

Conceptual Review Agenda

Schedule for 06/17/21

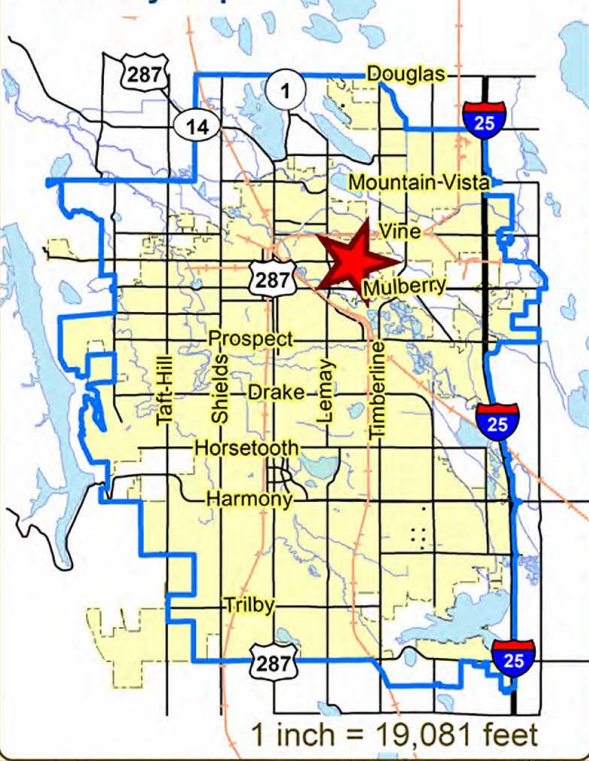
Meetings hosted via Zoom Web Conferencing

Thursday, June 17, 2021

Time	Project Name	Applicant Info	Project Description	
9:15	136 Racquette Dr Outdoor Storage CDR210048	John Cleaver 970-224-5646 john@cleaverelectric.com	This is a request for an Addition of Permitted Use for Outdoor Storage located behind 136 Racquette Dr (parcel # 8707106098; 8707107002). 136 Racquette Dr is located in Larimer County, but the parcel containing the existing storage containers (8707107002) is located within City Limits. The existing storage containers are approximately 8 ft x 20 ft. The site is approximately .7 miles east of N Lemay Ave and .5 miles north of E Mulberry St. Access is currently taken from Racquette Dr to the southwest. The property is within the Employment (E) zone district and the use would be subject to a Planning & Zoning Commission (Type 2) Review.	Planner: Sylvia Tatman-Burrus Engineer: TBD DRC: Todd Sullivan

136 Racquette Dr Outdoor Storage

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) _____

John Cleaver, owner. Ray Middleton, owner

Business Name (if applicable) Cleaver Electric, QG Aviation

Your Mailing Address 912 Gregory Road, FC, CO 80524

Phone Number 970-224-5646 **Email Address** john@cleaverelectric.com

Site Address or Description (parcel # if no address) _____

136 Racquette Drive, FC, CO 80524. Parcel 8707107002

Description of Proposal (attach additional sheets if necessary) _____

(8) 8x8x20 ft. storage conex containers

Proposed Use Dry storage **Existing Use** Dry storage

Total Building Square Footage 160 ea **S.F. Number of Stories** 1 **Lot Dimensions** 100 x 80

Age of any Existing Structures 25 years

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>.

