

Conceptual Review Agenda

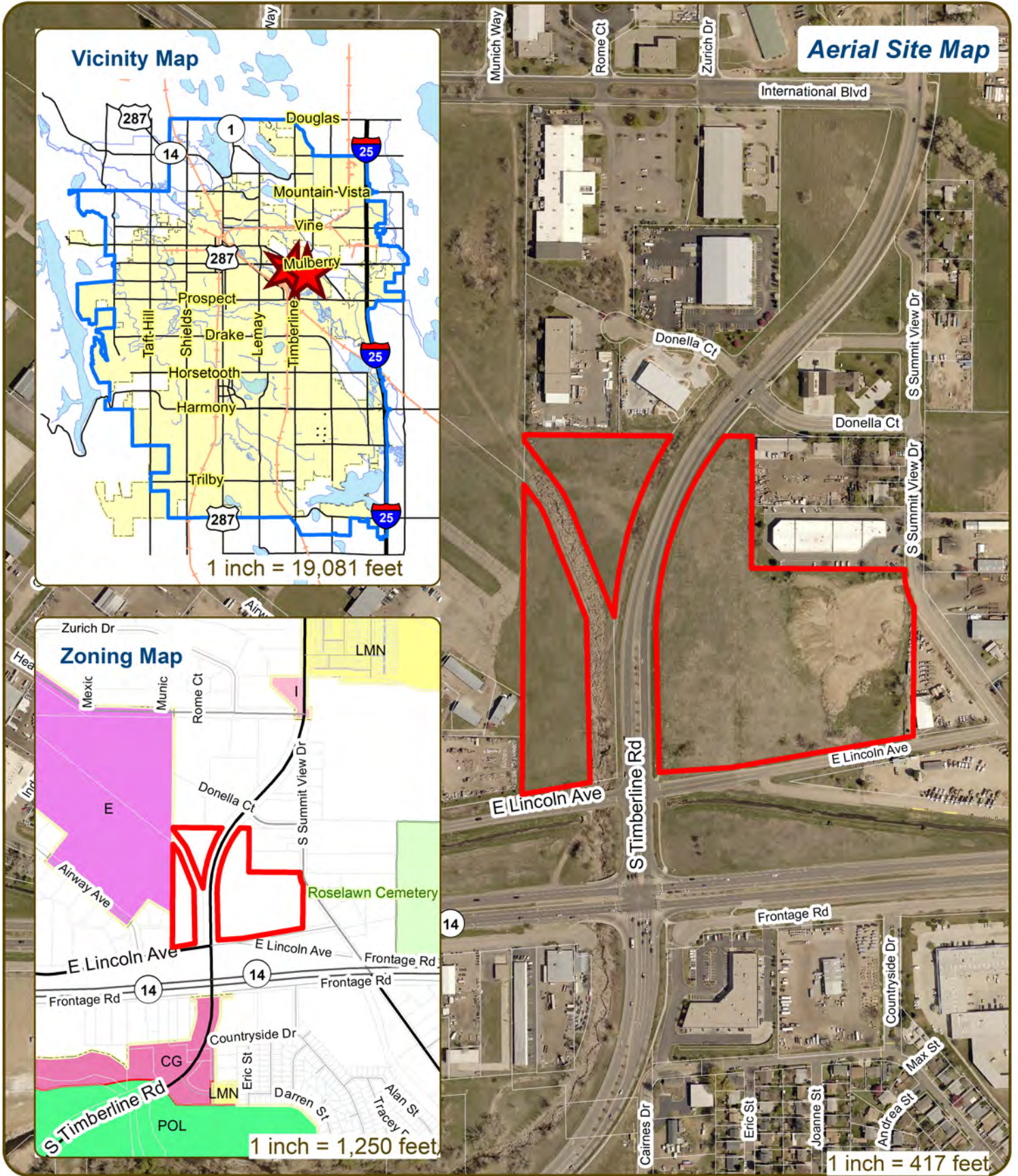
Schedule for 10/21/21

Meetings hosted via Zoom Web Conferencing

Thursday, October 21, 2021

Time	Project Name	Applicant Info	Project Description	
11:15	S Timberline Rd & E Lincoln Ave Annexation DR210083	Kyle Kassel 712-260-4102 kkassel@evergreen-ind.com	This is a request to annex the site directly north of the intersection of S Timberline Rd and E Lincoln Ave (parcel # 8708300022). The proposal does not include any uses or development at this time. The site is directly east and west of S Timberline Rd and approximately 500 feet north of E Mulberry St. Access is taken from S Timberline Rd directly to the east and west. The site is outside of city limits but falls within the Mulberry Enclave of the City's Growth Management Area. The annexation proposal will be subject to City Council Review.	Planner: Sylvia Tatman-Burruss Engineer: Dave Betley DRC: Tenae Beane

S Timberline Rd & E Lincoln Ave Annexation



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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.

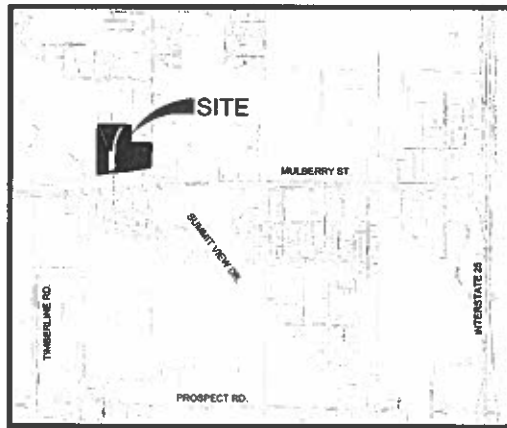
Increase in Impervious Area _____ S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?

ALTAINSPS LAND TITLE SURVEY

A TRACT OF LAND LOCATED IN THE SOUTH HALF OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO (T.B.D. TIMBERLINE ROAD)



