

# Conceptual Review Agenda

Schedule for 02/13/20  
281 Conference Room A

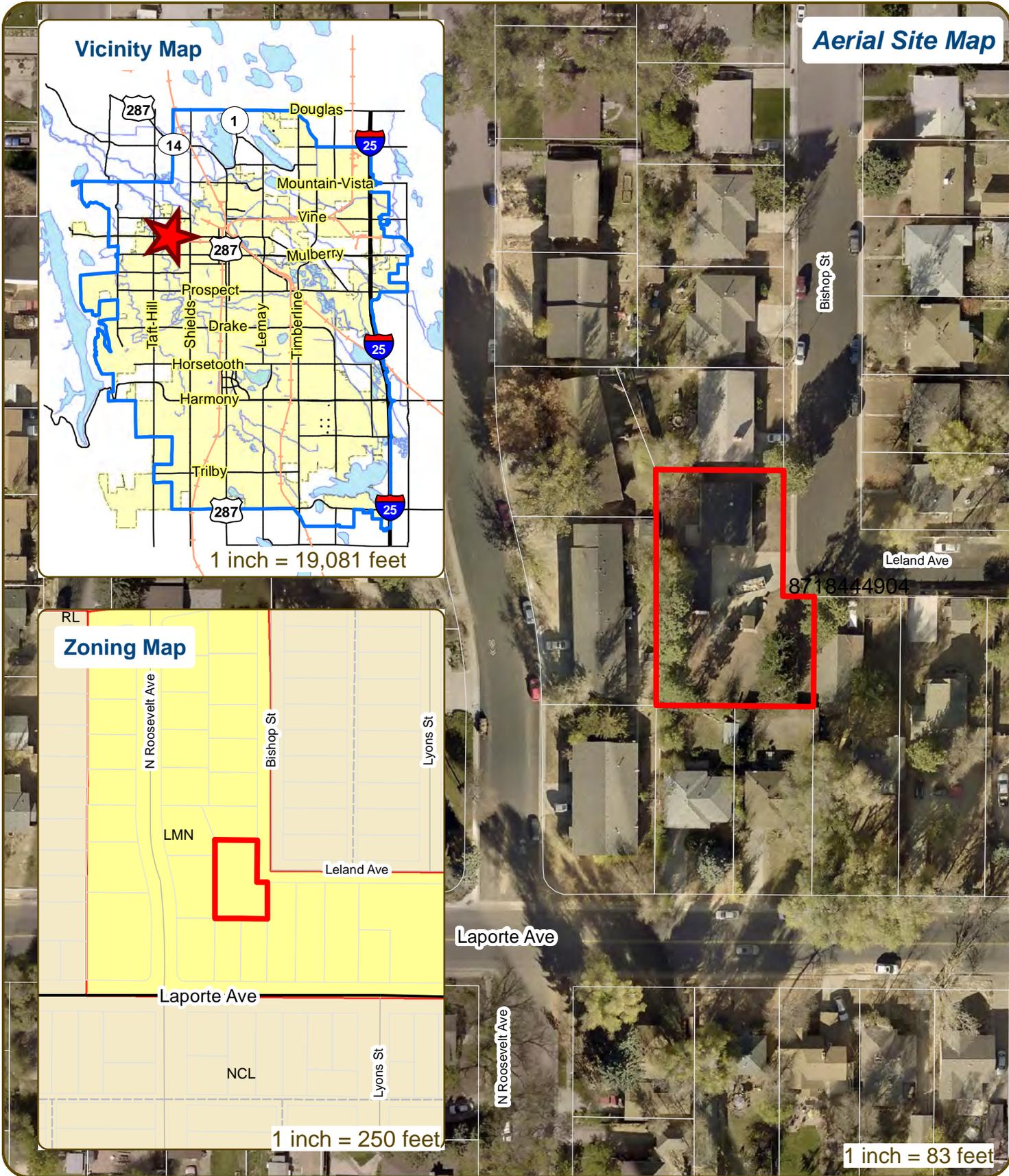
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**Thursday, February 13, 2020**

Time	Project Name	Applicant Info	Project Description	
<b>9:30</b>	<b>203 Bishop St Extra Occupancy  CDR200010</b>	Margaret Lake 303-915-7898 Margaret_Lake@msn.com	This is a request to convert an existing single-family dwelling into an extra occupancy rental house at 203 Bishop Street (parcel # 9710103041). Access is taken from Bishop Street to the east. The project is located approximately 150 feet north of Laporte Avenue and approximately 2,000 feet west of N. Shields Street. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Administrative (Type 1) Review.	Planner: Shawna Van Zee  Engineer: Marc Virata  DRC: Tenae Beane
<b>10:15</b>	<b>108 Bueno Dr Light Industrial Facility  CDR200011</b>	Allen Curtis 970-407-7290 Allencurtis563@gmail.com	This is a request to construct a structure used primarily for the mixing of plant and dirt material for use in agricultural facilities at 108 Bueno Drive (parcel # 9612234001). The proposed structure contain 952 sf of office space for on-site staff, and 1,224 sf for light industrial usage. The proposal includes approximately 16 on-site parking spaces. Access is taken from Bueno Drive to the south. The project is located approximately 280 feet east of S. College Avenue and approximately 1 mile south of E. Harmony Road. The property is within the Service Commercial (CS) zone district and is subject to -Administrative (Type 1) Review.	Planner: Clark Mapes  Engineer: Spencer Smith  DRC: Todd Sullivan
<b>11:00</b>	<b>2115 Joseph Allen Dr Veterinarian Clinic &amp; Indoor Kennel  CDR200012</b>	Jeffrey Down 970-567-2453 jeff@downzankey.com	This is a request to develop 2115 Joseph Allen Drive (parcel # 8719444008) into a veterinary care facility and indoor kennel. The proposed structure is 9,590 sf of mixed veterinary clinic and kennel space. The proposal includes approximately 44 on-site parking spaces. Access is taken from Bear Mountain Drive to the north, and Joseph Allen Drive to the west. The project is located approximately 480 feet west of S. Timberline Road and approximately .5 miles north of E. Drake Road. The property is within the Industrial (I) zone district and is subject to Administrative (Type 1) Review.	Planner: Pete Wray  Engineer: Morgan Stroud  DRC: Brandy Bethurem Harras

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# 203 Bishop St Extra Occupancy



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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) Margaret Lake  
(owner)

Business Name (if applicable) MNL Properties LLC

Your Mailing Address 1243 Jackson St Denver, CO 80206

Phone Number 303-915-7898 Email Address margaret-lake@msn.com

Site Address or Description (parcel # if no address) 203 Bishop St, Fort Collins, CO  
80521

Description of Proposal (attach additional sheets if necessary) I would like to apply  
to be able to rent this property to 4 unrelated  
persons.

Proposed Use Rent to 4 unrelated people Existing Use Rental to 3 or less people

Total Building Square Footage 2128 S.F. Number of Stories 1 Lot Dimensions 98' x 155'

Age of any Existing Structures Built in 1963

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 what risk level? \_\_\_\_\_

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

Increase in Impervious Area NA 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?