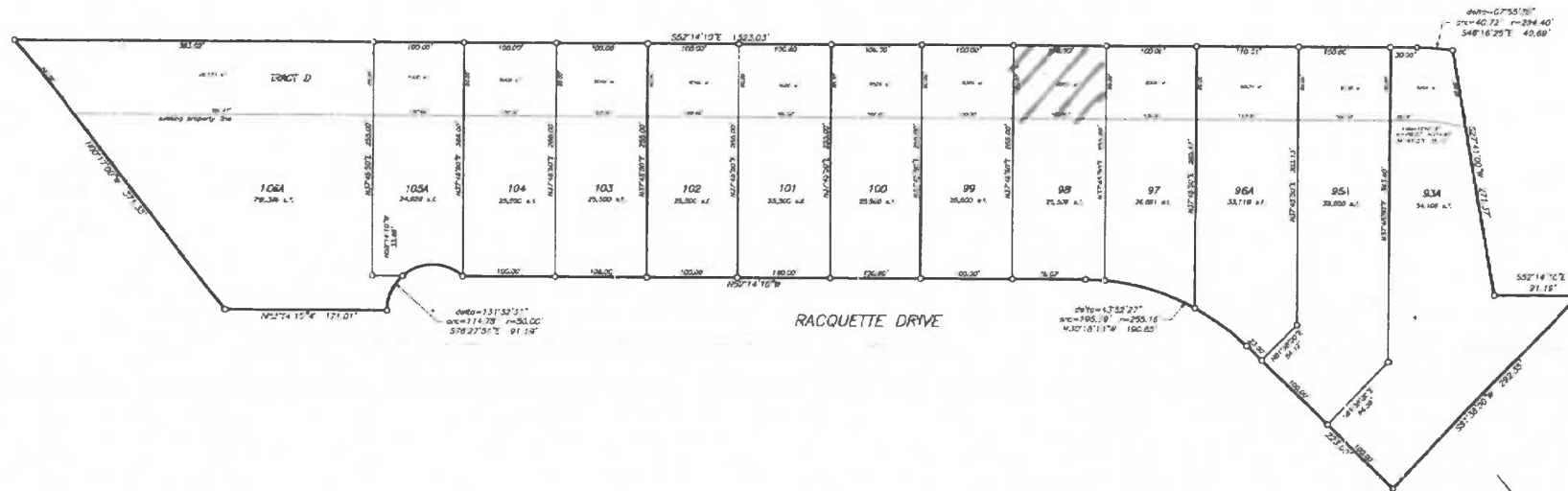
Increase in Impervious Area 1280 S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?

BOUNDARY EXHIBIT MAP

BEING LOTS 97 THROUGH 104, AND TRACT D OF THE SECOND REPLAT OF THE FORT COLLINS INDUSTRIAL PARK,
AND LOTS 105A AND 106A OF THE THIRD REPLAT OF PART OF THE FORT COLLINS INDUSTRIAL PARK,
AND LOTS 93A, 95A AND 96A OF THE FOURTH REPLAT OF A PART OF THE FORT COLLINS INDUSTRIAL PARK
SITUATE IN THE NORTH 1/2 OF SECTION 7, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE SIXTH P.M.,
COUNTY OF LARIMER, STATE OF COLORADO



