

Conceptual Review Agenda

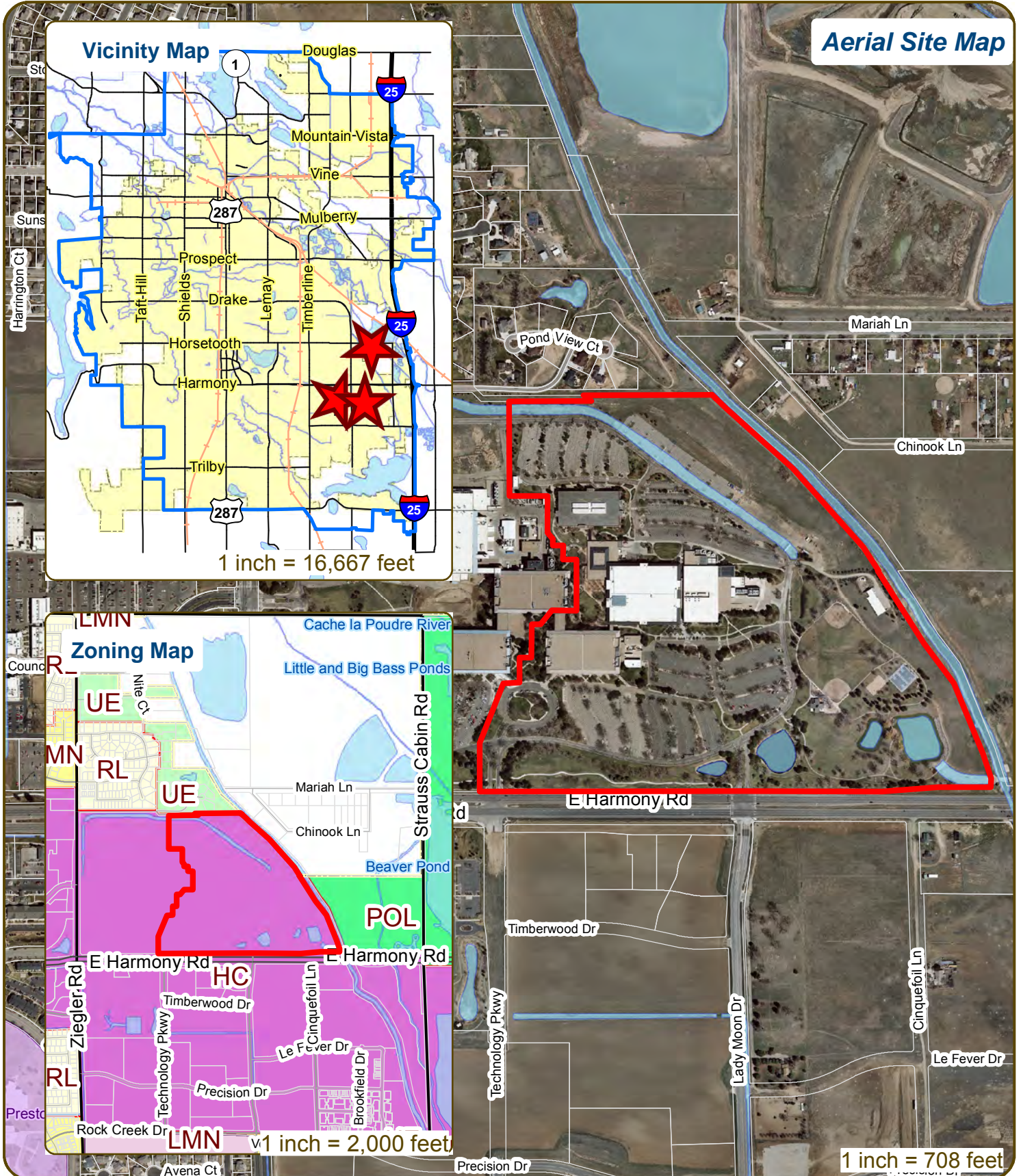
Schedule for 10/23/17 to 10/23/17

281 Conference Room A

Monday, October 23, 2017

Time	Project Name	Applicant Info	Project Description	Planner
9:30	Preston-Kelley Subdivision - Second Replat CDR170066	Richard Teves (303) 964-8282 rich@thertogroup.com	This is a request to replat lot one of the Preston-Kelley subdivision at 3390, 3404, and 3420 E Harmony Rd (parcel #8733327001). The proposed project creates separate lots for each of the three existing buildings on the parcel. No changes are proposed for the existing buildings and each building would receive its own utility service. The proposed project is within the Harmony Corridor (HC) Zone district and is subject to Administrative (Type 1) review.	Clark Mapes
10:15	Hoffman Mill City Fueling Station CDR170067	Steve Steinbicker (970) 207-0424 steve@architecturewestllc.com	This is a request to construct a fueling station (gasoline, diesel, and CNG) for City vehicles at 1380 Hoffman Mill Rd (parcel #8718200060). The fueling station would be located on the southwest corner of the property on the north side of Hoffman Mill Rd, approximately 500 feet south of the Poudre Trail. The facility would be fenced and have a landscaped buffer around the perimeter. Limited access would be provided from Hoffman Mill Rd. The proposed project is in the River Conservation (RC) zone district and would require an Addition of Permitted Use and Planning and Zoning Board (Type 2) Review.	Jason Holland

