

# Conceptual Review Agenda

Schedule for 12/11/17 to 12/11/17

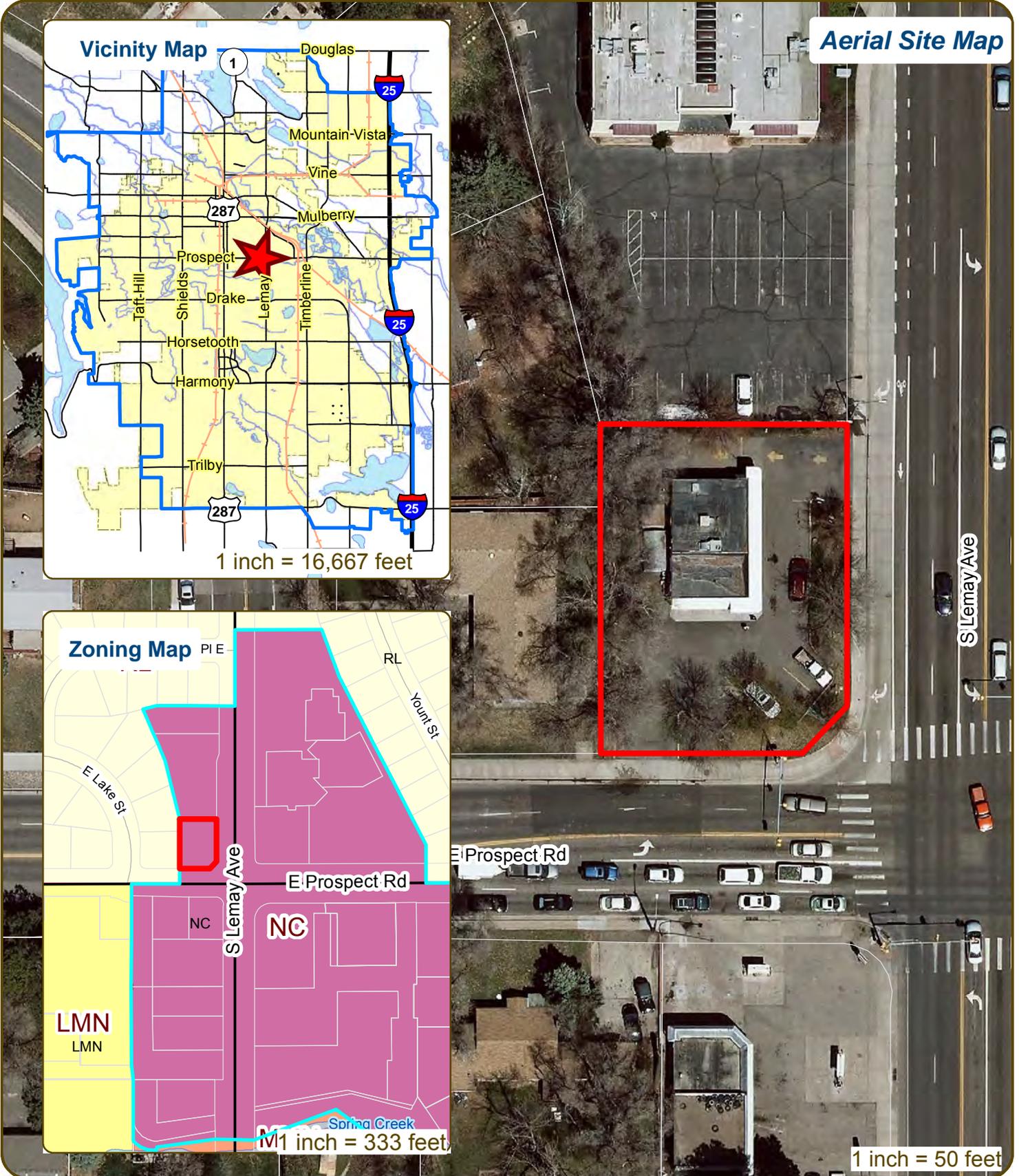
281 Conference Room A

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## Monday, December 11, 2017

Time	Project Name	Applicant Info	Project Description	Planner
9:30	1517 S Lemay	Donna Martemucci (970) 221-1965 <a href="mailto:donna@dlcco.com">donna@dlcco.com</a>	This is a request for a change of use at 1517 S Lemay Ave (parcel #9713408192). The building is currently used as a retail floral shop and offices are proposed. The proposal includes removing the storage sheds west of the building. The property is located within the Neighborhood Commercial (NC) zone district and is subject to Administrative (Type 1) review.	Clay Frickey
10:15	4787 McMurry Ave - Telecommunication	Rachel Long (720) 581-1940 <a href="mailto:rachel.long@retherfordenterprises.com">rachel.long@retherfordenterprises.com</a>	This is a request to install cellular equipment and antennas on top of the mixed use building at 5786 McMurry Avenue parcel #8606126001). The antennas are approximately 10 feet taller than the existing parapet and will be screened with an 11 foot wall in 3 locations. The proposal is within the Harmony Corridor (HC) one district and is subject to Administrative (Type 1) review.	Jason Holland
11:00	Streets Park	Craig Kisling (970) 221-6367 <a href="mailto:ckisling@fcgov.com">ckisling@fcgov.com</a>	This is a request to develop an existing stormwater detention site into a 5.5 acre neighborhood park at 625 9th St (parcel # 9712115901). The site would include recreation fields and courts in addition to a covered picnic shelter and restrooms. Access is from the east side of the site at 9th St approximately 500 ft south of Vine Dr. Parking stalls (15) are provided along the access road at the south side of the parcel. The proposed project is within the Industrial (I) zone district and is subject to Basic Development Review.	Pete Wray

# 1517 S Lemay Ave Offices



**Aerial Site Map**

**Vicinity Map**

1 inch = 16,667 feet

**Zoning Map**

1 inch = 333 feet

1 inch = 50 feet

These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY OF FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





**Development Review Guide – STEP 2 of 8**

**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.**

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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. **The more info provided, the more detailed your comments from staff will be.**

