

Conceptual Review Agenda

Schedule for 07/10/17 to 07/10/17

281 Conference Room A

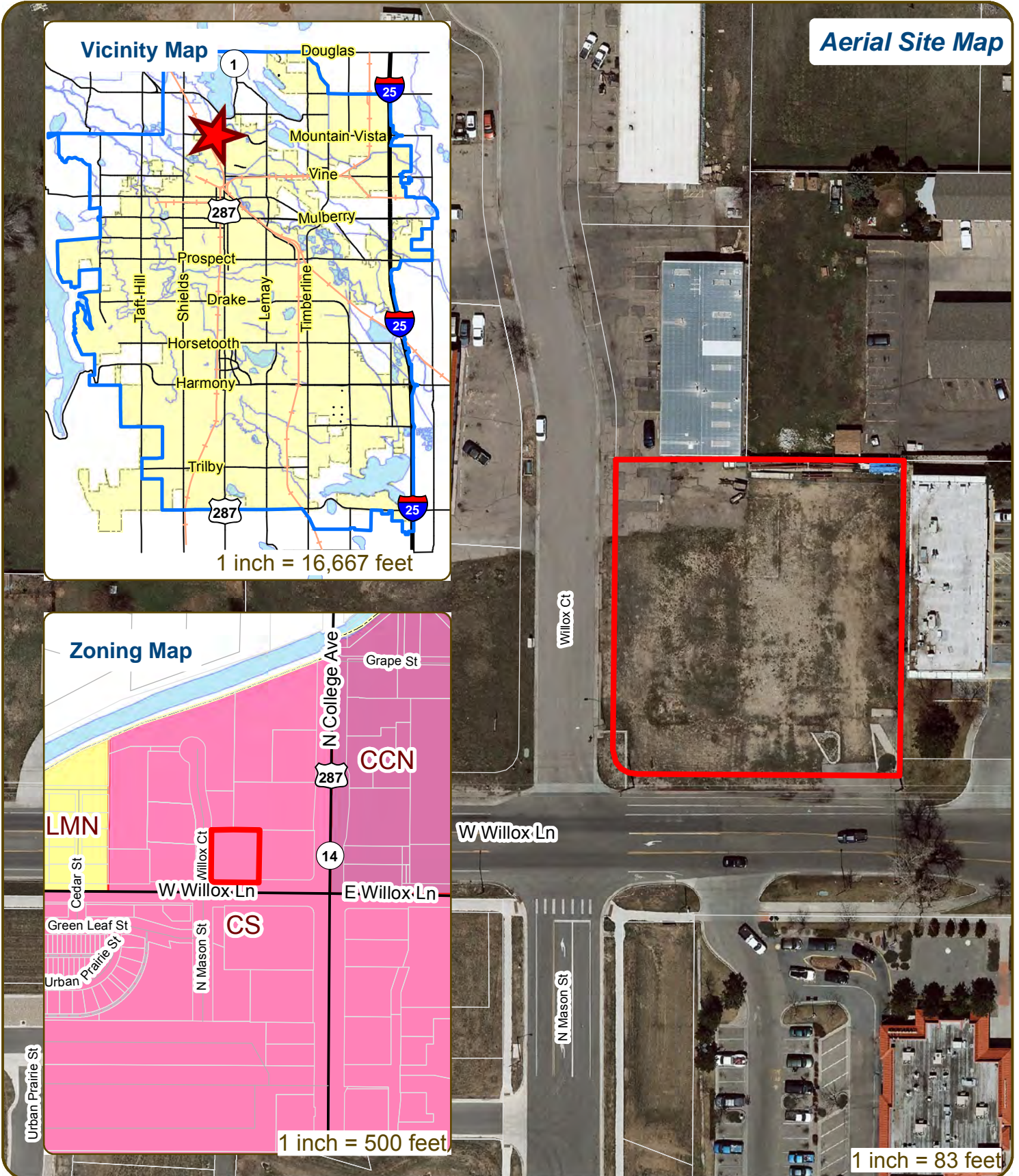
Monday, July 10, 2017

Time	Project Name	Applicant Info	Project Description	Planner
9:30	132 Willox Lane - Single-Family Attached	Michael Bello 970-566-4541 mbello10@comcast.net CDR 170045	This is a request to construct 13-15 single-family attached homes at 132 Willox Ln. (parcel #9835406009). The request consists of two concepts: Concept A contains 13, one story single-family attached units with 18 perimeter parking spaces, while Concept B contains 15, one story single-family attached units with 21 perimeter parking spaces. Both site plans propose similar access with a right-in right-out on Willox Ln. and full movement on Willox Ct. The parcel is currently vacant land. The project is located in the Service Commercial (CS) zone district and is subject to Administrative (Type 1) review.	Ted Shepard
10:15	1519 Riverside Ave - Office	Carl Nassar 970-388-7274 drcarl@mac.com CDR170046	This is a request to construct a medical office at 1519 Riverside Avenue (parcel #8718410003). The proposal indicates a 2,200 square foot single story building on one currently vacant lot. Site access will be shared between the existing building located at 1513 Riverside Ave. and the newly constructed office to the east. The applicant is requesting vacating the emergency access easement on the northeast corner of the lot, and also requesting a variance for a reduced setback along Riverside, from 15 feet to 10 feet. The project is located in the Employment (E) zone district, subject to Administrative (Type 1) review.	Meaghan Overton

Monday, July 10, 2017

Time	Project Name	Applicant Info	Project Description	Planner
11:00	1601 Drake Rd - Wireless Telecommunication Facility	Tom Johnson 925-785-3727 tom@tsiconsultinginc.com CDR170047	This is a request to construct a 100 foot tall wireless telecommunication facility in the north parking lot of Summitview Community Church (parcel # 9727232901). The 100 foot monopine and ground equipment would be located in an existing parking lot island and surrounded by a nine foot tall brick and wood fence. The project is located in the Public Open Lands (POL) zone district and is subject to Administrative (Type 1) review.	Kai Kleer

132 Willox Lane Single-Family Attached



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CONCEPTUAL REVIEW:

APPLICATION

General Information

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Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.)		
Business Name (if applicable)		
Mailing Address		
Phone	Email Address	
Site Address (parcel # if address in not available)		
Description of Proposal (attach additional sheets if necessary)		
Proposed Use	Existing Use	
Total Building Square Footage	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.

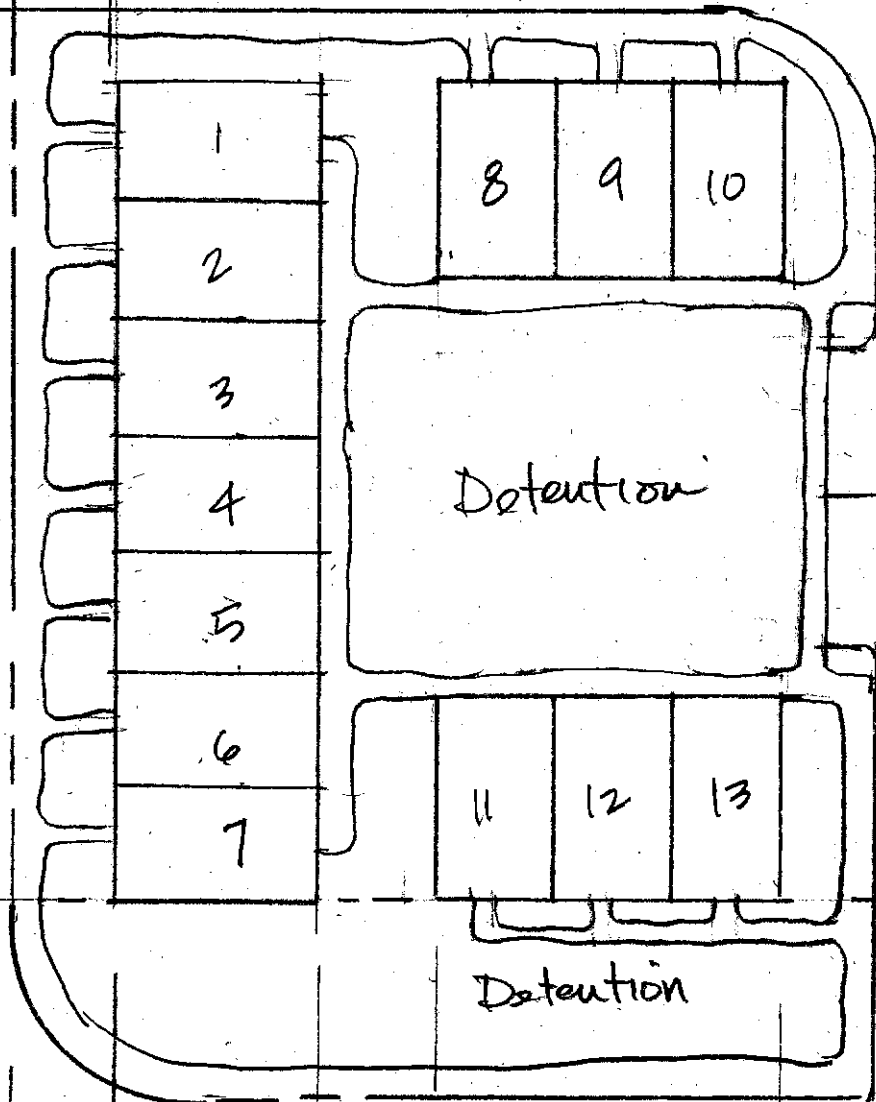
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?

North
1" = 30'
Plan A

30' Setback
126' 7 Units @ 18' each
12' 20' 8' 2'