Preston-Kelley Subdivision Lot 1 Replat 3390, 3404, 3420 E Harmony Rd



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CONCEPTUAL REVIEW: APPLICATION

General Information

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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. 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) Consultants to Owner:

Richard Teves, Architect, The RTO Group, Ltd 3641 West 32nd Avenue Denver, CO 80211 303-964-8282 rich@thertogroup.com
Ted Barela, PE (Civil Engineer) Farnsworth Group 1612 Sprecht Point Road, Suite 105 Ft Collins, Co 80525 970-484-7477 tbarela@f-w.com

Business Name (if applicable) The RTO Group, Ltd

Your Mailing Address 3641 West 32nd Avenue, Denver, Colorado 80211

Phone Number 303-964-8282 Email Address rich@thertogroup.com

Site Address or Description (parcel # if no address) Building 03: 3390 East Harmony Road

Building 05: 3420 East Harmony Road Building 06: 3404 East Harmony Road

Description of Proposal (attach additional sheets if necessary)

Replat Lot 1, Preston-Kelley 2nd Subdivision into 3 Lots so that each existing building (Building # 03, 05 & 06) is located on a separate Lot. Lot 1 of the Subdivision will not be impacted by this proposal

Proposed Use Office/ R & D Lab Existing Use Office/ R & D Lab

Total Building Square Footage Bldg 03: 180,000 Bldg 05: 185,500 Bldg 06: 301,000 S.F. Number of Stories Bldg 03: 2 Bldg 05: 3 Bldg 06: 2 Lot Dimensions To be Determined

Age of any Existing Structures Circa 1997

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.

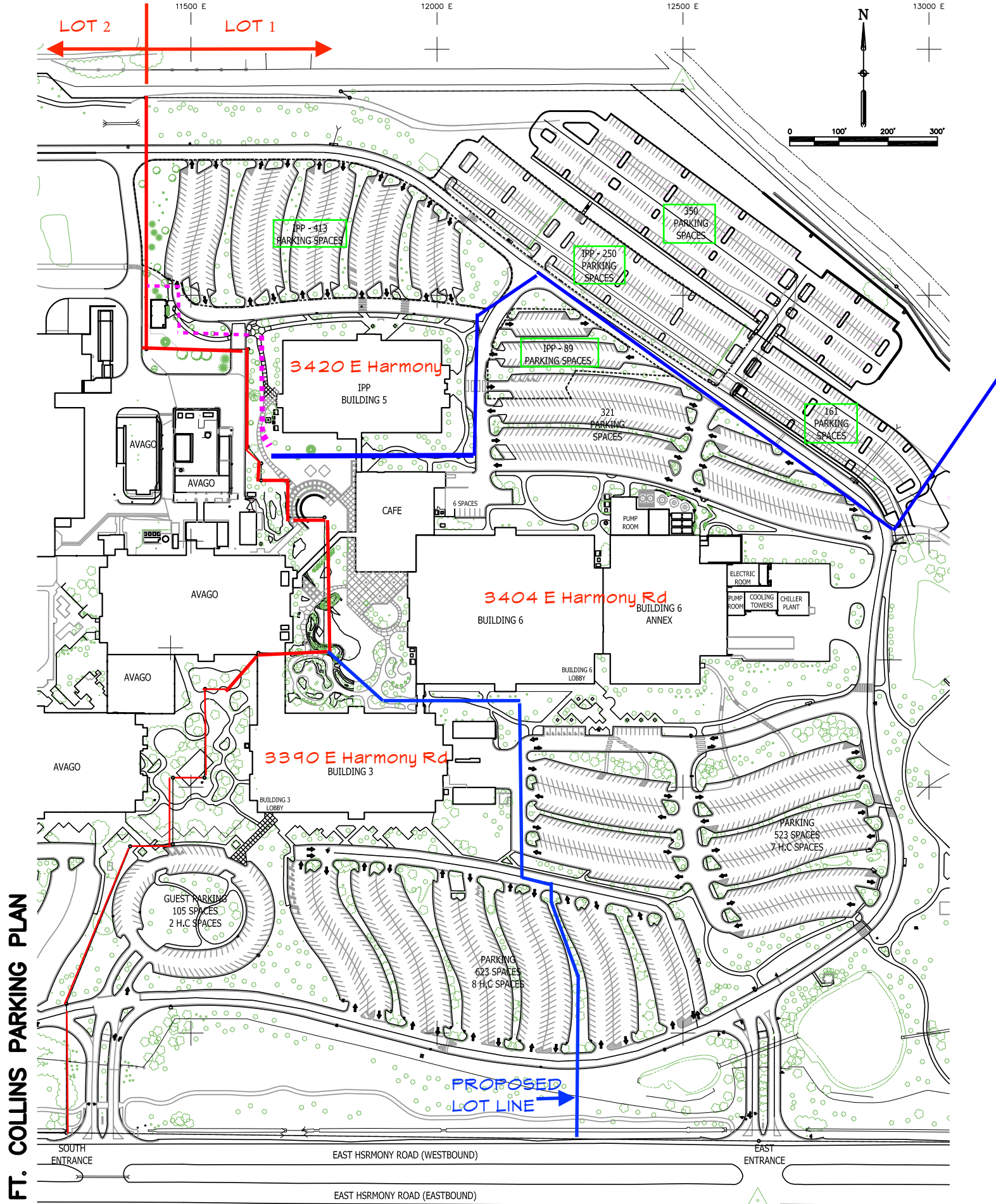
Is your property in a Flood Plain? [] Yes [x] No If yes, then at what risk is it?

