

# Conceptual Review Agenda

Schedule for 10/09/17 to 10/09/17

281 Conference Room A

---

## Monday, October 9, 2017

Time	Project Name	Applicant Info	Project Description	Planner
<b>9:30</b>	7325 S Shields - Maria Luisa Estate  <b>CDR170060</b>	Arinel Armamento (970) 825-2911 <a href="mailto:jcad-ceo@yahoo.com">jcad-ceo@yahoo.com</a>	This is a request to construct 50 single family dwellings and 4 commercial buildings at 7325 S Shields St (parcel# 961500011). The proposed project would be accessed off of Shields St with residential access from street-like private drives. Proposed commercial uses include a reception center, child care center, adult respite center and a bed and breakfast. The commercial buildings and open space with recreation fields buffers the residential units from Shields St. The property would be zoned Urban Estate (UE) upon annexation and development. The project is subject to Planning and Zoning Board (Type 2) review.	Ted Shepard
<b>10:15</b>	920 N Mason Multifamily  <b>CDR170061</b>	Salvatore Raffone (917) 378-1489 <a href="mailto:salraffone@gmail.com">salraffone@gmail.com</a>	This is a request to construct a multi-family development at 920 N Mason (parcel #s 9702423015, 9702423013). The development would be 5-6 units and parking would be incorporated at the ground level of the building. There would be a shared outdoor space. The property is accessed off of Pinon or Mason St. The property is in the Service Commercial (CS) zone district and is subject to Administrative (Type 1) review.	Clay Frickey

---

**Monday, October 9, 2017**

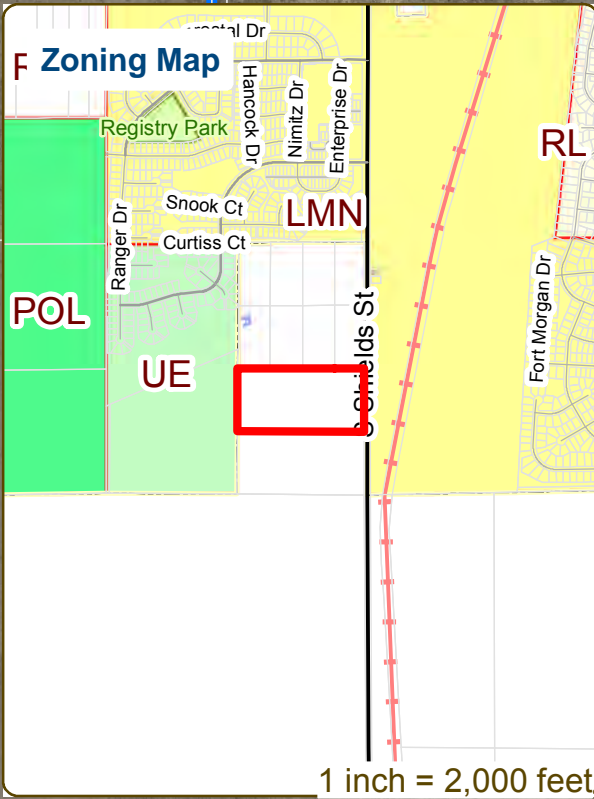
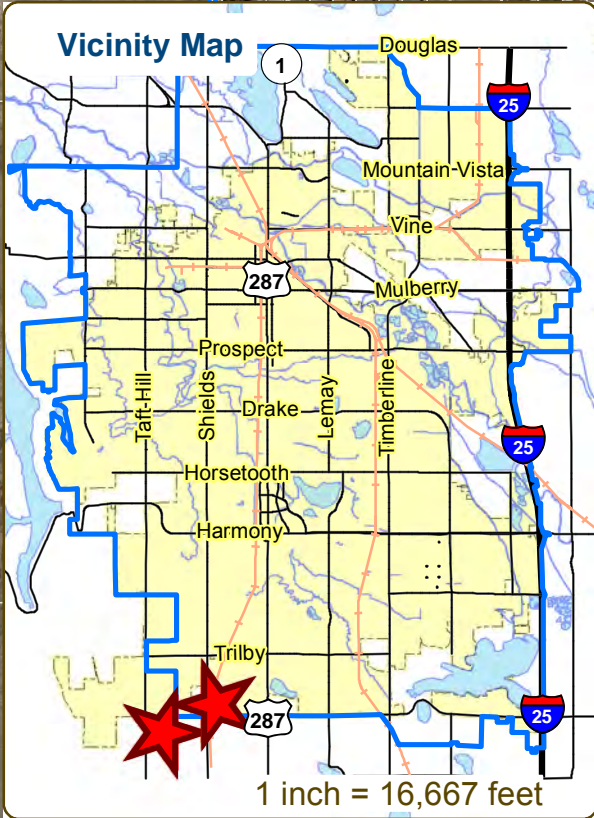
---

<b>Time</b>	<b>Project Name</b>	<b>Applicant Info</b>	<b>Project Description</b>	<b>Planner</b>
<b>11:00</b>	Loaf 'N Jug Fuel Center  <b>CDR170062</b>	Tasha Bolivar (303) 770-8884 <a href="mailto:tashabolivar@gallowayus.com">tashabolivar@gallowayus.com</a>	This is a request to construct a convenience store with car wash and fuel pumps at the northwest corner of I-25 and CO 392 (parcel #8615305702). The site would be accessed off of SW Frontage Rd. Parking is provided along the east and west of the property, as well as in front of the building and the drive through carwash is located at the rear of the building. The property is located in the General Commercial (CG) zone district and is subject to Planning and Zoning Board (Type 2) review.	Pete Wray

---

# 7325 S Shields Multifamily

**Aerial Site 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.







Development Review Guide – STEP 2 of 8  
 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.

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 minute meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. **Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date.** Application materials must be e-mailed to [currentplanning@fcgov.com](mailto: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. The more info provided, the more detailed your comments from staff will be.

<b>Contact Name(s) and Role(s)</b> (Please identify whether Consultant, Owner, etc.) ARNIEL JAYSON ARMAENTO - DEVELOPER		
<b>Business Name</b> (if applicable) JCAD HOLDINGS INC.		
<b>Mailing Address</b> 400 PARKWAY CIRCLE NORTH, FORT COLLINS, COLORADO 80525		
<b>Phone</b> 970 825 2911	<b>Email Address</b> JCAD - CEO @ YAHOO.COM	
<b>Site Address</b> (parcel # if address in not available) 7325 SOUTH SHIELDS, FORT COLLINS, CO		
<b>Description of Proposal</b> (attach additional sheets if necessary) RESIDENTIAL / SINGLE FAMILY DWELLINGS DEVELOPMENT		
<b>Proposed Use</b> RESIDENTIAL	<b>Existing Use</b> NONE	
<b>Total Building Square Footage</b> N/A	<b>Number of Stories</b> N/A	<b>Lot Dimensions</b> 20 ACRES

**Age of any Existing Structures** \_\_\_\_\_ N/A  
 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?



Maria Luisa Estate - Colorado  
7325 South Shields Street, Fort Collins, CO



**TOP SUBDIVISION VIEW**



Project Name: Maria Luisa Estate - Colorado

Project Owner: CasaRitz Terrylake LLC / JCAD Holdings INC.

Designed By:

ARMANDO ARCHITECTS & ASSOCIATES

Signature

Date

Approved By:

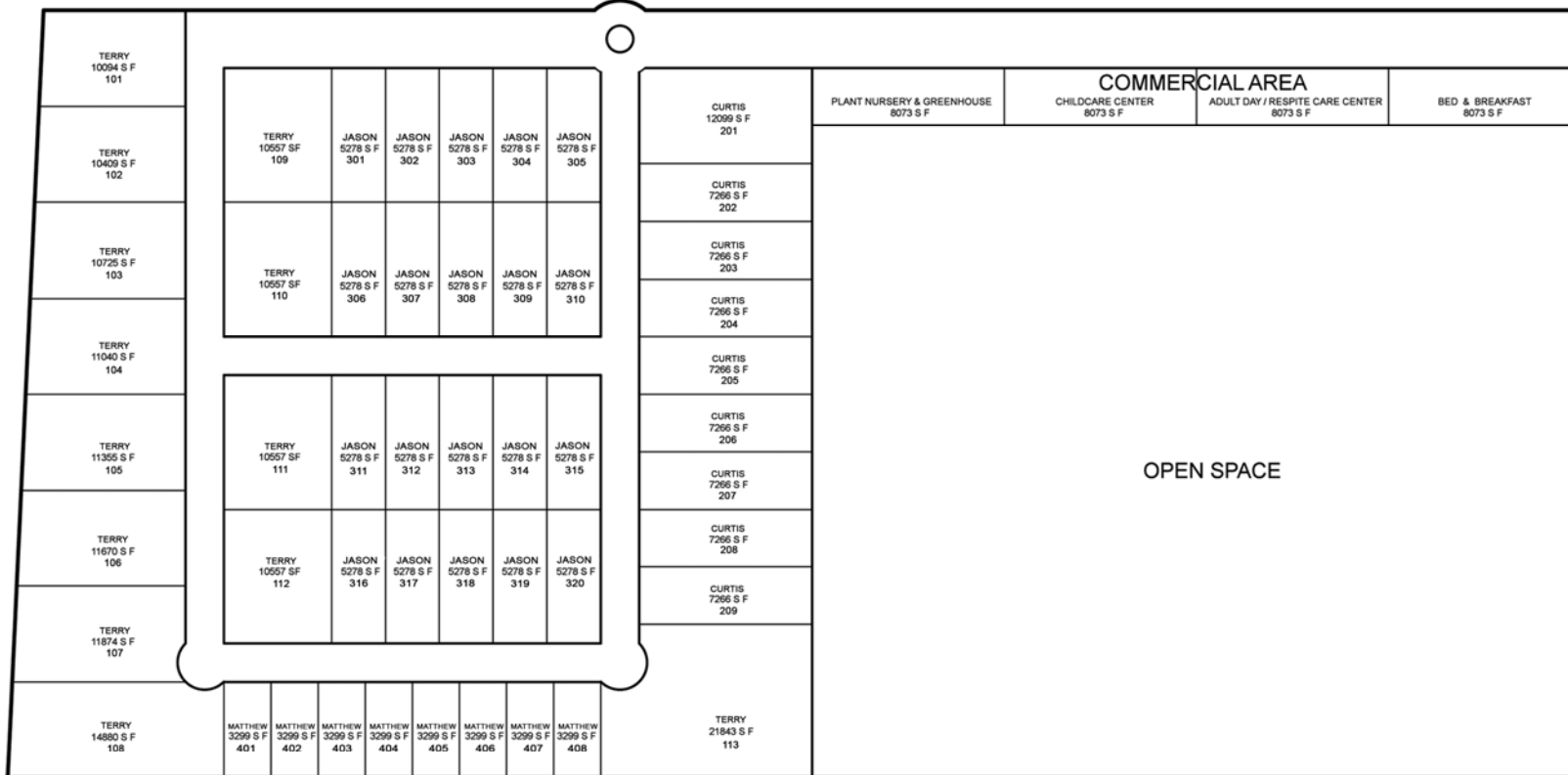
CasaRitz Terrylake LLC

Signature

Date



Project Name : Maria Luisa Estate - Colorado  
 7325 South Shields Street, Fort Collins, CO



TERRY : 13 UNITS  
 CURTIS : 9 UNITS  
 JASON : 20 UNITS  
 MATTHEW : 8 UNITS  
 COMMERCIAL = 4 UNITS

**\* SUBDIVISION PLAN \***



Project Name: Maria Luisa Estate - Colorado

Project Owner: CasaRitz Terrylake LLC / JCAD Holdings INC.

Designed By:

ARMAMENTO ARCHITECTS & ASSOC.

Signature

Date

Approved By:

CasaRitz Terrylake LLC

Signature

Date





Maria Luisa Estate - Colorado  
 7325 South Shields Street, Fort Collins, CO



**\* SUBDIVISION PLAN \***



Project Name: Maria Luisa Estate - Colorado  
 Project Owner: CasaRitz Terrylake LLC / JCAD Holdings INC.

Designed By:  
 ARMAMENTO ARCHITECTS & ASSOC.

\_\_\_\_\_  
 Signature  
 \_\_\_\_\_  
 Date

Approved By:  
 CasaRitz Terrylake LLC

\_\_\_\_\_  
 Signature  
 \_\_\_\_\_  
 Date



Maria Luisa Estate - Colorado  
7325 South Shields Street, Fort Collins, CO



**ACTUAL SITE PHOTOS**



Project Name: Maria Luisa Estate - Colorado

Project Owner: CasaRitz Terrylake LLC / JCAD Holdings INC.

Designed By:

ARMAMENTO ARCHITECTS & ASSOC.

Signature

Date

Approved By:

CasaRitz Terrylake LLC

Signature

Date





Maria Luisa Estate - Colorado  
7325 South Shields Street, Fort Collins, CO



**ACTUAL SITE PHOTOS**



Project Name: Maria Luisa Estate - Colorado

Project Owner: CasaRitz Terrylake LLC / JCAD Holdings INC.

