

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

11/20/2025 10:15 AM

Project Name

Assisted Living at Rigden Farms

CDR250079

Applicant

Clinton Enyeart

303-360-8812

cenyeart@spectrumretirement.com

Planner: Redd

Engineer: Tim Dinger

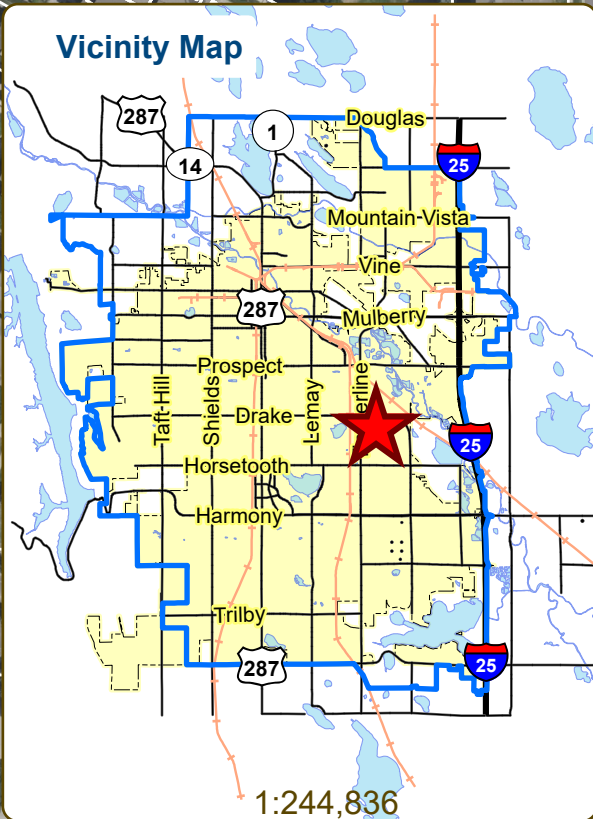
DRC: Marissa Pomerleau

Description

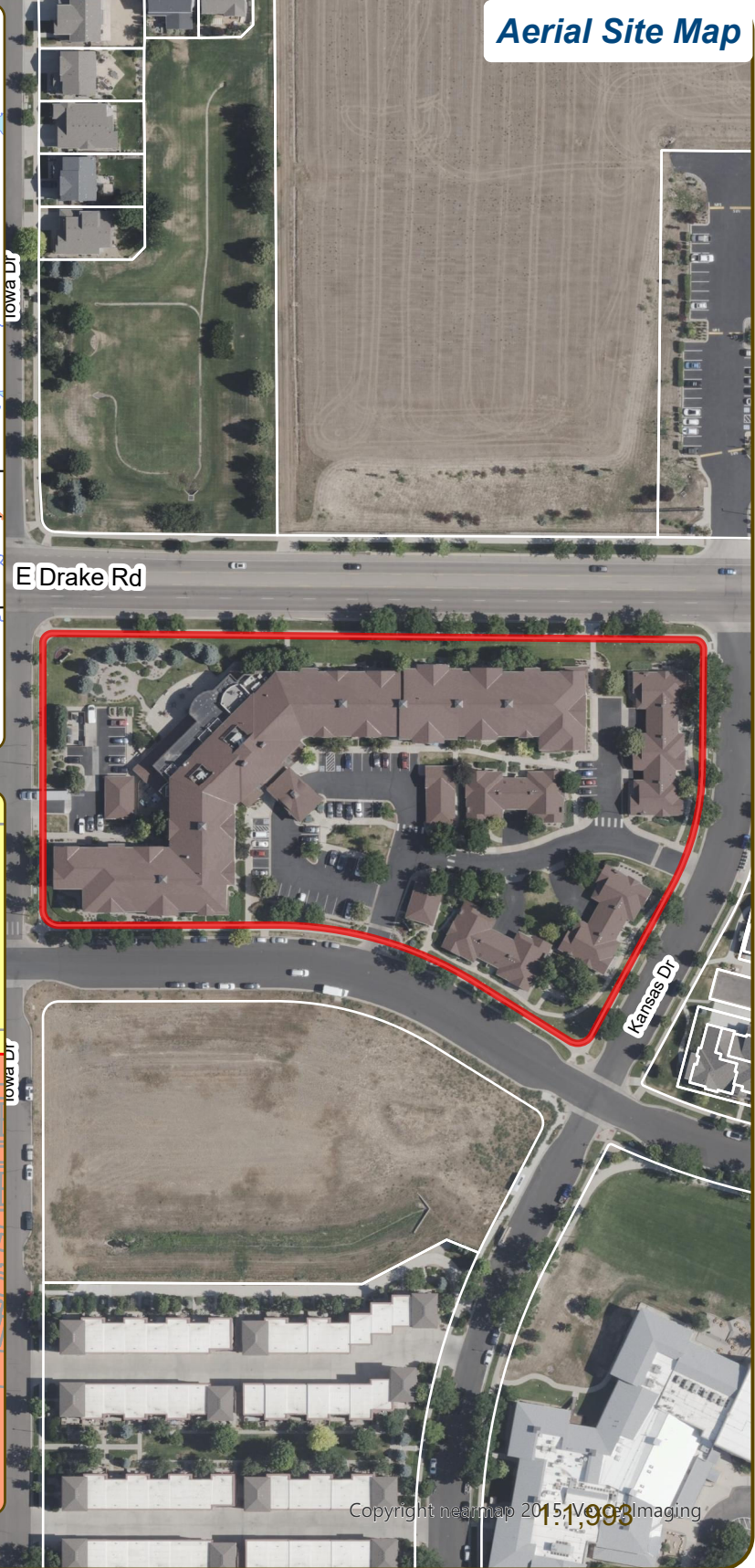
This is a request to establish an assisted living facility use at 2350 Limon Dr (parcel # 8729205001). The applicant is proposing to convert approximately 48 units to assisted living. No exterior site changes are proposed. Access can be taken from Kansas Dr and Limon Dr. The property is directly south of E Drake Rd and approximately 0.18 mi east of Timberline Rd. The site is located in the Neighborhood Commercial District (N-C) and Medium Density Mixed-Use Neighborhood and is subject to an Addition of Permitted Use (APU) project review.

