

# Conceptual Review Agenda

Schedule for 03/27/17 to 03/27/17

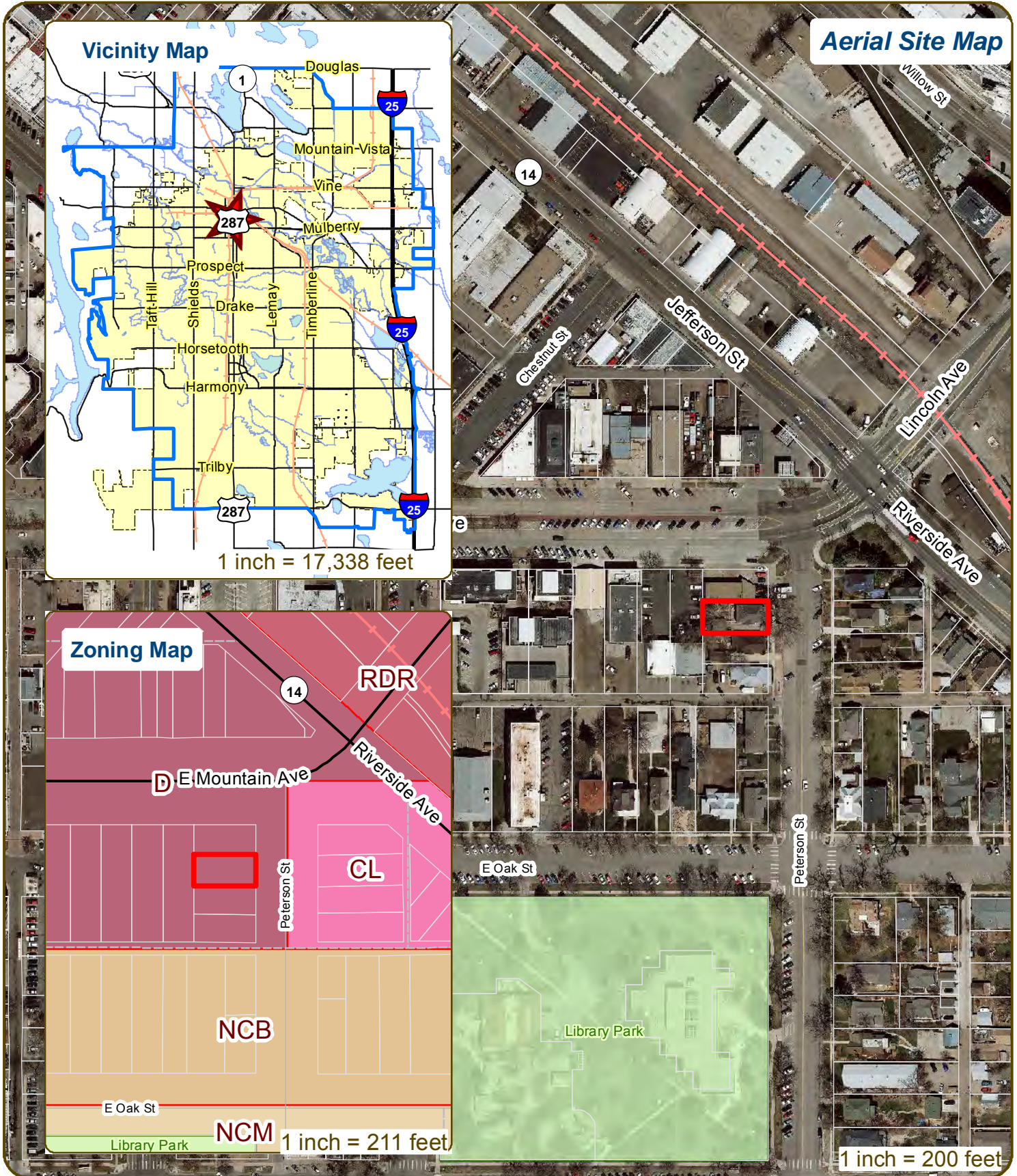
281 Conference Room A

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## Monday, March 27, 2017

Time	Project Name	Applicant Info	Project Description	Planner
9:30	105 Peterson St - Office CDR 170016	John Fisher (970) 219 4080 <a href="mailto:johnf@fisherus.com">johnf@fisherus.com</a>	This is a request to change the use of a single-family residence to an office at 105 Peterson Street (parcel # 9712316027). The single-family home has been operating as an office since mid-2008. The home is currently used as a forensic therapy office with limited operation during weekday hours. No changes to the residence are proposed at this time. The property is located in the Downtown (D), zone district and is subject to Basic Development Review (BDR).	Spencer Branson
10:15	224 Smokey St, Lot 6 – Warehouse CDR170018	Tony Campana (970) 412-0601 <a href="mailto:tony@the100octane.com">tony@the100octane.com</a>	This is a request to build a warehouse at 224 Smokey St (Parcel # 9612214006). The plan proposes a single, 8,400 square foot building on the western portion of the lot. The proposal shows a single access point located on the eastern portion of the lot. The site is located in the Service Commercial (CS), zone district and is subject to Administrative (Type 1) review.	Ted Shepard
11:00	5724 S College Ave - Retail Marijuana Cultivation Facility CDR170017	Nicole Zdanowski (970) 294-6333 <a href="mailto:nikki@zdanowski.net">nikki@zdanowski.net</a>	This is a proposal to establish a Retail Marijuana Cultivation Facility at 5724 S College Ave (parcel # 9612206028). The site plan indicates no changes to the existing one-story brick building or warehouse. However, improvements include a 50-foot firetruck turn around, handicap parking, landscaping and a garbage removal platform with fence. The site is located in the Service Commercial (CS), zone district and is subject to minor amendment.	Kai Kleer

# 105 Peterson Street Office



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.







Development Review Guide – STEP 2 of 8

CONCEPTUAL REVIEW:  
APPLICATION

**General Information**

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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) \_\_\_\_\_

John and Cheri Fisher (Owner)

**Business Name** (if applicable) Fishfam Enterprises LLC

**Your Mailing Address** 105 Peterson Street

**Phone Number** 970.219.4080 **Email Address** johnf@fisher.us.com

**Site Address or Description** (parcel # if no address) \_\_\_\_\_

105 Peterson Street

**Description of Proposal** (attach additional sheets if necessary) See Attached

**Proposed Use** Therapist **Existing Use** Therapist

**Total Building Square Footage** 1745 **S.F. Number of Stories** 1 **Lot Dimensions** 4750 sq ft

**Age of any Existing Structures** 1910

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** None **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?