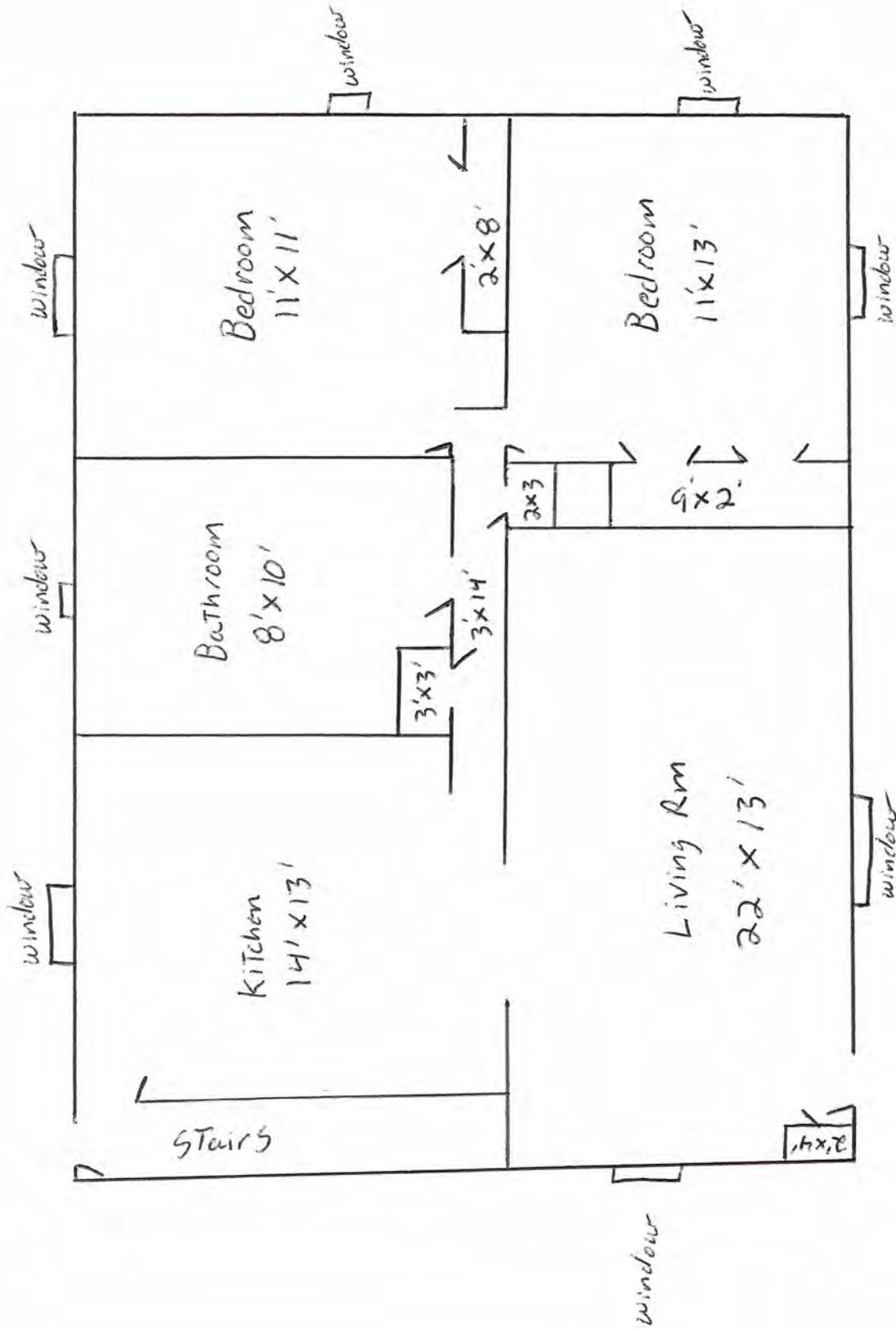
North Property line  
80'