Assisted Living at Rigden Farms- Assisted Living Facility

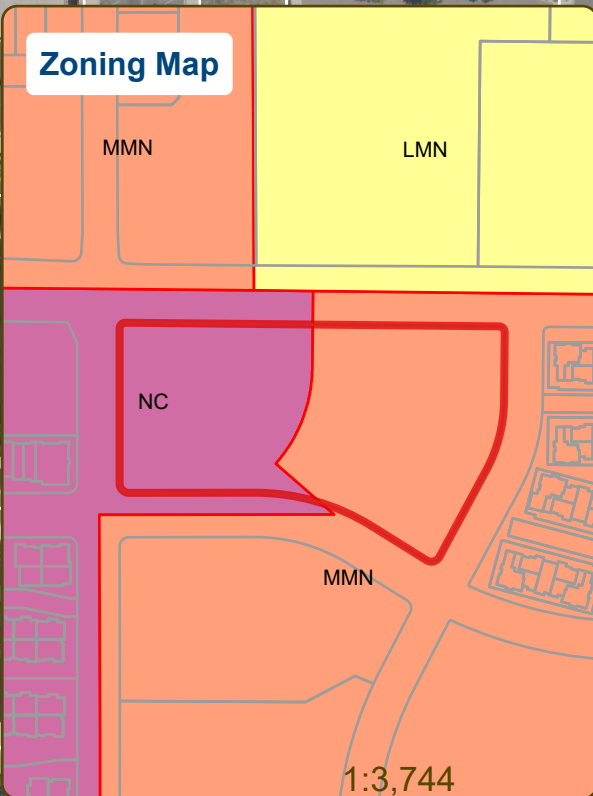
Vicinity Map



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 the end of the day, two weeks prior to the proposed 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 several City departments, such as Planning, Development Review Engineering, Utilities, Traffic Operations, 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.) _____

Your Mailing Address _____ **Are you a small business?** ☐ Yes ☐ No

Business Name (if applicable) _____ **Will you need a liquor license?** ☐ Yes ☐ No

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.**

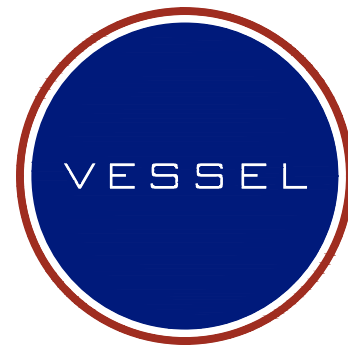
Approximate amount of additional building, pavement, etc. that will cover existing bare ground to be added to the site

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?