Designed By:

ARMAMENTO ARCHITECTS & ASSOC.

Signature

Date

Approved By:

CasaRitz Terrylake LLC

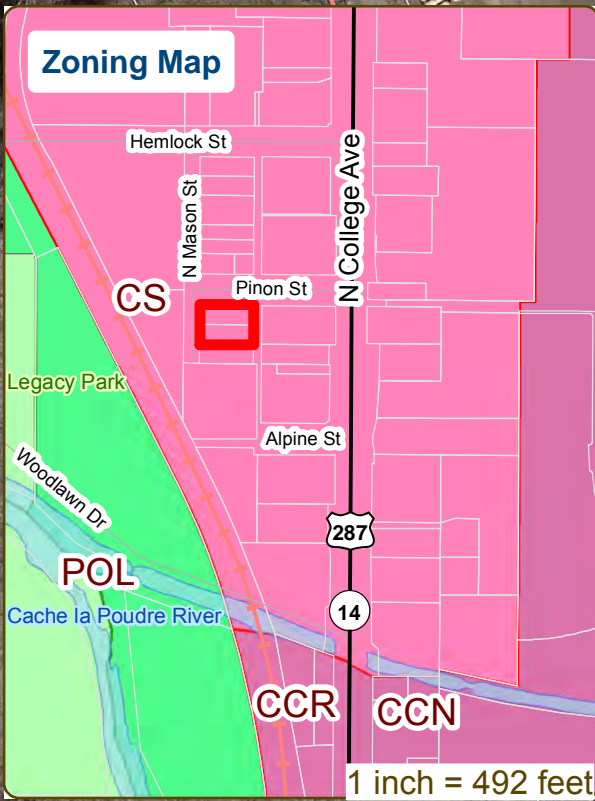
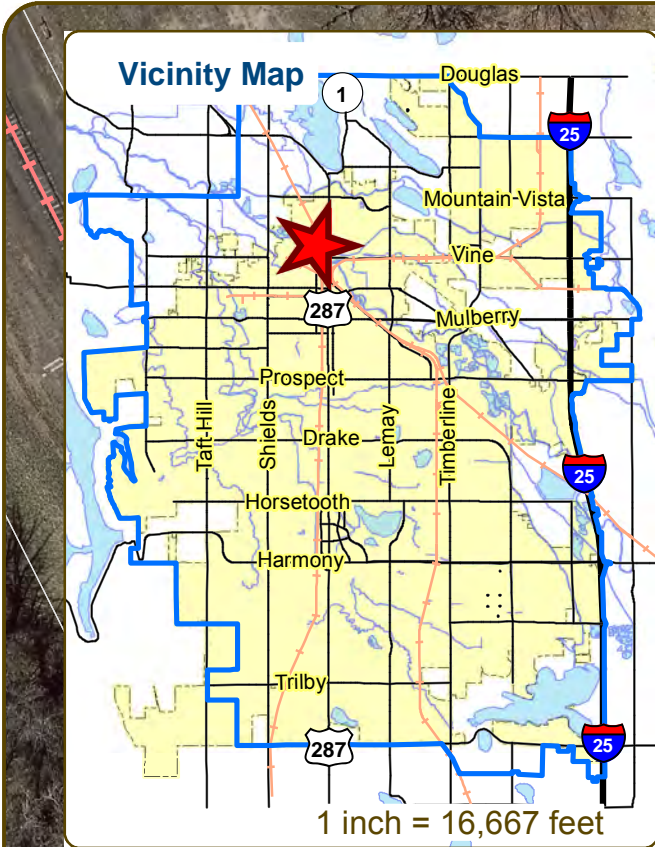
Signature

Date





# 920 N Mason Multifamily



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.**

Conceptual Reviews are scheduled on three Monday mornings per month on a “first come, first served” basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. **Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date.** Application materials must be e-mailed to [currentplanning@fcgov.com](mailto: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. **The more info provided, the more detailed your comments from staff will be.**

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

**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?





VIEW FROM SOUTHEAST: PINON AND ALLEY



VIEW FROM NORTHEAST: PINON AND ALLEY



VIEW FROM SOUTHWEST: MASON AND PINON

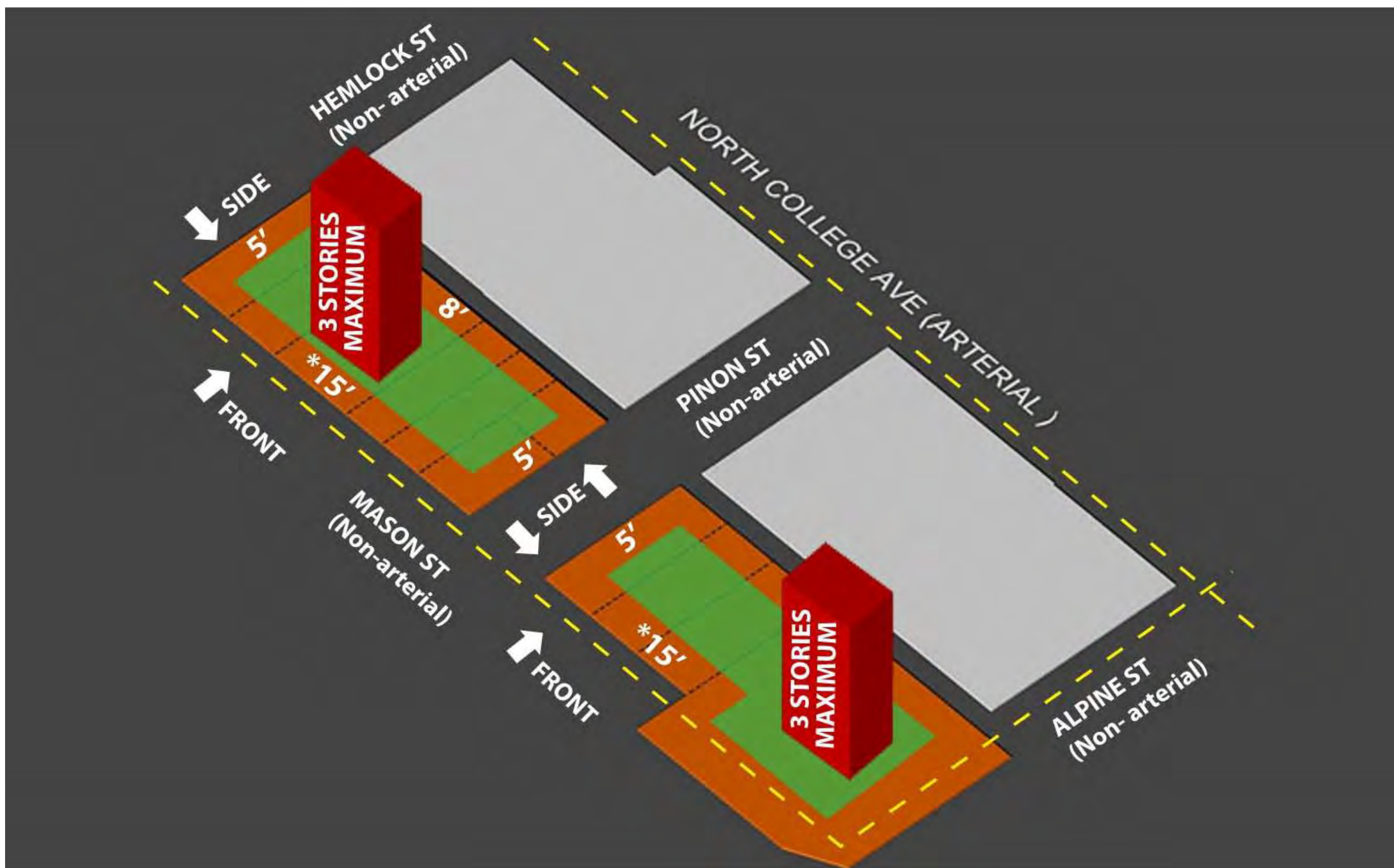


VIEW FROM NORTHWEST: MASON AND PINON



2 PARCEL DATA & DIMENSIONS  
SCALE: N.T.S.

4 EXISTING SITE PHOTOS  
SCALE: N.T.S.



3 ZONING ENVELOPE  
SCALE: N.T.S.

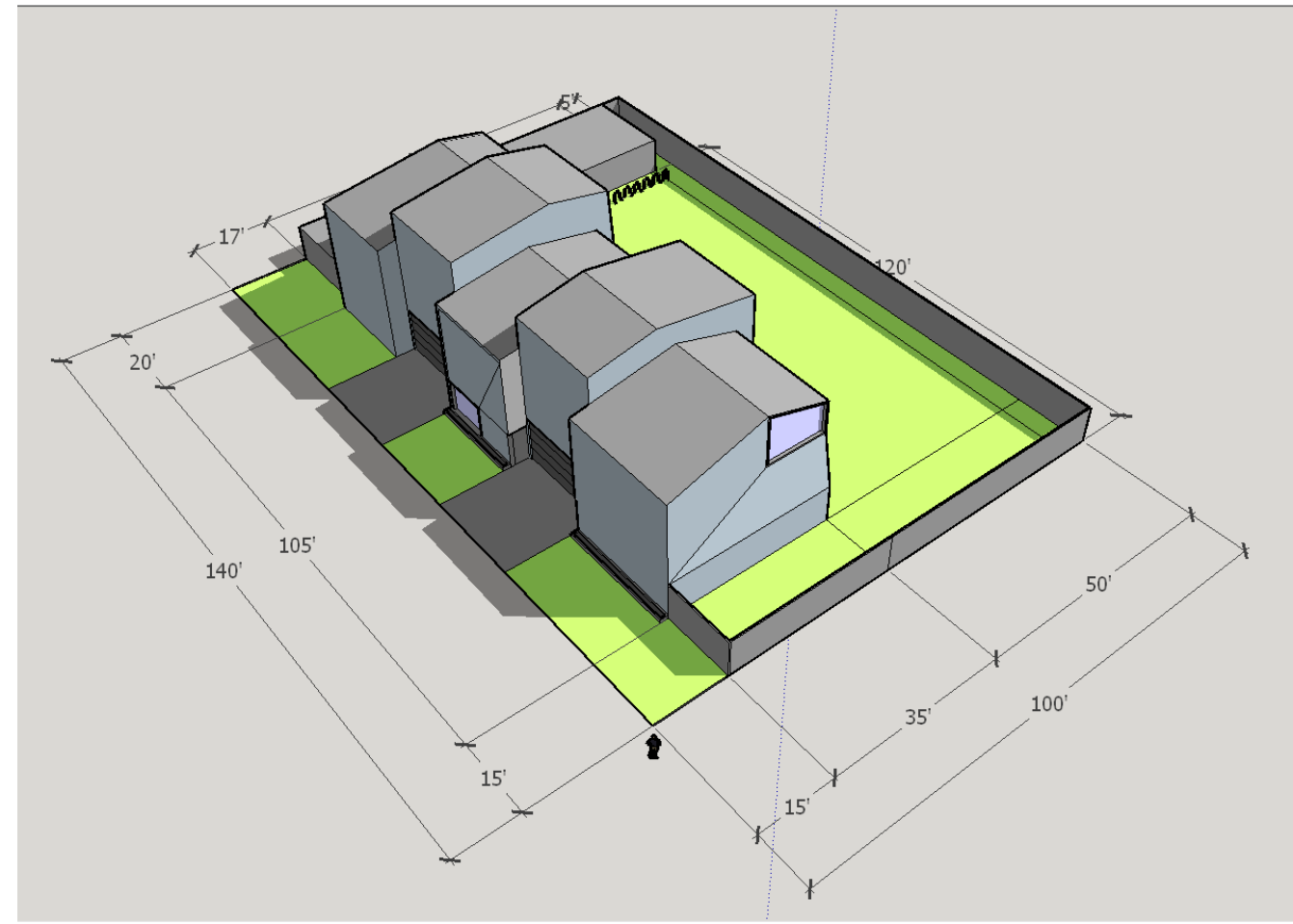
<p>● PARCEL #: 9702414017 OWNER: Jones Family Revocable trust ADDRESS: 521 Taft Hill Rd, Fort Collins CO</p>	<p>● PARCEL #: 9702414026 OWNER: Linda A. Arthur ADDRESS: 305 W. Magnolia St, # 267 CO</p>
<p>● PARCEL #: 9702414015 OWNER: Robert Nagel ADDRESS: 1022 N. Mason St, Fort Collins CO</p>	<p>● PARCEL #: 9702414023 OWNER: Little Guys Movers INC ADDRESS: 904 Woodrow LN, Denton TX OWNER: Angel Vargas ADDRESS: 110 Pinon St, Fort Collins CO</p>
<p>● PARCEL #: 9702414017 OWNER: Vicky Batty (Lot #1) Bernardina Villalba (Lot #2) Jose Correa (Lot #3) ADDRESS: 1020 N. Mason St, Fort Collins CO OWNER: Artsar Farms Family Limited Partn. ADDRESS: PO BOX 1338, Honokaa, HI</p>	<p>● PARCEL #: 9702423013, 9702423015 OWNER: James Raffone. ADDRESS: 920 N. Mason St, Fort Collins, CO</p>
<p>● PARCEL #: 9702414020 OWNER: Francisca Tellez ADDRESS: 1004 N. Mason St, Fort Collins CO</p>	<p>● PARCEL #: 9702423017 OWNER: Leonard James Cordova ADDRESS: 912 N. Mason St, Fort Collins CO</p>
<p>● PARCEL #: 9702414021 OWNER: Alissa F. Reines ADDRESS: 1002 N. Mason St, Fort Collins CO</p>	<p>● PARCEL #: 9702424023 OWNER: Schrader Oil Co. ADDRESS: 320 N. College Ave, Fort Collins, CO</p>