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

Increase in Impervious Area No increase is anticipated 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?



HP FT. COLLINS PARKING PLAN



A PLAT OF PRESTON-KELLEY 2ND SUBDIVISION

A TRACT OF LAND BEING PART OF PRESTON-KELLEY SUBDIVISION AND HARMONY ANNEXATION No. 5 AND LOCATED IN THE SOUTH HALF OF SECTION 33, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

STATEMENT OF OWNERSHIP AND SUBDIVISION:

Know all men by these presents, that the undersigned, being all the owners and proprietors of the following described land to-wit:

A tract of land being part of Preston-Kelley Subdivision and Harmony Annexation No. 5 and located in the South Half of Section 33, Township 7 North, Range 68 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the West line of the Southwest Quarter of said Section 33 as bearing South 00°00'11" West with all bearings contained herein relative thereto:

Commencing at the West Quarter Corner of said Section; thence along the West line of said South Half, South 00°00'11" West, 381.60 feet to the Northwest corner of Preston-Kelley Subdivision; thence along the North line of said Subdivision, North 89°50'11" East, 50.00 feet to the POINT OF BEGINNING; thence continuing along said North line by the following four (4) courses and distances, North 89°50'11" East, 1152.66 feet; thence, South 45°09'49" East, 70.71 feet; thence, North 89°50'11" East, 594.49 feet to a point on the West line of Harmony Annexation No. 5; thence along the Westerly, Northerly, Easterly and Southerly lines of said Harmony Annexation No. 5 by the following seven (7) courses and distances, North 54°24'49" West, 51.44 feet; thence, North 89°50'11" East, 694.06 feet; thence, South 45°58'59" East, 105.54 feet; thence, South 47°50'59" East, 484.83 feet; thence, South 41°42'09" East, 569.14 feet; thence, South 32°35'19" East, 151.60 feet to a point on the North line of Exhibit B as recorded at Reception No. 90019553; thence along the North and Westerly lines of said Exhibit B by the following six (6) courses and distances, North 89°38'51" West, 4.03 feet; thence leaving said Harmony Annexation No. 5, South 32°23'08" East, 461.50 feet; thence, South 36°53'08" East, 270.35 feet; thence, South 22°08'08" East, 409.82 feet; thence, South 17°57'17" East, 141.83 feet; thence, South 00°19'57" West, 46.93 feet to a point on the North right-of-way line of Harmony Road, said point also being on the South line of said Preston-Kelley Subdivision; thence along the Southerly lines of said Preston-Kelley Subdivision by the following seven (7) courses and distances, North 89°40'03" West, 286.22 feet; thence, South 85°34'12" West, 301.00 feet; thence, North 89°39'43" West, 761.00 feet; thence, South 89°58'11" West, 1942.86 feet; thence, North 87°50'49" West, 131.20 feet to a point on a curve concave to the Southeast having a central angle of 04°57'11", a radius of 5810.00 feet and the chord of which bears South 87°29'41" West, 502.10 feet; thence along the arc of said curve 502.26 feet; thence, North 47°42'49" West, 34.67 feet to a point on the East right-of-way line of Minor Road; thence along said East right-of-way line, North 00°00'11" East, 2143.51 feet to the POINT OF BEGINNING.

The above described tract of land contains 164.473 acres more or less and is subject to all easements and rights-of-way now on record or existing.

The undersigned have caused the above described land to be surveyed and subdivided into lots, blocks, tracts, streets and easements as shown on this plat to be known as "PRESTON-KELLEY 2ND SUBDIVISION" subject to all easements and rights-of-way now on record or existing or indicated on this plat.

NOTE:

1) Transnation Title Insurance Company Commitment No. 6440686 dated May 27, 1997 at 7:00 A.M. was, used for this survey.

