

Conceptual Review Agenda

Schedule for 09/11/17 to 09/11/17

281 Conference Room A

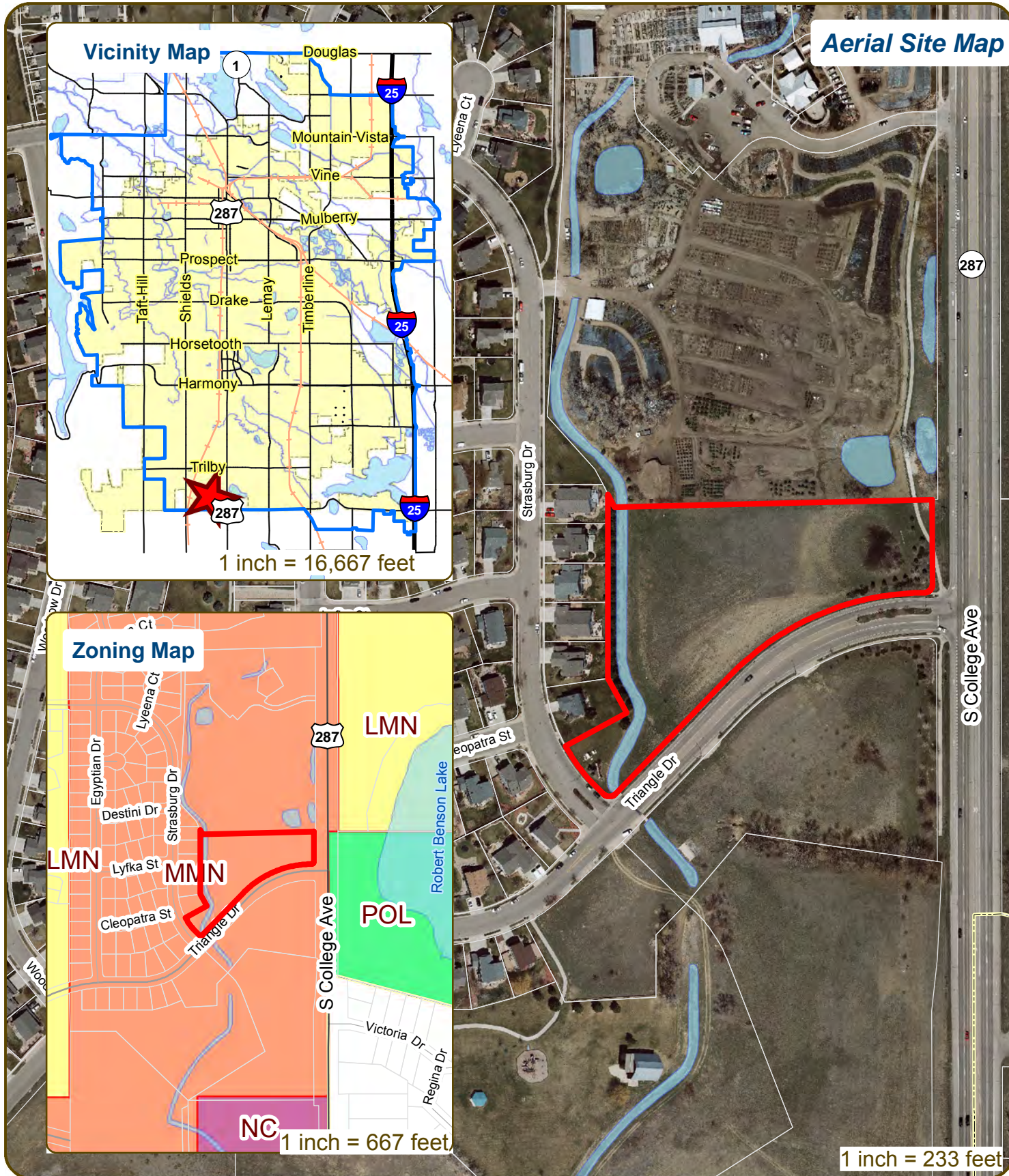
Monday, September 11, 2017

Time	Project Name	Applicant Info	Project Description	Planner
9:30	Good Samaritan Affordable Housing CDR170053	Andy Yackley 605-321-7233 ayackley@good-sam.com	This is a request to construct a 60-unit affordable housing complex at 120 Triangle Drive. The proposed building is three stories and contains 51 one-bedroom units and nine two-bedroom units. The site has two points of access off of Triangle Drive to 95 perimeter parking spaces. A drainage easement is proposed adjacent to College Ave, and the Loudon Ditch runs along the west side of the parcel. The project is located in the Medium-Density Mixed Use (MMN) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Jason Holland
10:15	Centerline Wireless CDR170052	JoshRoberts 3039333293X1443 joshuaroberts@centerlinesolutions.com	This is a request to install new wireless communication equipment on the roof of the Poudre Valley Hospital Parking Garage at 1027 S Lemay (parcel #9713415901). The equipment would include two remote radio heads, one power panel, one equipment box, one quasi-omni antenna and one tripod mount within a concealing chimney shroud on the roof of the parking garage. The proposed chimney shroud is 53 feet 10 inches from the ground; 5 feet taller than the top of the existing parapet. The property is located in the Employment (E) zone district and is subject to Administrative (Type 1) Review.	Ted Shepard

Monday, September 11, 2017

Time	Project Name	Applicant Info	Project Description	Planner
11:00	132 Willox Ct - Townhomes & Drive Thru CDR170054	Partick McNaney (970) 231-3026 patmcnaney@hotmail.com	This is a request to split one 36,000 square foot parcel into two 18,000 square foot parcels at 132 Willox Ct (parcel# 9835406009). One parcel would contain ten, two-story townhomes totaling approximately 10,000 square feet. The second parcel would contain one, 450 square foot drive thru restaurant. Residential parking would be provided in front of the townhomes and would be accessed from the west off of Willox Ct. The drive thru lane for the restaurant would be accessed off of Willox Ln and would exit onto Willox Ct. A small patio would be adjacent to the restaurant building, within the drive thru lane. The parcel is located in the Service Commercial (CS) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Clay Frickey

120 Triangle Drive Good Samaritan Affordable Housing



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

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 is it? _____

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

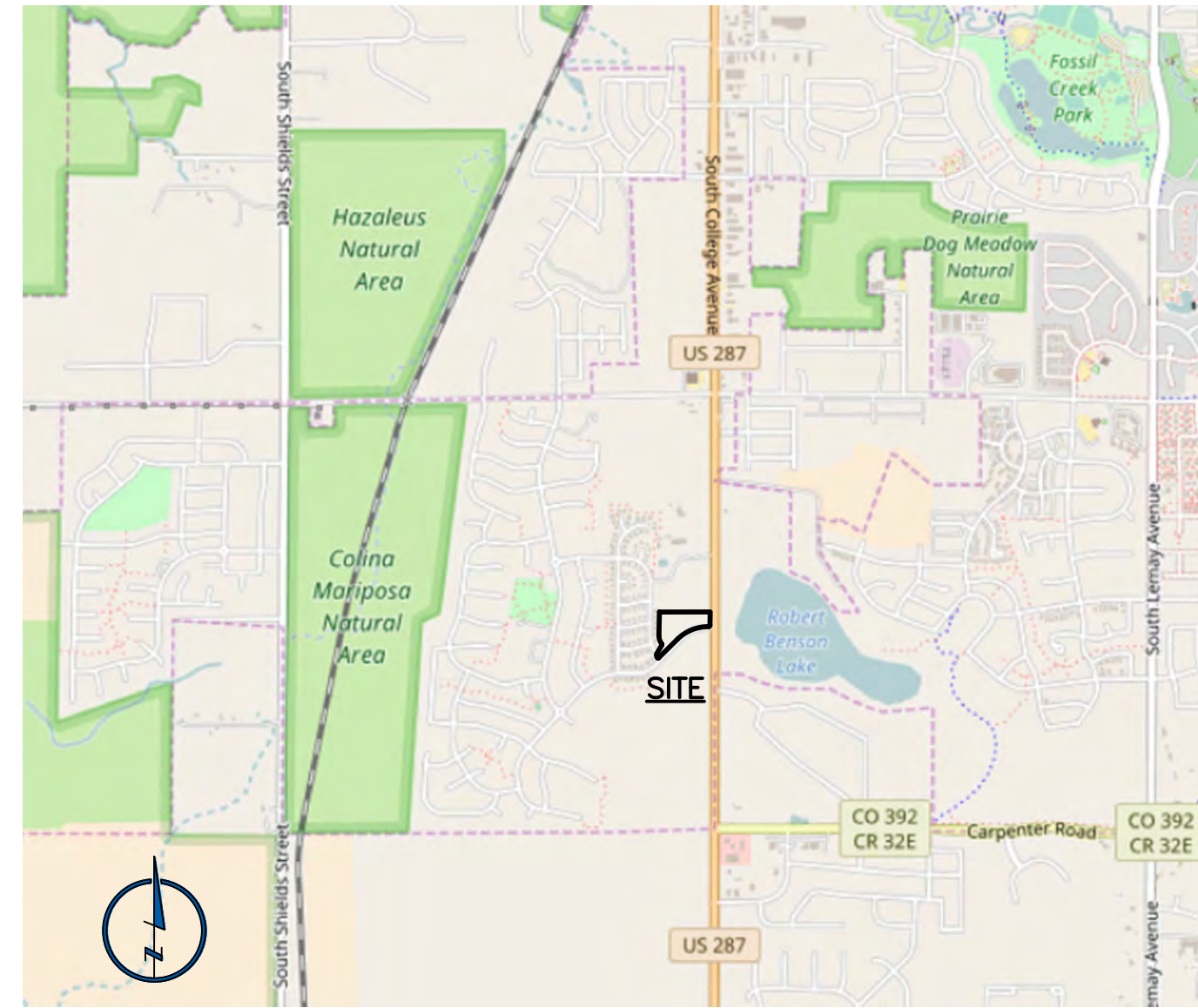
Increase in Impervious Area _____ S.F.

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

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?

ALTA/NSPS LAND TITLE SURVEY

LOCATED IN THE EAST HALF OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



VICINITY MAP
N.T.S.

TITLE POLICY NOTES

REFERENCED FROM: LAND TITLE GUARANTEE COMPANY (OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY) TITLE POLICY NUMBER FCC25149777

THE FOLLOWING NOTES REFER TO EXCEPTIONS FROM SCHEDULE B OF THE ABOVE-REFERENCED TITLE POLICY. PLEASE REFER TO SAID POLICY AND THE CITED DOCUMENTS FOR ADDITIONAL TERMS AND CONDITIONS WHICH ARE NOT PLOTTABLE.