VICINITY MAP
1" = 2000'

DESCRIPTION: A TRACT OF LAND SITUATE IN THE S 1/2 OF SECTION 8, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, WHICH CONSIDERING A LINE BETWEEN THE S 1/4 CORNER AND THE N 1/4 CORNER OF SAID SECTION 8 AS BEARING N 00° 40' 09" E (rec. = N 00° 00' 00" E) AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, IS CONTAINED WITHIN THE BOUNDARY LINES WHICH BEGIN AT A POINT WHICH BEARS N 00° 40' 09" E (rec. = N 00° 10' 33" W), 319.09 FEET, AND AGAIN S 80° 38' 52" W (rec. = S 79° 48' 00" W), 26.51 FEET FROM THE S 1/4 CORNER OF SAID SECTION 8, AND RUN THENCE S 80° 38' 52" W (rec. = S 79° 48' 00" W), 561.20 FEET, THENCE S 86° 46' 42" W (rec. = S 85° 56' 00" W), 286.30 FEET, THENCE S 80° 31' 42" W (rec. = S 79° 41' 00" W), 385.72 FEET, THENCE N 00° 50' 42" E (rec. = N 00° 00' 00" E), 1144.73 FEET, THENCE S 89° 09' 18" E (rec. = S 90° 00' 00" E), 725.89 FEET, THENCE S 00° 50' 42" E (rec. = S 00° 00' 00" E), 420.00 FEET, THENCE S 89° 09' 18" E (rec. = S 90° 00' 00" E), 515.90 FEET (rec. = 515.90 FEET) TO A POINT ON SAID WEST LINE, THENCE ALONG SAID WEST LINE, S 00° 40' 09" E (rec. = S 00° 10' 33" E), 98.71 FEET, THENCE N 89° 19' 51" W (rec. = S 89° 49' 27" W), 11.04 FEET, THENCE S 02° 38' 32" W (rec. = S 01° 47' 50" W), 437.44 FEET TO THE POINT OF BEGINNING.

