

# Conceptual Review Agenda

Schedule for 10/10/16 to 10/10/16

281 Conference Room A

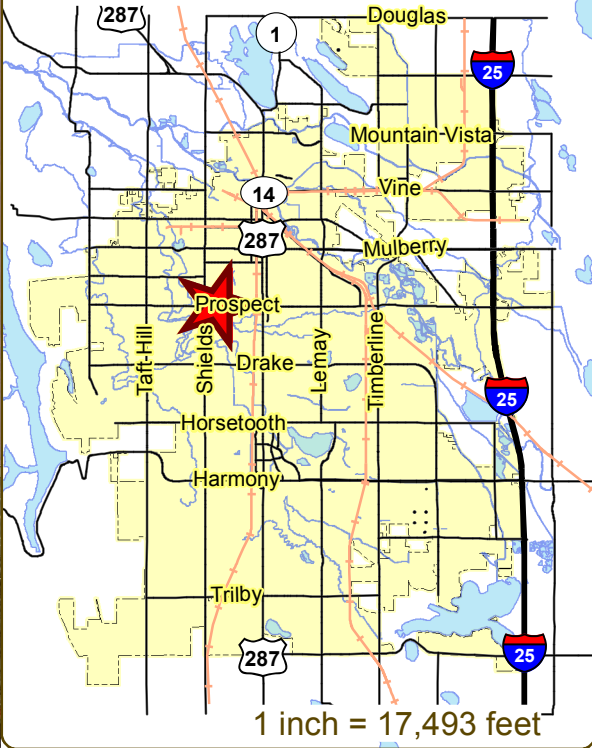
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## Monday, October 10, 2016

Time	Project Name	Applicant Info	Project Description	Planner
9:30	619 W Lake St. - Place of Assembly	Kris Lee (970) 663-0548 <a href="mailto:kml@kenneyleearch.com">kml@kenneyleearch.com</a>	This is a request to redevelop the site at 619 W Lake St. for a place of assembly (parcel #9714300925). The existing buildings will be razed with a new 4,000 sq. ft. building taking their place. The site would be served by 25 parking spaces. The site is located in the High Density Mixed-Use Neighborhood (HMN) zone district. This proposal will be subject to a Major Amendment.	Clay Frickey
10:15	315 W Harmony Rd. - Replat	Jorge Tarin (970) 405-5457 <a href="mailto:jltarin44@gmail.com">jltarin44@gmail.com</a>	This is a request to replat the lot located at 315 W Harmony Rd. (parcel #9602100005). The new subdivision would result in two new 2-acre lots. The existing home would then be on its own 3.5-acre lot. The lots would have access to Harmony through an access easement. The site is located in the Urban Estate (UE) zone district. This proposal will be subject to Administrative (Type I) review.	Jason Holland
11:00	2132 Harmony Rd. - Commercial	Gary Harrison (719) 576-1555 <a href="mailto:gary@cwarch.com">gary@cwarch.com</a>	This is a request to develop Lot 1 of the Harmony School Shopping Center into a commercial building (parcel #8732363001). The building would be 2,000 sq. ft. with an outdoor patio. The site would use the existing parking as part of the Harmony School Shopping Center. The site is located in the Harmony Corridor (HC) zone district. This proposal will be subject to a Minor Amendment.	Ted Shepard

# 619 W Lake St Place of Assembly

Vicinity Map



Aerial Site Map



Zoning Map

Colorado State University **CSU**

W Lake St

**HMN**

1 inch = 167 feet

W Prospect Rd

1 inch = 104 feet

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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.

\*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) \_\_\_\_\_

Kris Lee - Architect, Consultant

Business Name (if applicable) Kenney Lee Architecture Group Inc.

Your Mailing Address 209 East 4th Street, Loveland, CO 80537

Phone Number 970-663-0548 Email Address kml@kenneyleearch.com

Site Address or Description (parcel # if no address) 619 West Lake Street - Parcel #97143-00-925

Description of Proposal (attach additional sheets if necessary) Remove two existing buildings and redevelop property with one approximate 4,000 s.f. baptist student center with accompanying parking.

Proposed Use Baptist student center Existing Use Baptist student center

Total Building Square Footage 4,000 prop. S.F. Number of Stories 1 Lot Dimensions 260.3' x 78.8'

Age of any Existing Structures Unknown

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.

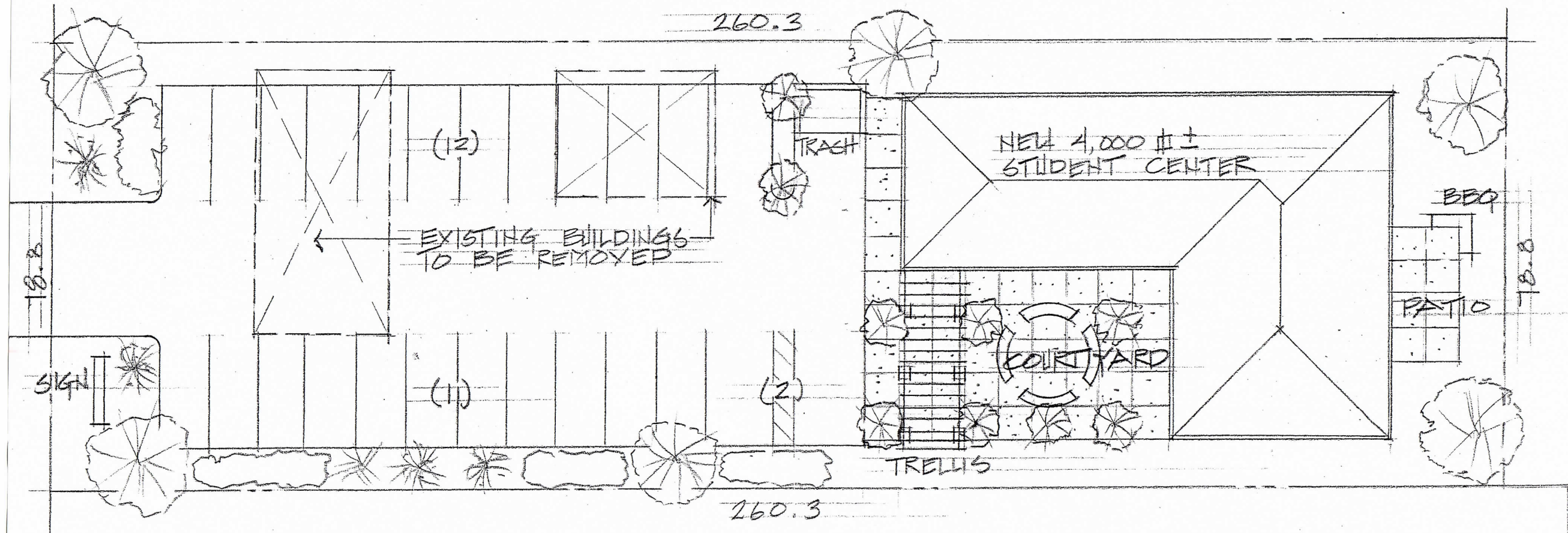
Is your property in a Flood Plain? [X] Yes [ ] No If yes, then at what risk is it? \_\_\_\_\_

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

Increase in Impervious Area 8,500 increase 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:

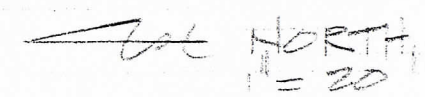
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility 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?



BAPTIST STUDENT CENTER

COLORADO STATE UNIVERSITY

619 W. LAKE ST  
 PARCE - F 91143-00-925





October 14, 2016

Kris Lee  
Kenney Lee Architecture Group  
209 E 4th St.  
Loveland, CO 80537

**Re:** 619 W Lake St. - Place of Assembly

**Description of project:** This is a request to redevelop the site at 619 W Lake St. for a place of assembly (parcel #9714300925). The existing buildings will be razed with a new 4,000 sq. ft. building taking their place. The site would be served by 25 parking spaces. The site is located in the High Density Mixed-Use Neighborhood (HMN) zone district. This proposal will be subject to a Major Amendment.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Clay Frickey, at 970-224-6045 or [cfrickey@fcgov.com](mailto:cfrickey@fcgov.com).

**Comment Summary:**

**Department: Zoning**

**Contact: Ryan Boehle, 970-416-2401, [rboehle@fcgov.com](mailto:rboehle@fcgov.com)**

1. Any Development in the HMN zone must be arranged so any new parking lot must be located to the side or rear of a principal building, and the building must adhere to the "build-to lines" and shall be located no more than 15' from the public right of way as per 3.5.3(2)(a)
2. All developments shall submit a landscape and tree protection plan, and all developments shall establish groves and belts of trees along all city streets, in and around parking lots, and in all landscape areas that are located within fifty (50) feet of any building or structure.
3. School/Places of worship must provide a minimum of 4 bicycle parking spaces, all which must be on a fixed bicycle rack.
4. The minimum amount of parking required is 4 spaces (1 space per 1000 sq. ft.) as per 3.2.2 (D)(4)
5. The minimum amount of handicap parking for the development is 1 space as per 3.2.2 (K) (5) and regardless of handicap spaces provided, at least one space shall be designated van accessible and must be a minimum of eight feet wide and have an eight foot access aisle.
6. Site lighting needs to be provided as per 3.2.4 (C), a lighting plan, including photometrics and fixture cut sheets. Use of warmer color temperatures (3000 Kelvin or less) in site light fixtures is preferred.
7. Trash enclosure needed as per 3.2.5, The development shall provide adequate sized, conveniently placed trash and recycling enclosure. Design needs to include a separate walk in access separate to the main access.

**Department: Water-Wastewater Engineering**

**Contact: Shane Boyle, 970-221-6339, [sboyle@fcgov.com](mailto:sboyle@fcgov.com)**

1. Existing water and sewer mains in the vicinity include a 16-inch water main and 12-inch sewer main, both in Lake St. The existing water and sewer services will need to be reused with this development or abandoned at the main.
2. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
3. Development fees and water rights will be due at building permit.

**Department: Traffic Operations**

**Contact: Nicole Hahn, 970-221-6820, [nhahn@fcgov.com](mailto:nhahn@fcgov.com)**

1. We'll need to get an estimate of the anticipated traffic (use, frequency and attendance) associated with the proposal to determine whether any further traffic analysis or traffic impact study is needed.
2. Please refer to the West Central Area Plan for details on the needed street frontage improvements. The plan details can be found here: <http://www.fcgov.com/planning/west-area-plan.php>

**Department: Technical Services**

**Contact: Jeff County, 970-221-6588, [jcounty@fcgov.com](mailto:jcounty@fcgov.com)**

1. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work.
2. This property is not platted. If submitting a Subdivision Plat for this property/project, addresses are not acceptable in the Plat title/name.

**Department: Stormwater Engineering**

**Contact: Shane Boyle, 970-221-6339, [sboyle@fcgov.com](mailto:sboyle@fcgov.com)**

1. The design of this site must conform to the drainage basin design of the Old Town Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
2. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs.
3. The erosion control report requirements are in Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Stormwater Criteria Manual. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or [jschlam@fcgov.com](mailto:jschlam@fcgov.com).
4. Onsite detention for the new impervious area is required for the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate. The outfall point for this site is into the Lake St curb and gutter.
5. Fifty percent of the site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3-Best Management Practices (BMPs). (<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged.
6. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment with one of the two following

options:

A. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.

B. 75% of all newly added or modified impervious area must be treated by LID techniques.

7. There will be a final site inspection of the stormwater facilities when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. Standard operating procedures (SOPs) for on-going maintenance of all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at:  
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
8. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells.
9. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq. ft. and there is a \$1,045.00/acre review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at:  
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jill White at 970-416-2139 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

**Department: Fire Authority**

**Contact: Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-fire.org](mailto:jlynxwiler@poudre-fire.org)**

**1. FIRE LANES**

Fire access is required to within 150' of all exterior portions of any building, or facility as measured by an approved route around the perimeter. In order to provide for fire access based upon the proposed site plan, a fire lane will be needed on the property. Any private drive serving as a fire lane shall be dedicated as an Emergency Access Easement (EAE) and be designed to standard fire lane specifications. Code language and fire lane specifications provided below.

> IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. When any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, the fire code official is authorized to increase the dimension if the building is equipped throughout with an approved, automatic fire-sprinkler system.

**2. FIRE LANE SPECIFICATIONS**

A fire lane plan shall be submitted for approval prior to installation. In addition to the design criteria already contained in relevant standards and policies, any new fire lane must meet the following general requirements:

> Shall be designated on the plat as an Emergency Access Easement.

> Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead

clearance.

> Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.

> Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

> The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside. Turning radii shall be detailed on submitted plans.

> Be visible by painting and/or signage, and maintained unobstructed at all times. Sign locations or red curbing should be labeled and detailed on final plans.

International Fire Code 503.2.3, 503.2.4, 503.2.5, 503.3, 503.4 and Appendix D; FCLUC 3.6.2(B)2006 and Local Amendments.

### 3. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A hydrant is required within 300' of any Commercial Building as measured along an approved path of vehicle travel. This requirement has been met based upon the existing utility infrastructure which shows a hydrant at the NE corner of the property. Code language provided below.

> IFC 507.5 and PFA Policy: COMMERCIAL REQUIREMENTS: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building.

### 4. FIRE PITS & GRILLS

Fire pits & grills fueled by natural gas may be allowed in commercial applications. Wood burning or smoke producing fire pits & grills are strictly prohibited. Fire pits & grills shall be located in a permanent/fixed location, such as a built-in kitchen or fireplace with UL fixtures as appropriate. Connections shall have hard pipe, not flex pipe. Fire pits and grills shall have a 10' separation to combustible construction and/or vegetation. This distance is measured both horizontally and vertically from the fire source.

## Department: Environmental Planning

Contact: Stephanie Blochowiak, 970-416-4290, [sblochowiak@fcgov.com](mailto:sblochowiak@fcgov.com)

1. Regarding site lighting and especially LED light fixtures, cooler color temperatures are harsher at night and cause more disruption to circadian (biological) rhythms for both humans and wildlife. Staff suggest warmer color temperature (warm white, 3000K or less) for your LED light fixtures in accordance with International Dark Skies Association and American Medical Association recommendations. Please also consider fixtures with dimming capabilities so that light levels can be adjusted as needed. Site light sources shall be fully shielded and down-directional to minimize up-light, light spillage and glare [see LUC 3.2.4(D)(3)].

For further information see:

<http://darksky.org/ama-report-affirms-human-health-impacts-from-leds/>

Save Our Stars: City seeks to preserve night skies in Fort Collins

<http://www.coloradoan.com/story/news/2016/09/27/save-our-stars-city-seeks-preserve-night-skies/90970492/>

The Illuminating Engineers Society (IES) publication on Recommended Practice on Lighting for the Exterior Environment

2. A detailed landscape plan including scientific and common names of species is required for submittal. Note City of Fort Collins Land Use Code [Section 3.2.1 (E)(3)], requires that to the extent reasonably feasible, all plans be designed to incorporate water conservation materials and techniques. This includes use of low-water-use plants and grasses in landscaping or re-landscaping and reducing bluegrass lawns as much as possible. Native plants and wildlife-friendly (ex: pollinators; songbirds) landscaping and maintenance are also encouraged.



Please refer to the Fort Collins Native Plants document available online and published by the City of Fort Collins Natural Areas Department for guidance on native plants; the link is: <http://www.fcgov.com/naturalareas/pdf/nativeplants2013.pdf>.

3. Please note LUC Section 3.2.1(C) requiring developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment." Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or [tbuchanan@fcgov.com](mailto:tbuchanan@fcgov.com)) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
4. If tree mitigation is necessary, please include the following note on the tree mitigation plan and/or landscape plan, as appropriate: "All tree removal shown shall be completed outside of the songbird nesting season (Feb 1 - July 31) or a survey will be conducted of the trees to be removed to ensure that no active nests are present."
5. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens now and generations from now. Thus, the City of Fort Collins has many sustainability programs and goals that may benefit this project. Of particular interest may be the:

1) ClimateWise program: [fcgov.com/climatewise/](http://fcgov.com/climatewise/)

2) Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): [fcgov.com/recycling/pdf/\\_20120404\\_WRAP\\_ProgramOverview.pdf](http://fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf), contact Caroline Mitchell at 970-221-6288 or [cmtichell@fcgov.com](mailto:cmtichell@fcgov.com)

3) Green Building Program: [fcgov.com/enviro/green-building.php](http://fcgov.com/enviro/green-building.php), contact Tony Raeker at 970-416-4238 or [traeker@fcgov.com](mailto:traeker@fcgov.com)

4) Solar Energy: [www.fcgov.com/solar](http://www.fcgov.com/solar), contact Norm Weaver at 970-416-2312 or [nweaver@fcgov.com](mailto:nweaver@fcgov.com)

5) Integrated Design Assistance Program: <http://fcgov.com/idap>, contact Gary Schroeder at 970-224-6003 or [gschroeder@fcgov.com](mailto:gschroeder@fcgov.com)

6) Nature in the City Strategic Plan: <http://www.fcgov.com/natureinthecity/>, contact Justin Scharon at 970-221-6213 or [jscharon@fcgov.com](mailto:jscharon@fcgov.com)

Please consider City sustainability goals and ways this development can engage with these efforts. Let me know if I can help connect you to these programs.

