

Conceptual Review Agenda

Schedule for 11/17/22

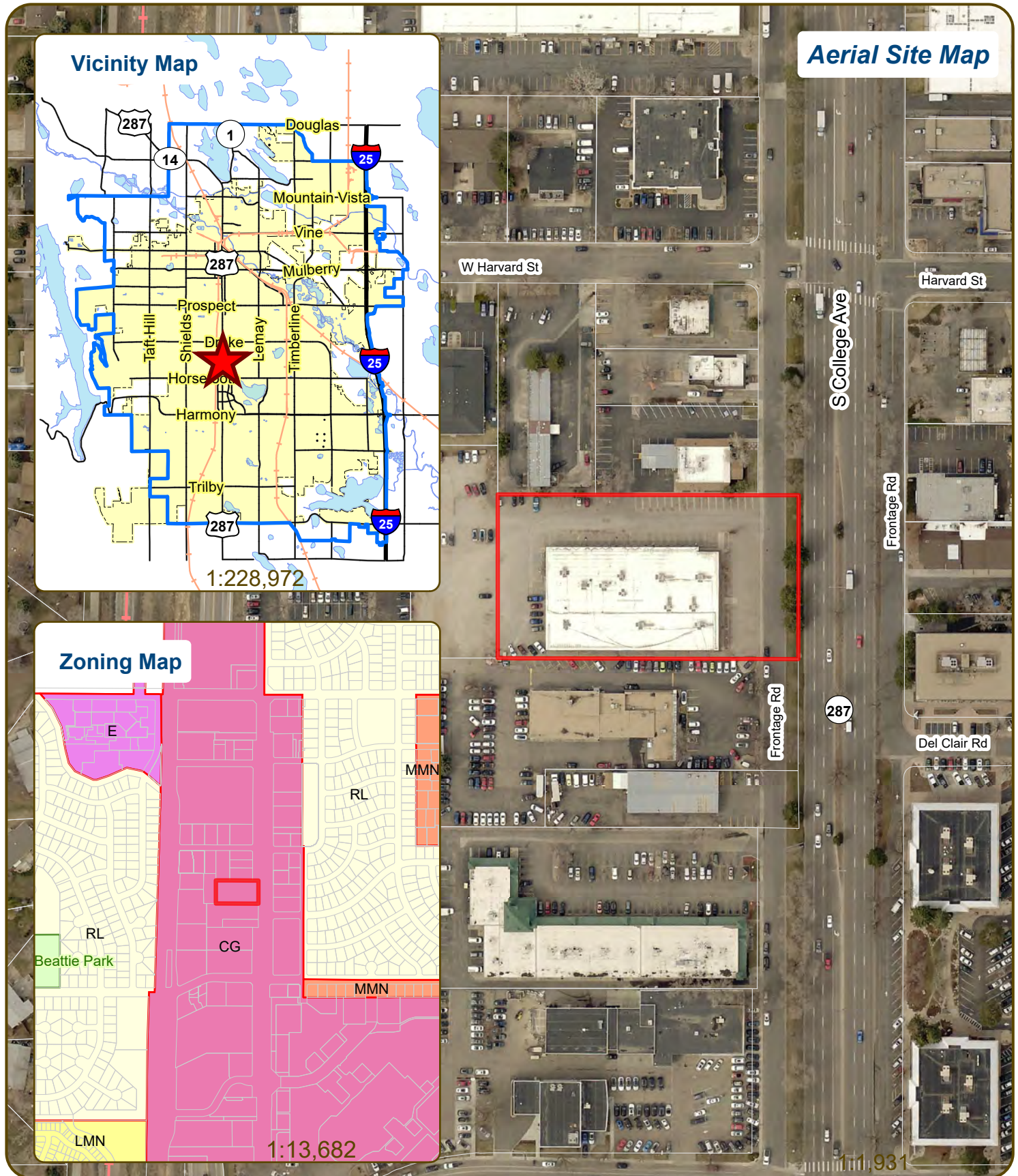
Meetings hosted via Zoom Web Conferencing

