

Conceptual Review Agenda

Schedule for 05/13/21

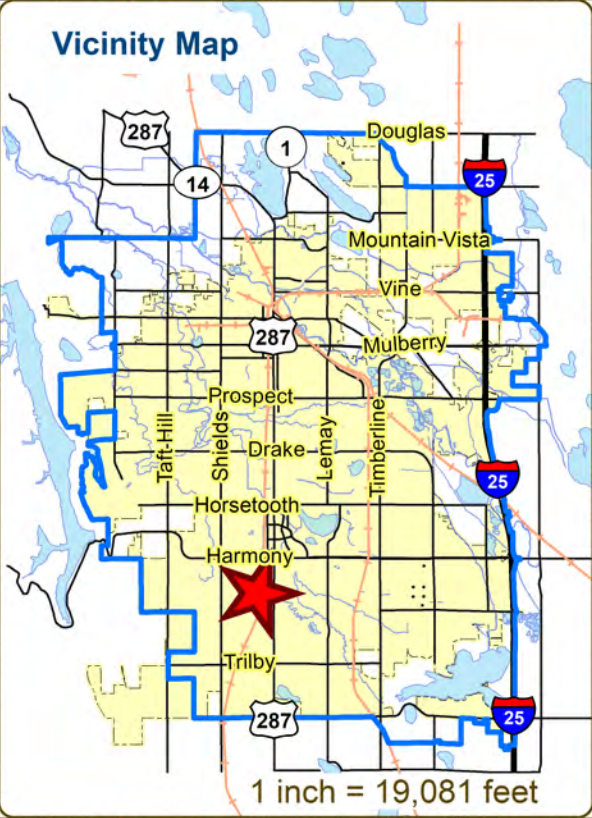
Meetings hosted via Zoom Web Conferencing

Thursday, May 13, 2021

Time	Project Name	Applicant Info	Project Description	
11:15	111-117 Cameron Dr Office & Small Custom Industry CDR210038	Lee Martin 970-218-0312 lee@plandesignwy.com	This is a request to develop two structures for Office and Small Custom Industry uses at 111 and 117 Cameron Dr (parcel #9602407005; 9602407014). These structures will function as the new headquarters for Gordo Roofing Company. The proposed building at 111 Cameron Dr will be approximately 6,500 sf and 3-stories tall. The building located at 117 Cameron Dr will be approximately 16,000 sf and 2-stories tall. The larger structure will include the workshop space for the company, and the second floor will include a recreation area for use by the employees. Access is taken from Cameron Dr for both properties. The sites are within the General Commercial (CG) zone district and would be subject to Administrative (Type 1) Review.	Planner: Jason Holland Engineer: Dave Betley DRC: Brandy Bethurem Harras

111-117 Cameron Dr Office & Recreation

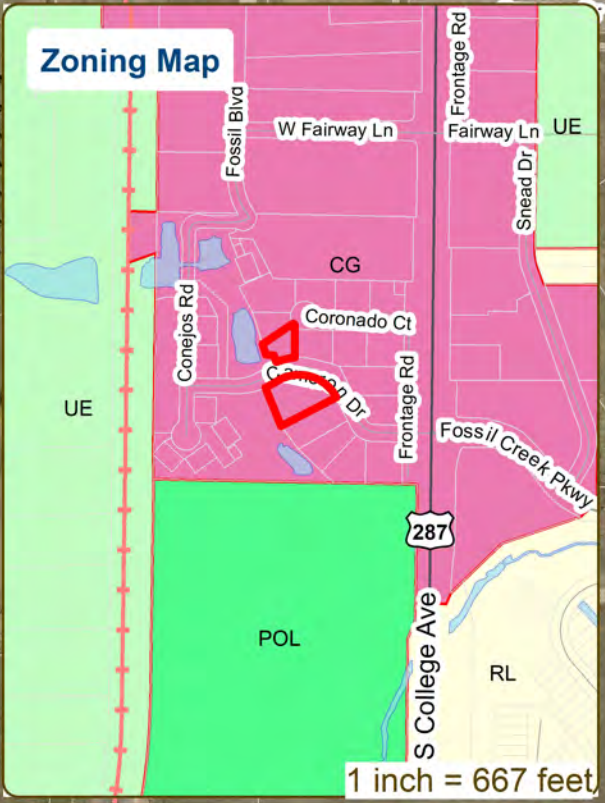
Vicinity Map



Aerial Site Map



Zoning Map



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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?



