

2013 Conceptual Review Log								
	Time	Project Name	Applicant Name	Address Number	Address (Road)	Location	Project Description	Planner
1/7/13	9:00	1800 S Lemay - Ridgeview Classical Schools	Domenic Carpine	1800	S. Lemay Avenue	SE corner of Prospect Rd & Stuart St	Investigate replatting of two adjoining lots and possible expansion opportunities	Ted Shepard
	9:30	1312 S College Ave - Dental Clinic & Offices	Stan Arnett	1312	S College Avenue		Convert single family home into a dental clinic on the first floor and offices on the second floor	Sherry Albertson-Clark
	10:15	6111 S Timberline Rd - The Crowne on Timberline Multifamily	Alon Levon	6111	S Timberline Road		Construct a 300 unit multifamily development consisting of 25 townhomes and 275 stacked flats	Seth Lorson
1/14/13	9:00	1109 W Harmony Rd - Yoga Studio/Tea House Addition	Holly Johnson	1109	W Harmony Road	SW corner of Harmony Road & Shields Street	600 sq. ft. addition to an existing home/yoga studio and a new tea-house use	Seth Lorson
	9:30	Spring Creek Farms Single Family	Terence Hoaglund			West of Police Services Building	Develop 75 new single family lots as part of the Spring Creek Farms Overall Development Plan	Jason Holland
	10:15	4380 Ziegler Rd - Avago Building 4 West Annex	Paul Tanguay	4380	Ziegler Road		Construct a new 35,000 sq. ft., 3-story addition to the west side of Avago Building 4	Ted Shepard
	11:00	4012 S Mason St - Boardwalk Crossing Office/Retail	Steve Steinbicker	4012	S Mason Street		Review the previously approved & expired Boardwalk Crossing project development plan with new lot line adjustments and the addition of 2,000 sq. ft. to the northwestern building for office/retail	Sherry Albertson-Clark
1/28/13	9:00	429 S Whitcomb - Carriage House & Home Addition	Conor Flanagan	429	S Whitcomb Street		Request to construct a carriage house and add a second level and attached garage to existing home	Sherry Albertson-Clark
	9:30	1640 Riverside Ave - Outdoor Storage	Russell Baker	1640	Riverside Avenue		Examine the requirements for outdoor storage of materials/vehicles. Storage area to be fenced but include no buildings	Jason Holland
	10:15	Horsetooth & Lochwood - Morning Star Assisted Living	Carolyn Powell			NW corner of Horsetooth Road & Lochwood Drive	Construct 72 unit assisted living and memory care residence apartments	Jason Holland
	11:00	909 S Lemay - Multifamily	Paul Harder	909	S Lemay Avenue		Construct a 46 unit multifamily complex	Ted Shepard
2/4/13	9:00	417 N Grant Ave - Subdivide & SF Homes	Christophe Attard	417	N Grant Avenue		Subdivide the single lot into 2 new lots, remove the existing single family home and construct a new single family home on each new lot	Sherry Albertson-Clark
	9:30	I-25 & Carpenter Rd - Kum & Go Gas Station	Ryan Halder			NW corner of I-25 & Carpenter Road	Construct a new Kum & Go convenience store with fuel sales	Ted Shepard
	10:15	6813 S College Ave - Saint Spyridon Greek Orthodox Church	Mark O'Dell	6813	S College Avenue		Construct a new church sanctuary and investigate a possible replatting of adjoining lots	Sherry Albertson-Clark
	11:00	3836 Manhattan Ave - Townhomes	Blaine Rappe	3836	Manhattan Avenue		Construct a 41 unit townhome project similar to the expired plans for the Manhattan Townhomes	Jason Holland
2/11/13	9:00	315-325 N Howes - Multifamily	Greg Kushner	315-325	N Howes Street		Remove existing structure & construct 78-unit, 4 story multifamily building	Seth Lorson
	9:30	2700 S Lemay - SF Lots	Richard Cross	2700	S Lemay Ave		Plat for single family homes	Ted Shepard
	10:15	811 E Elizabeth - Medical Office Addition	Mike Hull	811	E Elizabeth Street		650 square foot medical office addition	Jason Holland
