

Conceptual Review Agenda

Schedule for 09/15/22

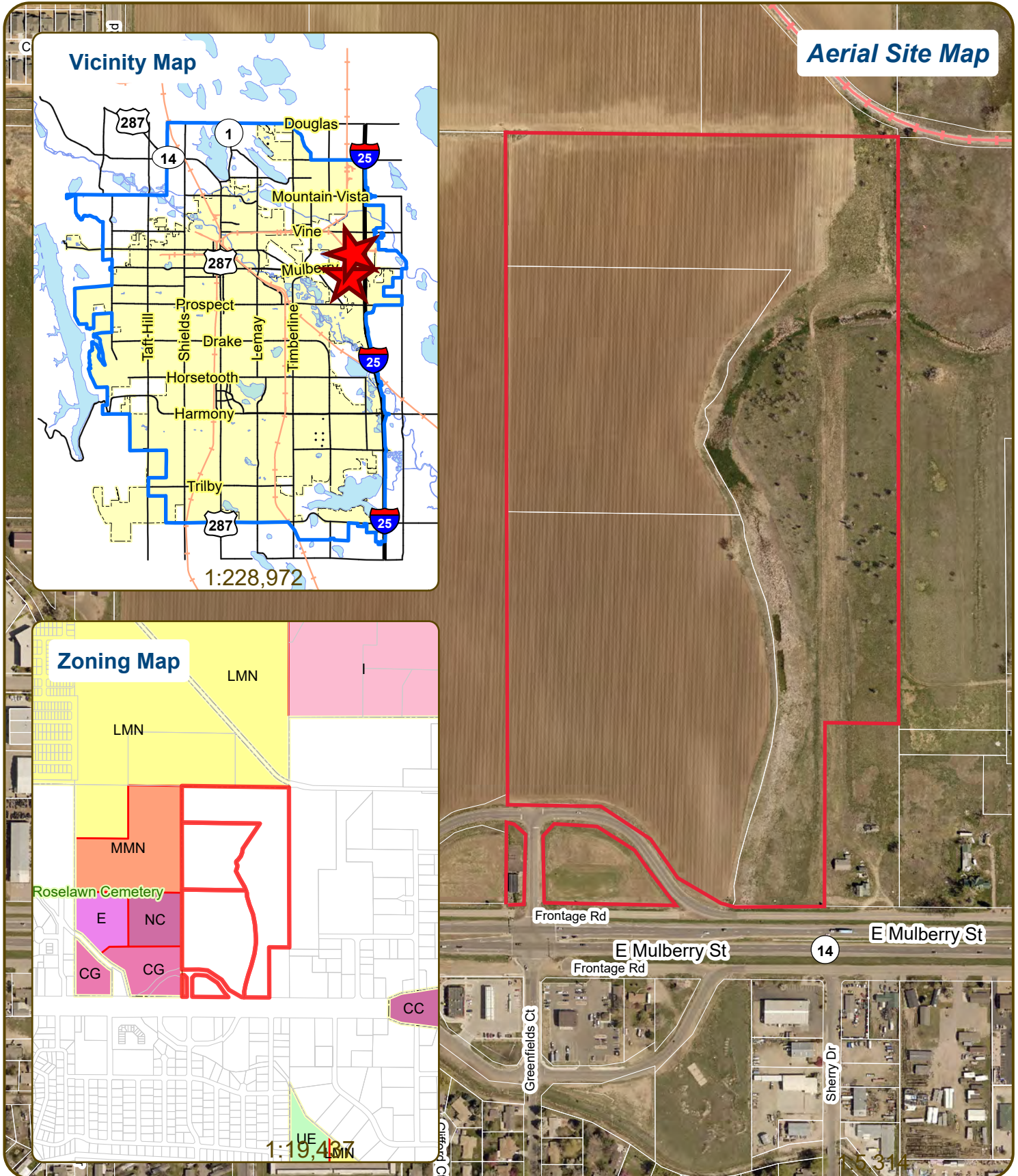
Meetings hosted via Zoom Web Conferencing

Thursday, September 15, 2022

| Time | Project Name | Applicant Info | Project Description | |
|-------|---|--|--|---|
| 11:15 | PEAKVIEW ANNEXATION NO. 2 CDR220072 | Troy W. Jones 970-416-7431 troy@architex.com | This is a request for annexation and zoning for 3384 East Mulberry St (parcel # 8709000005, 8709000043, 8709000044). Proposal to annex approximately 75.9 acres into the city of Fort Collins. The project will include the zoning of the property. The property is approximately 0.75 miles east of S Timberline Rd and directly north of E Mulberry St. The site is outside of city limits but falls within the City's Growth Management Area. The annexation proposal will be subject to City Council Review. | Planner: Kai Kleer Engineer: Sophie Buckingham DRC: Brandy Bethurem Harras |

PEAKVIEW ANNEXATION NO. 2

Annexation and Zoning



Aerial Site Map

Vicinity Map

Zoning Map

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. 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?

