

Conceptual Review Agenda

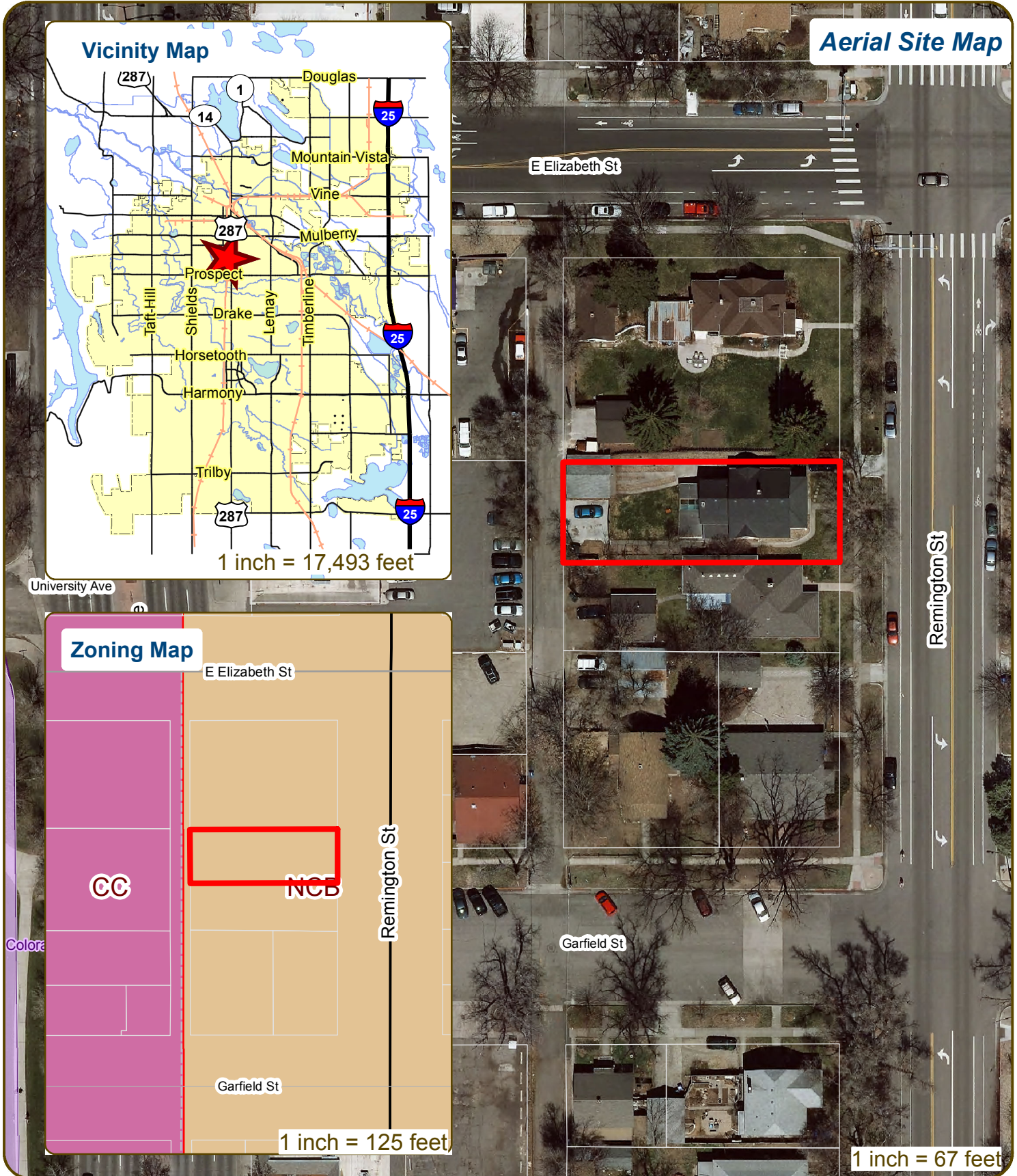
Schedule for 11/02/15 to 11/02/15

281 Conference Room A

Monday, November 2, 2015

Time	Project Name	Applicant Info	Project Description	Planner
10:15	1011 Remington St - Fraternity CDR150076	Tom Laupa (970) 227-5127 tlaupa@frii.com	This is a request to locate a fraternity at 1011 Remington St (parcel #9713310005). The property is currently being used as a boarding house. The site plan shows 4 off-street parking spaces. The site is located in the Neighborhood Conservation – Buffer (NCB) zone district. This proposal will be subject to Planning & Zoning Board (Type II) review.	Jason Holland
11:00	1118 NE Frontage Rd - Equipment Rental and Outdoor Storage CDR150077	Bruce Campbell (720) 352-9364 burce@realtec.com	This is a request to locate an equipment rental and outdoor storage facility at 1118 NE Frontage Rd (parcel #8703000019). The proposal calls for an 18,500 sq. ft. building to be constructed. The outdoor storage yard would be used to store construction equipment for rent. The site is located in the Industrial (I) zone district. This proposal will be subject to Administrative (Type I) review.	Clark Mapes

1011 Remington St Fraternity



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CONCEPTUAL REVIEW:
APPLICATION

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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) _____

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ **Email Address** _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ **Existing Use** _____

Total Building Square Footage _____ **S.F. Number of Stories** _____ **Lot Dimensions** _____

Age of any Existing Structures _____

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

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? Yes No If yes, then at what risk is it? _____

Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area _____ **S.F.**