NOTE: PARCEL DIMENSIONS AND AREAS USED ABOVE WERE OBTAINED USING THE FT COLLINS GEO-GRAPHIC INFORMATION SYSTEM MAP AT:  
<http://gis.fcgov.com/fcmaps/fcmap.aspx>

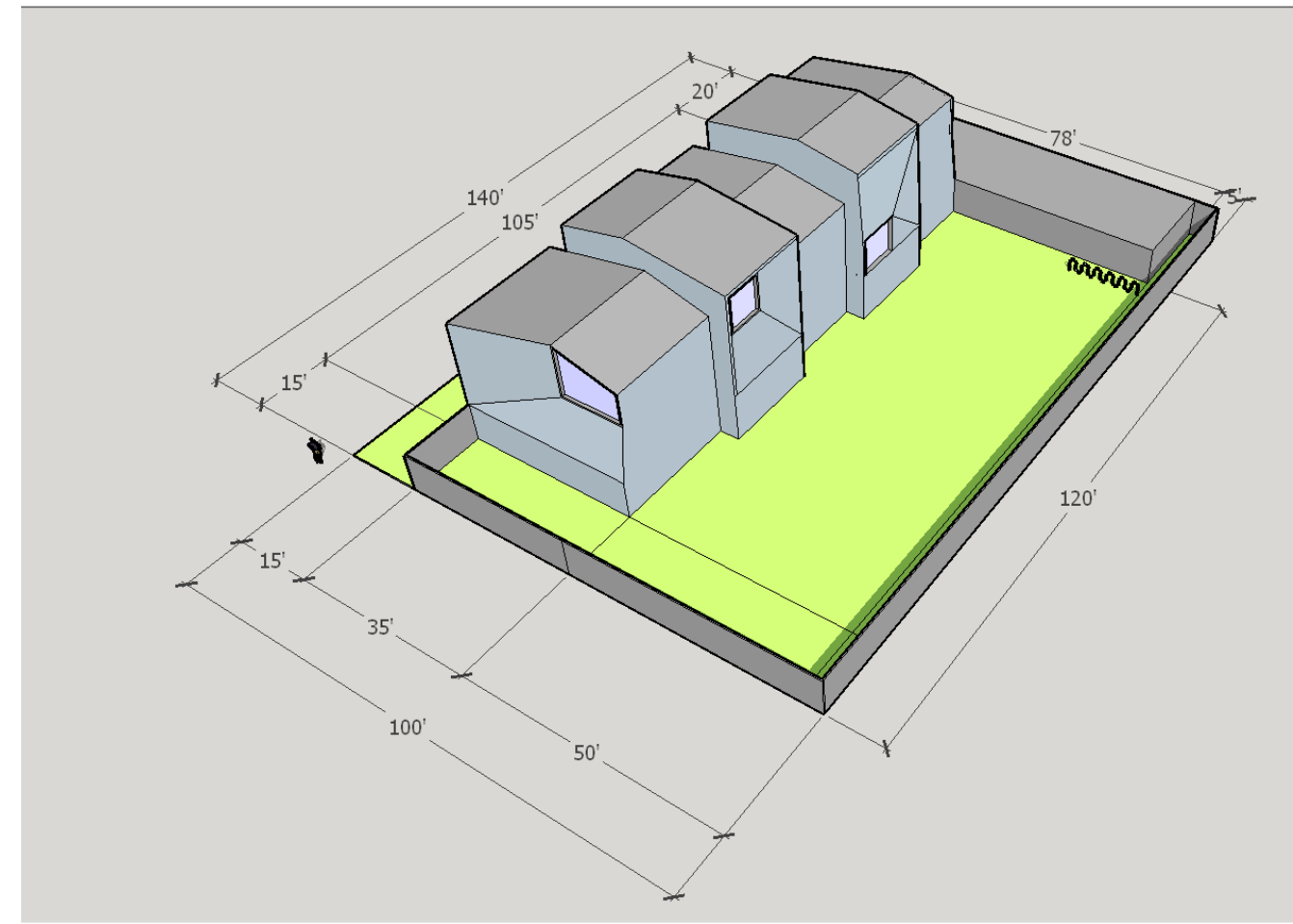
1 PARCEL OWNERSHIP DATA  
SCALE: N.T.S.