<b>Contact Name(s) and Role(s)</b> (Please identify whether Consultant, Owner, etc.) DONNA MARTEMUCCI - REAL ESTATE BROKER ASSOCIATE		
<b>Business Name</b> (if applicable) DOBERSTEIN LEMOURG COMMERCIAL, INC.		
<b>Mailing Address</b> 1401 RIVERSIDE AVENUE FORT COLLINS, CO 80524		
<b>Phone</b> 970.221.1965 X7	<b>Email Address</b> <del>donna@dlcco.com</del> donna@dlcco.com	
<b>Site Address</b> (parcel # if address in not available) 1517 SOUTH LEMAY AVENUE, FORT COLLINS CO 80524		
<b>Description of Proposal</b> (attach additional sheets if necessary)		
<b>Proposed Use</b> FLOWER SHOP	<b>Existing Use</b> FLOWER SHOP	
<b>Total Building Square Footage</b> CURRENT: 1328	<b>Number of Stories</b> CURRENT: 1	<b>Lot Dimensions</b> 100' X 123'

**Age of any Existing Structures** 52 (Built 1965)

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** N/A \_\_\_\_\_ S.F.

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

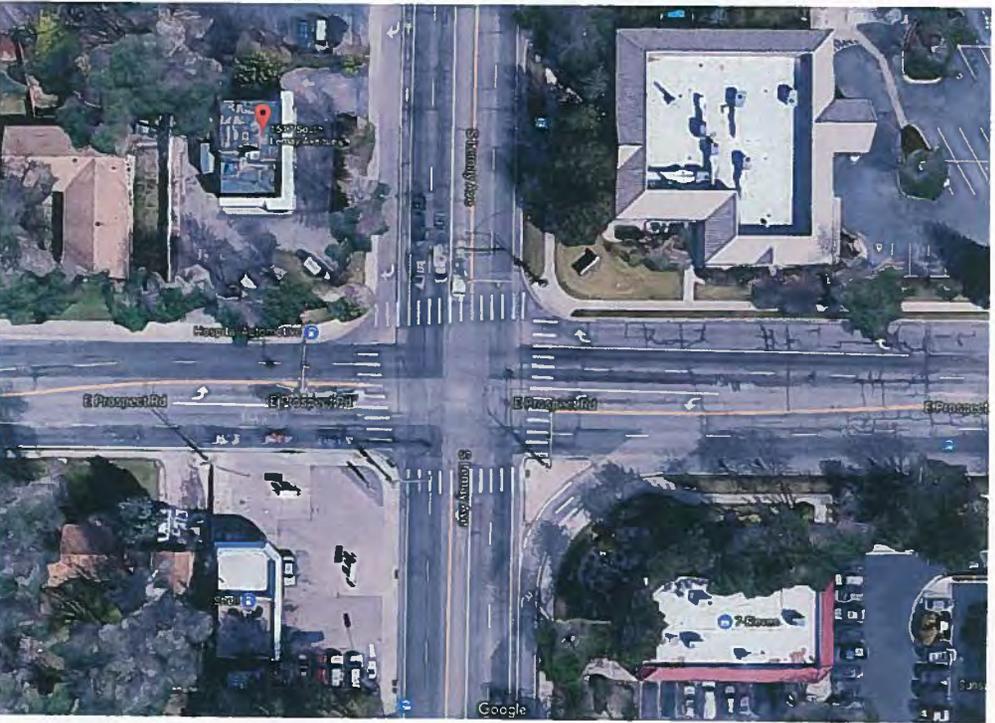
**Suggested items for the Sketch Plan:** Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, 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?

## Conceptual Review with City of Fort Collins

This is a 1328 sq ft one story building according to County Records which is currently set up as an open retail space with a restroom and a large cooler along the north wall. If a buyer came along who wanted to convert this space to offices, what would be required? Shall we assume that the storage sheds in the back would need to be removed, so there would be better traffic flow? Do you have any other guidance to help us with this change of use?









Public Records > Property Records Search > Property Detail

### Assessor Property Information

General Info

Tax History

Property Map

Neighborhood

Results

Search

Parcel Number: 07134-00-103  
Tax District: 1100  
Property Tax Year: 2017

Schedule Number: R20064313  
Current Mill Levy: 91.291

Owner Name & Address  
BENICOTT FAMILY TRUST  
BENICOTT LIVING TRUST  
C/O ADRIAN BENICOTT  
3327 PARKRIDGE PL  
FORT COLLINS, CO 80525

Property Address  
1517 S SHAW AVE  
FORT COLLINS 80524-0000

Subdivision #: 12038 - UNIVERSITY ACRES  
Neighborhood #: 180  
Legal Description:  
LOT 192, UNIVERSITY ACRES 6TH, FTC

#### Related Information

2015 Property Tax Info  
[View Property Tax Info](#)

Current use may not reflect current zoning. Not all parcels are buildable.

For questions about this information or to make corrections contact the Assessor's office:

230 W. Oak Street  
Suite 2000  
Fort Collins, CO 80521

Hotline: 970-223-3000  
Fax: 970-223-3000  
Send email: [assessor@cityoffortcollins.com](#)

#### Sales Information

Click a Sale Date to recorded document details or Reception No. to view the document.

Sale Date	Recording No.	Sale Price	Deed Type
03/03/2015	20130013249@		Personal Representative Deed
01/28/2013	20130001396@		Deed
10/24/2014	20140062783@		Personal Representative Deed
08/21/2008	20080054538@		Special Warranty Deed
04/01/1990	80013966@	\$190,000	Special Warranty Deed

#### Value Information

Abstract Code/Description	Value Type	Assessed Value	Net Acres	Net Sq Ft
2219	Merchandise	632,200	98.338	0.00
2218	Merchandise	\$230,000	672,300	0.29
	<b>Total:</b>	<b>\$862,200</b>	<b>671,338</b>	<b>0.29</b>

Estimate My Taxes

The following calculation is used to determine your property tax:  
 Actual Value x Assessment Rate x Mill Levy / 1000 = Property Tax

Based on the property information shown above and using the 2016 Mill Levy for this account,  
 the estimated 2017 tax liability would be \$7,471.07.  
 In comparison, your 2016 tax liability was \$7,031.60.