	11:00	Fort Collins Recycling Facility	Ethan Cozzens			Immediately south of Timberline Substation	Concrete pads for new gathering spot for recycling materials	Sherry Albertson-Clark

2/25/13	9:00	LaGrange at Rigden Farms Replat	Jason Sherrill			Lots near Rockford Drive & Limon/Des Moines Drives	Replat lots 1,3,4,5,7,10 & 15 of Rigden Farms Second Filing from condo lots to fee simple townhome lots	Courtney Levingston
	9:30	Ridgewood Hills 4th Filing Major Amendment	Deanne Frederickson			Parcels east of Triangle Drive & Avondable Road	Major amendment to change unit/bedroom/building numbers of Ridgewood Hills 4th Filing	Ted Shepard
	10:15	1201 Plum - Multifamily	Stephanie Sigler	1201	W Plum Street		Construct 70 multifamily unit building; 3 or 4 stories above parking	Seth Lorson
	11:00	801 Shields - Multifamily	Jerry Chilson	801	S Shields Street		Convert former group home to use as student-oriented multifamily units; possibly add an additional level to existing structure	Jason Holland
3/11/13	9:00	522 W Magnolia - Carriage House	Dwight Sailer	522	W Magnolia Street		Construct 2 bedroom, 2 story carriage house in rear	Sherry Albertson-Clark
	9:30	204 Harvard - Child Care Center	Bridgitt Scott	204	E Harvard Street		Convert single family residence to small child care center	Seth Lorson
	10:15	2309 Kechter Rd - Group Home	Tamra Meurer	2309	Kechter Road		Convert single family residence to elderly group home with up to 8 persons	Courtney Levingston
	11:00	Lot 2, LEE MLD - Single Family & Multifamily	Stephanie Sigler			Lot 2, LEE MLD - south of Mulberry & east of I-25	Construct 160 units of single family and multifamily dwellings	Jason Holland
3/18/13	9:00	Fossil Creek & Mail Creek - SF Lots	Rich Stave			East of Fossil Creek Pkwy & Mail Creek Ln intersection	Multiple single family lot subdivision layout strategies featuring between 11 and 15 lots	Lindsay Ex
	9:30	218 Laurel - Multifamily	Dana Lockwood	218	W Laurel Street	Located in Transit Oriented Development Overlay Zone	Remove existing residence and construct approximately 5 multifamily units	Courtney Levingston
	10:15	Harmony & Strauss Cabin - Mixed Use	Jay Stoner			Southwest of Harmony Road & Strauss Cabin Road intersection	Mixed-Use development with convenience store, hotel, office, residential and retail uses	Ted Shepard
	11:00	213 Jefferson - Mixed Use	Laurie & Bob Davis	213	Jefferson Street		Remodel existing building and construct new 3-story mixed-use building adjacent	Sherry Albertson-Clark
3/25/13	9:00	**Canceled** Old Town North Parcel B, Dog Park & Restaurant	Nathan Myrick			Parcel B, Old Town North (west of Jerome Street)	Construct a dog park & 1,800 square foot restaurant	Seth Lorson
	9:30	706 Stuart - Therapeutic/Transitional Housing	Marina Asbury	706	E Stuart Street		Add 4 therapeutic/transitional housing units to building	Ted Shepard
	10:15	1319 Plum - Platting & Duplex	Steve Jones	1319	W Plum Street		Plat lot to allow for reconstruction of condemned & demolished duplex to match previous structure	Sherry Albertson-Clark
	11:00	609 Shields - Multifamily	Craig Russell	609	S Shields Street		Construct 92 multifamily units in 3/4 story building with space for ground floor retail/café	Jason Holland
4/8/13	9:00	1800 Harmony - Baseball	JD Padilla	1800	E Harmony Road		Change warehouse use to partial indoor	Ted Shepard
	9:30	316 Willow - Print Shop	Todd Simmons	316	Willow Street		Renovate existing building to include a letterpress print shop and other potential uses as a museum, community workspace, retail and serving of beverages/snacks	Jason Holland
