

# Conceptual Review Agenda

Schedule for 10/15/20

Meetings hosted via Zoom Web Conferencing

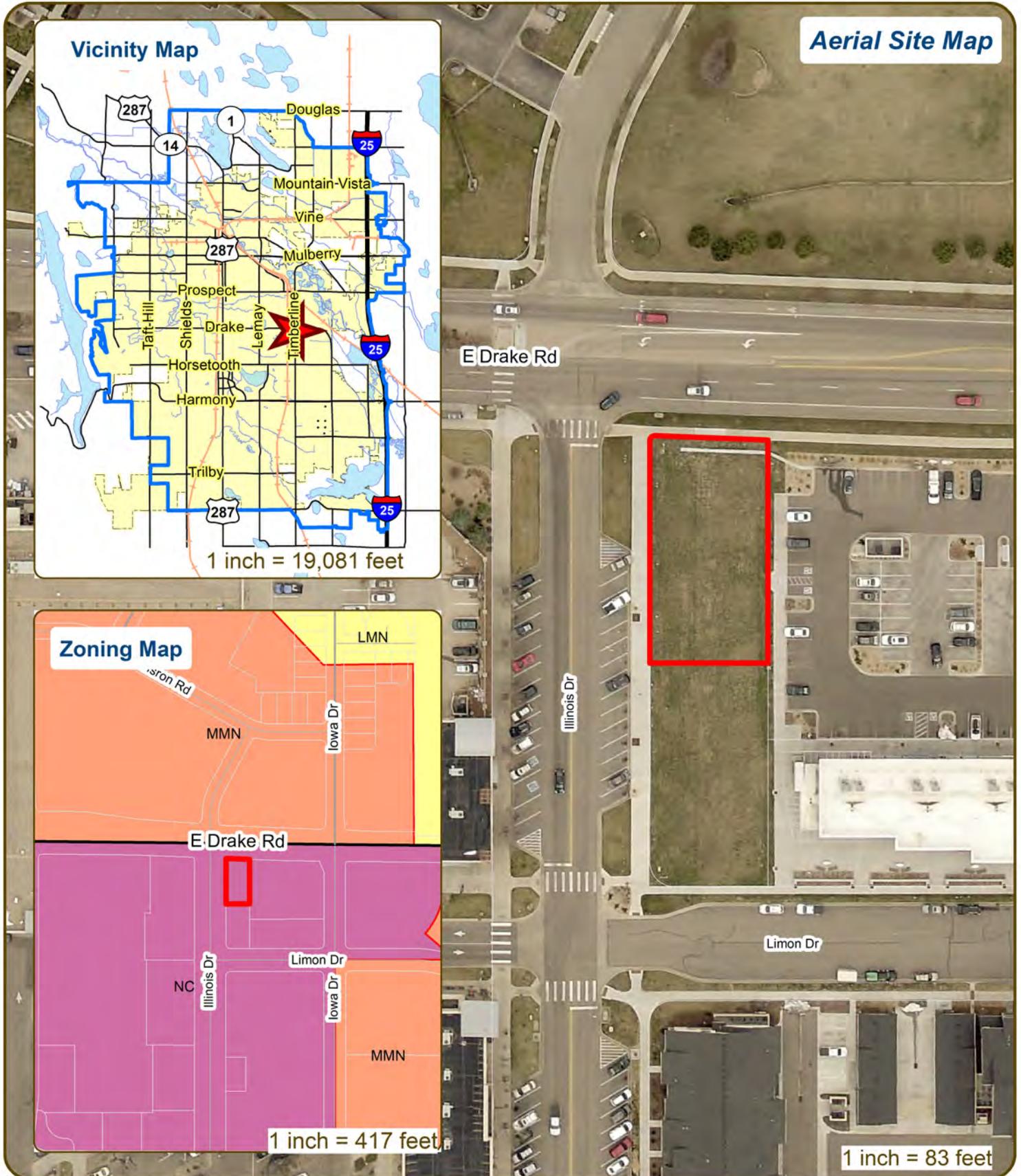
---

**Thursday, October 15, 2020**

Time	Project Name	Applicant Info	Project Description	
9:15	<b>2630 Illinois Dr Replay &amp; Office Development</b>  CDR200077	Ken Merritt 970-305-6754 kmerritt@jrengineering.com	This is a request to replat Lot 1 of the Warren Federal Credit Union-East Drake Subdivision to create two new lots which will be intended for commercial and office uses at the site currently address 2630 Illinois Dr (parcel # 8729213001). Proposed access to the future structures will be from Illinois Dr directly to the west and E Drake Rd directly to the north. The property is within the Neighborhood Commercial (NC) zone district and is subject to Administrative (Type 1) Review.	Planner: Jason Holland Engineer: Marc Virata DRC: Todd Sullivan
10:15	<b>Weicker Dr Annexation &amp; Outdoor Vehicle Storage</b>  CDR200078	Bob Rickard 303-521-7376 rockcreeksurvey@gmail.com	This is a request to annex approximately 14 acres in Larimer County located approximately 400 ft north of E Mulberry St and 2,000 ft west of I-25 (parcel #8709400038, 8709400042, 8709400043, 8709400044). The annexation would be followed by a project development plan to establish an Outdoor Vehicle Storage use on the site. Access is taken from Weiker Dr and Centro Way to the east. The property is currently zoned in Larimer County, and would require City Council (Type 2) review and approval for the annexation.	Planner: Kai Kleer Engineer: Spencer Smith DRC: Brandy Bethurem Harras
11:15	<b>115 Hickory St Outdoor Mini-Storage APU</b>  CDR200079	Cathy Mathis 970-532-5891 cathy@tbgroup.us	This is a request to develop a site for outdoor mini-storage use on the south side of Hickory Street and approximately 330 feet west of N. College Ave (parcel #9702415003). Future access will be taken from Hickory Street to the north. The property is within the Service Commercial District (C-S) zone district and the mini-storage use, which is not permitted in the zone-district, would require City Council (Type 2) review and approval for an Addition of Permitted Use.	Planner: Clark Mapes Engineer: Morgan Stroud DRC: Tenae Beane

---

# 2630 Illinois Dr Replat & Office Development



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

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) \_\_\_\_\_

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:

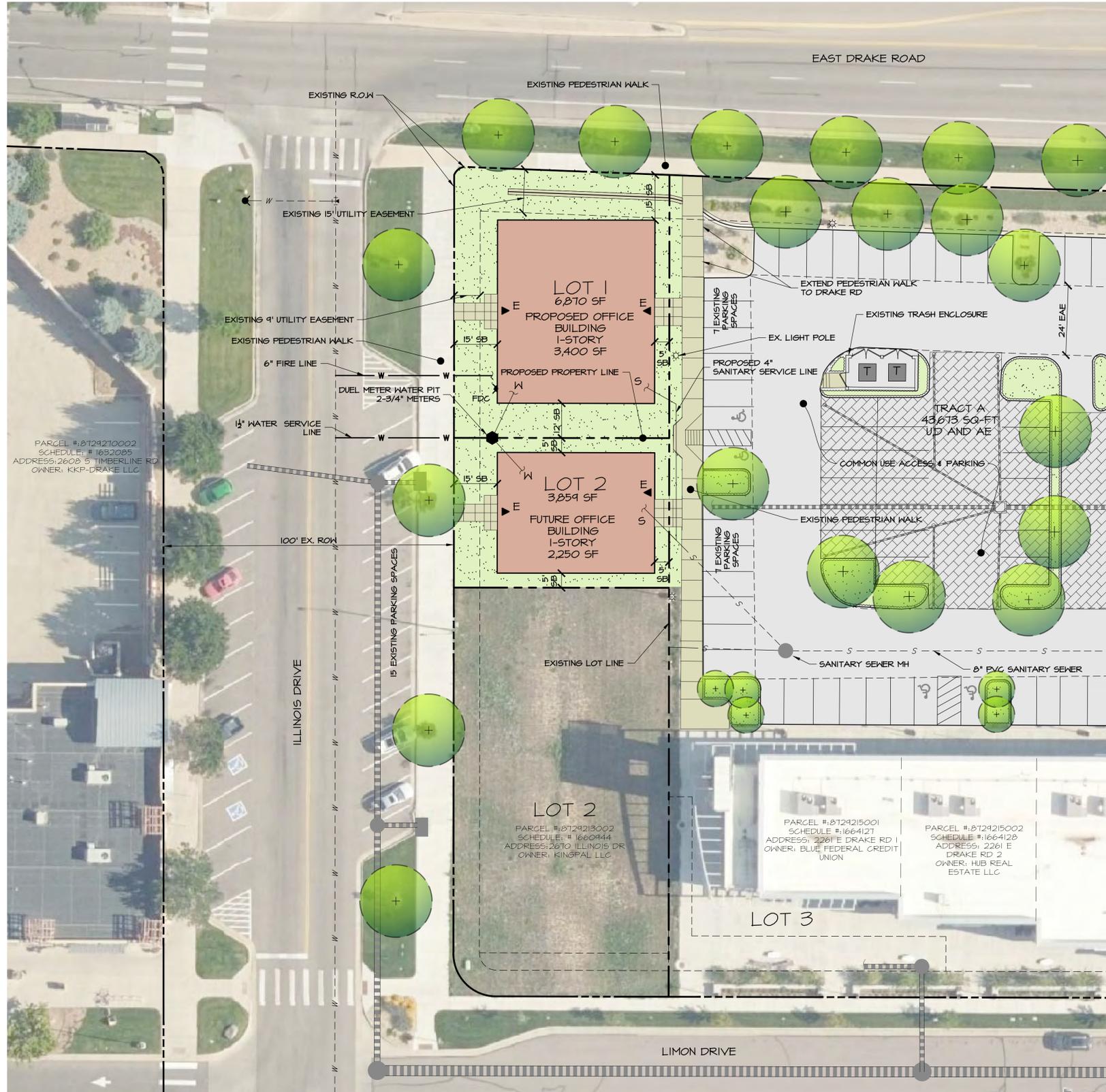
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility 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?

# BACHUS & SCHANKER LAW OFFICE BUILDING

2630 ILLINOIS DRIVE, FORT COLLINS, COLORADO

BEING A REPLAT OF LOT 1 OF THE WARREN FEDERAL CREDIT UNION - EAST DRAKE SUBDIVISION

## CONCEPT SITE PLAN



PARCEL #: 8124210002  
 SCHEDULE #: 1652085  
 ADDRESS: 2600 S TIMBERLINE RD  
 OWNER: KKP-DRAKE LLC

LOT 2  
 PARCEL #: 8124213002  
 SCHEDULE #: 1660444  
 ADDRESS: 2670 ILLINOIS DR  
 OWNER: KINGPAL LLC

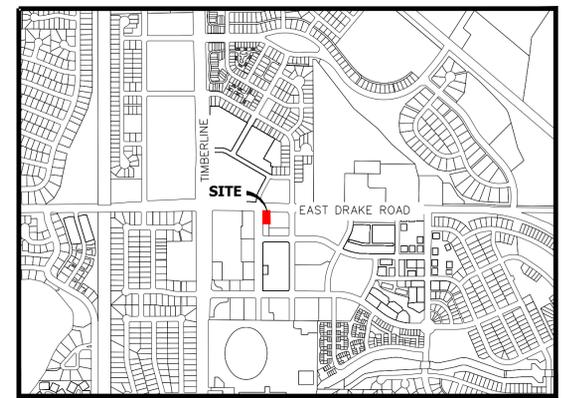
PARCEL #: 8124215001  
 SCHEDULE #: 1664121  
 ADDRESS: 2261 E DRAKE RD 1  
 OWNER: BLUE FEDERAL CREDIT UNION

PARCEL #: 8124215002  
 SCHEDULE #: 1664126  
 ADDRESS: 2261 E DRAKE RD 2  
 OWNER: HUB REAL ESTATE LLC

**LAND USE DATA**

CURRENT ZONING (NCD) NEIGHBORHOOD COMMERCIAL DISTRICT (CITY OF FORT COLLINS)

EXISTING LOT 1 AREA: 10,124 SF	0.246 AC	100%
PROPOSED LOT 1 AREA:	6,870 SF	0.158 AC
• TOTAL BLDG COVERAGE	3,400 SF	0.018 AC
• TOTAL OPEN SPACE AREA	3,470 SF	0.080 AC
PROPOSED LOT 2 AREA:	3,859 SF	0.089 AC
• TOTAL BLDG COVERAGE	2,250 SF	0.0517 AC
• TOTAL OPEN SPACE AREA	1,609 SF	0.037 AC



VICINITY MAP

NTS



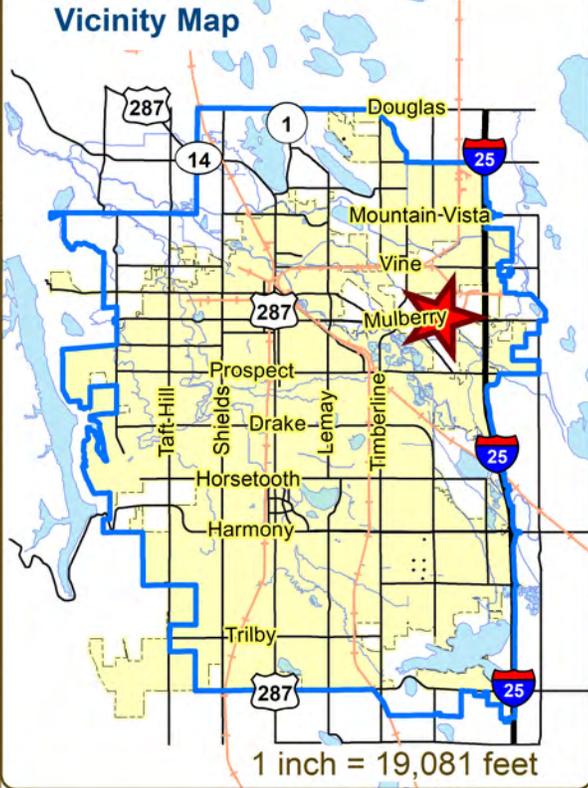
BACHUS & SCHANKER — CONCEPT  
 39792.00  
 09/18/2020  
 SHEET 1 OF 1