- 1-7 INTENTIONALLY OMITTED
8. RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED NOVEMBER 13, 1895, IN BOOK 86 AT PAGE 183. AFFECTS THE SUBJECT PROPERTY. NOT PLOTTABLE. NO EVIDENCE OF MINING WAS VISIBLE ON THE SITE.
9. UNDIVIDED 2% INTEREST IN AND TO ALL OIL, GAS AND OTHER MINERALS AS RESERVED BY DANIEL G. BRIGGS IN DEED RECORDED AUGUST 03, 1928, IN BOOK 574 AT PAGE 268, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. AFFECTS THE SUBJECT PROPERTY. NOT PLOTTABLE. NO EVIDENCE OF MINING WAS VISIBLE ON THE SITE.
10. RIGHT OF WAY EASEMENT AS GRANTED TO MOUNTAIN STATES TELEPHONE AND TELEGRAPH IN INSTRUMENT RECORDED MARCH 25, 1974, IN BOOK 1593 AT PAGE 891. NOT LOCATED ON THE SUBJECT PROPERTY.
11. RESERVATION OF 1/2 OF ALL GRAVEL AND MINERALS AS RESERVED BY DENES AGRICULTURE AND LIVESTOCK COMPANY, A COLORADO GENERAL PARTNERSHIP, IN WARRANTY DEED RECORDED NOVEMBER 9, 1984 IN BOOK 2297 AT PAGE 1211, AND ANY AND ALL ASSIGNMENTS THEREOF OR INTERESTS THEREIN. AFFECTS THE SUBJECT PROPERTY. NOT PLOTTABLE. NO EVIDENCE OF MINING WAS VISIBLE ON THE SITE.
12. TERMS, CONDITIONS AND PROVISIONS OF LETTER RECORDED NOVEMBER 10, 1987 AT RECEPTION NO. 87063898. NOT PLOTTABLE. AREA REFERENCED DOES NOT APPEAR TO BE PART OF THE SUBJECT PROPERTY.
13. AN EASEMENT FOR INSTALLATION, CONSTRUCTION, MAINTENANCE, REPAIR, ALTERATION, INSPECTION AND REPLACEMENT OF PIPELINES, AND INCIDENTAL PURPOSES, FOR THE TRANSPORTATION OF GAS, OIL AND ASSOCIATED COMMUNICATION FACILITIES ON, OVER OR THROUGH PROPERTY, AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO BY AN INSTRUMENT RECORDED SEPTEMBER 21, 1993 AT RECEPTION NO. 93068673, UPON THE TERMS AND CONDITIONS THEREIN SET FORTH.
14. AN EASEMENT FOR ACCESS TO AND FROM SUBDIVISION PROPERTY, DRAINAGE AND INSTALLATION, REPAIR, AND MAINTENANCE OF UTILITIES AND INCIDENTAL PURPOSES AS EVIDENCED BY EASEMENT DECLARATION RECORDED MAY 3, 1995 AT RECEPTION NO. 95024764, UPON THE TERMS AND CONDITIONS THEREIN SET FORTH. THE WEST 24.50 FEET OF SAID EASEMENT CROSSES THE SUBJECT PROPERTY AS SHOWN HEREON.
15. STORM WATER DRAINAGE EASEMENTS RECORDED JANUARY 19, 1996 AT RECEPTION NO. 96004311 AND JANUARY 22, 1996 AT RECEPTION NO. 96004693. NOT LOCATED ON THE SUBJECT PROPERTY. LEGAL DESCRIPTIONS ARE ALL IN THE NE 1/4 OF SEC 14.
16. TERMS, CONDITIONS AND PROVISIONS OF AGREEMENT RECORDED APRIL 10, 1996 AT RECEPTION NO. 96025283. NOT SHOWN HEREON. THE LOCATION OF SAID EASEMENT HAS BEEN SUPERCEDED BY THE LOCATION SHOWN ON THE PLAT OF SHENANDOAH P.U.D. FILING ONE, AS INDICATED BY THE TERMS OF THE AGREEMENT, AND THE SIGNATURE ON SAID PLAT BY THE LOUDON DITCH COMPANY.
17. TERMS, CONDITIONS AND PROVISIONS OF DEVELOPMENT AGREEMENT DATED NOVEMBER 20, 1997 AS EVIDENCED BY NOTICE RECORDED DECEMBER 23, 1997 AT RECEPTION NO. 97085965.
18. EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF SHENANDOAH P.U.D. FILING ONE RECORDED DECEMBER 23, 1997 UNDER RECEPTION NO. 97085966. AS SHOWN HEREON.
19. RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED APRIL 29, 1999, UNDER RECEPTION NO. 99036975.

NOTE: SUBJECT PROPERTY ANNEXED TO ABOVE BY INSTRUMENT RECORDED R/ \ XX, 19XX UNDER RECEPTION NO. XXXXXXXX.

NOTE: DECLARATION OF ADDRESS RECORDED JANUARY 2, 2008 UNDER RECEPTION NO. 2008000207. THIS IS THE ADDRESS FOR THE HOA, NOT THE SUBJECT PROPERTY.

20. EXISTING LEASES OR TENANCIES, IF ANY. NOT PLOTTABLE. NO VISIBLE USES BY OTHERS BEYOND THE UTILITIES SHOWN AND THE LOUDON DITCH.

OPTIONAL TABLE A ITEMS

THE FOLLOWING NOTES REFER TO OPTIONAL ITEMS FROM TABLE A OF THE 2016 STANDARD DETAIL REQUIREMENT FOR ALTA/ACSM LAND TITLE SURVEYS.

1. MONUMENTS HAVE BEEN FOUND OR SET ON PERIMETER OF THE SUBJECT PROPERTY AS SHOWN HEREON.
2. NO ADDRESS WAS POSTED ON THE SITE. NO BUILDINGS EXIST ON SITE. THE LARIMER COUNTY ASSESSOR DOES NOT LIST AN ADDRESS FOR THIS SITE. THE CITY OF FORT COLLINS SHOWS THE ADDRESS AS 114 TRIANGLE DRIVE. ACCORDING TO THE ADDRESSING SHOWN ON THE UNOFFICIAL COPY OF THE PLAT AVAILABLE ON THEIR WEBSITE AT CITYDOCS.FCGOV.COM.
3. THE SUBJECT PROPERTY IS LOCATED IN UNSHADED ZONE X, DEFINED AS BEING AN AREA OF MINIMAL FLOOD HAZARD ACCORDING TO FEMA FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 98069 01200F, EFFECTIVE 12/19/2006, PANEL NOT PRINTED.
4. THE SUBJECT PROPERTY CONTAINS A GROSS AREA OF 157,148 SQUARE FEET, 4.608 ACRES, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RIGHTS OF WAY OF RECORD.
- 6(a) A ZONING REPORT WAS NOT RECEIVED.
ZONING: ACCORDING TO THE CITY OF FORT COLLINS WEBSITE THE PROPERTY IS ZONED MMN, MEDIUM DENSITY MIXED USE NEIGHBORHOOD DISTRICT.
SETBACKS: RESIDENTIAL SETBACKS ARE 30 FEET FROM ARTERIAL STREETS, 15 FEET FROM NON-ARTERIAL STREETS. GARAGES ARE REQUIRED TO BE SETBACK AT LEAST 20 FEET, SIDE YARD SETBACKS ARE 5 FEET. THE ABOVE MAY ALL BE MODIFIED USING ALTERNATIVE COMPLIANCE GUIDELINES. MIXED-USE AND COMMERCIAL SETBACKS HAVE MORE VARIATION AND ARE SITE-PLAN DEPENDENT.
HEIGHT RESTRICTIONS: 3 STORES (SOME SPECIFIC EXCEPTIONS ARE GRANTED NEAR INTERSECTIONS AND BUILDINGS IN EXCESS OF 40 FEET IN HEIGHT REQUIRE A SPECIAL REVIEW).
DENSITY: 7 RESIDENTIAL UNITS/ACRE, 12 MIXED-USE UNITS/ACRE. MULTI-STORY BUILDINGS DO NOT FOLLOW THIS CRITERIA.
PLEASE REFER TO THE LAND USE CODE FOR SPECIFIC ALLOWABLE USES AND DENSITY REQUIREMENTS.
- 6(b) A ZONING REPORT WAS NOT RECEIVED AND PROPOSED USES AND BUILDING TYPES AFFECT THE ALLOWABLE SETBACKS.
- 7(a) THERE ARE NO BUILDINGS ON THE SUBJECT PROPERTY.
8. SUBSTANTIAL FEATURES OBSERVED HAVE BEEN SHOWN HEREON.
9. NO PARKING LOTS EXIST ON THIS SITE.
10. NO PARTY WALLS EXIST ON THIS SITE.
11. THIS DRAWING INCLUDES OBSERVED EVIDENCE OF SERVICES AND UTILITIES EVIDENT AT THE TIME OF SURVEY, ALSO SHOWN ARE UTILITY MARKINGS PLACED BY A PRIVATE UTILITY LOCATOR ON 7/16/2017. NO RESPONSIBILITY OR LIABILITY IS ASSUMED BY THE SURVEYOR FOR THE FAILURE TO SHOW ANY BURIED SERVICE AND/OR UTILITY LINES EVEN THOUGH THEY MAY EXIST. CONTACT "ONE CALL" (811) PRIOR TO ANY EXCAVATION ON THIS SITE.
12. NO ADDITIONAL ITEMS ARE REQUIRED.
13. NAMES OF ADJACENT OWNERS HAVE BEEN SHOWN HEREON PER THE LARIMER COUNTY ASSESSOR'S WEBSITE.
16. THERE IS NO EVIDENCE OF RECENT EARTH MOVING ON THE SITE. THE LOUDON DITCH HAS BEEN CLEANED OUT AND THE DEBRIS FROM THE DITCH HAS BEEN PLACED ON THE EAST SIDE OF THE DITCH.
17. THE SUBJECT PROPERTY IS IN A PLATTED SUBDIVISION AND THE ADJACENT ROAD RIGHTS OF WAY REFLECT CURRENT AND FUTURE RIGHT OF WAY REQUIREMENTS OF THE CITY OF FORT COLLINS. NO ADDITIONAL RIGHT OF WAY IS ANTICIPATED.
18. NO FIELD DELINEATION OF WETLANDS WAS MADE. NO WETLANDS WERE LOCATED. A DITCH AND A DETENTION POND EXIST ON SITE. THE DITCH IS CURRENTLY FULL OF IRRIGATION WATER AND THE POND IS DRY.
19. NO OFFSITE (APPURTENANT) EASEMENTS WERE INCLUDED IN THE TITLE PACKAGE.

