



*A Design Collaborative*

July 12, 2006

Mr. Ted Shepard  
City Planner  
City of Fort Collins  
Current Planning Department

**Re: 132 Willox Lane, PDP**

Dear Ted,

I am pleased to present the Project Development Plan for 132 West Willox Lane. The project is located on the North East corner of Willox Lane and Willox Ct. The property is zoned CN – Commerical, North College. The site is a part of an existing industrial area, and commercial uses are located to the east of College Ave. and convenient stores are adjacent to the east, and south.

The site was originally a light industrial metal building, akin to the neighboring buildings. The building was partially damaged during the snow storm in March of 2003. The following year, the entire building was demolished and the site cleaned of all existing conditions, save tow planting islands. The proposed project is to replace the demolished building, and bring the site to current Land Use code Standards where feasible. With the proposed development, many improvements will be made from the previous conditions, both benefiting the ownership, and the community. These improvements include:

Dedicated Right of Way for both Willox Lane and Willox Ct.

More aesthetically pleasing architecture

New sidewalks at site perimeter.

New parking, and drive way access points, with the removal of one existing drive way.

Increased landscape area throughout the site,

Stormwater improvements.

The project will be used as an automotive parts warehouse and distribution.

The following information provides additional detail and statement of planning objectives.

- Project Name: **132 West Willox Lane**
- Project Address: 132 Willox Lane  
Ft. Collins, CO

*Phone / Fax* (970) 206.0183.

*cell* (970) 218.1132

*e-mail* eastpoint@frii.com

*correspondence* 552 Kinnikinnik Ct.  
Windsor, CO 80550



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- Owner: Coleman Products Co.  
135 E. 157th Street  
Gardena, CA 90248  
Phone: 1-310-324-6805  
Fax: 1-310-324-7024  
Email: TheBestStarters@Yahoo.com
- Current Zoning: CN – Commercial, North College
- Current Land Use: Light Industrial
- Proposed Land Use: Light Industrial / Where House
- Gross Site Area: 36,575 s.f.
- Additional R.O.W. 997 s.f. along Willox Ln, and Willox Ct.
- Net Site Area: 19,110.86 s.f. (0.439 acres)
- Existing Density: N/A
- Proposed Project: Replace demolished building with New Construction.
- Proposed Gross Density: N/A
- Proposed Net Density: N/A
- Parking Statistics:
 

Standard Parking Spaces on-site	22
Handicap accessible on-site	2
<hr style="border: 0.5px solid black;"/>	
Total Parking Provided	24

- No new streets are being proposed with this plan.
- As an infill / urban development, the project doesn't have open space, and there are no existing wetlands or other natural features impacted by the proposed development plan.
- The project will be maintained through the ownership/management company.
- The projects complies with zoning codes, and no variances or modifications are requested at this time
- Construction for the proposed building is estimated to begin upon completion of the Development Review Process

Please contact me if you have any questions

Sincerely,

Donald Brookshire

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