

# Conceptual Review Agenda

Schedule for 05/20/21

Meetings hosted via Zoom Web Conferencing

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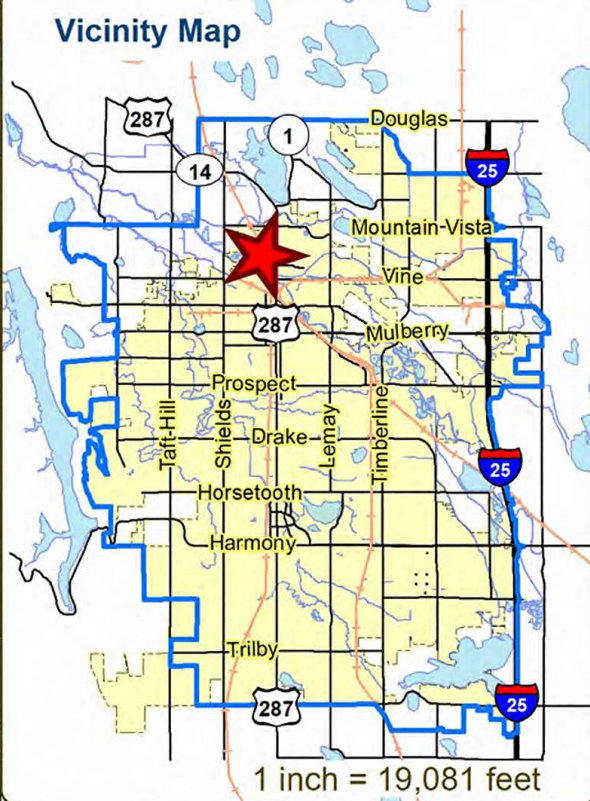
## Thursday, May 20, 2021

Time	Project Name	Applicant Info	Project Description	
9:15	1235 N College Ave Vehicle Repair Building  CDR210039	Eric Jobson 970-532-9970 eric@asherarch.com	This is a request to construct an 8,700 square foot building for use by the existing Auto Trends business located at 1235 N College Ave (parcel # 9702109001). The project is located directly west of N College Avenue and 200 feet north of Hickory St. Access is taken from N College Ave to the east and Hickory St to the south. The property is within the Service Commercial (CS) zone district and is subject to a Major Amendment (MJA) process with an Administrative (Type 1) Review. PLEASE NOTE: A previous Conceptual Review for this proposal can be found under project numbers CDR200076 and CDR210010.	Planner: Clark Mapes Engineer: Spencer Smith DRC: Tenae Beane

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# 1235 N College Ave Vehicle Repair Building

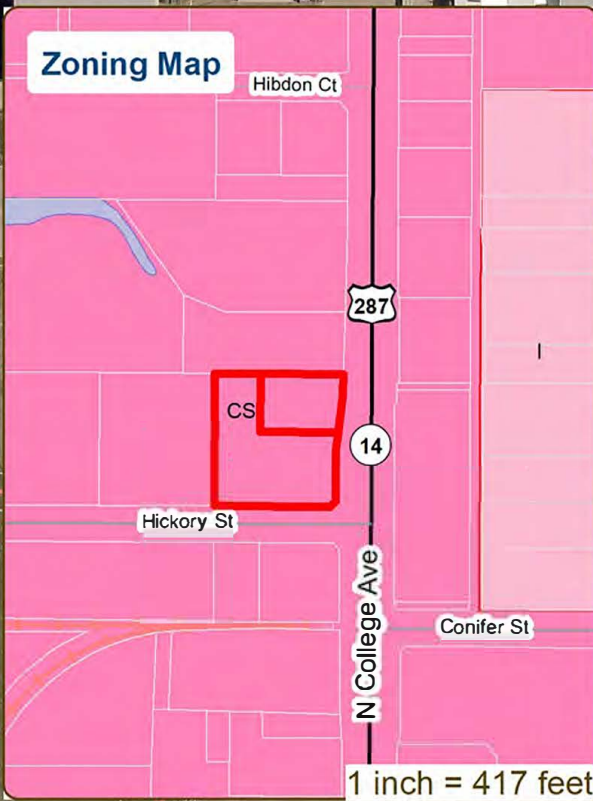
Vicinity Map



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](mailto: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? \_\_\_\_\_