2) The following easements correspond to the items numbered in the above-referenced commitment and are labeled "specific location of the easement is not defined" in Schedule "B":

Item No. 21 - (no width specified) Sanitary Sewer Outfall Line Easement to said Company, recorded at Book 1783, Page 701.

Item No. 24 - (irregular shape) Storm Water Drainage easement to Hewlett-Packard, recorded at Book 1996, Page 191, although confusing was plottable, as shown hereon.

Item No. 25 - (no width specified) Poudre Valley Rural Electric Association, Inc., easement recorded at Book 2064, Page 0005.

Item No. 26 & 49 - (no width specified) Poudre Valley Rural Electric Association, Inc., easement recorded at Book 2064, Page 0007.

Item No. 27 & 50 - (no width specified) Poudre Valley Rural Electric Association, Inc., easement recorded at Book 2064, Page 0009.

Item No. 28 - (no width specified) Poudre Valley Rural Electric Association, Inc., easement recorded at Book 2064, Page 0127.

Item No. 37 - (15') Public Service Company of Colorado Utility Easement recorded at Reception No. 89023090, was plottable, as shown hereon.

Item No. 51 - (no width specified) Poudre Valley Rural Electric Association, Inc., easement recorded at Book 2064, Page 0137.

DEDICATION:

CERTIFICATE OF DEDICATION:

The undersigned does hereby dedicate and convey to the City of Fort Collins, Colorado, for public use, forever, the streets and easements as laid out and designated on this plat; provided, however, that (1) acceptance by the City of this dedication of easements does not impose upon the City a duty to maintain the easements so dedicated, and (2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain streets so dedicated until such time as the streets are inspected and accepted by City Engineer. All maintenance of the above described streets shall be performed by the undersigned (and his/her successors in interest) until such time as the City expressly assumes, in writing, the duty of such maintenance.

OWNER:

Witness our hands and seals this 15th day of OCTOBER, A.D., 1999.

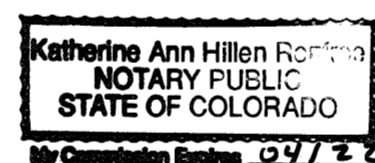
By Robert M. Shuffler, Jr.
Robert M. Shuffler, Jr., Facilities Manager
Hewlett-Packard Company,
a Delaware Corporation

STATE OF COLORADO)
)ss.
COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me this 15 day of October, A.D., 1999, by Robert M. Shuffler, Jr., as Facilities Manager, of Hewlett-Packard Company, a Delaware Corporation.

Witness my hand and official seal.

My commission expires 04/22/2002



Katherine Ann Hillen
Notary Public

ATTORNEY'S CERTIFICATE:

I hereby certify that this Subdivision Plat has been duly executed as required pursuant to §2.2.3(C)(3)(a) through (e) inclusive of the Land Use Code of the City of Fort Collins and that all persons signing this Subdivision Plat on behalf of a corporation or other entity are duly authorized signatories under the laws of the State of Colorado. This Certification is based upon an examination of the records of the Clerk and Recorder of

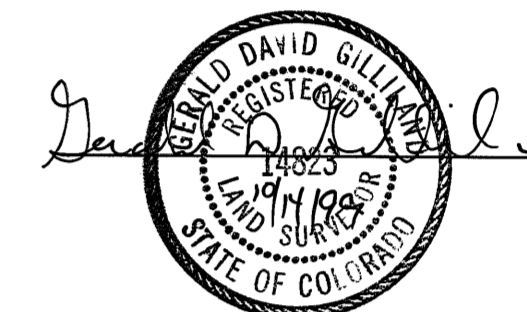
Larimer County, Colorado as of this 15th day of October, 1999 and other information discovered by me through reasonable inquiry and is limited as authorized by §2(C)(3)(f) of the Land Use Code.

David E. Dwyer
Attorney David E. Dwyer
215 W. Oak Street
Fort Collins, Co, 80521

Registration No. 11153

SURVEYOR'S STATEMENT

I, Gerald D. Gilliland, a Professional Land Surveyor in the State of Colorado, do hereby state that the survey and legal description shown hereon was made under my direct responsibility, supervision and checking and that this plat accurately represents said survey and that all monuments exist as shown hereon.



Gerald D. Gilliland
Registered Land Surveyor
Colorado Registration No. 14823

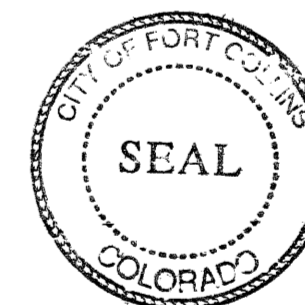
Notice: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

ENGINEERING DIVISION CERTIFICATE:

Approved as to form by the City Engineer of the City of Fort Collins, on the 26th day of October, A.D., 1999.
Camie Nair
City Engineer

PLANNING CERTIFICATE:

Approved by the City of Fort Collins Planning Director on this 26th day of October, A.D., 1999.