60014



ARCHITECTURE & DESIGN

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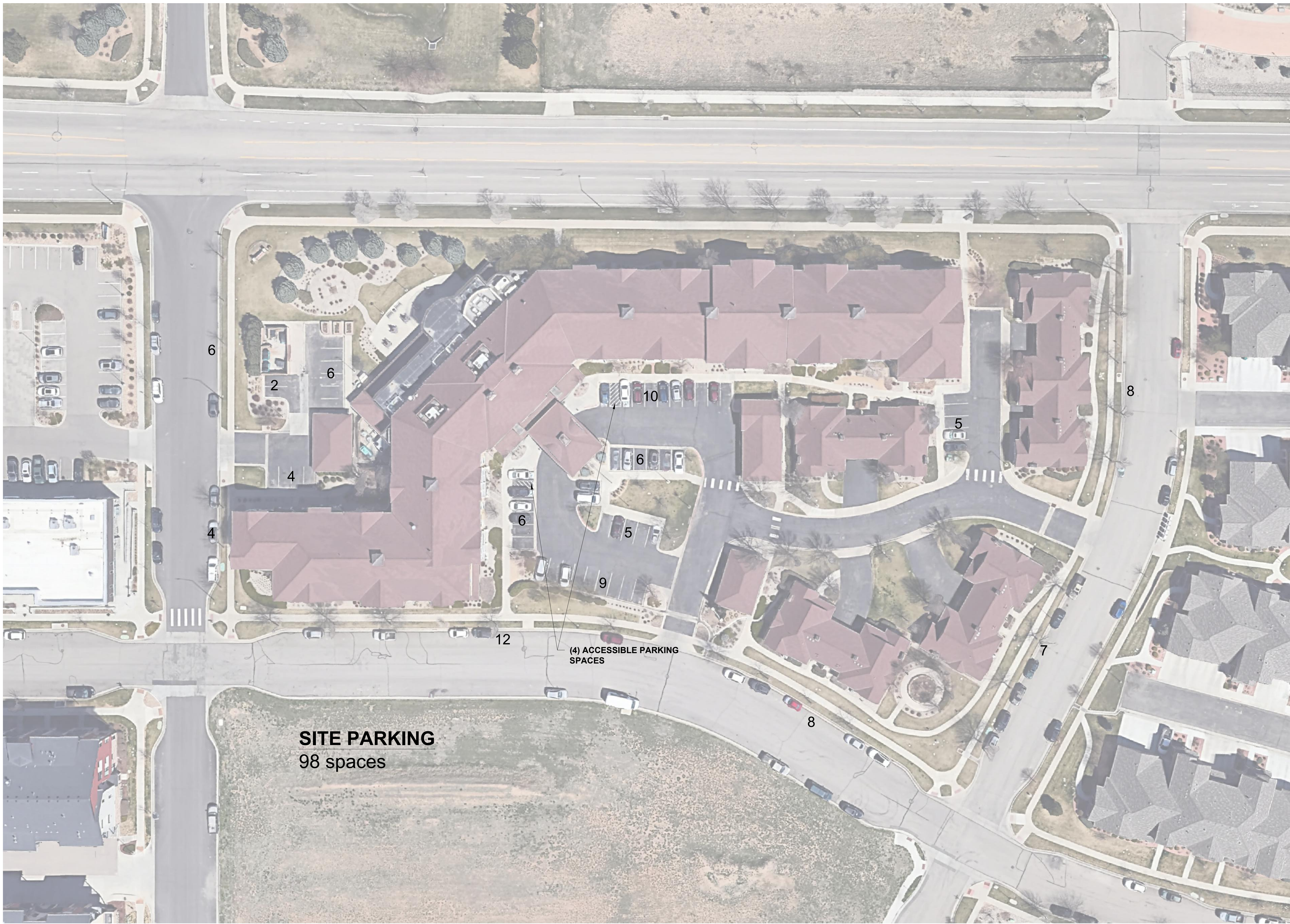
SEAL