## **Conceptual Review Proposal Description**

### **FISHFAM ENTERPRISES LLC:**

**2/27/2017**

FishFam Enterprises LLC (FFM), purchased the 105 Peterson Street, Fort Collins, CO (property) in May of 2008 and immediately began implementing \$40,000 worth of improvements inside/out (borrowed through the SBA) to make the property useful. After approximately 3 months, the property was deemed worthy of occupancy and Behavioral Offender Services LLC, (BOS) began using the property for Forensic Therapy. Since that time, FFM has invested another \$20,000-\$25,000 in improvements including landscaping front and back, new gutters, improved driveway, air conditioning\backup heat and completely new roofing, (including removing 2 deteriorating chimneys). The property has also been painted inside and out and added fencing, an alarm system and security lights to discourage trespass.

It should be mentioned that FishFam Enterprises LLC has two members with equal ownership. John Fisher and Cheri Fisher. Cheri Fisher, MA LPC (State Licensed) is also the sole proprietor and sole employee of Behavioral Offender Services LLC, the actual entity that utilizes the property for Forensic Therapy. It is not used for any other purpose.

Since Mid-2008, BOS has utilized the property for conducting Forensic Therapy for the Federal Government, The State of Colorado and Larimer County. The property is not used for public consumption, but for specific individual and group therapy as defined in BOS's agreements with each government agency. Due to strict confidentiality agreements, additional information on the individuals under treatment cannot be disclosed. It can be said however, that these individuals are monitored and incentivize" when it comes to appropriate behavior. They also are directed to not arrive early, nor linger after sessions as evidenced by the fact that there have been no issues in the nearly 10 years BOS has been conducting business in this facility.

BOS performs services Tuesdays, Wednesdays and Thursdays between 10:00 a.m. and 6:30 p.m. On some of these days, there is no activity at the property as BOS is in meetings with the government agencies. On occasion, Mondays and Fridays are used for individual monitoring via a government contractor and/or cleaning.

As regulated by the State of Colorado, BOS cannot have more than 8 individuals (and typically less) in any group session which there are 3 on Tuesdays, 2 on Wednesdays and 3 on Thursdays. These sessions are gender-specific. Individual sessions occur between 10:00 a.m. and 2:00 p.m. and last 1.5 hours.

In summary, there was a report of trespassing (undoubtedly a homeless person or transient) as there are many in this area of Old Town. This event generated a flag to Zoning which then precipitated this Review. We have filed tax returns, building permits, etc. with the City over the past 10 years and knew nothing of this requirement. We only knew that it was zoned properly for our use. Had we known about the Development Review process ten years ago, we would have immediately met all the requirements. A great deal of time and money has been spent on this property and we hope compliance is not an issue.

## 105 Peterson Street Photos



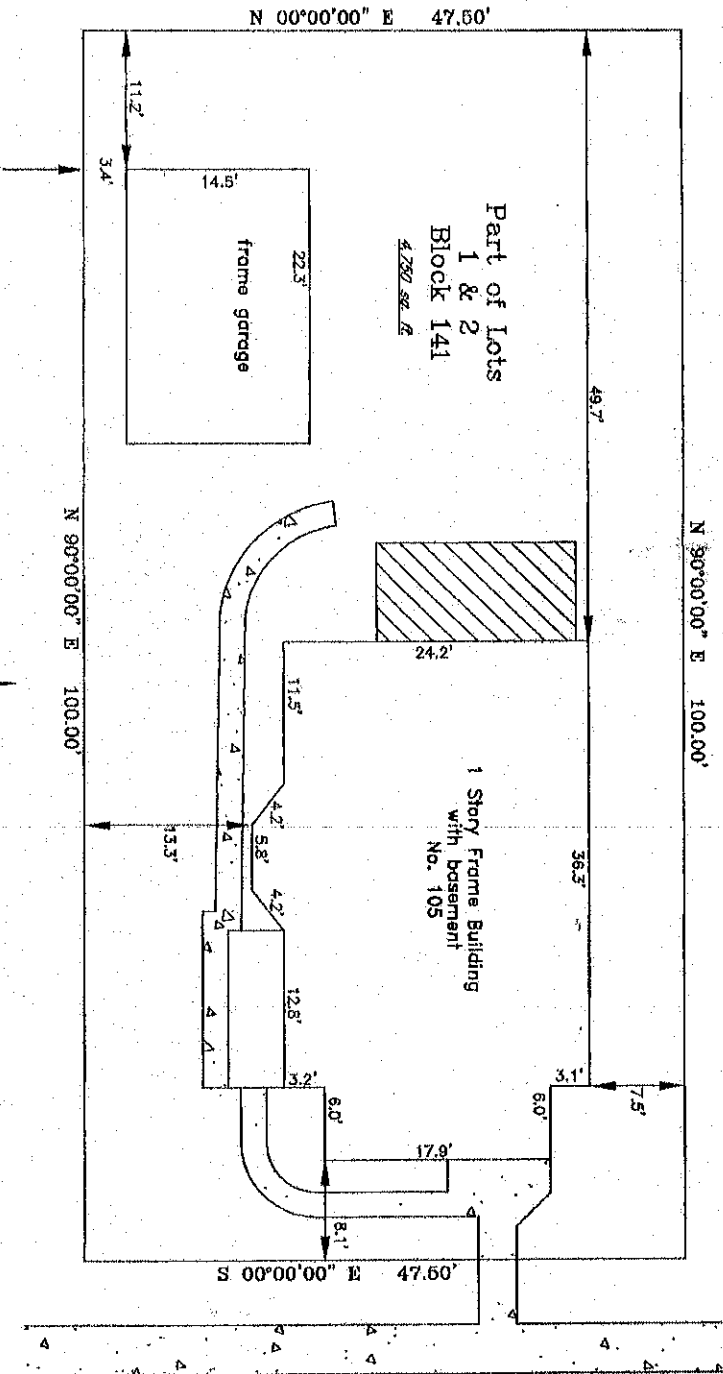








# Improvement Location Certificate



*Peterson Street*

**DESCRIPTION:**

Part of Lots 1 and 2, Block 141, City of Fort Collins, described as follows: Beginning 95 feet north of the southeast corner of said Lot 1; thence west 100 feet; thence north 47.5 feet; thence east 100 feet; thence south 47.5 feet to the point of beginning, Fort Collins, Larimer County, Colorado

**Address:**  
105 Peterson Street  
Fort Collins CO 80524

**NOTES:**

- This is not a monumented land survey.
- No improvements, other than those shown, were located this date.

**IMPROVEMENT LOCATION CERTIFICATE**

I hereby certify that this improvement location certificate was prepared for Peterson Street Partners, LLC, that it is not a land survey plot or improvement survey plat, and that it is not to be relied upon for the establishment of fences, buildings, or other future improvement lines.