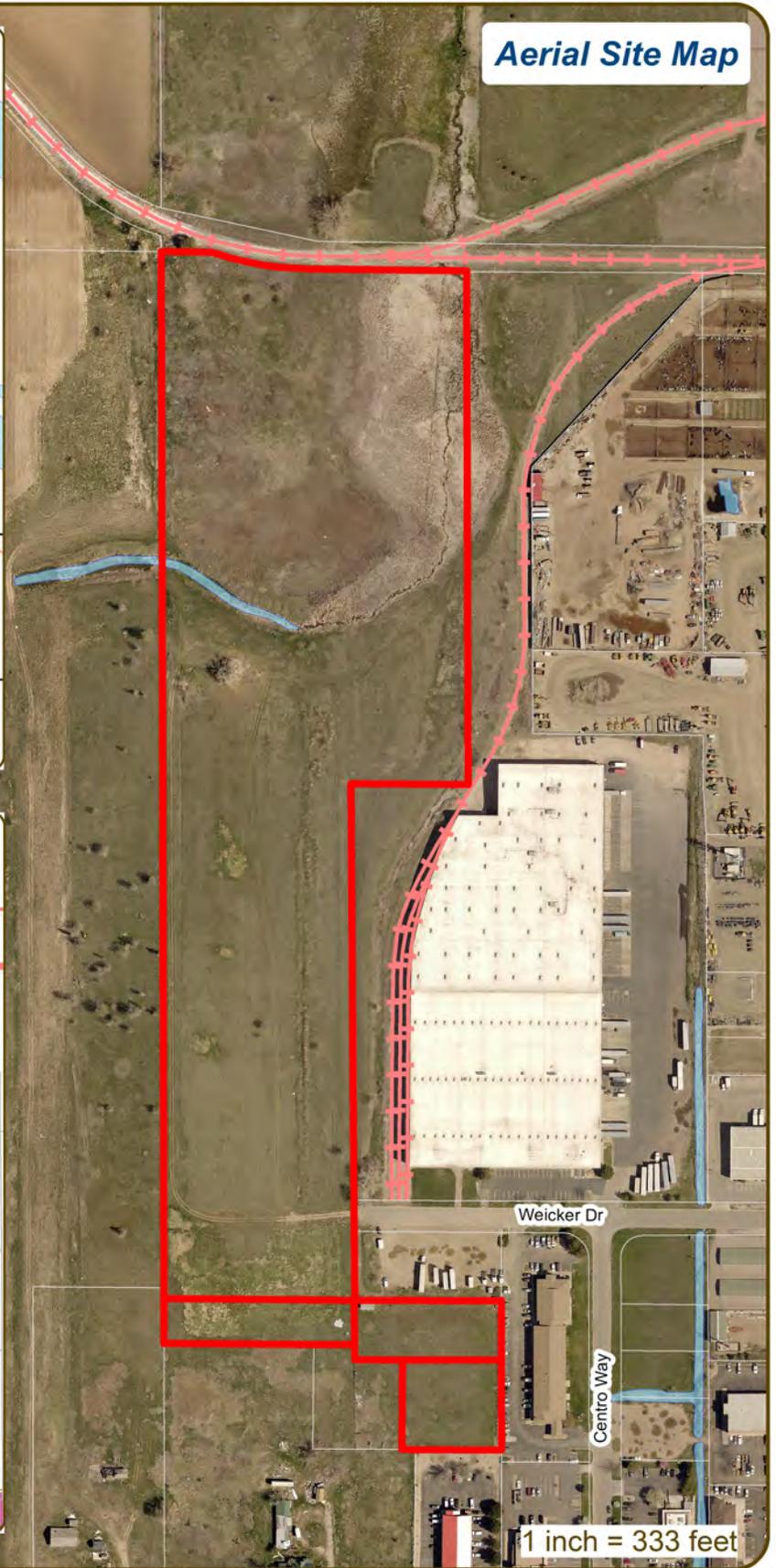
Centennial 303-740-9393 • Colorado Springs 719-593-2593  
 Fort Collins 970-491-9888 • www.jrengineering.com

# Weicker Dr Annexation & Outdoor Vehicle Storage

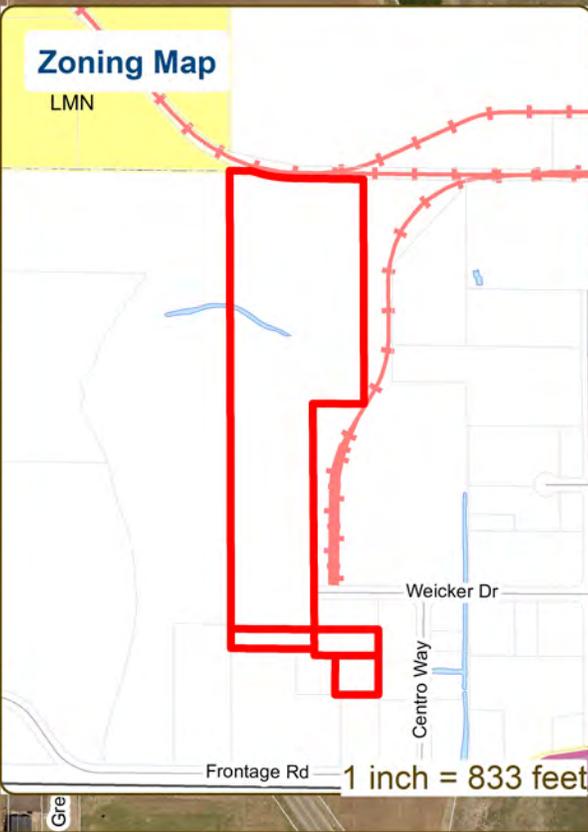
Vicinity Map



Aerial Site Map



Zoning Map



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

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) 1) BOB RICKARD, PLS (Consultant) 2) CRAIG PAULSEN, DCP CONSULTING, LLC - Applicant - Developer.

Business Name (if applicable) 1) ROCK CREEK SURVEYING, LLC 2) DCP CONSULTING, LLC

Your Mailing Address ROCK CREEK SURVEYING LLC, 3021 Gardenia Way, SUPERIOR, CO 80027

Phone Number 303-521-7376 (BOB) Email Address rockcreeksurvey@gmail.com

Site Address or Description (parcel # if no address) No Address. Parcel #'s 8709400038, 8709400042, 8709400043, 8709400044

Description of Proposal (attach additional sheets if necessary) OUTDOOR VEHICLE STORAGE FACILITY. PLEASE SEE ATTACHED NARRATIVE AND CONCEPT SKETCH.

Proposed Use OUTDOOR VEHICLE STORAGE Existing Use VACANT, AG. IND + COMM ZONING

Total Building Square Footage N/A S.F. Number of Stories N/A Lot Dimensions VARIES (SEE SKETCH)

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? X Yes [ ] No If yes, then at what risk is it? AD, AE, X ZONES

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

Increase in Impervious Area 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)

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?