**Department: Engineering Development Review**

**Contact: Katie Andrews, 970-221-6501, [kandrews@fcgov.com](mailto:kandrews@fcgov.com)**

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of

the first Certificate of Occupancy.

4. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. Most easements to be dedicated need to be public easements dedicated to the City. This shall including the standard utility easements that are to be provided behind the right-of-way (9 foot along Lake). Information on the dedication process can be found at: <http://www.fcgov.com/engineering/devrev.php>
7. The sidewalk will need to be brought up to current standards if it has not yet been reconstructed prior to this project. If it is updated before this project, a repay will be due for the cost to construct the infrastructure along the property's frontage – once the project comes in we can look into the stadium's public improvement plans for Lake and start working with them on what to do in this location.
8. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
9. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work.
10. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
11. LCUASS parking setbacks (Figure 19-6) apply and will need to be followed depending on parking design.
12. All fences, barriers, posts or other encroachments within the public right-of-way are only permitted upon approval of an encroachment permit. Applications for encroachment permits shall be made to Engineering Department for review and approval prior to installation. Encroachment items shall not be shown on the site plan as they may not be approved, need to be modified or moved, or if the permit is revoked then the site/ landscape plan is in non-compliance.
13. Any rain gardens within the right-of-way cannot be used to treat the development/ site storm runoff. We can look at the use of rain gardens to treat street flows – the design standards for these are still in development.
14. Doors are not allowed to open out into the right-of-way.
15. Bike parking required for the project cannot be placed within the right-of-way and if placed just behind the right-of-way need to be placed so that when bikes are parked they do not extend into the right-of-way.
16. In regards to construction of this site: the public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

**Department: Electric Engineering**

**Contact: Luke Unruh, 9704162724, [lunruh@fcgov.com](mailto:lunruh@fcgov.com)**

1. Light and power has electric facilities readily accessible to serve the proposed development.
2. Electric Capacity Fee, Building Site charges, and any necessary system modification charges will apply. Please see the Electric Estimating Calculator and Electric Construction Policies, Practices & Procedures at the following link:  
<http://www.fcgov.com/utilities/business/builders-and-developers>
3. q.)  
L&P classifies the proposed building as commercial; therefore a(C 1) form must be filled out and submitted to Light & Power Engineering. All secondary electric service work is the responsibility of the developer and their electrical consultant or contractor.
4. You may contact FCU Light & Power, project engineering if you have questions. (970) 221-6700. You may reference Light & Power's Electric Service Standards at  
[http://www.fcgov.com/utilities/img/site\\_specific/uploads/ElectricServiceStandards\\_FINAL\\_17June2016.pdf](http://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_17June2016.pdf)

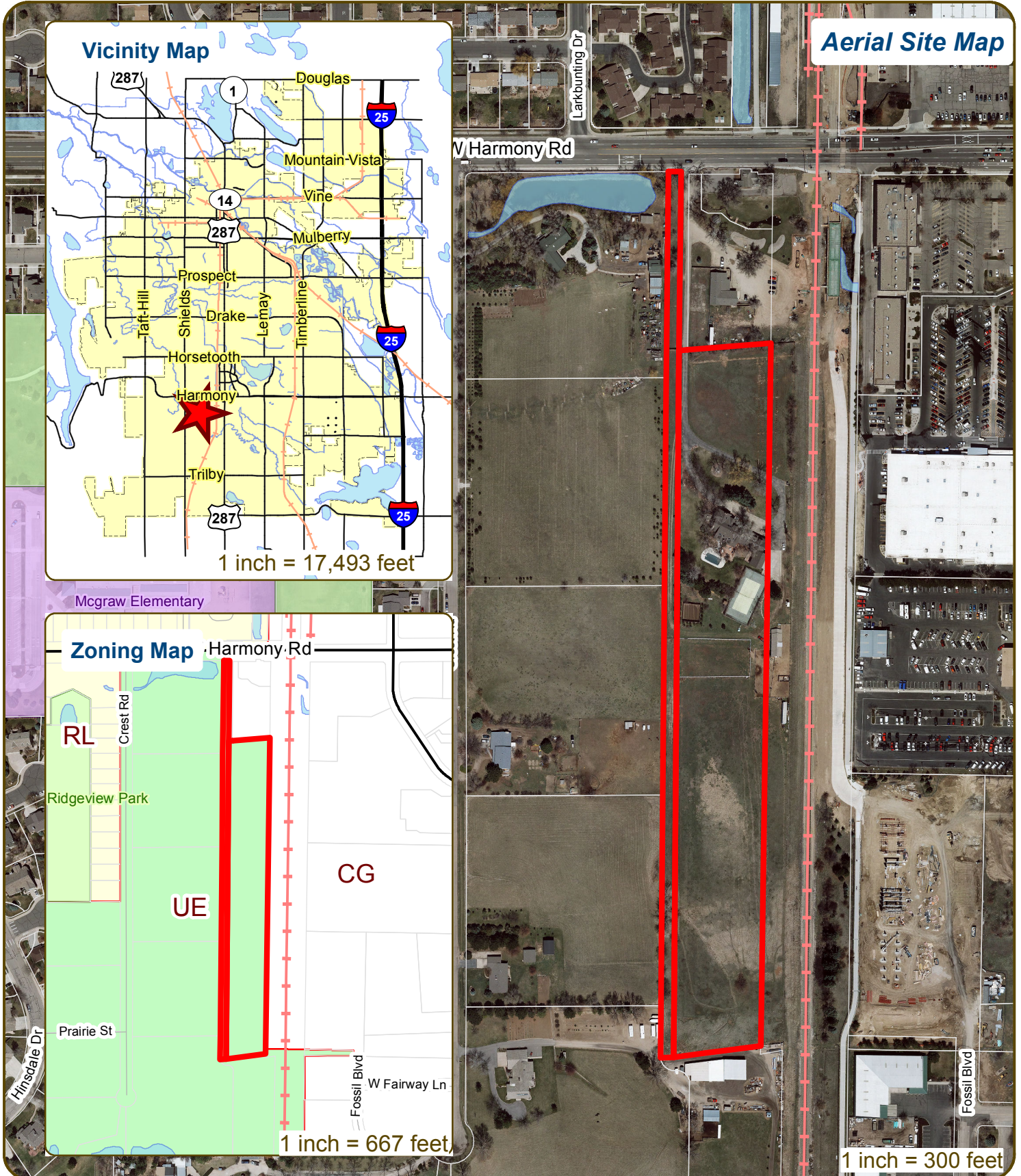
## **Planning Services**

**Contact: Clay Frickey, 970-224-6045, [cfrickey@fcgov.com](mailto:cfrickey@fcgov.com)**

1. Vehicle use areas are not allowed between the building and the sidewalk. The building should be pushed to the front of the site with the parking located in the rear. Staff would not support a modification request to this standard.
2. A landscape plan will be required as part of this development.
3. At least 6% of the interior of the parking lot will need to be landscaped. This can be achieved with landscape islands and bulb outs that contain shrubs and trees. Please submit a diagram and calculations of the square footage of the interior of the parking lot that is landscaped.
4. The perimeter of the parking lot needs to be screened from adjacent uses with landscaping, a low wall, fence, or berm. Show how you will be screening the parking lot from adjacent uses on your landscape plan.
5. You must provide at least four bicycle parking spaces on-site. You may provide all of these required spaces through fixed racks. Given that the site is so close to campus, staff encourages more bicycle parking since many students bike to school.
6. The minimum setback for a parking lot along a lot line is 5'.
7. Your vehicle parking requirement will depend on a number of details. How many employees will the student center have? Will there be an auditorium or similar large gathering space in the student center? Parking for a place of assembly is limited to 2 spaces for every 3 employees, 1 space for every 1,000 sq. ft. of floor area, or 1 space for every 4 seats in an auditorium, whichever is greatest. Please coordinate with staff to calculate an appropriate number of parking spaces.
8. One van accessible, handicap parking space will be required. For the space to be considered van accessible it needs to have an 8' access aisle.
9. The maximum setback for the building from the street is 15'.

- 10.** The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
- 11.** Please see the Development Review Guide at [www.fcgov.com/drg](http://www.fcgov.com/drg). This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
- 12.** This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
- 13.** If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
- 14.** Please see the Submittal Requirements and Checklist at:  
<http://www.fcgov.com/developmentreview/applications.php>.
- 15.** The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
- 16.** When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

# 315 W Harmony Rd Replat



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.





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](mailto: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) \_\_\_\_\_

JORGE TARIN ; YASAMIN TARIN

Business Name (if applicable) \_\_\_\_\_

Your Mailing Address 1406 HUMMEL LN

Phone Number 970.405.5457 Email Address jltarin44@gmail.com

Site Address or Description (parcel # if no address) 315 W. HARMONY RD, FTC, CO 80525 ;  
4920 CREST RD. FONT COLLINS CO 80526

Description of Proposal (attach additional sheets if necessary) PLAT 2 residential lots (Previous FDP 140009)

POSSIBLE ACCESS FROM CREST RD FOR ADJACENT LOT TO EAST SIDE OF PROPERTY LINE (TRACT 4 of Brookwood Estates)

Proposed Use SFR/UE Existing Use UE

Total Building Square Footage \_\_\_\_\_ S.F. Number of Stories \_\_\_\_\_ Lot Dimensions \_\_\_\_\_

Age of any Existing Structures UNKNOWN

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 TBD 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?



Legend

- Parcels
- Growth Management Area
- Parks
- Schools
- Natural Areas
- City Limits

1:6,859



1,143.0 0 571.50 1,143.0 Feet

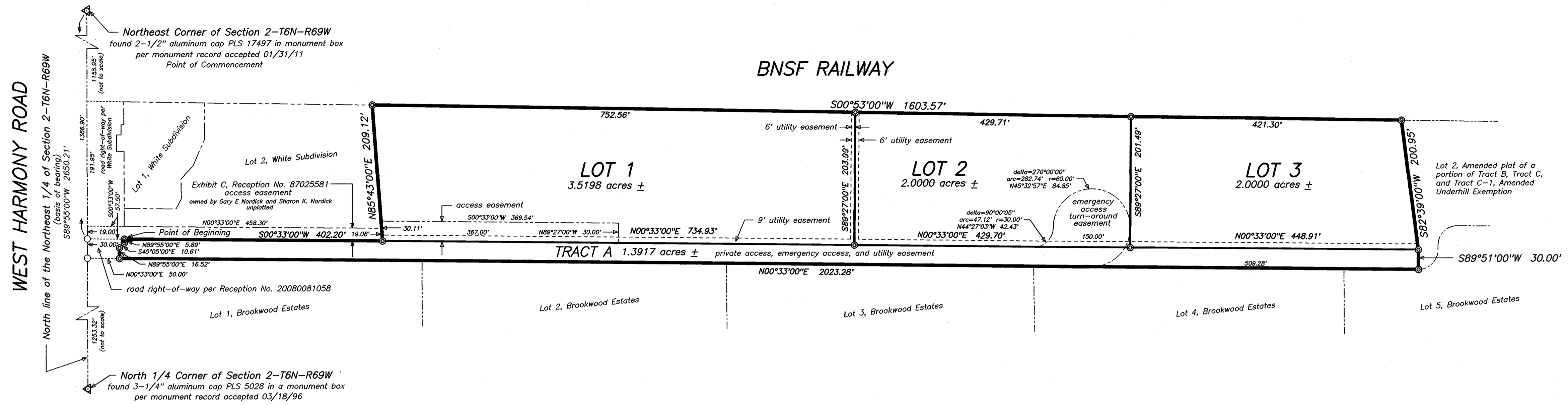
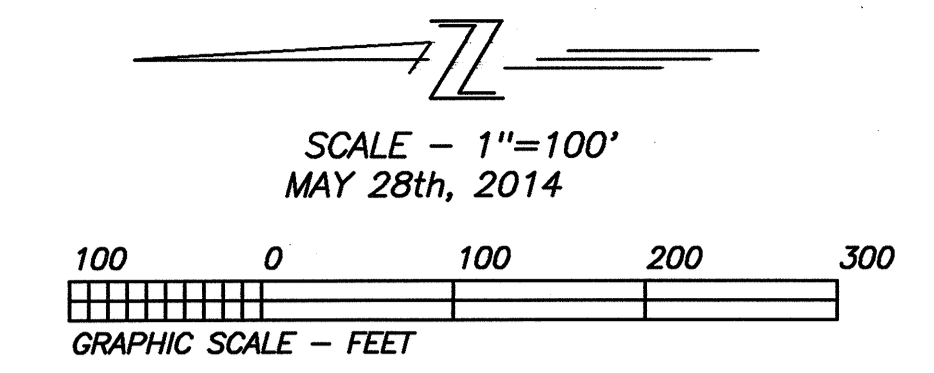
WGS\_1984\_Web\_Mercator\_Auxiliary\_Sphere  
City of Fort Collins - GIS

This map is a user generated static output from the City of Fort Collins FCMaps Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes

# AVALON ESTATES SUBDIVISION

SITUATE IN THE NORTHEAST 1/4 OF SECTION 2, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH P.M.,  
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



- SURVEY NOTES:**
- Bearings are based on the assumption that the North line of the Northeast 1/4 of Section 2-T6N-R69W bears S89°55'00"W.
  - ⊙ - Indicates set 1/2" rebar with orange plastic cap PLS 37899 unless otherwise shown.
  - The lineal unit of measurement used for the surveying of this property is U.S. Survey Feet.
  - Legal description taken from Title Commitment by North American Title Insurance Company, File No. 33400-14-11144, effective date January 9, 2014.
  - Stewart & Associates, Inc., and its owners and employees, will not be liable for more than the cost of this Subdivision Plat and then only to those parties certified to hereon or in our files by signed work authorization.
  - Acceptance and/or use of this instrument for any purpose, constitutes agreement by all parties to all terms stated hereon.

**STATEMENT OF OWNERSHIP AND SUBDIVISION:**

Know all persons by these presents, that the undersigned owner(s) of the following described land:

A tract of land located in Section 2, Township 6 North, Range 69 West of the Sixth P.M., City of Fort Collins, County of Larimer, State of Colorado, which, considering the North line of the Northeast 1/4 of said Section 2 as bearing S89°55'00"W 1,366.90 feet, and again S00°33'00"W 57.50 feet from the Northeast Corner of said Section 2, and run thence along the West line of a parcel as described as Exhibit C, recorded at Reception No. 87025581, S00°33'00"W 402.20 feet; thence departing said West line, and along the South line of White Subdivision, N85°43'00"E 209.12 feet; to a point on the existing West right-of-way line of the BNSF Railway; thence along said existing West right-of-way line, S00°33'00"W 1603.57 feet; thence along the North line of Lot 2, Amended Plat of a Portion of Tract B, Tract C, and Tract C-1, Amended Underhill Exemption, S82°39'00"W 200.95 feet, and again S89°51'00"W 30.00 feet; thence along the East line of Brookwood Estates, N00°33'00"E 2023.28 feet; thence along the existing South right-of-way line of West Harmony Road recorded at Reception No. 20080081058, N89°55'00"E 16.52 feet, and again S45°05'00"E 10.61 feet, and again, N89°55'00"E 5.89 feet to the point of beginning (which above described tract contains 8.9115 acres, more or less) have caused the above described land to be surveyed and subdivided into lots as shown on this plat to be known as AVALON ESTATES SUBDIVISION, subject to all easements and rights-of-way now of record or existing or indicated on this Plat. The rights and obligations of this Plat shall run with the land.