Building Improvements

Building ID:	10
Property Type:	Commercial
Built As:	Retail Store
Occupancy:	Retail Store
Year Built:	1985
Year Remodel:	1985
Quality:	Average
Condition:	Average
Class Descr:	Masonry
Exterior:	
Interior:	
Heat:	Package Unit
Roof Type:	
Roof Cover:	
Foundation:	
Rooms:	0
Bedrooms:	0
Baths:	0.00
Halls:	0.0

Property Attributes & Descriptions

Attribute	Attribute Description	Level
Topography/Shade		Level
Topography/Shade		Rchry
Topography/Shade		Corner
Land		Standard
Land		Land Standard LC

Building Detail Type & Description

Detail	Description	Units
Add On	Asphalt > 10,000 sf	0079
Add On	Concrete - 4 inch Rein-Reinforced	2407

Stories:	1.0
Total Sq Ft:	1328

General Info Tax History Property Map Nearby Sales

Print All Alerts Search

Treasury Real Property Tax Information

2016 Property Taxes Payable In 2017

[View Tax Notice](#)  
 Account/Schedule Number: 0064513  
[Tax History](#)

Parcel Number: 97134-08-192

[Related Information](#)  
 Property Information

[Property Maps](#)

Links will open a new window  
[GIS Land Information Locator](#)  
 (multi-parcel select, buffering, file export)  
[GIS Web Maps Portal](#)

Property Information

Owner Name: ENDICOTT FAMILY TRUST  
 ENDICOTT LIVING TRUST  
 Property Address: 1317 S LEGRAY AVE  
 FORT COLLINS 80524  
 Total Actual Value: \$265,600.00  
 Total Assessed Value: \$77,024.00

Payment Information

**NOTE: All amounts listed do not include delinquent interest**

Levied Taxes:	\$7,031.60	Statutory Payment Deadlines:	
Non-Levied Taxes:	\$0.00	Full Amount Due:	\$7,031.60 09/01/2017
Fees:	\$0.00	First Half Amount Due:	\$3,515.80 02/28/2017
Assessment Liens:	\$0.00	Second Half Amount Due:	\$3,515.80 06/15/2017
<b>Total Tax Liability:</b>	<b>\$7,031.60</b>		
<b>Tax Lien Status:</b>	<b>No</b>		
Certificate of Taxes Due Issue Date:	11/28/2016		

[Click Here to calculate the current balance due](#)

Payment Received Dates:  
 Payment: 02/23/2017  
 Payment: 05/30/2017

Where My Taxes Go

Tax District: 1100  
 Mill Levy: 91.291

Levy	Tax Authority	Amount
39.561	POUDRE R-1 GENERAL FUND	\$3,047.15
22.521	LARIMER COUNTY	\$1,734.66
13.069	POUDRE R-1 BOND PAYMENT	\$1,006.63
9.797	FT COLLINS	\$754.00
3.034	POUDRE RIVER PUBLIC LIBRARY DIST	\$233.69
2.167	HEALTH DIST OF NO LARIMER CTY	\$166.91
1.000	N COLO WATER CONS DIST	\$77.02
0.142	LARIMER CO PEST CTRL DST	\$10.94





CONCEPTUAL REVIEW: APPLICATION

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\*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) \_\_\_\_\_

Rachel Long, Site Acquisition Consultant to Verizon Wireless

Business Name (if applicable) Retherford Enterprises, Inc., \_\_\_\_\_

Your Mailing Address 1105 York Street, #6, Denver, CO 80206 \_\_\_\_\_

Phone Number 720-581-1940 Email Address Rachel.Long@retherfordenterprises.com \_\_\_\_\_

Site Address or Description (parcel # if no address) 4786 McMurry Avenue, Fort Collins, CO 80525 \_\_\_\_\_

Assessor's Parcel ID: 86061-26-001

Description of Proposal (attach additional sheets if necessary) Verizon Wireless is proposing to co-locate a new telecommunications facility on the mixed-use building rooftop. \_\_\_\_\_

Proposed Use Telecommunications Accessory Existing Use Mixed-Use Residential & Commercial

Total Building Square Footage 100,245 S.F. Number of Stories 3 Lot Dimensions approx. 401' x 392'

Age of any Existing Structures Existing Building YOC: 2017

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 [x] 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 None - Verizon site to be collocated on roof \_\_\_\_\_ 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?