Robert Blanchard
Director of Planning

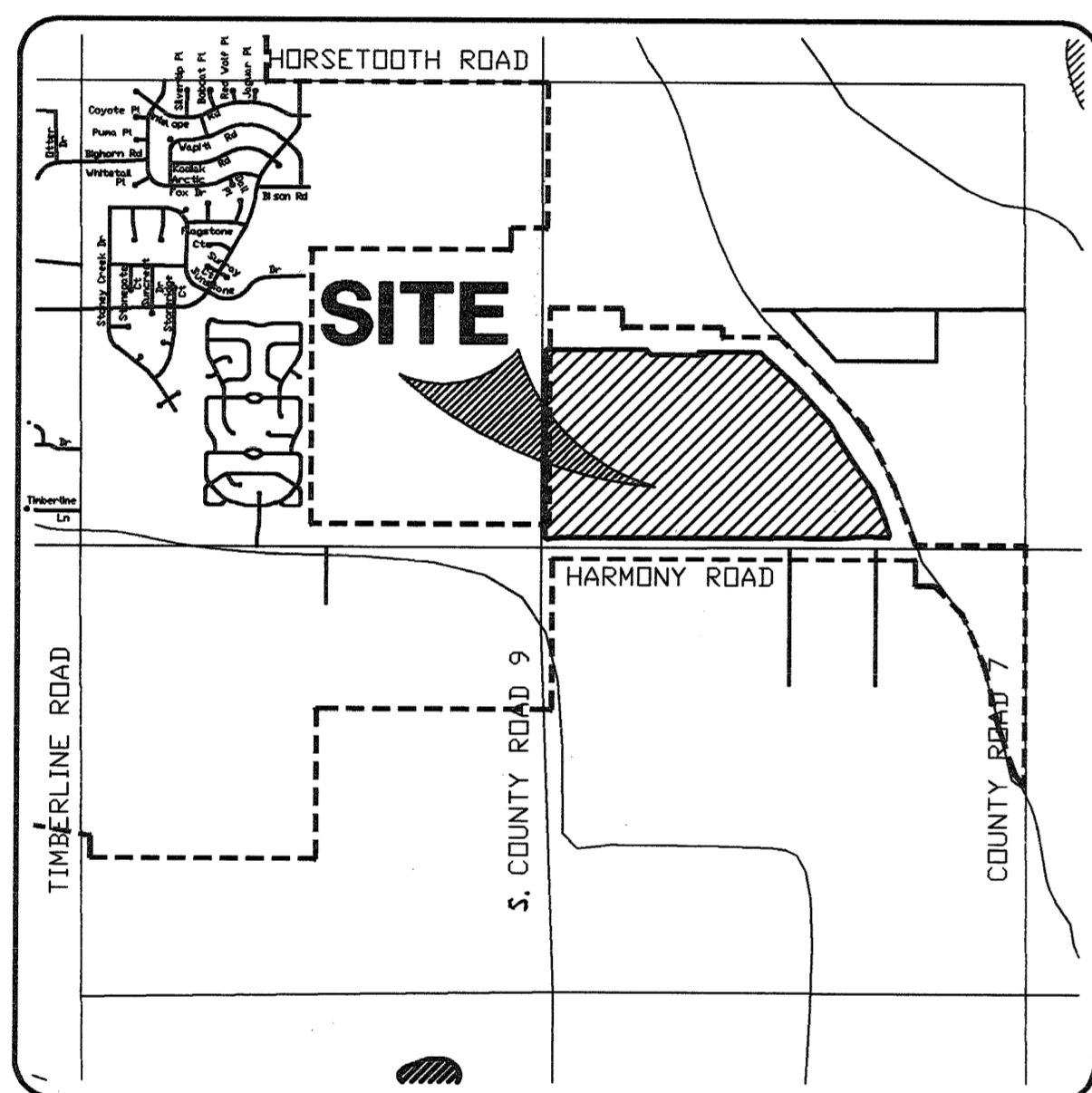
CLERK AND RECORDER'S CERTIFICATE:

STATE OF COLORADO)
)ss
COUNTY OF LARIMER)
This map was filed for record in the office of the Clerk and Recorder at _____ o'clock _____ m. this _____ day of _____ A.D. 1999 and is duly recorded in Book _____ at Page _____ or Reception No. _____

Clerk and Recorder
County of Larimer,
State of Colorado.