15 April 2021

Caryn Champine, Director
Planning, Development, and Transportation
City of Fort Collins
281 N. College Ave.
Fort Collins, CO 80524

**RE: Gordo Investments Properties (Lot 14-B and Lot 5, Cameron Park 2nd)
Conceptual Review Meeting Request**

Director Champine:

Please schedule the properties listed above for a Conceptual Review Meeting.

The owner of the two lots recently acquired them to construct one building on each to be the headquarters and operations of Gordo Roofing. Lot 14-B is planned to be a two-story office building plus a basement, at about 6,500 SF floor area in total. Lot 5 will include a small gymnasium above a shop to support the roofing business, at about 16,000 SF floor area. The gymnasium is for the use of employees at the facility. Both buildings will entail walk-out construction. The architect's concept plan (attached) illustrates general intent and approach to access on the sloping property on both lots. The vicinity map below indicates the relationship of the two lots to each other and the area.



I've been asked to prepare development plan application(s) to support this investment, and will be working closely with Megin Rux of MBX Architecture as we develop site designs and construction documents. If possible, we'd like to see the two sites move forward concurrently: each building depends on the other as a campus. We would like to discuss the City's review and approval process, timing, and requirements specific to the above properties and land uses before we go too much further. Of particular interest in the immediate short term will be setback requirements for the proposed uses on these lots, including the way in which these will be interpreted from the waterway west of the properties and natural habitat boundary.

A civil engineering consultant has not yet been identified, pending the outcome of the conceptual review meeting. I have not researched existing utilities in the area, and assume that water and sewer are in adjacent public rights of way. Please advise as to their size, available capacity, etc., and provide (or direct me to) any as-built drawings for the area that are available. We also ask that the most current drainage plans for the area be provided to ensure compliance with their assumptions.

Access to the 117 Cameron Drive property will be via Cameron Drive. The shop is proposed on the ground floor, with the gymnasium above. Parking will be on the same level as the gymnasium, with shop access via a separate entry.

The upper levels of the 111 Coronado property will be accessed via the existing parking lot on the east side of the property that appears to serve multiple lots already. The lower level will have sidewalk access to Cameron Drive.

Recent boundary and topographic information is also included for reference. Please let me know if you have any questions, and I will look forward to hearing from you.

Regards,

A handwritten signature in black ink, appearing to read 'Lee Martin', with a stylized flourish at the end.

Lee Martin, RLA
Principal | Palma Land Planning, LLC
(970) 218 - 0312 mobile

Att: Architect's Concept Plan
Boundary & Topographic Survey

Cc: Megin Rux, MBX Architecture
Herbie Gordo, Owner



FIRST FLOOR 03.17.21 GORDO INVESTMENTS

The Second Floor 1607 Capitol Ave. Cheyenne WY
 & 405 S 38th St. Boulder CO Megin@MBXArchitecture.com

Megin@MBX Architecture.com
 307.399.7502

MBX
 Architecture





SECOND FLOOR 03.17.21 GORDO INVESTMENTS

The Second Floor 1607 Capitol Ave. Cheyenne WY
& 405 S 38th St. Boulder CO Megin@MBXArchitecture.com

Megin@MBX Architecture.com
307.399.7502

MBX
Architecture





THIRD FLOOR 03.17.21 GORDO INVESTMENTS

The Second Floor 1607 Capitol Ave. Cheyenne WY
& 405 S 38th St. Boulder CO Megin@MBXArchitecture.com