EXCEPTING THEREFROM THE RIGHT OF WAY FOR SUMMIT VIEW DRIVE PER THE DOCUMENT RECORDED OCTOBER 29, 1984 IN BOOK 2295 AT PAGE 1396.

ALSO EXCEPTING THEREFROM THAT PARCEL DESCRIBED AS "THE SKURICH FEE SIMPLE" IN THAT LARIMER COUNTY DISTRICT COURT CASE NO. 97 CV 346-3 RULE AND ORDER RECORDED DECEMBER 3, 1998 AT RECEPTION NO. 98105880, RE-RECORDED DECEMBER 21, 1998 AT RECEPTION NO. 98111789, AND RULE AND ORDER RECORDED JUNE 17, 1999 AT RECEPTION NO. 99053506, ALL OF THE RECORDS OF LARIMER COUNTY.

Area of Subject Property is 825,932 square feet, or 18.961 acres, more or less.

(Note: Deed bearings have been rotated to the survey Basis of Bearing. This Property Description describes the same property as is referred to in Title Commitment No. FCC25156719.)

NOTES:

1) Land Title Guarantee Company, Commitment No. FCC25156719-2, dated 05/30/2018 at 5:00 p.m. was used in the process of this survey and the following comments correspond to Schedule B of the commitment.

Schedule B - Section II Exceptions:

- Item 8 - EXISTING LEASES OR TENANCIES, IF ANY
- Item 9 - RIGHT OF WAY EASEMENT AS GRANTED TO NORTH WELD COUNTY WATER DISTRICT IN INSTRUMENT RECORDED NOVEMBER 08, 1963, IN BOOK 1227 AT PAGE 257. (PLOTTED)
- Item 10 - RIGHT OF WAY EASEMENT AS GRANTED TO NORTH WELD COUNTY WATER DISTRICT IN INSTRUMENT RECORDED FEBRUARY 03, 1964, IN BOOK 1236 AT PAGE 79. (PLOTTED)
- Item 11 - RIGHT OF WAY EASEMENT AS GRANTED TO BOXELDER SANITATION DISTRICT IN INSTRUMENT RECORDED DECEMBER 07, 1971, IN BOOK 1485 AT PAGE 410.
- Item 12 - RIGHT OF WAY EASEMENT AS GRANTED TO THE MOUNTAIN STATES TELEPHONE AND TELEGRAPH COMPANY IN INSTRUMENT RECORDED OCTOBER 02, 1974, IN BOOK 1615 AT PAGE 649. (NOT PLOTTED - LISTED DOCUMENT IS NOT NEAR SUBJECT PROPERTY)
- Item 13 - EASEMENTS CONTAINED IN RULE AND ORDERS RECORDED DECEMBER 03, 1998 AT RECEPTION NO. 98105880 AND DECEMBER 21, 1998 AT RECEPTION NO. 98111789 AND JUNE 17, 1999 AT RECEPTION NO. 99053506. (PLOTTED)
- Item 14 - RIGHT OF WAY EASEMENT AS GRANTED TO LARIMER COUNTY IN INSTRUMENT RECORDED JUNE 01, 2000, UNDER RECEPTION NO. 2000035915. (PLOTTED)
- Item 15 - TERMS, CONDITIONS AND PROVISIONS OF BOUNDARY LINE ADJUSTMENT MAP RECORDED JANUARY 19, 2007 AT RECEPTION NO. 2007005176. (PLOTTED)
- Item 16 - RIGHT OF WAY EASEMENT AS GRANTED TO CITY OF GREELEY IN INSTRUMENT RECORDED JANUARY 18, 2008, UNDER RECEPTION NO. 20080603926. (PLOTTED)
- Item 17 - RIGHT OF WAY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED JUNE 02, 2014, UNDER RECEPTION NO. 20140028144. (PLOTTED)
- Item 18 - ANY FACTS, RIGHTS INTERESTS OR CLAIMS WHICH MAY EXIST OR ARISE BY REASON OF THE FOLLOWING FACTS SHOWN ON THE ALTAINSPS LAND TITLE SURVEY PREPARED BY NORTHERN ENGINEERING, PROJECT #930-002, DATED 5-24-2018.
 - a) Fences do not coincide with property lines.
 - b) Concrete block wall constructed onto the northeast portion of subject property.
 - c) Underground utility lines not located.

