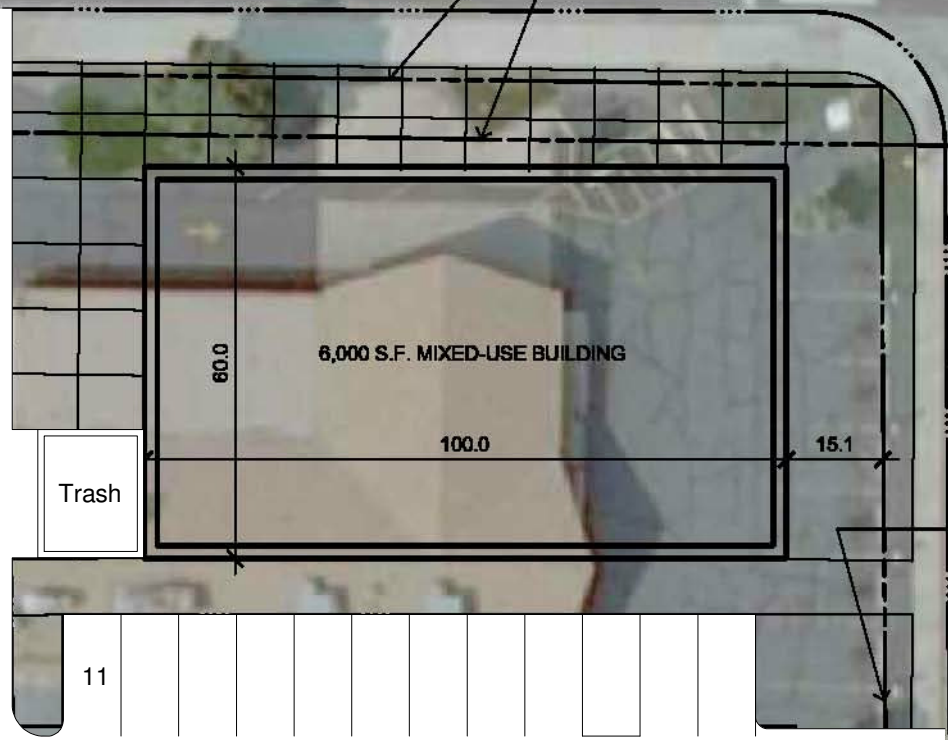
**Re: Elizabeth and City Park Corner Redevelopment  
Conceptual Review Discussion Questions for City Staff**

1. Can we get confirmation of the existing water and sewer tap sizes to the existing building?
2. What are the right of way and easement requirements on the adjacent streets? The Campus West redevelopment plan gave ROW on Elizabeth, but no utility easement.
3. Can we use the existing storm pipe in Elizabeth as the outfall for the project?
4. Is there any need for an emergency access easement into the site?
5. We are considering replatting both of the lots for cross access easements, etc. Is there any issue with platting both lots, but only having the PDP for the north lot (process or fee issues)?
6. Can curb cut onto Elizabeth, just east of the Wendy's drive-thru stay?
7. Compliance with the Campus West Community Commercial District Planning Study Report (2001)?
8. Will a new electric transformer be required?
9. Existing grease trap – maintain or relocate – what is required?
10. Large existing tree will need to be removed. Owner will work with City Forrester

W Elizabeth St

APPROX. LOCATION OF EXIST. R.O.W.

APPROX. LOCATION OF NEW R.O.W.



City Park Ave

APPROX. LOCATION EXIST. R.O.W.

11

31 New Parking Spaces

T

8

11

Compact Parking

14.3

9

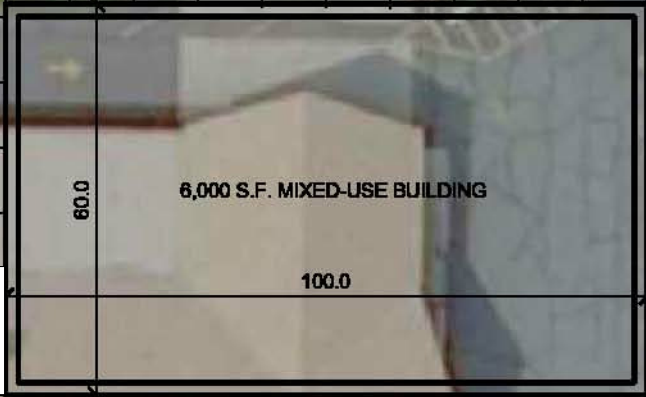
Compact Parking

EXISTING CITY PARK LIQUORS

W Elizabeth St

APPROX. LOCATION OF EXIST. R.O.W.

APPROX. LOCATION OF NEW R.O.W.



Trash

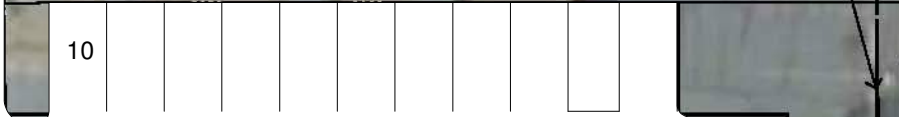
60.0

6,000 S.F. MIXED-USE BUILDING

100.0

15.1

APPROX. LOCATION EXIST. R.O.W.



10

28 New Parking Spaces

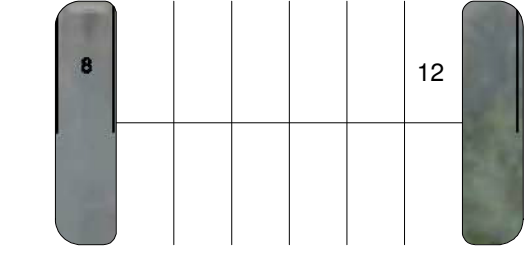
6

T

8

12

14.3



Compact Parking

EXISTING CITY PARK LIQUORS

City Park Ave

City Park Ave



W Elizabeth St

APPROX. LOCATION OF  
EXIST. R.O.W.