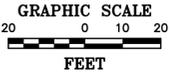
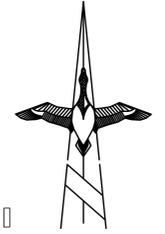
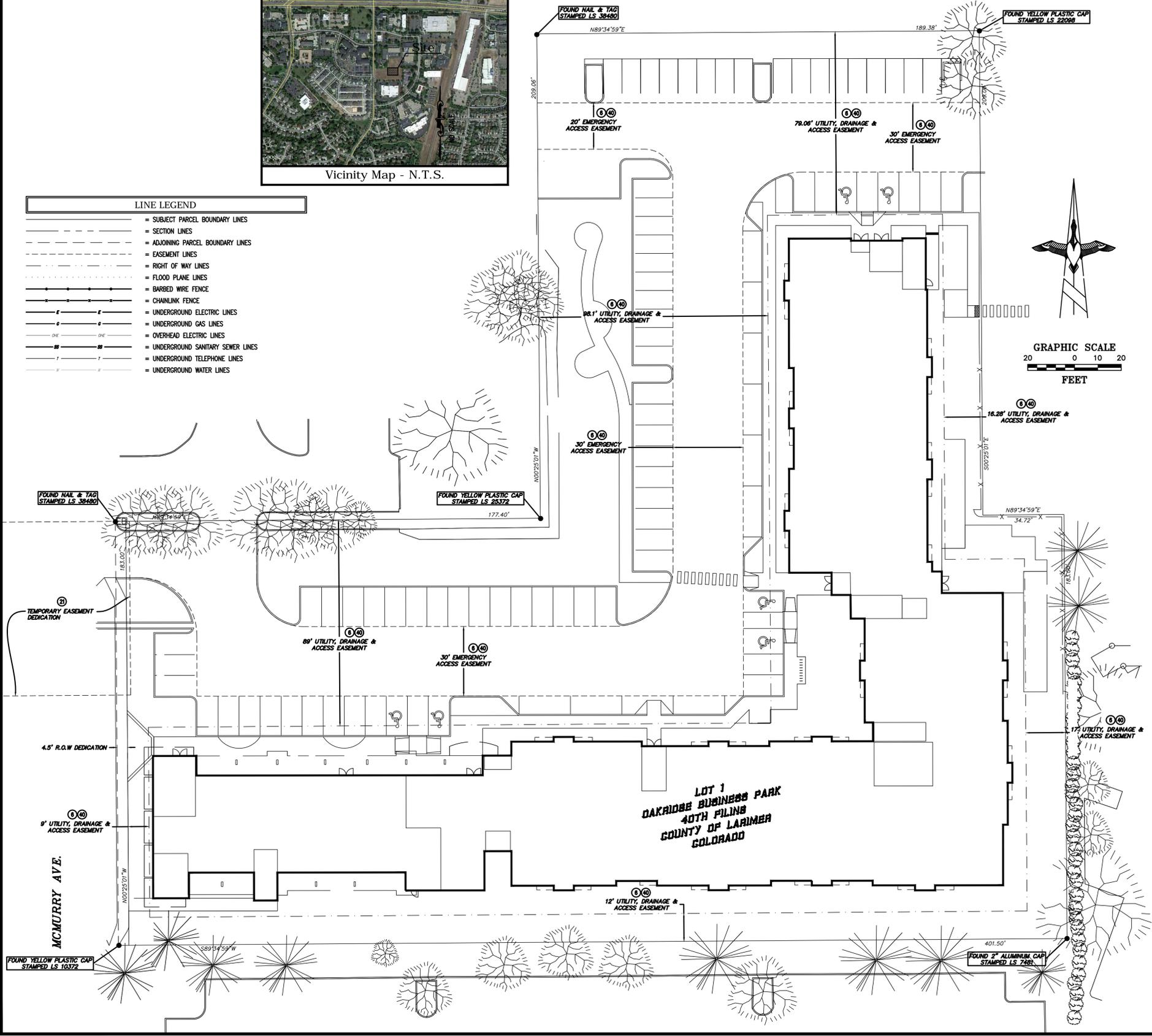






Vicinity Map - N.T.S.

LINE LEGEND	
	SUBJECT PARCEL BOUNDARY LINES
	SECTION LINES
	ADJOINING PARCEL BOUNDARY LINES
	EASEMENT LINES
	RIGHT OF WAY LINES
	FLOOD PLANE LINES
	BARBED WIRE FENCE
	CHAINLINK FENCE
	UNDERGROUND ELECTRIC LINES
	UNDERGROUND GAS LINES
	OVERHEAD ELECTRIC LINES
	UNDERGROUND SANITARY SEWER LINES
	UNDERGROUND TELEPHONE LINES
	UNDERGROUND WATER LINES



**Title Report**  
 PREPARED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY  
 ORDER NO.: 24775748  
 EFFECTIVE DATE: APRIL 6, 2017

**Legal Description**  
 SEE SHEET LS2

**Assessor's Parcel No.**  
 86061-26-001

**Easements**  
 SEE SHEET LS2

**Lease Area/Access & Utility Easements**  
 TO BE DETERMINED

**Date of Survey**  
 AUGUST 29, 2017

**Basis of Bearings**  
 THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (NAD83).  
 CLASSIFICATION: MINIMUM GEOMETRIC ACCURACY STANDARD  
 THIRD 5.0 cm + 1: 10,000

**Bench Mark**  
 NGS CONTROL POINT 'Y 401', ELEVATION = 4971.96 FEET (NAVD 88)

**Underground Utility Note:**  
 BURIED UTILITIES AND/OR PIPELINES SHOWN HEREON ARE PER VISIBLE AND APPARENT SURFACE EVIDENCE, RECORD DRAWINGS OF THE CONSTRUCTED UTILITY LINES OBTAINED FROM RELIABLE AND RESPONSIBLE SOURCES NOT CONNECTED WITH ALTURA LAND CONSULTANTS, LLC. OR MARKINGS PROVIDED BY AN INDEPENDENT LOCATING CONTRACTOR. NO GUARANTEE OR WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF SUCH INFORMATION. IF MORE ACCURATE LOCATIONS OF UNDERGROUND UTILITIES OR PIPE LINES ARE REQUIRED, THE UTILITY OR PIPELINE WILL HAVE TO BE VERIFIED BY FIELD POT-HOLING. ALTURA LAND CONSULTANTS, LLC AND THE SURVEYOR OF RECORD SHALL NOT BE HELD LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES OR PIPELINES.

Legend			
	CONCRETE PAVEMENT		NATURAL GROUND
	CONFERS TREE		PARKING BOLLARD
	DIAMETER		POINT OF BEGINNING
	DECIDUOUS TREE		POINT OF COMMENCEMENT
	EDGE OF ASPHALT		OVERHEAD ELECTRIC LINE
	FINISHED FLOOR		POWER POLE
	FIRE SURFACE		PROPERTY LINE
	FIRE HYDRANT		RIGHT OF WAY
	FLOW LINE		SEWER MANHOLE
	FOUND MONUMENT AS NOTED		SIGN POST
	FOUND SECTION MONUMENT		STREET LIGHT STANDARD
	GEOGRAPHIC LOCATION		TELEPHONE PEDESTAL
	GAS METER		TYPICAL
	IRRIGATION CONTROL VALVE		WATER METER
			WATER VALVE

**Certificate of Survey**  
 THIS IS TO CERTIFY THAT THIS TOPOGRAPHIC MAP AND IMPROVEMENTS SHOWN ARE CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

JESUS A. LUGO, PLS 38081

**PRELIMINARY**  
 THIS DOES NOT REPRESENT A BOUNDARY SURVEY. REFERENCE IS MADE TO THE TITLE INSURANCE, NUMBER 24775748, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, AND HAVING AN EFFECTIVE DATE OF APRIL 6, 2017. THIS SURVEYOR HAS MADE NO INVESTIGATION OR INDEPENDENT SEARCH FOR EASEMENTS OF RECORD, ENCUMBRANCES, RESTRICTIVE COVENANTS, OWNERSHIP TITLE EVIDENCE, OR ANY OTHER FACTS THAT AN ACCURATE AND CURRENT TITLE SEARCH MAY DISCLOSE. THE LESSOR'S LEGAL DESCRIPTION AND RECORD BOUNDARY ARE SHOWN HEREON FOR REFERENCE ONLY. THIS SURVEY DOES NOT CONSTITUTE A BOUNDARY SURVEY OF THE LESSOR'S PROPERTY.