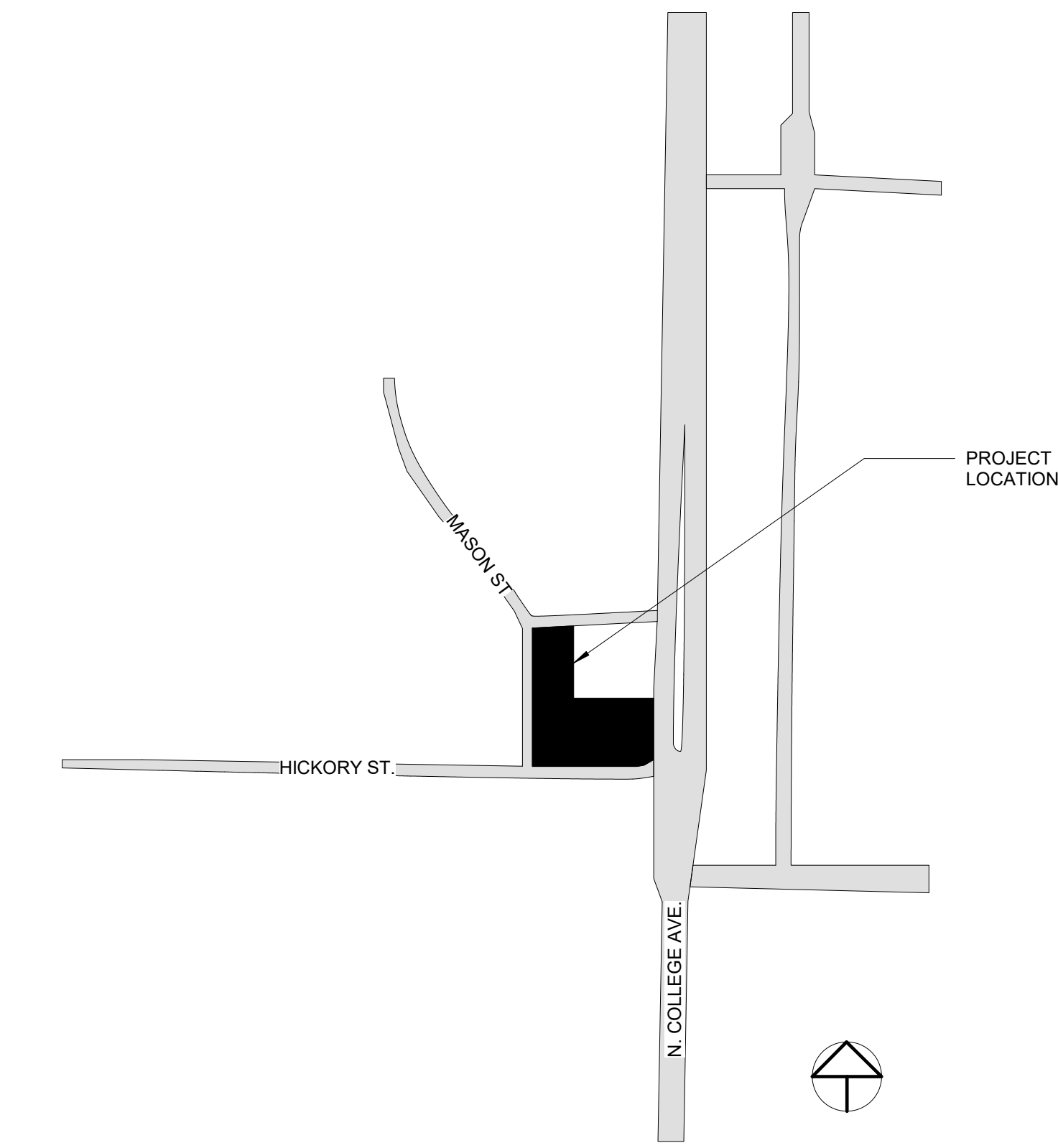
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

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)