APPROX. LOCATION OF NEW R.O.W.

60.0

7,200 S.F. MIXED-USE BUILDING

120.0

15.1

APPROX. LOCATION  
EXIST. R.O.W.

T

12

7

35 New Parking Spaces

Trash

Compact Parking

8

8

Compact Parking

EXISTING CITY PARK LIQUORS

City Park Ave

City Park Ave

W Elizabeth St

APPROX. LOCATION OF EXIST. R.O.W.

APPROX. LOCATION OF NEW R.O.W.

60.0

7,200 S.F. MIXED-USE BUILDING

120.0

Trash

15.1

APPROX. LOCATION EXIST. R.O.W.

T

11

7

32 New Parking Spaces

6

14.3

Trash

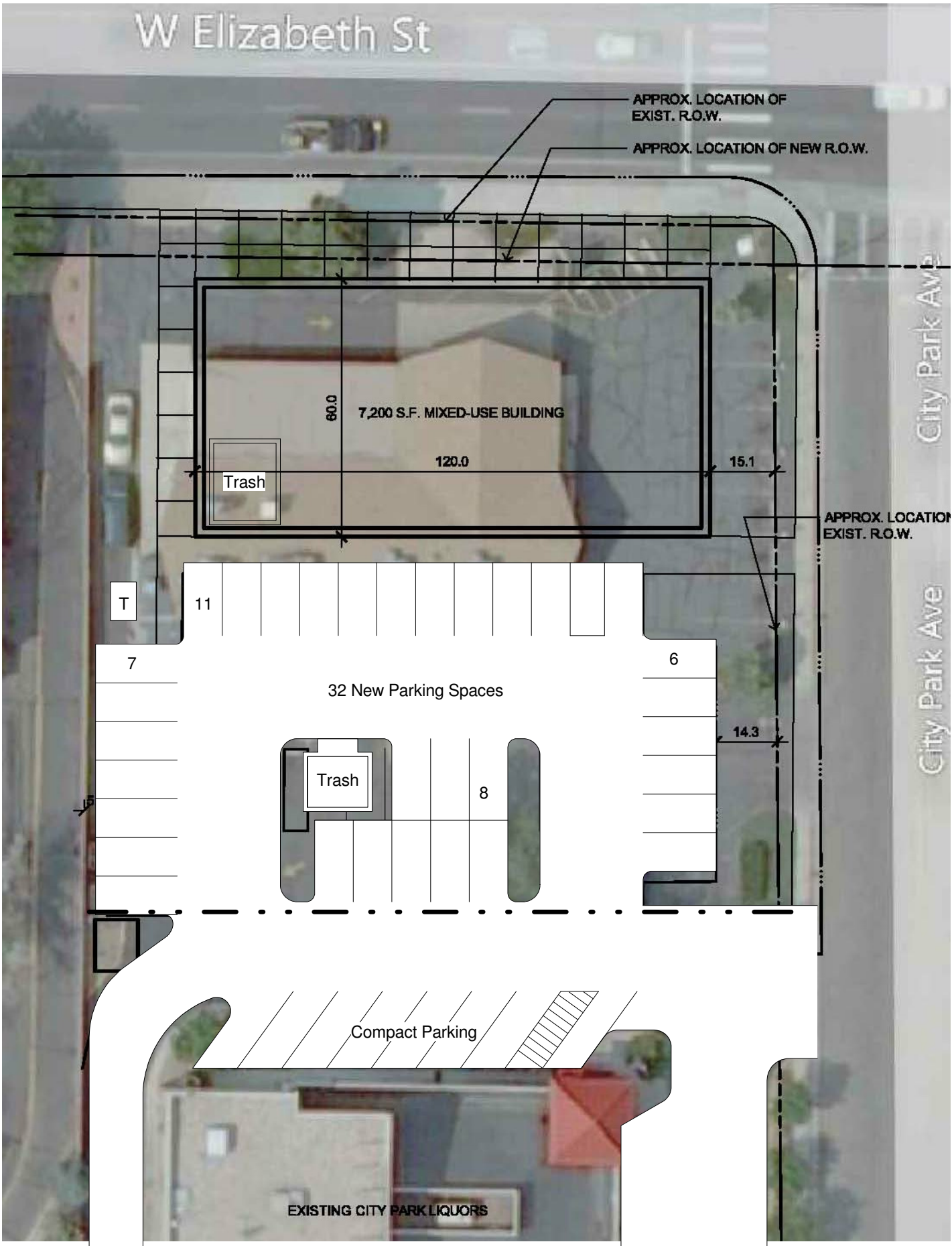
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Compact Parking