Thursday, November 17, 2022

Time	Project Name	Applicant Info	Project Description	
9:15	Auto Parts Store at 2839 S College CDR220088	Cathy Mathis 970-532-5891 cathy@tbgroup.us	This is a request to establish are retail auto parts store at 2839 S College. (Parcel # 9726100034). The applicant proposes to establish a new retail auto parts store and would include interior and exterior renovations and landscape improvements. Access would be taken from S College Frontage Rd W. The site is directly west of S College Ave. and approximately 0.31 miles south of W Drake Rd. The site is within the General Commercial District (C-G) zone district and will be subject to Basic Development Review (BDR) and Minor Amendment Reviews.	Planner: Will Lindsey Engineer: Tim Dinger DRC: Marissa Pomerleau

Auto Parts Store at 2839 S College

Large retail establishment (25,000 sq. ft. +)





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?

DRAWING FILENAME: S:\Survey Jobs\862-003\Draw\ALTA\862-003_McClelland ALTA.dwg LAYOUT NAME: Sheet 1 DATE: Jan 04, 2022 10:21am CAD OPERATOR: rha
LIST OF REFS: [REC-number-ALTA]

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO
(2839 COUTH COLLEGE AVENUE, AND 2832 AND 2838 McCLELLAND DRIVE)

DESCRIPTION:

Parcel 1: (2839 S. College Avenue – shown for informational purposes only)

A tract of land situate in the Northeast ¼ of Section 26, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado, which considering the East line of the said Northeast ¼ as bearing S 00°19' W and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at the Southeast corner of Lot 2, Harvard Subdivision, Second Filing which bears S 00°19' W 1618.62 feet and again N 89°30' W 100.00 feet from the Northeast corner of said Section 26 and run thence S 00°19' W 200.00 feet along the West line of the existing frontage road, thence N 89°43' W 320.00 feet, thence N 00°19' E 201.30 feet to the Southwest corner of Lot 3 of the Harvard Subdivision, Second Filing, thence S 89°30' E 320.00 feet to the Point of Beginning.
EXCEPTING therefrom that portion as contained in Deed recorded July 29, 2970 in Book 1437 at Page 953.

Parcel 2:

Those certain non-exclusive easements as set forth in that certain Reciprocal Access Agreement, recorded March 19, 2007 at Reception No. 20070020432 of the real estate records of the Larimer County Clerk and Recorder, County of Larimer, State of Colorado, subject to the terms and conditions contained therein.

Parcel 3: (2832 McClelland Drive – shown for informational purposes only)

Lot 2, Replat of a Portion of McClelland Office Park P.U.D., according to plat recorded September 10, 2001 at Reception No. 2001080347, City of Fort Collins, County of Larimer, State of Colorado.

Parcel 4: (2838 McClelland Drive – shown for informational purposes only)

Lot 3, Replat of a Portion of McClelland Office Park P.U.D., according to plat recorded September 10, 2001 at Reception No. 2001080347, City of Fort Collins, County of Larimer, State of Colorado

NOTES:

1) Fidelity National Title Company, Commitment No. 580-F0715498-383-IKA Amendment No. 1, dated September 21, 2021 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 - Reservations contained in the Patent (all parcels)

From: The United States of America

Recording Date: July 20, 1874

Recording No: Book E at Page 505

Which among other things recites as follows:
Subject to any vested and accrued water rights for mining, agricultural, manufacturing or other purposes and rights to ditches and reservoirs used in connection with such water rights, as may be recognized and acknowledged by the local customs, laws and decisions of the courts; and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom should the same be found to penetrate or intersect the premises hereby granted, as provided by law; and the reservation from the lands hereby granted of a right of way thereon for ditches or canals constructed by the authority of the United States. *Nothing plotted, document is blanket in nature, inclusive of subject property.*

Item 9 - Notes, statements and easements as set forth on the Plat(s) of Harvard Subdivision, Second Filing set forth below: (Parcel 2)

Recording Date: June 5, 1972

Recording No: Reception No. 29993

a. Ordinance vacating a portion of a utility easement on Lot 2, recorded ?December 8, 2004 at Reception No. 20040117846. *As shown hereon.*