203 Bishop St.

North Property line

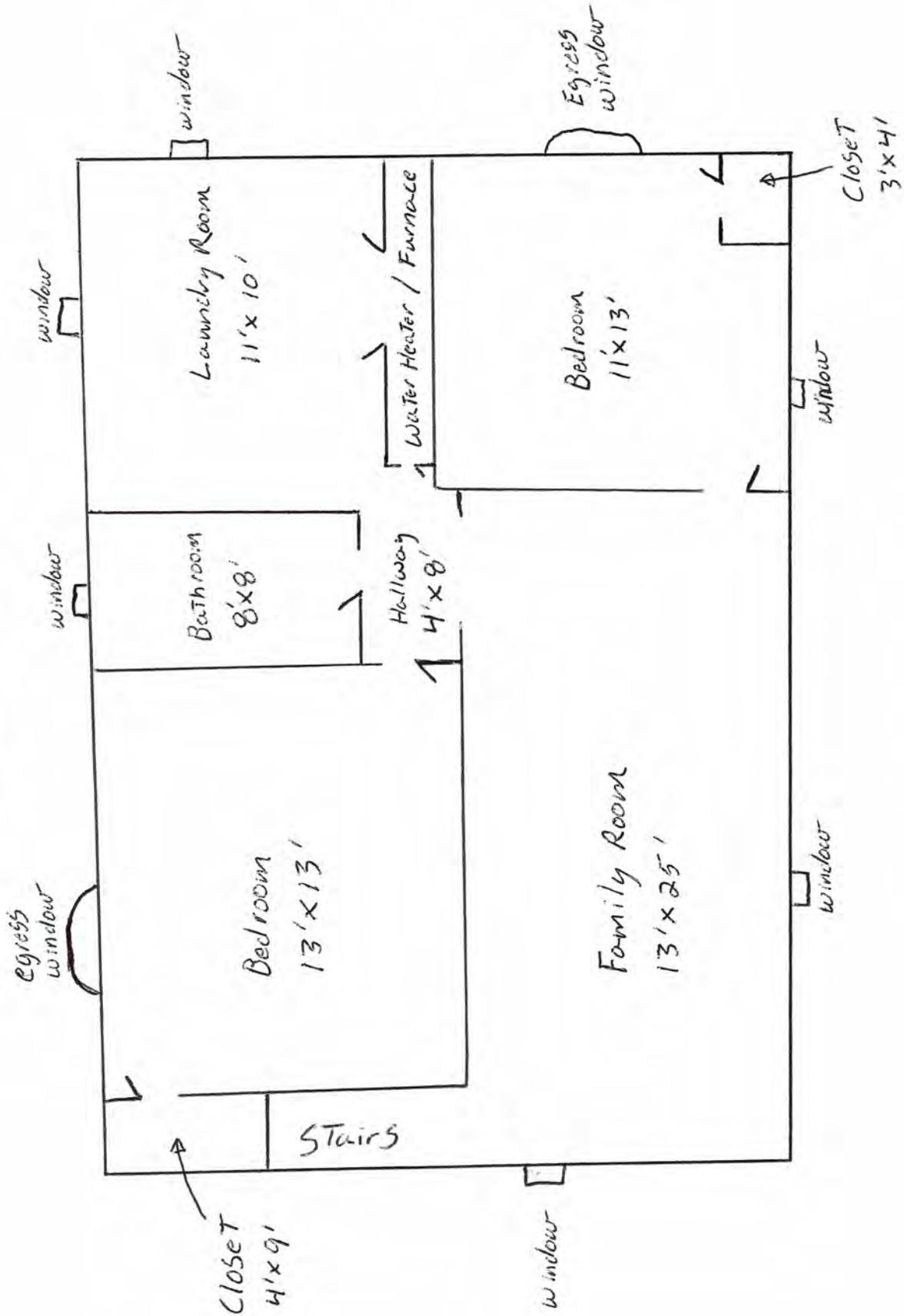
Main floor



203 Bishop St.

North Property line

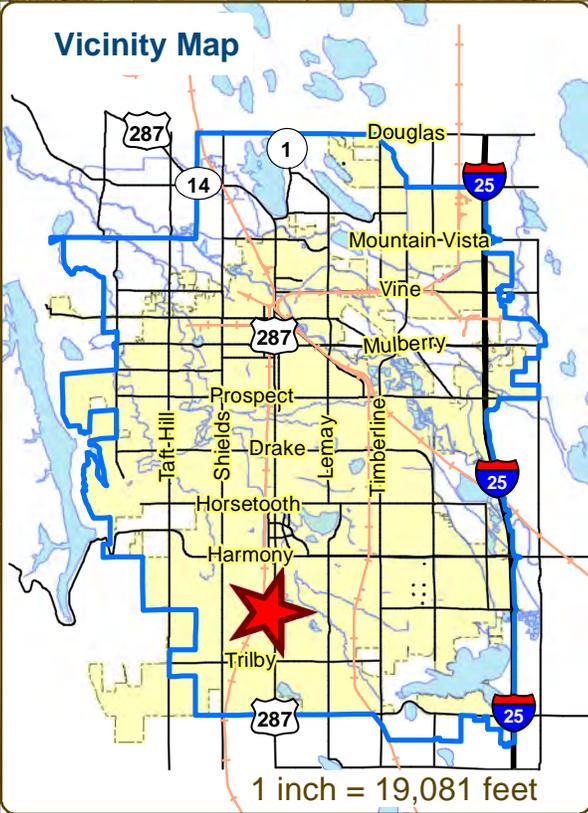
Basement



203 Bishop St.

# 108 Bueno Dr Light Industrial Facility

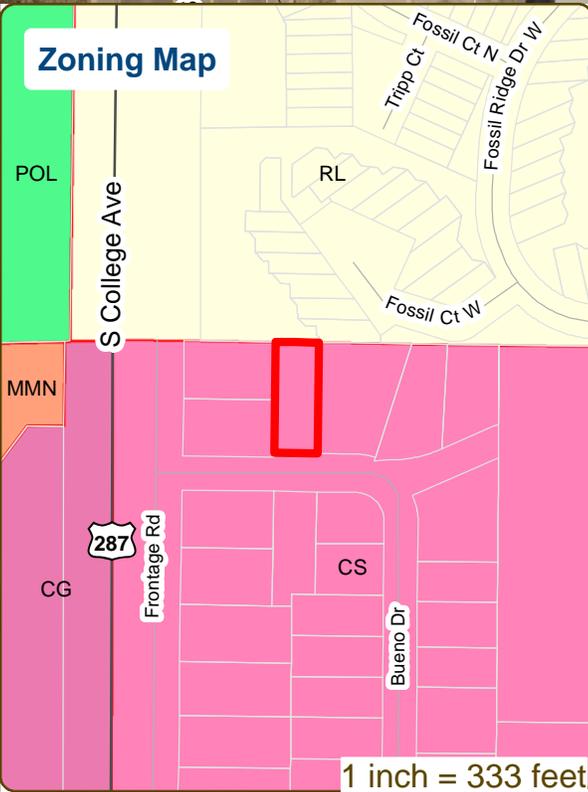
Vicinity Map



Aerial Site Map



Zoning Map



1 inch = 83 feet

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

ALLEN D. CURTIS, CONSULTANT

Business Name (if applicable) ALLEN D. CURTIS - ARCHITECT

Your Mailing Address 33 EAGLES NEST COURT, LIVERMORE, COLO. 80536

Phone Number 970/457-7290 Email Address ALLENCURTIS563@GMAIL.COM

Site Address or Description (parcel # if no address) 108 BUENO DRIVE, FT. COLLINS, COLO. 80525

Description of Proposal (attach additional sheets if necessary) SINGLE STORY W/D FRAME BLDG FOR THE MIXING OF PLANT DIRT MATERIAL FOR THE USE IN MARIJUANA PLANT BEDS IN 'GROW FACILITIES'.

Proposed Use FABRICATION & OFFICES Existing Use N/A

Total Building Square Footage 2510 S.F. Number of Stories ONE Lot Dimensions 75' x 200'

Age of any Existing Structures N/A

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 [X] No If yes, then what risk level? \_\_\_\_\_

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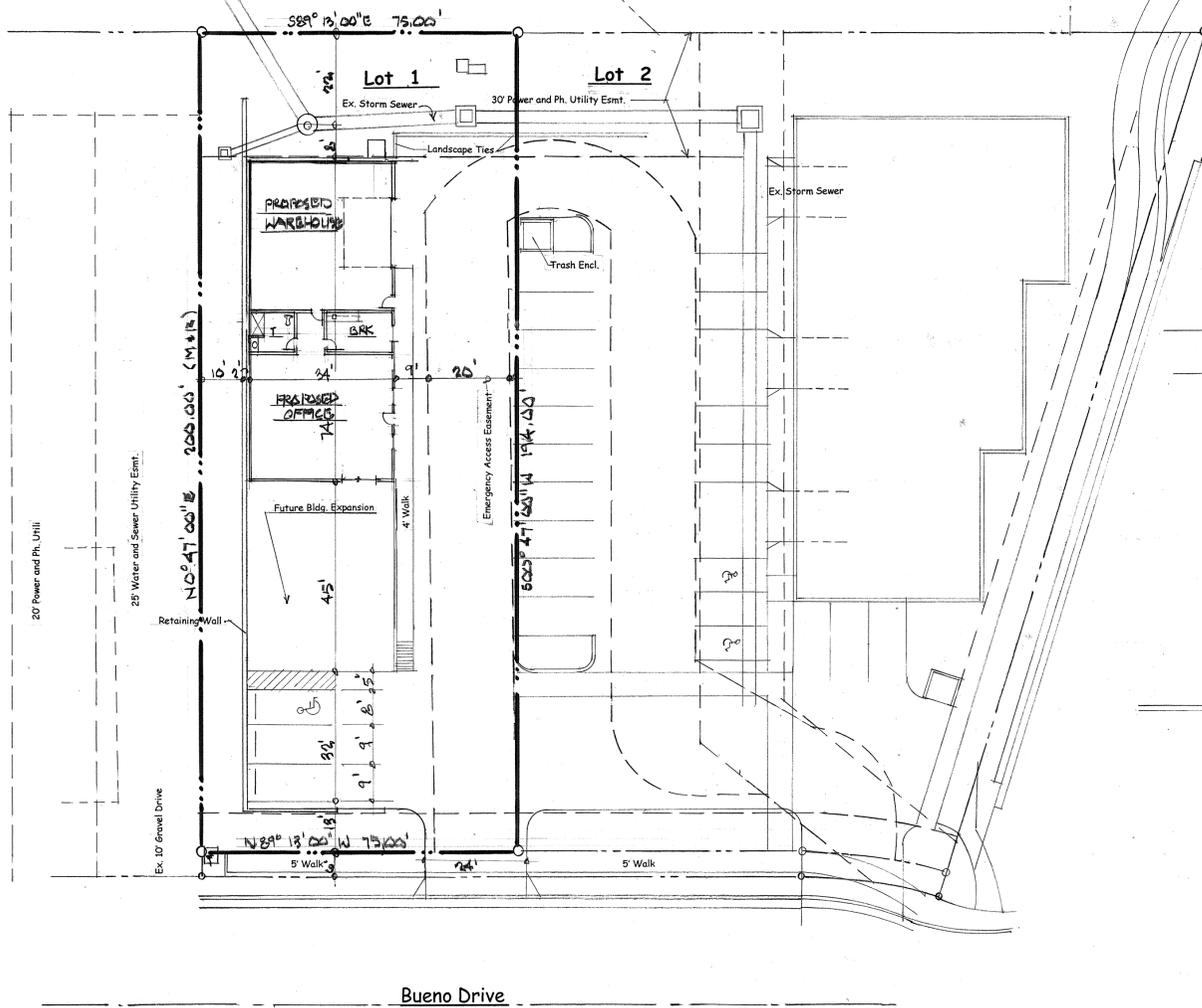
Increase in Impervious Area 8100 S.F.

(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?

Amended Plat of A Portion of Fossil Creek Meadows, 1<sup>st</sup> Filing



**Site Plan 1"=20'-0"** NORTH

**Legal Description:**

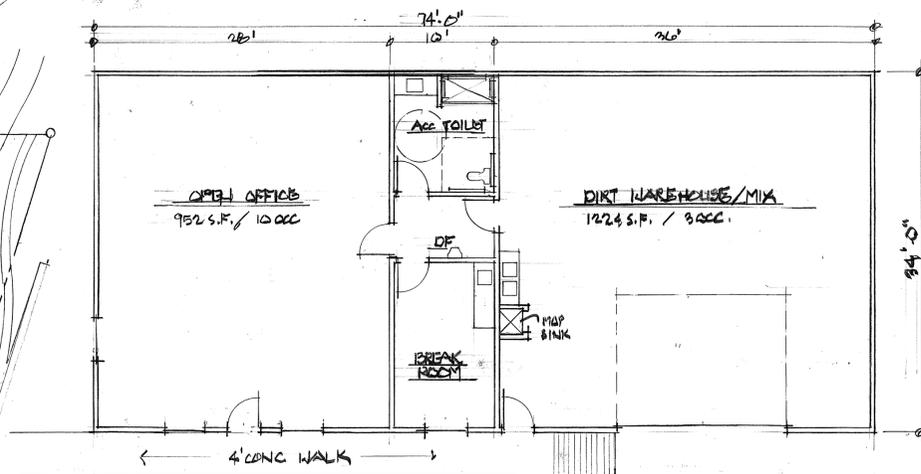
Lots 1 & 2, South 13 Subdivision, County of Larimer, State of Colorado.  
 Lot #1 is a 0.33+/- Acre site which is zoned C-Commercial. The address is 108 Bueno Drive, Fort Collins, Colorado 80525.