**CERTIFICATE OF DEDICATION:**

The Owner does hereby dedicate and convey to the City of Fort Collins, Colorado (hereafter City), for public use, forever, a permanent right-of-way for street purposes and the 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 provisions of the Maintenance Guarantees have been fully satisfied. The streets dedicated on this Plat are the fee property of the City as provided in Section 31-23-107 C.R.S. The City's rights under the Easements include the right to install, operate, access, maintain, repair, reconstruct, remove and replace within the Easements public improvements consistent with the intended purpose of the Easements; the right to install, maintain and use gates in any fences that cross the Easements; the right to mark the location of the Easements with suitable markers; and the right to permit other public utilities to exercise these same rights. Owner reserves the right to use the Easements for purposes that do not interfere with the full enjoyment of the rights hereby granted. The City is responsible for maintenance of its own improvements and for repairing any damage caused by its activities in the Easements, but by acceptance of this dedication, the City does not accept the duty of maintenance of the Easements, or of improvements in the Easements that are not owned by the City. Owner will maintain the surface of the Easements in a sanitary condition in compliance with any applicable weed, nuisance or other legal requirements.

Except as expressly permitted in an approved plan of development or other written agreement with the City, Owner will not install on the Easements, or permit the installation on the Easements, of any building, structure, improvement, fence, retaining wall, sidewalk, tree or other landscaping (other than usual and customary grasses and other ground cover). In the event such obstacles are installed in the Easements, the City has the right to require the Owner to remove such obstacles from the Easements. If Owner does not remove such obstacles, the City may remove such obstacles without any liability or obligation for repair and replacement thereof, and charge the Owner the City's costs for such removal. If the City chooses not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached.

The rights granted to the City by this Plat inure to the benefit of the City's agents, licensees, permittees and assigns.

**MAINTENANCE GUARANTEE:**

The Owner hereby warrants and guarantees to the City, for a period of two (2) years from the date of completion and first acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements to be constructed in connection with the Development which is the subject of this Plat. This warranty and guarantee is made in accordance with the City Land Use Code and/or the Transitional Land Use Regulations, as applicable. This guarantee applies to the streets and all other appurtenant structures and amenities lying within the rights-of-way, Easements and other public properties, including, without limitation, all curbing, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department.

The Owner shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards, safety requirements and environmental protection requirements of the City. The Owner shall also correct and repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related or building-related activities. In the event the Owner fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the City and all costs and charges billed to and paid by the Owner. The City shall also have any other remedies available to it as authorized by law. Any damages which occurred prior to the end of said two (2) year period and which are unrepaired at the termination of said period shall remain the responsibility of the Owner.

**REPAIR GUARANTEE:**

In consideration of the approval of this final Plat and other valuable consideration, the Owner does hereby agree to hold the City harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the City of the improvements to be constructed in connection with the development which is the subject of this Plat, from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein; and the Owner further commits to make necessary repairs to said public improvements, to include, without limitation, the roads, streets, fills, embankments, ditches, cross pans, sub-drains, culverts, walls and bridges within the right-of-way, Easements and other public properties, resulting from failures caused by design and/or construction defects. This agreement to hold the City harmless includes defects in materials and workmanship, as well as defects caused by or consisting of settling trenches, fills or excavations.

Further, the Owner warrants that he/she owns fee simple title to the property shown hereon and agrees that the City shall not be liable to the Owner or his/her successors in interest during the private period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers, and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the Owner. I further warrant that I have the right to convey said land according to this Plat.

**NOTICE OF OTHER DOCUMENTS:**

All persons take notice that the Owner has executed certain documents pertaining to this Development which create certain rights and obligations of the Development, the Owner and/or subsequent Owners of all or portions of the Development site, many of which obligations constitute promises and covenants that, along with the obligations under this Plat, run with the land. The said documents may also be amended from time to time and may include, without limitation, the Development Agreement, Site And Landscape Covenants, Final Site Plan, Final Landscape Plan, and Architectural Elevations, which documents are on file in the office of the clerk of the City and shall be closely examined by all persons interested in purchasing any portion of the Development site.

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.

OWNER: FRANCES ELLIOT NELL TRUST FOR MARY C. BARGHELAME DATED SEPTEMBER 28, 2011

BY: \_\_\_\_\_  
S.S. \_\_\_\_\_  
State of \_\_\_\_\_  
County of \_\_\_\_\_  
The foregoing dedication was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by Mary C. Barghelame as Trustee for the Frances Elliot Nell Trust for Mary C. Barghelame dated September 28, 2011.

My notarial commission expires \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

LIENHOLDER: OWEN LOAN SERVICING, LLC

BY: \_\_\_\_\_  
S.S. \_\_\_\_\_  
State of \_\_\_\_\_  
County of \_\_\_\_\_  
The foregoing dedication was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_ by \_\_\_\_\_ for Owen Loan Servicing, LLC.

My notarial commission expires \_\_\_\_\_ NOTARY PUBLIC \_\_\_\_\_

**ATTORNEY'S CERTIFICATION:**

I hereby certify that this Subdivision Plat has been duly executed as required pursuant to Section 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 the records of the Clerk and Recorder of Larimer County, Colorado as of the date of execution of the Plat and other information discovered by me through reasonable inquiry and is limited as authorized by Section 2.2.3(c)(3)(f) of the Land Use Code.

Attorney: \_\_\_\_\_  
Address: \_\_\_\_\_  
Registration No.: \_\_\_\_\_

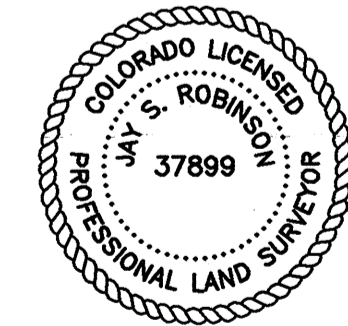
**NOTICE:**

ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.

**SURVEYORS STATEMENT:**

I, Jay S. Robinson, a Colorado Registered Professional Land Surveyor, do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the forgoing Plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

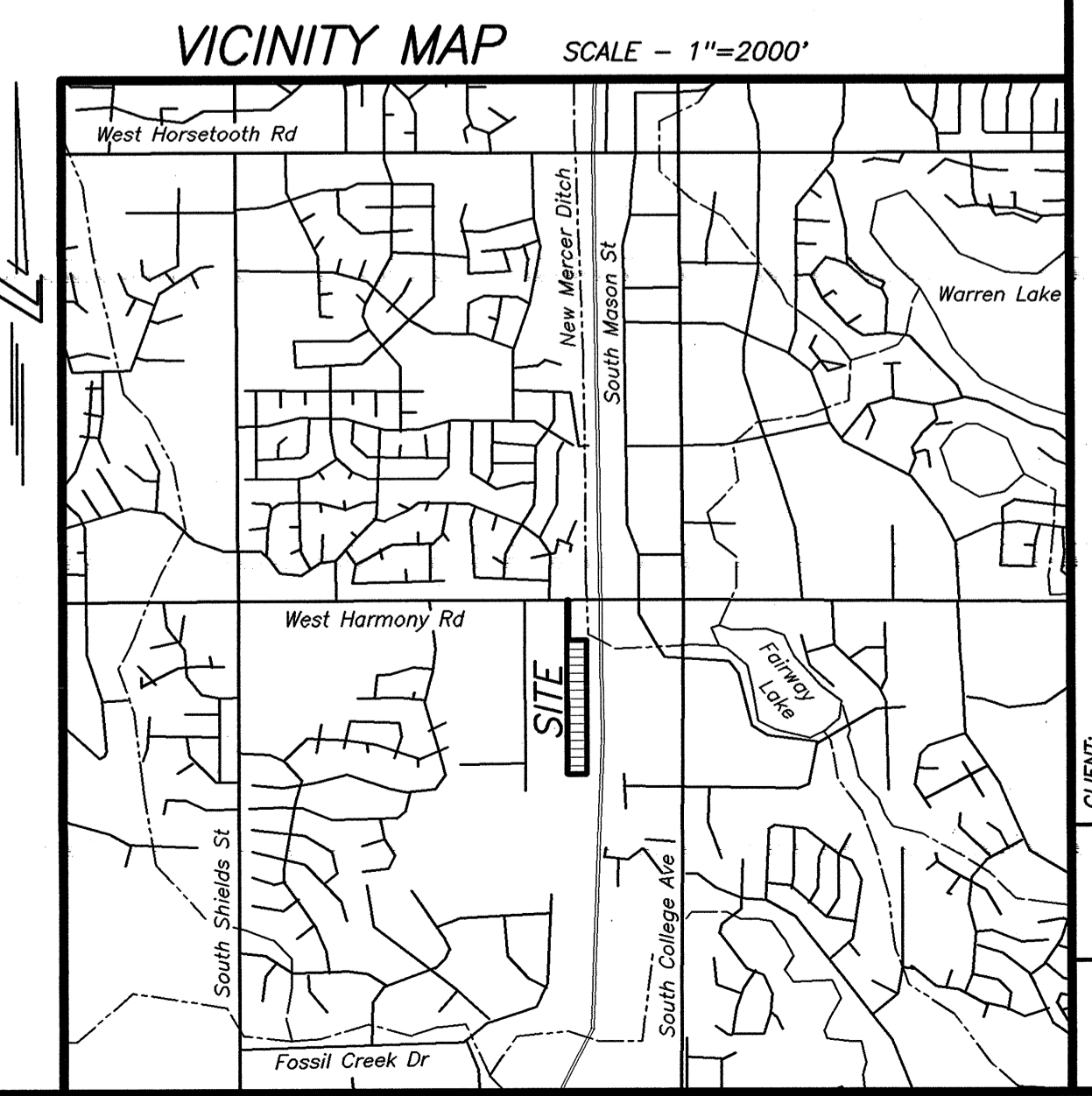
JAY S. ROBINSON  
Colorado Registered Professional Land Surveyor No. 37899



APPROVED AS TO FORM, CITY ENGINEER:  
By the City Engineer of the City of Fort Collins, Colorado this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

PLANNING APPROVAL:  
By the Director of Planning the City of Fort Collins, Colorado this \_\_\_\_\_ day of \_\_\_\_\_, A.D., 20\_\_\_\_.

NOTE:  
There shall be no private conditions, covenants or restrictions that prohibit or limit the installation of resource conserving equipment or landscaping that are allowed by Sections 12-120-12-122 of the City Code.



<b>REVISIONS</b>							
NO.	DATE						
BY	REMARKS						
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 30%; text-align: center;">SCALE: 1"=100'</td> <td style="width: 30%; text-align: center;">DRAWN: D.H.K.</td> <td style="width: 30%; text-align: center;">CHECKED: J.S.R. 1</td> </tr> <tr> <td colspan="3" style="text-align: center;">                 DESIGNED: J.S.R. 1                  P.E. / L.S.             </td> </tr> </table>		SCALE: 1"=100'	DRAWN: D.H.K.	CHECKED: J.S.R. 1	DESIGNED: J.S.R. 1 P.E. / L.S.		
SCALE: 1"=100'	DRAWN: D.H.K.	CHECKED: J.S.R. 1					
DESIGNED: J.S.R. 1 P.E. / L.S.							
<b>STEWART &amp; ASSOCIATES</b> CIVIL ENGINEERS AND LAND SURVEYORS P.O. BOX 429, FORT COLLINS, COLORADO 80522 PHONE: (970)482-9331, EMAIL: stewart@stwrta.com							
CLIENT: JORGE TARIN 1018 WHALERS WAY, FORT COLLINS, CO 80525	PROJECT: TRACT IN NORTHEAST 1/4 OF SECTION 2-T6N-R69W FORT COLLINS, COLORADO						
JOB NUMBER: AVLN-FNL subplat disk #10	DATE: 05/28/14 PLAT No.						
SHEET NUMBER <b>ONE OF ONE</b>							





December 05, 2016

Jorge Tarin  
1406 Hummel Lane  
Fort Collins, CO 80525

**Re:** 315 W Harmony Rd. - Replat (Formerly reviewed as Avalon Estates)

**Description of project:** This is a request to replat the lot located at 315 W Harmony Rd. (parcel #9602100005). The new subdivision would result in two new 2-acre lots. The existing home would then be on its own 3.5-acre lot. The lots would have access to Harmony through an access easement. The site is located in the Urban Estate (UE) zone district. This proposal will be subject to Administrative (Type I) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Jason Holland, at 970-224-6126 or [jholland@fcgov.com](mailto:jholland@fcgov.com).

**Comment Summary:**

**Department: Water-Wastewater Engineering**

**Contact:** Shane Boyle, 970-221-6339, [sboyle@fcgov.com](mailto:sboyle@fcgov.com)

1. This site will be served by Fort Collins-Loveland Water District and South Fort Collins Sanitation District.

**Department: Traffic Operations**

**Contact:** Nicole Hahn, 970-221-6820, [nhahn@fcgov.com](mailto:nhahn@fcgov.com)

1. The anticipated change in traffic volume is not expected to rise to the threshold of needing a TIS. Based on section 4.2.3.D of LCUASS, the Traffic Impact Study requirement can be waived.

**Department: Technical Services**

**Contact:** Jeff County, 970-221-6588, [jcounty@fcgov.com](mailto:jcounty@fcgov.com)

1. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work.
2. This property is not platted. If submitting a Subdivision Plat for this property/project, addresses are not acceptable in the Plat title/name.

**Department: Stormwater Engineering**

**Contact:** Shane Boyle, 970-221-6339, [sboyle@fcgov.com](mailto:sboyle@fcgov.com)

1. The design of this site must conform to the drainage basin design of the Fossil Creek Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
2. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs.
3. The erosion control report requirements are in Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Stormwater Criteria Manual. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or jschlam@fcgov.com.
4. For this development, an Engineering analysis will need to be completed to show drainage impacts on downstream property. If it can be shown there are no impacts on downstream private property then the detention requirement can be waived. If there are downstream impacts then onsite detention is required for the runoff volume difference between the 100-year developed inflow rate and the 2-year historic release rate.
5. The developed site runoff is required to be treated using the standard water quality treatment as described in the Fort Collins Stormwater Manual, Volume 3-Best Management Practices (BMPs).  
(<http://www.fcgov.com/utilities/business/builders-and-developers/development-forms-guidelines-regulations/stormwater-criteria>) Extended detention is the usual method selected for water quality treatment; however the use of any of the BMPs is encouraged. For this development, disconnected impervious areas and grass buffers may be sufficient. This is something that will need to be addressed in the Drainage Report for the site.
6. There will be a final site inspection of the stormwater facilities when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. Standard operating procedures (SOPs) for on-going maintenance of all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at:  
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
7. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells.
8. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq. ft. and there is a \$1,045.00/acre review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at:  
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jill White at 970-416-2139 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

**Department: Fire Authority**

**Contact: Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-fire.org](mailto:jlynxwiler@poudre-fire.org)**

1. REPLAT  
PFA has no comment regarding replat however, further development on any subsequent Lot will be subject to applicable code requirements at that time. The following comments are provided to assist in future planning and preparation for development.

## 2. FIRE LANES

Fire access is required to within 150' of all exterior portions of any building, or facility as measured by an approved route around the perimeter. For the purposes of this section, fire access cannot be measured from an arterial road (Harmony Road) and a fire lane will need to be provided on the affected Lots. Any private road or private drive serving as a fire lane shall be dedicated as an Emergency Access Easement (EAE) and be designed to applicable fire lane specifications. Code language and fire lane specifications provided below.

> IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. When any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, the fire code official is authorized to increase the dimension if the building is equipped throughout with an approved, automatic fire-sprinkler system.

## 3. FIRE LANE SPECIFICATIONS

A fire lane plan shall be submitted for approval prior to installation. In addition to the design criteria already contained in relevant standards and policies, any new fire lane must meet the following general requirements (or as otherwise approved for these lots):

> Shall be designated on the plat as an Emergency Access Easement.

> Maintain the required 20 foot minimum unobstructed width & 14 foot minimum overhead clearance.

> Be designed as a flat, hard, all-weather driving surface capable of supporting 40 tons.

> Dead-end fire access roads in excess of 150 feet in length shall be provided with an approved area for turning around fire apparatus.

> The required turning radii of a fire apparatus access road shall be a minimum of 25 feet inside and 50 feet outside.

> Be visible by painting and/or signage, and maintained unobstructed at all times. Sign locations or red curbing should be labeled and detailed on final plans.

## 4. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A hydrant is required within 400' of any Residential) Building as measured along an approved path of vehicle travel. Hydrants on the opposite sides of major arterial roadways are not considered accessible. Code language provided below.

> IFC 507.5 and PFA Policy: RESIDENTIAL REQUIREMENTS: Within the Urban Growth Area, hydrants to provide 1,000 gpm at 20 psi residual pressure, spaced not further than 400 feet to the building, on 800-foot centers thereafter.