NO.	DATE	ISSUE
11	09/26/17	ISSUED FOR REVIEW

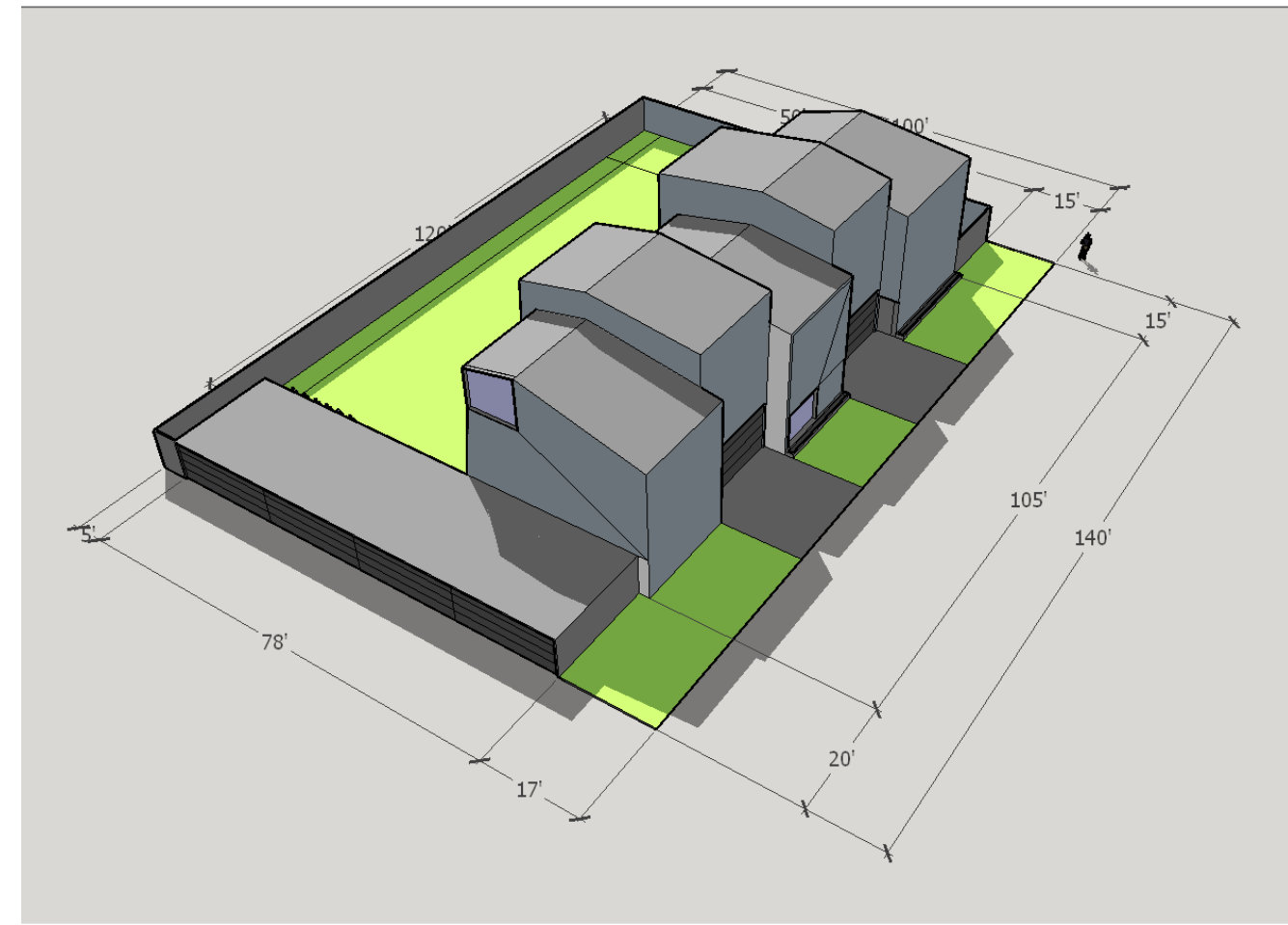




NORTHWEST VIEW

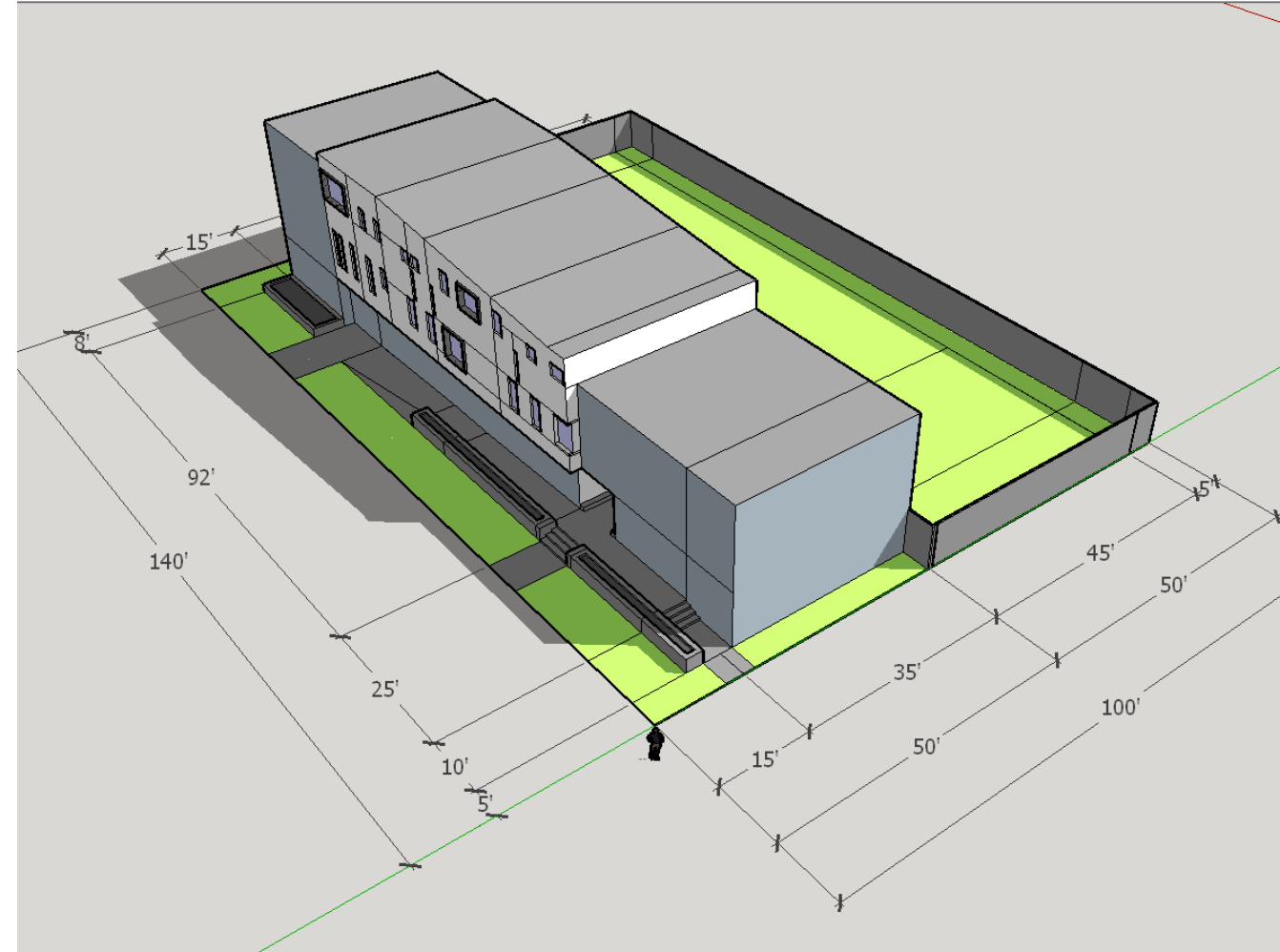


SOUTHWEST VIEW

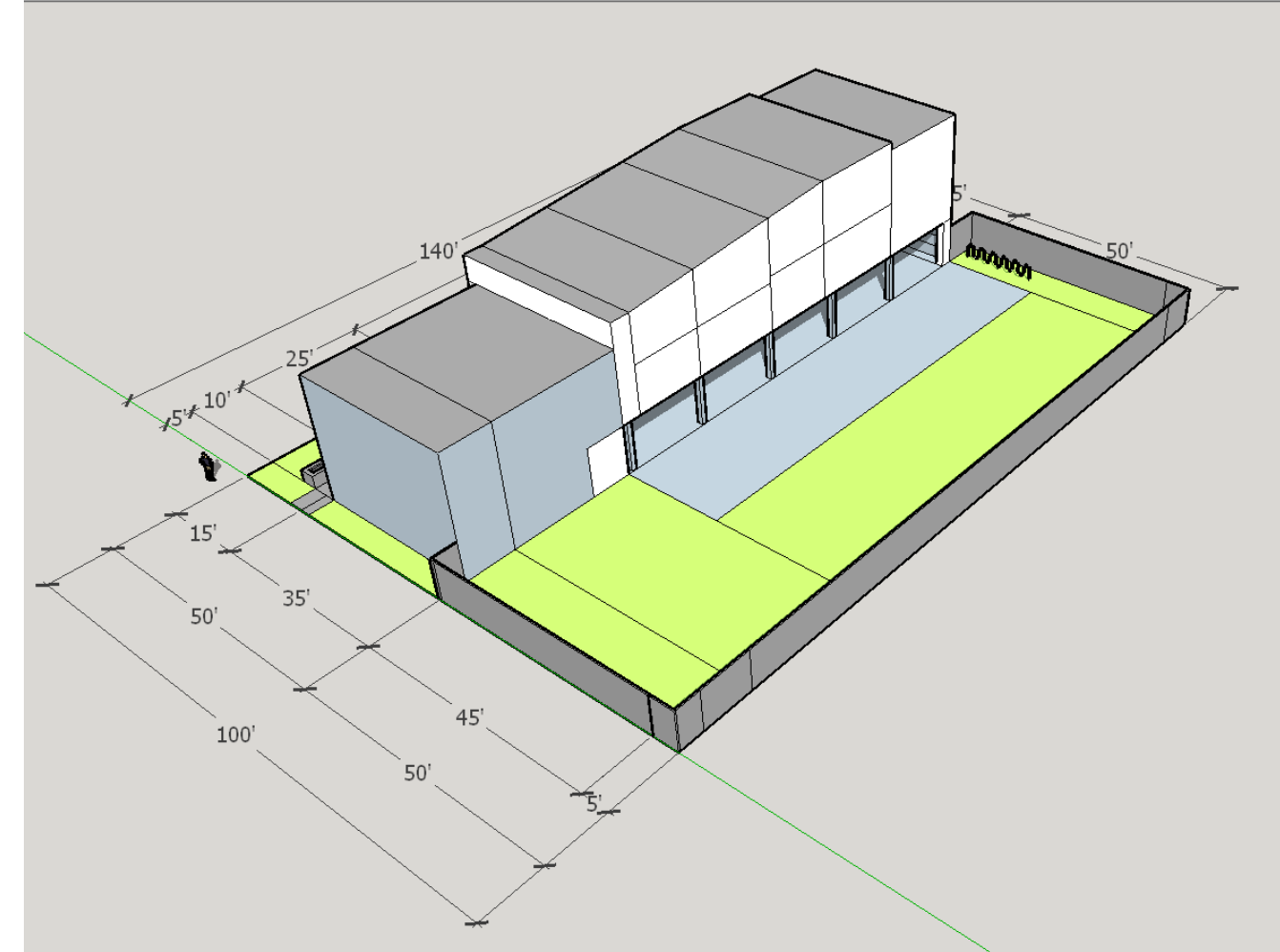


NORTHEAST VIEW

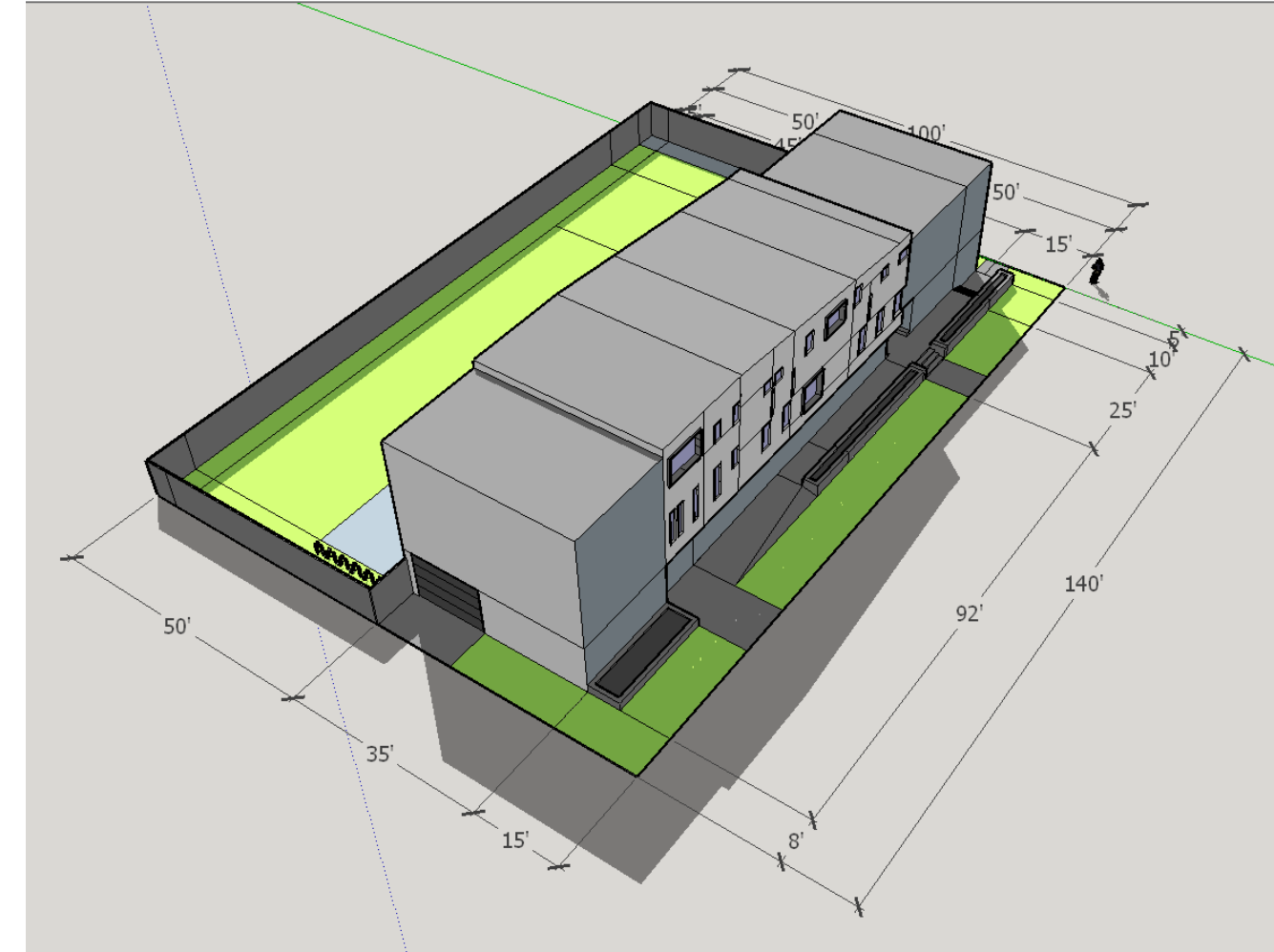
5 OPTION 3: ROWHOUSES  
SCALE: N.T.S.