I further certify that the improvements on the above described parcel on this date, 02/25/2008, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



**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.



#	Date	Revisions

Field Date 02/26/2008 Party Chief TEW Survey Tech N/A Proj. Manager SAR Scale 1"=10'	Prepared for: <b>Peterson Street Partners, LLC</b> Project#: 08020.001 Frederick Land Surveying, Inc. 5853 North Franklin Avenue Laveland, Colorado 80538 (970) 659-2100 - Fax (970) 659-5725
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**Fort Collins Real Estate, LLC**  
 Phone: (970) 226-0999 Fax: (970) 206-0090  
 1220 South College Avenue  
 Fort Collins, CO 80524

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission. (SF 94-5-04)

**SQUARE FOOTAGE DISCLOSURE**

This disclosure is made to Buyer and Seller pursuant to the requirements of Colorado Real Estate Commission and applies to improved residential real estate. Check applicable boxes below.

Property Address:

105 Peterson Fort Collins CO 80521

**1. Licensee Measurement**

Listing Licensee  Has  Has Not measured the square footage of the residence according to the following standard, methodology or manner:

Standard/Methodology/Manner	Date Measured	Square Footage
<input type="checkbox"/> Exterior Measurement	N/A	N/A
<input type="checkbox"/> FHA	N/A	N/A
<input type="checkbox"/> ANSI	N/A	N/A
<input type="checkbox"/> Local standard N/A	N/A	N/A
<input type="checkbox"/> Other N/A	N/A	N/A

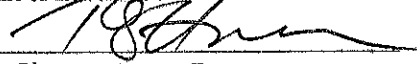
**2. Other Source of Measurement:**

Listing Licensee  Is  Is Not providing information on square footage of the residence from another source(s) as indicated below:

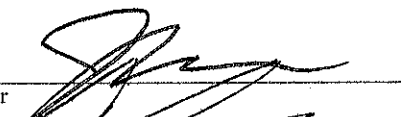
Source of Square Footage Information	Date	Square Footage
<input type="checkbox"/> Prior appraisal (Date of document)	N/A	N/A
<input type="checkbox"/> Building plans (Date of document)	N/A	N/A
<input checked="" type="checkbox"/> Assessor's Office (Date obtained)	February 21, 2008	1745
<input type="checkbox"/> Other N/A	N/A	N/A

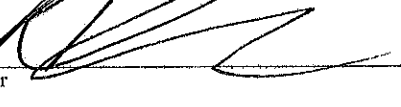
Measurement is for the purpose of marketing, may not be exact and is not for loan, valuation or other purpose. If exact square footage is a concern, the property should be independently measured.

Buyer and Seller are advised to verify this information. Any independent measurement or investigation should be completed on or before the Inspection Objection Deadline of the contract.

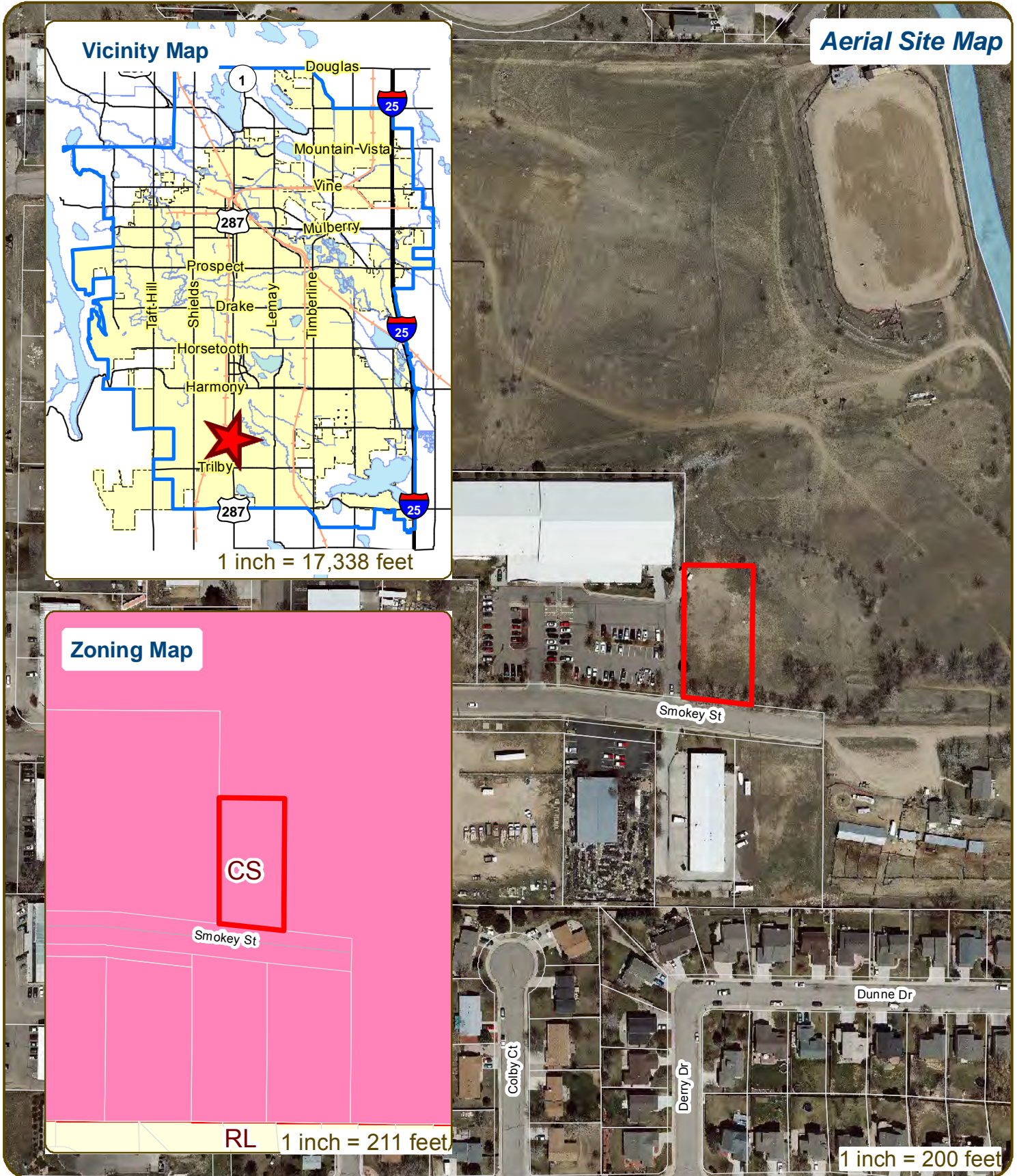
Date: 5/6/08   
 Listing Licensee **Tomas Herrera**

The undersigned acknowledge receipt of this disclosure.  
 Date: 5/7/08   
 Seller **David M Herrera**

