

Conceptual Review Agenda

February 11, 2008

<p>9:30</p>	<p><u>Project:</u> Chase Bank at Front Range Village <u>Location:</u> N. of Harmony, E. of Corbett (Lot 5) <u>Applicant:</u> Kris Saline of CLC Associates <u>Contact Info:</u> (303) 770-5600; [REDACTED] <u>Planner:</u> Ted Shepard</p>
<p>10:00 - 11:00</p>	<p><u>Project:</u> North College King Soopers <u>Location:</u> NE Corner of N. College & Willox <u>Applicant:</u> Eric Holsapple of Loveland Commercial <u>Contact Info:</u> 667-7000 x102; [REDACTED] <u>Planner:</u> Steve Olt</p>

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.

Conceptual Reviews are scheduled on three Mondays per month. One half-hour meeting is allotted per applicant. Please call Planning and Zoning at 416-2283 or 221-6750 to schedule a Conceptual Review meeting. Conceptual Review is a free service. Applications and sketch plans must be submitted to City staff no later than **5pm on the Tuesday** prior to the Monday Conceptual Review meeting. Application materials can be dropped off in person to 281 N. College, emailed to RMichels@fcgov.com (or ftcplanning@msn.com) or faxed (970) 224-6134.

At Conceptual Review, you will meet with staff from a number of City departments, including Planning & Zoning, Light and Power, Natural Resources, Stormwater, Water/Wastewater, Zoning, Transportation, Engineering 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. After the meeting, a City planner will follow-up with the applicant in writing, summarizing staff's comments.

Contact Name(s) and Role(s): Kris Saline applicant for JP Morgan Chase for
proposed financial institution with Drive-up.

Business Name (if applicable): CLC Associates, Inc.

Phone Number: 303-770-5600

Fax Number: [REDACTED]

Mailing Address: 8480 E. Orchard Rd. #2000, Greenwood Village, CO 80111

Email Address: [REDACTED]

Site Address or Location Description: Lot #5 along Harmony Road west of Ziegler

Description of Proposal: *(attach additional sheets if necessary)* _____

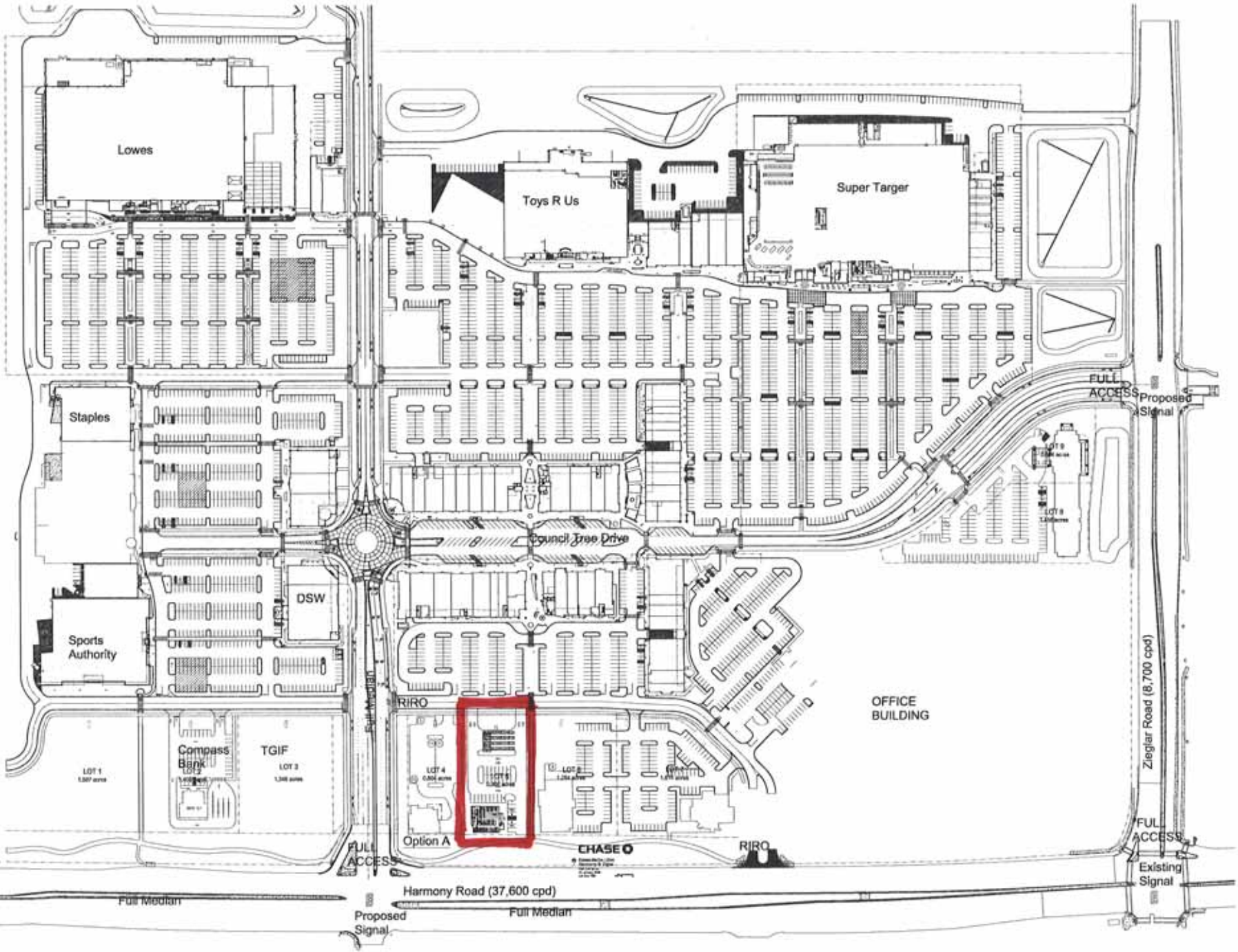
Development of a Chase Bank financial institution with drive-up.

Note: At this location Drive-up to be detached from building.

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)
- Existing natural features (water bodies, wetlands, large trees, wildlife)
- Utility line locations (if known)
- Photographs (helpful but not required)

**The more information provided on your sketch plan will result in more specific and detailed comments about your proposal.*