ALTA NOTES

1. ACCESS: THE SUBJECT PROPERTY DIRECTLY ABUTS COLLEGE AVENUE AND TRIANGLE DRIVE, PUBLICLY DEDICATED RIGHTS OF WAY.

COLLEGE AVENUE: THERE IS A CURB CUT NEAR THE NORTHEAST CORNER OF THE SITE, BUT NO DRIVEWAY IS CONSTRUCTED IN THAT LOCATION. THE CURB AND GUTTER ALONG COLLEGE AVENUE (HIGHWAY 287) WAS REPLACED IN 2014 AND THE CURB CUT WAS REBUILT THEN, INDICATING AN ACKNOWLEDGEMENT OF AN EXISTING ACCESS RIGHT IN THAT LOCATION. FULL MOVEMENT (ACCESS TO NORTH OR SOUTH-BOUND COLLEGE AVENUE) IS POSSIBLE FROM THIS LOCATION. THE CITY OF FORT COLLINS CONTROLS ACCESS TO SOUTH COLLEGE AVENUE WITHIN THE CITY LIMITS. ACCESS DIRECTLY ONTO COLLEGE AVENUE FROM THE SUBJECT PROPERTY MAY NOT BE PERMITTED.

TRIANGLE DRIVE: NO CURB CUTS OR DRIVES ARE CONSTRUCTED ALONG TRIANGLE DRIVE. THERE IS A MEDIAN LOCATED AT THE EAST END OF TRIANGLE DRIVE THAT PREVENTS LEFT TURNS FROM THE PROPERTY ONTO EAST-BOUND TRIANGLE DRIVE.

LOUDON DITCH: IT IS APPARENT THAT THE LOUDON DITCH IS CLEANED OUT FROM THE EAST SIDE OF THE DITCH WITH HEAVY EQUIPMENT. NO DITCH ROAD IS EVIDENT AND NO CURB CUT INDICATES A SPECIFIC ENTRY POINT FOR SAID EQUIPMENT.

2. MONUMENTS WERE FOUND ON THE EAST EDGE OF THE EXCEPTED PARCEL (THE WEST SIDE OF THE SUBJECT PARCEL). THE EAST LINE OF THE EXCEPTED PARCEL IS CONGRUENT WITH THE WEST LINE OF THE LOUDON DITCH EASEMENT. THE MONUMENTS FOUND IN THE FIELD WERE HELD FOR BOTH THE LOCATION OF THE EXCEPTED PARCEL AND THE LOCATION OF THE DITCH EASEMENT.
4. THE STONE PILLAR FOR THE SHENANDOAH SUBDIVISION SIGN AND THE LANDSCAPED AREA AROUND THE SIGN EXTENDS INTO THE WEST EDGE OF THE SUBJECT PARCEL. THE GRASS BETWEEN THE EAST EDGE OF THE EXCEPTED PARCEL AND THE WEST BANK OF THE DITCH APPEARS TO BE IRRIGATED BY OTHERS. INDIVIDUAL SPRINKLER HEADS WERE NOT LOCATED.

LEGEND	
—————	PROPERTY LINE
- - - - -	EASEMENT LINE
—————	SECTION/ALIQUOT LINE
—————	ADJACENT PROPERTY LINE
x-x-x-x-x	FENCE LINE
—G—G—G—G—	GAS LINE, UNDERGROUND
—W—W—W—W—	WATER LINE, UNDERGROUND
—E—E—E—E—	ELECTRIC LINE, UNDERGROUND
—ST—ST—ST—	STORM CULVERT
—FO—FO—FO—	FIBER OPTIC LINE, UNDERGROUND
⊙	SEWER MANHOLE
⊕	SEWER WARNING SIGN
⊖	FIBER OPTIC
⊕	FIBER OPTIC WARNING SIGN
⊕	GAS VALVE
⊕	GAS WARNING SIGN
⊙	WATER MANHOLE
⊙	CURB STOP
⊙	WATER METER
⊙	UTILITY POLE
⊙	ELECTRIC METER
⊙	ELECTRIC PULLBOX
⊙	ELECTRIC TRANSFORMER
⊙	BOLLARD
+	ROAD DELINEATOR
+	SIGN
⊕	MAILBOX
▲	CONTROL POINT
●	SECTION/ALIQUOT CORNER
1	MONUMENT FOUND, #4 REBAR W/ ORANGE PLASTIC CAP LS 37899
2	MONUMENT FOUND, #4 REBAR W/ RED PLASTIC CAP, LS 17662
3	MONUMENT FOUND, #4 REBAR W/ RED PLASTIC CAP, LS ILLEGIBLE
4	MONUMENT FOUND, #4 REBAR W/ NO CAP
5	MONUMENT FOUND, NAIL AND 3/4" BRASS DISK LS 17662
6	MONUMENT FOUND, NAIL AND 3/4" BRASS DISK LS 37899
7	MONUMENT FOUND, #5 REBAR W/ 1 1/2" ORANGE PLASTIC CAP LS 28286
△	MONUMENT SET, #5 REBAR W/ 1 1/4" YELLOW PLASTIC CAP LS 31159
XX	TITLE COMMITMENT ITEM NUMBER
(M)	MEASURED DIMENSION
(R)	RECORD DIMENSION

NOTES

1. THE DIMENSION TEXT IS SHOWN ON THE SAME SIDE OF THE PROPERTY LINE WHERE THE TOPOGRAPHIC FEATURE IS LOCATED.
2. 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 CERTIFICATION SHOWN HEREON.
3. ALL EASEMENTS AND RIGHT-OF-WAYS ARE REFERENCED FROM: REFERENCED FROM: LAND TITLE GUARANTEE COMPANY (OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY) TITLE POLICY NUMBER FCC25149777

HORIZONTAL DATUM

MODIFIED COLORADO STATE PLANE NORTH NAD 83 GEOD 12A GRID BEARINGS AND GROUND DISTANCES.
*TO ACHIEVE TRUE STATE PLANE COLORADO NORTH COORDINATES SCALE FROM CONTROL POINT 1 (LAT 40°29'11.86003" N, LONG 105°04'45.82291" W = PROJECT COORDINATE N 1420396.40, E 3116992.65) BY THE COMBINED SCALE FACTOR OF 0.999726287.

BASIS OF BEARING

COLORADO STATE PLANE NORTH NAD 83 GRID BEARINGS WERE USED, IN WHICH THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 14 BEARS SOUTH 00°08'02" EAST, 2668.00', SAID LINE BEING MONUMENTED AT THE EAST QUARTER CORNER AND AT THE SOUTHEAST CORNER BY FOUND #6 REBAR WITH 3 1/4" ALUMINUM CAP, L.S. 20672, IN A MONUMENT BOX.

RECORD LEGAL

REFERENCED FROM: LAND TITLE GUARANTEE COMPANY (OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY) TITLE POLICY NUMBER FCC25149777

TRACT F, SHENANDOAH P.U.D., FILING ONE, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

EXCEPT THAT PORTION CONVEYED BY DEED RECORDED APRIL 14, 2006 AT RECEPTION NO. 20060027841.

SURVEY DESCRIPTION

TRACT F, SHENANDOAH P.U.D., FILING ONE, LOCATED OVER A PORTION OF THE EAST HALF OF SECTION 14, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

EXCEPT THAT PORTION CONVEYED BY DEED RECORDED APRIL 14, 2006 AT RECEPTION NO. 20060027841;

THE PERIMETER OF WHICH IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID TRACT F, FROM WHENCE THE EAST QUARTER CORNER OF SAID SECTION 14 BEARS THENCE NORTH 88°42'18" EAST FOR 72.01 FEET TO THE POINT OF BEGINNING;

THENCE SOUTH 00°08'02" EAST FOR 150.03 FEET;

THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 15.00 FEET AND A LONG CHORD BEARING SOUTH 44°46'53" WEST FOR 21.18 FEET) FOR AN ARC LENGTH OF 23.52 FEET;

THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 484.00 FEET AND A LONG CHORD BEARING SOUTH 66°53'23" WEST FOR 375.22 FEET) FOR AN ARC LENGTH OF 385.32 FEET;

THENCE SOUTH 44°06'31" WEST FOR 293.59 FEET;

THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 14.98 FEET AND A LONG CHORD BEARING SOUTH 62°12'06" WEST FOR 9.34 FEET) FOR AN ARC LENGTH OF 9.50 FEET;

THENCE NORTH 46°11'19" WEST FOR 9.50 FEET;

THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 37.00 FEET AND A LONG CHORD BEARING NORTH 08°36'00" WEST FOR 44.85 FEET) FOR AN ARC LENGTH OF 48.18 FEET;

THENCE NORTH 28°43'37" EAST FOR 109.15 FEET;

THENCE ALONG A CURVE TO THE LEFT (HAVING A RADIUS OF 13.00 FEET AND A LONG CHORD BEARING NORTH 02°48'53" WEST FOR 13.85 FEET) FOR AN ARC LENGTH OF 14.60 FEET;

THENCE NORTH 36°54'25" WEST FOR 6.81 FEET;

THENCE ALONG A CURVE TO THE RIGHT (HAVING A RADIUS OF 147.90 FEET AND A LONG CHORD BEARING NORTH 18°02'53" WEST FOR 91.38 FEET) FOR AN ARC LENGTH OF 92.90 FEET;

THENCE NORTH 00°01'28" EAST FOR 263.24 FEET;

THENCE SOUTH 27°15'59" EAST FOR 1.49 FEET;

THENCE NORTH 88°42'18" EAST FOR 565.82 FEET TO THE POINT OF BEGINNING.

CONTAINS 157,148 SQUARE FEET OR 3.608 ACRES.

SURVEYOR'S CERTIFICATION

I, EVANGELICAL LUTHERAN GOOD SAMARITAN SOCIETY, A NORTH DAKOTA NON-PROFIT CORPORATION; LAND TITLE GUARANTEE COMPANY; OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY; AND DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT ("HUD").

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A, 7A, 8, 9, 10A, 10B, 11, 12, 13, 16, 17, 18 AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 7/7/2017 TO 7/24/2017.