Item 10 - Notes, statements and easements as set forth on the Plat(s) of McClelland Office Park, a P.U.D. set forth below: (Parcels 3 & 4)

Recording Date: July 31, 1984

Recording No: Reception No. 578450

a. Easement Dedication to the City of Fort Collins recorded February 17, 2000 at Reception No. 2000010491. *As shown hereon.*

Item 11 - Terms, conditions, provisions, agreements and obligations contained in the Notice of a development agreement with the City of Fort Collins as set forth below: (Parcels 3 & 4)

Recording Date: July 31, 1984

Recording No.: Book 2282 at Page 2254 *Nothing plotted, document is blanket in nature, inclusive of subject property.*

Item 12 - Terms, conditions, provisions, agreements and obligations contained in the Site and Landscape Covenants for McClelland Office Park P.U.D. as set forth below: (Parcels 3 & 4)

Recording Date: July 31, 1984

Recording No.: Book 2282 at Page 2255 *Nothing plotted, document is blanket in nature, inclusive of subject property.*

Item 13 - Notes, statements and easements as set forth on the Plat(s) of Replat of a Portion of McClelland Office Park, P.U.D. set forth below: (Parcels 3 & 4)

Recording Date: September 10, 2001

Recording No: Reception No. 2001080347 *As shown hereon.*

Item 14 - Terms, conditions, provisions, agreements and obligations contained in the Reciprocal Access Agreement as set forth below: (Parcel 1)

Recording Date: March 19, 2007

Recording No.: Reception No. 20070020432 *As shown hereon.*

Item 15 - Any rights, interests, or claims which may exist or arise by reason of the following matters disclosed by survey, (Parcel 1)

Recording Date: May 21, 2007

Recording No.: Reception No. 20070037791

Matters shown: encroachment of sidewalk onto northerly side property *As shown hereon.*

Item 16 - Any lien, fee or assessment by reason of inclusion of land in the Northern Colorado Conservancy District, as disclosed by instrument as set forth below:

Recording Date: September 30, 2010

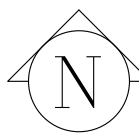
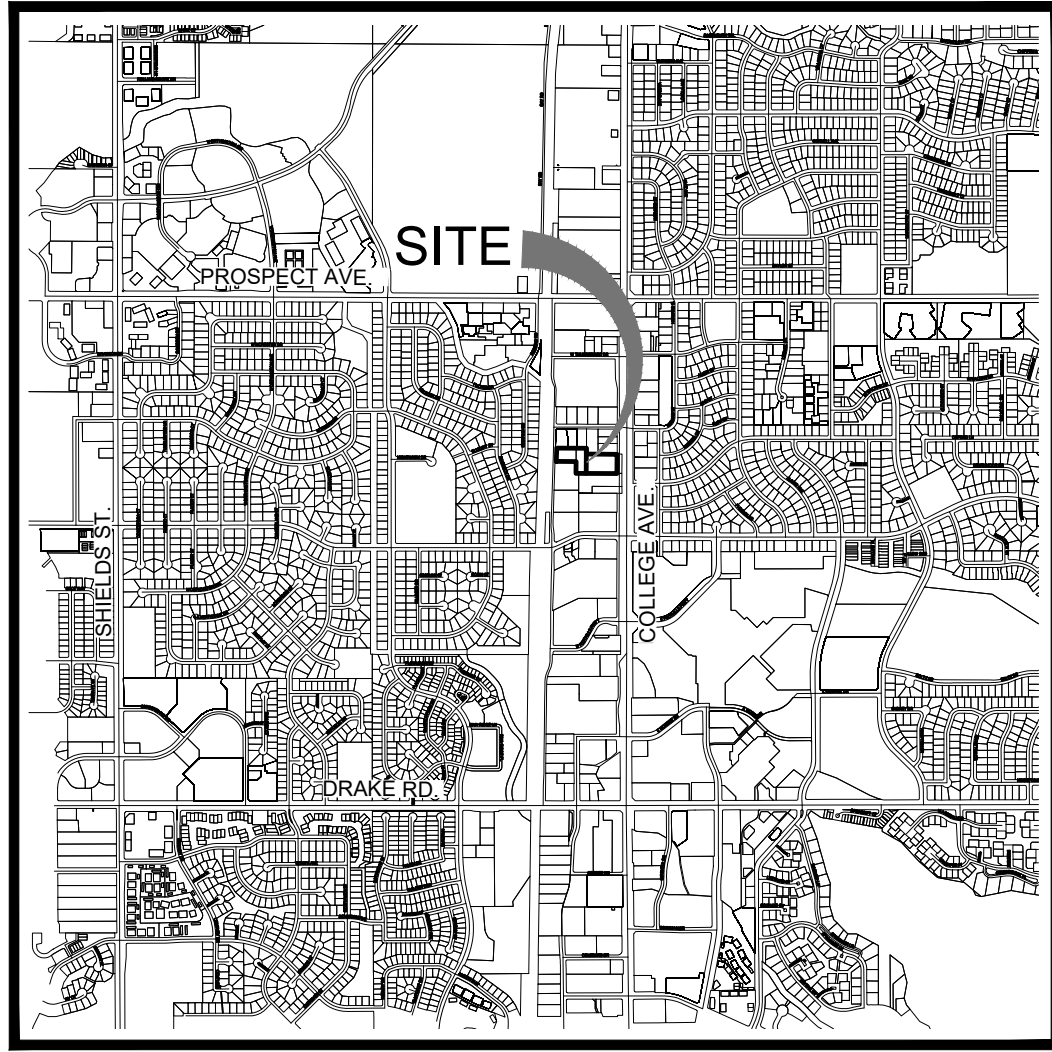
Recording No.: Reception No. 20100058874 *Nothing plotted, document is blanket in nature, inclusive of subject property.*