	10:15	425 10th St - Museo Interpretive Center	Betty Aragon	425	10th Street		Add interpretive center adjacent to existing Museo de las Tres Colonias; 2 stories and 2,000 square feet	Courtney Levingston
	11:00	Canceled						
4/15/13	9:30	302 Meldrum - Microbrewery	Travis Robertson	302	N Meldrum Street		Convert existing structure to use as a microbrewery. Add deck/ramp, bike parking & silo to site.	Courtney Levingston
	10:15	315 W Harmony - Subdivide & SF Home	Yasi Tarin	315	W Harmony Road		Subdivide parcel and construct ~3,500 square foot home on the new 2 acre parcel	Jason Holland

	11:00	1117 City Park Ave - Rams Crossing East Multifamily	Cathy Mathis	1117	City Park Avenue		Demolish 10 existing apartment building with a phased reconstruction of new buildings. Net result of 46 new units	Ted Shepard
4/22/13	9:30	Storybook Filing 2	Mike McBride			NE of Turnberry Road & Mountain Vista Drive	76 single family homes, similar to previous Storybook 2nd Filing - some improvements (road, sidewalk) already in place	Ted Shepard
	10:15	1501 Elizabeth - Multifamily/Mixed-use	Sapan Kapoor	1501	W Elizabeth Street		2-story mixed-use building with ground floor office/retail & 18 multifamily units on second story	Seth Lorson
	11:00	416 N Grant Ave - Carriage	Aubrey Carson	416	N Grant Avenue		Construct 903 square foot, 2-story carriage	Courtney Levingston
5/6/13	9:30	Lot 20, Block 3, Evergreen Park	Robert Sasick			NW Corner Conifer Street & Red Cedar Circle	Use vacant land for steel fabrication shop or mini-storage, or all land for mini-storage.	Courtney Levingston
	10:15	3461 Precision Dr - Custom Blending	Cathy Mathis	3461	Precision Drive		Approx. 34,000 SF industrial and office space expansion to building; to be east over existing parking area.	Pete Wray
	11:00	2601 Lemay - Starbucks Drive-thru	Stephanie Sigler	2601	S Lemay Avenue		Add new structure and drive-thru to Scotch Pines Village center. New outdoor dining area and pedestrian access. Requires an addition of a permitted use	Jason Holland
5/13/13	9:30	Redwood Village Ctr. Subd. - Indoor Storage	Ric Hattman			Inbetween Bristlecone Drive & Red Cedar Circle	Indoor storage of RVs, boats and personal items; constructed in two phases.	Courtney Levingston
	10:15	6608 Autumn Ridge - St. Peter's Anglican Church	Denny Llewellyn	6608	Autumn Ridge Drive		New church building; multiple building placement options presented.	Seth Lorson
	11:00	2024 Harmony Rd - Insurance Office	Steve Allen	2024	E Harmony Road		Construct new 2-story, 4,000 square foot insurance office.	Jason Holland
5/20/13	9:30	619 Grant Ave - Garage Convesion/Multifamily	Alan Strope	619	S Grant Avenue		Convert existing garage to dwelling unit; construct laundry/storage structure creating an overall building with 4 dwellings units.	Jason Holland
	10:15	New Hampshire Subdivision	Brian Stribley			East of Eastbrook Drive & Vermont Drive	Create 3 parcels from 2 existing that correspond to Buildings A, B and C	Clark Mapes
	11:00	JFK & Boardwalk - Commercial/Restaurant	Daniel Bernth			Southeast corner of John F Kennedy Parkway & Boardwalk Drive	Construct 1-story office building and restaurant with drive-thru.	Ted Shepard
6/3/13	9:30	Union Place Replat	Susan McFaddin			Southwest of intersection of North Mason Street & West Willox Lane	Replat commercial to single family and replat condos to single family attached	Jason Holland
	10:15	Fort Collins Senior Center	Michael Chalona	1200	Raintree Drive		Building & parking lot addition to the Fort Collins Senior Center	Clark Mapes