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

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



COMMUNITY DEVELOPMENT & NEIGHBORHOOD SERVICES

281 N. College Ave. • Fort Collins, CO 80524 • Phone: 970-416-2740
www.fcgov.com/building

BUILDING PERMIT APPLICATION

APPLICATION NUMBER _____ APPLICATION DATE _____

Job Site Address _____ Unit # _____

PROPERTY OWNER INFO: (All owner information is required – it is not optional) Phone # _____

Last name _____ First Name _____ Middle _____

Street Address _____ City _____ State _____ Zip _____

CONTRACTOR INFO: Company Name _____ Contractor Phone # _____

Lic Holder Name _____ City of Fort Collins License # _____ Supervisor Cert # _____

Mailing Address _____ City _____ State _____ Zip _____

LEGAL INFO:

Subdivision/PUD _____ Filing # _____ Lot # _____ Block # _____ Lot Sq Ft _____

CONSTRUCTION INFO: Total Building Sq Ft (not including basement) _____ Total Garage Sq Ft _____

Residential Sq Ft _____ Comm'l Sq Ft _____ # of Stories _____ Bldg Height _____ # Dwelling Units _____

1st Floor Sq Ft _____ 2nd Floor Sq Ft _____ 3rd Floor Sq Ft _____ Unfinished Bsmt Sq Ft _____

Finished Bsmt Sq Ft _____ # of Bedrooms _____ # of Full Baths _____ 3/4 Baths _____ 1/2 Baths _____ # of Fireplaces _____

Air Conditioning: Yes No Energy info: (Circle appropriate choice) 1. ComCheck 2. ResCheck w/Air Sealing
3. ResCheck w/Blower Door 4. Simulated Performance Alternative 5. Prescriptive w/Air Sealing 6. Prescriptive w/ Blower Door

City of Fort Collins Stock Plan # _____ List appropriate option #s _____

UTILITIES INFO:

Water Tap Size _____ Sewer Tap Size _____ Metered: Yes or No Temp. Pedestal Yes or No

Type of Heat: [] Gas [] Electric Electric Main Breaker Size (Residential only) [] 150 Amp or Less [] 200 Amp [] Other

Value of Construction (including labor, material & profit) \$ _____

Description of Work: _____

Contact Name & Phone # of JOBSITE SUPERVISOR: _____

Subcontractor Info:

Electrical _____ Mechanical _____ Plumbing _____

Framer _____ Roofing _____ Concrete _____ Fireplace _____

Solar _____ Other _____ Other _____ Other _____

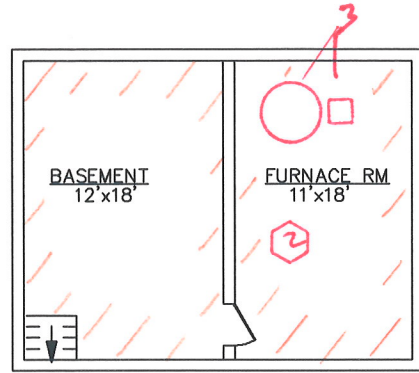
Applicant: I hereby acknowledge that I have read this application and state that the above information is correct and agree to comply with all requirements contained herein and City of Fort Collins ordinances and state laws regulating building construction.

Applicant Signature _____ Print Name _____ Phone _____

Distribution: White – Office Yellow – Applicant Pink – WWW/Stormwater

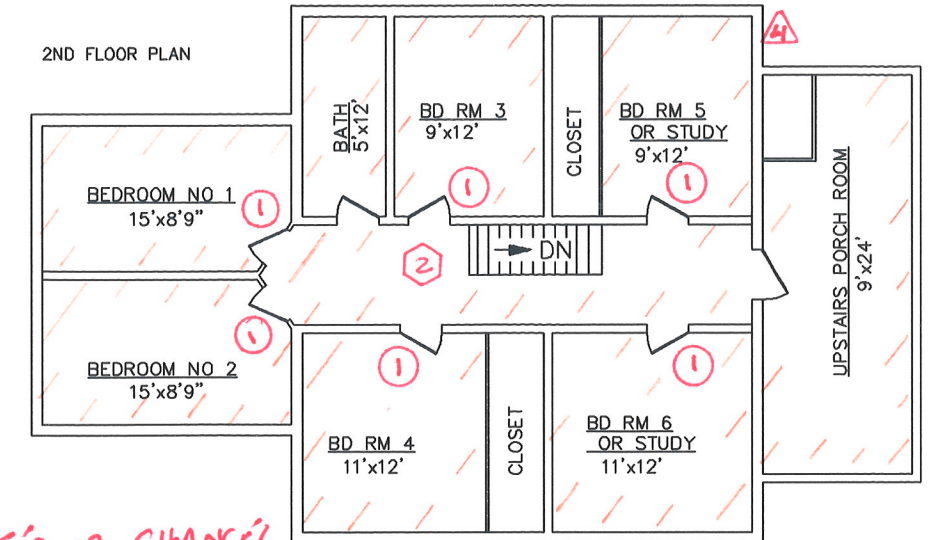
THIS APPLICATION EXPIRES 180 DAYS FROM APPLICATION DATE

BASEMENT FLOOR PLAN



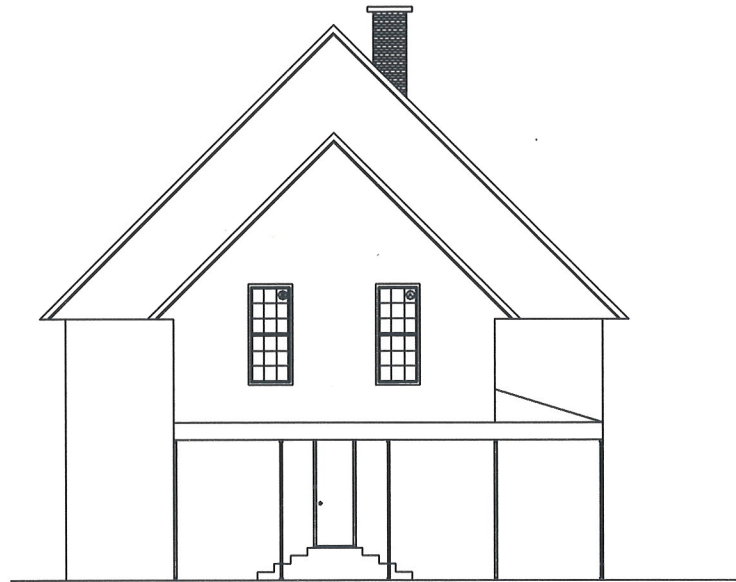
NORTH ELEVATION

2ND FLOOR PLAN