EXISTING CITY PARK LIQUORS

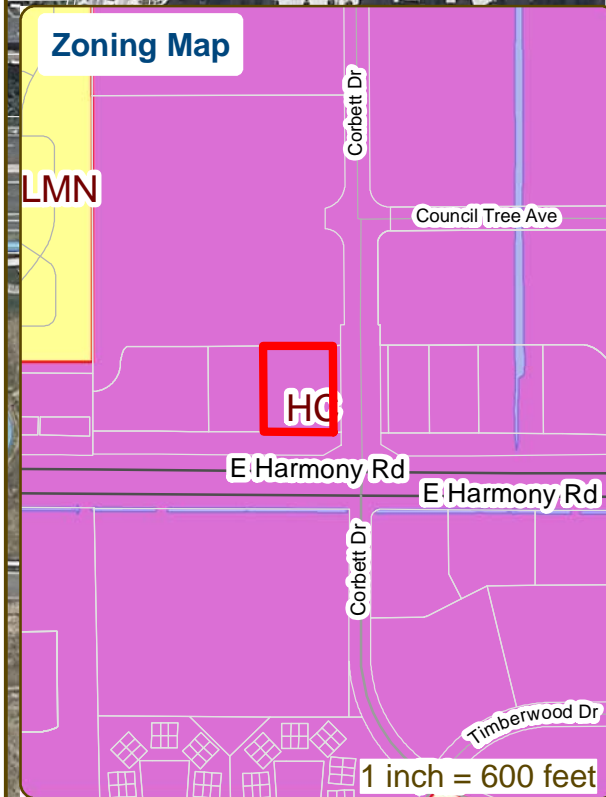
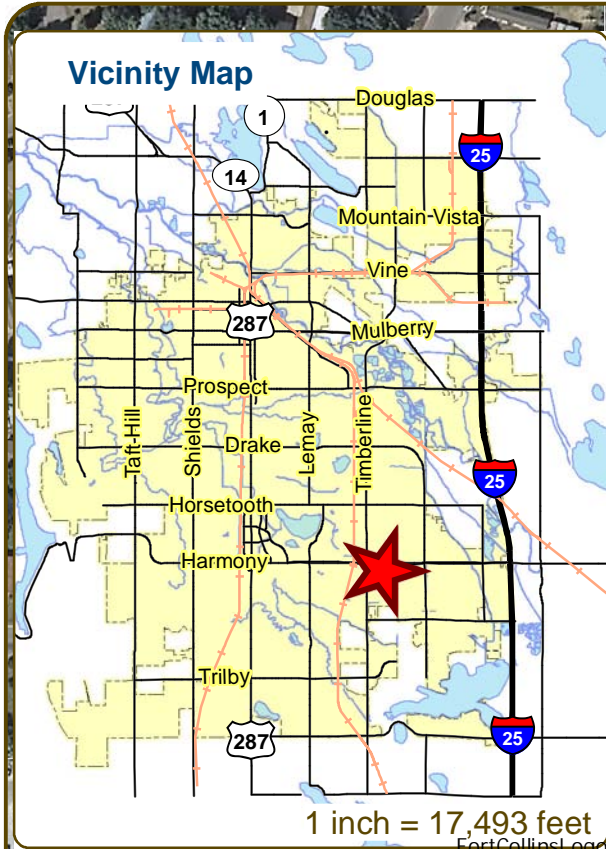
City Park Ave

City Park Ave





# BJ's Restaurant & Brewery E. Harmony Rd. and Corbett Dr.



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

Mark Fernandez, consultant for BJ's Restaurants \_\_\_\_\_

Business Name (if applicable) BJ's Restaurant \_\_\_\_\_

Your Mailing Address 20025 E Country Hollow Dr, Walnut, CA 91789 \_\_\_\_\_

Phone Number 909-573-2765 \_\_\_\_\_ Email Address mark@goldenpd.com \_\_\_\_\_

Site Address or Description (parcel # if no address) Parcel Number 8732405003; Northwest corner of the intersection E Harmony Rd and Corbett Dr. \_\_\_\_\_

Description of Proposal (attach additional sheets if necessary) New freestanding restaurant (see attached preliminary site plans) with an outdoor patio. The restaurant is proposing to sell a full line of liquor for on-site and off-site consumption in conjunction with the restaurant use. \_\_\_\_\_

Proposed Use Restaurant \_\_\_\_\_ Existing Use Empty Dirt Lot \_\_\_\_\_

Total Building Square Footage ~8,400 \_\_\_\_\_ S.F. Number of Stories 1 \_\_\_\_\_ Lot Dimensions 217' x 271' \_\_\_\_\_

Age of any Existing Structures N/A; no existing structures on site. \_\_\_\_\_

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://gis.fcgov.com/fcmaps/fcmap.aspx Click Floodplains tab and zoom to property.

Increase in Impervious Area ~8,400 S.F. building w/ parking lot (see attached site plans) \_\_\_\_\_ 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:

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Parkway Plaza I  
 14110 Dallas Parkway  
 Suite 300  
 Dallas Texas 75240  
 Ph: (972) 239-8864  
 Fax: (972) 239-5054