Willow Ct



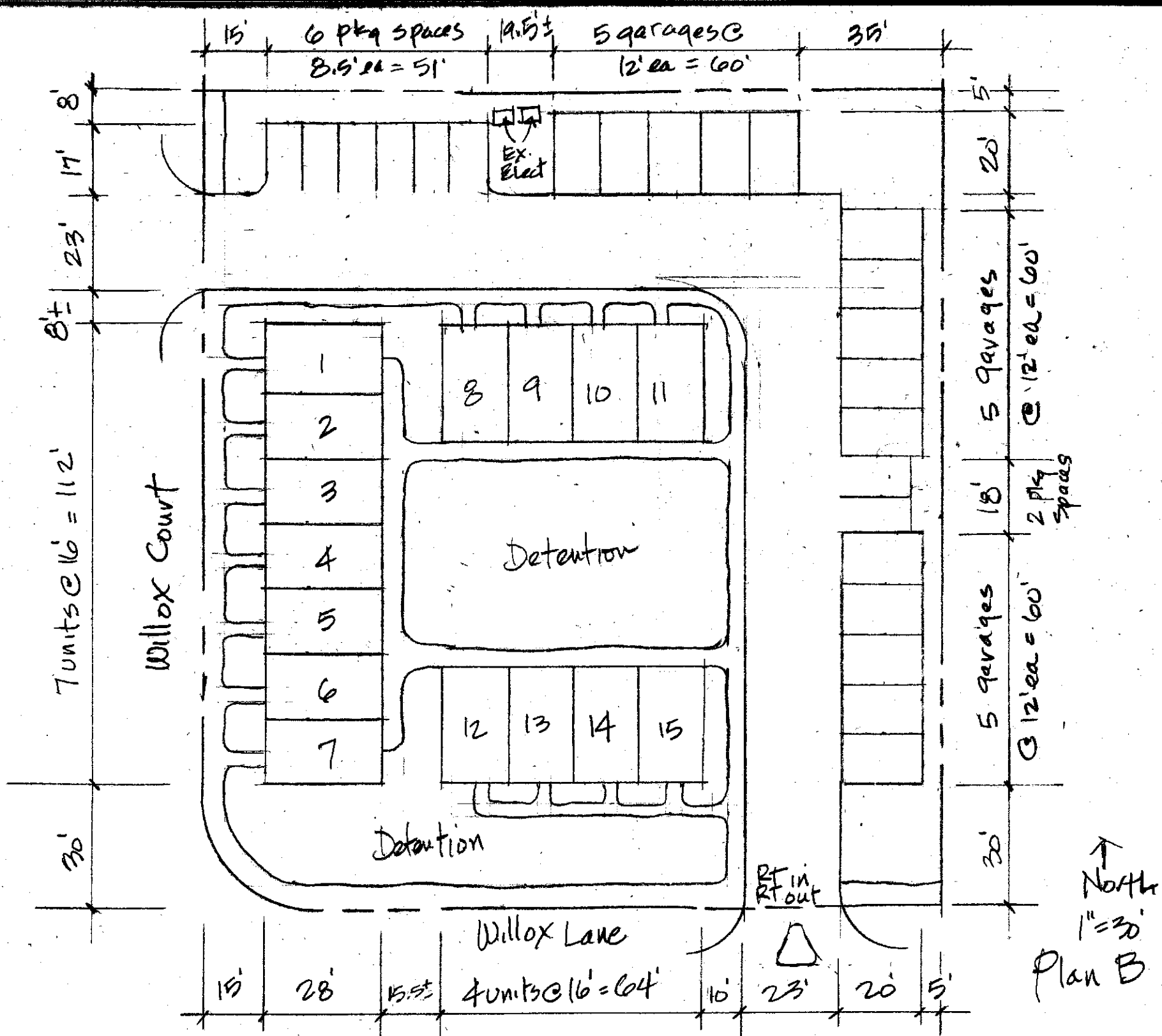
Existing Elec. Gear

13 Garages @ 12' each

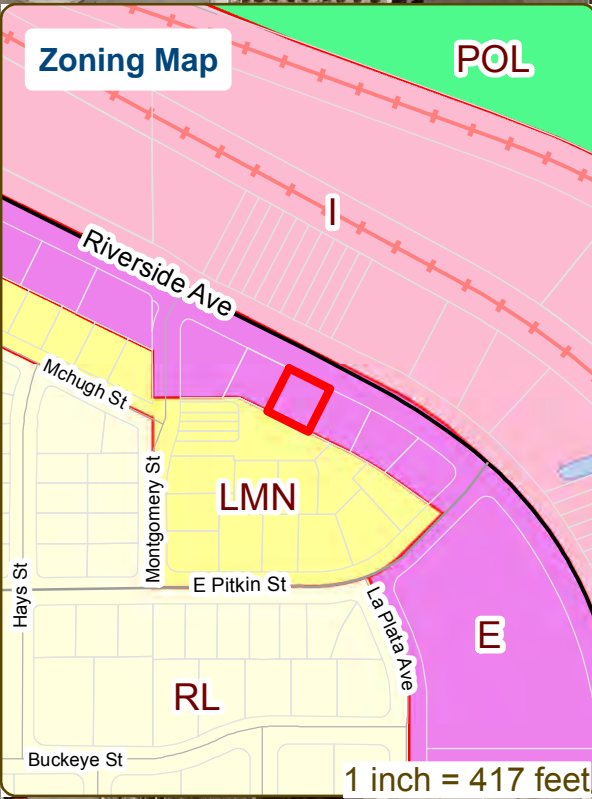
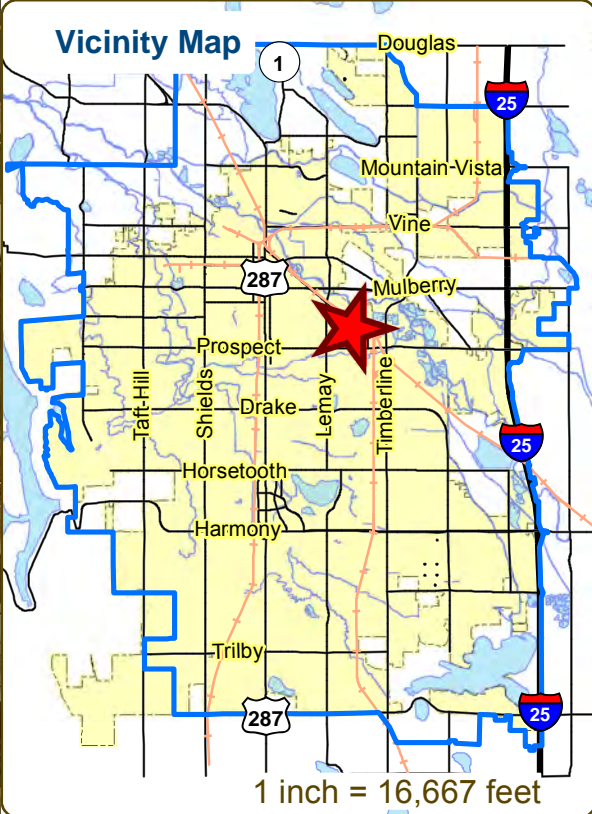
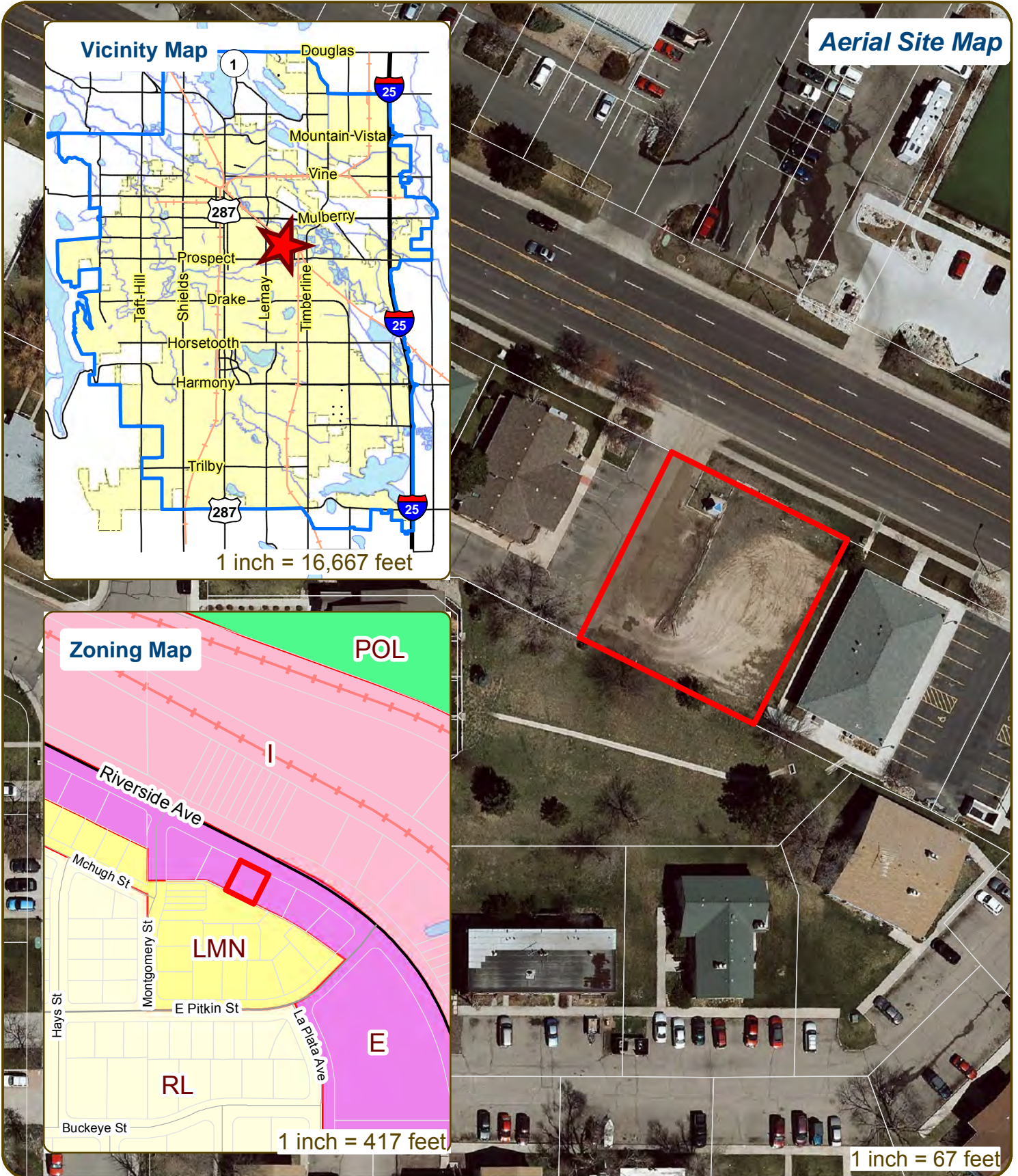
15' 32' 17' 54' 15' 23' 22' 2 1/2'

Setback Willow Lane 3 units @ 18 ea.

Pt in Pt out



1519 Riverside Ave Medical Office



Aerial Site Map

1 inch = 67 feet

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Development Review Guide – STEP 2 of 8

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Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.) CARL NASSAR, BUYER		
Business Name (if applicable)		
Mailing Address 320 W OLIVE ST FC CO 80521		
Phone 970 388 7274	Email Address dr.carln@mac.com	
Site Address (parcel # if address in not available) TBD Riverside Ave FC CO 80524 / Lot 3 replat of tract A eastgate, 1 st , FTC		
Description of Proposal (attach additional sheets if necessary) Vacant lot on Riverside to be turned into medical office building (small one). Wanted to know about possibility of vacating the emergency access easement on the NW corner of the lot, and ask if we can request a variance for a 10' setback (not 15') from RIVERSIDE AVE.		
Proposed Use MEDICAL OFFICE BUILDING	Existing Use VACANT LOT	
Total Building Square Footage 2200	Number of Stories 1	Lot Dimensions 100" x 105" (see survey)