**PROPOSED OUTDOOR VEHICLE STORAGE FACILITY,  
WEICKER DRIVE, LARIMER COUNTY, COLORADO  
SHEET 1 OF 2**

**SITE NARRATIVE:**

THE APPLICANT, DCP, LLC, PROPOSES AN OUTDOOR VEHICLE STORAGE FACILITY ON APPROXIMATELY 14 ACRES IN LARIMER COUNTY, NORTHWEST OF THE INTERSTATE HIGHWAY 25 AND COLORADO STATE HIGHWAY 14 INTERCHANGE, ADJACENT TO THE CITY OF FT. COLLINS.

PLEASE REFER TO THE ATTACHED CONCEPT SKETCH.

THE SITE ENTRANCE IS LOCATED AT THE WEST END OF WEICKER DRIVE, A PUBLIC RIGHT-OF-WAY. A SECURED CHAIN-LINK GATE WITH CODE BOXES AND SECURITY CAMERAS WILL BE LOCATED HERE. THE ENTRANCE GATE AREA AND THE PARKING LOT WILL BE LIGHTED. A SITE MANAGER WILL BE AVAILABLE REMOTELY TO ANSWER ANY CLIENT QUESTIONS OR ADDRESS ANY CONCERNS.

AT THE WEICKER DRIVE ENTRANCE, THERE WILL BE TWO GATES SIDE BY SIDE. BOTH GATES WILL BE USED FOR ACCESS TO THE LOT. WE BELIEVE THESE TWO GATES WILL ADAQUATELY SERVE CUSTOMERS AND EMERGENCY SERVICES.

A PERIMETER WOOD FENCE TOPPED WITH BARB WIRE WILL BE CONSTRUCTED NEAR THE EDGE OF THE FACILITY.

THE 24-HOUR OPERATION WILL SERVICE INDIVIDUAL STORAGE CUSTOMERS WHO TYPICALLY USE THE SITE FOR APPROXIMATELY 20 MINUTES TO DROP OFF OR PICK UP VEHICLES.

THE SITE IS IN TWO ZONE DISTRICTS. THE SOUTH PORTION IS IN C-COMMERCIAL AND THE NORTH PORTION IS IN I-INDUSTRIAL.

THE PROPOSED USE OF THE PROPERTY WILL BE RECREATIONAL VEHICLE STORAGE INCLUDING, BUT NOT LIMITED TO SMALL, MEDIUM AND LARGE PICK-UP TRUCKS WITH OR WITHOUT ATTACHED CAMPERS, VANS, STAND-ALONE CAMPERS, MOTOR HOMES, 5TH WHEEL TRAILERS AND BOATS WITH TRAILERS. **TRACTOR-TRAILER OR SEMI-TRUCKS WILL NOT BE ALLOWED.**

THE SITE WILL BE SURFACED WITH 3 INCHES OF CRUSHED CONCRETE BASE PLUS 6 INCHES OF RECYCLED ASPHALT.

THOSE PORTIONS OF THE SITE THAT ARE WITHIN FLOOD ZONES AO AND AE WILL BE FILLED IN ACCORDANCE WITH COUNTY FLOODPLAIN REQUIREMENTS. POSITIVE SITE DRAINAGE WILL BE MAINTAINED.

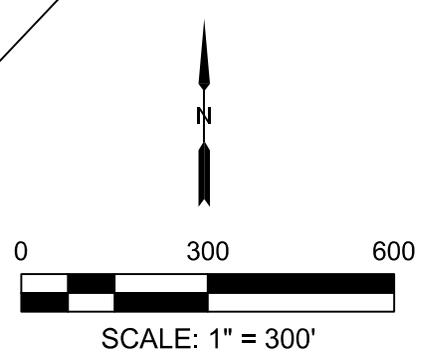
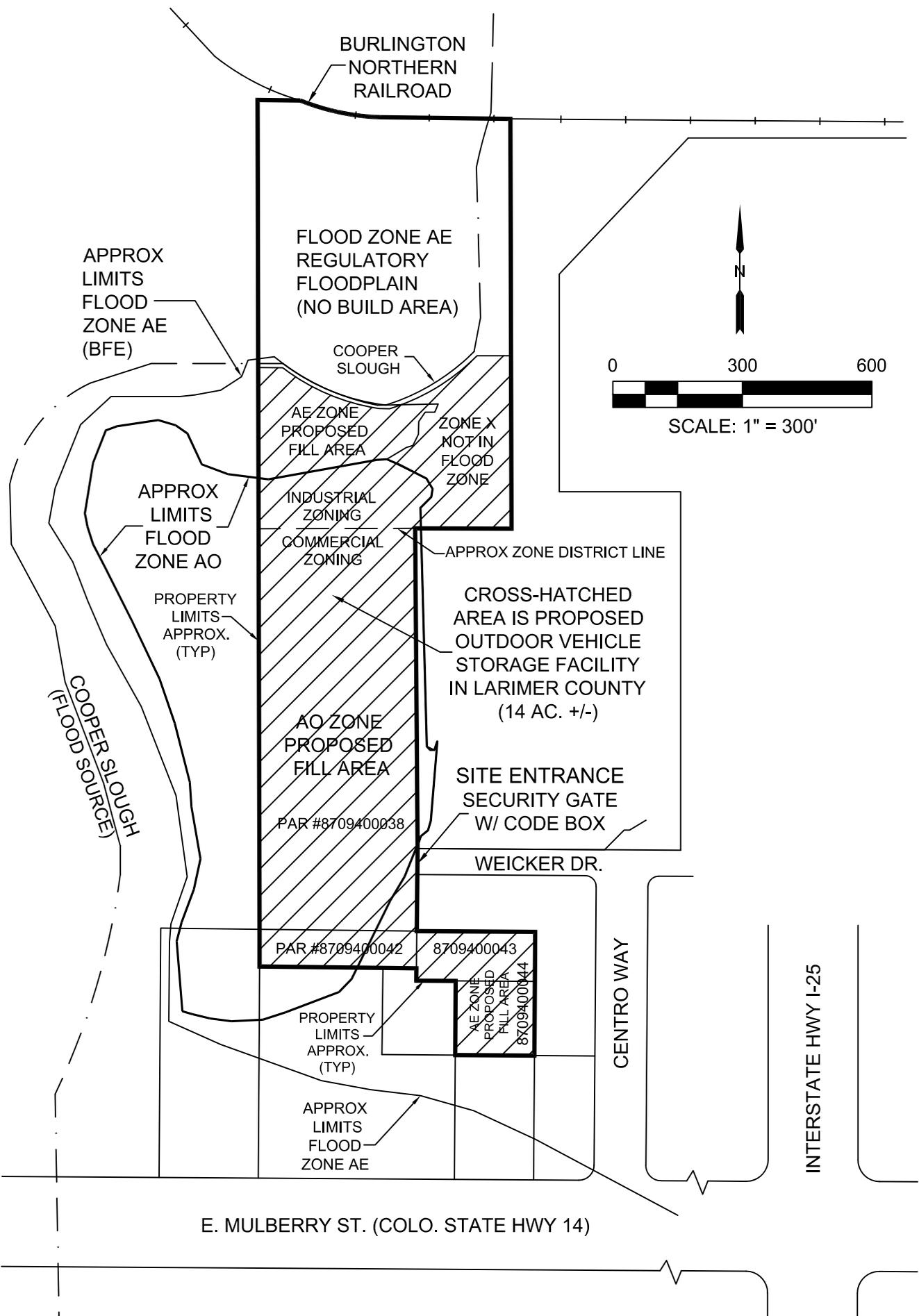
THE SITE WILL BE RESTRICTED TO THE DROPPING OFF OR PICK UP OF VEHICLES. NO CAMPING OR MAINTENANCE OF VEHICLES WILL BE ALLOWED ON THE PREMISES. DIAGONAL PARKING SPACES WILL BE DELINEATED IN VARIOUS LENGTHS, FOR EXAMPLE: 20, 25, 30, 35 AND 40-FOOT OR GREATER LENGTHS AND SPACE WIDTH BEING 11-FEET.