DATE OF PLAT OR MAP:

DRAFT

LAINÉ A. LANDAU
COLORADO PLS 31159
ON BEHALF OF LAMP, RYNEARSON & ASSOCIATES, INC.
EMAIL ADDRESS: LAINE.LANDAU@LRA-INC.COM



DRAWN BY	BEER
CHECKED BY	LAL
DATE	7/28/2017
JOB NUMBER-TAB99	0217044.00
BOOK AND PAGE	

REMARKS

4715 Innovation Drive

Fort Collins, CO 80525

www.LRA-inc.com

970.226.0342 | P

970.226.0879 | F

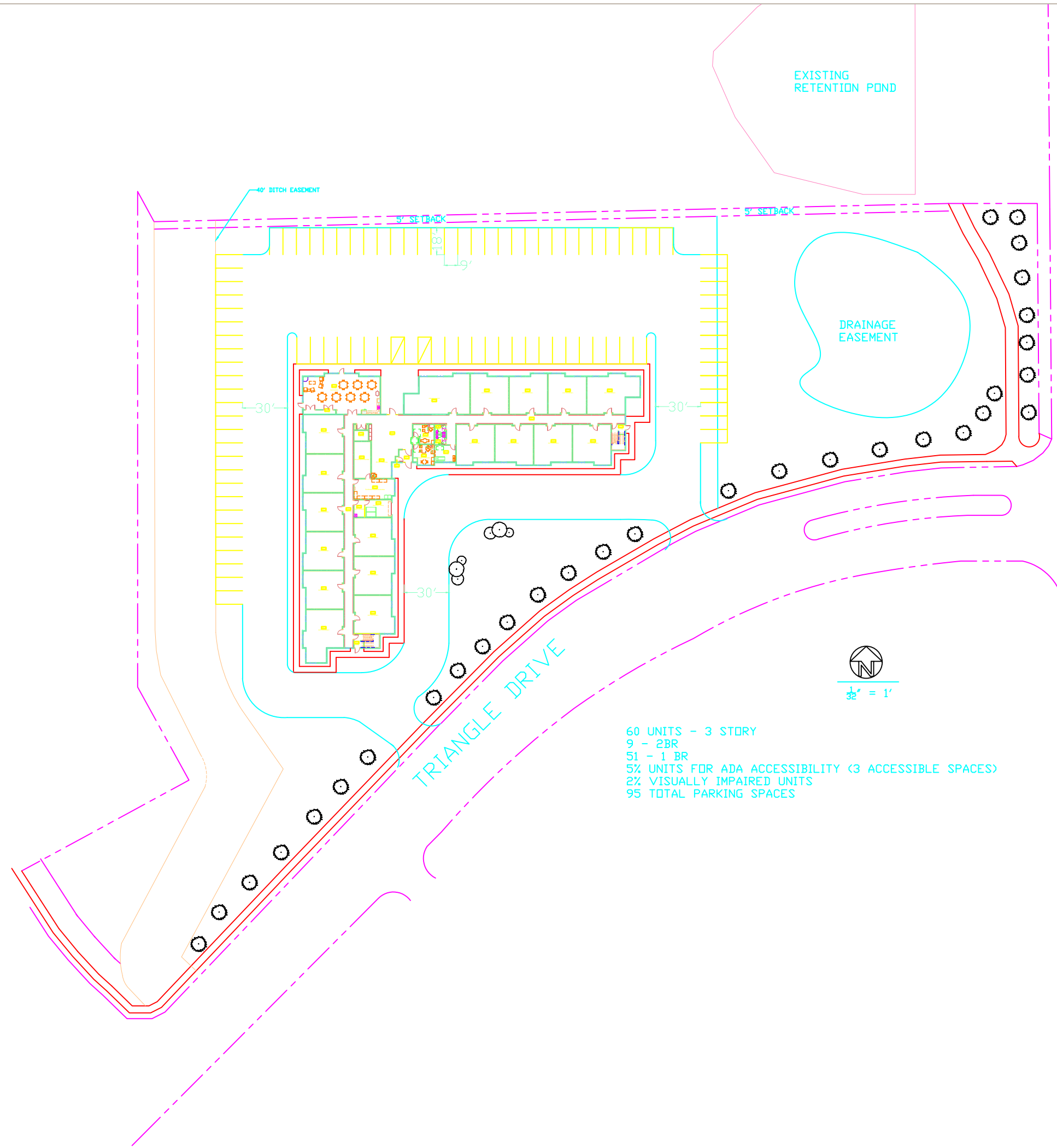
LAMP RYNEARSON & ASSOCIATES

ALTA/NSPS LAND TITLE SURVEY
LOCATED IN THE E 1/2 OF SECTION 14
T 6 N, R 69 W, 6TH P.M.
LARIMER COUNTY, COLORADO

SHEET

1 of 2





60 UNITS - 3 STORY
 9 - 2BR
 51 - 1 BR
 5% UNITS FOR ADA ACCESSIBILITY (3 ACCESSIBLE SPACES)
 2% VISUALLY IMPAIRED UNITS
 95 TOTAL PARKING SPACES

SOUTH COLLEGE AVE

TRIANGLE DRIVE

EXISTING RETENTION POND



NOT FOR CONSTRUCTION

SHEET ___ OF ___

SHEET TITLE
 Site Layout

CHECKED BY Checker

DRAWN BY Author

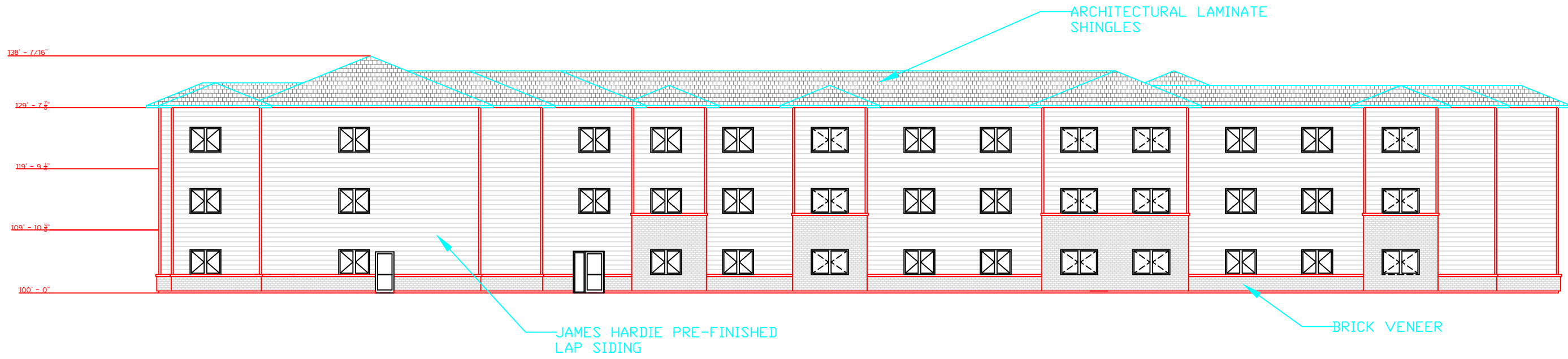
PROJECT NO:

MARK	DATE	DESCRIPTION
-	2017-08-16	Pre-Application

PROJECT NAME:
 Ft. Collins Good Samaritan
 Affordable Housing
 120 Triangle Drive
 Fort Collins CO

SEAL

CONSULTANTS



SOUTH ELEVATION

$$\frac{1}{8}'' = 1'$$

CONSULTANTS

SEAL

PROJECT NAME:
 Ft. Collins Good Samaritan
 Affordable Housing
 120 Triangle Dr
 Fort Collins CO

MARK	DATE	DESCRIPTION
-	2017-08-16	Pre-Application

PROJECT NO:

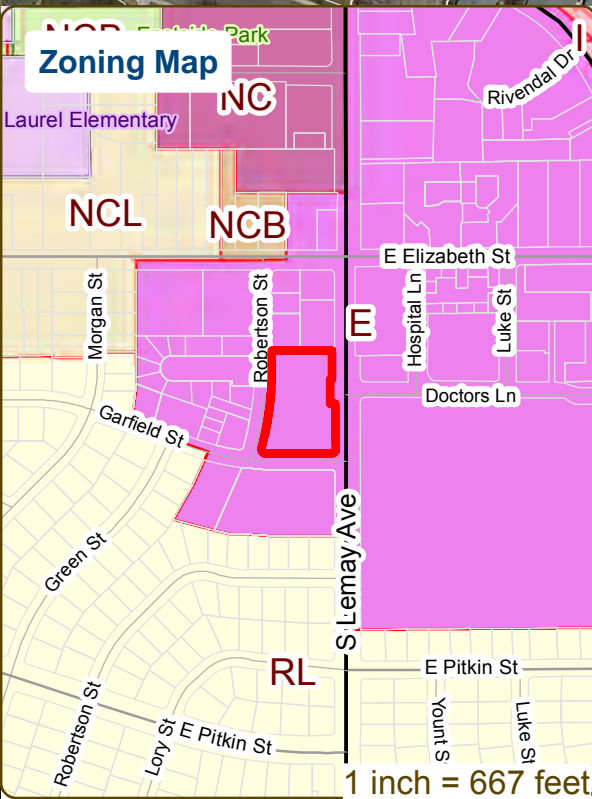
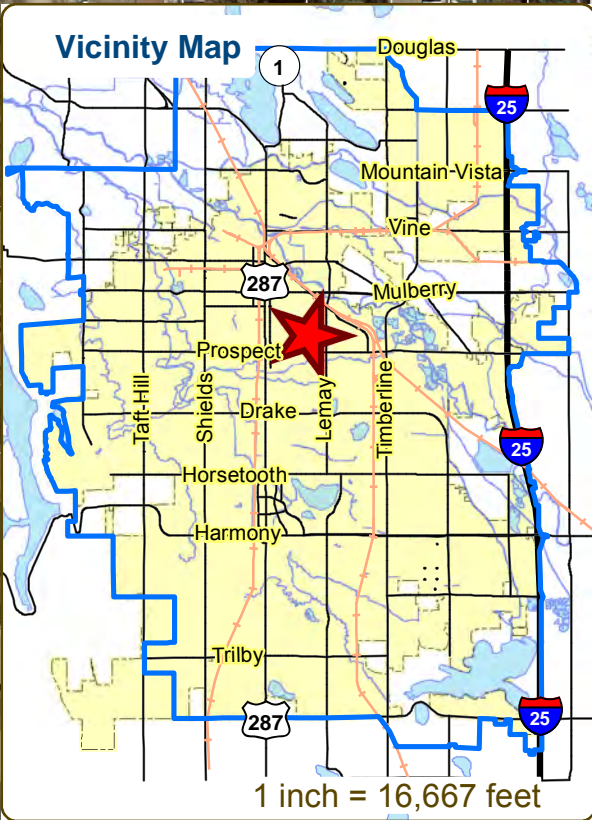
DRAWN BY Author

CHECKED BY Checker

SHEET TITLE
 Site
 Layout

**NOT FOR
 CONSTRUCTION**
 SHEET ___ OF ___

Centerline Wireless 1027 S Lemay Ave



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CONCEPTUAL REVIEW: APPLICATION

General Information

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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.

