

# Conceptual Review Agenda

Schedule for 01/30/17 to 01/30/17

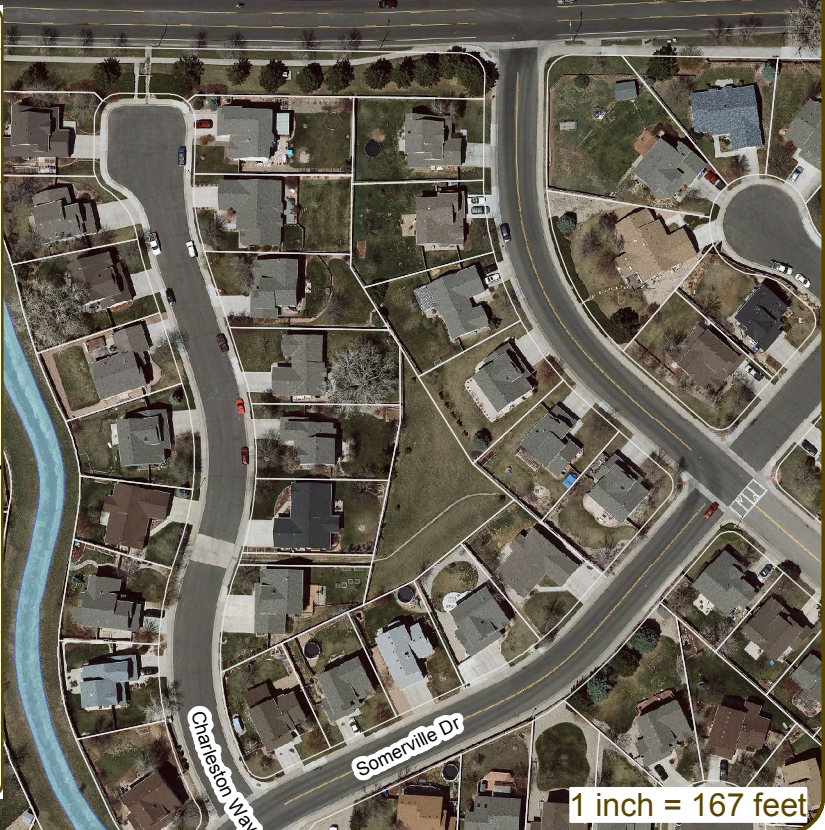