**Site Data Lot #1**

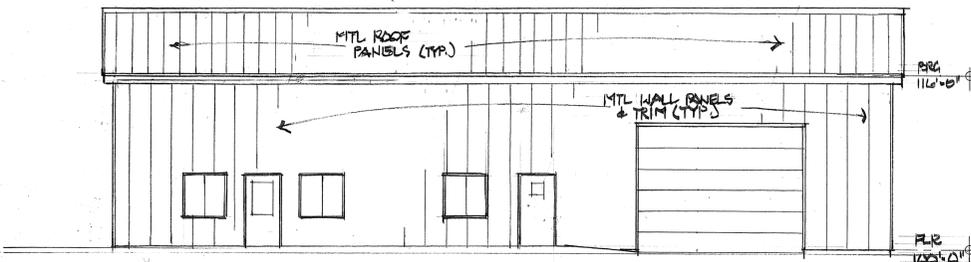
Gross Site Area:	13000 s.f.
Net Site Area:	12610 s.f.
Proposed Use:	Warehouse
Gross Building S.F.:	2516 g.s.f.
Total Building Use:	Warehouse / mixing area: 1224 g.s.f. Accessory Office: 952 g.s.f. Brk Rm, RR: 340 g.s.f.

**Building Data: Lot #1**

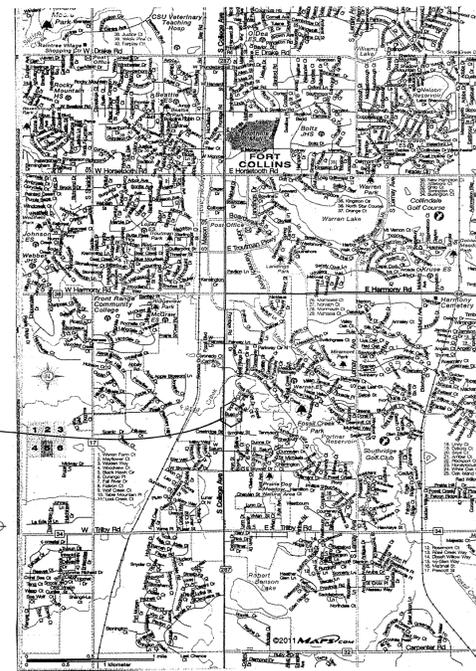
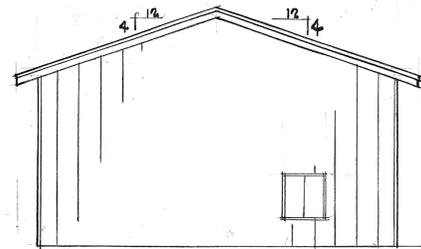
- The building will be a 34' x 74' Warehouse / Office, set on the west portion of the lot.
- Number of Stories = one (1)
- Construction Type = Type V-B
- Code used: 2018 International Building Code, (IBC), with local amendments.
- Occupancy Type = Fabrication / Warehouse, F-2/S-2, Low Hazard fabrication and storage.



**Bldg. Floor Plan 1/8"=1'-0"** NORTH



**Bldg. Elevations 1/8"=1'-0"**



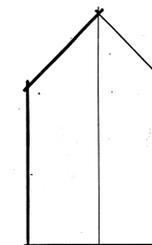
**Vicinity Map / 1 1/2"=1 Mile** NORTH

Revisions
Date: _____
Date: _____
Date: _____

A New Soil Factory Bldg. For:  
 Natural Alternatives  
 108 Bueno Drive  
 Ft. Collins, Colorado 80525

Pre-Utility - Not For Construction  
 12-22-19  
 01-12-20

Dalton Construction, Inc.  
 7901 Pheasant Run Lane  
 Wellington, Co. 80549  
 970-231-3732

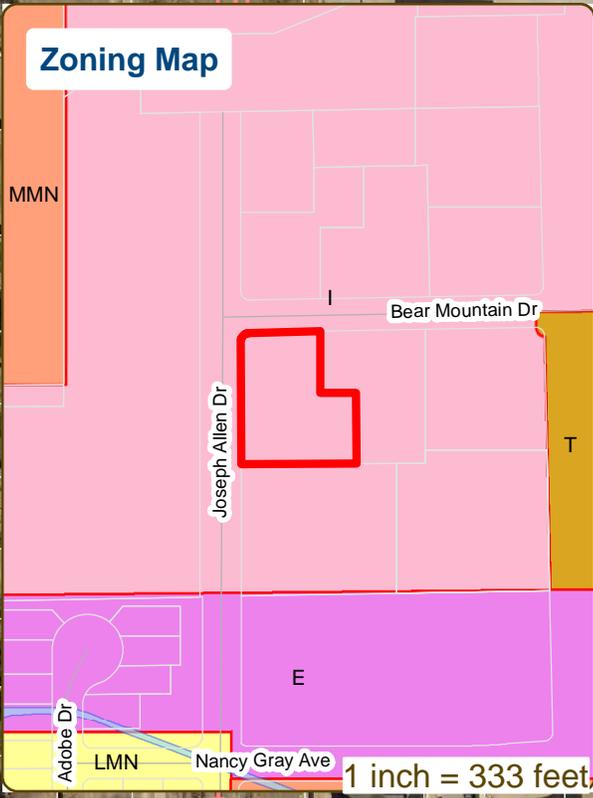
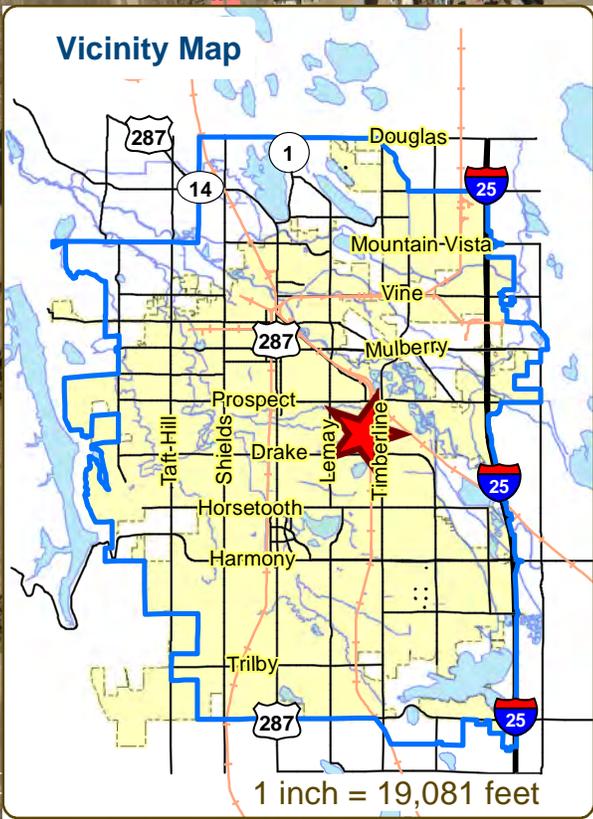
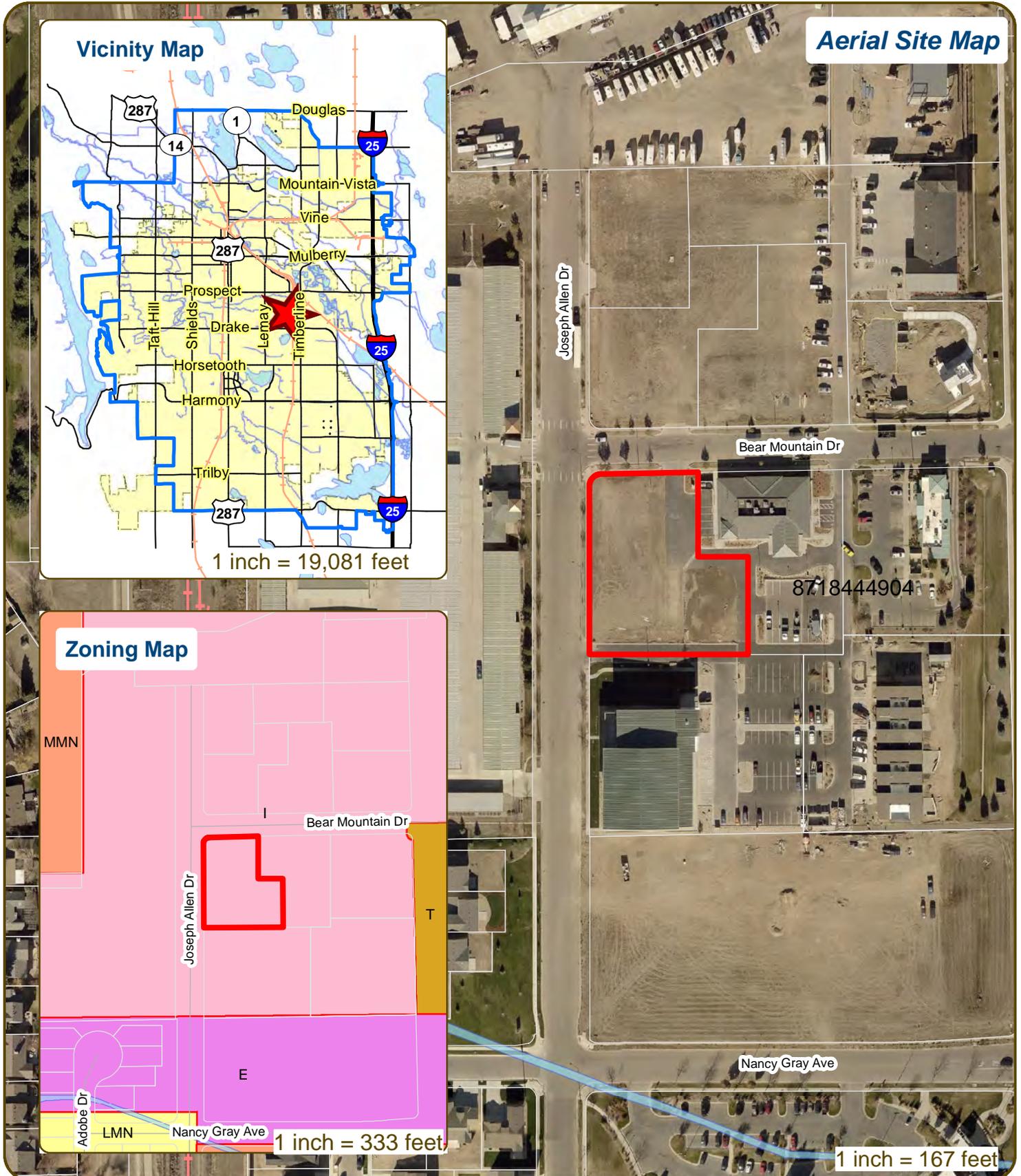