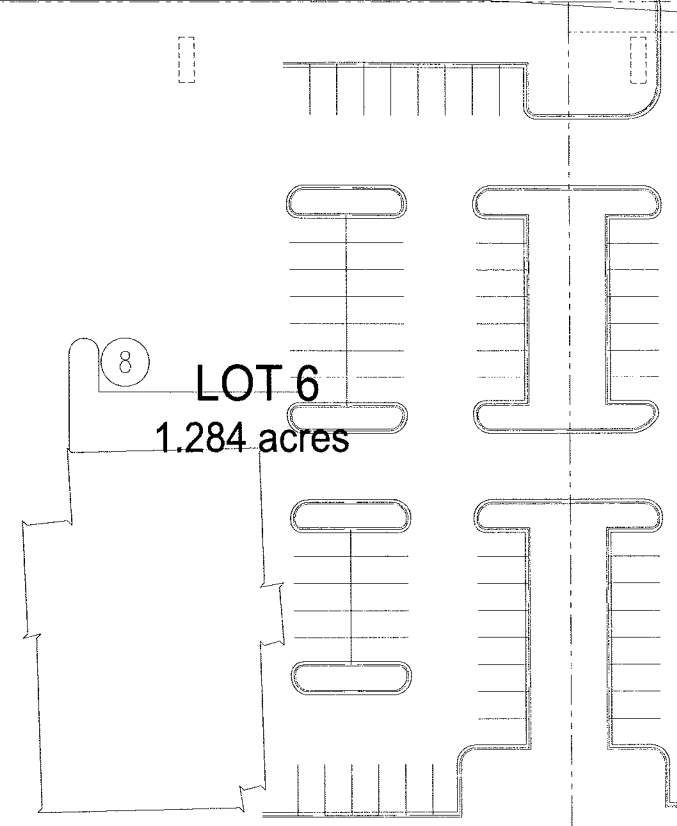
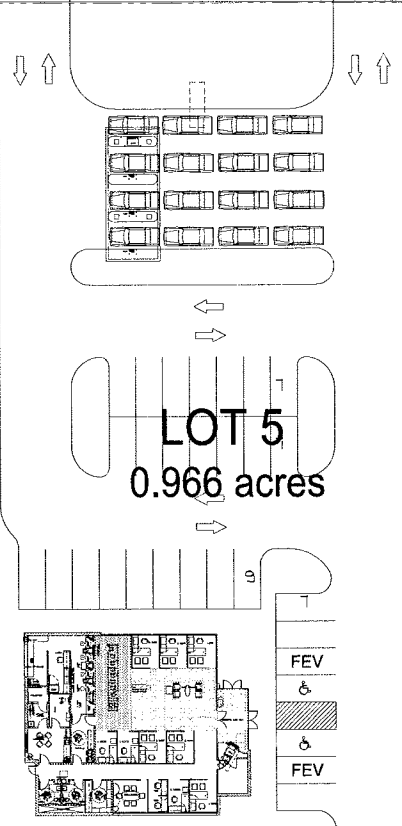
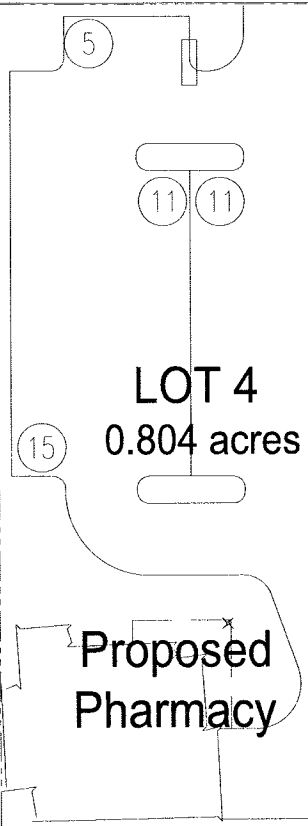


ACCESS

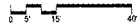
FULL

RIRU

Option A



Proposed Site Plan - Chase
 Harmony & Zigler
 Fort Collins CO
 10 January 2008
 Lot Size TBD