## 5. PREMISE IDENTIFICATION & WAYFINDING

Addresses shall be visibly posted on each structure and where otherwise needed to aid in wayfinding (eg. at the main road or at any driveway junctures). Code language provided below.

> IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

**Department: Environmental Planning**

**Contact: Stephanie Blochowiak, 970-416-4290, [sblochowiak@fcgov.com](mailto:sblochowiak@fcgov.com)**

1. Note: If the new parcels were to be developed in the future, an Ecological Characterization Study (ECS) would be needed as the property is located within 500 feet of known natural habitats and features (wetlands; aquatic; proximity to public open lands and certified natural areas). Natural habitat buffer zone standards range from 50 to 100 feet for these features, as identified in Section 3.4.1(E) of the Land Use Code. Retention of natural habitats and features aligns with City of Fort Collins neighborhood tree canopy goals, community values, and the Nature in the City Strategic Plan. To be clear, an ECS is not needed at this time for this subdivision plat; the above reference is for proactive information purposes.
2. Buffers for natural habitats and features are measured according to provisions outlined in Land Use Code Section 3.4.1 and specifically: from the "top of bank" line for stream corridors, lakes, reservoirs and irrigation ditches or from the "outer edge of the habitat" for other natural features. A buffer can be established according to quantitative and qualitative standards.
3. Please note LUC Section 3.2.1(C) requiring developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment." Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (970-221-6361 or [tbuchanan@fcgov.com](mailto:tbuchanan@fcgov.com)) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.
4. An on-site review by the City of Fort Collins Forestry Staff is not needed at this time for this subdivision plat. However, down the line, if either parcel is to be developed or re-developed note the following: if any on-site significant trees [those having a Diameter at Breast Height (DBH) of six inches or more] may be impacted by development in this area, then, review of the trees shall be conducted with a City Forester to determine the status of the existing trees and any mitigation requirements resulting from the proposed development. Land Use Code Section 3.2.1(C) requires developments to submit a landscape and tree protection plan, and if receiving water service from the City, an irrigation plan, that: "...(4) protects significant trees, natural systems, and habitat, and (5) enhances the pedestrian environment."
5. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens now and generations from now. Thus, the City of Fort Collins has many sustainability programs and goals that may benefit this project. Of particular interest may be the:

1) ClimateWise program: [fcgov.com/climatewise/](http://fcgov.com/climatewise/)

2) Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): [fcgov.com/recycling/pdf/\\_20120404\\_WRAP\\_ProgramOverview.pdf](http://fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf), contact Caroline Mitchell at 970-221-6288 or [cmtichell@fcgov.com](mailto:cmtichell@fcgov.com)

3) Green Building Program: [fcgov.com/enviro/green-building.php](http://fcgov.com/enviro/green-building.php), contact Tony Raeker at 970-416-4238 or [traeker@fcgov.com](mailto:traeker@fcgov.com)

4) Solar Energy: [www.fcgov.com/solar](http://www.fcgov.com/solar), contact Norm Weaver at 970-416-2312 or [nweaver@fcgov.com](mailto:nweaver@fcgov.com)

5) Integrated Design Assistance Program: <http://fcgov.com/idap>, contact Gary Schroeder at 970-224-6003 or [gshroeder@fcgov.com](mailto:gshroeder@fcgov.com)

6) Nature in the City Strategic Plan: <http://www.fcgov.com/natureinthecity/>, contact Justin Scharton at 970-221-6213 or [jscharton@fcgov.com](mailto:jscharton@fcgov.com)

Please consider City sustainability goals and ways this development can engage with these efforts.

**Department: Engineering Development Review**

**Contact: Marc Virata, 970-221-6567, [mvirata@fcgov.com](mailto:mvirata@fcgov.com)**

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see:  
<http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:  
<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary or required by the City for this project. Most easements to be dedicated need to be public easements dedicated to the City. This shall including the standard utility easements that are to be provided behind the right-of-way (15 foot along an arterial, 8 foot along an alley, and 9 foot along all other street classifications). Information on the dedication process can be found at: <http://www.fcgov.com/engineering/devrev.php>
7. Crest Road is not fully constructed to City standards to the property in which access to Crest Road is proposed. 3.3.2(F)(1)(b) requires the offsite improvement of Crest Road to connect to the City improved portion.
8. Independent of the previous comment, so long as the intent is for a driveway access out to Crest Road right-of-way, the lot itself that abuts Crest Road is not part of the development plan and would not be developed as part of this proposal, then the lot abutting Crest Road would not be subject to full Crest Road improvements along the entire frontage of the lot, only from the portion in which access is taken to Crest Road and north would frontage improvements be required. In addition, the City has a rural residential local street cross section that is of less width (and no sidewalk) than a standard residential local street, which could be applied in this case for the frontage and offsite improvements.
9. Under the premise that access onto Crest Road is worked out, Engineering will defer to PFA on whether emergency (secondary) access is still required and what necessary easements and/or construction would result from such requirement.
10. The platting of Tract A abutting Harmony Road requires the frontage improvements to Harmony Road (or funds in-lieu of the improvement of the frontage).
11. Construction plans will be required. A Development Agreement will be required and recorded once the project is finalized with the recordation costs paid for by the applicant.
12. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work.
13. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.
14. The public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the

Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development . Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

**Department: Electric Engineering**

**Contact: Luke Unruh, 9704162724, [lunruh@fcgov.com](mailto:lunruh@fcgov.com)**

1. Please pay close attention to the Sq. footage and front footage charges that will be associated with sub dividing this parcel. Electric Capacity Fee, Building Site charges, and any necessary system modification charges will apply. Please see the Electric Estimating Calculator and Electric Construction Policies, Practices & Procedures at the following link: <http://www.fcgov.com/utilities/business/builders-and-developers>
2. You may contact FCU Light & Power, project engineering if you have questions. (970) 221-6700. You may reference Light & Power's Electric Service Standards at [http://www.fcgov.com/utilities/img/site\\_specific/uploads/ElectricServiceStandards\\_FINAL\\_17June2016.pdf](http://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_17June2016.pdf)
3. L&P may need additional room in the utility easement. Electric facilities need to maintain 10' clearance from water and sewer.
4. You may contact FCU Light & Power, project engineering if you have questions. (970) 221-6700. You may reference Light & Power's Electric Service Standards at [http://www.fcgov.com/utilities/img/site\\_specific/uploads/ElectricServiceStandards\\_FINAL\\_17June2016.pdf](http://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_17June2016.pdf)

**Planning Services**

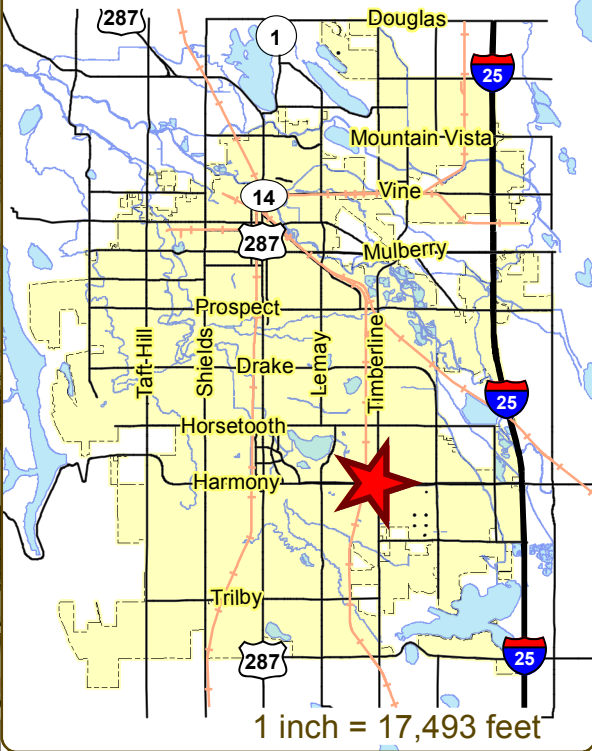
**Contact: Jason Holland, 970-224-6126, [jholland@fcgov.com](mailto:jholland@fcgov.com)**

1. The development will be required to provide a legal access to the new lot configurations and provide any necessary on and off-site easements, utilities, and drainage facilities, to be shown on the site/utility plans and the plat, as needed to service the lots. If off-site easements are required, City Engineering will need letters of intent prior to public hearing, and recorded easements prior to final approval. No building permit can be issued on any proposed lot prior to final approval of the plat, site plan and utility plans.
2. Access drives and any required permanent turn-arounds, as needed by engineering and PFA to meet City standards for the lots, must be paved with a hard surface material such as asphalt.
3. Staff discussed this proposal with transportation and engineering staff at their weekly meeting. Please contact Marc Virata to discuss the outcome of that meeting.
4. The determination of acceptable emergency access easement locations to service the three lots would be PFA's purview. I will need written verification from PFA that the proposed easement location(s) and configurations are acceptable, prior to hearing.
5. Please note that gated subdivisions are not permitted in the City. The existing gate for lot 1 (the existing house), is fine to remain as an existing nonconformance, provided that it only serves as access to Lot 1. If it serves as the primary access for the three lots, then it will need to be removed. If it serves as a supplemental emergency access for the new lots (to be determined by PFA), and also the primary access for Lot 1, then it can also remain but will likely need to be configured to allow emergency access per PFA's requirements.

6. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
7. Please see the Development Review Guide at [www.fcgov.com/drg](http://www.fcgov.com/drg). This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
8. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
9. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
10. Please see the Submittal Requirements and Checklist at:  
<http://www.fcgov.com/developmentreview/applications.php>.
11. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
12. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.

# 2132 Harmony Rd Commercial

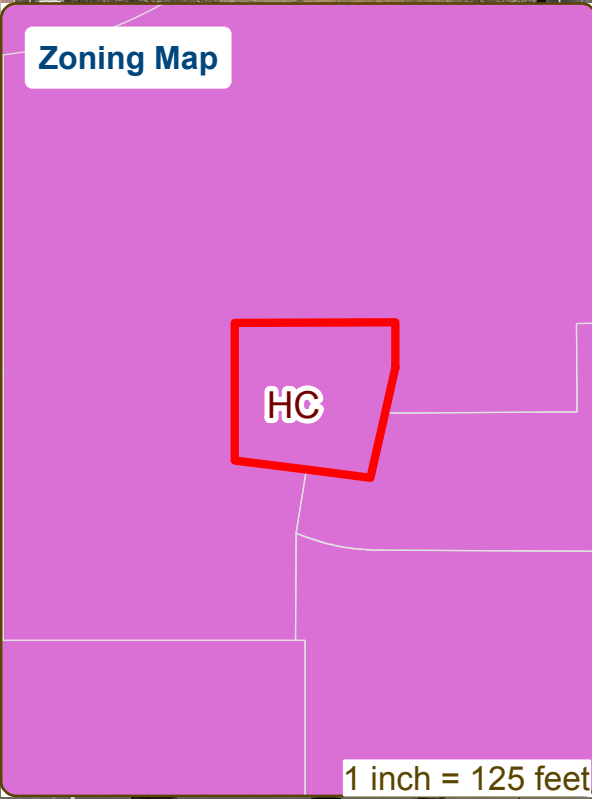
Vicinity Map



Aerial Site Map



Zoning Map



Harmony Rd

1 inch = 83 feet

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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.

\*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) \_\_\_\_\_

CONCEPTS WEST ARCHITECTURE, INC - OWNER

Business Name (if applicable) \_\_\_\_\_

Your Mailing Address 831 S. NEVADA, COLORADO SPRINGS CO 80903

Phone Number 719 576 1555 Email Address gary@cwarch.com

Site Address or Description (parcel # if no address) HARMONY SCHOOL SHOPPING CENTER HARMONY ROAD & TIMBERLINE ROAD, LOT 1

Description of Proposal (attach additional sheets if necessary) DEVELOPE THE SMALL LOT 1 INTO A COMMERCIAL PAD BUILDING

Proposed Use COMMERCIAL Existing Use VACANT

Total Building Square Footage 2000 S.F. Number of Stories 1 Lot Dimensions 100' x 90' +/-

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? [ ] 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 2,300 +/- S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

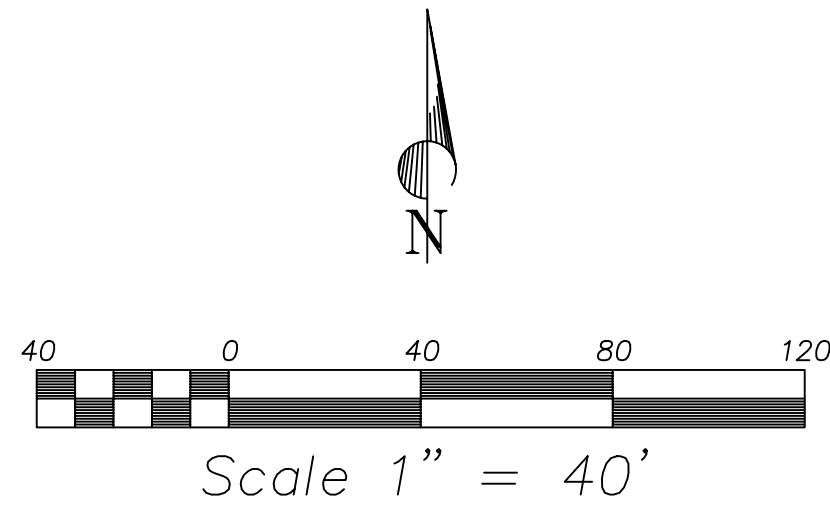
Suggested items for the Sketch Plan:

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?

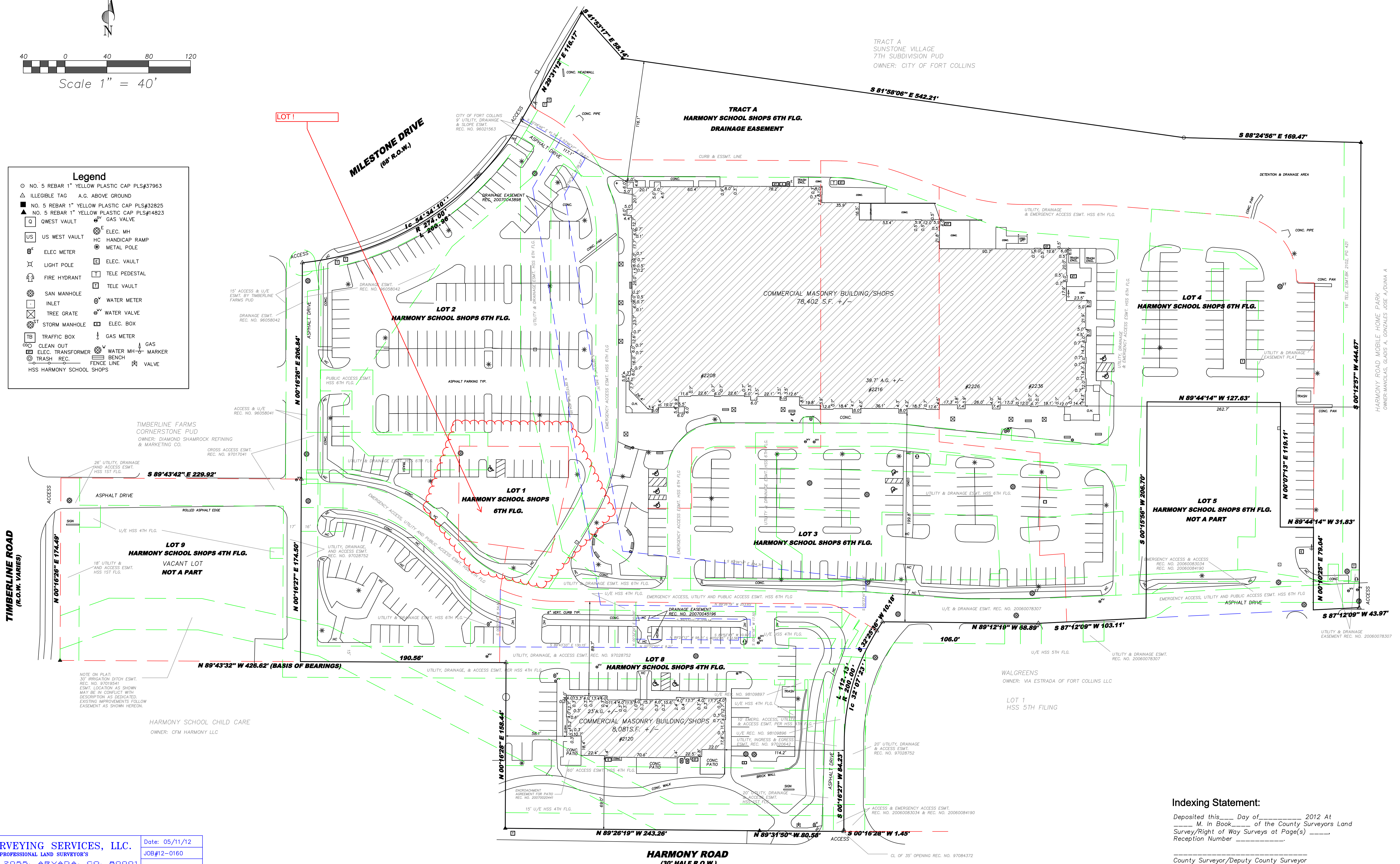
# ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE SW 1/4 OF SECTION 32, T.7N., R.68W., 6TH P.M.,  
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