NORTHWEST VIEW

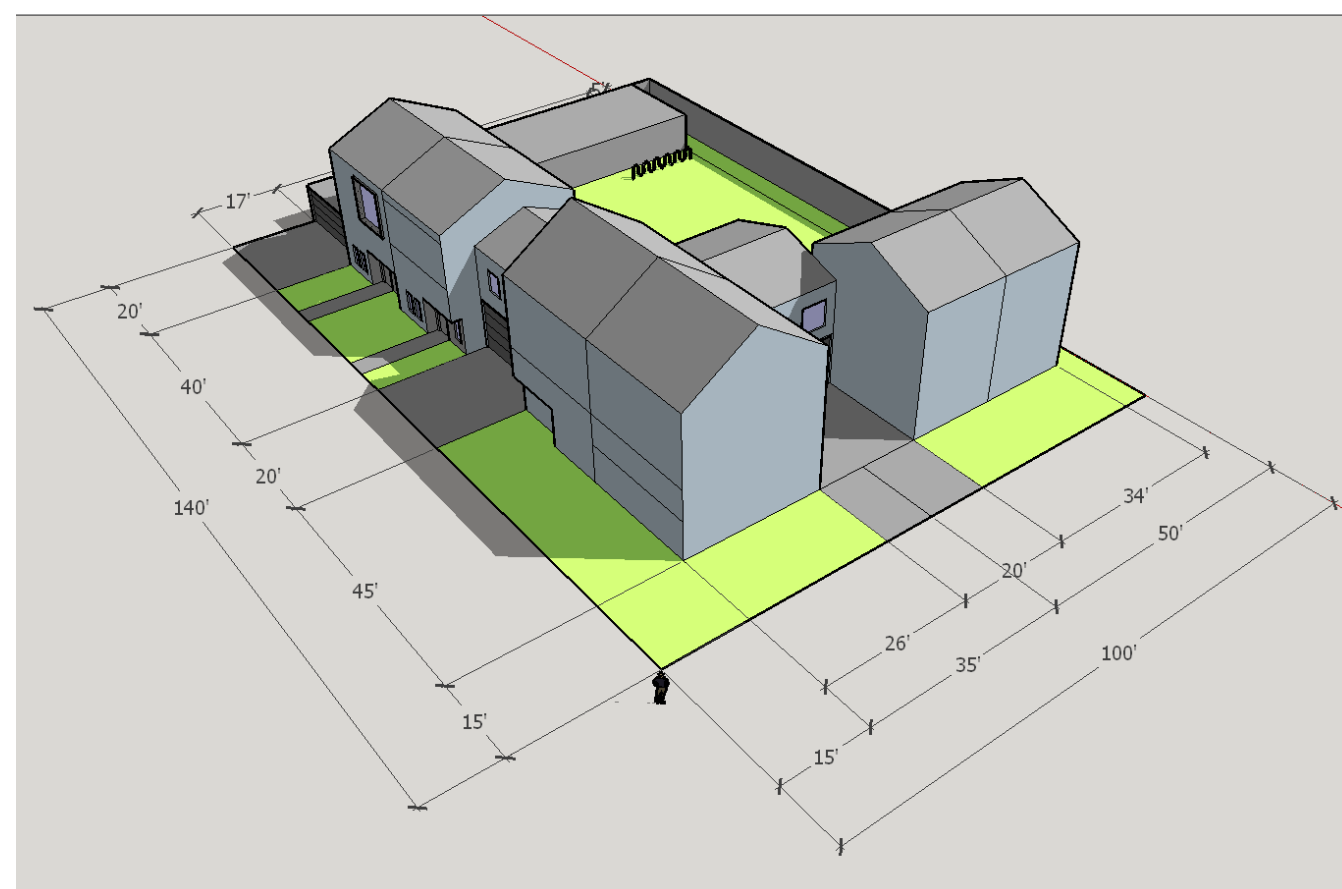


SOUTHWEST VIEW

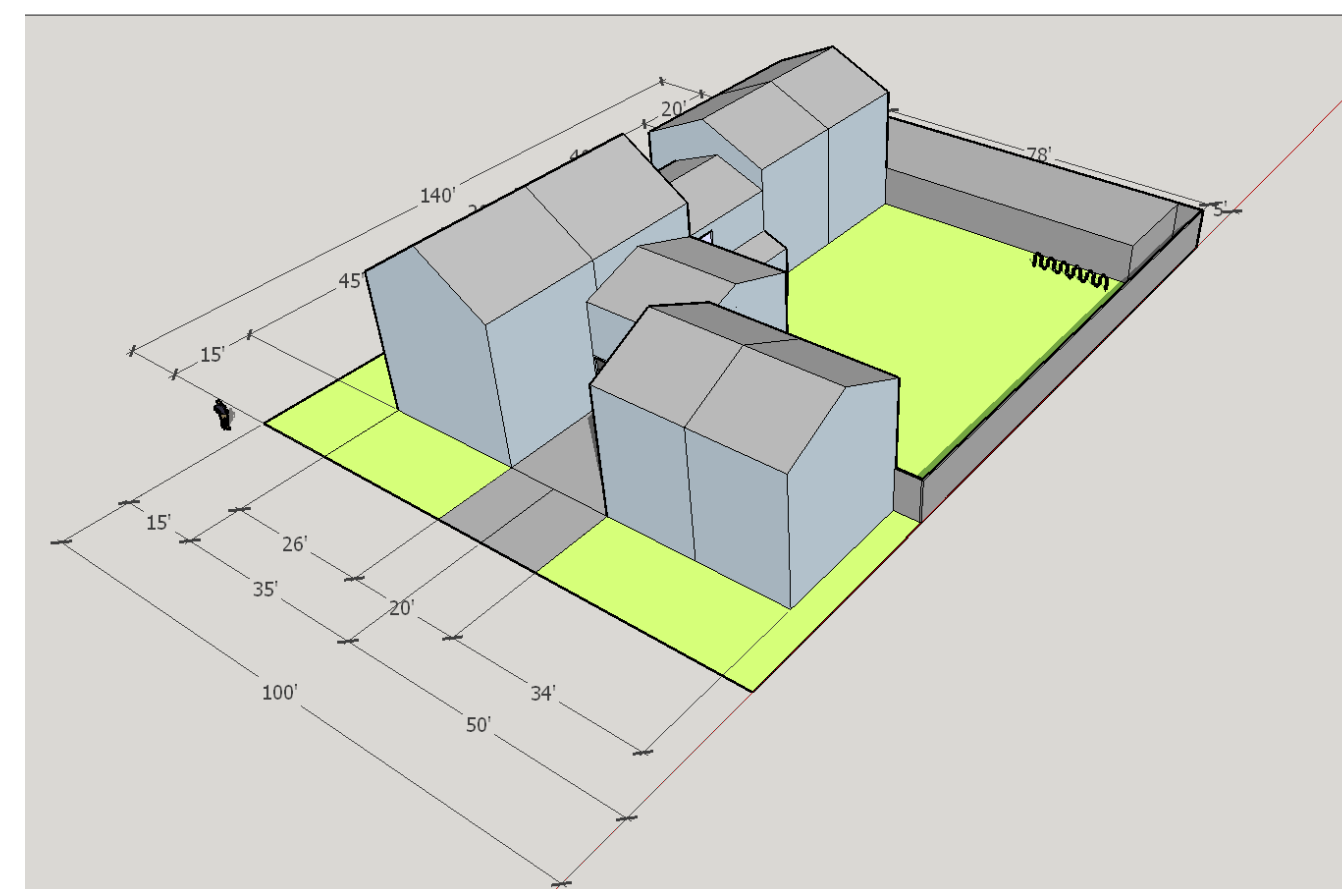


NORTHEAST VIEW

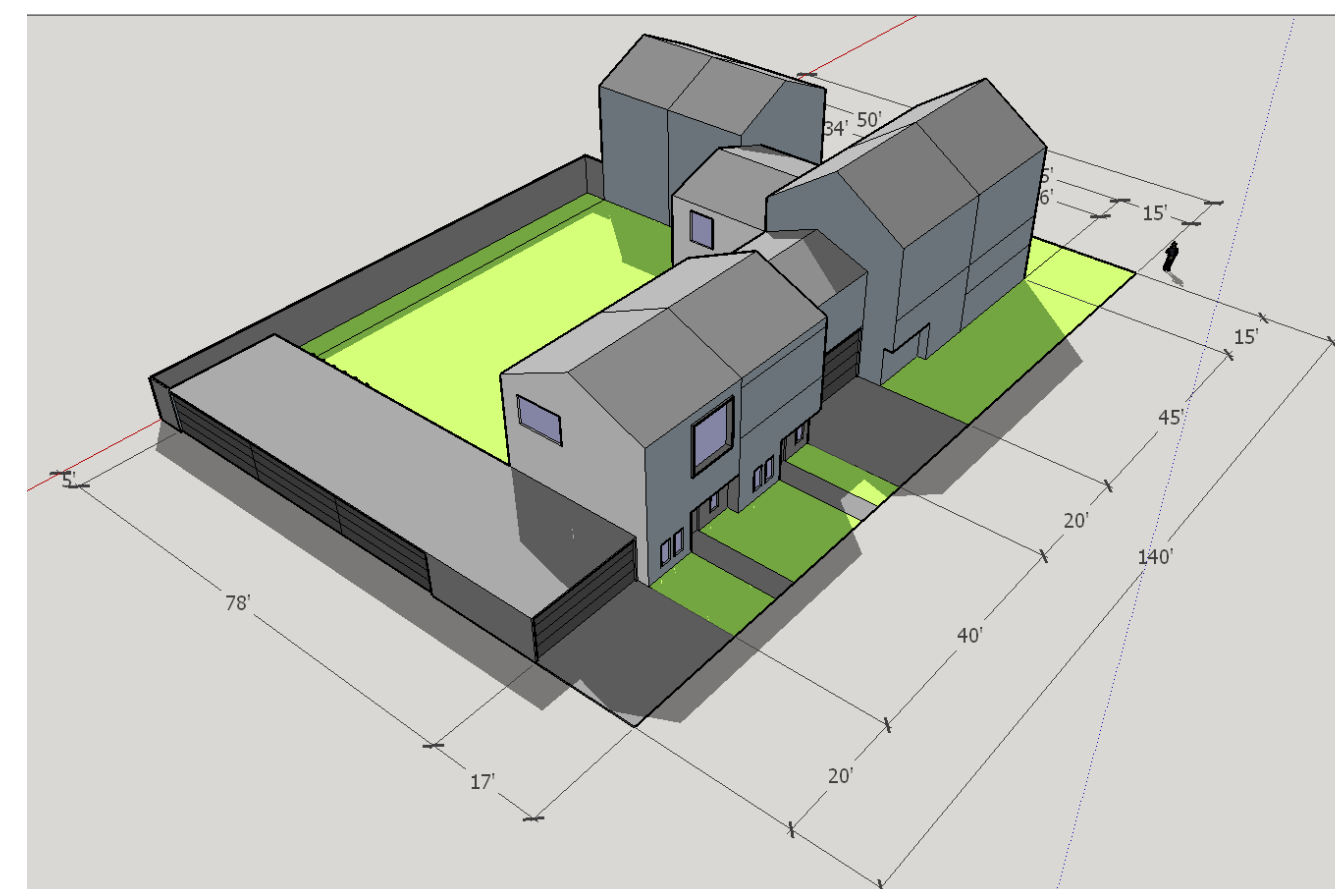
4 OPTION 2: BAR BUILDING  
SCALE: N.T.S.



NORTHWEST VIEW



SOUTHWEST VIEW



NORTHEAST VIEW

3 OPTION 1: TOWNHOUSES  
SCALE: N.T.S.



NORTHWEST VIEW



SOUTHWEST VIEW



NORTHEAST VIEW

CITY OF FORT COLLINS LAND USE CODE  
CURRENT AS OF 7 SEPTEMBER 2017

LOTS: 9702423013 & 9702423015

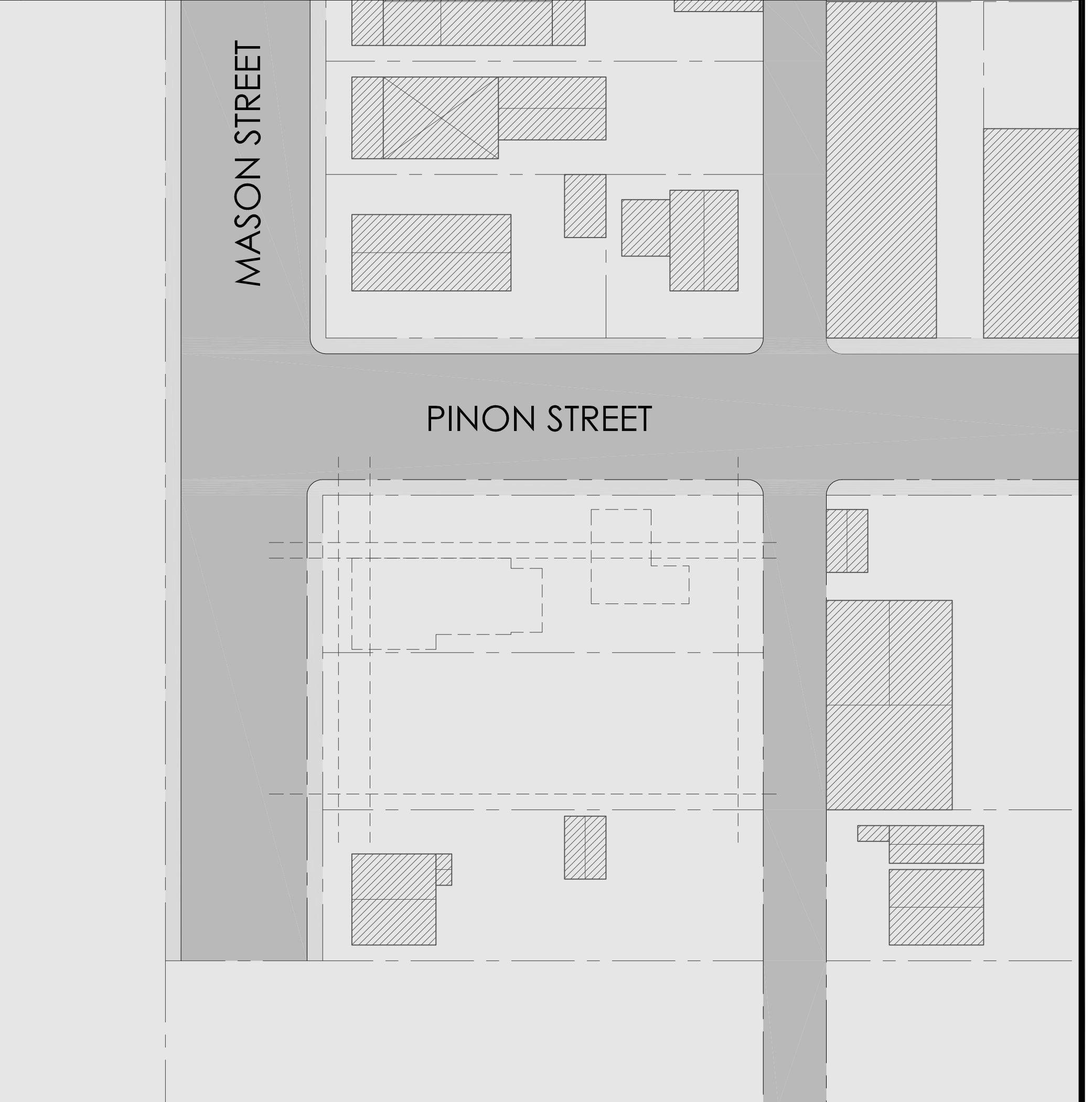
SECTION	DESCRIPTION	REQUIRED
4.22	DISTRICT	C-S (SERVICE COMMERCIAL)
4.22	PERMITTED USES	RESIDENTIAL, INCLUDING MULTI-FAMILY AND MIXED-USE DWELLINGS; COMMERCIAL/RETAIL, INCLUDING MARIJUANA USES
3.2.2.C.4	BICYCLE PARKING	ONE PER BEDROOM
3.2.2.K.1.A	PARKING SPACES PER DWELLING UNIT	1 BEDROOM, 1.50 SPACES 2 BEDROOM, 1.75 SPACES 3 BEDROOM, 2.00 SPACES SPECIAL REVIEW IS > 40 FT
3.5.1.C	BUILDING HEIGHT	15 FT *
3.5.2.E.2	SETBACK, FRONT	5 FT
3.5.2.E.3	SETBACK, SIDE YARD	8 FT (GARAGE, 0 FT) **
3.5.2.E.3	SETBACK, REAR YARD	50 FT
3.5.2.E.4	MIN LOT WIDTH	

NOTES:

- NO FLOOR AREA RATION (FAR) OR LOT COVERAGE LIMITATION REQUIREMENTS IN DISTRICT C-S.
- PARKING REQUIREMENTS ARE BASED ON USE. REFER TO SECTION 3.2.2.K FOR SPECIFIC PARKING REQUIREMENTS.
- FOR MIXED USE DEVELOPMENTS, SETBACK SHALL BE NO MORE THAN 15 FT. REFER TO SECTION 3.5.2 FOR SPECIFIC MIXED USE SETBACK REQUIREMENTS.
- NO STORY OF A COMMERCIAL OR RESIDENTIAL BUILDING SHALL BE MORE THAN 25 FT FROM FLOOR TO FLOOR. NO DETACHED ACCESSORY BUILDING MAY EXCEED 8 FT UNLESS SUCH BUILDING COMPLIES WITH ALL THE YARD SETBACK FOR THE DISTRICT IN WHICH SUCH BUILDING IS LOCATED.
- BUILDING USES EXCLUSIVELY FOR RESIDENTIAL OCCUPANCY AND PERMITTED ACCESSORY USES, INCLUDING SINGLE-FAMILY, TWO-FAMILY, MULTI-FAMILY DWELLINGS, AND WHICH CONTAIN: 800 SQ FT OF FLOOR AREA (SECTION 5: DEFINITIONS).
- A MINIMUM OF 50 FT LOT WIDTH SHALL BE REQUIRED FOR ANY SINGLE-FAMILY DETACHED DWELLING IF THE GARAGE AND/OR DRIVEWAY IS SERVED FROM THE ABUTTING STREET.
- IN THE CASE OF CORNER LOTS, ONLY THE SIDE TO WHICH THE PRIMARY ENTRANCE FACES SHALL BE CONSIDERED THE FRONT LINE. REFER TO SECTION 3.8.19.C FOR REQUIREMENTS.