Chase Bank at Front Range Village
Conceptual Review - 2/11/2008

*Aerial Vicinity Map
with Zoning*



1 inch equals 400 feet



- Preferred design without safe deposit boxes





CORBETT DR

SITE

E HARMONY RD

E HARMONY RD

Chase Bank at Front Range Village

Conceptual Review 2/11/08

Aerial Site View

1 inch equals 100 feet



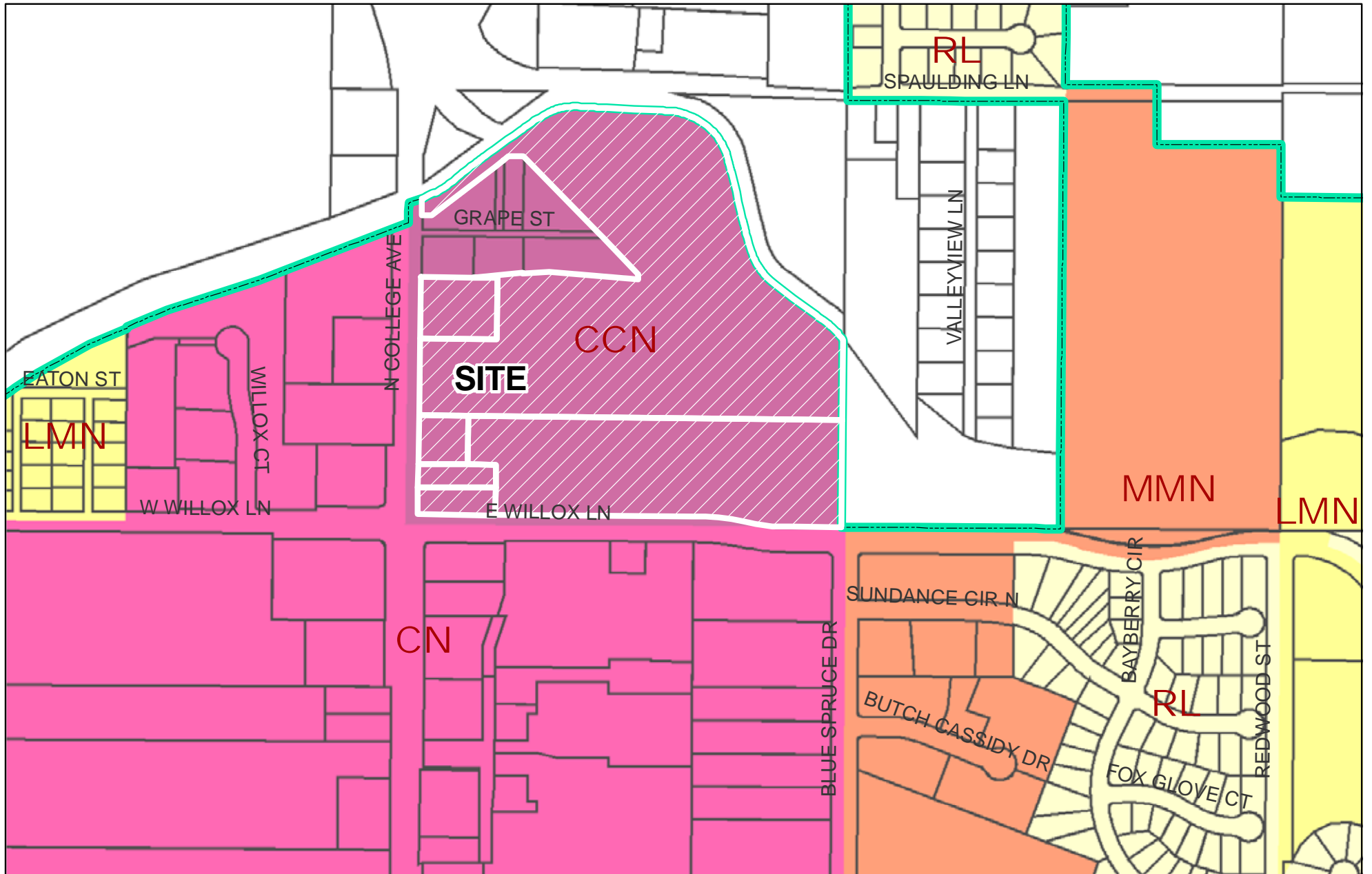


1 inch equals 400 feet

North College King Soopers

Conceptual Review - 2/11/2008

Aerial Vicinity Map

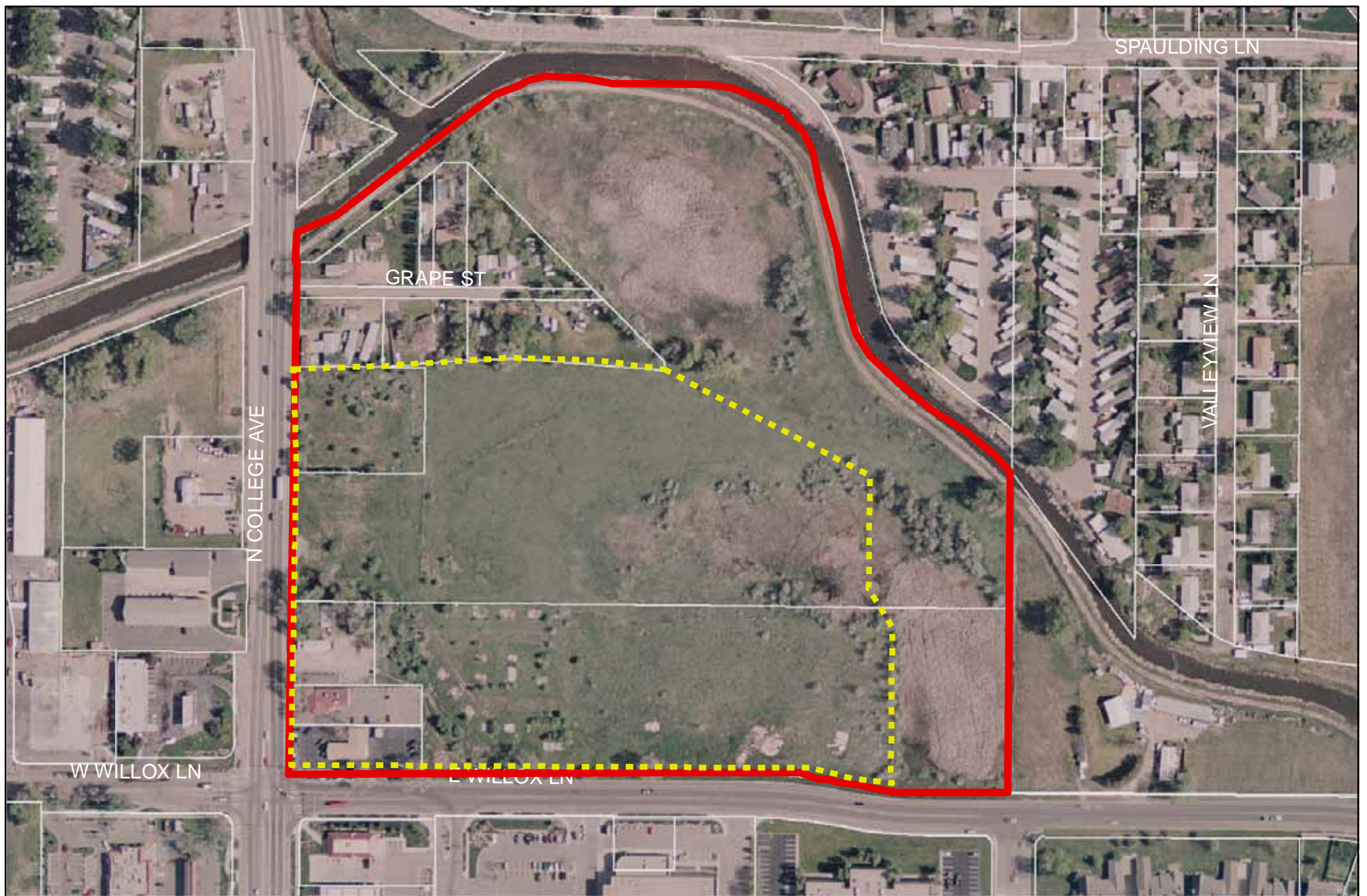


North College King Soopers

Conceptual Review - 2/11/08

Zoning Districts





SPAULDING LN

GRAPE ST



VALLEYVIEW LN

N COLLEGE AVE

W WILLOX LN

E WILLOX LN

Legend

-  Total Parcel
-  Development Area

North College King Soopers
 Conceptual Review 2/11/08

Aerial Site View

1 inch equals 235 feet





June 7, 2006
Rev. July 7, 2006
Rev. July 18, 2006

City of Fort Collins
Planning Department
281 North College Avenue
Fort Collins, Colorado 80522-0580
Attn: Mr. Cameron Gross

These application materials are from the 2006 PDR for a King Soopers in this location. In an effort to expedite the review of this item, they will discuss changes to these plans during the meeting, including enlarging the footprint of the store.

Re: North College Avenue and Willox Lane Retail Center

Dear Mr. Gross:

We are hereby formally requesting a "Preliminary Design Review" meeting with the City of Fort Collins for this project. A formal application is attached. I have also attached five (5) conceptual plans (1-5) and an ALTA survey plat for your use. We would like input from the City on this project and specifically the items mentioned below:

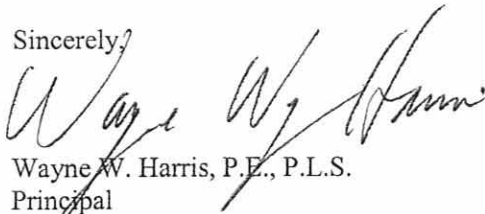
1. The site currently drains to the low areas at the southeast corner of the property which has no outfall. Can this area continue to be used and provide developed storm water retention?
2. If storm water runoff can not be retained can we pump the storm flows into the roadside ditch of Blue Spruce Drive? No storm sewer exists for several blocks.
3. Attached are conceptual calculations for detention volume requirements. Does the City have any recommendations for handling detention or water quality requirements?
4. A formal traffic study has been submitted to the City by Delich Associates. What is the current approval status of this report?
5. Sheets 2 and 3 of our conceptual submittal include proposed adjacent roadway layout, intersection layout and roadways overlaid over an aerial photo all based upon the traffic report. We would request that the City's provide conceptual approval or comments regarding our interpretation of the report.
6. Willox is a minor arterial posted at 35 mph. The transitions and tapers are designed for 35 mph not the 50 mph of a minor arterial. Is a variance required for this request? What are the submittal requirements for a variance?
7. A conceptual site plan has been submitted with this meeting request. Only the King Soopers and gas station is currently being designed. Can we submit building elevations for these two (2) units and all the remaining pads be "future" and then be submitted with a separate FDP?

Page 2
June 7, 2006
Rev. July 7, 2006
Rev. July 18, 2006

8. We are currently in the process of updating the environmental assessment for this site. We have wetlands (standing water and cat tails) along the northeast and southeast corners of this parcel and the approximate wetland limits are shown on our plans. Will the City support development and filling of a portion of these wetlands?
9. If mitigation of wetlands is required, which department in the City will conduct reviews of our requests?
10. College Avenue is a State Highway. Will plans sent be directly to CDOT or will the City review, comment and then forward to CDOT? Whose criteria/standards do we follow?