THIS OUTDOOR VEHICLE STORAGE FACILITY WILL BE A SAFE, CONVENIENT AND VALUABLE RESOURCE FOR LARIMER COUNTY, ESPECIALLY IN THESE TIMES OF SOCIAL DISTANCING, WHEN EVEN MORE PEOPLE ARE USING RECREATIONAL VEHICLES FOR TRAVEL PURPOSES.

Prepared By:  
**ROCK CREEK  
SURVEYING, LLC**  
LAND SURVEYING SERVICES

3021 GARDENIA WAY  
SUPERIOR, CO 80027  
Phone: 303-521-7376  
DATE: 8-4-20

**SITE CONCEPT SKETCH  
 PROPOSED OUTDOOR VEHICLE STORAGE FACILITY,  
 WEICKER DRIVE, LARIMER COUNTY, COLORADO  
 SHEET 2 OF 2**



**NOTES:**

1) FLOOD ZONES SHOWN HEREON FROM FEMA MAP NO. 08069CO984H, MAP REVISION DATE MAY 2, 2012.

2) THE PURPOSE OF THIS SITE CONCEPT SKETCH IS FOR GENERAL INFORMATION AND THIS IS SUBJECT TO REVISION AFTER ADDITIONAL FIELD SURVEYING AND RESEARCH IS COMPLETED.

Prepared By:  
**ROCK CREEK  
 SURVEYING, LLC**  
 LAND SURVEYING SERVICES

3021 GARDENIA WAY  
 SUPERIOR, CO 80027  
 Phone: 303-521-7376  
 DATE: 8-4-20

**PROPOSED OUTDOOR VEHICLE STORAGE FACILITY,  
WEICKER DRIVE, LARIMER COUNTY, COLORADO  
SHEET 1 OF 2**

**SITE NARRATIVE:**

THE APPLICANT, DCP, LLC, PROPOSES AN OUTDOOR VEHICLE STORAGE FACILITY ON APPROXIMATELY 14 ACRES IN LARIMER COUNTY, NORTHWEST OF THE INTERSTATE HIGHWAY 25 AND COLORADO STATE HIGHWAY 14 INTERCHANGE, ADJACENT TO THE CITY OF FT. COLLINS.

PLEASE REFER TO THE ATTACHED CONCEPT SKETCH.

THE SITE ENTRANCE IS LOCATED AT THE WEST END OF WEICKER DRIVE, A PUBLIC RIGHT-OF-WAY. A SECURED CHAIN-LINK GATE WITH CODE BOXES AND SECURITY CAMERAS WILL BE LOCATED HERE. THE ENTRANCE GATE AREA AND THE PARKING LOT WILL BE LIGHTED. A SITE MANAGER WILL BE AVAILABLE REMOTELY TO ANSWER ANY CLIENT QUESTIONS OR ADDRESS ANY CONCERNS.

AT THE WEICKER DRIVE ENTRANCE, THERE WILL BE TWO GATES SIDE BY SIDE. BOTH GATES WILL BE USED FOR ACCESS TO THE LOT. WE BELIEVE THESE TWO GATES WILL ADAQUATELY SERVE CUSTOMERS AND EMERGENCY SERVICES.

A PERIMETER WOOD FENCE TOPPED WITH BARB WIRE WILL BE CONSTRUCTED NEAR THE EDGE OF THE FACILITY.

THE 24-HOUR OPERATION WILL SERVICE INDIVIDUAL STORAGE CUSTOMERS WHO TYPICALLY USE THE SITE FOR APPROXIMATELY 20 MINUTES TO DROP OFF OR PICK UP VEHICLES.

THE SITE IS IN TWO ZONE DISTRICTS. THE SOUTH PORTION IS IN C-COMMERCIAL AND THE NORTH PORTION IS IN I-INDUSTRIAL.

THE PROPOSED USE OF THE PROPERTY WILL BE RECREATIONAL VEHICLE STORAGE INCLUDING, BUT NOT LIMITED TO SMALL, MEDIUM AND LARGE PICK-UP TRUCKS WITH OR WITHOUT ATTACHED CAMPERS, VANS, STAND-ALONE CAMPERS, MOTOR HOMES, 5TH WHEEL TRAILERS AND BOATS WITH TRAILERS. **TRACTOR-TRAILER OR SEMI-TRUCKS WILL NOT BE ALLOWED.**

THE SITE WILL BE SURFACED WITH 3 INCHES OF CRUSHED CONCRETE BASE PLUS 6 INCHES OF RECYCLED ASPHALT.

THOSE PORTIONS OF THE SITE THAT ARE WITHIN FLOOD ZONES AO AND AE WILL BE FILLED IN ACCORDANCE WITH COUNTY FLOODPLAIN REQUIREMENTS. POSITIVE SITE DRAINAGE WILL BE MAINTAINED.