Architecture / Development

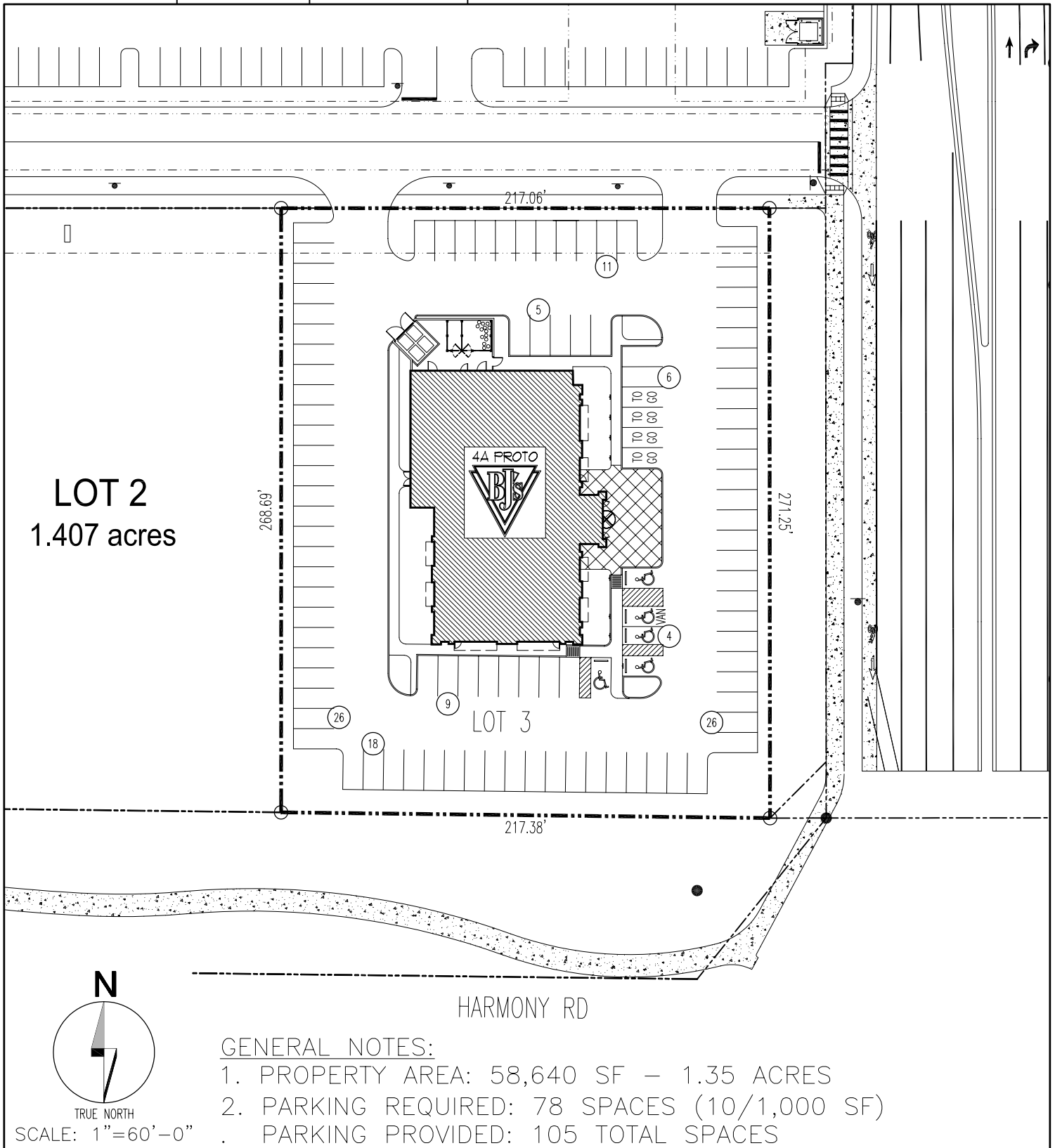
GHA Job No.  
080156

Date  
01/20/12

Sheet No.  
SCHEME 5

Project  
BJ'S

HARMONY RD  
 FT. COLLINS, CO







Parkway Plaza I  
 14110 Dallas Parkway  
 Suite 300  
 Dallas Texas 75240  
 Ph: (972) 239-8884  
 Fax: (972) 239-5054

Architecture / Development

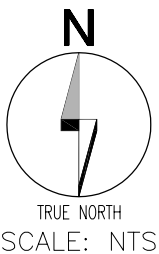
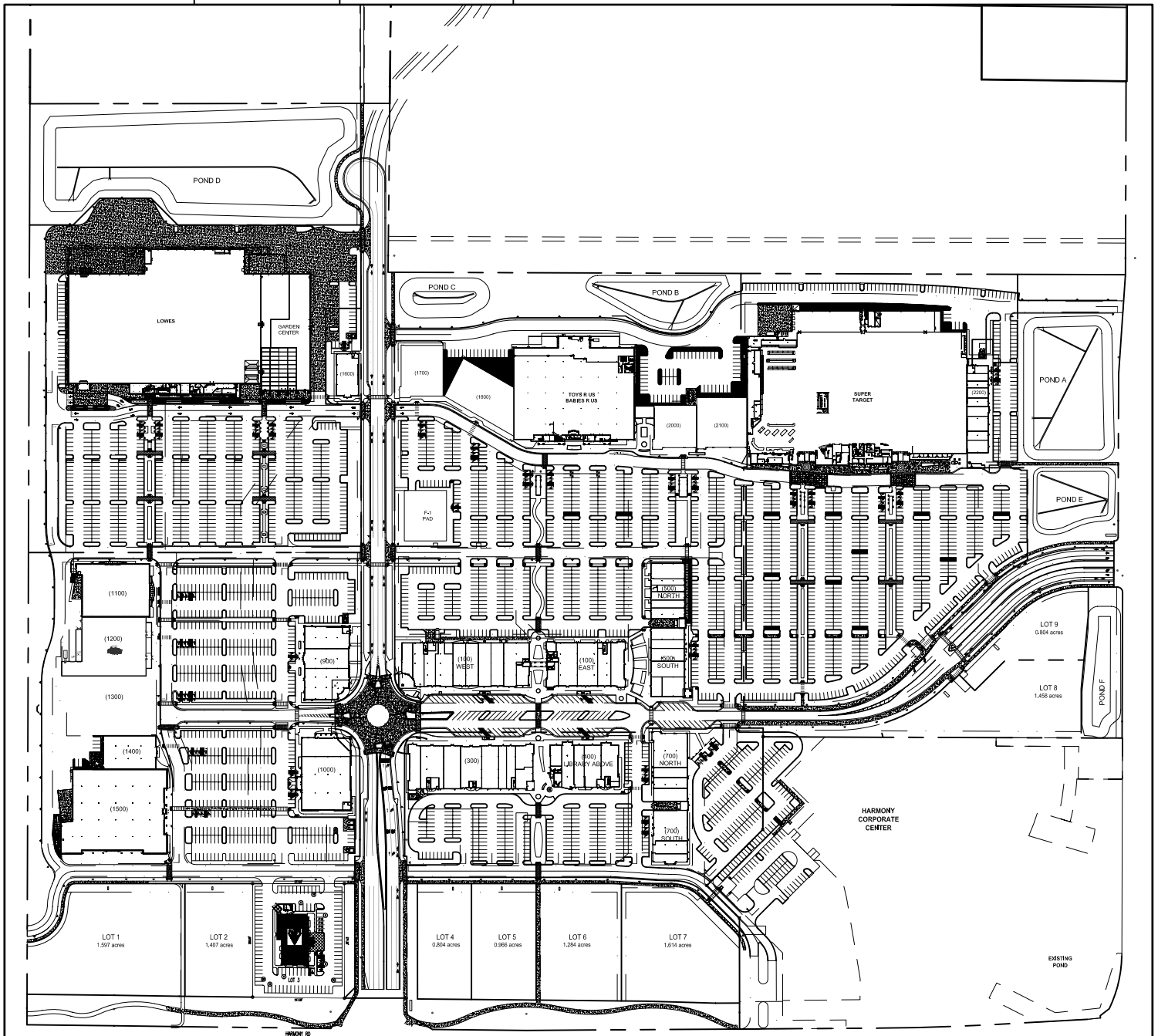
GHA Job No.  
 080156