#	DATE	SUBMISSION
	9.25.25	PRELIM REVIEW

RIGDEN FARM
Assisted Living
Conversion
Fort Collins, Colorado

SITE PLAN

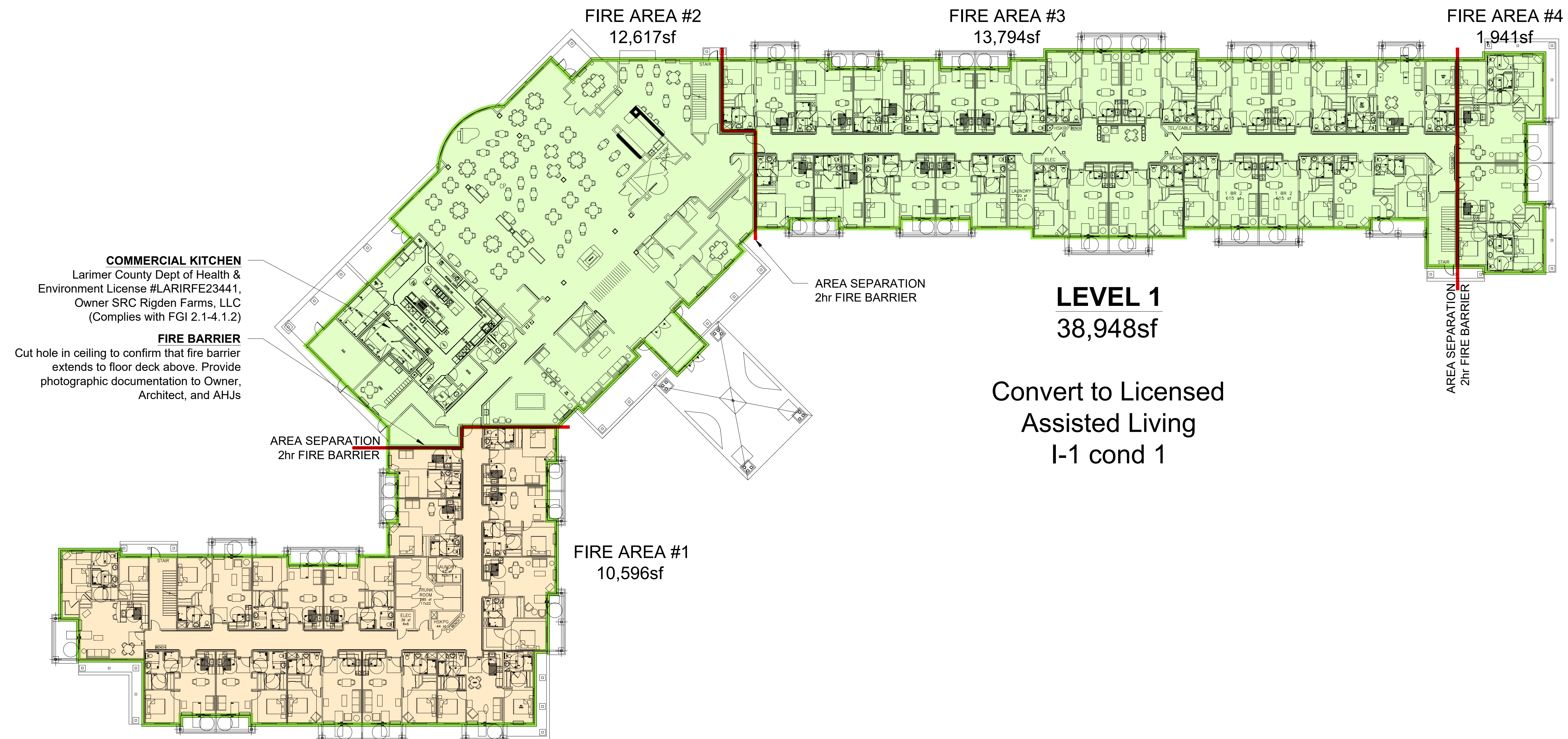
A0.01





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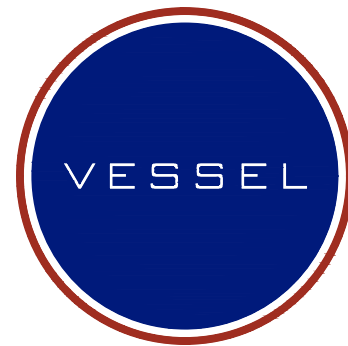
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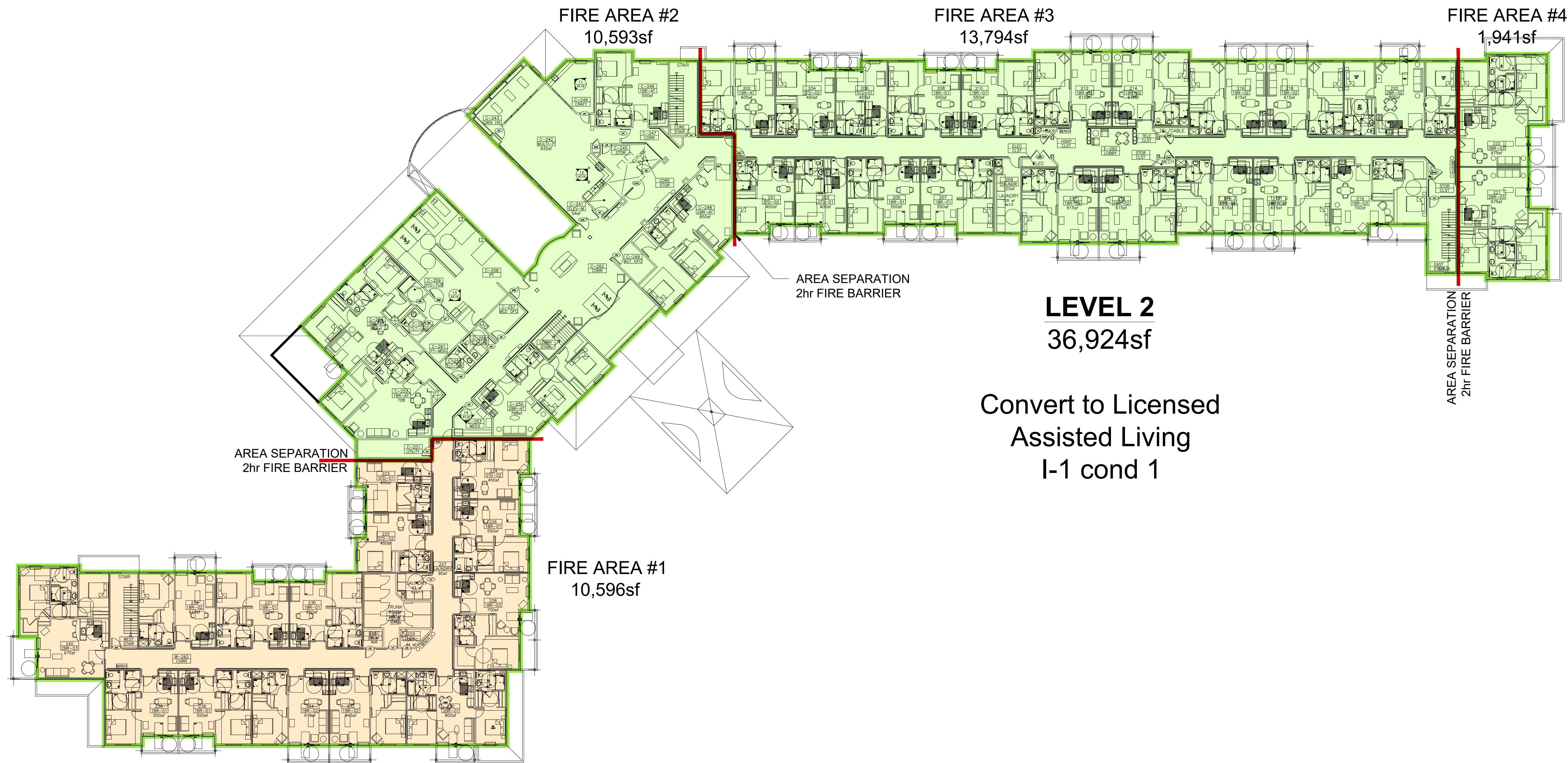
LEVEL 1
CODE COMPLIANCE
ANALYSIS

