

# Conceptual Review Agenda

Schedule for 03/10/22

Meetings hosted via Zoom Web Conferencing

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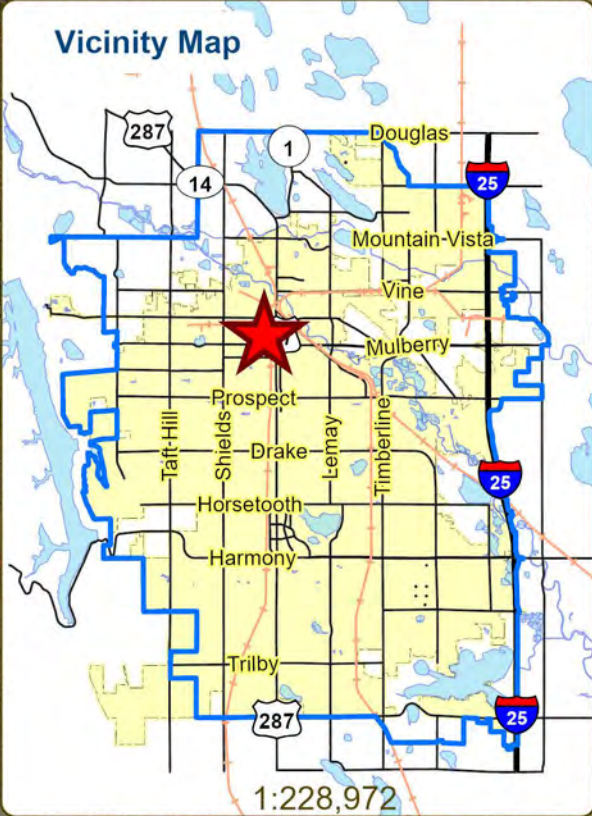
## Thursday, March 10, 2022

Time	Project Name	Applicant Info	Project Description	
11:15	<b>309 &amp; 333 W Mountain Ave Stationary Outdoor Vendor</b>  CDR220021	Audrey Snyder Welsh 908-752-8330 audrey@rekaivery.com	This is a request to develop a temporary structure for a stationary outdoor vendor use (ReKaivery) in the parking lot located at 309 and 333 W Mountain Ave (parcels # 9711412005). The proposed building is 320 sf and 5 dedicated on-site parking spaces will be provided. Access is taken from S Howes St directly to the east, S Meldrum St directly to the west, and W Mountain Ave directly to the north. The site is directly south of W Mountain Ave and .2 miles west of S College Ave. The property is within the Canyon Avenue sub-district of the Downtown (D) zone district and the project would most likely be subject to Basic Development /Minor Amendment (BDR/MA) Review.	Planner: Arlo Schumann Engineer: Sophie Buckingham DRC: Tenae Beane

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# 309 & 333 W Mountain Ave Stationary Outdoor Vendor

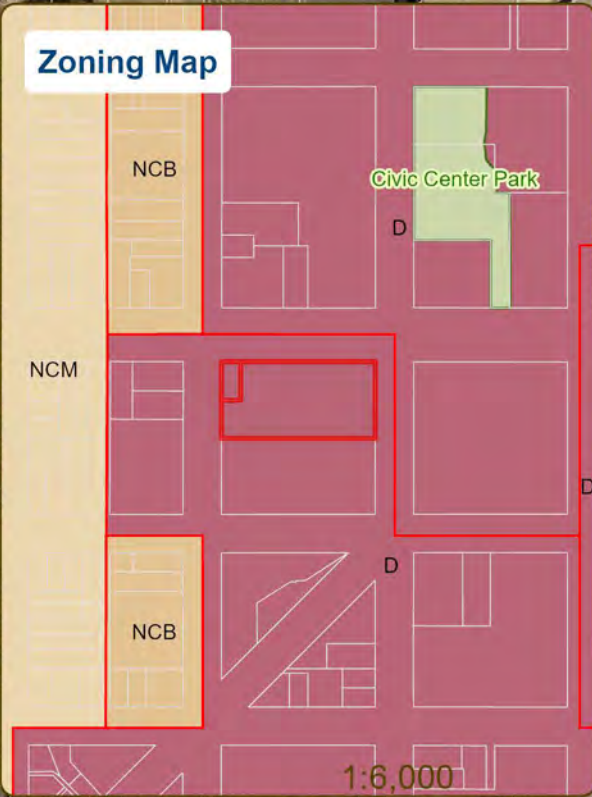
Vicinity Map



Aerial Site Map



Zoning Map



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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. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks 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) Audrey Snyder Welsh, Co-Owner

Business Name (if applicable) ReKaivery Inc.

Your Mailing Address 3002 West Elizabeth Street, Unit 8a, Fort Collins, CO 80521

Phone Number 908-752-8330 Email Address audrey@rekaivery.com

Site Address or Description (parcel # if no address)

Parcel #: 9711412005

Description of Proposal (attach additional sheets if necessary)

We are developing a temporary structure that will be considered a Stationary Outdoor Vendor to pilot our model, ReKaivery. ReKaivery is developing a marketplace for farmers to lease out shelf space after the farmers market is closed in order to help farmers get sales throughout the week when the farmers market is closed. This will be a test of the model, so we are hoping to occupy the space for a full year, (6 months plus a 6 month extension granted). We have been working closely to fulfill the City of Fort Collins' City Plan, which address it's current initiatives of infill by targeting under-utilize parking structures, as well as addressing health equity through increasing convenience to access local foods within the community.

Proposed Use Outdoor Stationary Vendor Existing Use Parking Lot

Total Building Square Footage 320sqft S.F. Number of Stories 0 Lot Dimensions ~740sqft

Age of any Existing Structures n/a

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.

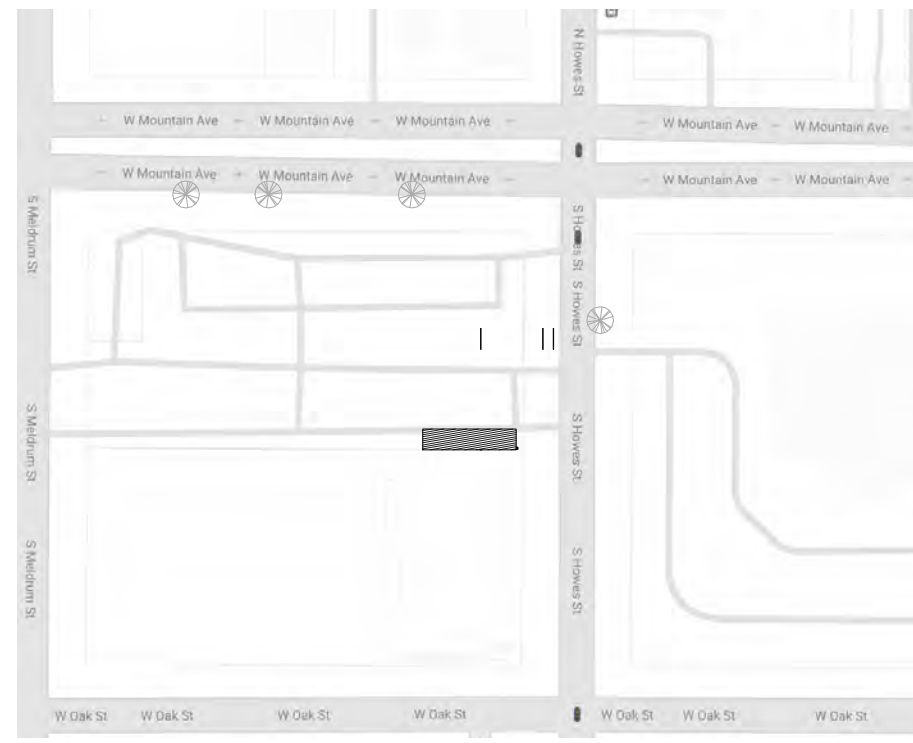
Is your property in a Flood Plain? [ ] Yes [x] No If yes, then at what risk is it?