**Allen D. Curtis**  
 Architect  
 Architecture & Planning  
 33 Eagles Nest Ct.  
 Livermore, Colorado 80530  
 (710) 401-7250 Fax (710) 412-9299

A New Soil Factory Bldg. For:  
 Natural Alternatives  
 108 Bueno Drive  
 Ft. Collins, Colorado 80525

Drawn By: \_\_\_\_\_ Sheet:  
 Checked By: \_\_\_\_\_  
 Date: \_\_\_\_\_ **A-1**

# 2115 Joseph Allen Dr Veterinarian Clinic & Indoor Kennel



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Eric Boehmer - Vetrinarian Mgr Jeffrey Down - General Contractor, Construction Manger (970-567-2453, jeff@downzankey.com)

Business Name (if applicable) All Board Animal Rescue and Shelter, Inc

Your Mailing Address 1721 West Harmony Road, #104, Fort Collins, CO 80526

Phone Number 970-267-9333 Email Address ifxpets@gmail.com

Site Address or Description (parcel # if no address) 2115 Joseph Allen Drive, Fort Collins 80524

Description of Proposal (attach additional sheets if necessary)

Development of Lot 8 of the Timberline Center (see attachment A1-6)

Proposed Use Vet Clinic and Kennel Existing Use None

Total Building Square Footage 9,590 S.F. Number of Stories 2 Lot Dimensions see sheet A1

Age of any Existing Structures None

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

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Increase in Impervious Area 9590 + (pervious and impervious paving proportions to be determined) S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

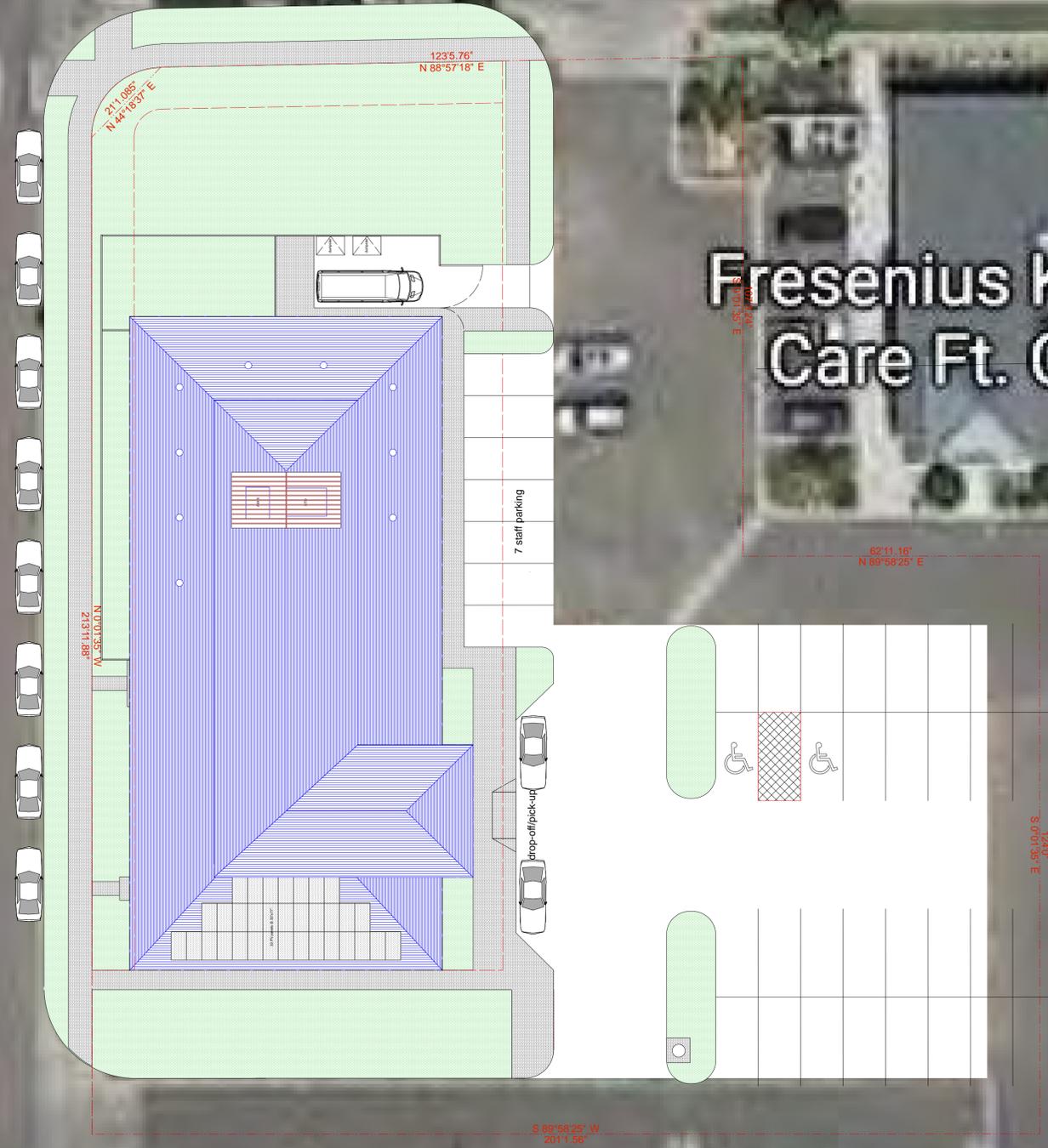
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Bear Mountain Dr