	11:00	Ward CNG Fueling Station	Paul Nelson			223 Willow Street or 103 East Lincoln Avenue	Add compressed natural gas fueling pumps at two potential sites in support of Transfort and other CNG-operated fleets	Lindsay Ex
6/10/13	9:30	Cancelled						
	10:15	4775 Boardwalk Dr - Child Care Centert	Mark Cevaal	4775	Boardwalk Drive		Construct new ~10,000 SF building as a child care center	Ted Shepard
	11:00	Rigden Farm 14th Filing - Brownstones/Commercial	Cathy Mathis			Rigden Farm 14th Filing - Bounded by Limon Drive, Custer Drive, Iowa Drive & Illinois Drive	Construct 102 three-story Brownstone style units and 3,400 SF commercial space.	Jason Holland
6/17/13	9:30	4312 S College - Medical/Urgent Care	Steve Meier	4312	S College Avenue		Replace vacant Black Eyed Pea Restaurant building with new structure to house a medical clinic/urgent care.	Ted Shepard
	10:15	2430 W Prospect - Child Care	Malcolm Scott	2430	W Prospect Road		Utilize existing single family home and attached child care building for a new child caer business. Structure has been vacant 12+ months.	Clark Mapes

	11:00	170 Kensington - Vehicle Sales Expansion/Parking Garage	Angela Milewski		170 Kensington Drive		Expand auto dealer showroom with new part/service area. Remove mini-storage facility to the west and replace with a new parking garage and surface car lot.	Seth Lorson
6/24/13	9:30	Terre Vida 2 - Multifamily (Rescheduled to July 1)						
	10:15	802 E Myrtle - Duplex	Bill Fraser		802 E Myrtle Street		Construct new, attached residential unit to existing single family home to form a duplex. Add utility/garage building on rear portion of lot.	Seth Lorson
	11:00	Redtail Ponds - Affordable Housing	Steve Steinbicker			Located between South College Avenue & the intersection of Conejos Road and Fossil Boulevard.	New 4-story, L-shaped, 60 unit multifamily affordable housing structure. Site to include interior courtyard with recreation space and a community garden.	Jason Holland
7/1/13	9:30	Terre Vida 2 - Multifamily	Nick Haws			Parcel I, Harmony Technology Park. Bounded by Lady moon Drive, Precision Drive, Cinquefoil Lane and Le Fever Drive	276 new multifamily units with 464 parking spaces on 10.2 acres.	Ted Shepard
7/15/13	9:30	(Cancelled) 600 & 604 9th Street - Learning Center (Rescheduled to 7/29/13)	Denise Duran	600 & 604	9th Street		Convert existing single family home/church building to use as a school/learning center.	Pete Wray
	10:15	200 E Swallow Rd - Commercial APU	Susan Brabson		200 E Swallow Road		Addition of a Permitted Use for Commercial in the R-L Zone District for onsite expansion in existing single family home.	Clark Mapes
	11:00	111 Meldrum St - Mixed Use	Brandon Grebe		111 Meldrum Street		Deconstruct existing 2-story building and replace with 2 buildings; one 6-story office building and one 2-story retail/restaurant/office building and parking garage	Seth Lorson
7/22/13	9:30	301 W Skyway Dr - Retention Pond Modifications	Brent Balik		301 W Skyway Drive		Fill in existing retention pond install new pipe. May be processed as a Minor Amendment	Clark Mapes
	10:15	511 S Loomis Ave - Duplex Addition	Lance Kanemasu		522 S Loomis Avenue		New 782 first floor addition to existing duplex as well as new basement under addition and a covered porch	Courtney Levingston
	11:00	320 E Mulberry - Carriage House	Lisa Eaton		320 E Mulberry Street		Convert existing garage with gabled roof into a carriage house.	Pete Wray
7/29/13	9:30	4101 S Taft Hill Rd - Annexation (Rescheduled to 7/29/13)	Dave Toll	4101	S Taft Hill Road	Southwest corner of intersection of South Taft Hill Road & West Harmony Road	Annex property in City and examine conversion of single family home to commercial use with detached shop	Courtney Levingston