SCALE - 1"=40'
NOVEMBER 8th, 2017
GRAPHIC SCALE - FEET

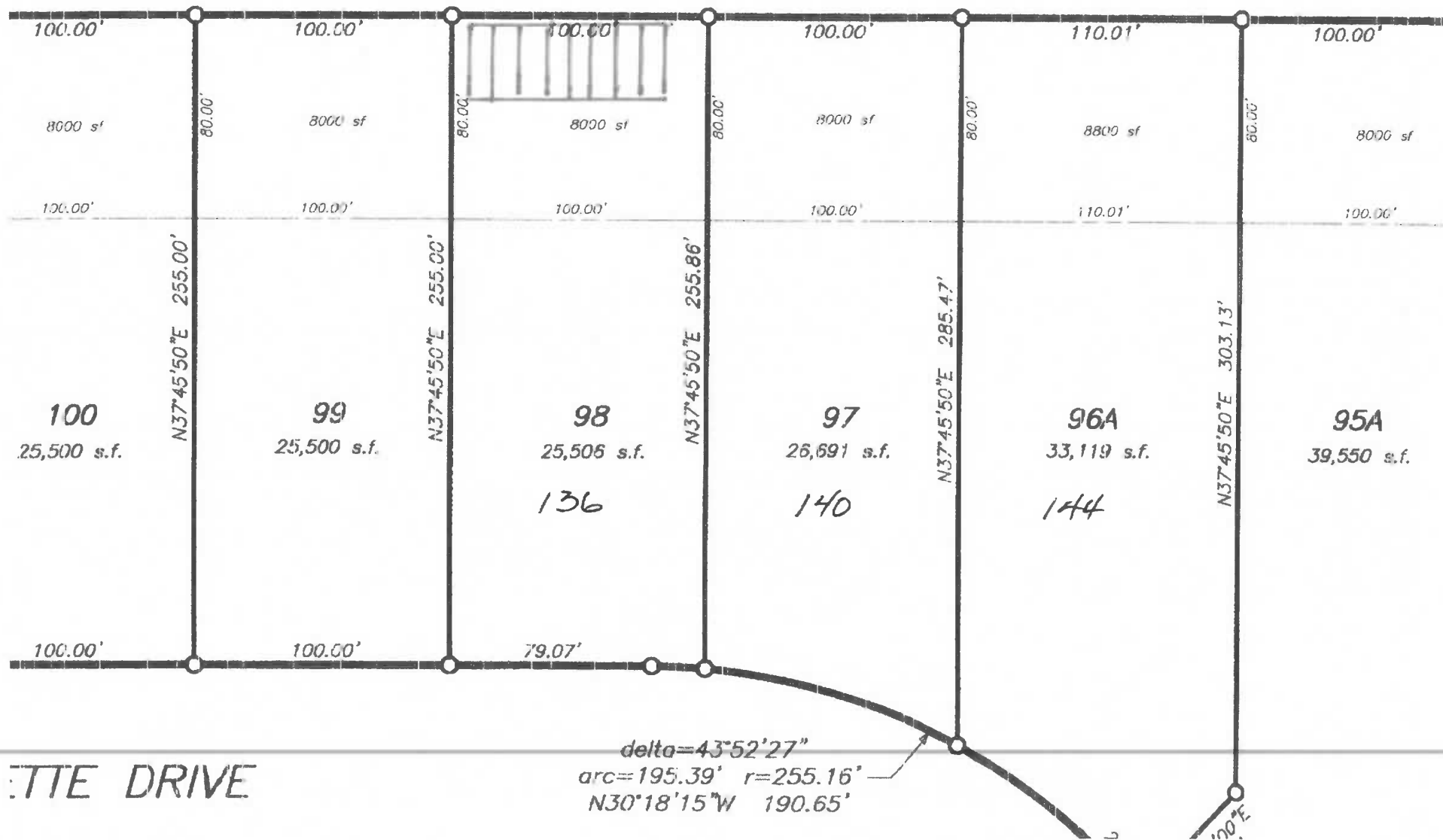
STEWART & ASSOCIATES
CIVIL ENGINEERS AND LAND SURVEYORS
P.O. BOX 402 FORT COLLINS, COLORADO 80522
PHONE: (970) 482-8531 FAX: (970) 482-8532

CLIENT: CENTURY WELCOMERS 2/6 LARRY HANSEN
2001 LARAMY AVENUE, FORT COLLINS CO 80524
PROJECT: PORTION OF FORT COLLINS INDUSTRIAL PARK 2ND, 3RD AND 4TH
LARIMER COUNTY, COLORADO
BOUNDARY EXHIBIT MAP

DATE: 11/08/17
BY: [Signature]

ONE OF ONE

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. If 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.



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KSWEED
113000 SPP

MAXGROSS	30.480 KGS
	67.200 LBS
TARE	2.230 KGS
	4.920 LBS
PAYLOAD	28.250 KGS
	62.280 LBS
CUB.CAP.	33.2 CUM
	1.170 CUFT



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MAXGROSS 0.480 KGS
TARE 67.200 LBS
PAYLOAD 2.230 KGS
CUB. CAP. 4.920 LBS
33.2 CUM
1.170 CUFT

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MAX. GROSS WEIGHT 30,480 KGS
TARE 4,200 KGS
NET 26,280 KGS
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