LEGAL DESCRIPTION:

A PARCEL OF LAND LOCATED IN THE EAST HALF OF SOUTHWEST QUARTER OF SECTION 9 AND THE NORTHWEST QUARTER OF SECTION 16, BOTH IN TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BASIS OF BEARINGS: THE SOUTH LINE OF THE EAST HALF OF THE SOUTHWEST OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., BEING MONUMENTED BY A 2-1/2" ALUMINUM CAP STAMPED "LS 23503" AT THE WEST END AND A 2-1/2" ALUMINUM CAP STAMPED "LS 22573" AT THE EAST END, SAID LINE BEING ASSUMED TO BEAR S89°11'21"E.

BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHWEST QUARTER OF SAID SECTION 9;

THENCE ON THE EAST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 9, S00°10'34"W A DISTANCE OF 1,978.18 FEET, TO THE NORTHEAST CORNER OF THAT PROPERTY RECORDED UNDER RECEPTION NO. 97039686 IN THE RECORDS OF THE LARIMER COUNTY CLERK AND RECORDER;

THENCE ON THE NORTHERLY RIGHT-OF-WAY LINE, N89°11'21"W A DISTANCE OF 250.00 FEET, TO THE NORTHWEST CORNER OF SAID PROPERTY;

THENCE ON THE WESTERLY LINE OF SAID PROPERTY AND ITS EXTENSION, S00°10'34"W A DISTANCE OF 870.01 FEET, TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF EAST MULBERRY STREET;

THENCE ON SAID SOUTHERLY RIGHT-OF-WAY LINE, N89°11'21"W A DISTANCE OF 1,076.30 FEET;

THENCE DEPARTING SAID SOUTHERLY RIGHT-OF-WAY LINE, N00°14'19"E A DISTANCE OF 250.01 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST MULBERRY STREET;

THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°11'21"E A DISTANCE OF 154.79 FEET, TO A POINT OF NON-TANGENT CURVE;

THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING SIXTEEN (16) COURSES:

- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N61°24'47"E, HAVING A RADIUS OF 30.51 FEET, A CENTRAL ANGLE OF 28°12'43" AND AN ARC LENGTH OF 15.02 FEET, TO A POINT OF NON-TANGENT;
- N00°14'19"E A DISTANCE OF 11.14 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 517.00 FEET, A CENTRAL ANGLE OF 05°14'12" AND AN ARC LENGTH OF 47.25 FEET, TO A POINT OF NON-TANGENT REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N85°08'49"E, HAVING A RADIUS OF 10.12 FEET, A CENTRAL ANGLE OF 38°04'04" AND AN ARC LENGTH OF 6.73 FEET, TO A POINT OF NON-TANGENT REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT WHOSE CENTER BEARS N60°14'45"W, HAVING A RADIUS OF 10.00 FEET, A CENTRAL ANGLE OF 35°00'00" AND AN ARC LENGTH OF 6.11 FEET, TO A POINT OF TANGENT;
- N05°14'45"W A DISTANCE OF 94.32 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 79.00 FEET, A CENTRAL ANGLE OF 50°07'19" AND AN ARC LENGTH OF 69.11 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 54.00 FEET, A CENTRAL ANGLE OF 43°02'58" AND AN ARC LENGTH OF 40.37 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 54.00 FEET, A CENTRAL ANGLE OF 43°02'58" AND AN ARC LENGTH OF 40.37 FEET, TO A POINT OF COMPOUND CURVE;

- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 409.00 FEET, A CENTRAL ANGLE OF 17°14'40" AND AN ARC LENGTH OF 123.10 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 189.00 FEET, A CENTRAL ANGLE OF 15°18'19" AND AN ARC LENGTH OF 50.49 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 07°34'05" AND AN ARC LENGTH OF 3.83 FEET, TO A POINT OF TANGENT;
- S67°05'34"E A DISTANCE OF 29.69 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 19°54'23" AND AN ARC LENGTH OF 6.95 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF 12°12'50" AND AN ARC LENGTH OF 46.26 FEET, TO A POINT OF TANGENT;
- S34°58'22"E A DISTANCE OF 155.19 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF 13°57'58" AND AN ARC LENGTH OF 68.98 FEET, TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF SAID EAST MULBERRY STREET AND A POINT OF NON-TANGENT;
- THENCE ON SAID NORTHERLY RIGHT-OF-WAY LINE, S89°11'21"E A DISTANCE OF 161.98 FEET, TO A POINT OF NON-TANGENT CURVE;
- THENCE DEPARTING SAID NORTHERLY RIGHT-OF-WAY LINE, THE FOLLOWING THIRTY-EIGHT (38) COURSES:
- ON THE ARC OF A CURVE TO THE RIGHT WHOSE CENTER BEARS N06°19'53"E, HAVING A RADIUS OF 217.00 FEET, A CENTRAL ANGLE OF 48°41'45" AND AN ARC LENGTH OF 184.43 FEET, TO A POINT OF TANGENT;
- N34°58'22"W A DISTANCE OF 155.19 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 283.00 FEET, A CENTRAL ANGLE OF 25°29'51" AND AN ARC LENGTH OF 125.94 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 09°31'31" AND AN ARC LENGTH OF 3.32 FEET, TO A POINT OF TANGENT;
- N85°08'49"E A DISTANCE OF 28.81 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 29.00 FEET, A CENTRAL ANGLE OF 17°32'15" AND AN ARC LENGTH OF 8.88 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 291.00 FEET, A CENTRAL ANGLE OF 08°27'22" AND AN ARC LENGTH OF 48.03 FEET, TO A POINT OF COMPOUND CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 541.00 FEET, A CENTRAL ANGLE OF 05°46'51" AND AN ARC LENGTH OF 54.58 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 49.00 FEET, A CENTRAL ANGLE OF 62°31'40" AND AN ARC LENGTH OF 53.47 FEET, TO A POINT OF TANGENT;
- N21°11'28"W A DISTANCE OF 91.99 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 179.00 FEET, A CENTRAL ANGLE OF 01°22'20" AND AN ARC LENGTH OF 4.29 FEET, TO A POINT OF TANGENT;
- N19°49'08"W A DISTANCE OF 108.53 FEET, TO A POINT OF CURVE;
- ON THE ARC OF A CURVE TO THE RIGHT, HAVING A RADIUS OF 129.00 FEET, A CENTRAL ANGLE OF 08°04'32" AND AN ARC LENGTH OF 18.18 FEET, TO A POINT OF REVERSE CURVE;
- ON THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 20.00 FEET, A CENTRAL ANGLE OF 03°07'00"

PEAKVIEW ANNEXATION NO. 2

TO THE CITY OF FORT COLLINS, LOCATED IN THE EAST 1/2 OF THE SOUTHWEST 1/4 OF SECTION 9 TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M. COUNTY OF LARIMER, STATE OF COLORADO



APPROVED

THIS PLAT IS TO BE KNOWN AS PEAKVIEW ANNEXATION TO THE CITY OF FORT COLLINS, COLORADO IS APPROVED AND ACCEPTED FOR ANNEXATION TO THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, BY ORDINANCE NO. _____ PASSED AND ADOPTED ON FINAL READING AT A REGULAR MEETING OF THE CITY COUNCIL OF FORT COLLINS, COLORADO, HELD ON THE _____ OF _____ 20____

CITY CLERK

APPROVED AS TO FORM

CITY ENGINEER

GENERAL NOTES:

- ALL REFERENCES HEREON TO BOOKS, PAGES, MAPS AND RECEPTION NUMBERS ARE PUBLIC DOCUMENTS FILED IN THE RECORDS OF ADAMS COUNTY, COLORADO.
- ALL LINEAL UNITS DEPICTED ON THIS ANNEXATION MAP ARE U.S. SURVEY FEET. ONE METER EQUALS 39.37/12 U.S. SURVEY FEET, EXACTLY ACCORDING TO THE NATIONAL INSTITUTE OF STANDARDS AND TECHNOLOGY.
- THIS ANNEXATION MAP DOES NOT REPRESENT A MONUMENTED LAND SURVEY NOR A LAND SURVEY PLAT.
- NOTICE: PER C.R.S. 13-80-105, YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOUR 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.