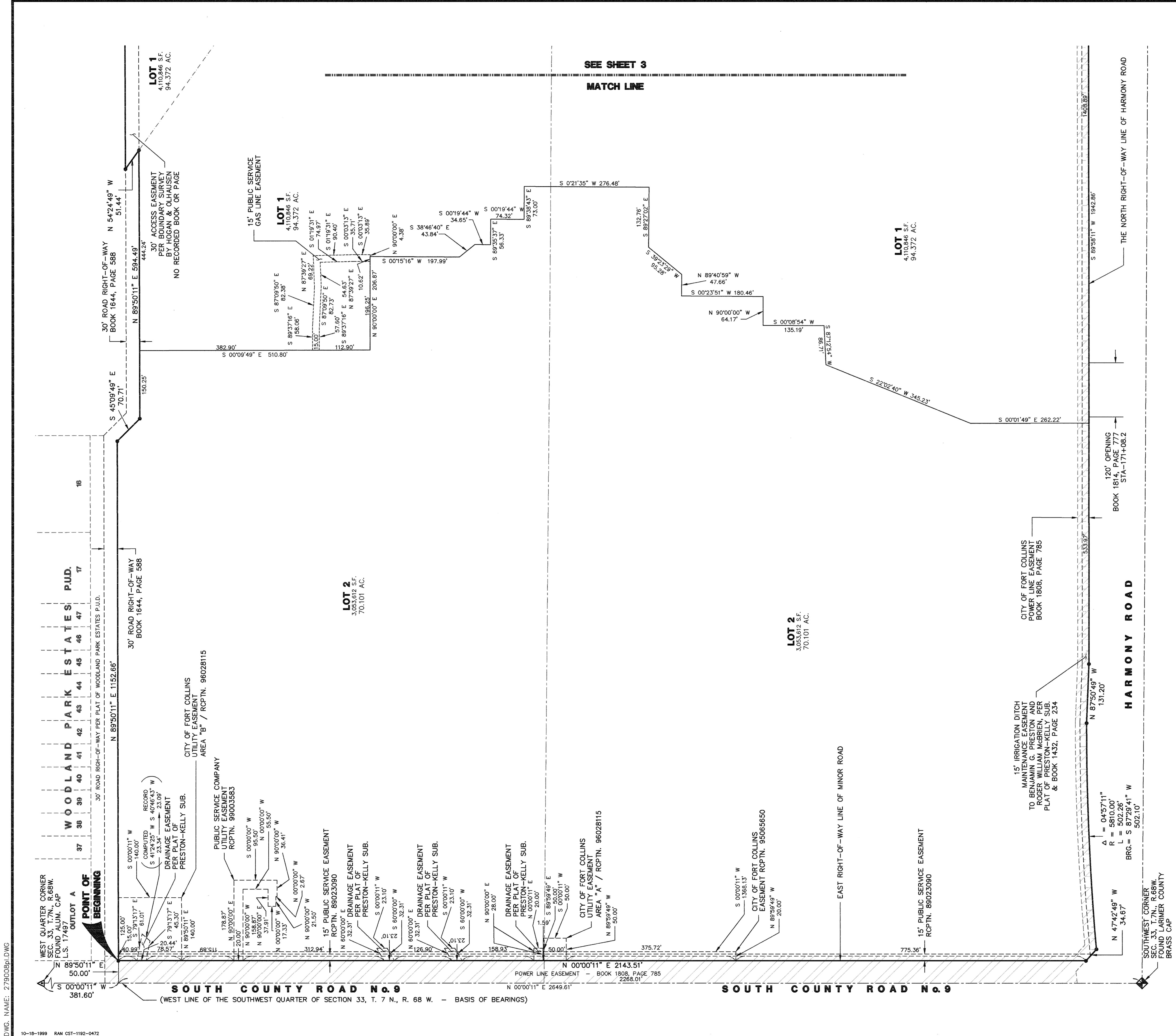
Deputy

THE SEAR-BROWN GROUP
FULL-SERVICE DESIGN PROFESSIONALS
209 SOUTH MELDRUM
FORT COLLINS, CO 80521-2803
(970) 482-5922

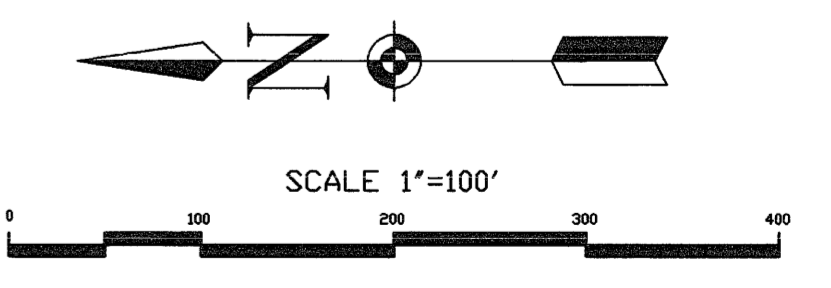


VICINITY MAP
SCALE: 1" = 2000'