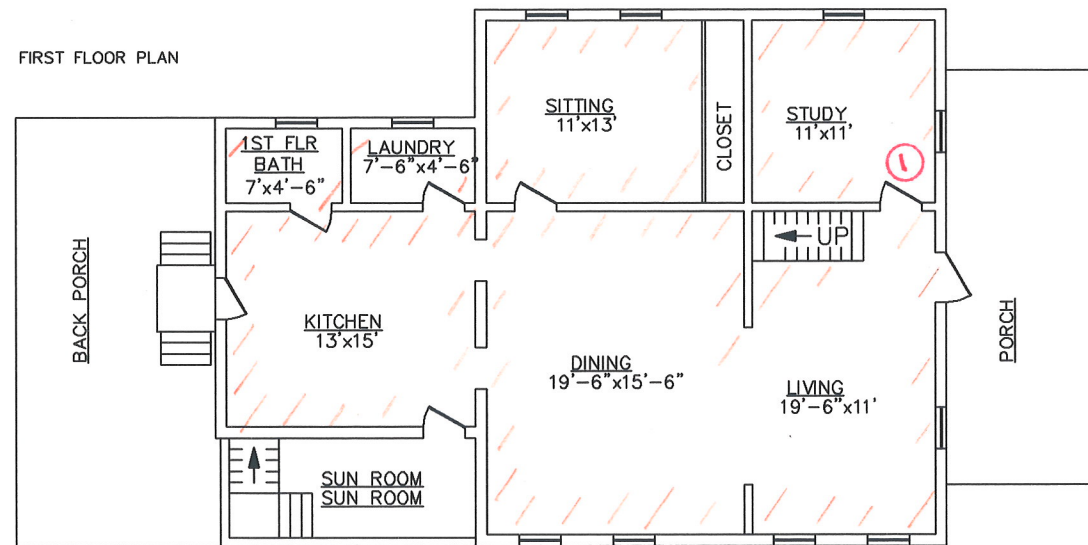
INTERNAL CHANGES

- ① NEW DOORS/TRANSOMS
 - ② CO2 DETECTOR
 - ③ FIRE SUPPRESSION TK
 - ④ FIRE ANNUNCIATOR
- FIRE PROTECTION

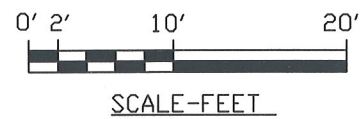


EAST ELEVATION

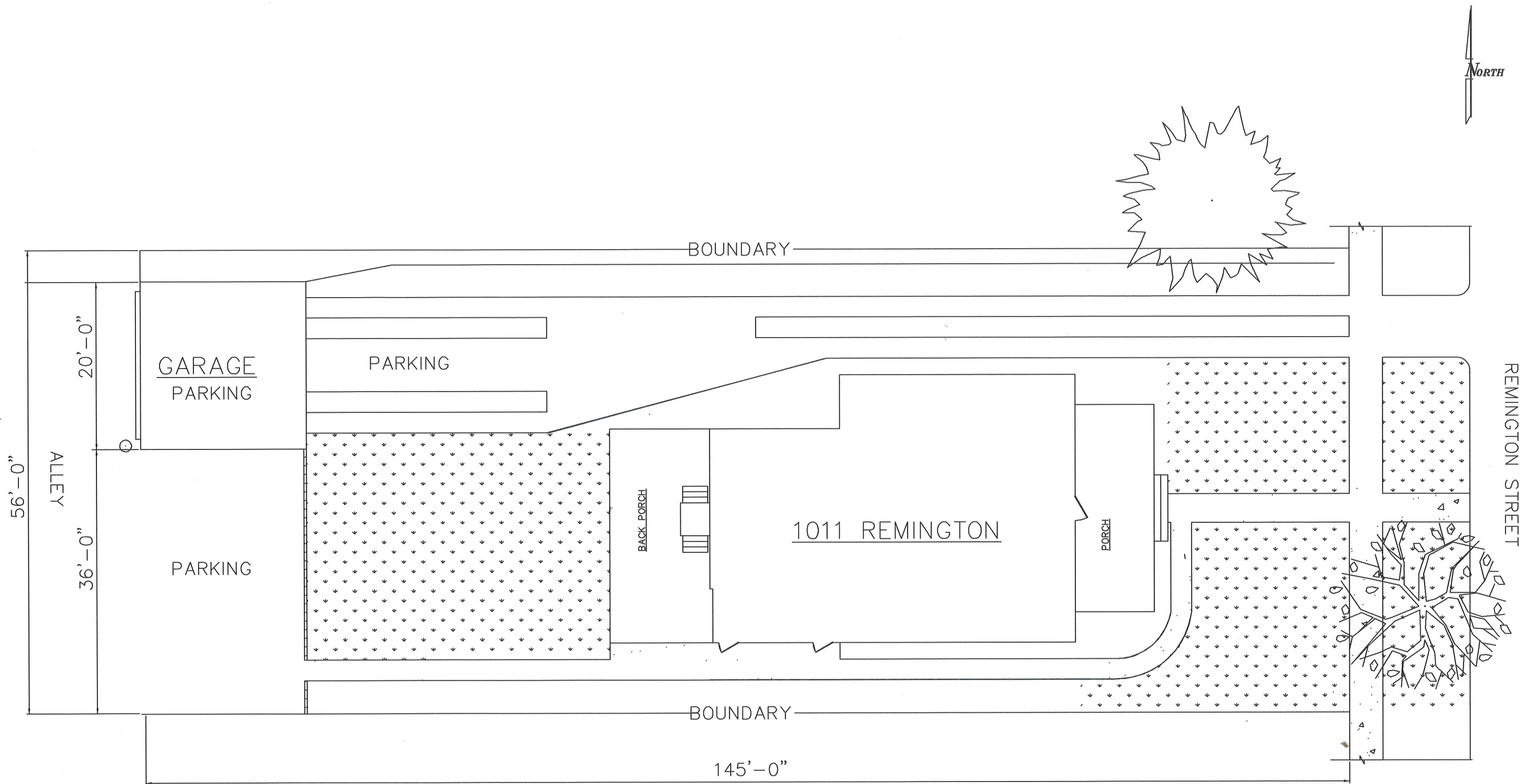
FIRST FLOOR PLAN



SOUTH ELEVATION



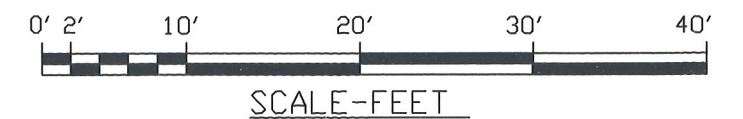
PLANS & ELEVATIONS
TOM LAUPA 970-227-5127