SHEET 1 OF 4



Legend	
○ NO. 5 REBAR 1" YELLOW PLASTIC CAP PLS#37963	△ ILLEGIBLE TAG A.G. ABOVE GROUND
■ NO. 5 REBAR 1" YELLOW PLASTIC CAP PLS#32825	▲ NO. 5 REBAR 1" YELLOW PLASTIC CAP PLS#14823
□ QWEST VAULT	⊙ GAS VALVE
⊙ US WEST VAULT	⊙ ELEC. MH
⊙ ELEC. METER	⊙ HANDICAP RAMP
⊙ LIGHT POLE	⊙ ELEC. VAULT
⊙ FIRE HYDRANT	⊙ TELE PEDESTAL
⊙ SAN MANHOLE	⊙ TELE VAULT
⊙ INLET	⊙ WATER METER
⊙ TREE GRATE	⊙ WATER VALVE
⊙ STORM MANHOLE	⊙ ELEC. BOX
⊙ TRAFFIC BOX	⊙ GAS METER
⊙ CLEAN OUT	⊙ GAS
⊙ ELEC. TRANSFORMER	⊙ WATER MH
⊙ TRASH REC.	⊙ BENCH
⊙ HSS HARMONY SCHOOL SHOPS	⊙ FENCE LINE
	⊙ VALVE



NOTE ON PLAT:  
30" IRRIGATION DITCH ESMT.  
REC. NO. 97019541  
ESMT. LOCATION AS SHOWN  
MAY BE IN CONFLICT WITH  
DESCRIPTION AS DEDICATED.  
EXISTING IMPROVEMENTS FOLLOW  
EASEMENT AS SHOWN HEREON.

HARMONY SCHOOL CHILD CARE  
OWNER: CFM HARMONY LLC

WALGREENS  
OWNER: VIA ESTRADA OF FORT COLLINS LLC

**Indexing Statement:**  
Deposited this \_\_\_ Day of \_\_\_\_\_ 2012 At  
M. In Book \_\_\_ of the County Surveyors Land  
Survey/Right of Way Surveys at Page(s) \_\_\_\_\_  
Reception Number \_\_\_\_\_  
County Surveyor/Deputy County Surveyor

**AAA SURVEYING SERVICES, LLC.**  
PROFESSIONAL LAND SURVEYOR'S  
P.O. BOX 2055, ARVADA, CO. 80001  
PHONE (303) 519-7015 FAX (303) 940-4927

Date: 05/11/12  
JOB#12-0160

# ALTA/ACSM LAND TITLE SURVEY

LOCATED IN THE SW 1/4 OF SECTION 32, T.7N., R.68W., 6TH P.M.,  
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

SHEET 2 OF 4

## Schedule B, Section 2, Exceptions:

Chicago Title Insurance Company Title Commitment No. 1490461,  
with an effective date of April 12, 2012.

- Any facts, rights, interests, or claims that are not shown by the Public Records but that could be ascertained by an inspection of the Land or that may be asserted by persons in possession of the Land. (Not a survey matter)
- Easements, liens or encumbrances, or claims thereof, not shown by the Public Records. (Not a survey matter)
- Any encroachment, encumbrance, violation, variation, or adverse circumstance affecting the Title that would be disclosed by an accurate and complete land survey of the Land and not shown by the Public Records. (Survey shown hereon)
- Any lien, or right to a lien, for services, labor or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the Effective Date but prior to the date the Proposed Insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment. (Not a survey matter)
- (a) Unpatented mining claims; (b) reservations or exceptions in patents or in Acts authorizing the issuance thereof (c) water rights, claims or title to water, whether or not the matters excepted under (a), (b) or (c) are shown by the Public Record. (Not a survey matter)
- (a) Taxes or assessments that are not shown as existing liens by the records of any taxing authority that levies taxes or assessments on real property or by the Public Records; (b) proceedings by a public agency that may result in taxes or assessments, or notices of such proceedings, whether or not shown by the records of such agency or by the Public Records. (Not a survey matter)
- Water rights, claims or title to water, whether or not disclosed by the public records. (Not a survey matter)
- Reservation in United States patent, as follows: subject to any vested and accrued water rights for mining, agricultural, manufacturing, and other purposes, and right to ditches and reservoirs used in connection with such water rights as may be recognized and acknowledged by the local customs, laws and decisions of courts, and also subject to the right of the proprietor of a vein or lode to extract and remove his ore therefrom, should the same be found to penetrate or intersect the premises  
Dated Date: February 14, 1875 Patent No. 100131. (Affects property not a survey matter)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: The Mountain States Telephone and Telegraph Company  
Purpose: construct, operate, maintain and remove such communication and other facilities, from time to time, as said grantee may require  
Recording Date: February 13, 1981  
Recording No: Book 2102 Page 421 (Affects property as shown)
- Terms, conditions, provisions, agreements and obligations contained in the Master Plan Known as Timberline Farm Master Plan as evidenced by Notice as set forth below:  
Recording Date: September 23, 1989 Recording No.: Reception No. 89044723  
Issued at: DENVER, COLORADO. (Affects property not a survey matter)
- Terms, conditions, provisions, agreements and obligations contained in the Site Plan, Landscape Plan, Building Elevations, Site and Landscape Covenants and Utility Plans together with the Development Agreement dated June 20, 1997, as evidenced by Notice as set forth below:  
Recording Date: June 26, 1997 Recording No.: Reception No. 97040426. (Affects property not a survey matter)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document  
Granted to: the City of Fort Collins, Colorado a municipal corporation Purpose: utilities  
Recording Date: August 12, 1996  
Recording No: Reception No. 96058041. (Affects property as shown hereon)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: the City of Fort Collins, Colorado a municipal corporation Purpose: drainage  
Recording Date: August 12, 1996  
Recording No: Reception No. 96058042. (Affects property as shown hereon)
- Terms, conditions, provisions, agreements, easements and obligations contained in the Declaration of Access Easement by and between Oak Farm Inc., a Colorado corporation and Diamond Shamrock Refining and Marketing Company, a Delaware corporation as set forth below:  
Recording Date: March 20, 1997 Recording No.: Reception No. 97017041. (Affects property as shown hereon)
- Terms, conditions, provisions, agreements, rights of way and obligations contained in the Agreement by and between Oak Farm Inc., a Colorado corporation and The Warren Lake Reservoir Company as set forth below:  
Recording Date: March 31, 1997 Recording No.: Reception No. 97019541. (Affects property as shown hereon)
- Covenants, conditions, restrictions and lien rights but omitting any covenants or restrictions, if any, including but not limited to those 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 set forth in Declaration of Covenants, Conditions, Restrictions and Easements for Harmony School Shops  
Recording Date: April 3, 1997 Recording No: Reception No. 97020642  
Assignment (Declarant's Rights - Harmony School Shops) recorded August 27, 1999 at Reception No. 99077057  
First Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Harmony School Shops recorded August 7, 2007 at Reception No. 20070060821.  
Second Amendment to Declaration of Covenants, Conditions, Restrictions and Easements for Harmony School Shops recorded October 11, 2007 at Reception No. 20070077511.  
Issued at: DENVER, COLORADO. (Affects property not a survey matter)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: the City of Fort Collins, Colorado a municipal corporation Purpose: utilities, drainage and access  
Recording Date: May 8, 1997  
Recording No.: Reception No. 97028752 (Affects property as shown)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: the City of Fort Collins, Colorado a municipal corporation Purpose: access and utility easement  
Recording Date: August 13, 1997  
Recording No: Reception No. 97052423. (Does not affect property)
- Each and every right or rights of access to and from Colorado State Highway No. 68 along the access line or lines described in Warranty Deed  
Recording Date: November 20, 1997 Recording No.: Reception No. 97077126 and Re-recording Date: December 17, 1997 Recording No.: Reception No. 97084372. (Affects property as shown)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: the City of Fort Collins, Colorado, a municipal corporation Purpose: utilities  
Recording Date: December 15, 1998  
Recording No: Reception No. 98109896. (Affects property as shown)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: the City of Fort Collins, Colorado, a municipal corporation Purpose: utilities  
Recording Date: December 15, 1998  
Recording No: Reception No. 98109897. (Affects property as shown)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document  
Granted to: the City of Fort Collins, Colorado, a municipal corporation Purpose: utilities and drainage  
Recording Date: October 16, 2006  
Recording No: Reception No. 2006-0078307 (Affects property as shown)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: the City of Fort Collins, Colorado, a municipal corporation Purpose: public access and emergency access  
Recording Date: October 16, 2006  
Recording No: Reception No. 2006-0078308  
Issued at: DENVER, COLORADO. (Vacated per final plat notes of Harmony School Shops 6th Flg. Rec. No. 20070055407)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: the City of Fort Collins, Colorado, a municipal corporation Purpose: utilities  
Recording Date: October 16, 2006  
Recording No: Reception No. 2006-0078309. (Vacated per final plat notes of Harmony School Shops 6th Flg. Rec. No. 20070055407)
- Terms, conditions, provisions, agreements, easements and obligations contained in the Declaration of Joint Access Easement by and between Harmony Executive Park, LLC, a Colorado limited liability company and AVG Harmony, LLC, a Delaware limited liability company as set forth below:  
Recording Date: November 2, 2006 Recording No.: Reception No. 2006-0083034 (Affects property as shown)
- Terms, conditions, provisions, agreements, easements and obligations contained in the Declaration of Joint Access Easement by and between Harmony Executive Park, LLC, a Colorado limited liability company and AVG Harmony, LLC, a Delaware limited liability company as set forth below:  
Recording Date: November 6, 2006 Recording No.: Reception No. 2006-0084190 (Affects property as shown)
- Terms, conditions, provisions, agreements and obligations contained in the Encroachment Agreement as set forth below:  
Recording Date: March 19, 2007  
Recording No.: Reception No. 20070020441 (Affects property as noted on survey)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:  
Granted to: the City of Fort Collins, Colorado a municipal corporation Purpose: drainage  
Recording Date: June 11, 2007.  
Recording No: Reception No. 20070043898. (Affects property as shown)
- Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document  
Granted to: drainage  
Purpose: the City of Fort Collins, Colorado, a municipal corporation Recording Date: June 14, 2007  
Recording No: Reception No. 20070045196. (Affects property as shown)
- Terms, conditions, provisions, agreements and obligations contained in the Lease as evidenced by Memorandum of Lease by and between CFM Harmony, LLC, a Nebraska limited liability company, landlord and Office Depot, Inc., a Delaware corporation as set forth below:  
Recording Date: June 26, 2007  
Recording No.: Reception No. 20070048438 and Reception No. 20070048439  
Issued at: DENVER, COLORADO. (Affects property not a survey matter)
- The effect of the Findings and Decree in the matter of Northern Colorado Water Conservation District  
Recording Date: September 30, 2010 Recording No.: Reception No. 20100058874. (Affects property not a survey matter)
- Unrecorded to lease to The Palmer Group, LLC, as evidenced by UCC Financing Statement  
Recording Date: June 23, 2008  
Recording No.: Reception No. 20080039968. (Affects property not a survey matter)
- Unrecorded Lease to RPK Direct, LLC as evidenced by UCC Financing Statement  
Recording Date: April 2, 2009  
Recording No.: Reception No. 20090019835. (Affects property not a survey matter)
- Notes and easements as set forth on the following plats:  
Harmony School Shops, First Filing recorded June 22, 1997 at Reception No. 97040427 Harmony School Shops, Second Filing recorded February 17, 2000 at Reception No. 200010489 Harmony School Shops 4th Filing recorded May 12, 2004 at Reception No. 2004-0045320 Harmony School Shops 5th Filing recorded December 27, 2006 at Reception No. 20060098016 Harmony School Shops 6th Filing recorded July 19, 2007 at Reception No. 20080055407. (Affects property as shown)
- Any existing leases or tenancies, and any and all parties claiming by, through or under said leases,  
Issued at: DENVER, COLORADO. (Affects property not a survey matter)

## Standard Notes:

- 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.
- Any person who knowingly removes, alters or defaces any public land survey monument or land boundary monument or accessory commits a Class Two (2) Misdemeanor pursuant to the Colorado Revised Statute 18-4-508.
- This survey does not constitute a title search by AAA Surveying Services, LLC to determine ownership or easements of record. For all information regarding easements, right-of-way or title of record, AAA Surveying Services, LLC relied upon recorded plat, title commitment referred to hereon, and information supplied by client.
- Basis of Bearing: Assumed N89°43'32"W per recorded plat of Harmony School Shops 6th Flg. on the South boundary line of said subdivision as noted on the survey.
- By graphic plotting only per Fema Map No. 0801020004C dated 03/18/96 subject property lies in Flood Zone AE. An area determined to be in within Special Flood Hazard Area inundated by 100 year flood zone. Base Flood Elevations are determined for Zone AE
- Subject property contains 523,456 square feet or 12.017 acres more or less.
- Distances on this ALTA/ACSM Land Title Survey are expressed in U.S. survey feet and decimals thereof. A U.S. survey foot is defined exactly as 1200/3937 meters.
- Property Address: Harmony School Shops, Fort Collins, Co. 80528.
- Easement detail sheets are per recorded plat of Harmony School Shops 6th Filings and are for informational purposes only.
- No observable evidence of site use as a solid waste dump, sump or sanitary landfill.
- No observable evidence of earth moving work, building construction or building additions within recent months.
- Subject property is currently zoned HC, Harmony Corridor. Per City of Fort Collins land use code the maximum non residential building height allowed is 6 stories. HC requires an approved development plan to be on file with the City of Fort Collins with building setback requirements, restrictions, parking requirements, etc. None are listed on the land use code website.
- Documents for easements provided per Title Commitment referred to hereon were reviewed and located on the survey when plottable.
- Subject property has 441 total parking spaces 10 of which are marked handicap.

## Legal Description per Title Commitment:

Parcel One:  
Lot 8,  
Harmony School Shops 4th Filing,  
according to the plat recorded May 12, 2004 at Reception No. 2004-0045320,  
County of Larimer, State of Colorado.

Parcel Two:  
Lots 1, 2, 3, 4 and Tract A,  
Harmony School Shops 6th Filing,  
according to the plat recorded July 19, 2007 at Reception No. 20070055407,  
County of Larimer, State of Colorado.

## Surveyor's Certificate:

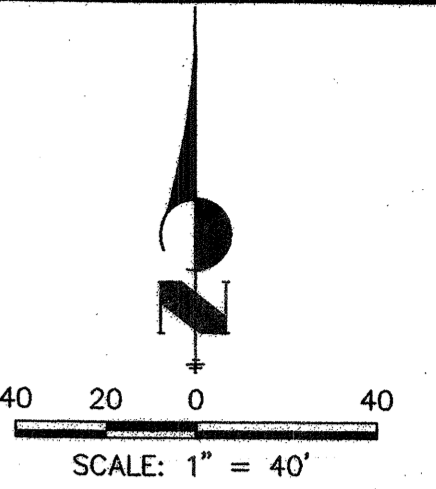
To: CIBX COMMERCIAL MORTGAGE, LLC and its successors and assigns,  
REVESCO (USA) PROPERTIES OF FT. COLLINS, LLLP, CFM HARMONY,  
L.L.C., AND CHICAGO TITLE INSURANCE COMPANY;  
This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements of the ALTA/ACSM Land Title Surveys, jointly established and adopted by the ALTA and the ACSPS, and includes Items 2, 3, 4, 6(b), 7 (a), 7(b)(1), 8, 9, 10, 11(a), 13, 14, 16, 17, 18, 19, 20(a) and 21 of Table A of the Standard Detail Requirements. This survey work was completed on 05-11-2012.