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE/IN		
OPS		
EE/OUT		

**ALTURA**  
 LAND CONSULTANTS  
 603 S. Inverness Ave., Suite 105  
 Denver, CO 80202-1300 • Tel: (720) 484-1988  
 Fax: (720) 484-1989  
 Engineer/Consultant: **Dr. James J. T. 171808**

**Trex**  
 Architect  
 144 Madison Street  
 Suite 200  
 Aurora, CO 80014

**verizon wireless**  
 3131 S. Vaughn Way, Suite 550  
 Aurora, CO 80014  
 (949) 222-7000

**FTC HARMONY OAKS**  
 4786 McMurry Ave.  
 Fort Collins, CO 80528  
 COUNTY OF LARIMER  
**TOPOGRAPHIC SURVEY**

REVISIONS	DATE	BY	DESCRIPTION
0	9/6/17	JT	ISSUED

Sheet: **LS1**

### Title Report

PREPARED BY: FIDELITY NATIONAL TITLE INSURANCE COMPANY  
ORDER NO.: 24775748  
EFFECTIVE DATE: APRIL 6, 2017

### Legal Description

LOT 1, OAKRIDGE BUSINESS PARK 40TH FILING, RECORDED IN INSTRUMENT NO. 20170007602, BEING A REPLAT OF A PORTION OF LOT 1, OAKRIDGE BUSINESS PARK 11TH FILING AND A PARCEL OF LAND DESCRIBED IN RECEIPTION NO. 2001000181, SITUATE IN THE NORTHEAST QUARTER OF SECTION 6, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

AND BEING A PORTION OF THE SAME PROPERTY CONVEYED TO OAKRIDGE GP, LLC, A COLORADO LIMITED LIABILITY COMPANY FROM ROSS FAMILY PARTNERS TWO, LLC REINSTITATED JUNE 29, 2010, A COLORADO LIMITED LIABILITY COMPANY, FORMERLY KNOWN AS ROSS FAMILY PARTNERS TWO, LLC, A COLORADO LIMITED LIABILITY COMPANY BY SPECIAL WARRANTY DEED DATED APRIL 29, 2016 AND RECORDED MAY 02, 2016 IN INSTRUMENT NO. 20160026728.

### Easements

1. TAXES  
TYPE OF TAX: COUNTY  
CALENDAR YEAR: 2016  
AMOUNT: \$10,510.33 ANNUALLY  
PARCEL ID #: 86061-26-001  
PAID THROUGH: 2015  
ASSESSMENT: \$115,130.00 (TOTAL = LAND AND IMPROVEMENTS, IF ANY)

2. PLAT RECORDED IN INSTRUMENT NO. 87041844. (DOES NOT AFFECT SUBJECT PROPERTY).

3. PLAT RECORDED IN INSTRUMENT NO. 87028971. (DOES NOT AFFECT SUBJECT PROPERTY).

4. PLAT RECORDED IN INSTRUMENT NO. 89002471. (DOES NOT AFFECT SUBJECT PROPERTY).

5. PLAT RECORDED IN INSTRUMENT NO. 2000024190. (DOES NOT AFFECT SUBJECT PROPERTY).

⑥ PLAT RECORDED IN INSTRUMENT NO. 20170007602. (PLOTTED HEREON).

7. THE RIGHT OF THE PROPRIETOR OF A VEIN OR LODE TO EXTRACT OR REMOVE HIS ORE, SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES THEREBY GRANTED AND RIGHTS OF WAY FOR DITCHES AND CANALS AS RESERVED IN THE UNITED STATES PATENT RECORDED 11/15/1900 IN DEED BOOK 133 AT PAGE 94, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. (BLANKET IN NATURE).

8. EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE SURFACE OF SAID LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL, OIL, GAS AND OTHER MINERALS; INCLUDING, BUT NOT LIMITED TO, EXPRESS OR IMPLIED EASEMENTS IN, OVER AND UNDER THAT ESTATE FOR THE ENTRY AND REMOVAL OF MINERALS. THIS POLICY SHOULD NOT BE CONSTRUED AS INSURING AGAINST LOSS OR DAMAGE RESULTING TO THE SURFACE OF THE LAND OR ANY IMPROVEMENTS THEREON CAUSED BY SURFACE ENTRY OR BY THE REMOVAL OF THE OIL, GAS, AND OTHER MINERALS LYING THEREUNDER. SEE INSTRUMENT RECORDED IN DEED BOOK 1177, PAGE 589. (BLANKET IN NATURE).

9. EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE SURFACE OF SAID LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL, OIL, GAS AND OTHER MINERALS; INCLUDING, BUT NOT LIMITED TO, EXPRESS OR IMPLIED EASEMENTS IN, OVER AND UNDER THAT ESTATE FOR THE ENTRY AND REMOVAL OF MINERALS. THIS POLICY SHOULD NOT BE CONSTRUED AS INSURING AGAINST LOSS OR DAMAGE RESULTING TO THE SURFACE OF THE LAND OR ANY IMPROVEMENTS THEREON CAUSED BY SURFACE ENTRY OR BY THE REMOVAL OF THE OIL, GAS, AND OTHER MINERALS LYING THEREUNDER. SEE INSTRUMENT RECORDED IN DEED BOOK 1183, PAGE 225. (BLANKET IN NATURE).