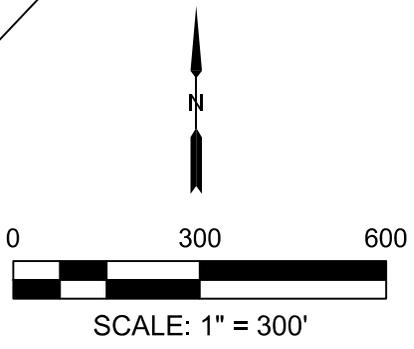
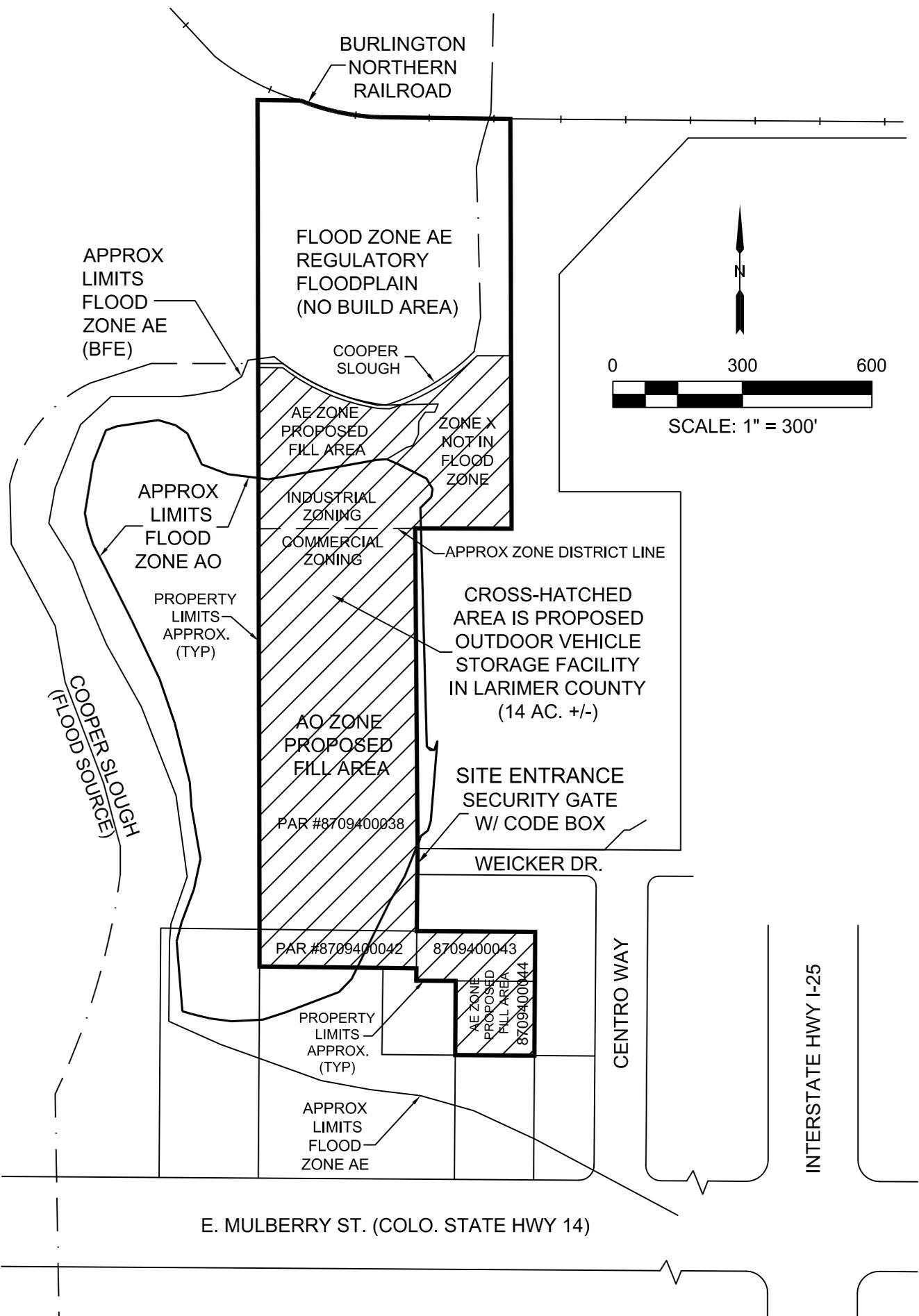
THE SITE WILL BE RESTRICTED TO THE DROPPING OFF OR PICK UP OF VEHICLES. NO CAMPING OR MAINTENANCE OF VEHICLES WILL BE ALLOWED ON THE PREMISES. DIAGONAL PARKING SPACES WILL BE DELINEATED IN VARIOUS LENGTHS, FOR EXAMPLE: 20, 25, 30, 35 AND 40-FOOT OR GREATER LENGTHS AND SPACE WIDTH BEING 11-FEET.

THIS OUTDOOR VEHICLE STORAGE FACILITY WILL BE A SAFE, CONVENIENT AND VALUABLE RESOURCE FOR LARIMER COUNTY, ESPECIALLY IN THESE TIMES OF SOCIAL DISTANCING, WHEN EVEN MORE PEOPLE ARE USING RECREATIONAL VEHICLES FOR TRAVEL PURPOSES.

Prepared By:  
**ROCK CREEK  
SURVEYING, LLC**  
LAND SURVEYING SERVICES

3021 GARDENIA WAY  
SUPERIOR, CO 80027  
Phone: 303-521-7376  
DATE: 8-4-20

**SITE CONCEPT SKETCH  
 PROPOSED OUTDOOR VEHICLE STORAGE FACILITY,  
 WEICKER DRIVE, LARIMER COUNTY, COLORADO  
 SHEET 2 OF 2**



**NOTES:**

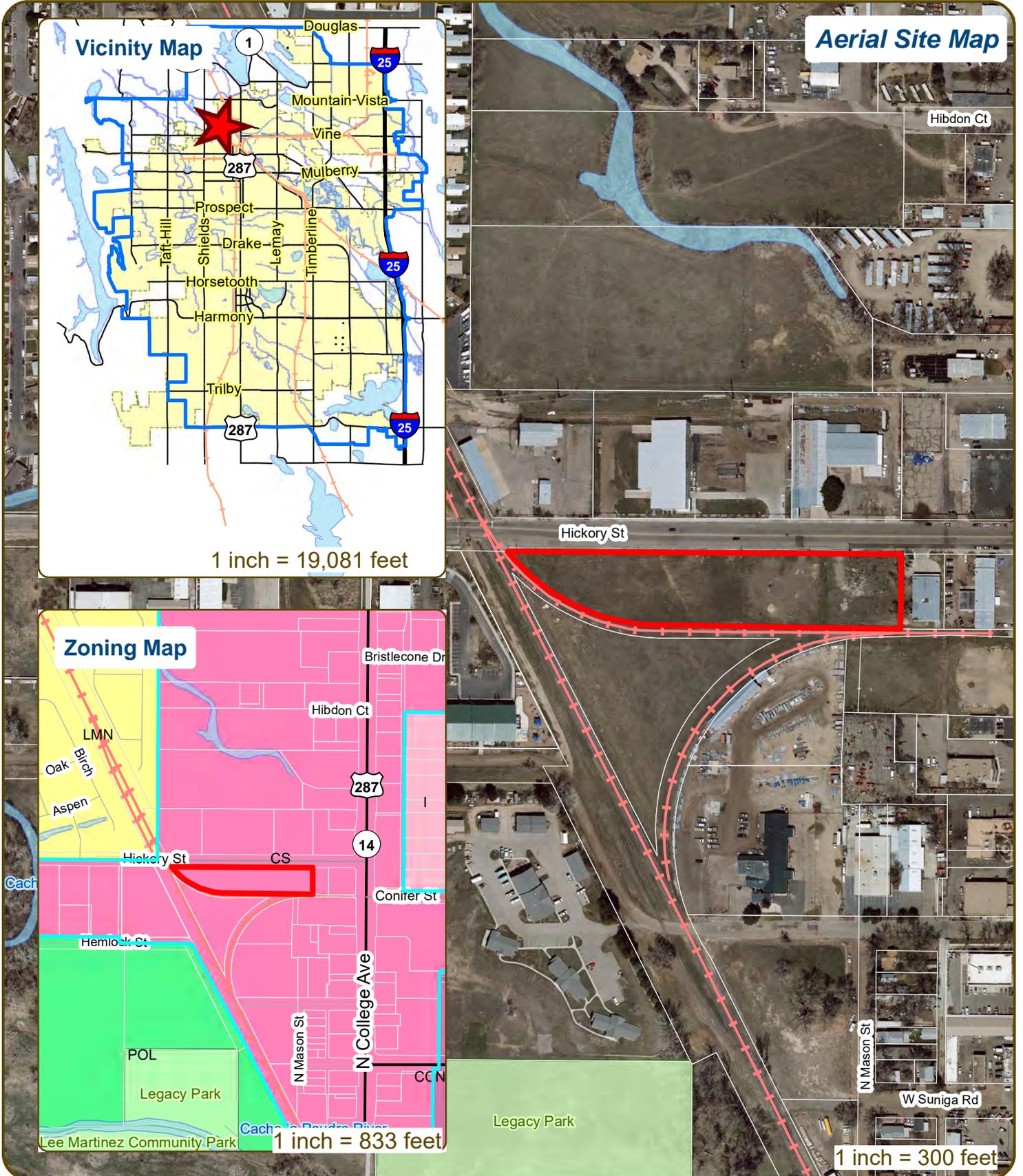
1) FLOOD ZONES SHOWN HEREON FROM FEMA MAP NO. 08069C0984H, MAP REVISION DATE MAY 2, 2012.