Megin@MBX Architecture.com
307.399.7502

MBX
Architecture





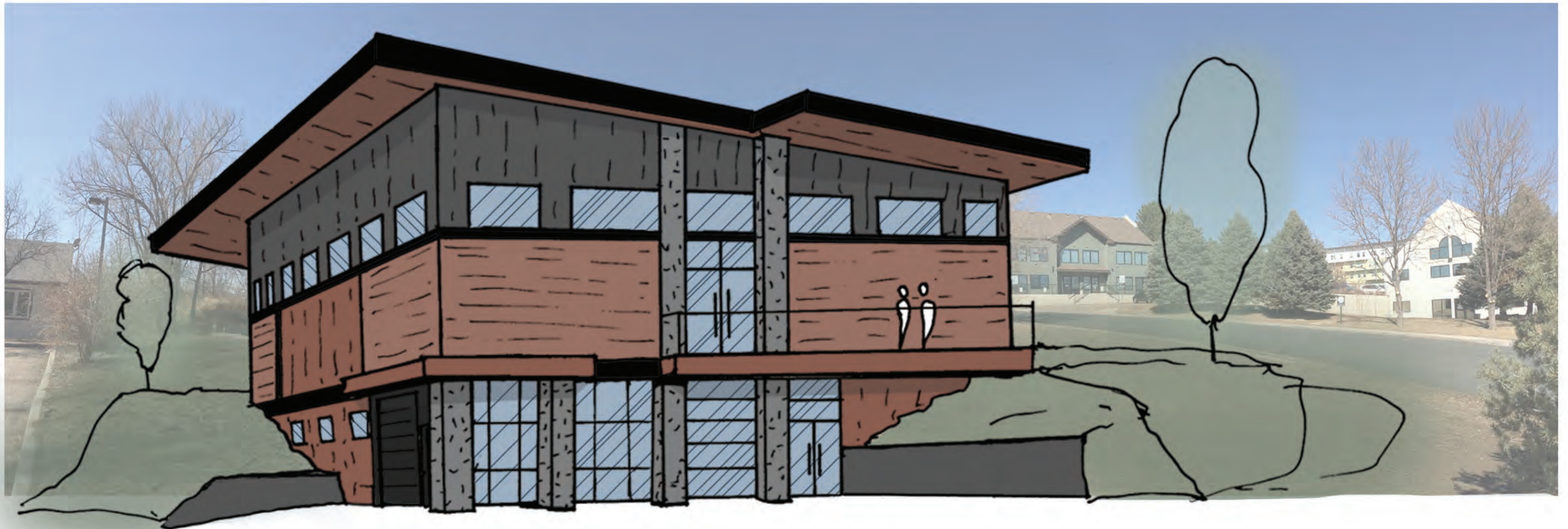
HEADQUARTERS 03.18.21 GORDO INVESTMENTS

The Second Floor 1607 Capitol Ave. Cheyenne WY
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Architecture





SHOP & GYM 03.18.21 GORDO INVESTMENTS

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Megin@MBX Architecture.com
307.399.7502