Age of any Existing Structures N/A

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

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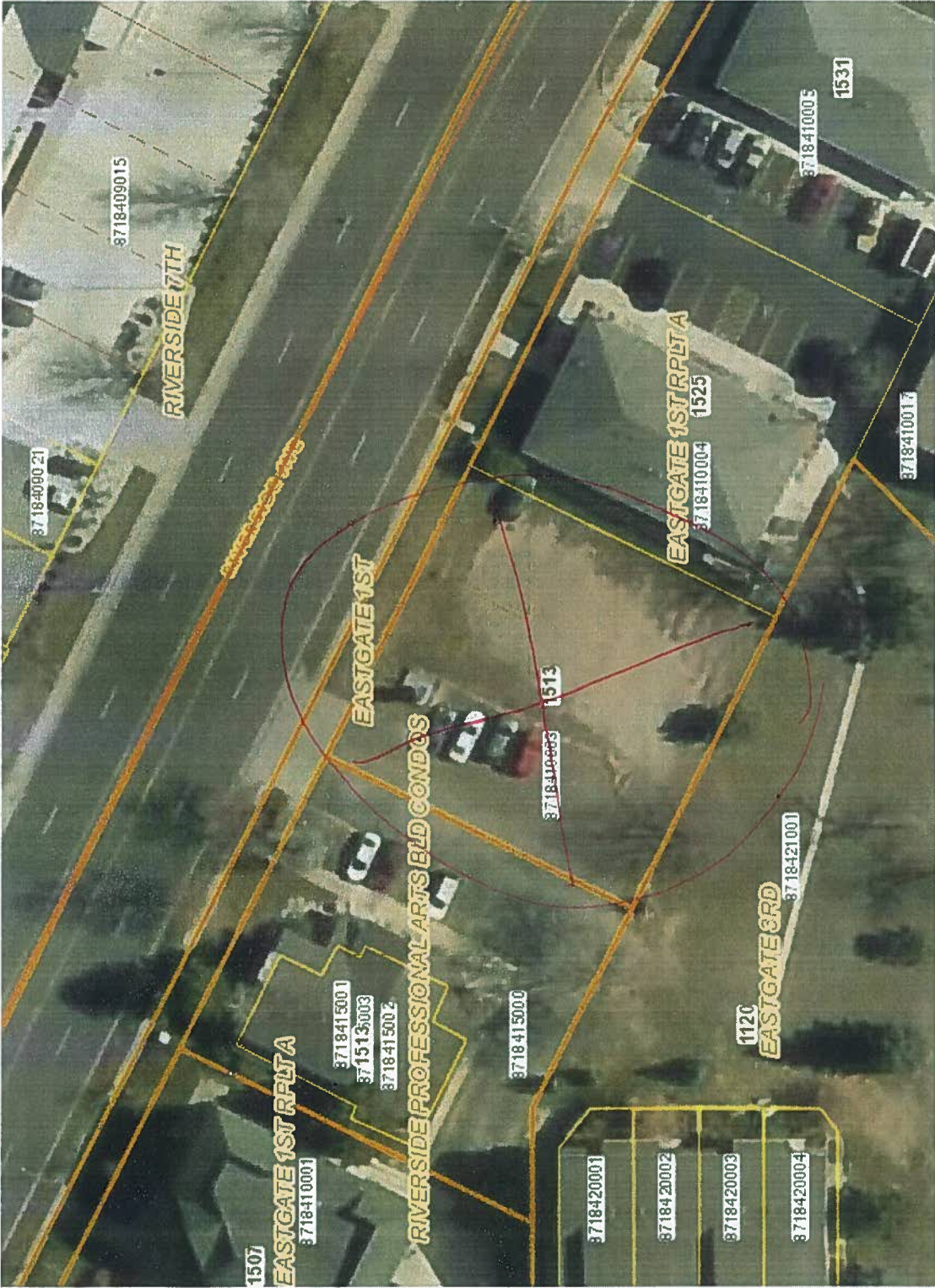
Increase in Impervious Area 8,000 - 12,000 S.F.

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

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Larimer County Web Map



- Legend**
- Addresses
 - Subdivisions
 - Tax Parcels
 - Platted Lots
 - Home Owners Assoc & Severed Mineral Rights
 - Recorded Dimensions
 - PLSS Township and Range
 - PLSS Sections
 - PLSS Quarter Sections
 - Railroads
 - Major Road System
 - Road System
 - Lakes and Ponds
 - Major Rivers and Streams
 - Rivers and Streams
 - County Boundary
 - Rocky Mountain National Park

Notes

This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of this content.



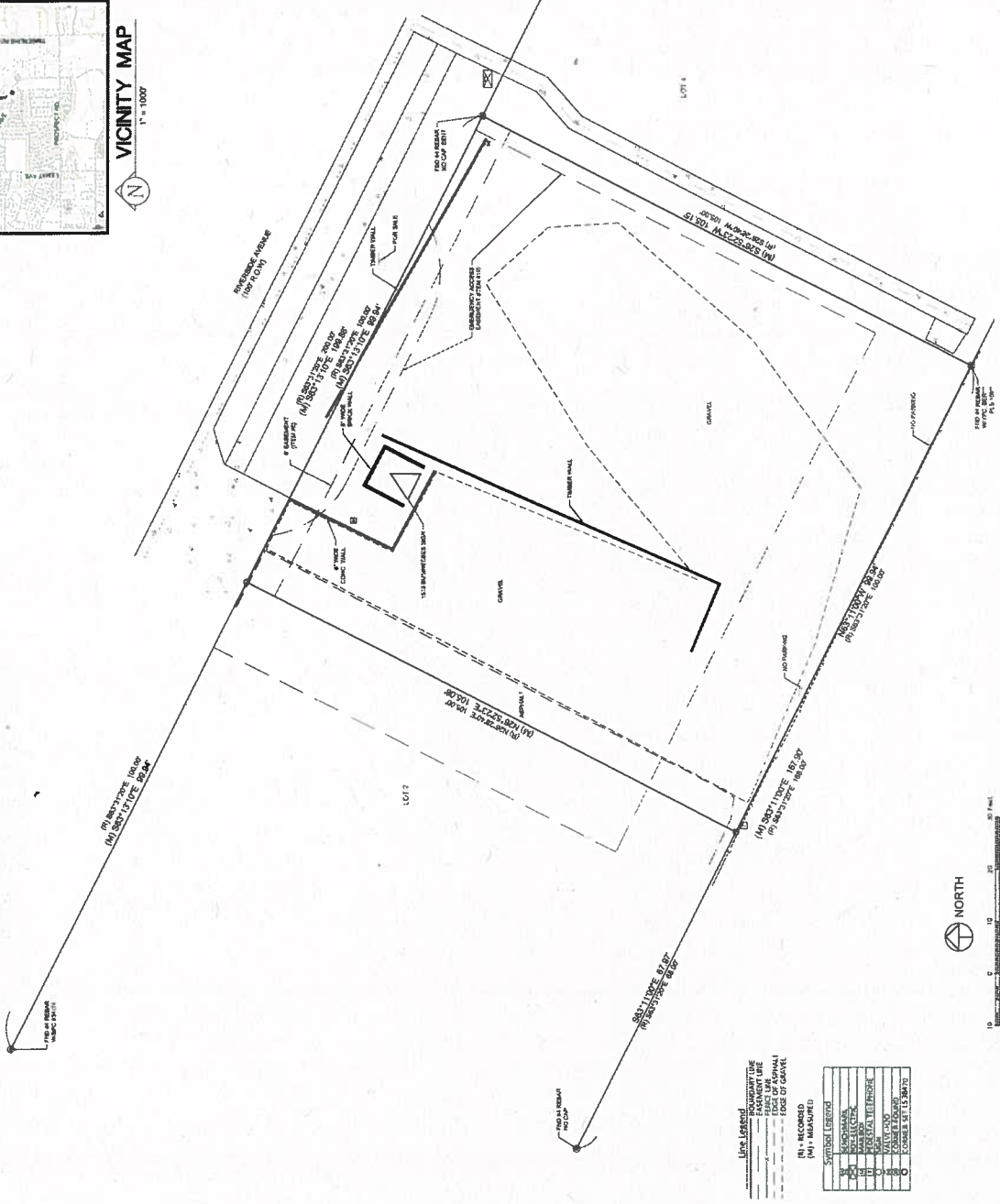
Date Prepared: 6/2/2017 12:50:02 PM
 1:600
 NAD_1983_HARN_StatePlane_Colorado_North_FIPS_0501_Feet

ALTANSPS LAND TITLE SURVEY

LOT 3, REPLAT OF TRACT "A", EASTGATE FIRST FILING, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 18, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO (1513 RIVERSIDE AVENUE)



VICINITY MAP
1" = 1000'



Line Legend

(R) - RECORDED	PROPOSED THE REPLAT OF TRACT "A"
(M) - MEASURED	EXISTING LOT BOUNDARIES
	EXISTING EASEMENTS
	EXISTING UTILITIES
	EXISTING EASEMENTS
	EXISTING UTILITIES
	EXISTING EASEMENTS
	EXISTING UTILITIES
	EXISTING EASEMENTS
	EXISTING UTILITIES



DESCRIPTION:
LOT 3, REPLAT OF TRACT "A", EASTGATE FIRST FILING, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

NOTES:

- 1) Land Title Guarantee Company, Commitment No. J42214994, dated 04-24-2017 at 5:00 p.m., was used in the preparation of this survey and the following comments accompanied Schedule B of the commitment:

Schedule B - Section 11. Exceptions:

1) THE EASEMENTS, COVENANTS, CONDITIONS, RESTRICTIONS, RESERVATIONS AND MATTERS ON THE PART OF REPLAT OF TRACT "A", EASTGATE, FIRST FILING, RECORDED JULY 7, 1979 AT RECEPTION NO. 25855-A, AS SHOWN HEREIN.

2) RESTRICTIVE COVENANTS WHICH DO NOT CONTAIN A FUTURE DATE OR REVERTER CLAUSE BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE FEDERAL LAW, INCLUDING BUT NOT LIMITED TO THE FEDERAL FAIR HOUSING ACT, UNDER RECEPTION NO. 27290-9, Nothing stated, document is listed in notice, certificate of subject area.

3) THE RIGHT OF WAY EASEMENT AS GRANTED TO CITY OF FORT COLLINS IN INSTRUMENT RECORDED MARCH 08, 1986 UNDER RECEPTION NO. 96111 (SU). A, AS SHOWN HEREIN.

4) ALL TERMS, CONDITIONS AND PROVISIONS ON REQUEST FOR NOTIFICATIONS OR TO BRIDGE DEVELOPMENT RECORDED MAY 28, 2002 AT RECEPTION NO. 32020 (SU), Nothing stated, document # 46461 in notice, in favor of subject area.

5) EXISTING EASEMENTS OR TENANCIES, IF ANY, AS SHOWN AND/OR

6) Gross area is 10,206 square feet, or 0.231 acres more or less.

7) No buildings on subject property at time of survey.

8) The local laws of incorporation for this survey are 11, S. Survey First.

9) The survey (diagram) is the property line of Lot 3 as bearing South 89° 15' 15" East (assumed bearing), and measurements as shown on drawing.

SURVEYOR'S CERTIFICATE:

I, Carl Thomas and Jonathan Meador (John D. Davidson and Mark L. Buckner and Stephen A. Parry, all together, National Land Title Guarantee Company) and Land Title Guarantee Company:

This is to certify that the map or plan and the report on which it is based were made in accordance with the 2016 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, as such standards were established and adopted by ALTA and NSPS and include items 1.1, 1.2, 1.7(a) and 8 of Table A thereof. The techniques employed on June 14, 2017.