2) THE PURPOSE OF THIS SITE CONCEPT SKETCH IS FOR GENERAL INFORMATION AND THIS IS SUBJECT TO REVISION AFTER ADDITIONAL FIELD SURVEYING AND RESEARCH IS COMPLETED.

Prepared By:  
**ROCK CREEK  
 SURVEYING, LLC**  
 LAND SURVEYING SERVICES

3021 GARDENIA WAY  
 SUPERIOR, CO 80027  
 Phone: 303-521-7376  
 DATE: 8-4-20

# 115 Hickory St Outdoor Mini-Storage APU



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

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) Parker Samelson (Developer),

Cathy Mathis (Consultant)

Business Name (if applicable) TBGroup

Your Mailing Address 444 Mountain Avenue, Berthoud CO 80513

Phone Number 970.532.5891 Email Address cathy@tbgroup.us

Site Address or Description (parcel # if no address) 115 Hickory Street

Description of Proposal (attach additional sheets if necessary) Proposal is for enclosed storage using shipping containers.

Proposed Use Enclosed Storage Existing Use Vacant Land

Total Building Square Footage na S.F. Number of Stories na Lot Dimensions 891' x 166'

Age of any Existing Structures na

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 [x] 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 110,37 S.F. (85%) 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?



Hickory St

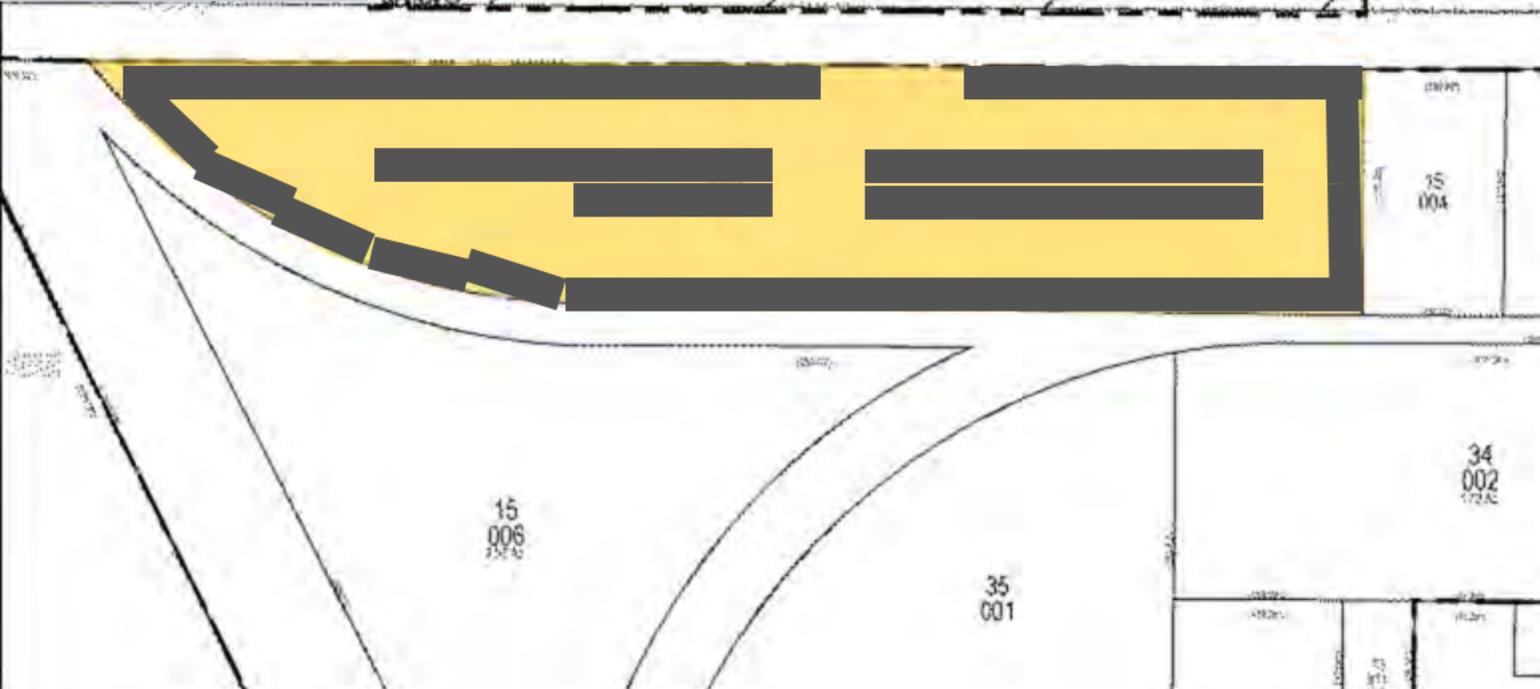
287

College Ave

40 ft x 8 ft  
shipping container

Subject area

VALLEY STEEL PLANTS



# LAUREATE STORAGE

## 7070 TUTT BLVD., COLORADO SPRINGS, COLORADO

### NORTHWEST CORNER OF STONE MESA PT. AND TUTT BLVD.

#### DEVELOPMENT PLAN

#### TUTT & STONE MESA SUBDIVISION

SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST  
OF THE SIXTH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO

#### LEGEND

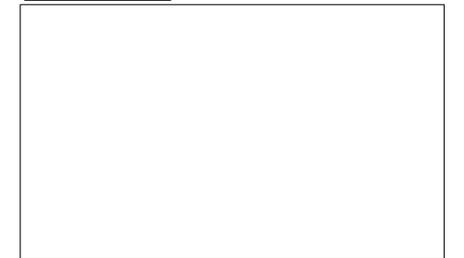
- PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT
- SETBACK
- PROPOSED RETAINING WALL
- PROPOSED FENCE
- PROPOSED CURB AND GUTTER
- LANDSCAPE
- CONCRETE SIDEWALK
- ASPHALT PAVEMENT
- UNIT QUANTITY

\*ALL PAVEMENT TO BE STANDARD 4" ASPHALT OVER 6" BASE PER RECOMMENDATIONS IN THE PAVEMENT DESIGN REPORT BY ENTECH ENGINEERING DATED JANUARY 8, 2020 UNLESS OTHERWISE SPECIFIED.