UNPLATTED REC. NO. 97039686

40' CITY OF GREELEY WATER LINE EASEMENT REC. NO. 2006006769.3

5 1/4 COR. SEC. 9, T.7N, R.68W, RECOVERED 2.5" ALUMINUM CAP ON 1" REBAR IN MONUMENT BOX STAMPED: PLS 22573 1998

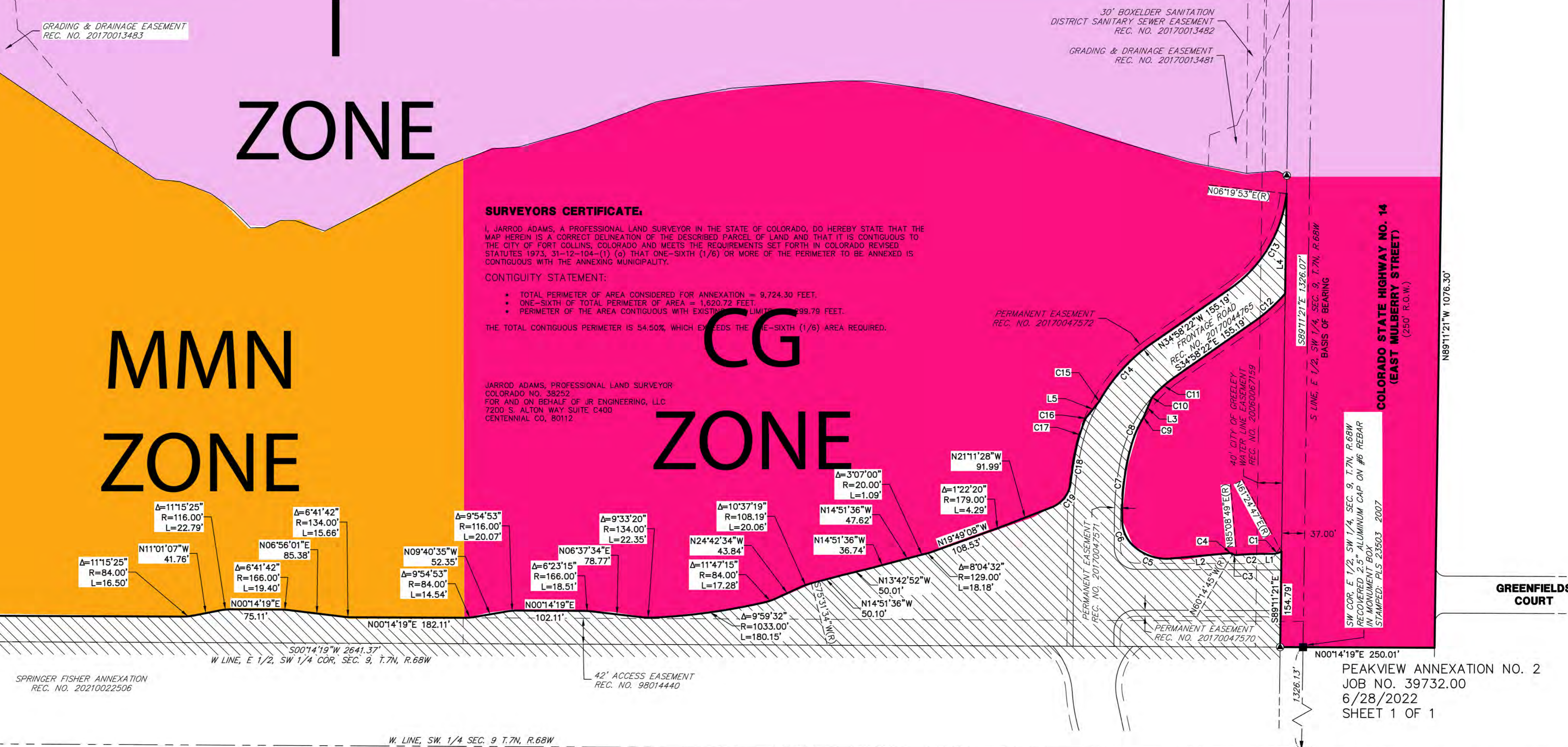
S00°10'34"W 870.01'

LINE TABLE

| LINE | BEARING | DISTANCE |
|------|-------------|----------|
| L1 | N00°14'19"E | 11.14' |
| L2 | N05°14'45"W | 94.32' |
| L3 | S67°05'34"E | 29.69' |
| L4 | S89°11'21"E | 161.98' |
| L5 | N50°56'41"W | 28.81' |