A1.00



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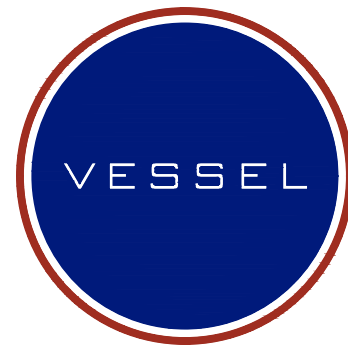
SEAL

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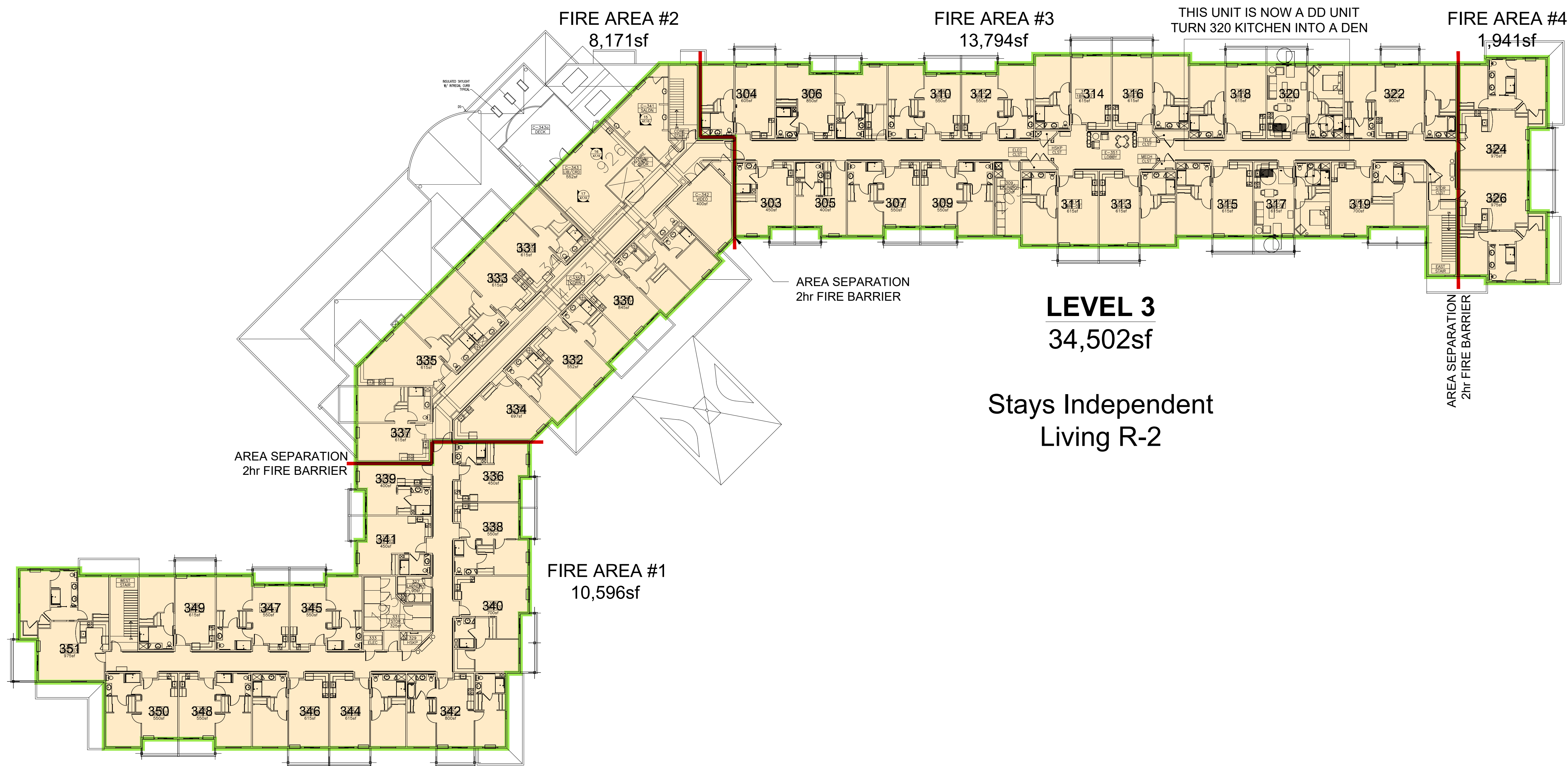
LEVEL 2
CODE COMPLIANCE
ANALYSIS

A2.00



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RIGDEN FARM
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LEVEL 3
CODE COMPLIANCE
ANALYSIS