NOTES:
 1> PARKING REVISED FOR BOARDING HOUSE OPERATION

NO EXTERIOR CHANGES

PLOT PLAN — 1011 REMINGTON STREET
 TOM LAUPA 970-227-5127



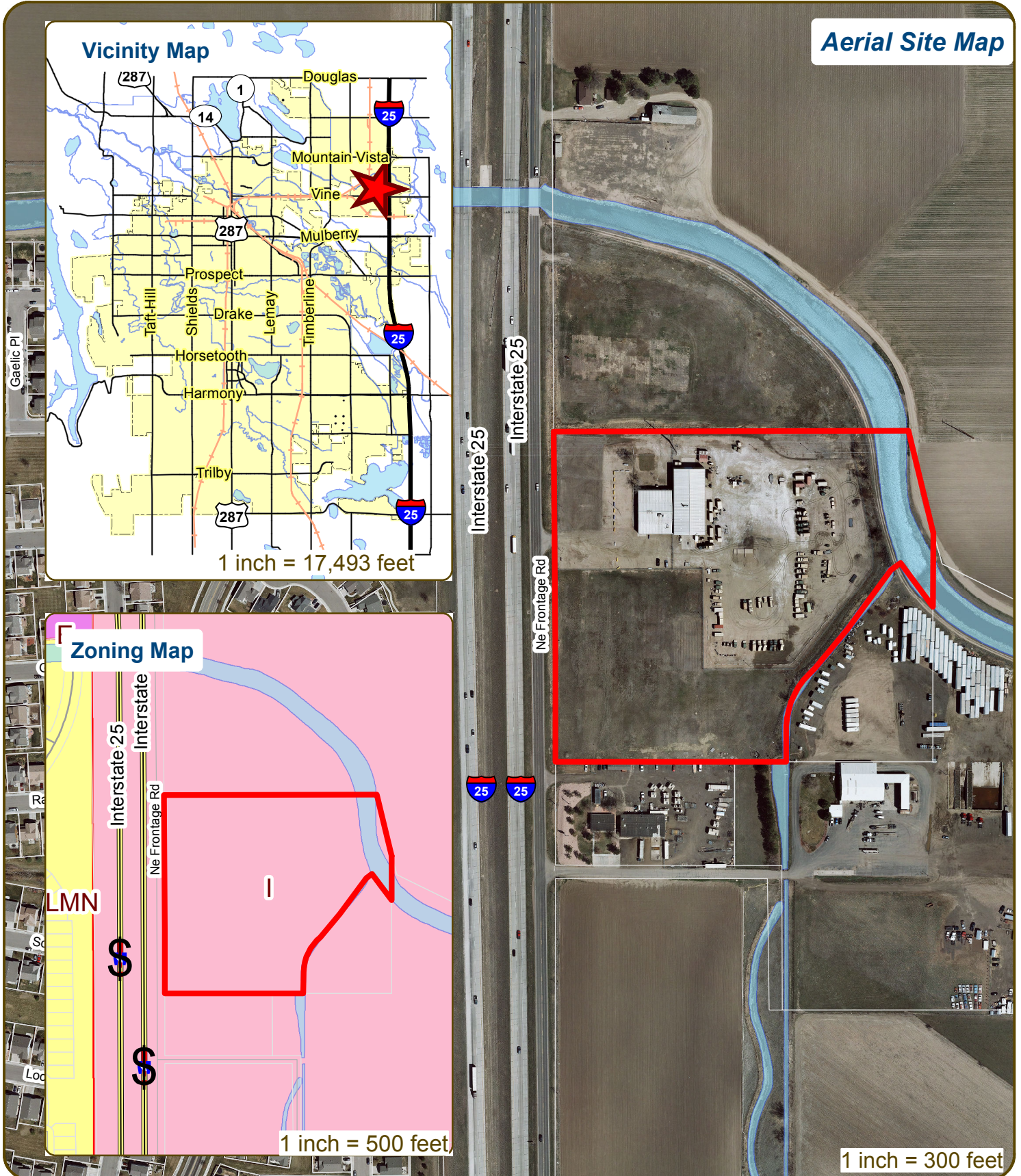
may have lived in the main sorority house at one time. She believes there were three bedrooms upstairs, each with two bunk beds, while one or two smaller bedrooms, each perhaps with a single bunk bed, the house mother's room, the kitchen, and other facilities were all located downstairs. Ms. Andersen also related that other sorority members resided in two nearby annexes. One annex was located at 202 E. Elizabeth Street (directly across Elizabeth Street to the north), while according to Ms. Andersen, the other annex was located at 1011 Remington Street (across Remington Street to the west, the second house south of Elizabeth Street). She recalls that approximately eight sorority members may have resided in each of the two annexes. Ms. Andersen reported that during her freshman year she lived on campus in newly-built Green Hall. She lived in the main Delta Zeta Sorority house at 1002 Remington Street during her sophomore year, and during her junior year she lived in the Delta Zeta annex at 202 Elizabeth Street. By the time of her senior year, the Delta Zeta Sorority was no longer located at the Remington and Elizabeth Streets location. Ms. Andersen also related that all freshmen pledges were required to live on campus, unless they were from Fort Collins in which case they had the option of continuing to live at home with their families. Such students who were from Fort Collins were known as "townies." She further reported that a number of sorority members lived elsewhere off campus.

