

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

2/6/2025 11:15 AM

Project Name

Indoor RV Storage at Bristlecone Dr
CDR250006

Applicant

Jim Lee
214-385-9764
jlee1799@yahoo.com

Planner: Kayla Redd

Engineer: Dave Betley

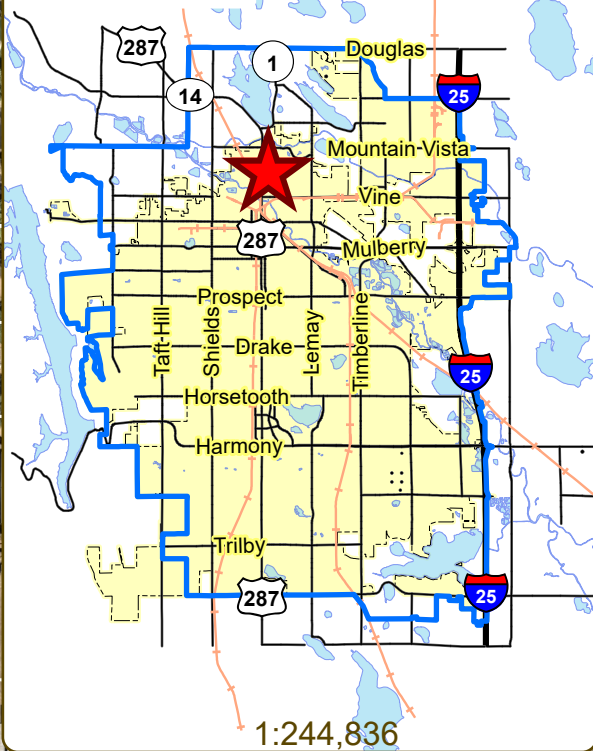
DRC: Seth Goldstein

Description

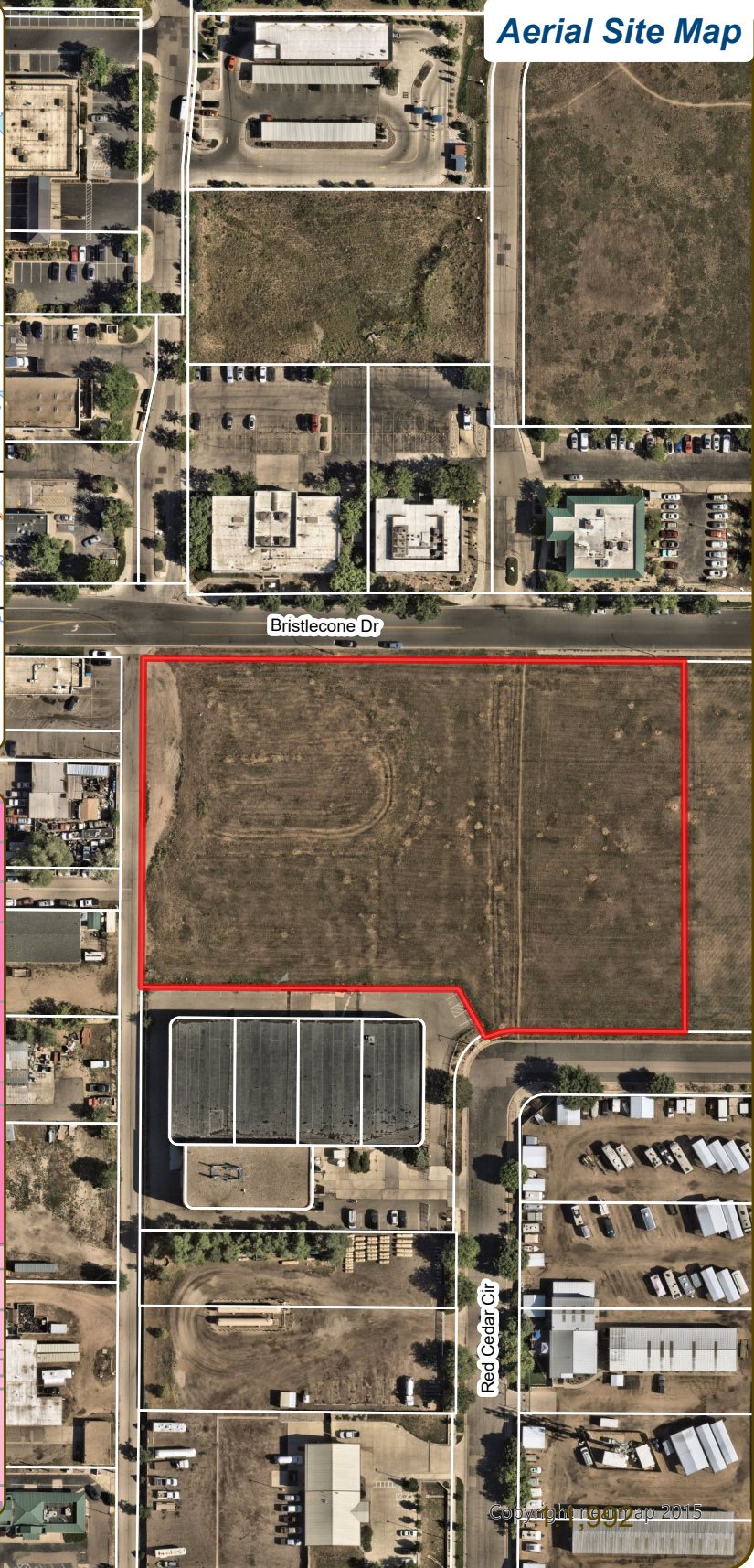
This is a request to develop indoor mini-enclosed storage at Bristlecone Dr. (parcel # 9701241001). The applicant is proposing indoor self storage for RVs. Access can be taken from Bristlecone Dr. and Red Cedar Cir. The property is approximately 0.04 mi east of N. College Ave. and approximately 0.25 mi south of E. Willox Ln. The site is located in the Service Commercial District (C-G) zone district and is subject to an Administrative (Type 1) Review.