Robert C. Frady
Registered Professional Land Surveyor
No. 10001
Carl Thomas
Jonathan Meador
No. 10002
John D. Davidson
Mark L. Buckner
Stephen A. Parry
No. 10003
National Land Title Guarantee Company
118
Professional Liability Center of Excellence
118
Professional Liability Center of Excellence
118
Professional Liability Center of Excellence

NOTICE:
THESE PLANS AND SPECIFICATIONS ARE NOT VALID UNLESS THEY ARE APPROVED BY THE LOCAL GOVERNMENT. THE EXACT LOCATION OF ANY UNDERGROUND UTILITIES SHOULD BE DETERMINED BY CONTACTING THE CALL FOR UTILITY LOCATE

225 Huntington
 Suite 215
 Fort Collins, CO 80504
 phone 970.221.8939
 www.carlnassar.com



NO. ASSOCIATION (N/A)	Owner
Address: Phased 7/4	
Address: Phased 7/4	General Contractor
Address: Phased 7/4	Structural Engineer
Address: Phased 7/4	Mech. & Plumb. Engineer
Address: Phased 7/4	Electrical Engineer
Address: Phased 7/4	Planning & Environment
Address: Phased 7/4	Civil Engineer
Address: Phased 7/4	Interior Design

No.	Description	Date

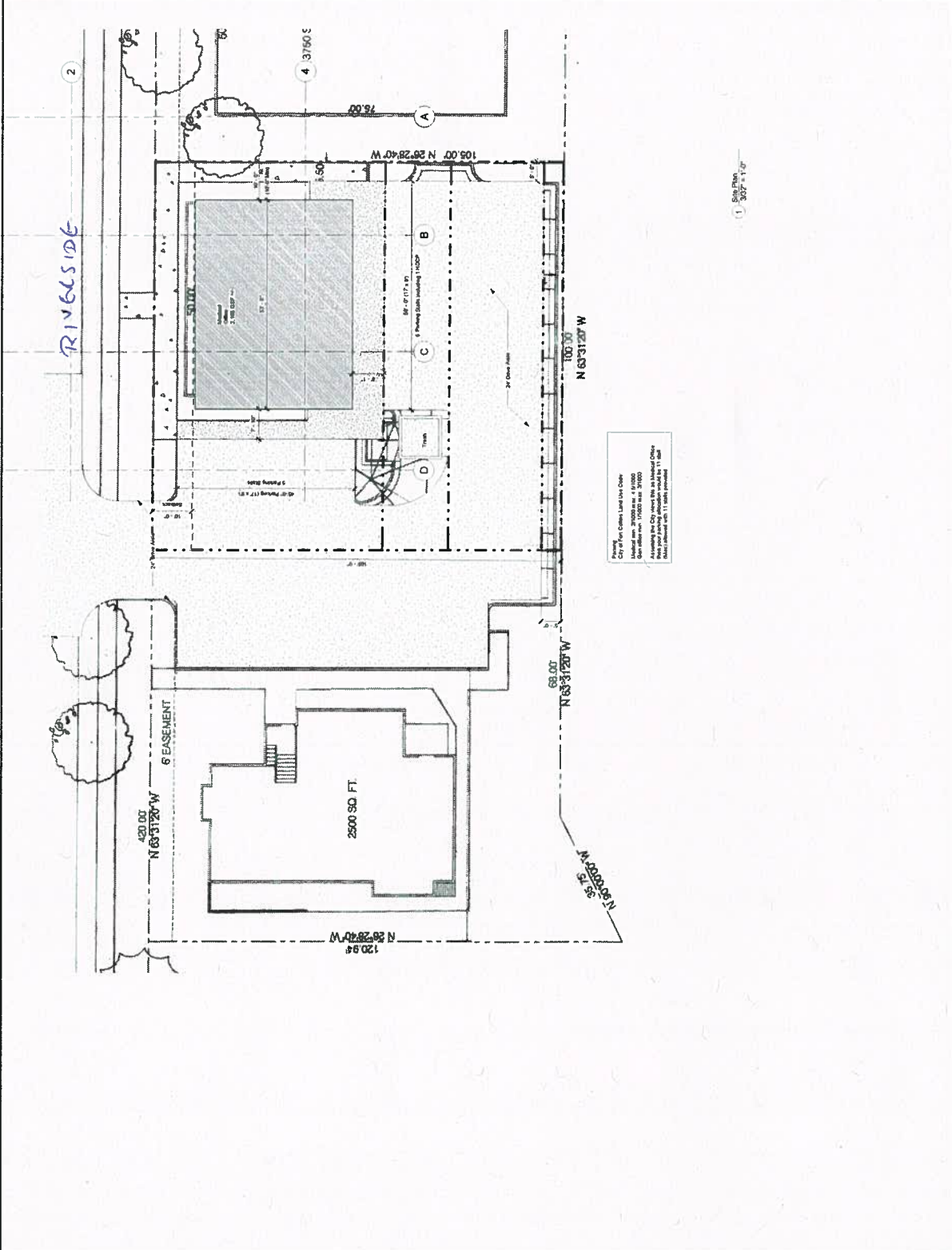
Carl Nassar Site Concept

Due Diligence

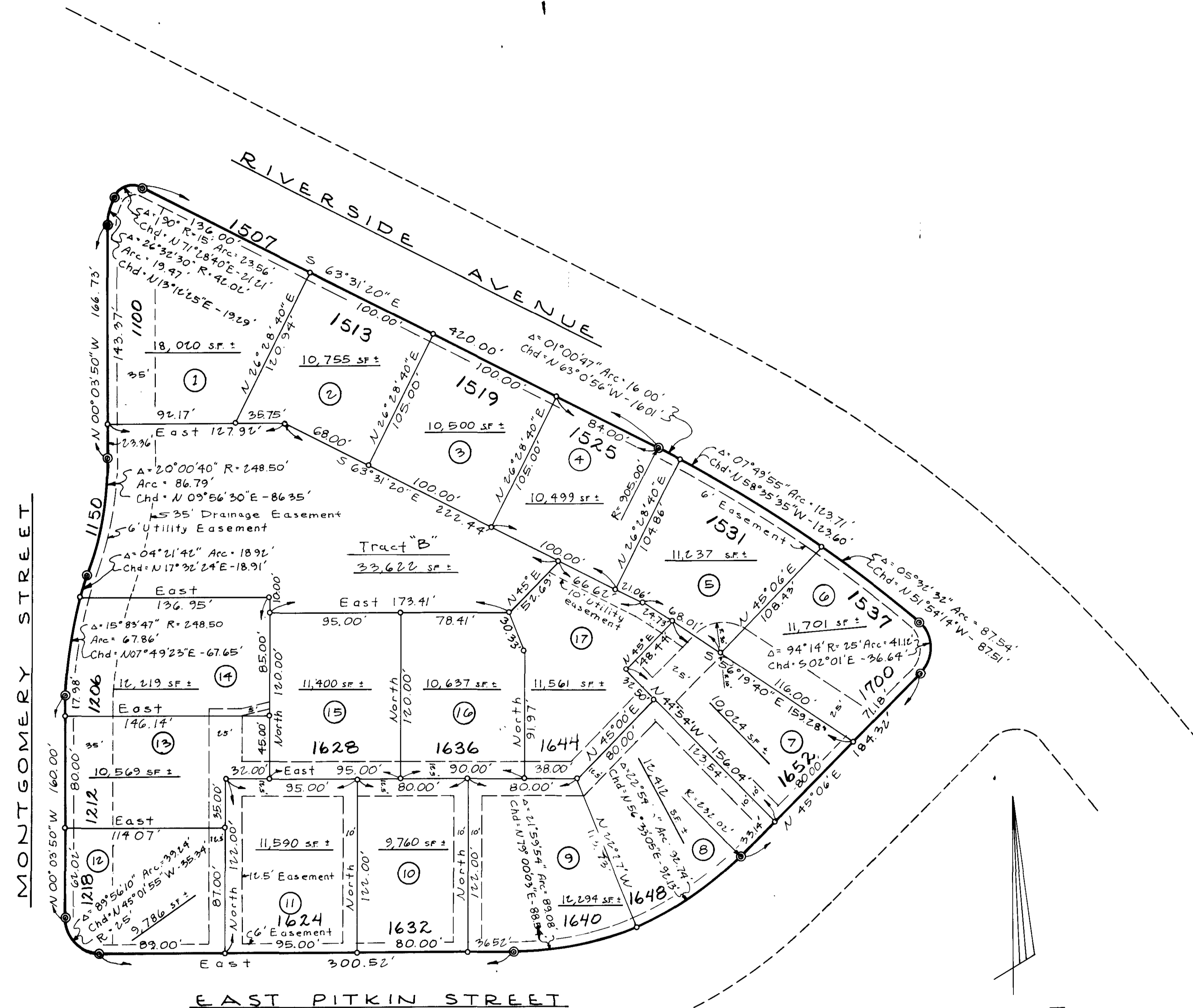
Project No. Phased 7/4
 Prepared by: Designer

Architectural Site Plan & Details

Sheet No. A0.6



REPLAT OF TRACT "A" EASTGATE, FIRST FILING



Note: Tract "B" is dedicated as a detention and utility easement.

STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION, AND DECLARATION OF PROTECTIVE COVENANTS:
 KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners of the following described land, to-wit; Tract "A", Eastgate, First Filing, Fort Collins, Colorado, have caused the same to be replatted as shown on this plat to be known as the REPLAT OF TRACT "A" EASTGATE, FIRST FILING, and do hereby dedicate and convey to and for public use, forever hereafter, the easements as laid out and designated on this plat.

PROTECTIVE COVENANTS for this Replat of Tract "A" Eastgate First Filing are as filed with the plat of Eastgate, First Filing in the office of the Clerk and Recorder of Larimer County Colorado.

WITNESS our hands and seals this 24 day of May AD. 1978.

Henry J. Bailey George W. Betz
 Denny J. Bailey George W. Betz

State of Colorado }
 County of Larimer }
 The foregoing instrument was acknowledged before me this 24 day of May A.D. 1978.

Virginia A. Palm
 Notary Public

My notarial commission expires Oct. 18, 1981.

ENGINEER'S CERTIFICATE:
 Richard A. Rutherford, a Professional Engineer and Land Surveyor under the laws of the State of Colorado, being duly sworn on his oath deposes and says that the survey and plat of the Replat of Tract "A" Eastgate, First Filing were made under his supervision, that said plat is an accurate delineation of said survey, that he has read the statements thereon, and that the same are true of his own knowledge.

Richard A. Rutherford
 Richard A. Rutherford
 Professional Engineer & Land Surveyor

Subscribed and sworn to before me this 24th day of May AD. 1978.

Debra L. Webster
 Notary Public

My notarial commission expires October 25, 1980.

ATTORNEY'S CERTIFICATE:
 This is to certify that on the 24 day of May AD. 1978, I examined the legal description, appearing hereon, of the land within the boundary of Tract "A" Eastgate, First Filing and found the owners of record, on this date, to be as shown hereon.

Attorney

APPROVED:
 By the City Council of the City of Fort Collins, Colorado, on this 30th day of June A.D. 1978.

Manda M. Hrajcek
 Deputy City Clerk

INSTALLATION OF SUBDIVISION IMPROVEMENTS INCLUDING UTILITY LINES, STREET LIGHTS AND SIGNAGE SHALL BE THE RESPONSIBILITY OF THE OWNER SUBJECT TO A RESOLUTION OF THE CITY COUNCIL OF FORT COLLINS, COLORADO, DATED 5/30/78. THE CITY OF FORT COLLINS WILL NOT BE RESPONSIBLE FOR THE INSTALLATION OF ANY SUCH IMPROVEMENTS, AND THE INSTALLATION SHALL BE THE RESPONSIBILITY OF THE OWNER.