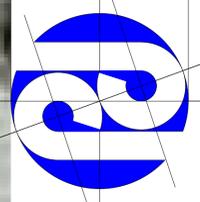
Bear Mountain Dr

Fresenius Kidney Care Ft. Collins



public parking 35  
 employees 7  
 H/C 2  
 on-site parking 44  
 street parking 8  
 total parking 52

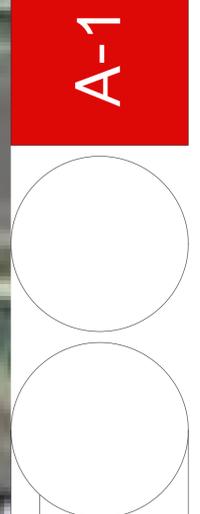
Site Plan  
 Scale: 1/16" = 1'-0"



Peterson Design  
 4921 Sandstone Dr.  
 Ft. Collins, CO 80526  
 970-223-2400

All Aboard Veterinary Clinic  
 Lot 8 Timberline Center  
 Ft. Collins, CO 80524

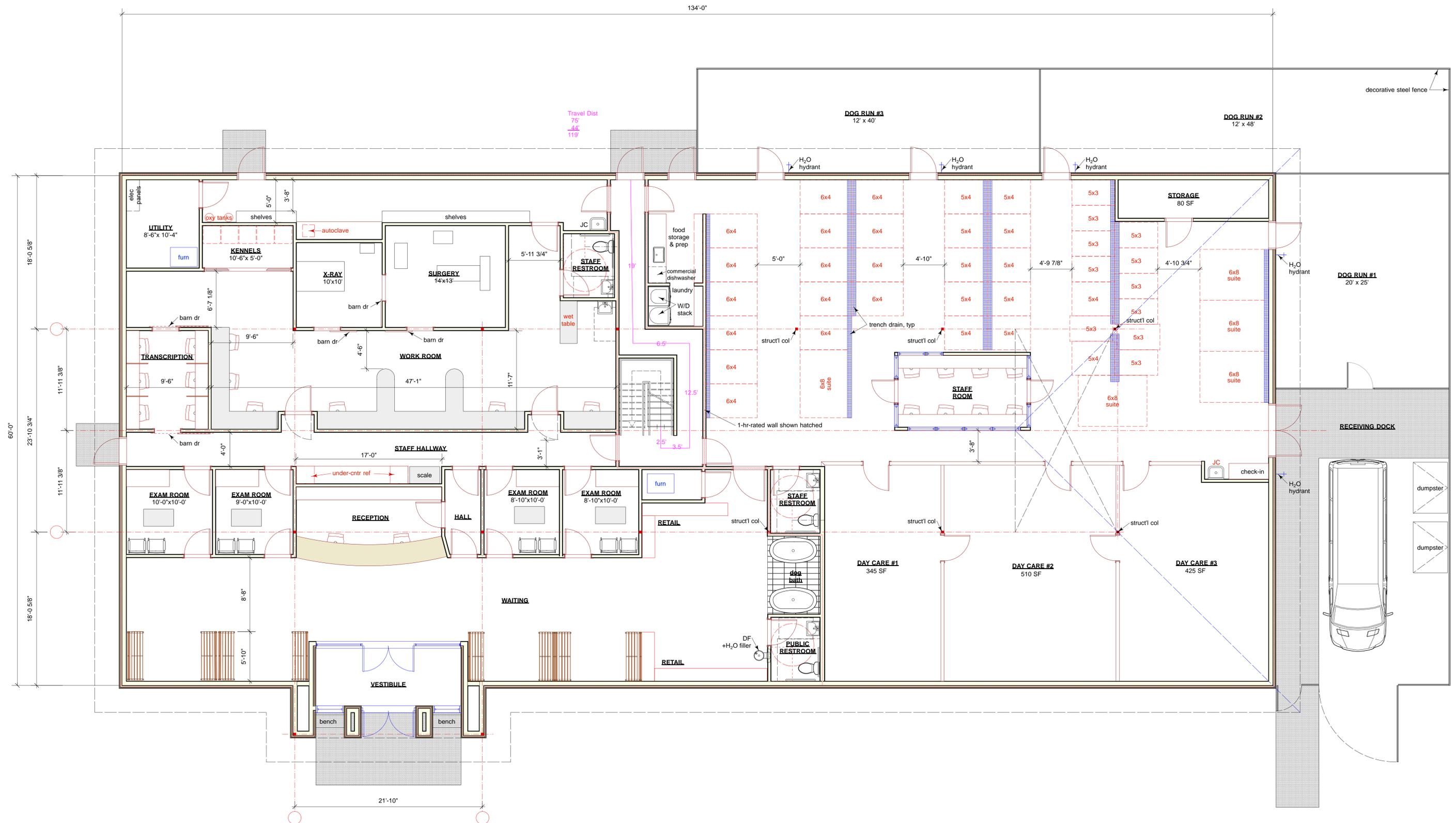
Date: January 13, 2020  
 Rev:



**Kennel Staff**  
 (1 staff/ 15 animals required)  
 43 kennel animals => 3 staff  
 60 day care animals => 4 staff  
 max staff required => 7

kennels	
6x4	15
5x4	12
5x3	11
6x8 suite	5
<b>total</b>	<b>43</b>

AREAS	Vet	Rescue
2nd floor	1,480	
2nd flr exit	235	
<b>1st floor</b>	<b>4,085</b>	<b>3,790</b>
sub-totals	5,800	3,790
<b>GRAND TOTAL</b>	<b>9,590</b>	