If you have any questions or require additional copies of plans do not hesitate to contact this office.

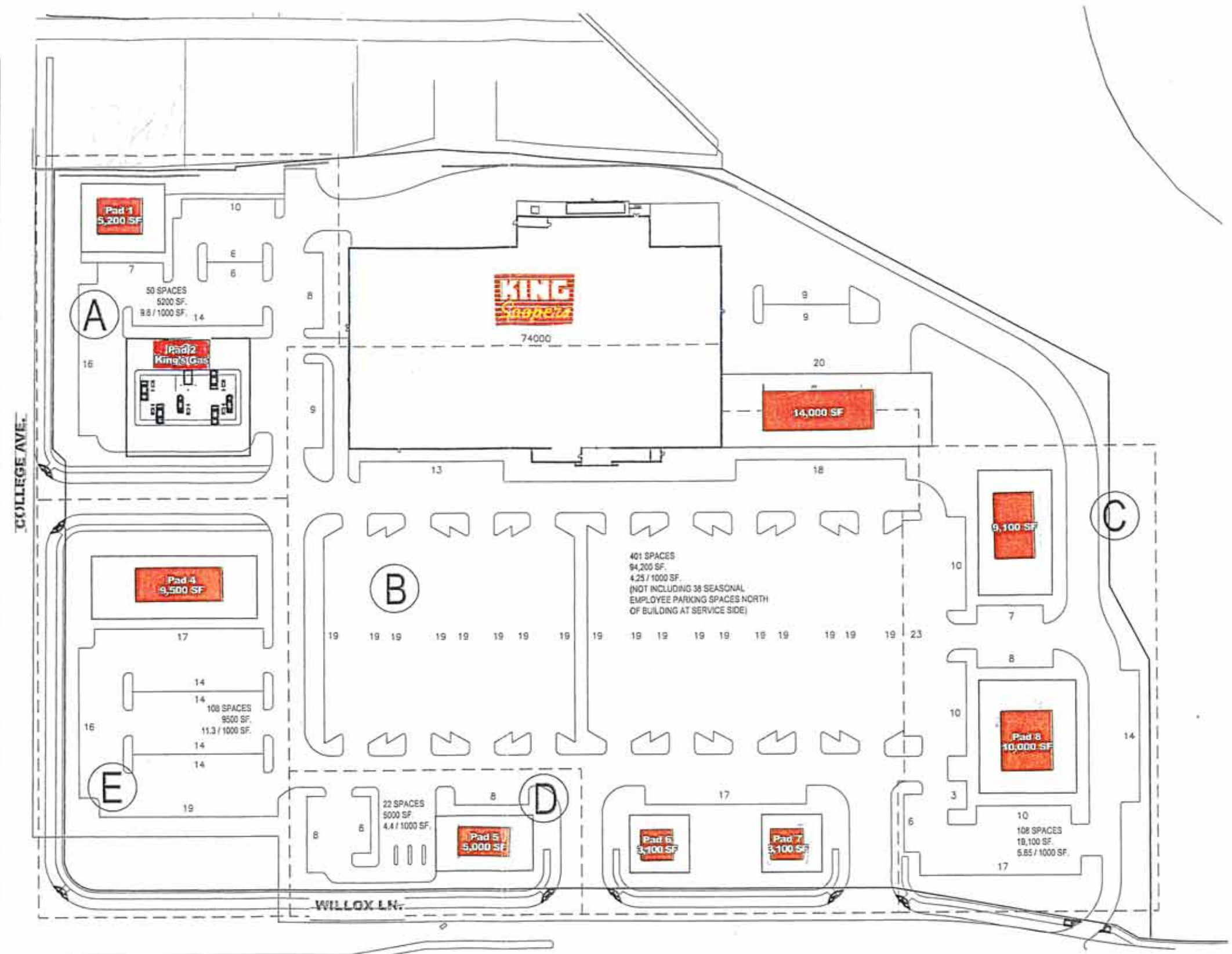
Sincerely,



Wayne W. Harris, P.E., P.L.S.
Principal

Attachments

WWH.njt

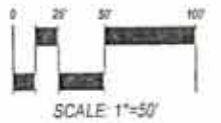


Site Plan

8/15/06



SULLIVAN GROUP
DEVELOPMENT



PROJECT DESCRIPTION

College and Willox Retail Center

July 24, 2006

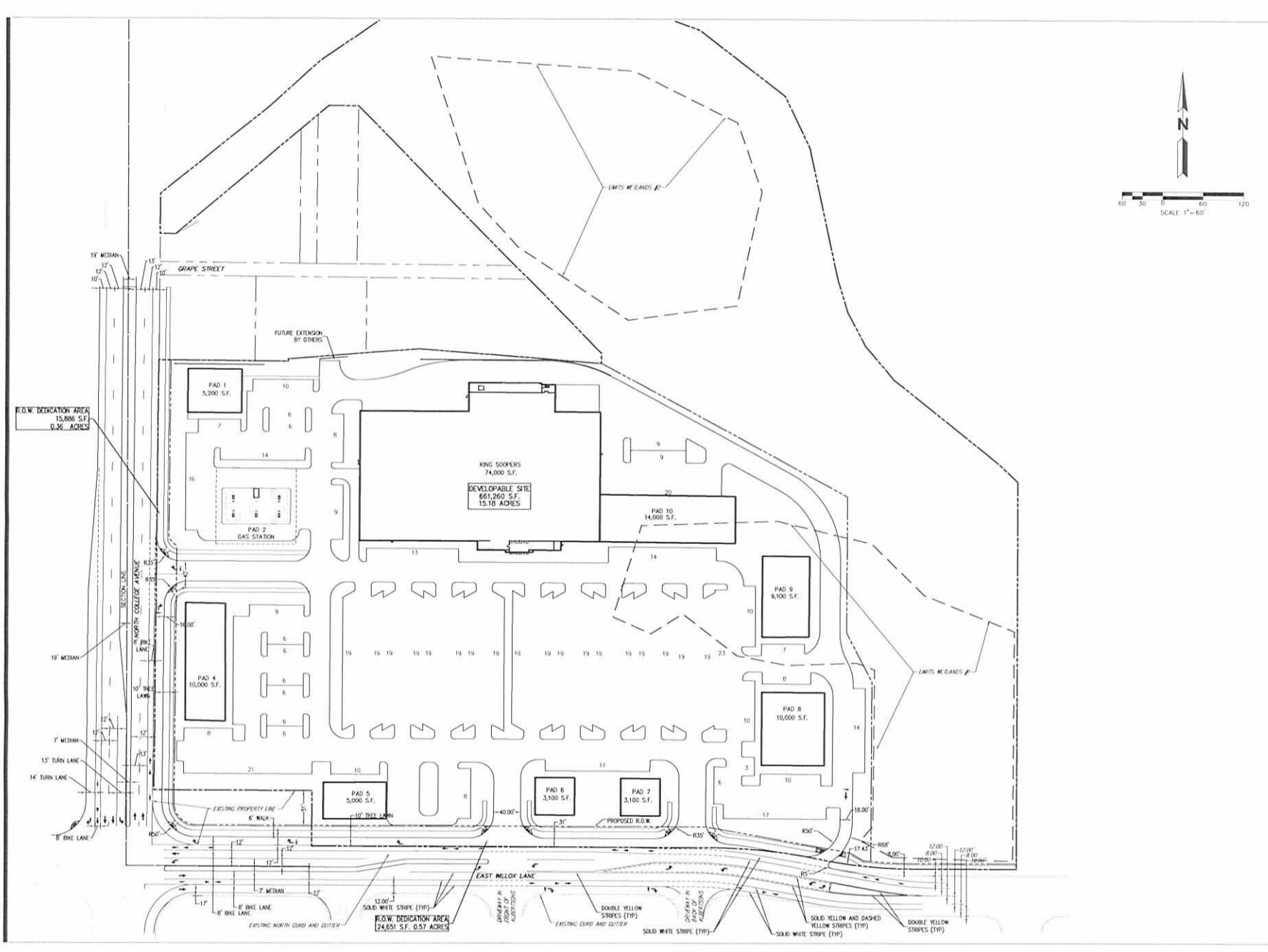
This application is for the development of a grocery-anchored retail center on approximately 15 acres of currently undeveloped, or underdeveloped, property located in the northeast quadrant of North College Avenue and East Willox Lane, Ft. Collins, Colorado. In addition to the approx. 74,000 square foot anchor grocery tenant, it is envisioned that the project will include approximately 60,000 square feet of in-line or pad sites for uses which include general and convenience retail and service businesses, banking and complimentary office uses, which may include real estate or brokerage offices, medical offices, and the like, gas station and automobile services, and quick-serve, fast food or sit down restaurants. Reciprocal access and easements will afford cross access, parking and circulation throughout the site. Mitigation of a portion of the existing wetlands is necessary to the development of the project.