Item 17 - Terms, conditions, provisions, agreements and obligations contained in the Ordinance No. 165, 2017, Creating and Establishing the Midtown Business Improvement District as set forth below: (all parcels)

Recording Date: December 20, 2017

Recording No.: Reception No. 20170085413 *Nothing plotted, document is blanket in nature, inclusive of subject property.*

Item 18 - Any existing leases or tenancies, and any and all parties claiming by, through or under said lessees. *Not a survey matter.*



VICINITY MAP

1" = 2000'

- Gross land area is 120,337 square feet, or 2.763 acres, more or less.
- The lineal unit of measurement for this survey is U. S. Survey Feet.
- The Basis of Bearings is the West right-of-way line of South College Avenue Frontage Road as bearing South 00°21'13" West, and monumented as shown on drawing.
- Northern Engineering or the Professional Land Surveyor listed hereon, does not have the expertise to address mineral rights, and recommends the owner retain an expert to address these matters. Northern Engineering or the Professional Land Surveyor listed heron assumes no responsibility for the mineral rights upon the subject property.
- A copy of the title commitment and the documents contained therein were provided to the owner, client and those entities listed under the surveyor's certification for their use and review.
- For easements created by separate document and shown hereon refer to record document for specific terms.
- Not all documents listed in title commitment are plottable or definable. Those easements that are definable by their descriptions are shown hereon. Owner, Client and others should refer to the title commitment and those documents listed therein for a true understanding of all rights of way, easements, encumbrances, interests and title of record concerning the subject property.
- The word "certify" or "certification" as shown and used hereon is an expression of professional opinion regarding the facts of the survey, and does not constitute a warranty or guaranty, expressed or implied. DORA Bylaws and Rules (4 CCR 730-1).
- Easements and other record documents shown or noted hereon were examined as to location and purpose and were not examined as to restrictions, exclusions, conditions, obligations, terms, or as to the right to grant the same.
- Observed evidence of utilities has been shown pursuant to Section 5 Paragraph E (iv) of the ALTA/NSPS Minimum Standard Detail Requirements. The surveyor makes no guarantee that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities.
- All Underground Utilities should be verified prior to any design and or construction.
- An "encroachment" is a determination of law, not a matter of survey, and thus cannot be identified as such by a surveyor. The survey drawing details the deed lines, the lines of possession and displays observed objects or improvements on or near these lines.
- Ownership of fences, if any, was not determined under the scope of this survey.
- Only observable surface and above ground structures were located. No underground improvements were located.
- The Professional opinion of the Surveyor is not a determination of law, nor a matter of fact.
- This survey is a draft. Monuments have not been set. Monuments will be set or upgraded prior to finalizing survey.

