

Conceptual Review Agenda

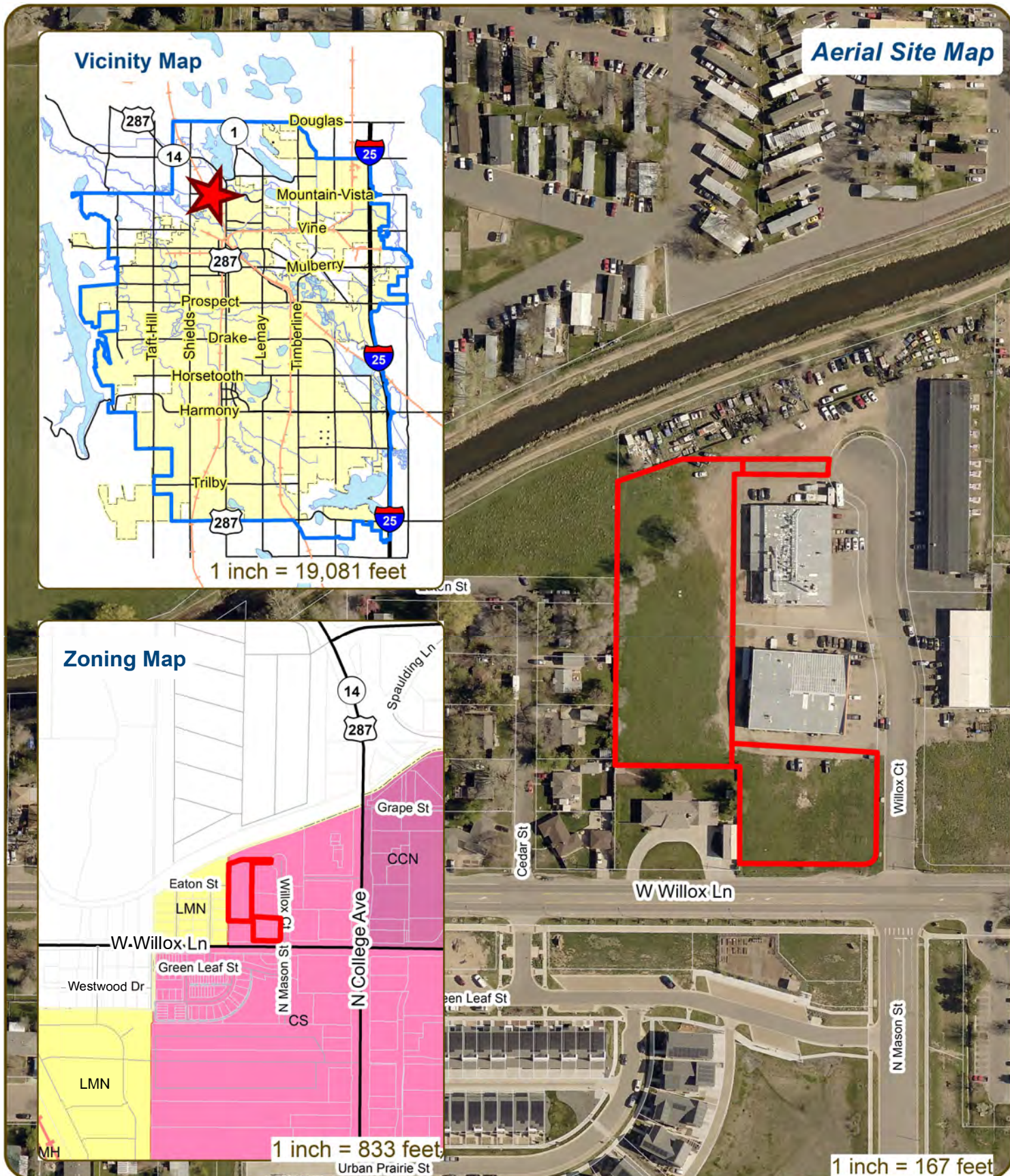
Schedule for 12/16/21

Meetings hosted via Zoom Web Conferencing

Thursday, December 16, 2021

Time	Project Name	Applicant Info	Project Description	
11:15	132 W Willox Ln Marijuana Cultivation Facility CDR210097	Steve Wimp 970-566-0227 steve@thunderpup.com	This is a request to construct a marijuana cultivation facility at 132 W Willox Ln (parcel # 9835406004; 9835406005; 9835406007). The proposal includes an approximately 12,000 sf building. 24 on-site parking spaces are proposed. The parcel located directly north of W Willox Ln is proposed to be a future Retail site. Access