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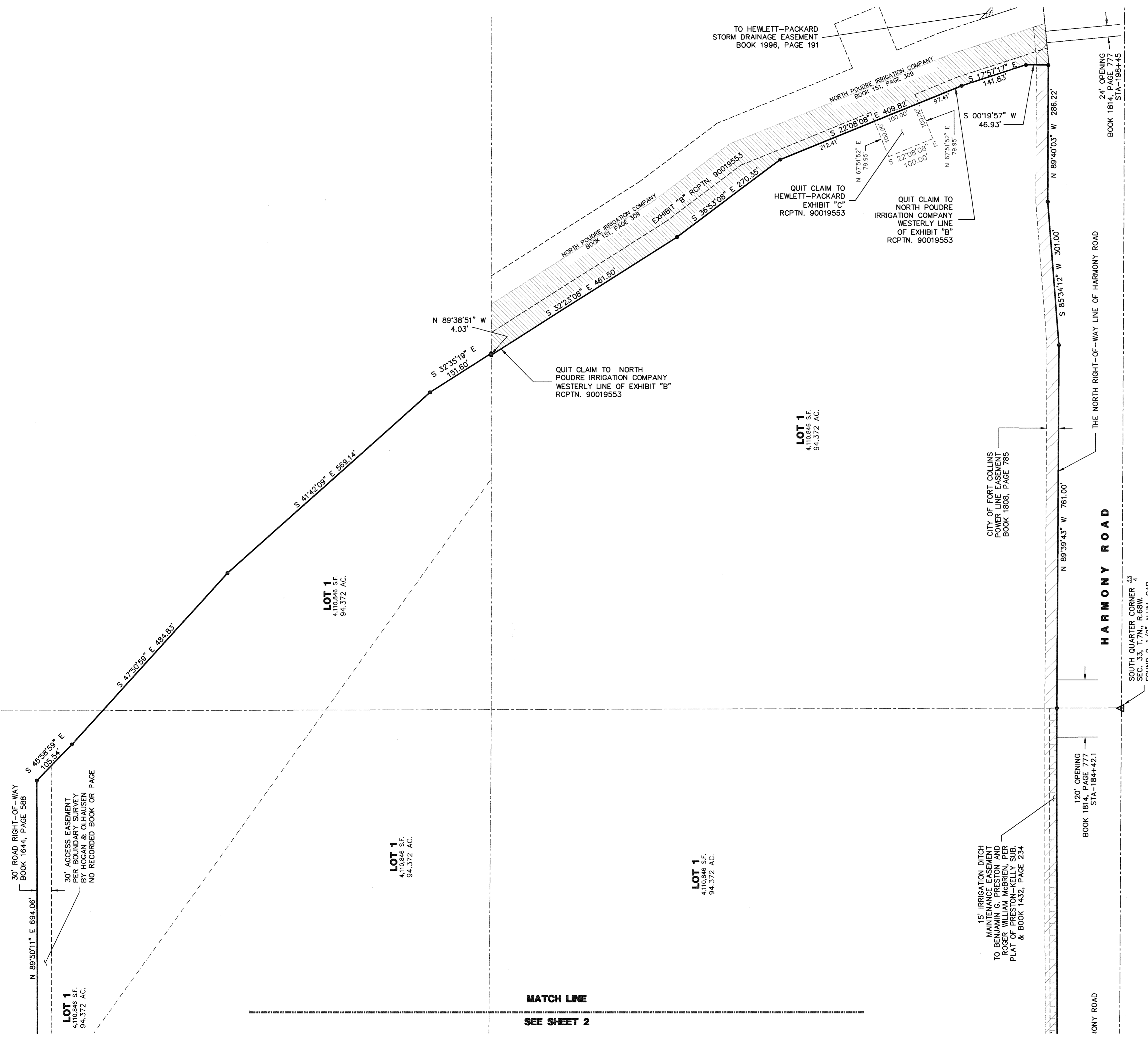
- LEGEND:**
- ◆ FOUND SECTION CORNER MONUMENT AS NOTED.
 - ▲ FOUND QUARTER CORNER MONUMENT AS NOTED.
 - SET No. 4 REBAR W/CAP LS 14823.