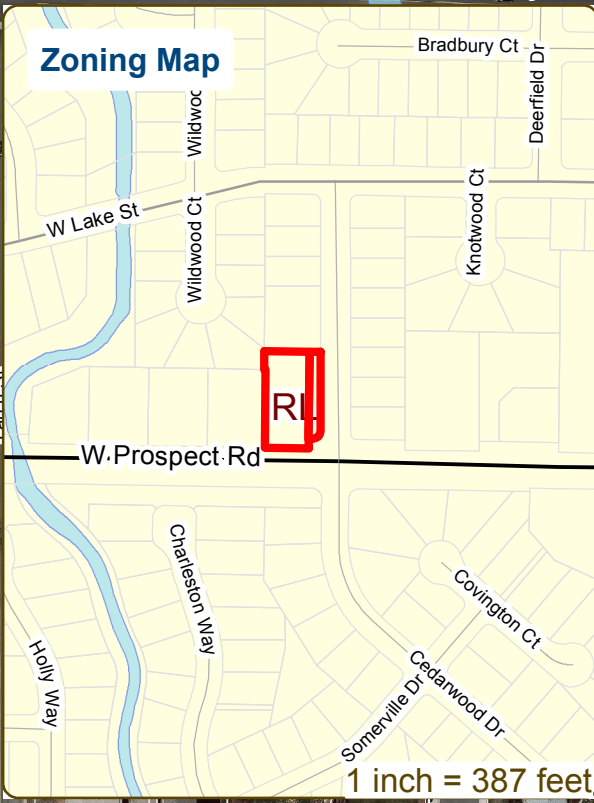
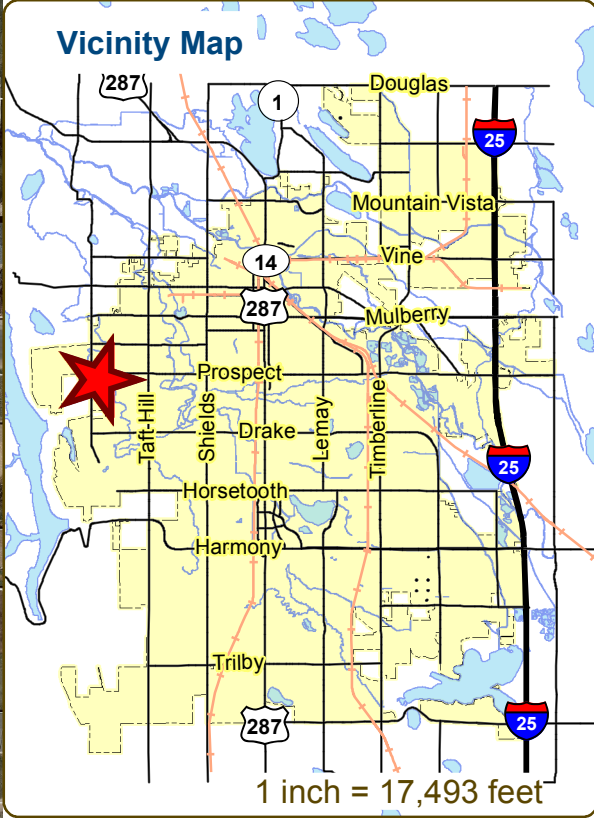
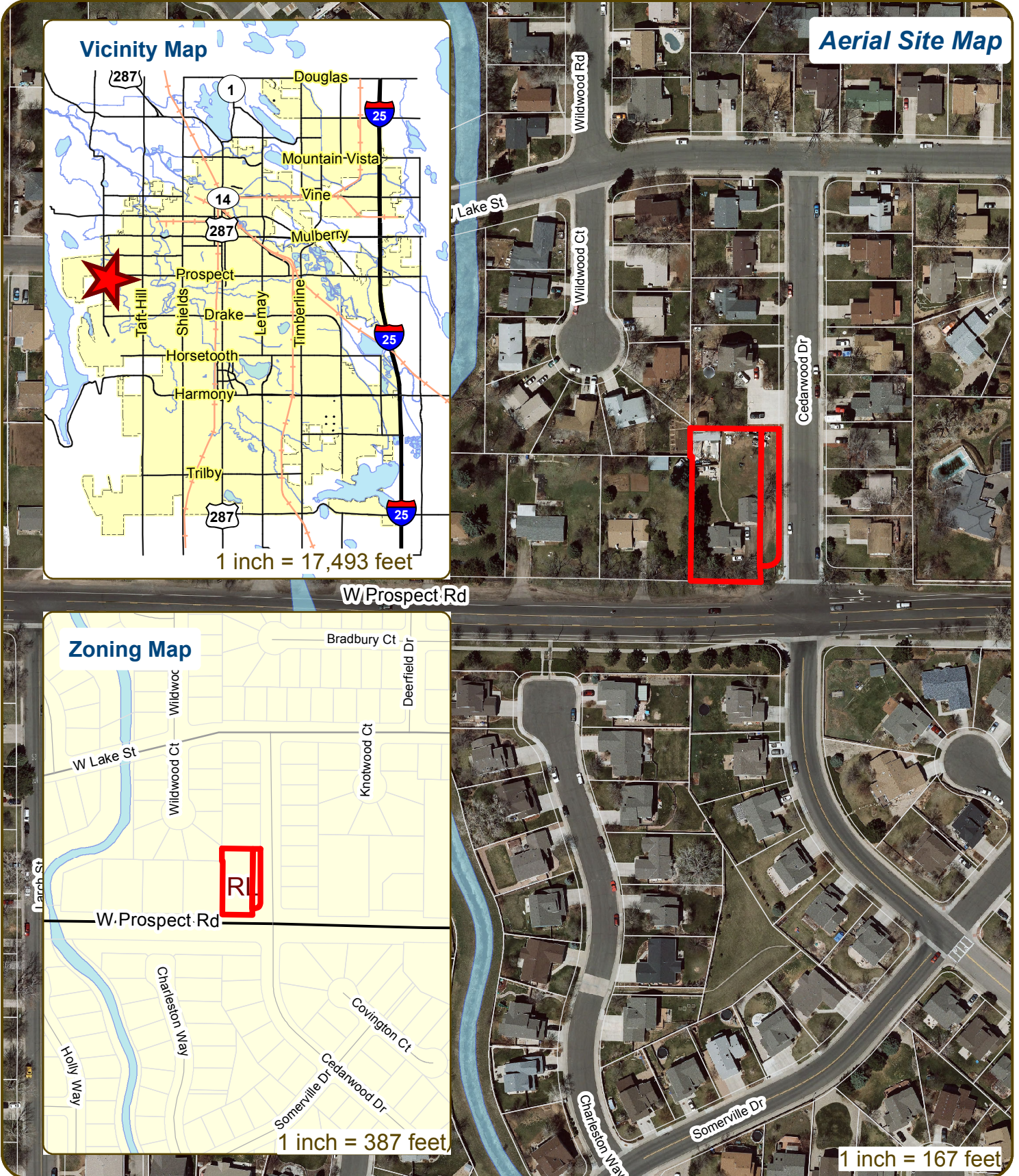
281 Conference Room A