Date  
 01/20/12

Sheet No.  
 SCHEME 5A

Project  
 BJ'S

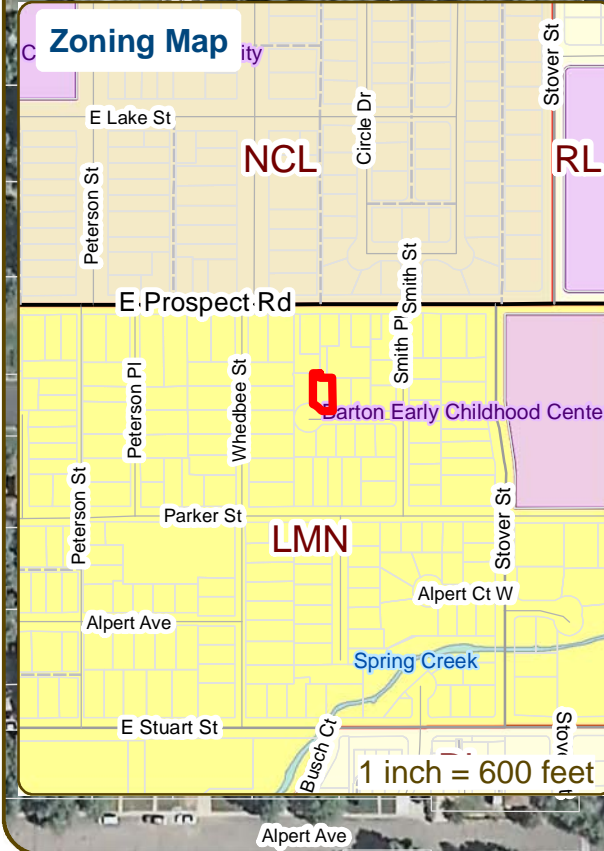
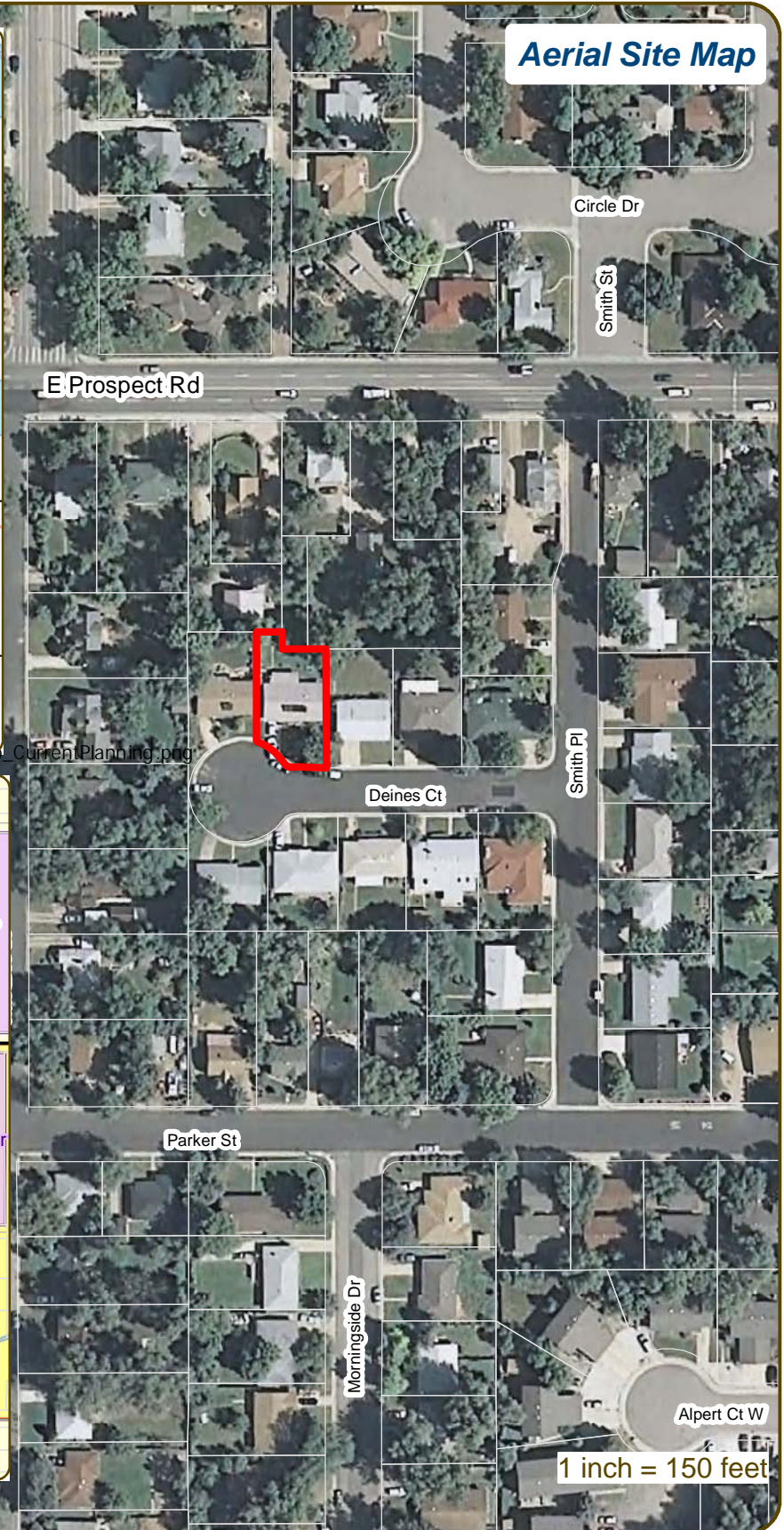
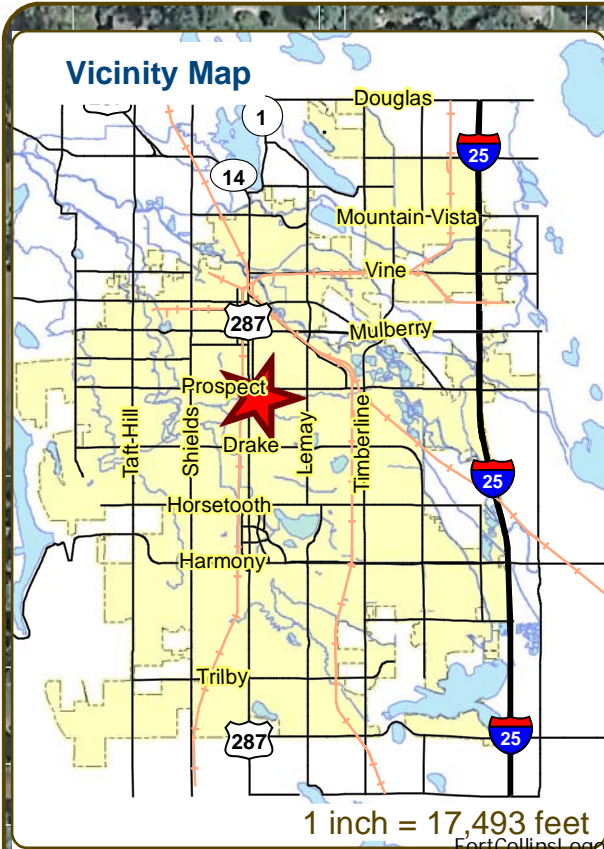
HARMONY RD  
 FT. COLLINS, CO