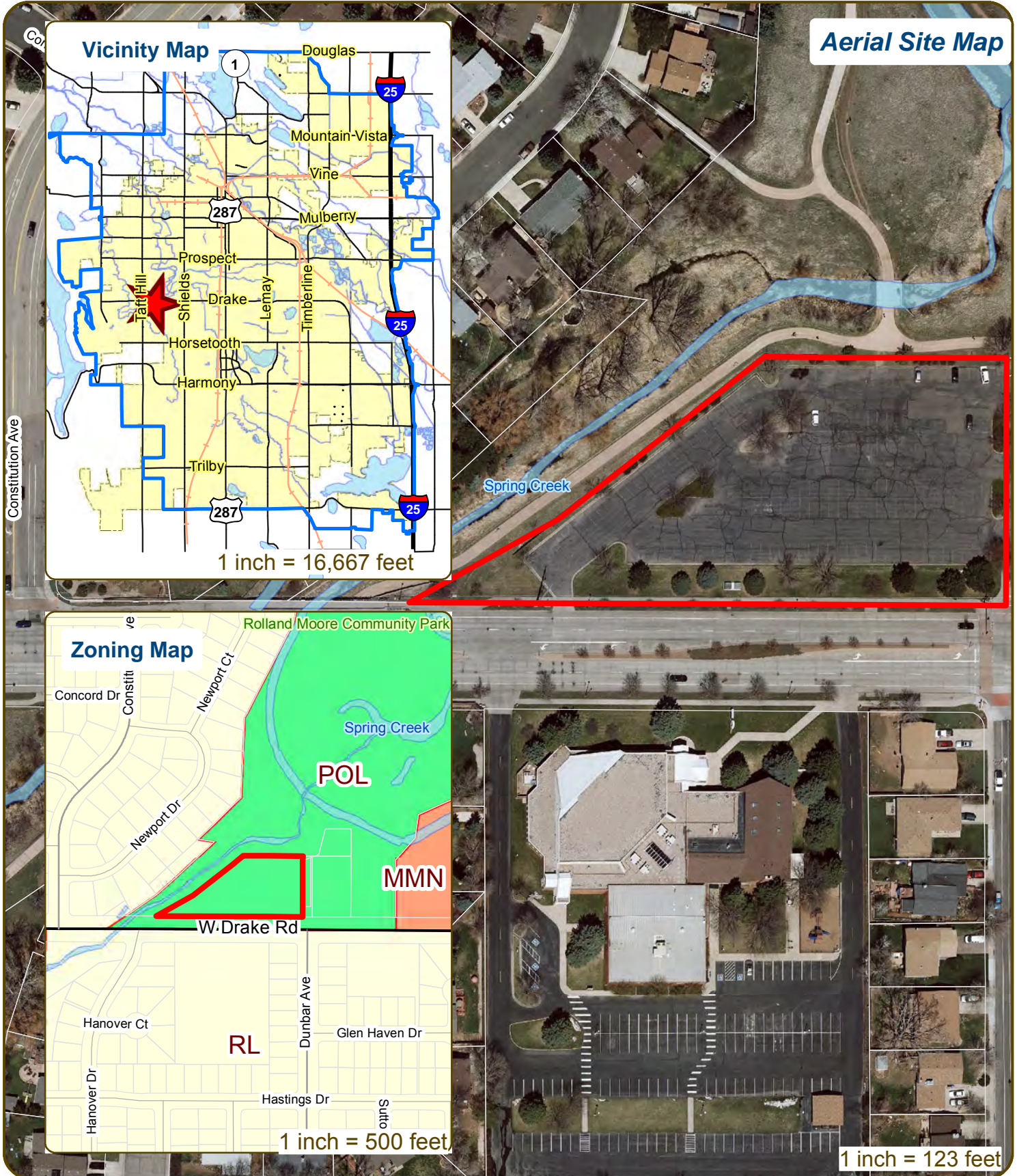
APPROVED:
 By the director of Engineering Services for the City of Fort Collins, Colorado, on this 7 day of June A.D. 1978.

Director



SCALE: 1" = 50'

1601 W Drake Wireless Telecommunication Facility



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1601 W Drake Cellular Tower



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SHEET INDEX

ARCHITECTURAL

T-1	TITLE SHEET
SV1	PRELIMINARY SITE SURVEY
SV2	PRELIMINARY NOTES
A-1	OVERALL SITE PLAN
A-1.1	ENLARGED SITE PLAN
A-2	EQUIPMENT AND ANTENNA PLANS
A-3.0	ELEVATIONS
A-3.1	ELEVATIONS
A-4	FENCE ELEVATION

CITY OF FORT COLLINS, COLORADO CODE COMPLIANCE:
 2012 IBC WITH LOCAL AMENDMENTS
 2012 IMC WITH LOCAL AMENDMENTS
 2012 IPC WITH LOCAL AMENDMENTS
 2014 NATIONAL ELECTRICAL CODES

PROJECT SUMMARY

APPLICANT:
 MOBILITIE
 120 S RIVERSIDE DRIVE, 18TH FLOOR
 CHICAGO, IL 60606

APPLICANT AGENT:
 SHELLY NEACE
 EMAIL: SHELLYNEACE@SRECCORP.NET

DESIGN CONSULTANT:
 CAMP & ASSOCIATES INC.
 19401 40TH AVE W, SUITE 304
 LYNNWOOD, WA 98036
 CONTACT: ERIC CAMP
 PHONE: 425-740-6392
 EMAIL: ERIC.CAMP@CAMPASSOC.COM

LEGAL DESCRIPTION:
 LOT 1, FAITH EVANGELICAL FREE CHURCH NORTH PARKING LOT, FTC, ALSO TR G, FAITH EVANGELICAL FREE CHURCH NORTH PARKING LOT, FTC; LESS 96079886;

SITE NAME: SUMMITVIEW CHURCH
SITE NUMBER: DN4198 DRAKE
SITE ADDRESS: 1601 W DRAKE ROAD FORT COLLINS, CO 80526
LAND OWNER: SUMMITVIEW COMMUNITY CHURCH 1601 W DRAKE ROAD FORT COLLINS, CO 80526
STRUCTURE OWNER: T-MOBILE
JURISDICTION: CITY OF FORT COLLINS, CO
PARCEL NUMBER: 9722418901
ZONING: PUBLIC OPEN LANDS (POL)
OCCUPANCY: GROUP - U
CONSTRUCTION TYPE: II B
LEASE AREA: 1,600 SQUARE FEET

PROJECT DESCRIPTION:
 THE SCOPE OF WORK INCLUDES:
 THE INSTALLATION OF A NEW TELECOMMUNICATIONS COMPOUND WHICH INCLUDES NEW EQUIPMENT CABINETS, 100' HIGH STEALTH MONOPOLE, (6) PANEL ANTENNAS, AND ANCILLARY EQUIPMENT.



**SUMMITVIEW CHURCH
 DN4198 - DRAKE
 (NEW BUILD)**

**1601 W DRAKE ROAD
 FORT COLLINS, CO 80526**

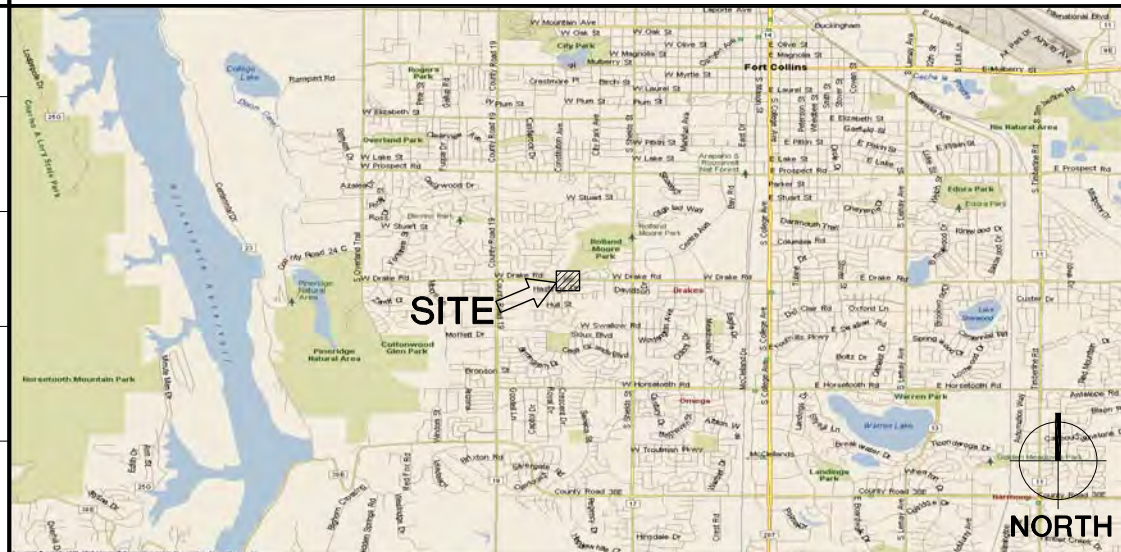
**LAT: 40° 33' 11.5" N (NAD 83) (PER 1A)
 LONG: 105° 06' 18.7" W (NAD 83) (PER 1A)
 ELEVATION 5052.5' AMSL (NAVD 88) (PER 1A)**

CONFIDENTIAL AND PROPRIETARY
 Not for disclosure outside VERIZON WIRELESS without permission.