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

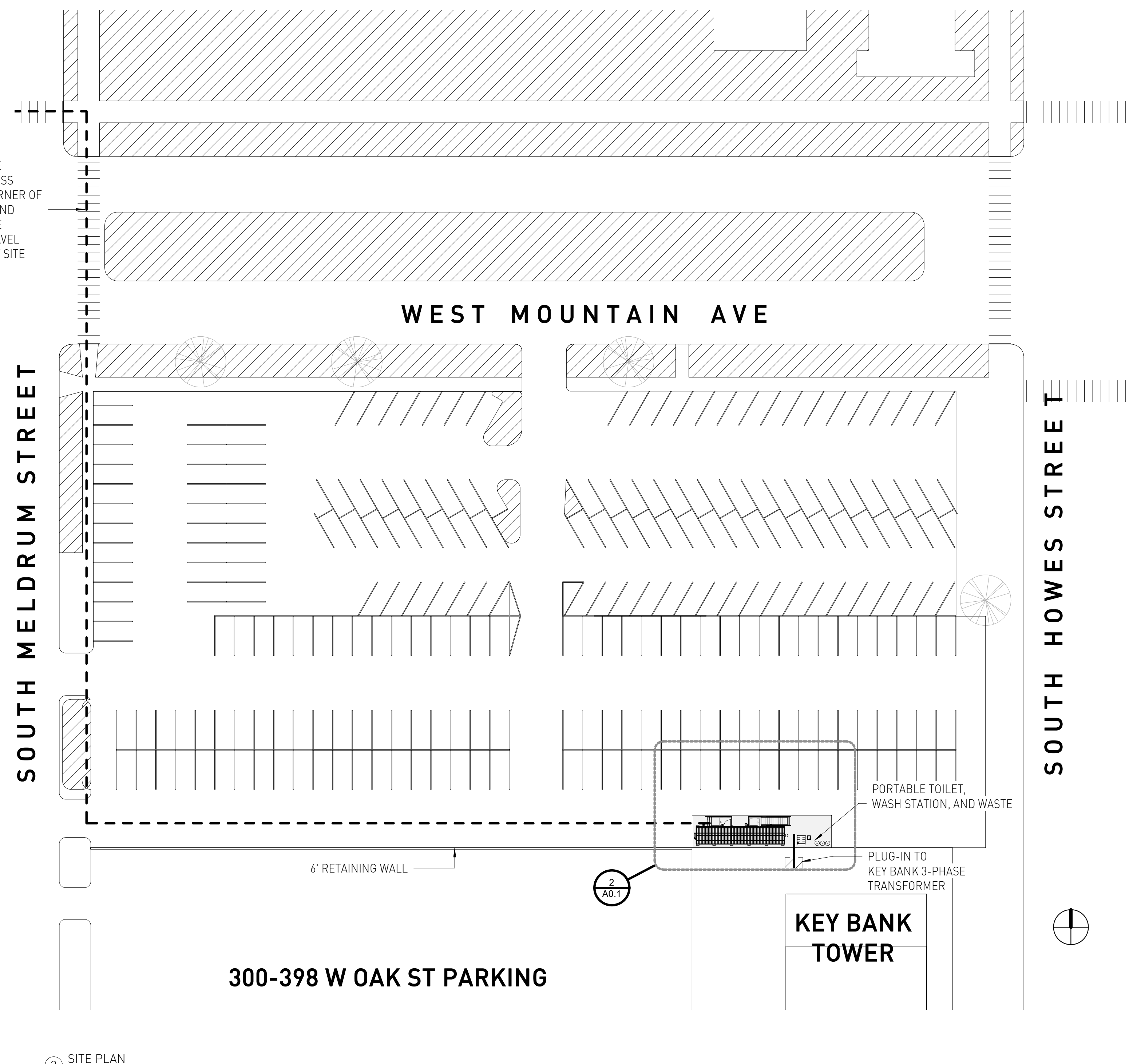
Increase in Impervious Area S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?



EDWARDS HOUSE BATHROOM ACCESS LOCATED NW CORNER OF S MELDRUM ST AND W MOUNTAIN AVE APPROX. 800' TRAVEL FROM REKAIVERY SITE



3 SITE PLAN  
1/32" = 1'-0"

**SITE INFORMATION**

BATHROOM ACCESS:  
EDWARDS HOUSE (APPROX. 740' TRAVEL)  
402 W MOUNTAIN AVE  
FORT COLLINS, CO 80521  
T. 970.493.9191  
GUESTSERVICES@EDWARDSHOUSE.COM

**APPLICABLE CODES**

- 2018 INTERNATIONAL BUILDING CODE
- 2020 NATIONAL ELECTRIC CODE
- 2018 INTERNATIONAL FUEL AND GAS CODE
- 2018 INTERNATIONAL MECHANICAL CODE
- 2018 INTERNATIONAL PLUMBING CODE
- 2018 INTERNATIONAL ENERGY CODE
- 2018 INTERNATIONAL FIRE CODE
- 2020 FC AMENDMENTS TO ALL CODES
- 2017 ICC-A117.1 - ACCESSIBILITY CODE

**SHEET LIST**

**ARCHITECTURAL**

- A0.0 INFO/SITE PLAN
- A0.1 SITE PLAN
- A1.0 FIRST FLOOR PLAN
- A1.1 ROOF PLAN
- A1.2 ELEVATIONS

**ELECTRICAL**

- ED.1 RCP / ELECTRICAL SITE PLAN
- ED.2 ELECTRICAL LINE DIAGRAM

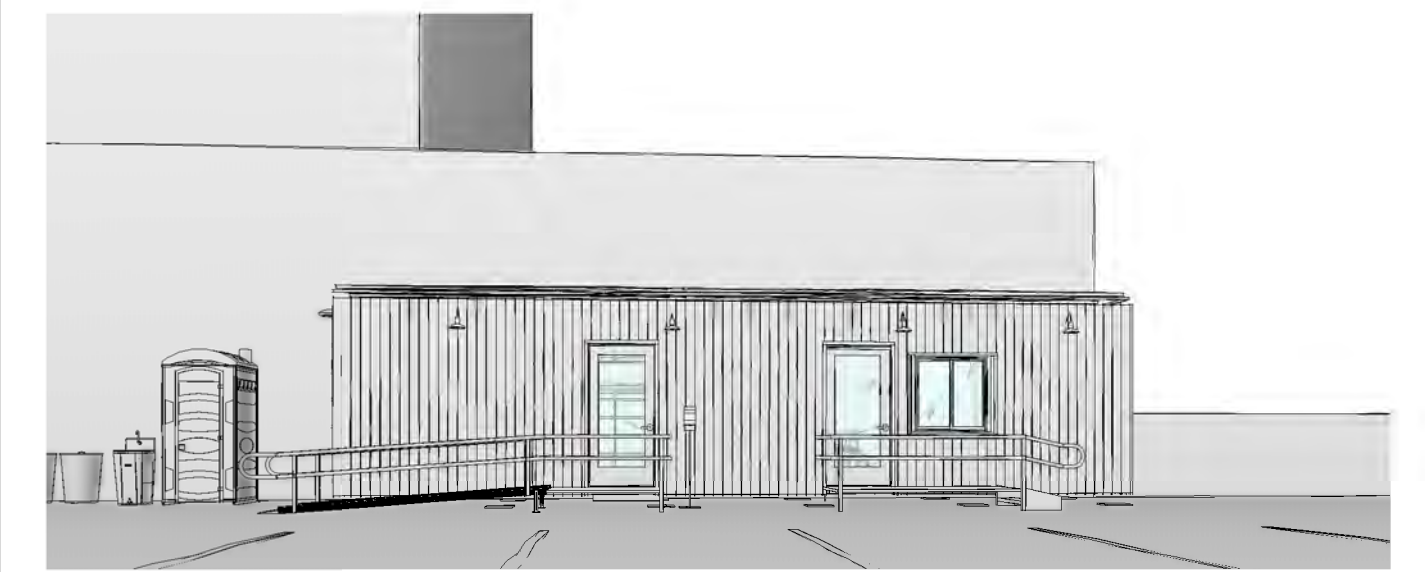
**STRUCTURAL**

- S1.1 STRUCTURAL FRAMING

TEMPORARY BUILDING: FARMSTAND



**333 W MOUNTAIN AVE**  
FORT COLLINS, CO 80521



**PROJECT DATA**

PARCEL NUMBER: 9711412005  
 LEGAL DESCRIPTION: W 50 FT OF LOTS 9 & 10, BLK 91, FTC  
 LOCATION ADDRESS: 333 W MOUNTAIN AVE  
 FORT COLLINS, CO 80521