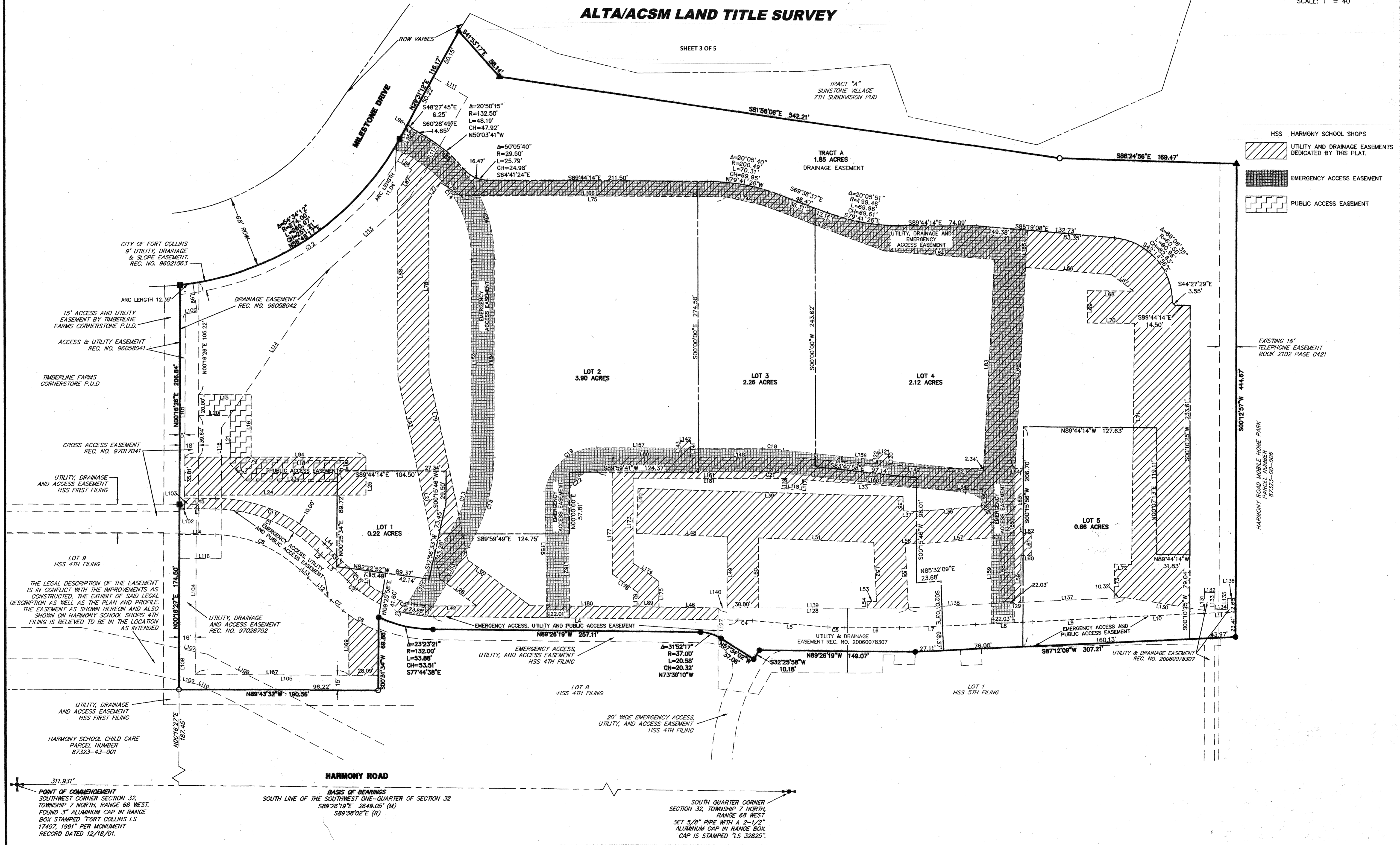
Richard E. Heinz, PLS #16116

**EASEMENT DETAIL**  
**HARMONY SCHOOL SHOPS 6TH FILING**  
 BEING A REPLAT OF LOTS 1 THROUGH 3, TRACT A, HARMONY SCHOOL SHOPS  
 SHOPS 4TH SUBDIVISION AND LOTS 2 AND 3, HARMONY SCHOOL SHOPS 5TH SUBDIVISION  
 CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

**ALTA/ACSM LAND TITLE SURVEY**



SHEET 3 OF 5



- HSS HARMONY SCHOOL SHOPS
- UTILITY AND DRAINAGE EASEMENTS DEDICATED BY THIS PLAT.
  - EMERGENCY ACCESS EASEMENT
  - PUBLIC ACCESS EASEMENT

EXISTING 16' TELEPHONE EASEMENT BOOK 2102 PAGE 0421

HARMONY ROAD MOBILE HOME PARK  
 PARCEL NUMBER 67323-00-06

THE LEGAL DESCRIPTION OF THE EASEMENT IS IN CONFLICT WITH THE IMPROVEMENTS AS CONSTRUCTED, THE EXHIBIT OF SAID LEGAL DESCRIPTION AS WELL AS THE PLAN AND PROFILE, THE EASEMENT AS SHOWN HEREON AND ALSO SHOWN ON HARMONY SCHOOL SHOPS 4TH FILING IS BELIEVED TO BE IN THE LOCATION AS INTENDED

311.931'  
 POINT OF COMMENCEMENT  
 SOUTHWEST CORNER SECTION 32,  
 TOWNSHIP 7 NORTH, RANGE 68 WEST.  
 FOUND 3" ALUMINUM CAP IN RANGE  
 BOX STAMPED "FORT COLLINS LS  
 17497, 1991" PER MONUMENT  
 RECORD DATED 12/16/01.

BASIS OF BEARINGS  
 SOUTH LINE OF THE SOUTHWEST ONE-QUARTER OF SECTION 32  
 S89°26'19"E 2649.05' (M)  
 S89°38'02"E (R)

SOUTH QUARTER CORNER  
 SECTION 32, TOWNSHIP 7 NORTH,  
 RANGE 68 WEST  
 SET 5/8" PIPE WITH A 2-1/2"  
 ALUMINUM CAP IN RANGE BOX.  
 CAP IS STAMPED "LS 32825".

**EASEMENT DETAIL**  
**HARMONY SCHOOL SHOPS 6TH FILING**  
 BEING A REPLAT OF LOTS 1 THROUGH 3, TRACT A, HARMONY SCHOOL  
 SHOPS 4TH SUBDIVISION AND LOTS 2 AND 3, HARMONY SCHOOL SHOPS 5TH SUBDIVISION  
 CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

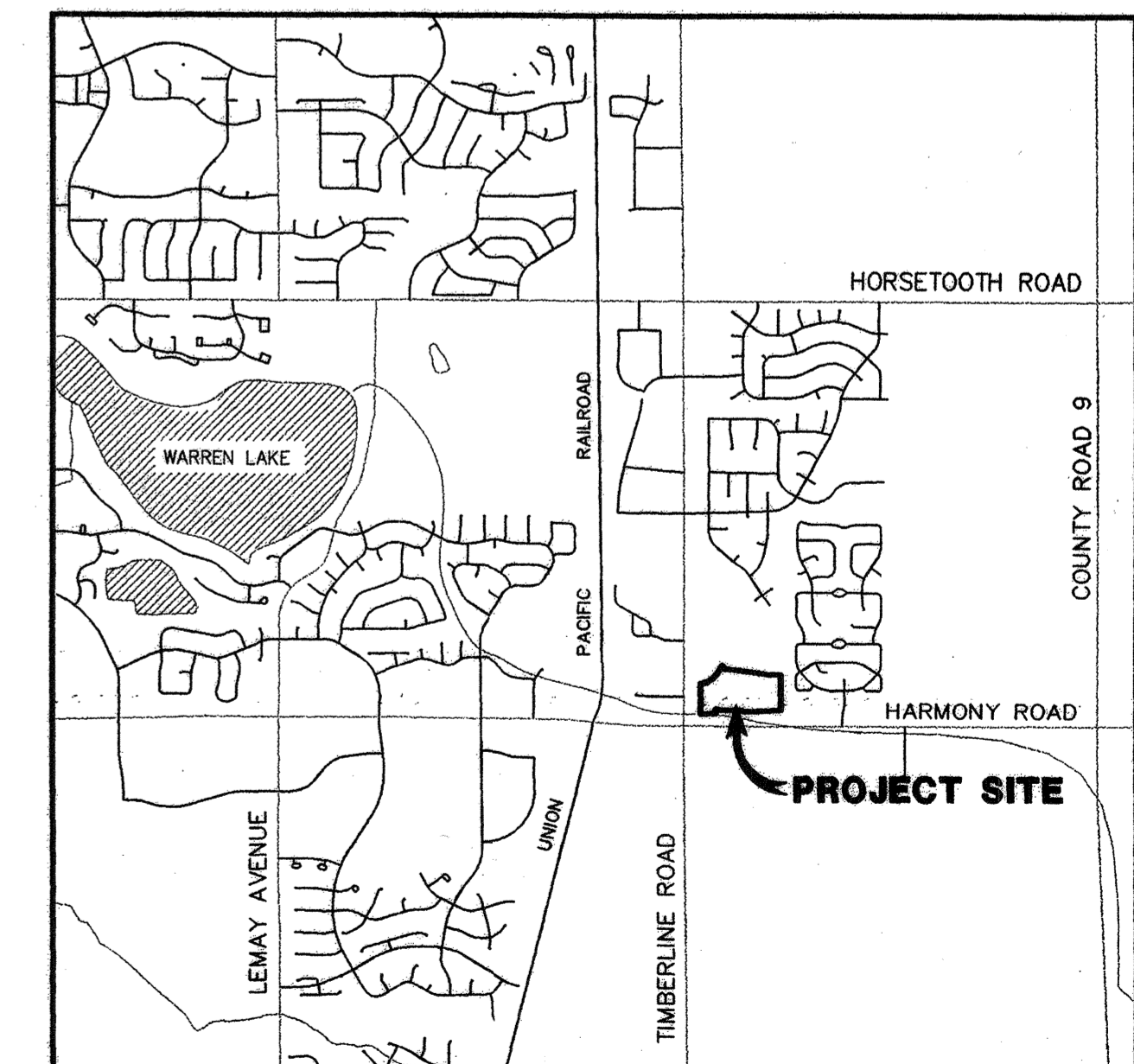
**ALTA/ACSM LAND TITLE SURVEY**

SHEET 4 OF 5

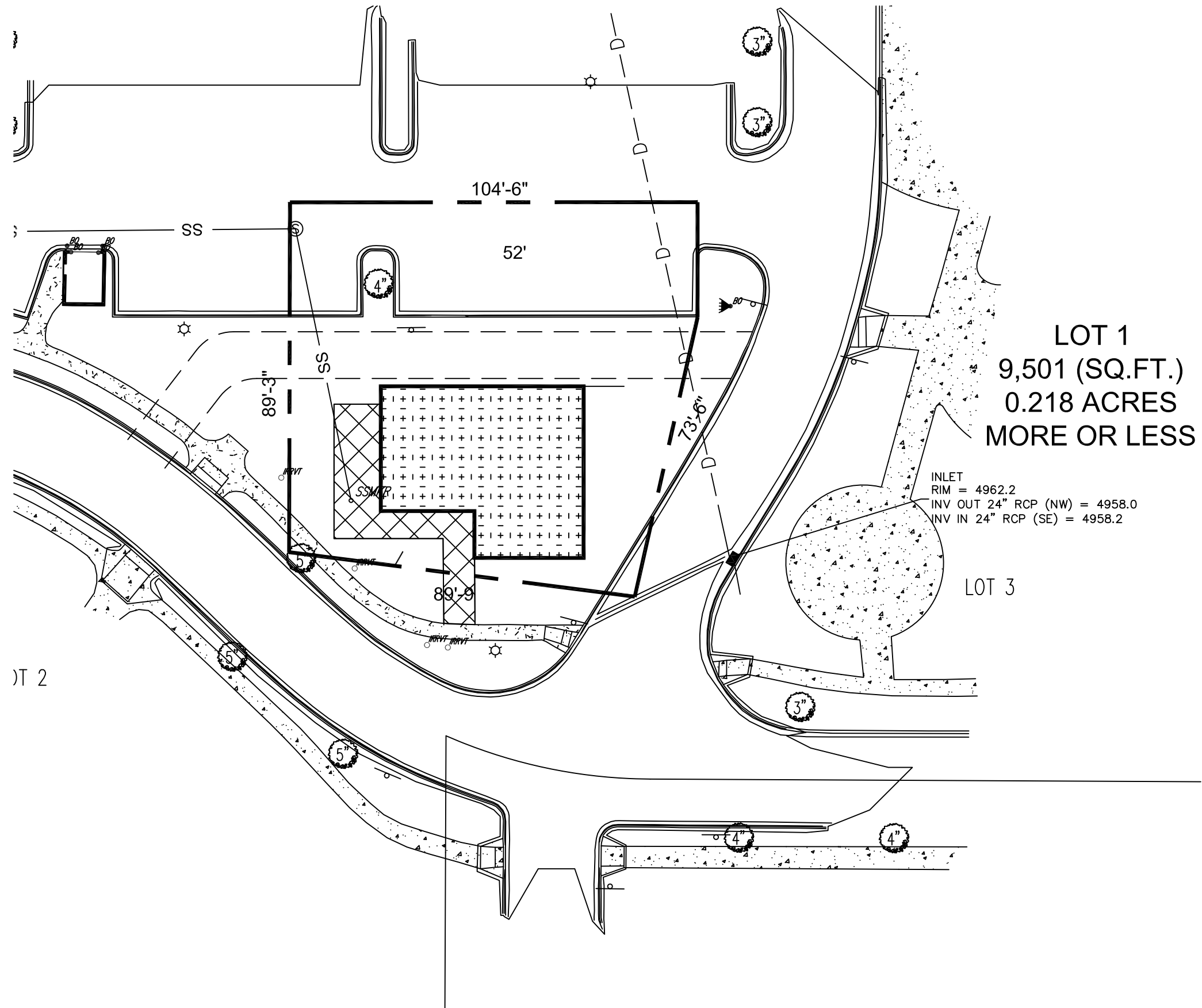
LINE TABLE		
LINE	BEARING	LENGTH
L2	S46°28'35"E	4.74
L3	S46°28'35"E	35.74
L4	S89°26'18"E	292.76
L5	S89°26'32"E	72.98
L6	S89°54'39"E	52.96
L7	N87°42'49"E	72.77
L8	N87°13'08"E	54.30
L9	N86°51'02"E	75.03
L10	N87°14'25"E	89.73
L11	N87°36'00"E	30.52
L12	N46°28'35"W	30.40
L13	N46°28'35"W	10.07
L14	N89°26'19"W	34.11
L15	S89°44'14"E	50.29
L16	S00°15'46"W	57.83
L17	S45°00'00"E	5.92
L18	S89°44'14"E	88.37
L19	S00°15'46"W	10.00
L20	S89°44'14"E	30.30
L21	S00°15'46"W	46.17
L22	S45°00'00"E	22.49
L23	S89°44'14"E	86.58
L24	S90°00'00"E	173.44
L25	N00°00'00"E	35.81
L27	S11°53'34"E	102.94
L28	S54°23'36"E	43.24
L29	S60°05'15"W	32.96
L30	N54°23'36"W	73.21
L33	S85°48'19"E	133.55
L34	S90°00'00"E	38.92
L35	S03°12'20"W	15.60
L36	S85°32'38"W	62.13
L37	N87°58'03"W	12.64
L38	N02°49'05"W	13.64
L39	N88°20'52"W	254.21
L40	S01°55'57"W	18.77
L41	S60°05'15"W	182.63
L42	N89°50'14"E	41.89
L43	N46°28'35"W	35.74
L44	N46°28'35"W	4.74
L45	N89°26'19"W	29.28
L46	N89°27'42"W	57.21
L47	N60°05'15"E	133.22
L48	S88°04'03"E	68.17
L49	S00°13'47"W	65.85
L50	N00°13'47"E	64.81
L51	S87°59'03"E	110.28
L52	S02°49'05"E	55.16
L53	N89°54'39"W	8.95
L54	S00°13'47"W	5.86
L55	N02°49'05"W	59.92
L56	S87°59'03"E	11.80
L57	N85°32'38"E	79.27
L58	S00°16'21"W	61.45
L59	N00°16'21"E	43.84
L60	N90°00'00"E	9.86
L61	N00°00'00"E	20.00
L62	N90°00'00"W	7.68
L63	N00°15'56"E	60.96
L64	N90°00'00"W	8.08
L65	N03°12'20"E	189.70
L66	S85°21'40"E	82.50
L67	S53°52'50"E	26.21
L68	N89°44'08"W	44.31
L69	S00°00'00"W	30.00
L70	S89°44'08"E	45.07
L71	S00°47'28"W	226.27
L72	N89°12'32"W	16.62
L73	S00°16'21"W	31.82
L74	N77°37'37"W	34.97
L75	N89°44'14"W	255.19
L76	N57°01'59"W	22.32
L77	S34°08'44"W	20.39
L78	S00°02'20"W	161.97
L79	S11°53'34"E	180.10
L80	N90°00'00"E	65.58
L81	S85°48'19"E	86.26
L82	S90°00'00"E	39.31
L83	N03°12'20"E	197.13
L84	N85°21'40"W	106.04
L85	N69°42'57"W	124.89
L86	S57°01'59"E	16.09
L87	S34°08'44"W	23.97
L88	S00°02'20"W	174.31
L89	S89°27'42"E	20.00
L93	S11°53'34"E	91.97
L94	N90°00'00"W	173.27