SURVEYOR'S CERTIFICATE:

To Big D Properties, LLC, a Colorado limited liability company; Wood Colorado RE, LLC, a Colorado limited liability company; and Fidelity National Title Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7(a), and 8 of Table A thereof. The fieldwork was completed on November 29, 2021.

For and on behalf of Northern Engineering Services, Inc.
Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470

DRAFT
01-04-22
PRELIMINARY - NOT FOR CONSTRUCTION,
RECORDING PURPOSES OR IMPLEMENTATION

CALL UTILITY NOTIFICATION CENTER OF COLORADO



Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.

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.

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 herein.

SECTION:
26
TOWNSHIP:
7 N
RANGE:
69 W of the 6th PM

NORTHERN ENGINEERING
970.220.4158
northernengineering.com
FORT COLLINS 301 North Howard Street, Suite 100, 80521
GREELEY 820 8th Street, 80633

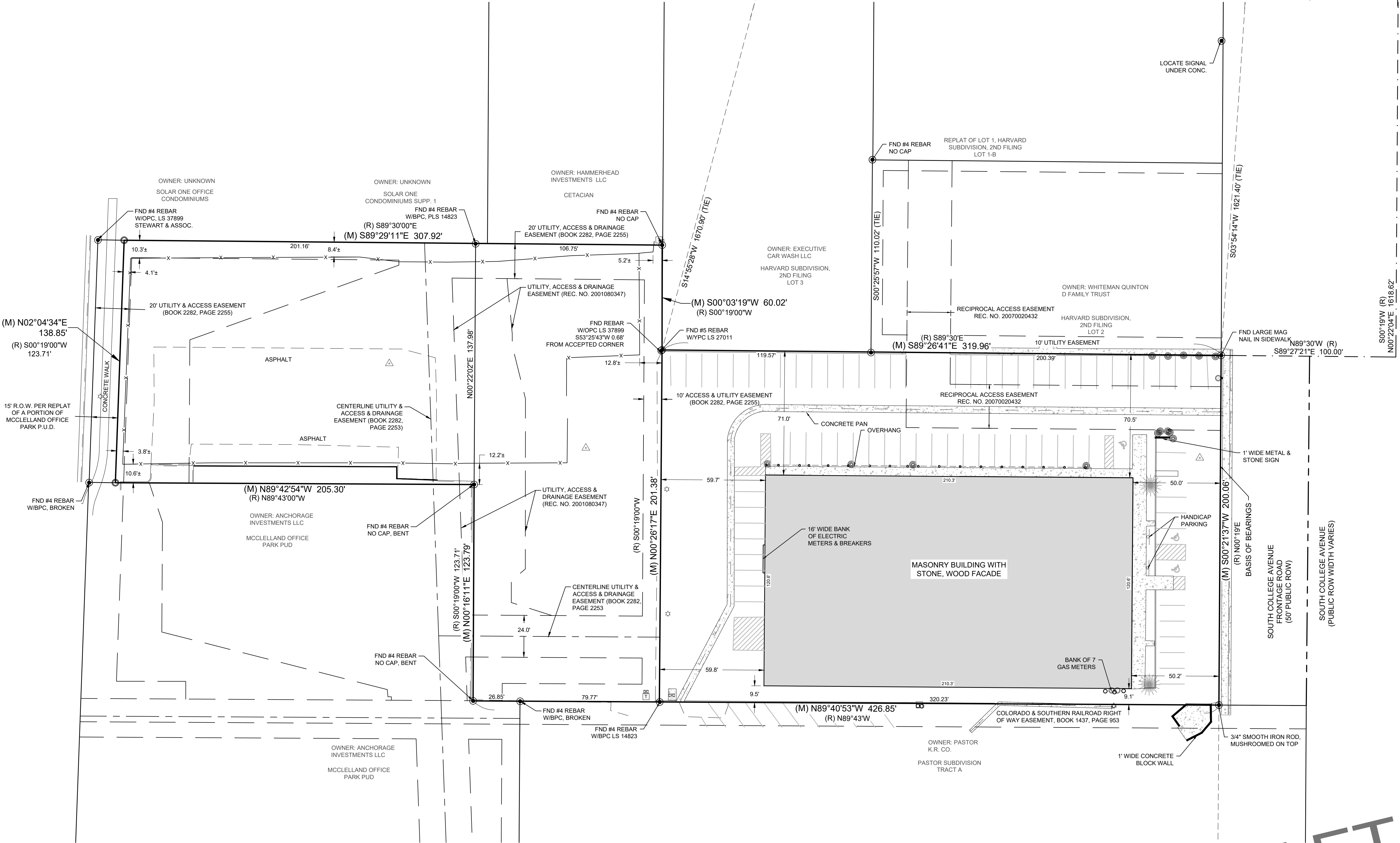
PROJECT:
862-003
CLIENT:
DATE:
01/04/22
SCALE:
As Shown
REVIEWED BY:
B. Tessely
DRAWN BY:
M. Kincode