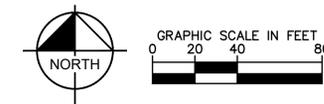
- 1 PROPOSED MAINTENANCE ACCESS ROAD
- 2 PROPOSED 5' WIDE DETACHED CONCRETE SIDEWALK PER COLORADO SPRING STANDARD DRAWING D-2
- 3 PROPOSED 8' CONCRETE SIDEWALK
- 4 8' X 40' STORAGE UNIT
- 5 8' X 20' STORAGE UNIT
- 6 PROPOSED 6" TYPE 1 CURB AND GUTTER PER COLORADO SPRING STANDARD DRAWING D-6
- 7 PROPOSED 6" TYPE 4 CURB AND GUTTER PER COLORADO SPRING STANDARD DRAWING D-6
- 8 PROPOSED LANDSCAPE AREA, REFERENCE LANDSCAPE PLANS (7-14)
- 9 EXISTING CURB AND GUTTER TO REMAIN
- 10 PROPOSED SITE LIGHTING, REFERENCE PHOTOMETRIC PLAN (SHEETS 18-19)
- 11 PROPOSED 4" WIDE DIAGONAL PAVEMENT MARKINGS AT 36" ON CENTER
- 12 PROPOSED TRANSFORMER LOCATION
- 13 PROPOSED VEHICULAR GATE WITH ACCESS VIA KNOX BOX
- 14 PROPOSED CURB RAMP PER COLORADO SPRING STANDARD DRAWING D-8F
- 15 PROPOSED CURB RAMP PER COLORADO SPRING STANDARD DRAWING D-8B
- 16 PROPOSED CROSS PAN PER COLORADO SPRING STANDARD DRAWING D-7
- 17 PROPOSED FENCE, SEE SHEET 3 FOR DETAILS
- 18 PROPOSED TRASH ENCLOSURE
- 19 PROPOSED FIRE HYDRANT
- 20 PROPOSED SITE LIGHT
- 22 PROPOSED FIRE LANE STRIPING - NO PARKING

GENERAL NOTES:  
1. ALL CONEX SHIPPING CONTAINERS SHALL HAVE NO PAINTED SIGNAGE UNLESS APPROVED UNDER A SEPARATE SIGN PERMIT

CITY APPROVAL:



EXAMPLE PROJECT



SITE PLAN  
SHEET 2 OF 18

**Kimley»Horn**

© 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
2 NORTH NEVADA AVENUE, SUITE 300  
COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

K:\CCS\_Civil\196025000\_Laureate Storage\CADD\PlanSheets\DP\_196025000\_DP\_SP.dwg Sep 15, 2020 4:24pm

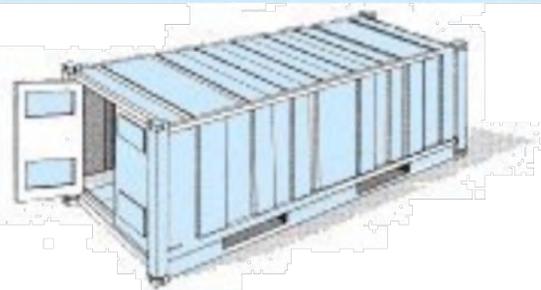
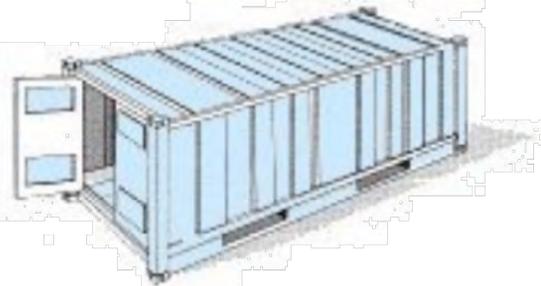
**LAUREATE STORAGE**  
 7070 TUTT BLVD., COLORADO SPRINGS, COLORADO  
 NORTHWEST CORNER OF STONE MESA PT. AND TUTT BLVD.  
 DEVELOPMENT PLAN

**TUTT & STONE MESA SUBDIVISION**

SITUATED IN A PORTION OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 13 SOUTH, RANGE 65 WEST  
 OF THE SIXTH P.M., CITY OF COLORADO SPRINGS, COUNTY OF EL PASO, STATE OF COLORADO



EXAMPLE CONTAINER FINISH AND COLOR

Container 40' Standard			Millimeter/mm	Foot/ft
	<b>Internal</b>	Length	12029	39' 5 1/2"
		Width	2350	7' 8 1/2"
		Height	2392	7' 10 1/8"
<b>Door Opening</b>	Width	2340	7' 8 1/8"	
	Height	2292	7' 6 1/4"	
			<b>Kilogramm/kg</b>	<b>Lbs/Pound</b>
<b>Weight</b>	Max. Gross	Tare	30480	67200
		Max. Payload	3780	8330
			26700	58870
			<b>Cubic meter m<sup>3</sup></b>	<b>Cubic foot cu.ft</b>
<b>Capacity</b>			67,7	2390
Container 40' Standard High Cube			Millimeter/mm	Foot/ft
	<b>Internal</b>	Length	12024	39' 5 3/8"
		Width	2350	7' 8 1/2"
		Height	2697	8' 10 1/8"
<b>Door Opening</b>	Width	2338	7' 8"	
	Height	2585	8' 5 3/4"	
			<b>Kilogramm/kg</b>	<b>Lbs/Pound</b>
<b>Weight</b>	Max. Gross	Tare	30480	67200
		Max. Payload	4020	8860
			26460	58340
			<b>Cubic meter m<sup>3</sup></b>	<b>Cubic foot cu.ft</b>
<b>Capacity</b>			76,3	2694

**NOTES:**

1. CONTAINERS WILL BE A MIX OF THE STANDARD AND HIGH CUBE OPTIONS.
2. CONTAINER EXTERIORS ARE STANDARD SMOOTH STEEL FINISH, PAINTED BLUE. THE DEVELOPER SHALL PAINT THE CONTAINER EXTERIORS A SOLID COLOR TO REMOVE ANY SIGNAGE, WORDING, OR OTHER MARKINGS.

CITY APPROVAL:

EXAMPLE PROJECT

BUILDING ELEVATIONS  
SHEET 8 OF 18



© 2020 KIMLEY-HORN AND ASSOCIATES, INC.  
 2 NORTH NEVADA AVENUE, SUITE 300  
 COLORADO SPRINGS, COLORADO 80903 (719) 453-0180

K:\CCS\_Civil\19625000\_Laureate Storage\CADD\PlanSheets\DP\19625000\_DP\_EI.dwg Sep 15, 2020 4:24pm