

2011 Conceptual Review Log

Date	Time	Applicant Name	Project Location	Project Description	Planner
10-Jan-11	9:30	Roger Hoover	500 - 502 South College Avenue	2 Story Garage	Courtney Rippy
10-Jan-11	10:15	Kevin Brinkman	130 West Laurel Street	Student Housing	Ted Shepard
10-Jan-11	11:00	Linda Rippley	Centre Avenue and Rolland Moore Drive	CSURF Amended Overall Development Plan	Steve Olt
24-Jan-11	9:30	Tamra Meurer	101 Palmer Drive	Change of use from single family residence to group home	Courtney Rippy
24-Jan-11	10:15	Shelly Carroll	223 S. Shields Street	Washington School Early Childhood Education Program	Ted Shepard
24-Jan-11	11:00	Nick Haws	Rigden Farm Second Filing	Major amendment to convert approved condos into townhome lots	Emma McArdle
7-Feb-11	9:30	Terence Hoaglund	South Timberline Road and East Drake Road	Amended Spring Creek Farms North ODP	Courtney Rippy
7-Feb-11	10:15	Angie Milewski	5042 Technology Parkway	48,000 square foot office building in Harmony Tech. Park	Ted Shepard
7-Feb-11	11:00	Travis Ackerman	630 and 632 South Mason Street	Bar and Restaurant	Steve Olt
14-Feb-11	9:30	Brad Bonnett	4501 S. Lemay Ave.	request for a 4,334 square foot addition on to the existing 6,155 square foot church.	Ted Shepard
14-Feb-11	10:15	Dave Doll	415 N. Sherwood St.	demolish an existing garage at 415 N. Sherwood St and replace it with a two story, accessory unity with habitable space.	Emma McArdle
14-Feb-11	11:00	Jennifer Knostman	216 W. Horsetooth Rd.	This is a request for a change of use at 216 W. Horsetooth Rd. from retail to unlimited indoor recreational (dance studio). The building is 7,100 square feet and the parcel is not platted.	Steve Olt
28-Feb-11	9:30				
	10:15				
	11:00				

7-Mar-11	9:30	Alejandro Barrera	416 Vivian Street	This is a request to subdivide the lot at 416 Vivian Street into two separate lots. The parcel would be split in half, with the lot line perpendicular to Vivian Street. The lot on the west half would be 416 Vivian Street and there is an existing single family home. The new lot, would be vacant, however, a new single family dwelling will be proposed in the future. The parcel is zoned UE-Urban Estate.	Courtney Rippy
	10:15	Mike Dahl	PRPA Dixon Creek	This is a request for a new 12 foot high concrete block wall for security and screening purposes. The existing chainlink fence will be removed.	Steve Olt
	11:00	Mike Dahl	PRPA Prospect and Timberline	This is a request for a new 12 foot high concrete block wall for security and screening purposes. The existing chainlink fence will be removed.	Steve Olt
14-Mar-11	9:30	Canceled			
	10:15				
	11:00				
21-Mar-11	9:30	Canceled			
	10:15				
	11:00				
4-Apr-11	9:30	Rick Hausman	1619 South Lemay Ave.	Change of Use from residential to office	Courtney Rippy
	10:15	Steve Steinbicker	2405 Midpoint	Larimer County Jail Expansion	Ted Shepard
	11:00	Michael Kirk	5305 Zeigler Rd.	multifamily, mixed use retail and/or gas station with a maximum of 36 units in 4 buildings	Emma McArdle
11-Apr-11	9:30	BHA Design	430 North College Ave.	50,000 square foot addition to the Engines Lab. The addition will be used for lab space, administrative offices and support space.	Ted Shepard
	10:15	Xcel Energy		16" natural gas pipeline	Steve Olt
	11:00	Scott Schuler	1105 West Oak St.	garage with habitable space - run water to sink in garage	Courtney Rippy
18-Apr-11	9:30	David Marsh	526 Sycamore	Replat and build carriage house	Emma McArdle