2) FLOOD ZONE DESIGNATION: According to FIRM Panel 08069CO983H and Panel 08069CO984H, both with effective dates of 5/2/2012 for Larimer County, the Subject Property is situated within both Zone AE and Zone X.

3) There are no buildings currently located on the Subject Property. There is currently no specific address assigned to the Subject Property.

3) Gross land area is 825,932 square feet, or 18.961 acres, more or less.

4) The linear unit of measurement for this survey is U. S. Survey Feet.

5) The Basis of Bearings is the South line of the Southwest Quarter of Section 8 as bearing North 88°56'27" West, and monumented as shown on drawing.

SURVEYOR'S CERTIFICATE:

To Jon Jacobs and Lonnie Jacobs, Darrell Skurich, Land Title Guarantee Company; and Old Republic National Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS and includes Items 1, 2, 3, 4, 7(a), & 8 of Table A thereof. The fieldwork was completed on April 20, 2018.

Steven A. Lund
Registered Professional Land Surveyor
Colorado Registration No. 34995
For and on behalf of Northern Engineering Services, Inc.

Signature: Steven A. Lund
6-13-18

REQ'S A 50' TO 100' EASEMENT BECAUSE 173' A WATERWAY.

Line Legend

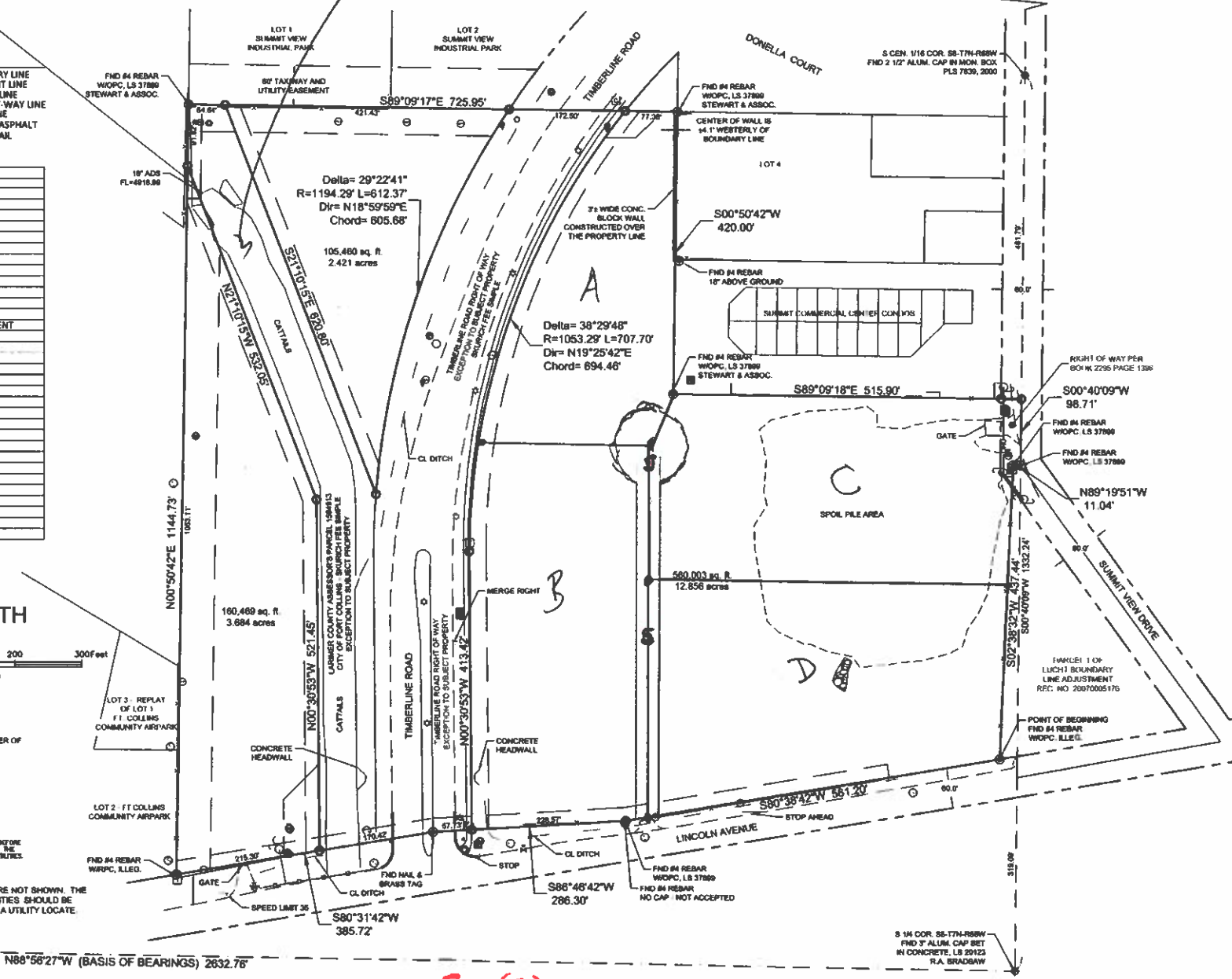
- BOUNDARY LINE
- - - EASEMENT LINE
- SECTION LINE
- - - RIGHT-OF-WAY LINE
- - - FENCE LINE
- - - EDGE OF ASPHALT
- - - GUARD RAIL