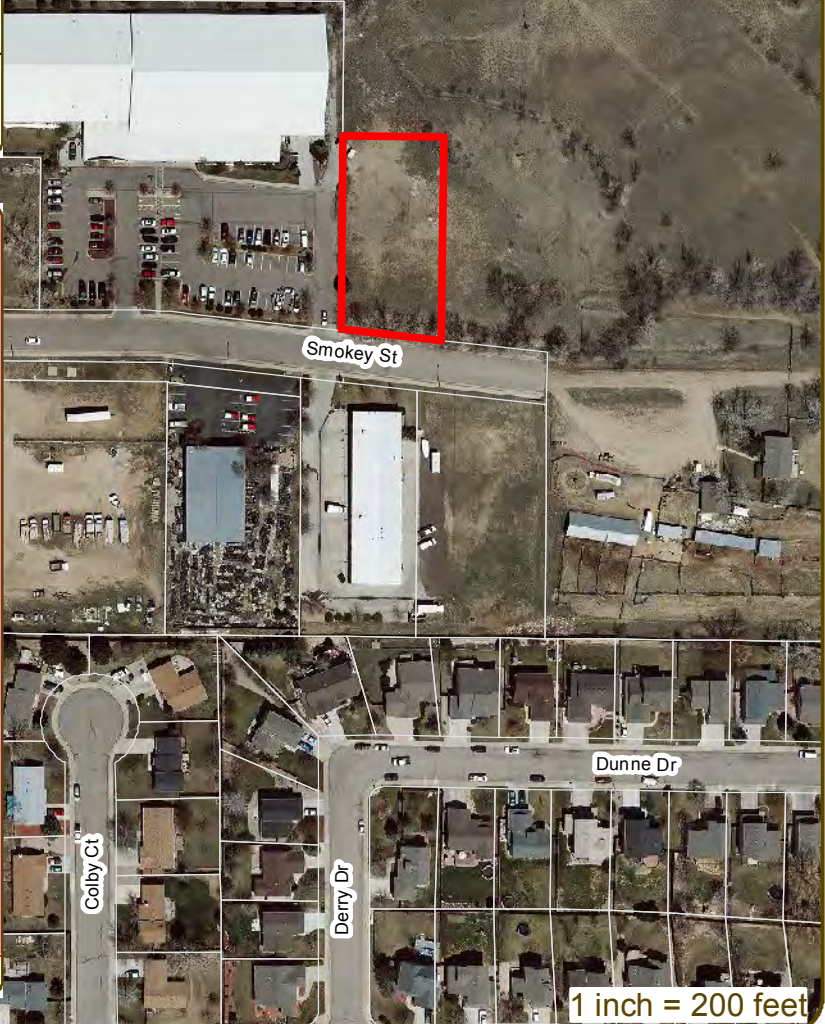
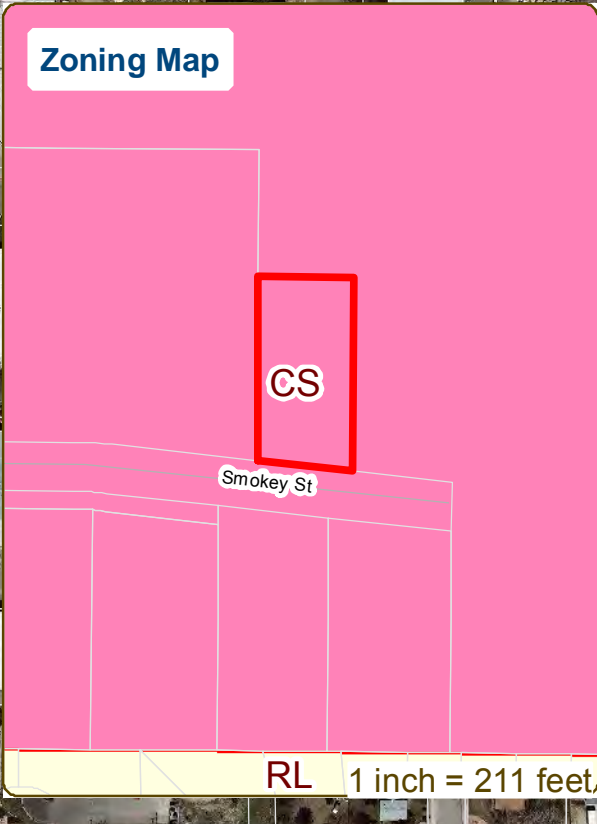
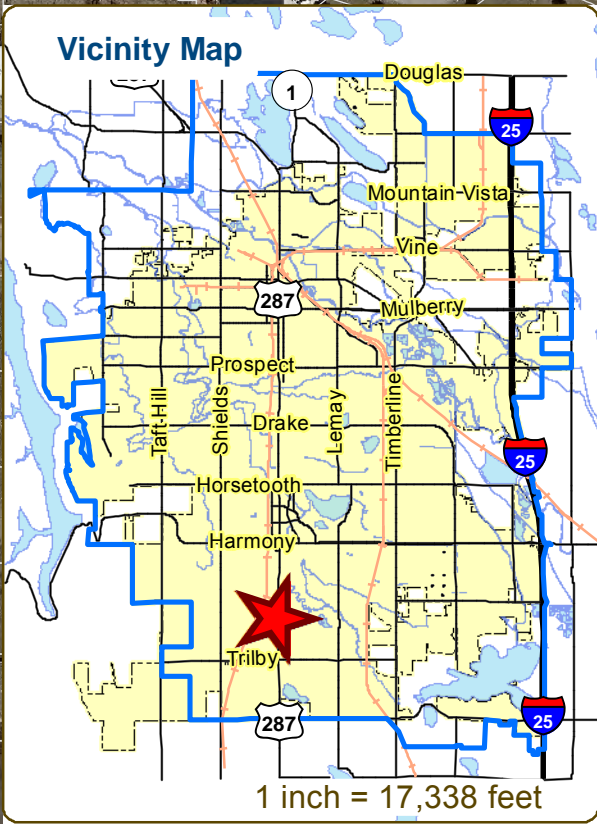
Date: 5/6/08   
 Buyer

Date: 5/6/08   
 Buyer

# 224 Smokey Street Warehouse



**Aerial Site Map**



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\*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) Tony Campana, owner, tony@the100octane.com

Business Name (if applicable)

Your Mailing Address 5100 Abbey Road, Fort Collins, CO 80526

Phone Number 970.412.0601 Email Address

Site Address or Description (parcel # if no address) 224 Smokey St. Lot #6, Fort Collins, CO 80526

Description of Proposal (attach additional sheets if necessary) We propose to construct 8,400 SF metal steel building for light industry.