Interpretations

Membership in the Delta Zeta Sorority peaked in the late 1950s, while membership in the Triangle Fraternity peaked in the mid-1980s. The written research does not necessarily provide an exact number of sorority or fraternity residents at the location in any given year; however, corroborated with the oral information obtained from Norma Andersen, it does provide a close estimate. The actual number of residents may have varied somewhat from the numbers presented in the two tables for the following reasons:

- Not all members of the Delta Zeta Sorority, and later the Triangle Fraternity, may have appeared and been listed with the *Silver Spruce* photo in any given year. It is likely that some members were absent in some years.
- Some sorority/fraternity members may have had their primary residence elsewhere even though they were listed at the 1002 Remington Street/201 E. Elizabeth Street location. For example, the home or permanent addresses for some members were in Fort Collins or Loveland. In these cases, the member may have primarily resided at their home address and were simply listed at the location because they were members of the sorority or fraternity.
- Fort Collins city directories between 1957 and 1959 list the Delta Zeta Sorority at 1002 Remington Street as well as a Delta Zeta Sorority "Annex" at 202 E. Elizabeth Street (corresponding with the oral information from Ms. Andersen). However, city directories from the late 1950s do not list a Delta Zeta Annex at 1011 Remington Street as reported by Ms. Andersen. City directories from that time instead indicate the building at that location was an apartment house.
- Sorority members listed in the *CSU Directories* as residing at 1002 Remington Street included those who lived in the annex(es).
- The *Silver Spruce* ceased publication in 2002 by which time a group photo of the Triangle Fraternity no longer appeared.

1118 NE Frontage Rd Equipment Rental and Outdoor Storage



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) GREG HARRINGTON

CEC RENTAL - PRESIDENT, BRUCE CAMPBELL - REALTEC COMMERCIAL

Business Name (if applicable) CONTRACTORS EQUIPMENT CENTER

Your Mailing Address 5250 COLORADO BLVD, COMMERCE CITY, CO 80022

Phone Number 720-352-9364 Email Address GREG.HARRINGTON@CECRENTS.COM

Site Address or Description (parcel # if no address) 1118 NE FRONTAGE RD, FORT COLLINS

Description of Proposal (attach additional sheets if necessary) CEC IS CURRENTLY UNDER CONTRACT TO BUY PROPERTY AND WOULD LIKE TO RUN A CONTRACTOR EQUIPMENT RENTAL CENTER FROM PROPERTY

Proposed Use EQUIPMENT RENTAL CENTER Existing Use ARMY RESERVE BASE

Total Building Square Footage 18,500 S.F. Number of Stories 1 Lot Dimensions 12.58 ACRES

Age of any Existing Structures 1980

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? [X] Yes [] No If yes, then at what risk is it? AE HIGH FLOODWAY