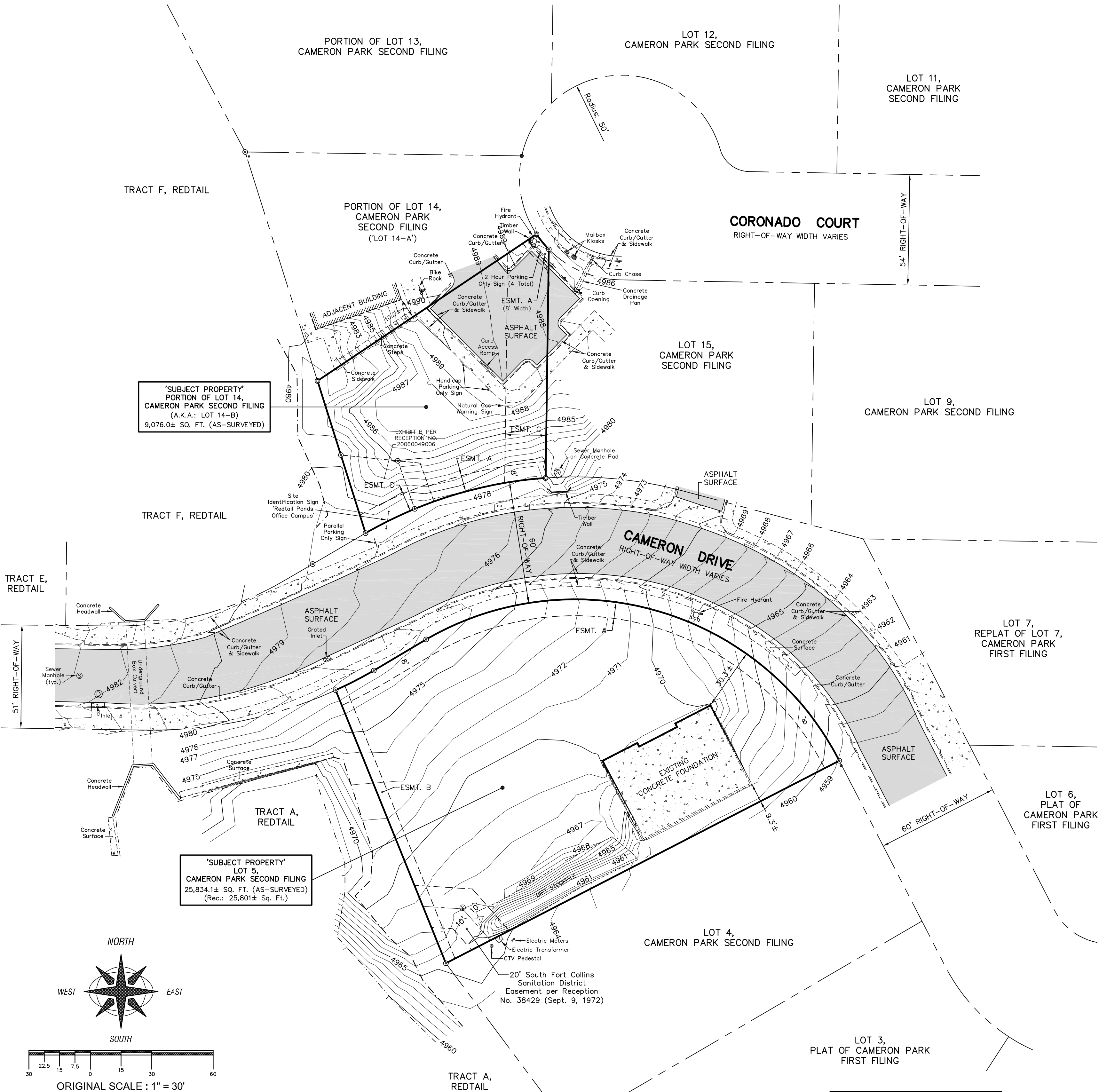
MBX
Architecture



IMPROVEMENT SURVEY PLAT

FOR LOT 5 AND A PORTION OF LOT 14, CAMERON PARK, SECOND FILING, ALL BEING SITUATE IN THE EAST HALF OF SECTION 2,
TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

SHEET 2 OF 2



GENERAL NOTES:

1. This Improvement Survey Plat was prepared with the benefit of a Commitment(s) For Title Insurance. No further easement and/or right of way research, other than may shown on this Map, was requested by the client or performed by Intermill Land Surveying, Inc. for the preparation of this survey. Easements and/or rights-of-way, if shown on this Map, were taken from the aforesaid Commitment(s) For Title Insurance as listed below, recorded Final Plats, recorded Surveys, recorded Deeds, recorded Grants of Easement(s), known information and information provided by others. The easements and rights of way which may be shown hereon may not be complete, are based on general information, and are to be used only in this context. The Parcel Property Description(s), as shown on this Map, are the same as those identified in the aforesaid Commitment(s) For Title Insurance. The aforesaid Commitment(s) For Title Insurance were provided to Intermill Land Surveying, Inc. for the preparation of this survey.

Commitment(s) For Title Insurance used for the preparation of this survey:

• Commitment For Title Insurance (Lot 5, Cameron Park Second Filing) as prepared by Stewart Title Guaranty Company (File No. 28559CEW, Effective Date of October 7, 2020).

• Commitment For Title Insurance (Portion of Lot 14, Cameron Park Second Filing) as prepared by Westcor Land Title Insurance Company (File No. 38717CEW, Effective Date of October 14, 2020).

2. Survey Control Monumentation and External Boundary Monumentation of the subject property as shown hereon.

(Meas.): Indicates measured bearing and/or distance from field survey.

(Rec.): Indicates record bearing and/or distance per the existing Final Plats, Deeds, Surveys, Maps or other information provided by others as listed below.

Recorded documents, recorded Deeds or other information provided by others used as reference for the preparation of this survey:

• Final Plat of CAMERON PARK SECOND FILING, City of Fort Collins, County of Larimer, State of Colorado, according to the Final Plat thereof as filed for record May 5, 1981 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado in Book 2113 at Page 1611 (Instrument No. 410291).

• Final Plat of REDTAIL, City of Fort Collins, County of Larimer, State of Colorado, according to the Final Plat thereof as filed for record August 9, 2006 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado at Reception No. 20060060078.

• Special Warranty Deed as filed for record February 10, 2005 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado at Reception No. 20050011209.

• Special Warranty Deed as filed for record June 30, 2006 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado at Reception No. 20060049006.

(Calc.): Indicates calculated bearing and/or distance. May also indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing final plats, deeds, surveys, maps or other information provided by others.

(PR): Indicates a pro-rata bearing and/or distance.

3. Adjacent property depiction per the most recent records of the Office of the Assessor of Larimer County, Colorado (March 18, 2021). No further adjacent property owner verification of ownership or research was performed by Intermill Land Surveying, Inc. for the preparation of this survey.

4. The fence locations (Fx.), if shown on this survey, are approximate. Ownership of fences cannot and will not be determined by Intermill Land Surveying, Inc. Fence locations (Fx.) if shown on this Map, were obtained in the field during the course of survey by Intermill Land Surveying, Inc. on March 3, 2021 & March 4, 2021.

5. There are no buildings encroaching onto adjoining properties, known easements and/or rights-of-ways, except as may be shown on this Map.