BUILDING SQFT: 320

OWNER: NATASHA LLOYD / AUDREY WELSH / REKAIVERY, INC.  
 T. 908.752.8330  
 AUDREY@REKAIVERY.COM  
 NATASHA@REKAIVERY.COM

CONTRACTOR: WILLIE STEELE, GENERAL CONTRACTOR,  
 RIMU CONSTRUCTION LLC  
 1740 H. DELL RANGE BLVD. UNIT 433  
 CHEYENNE, WY 82009  
 T. 970.297.8313  
 RIMUCONSTRUCTIONLLC@GMAIL.COM

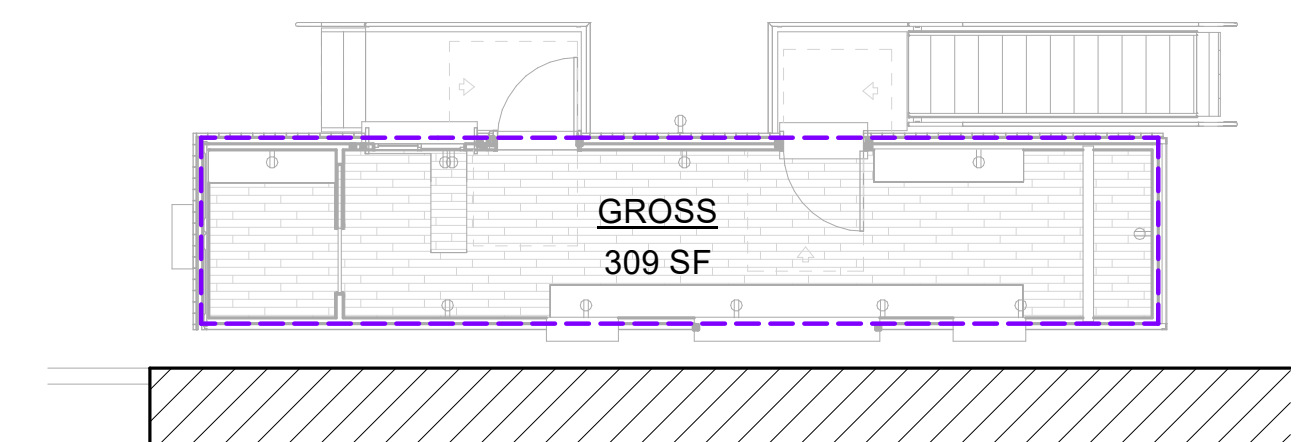
PROJECT DESIGNER: MARK CRUZ  
 MARK@CRUZAD.SPACE  
 (415) 802.7447

STRUCTURAL ENGINEER: JONATHAN R. WALLACE PE.0040359  
 ON SITE STRUCTURAL ENGINEERING  
 1255 CIMARRON DR, SUITE 202  
 LAFAYETTE, CO 80026  
 T. 720.924.2373  
 JRW@OSSENGR.COM

ELECTRICAL ENGINEER: IAN SKOR  
 SANDBOX SOLAR LLC  
 430 N COLLEGE AVE  
 FORT COLLINS, CO 80524  
 T. 970.673.7733  
 IJSKOR@SANDBOXSOLAR.COM

**SCOPE OF WORK**

- TEMPORARY RETAIL FARM STAND IN CONVERTED OF 40' SHIPPING CONTAINER.
- ACCESS RAMP
- POWER SUPPLY CONNECTION TO EXISTING BUILDING.



FOR PERMIT

**ReKaivery**  
333 W Mountain Ave  
Fort Collins, CO 80521

△ REVISIONS:

NO.	DATE	DESCRIPTION

THESE DRAWINGS ARE FOR COORDINATION PURPOSES ONLY, NOT FOR CONSTRUCTION

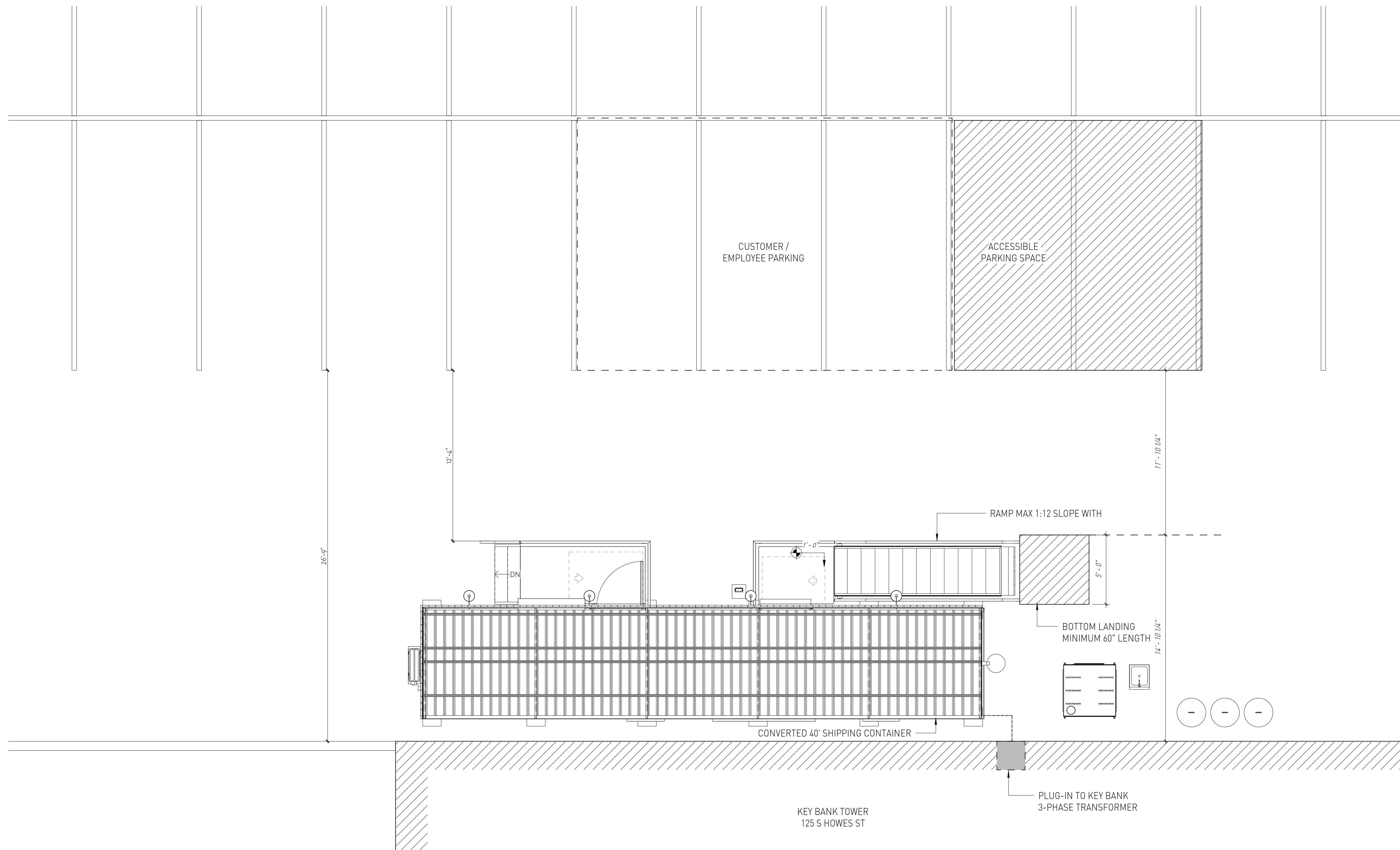
INFO/SITE PLAN

SCALE: As indicated

**A0.0**

DATE: 10/1/16

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2 ENLARGED SITE PLAN  
1/4" = 1'-0"

