

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

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## Review Date

3/13/2025 9:15 AM

## Project Name

Wireless Communications at 2602 S Timberline  
CDR250010

## Applicant

Steve Kelly  
303.478.2835  
steve.kelly@powderriverdev.com

**Planner:** Jill Baty

**Engineer:** Sophie Buckingham

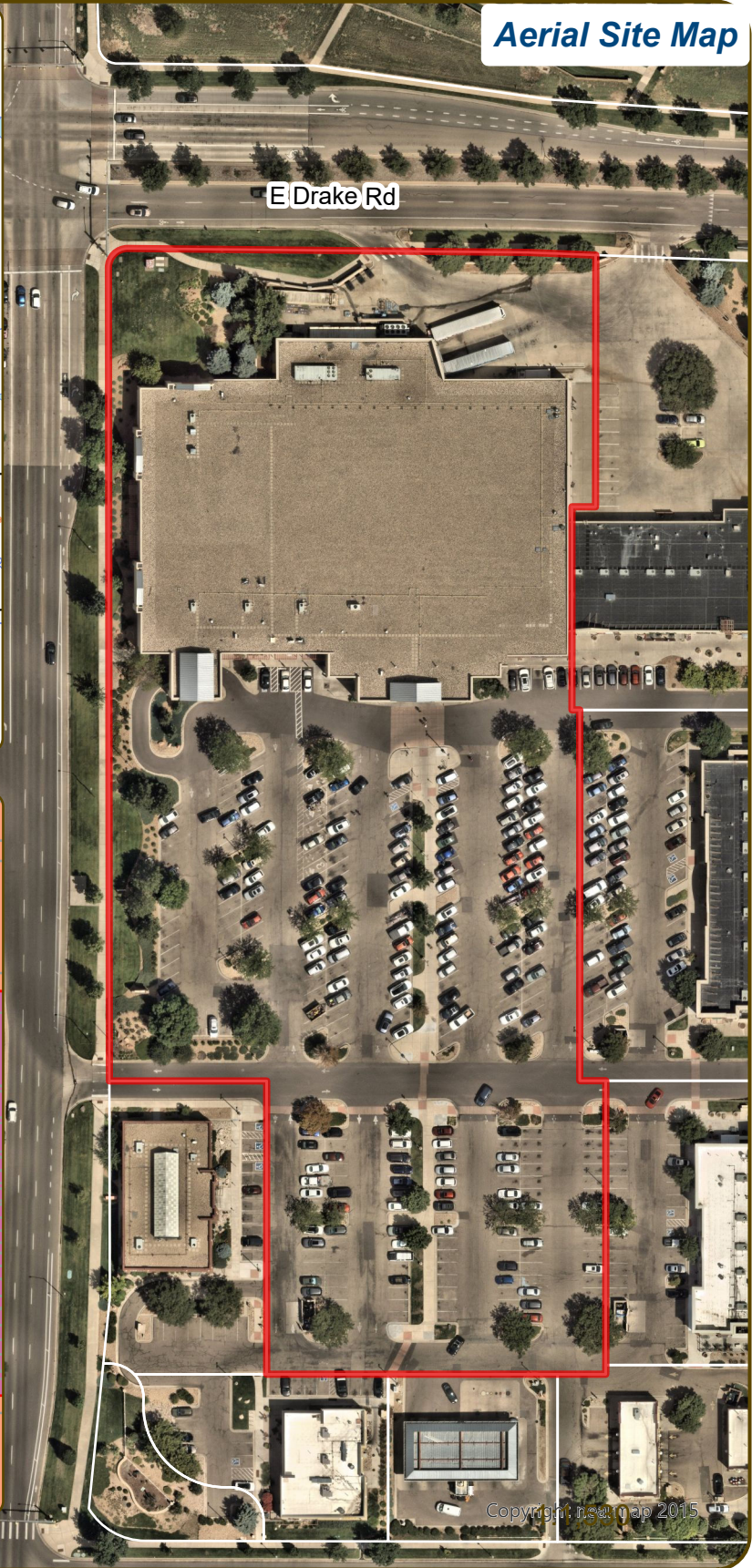
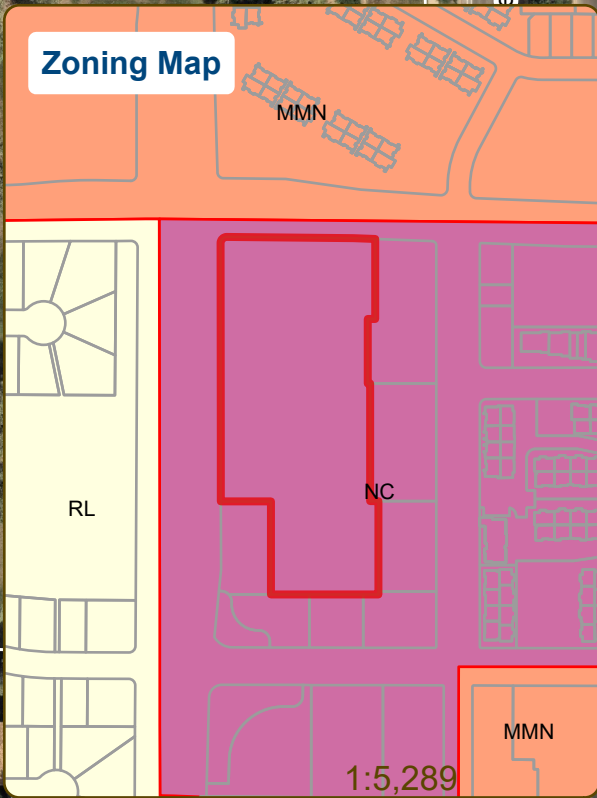
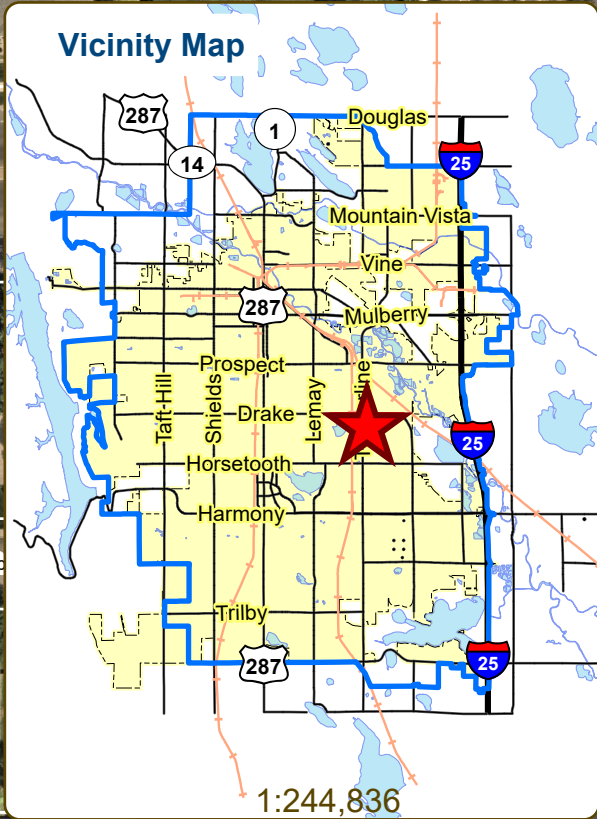
**DRC:** Marissa Pomerleau