	10:15	Cameron Gloss	416 Linden Street	New Belgium Offices	Ted Shepard
2-May-11	11:00	Erich Whienhunt	213 E. Vine Dr.	addition of a permitted use for outdoor market.	Steve Olt
				for an outdoor market	
9-May-11	9:30	William Coulson	1800 E Harmony Rd.	Convert Warehouse to medical/office/light industrial	Ted Shepard
	10:15	Paul Lillie	1618 S. College and 1630 S College	Commercial retail to commercial office	Emma McArdle
	11:00	Jeff Benham and Joe Hosek	1004 E. Elizabeth and 909 S. Lemay	Multi-family Residential	Steve Olt
16-May-11	9:30	Mike Blank	2601 Canton	Solar Lab	Courtney Rippy
	10:15	Kevin C. Zdenek	1409 W. Elizabeth	Apartment lofts	Steve Olt
6-Jun-11	9:30	Curt Lyons	LaPorte Ave.	Lyons Single Family Homes on	Emma McArdle
	10:15	Terence Hoaglund	Rigden Farm 6th Filing		Steve Olt
	11:00				
13-Jun-11	9:30	Josh Guernsey	5900 S. College Ave	This is a request to find out the necessary requirements for a new tenant at the gas station. This property has been vacant for more than 1 year and is located in the Commercial Zone District.	Emma McArdle
	10:15	Bryan Aston	Spring Creek Farms North - Parcel B	248-unit multi-family project at the northwest corner of S. Timberline Rd. and E. Drake Rd. similar to Settler's Creek Apartments. The site is zone MMN, medium density mixed use neighborhood district and the use is permitted subject to an Administrative (Type 1) Review and Public Hearing	Courtney Rippy
	11:00				

20-Jun-11	9:30	Steve Spanjer	Boardwalk & Lemay	This is a major amendment request to change the existing approved project, <b>Serrano subdivision</b> from 6 3-unit, 2 bedrooms to 6 4-unit, 1 bedroom buildings. The project is located in the LMN- Low Density Mixed-Use Zone District and the use is permitted subject to an Administrative (Type 1) review and public hearing.	Steve Olt
	10:15	Steve Gerard	6250 S. College Ave.	This is a request for a change of use from a convenience store to an automobile rental facility (Zippy Rental Car) The site is located in the CG- General Commercial Zone District and the use is permitted.	Ted Shepard
	11:00	Rob Ross	South West corner of West Willox Lane and Mason St.	This is a request for a major amendment to the existing Union Place plan to increase density increase from 89 to 158 units, plaza area between lots 4 & 5 B5 to be revised to community gardens, request for reduction in parking requirements to 0.75 to 1 per unit, revised bedroom counts, increase width of sidewalk south of Lots 3 & 4 Block 5 from 7' to 8'. as well as a request to add sidewalks west of block 4, extension between Lots 1 & 2 Block 5, and along parallel spaces north of Lot 2 Block 2 and removal of dumpster enclosure east of Lot 2 Block 5. The site is zoned CS - Service Commercial, and the use is permitted subject to an administrative (Type 1) review and public hearing.	Emma McArdle
11-Jul-11	9:30	320 Walnut - Catering Facility	Mike Mockler	This is a request for a change of use at 320 Walnut Street for a small scale catering facility. There are no proposed changes to the exterior, only interior remodeling. The property is located in the downtown zone district.	Steve Olt
	10:15	2430 Overland Trail	J Marc Hendricks	This is a request for a student housing complex located at 2430 South Overland Trail. As proposed, this site will include 352 apartments contained in six separate, two and three story buildings with One bedroom, two bedroom, three bedroom and four bedroom residences. A portion of Dixon Creek will be utilized for landscaping and community gathering areas.	Ted Shepard