SIGNATURE BLOCK

TITLE	SIGNATURE	DATE
CONSTRUCTION MANAGER		
RF ENGINEER		
REAL ESTATE		
SITE ACQUISITION		
PROPERTY OWNER		
TOWER OWNER		

AREA MAP



DRIVING DIRECTIONS FROM DENVER INTERNATIONAL AIRPORT:
 1) DEPART NEAR WATKINS ON E 80TH AVE (SOUTH-EAST)
 2) TURN RIGHT (SOUTH) ONTO HARRY B COMBS PKWY ROAD NAME CHANGES TO E 75TH AVE
 3) KEEP RIGHT ONTO LOCAL ROAD(S)
 4) KEEP STRAIGHT ONTO JACKSON GAP ST
 5) TAKE RAMP (LEFT) ONTO PENA BLVD WEST *TOLL ROAD*
 6) AT EXIT 6B, TAKE RAMP (RIGHT) ONTO E-470 TOLLWAY N / BOULDER / FORT COLLINS9:23 AM22.7 *TOLL ROAD*
 7) AT EXIT 47, KEEP RIGHT ONTO RAMP II-25 / DENVER / FT COLLINS *TOLL ROAD*
 8) KEEP RIGHT TO STAY ON RAMP I-25 N / FT COLLINS 9) MERGE ONTO I-25 [US-87]
 10) AT EXIT 262, TURN RIGHT ONTO RAMP CO-392 / WINDSOR 11) TURN LEFT (WEST) ONTO CO-392 [CR-32]
 12) KEEP STRAIGHT ONTO CO-392 [CARPENTER RD] 13) TURN RIGHT (NORTH) ONTO US-287 [S COLLEGE AVE]
 14) TURN LEFT (WEST) ONTO LOCAL ROAD(S) ROAD NAME CHANGES TO W DRAKE RD
 15) ARRIVE AT 1601 W DRAKE RD, FORT COLLINS, CO 80526



**SUMMITVIEW CHURCH
 DN4198 DRAKE
 (NEW BUILD)
 1601 W. DRAKE ROAD
 FORT COLLINS, CO 80526
 LARIMER COUNTY**

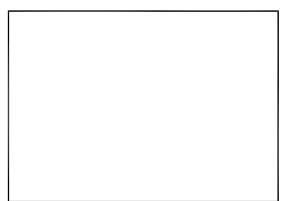
CAMP+ ASSOCIATES
 19401 40TH AVE W, SUITE 304
 LYNNWOOD, WA 98036
 PHONE: (425) 740-6392
 FAX: (425) 224-1614
 WWW.CAMPASSOC.COM

PROJECT MANAGER: EJC

PREPARED BY: GA

APPROVED BY: EJC

GA	02-21-17	FINAL ZONING PERMIT ISSUE
GA	02-09-17	ISSUED FOR ZONING PERMIT
GA	12-22-16	ISSUED FOR ZONING PERMIT



**SHEET NAME
 TITLE SHEET**

**SHEET NUMBER
 T-1**

**PROJECT NUMBER
 DN4198**

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE REPORT OF TITLE ORDER #24469300, ISSUED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY, DATED JANUARY 26, 2017. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED. NOTE: TITLE ITEMS 1, 7, 10, AND 12 ARE NOT SURVEY MATTERS OR ARE NOT PLOTTABLE

ITEMIZED NOTES:

2. HOMESTEAD CERTIFICATE NO. 2064
RECORDED ON: 05/07/1892
RECORDED IN: DEED BOOK 86, PAGE 284 (DOES NOT AFFECT LEASE AREA)

3. AGREEMENT BY AND BETWEEN: CITY OF FORT COLLINS, COLORADO, A MUNICIPAL CORPORATION AND THE FAITH EVANGELICAL FREE CHURCH, A COLORADO NON-PROFIT CORPORATION
DATED: 08/29/1990
RECORDED ON: 09/21/1990
RECORDED IN: INSTRUMENT NO. 90043794 (PLOTTED)

4. PLAT RECORDED IN INSTRUMENT NO. 90047388. (PLOTTED)

5. GRANT OF STORM DRAINAGE EASEMENTS
IN FAVOR OF: FAITH EVANGELICAL FREE CHURCH, COLORADO, A NON-PROFIT CORPORATION
RECORDED ON: 10/25/1990
RECORDED IN: INSTRUMENT NO. 90049275 (PLOTTED)

6. DEED OF TRUST TO PUBLIC TRUSTEE, ASSIGNMENT OF LEASES AND RENTS, SECURITY AGREEMENT, FINANCING STATEMENT AND FIXTURE FILING
FROM: SUMMIT VIEW COMMUNITY CHURCH, A COLORADO NON-PROFIT CORPORATION
TO: PUBLIC TRUSTEE OF LARIMER COUNTY, TRUSTEE(S)
IN FAVOR OF: BANK OF THE WEST, A CALIFORNIA BANKING CORPORATION
DATED: 06/12/2003
RECORDED ON: 06/23/2003
RECORDED IN: INSTRUMENT NO. 2003-0076262
ASSIGNMENT OF LEASES AND RENTS
RECORDED ON: 06/23/2003
RECORDED IN: INSTRUMENT NO. 2003-0076263 (DOES NOT AFFECT LEASE AREA)

8. MEMORANDUM OF LEASE:
DATED: 03/12/2003
LANDLORD: FAITH EVANGELICAL FREE CHURCH OF FORT COLLINS, COLORADO, A COLORADO CORPORATION,
AS LANDLORD/LESSOR
TENANT: FORT COLLINS-LOVELAND CELLULAR TELEPHONE COMPANY, A CALIFORNIA PARTNERSHIP,
D/B/A AT&T WIRELESS, BY AT&T WIRELESS SERVICES OF COLORADO, LLC, A DELAWARE LIMITED LIABILITY COMPANY, ITS GENERAL PARTNER, BY AT&T WIRELESS SERVICES, INC., A DELAWARE CORPORATION, AS
TENANT/LESSEE
RECORDED ON: 10/29/2003
RECORDED IN: INSTRUMENT NO. 2003-0136960 (PLOTTED)

9. DEED OF TRUST
FROM: SUMMIT VIEW COMMUNITY CHURCH, A COLORADO NON-PROFIT CORPORATION
TO: PUBLIC TRUSTEE OF LARIMER COUNTY, COLORADO, TRUSTEE(S)
IN FAVOR OF: BANK OF THE WEST
DATED: 07/23/2008
RECORDED ON: 07/29/2008
RECORDED IN: INSTRUMENT NO. 20080048523
ASSIGNMENT OF RENTS
RECORDED ON: 07/29/2008
RECORDED IN: INSTRUMENT NO. 20080048524 (DOES NOT AFFECT LEASE AREA)

11. DEED OF TRUST
FROM: SUMMIT VIEW COMMUNITY CHURCH, A COLORADO NON-PROFIT CORPORATION
TO: PUBLIC TRUSTEE OF LARIMER COUNTY, COLORADO, TRUSTEE(S)
IN FAVOR OF: BANK OF THE WEST
DATED: 12/11/2012
RECORDED ON: 12/18/2012
RECORDED IN: INSTRUMENT NO. 20120090923
ASSIGNMENT OF RENTS
RECORDED ON: 12/18/2012
RECORDED IN: INSTRUMENT NO. 20120090924
SUBORDINATION, ATTORNMENT AND NON-DISTURBANCE AGREEMENT
RECORDED ON: 03/28/2013
RECORDED IN: INSTRUMENT NO. 20130023636 (DOES NOT AFFECT LEASE AREA)



DN4198
DRAKE
(SMALL CELL BUILD)
1601 W. DRAKE
FT COLLINS, CO 80526
LARIMER COUNTY



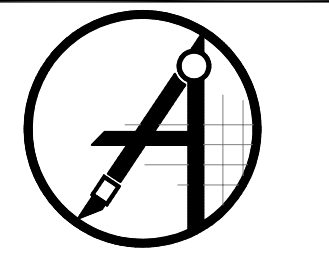
19401 40TH AVE. W. SUITE 304 LYNNWOOD, WA 98036
PHONE: (425) 740-6390
FAX: (425) 224-1614 WWW.CAMPASSOC.COM

PROJECT MANAGER: SB

PREPARED BY: MTH

APPROVED BY: JH

MF	02-14-17	COMMENTS (C)
CK	02-03-17	ADD TITLE
RAG	12-19-16	ADD POLE DETAIL
MTH	11-14-16	PRELIMINARY



ambit consulting
410 E. SOUTHERN AVE. TEMPE, AZ 85282
PH. (480) 659-4072

SHEET NAME
PRELIMINARY NOTES

SHEET NUMBER
SV-2

PROJECT NUMBER
2016#####

LOT 1, FAITH EVANGELICAL FREE CHURCH NORTH PARKING LOT, ETC.
ALSO TR G, FAITH EVANGELICAL FREE CHURCH NORTH PARKING LOT, ETC;
LESS 96079886;

**SUMMITVIEW CHURCH
DN4198 DRAKE**
(NEW BUILD)
1801 W. DRAKE ROAD
FORT COLLINS, CO 80526
LARIMER COUNTY



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LYNNWOOD, WA 98036
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PROJECT MANAGER: EJC

PREPARED BY: GA

APPROVED BY: EJC

GA	02-21-17	FINAL ZONING PERMIT ISSUE
GA	02-09-17	ISSUED FOR ZONING PERMIT
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SHEET NAME
OVERALL SITE PLAN

SHEET NUMBER
A-1

PROJECT NUMBER
DN4198

2 LEGAL DESCRIPTION

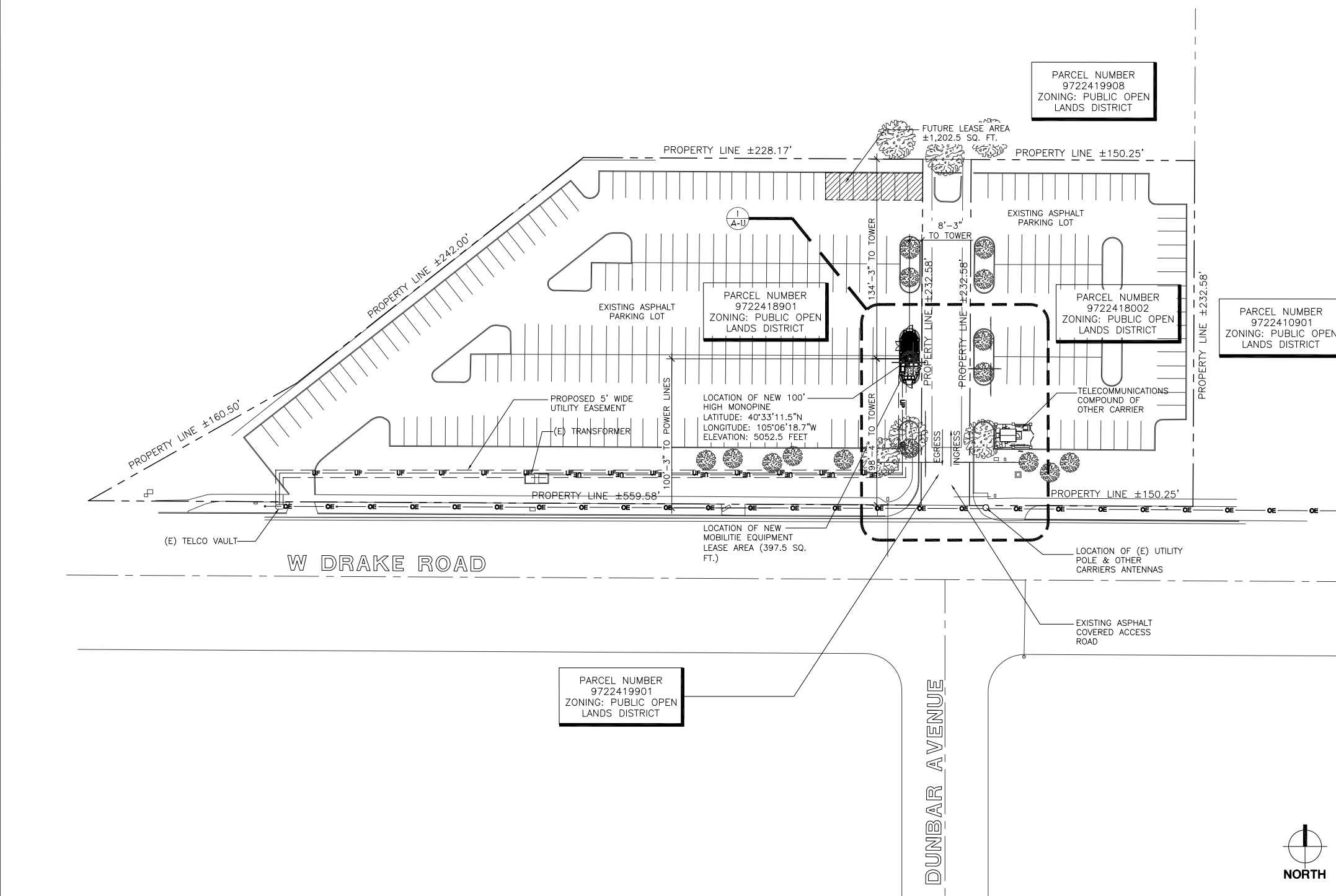


3 VICINITY MAP

LEGEND

EXISTING		NEW
— SAS —	SANITARY SEWER	— SAS —
— STS —	STORM SEWER	— STS —
— W —	WATER MAIN	— W —
⊕	SANITARY MANHOLE ELEVATIONS	⊕
⊕	STORM STRUCTURE ELEVATIONS	⊕
— — —	PROPERTY LINE & R.O.W. SURFACE DRAINAGE	— — —
○	LIGHT STANDARD	●
○	STREET LIGHT	●
672.75	SPOT ELEVATION	672.75
672	CONTOUR	672
— G — G —	GAS MAIN	— G — G —
⊙	MANHOLE	⊙
○	CATCH BASIN	●
⊕	FIRE HYDRANT	●
— — —	EASEMENT LINE	— — —
— — —	FENCE	— — —
— UE/UT —	BURIED UTILITY LINE	— UE/UT —
○	UTILITY POLE	○
— OE/OT —	OVERHEAD UTILITY LINE	— OE/OT —
	BUILDING	