10. EXCEPT THE COAL, OIL, GAS AND OTHER MINERALS UNDERLYING THE SURFACE OF SAID LAND AND ALL RIGHTS AND EASEMENTS IN FAVOR OF THE ESTATE OF SAID COAL, OIL, GAS AND OTHER MINERALS; INCLUDING, BUT NOT LIMITED TO, EXPRESS OR IMPLIED EASEMENTS IN, OVER AND UNDER THAT ESTATE FOR THE ENTRY AND REMOVAL OF MINERALS. THIS POLICY SHOULD NOT BE CONSTRUED AS INSURING AGAINST LOSS OR DAMAGE RESULTING TO THE SURFACE OF THE LAND OR ANY IMPROVEMENTS THEREON CAUSED BY SURFACE ENTRY OR BY THE REMOVAL OF THE OIL, GAS, AND OTHER MINERALS LYING THEREUNDER. SEE INSTRUMENT RECORDED IN DEED BOOK 1441, PAGE 303. (BLANKET IN NATURE).

11. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DEED BOOK 2302, PAGE 1556, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. (BLANKET IN NATURE).

12. NOTICE  
DATED: 12/12/1984  
RECORDED ON: 12/17/1984  
RECORDED IN: DEED BOOK 2302, PAGE 1563 (BLANKET IN NATURE).

13. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN DEED BOOK 2303, PAGE 1884, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE.  
FIRST AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OAKRIDGE BUSINESS PARK  
RECORDED IN: INSTRUMENT NO. 87019002  
SECOND AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OAKRIDGE BUSINESS PARK  
RECORDED IN: INSTRUMENT NO. 93043511  
THIRD AMENDMENT TO DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR OAKRIDGE BUSINESS PARK  
RECORDED IN: INSTRUMENT NO. 20130028114 (BLANKET IN NATURE).

14. ORDINANCE NO. 28, 1986  
BY: THE COUNCIL OF THE CITY OF FORT COLLINS  
DATED: 03/04/1986  
RECORDED ON: 03/14/1986  
RECORDED IN: INSTRUMENT NO. 86012967 (BLANKET IN NATURE).

15. AGREEMENT  
BY: EVERITT ENTERPRISES LIMITED PARTNERSHIP NO. 1, A COLORADO LIMITED PARTNERSHIP; GERALD AND ELIZABETH ANN DUSBABEK, H.H. INVESTMENT COMPANY, A COLORADO GENERAL PARTNERSHIP; THE ST. STEPHEN FOUNDATION, A COLORADO NOT FOR PROFIT CORPORATION, THE ST. CHRISTOPHER FOUNDATION, A COLORADO NOT FOR PROFIT CORPORATION, ELMER AND BETTY M. STROMBERGER AND THE CITY OF FORT COLLINS, COLORADO, A MUNICIPAL CORPORATION  
DATED: 03/03/1986  
RECORDED ON: 03/14/1986  
RECORDED IN: INSTRUMENT NO. 86012968 (BLANKET IN NATURE).

### Easements

16. WAIVER AND CONSENT FOR HARMONY TRUNK SEWER SPECIAL IMPROVEMENT DISTRICT NO. 60 CITY OF FORT COLLINS, COLORADO  
DATED: 05/05/1986  
RECORDED ON: 05/16/1986  
RECORDED IN: INSTRUMENT NO. 86025540 (BLANKET IN NATURE).

17. ORDINANCE NO. 45, 1987  
BY: THE COUNCIL OF THE CITY OF FORT COLLINS, COLORADO  
DATED: 03/04/1986  
RECORDED ON: 05/05/1987  
RECORDED IN: INSTRUMENT NO. 87025771 (BLANKET IN NATURE).

18. NOTICE  
DATED: 05/03/1987  
RECORDED ON: 05/11/1987  
RECORDED IN: INSTRUMENT NO. 87026972 (BLANKET IN NATURE).

19. NOTICE  
DATED: 05/03/1987  
RECORDED ON: 05/11/1987  
RECORDED IN: INSTRUMENT NO. 87026973 (BLANKET IN NATURE).

20. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 87028974, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. (BLANKET IN NATURE).

② TEMPORARY EASEMENT DEDICATION  
IN FAVOR OF: THE CITY OF FORT COLLINS, COLORADO  
RECORDED ON: 05/11/1987  
RECORDED IN: INSTRUMENT NO. 87026976 (PLOTTED HEREON).

22. NOTICE  
DATED: 07/08/1987  
RECORDED ON: 07/20/1987  
RECORDED IN: INSTRUMENT NO. 87041845 (BLANKET IN NATURE).

23. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 87041846, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. (BLANKET IN NATURE).

24. TEMPORARY EASEMENT DEDICATION  
IN FAVOR OF: THE CITY OF FORT COLLINS, COLORADO  
RECORDED ON: 07/20/1987  
RECORDED IN: INSTRUMENT NO. 87041852 (DOES NOT AFFECT SUBJECT PROPERTY).

25. TEMPORARY EASEMENT DEDICATION  
IN FAVOR OF: THE CITY OF FORT COLLINS, COLORADO  
RECORDED ON: 07/20/1987  
RECORDED IN: INSTRUMENT NO. 87041853 (DOES NOT AFFECT SUBJECT PROPERTY).

26. PETITION AND WAIVER  
BY: EVERITT ENTERPRISES LIMITED PARTNERSHIP NO. 1, A COLORADO LIMITED PARTNERSHIP  
DATED: 07/23/1987  
RECORDED ON: 08/10/1987  
RECORDED IN: INSTRUMENT NO. 87045749 (BLANKET IN NATURE).

27. ORDINANCE NO. 114, 1987  
BY: THE COUNCIL OF THE CITY OF FORT COLLINS  
DATED: 08/04/1987  
RECORDED ON: 08/14/1987  
RECORDED IN: INSTRUMENT NO. 87046954 (BLANKET IN NATURE).

28. AGREEMENT  
BY: EVERITT ENTERPRISES LIMITED PARTNERSHIP NO. 1, A COLORADO LIMITED PARTNERSHIP AND THE CITY OF FORT COLLINS, COLORADO, A MUNICIPAL CORPORATION  
DATED: 11/25/1987  
RECORDED ON: 12/02/1987  
RECORDED IN: INSTRUMENT NO. 87067557 (BLANKET IN NATURE).