Proposed Use Warehouse/shop light industry Existing Use Vacant Land

Total Building Square Footage 8,400 S.F. Number of Stories 22 ft. eave height Lot Dimensions 105 x 212.48

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

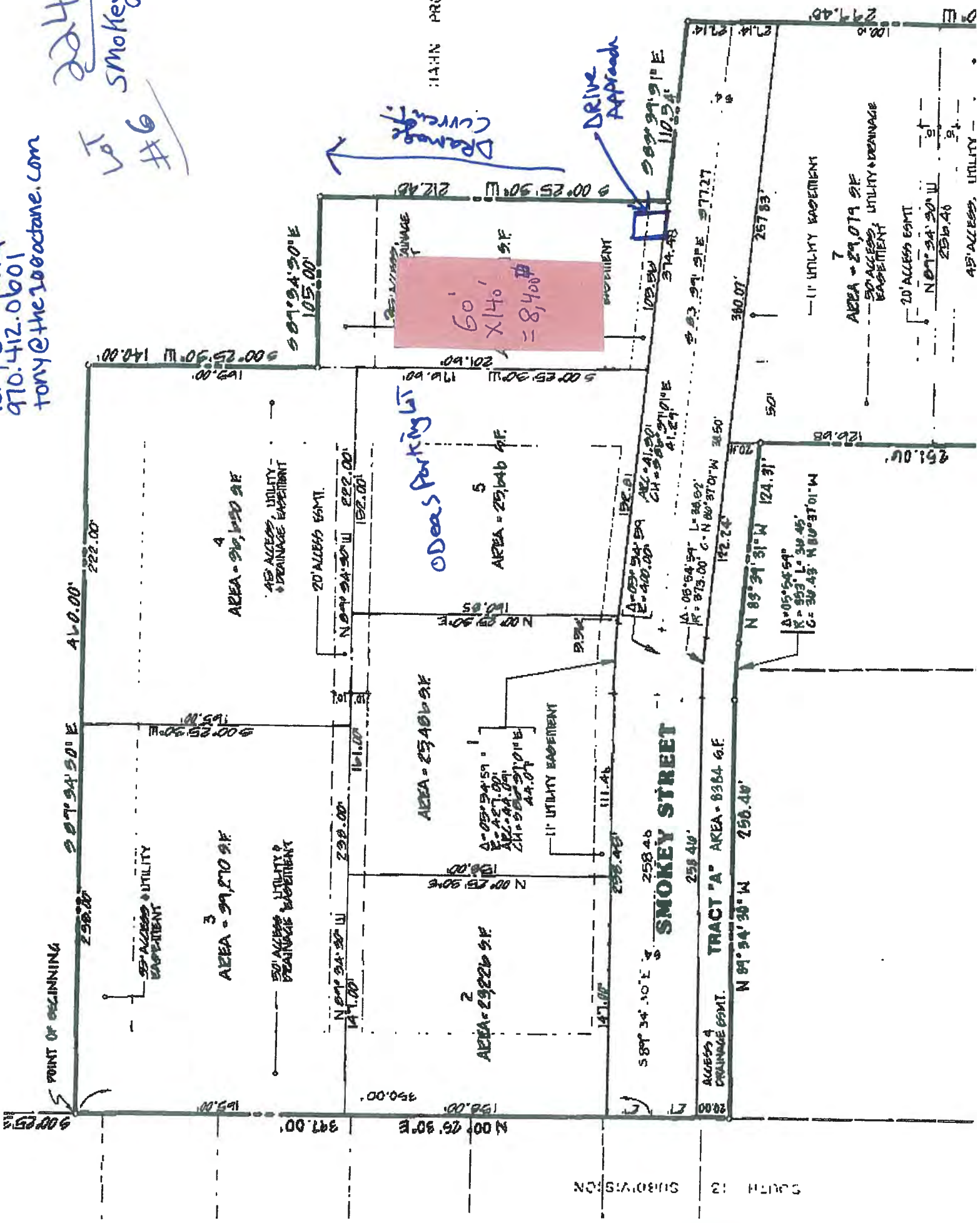
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224  
 Smokey St.  
 #6