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## Monday, January 30, 2017

Time	Project Name	Applicant Info	Project Description	Planner
10:15	2640 W Prospect Rd – Replat and Single Family Detached	Erjon Asllani (970) 412-4645 <a href="mailto:erjonasllani@yahoo.com">erjonasllani@yahoo.com</a>	This is a request to subdivide and build a single family home at 2640 W Prospect Road, (parcel # 9716300010). The project shows the subdivision of an existing lot into two, creating a new lot area of 60'x113' (6,780 SF). The proposal also includes the construction of a 2-story 2,032 SF single-family home with the removal of two existing outbuildings. The project is located in the Low-Density Residential zone district and is subject to an administrative (Type 1) hearing.	Clay Frickey
11:00	225 NW Frontage Rd – Heavy Industrial	Martin Marietta (970) 227-4041 <a href="mailto:julie.mikulas@martinmarietta.com">julie.mikulas@martinmarietta.com</a>	This is a request to construct a heavy industrial facility located one property north of 225 NW Frontage Rd, (unplatted land). The project will include a ready mix concrete plant, recycle plant, fuel tank, aggregate storage, truck parking, concrete washout with an 8' chain-link perimeter fence. The site includes two directional points of access located off Redman Drive. The proposal is located in the Industrial District and is subject to Administrative Review (Type 1) hearing.	Jason Holland

# 2640 W Prospect Rd Single Family Detached



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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) OWNER

Business Name (if applicable) ERSON ASLLANI

Your Mailing Address 2640 W PROSPECT RD FORT COLLINS CO 80526

Phone Number 970)412-4645 Email Address ERSON ASLLANI@YAHOO.COM

Site Address or Description (parcel # if no address)

Description of Proposal (attach additional sheets if necessary)

Proposed Use Personal Existing Use

Total Building Square Footage 2032 S.F. Number of Stories 2 Lot Dimensions 60' x 113'

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? [X] Yes [ ] No If yes, then at what risk is it? NO RISK