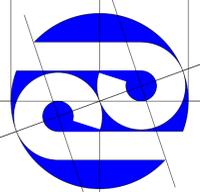


Date: January 13, 2020

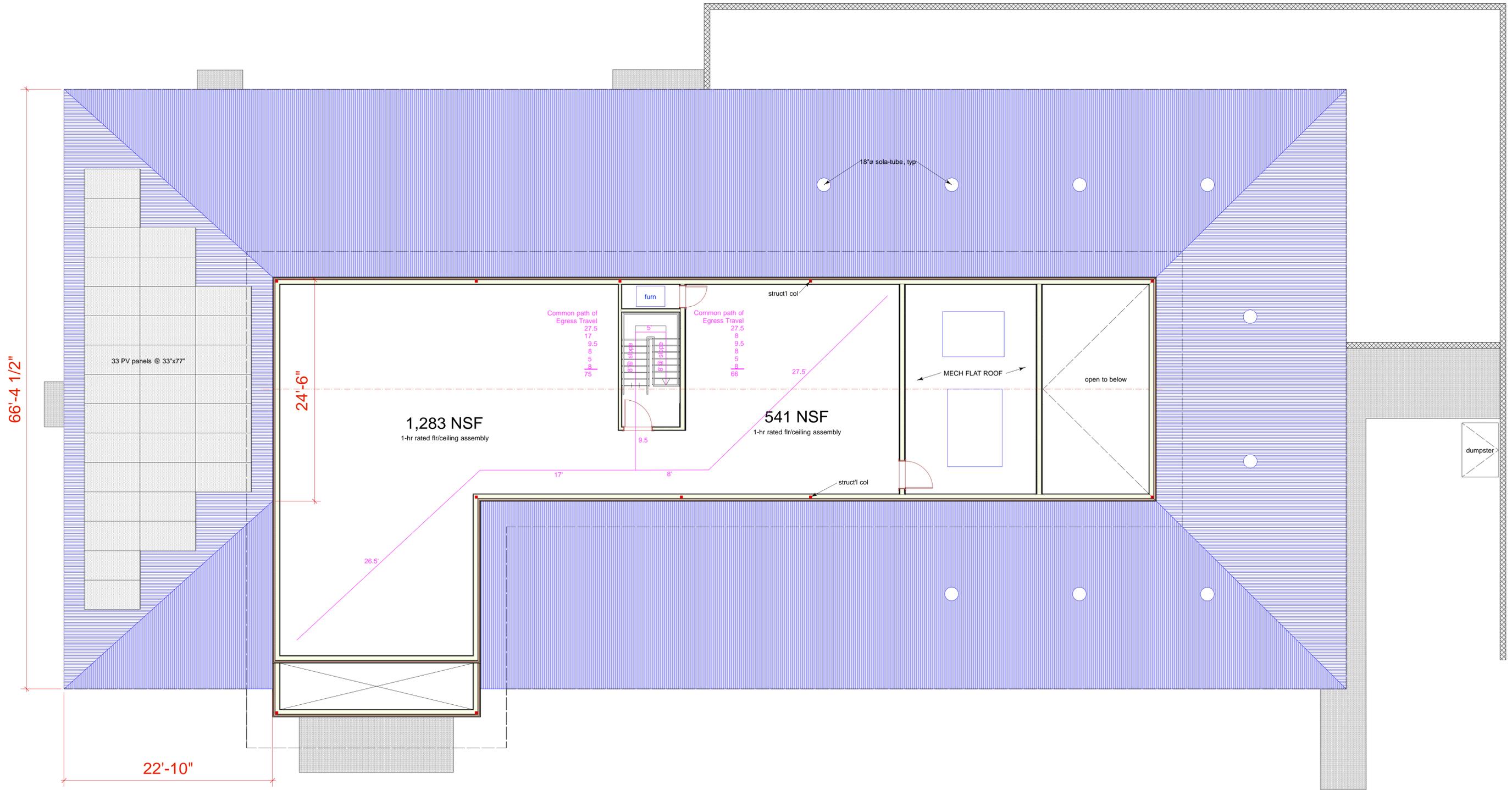
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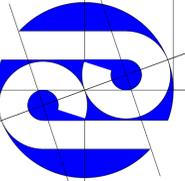
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➔ Main Floor Plan  
 Scale: 3/16" = 1'-0"



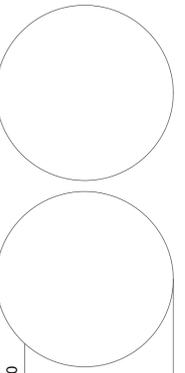
→ Upper Floor Plan  
Scale: 3/16" = 1'-0"

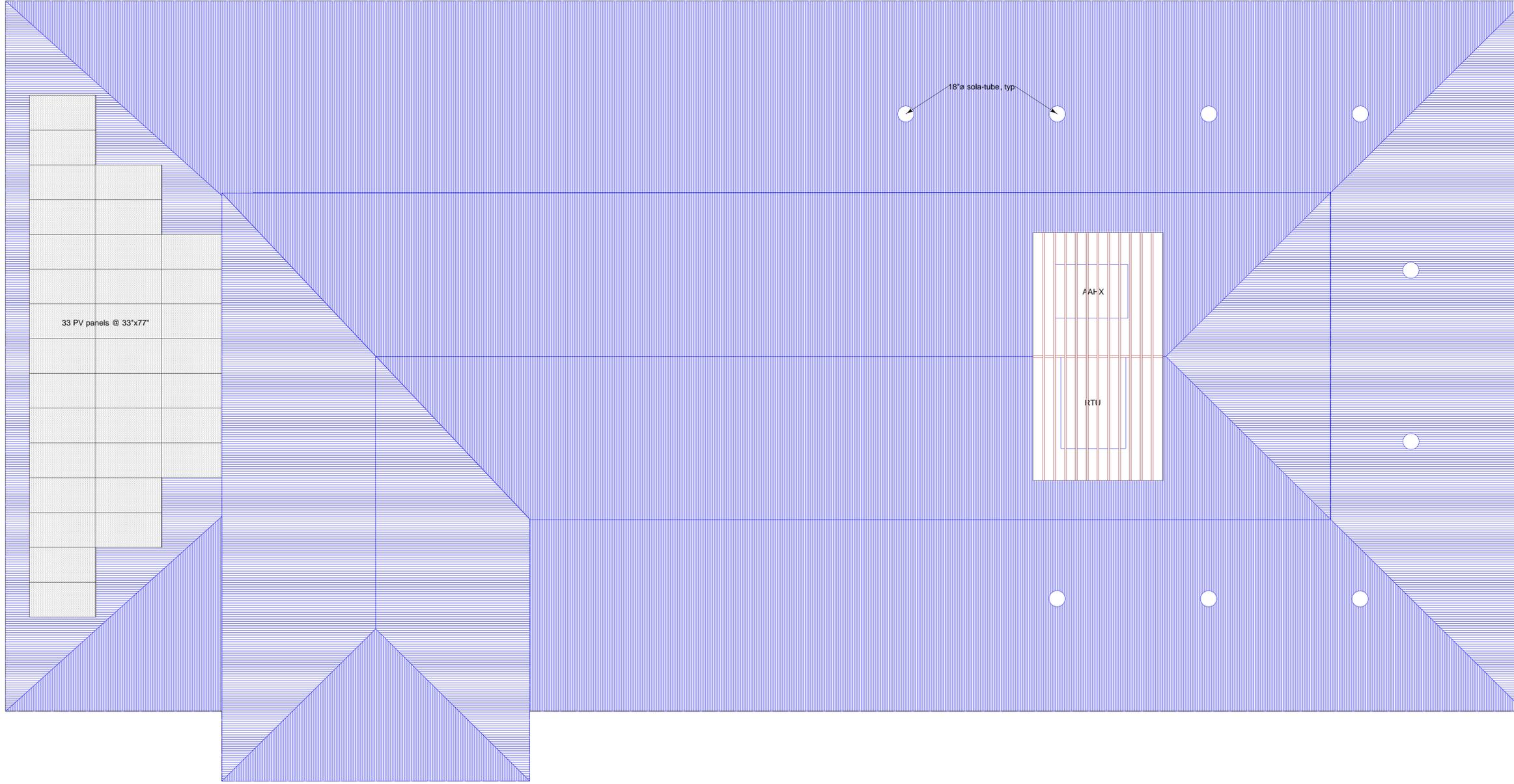


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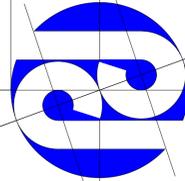
**All Aboard Veterinary Clinic**  
Lot 8 Timberline Center  
Ft. Collins, CO 80524

Date: January 13, 2020  
Rev:






 Roof Plan  
 Scale: 3/16" = 1'-0"