- \* SETBACK IS FOR NON-ARTERIAL STREETS, AND IS THE SAME FOR MIXED-USE BUILDINGS (SECTION 3.5.3).
- \*\* GARAGE HEIGHT LIMITED TO 8 FT TO QUALIFY FOR 0 FT SETBACK.

2 ZONING REGULATIONS SUMMARY  
SCALE: N.T.S.



1 PARCEL PLAN  
SCALE: N.T.S.



NORTHWEST VIEW

SIGNED BY:

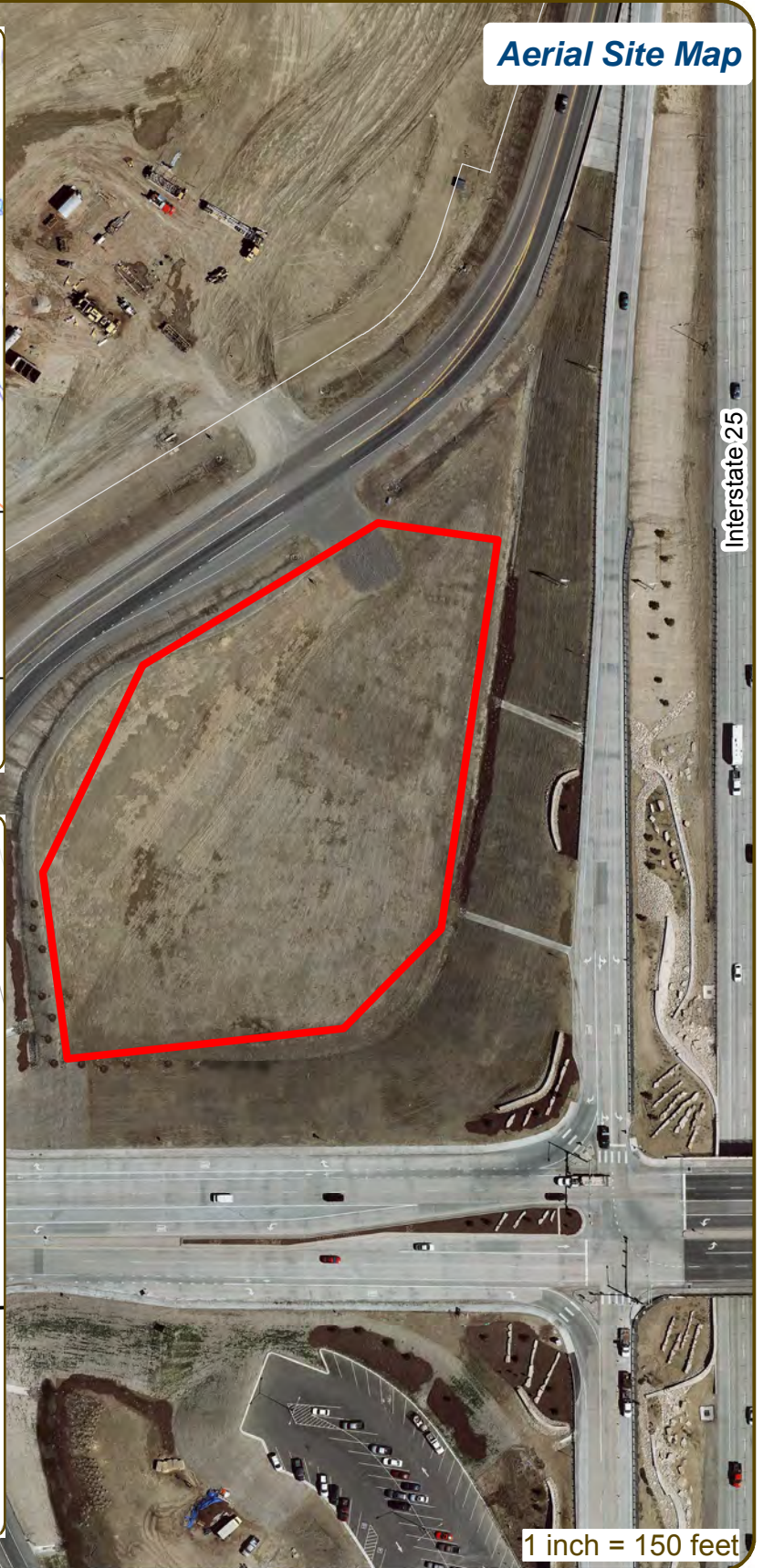
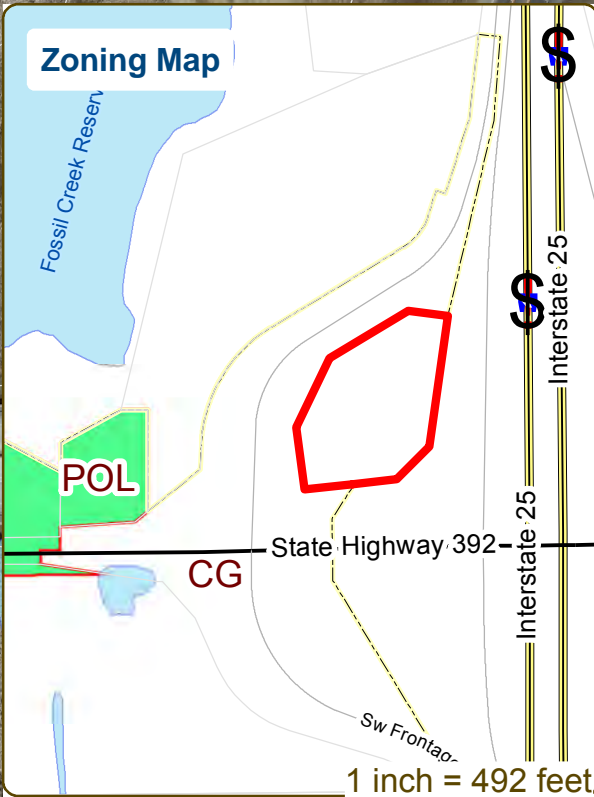
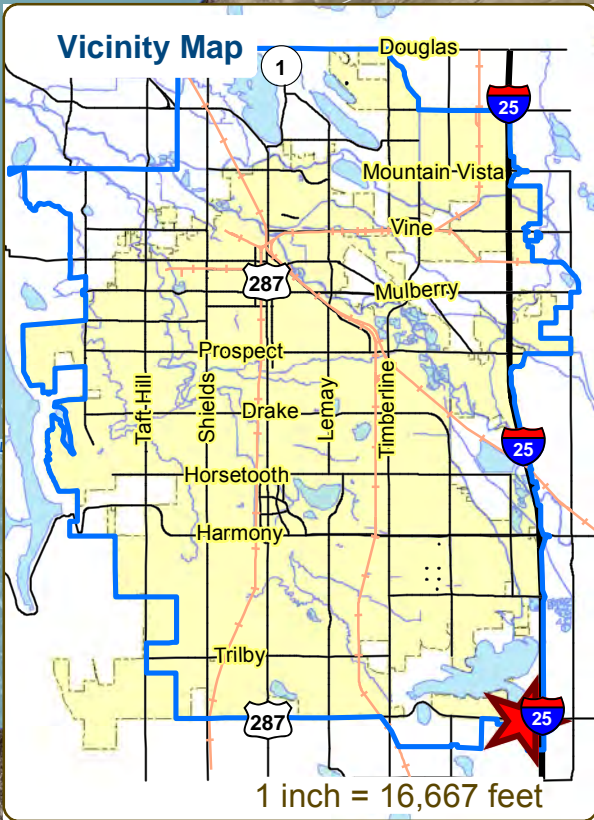
SALVATORE J. RAFFONE, AIA  
CT LIC. NO. ARI.0010993  
© 2017 GRAPHITE ARCHITECTURE & DESIGN

NO.	DATE	ISSUE
1	09/28/17	ISSUED FOR REVIEW



# Loaf 'N Jug Fuel Center I-25 & CO 392

**Aerial Site 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.

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays 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) \_\_\_\_\_

Tasha Bolivar, Site Development Project Manager - Consultant

Business Name (if applicable) Galloway & Company, Inc.

Your Mailing Address 6162 S. Willow Dr., Suite 320, Greenwood Village, CO 80111

Phone Number 303-770-8884 Email Address tashabolivar@gallowayus.com

Site Address or Description (parcel # if no address) Parcel #8615305702

Description of Proposal (attach additional sheets if necessary) Convenience store with car wash, including 8-MPD fuel canopy, and associated site improvements

Proposed Use Convenience store w/fuel & carwash Existing Use vacant land

Total Building Square Footage C-store 5,988 Carwash 688 S.F. Number of Stories 1 Lot Dimensions ~2.84 acres

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 [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 Approx. 70,000 S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

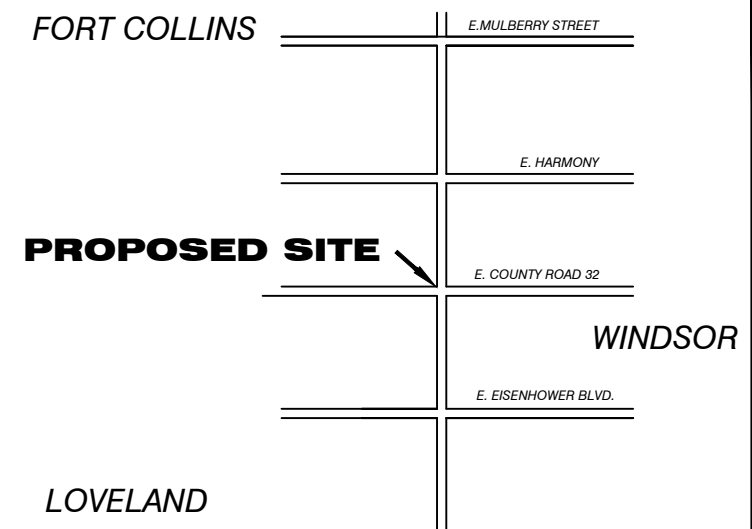
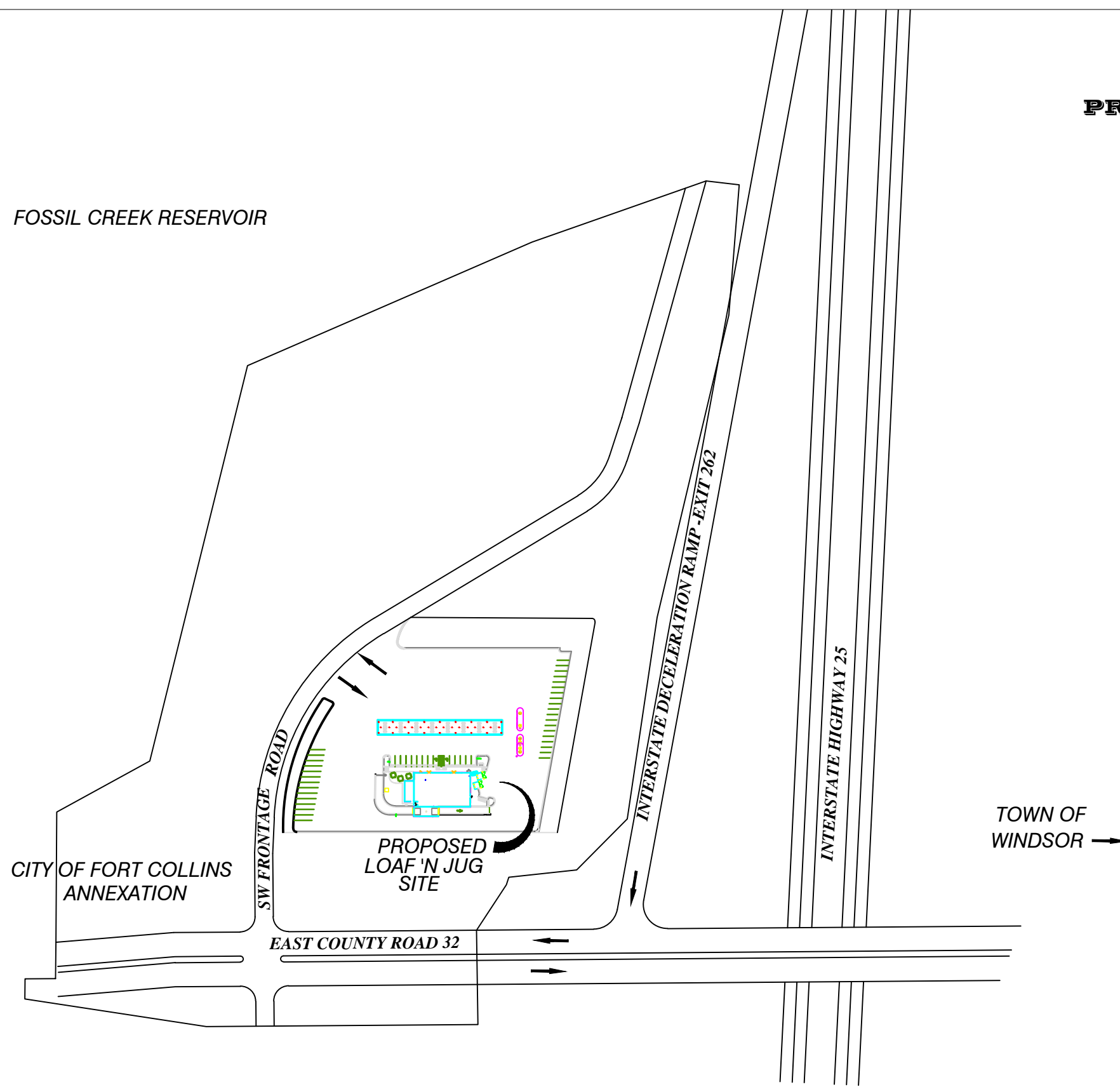
Suggested items for the Sketch Plan:

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?