	10:15	200 E Swallow Rd - Commercial APU	Susan Brabson		200 E Swallow Road		Addition of a Permitted Use for Commercial in the R-L Zone District for onsite expansion in existing single family home.	Clark Mapes
8/12/13	9:30	220 Olive - Townhomes	Brad Florin		220 E Olive Street		Demolish existing structure and construct 12, 4-story townhomes. Single-family attached in NCB Zone District required an addition of a permitted use	Ted Shepard
	10:15	2540 E Drake Rd - Cargill Expansion	Cathy Mathis		2540 E Drake Road		Expansion of the Cargill Research Facility, an existing limited permitted use -- platting of land to allow for construction of new principal buildings	Noah Beals

8/19/13	9:30	Trilby Rd & Avondale Rd - Single Family/Duplex	Terence Hoaglund			Southeast corner of intersection of Trilby Road and Avondale Road	Construct 10 single family homes, or mix of single family and duplex on vacant lot. Units qualify as affordable by Habitate for Humanity	Clark Mapes
	10:15	2025 W Harmony Rd - Single Family/Duplex	Terence Hoaglund	2520	W Harmony Road		Construct 30 single family & duplex units on vacant lot. Units qualify as affordable by Habitat for Humanity	Pete Wray
8/26/13	9:30	2060 Perennial Ln - Child Care Center	Cathy Mathis	2060	Perennial Lane		Subdivide lane into two, 1.9 acre lots. Construct 9,000 square foot child care center on northern lot.	Courtney Levingston
9/9/13	9:30	405 Linden St - Change of Use	Jason Kersley	405	Linden Street		Change of use from existing single family home to commercial	Lindsay Ex
	10:15	Ladymoon Dr & Precision Dr - Office	Dave Derbes			Northwest corner of intersection of Lady Moon Drive & Precision Drive	2-story, 30,000 square foot office building & platting	Noah Beals
	11:00	Avenir Museum Expansion	Fred Haberecht	216	E Lake Street		Expansion to the existing Avenir Museum	Ted Shepard
9/16/13	9:30	Timberline Rd & Vine Dr - Single Family	Craig Russell			South & West of Timberline Road & Vine Drive intersection	168 single family homes/lots of four housing types on 39.5 acres.	Pete Wray
	10:15	1032 W Mountain - Mixed-Use	Justin Larson	1032	W Mountain Avenue		Replace existing fuel station with new mixed-use building consisting of 6 single family attached units and commercial/retail space	Courtney Levingston
	11:00	409 Linden St - Parking	Jesse Godinez	409	Linden Street		Add additional parking behind existing single family home	Noah Beals
9/23/13	9:30	121 E Lake - Fraternity Addition	Mitch Christ	121	E Lake Street		2nd-level addition to existing Sigma Phi Epsilon Fraternity House. Expansion of an existing non-conforming use.	Ted Shepard
	10:15	1109 W Harmony - Lot Split	Tom Peterson	1109	W Harmony Road		Split site into two lots; western lot approximately 1.5 acres and eastern lot approximately 2.8 acres	Jason Holland
	11:00	Harmony & Shields - Front Range Community College	Derek Brown			SE corner of Harmony Road & Shields St	Improvements to Front Range Community College Master Plan.	Seth Lorson
10/14/13	9:30	Rigden Farm Filing Six, Tract Z - Multifamily	Kris Pickett			~200 feet SW of Ziegler Road to Drake Road transition	Construct 49 unit, 114 bedroom multifamily development	Jason Holland
	10:15	4618 S Mason - Office/Retail	Brian Thorsen	4518	S Mason St		Construct 1,400 square foot structure for office,	Ted Shepard
	11:00							
10/21/13	9:30	Choice Center - Parking Garage	Walker May	1653-1807	S College Avenue		Construct parking structure for use with existing Summit on College multifamily development	Ted Shepard
	10:15							