Indoor RV Storage at Bristlecone Dr- Enclosed Mini-Storage

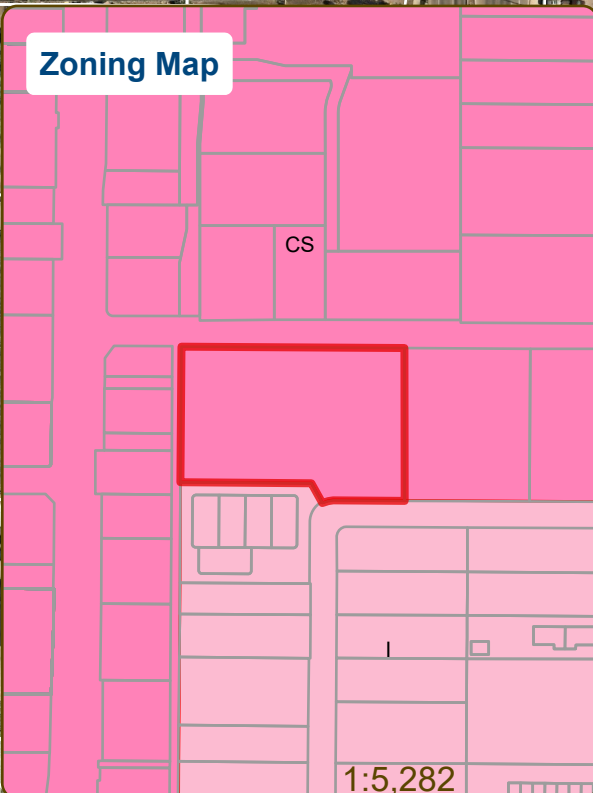
Vicinity Map



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 preappmeeting@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) _____

Jim LEE

Are you a small business? ☐ Yes ☒ No Business Name (if applicable) _____

Your Mailing Address 1816 Wilshire Oaks Dr 73116

Phone Number 214-745-9964 Email Address JLEE1769@yahoo.com

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

4 H+ Ac's on Briarline conc. Drive

Description of Proposal (attach additional sheets if necessary) (?)

Proposed Use Self storage Existing Use VACANT LAND

Total Building Square Footage 72,000 S.F. Number of Stories 1 Lot Dimensions (?)

Age of any Existing Structures NA

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.