29. NOTICE  
DATED: 07/07/1988  
RECORDED ON: 07/15/1988  
RECORDED IN: INSTRUMENT NO. 88032691 (BLANKET IN NATURE).

30. NOTICE  
DATED: 07/12/1988  
RECORDED ON: 07/28/1988  
RECORDED IN: INSTRUMENT NO. 88034823 (BLANKET IN NATURE).

31. NOTICE  
DATED: 08/30/1988  
RECORDED ON: 09/09/1988  
RECORDED IN: INSTRUMENT NO. 88043508 (BLANKET IN NATURE).

32. MINOR SUBDIVISION ADMINISTRATIVE RULING OAK RIDGE BUSINESS PARK 11TH FILING SUBDIVISION REPLAT PLANNING DEPARTMENT PROJECT NUMBER #13-82AN  
DATED: 01/05/1988  
RECORDED ON: 01/17/1989  
RECORDED IN: INSTRUMENT NO. 89002483 (BLANKET IN NATURE).

33. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 89007161, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. (BLANKET IN NATURE).

34. NOTICE  
DATED: 02/02/1989  
RECORDED ON: 02/17/1989  
RECORDED IN: INSTRUMENT NO. 89007168 (BLANKET IN NATURE).

35. NOTICE  
DATED: 05/14/1990  
RECORDED ON: 05/21/1990  
RECORDED IN: INSTRUMENT NO. 90021401 (BLANKET IN NATURE).

36. EASEMENT DEDICATION  
BY: EVERITT ENTERPRISES LIMITED PARTNERSHIP NO. 1, A COLORADO LIMITED PARTNERSHIP  
RECORDED ON: 04/25/1991  
RECORDED IN: INSTRUMENT NO. 91017105 (DOES NOT AFFECT SUBJECT PROPERTY).

### Easements

37. MAINTENANCE AND COST SHARING AGREEMENT  
BY: HERCULES INDUSTRIES, INC., OAK TECH II, LLC, A COLORADO LIMITED LIABILITY COMPANY, AND ROBERT E. AND CHERYL A. ROSS  
DATED: 09/16/2003  
RECORDED ON: 10/16/2003  
RECORDED IN: INSTRUMENT NO. 2003-0132224

SUPPLEMENT TO MAINTENANCE AND COST SHARING AGREEMENT  
DATED: 01/27/2017  
RECORDED ON: 02/16/2017  
RECORDED IN: INSTRUMENT NO. 20170010799 (DOES NOT AFFECT SUBJECT PROPERTY).

38. STATEMENT OF AUTHORITY  
BY: OAKRIDGE GP, LLC, A COLORADO LIMITED LIABILITY COMPANY  
DATED: 04/29/2016  
RECORDED ON: 05/02/2016  
RECORDED IN: INSTRUMENT NO. 20160026727 (BLANKET IN NATURE).

39. DEED OF TRUST  
FROM: OAKRIDGE GP, LLC, A COLORADO LIMITED LIABILITY COMPANY  
TO: THE PUBLIC TRUSTEE OF LARIMER COUNTY, TRUSTEE(S)  
IN FAVOR OF: THE MILE HIGH COMMUNITY LOAN FUND, INC.  
DATED: 04/29/2016  
RECORDED ON: 05/02/2016  
RECORDED IN: INSTRUMENT NO. 20160026729 (BLANKET IN NATURE).

ORIGINAL \$ AMT.: \$620,000.00

④ CONSENT TO OAKRIDGE BUSINESS PARK 40TH FILING PLAT  
BY: DUNCAN OAKRIDGE, LLC, AN OKLAHOMA LIMITED LIABILITY COMPANY  
DATED: 11/07/2016  
RECORDED ON: 02/02/2017  
RECORDED IN: INSTRUMENT NO. 20170007604 (PLOTTED HEREON).

41. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 20170007605, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. (BLANKET IN NATURE).

42. DEVELOPMENT AGREEMENT BETWEEN THE CITY OF FORT COLLINS AND OAKRIDGE GP, LLC  
BY: THE CITY OF FORT COLLINS, COLORADO, A MUNICIPAL CORPORATION AND OAKRIDGE GP, LLC, A COLORADO LIMITED LIABILITY COMPANY  
DATED: 11/29/2016  
RECORDED ON: 02/07/2017  
RECORDED IN: INSTRUMENT NO. 20170008867 (BLANKET IN NATURE).

43. TERMS, PROVISIONS, COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, CHARGES, ASSESSMENTS AND LIENS PROVIDED IN THE COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN INSTRUMENT NO. 201700020487, BUT OMITTING ANY COVENANT, CONDITION OR RESTRICTION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, FAMILIAL STATUS OR NATIONAL ORIGIN, UNLESS AND ONLY TO THE EXTENT THAT THE RESTRICTION IS NOT IN VIOLATION OF STATE OR FEDERAL LAW, OR RELATES TO A HANDICAP, BUT DOES NOT DISCRIMINATE AGAINST HANDICAPPED PEOPLE. (BLANKET IN NATURE).

DEPT	APPROVED	DATE
A&C		
RE		
RF		
INT		
EE/IN		
OPS		
EE/OUT		

Engineer/Consultant  
**ALTIURA**  
LAND CONSULTANTS  
603 S. Innes Ave., Suite 105  
Fort Collins, CO 80528  
Phone (970) 486-1300 Fax (970) 486-1988  
Duncan, Dr. JT  
Job No. 171868

Architect  
**Trex**  
Architect  
146 Madison Street  
Fort Collins, CO 80528  
970.486.5000

**verizon wireless**  
3131 S. Vaughn Way, Suite 550  
Aurora, CO 80014  
(949) 222-7000

**FTC HARMONY OAKS**  
4786 McMURRY AVE.  
FORT COLLINS, CO. 80528  
COUNTY OF LARIMER  
**TOPOGRAPHIC SURVEY**

REVISIONS	DATE	DESCRIPTION
0	9/6/17	SUBMITTAL
	JT	

Sheet:  
**LS2**



Existing View



Proposed View  
09/15/17

SIMULATIONS ARE ILLUSTRATIVE.  
VARIATIONS IN APPEARANCE WILL  
OCCUR WITH CONSTRUCTION  
METHODS, DAYTIME & WEATHER.