GENERAL NOTES:

1. PROPERTY AREA: 58,640 SF – 1.35 ACRES
2. PARKING REQUIRED: 78 SPACES (10/1,000 SF)
- PARKING PROVIDED: 105 TOTAL SPACES

# Extra Occupancy Rental 516 Deines Court



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**Contact Name(s) and Role(s)** (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

Debra Cook potential owner

**Business Name** (if applicable) \_\_\_\_\_

**Your Mailing Address** 5983 Star View Dr Broomfield CO 80020

**Phone Number** 303 404 3808 **Email Address** d.cook@gmail.com

**Site Address or Description** (parcel # if no address) \_\_\_\_\_

516 Deines Ct 80525

**Description of Proposal** (attach additional sheets if necessary) \_\_\_\_\_

Single family conversion to extra occupancy for 5 boarders in LMN zone

**Proposed Use** extra occupancy LMN **Existing Use** single family

**Total Building Square Footage** 2724 **S.F. Number of Stories** 1 **Lot Dimensions** \_\_\_\_\_

**Age of any Existing Structures** 45 years 96'x26'x34'x104'x39'x15'x22'

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?** ~~96'x26'x34'x104'x39'x15'x22'~~

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

**Increase in Impervious Area** 290.625 sf of pavement S.F.

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

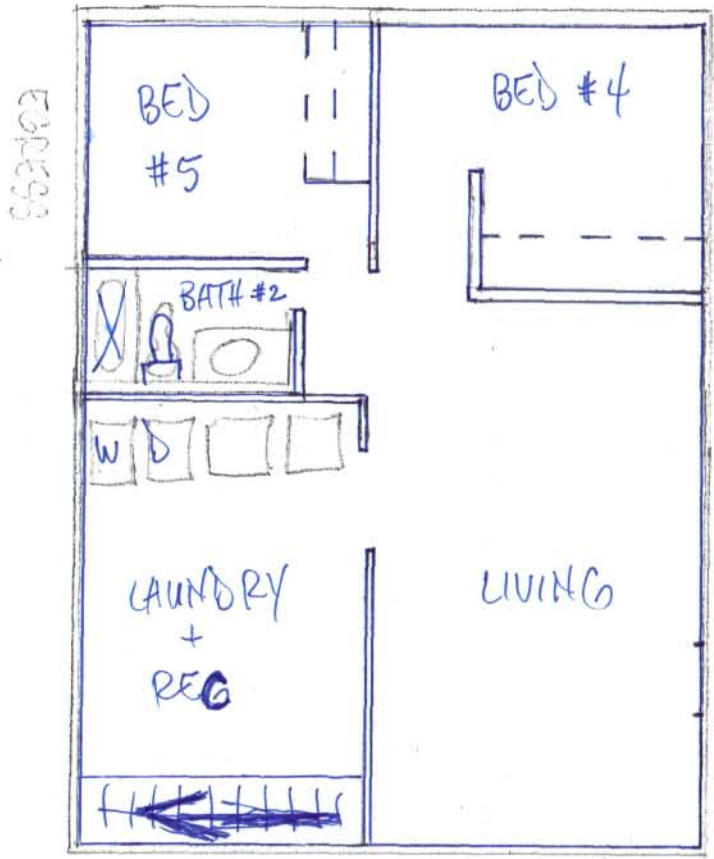
**Suggested items for the Sketch Plan:**