## Description

This is a request to install collocated wireless telecommunication equipment on the rooftop of the existing principal structure at 2602 S. Timberline (parcel # 8729270001). The applicant is proposing fully screened rooftop antenna mounts on top of King Soopers. Access can be taken from S Timberline west of the site. The property is directly east of S. Timberline and south of E. Drake Rd. The site is located in the Neighborhood Commercial District (N-C) zone district and is subject to a Basic Development Review (BDR).

# Wireless Communications at 2602 S. Timberline- Collocated Wireless Communications

**Aerial Site 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 preappmeeting@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) \_\_\_\_\_

Are you a small business?  Yes  No 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?



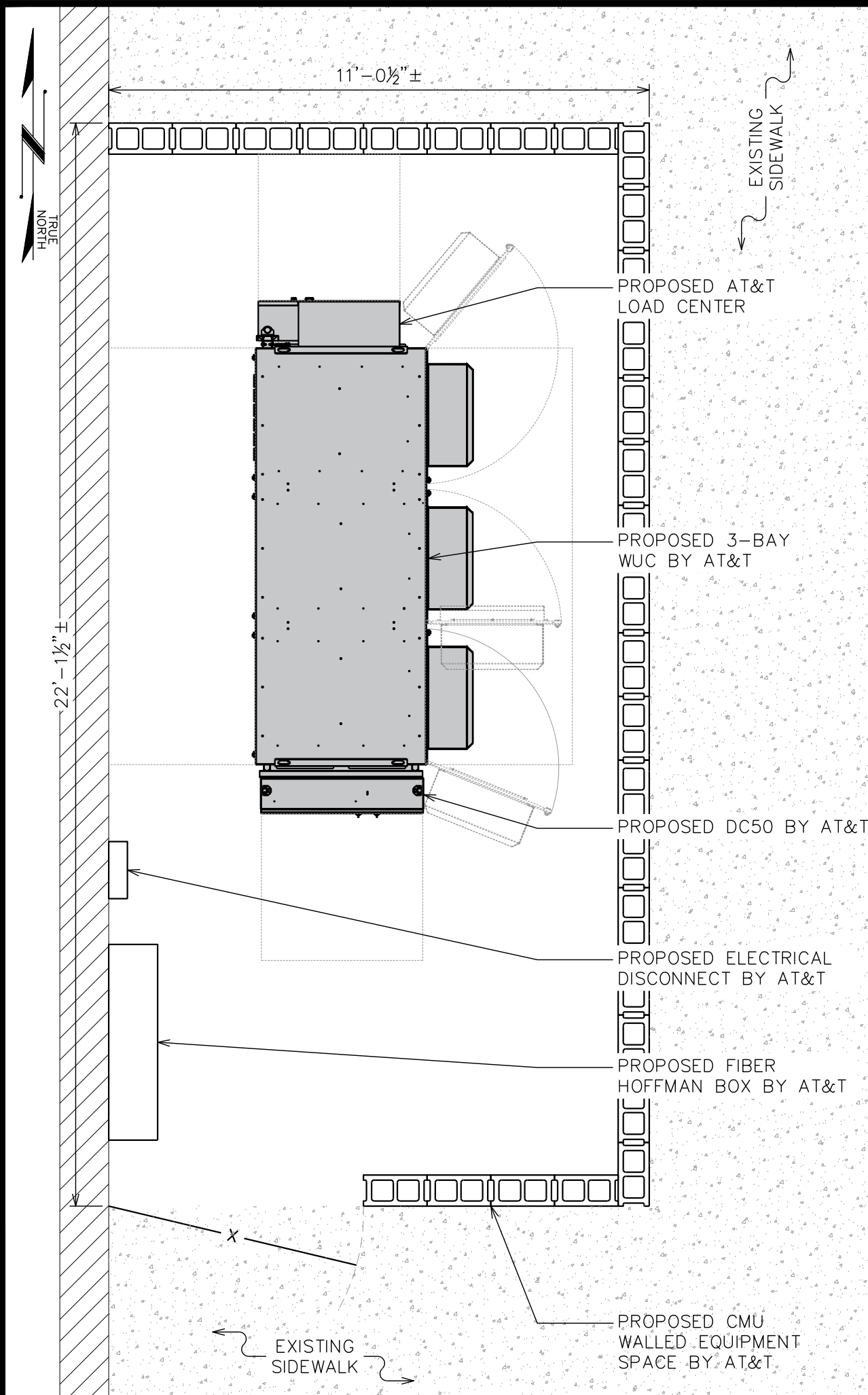
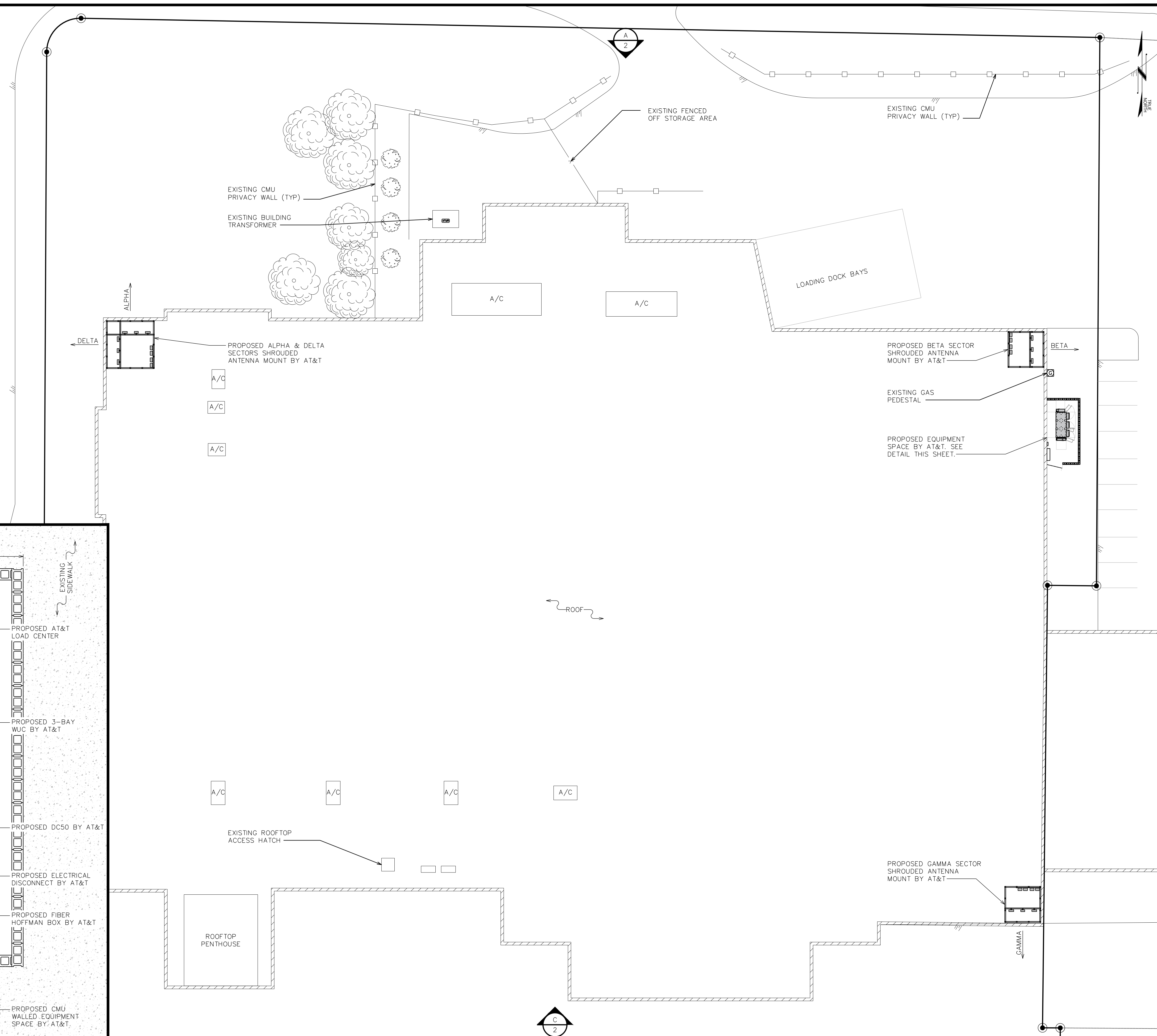
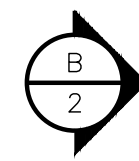
**LEGEND**