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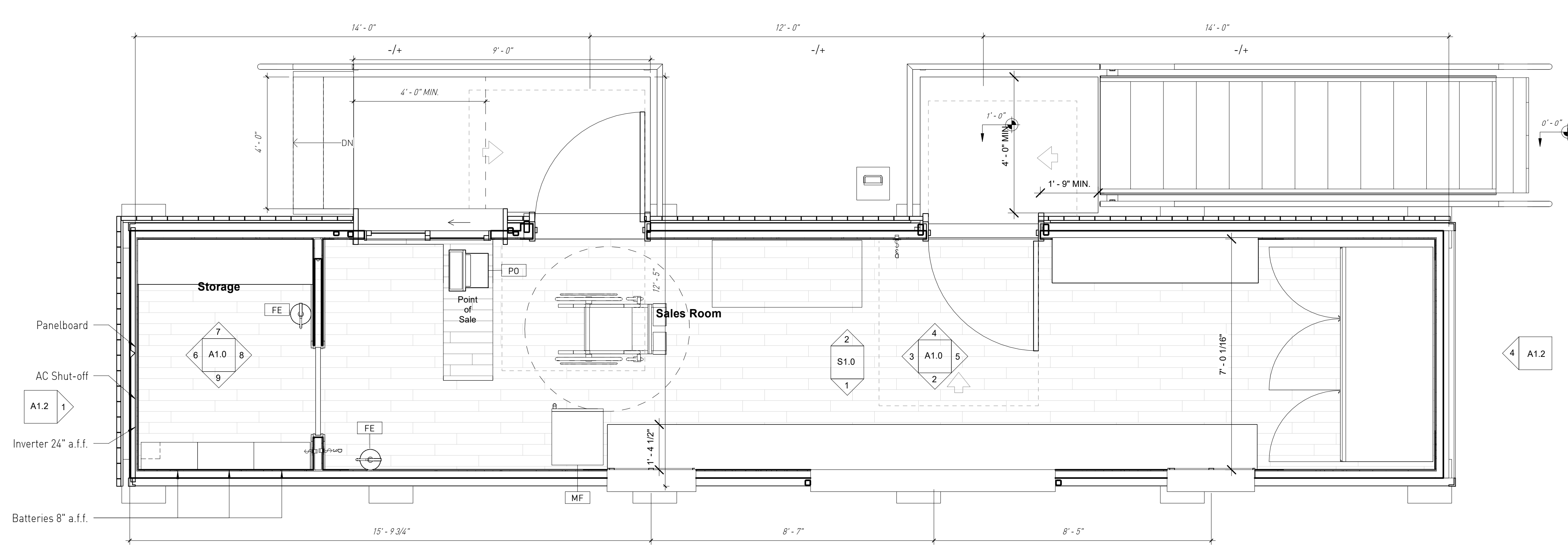
SITE PLAN

SCALE: 1/4" = 1'-0"

**A0.1**

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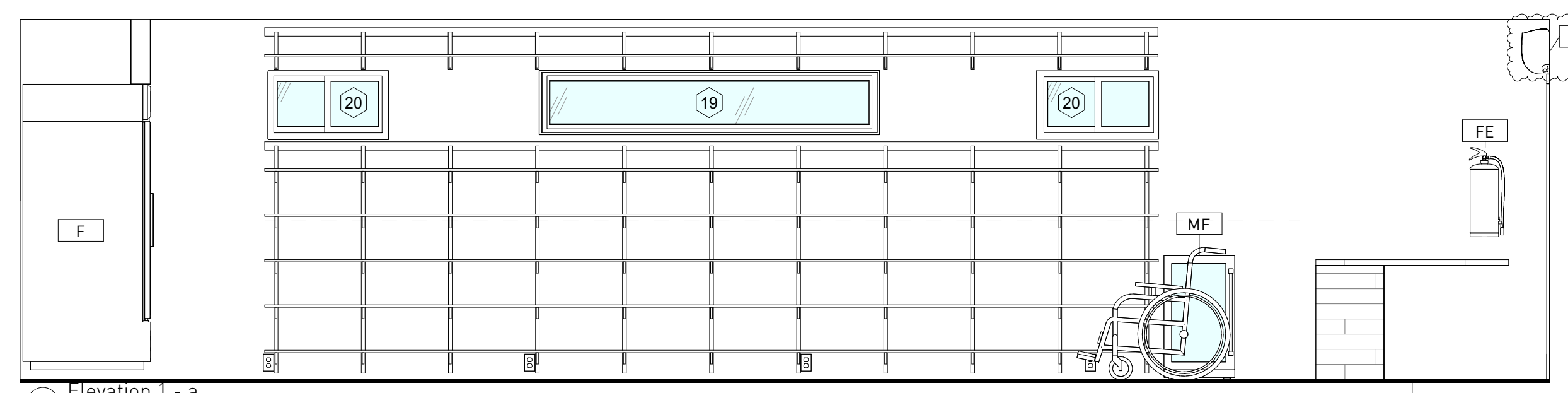


DOOR SCHEDULE	
Mark	Comments
53	2' - 8" x 6' - 8" Wood on Wall-Mounted Track
69	3' - 0" x 6' - 11" Steel Exterior
70	3' - 0" x 6' - 11" Steel Exterior

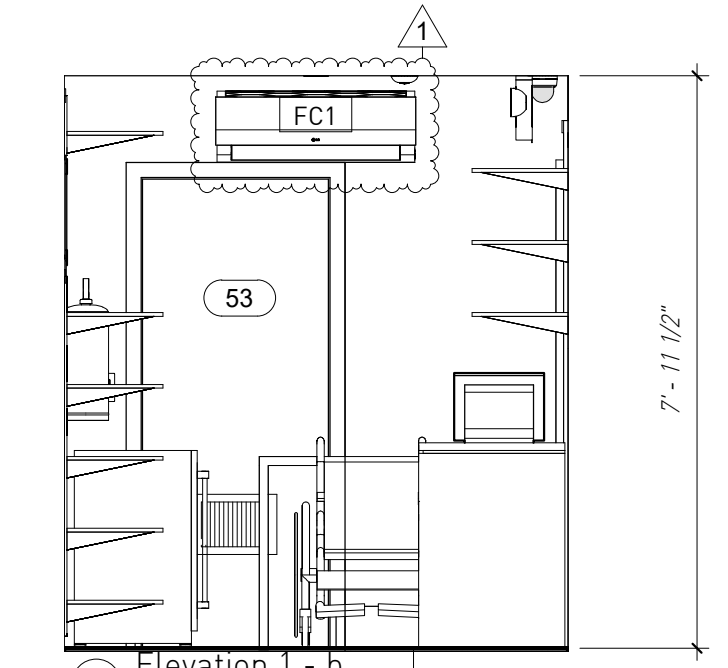
WINDOW SCHEDULE	
Mark	Comments
13	
15	4' - 0" x 4' - 0" Sliding
19	7' - 6" x 1' - 5" Sliding with Fixed Middle
20	2' - 8" x 1' - 6" Sliding

SPECIALTY SCHEDULE	
TYPE MARK	COMMENTS
B	(N) BATTERY
CF	(N) CHEST FREEZER
DC	(N) HVAC MINISPLIT DISCONNECT
F	(N) REFRIGERATOR T-72G-HC-FGD01
FC1	(N) INDOOR FAN COIL LSN120HFV3
FE	(N) FIRE EXTINGUISHER
HP	(N) MINISPLIT CONDENSER LSU120HFV3
MF	(N) MINI-FRIDGE, SUMMIT SCR486L
PB	(N) PANEL BOARD
PO	(N) POINT OF SALE
SC	(N) SECURITY CAMERA
SI	(N) STRING INVERTER
VS	(N) VACANCY SENSOR

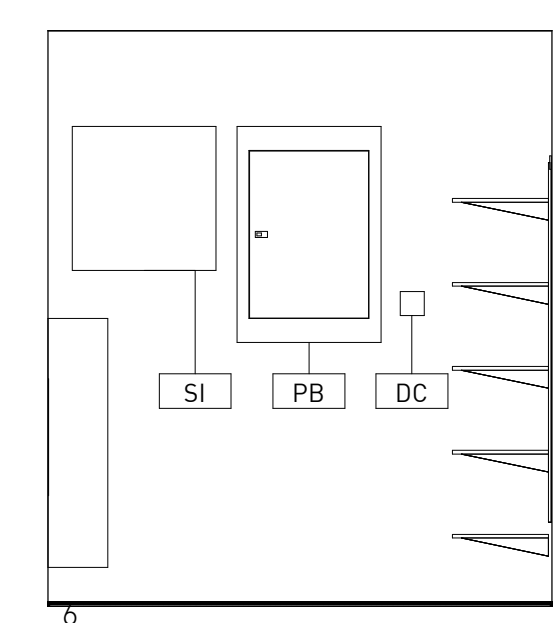
1 PLAN  
1/2" = 1'-0"



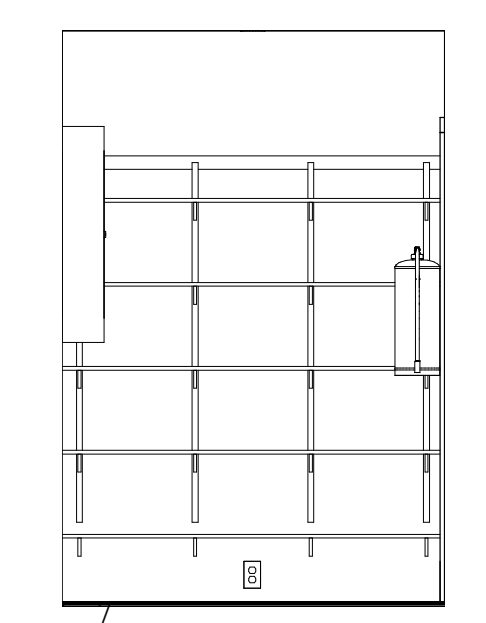
2 Elevation 1 - a  
3/8" = 1'-0"



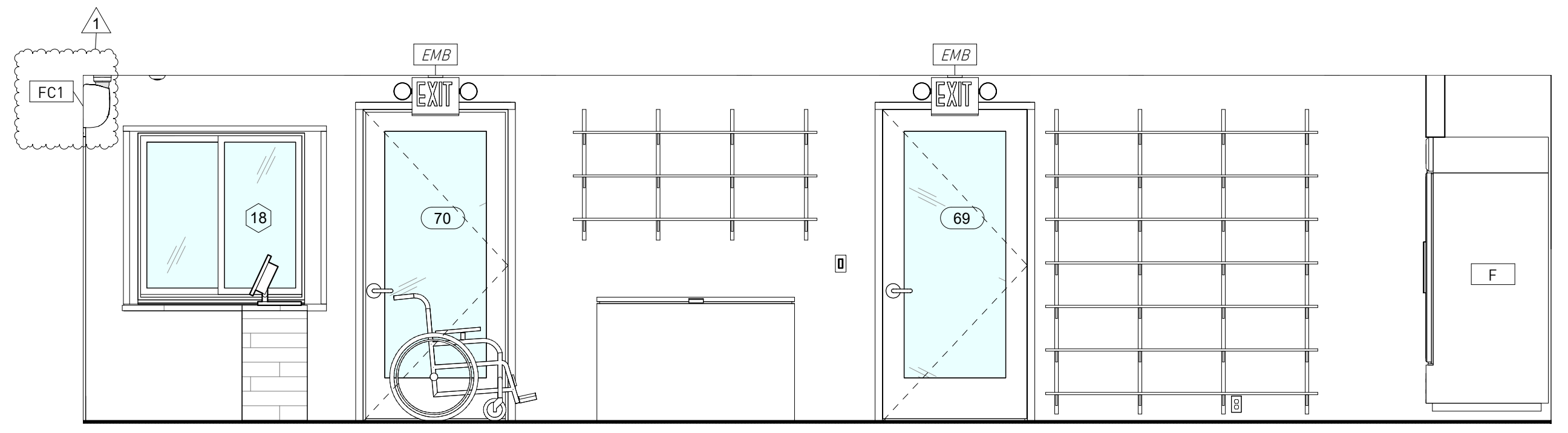
3 Elevation 1 - b  
3/8" = 1'-0"



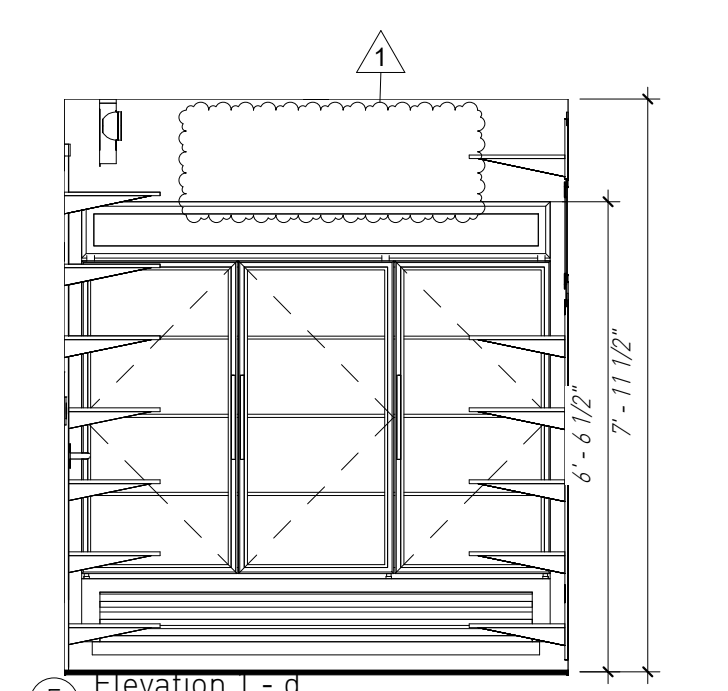
6 3/8" = 1'-0"



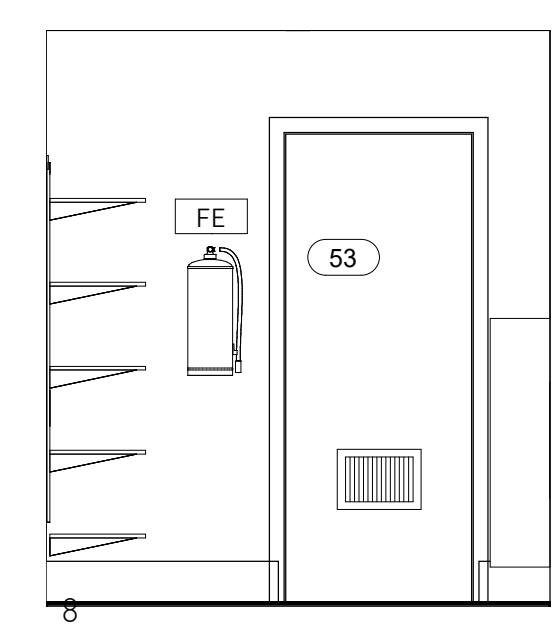
7 3/8" = 1'-0"



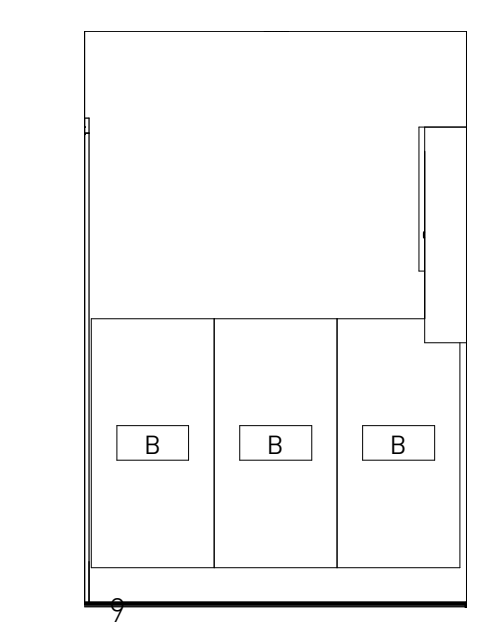
4 Elevation 1 - c  
3/8" = 1'-0"



5 Elevation 1 - d  
3/8" = 1'-0"



8 3/8" = 1'-0"



9 3/8" = 1'-0"

FOR PERMIT

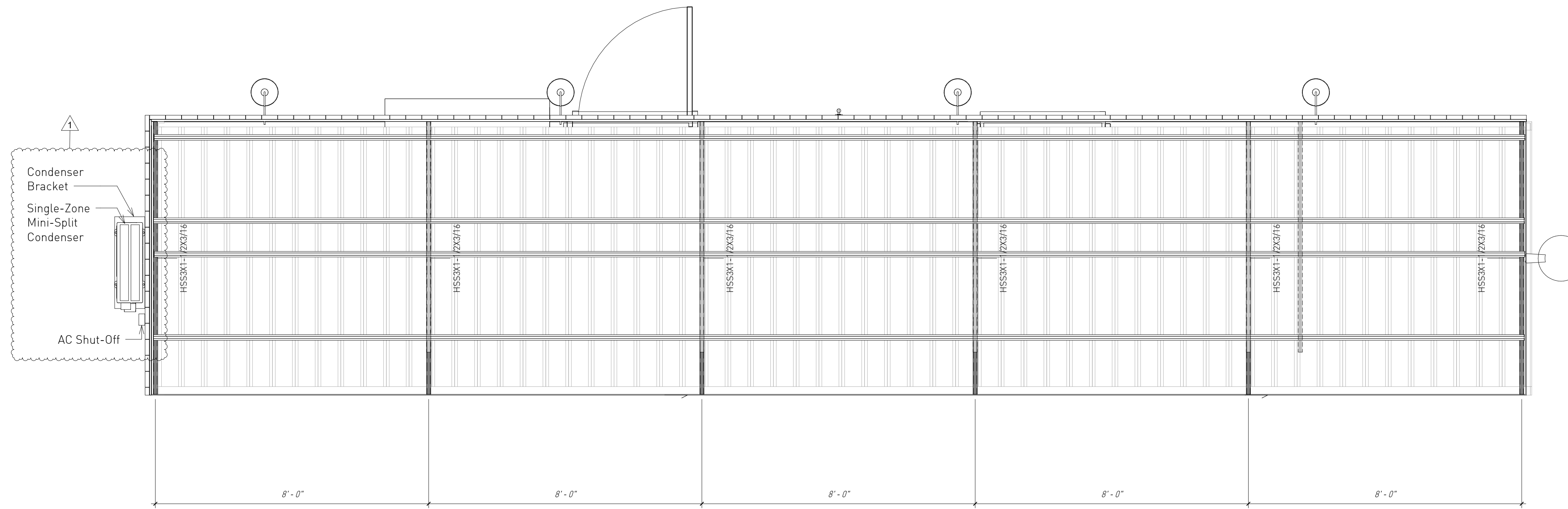
**ReKaivery**  
333 W Mountain Ave  
Fort Collins, CO 80521

REVISIONS:		
NO.	DATE	DESCRIPTION
1	09/01/21	HVAC Relocation

THESE DRAWINGS ARE FOR  
COORDINATION PURPOSES ONLY, NOT  
FOR CONSTRUCTION

FIRST FLOOR PLAN

SCALE: As indicated  
**A1.0**  
DATE: 10/1/16



① ROOF PLAN  
1/2" = 1'-0"

FOR PERMIT

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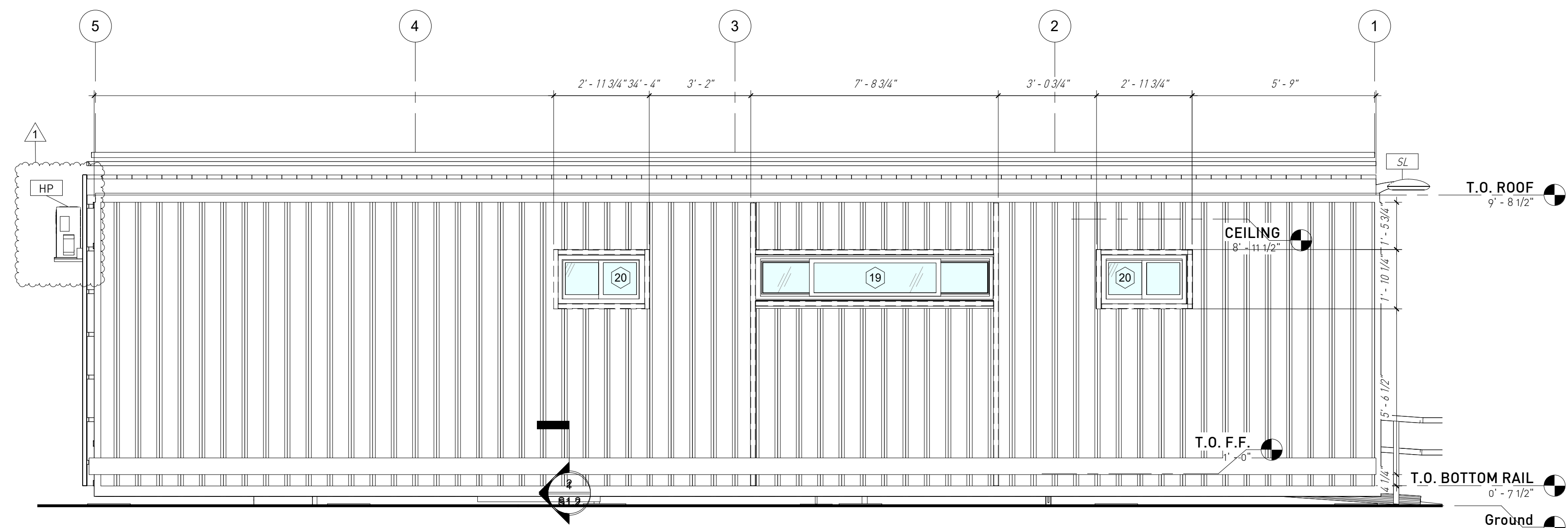
ROOF PLAN

SCALE: 1/2" = 1'-0"

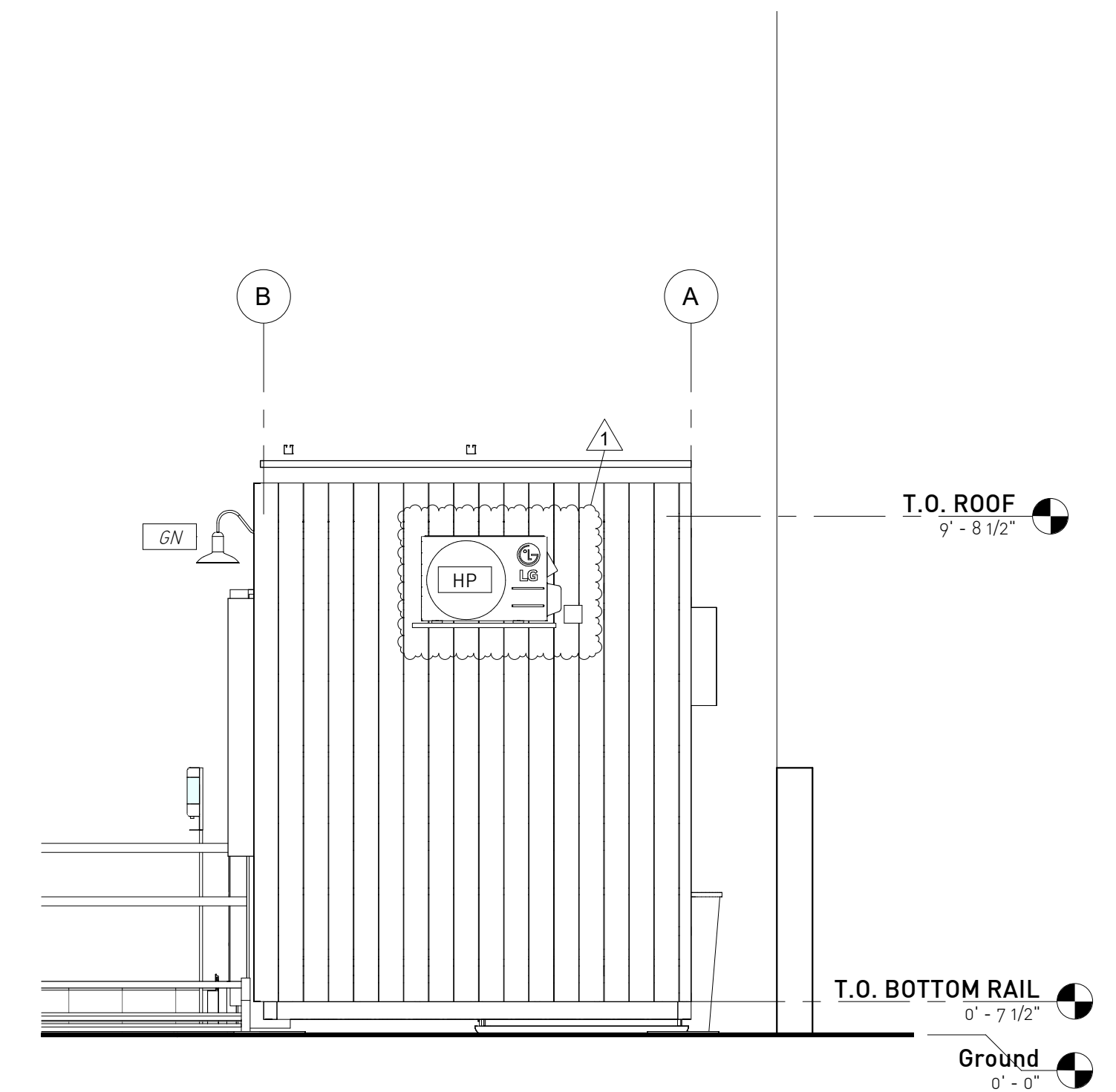
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DATE: 10/1/16