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?

added / new driveway will follow current drainage



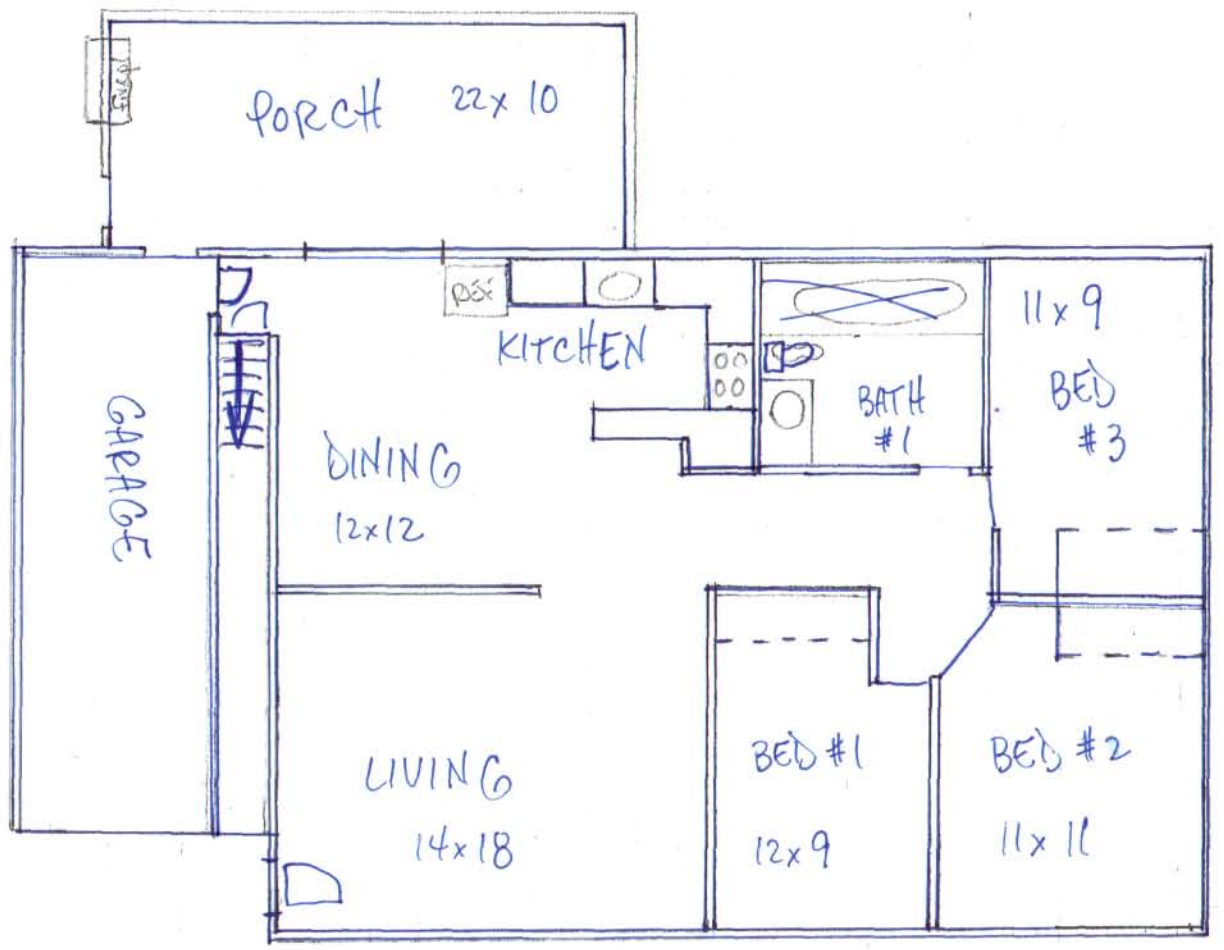
↑ North



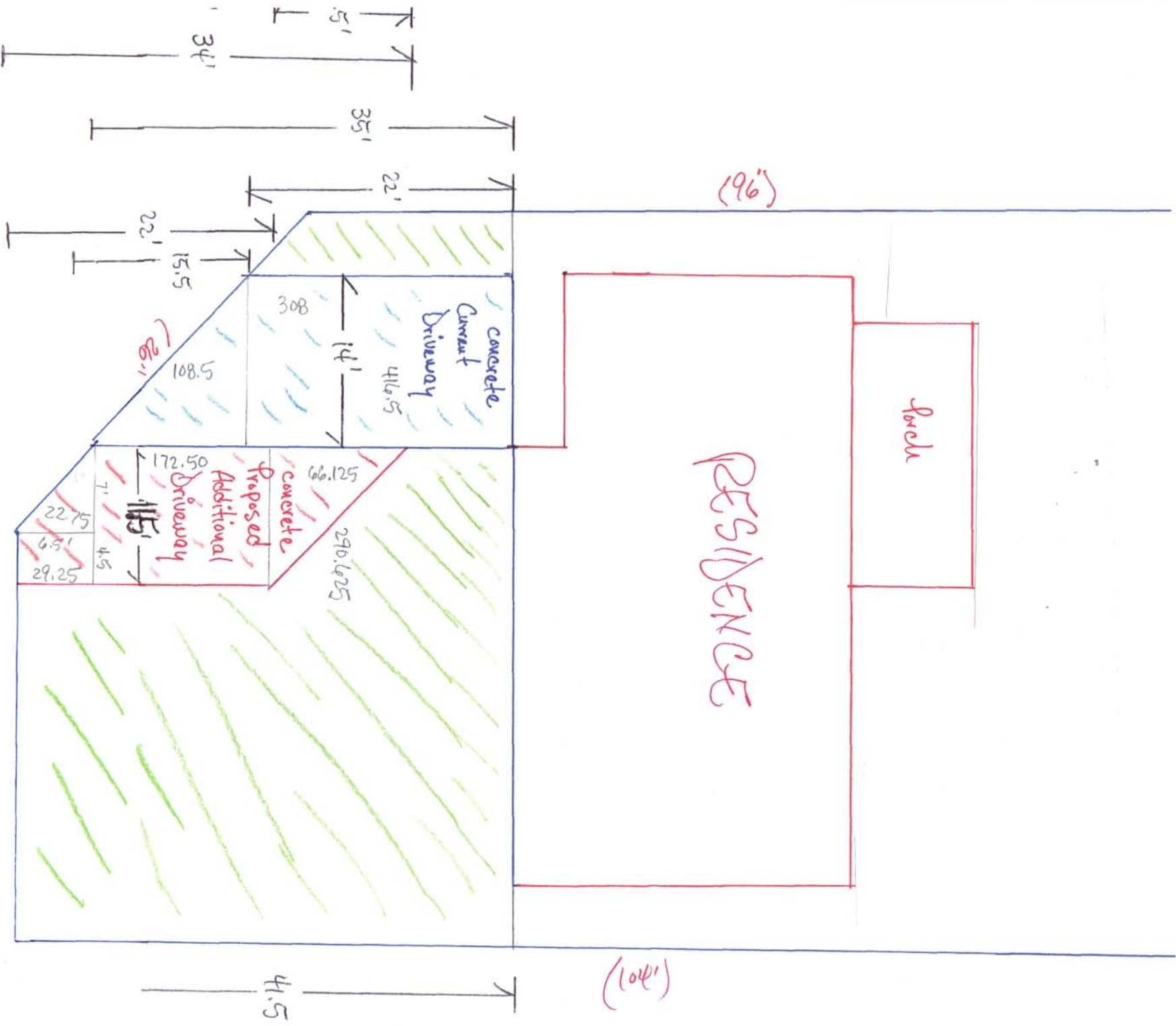
662022

662022

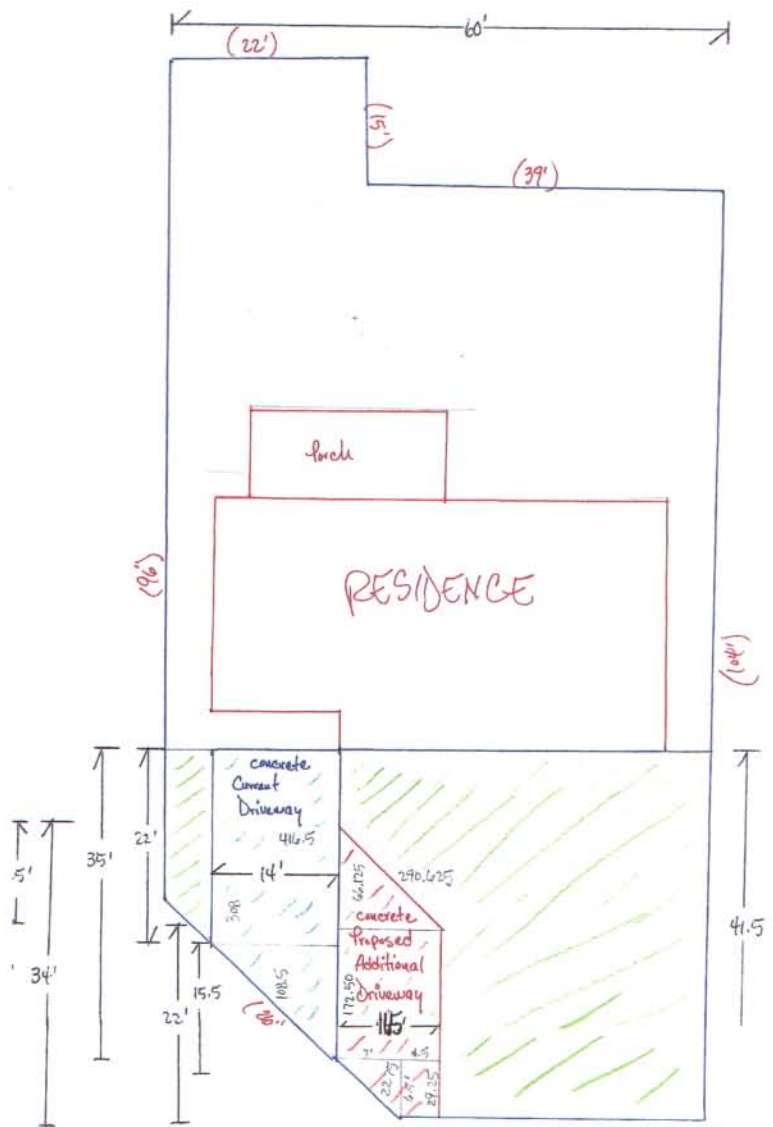
1/8" = 1'



GARAGE



Increase width of driveway to accommodate 3 cars ~ 25.5'  
 Add 2 egress windows in basement bedrooms



Increase width of driveway to accommodate 3 cars = 25.5'  
 Add 2 egress windows in basement bedrooms