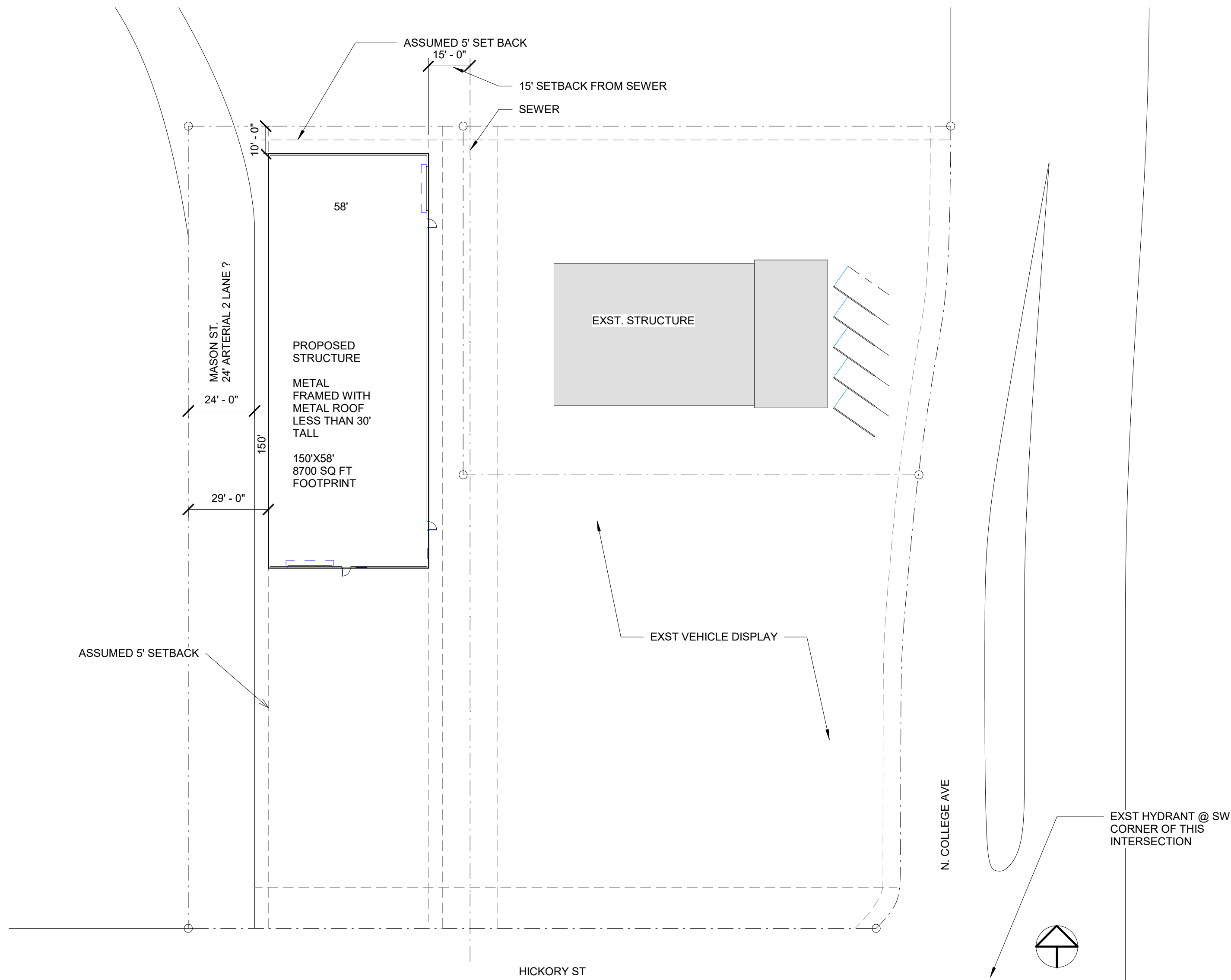
**Suggested items for the Sketch Plan:**

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?





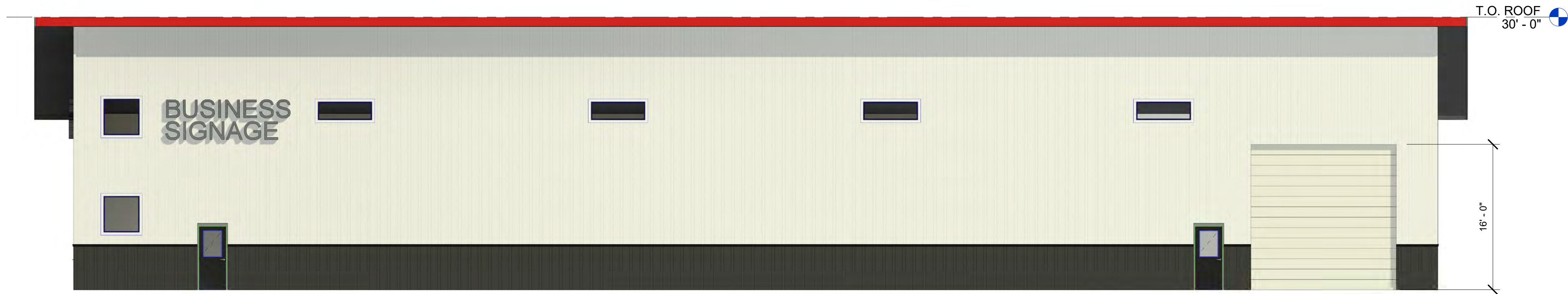
6 vicinity map  
SCALE: 1" = 200'-0"