6. Any utilities and/or evidence of utilities, if shown hereon, are based upon on-site observation and known information only. Underground utility locates, if shown on this Map, were obtained (marked) by others in the field and field located by Intermill Land Surveying, Inc. for the preparation of this survey. Certain noted utility line locations, if shown hereon, taken from available utility line mapping and were not field verified.

7. Property Addresses:

• Lot 5, Cameron Park Second Filing: 117 Cameron Drive, Fort Collins, Colorado 80525.
• Portion of Lot 14 (Lot 14B), Cameron Park Second Filing: 111 Coronado Court, Fort Collins, Colorado 80525.
(Property Addresses shown above per the Larimer County, Colorado Assessor's Information Website on March 23, 2021).

8. Larimer County Parcel I.D. Nos.:

• Lot 5, Cameron Park Second Filing: 96024-07-005.
• Portion of Lot 14 (Lot 14B), Cameron Park Second Filing: 96024-07-014.
(Larimer County Parcel I.D. Nos. shown above per the Larimer County, Colorado Assessor's Information Website on March 23, 2021).

9. Property Owner(s) at the time of survey:

• Lot 5, Cameron Park Second Filing & a Portion of Lot 14 (Lot 14B), Cameron Park Second Filing:
Gordo Investments, LLC
3500 Riva Ridge Drive
Fort Collins, Colorado 80526
(Property Owner(s) at the time of survey shown above per the Larimer County, Colorado Assessor's Information Website on March 23, 2021).

SITE TOPOGRAPHIC DATA:

• Contour Interval: One (1) Foot.

• Site Topographic Data (Ground Elevations) obtained in the field during the course of survey by Intermill Land Surveying, Inc. on March 3, 2021 & March 4, 2021.

• Site Benchmark: City of Fort Collins Vertical Control. Benchmark No. Y-401: located about 5 miles (8.0 km) south of Fort Collins, 2.5 miles (4.0 km) North of Loveland and 1.5 miles (2.4 km) Southwest of Warren Lake, at U.S. Highway 287 at mile post 341.35, in the Southwest 1/4 of Section 1, Township 6 North, Range 69 West, located in the Colorado Department of Transportation Right-of-Way. To reach the station from the intersection of U.S. Highway 287 and Colorado State Highway 14 in Fort Collins, go south on U.S. Highway 287 for 5.45 miles (8.77 km) to the station on the left. The station is a standard disk set in a drill hole near the center of the Southern 1/4 of a 10' x 68' exposed sandstone outcrop. It is 78.1 ft. (23.8 meters) North of the center of a gate and dirt road leading East; 68.9 ft. (21.0 meters) East of the center line of the Northbound lanes of the highway; 11.5 ft. (3.5 meters) West of the Eastern Right-of-Way fence; 1.0 ft. (0.3 meters) North of a witness post and about 10ft. (3.0 meters) above the highway.

NAVD 1988 ELEVATION: 4971.96 (Used)

NGVD 1929 ELEVATION: 4968.75 (For Reference Only)

REFER TO SHEET 1 OF 2 FOR FURTHER INFORMATION PERTAINING TO
BOUNDARY, EASEMENT DESCRIPTIONS, MONUMENTATION & ADDITIONAL NOTES

PREPARED BY AND ON BEHALF OF:

INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537

P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462

Date: _____

STATEMENT OF LINEAR UNITS USED: Linear Units Used for this survey - U.S. Survey Feet

BASIS OF BEARINGS STATEMENT: Basis of Bearings for this survey are based on the record bearing of South 62°45' 00" West 216.15' (Meas.) on the Southeasterly line of Lot 5, CAMERON PARK, SECOND FILING, City of Fort Collins, County of Larimer, State of Colorado. Record bearing derived from said Final Plat of CAMERON PARK SECOND FILING according to the Final Plat thereof as filed for record May 5, 1981 in the real property records of the Office of the Clerk and Recorder of Larimer County in Book 2113 at Page 1611. Note: Monumentation of said line as shown on Map.

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.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537

BUS: (970)-669-0516 / FAX (970)-635-9775

IMPROVEMENT SURVEY PLAT

LOTS 5 & 14, CAMERON PARK SECOND FILING, FORT COLLINS, COLORADO

GORDO INVESTMENTS, LLC

DRAWN BY: RGP/JEB

CHECKED BY: _____

APPROVED BY: _____

DATE: 03-17-2021

SCALE: 1" = 30'

PROJECT NO.:

P-21-9086

SHEET OF

2

2

CLIENT: GORDO INVESTMENTS, LLC
IMPROVEMENT SURVEY PLAT
LOTS 5 & 14, CAMERON PARK SECOND FILING, FORT COLLINS, CO.