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

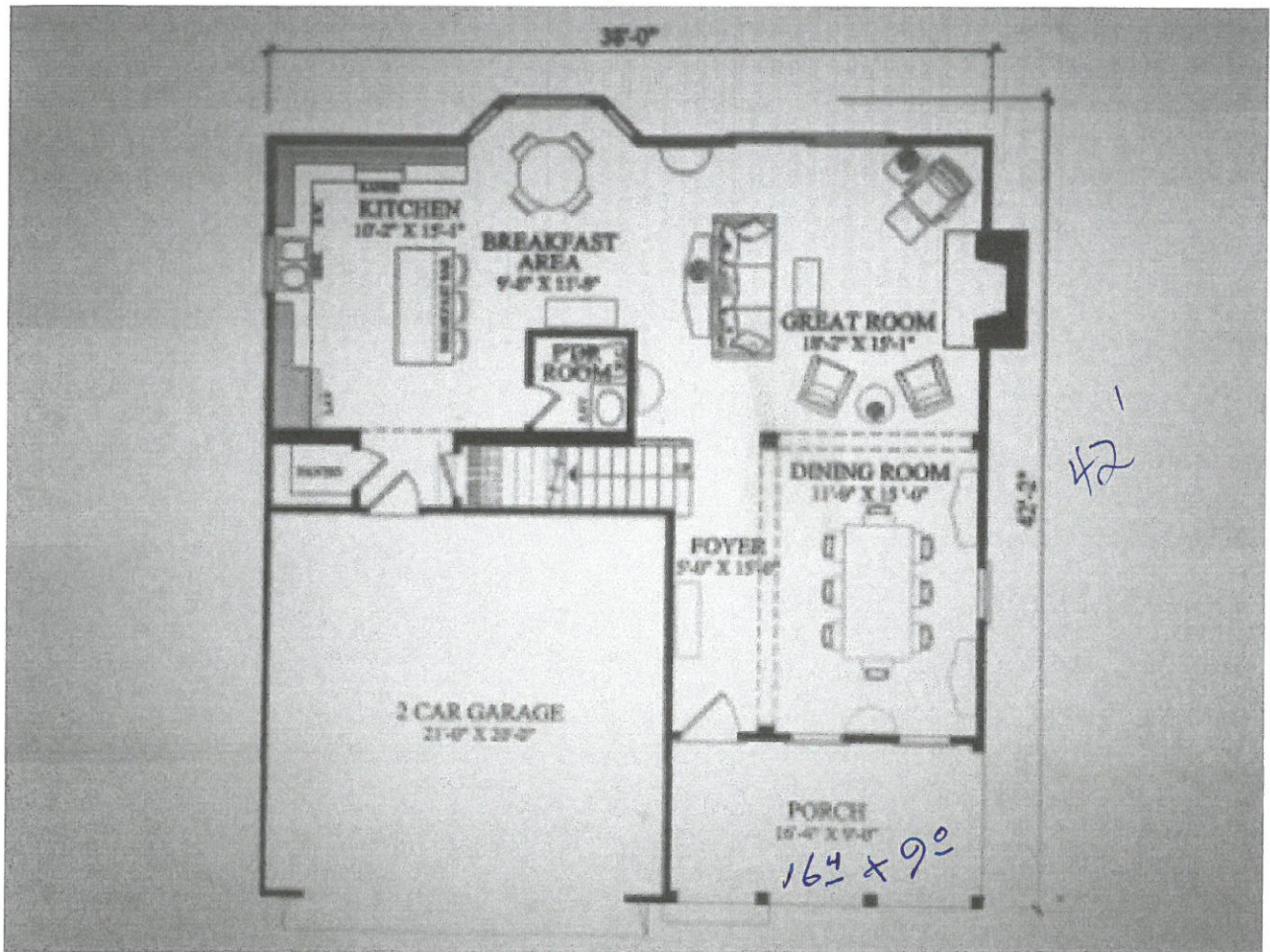
Increase in Impervious Area 3.7 S.F.