	11:00	1008 Rule	Ed Johnson	Proposed addition to the existing Sterling House and to the Clare Bridge House with a proposed connecting link, expand parking areas and re-engineer storm water detention areas.	Courtney Rippy
27-Jul-11	9:30	635 Howes St	Greg Fisher	a two story rear addition to the gellar center at 629 south Howes Street.	Emma McArdle
	10:15				
	11:00				
1-Aug-11	9:30	Conifer and Redwood	Deanne Frederickson	Apen Heights - Student housing development 140 Units, 702 bedrooms	Ted Shepard
	10:15	914 Lake Street	Matt Rankin	A student housing addition and expansion	Steve Olt
	11:00	The District - W. Plum Street	Nick Haws	Demolish existing 20 houses on W. Plum Street and construct 215 new dwelling units, 732 Bedrooms as well as a clubhouse and 5-story parking garage providing 614 parking spaces	Emma McArdle
8-Aug-11	9:30	Sidehill 27	Michael Bello	residential development consisting of 20 single family attached units and 7 single family lots. Parking is in attached garages.	Courtney Rippy
	10:15				
	11:00				
				and surface parking	
22-Aug-11	9:30	Subway - 651 SE Frontage Road	Matt Rankin	new, standalone, 1,460 square foot, Subway fast food restaurant at 651 SE Frontage Road (Mulberry and I-25). The applicant is proposing 20 onsite parking spaces with access from north.	Emma McArdle
	10:15	2700 S. Lemay Ave. Regency at Parkwood Lake	Lisa Evans and Linda Ripley	This is a request for an addition of a permitted use for a new 238 unit, 3 story, multi-family development at 2700 South Lemay Avenue.	Ted Shepard
	11:00	203 W. Mulberry - Kings Auto Redevelopment	Kevin Brinkman	a multi-family development to be located at 203 W Mulberry Street (the existing Kings Auto). The redevelopment proposal is for 51 units and 66 grade level parking spaces. The site is in the CC - Community Commercial zone district and the proposed use is permitted subject to a type 1 review.	Emma McArdle

12-Sep-11	9:30	632 S. Mason, Mayor of Old Town	Barb Bolin	Patio in front of Mayor of Old Town	Steve Olt
	10:15	Ryan Schaefer	Shops at Rigden Farm, Lot 7	Development of a 4,500 square foot commercial/restaurant building with patios. Zoned N-C, Neighborhood Commercial and use is permitted subject to a Type 1 administrative review and public hearing.	Emma McArdle
19-Sep-11	9:30	Chuck Bailey	1305 and 1316 S. Shields Street- Student Housing	Demolish two existing single family dwelling units and develop five (5), residential scaled buildings with a mix of 1, 2, and 3 bedroom student rental apartments plus 90 off-street parking spaces for the proposed community. Zoned NCB, Neighborhood Conservation Buffer, and use is permitted subject to an administrative hearing.	Courtney Rippy
	10:15	Jennifer Volin	U Pump It Convenience Store at 3045 W. Prospect	Demolish the existing convenience store and replace with a new convenience store only (no fuel services). Zoned NC, Neighborhood Commercial, and the use is permitted.	Emma McArdle
	11:00	Nate Heckel	108 Smokey Street - retail showroom	Use vacant property as a limited (x2 weekly) retail showroom, home furnishing storage warehouse and to grade rear area of lot for deliveries and trash. Zoned CS- Service Commercial and the use is permitted subject to the minor amendment process.	Steve Olt
26-Sep-11	9:30	Michael Chalona	Liberty Commons High School Addition Minnesota Drive	2 story addition to existing charter school. Includes: Lab, gym, classrooms, small play field area, and small parking lot. Broken into 2 main phases, and phase 2 is broken into 3 sub-phases. Existing building is 26,333 square feet and proposed is 28,838 square feet for a total of 55,171 square feet.	Ted Shepard

	10:15	Mark O'Donnell	Colorado Iron and Metal Relocation - 1012 Northeast Frontage Road	Relocate Colorado Iron and Metal to 1012 and 1020 NE Frontage Road. Zoned I, Industrial and junk yard use is permitted subject to a Planning and Zoning Board (Type 2) review and public hearing.	Emma McArdle
	11:00	Zach Johnson	Market Building Expansion - 4625 South Mason Street	13159 square foot building expansion, new parking layout, new trash compactor, additional truck loading bay area and pavement rehabilitation and re-striping.	Steve Olt
3-Oct-11	9:30	Ken Merritt	Church of Jesus Christ of Latter Day Saints Temple	one residential lot and a new, 26,600 square foot Church of Jesus Christ of latter Day Saints Temple located at the corner of E. Trilby Road and S. Timberline Avenue. 274 parking spaces total and a one story building with a 100' tall temple steeple. Site is designated at U-E, Urban Estate and the use (place of worship) is allowed subject to a Planning and Zoning Board public hearing.	Courtney Rippy
17-Oct-11	9:30	Terrence Hoaglund	1700 S. College		Emma McArdle
	10:15	Nick Haws	Pike Apts- 402 W. Laurel		Ted Shepard