LINE TABLE		
LINE	BEARING	LENGTH
L95	N29°31'12"E	9.50
L96	N67°30'59"W	9.01
L99	S08°26'10"E	27.38
L100	S81°33'50"W	11.56
L101	S00°16'33"W	184.64
L102	N89°43'27"W	5.00
L103	S89°43'32"E	16.00
L104	S00°16'27"W	159.50
L105	S89°43'32"E	174.56
L106	N62°46'22"W	75.00
L107	N77°46'22"W	28.09
L108	S00°16'27"W	30.66
L109	S77°46'22"E	17.79
L110	S62°46'22"E	12.07
L111	S60°28'50"E	37.77
L112	S30°29'21"W	109.64
L113	S49°07'27"W	101.47
L114	S34°48'15"W	182.05
L115	S00°16'26"W	123.00
L116	N89°43'34"W	40.00
L117	S04°11'41"W	10.00
L118	N85°48'19"W	15.00
L119	S04°11'41"W	10.00
L120	S04°11'41"W	10.00
L121	N85°48'19"W	10.00
L122	S04°11'41"W	10.00
L127	N00°01'34"E	27.18
L128	N90°00'00"E	181.64
L129	N87°17'32"E	208.17
L130	S81°25'20"E	76.93
L131	N00°12'57"E	16.65
L132	S89°47'03"E	10.00
L133	S00°12'57"W	16.01
L134	N87°30'38"E	12.01
L135	N00°12'57"E	10.01
L136	S89°47'03"E	8.00
L137	S87°17'32"W	89.57
L138	S87°17'32"W	87.68
L139	S90°00'00"W	104.21
L140	N90°00'00"W	8.70
L141	S00°00'00"E	15.00
L142	N90°00'00"W	10.00
L143	S00°00'00"E	15.00
L148	N90°00'00"E	93.10
L149	S85°48'19"E	32.30
L150	S85°48'19"E	26.60
L151	N31°51'47"E	85.65
L152	N00°15'46"E	186.36
L153	N31°51'47"E	76.45
L154	N00°15'46"E	186.36
L155	N00°16'11"E	143.64
L156	N83°57'46"W	192.58
L157	N89°44'14"W	159.12
L158	S00°41'28"E	117.39
L159	N00°15'46"E	94.09
L160	N83°57'46"W	177.69
L161	N89°44'14"W	159.12
L162	S00°41'28"E	115.67
L165	N03°12'20"E	35.21
L166	N89°44'14"W	209.86
L167	S89°43'32"E	146.47
L169	N00°04'27"E	57.12
L170	N00°04'27"E	45.59
L173	S00°00'00"E	79.43
L174	S55°31'15"E	29.83
L175	S00°00'00"E	23.92
L177	N00°00'00"E	109.96
L178	S55°31'15"E	29.83
L179	S00°00'00"E	13.20
L180	N89°27'42"W	103.25
L181	N90°00'00"E	147.95

CURVE TABLE					
CURVE	DELTA	RADIUS	LENGTH	CHORD	BEARING
C1	42°57'43"	144.00	107.98	105.46	N67°57'27"W
C2	5°08'04"	120.00	10.75	10.75	S49°02'37"E
C3	37°49'40"	119.99	79.22	77.79	S70°31'28"E
C4	3°56'47"	200.00	13.78	13.77	N87°27'55"W
C5	4°25'07"	200.00	15.42	15.42	S87°42'05"E
C6	15°43'27"	144.00	39.52	39.40	S60°14'25"E
C7	5°54'06"	144.00	14.83	14.83	S49°25'38"E
C8	42°57'43"	120.00	89.98	87.89	N67°57'27"W
C9	37°49'40"	109.99	72.62	71.31	S70°31'28"E
C10	5°08'04"	110.00	9.86	9.85	S49°02'37"E
C11	42°57'43"	154.00	115.47	112.79	N67°57'27"W
C12	54°46'03"	283.00	270.51	260.33	N56°54'12"E
C13	31°36'01"	139.00	76.66	75.69	N16°03'47"E
C14	71°50'35"	108.00	136.67	127.90	N35°39'31"W
C15	31°36'01"	161.00	88.80	87.67	N16°03'47"E
C18	5°46'28"	200.00	20.16	20.15	N86°51'00"W
C19	80°57'43"	50.00	70.65	64.92	S49°46'55"W
C20	84°13'32"	28.00	41.16	37.55	N41°51'00"W
C21	5°46'28"	178.00	17.94	17.93	N86°51'00"W
C22	77°35'18"	28.00	37.92	35.09	S51°28'07"W
C24	34°37'15"	131.00	79.16	77.96	N17°02'51"W
C25	35°14'30"	131.00	80.58	79.31	N51°58'44"W



**VICINITY MAP**  
 APPROXIMATE SCALE: 1"=2000'



**LOT 1**  
**9,501 (SQ.FT.)**  
**0.218 ACRES**  
**MORE OR LESS**

INLET  
 RIM = 4962.2  
 INV OUT 24" RCP (NW) = 4958.0  
 INV IN 24" RCP (SE) = 4958.2

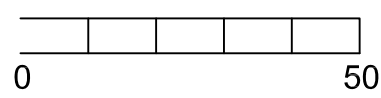
LOT 3

LOT 2

**Harmony School Shops**  
**Harmony Road, Ft Collins**  
**Revesco Properties, USA, LLC**

**Site Study F1**

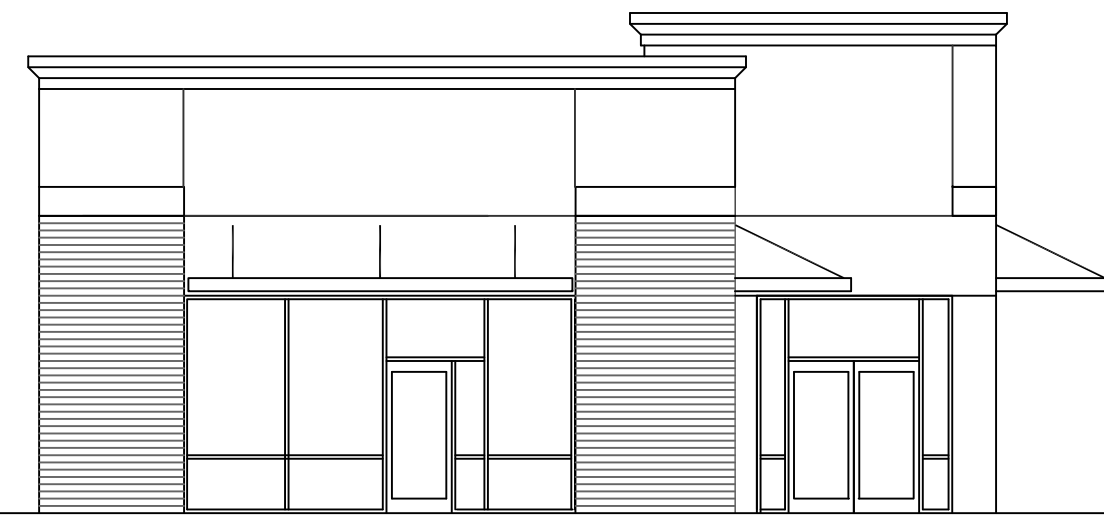
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8-22-16



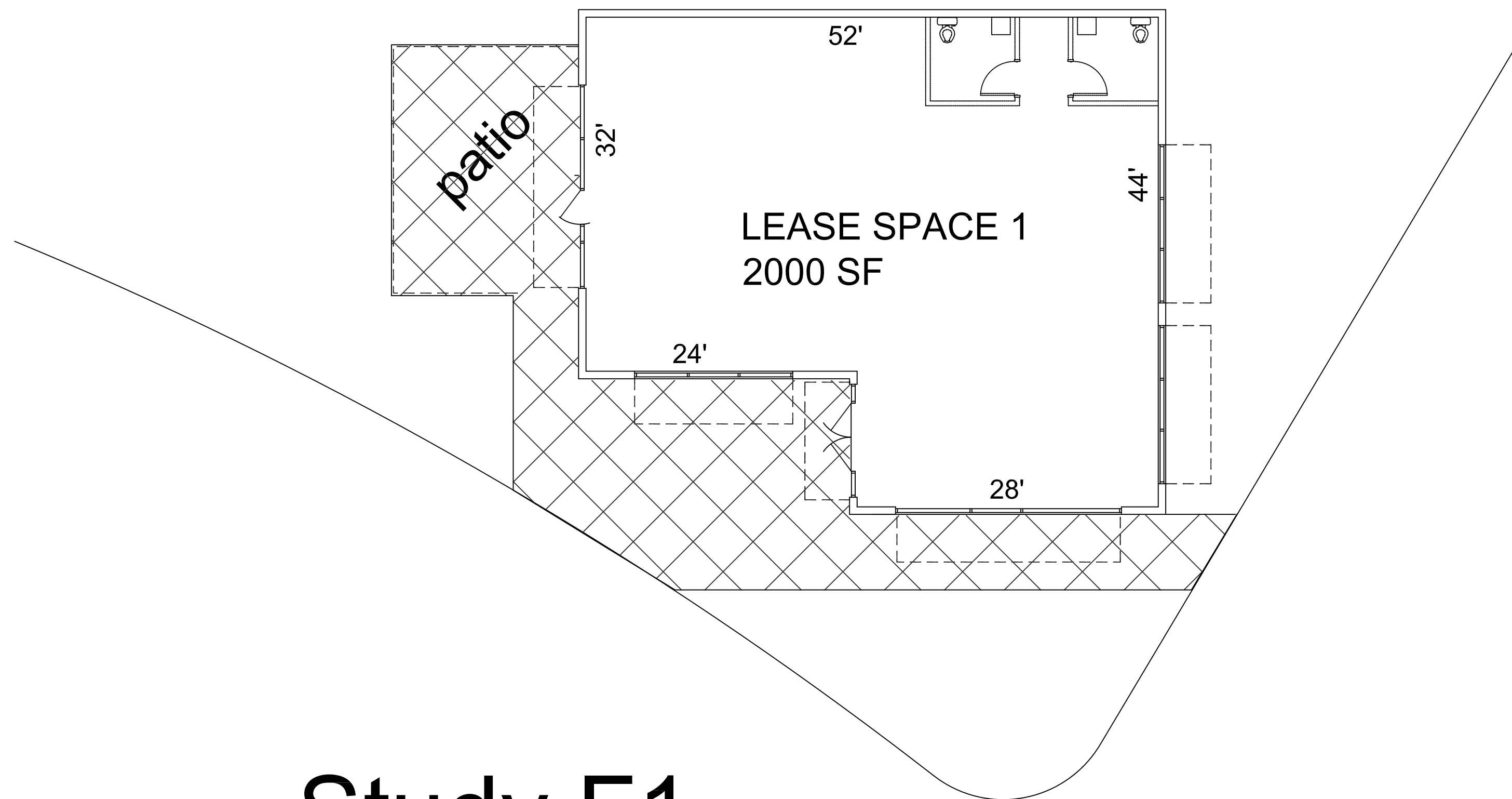
job no. 1613  
 drawn: GMH  
 issued: 8-22-16  
 revised: \*\*\*\*



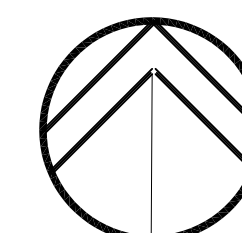
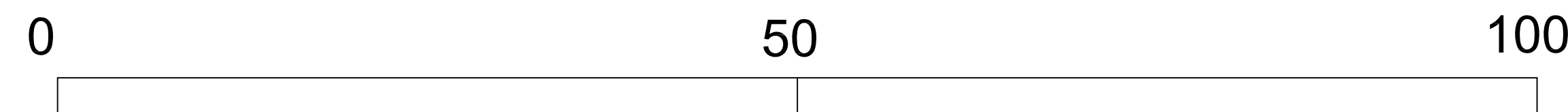
West Elevation



South Elevation



# Study F1 Leasing Floor Plan



NORTH

**New Retail Shop**  
**Harmony School Shops**  
 NEC Harmony Road and Timberline Road  
 Ft Collins, Colorado

**Revesco Properties, USA, LLC**  
 5291 E Yale  
 Denver, CO

**Concepts West**  
**Architecture, Inc.**  
Principal: Gary M. Hendrickson  
 631 South Nevada Avenue - Suite 100 Colorado Springs, CO 80903 (719) 576-1555

PREL  
 PLANS

sheet  
**F1**



December 05, 2016

Gary Harrison  
Concepts West Architecture, Inc.  
831 S Nevada  
Colorado Springs, CO 80903

**Re:** 2132 Harmony Rd. - Commercial

**Description of project:** This is a request to re-develop Lot 1 of the Harmony School Shops Commercial Center into a commercial building (parcel #8732363001). The building would be approximately 2,000 sq. ft. with an outdoor patio. The site would use the existing parking as part of the Harmony School Shops Center. The site is located in the Harmony Corridor (HC) zone district. This proposal will be subject to a Minor Amendment of Harmony School Shops 6th Filing Replat (Plat H128, Vault 2515).

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Ted Shepard, at 970-221-6343 or [tshepard@fcgov.com](mailto:tshepard@fcgov.com).

**Comment Summary:**

**Department: Zoning**

**Contact: Marcus Glasgow, 970-416-2338, [mglasgow@fcgov.com](mailto:mglasgow@fcgov.com)**

1. What is the proposed use of the commercial building?
2. LUC 3.2.1 A landscape plan is required. All developments shall establish groves and belts of trees along all city streets, in and around parking lots, and in all landscape areas that are located within fifty (50) feet of any building or structure.
3. LUC 3.2.5 All development shall provide adequately sized conveniently located, accessible trash and recycling enclosures. These shall be designed with walk-in access separate from the main-service gates.
4. LUC 3.5.1 (I) (6) All rooftop mechanical equipment shall be screened from public view from both above and below by integrating it into building and roof design
5. Bicycle parking required as part of LUC 3.2.2(C)(4)(b)

**Department: Water-Wastewater Engineering**

**Contact: Shane Boyle, 970-221-6339, [sboyle@fcgov.com](mailto:sboyle@fcgov.com)**

1. Existing water and sewer mains in the vicinity include 8-inch mains in the drive aisles south and west of the site and an 8-inch sewer main that terminates in a manhole at the northwest



corner of the site.

2. There is an existing 1.5-inch water service stub and an existing sewer service stub to the site. These service stubs will need to be field located and either used with this development or abandoned at the main.
3. The water conservation standards for landscape and irrigation will apply. Information on these requirements can be found at: <http://www.fcgov.com/standards>
4. Development fees and water rights will be due at building permit.

**Department: Traffic Operations**

**Contact: Nicole Hahn, 970-221-6820, [nhahn@fcgov.com](mailto:nhahn@fcgov.com)**

1. Please provide more information related to the site use (office or retail).
  
- 1.