ALTA/NSPS LAND TITLE SURVEY
McCLELLAND OFFICE PARK
FORT COLLINS, COLORADO

Sheet
1
Of 2 Sheets

ALTA/NSPS LAND TITLE SURVEY

A TRACT OF LAND LOCATED IN THE NORTHEAST QUARTER OF SECTION 26,
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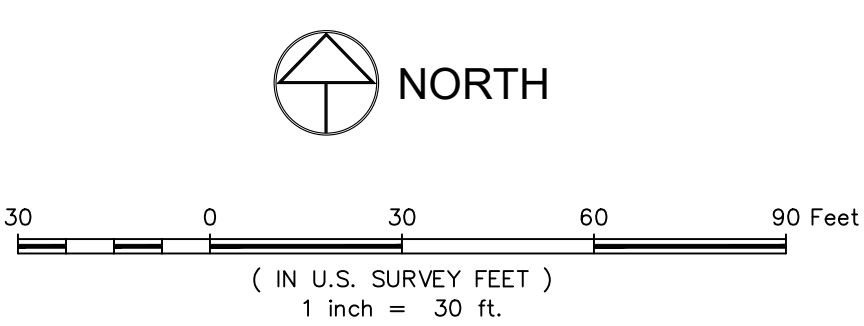


CALL UTILITY NOTIFICATION CENTER OF COLORADO

811

Know what's below.
Call before you dig.

CALL 2 BUSINESS DAYS IN ADVANCE BEFORE YOU DIG, GRADE, OR EXCAVATE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES.



Symbol Legend	Line Legend
(M) = MEASURED	--- BOUNDARY LINE
(R) = RECORDED	- - - EDGE OF ASPHALT FLOWLINE
○ SIGN	- - - FENCE
○ GAS METER	
○ ELECTRIC METER	
○ TELEPHONE PEDISTAL	
○ LIGHT POLE	
○ BOLLARDS	
○ FOUND CORNER	
○ SET 1/4" REBAR	
○ W/1" BLUES PLASTIC CAP, PLS 38470	

DRAFT

01-04-22

PRELIMINARY - NOT FOR CONSTRUCTION, RECORDING PURPOSES OR IMPLEMENTATION

PRELIMINARY

For and on behalf of Northern Engineering Services, Inc.
Robert C. Tessely
Colorado Registered Professional Land Surveyor No. 38470

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SECTION: 26

TOWNSHIP: 7 N

RANGE: 69 W of the 6th PM

NORTHERN ENGINEERING

972.223.4158
nortnengr.com

DATE: 01/04/22

SCALE: 1" = 30'

REVIEWED BY: B. Tessely

PROJECT: 862-003

CLIENT:

DRAWN BY: M. Kinode

ALTANSPS LAND TITLE SURVEY

McCLELLAND OFFICE PARK

FORT COLLINS, COLORADO

Sheet

2

Of 2 Sheets