to the site is from Willox Ct directly to the east. The site is directly north of W Willox Ln, and approximately .13 miles west N College Ave. The property is within the Service Commercial (CS) zone district and is subject to Administrative (Type 1) Review.	Planner: Ryan Mounce Engineer: Sophie Buckingham DRC: Todd Sullivan

132 W Willox Ln Marijuana Cultivation Facility



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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? _____

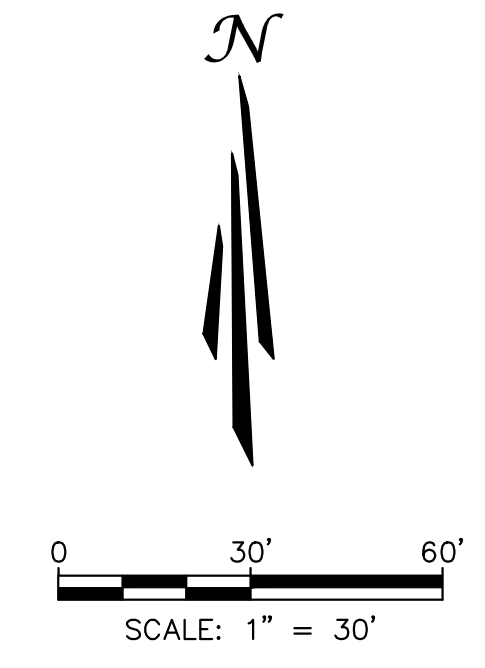
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

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?