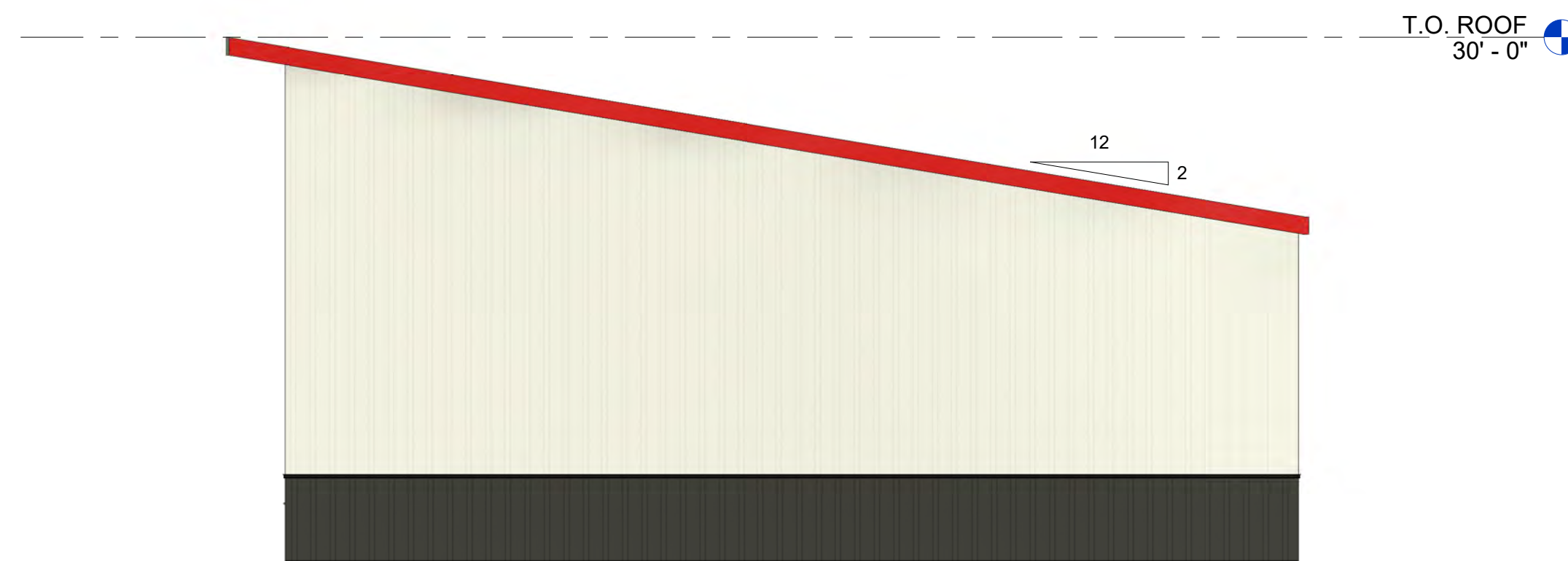
1 SITE PLAN  
SCALE: 1" = 30'-0"



2 WEST ELEVATION  
SCALE: 1/8" = 1'-0"



4 EAST (FRONT) ELEVATION  
SCALE: 1/8" = 1'-0"



5 NORTH ELEVATION  
SCALE: 1/8" = 1'-0"



3 SOUTH ELEVATION  
SCALE: 1/8" = 1'-0"

REVIEW SET  
NOT FOR  
CONSTRUCTION

Approver  
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ARCHITECTS

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e: David@AsherArch.com

AUTO TRENDS  
1235 COLLEGE AVE  
FORT COLLINS, CO

PROJECT INFORMATION:  
21-C09  
DOCUMENT DATE:  
4/13/2021 3:48:58 PM  
DOCUMENT PHASE:  
PLANNING DOCUMENTS

DRAWN BY:	DATE	CHECKED BY:	DATE	REV.#	COMMENTS
ERIC	04/13/21	DAVID	04/13/21		

CONCEPT  
DRAWING  
A101