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) _____

Josh Roberts, Consultant

Business Name (if applicable) Centerline Solutions (on behalf of Verizon Wireless)

Your Mailing Address 16035 Table Mountain Parkway, Golden, CO 80403

Phone Number 303-993-3293 x1443 Email Address joshuaroberts@centerlinesolutions.com

Site Address or Description (parcel # if no address) 1027 S. Lemay Ave., Fort Collins, CO 80524

Description of Proposal (attach additional sheets if necessary) Proposal to install a new Verizon Wireless small cell telecommunications site (new ballast mount with (2) RRHs, (1) power panel, (1) equipment box, (1) new quasi-omni antenna, (1) tripod mount within concealing chimney shroud on roof of garage

Proposed Use Telecommunications Existing Use UCHealth Parking Garage

Total Building Square Footage 553.66 S.F. Number of Stories 5 Lot Dimensions _____

Age of any Existing Structures approximately 20 years (UCHealth Parking Garage)

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 324 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?

verizon^v

FTC COFFEE BREAK SC

verizon^v
 3131 SOUTH VAUGHN WAY #500
 AURORA, COLORADO 80014
 (303) 873-2652

AeroSolutions LLC
Optimizing Your Wireless Infrastructure
 5555 CENTRAL AVENUE #100
 BOULDER, COLORADO 80301
 PH: (720) 304-6882
 FAX: (720) 304-6883

AERO PROJECT #: 097-17-0101

REVISION SCHEDULE

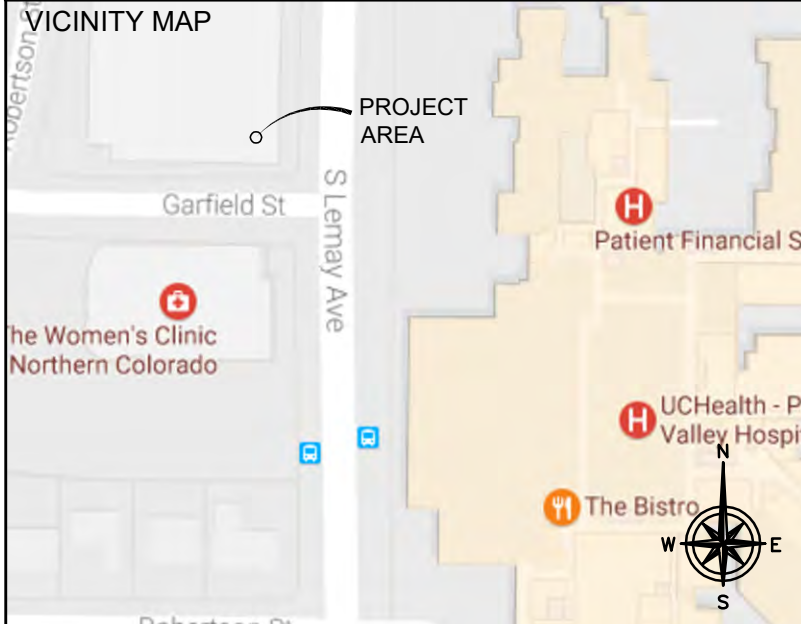
REV	DATE	BY	DESCRIPTION
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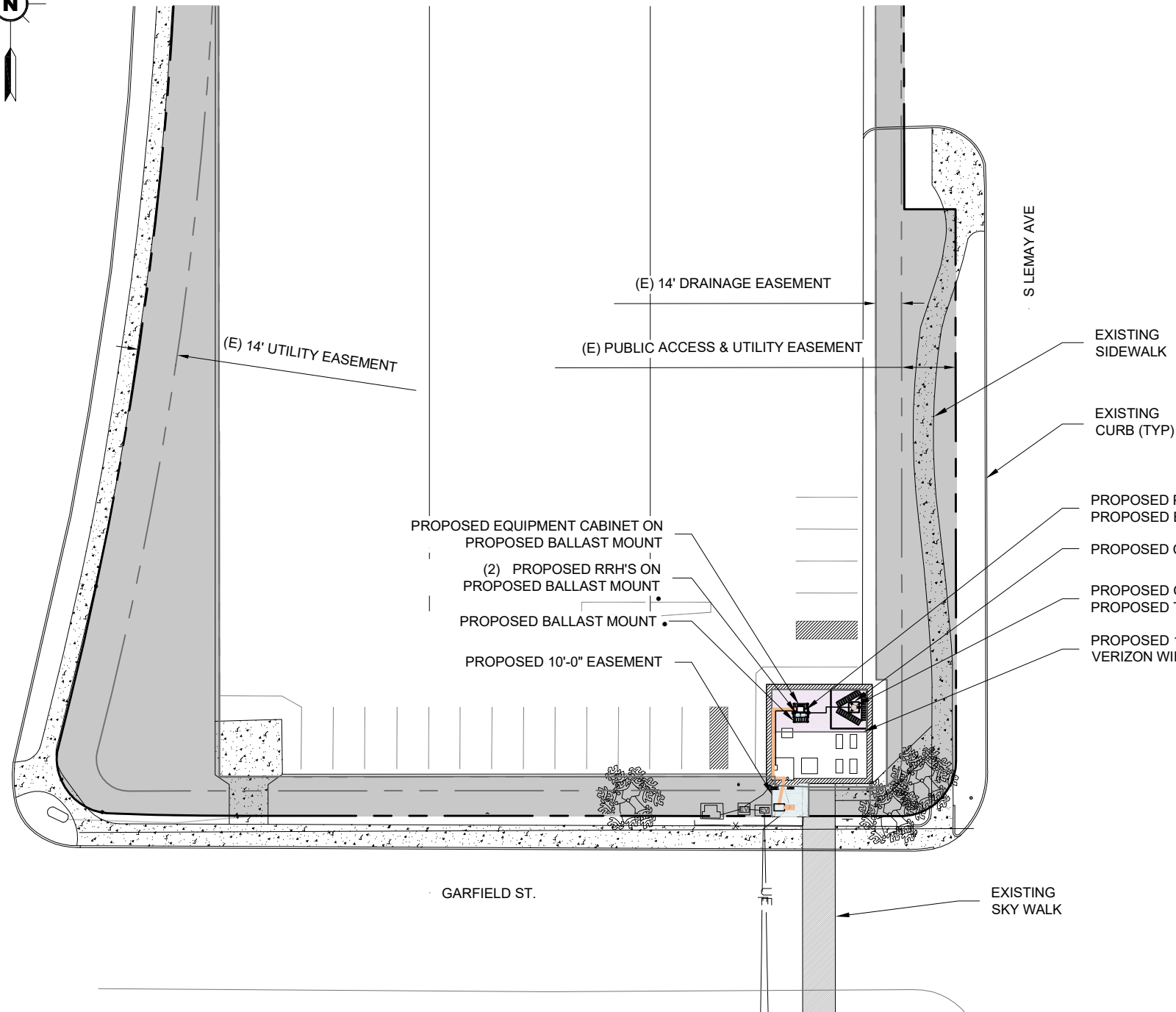
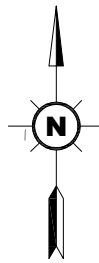
SMALL CELL