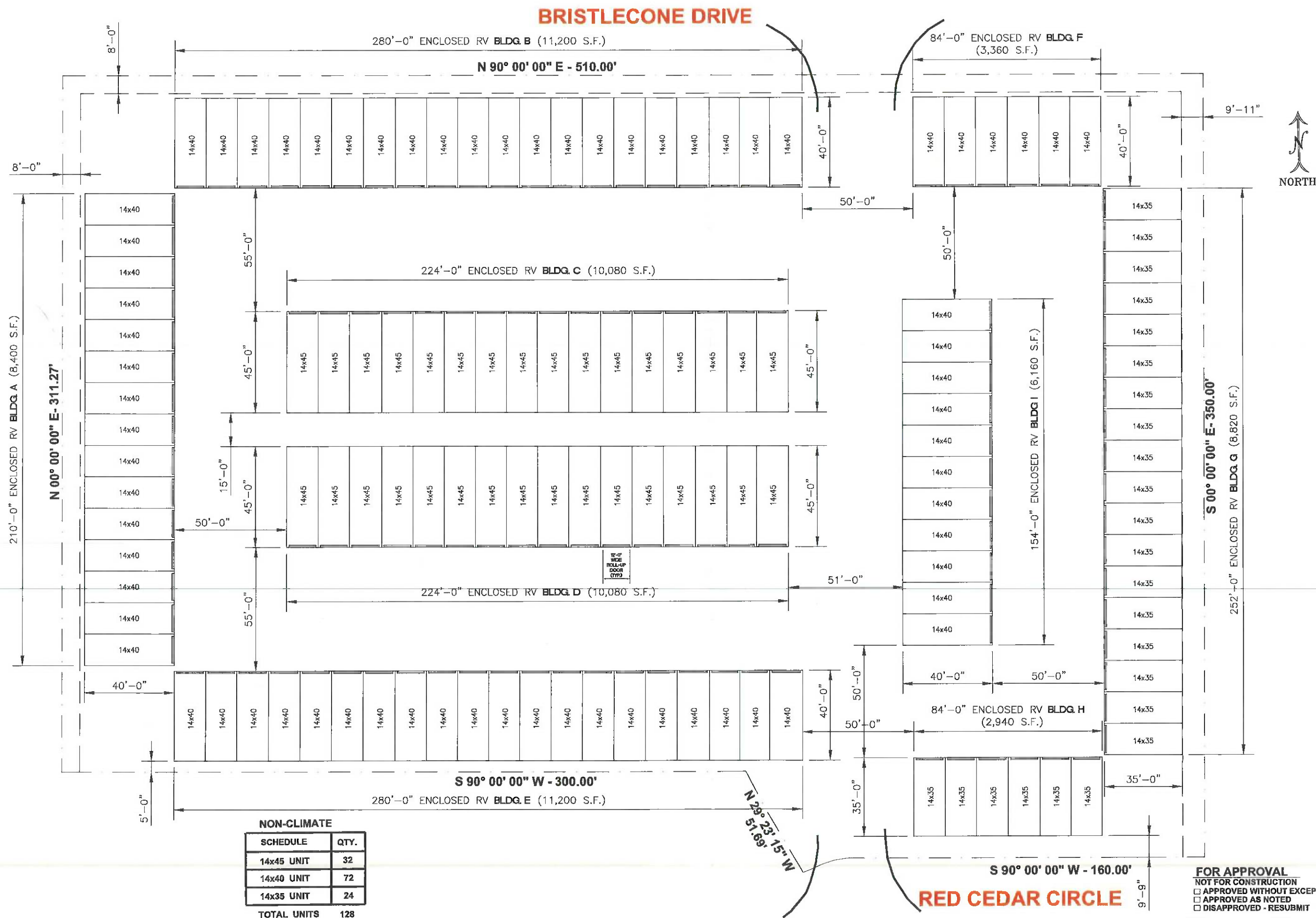
Is your property in a Flood Plain? ☐ Yes ☒ No If yes, then at what risk is it? _____

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?