THE SEAR-BROWN GROUP
 FULL-SERVICE DESIGN PROFESSIONALS
 209 SOUTH MELDRUM
 FORT COLLINS, CO 80521-2603
 (970) 482-5922

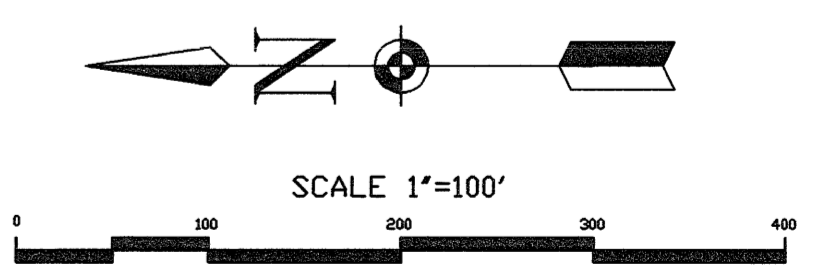
DWG. NAME: 279008p.dwg

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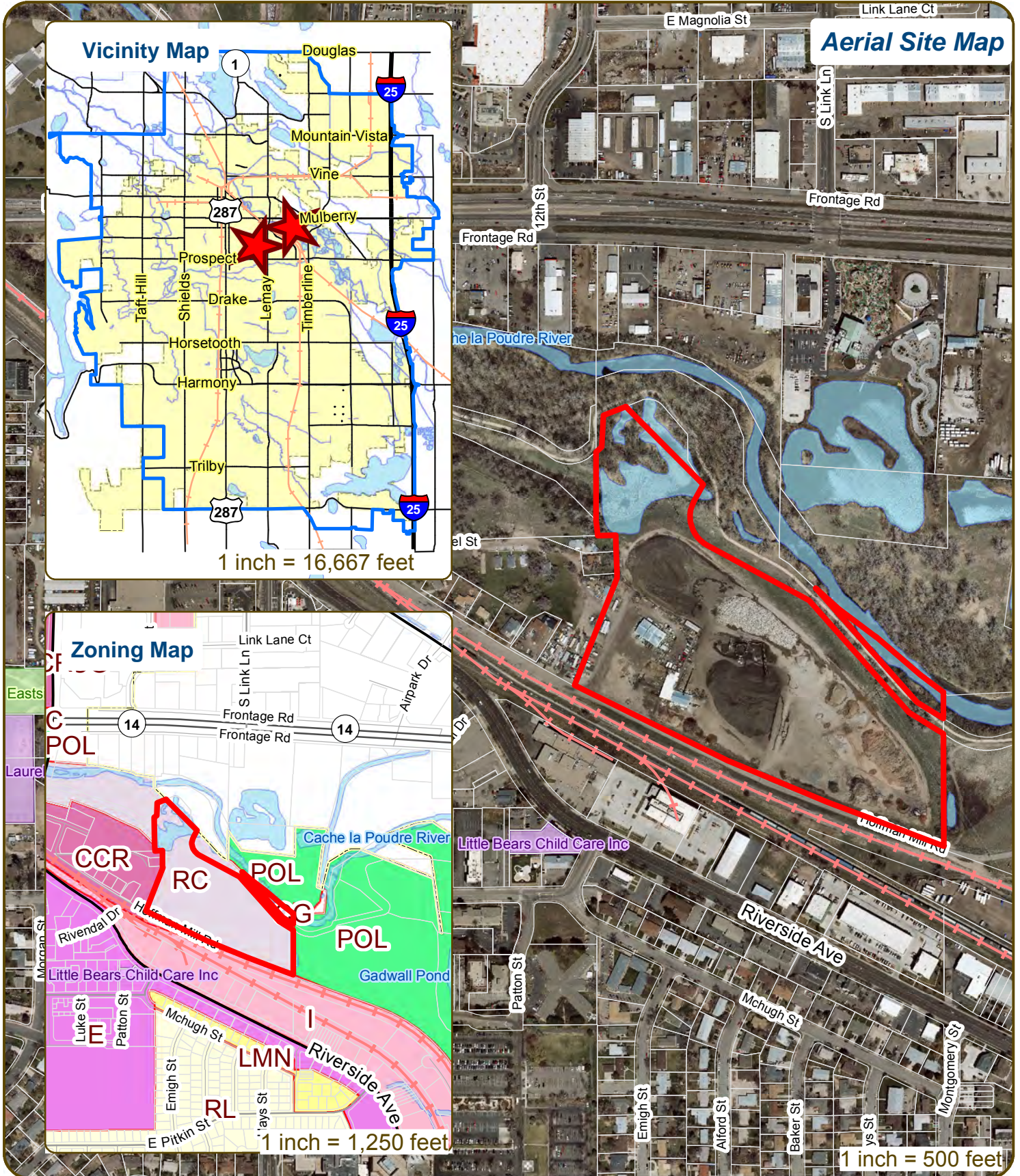


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10-14-1999 RAN CST-1192-0472

City Fueling Station 1380 Hoffman Mill Rd



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APPLICATION

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Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.)		
Business Name (if applicable)		
Mailing Address		
Phone	Email Address	
Site Address (parcel # if address in not available)		
Description of Proposal (attach additional sheets if necessary)		
Proposed Use	Existing Use	
Total Building Square Footage	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 isit? _____

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)

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E MULBERRY ST

S LEMAY AVE

SITE

HOFFMAN MILL RD

RIVERSIDE AVE

S TIMBERLINE RD

E PROSPECT RD

FORT COLLINS CRUSHING OPERATIONS



**ARCHITECTURE
WEST, L.L.C.**
ARCHITECTURE/PLANNING

160 PALMER DR
FORT COLLINS, CO 80525
(970) 207-0424

OCTOBER 10, 2017



PROPOSED
FUELING
STATION
LOCATION

SITE

HOFFMAN MILL RD

RIVERSIDE AVE

FORT COLLINS CRUSHING OPERATIONS



ARCHITECTURE
WEST, L.L.C.
ARCHITECTURE/PLANNING

160 PALMER DR
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OCTOBER 10, 2017