**Department: Stormwater Engineering**

**Contact: Shane Boyle, 970-221-6339, [sboyle@fcgov.com](mailto:sboyle@fcgov.com)**

1. The design of this site must conform to the drainage basin design of the Fox Meadows Master Drainage Plan as well the Fort Collins Stormwater Criteria Manual.
2. A drainage report, erosion control report, and construction plans are required and they must be prepared by a Professional Engineer registered in Colorado. The drainage report must address the four-step process for selecting structural BMPs.
3. The erosion control report requirements are in Section 1.3.3, Volume 3, Chapter 7 of the Fort Collins Stormwater Criteria Manual. If you need clarification concerning this section, please contact the Erosion Control Inspector, Jesse Schlam at 224-6015 or [jschlam@fcgov.com](mailto:jschlam@fcgov.com).
4. Detention and water quality are provided in an existing offsite detention pond. This site will need to conform to the requirements and percent impervious from the Harmony School Shops approved Drainage Report. The outfall point for this site is into the storm sewer that runs along the eastern edge of the site.
5. Low Impact Development (LID) requirements are required on all new or redeveloping property which includes sites required to be brought into compliance with the Land Use Code. These require a higher degree of water quality treatment with one of the two following options:
  - A. 50% of the newly added or modified impervious area must be treated by LID techniques and 25% of new paved areas must be pervious.
  - B. 75% of all newly added or modified impervious area must be treated by LID techniques.
6. There will be a final site inspection of the stormwater facilities when the project is complete and the maintenance is handed over to an HOA or another maintenance organization. Standard operating procedures (SOPs) for on-going maintenance of all onsite drainage facilities will be included as part of the Development Agreement. More information and links can be found at:  
<http://www.fcgov.com/utilities/what-we-do/stormwater/stormwater-quality/low-impact-development>
7. Per Colorado Revised Statute §37-92-602 (8) effective August 5, 2015, criteria regarding detention drain time will apply to this project. As part of the drainage design, the engineer will be required to show compliance with this statute using a standard spreadsheet (available on request) that will need to be included in the drainage report. Upon completion of the project, the engineer will also be required to upload the approved spreadsheet onto the Statewide Compliance Portal. This will apply to any volume based stormwater storage, including extended detention basins and bio-retention cells

8. The 2016 city wide Stormwater development fee (PIF) is \$8,217/acre for new impervious area over 350 sq. ft. and there is a \$1,045.00/acre review fee. No fee is charged for existing impervious area. These fees are to be paid at the time each building permit is issued. Information on fees can be found at:  
<http://www.fcgov.com/utilities/business/builders-and-developers/plant-investment-development-fees> or contact Jill White at 970-416-2139 for questions on fees. There is also an erosion control escrow required before the Development Construction permit is issued. The amount of the escrow is determined by the design engineer, and is based on the site disturbance area, cost of the measures, or a minimum amount in accordance with the Fort Collins Stormwater Manual.

**Department: Fire Authority**

**Contact: Jim Lynxwiler, 970-416-2869, [jlynxwiler@poudre-fire.org](mailto:jlynxwiler@poudre-fire.org)**

1. FIRE LANES

Fire access is required to within 150' of all exterior portions of any building, or facility as measured by an approved route around the perimeter. Based upon the existing Emergency Access Easements, fire access appears to have been provided for. Code language below.

> IFC 503.1.1: Approved fire Lanes shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an approved route around the exterior of the building or facility. When any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access, the fire code official is authorized to increase the dimension if the building is equipped throughout with an approved, automatic fire-sprinkler system.

2. WATER SUPPLY

Hydrant spacing and flow must meet minimum requirements based on type of occupancy. A hydrant is required within 300' of any Commercial Building as measured along an approved path of vehicle travel. This requirement appears to be met based upon the existing infrastructure already provided in the area. Code language provided below.

> IFC 507.5 and PFA Policy: COMMERCIAL REQUIREMENTS: Hydrants to provide 1,500 gpm at 20 psi residual pressure, spaced not further than 300 feet to the building.

3. PREMISE IDENTIFICATION & WAYFINDING

Addresses shall be posted on each structure and where otherwise needed to aid in wayfinding. Code language provided below.

> IFC 505.1: New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible, visible from the street or road fronting the property, and posted with a minimum of six-inch numerals on a contrasting background. Where access is by means of a private road and the building cannot be viewed from the public way, a monument, pole or other sign or means shall be used to identify the structure.

> IFC 505.1.7: ADDRESS POSTING - LOCAL AMENDMENT - Buildings, either individually or part of a multi-building complex, that have fire lanes on sides other than the addressed street side, shall have the address numbers and street name on each side that fronts the fire lane.

4. AUTOMATIC FIRE SPRINKLER SYSTEM

An automatic fire sprinkler system is not required based upon building area, however occupancy use and occupant load may trigger other sprinkler requirements.

**Department: Environmental Planning**

**Contact: Stephanie Blochowiak, 970-416-4290, [sblochowiak@fcgov.com](mailto:sblochowiak@fcgov.com)**

1. Regarding site lighting and especially LED light fixtures, cooler color temperatures are harsher at night and cause more disruption to circadian (biological) rhythms for both humans and wildlife. Staff suggest warmer color temperature (warm white, 3000K or less) for your LED light fixtures in accordance with International Dark Skies Association and American Medical Association recommendations. Please also consider fixtures with dimming capabilities so that light levels can be adjusted as needed. Site light sources shall be fully shielded and down-directional to minimize up-light, light spillage and glare [see LUC 3.2.4(D) (3)].

For further information see:

<http://darksky.org/ama-report-affirms-human-health-impacts-from-leds/>

Save Our Stars: City seeks to preserve night skies in Fort Collins

<http://www.coloradoan.com/story/news/2016/09/27/save-our-stars-city-seeks-preserve-night-skies/90970492/>

The Illuminating Engineers Society (IES) publication on Recommended Practice on Lighting for the Exterior Environment

2. A detailed landscape plan including scientific and common names of species is required for submittal. Note City of Fort Collins Land Use Code [Section 3.2.1 (E)(3)], requires that to the extent reasonably feasible, all plans be designed to incorporate water conservation materials and techniques. This includes use of low-water-use plants and grasses in landscaping or re-landscaping and reducing bluegrass lawns as much as possible. Native plants and wildlife-friendly (ex: pollinators; songbirds) landscaping and maintenance are also encouraged.

Please refer to the Fort Collins Native Plants document available online and published by the City of Fort Collins Natural Areas Department for guidance on native plants; the link is: <http://www.fcgov.com/naturalareas/pdf/nativeplants2013.pdf>.

3. Our city has an established identity as a forward-thinking community that cares about the quality of life it offers its citizens now and generations from now. Thus, the City of Fort Collins has many sustainability programs and goals that may benefit this project. Of particular interest may be the:

1) ClimateWise program: [fcgov.com/climatewise/](http://fcgov.com/climatewise/)

2) Zero Waste Plan and the Waste Reduction and Recycling Assistance Program (WRAP): [fcgov.com/recycling/pdf/\\_20120404\\_WRAP\\_ProgramOverview.pdf](http://fcgov.com/recycling/pdf/_20120404_WRAP_ProgramOverview.pdf), contact Caroline Mitchell at 970-221-6288 or [cmtichell@fcgov.com](mailto:cmtichell@fcgov.com)

3) Green Building Program: [fcgov.com/enviro/green-building.php](http://fcgov.com/enviro/green-building.php), contact Tony Raeker at 970-416-4238 or [traeker@fcgov.com](mailto:traeker@fcgov.com)

4) Solar Energy: [www.fcgov.com/solar](http://www.fcgov.com/solar), contact Norm Weaver at 970-416-2312 or [nweaver@fcgov.com](mailto:nweaver@fcgov.com)

5) Integrated Design Assistance Program: <http://fcgov.com/idap>, contact Gary Schroeder at 970-224-6003 or [gschroeder@fcgov.com](mailto:gschroeder@fcgov.com)

6) Nature in the City Strategic Plan: <http://www.fcgov.com/natureinthecity/>, contact Justin Scharon at 970-221-6213 or [jscharon@fcgov.com](mailto:jscharon@fcgov.com)

Please consider City sustainability goals and ways this development can engage with these

efforts. Let me know if I can help connect you to these programs.

**Department: Engineering Development Review**

**Contact: Katie Andrews, 970-221-6501, [kandrews@fcgov.com](mailto:kandrews@fcgov.com)**

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions. Please call Matt to find out whether or not a repayment is due to the City for public infrastructure surrounding the development.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see:  
<http://www.fcgov.com/engineering/dev-review.php>
3. Any streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The existing driveway will need to be evaluated to determine if the slopes and width will meet ADA requirements or if they need to be reconstructed so that they do.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at:  
<http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. As of January 1, 2015 all development plans are required to be on the NAVD88 vertical datum. Please make your consultants aware of this, prior to any surveying and/or design work.
7. In regards to construction of this site: the public right-of-way shall not be used for staging or storage of materials or equipment associated with the Development, nor shall it be used for parking by any contractors, subcontractors, or other personnel working for or hired by the Developer to construct the Development. The Developer will need to find a location(s) on private property to accommodate any necessary Staging and/or parking needs associated with the completion of the Development. Information on the location(s) of these areas will be required to be provided to the City as a part of the Development Construction Permit application.

**Department: Electric Engineering**

**Contact: Luke Unruh, 9704162724, [lunruh@fcgov.com](mailto:lunruh@fcgov.com)**

1. Light and power has electric facilities readily accessible to serve the proposed development.
2. Electric Capacity Fee, Building Site charges, and any necessary system modification charges will apply. Please see the Electric Estimating Calculator and Electric Construction Policies, Practices & Procedures at the following link:  
<http://www.fcgov.com/utilities/business/builders-and-developers>
3. Contact Light and Power Engineering to coordinate the transformer and electric meter locations, please show the locations on the utility plans. Transformer must be within 10' of an asphalt/concrete surface. Pay close attention to the transformer clearances in the Electric Construction Policies, Practices & Procedures.
4. You may contact FCU Light & Power, project engineering if you have questions. (970) 221-6700. You may reference Light & Power's Electric Service Standards at  
[http://www.fcgov.com/utilities/img/site\\_specific/uploads/ElectricServiceStandards\\_FINAL\\_17June2016.pdf](http://www.fcgov.com/utilities/img/site_specific/uploads/ElectricServiceStandards_FINAL_17June2016.pdf)

## Planning Services

Contact: Ted Shepard, 970-221-6343, [tshepard@fcgov.com](mailto:tshepard@fcgov.com)

1. The submittal documents do not indicate the use of the site. Are there specific plans for an end-user, such as retail or standard restaurant, or is the building being constructed on a speculative basis?
2. The Site Study F1 plan includes the parking area to the north but does not indicate the spaces. Is this parking part of the plan and is it intended to remain?
3. The submittal documents do not indicate the extent of existing landscaping that would be impacted by the proposed development. The loss of any mature healthy trees will need to be mitigated per Section 3.2.1(F) which requires either up-sizing new trees or planting additional trees that exceeds the standard to account for loss of maturity.
4. Site development must include new landscaping including a mix of both deciduous and evergreen trees. Given the relatively small size of the parcel, the selection of evergreen trees may be limited to species that suited for tighter locations. Please consider species such as Bacheri Spruce, Hoopsi Spruce, Fastigiata Iseli Spruce and various Upright Junipers.
5. The Site Study F1 shows a dashed area along the north side of the Lot that looks like an access drive. Given that the site is already bounded on two sides by internal drives, is a third access drive necessary? The documents do not indicate what the purpose of this dashed area. This is why it would be a good idea to indicate the potential land use. Please note that a drive-through restaurant is not permitted in the Harmony Corridor zone district. Please note that the Sixth Filing Major Amendment shows this to be an eight foot wide bike/ped connection, not a vehicular travel lane.
6. The site is literally in the middle of a large shopping center parking lot. As such, pedestrian access is awkward at best. The site plan must pay close attention to providing safe accommodations for pedestrians traveling to and from the site. This may include ensuring a complete sidewalk network that is continuous and includes ramps and crosswalks. A connected sidewalk system may require filling in gaps that may be outside the boundary of Lot One.
7. The sidewalk on the south side of the Lot must be continued around to entire east side of the Lot as well. This walk, and ramp at the north end, are shown on the Sixth Filing Major Amendment.
8. With high visibility on all four sides, the placement of HVAC must be carefully considered. Ground-mounted equipment must be screened with either dense landscaping or screen walls. Roof top equipment must be screened by raised parapet walls, screen walls or a mechanical well combined with parapet walls of sufficient height.
9. The building must feature four-sided architecture. There can be no back side that is treated differently than the front and sides. In addition, the architecture of the building must be compatible with the overall center. The scrolled "tulip" decorative pre-cast block must be carried forward onto this new building in prominent locations.
10. As noted, we do not know the end-user but the character elevation appears as if the building would be compatible with the larger center. If, however, an end-user desires an excessive amount of commercial imaging, then please be aware that Section 3.5.3(E) requires that a standardized commercial prototype design will be modified as needed to achieve compatibility with Harmony School Shops.
11. As we discussed at the Conceptual Review meeting, Staff was concerned about the missing pergola and the potential lack of compliance with Large Retail Establishments - Central Feature and Community Space per Section 3.5.4(D)(5).

Staff has conducted a site visit and the pergola feature that was approved for the Major

Amendment associated with the Sixth Filing was moved to a parking lot landscaped endcap at the northwest corner of 24-Hour Fitness. This location is remote in relationship to the south-facing entrances of the center.

The area of the original pergola now only consists of scored concrete, four benches, a bike rack, trees and shrub beds. Staff has observed that this area appears sparse and lacking in any sense of enclosure or intimate space and where one feels uncomfortable. This area is detached from any building or patio contributing to the feeling of being isolated and subjected to the impacts associated with traffic.

- 12.** As mitigation, and in conjunction with the development of Lot One, staff recommends that the orientation of the building and outdoor seating areas as shown on the conceptual site plan be shifted to orient to the south and east towards the former location of the pergola. Such orientation will help activate this space and make users feel more comfortable. This orientation will also help reinforce the notion that the proposed building is at the “corner” of two streets (private) and create a stronger sense of entry that guides the shopper to the anchor tenants.

Although we are calling for four-sided architecture, the functional (interior) back of the shop should be north facing the parking lot. The applicant is encouraged to embellish the former pergola site so that it becomes an attractive outdoor seating area, especially if a food provider becomes a tenant. Staff looks forward to working with the applicant and design team on integrating this new building into the center in a manner that activates the common areas and contributes to overall vitality of the center.

- 13.** As a side note, the site visit indicated that litter and debris are accumulating in the easterly drainage channel next to the mobile home park and that discarded household furnishings have been placed next to the easterly trash enclosure.
- 14.** The proposed development is subject to a Minor Amendment Review, please contact the Zoning Department regarding your formal submittal.

## **Pre-Submittal Meetings for Building Permits**

Pre-Submittal meetings are offered to assist the designer/builder by assuring, early on in the design, that the new commercial or multi-family projects are on track to complying with all of the adopted City codes and Standards listed below. The proposed project should be in the early to mid-design stage for this meeting to be effective and is typically scheduled after the Current Planning conceptual review meeting.

Applicants of new commercial or multi-family projects are advised to call 970-416-2341 to schedule a pre-submittal meeting. Applicants should be prepared to present site plans, floor plans, and elevations and be able to discuss code issues of occupancy, square footage and type of construction being proposed.

### **Construction shall comply with the following adopted codes as amended:**

*2012 International Building Code (IBC)*  
*2012 International Residential Code (IRC)*  
*2012 International Energy Conservation Code (IECC)*  
*2012 International Mechanical Code (IMC)*  
*2012 International Fuel Gas Code (IFGC)*  
*2012 International Plumbing Code (IPC) as amended by the State of Colorado*  
*2014 National Electrical Code (NEC) as amended by the State of Colorado*

Accessibility: State Law CRS 9-5 & ICC/ANSI A117.1-2009.

Snow Load Live Load: 30 PSF / Ground Snow Load 30 PSF.

Frost Depth: 30 inches.

Wind Load: 100- MPH 3 Second Gust Exposure B.

Seismic Design: Category B.

Climate Zone: Zone 5.

#### Energy Code Use

1. Single Family; Duplex; Townhomes: *2012 IRC* Chapter 11 or *2012 IECC* Chapter 4.
2. Multi-family and Condominiums 3 stories max: *2012 IECC* Chapter 4 Residential Provisions.
3. Commercial and Multi-family 4 stories and taller: *2012 IECC* Chapter 4 Commercial Provisions.

Fort Collins Green Code Amendments effective starting 2/17/2014. A copy of these requirements can be obtained at the Building Office or contact the above phone number.

City of Fort Collins  
Building Services  
Plan Review  
970-416-2341