**LOAF 'N JUG  
S.W. FRONTAGE ROAD  
FORT COLLINS, COLORADO  
PROPOSED SITE PLAN & LOT LAYOUT**



FOSSIL CREEK RESERVOIR



VICINITY MAP  
N.T.S.

NOTES:

1. THIS DRAWING WAS DEVELOPED AS A CONCEPTUAL DRAWING AND SHOULD BE USED FOR VISUAL ONLY.

SHEET 1 OF 2	I-25 Exit 262 Fort Collins Colorado	SCALE: NTS
	PROPOSED SITE AND LOT LAYOUT	DATE: 4/29/2017 P.M.
	SITE PLAN	DSN BY J. CRUZ
		DWN BY J. CRUZ



**PROPOSED SITE  
LOCATION**

NO.	REVISION	BY	DATE



# INTERSTATE LAND HOLDINGS ANNEXATION

TO THE CITY OF FORT COLLINS

A TRACT OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 15 AND THE NORTHWEST QUARTER OF SECTION 22, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th P.M., COUNTY OF LARIMER, STATE OF COLORADO

### DESCRIPTION:

A tract of land located in the Southwest Quarter of Section 15 and the Northwest Quarter of Section 22, Township 6 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado, and being more particularly described as follows:

Considering the South line of the Southwest Quarter of said Section 15 as bearing North 89°41'04" East and with all bearings contained herein relative thereto:

Commencing at the Southwest corner of said Section 15; thence along said South line of the Southwest Quarter, North 89°41'04" East, 1274.77 feet to the POINT OF BEGINNING; thence continuing along said South line, North 89°41'04" East, 50.73 feet; thence departing said line, North 00°22'04" East, 60.14 feet to the Southwest corner of Lot 3, Interstate Land Holdings Minor Land Division, File No. 12-S3124; thence along the West line of said Lot 3 the following four (4) courses and distances, North 00°22'04" East, 215.36 feet; thence, North 61°20'04" East, 175.91 feet; thence, South 89°57'15" East, 69.25 feet; thence, South 00°22'04" West, 260.43 feet to a point on the Westerly line of that tract of land recorded at Reception No. 20110022909 Larimer County Clerk and Recorder; thence along said line the following twelve (12) courses and distances, North 51°22'34" East, 172.07 feet; thence, North 02°32'12" East, 59.46 feet; thence along a curve concave to the Southeast having a central angle of 56°26'03", an arc length of 369.36 feet with a radius of 375.00 feet, and the chord of which bears North 30°45'13" East, 354.61 feet; thence, North 58°58'13" East, 393.41 feet; thence along a curve concave to the Northwest having a central angle of 41°07'03", an arc length of 107.65 feet with a radius of 150.00 feet, and the chord of which bears North 38°24'43" East, 105.35 feet; thence, North 17°51'13" East, 66.70 feet; thence, South 72°08'47" East, 24.97 feet; thence, North 17°51'25" East, 203.42 feet; thence, North 06°32'54" East, 216.12 feet; thence, South 83°27'06" East, 55.00 feet; thence, South 04°33'24" West, 216.25 feet; thence, South 13°20'35" West, 514.74 feet to the Northeast corner of Lot 2, Interstate Land Holdings Minor Land Division, File No. 12-S3124; thence along the easterly line of said Lot 2 the following three (3) courses and distances, South 08°23'22" West, 337.31 feet; thence, South 44°41'59" West, 118.86 feet; thence, South 83°50'53" West, 113.22 feet; thence departing said line, South 17°51'29" West, 13.05 feet; thence, South 33°15'59" West, 90.10 feet; thence, South 00°52'47" East, 156.17 feet to the North line of that tract of land recorded in Reception No. 20110064864 Larimer County Records; thence along said line and along the North line of that tract of land recorded in Reception No. 20090035759, South 89°33'34" West, 450.02 feet; thence, North 81°20'56" West, 303.80 feet; thence, North 00°20'00" East, 33.42 feet to the Point of Beginning.

The above described tracts of land contain 530,958 square feet or 12.189 acres, more or less and is subject to all easements and rights-of-way now on record or existing.

### ANNEXATION:

Total Perimeter ..... 4847.41 feet

Contiguous Boundary ..... 1042.18 feet

Minimum Contiguous Feet Required ..... 807.90 feet

### OWNERS:

Lot 3, MLD 12-S3124 - City of Fort Collins ..... 1.345 acres, 11.03%

Lot 2, MLD 12-S3124 - Interstate Land Holdings, LLC ..... 2.841 acres, 23.31%

Highway, CDOT, Right-of-Way ..... 8.003 acres, 65.66%

### NOTES:

- This Annexation Plat does not represent an actual field survey. It is made from recorded legal descriptions and platted subdivisions and it is not intended to be a land survey plat.
- No rights-of-way or easements, except those shown hereon, were determined by this survey, nor was any research conducted to determine the existence of additional easements, per the request of the client.
- The owner did not request a title search; therefore this survey does not constitute a title search by the surveyor. Any information regarding record easements, adjoiners, and other documents that might affect the quality of title to this tract of land was obtained from general information on deeds or etc. supplied by the owners.

### APPROVED:

This plat to be known as INTERSTATE LAND HOLDINGS ANNEXATION to the City of Fort Collins, County of Larimer,

State of Colorado by Ordinance No. 111, 2017, passed and adopted on final reading at a regular meeting of the City Council of Fort Collins, Colorado held on the 29 day of September, 2017.

*[Signature]*  
City Clerk / Deputy

### APPROVED AS TO FORM:

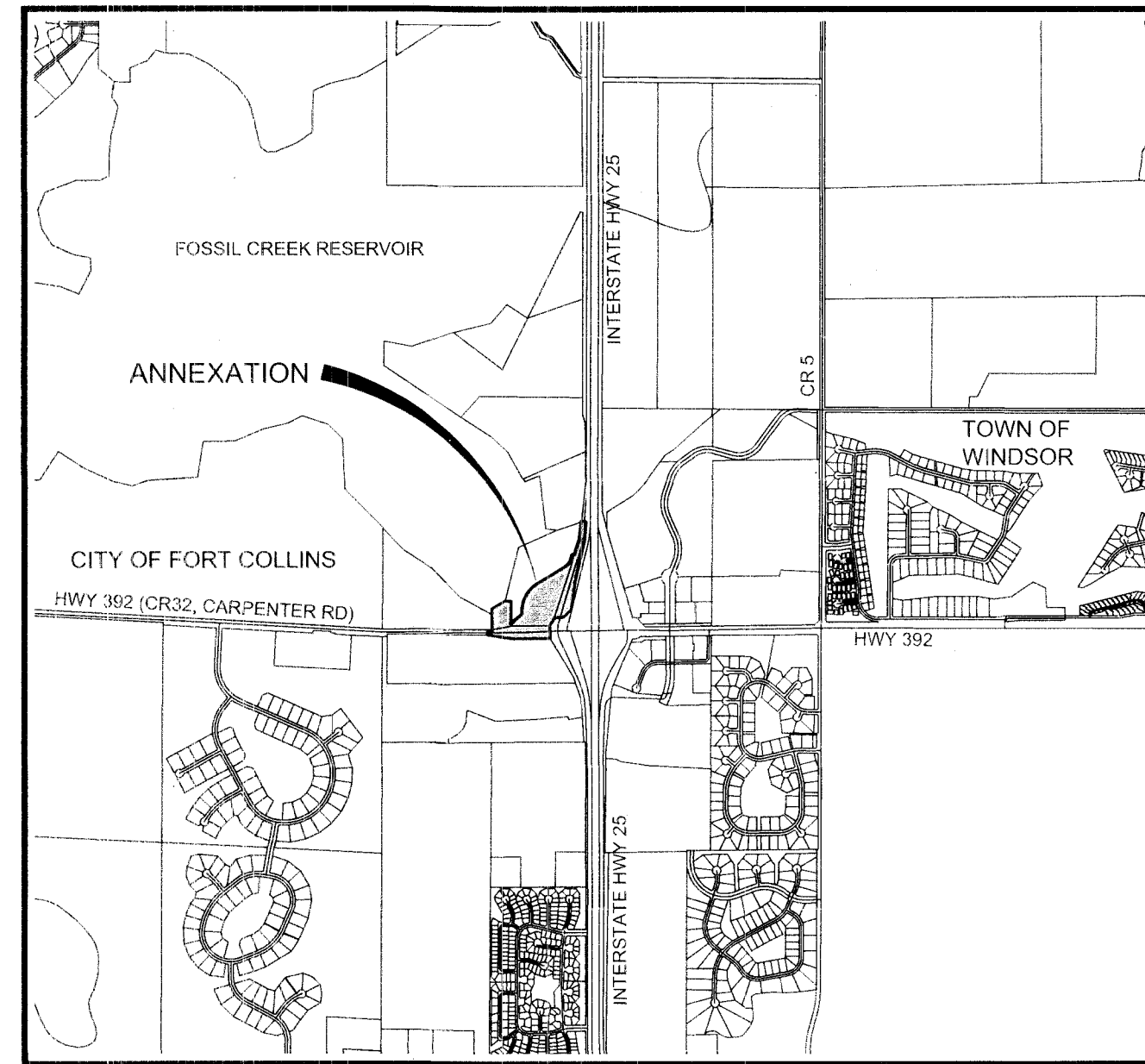
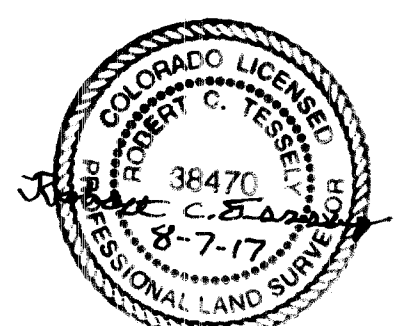
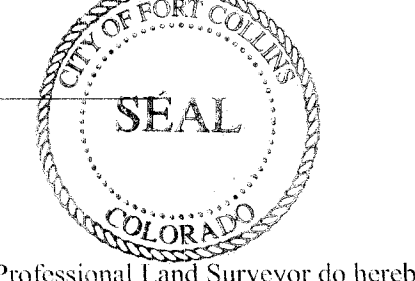
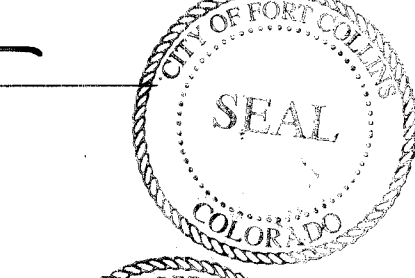
*[Signature]*  
City Engineer