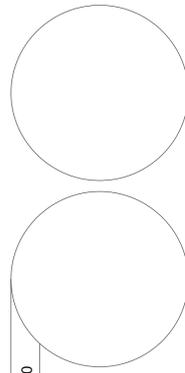


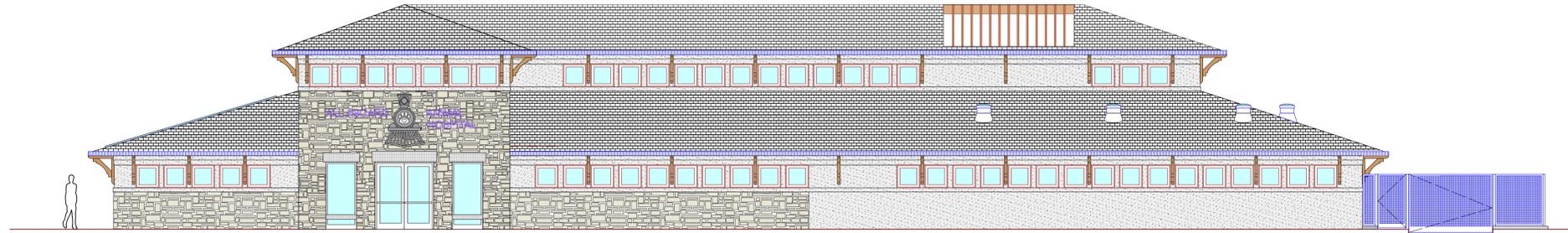
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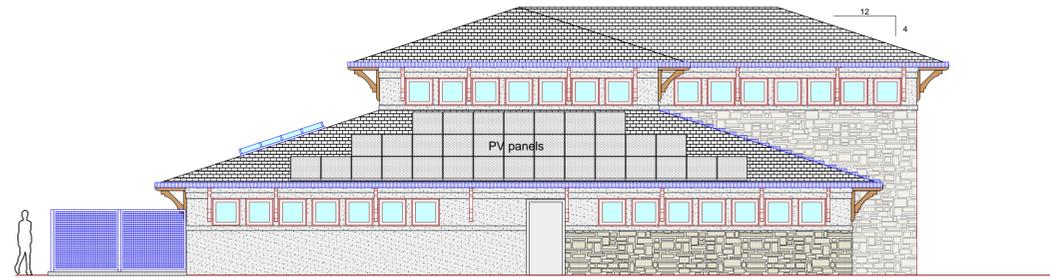
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Rev:

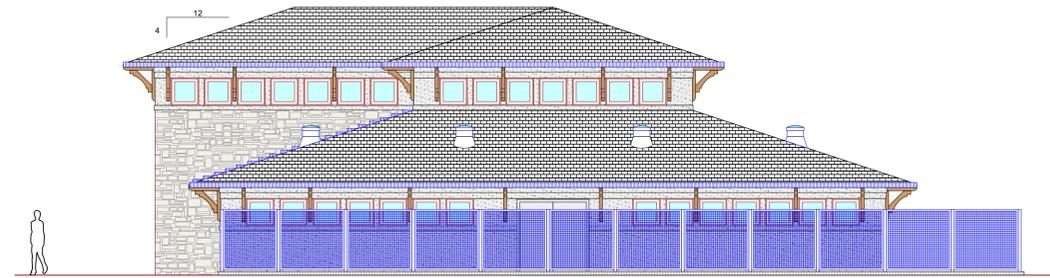




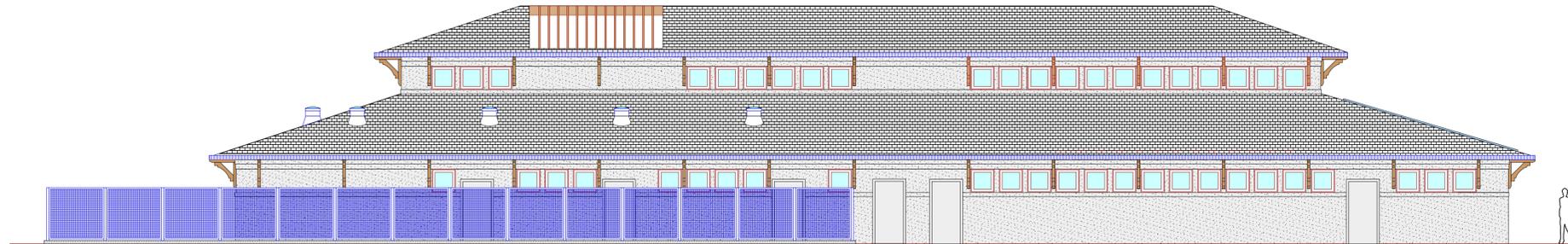
East Elevation  
Scale: 1/8" = 1'-0"



South Elevation  
Scale: 1/8" = 1'-0"



North Elevation  
Scale: 1/8" = 1'-0"



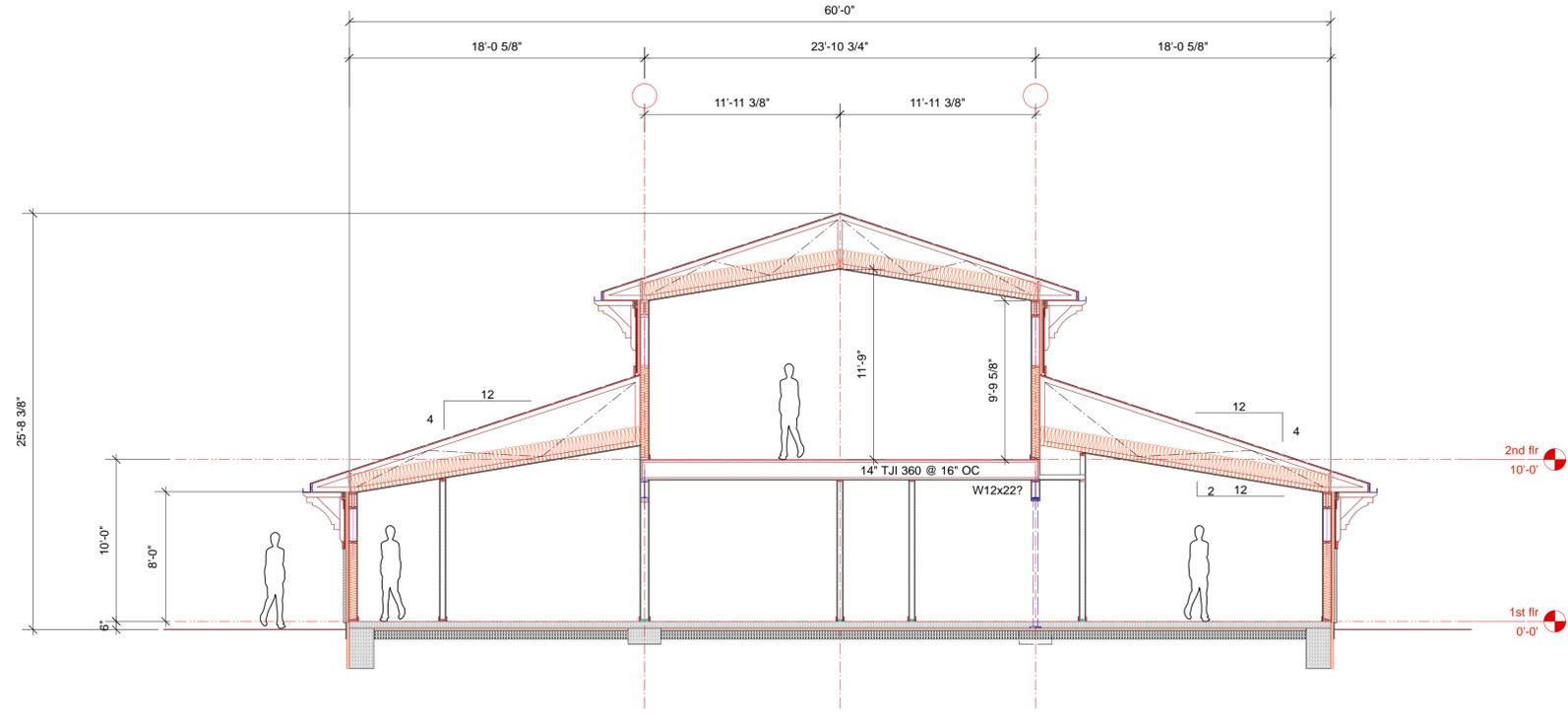
West Elevation  
Scale: 1/8" = 1'-0"

Date: January 8, 2020  
Rev:

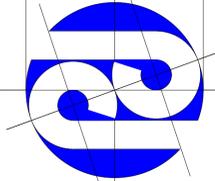
All Aboard Veterinary Clinic  
Lot 8 Timberline Center  
Ft. Collins, CO 80524

Peterson Design  
4921 Sandstone Dr.  
Ft. Collins, CO 80526  
970-223-2400






**Building Section**  
 Scale: 3/16" = 1'-0"



**Peterson Design**  
 4921 Sandstone Dr.  
 Ft. Collins, CO 80526  
 970-223-2400

**All Aboard Veterinary Clinic**  
 Lot 8 Timberline Center  
 Ft. Collins, CO 80524

Date: January 13, 2020

Rev:

