

Conceptual Review Agenda

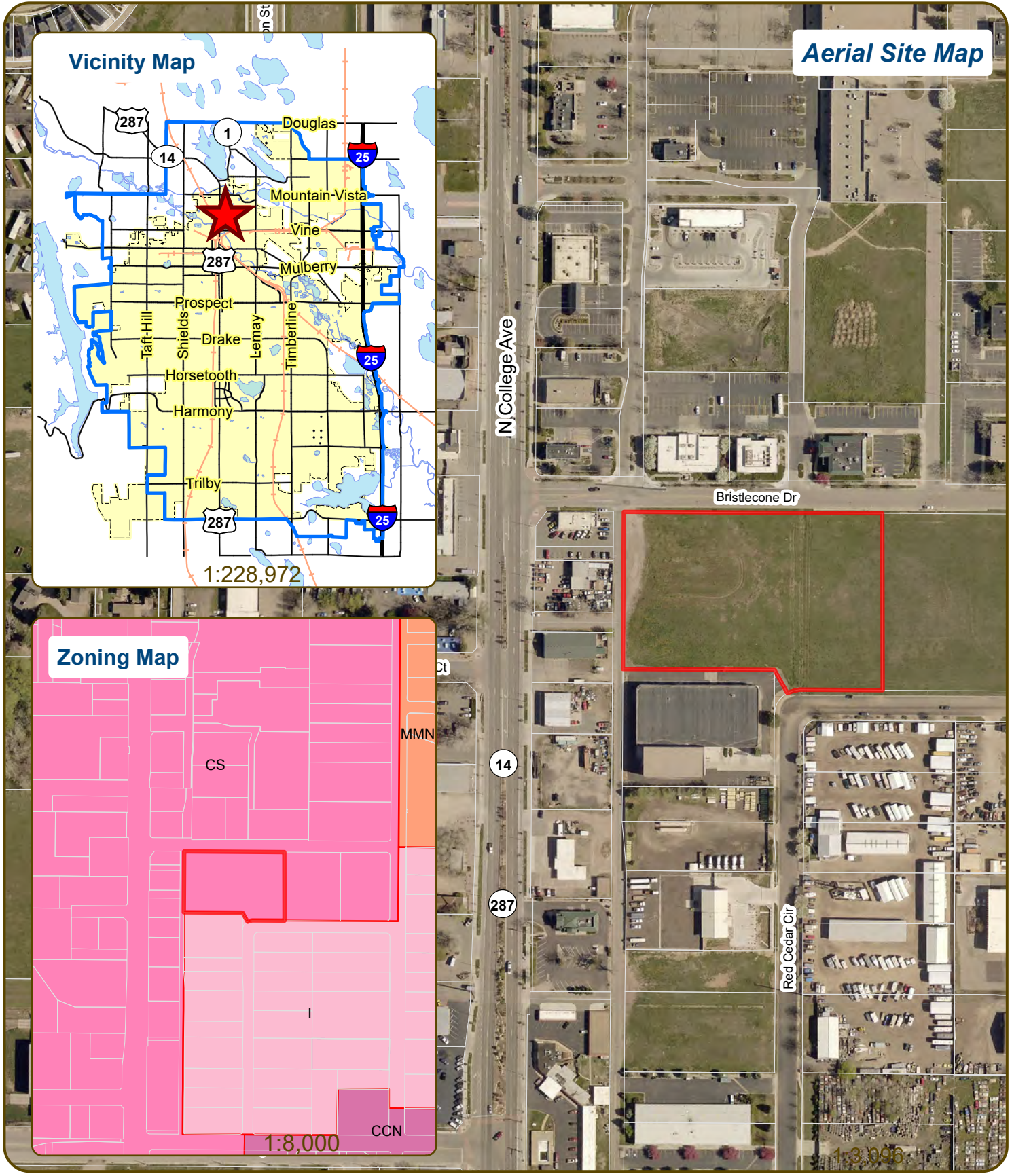
Schedule for 04/14/22

Meetings hosted via Zoom Web Conferencing

Thursday, April 14, 2022

Time	Project Name	Applicant Info	Project Description	
11:15	Bristlecone Dr. Parcel # 9701241001 – Parking Lot CDR220030	Shannon Brewer 970-443-7532 no.limit.services.ft.collins@gmail.com	This is a request to develop a standalone parking lot on an undeveloped parcel along Bristlecone Dr (parcel # 9701241001). The proposed parking lot would utilize a portion of an undeveloped parcel south of Bristlecone Dr. The site is directly west of Bristlecone Dr and .04 miles east of N College Ave. The site is within the Service Commercial (CS) zone district and the project would be subject to Administrative (Type 1) Review.	Planner: Clark Mapes Engineer: Dave Betley DRC: Brandy Bethurem Harras

Bristlecone Dr. / 9701241001 Overflow Parking



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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) _____

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

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

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

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

Age of any Existing Structures _____

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

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

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

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

Increase in Impervious Area _____ S.F.

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

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

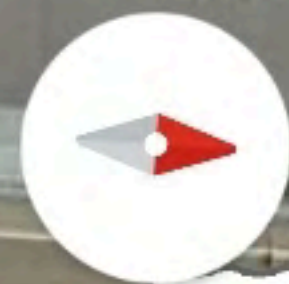
Lodge



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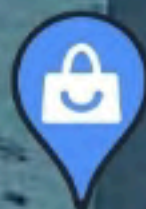


Recently viewed



287

Auto Renewal



Fancy Beast
Jewelry store



Ever Open Cafe
Less busy than usual

Bristlecone Dr



Every year around June to August, there is a overflow of trucks that come into the State of Colorado, I've been a U-Haul Dealer for 3 years now, this is always a problem for every location, every year, with U-Haul being an Essential Business & everyone needs a truck when it comes to Moving, I don't have the Capital to buy a Piece Property, to have a Bigger Location, but there is a Vacant Parking Lot across the street from Cottonwood Plaza, that's behind Ever Open Cafe.

I've Contacted the Owner, asking him if I can utilize the Empty Vacant Parking Lot, when I have an Overflow of U-Haul Rentals, they would not be there to stay, because the equipment is not assigned to my location, they would just be there for a short time before they're sent out One-Way to a different Location, I would Prefer to Park them there, with the City of Fort Collins Permission of Course, instead of on the Street. Or sending equipment all the way to Denver, then making customers go there to pick up equipment.

Thank You
Shawn Brewer