NON-CLIMATE	
SCHEDULE	QTY.
14x45 UNIT	32
14x40 UNIT	72
14x35 UNIT	24
TOTAL UNITS	128

FOR APPROVAL
NOT FOR CONSTRUCTION
☐ APPROVED WITHOUT EXCEPTION
☐ APPROVED AS NOTED
☐ DISAPPROVED - RESUBMIT

PRELIMINARY DRAWINGS ONLY

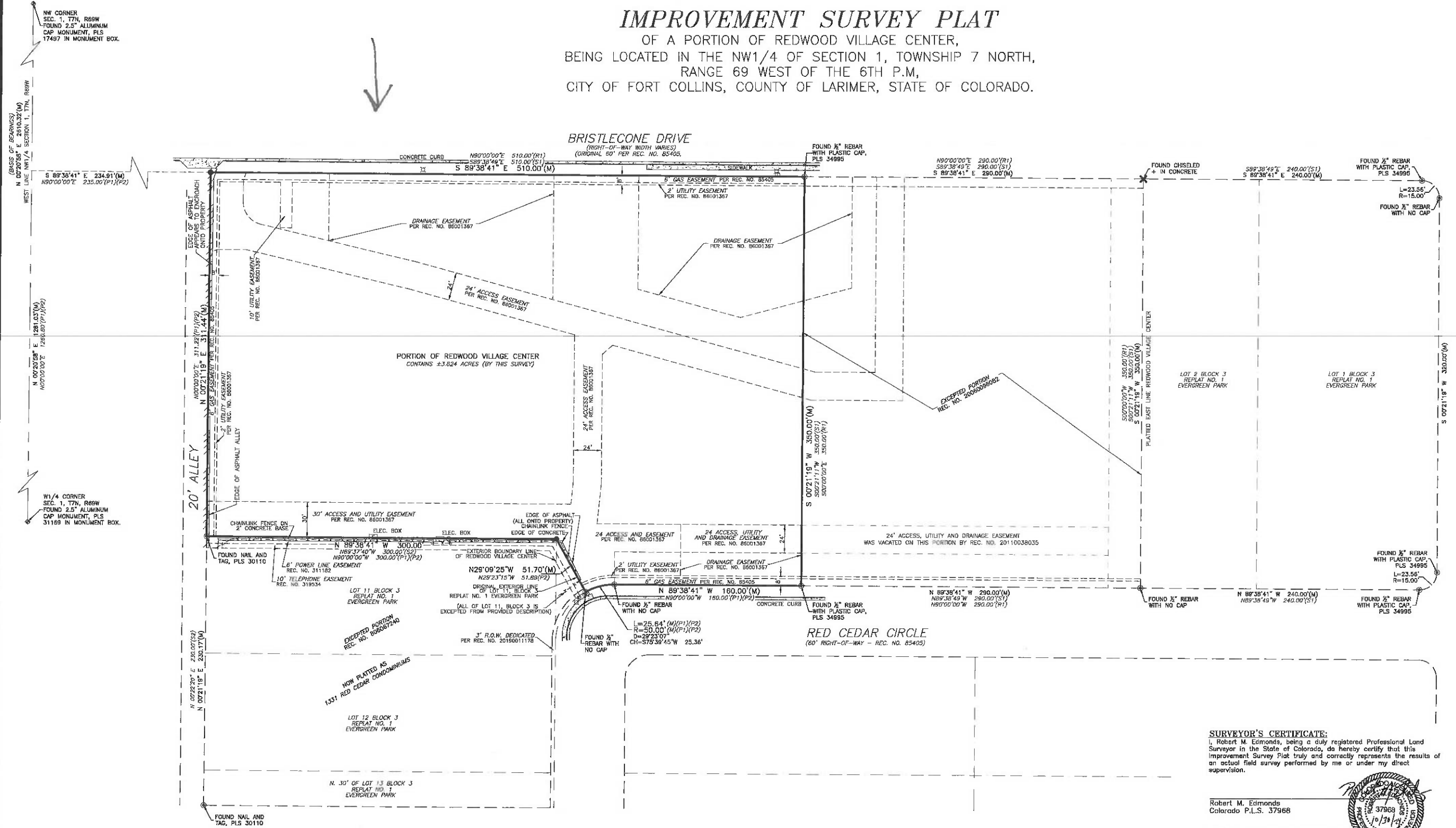
No.	Revision/Issue	Date
1		
2		
3		
4		
5		

JIM LEE
FT. COLLINS, CO

AVID
BUILDING SYSTEMS
P.O. BOX 5879 RIND RD., TEXAS 78683-5879
1-877-855-2843 1-512-491-9235 1-512-491-9233 FAX

DESCRIPTION
SITE PLAN
DWG BY BM
CHECKED BY
JOB NO. P73997
Date 11-18-2024
Scale N.T.S.
SHEET SP-1
OF SHEETS

IMPROVEMENT SURVEY PLAT
OF A PORTION OF REDWOOD VILLAGE CENTER,
BEING LOCATED IN THE NW1/4 OF SECTION 1, TOWNSHIP 7 NORTH,
RANGE 69 WEST OF THE 6TH P.M.,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.