CAD INFORMATION
 Paper Space
 Plot View:
 Dwg. Name: 18633.C01
 Dwg. Number: 18633.C01

Model Space
 Plot View(s):
 PLOT View(s):
 Dwg. Name: 18633.C01

X-References:
 Project Manager:
 Designer By:

Location:
 Program By:
 Job Number:
 Sheet Number:



MARTIN / MARTIN
 CONSULTING ENGINEERS
 1200 WEST COLLEGE AVE.
 FORT COLLINS, CO 80513
 P.O. BOX 191007
 FORT COLLINS, CO 80521
 FAX 970.491.4288

**NORTH COLLEGE AVE.
 & WILLOW LANE
 RETAIL CENTER
 FORT COLLINS, COLORADO
 CONCEPTUAL SITE PLAN**

No.	Description of Revisions	Date	Name
1	SITE REVISIONS	4/20/06	W. HARRIS
2	SITE REVISIONS	4/20/06	W. HARRIS
3	SITE REVISIONS	4/20/06	W. HARRIS

Date: APRIL 03, 2006
 Job Number: 18633.C.01
 Design By: CHAWACK
 Drawn By: E. BERNAL
 Checked By: W. HARRIS

PRELIMINARY FOR REVIEW

CAD INFORMATION

Plot Style: **Plot Style (Color) (.ctb)**
 Plot Device: **HPGL-2 (PLOT) (Plotter) (dwt)**
 Plot Name: **18333.CAD**
 Plot Number: **18333.CAD**

Sheet: **1**
 Title: **ROADS LAYOUT PLAN**
 Date: **APR 03, 2006**

Project Manager: **CHAMRAD**
 Designer: **C. BEHNAL**
 Checker: **M. HARRIS**

Location: **Fort Collins, Colorado**
 Job Number: **18333.CAD**
 Street Number: **18333.CAD**



MARTIN J. MARTIN
 CONSULTING ENGINEER
 18333 WILLOX LANE
 FORT COLLINS, CO 80514
 PHONE: 970-221-4288

PRELIMINARY FOR REVIEW

**NORTH COLLEGE AVE.
 & WILLOX LANE
 RETAIL CENTER
 FORT COLLINS, COLORADO
 ROADS LAYOUT PLAN**

No.	Description of Revisions	Date	Name
1	SEE RECORD	03/09/06	MM
2	SEE RECORD	03/09/06	MM
3	SEE RECORD	03/09/06	MM

Sheet Number: **2**

CAD INFORMATION

Project Name: _____
 Date: _____
 Scale: _____
 Author: _____

Map Scale: _____
 Date: _____
 Author: _____

Project Manager: _____
 Designer: _____

Reference: _____

Location: _____
 Drawn By: _____

Job Number: _____
 Sheet Number: _____



NOTES
 1. DRAWING IS BASED ON AERIAL PHOTO AND IS FOR GRAPHIC REPRESENTATION ONLY.

		PRELIMINARY FOR REVIEW	
NORTH COLLEGE AVE. & EAST WILLOX LANE RETAIL CENTER FORT COLLINS, COLORADO EXISTING CONDITIONS			
Date:	APRIL 04, 2006	No.:	
Job Number:	18633.C.D1	Description of Revision:	
Design By:	C. HAMMACK	Date:	05/08
Drawn By:	E. BEHNAL	Name:	
Checked By:	M. HARRIS		
Sheet Number:	4		