	11:00	218 Smokey St - Solar Energy System	Todd Stewart	218	Smokey Street		New 400kw roof-mounted solar energy collection system on existing building. Some/all of the energy generated distributed back to Fort Collins utilities	Noah Beals
10/28/13	9:30	Aggie Village North Redevelopment	Fred Haberecht	500	W Prospect Road	Existing site of Aggie Village North	Deconstruction of existing structures to be replaced with student apartment housing, academic/flex space, pedestrian amenities, retail	Cameron Gloss
11/4/13	9:30	College & Confier - Vehicle Repair	Courtney Colbert			West side of College Avenue at intersection with Conifer Street	New 10,000 square foot building for minor vehicle repairs. Up to six vehicle service bays.	Clark Mapes

	10:15 & 11:00	Fort Collins Blocks 32 & 42	Brian Hergott			Bounded by Mason Street, Meldrum Street, Maple Street and Laporte Avenue	Long-range options for future redevelopment for new community facilities, municipal buildings, parking, potential private development, parks, etc.	Seth Lorson
11/18/13	9:30	Lot12/13 Timberline Center - Climbing Gym	Joseph Hosek			Lots 12 & 13 of Timberline Center near intersection of Nancy Gray and Timberline Rd	Construct 18,000 square foot indoor climbing gym	Ted Shepard
	10:15	633 Mathews Street - 4 Plex	Daniel Crisafulli	633	Mathews Street		Convert single family home into 4 residential units	Pete Wray
	11:00	Tract B, Brookfield - Townhomes	George Schock			Tract B, Brookfield (Near Precision Drive & Cinquefoil Lane)	Replat and change existing, approved plans from multifamily condo units to single family attached townhomes	Jason Holland
11/25/13	9:30	Bella Vira - Single Family Attached	John Minatta			NE corner of West Elizabeth Street & Overland Train	Replat and change existing approved plans from multifamily condominiums to single family attached units	Pete Wray
	10:15	Buena Drive to Fossil Creek - SF Homes	Mike Cooper			Generally east of Buena Drive to Fossil Creek; north of Smokey St	112 new lots for single family detached homes	Clark Mapes
	11:00	Hill Pond Rd & Gilgalad Way - Duplex/Multifamily	John Dengler			North of intersection of Hill Pond Road & Gilgalad Way	Remove existing tennis courts and former commercial pool; construct 18 residential units in a mix of duplexes/triplexes	Jason Holland
12/2/13	10:15	Colony at Rigden Farm - Multifamily	Robert Molloy	2419	Custer Drive		Modify existing approved plans for a 3-story, 24 unit multifamily building. May add additional units on a 4th floor as well as building either attached or detached garage spaces	Noah Beals
12/9/13	9:30	1401 W Mountain - Multifamily	William Coulson	1401	W Mountain Avenue		Build new structure or convert existing Oakwood School to residential use. Proposal for up to 5 units.	Clark Mapes
	10:15	810 N College - Platting/Warehouse	Ajet Zalli	810	N College Avenue		Plat lot to allow for the construction of a warehouse for indoor vehicle storage	Ryan Mounce
	11:00	1121 Remington St - Carriage House	William Norris	1121	Remington Street		Convert existing accessory structure with habitable use to a second single family detached dwelling unit (carriage house)	Pete Wray
12/16/13	9:30	418 Lyons St - Platting/Single Family	John Mizia	418	Lyons Street		Determine requirements for lot platting to allow for the reconstruction or demolition and new construction of a single family home	TBD
	10:15	520 W Oak St - Office	Brian Hurst	520	W Oak Street		Addition of a permitted use for professional offices in an existing single family home	TBD
	11:00	117 Taft Hill - Subdivide/Single Family	Curt Lyons	117	S Taft Hill Road		Subdivide property and construct a new single family home on the new lot	Ryan Mounce