CURVE TABLE

| CURVE | DEFINITION | RADIUS | LENGTH |
|-------|------------|---------|---------|
| C1 | 8°12'43" | 30.51' | 15.02' |
| C2 | 51°14'12" | 517.00' | 47.25' |
| C3 | 38°04'04" | 10.12' | 6.73' |
| C4 | 35°00'00" | 10.00' | 6.11' |
| C5 | 50°07'19" | 79.00' | 69.11' |
| C6 | 43°02'58" | 54.00' | 40.37' |
| C7 | 43°02'58" | 54.00' | 40.37' |
| C8 | 15°18'19" | 189.00' | 50.49' |
| C9 | 7°34'05" | 29.00' | 3.83' |
| C10 | 19°54'23" | 20.00' | 6.95' |
| C11 | 12°12'50" | 217.00' | 46.26' |
| C12 | 13°57'58" | 283.00' | 68.98' |
| C13 | 48°41'45" | 217.00' | 184.43' |
| C14 | 25°29'51" | 283.00' | 125.94' |
| C15 | 9°31'31" | 20.00' | 3.32' |
| C16 | 17°32'15" | 29.00' | 8.88' |
| C17 | 9°27'22" | 291.00' | 48.03' |
| C18 | 5°46'51" | 541.00' | 54.58' |
| C19 | 62°31'40" | 49.00' | 53.47' |



SURVEYORS CERTIFICATE:

I, JARROD ADAMS, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY STATE THAT THE MAP HEREIN IS A CORRECT DELINEATION OF THE DESCRIBED PARCEL OF LAND AND THAT IT IS CONTIGUOUS TO THE CITY OF FORT COLLINS, COLORADO AND MEETS THE REQUIREMENTS SET FORTH IN COLORADO REVISED STATUTES 1973, 31-12-104-(1) (a) THAT ONE-SIXTH (1/6) OR MORE OF THE PERIMETER TO BE ANNEXED IS CONTIGUOUS WITH THE ANNEXING MUNICIPALITY.

CONTIGUITY STATEMENT:

- TOTAL PERIMETER OF AREA CONSIDERED FOR ANNEXATION = 9,724.30 FEET.
- ONE-SIXTH OF TOTAL PERIMETER OF AREA = 1,620.72 FEET.
- PERIMETER OF THE AREA CONTIGUOUS WITH EXISTING CITY LIMITS = 5,899.79 FEET.

THE TOTAL CONTIGUOUS PERIMETER IS 54.50%, WHICH EXCEEDS THE ONE-SIXTH (1/6) AREA REQUIRED.

JARROD ADAMS, PROFESSIONAL LAND SURVEYOR
 COLORADO NO. 35252
 FOR AND ON BEHALF OF J.R. ENGINEERING, LLC
 7200 S. ALTON WAY SUITE C400
 CENTENNIAL CO, 80112

GRADING, DRAINAGE & TEMPORARY ACCESS EASEMENT REC. NO. 20170013480

20' UTILITY EASEMENT REC. NO. 20170013484

NW COR. E 1/2, SW 1/4, SEC. 9, T.7N, R.68W
 RECOVERED 2.5" ALUMINUM CAP ON #6 REBAR
 STAMPED: PLS 23503 2007

SPRINGER FISHER ANNEXATION REC. NO. 20210022506

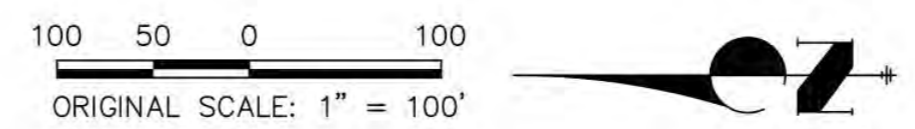
42' ACCESS EASEMENT REC. NO. 98014440

W 1/4 COR. SEC. 9, T.7N, R.68W
 RECOVERED 3-1/4" ALUMINUM CAP ON #6 REBAR
 STAMPED: PLS 34995 2016

LEGEND

⊙ = RECOVERED REBAR WITH ORANGE PLASTIC CAP, STAMPED: PLS 23503

▨ = EXISTING CITY OF FORT COLLINS LIMITS



SW 1/4 COR. SEC. 9, T.7N, R.68W
 RECOVERED 2.5" ALUMINUM CAP ON #6 REBAR
 IN MONUMENT BOX
 STAMPED: PLS 34174 2015



Centennial 303-740-9393 • Colorado Springs 719-593-2593
 Fort Collins 970-491-9888 • www.jrengineering.com

PEAKVIEW ANNEXATION NO. 2
 JOB NO. 39732.00
 6/28/2022
 SHEET 1 OF 1