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

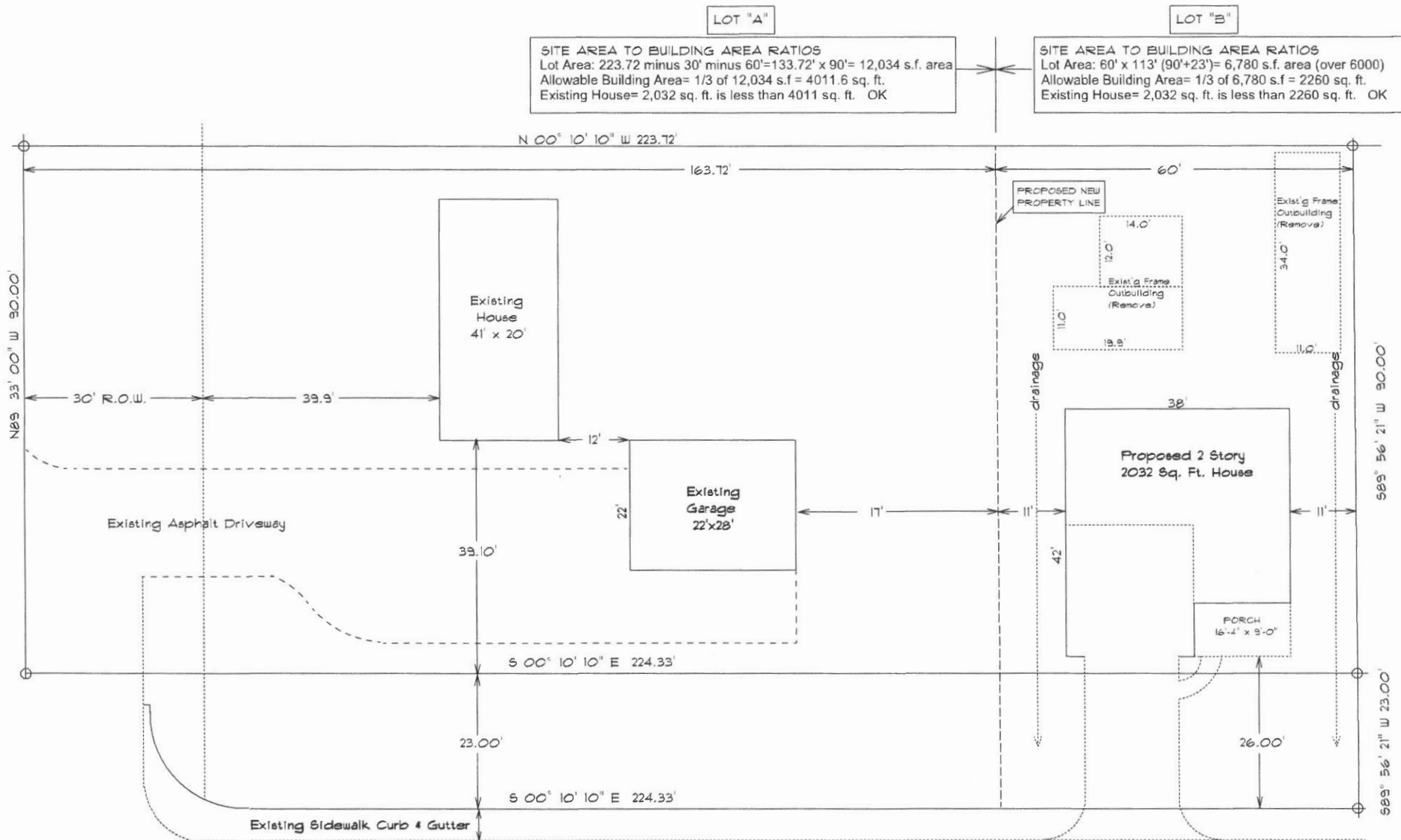
Suggested items for the Sketch Plan:

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?

38'



PROSPECT ROAD



**LOT "A"**

SITE AREA TO BUILDING AREA RATIOS  
 Lot Area: 223.72 minus 30' minus 60'=133.72' x 90'= 12,034 s.f. area  
 Allowable Building Area= 1/3 of 12,034 s.f = 4011.6 sq. ft.  
 Existing House= 2,032 sq. ft. is less than 4011 sq. ft. OK

**LOT "B"**

SITE AREA TO BUILDING AREA RATIOS  
 Lot Area: 60' x 113' (90'+23')= 6,780 s.f. area (over 6000)  
 Allowable Building Area= 1/3 of 6,780 s.f = 2260 sq. ft.  
 Existing House= 2,032 sq. ft. is less than 2260 sq. ft. OK