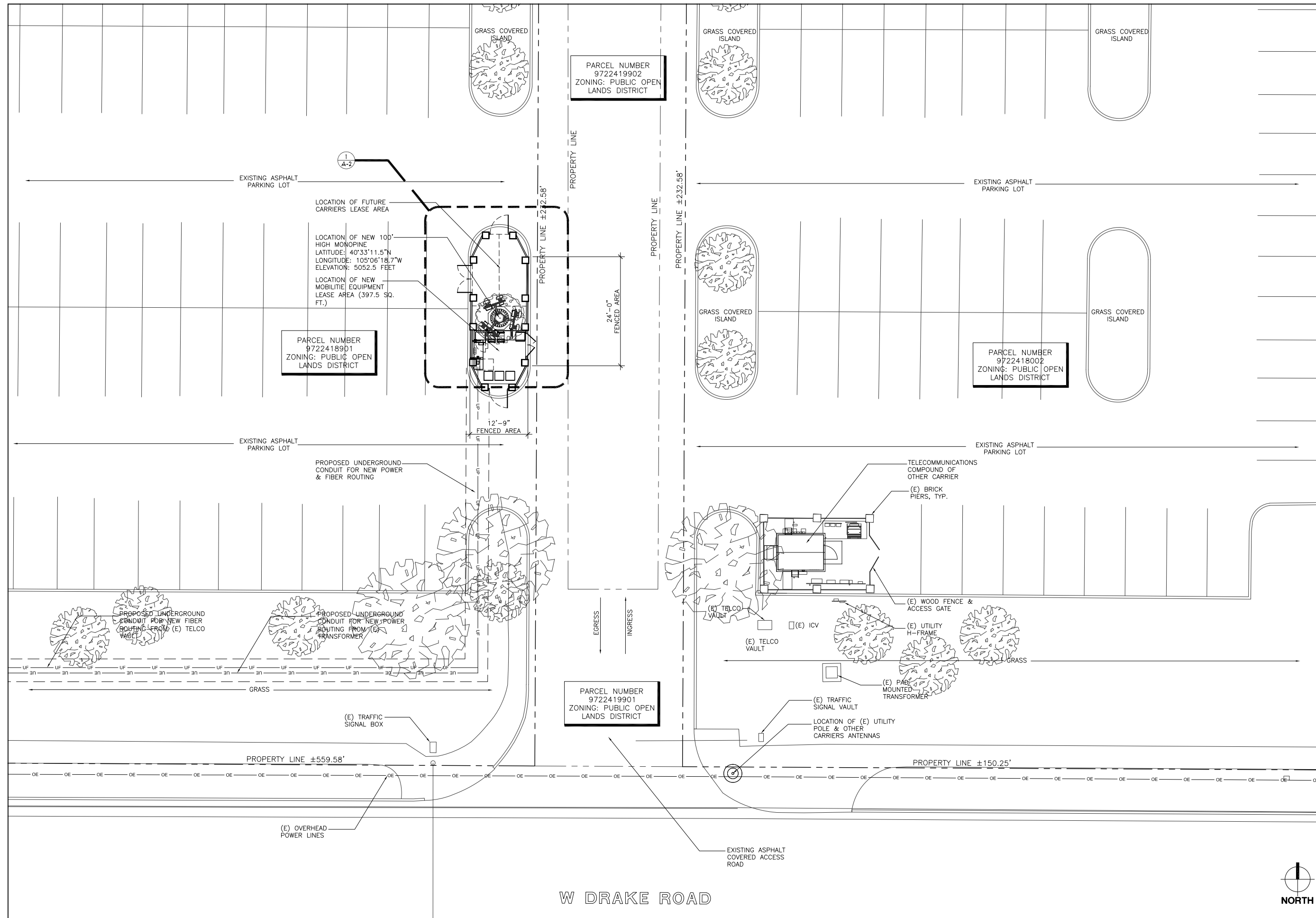
4 LEGEND



1 OVERALL SITE PLAN

SCALE: 1" = 40' (22x34), 1" = 80' (11x17)





PARCEL NUMBER
9722419902
ZONING: PUBLIC OPEN
LANDS DISTRICT

PARCEL NUMBER
9722418901
ZONING: PUBLIC OPEN
LANDS DISTRICT

PARCEL NUMBER
9722418002
ZONING: PUBLIC OPEN
LANDS DISTRICT

PARCEL NUMBER
9722419901
ZONING: PUBLIC OPEN
LANDS DISTRICT



**SUMMITVIEW
CHURCH
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SHEET NAME
ENLARGED
PARTIAL SITE
PLAN

SHEET NUMBER
A-1.1

PROJECT NUMBER
DN4198



**SUMMITVIEW CHURCH
DN4198 DRAKE**

(NEW BUILD)
1801 W. DRAKE ROAD
FORT COLLINS, CO 80526
LARIMER COUNTY



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SHEET NAME

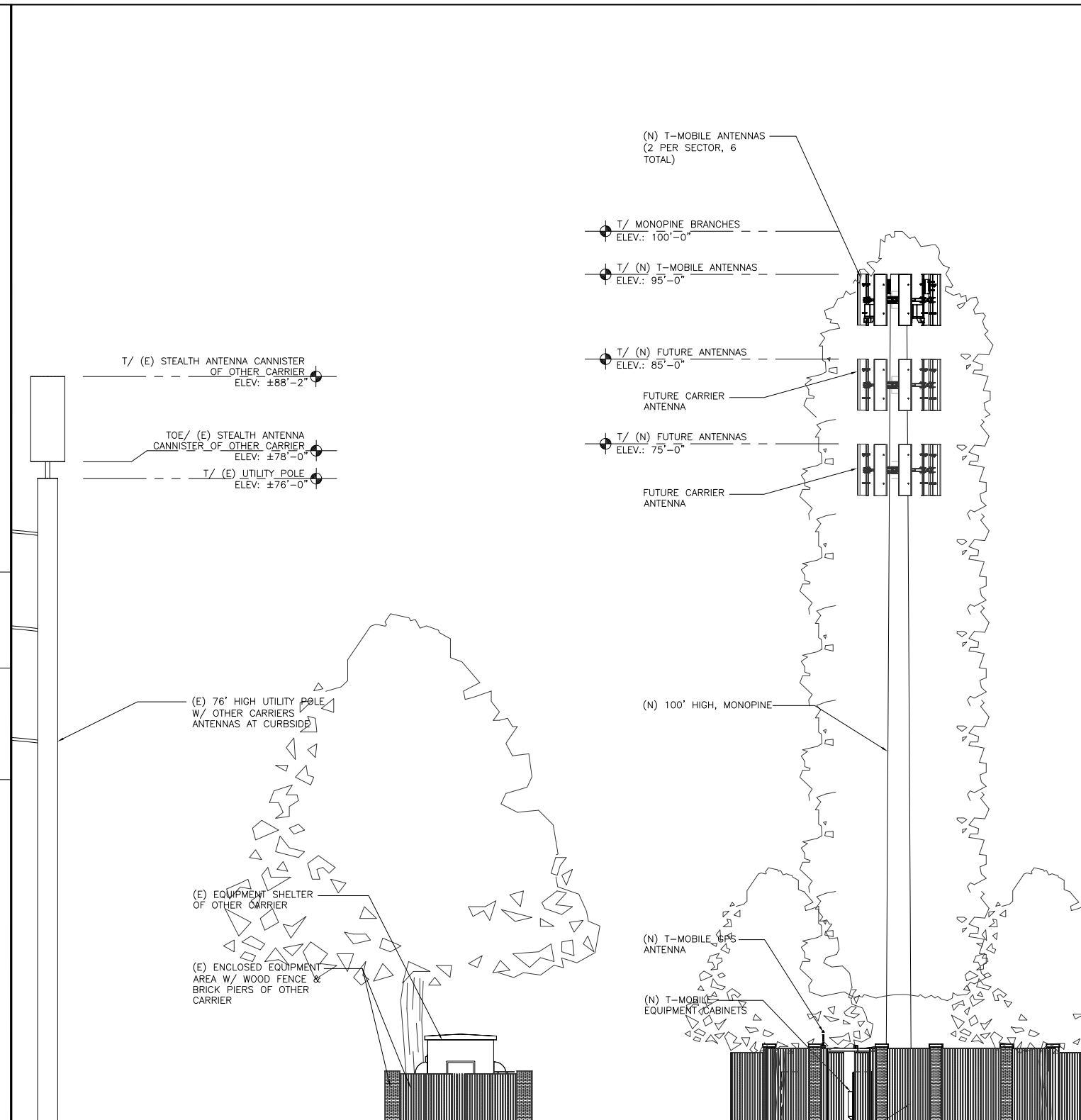
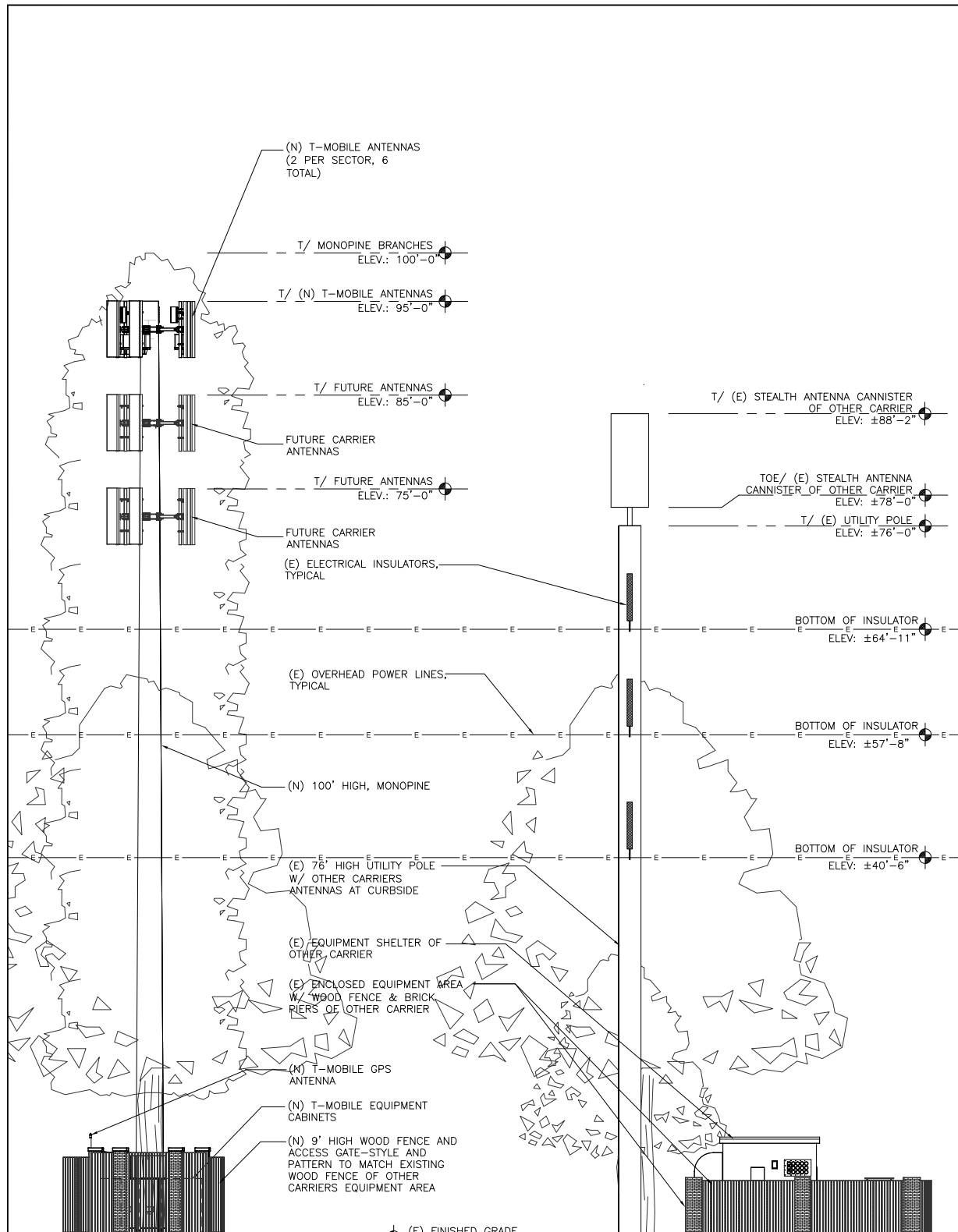
ELEVATIONS