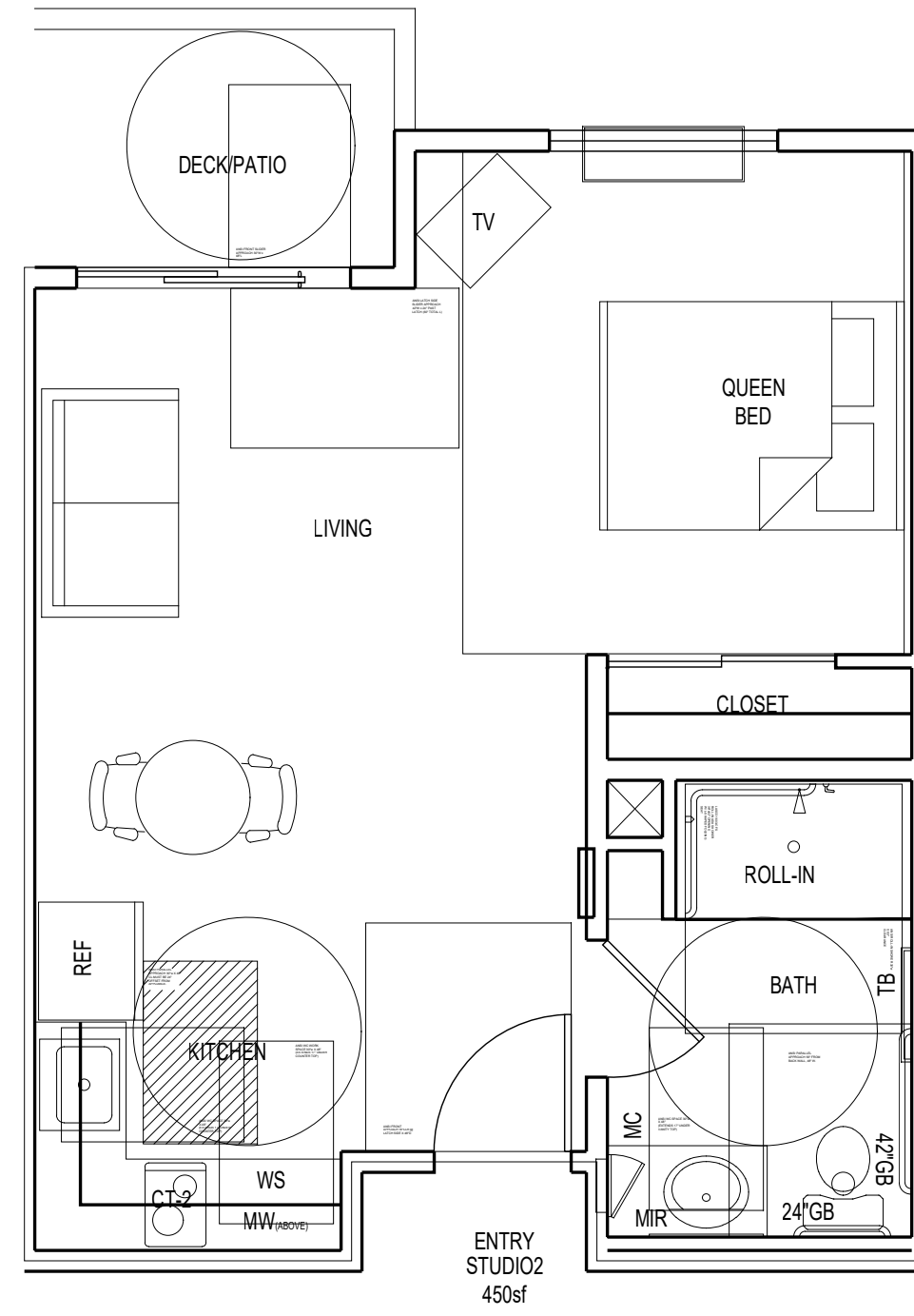
A3.00



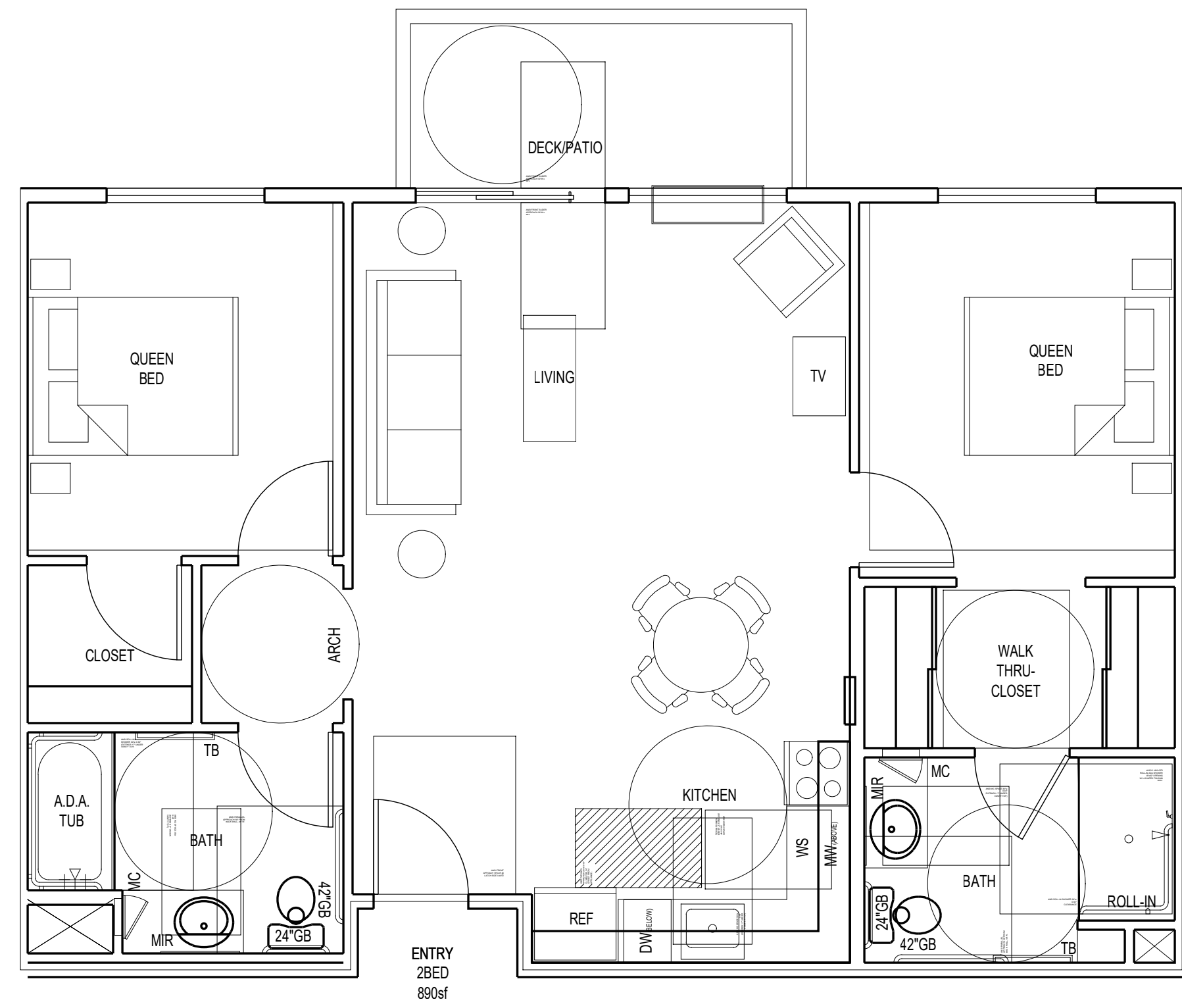
ARCHITECTURE & DESIGN

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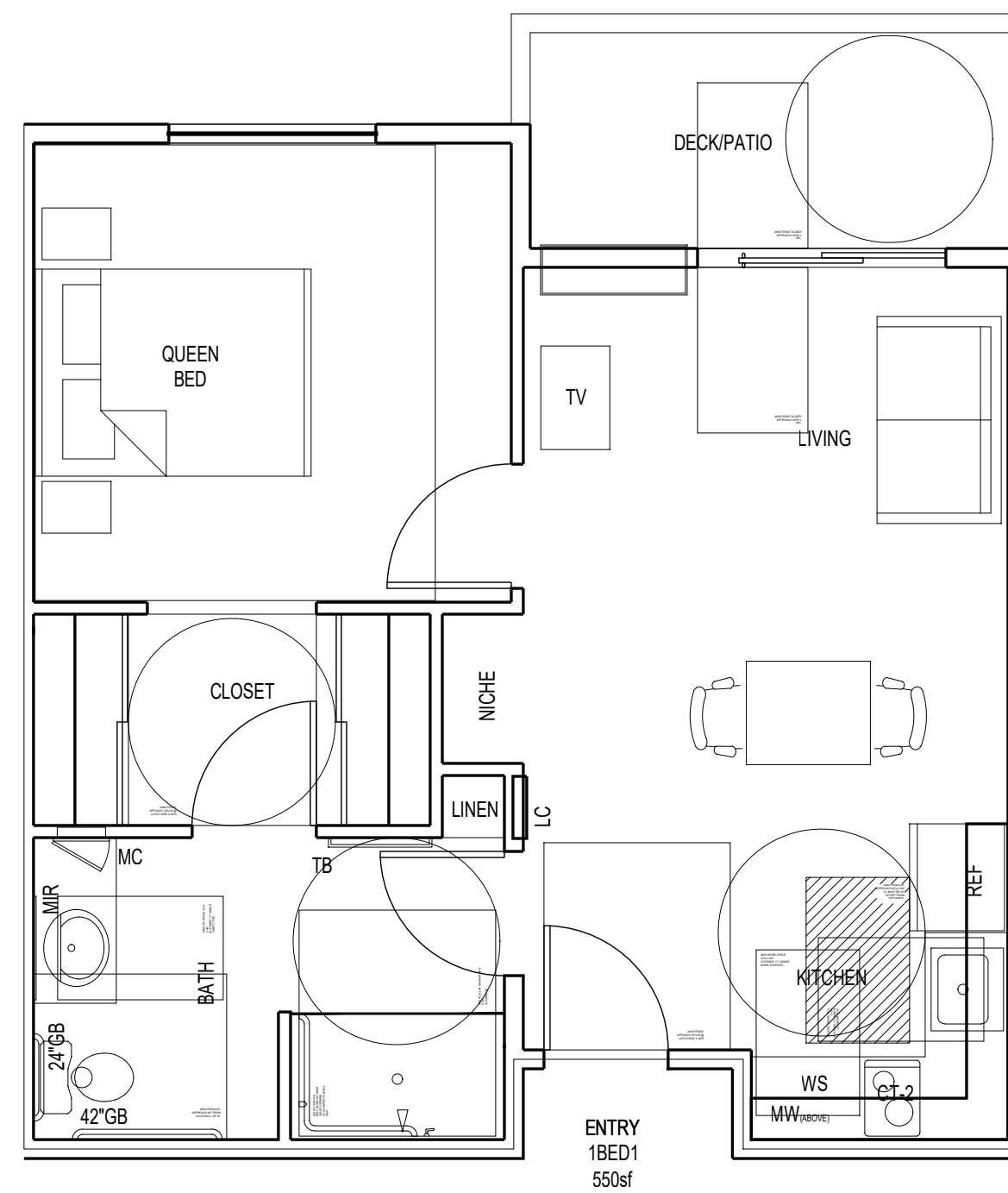
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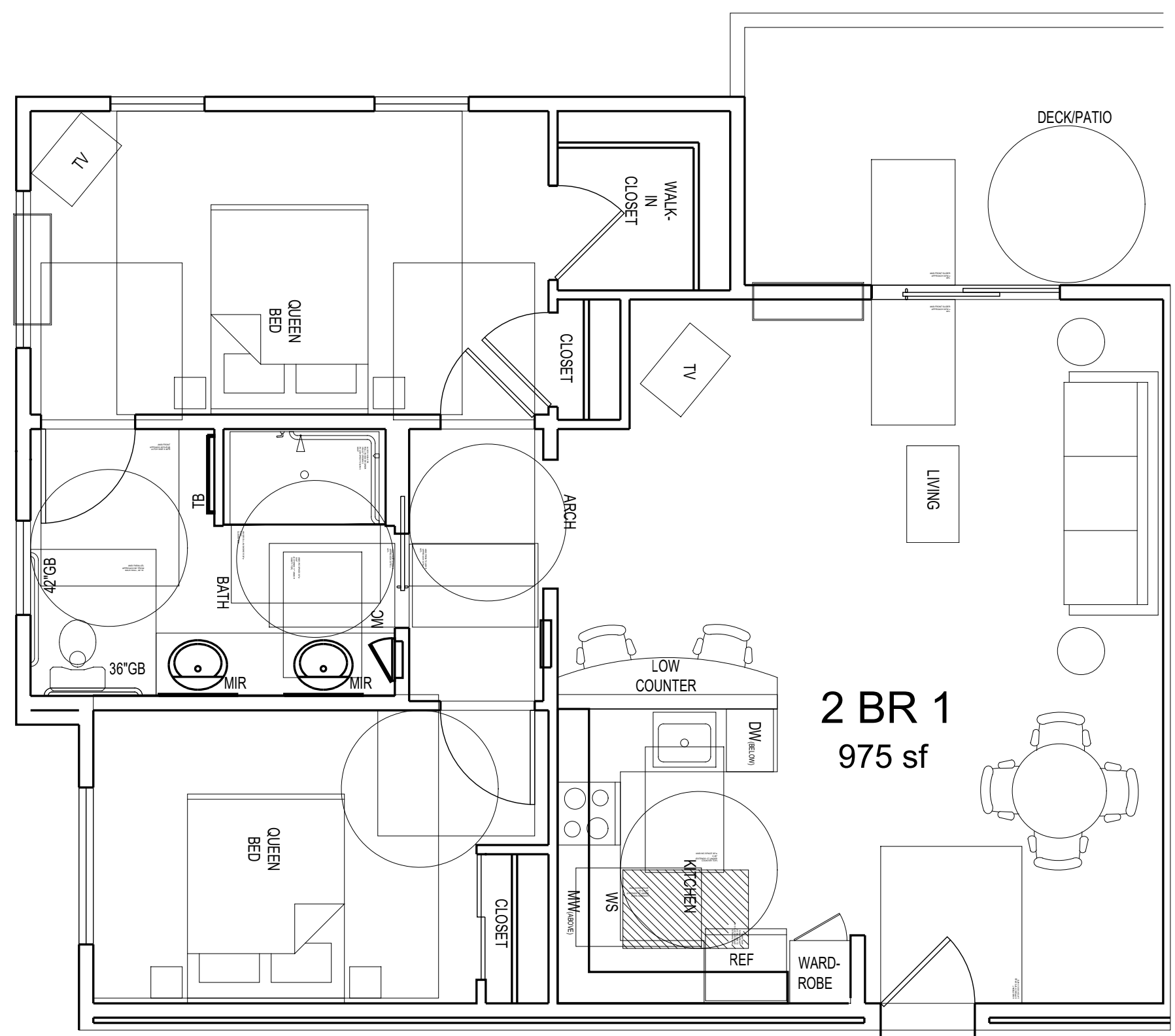
04 1/4" STUDIO



02 1/4" 2 BEDROOM STANDARD



03 1/4" 1 BEDROOM STANDARD



01 1/4" 2 BEDROOM CORNER

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UNIT ADAAG
COMPLIANCE PLANS

A4.00



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SEAL



REPAIR DRYWALL AND
INSTALL 3M FIRE CAULK

021/4"EXST ATTIC FIRE BARRIER



INSTALL SPRING CLOSERS
ON ALL ATTIC HATCHES IN
RATED FIRE BARRIERS

011/4"EXST ATTIC RATED HATCH

#	DATE	SUBMISSION
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RIGDEN FARM
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Conversion
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PHOTOS

A5.01