- LEGEND:**
- ⊙ DENOTES ALIQUOT CORNER AS DESCRIBED HEREON
 - DENOTES SURVEY MONUMENT AS NOTED
 - ⊙ DENOTES SET 5/8" REBAR WITH PLASTIC CAP, PLS 37968
 - ⊙ DENOTES ELECTRIC BOX
 - ⊙ DENOTES CABLE OR PHONE PEDESTAL/BOX
 - ⊙ DENOTES LIGHT POLE
 - (M) DENOTES MEASURED BEARING/DISTANCE BY THIS SURVEY
 - (P1) DENOTES PLAT DISTANCE PER PLAT OF REDWOOD VILLAGE CENTER
 - (P2) DENOTES PLAT DISTANCE PER PLAT OF REPLAY (NO. 1) EVERGREEN PARK
 - (R1) DENOTES BEARING/DISTANCE FROM RECEPTION NO. 20060098082
 - (S1) DENOTES BEARING/DISTANCE FROM SURVEY AT REC. NO. 20070037287
 - (S2) DENOTES BEARING/DISTANCE FROM SURVEY AT REC. NO. 20210067251

PROPERTY DESCRIPTION:
(SOURCE: FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, TITLE COMMITMENT NO. NCS-1230590-STLO, DATED SEPTEMBER 18, 2024 AT 5:00 P.M.)
ALL OF REDWOOD VILLAGE CENTER,
EXCEPT THAT PORTION DESCRIBED IN INSTRUMENT RECORDED NOVEMBER 17, 1986 AT RECEPTION NO. 808067240,
AND EXCEPT THAT PORTION DESCRIBED IN INSTRUMENT RECORDED DECEMBER 27, 2006 AT RECEPTION NO. 20060098082, AND EXCEPTING DEDICATED STREET, COUNTY OF LARIMER, STATE OF COLORADO.
CONTAINS 3.824 ACRES, MORE OR LESS, (BY THIS SURVEY)
ADDRESS: TBD BRISTLECONE DRIVE
FORT COLLINS, CO 80524

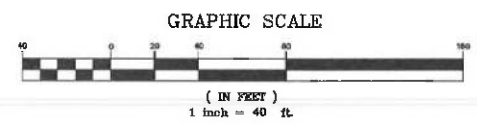
BASIS OF BEARINGS:
BEARINGS FOR THIS SURVEY ARE BASED ON THE WEST LINE OF THE NW1/4 OF SECTION 1, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., BETWEEN TWO FOUND SURVEY MONUMENTS AS SHOWN AND DESCRIBED HEREON. SAID LINE BEARS N00°20'58"E, BEING A GRID BEARING ON THE COLORADO STATE PLANE COORDINATE SYSTEM, COLORADO NORTH ZONE, NAD83/2011.

SURVEYOR'S CERTIFICATE:
I, Robert M. Edmonds, being a duly registered Professional Land Surveyor in the State of Colorado, do hereby certify that this Improvement Survey Plat truly and correctly represents the results of an actual field survey performed by me or under my direct supervision.

Robert M. Edmonds
Colorado P.L.S. 37968

DATE

- SURVEYOR'S NOTES:**
- 1) According to Colorado Law, you must commence any legal action based on any defect in this survey within three years after you first discover such defect. In no event may any legal action based on any defect in this survey be commenced more than ten years after the date of survey shown hereon.
 - 2) FIRST AMERICAN TITLE INSURANCE COMPANY NATIONAL COMMERCIAL SERVICES, TITLE COMMITMENT NO. NCS-1230590-STLO, DATED SEPTEMBER 18, 2024 AT 5:00 P.M., was relied upon for easements, rights-of-way and encumbrances of record for this property. This Improvement Survey Plat does not constitute a "title search" by Edmonds Land Surveying, Inc. of the property shown and described hereon to determine ownership of this tract of land, compatibility of this description with those adjacent tracts of land, or rights-of-way, easements and encumbrances of record affecting this tract of land.
 - 3) The linear unit of measurement for the survey of this property is U.S. SURVEY FEET.
 - 4) Underground Utilities are not shown on this survey. Call 811 or a private utility locating service for the marking of underground utilities.



DATE: OCTOBER 28, 2024
SCALE: 1"=40'
DWG: RME
PLAT: 07N69W01-112

CLIENT:
720 COMPANIES
KP MEDICAL LLC

EDMONDS LAND SURVEYING, INC.
PO BOX 641
KERSEY, CO 80644
P: (970) 686-6670

REVISIONS

IMPROVEMENT SURVEY PLAT
A PORTION OF REDWOOD VILLAGE CENTER,
BEING LOCATED IN THE NW1/4 OF SECTION 1, TOWNSHIP 7 NORTH,
RANGE 69 WEST OF THE 6TH P.M.,
CITY OF FORT COLLINS, COUNTY OF WELD, STATE OF COLORADO.

PROJECT NO.:
24-0235

1
SHEET 1 OF 1