TONY CAMPANA  
 970.412.0601  
 tony@the10octane.com

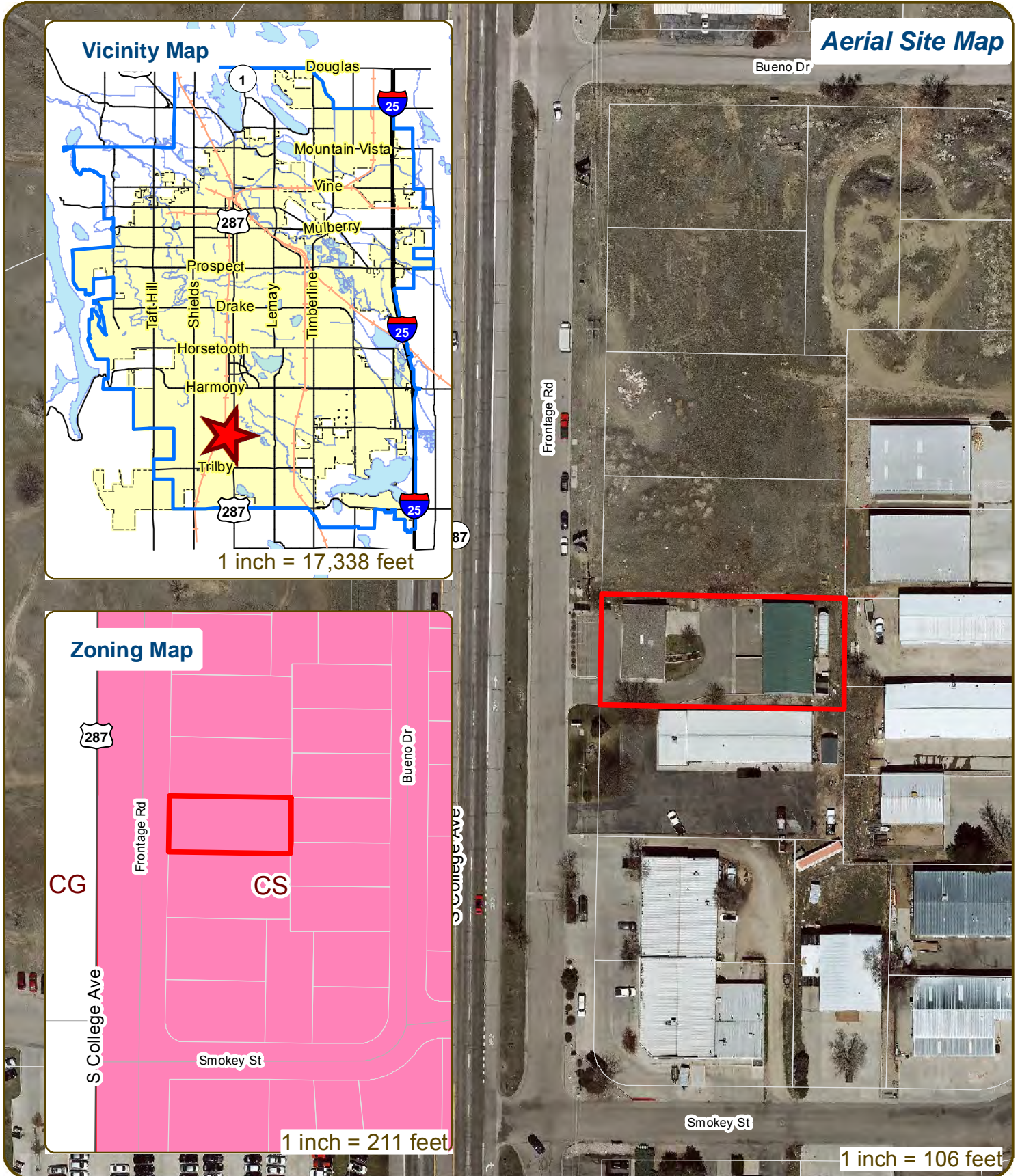
HAHN PROPERTY



3 SOUTH 12 3100' W/3' ON



# 5724 S College Ave Marijuana Retail Cultivation Facility



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

Nicole & Joseph Zdanowski / company owners Steve Thomas / Property Owner

Business Name (if applicable) Cannabis Processing Company

Your Mailing Address P.O. BOX 1013 Laporte, Colorado 80525

Phone Number 970-294-6333 Email Address nikki@zdanowski.net

Site Address or Description (parcel # if no address) \_\_\_\_\_

5724 S. College Ave Fort Collins, CO 80525

Description of Proposal (attach additional sheets if necessary) \_\_\_\_\_

MIP & Cultivation

Proposed Use MIP & Cultivation Existing Use none

Total Building Square Footage 3,400 S.F. Number of Stories 2 Lot Dimensions 90 x194

Age of any Existing Structures warehouse built 2001 - 16 years old

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.

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Increase in Impervious Area 17534 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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## **SUGGESTED ITEMS FOR THE SKETCH PLAN:**

### Property Location and Boundaries:

- North – open lot
- South – Commercial Auto body shop
- East – Property Line to Property line Commercial warehouses (2)
- West – Commercial House property 2 story – unoccupied – owned by our landlords

### Internal Structures:

- 3 separate boxes for processing and cultivating cannabis
- Air conditioner unit
- 2-Heating units – blowers
- Baseboard heat

### Proposed Improvements:

- 50 foot fire truck lane turn – around
- Handicap & parking spot
- Landscaping – beautification project see attached plans
- Garbage removal platform with fence

### Existing natural features:

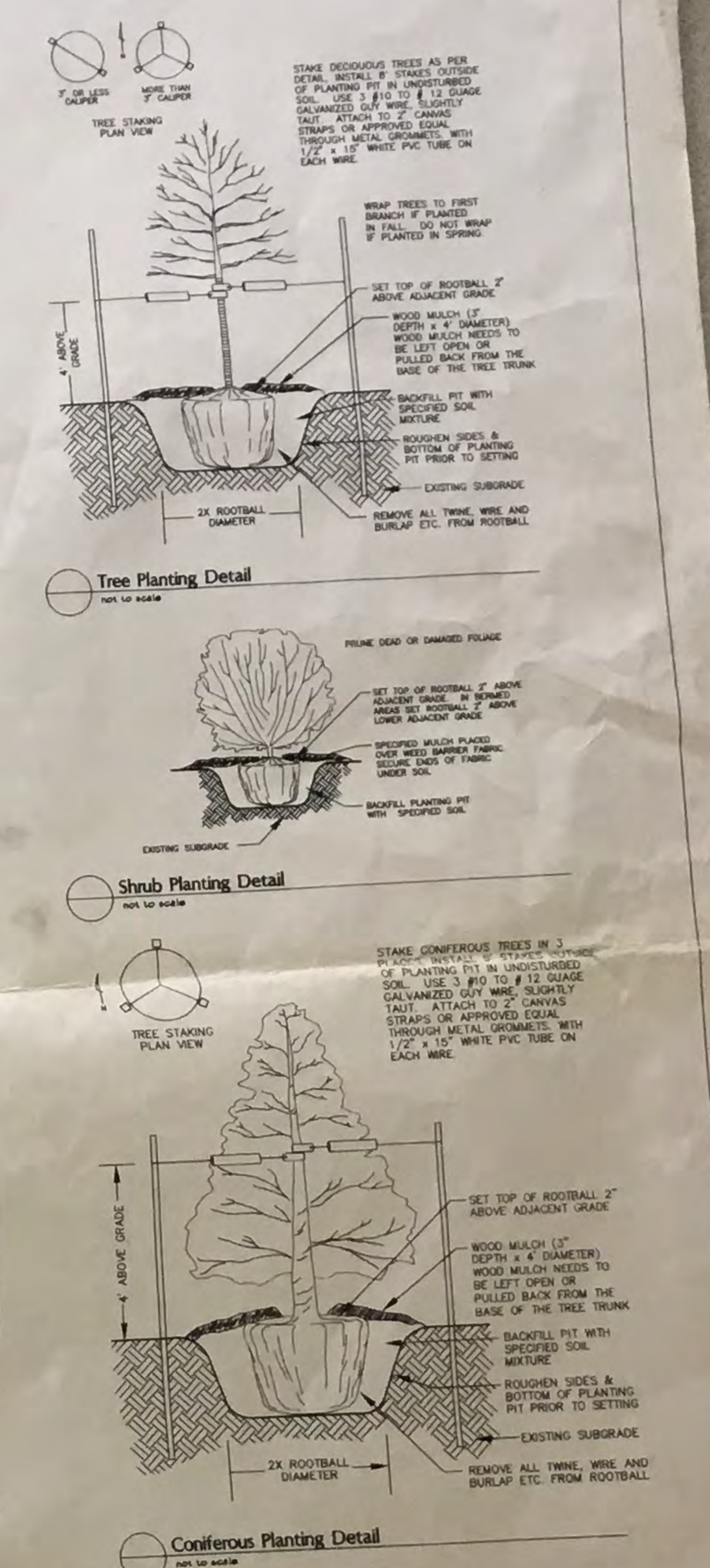
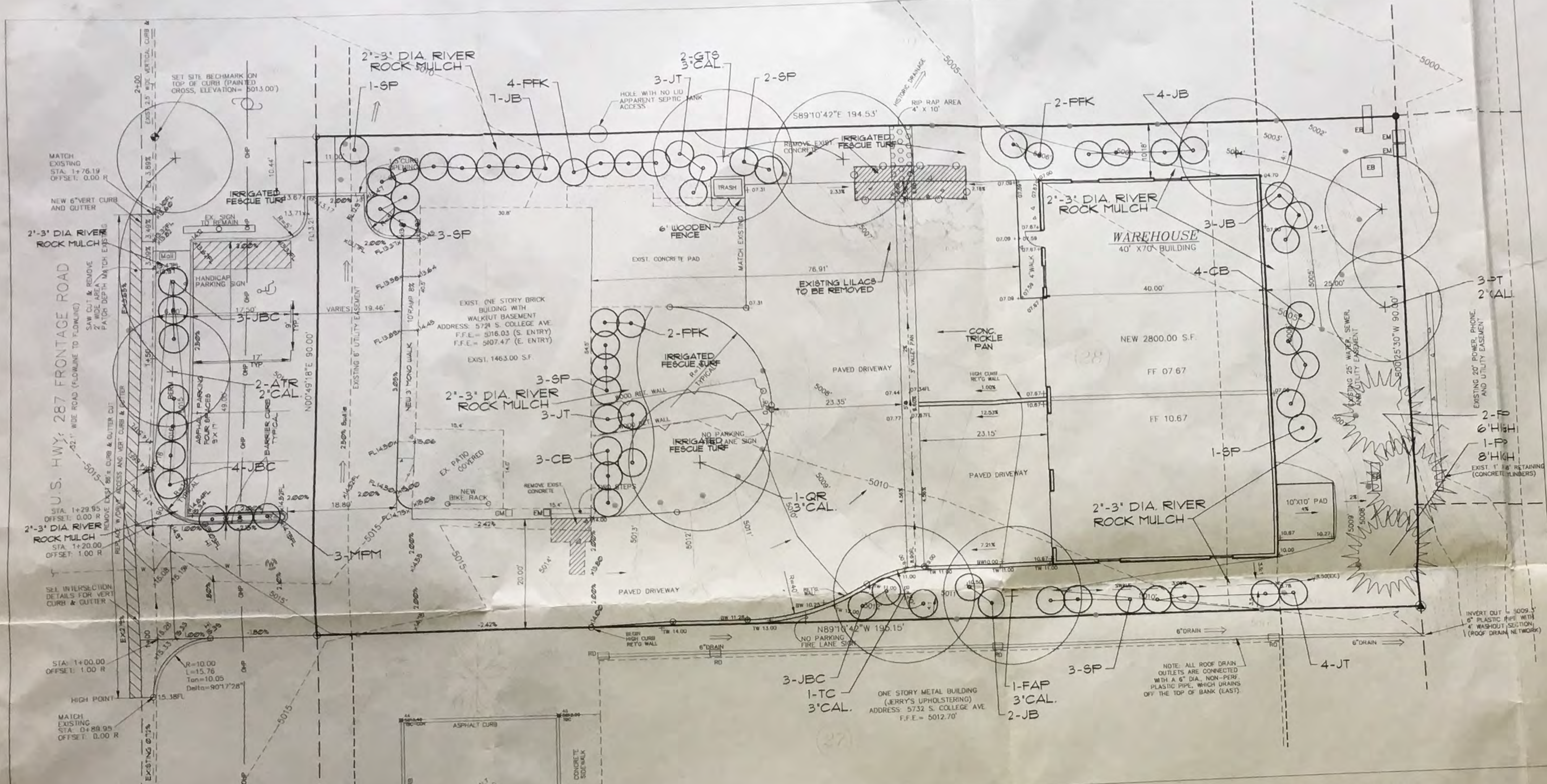
- Large tree on east side of warehouse
- Small tree on north side of warehouse next to garbage platform
- Irrigation on all sides of warehouse – all sides draining east & north