CEDARWOOD DRIVE



Erjon Asllani  
 2640 Prospect Rd.  
 Ft. Collins, CO 80521  
 970-412-4645

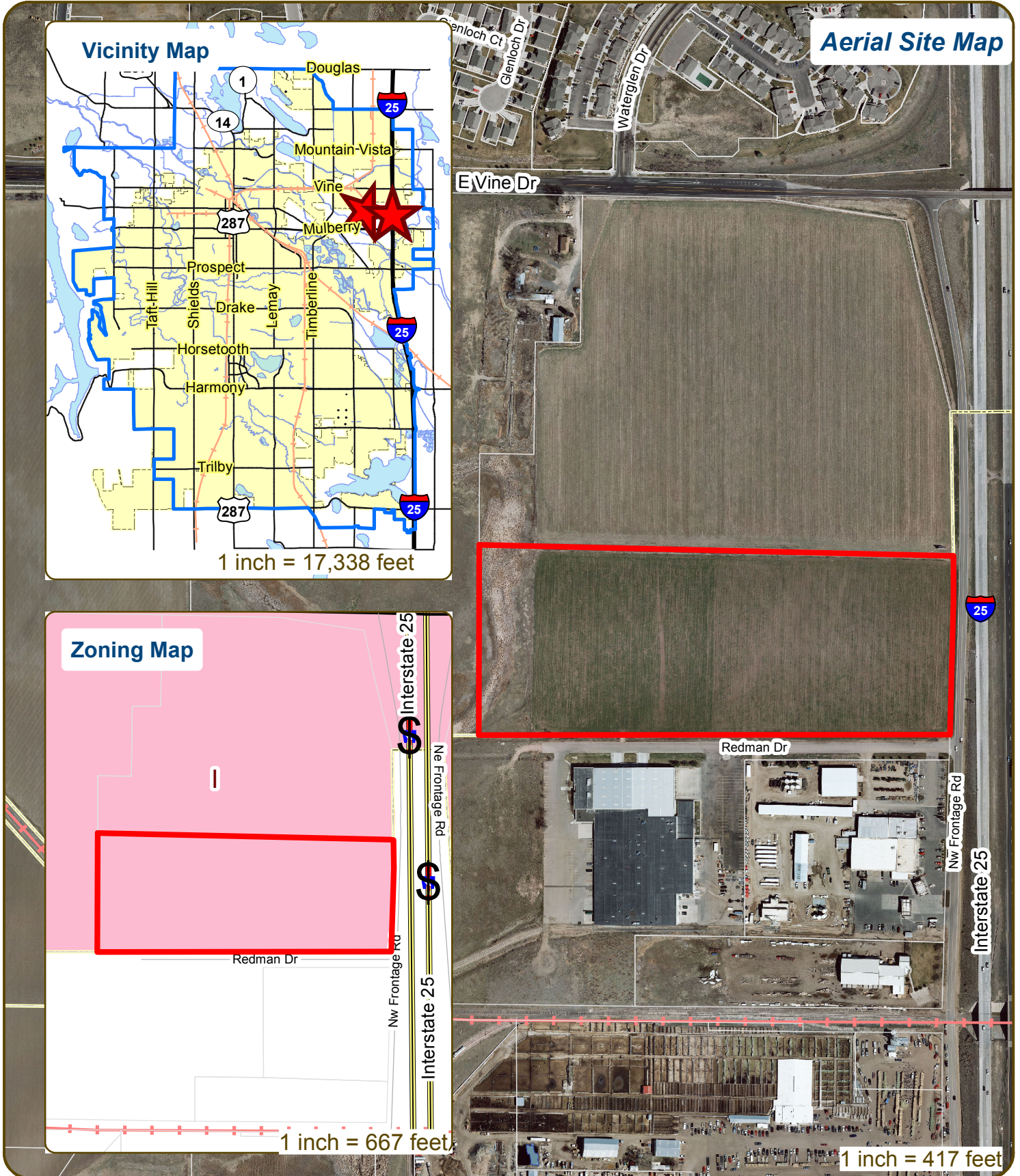
Project: Subdivide 2640 Prospect RD.  
 into 2 Lots

DRAWN BY:  
 B.L.  
 DATE: 12-29-16

**SITE  
 PLAN**

SHEET  
**C-1**

# 225 NW Frontage Rd Heavy Industrial



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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) \_\_\_\_\_

Julie Mikulas, Martin Marietta, potential purchaser of property

Business Name (if applicable) Martin Marietta

Your Mailing Address 1300 N Taft Hill Road, Fort Collins, CO 80521

Phone Number 970-227-4041 Email Address julie.mikulas@martinmarietta.com

Site Address or Description (parcel # if no address) 8709000042

225 NW Frontage Rd, Fort Collins, CO 80524

Description of Proposal (attach additional sheets if necessary) \_\_\_\_\_

ready mix concrete production, recycle plant, fueling, aggregate Storage

Proposed Use industrial Existing Use agricultural

Total Building Square Footage 4800 S.F. Number of Stories 2\* Lot Dimensions 1500'x590' \*one 2000 SF, rest is open to ceiling

Age of any Existing Structures none

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.