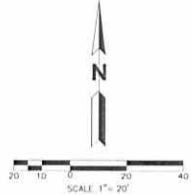
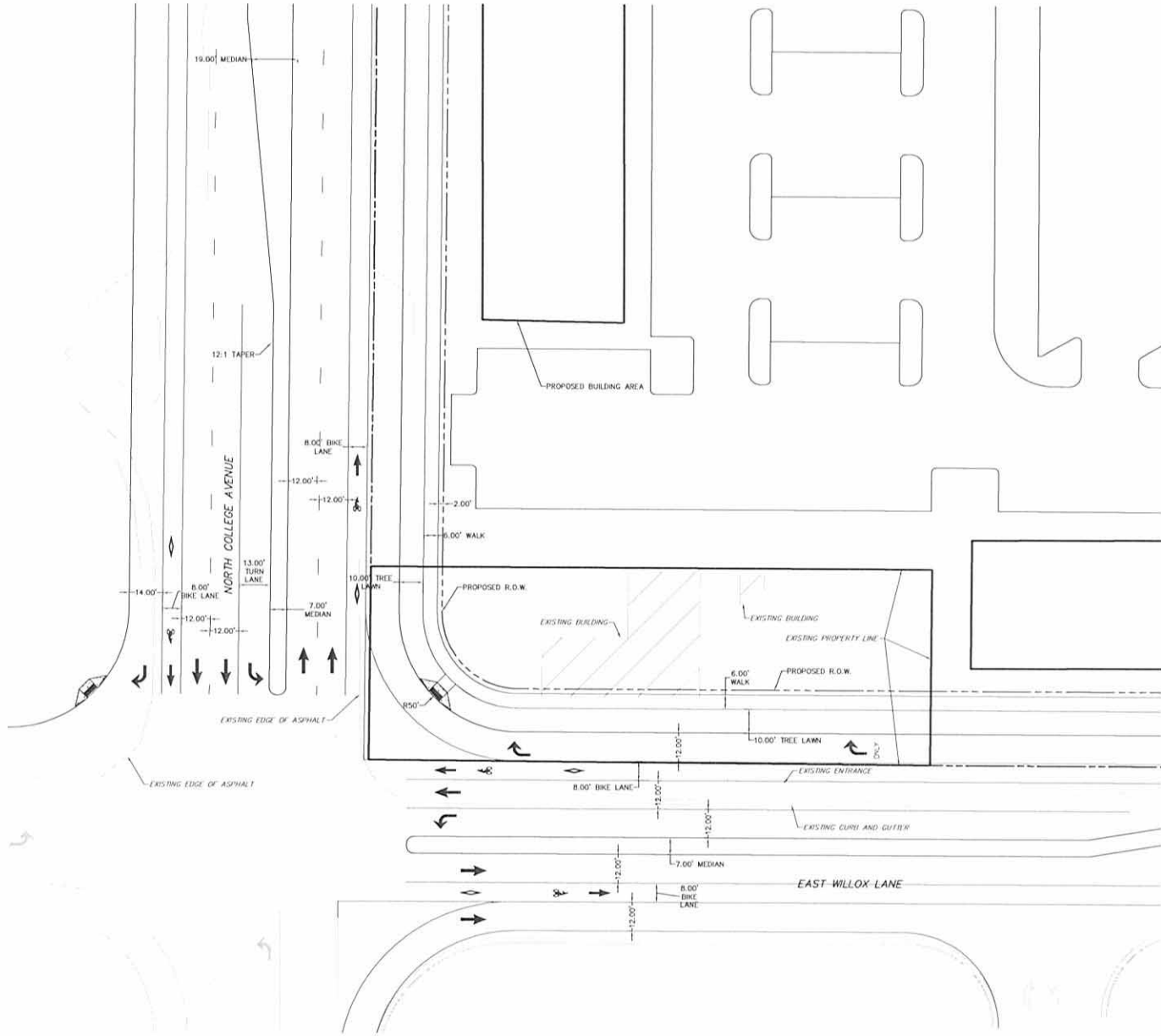
CAD INFORMATION
 Paper Space
 Plot View: Other View:
 Plot Name: 02_N_18513.C01.dwg
 User: 18513

Model Space
 Print View(s):
 Plot Date:
 Plot Name:

X References:

Project Manager:
 Drawn By:
 Location:
 1849 WEST EDNAK AVE.
 LAKEWOOD, CO 80116
 PHONE: 303.431.4088

Job Number: 18513.C01
 Sheet Number: 3



PRELIMINARY FOR REVIEW

**NORTH COLLEGE AVE.
 & WILLOX LANE
 RETAIL CENTER
 FORT COLLINS, COLORADO
 INTERSECTION PLAN**

No.	Description of Revisions	Date	Name
1	SITE REVISIONS	4/10/06	WH
2	SITE REVISIONS	4/10/06	WH
3	SITE REVISIONS	4/10/06	WH

Date: APRIL 03, 2006
 Job Number: 18513.C01
 Design By: CHAMMACK
 Drawn By: E. BERNAL
 Checked By: W. HARRIS

Sheet Number:
3



STAFF PROJECT REVIEW

James M. Sullivan
Fort Collins Real Estate Associates LLC
1080 Cherokee Street
Denver, CO 80524

Date: 8/16/2006

Staff has reviewed your submittal for **KING SOOPERS, NORTH COLLEGE AND WILLOX - PRELIMINARY DESIGN REVIEW**, and we offer the following comments:

ISSUES:

Department: Advance Planning

Issue Contact: Clark Mapes

Topic: General

Number: 33

Created: 8/23/2006

[8/23/06] King Soopers, Willox/College

Design workshop: I propose the idea of a design workshop to explore ways to better achieve some of the purposes of the zone district. Street-like drives, pedestrian frontages, patios or plazas, a neighborhood focal point, and sensitive integration and views of wetlands are possible topics, along with the circulator/collector parallel to College and context-sensitive solutions for streets as appropriate. There's probably a need for an alternative to Willox' sidewalk as a neighborhood focal point with an active street front. Create something internal?

Site and building design is especially important, given the large footprint supermarket in light of the purpose of the district for coherent, pedestrian-friendly district areas forming a link and transition between less intensive residential and more-intensive commercial areas. Standards and guidelines are under separate cover from the Land Use Code, dating from 1995. They were a precursor to current LUC standards in many ways, and are consistent with LUC standards.

Subjects are: buildings oriented to inviting sidewalks and outdoor spaces, not just parking lots; streets, walkways, and outdoor spaces forming a convenient network of public space that makes development an integral extension of the community in addition to providing access for cars and trucks; and a focus on views of the wetlands in this case.

Department: Current Planning

Issue Contact: Steve Olt

Topic: General

Number: 34

Created: 8/25/2006

[8/25/06] The City will take the lead as Project Manager for the College / Willox intersection improvements and the improvements will be considered a Capital Project.

Number: 35

Created: 8/25/2006

[8/25/06] Per the City's adopted standards, a roundabout design analysis will need to be completed.

Number: 36

Created: 8/25/2006

[8/25/06] The intersection design will be subject to the review and approval of the Colorado Department of Transportation (CDOT).

Number: 37

Created: 8/25/2006

[8/25/06] City Engineering staff is available to complete a detailed property survey and a preliminary intersection design to determine the probable extent of public improvements and impacts on surrounding properties; however, the applicant will be required to provide some level of financial participation in the drafting of such plans.

Department: Engineering

Issue Contact: Marc Virata

Topic: Engineering

Number: 22

Created: 8/18/2006

[8/18/06] The project will be required to pay street oversizing fees and Larimer County road impact fees. Contact Matt Baker for an estimate of those fees, which are paid prior to a building permit.

Number: 23

Created: 8/18/2006

[8/18/06] Construction plans, a development agreement, and a development construction permit will be required with the project.

Number: 24

Created: 8/18/2006

[8/18/06] The North College Access Control Plan specifies a collector roadway bisecting the property. While a collector roadway may ultimately be decided not to be built with the project, the development proposal should address the fact that the collector is specified on the plan.

Department: Natural Resources

Issue Contact: Doug Moore

Topic: Natural Resources

Number: 20

Created: 8/18/2006

[8/18/06] Standard Comments

- Trash enclosures will need to be designed to accommodate recycling services. Please review the City of Fort Collins Design Considerations Guidance Document found that <http://www.fcgov.com/recycling/pdf/enclosure-guidelines0804.pdf> to determine the size and appropriate design. LUC 3.2.5
- A fugitive dust control permit will be required through Larimer County Health and Environment Department. (970) 498-6700

Number: 21

Created: 8/18/2006

[8/18/06] Site Specific Comments

Please contact Doug Moore, at (970) 224-6143, if you have any questions about the following comments prior to formal submittal of the project. Due to the number and complexity of the issues related to this site Doug strongly recommends that the applicant consider a design charrette with city staff.

- An Environmental Characterization study and wetlands delineation will be required. Please submit wetland determination data forms as well. L.U.C. 3.4.1(D)(2)
- Be sure to show this delineation on all relevant plans (including but not limited to the Landscape Plans and Utility Plans).