Symbol Legend

- SECTION CORNER
- CORNER-FOUND
- CORNER-SET
- BOLLARD
- BOX-TELEPHONE
- POST
- FIRE HYDRANT
- ELECTRICAL OUTLET
- FEES
- GUY WIRE
- H2O RISER
- INLET GRATE
- IRR-BACK FLOW PREVENT
- IRRIGATION CONTROL
- LIGHT POLE
- MARKER-ELECTRIC
- MARKER-GAS
- MARKER-H2O
- METER-H2O
- MH
- MH-ELECTRIC
- MH-H2O
- MH-SANITARY
- PEDESTAL CABLE
- PEDESTAL TELEPHONE
- RAMP
- SIGN
- IRRIGATION PEDESTAL
- UTILITY POLE
- VALVE-H2O
- VAULT-ELECTRIC
- VERTICAL PIPE



UTILITY NOTE: THE LOCATION OF UNDERGROUND UTILITIES ARE NOT SHOWN. THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOULD BE DETERMINED BY CONTACTING "ONE CALL" FOR A UTILITY LOCATE.



S = (E) SEWER MAIN

NOTICE:
According to Colorado Law you must commence any legal action based upon any defect in this survey within three years after you discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon.

SECTION: 8
TOWNSHIP: 7N
RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING
N
FORT COLLINS 201 North Nevada Street, Suite 100, 80501
970.221.4158
NORTHENGINEERING.COM

DATE: 05/24/18 REV: 05/09/18 REV.
PROJECT: 930-002
DESIGNED BY: [Signature]
DRAWN BY: [Signature]
CHECKED BY: [Signature]

SCALE: 1" = 100'

ALTA/NSPS LAND TITLE SURVEY
S 1/2 S8-T7N-R68W
FORT COLLINS, COLORADO

Sheet
1
Of 1 Sheet