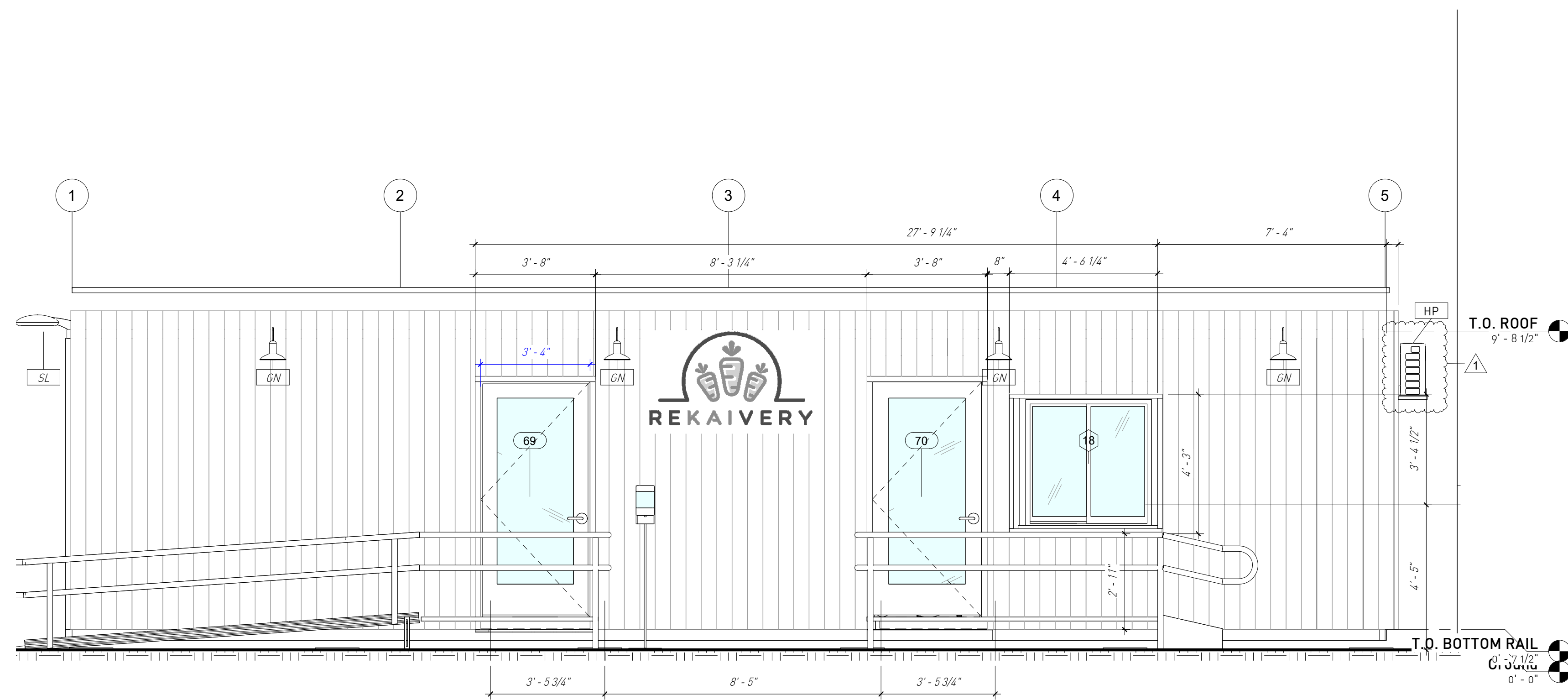
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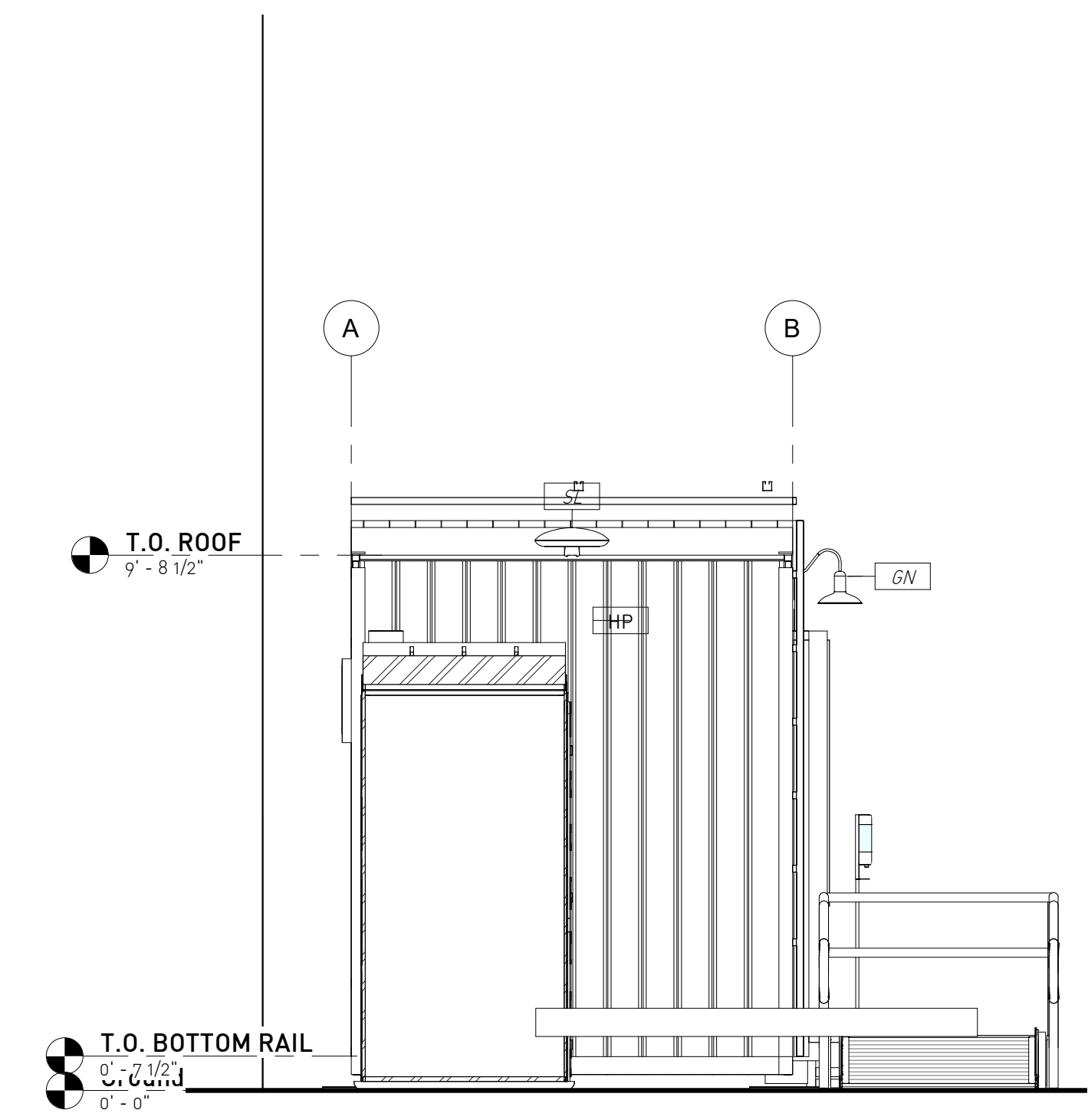
② North Elevation  
3/8" = 1'-0"