### Utility line location: 2 separate lines of power coming in

- South east side
- North east side

Site has adequate drainage and it will not change.





**PLANT LEGEND**

- PROPOSED DECIDUOUS TREES
- PROPOSED CONIFEROUS TREES
- PROPOSED SHRUB BED
- IRRIGATED FESCUE
- EXISTING TREE

**OWNER**  
 GARY YOUNG  
 5724 S. COLLEGE AVE  
 FORT COLLINS, CO 80525  
 970-266-0379  
 970-225-1560 FAX

**APPLICANT**  
 ANDERSON CONSTRUCTION CO., INC.  
 1325 BIRCH ST., #20  
 FORT COLLINS, CO 80521  
 970-568-9072  
 970-568-9076 FAX

**FINAL LANDSCAPE PLAN  
 LOT 28, SOUTH 13 SUBDIVISION**

LARIMER COUNTY, CO  
 5724 S. COLLEGE AVENUE  
 FORT COLLINS, CO 80525

**PINECREST  
 PLANNING AND DESIGN**  
 4225 Westshore Way • Fort Collins, CO 80525  
 (970) 226-1605 • Fax (970) 226-9495

DATE: JULY 12, 2000  
 REVISIONS: OCTOBER 4, 2000  
 DECEMBER 11, 2000  
 SHEET 1 OF 1

**LANDSCAPE NOTES**

1. ALL LANDSCAPING AS SHOWN ON THIS PLAN COMPLIES WITH THE REQUIREMENTS OF THE LARIMER COUNTY LAND USE CODE, SECTION 8.9.3.1 - GENERAL TECHNICAL STANDARDS.
2. THERE ARE NO KNOWN EXISTING WETLANDS, HAZARDOUS OR WILDLIFE AREAS WITHIN THE SITE.
3. ALL BITE LIGHTING SHALL COMPLY WITH SECTION 8.2.9-BITE LIGHTING OF THE LARIMER COUNTY LAND USE CODE.
4. THE OWNER/DEVELOPER SHALL PROVIDE A WARRANTY COLLATERAL AGREEMENT TO LARIMER COUNTY TO WARRANTY AGAINST FAILURE OR LOSS OF ANY LANDSCAPE IMPROVEMENTS FOR A PERIOD OF TWO YEARS. IF THE LANDSCAPE PLAN CANNOT BE IMPLEMENTED IMMEDIATELY BECAUSE OF SEASONAL OR OTHER CONDITIONS THE OWNER/DEVELOPER SHALL PROVIDE THE COUNTY WITH A LETTER OF CREDIT OR CASH ESCROW IN THE AMOUNT OF 15% OF THE TOTAL COST FOR ALL ELEMENTS OF THE LANDSCAPE PLAN TO SECURE OR GUARANTEE THE INSTALLATION OF THE REQUIRED IMPROVEMENTS.
5. SCREENING - OUTSIDE TRASH ENCLOSURES AND STORAGE AREAS HAVE BEEN SCREENED BY USING A 6' HIGH FENCE SCREENED WITH TREES AND SHRUBS PLANTED AROUND THE PERIMETER OF THESE AREAS.
6. STREETSCAPE LANDSCAPING - DECIDUOUS TREES HAVE BEEN PLANTED WITHIN THE FRONT ROW ADJACENT TO THE SOUTH COLLEGE AVE. FRONTAGE ROAD - 40' ON CENTER. THIS AREA SHALL BE MAINTAINED BY THE PROPERTY OWNER.
7. BUILDING PERIMETER LANDSCAPING - PLANTINGS HAVE BEEN DESIGNED TO SURROUND THE PERIMETER OF THE BUILDINGS FOR 1. BUILDING HELPING TO BUFFER THE BUILDING FOUNDATION. PLANTING BEDS SURROUND THE PERIMETER OF THE BUILDINGS FOR 2. WHILE HELPING TO BUFFER THE BUILDING FOUNDATION. PLANTING BEDS SURROUND THE PERIMETER OF THE BUILDINGS FOR 3. MINIMUM REQUIREMENT OF ONE TREE AND FIVE SHRUBS FOR EVERY 500 SQUARE FEET OF LANDSCAPED AREA.