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains. EXCEPT BLDG

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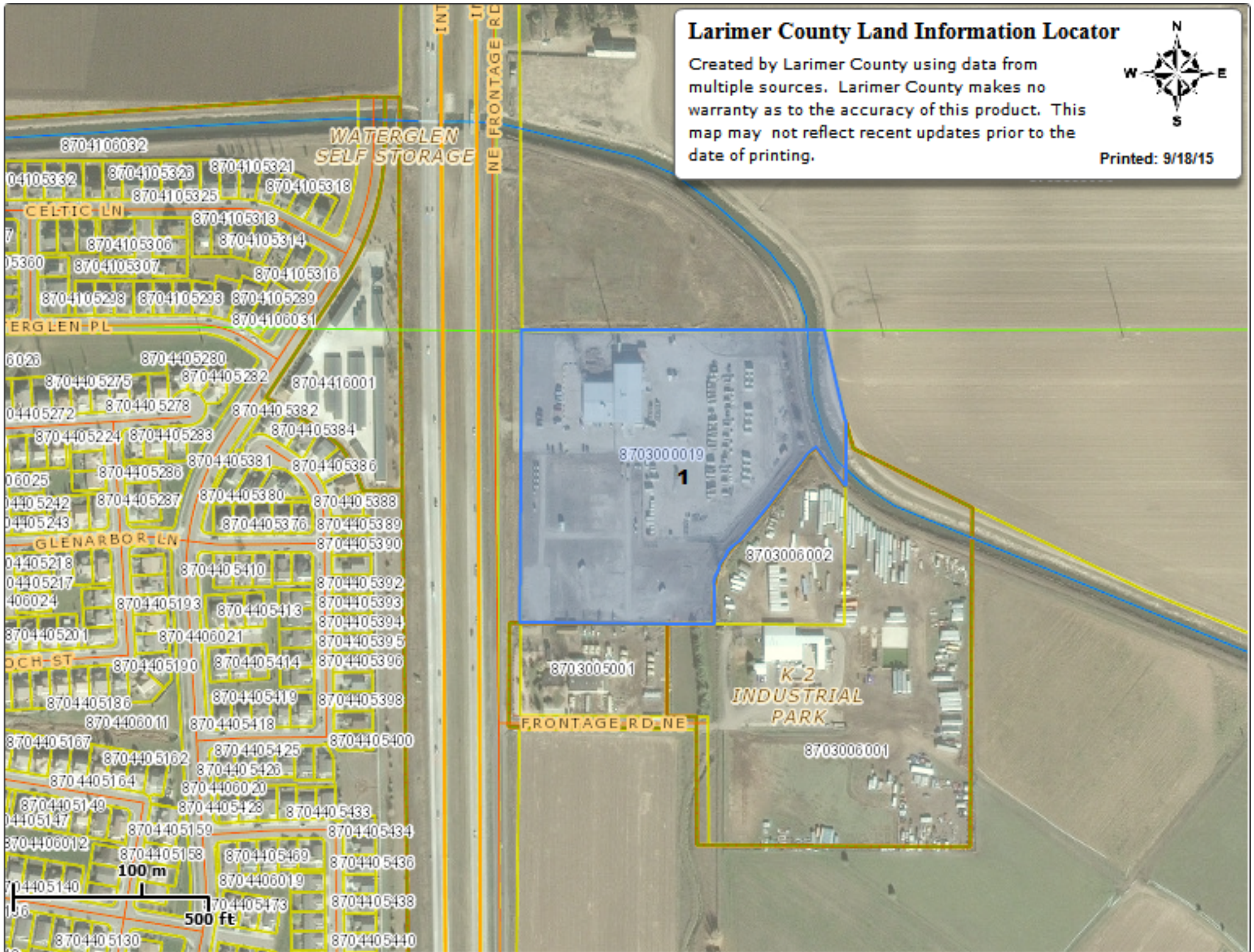
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Larimer County Land Information Locator

Created by Larimer County using data from multiple sources. Larimer County makes no warranty as to the accuracy of this product. This map may not reflect recent updates prior to the date of printing.



Printed: 9/18/15







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