① East Elevation  
3/8" = 1'-0"



③ South Elevation  
3/8" = 1'-0"



④ West Elevation  
3/8" = 1'-0"

FOR PERMIT

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ELEVATIONS

SCALE: 3/8" = 1'-0"

**A1.2**

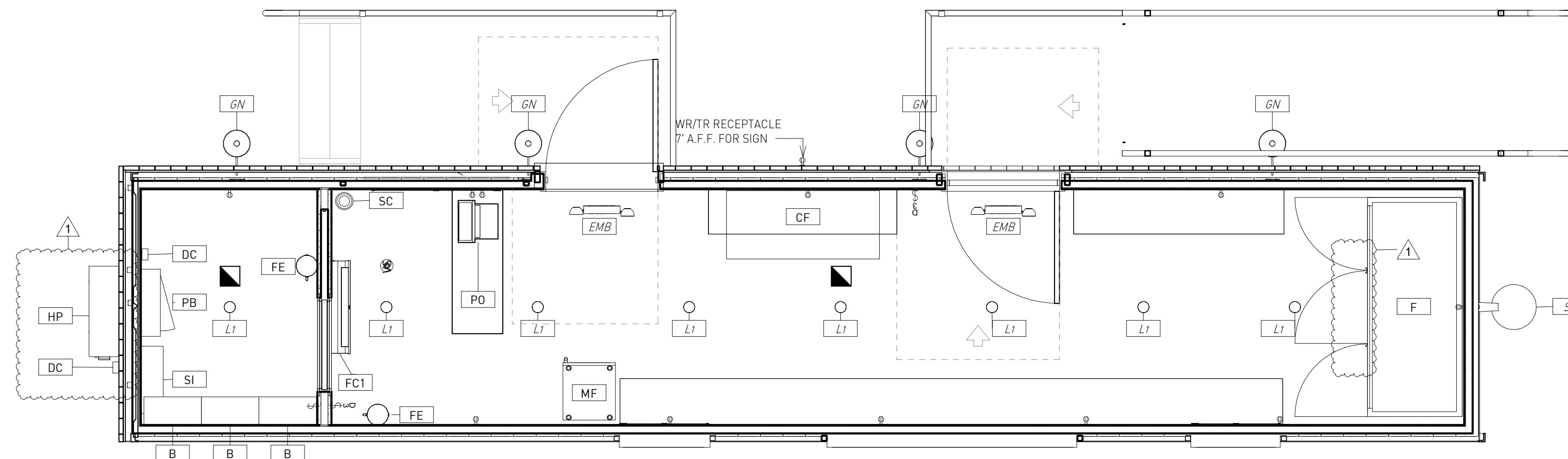
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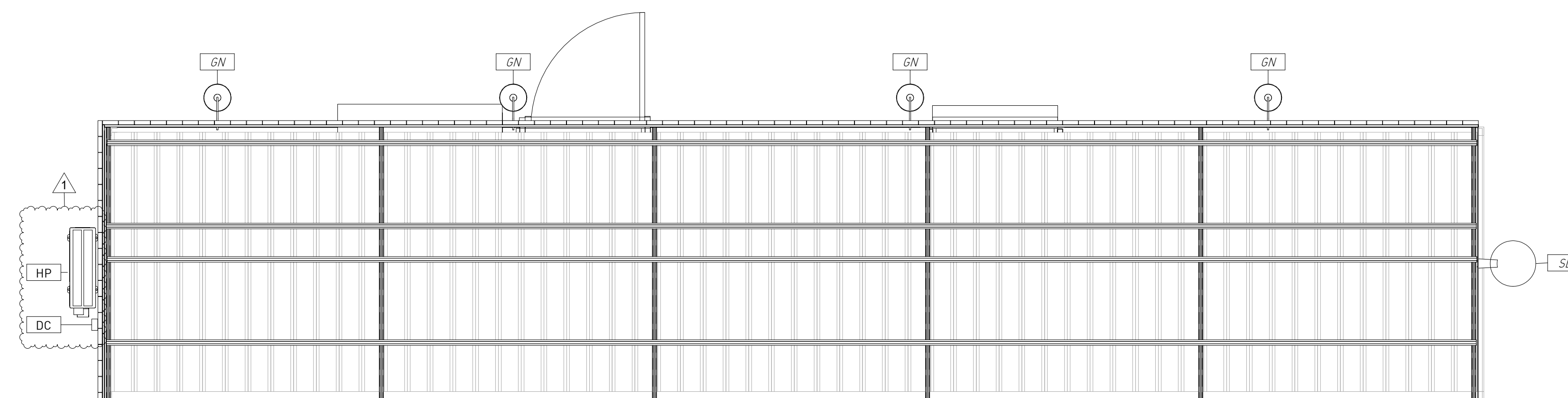
**LIGHTING AND ELECTRICAL NOTES**

1. TBD



① REFLECTED CEILING PLAN  
3/8" = 1'-0"

- DUPLEX POWER RECEPTACLE, GROUND FAULT INTERRUPT (at WET LOCATIONS).
- DUPLEX POWER RECEPTACLE; 125V, 15-20 AMP, TAMPER-RESISTANT
- FLOOR DUPLEX RECEPTACLE.
- OUTLET FOR SHADE w/ J-BOX
- LIGHT SWITCH at 38" a.f.f.;
- SINGLE DIMMER LIGHT SWITCH at 38" a.f.f.;
- VACANCY SENSOR at CEILING
- THERMOSTAT / RADIANT ZONE CONTROL.
- DOWNLIGHT RECESSED CAN 4" LED
- DOWNLIGHT RECESSED CAN 4" LED - WET LOCATION
- EXTERIOR LED SCONCE
- EXTERIOR LED SCONCE
- LED BACK LIT MIRROR
- 80-140 CFM EXHAUST FAN, AERO PURE, VSF 110DMMH-S G6, WHITE, WITH HUMIDISTAT.
- EXHAUST FAN TO OPERATE CONTINUOUSLY AT 51 CFM OR GREATER FOR INDOOR AIR QUALITY PER PRF PAGE 11. (CENC 150.0(0))
- COMBINATION SMOKE / CARBON MONOXIDE DETECTION ALARM



② ELECTRIC PLAN - ROOF  
3/8" = 1'-0"

LIGHTING SCHEDULE	
Type Mark	Comments
EMB	(N) ILLUMINATED BATTERY EMERGENCY EXIT SIGN
GN	(N) HTM LIGHTING GOOSENECK LIGHT SAS10-BK
L1	(N) 4.75" RECESSED LED AL-RL-UTR-4
SL	(N) SOLAR SPOTLIGHT
Grand total: 15	

SPECIALTY SCHEDULE	
TYPE MARK	COMMENTS
B	(N) BATTERY
CF	(N) CHEST FREEZER
DC	(N) HVAC MINISPLIT DISCONNECT
F	(N) REFRIGERATOR T-72G-HC-FGD01
FC1	(N) INDOOR FAN COIL LSN120HFV3
FE	(N) FIRE EXTINGUISHER
HP	(N) MINISPLIT CONDENSER LSU120HFV3
MF	(N) MINI-FRIDGE, SUMMIT SCR486L
PB	(N) PANEL BOARD
PO	(N) POINT OF SALE
SC	(N) SECURITY CAMERA
SI	(N) STRING INVERTER
VS	(N) VACANCY SENSOR

FOR PERMIT

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RCP / ELECTRICAL SITE PLAN

SCALE: As indicated

**E0.1**

DATE: 10/1/16

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