- Due to the environmental sensitivity of the projects location the entire project may be required to meet the Buffer Zone Performance Standards. LUC 3.4.1(E)(1)(a-i), (2)(a-b), (3)(1-6)

Although the entire proposed project will be require to meet all of these standards Please pay specific attention to the following:

- The City will be required to revegetate the buffer areas to Fort Collins native plant species. A Fort Collins native plants species list can be found at <http://www.fcgov.com/naturalareas/native-plants.php> LUC 3.4.1(E)(g)
- The project will be required to be designed so that the use. Traffic, runoff, noise and lighting will minimally affect the natural habitat. LUC 3.4.1(E)(e)
- 3.4.1(E)(d)
- Due to the size of the natural feature located on the proposed site this project will be required to meet the Design and Aesthetic Standard. LUC 3.4.1(l)(2)
- After reviewing the Ecological Characterization Study a determination will be made whether sections 3.4.1(F)(2) or 3.4.1(F)(3) will be required. Present knowledge of the site would indicate that these sections would apply.
- Section 3.4.1 (K) may also apply to this project.
- Limits of Development (L.O.D.) will need to be established and shown on all relevant plans and proved a detail from the required barrier fencing on the Utility Plans detail sheet. Please contact Doug Moore set a meeting to determine where the L.O.D. will be located. L.U.C. 3.4.1 (N)
- After reviewing the Ecological Characterization Study a determination will be made whether or not timing of construction constants will be needed. LUC 3.4.1(N)(4)
- Proof of compliance will need to be provided from the Army Corp of Engineers and the United States Fish and Wildlife Service prior to scheduling a hearing for the project development plan. LUC 3.4.1(O)

Department: PFA

Issue Contact: Carie Dann

Topic: Fire

Number: 25

Created: 8/21/2006

[8/21/06] ACCESS: A fire lane is required. It must be designated on the plat as an Emergency Access Easement, approved in advance by PFA. Minimum width is 20 feet, which must be maintained unobstructed at all times.

Number: 26

Created: 8/21/2006

[8/21/06] AUTOMATIC FIRE SPRINKLERS: The King Soopers building is required to be equipped with an approved, automatic fire-sprinkler system. Additionally, any buildings of Type V construction 5,000 SF or larger shall be fire contained or automatic fire sprinklers.

Number: 27

Created: 8/21/2006

[8/21/06] TURNING RADII: Minimum turning radii is 25 feet inside, 50 feet outside.

Number: 28

Created: 8/21/2006

[8/21/06] WATER SUPPLY: Every building is required to be within 300 feet of a fire hydrant capable of supplying at least 1,500 gpm at 20 psi residual pressure. Fire hydrants thereafter shall be on 600-foot center.

Number: 29

Created: 8/21/2006

[8/21/06] HAZARDOUS MATERIALS: A hazardous materials impact analysis (HMIA) shall be required to be submitted in advance of the building permit for the fueling station and possible medical offices and King Soopers. The HMIA applies to toxic, corrosive or reactive materials, or flammable/combustible liquids. Information should include the material, amount, storage and emergency procedures planned.

Number: 30

Created: 8/21/2006

[8/21/06] FUELING STATION: PFA requires a permit to install the fueling system. PFA also requires cut sheets that include number, size and material of tanks.

Number: 31

Created: 8/21/2006

[8/21/06] ADDRESS: The building addresses shall be visible from the street they front, mounted with a minimum six-inch numerals on contrasting background.

Number: 32

Created: 8/21/2006

[8/21/06] COMMERCIAL COOKING: If any restaurant/cooking area produces grease-laden vapors, PFA requires they install an approved, automatic fire-extinguishing system.

Department: Stormwater-Water-Wastewater Issue Contact: Glen Schlueter

Topic: Stormwater

Number: 1

Created: 8/17/2006

[8/17/06] This site is in the Dry Creek drainage basin. The city wide new development fee is \$3,070.00 /acre which is subject to the runoff coefficient reduction. This fee is to be paid at the time the building permit is issued.

Number: 2

Created: 8/17/2006

[8/17/06] In the Dry Creek basin the two year historic release rate is 0.2 cfs/acre or show that the development can release storm water from the area into the larger system without increasing the peak discharge in the larger system. Extended detention is required to treat the runoff. Section 5.2.3 "Proposed King Soopers Site Drainage" in the Dry Creek drainage master plan contains more detailed information for development of this site. The applicant's engineer indicated he was familiar with it.

Number: 3

Created: 8/17/2006

[8/17/06] A drainage and erosion control report and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado.

Number: 4

Created: 8/17/2006

[8/17/06] A floodplain waiver will need to be submitted since the site is in a City designated floodway that has been eliminated by a City capital drainage project, but the jurisdictional floodplain maps have not officially been revised. The City is in the process of revising the FEMA maps. The applicant was given a waiver form but it is also available on the City's web site.

Number: 5

Created: 8/17/2006

[8/17/06] Response to the applicant's first three written questions:

1. The wetland can continue to be used as "retention" up to the elevation of the old CMP outlet elevation. The developed site "detention" would then be above that elevation. The Natural Resource Department will probably require that the existing retention be maintained to support the wetland.
2. Pumping of storm water is not allowed if there is gravity alternative for a positive outfall. Even then pumping is a variance that would need to be justified and there would be other requirements such as designing the pond to hold twice the total 100 year-2 hour storm volume. There is a storm sewer inlet on the north side of Willox 20 to 30 feet east of the southeast corner of the site. The landowner has filled in a portion of the wetland and plugged the pipe that used to drain the top portion of the wetland. This is the CMP mentioned above. This could be an outlet for the site but it's capacity is approximately 2 cfs. To use it an easement may be needed from the property owner to the east unless a connection could be made to the inlet within the ROW of Willox Ln. The ditch along Blue Spruce Dr. could be used as an outlet since it has extra capacity available. However if you follow the alignment of the CMP there could be conflicts with existing utilities and landscaping. The open ditch along Blue Spruce Dr. doesn't start at Willox but starts on the south of Sundance Circle North. An alternative would be to install a new storm sewer in Blue Spruce Dr. to the ditch. That way the outlet capacity could be increased and maybe even gain some elevation difference depending on where a new pipe was connected to the ditch.
3. The proposed design seems reasonable for detention and water quality treatment. The Natural Resources Department usually requires that site runoff is treated for water quality before it enters a wetland and they do allow detention on top of a wetland. The applicant's engineer and I discussed using landscape islands for extended detention, porous pavement, and infiltration basins as alternatives for water quality treatment. Any of the BMPs in the Urban Drainage manual volume 3 are acceptable but the preferred method is extended detention. I sent the applicant's engineer information on infiltration basin design from New Jersey as well pictures of the inlet on Willox, the channel along Blue Spruce and other outfall pictures.

Number: 6

Created: 8/17/2006

[8/17/06] One of the pictures I sent to the engineer is a picture of the concrete structure which we think is the upper end of an old field drain. I believe this is what actually drains the wetland now. The field drain system is thought to outlet into the Lake Canal irrigation ditch a quarter of a mile or more to the south of the site. It may extend north into the site but that has never been confirmed. To the south, portions of the system have been exposed during the construction of several phases of the Greenbriar development.