SHEET NUMBER

A-3.0

PROJECT NUMBER

DN4198



1 SOUTH ELEVATION

SCALE: 1/8" = 1'-0" (22x34), 1/16" = 1'-0" (11x17)

2 EAST ELEVATION

SCALE: 1/8" = 1'-0" (22x34), 1/16" = 1'-0" (11x17)

**SUMMITVIEW CHURCH
DN4198 DRAKE**

(NEW BUILD)
1801 W. DRAKE ROAD
FORT COLLINS, CO 80528
LARIMER COUNTY



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APPROVED BY: EJC

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SHEET NAME

ELEVATIONS

SHEET NUMBER

A-3.1

PROJECT NUMBER
DN4198

(N) T-MOBILE ANTENNAS
(2 PER SECTOR, 6
TOTAL)

T/ MONOPINE BRANCHES
ELEV.: 100'-0"

T/ (N) T-MOBILE ANTENNAS
ELEV.: 95'-0"

T/ FUTURE ANTENNAS
ELEV.: 85'-0"

FUTURE CARRIER
ANTENNAS

T/ FUTURE ANTENNAS
ELEV.: 75'-0"

FUTURE CARRIER
ANTENNAS

T/ (E) STEALTH ANTENNA CANNISTER
OF OTHER CARRIER
ELEV.: ±88'-2"

TOE/ (E) STEALTH ANTENNA
CANNISTER OF OTHER CARRIER
ELEV.: ±78'-0"

T/ (E) UTILITY POLE
ELEV.: ±76'-0"

BOTTOM OF INSULATOR
ELEV.: ±64'-11"

BOTTOM OF INSULATOR
ELEV.: ±57'-8"

BOTTOM OF INSULATOR
ELEV.: ±40'-6"

(E) OVERHEAD POWER LINES,
TYPICAL

(N) 100' HIGH, MONOPINE

(E) 76' HIGH UTILITY POLE
W/ OTHER CARRIERS
ANTENNAS AT CURBSIDE

(E) EQUIPMENT SHELTER OF
OTHER CARRIER

(E) ENCLOSED EQUIPMENT AREA
W/ WOOD FENCE & BRICK
PIERS OF OTHER CARRIER

(N) T-MOBILE GPS
ANTENNA

(N) T-MOBILE EQUIPMENT
CABINETS

(N) 9' HIGH WOOD FENCE AND
ACCESS GATE—STYLE AND
PATTERN TO MATCH EXISTING
WOOD FENCE OF OTHER
CARRIERS EQUIPMENT AREA

(E) FINISHED GRADE
ELEV.: 0'-0"

(N) T-MOBILE ANTENNAS
(2 PER SECTOR, 6
TOTAL)

T/ MONOPINE BRANCHES
ELEV.: 100'-0"

T/ (N) T-MOBILE ANTENNAS
ELEV.: 95'-0"

T/ (N) FUTURE ANTENNAS
ELEV.: 85'-0"

FUTURE CARRIER
ANTENNA

T/ (N) FUTURE ANTENNAS
ELEV.: 75'-0"

FUTURE CARRIER
ANTENNA

T/ (E) STEALTH ANTENNA CANNISTER
OF OTHER CARRIER
ELEV.: ±88'-2"

TOE/ (E) STEALTH ANTENNA
CANNISTER OF OTHER CARRIER
ELEV.: ±78'-0"

T/ (E) UTILITY POLE
ELEV.: ±76'-0"

(N) 100' HIGH, MONOPINE

(E) 76' HIGH UTILITY POLE
W/ OTHER CARRIERS
ANTENNAS AT CURBSIDE

(E) EQUIPMENT SHELTER OF
OTHER CARRIER

(E) ENCLOSED EQUIPMENT AREA
W/ WOOD FENCE &
BRICK PIERS OF OTHER
CARRIER

(N) T-MOBILE GPS
ANTENNA

(N) T-MOBILE EQUIPMENT
CABINETS

(N) 9' HIGH WOOD FENCE AND
ACCESS GATE—STYLE AND
PATTERN TO MATCH EXISTING
WOOD FENCE OF OTHER
CARRIERS EQUIPMENT AREA

1 NORTH ELEVATION

SCALE: 1/8" = 1'-0" (22x34), 1/16" = 1'-0" (11x17)

2 WEST ELEVATION

SCALE: 1/8" = 1'-0" (22x34), 1/16" = 1'-0" (11x17)

**SUMMITVIEW
CHURCH
DN4198 DRAKE**

(NEW BUILD)
1801 W. DRAKE ROAD
FORT COLLINS, CO 80528
LARIMER COUNTY



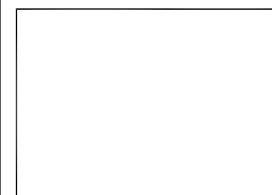
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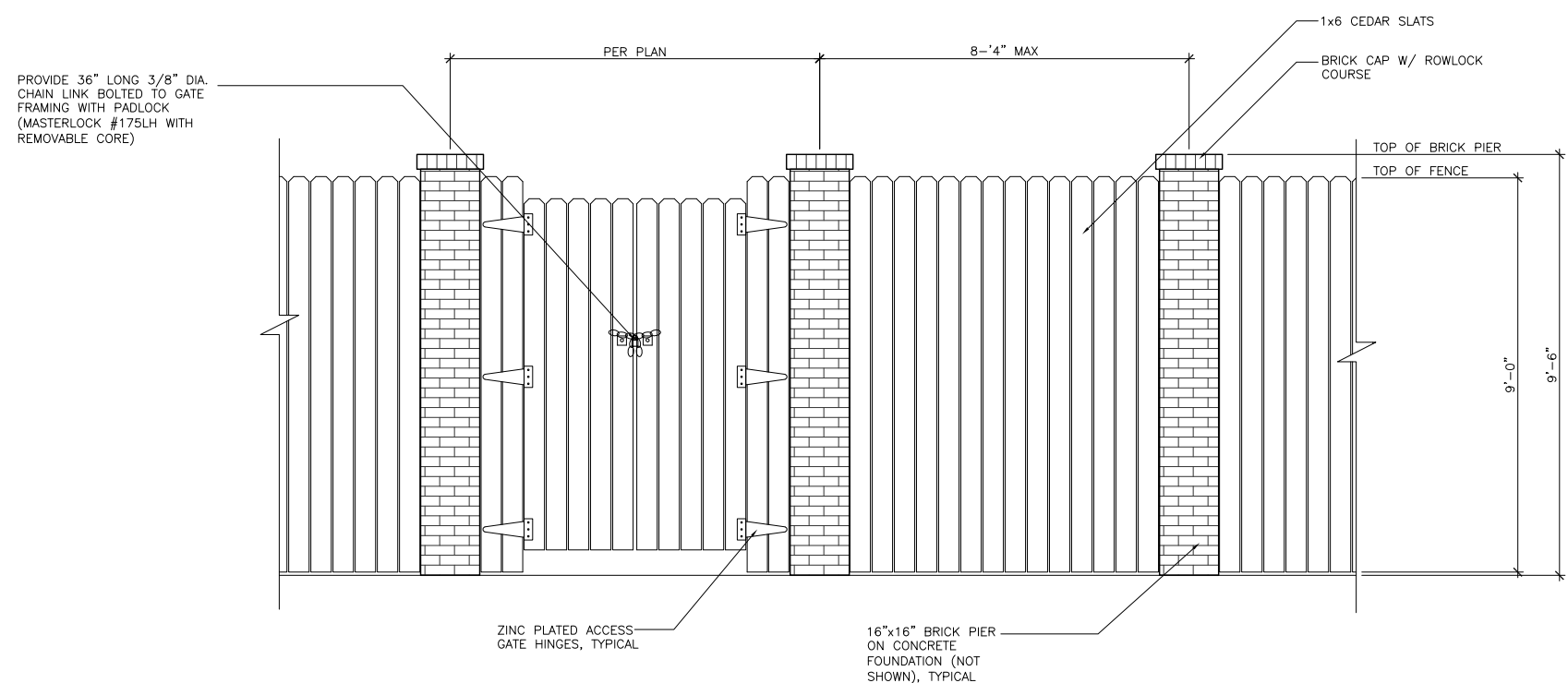
FENCE ELEVATION

SHEET NUMBER

A-4

PROJECT NUMBER

DN4198



1 PARTIAL FENCE ELEVATION DETAIL
NOT TO SCALE