- PARENT PROPERTY LINE
- - - ADJACENT PROP. LINE
- PROPERTY CORNER
- LEASE/EASEMENT CORNER
- EXIST. UTILITY POLE
- EXIST. TELCO PEDESTAL
- EXIST. POWER METER
- EXIST. TRANSFORMER
- EXIST. MANHOLE
- EXIST. LIGHT POLE
- - -200- - - EXIST. CONTOUR LINE
- /// EDGE OF PAVEMENT
- - -UT- - - UNDERGROUND TELEPHONE
- - -R/W- - - RIGHT-OF-WAY
- X - CHAIN LINK FENCE
- ~ EXISTING TREE LINE

**NOTE:**

SITE PLAN WAS PREPARED USING AERIAL IMAGERY AND DATA FROM FORT COLLINS GIS. FOR CORRECTIVE ACTION PLEASE CONTACT TEP.

S TIMBERLINE RD



**GROUND EQUIPMENT**  
SCALE: 3/8" = 1'-0"  
SCALE IN FEET

**ROOFTOP PLAN**  
SCALE: 1/8" = 1'-0"  
SCALE IN FEET

SCALE IN FEET  
0 16 32

PROJECT INFORMATION:  
  
**SITE NAME:**  
 NSB-BP-CO.DRAKE\_ZIEGLER\_COL03196  
**FA NUMBER:** 12871703  
**IWM NUMBER:** WSUTH0044083  
**PROJECT:** ROOFTOP  
  
 2602 SOUTH TIMERLINE RD  
 FORT COLLINS, CO 80525  
 (LARIMER COUNTY)

PLANS PREPARED FOR:  
  
**ANSCO & ASSOCIATES**

PLANS PREPARED FOR:  
  
**AT&T MOBILITY**  
 7670 S. CHESTER STREET  
 CENTENNIAL, CO 80112

PLANS PREPARED BY:  
  
 4700 DAHLIA STREET  
 DENVER, CO 80216  
 OFFICE: (303) 566-9914  
 www.tepgroup.net

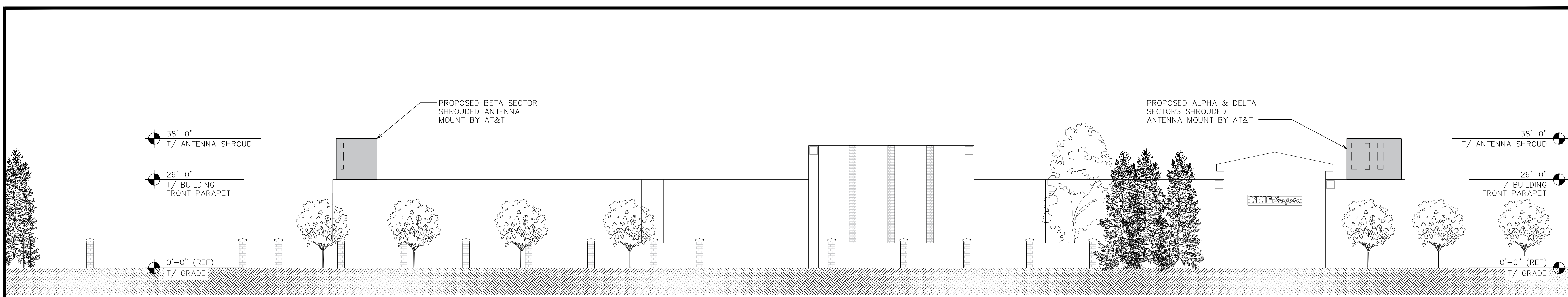
REV	DATE	ISSUED FOR:
A	02-20-25	DESIGN CONCEPT