**T•REX**  
**ARCHITEX**  
146 MADISON  
DENVER, CO  
303.388.2918

# 625 9th St Streets Park



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





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.**

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. **Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date.** Application materials must be e-mailed to [currentplanning@fcgov.com](mailto: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) Craig Kisting - Owner, Skylar Brower - Consultant, Steve Steinbicker - Consultant

Business Name (if applicable) Park Planning + Dev. - City of Fort Collins

Your Mailing Address P.O. Box 580

Phone Number 224-6367 Email Address ckisting@fcgov.com

Site Address or Description (parcel # if no address) 625 9th St. Fort Collins, 80524

Description of Proposal (attach additional sheets if necessary) Fully develop existing site into a 5.5 acre city neighborhood park. (Streets Park)

Proposed Use Neighborhood Park Existing Use Neighborhood Park/S.W. Detention

Total Building Square Footage 450 S.F. Number of Stories 1 Lot Dimensions \_\_\_\_\_

Age of any Existing Structures small existing shade shelter ± 20 years

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.

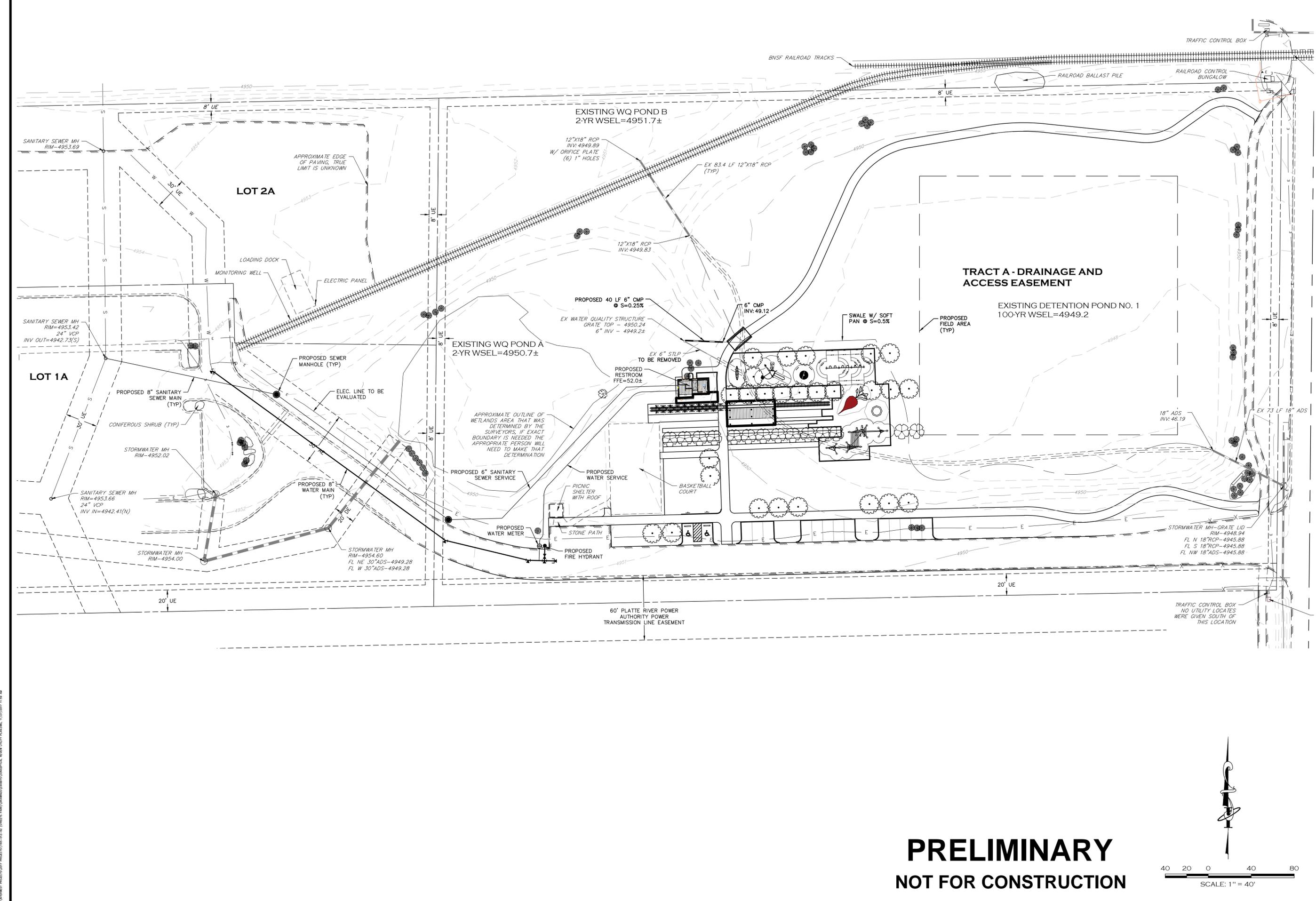
Is your property in a Flood Plain?  Yes  No If yes, then at what risk is it? \_\_\_\_\_

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

Increase in Impervious Area 17,155 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?



1915 W. Ash, Suite A  
Windsor, Colorado 80550  
Phone: (970) 674-3300  
Fax: (970) 674-3303

**INTERWEST CONSULTING GROUP**

---

**PREPARED FOR**  
City of Fort Collins  
**PARK PLANNING & DEVELOPMENT**  
215 NORTH MASON STREET  
FORT COLLINS, CO 80524  
970-416-2192

---

**PROJECT NAME**  
**STREETS PARK**

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**CONCEPTUAL UTILITY PLAN**

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DATE: 11/28/2017	SCALE (H): 1"=40'	SCALE (V): N/A	DESIGNED BY: LAJ
			CHECKED BY: SB

---

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

SCALE: 1" = 40'

---

PROJ. NO. 1165-01292  
**1 OF 1**