### SURVEYOR'S STATEMENT

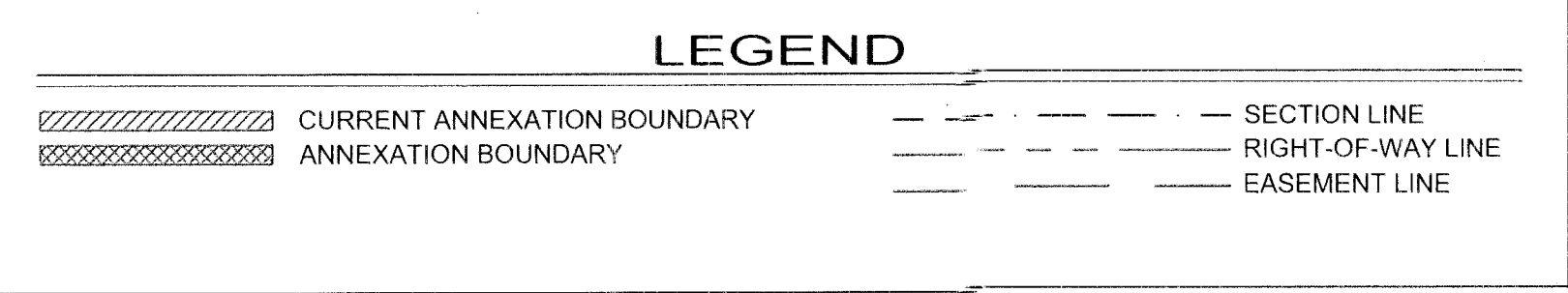
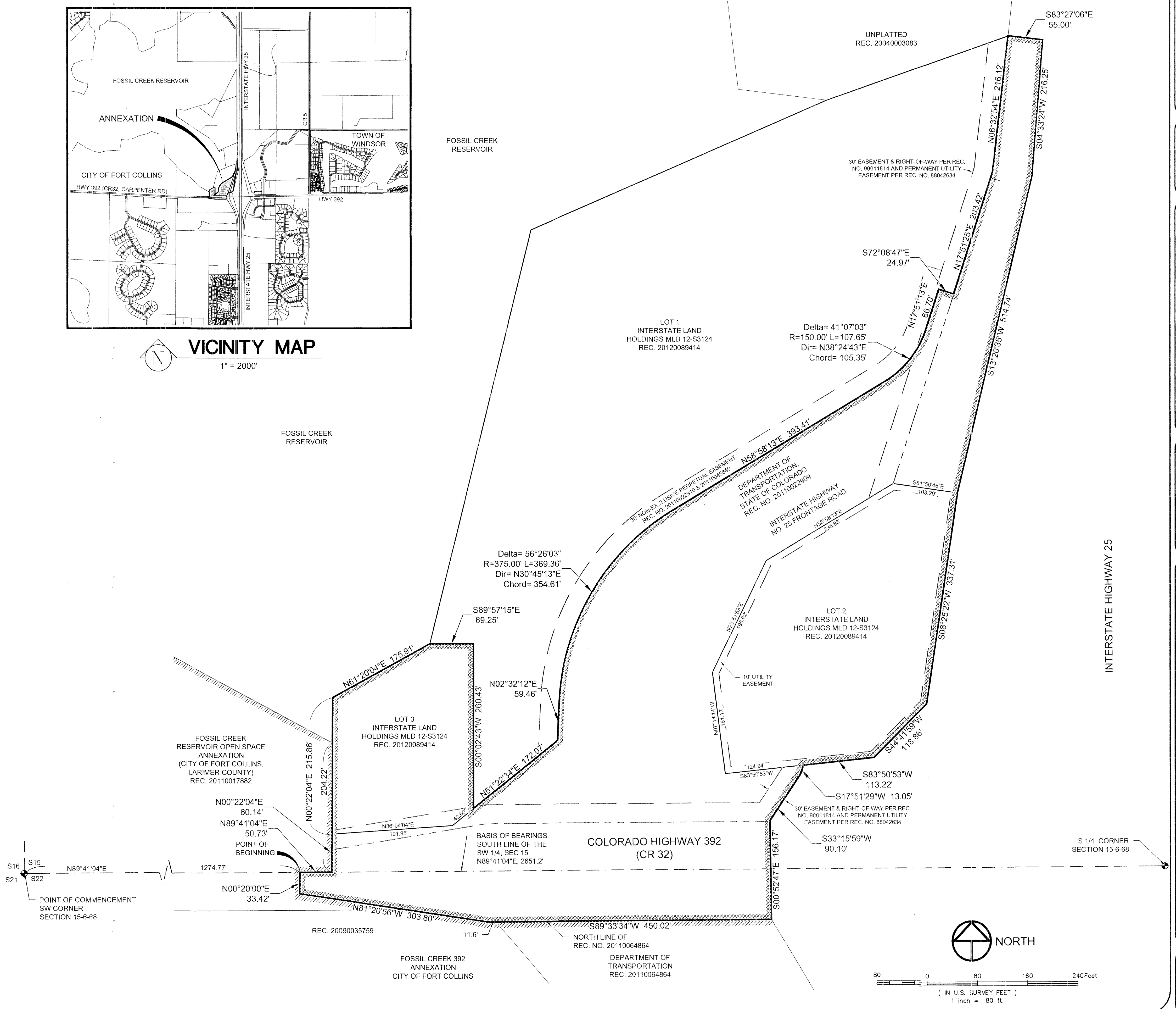
I, Robert C. Tessely, a Colorado Registered Professional Land Surveyor do hereby state that this map of land proposed to be Annexed to the City of Ft. Collins, County of Larimer, State of Colorado was prepared under my direct supervision from existing documents of record, and that the same is true and correct to the best of my knowledge, information and belief.

I further state that not less than one-sixth of the perimeter of the area proposed to be annexed is contiguous to the boundary line of the City of Fort Collins, County of Larimer, State of Colorado

For and on behalf of Northern Engineering  
Robert C. Tessely  
Colorado Registered Professional  
Land Surveyor No. 38470



VICINITY MAP  
1" = 2000'



NOTICE: According to Colorado law you must commence any legal action based upon these plat maps within three years after you discover such defects. In no event may any action based upon any defect in this survey be commenced more than ten years after the date of this certificate above hereon.

SECTION: 15 & 22  
TOWNSHIP: 6 N  
RANGE: 68 W of the 6th PM

NORTHERN ENGINEERING  
90 North Street, Suite 100  
Fort Collins, Colorado 80521  
Phone: 970.331.1158  
www.northernengineering.com

DATE: 09/07/17  
SCALE: 1" = 80'  
PROJECT: Interstate Land  
DRAWN BY: M. Kinrade  
REVIEWED BY: B. Teseley

INTERSTATE LAND HOLDINGS ANNEXATION  
TO THE CITY OF FORT COLLINS  
LARIMER COUNTY, COLORADO

Sheet 1  
Of 1 Sheet

ORDINANCE NO. 112, 2017  
OF THE COUNCIL OF THE CITY OF FORT COLLINS  
AMENDING THE ZONING MAP OF THE CITY OF FORT COLLINS  
AND CLASSIFYING FOR ZONING PURPOSES THE PROPERTY  
INCLUDED IN THE INTERSTATE LAND HOLDINGS ANNEXATION  
TO THE CITY OF FORT COLLINS, COLORADO AND APPROVING  
CORRESPONDING CHANGES TO THE SIGN DISTRICT MAP

WHEREAS, Division 1.3 of the Land Use Code of the City of Fort Collins establishes the Zoning Map and Zone Districts of the City; and

WHEREAS, Division 2.9 of the Land Use Code of the City of Fort Collins establishes procedures and criteria for reviewing the zoning of land; and

WHEREAS, pursuant to Land Use Code Section 2.9.2, the City Planning and Zoning Board, at its meeting on July 20, 2017, unanimously recommended zoning the property to be known as the Interstate Land Holdings Annexation (the "Property") as General Commercial and Public Open Lands as more particularly described below and determined that the proposed zoning is consistent with the City's Comprehensive Plan and/or is warranted by changed conditions within the neighborhood surrounding and including Property; and

WHEREAS, the City Council has determined that the proposed zoning of the Property is consistent with the City's Comprehensive Plan and/or is warranted by changed conditions within the neighborhood surrounding and including the Property; and

WHEREAS, to the extent applicable, the City Council has also analyzed the proposed zoning against the applicable criteria set forth in Section 2.9.4(H)(3) of the Land Use Code and finds the proposed zoning to be in compliance with all such criteria; and

WHEREAS, in accordance with the foregoing, the City Council has considered the zoning of the Property as described below, finds it to be in the best interests of the City, and has determined that the Property should be zoned as hereafter provided.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF FORT COLLINS as follows:

Section 1. That the City Council hereby makes and adopts the determinations and findings contained in the recitals set forth above.

Section 2. That the Zoning Map of the City of Fort Collins adopted pursuant to Section 1.3.2 of the Land Use Code of the City of Fort Collins is hereby changed and amended by including the following portion of the Property in the General Commercial ("G-C") Zone District as more particularly described as:



A tract of land located in the Southwest Quarter of Section 15 and the Northwest Quarter of Section 22, Township 6 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado, and being more particularly described as follows:

Considering the South line of the Southwest Quarter of said Section 15 as bearing North 89°41'04" East and with all bearings contained herein relative thereto:

Commencing at the Southwest corner of said Section 15; thence along said South line of the Southwest Quarter, North 89°41'04" East, 1274.77 feet to the **POINT OF BEGINNING**; thence continuing along said South line, North 89°41'04" East, 50.73 feet; thence departing said line, North 00°22'04" East, 60.14 feet to the Southwest corner of Lot 3, Interstate Land Holdings Minor Land Division, File No. 12-S3124; thence along the South line of said Lot 3 the following two (2) courses and distances; North 86°04'04" East, 191.95 feet; thence, North 51°22'34" East, 42.60 feet to a point on the Westerly line of that tract of land recorded at Reception No. 20110022909 Larimer County Clerk and Recorder; thence along said line the following twelve(12) courses and distances, North 51°22'34" East, 172.07 feet; thence, North 02°32'12" East, 59.46 feet; thence along a curve concave to the Southeast having a central angle of 56°26'03", an arc length of 369.36 feet with a radius of 375.00 feet, and the chord of which bears North 30°45'13" East, 354.61 feet; thence, North 58°58'13" East, 393.41 feet; thence along a curve concave to the Northwest having a central angle of 41°07'03", an arc length of 107.65 feet with a radius of 150.00 feet, and the chord of which bears North 38°24'43" East, 105.35 feet; thence, North 17°51'13" East, 66.70 feet; thence South 72°08'47" East, 24.97 feet; thence, North 17°51'25" East, 203.42 feet; thence, North 06°32'54" East, 216.12 feet; thence, South 83°27'06" East, 55.00 feet; thence, South 04°33'24" West, 216.25 feet; thence, South 13°20'35" West, 514.74 feet to the Northeast corner of Lot 2, Interstate Land Holdings Minor Land Division, File No. 12-S3124 ; thence along the easterly line of said Lot 2 the following three (3) courses and distances: South 08°25'22" West, 337.31 feet; thence, South 44°41'59" West, 118.86 feet; thence, South 83°50'53" West, 113.22 feet; thence departing said line, South 17°51'29" West, 13.05 feet; thence, South 33°15'59" West, 90.10 feet; thence, South 00°52'47" East, 156.17 feet to the North line of that tract of land recorded in Reception No. 20110064864 Larimer County Records; thence along said line and along the North line of that tract of land recorded in Reception No. 20090035759, South 89°33'34" West, 450.02 feet; thence, North 81°20'56" West 303.80 feet; thence, North 00°20'00" East, 33.42 feet to the Point of Beginning.

The above described tracts of land contain 472,365 square feet or 10.844 acres, more or less.

Section 3. That the Zoning Map of the City of Fort Collins adopted pursuant to Section 1.3.2 of the Land Use Code of the City of Fort Collins is hereby changed and amended by including the following portion of the Property in the Public Open Lands ("P-O-L") Zone District as more particularly described as:

A tract of land located in the Southwest Quarter of Section 15, Township 6 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado, and being more particularly described as follows:

Considering the South line of the Southwest Quarter of said Section 15 as bearing North 89°41'04" East and with all bearings contained herein relative thereto:

Commencing at the Southwest corner of said Section 15; thence along said South line of the Southwest Quarter, North 89°41'04" East, 1274.77 feet; thence continuing along said South line, North 89°41'04" East, 50.73 feet; thence departing said line, North 00°22'04" East, 60.14 feet to the Southwest corner of Lot 3, Interstate Land Holdings Minor Land Division, File No. 12- S3124, said point also being the **POINT OF BEGINNING**; thence along the Boundary of said Lot 3 the following six (6) courses and distances, North 00°22'04" East, 215.86 feet; thence, North 61°20'04" East, 175.91 feet; thence, South 89°57'15" East, 69.25 feet; thence, South 00°02'43" West, 260.43 feet; thence, South 51°22'34" West, 42.60 feet; thence, South 86°04'04" West, 191.95 feet to the POINT OF BEGINNING.

The above described tracts of land contain 58,593 square feet or 1.345 acres, more or less.

Section 4. That the Sign District Map adopted pursuant to Section 3.8.7(E) of the Land Use Code of the City of Fort Collins is hereby changed and amended by showing that the Property described herein is not included in the Residential Neighborhood Sign District.

Section 5. That the City Manager is hereby authorized and directed to amend said Zoning Map in accordance with this Ordinance.

Introduced, considered favorably on first reading, and ordered published this 15th day of August, A.D. 2017, and to be presented for final passage on the 5th day of September, A.D. 2017.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
Interim City Clerk

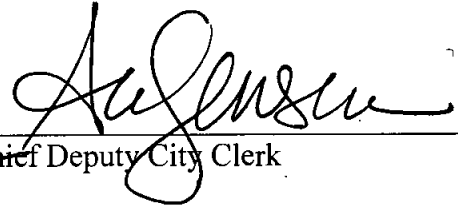




Passed and adopted on final reading on the 5th day of September, A.D. 2017.

  
\_\_\_\_\_  
Mayor

ATTEST:

  
\_\_\_\_\_  
Chief Deputy City Clerk