DRAWN BY: KES    CHECKED BY: KES

SEAL:

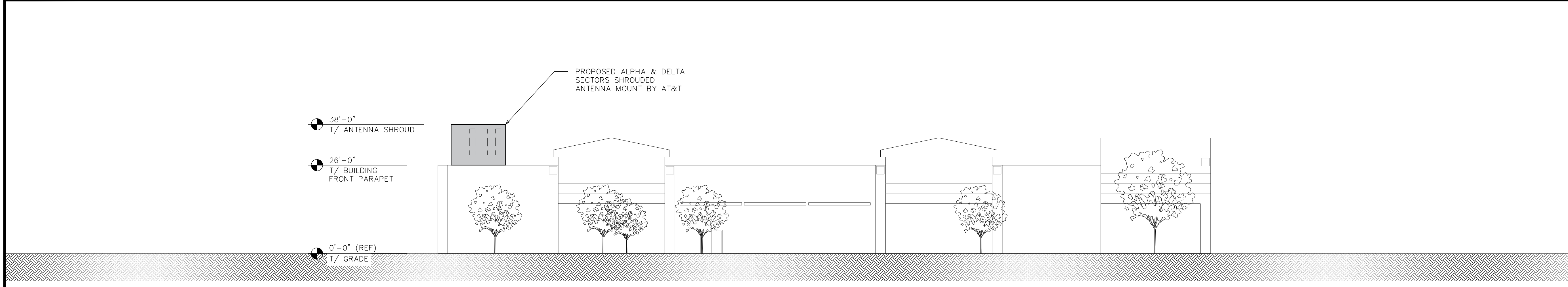
SHEET TITLE:  
**ROOFTOP & COMPOUND PLANS**

SHEET NUMBER:  
**1**  
 REVISION:  
**A**  
 TEP #:344022.448588



**NOTES:**  
 ELEVATION WAS PREPARED USING AERIAL IMAGERY AND PHOTOS. BUILDING HEIGHTS AND DIMENSION TO BE VERIFIED. FOR CORRECTIVE ACTION PLEASE CONTACT TEP.

**NORTH BUILDING ELEVATION** (A)  
 SCALE: 1" = 40'



**NOTES:**  
 ELEVATION WAS PREPARED USING AERIAL IMAGERY AND PHOTOS. BUILDING HEIGHTS AND DIMENSION TO BE VERIFIED. FOR CORRECTIVE ACTION PLEASE CONTACT TEP.

**WEST BUILDING ELEVATION** (B)  
 SCALE: 1/8" = 1'-0"



**NOTES:**  
 ELEVATION WAS PREPARED USING AERIAL IMAGERY AND PHOTOS. BUILDING HEIGHTS AND DIMENSION TO BE VERIFIED. FOR CORRECTIVE ACTION PLEASE CONTACT TEP.

**SOUTH BUILDING ELEVATION** (C)  
 SCALE: 1/8" = 1'-0"

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**SITE NAME:**  
 NSB-BP-CO.DRAKE\_ZIEGLER\_COL03196  
**FA NUMBER:** 12871703  
**IWM NUMBER:** WSUTH0044083  
**PROJECT:** ROOFTOP  
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 FORT COLLINS, CO 80525  
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PLANS PREPARED BY:  
  
 4700 DAHLIA STREET  
 DENVER, CO 80216  
 OFFICE: (303) 566-9914  
 www.tepgroup.net

A	02-20-25	DESIGN CONCEPT
REV	DATE	ISSUED FOR:

DRAWN BY: KES | CHECKED BY: KES

SEAL:

SHEET TITLE:  
**BUILDING ELEVATIONS**  
 SHEET NUMBER: **2** | REVISION: **A**  
 TEP #: 344022.448588