Number: 18

Created: 8/17/2006

[8/17/06] In addition to offsite sheet flow that crosses the site there is a storm sewer coming from the north that outlets onto the site and then the water flow east in a ditch into the wetland. This flow will need to be accommodated in the site design and an easement dedicated for it. Generally 20 feet of width is sufficient unless the storm sewer is quite deep, then a larger easement would be required. I sent a drawing showing the approximate location from the City's U-Map inventory.

Topic: Water/Wastewater

Number: 7

Created: 8/17/2006

[8/17/06] The sewer that extends north from Willox was part of the old North College Sanitation District. The condition and capacity of the line will require this project to replace the line with a new 8-inch sewer.

Number: 8

Created: 8/17/2006

[8/17/06] The water main will need to be looped through the project from College Ave. to Willox Ln.

Number: 9

Created: 8/17/2006

[8/17/06] Please provide easements for all public water and sewer lines on the site. Minimum easement widths are 20 feet for water and 30 feet for sewer.

Number: 10

Created: 8/17/2006

[8/17/06] Provide separate water/sewer services for each building, and if there are living units in any of the commercial buildings, provide separate water/sewer services for the residential use.

Number: 11

Created: 8/17/2006

[8/17/06] The water conservation standards for landscape and irrigation will apply to the site.

Number: 12

Created: 8/17/2006

[8/17/06] Development fees and water rights will be due at the time of building permits.

Department: Zoning

Issue Contact: Peter Barnes

Topic: Zoning

Number: 13

Created: 8/17/2006

[8/17/06] The property is zoned CCN. The fueling facility (aka gas station) is not a permitted use in the zone. Automobile services such as tire sales/installation, vehicle repair, lube and car wash are also not permitted in the zone.

Number: 14

Created: 8/17/2006

[8/17/06] The maximum number of parking spaces allowed for the shopping center is 5 spaces per 1000 s.f. of floor area.

Number: 15

Created: 8/17/2006

[8/17/06] Building locations need to comply with the build-to-line standards in Section 3.5.3 (B). There are some exceptions listed in the regulations.

Number: 17

Created: 8/17/2006

[8/17/06] The development application will be processed as a Type 2, Planning and Zoning Board review.

Number: 19

Created: 8/17/2006

[8/17/06] The site plan presented doesn't include much detail, so additional comments regarding site layout will be made at such time as a more detailed plan is presented.

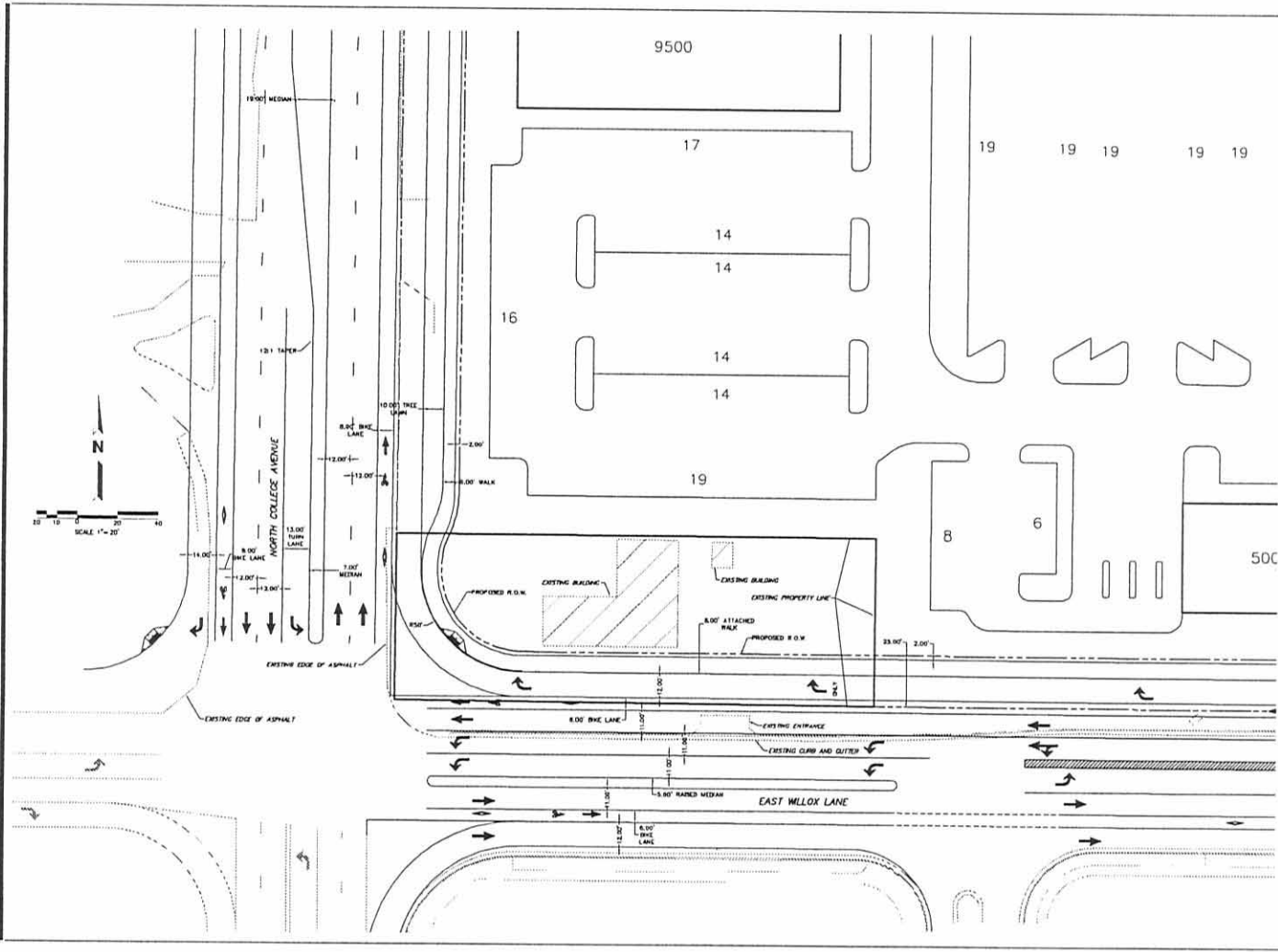
CAD INFORMATION
 Plot Date: 04/23/2008
 Plot Time: 10:45:00
 Plot User: E. BEPVAL
 Plot Path: \\S:\Projects\2008\04\23\20080423\20080423.dwg

Model Space: 0
 Paper Space: 1
 Plot Style: 0
 Color Table: 1
 Plot Device: 0
 Plot Name: 0

K References:
 1. 2008 ICD

Project Manager: [Redacted]
 Location: 33.84666667, -104.84666667
 Date: 04/23/2008
 Time: 10:45:00
 User: E. BEPVAL

Sheet Number: 3
 Total Sheets: 3



Date	Author	Checked	Reviewed
APR 23 2008	108131CD		
	Drawn By: E. BEPVAL		
	Checked By: W. HARRIS		

Sheet Number:
3

**NORTH COLLEGE AVE.
 & WILLOX LANE
 RETAIL CENTER
 FORT COLLINS, COLORADO
 INTERSECTION PLAN**

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PRELIMINARY FOR REVIEW