1027 S LEMAY AVE

FT. COLLINS, COLORADO 80524

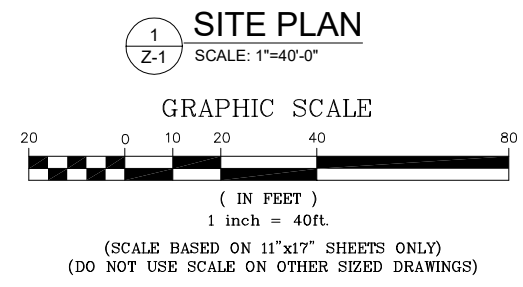
ZONING DRAWINGS

SITE DIRECTIONS	CLIENT	PROJECT DATA	SHEET INDEX
DEPART 3131 S VAUGHN WAY, AURORA, CO 80014: HEAD SOUTH TOWARD S VAUGHN WAY. TURN RIGHT ONTO S VAUGHN WAY. TURN LEFT TO MERGE ONTO CO-83 N TOWARD INTERSTATE 225. MERGE ONTO CO-83 N. USE THE RIGHT 3 LANES TO TAKE THE I-225 N EXIT. MERGE ONTO I-225 N. USE THE LEFT 3 LANES TO TAKE EXIT 12A TO MERGE ONTO I-70 W TOWARD DENVER. KEEP RIGHT AT THE FORK TO CONTINUE ON I-270 W, FOLLOW SIGNS FOR FORT COLLINS/BOULDER. TAKE EXIT 0 TO MERGER ONTO I-25 N TOWARD FT COLLINS. TAKE EXIT 268 FOR PROSPECT ROAD. CONTINUE ON E. PROSPECT RD. TURN LEFT ON E. PROSPECT RD. TURN RIGHT ONTO S. LEMAY AVE. THE PROJECT AREA IS ON THE NW CORNER OF GARFIELD ST. AND S. LEMAY AVE.	JENNIFER SCHNEIDER 10740 NALL AVENUE, SUITE 400 OVERLAND PARK, KS 66211 PHONE: 913-344-2030	JURISDICTION: CITY OF FT. COLLINS ZONING: EMPLOYMENT DISTRICT APN: 9713415901 PARCEL SIZE: 553.66 S.F. ELEVATION: 4972' STRUCTURE TYPE: BUILDING STRUCTURE HEIGHT: 48'-0"± ANTENNA RAD CENTER: 51'-0" AGL	T-1 TITLE SHEET Z-1 SITE PLAN Z-2 EQUIPMENT PLAN Z-3 PERSPECTIVE ELEVATION Z-4 LINE OF SIGHT
	PROPERTY OWNER HEALTH SERVICES DIST. OF NO. LARIMER CO. CONTACT: CHAD ROCK PHONE: 970-495-7000		
	CONSTRUCTION MANAGER VERIZON WIRELESS 3131 S. VAUGHN WAY #550 AURORA, CO 80014 CONTACT: JASON SHELLEDY PHONE: 970-646-1283	APPLICANT: VERIZON WIRELESS APPLICANT CONTACT: JENNIFER SCHNEIDER 10740 NALL AVENUE, SUITE 400 OVERLAND PARK, KS 662211 PH: 913-344-2030	PROJECT DESCRIPTION 1. INSTALL NEW BALLAST MOUNT WITH: (2) RRHS, (1) POWER PANEL, AND (1) EQUIPMENT BOX. 2. INSTALL (1) NEW QUASI-OMNI ANTENNA AND (1) TRIPOD MOUNT WITHIN CONCEALING CHIMNEY SHROUD ON ROOF OF STRUCTURE. 3. RUN FIBER FROM EXISTING FIBER VAULT TO EQUIPMENT SITE. 4. INSTALL NEW COAX CABLE TO THE ANTENNA.
	RF ENGINEER VERIZON WIRELESS 3131 S. VAUGHN WAY #550 AURORA, CO 80014 CONTACT: RAM NANDIRAJU EMAIL: Ram.Nandiraju@verizonwireless.com	ENGINEERING: AERO SOLUTIONS, LLC ENGINEERING CONTACT: MATT FLECK 5555 CENTRAL AVENUE #100 BOULDER, COLORADO 80301 PH: 720 279-8973	
	SITE ACQUISITION CENTERLINE SOLUTIONS 16035 TABLE MOUNTAIN PARKWAY GOLDEN, CO 80403 CONTACT: JOSH ROBERTS PHONE: 206-719-6452	CODE ANALYSIS BUILDING CODE: IBC 2012 (W/ LOCAL AMENDMENTS) ELECTRICAL CODE: NEC 2014 FIRE SAFETY CODE: NFPA-1 (2006) USE GROUP: U - UTILITY CONSTRUCTION TYPE: IIB	APPROVALS VERIZON (RF): _____ DATE: _____ VERIZON (CONST.): _____ DATE: _____ VERIZON (RE): _____ DATE: _____ LANDLORD: _____ DATE: _____
	ENGINEER AERO SOLUTIONS, LLC 5555 CENTRAL AVE #100 BOULDER, CO 80301 CONTACT: MATT FLECK PHONE: 720-279-8973		
VICINITY MAP 			
			DRAWING TITLE: TITLE SHEET
			DRAWING SHEET: T-1
			1 OF 5
			SITE INFORMATION: SITE NAME: FTC COFFEE BREAK SC SITE ADDRESS: 1027 S LEMAY AVE FT COLLINS, CO 80524 JURISDICTION: CITY OF FT COLLINS



LEGEND			
WATER LINE	— W —	STORM SEWER	— SD — SD —
SANITARY SEWER	— SS —	UG ELECTRIC	— UE —
GAS LINE	— GAS — GAS —	ELECTRIC	— E —
FIBER LINE	— F —	OH TELCO	— OT —
OH ELECTRIC	— OE —	PROPERTY LINE	— — — —
UG TELCO	— UT —	FENCE IRON	— □ — □ —
FENCE CLF	— x — x —	UG UTILITIES	— U/G —
RIGHT OF WAY	— - - - -	OH UTILITIES	— OHW —
WATER METER	WM	SIGNAGE	—
WATER VALVE	⊗	CATCH BASIN	⊗
IRRIGATION VALVE	⊗	STORM MANHOLE	⊙
SAN SEWER MH	⊙	POWER POLE	⊕
TELCO MAN HOLE	⊙	TRAFFIC SIGNAL	⊗
LIGHT POLE	⊙	ELECTRIC VAULT	EV
ELEC PULL BOX	E	ELECTRIC CABINET	CAB
ELECTRIC EQUIP	EQ	ELECTRICAL XFMR	ET

PROPOSED EQUIPMENT CABINET ON PROPOSED BALLAST MOUNT
 (2) PROPOSED RRH'S ON PROPOSED BALLAST MOUNT
 PROPOSED BALLAST MOUNT
 PROPOSED 10'-0" EASEMENT
 PROPOSED POWER PANEL ON PROPOSED BALLAST MOUNT
 PROPOSED CHIMNEY SHROUD
 PROPOSED QUASI-OMNI ANTENNA ON PROPOSED TRIPOD MOUNT
 PROPOSED 12'-0"x 27'-0" LEASE AREA BY VERIZON WIRELESS



VERIZON COLOR STANDARDS			
GRAY-EXISTING EASEMENT		ORANGE-FIBER	
PURPLE #1-LEASE AREA		TAN-ANTENNAS	
BLUE GRAY#1-ACCESS/UTILITY		RED-PENETRATIONS	
BLUE #1-HYBRID CABLES/COAX		UMBER-NEW WORK UTILITY EASEMENT	
BLUE #2-RRHS		GRAY-WALL HATCH	
GREEN-DC POWER		GREY-EXISTING	

AERO PROJECT #: 097-17-0101

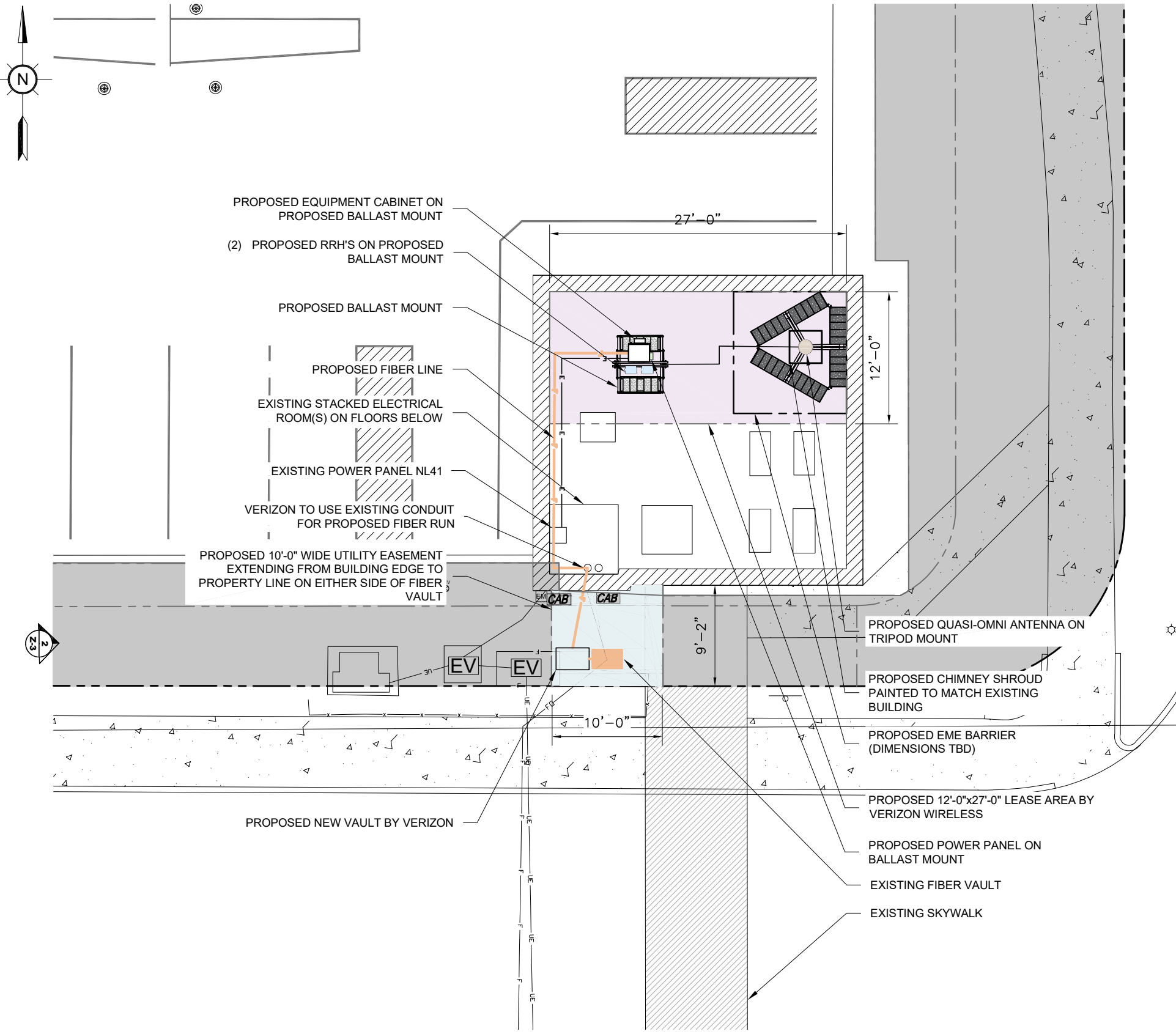
REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION
B	06-29-17	KRC	FINAL ZONING
A	06-19-17	EGW	PRELIMINARY

DRAWING TITLE:
SITE PLAN

DRAWING SHEET:
Z-1

2 OF 5

SITE INFORMATION:
 SITE NAME:
FTC COFFEE BREAK SC
 SITE ADDRESS:
**1027 S LEMAY AVE
 FT COLLINS, CO 80524**
 JURISDICTION:
CITY OF FT COLLINS



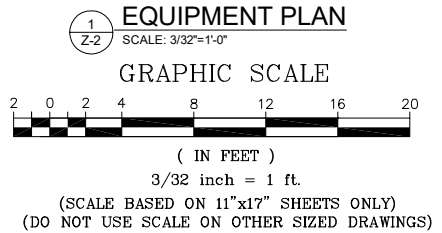
GENERAL NOTES:

1. THE CONTRACTOR SHALL COMPLY WITH ALL APPLICABLE CODES ORDINANCES, LAWS AND REGULATIONS OF ALL MUNICIPALITIES, UTILITY COMPANIES OR OTHER PUBLIC AUTHORITIES.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL PERMITS AND INSPECTIONS THAT MAY BE REQUIRED BY ANY FEDERAL, STATE, COUNTY OR MUNICIPAL AUTHORITIES.
3. THE CONTRACTOR SHALL NOTIFY THE CONSTRUCTION MANAGER, IN WRITING, OF ANY CONFLICTS, ERRORS OR OMISSIONS PRIOR TO THE SUBMISSION OF BIDS OR PERFORMANCE OF WORK. MINOR OMISSIONS OR ERRORS IN THE BID DOCUMENTS SHALL NOT RELIEVE THE CONTRACTOR FROM RESPONSIBILITY FOR THE OVERALL INTENT OF THESE DRAWINGS.
4. THE CONTRACTOR SHALL BE RESPONSIBLE FOR PROTECTING ALL EXISTING SITE IMPROVEMENTS PRIOR TO COMMENCING CONSTRUCTION. THE CONTRACTOR SHALL REPAIR ANY DAMAGE CAUSED AS A RESULT OF CONSTRUCTION OF THIS FACILITY.
5. THE SCOPE OF WORK FOR THIS PROJECT SHALL INCLUDE PROVIDING ALL MATERIALS, EQUIPMENT AND LABOR REQUIRED TO COMPLETE THIS PROJECT. ALL EQUIPMENT SHALL BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S RECOMMENDATIONS.
6. THE CONTRACTOR SHALL VISIT THE PROJECT SITE PRIOR TO SUBMITTING A BID TO VERIFY THAT THE PROJECT CAN BE CONSTRUCTED IN ACCORDANCE WITH THE CONTRACT DOCUMENTS.
7. THE PROPOSED FACILITY WILL CAUSE ONLY A "DE MINIMIS" INCREASE IN STORMWATER RUNOFF. THEREFORE, NO DRAINAGE STRUCTURES ARE PROPOSED.
8. NO NOISE, SMOKE, DUST, OR ODOR WILL RESULT FROM THIS FACILITY.
9. THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION (THERE IS NO HANDICAP ACCESS REQUIRED).
10. THE FACILITY IS UNMANNED AND DOES NOT REQUIRE POTABLE WATER OR SANITARY SERVICE.
11. POWER TO THE FACILITY WILL BE MONITORED BY A SEPARATE METER.
12. CONTRACTOR SHALL VERIFY ANTENNA ELEVATION AND AZIMUTH WITH RF ENGINEERING PRIOR TO INSTALLATION.
13. MOUNTS AND ANTENNAS ARE DESIGNED TO MEET TIA-222-G AS PER IBC 2012 REQUIREMENTS.
14. ALL STRUCTURAL ELEMENTS SHALL BE HOT DIPPED GALVANIZED STEEL.
15. CONTRACTOR SHALL MAKE A UTILITY "ONE CALL" TO LOCATE ALL UTILITIES PRIOR TO EXCAVATING.
16. IF ANY PIPING EXISTS BENEATH THE SITE AREA, CONTRACTOR MUST LOCATE IT AND CONTACT OWNERS REPRESENTATIVE.

CABLE TABLE					
SECTOR	AZIMUTH	LENGTH	NO.	SIZE	TYPE
A	N/A	15'-0"	2	1/2"	COAX

NOTES:

1. LENGTHS ARE ESTIMATES; CONTRACTOR AND/OR CONSTRUCTION MANAGER SHALL FIELD VERIFY ALL LENGTHS PRIOR TO ORDERING.
2. ALL AZIMUTHS SHOWN ARE RELATIVE TO TRUE NORTH, UNLESS NOTED OTHERWISE.
3. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO VERIFY AZIMUTHS DEPICTED HEREIN WITH THE RF DEPARTMENT PRIOR TO INSTALLING ANY ANTENNAS.



AERO PROJECT #: 097-17-0101

REVISION SCHEDULE			
REV	DATE	BY	DESCRIPTION
B	06-29-17	KRC	FINAL ZONING
A	06-19-17	EGW	PRELIMINARY

DRAWING TITLE:
EQUIPMENT PLAN

DRAWING SHEET:
Z-2

3 OF 5

SITE INFORMATION:
SITE NAME:
FTC COFFEE BREAK SC

SITE ADDRESS:
**1027 S LEMAY AVE
FT COLLINS, CO 80524**

JURISDICTION:
CITY OF FT COLLINS



Know what's below.
Call before you dig.

PROTECT YOURSELF, GIVE THREE WORKING DAYS NOTICE. THIS DRAWING DOES NOT INCLUDE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY. ALL CONSTRUCTION MUST BE DONE IN COMPLIANCE WITH THE OCCUPATIONAL SAFETY AND HEALTH ACT OF 1970 AND ALL RULES AND REGULATIONS THERE TO APPURTENANT.

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION
B	06-29-17	KRC	FINAL ZONING
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DRAWING TITLE:

**PERSPECTIVE
ELEVATION**

DRAWING SHEET:

Z-3

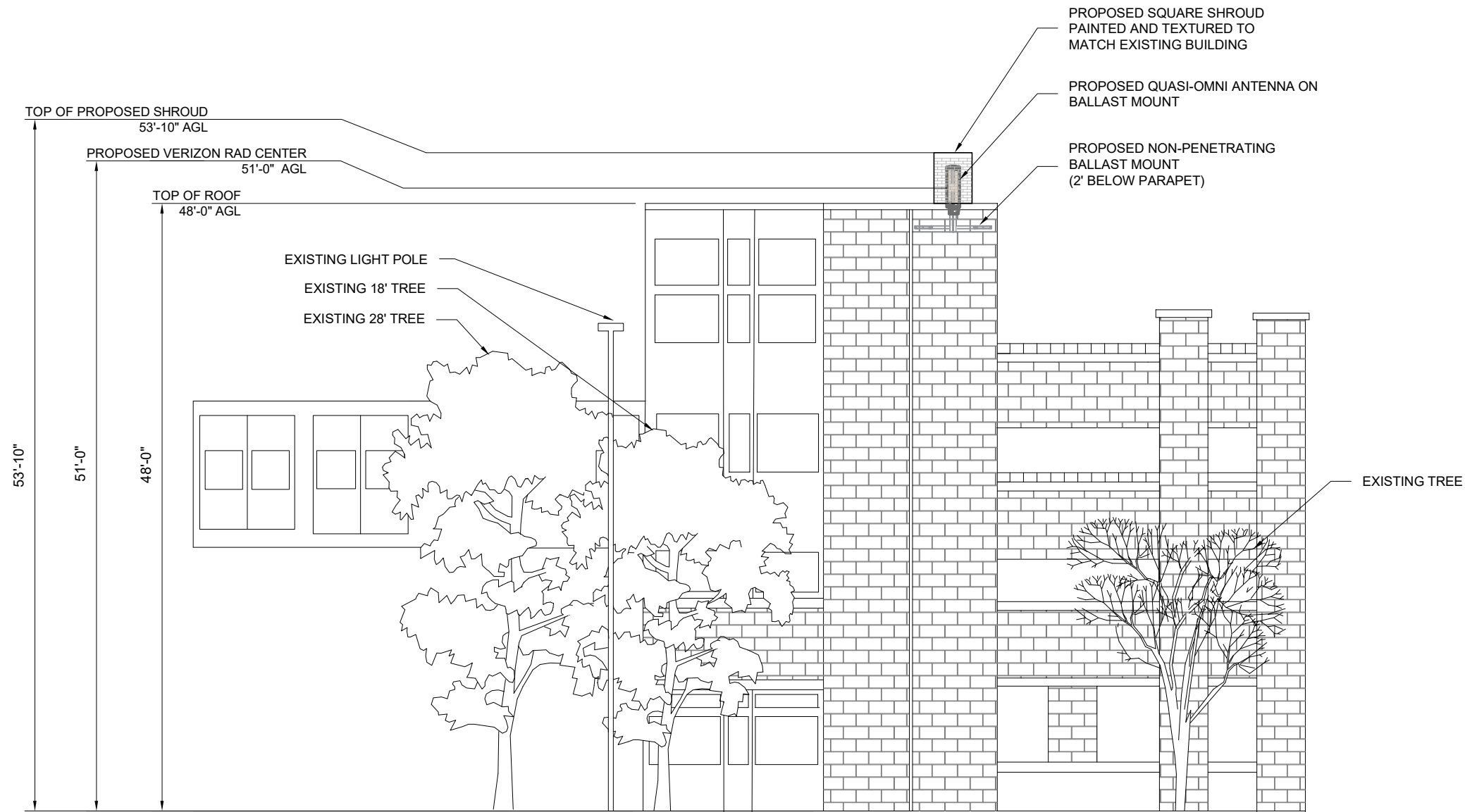
4 OF 5

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JURISDICTION:
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ELEVATION
SCALE: 3/32"=1'-0"



(IN FEET)
3/32 inch = 1 ft.
(SCALE BASED ON 11"x17" SHEETS ONLY)
(DO NOT USE SCALE ON OTHER SIZED DRAWINGS)

NOTE:

CONCEALING CHIMNEY SHROUD WILL BE FINISHED IN A COLOR THAT MATCHES EXISTING BUILDINGS APPEARANCE.

REVISION SCHEDULE

REV	DATE	BY	DESCRIPTION
B	06-29-17	KRC	FINAL ZONING
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DRAWING TITLE:

LINE OF SIGHT

DRAWING SHEET:

Z-4

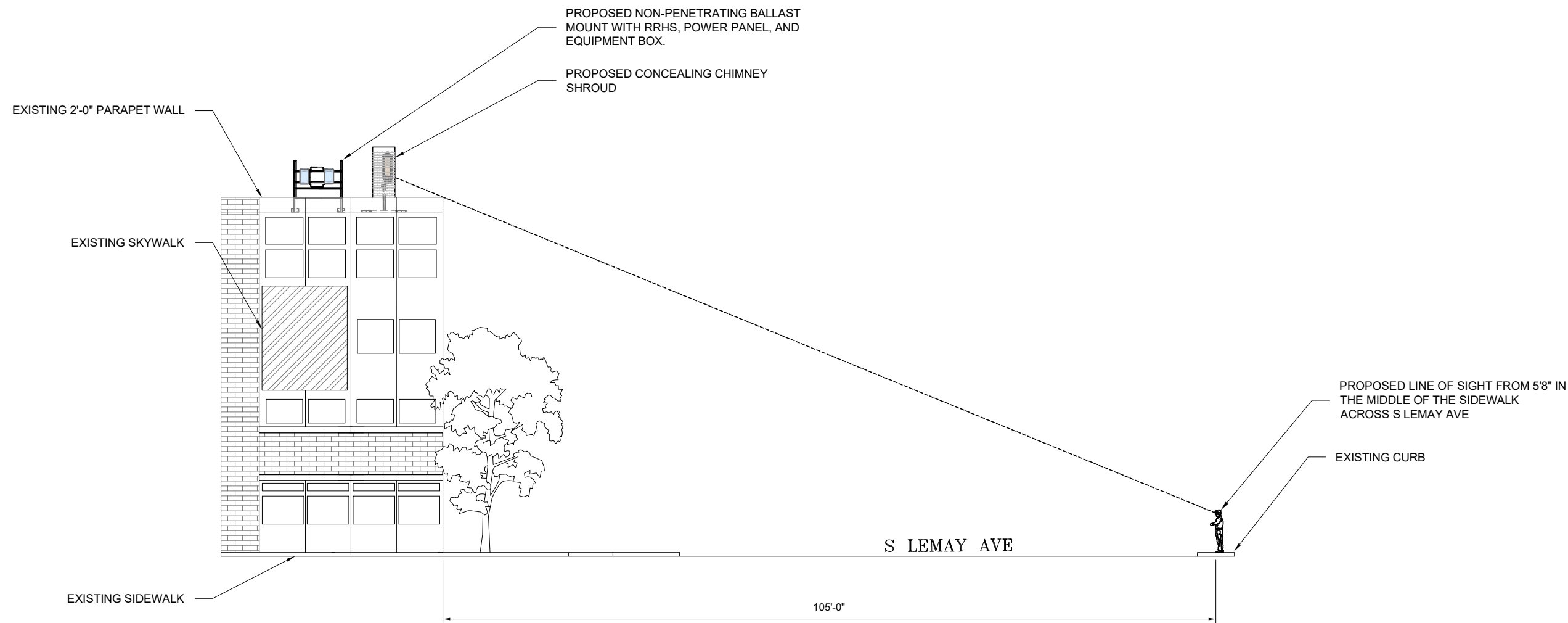
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FT COLLINS, CO 80524**