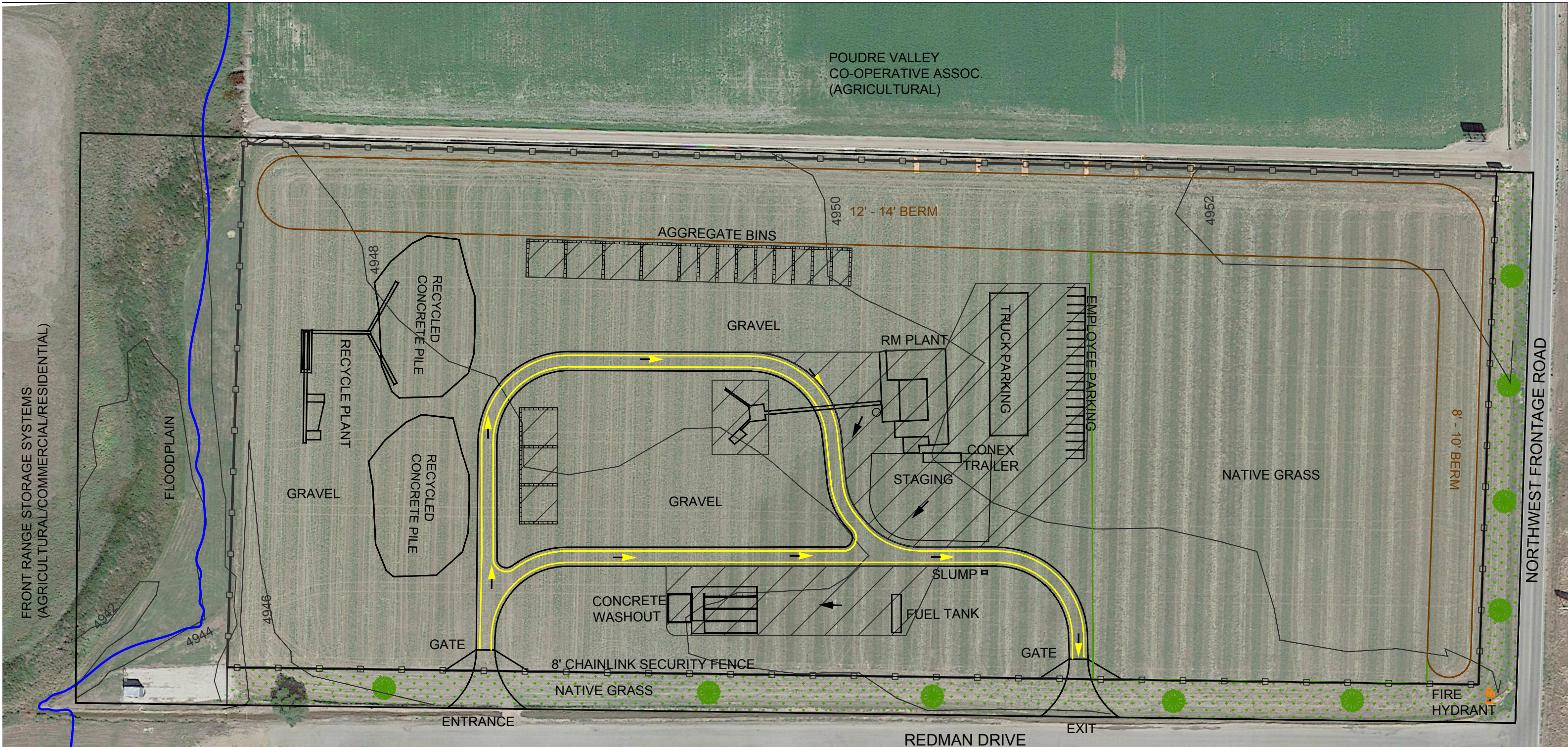
Is your property in a Flood Plain? [x] Yes [ ] No If yes, then at what risk is it? far west edge which is not being developed

Increase in Impervious Area ~~118,039~~ 101,881 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? slightly to west

Processing area will be re-graded to drain to southwest for containment and re-use.



NOTES:  
 1. Processing area will be re-graded to drain to the south east for containment and re-use by the concrete washout and water recycling.

**Martin Marietta**  
 1627 COLE BOULEVARD, SUITE 200  
 LAKEWOOD, CO 80401

12/16/2016  
 DRAWN BY : ESK  
 SCALE: 1" = 100'

FORT COLLINS CO-OP  
 CONCEPTUAL SITE PLAN

SUPER VACUUM  
 MANUFACTURING/BONFIRE LLC  
 (COMMERCIAL/LIGHT  
 INDUSTRIAL)

POUDRE VALLEY  
 CO-OPERATIVE ASSOC.  
 (COMMERCIAL/RETAIL)