**PLANT NOTES:**

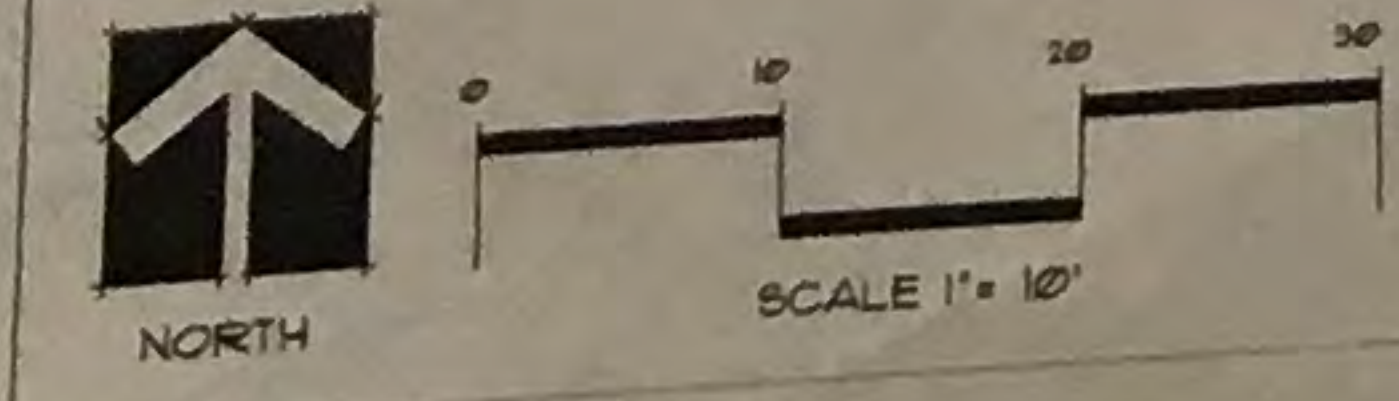
1. Trees shall not be planted closer than 4 feet to any gas or electric line and no closer than 10 feet to any water or sewer line. Tree planting shall be coordinated with Public Service Company. Location of all utilities shall be verified in the field prior to planting. A horizontal distance of 40' between street trees and street lights shall be maintained. Shrubs are not to be planted within 4 feet of any water or sewer main. Plant material shall be adjusted in the field to maintain the above clearances.
2. All plant material shall meet specifications of the American Association of Nurserymen (AAN) for number one grade and comply with the standards of the Colorado Nursery Act, 1975 C.R.S., Title 39, Article 26, as amended. All trees shall be balled and burlapped or equivalent.
3. All plant material shall meet specifications of the American Association of Nurserymen (AAN) for number one grade and comply with the standards of the Colorado Nursery Act, 1975 C.R.S., Title 39, Article 26, as amended. All trees shall be balled and burlapped or equivalent.
4. Developer shall ensure that the landscape plan is coordinated with the plans done by other consultants so that the proposed grading, storm drainage or other construction does not conflict nor preclude installation and maintenance of landscape elements on this plan.
5. All turf areas to be planted with a fescue blend turf mix unless indicated on plan as native grass area.
6. All shrub beds except those noted shall be mulched with a minimum 3" depth river rock, 2-3" (inches) in diameter over fabric mesh weed barrier.
7. Edging between grass and shrub beds shall be 1/4" dia. x 4" galvanized steel set level with the top of turf.
8. Minor changes in species and plant locations may be made during construction as required by site conditions. Overall quality and quantity shall be consistent with this plan.
9. All new signs shall conform to the Larimer County sign code.

**IRRIGATION NOTES:**

1. All landscape areas shall be irrigated with an automatic underground irrigation system with individual zones for turf and non-turf areas, and must include a moisture detection device to prevent operation during rainy periods.
2. Contractor shall design and install an automatic underground irrigation system. Owner to provide performance specification.
3. Property owner shall perform all maintenance for the landscape and irrigation system as required to keep all living plant material in a healthy condition.

**PLANT LIST**

KEY	BOTANICAL NAME	COMMON NAME	SIZE	QUANTITY	% OF TOTAL	SIZE AT MATURITY
<b>DECIDUOUS TREES</b>						
PAP	<i>Prunus americana</i>	American Plum	3" cal.	1	5%	50' tall, 30" wide
PAP	<i>Prunus americana</i>	American Plum	3" cal.	2	10%	40' tall, 30" wide
GTO	<i>Quercus laevis</i>	Swamp White Oak	2" cal.	3	15%	40' tall, 30" wide
PT	<i>Populus tremuloides</i>	Eastern Cottonwood	2" cal.	1	5%	40' tall, 30" wide
OR	<i>Quercus rubra</i>	Red Oak	3" cal.	1	5%	40' tall, 30" wide
TC	<i>Tilia cordata</i>	Greening Pear	2" cal.	2	10%	30' tall, 30" wide
<b>ORNAMENTAL TREES</b>						
ATR	<i>Physalis peruviana</i>	Aristocrat Pear	2" cal.	2	10%	30' tall, 25" wide
<b>CONIFEROUS TREES</b>						
PP	<i>Colorado blue spruce</i>	Colorado Blue Spruce	6' HT.	2	10%	30' tall, 25" wide
PP	<i>Colorado blue spruce</i>	Colorado Blue Spruce	8' HT.	1	5%	30' tall, 25" wide
<b>DECIDUOUS SHRUBS</b>						
CB	<i>Cornus alba</i>	Red Dogwood	5 gal.	1	1%	10' tall, 6" wide
PPK	<i>Potentilla fruticosa</i>	Kathryn Dykes Potentilla	5 gal.	9	20%	4' tall, 4" wide
PPK	<i>Potentilla fruticosa</i>	Kathryn Dykes Potentilla	5 gal.	13	20%	6' tall, 5" wide
PPK	<i>Syringa patula</i>	Miss Kim Lilac	5 gal.	1	1%	11' tall, 6" wide
<b>EVERGREEN SHRUBS</b>						
JBC	<i>Juniperus horizontalis</i>	Blue Chip Juniper	5 gal.	10	15%	10' tall, 6" wide
JBC	<i>Juniperus horizontalis</i>	Tammy Juniper	5 gal.	10	15%	10' tall, 6" wide
JBC	<i>Juniperus horizontalis</i>	Buffalo Juniper	5 gal.	16	23%	10' tall, 6" wide
JBC	<i>Juniperus horizontalis</i>	White Bud Juniper	5 gal.	3	4%	3' tall, 2" wide
<b>TURF MIX</b>						
Turf Fescue Blend III - 8-10 pounds/1000 sq ft						
33-1/3% of each Jaguar II, Mustang Rebel II						



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SUBMITTED 12-11-00