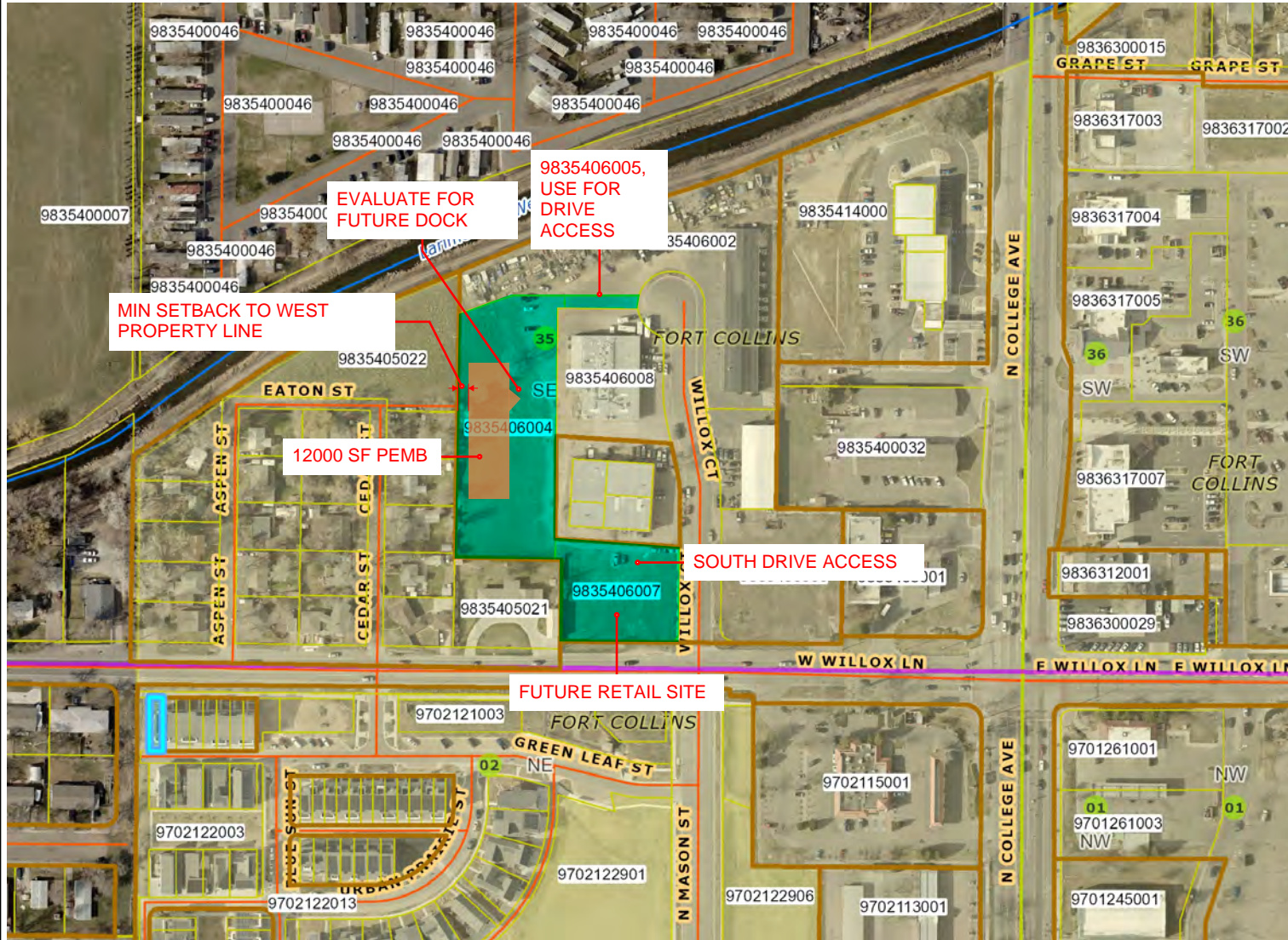


SITE INFORMATION:

- ZONING: SERVICE COMMERCIAL DISTRICT (C-S)
- BUILDING SF: 12,000
- SETBACKS: 10' FROM PROPERTY LINES
- PARKING: 2 PER 1000 SF
 - REQUIRED = 24 SPACES
 - PROVIDED = 24 SPACES (1 ADA)
 - DIMENSIONS = 9'X19'
- FIRE LANE REQUIREMENTS:
 - 20' WIDE (NORTH END WILL NEED VARIANCE)
 - IF SITE HAS DEAD END: 100' HAMMERHEAD IS NEEDED

DRAWN: NB DATE: 10/29/2021 CHECKED: BC DATE: 11/02/2021 JOB NO: CO14180	<p>ENGINEERING ENVIRONMENTAL BUILDING LAND Surveying Planning Sacramento Fort Collins Boulder Atlanta</p>	<p style="font-size: small;">6143 East County Road 16 Loveland, CO 80537 p: 970.613.1447 www.tait.com</p> <p style="font-size: x-small;">Since 1964</p>
CONCEPTUAL SITE PLAN COMMERCIAL BUILDING SITE THUNDERUP CONSTRUCTION, INC. 1715 WILLOX CT FORT COLLINS, CO 80524		
1 OF 1	11/1/2021 CONCEPTUAL SITE PLAN	

Parcels 9835406005, 9835406004, 9835406007



Legend	
	Addresses
	Subdivisions
	Tax Parcels
	Recorded Dimensions
	PLSS Township and Range
	PLSS Sections
	PLSS Quarter Sections
	Railroads
	Major Road System
	Road System
	Lakes and Ponds
	Major Rivers and Streams
	Rivers and Streams
	County Boundary
	Rocky Mountain National Park
	Incorporated Areas
	City or Town
	County
	State
	Federal
	Other

Notes

0.1 0 0.03 0.1 Miles

Date Prepared: 10/19/2021 11:43:38 AM

1: 2,921

NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet



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