JURISDICTION:
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1
Z-4 **PROPOSED LINE OF SIGHT**
SCALE: 1/16"=1'-0"



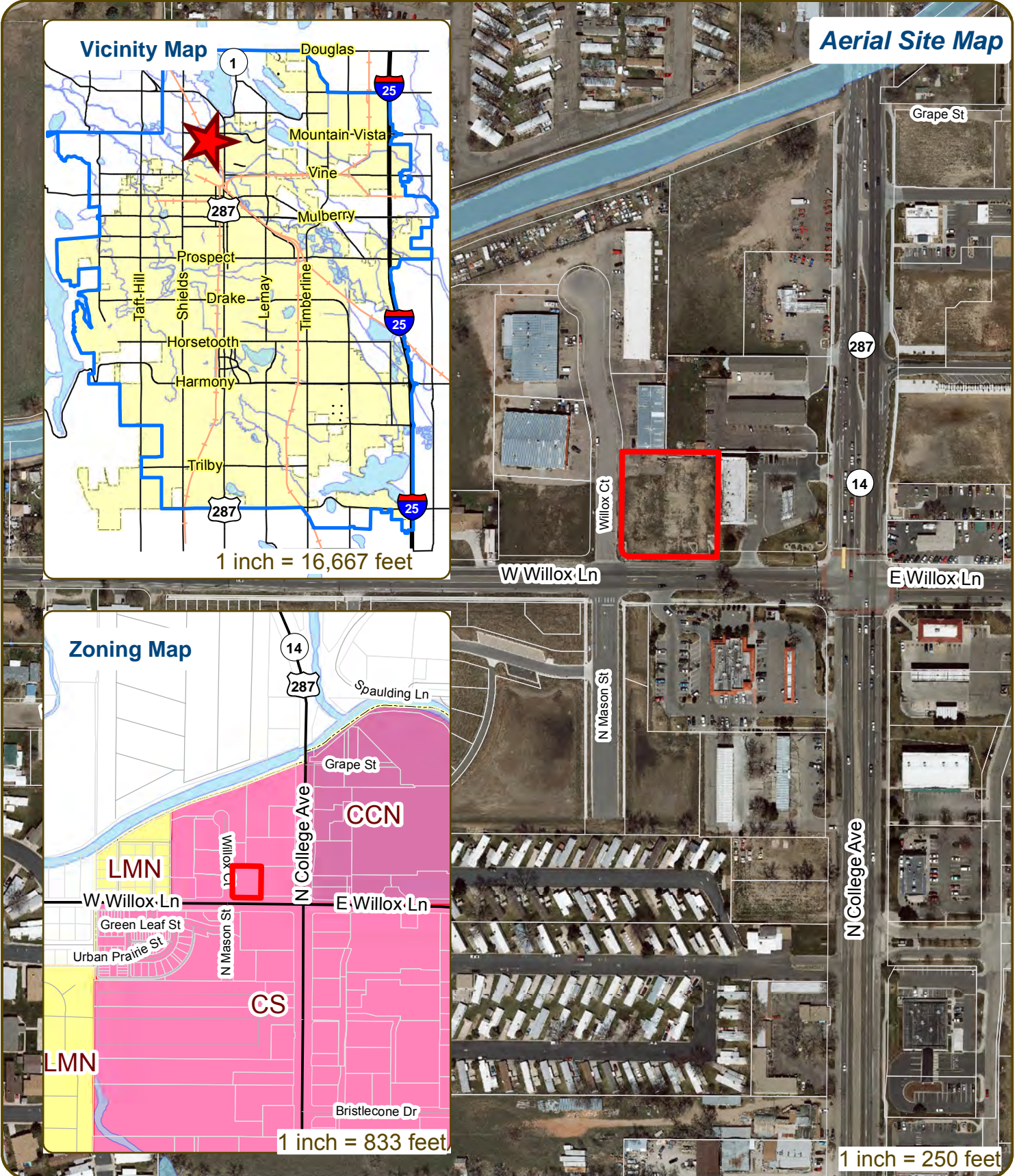
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Townhomes & Drive Thru 132 Willox



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Development Review Guide – STEP 2 of 8
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APPLICATION

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Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.) Patrick McNaney		
Business Name (if applicable)		
Mailing Address 1512 Driftwood court Windsor CO 80550		
Phone 970-231-3026	Email Address patmcnaney@hotmail.com	
Site Address (parcel # if address in not available) 132 Wilox court		
Description of Proposal (attach additional sheets if necessary)		
Proposed Use Drive thru restaurant and townhomes	Existing Use vacant lot	
Total Building Square Footage (restaurant 450sf) (townhomes 10 units 16x33)	Number of Stories (restaurant 1) (town homes 2)	Lot Dimensions 2 lots at 18000 sf each

Age of any Existing Structures _____

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/query/search.cfm>

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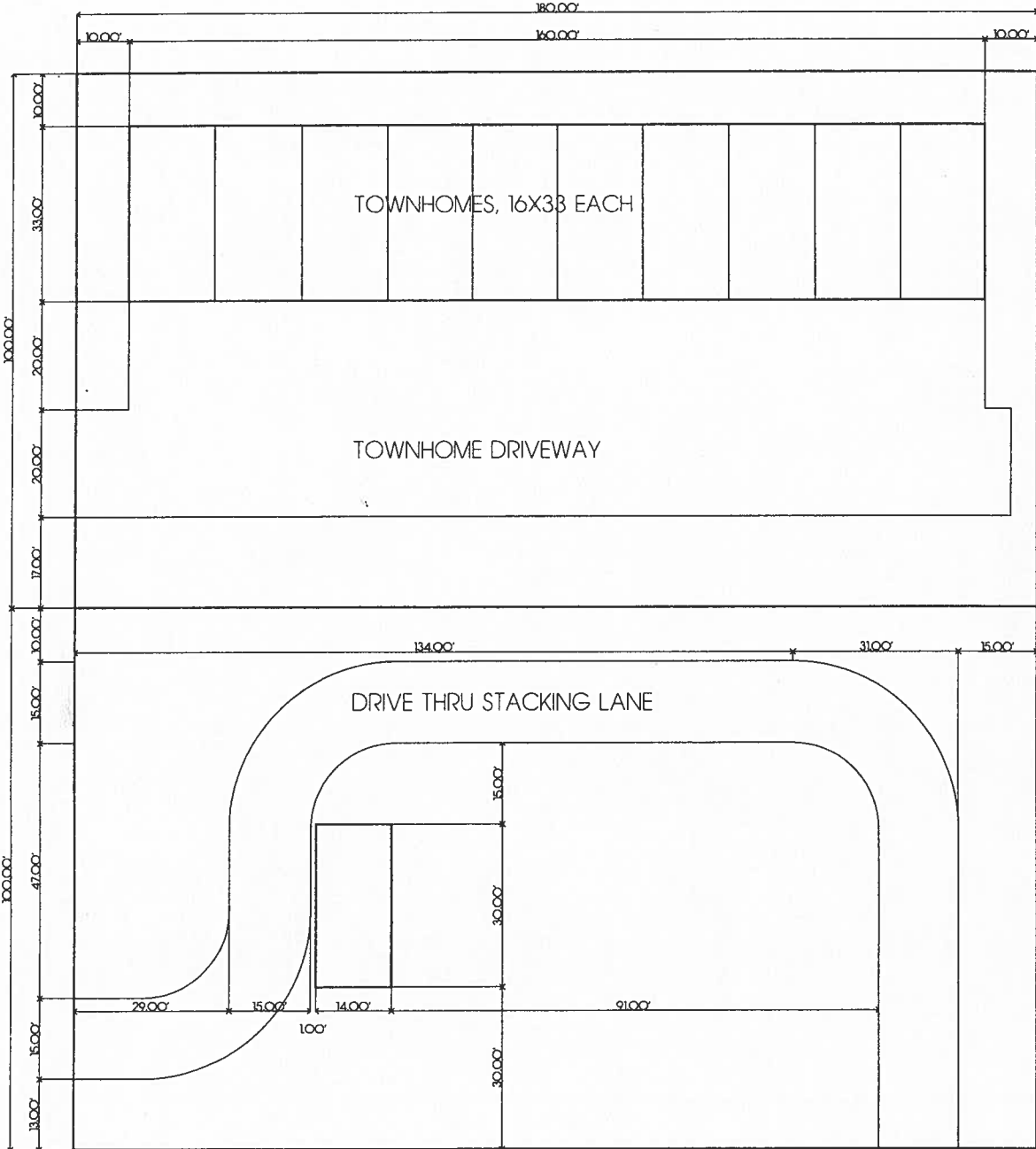
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- 1) Our goal is to divide 132 Wilox court (appx 36,000 sf) into two 18000 sf parcels.
- 2) The North parcel will be used for 10 residential town homes.
- 3) The South parcel will be used for a 450 sf drive through restaurant

✱

WILLOX CT



W WILLOX LN

SITE PLAN

SCALE 1" = 20'



2D03