August 07, 2019

Klara Rossouw
Ripley Design Inc.
419 Canyon Avenue
Fort Collins, CO  80521

RE: Intrawest, BDR 180082 & MA180082, Round Number 4

Please see the following summary of comments from City staff and outside reviewing agencies for your submittal of the above referenced project. If you have questions about any comments, please contact your Development Review Coordinator Brandy Bethurem Harras at 970.416.2744 or bbethuremharras@fcgov.com.

Responses: 8.19.2019

Comment Summary:

Department: Building Services
Contact: Katy Hand, khand@fcgov.com
Topic: Building Insp Plan Review

Comment Number: 4
08/05/2019: What is the distance between the existing office building and proposed new property line. (10ft min must be maintained).
Response: The distance is 15’, which exceeds the minimum setback.

Comment Number: 5
08/05/2019: Will the teller building be demolished prior to re-plat? If not, the wall on the new property line (less than 10ft) must be 1hr rated (with parapet) and no openings.
Response: The teller building will not be demolished prior to replat. The building exceeds the 10minimum.

Department: PFA
Contact: Andrew Rosen, 970-416-2599, arosen@poudre-fire.org
Topic: General
Comment Number: 1 BDR
07/29/2019: INFORMATION ONLY
> The EAE is noted on the Plat in the correct location and extent.
> Please note that PFA will have comments relating to any future development on Lot 2
Response: Acknowledged, any PFA comment will be addressed with a new development proposal.

Department: Technical Services  
Contact: Jeff County, 970-221-6588, jcounty@fcgov.com  
Topic: General  
Comment Number: 7 MA  
08/01/2019: AMENDED PUD: Please verify that everything matches the Subdivision Plat. The Plat may be changing.

Response: Acknowledged. The plat and PUD match.

Topic: Plat  
Comment Number: 1 BDR  
08/01/2019: FOR APPROVAL-UPDATED: Please make changes as marked. If changes are not made or you disagree with comments, please provide written response of why corrections were not made. Please provide any responses on redlined sheets and/or in response letter.

Response: Acknowledged, redlines addressed with this revision.

Department: Zoning  
Contact: Missy Nelson, 970-416-2743, mnelson@fcgov.com  
Topic: General  
Comment Number: 1 MA  
08/06/2019: FOR INFORMATION ONLY: Maximum height of trash enclosure, including cap, is 6’. If taller than 6’ a separate building permit with engineering will be required to be submitted.

Response: Detail revised to maintain a height equal to 6’.

Topic: Lighting Plan  
Comment Number: 2 MA  
08/06/2019: FOR APPROVAL: If new exterior lighting is being proposed, please provide fixture cut-sheet. Fixtures should be down-directional and fully shielded; lamp temp of 3000K.

Response: No new exterior lighting is proposed with this submittal. Plans revised to clarify confusing label. The new font used on the PUD sheet is to correct any line over text issues.

Topic: Site Plan  
Comment Number: 3 MA  
08/06/2019: FOR APPROVAL: At least one van accessible handicap parking space minimum of eight feet wide and adjoin a minimum of eight foot wide access aisle.

Response: 5 ADA parking spaces are striped in Lot 1, with one of those spaces being Van Accessible. See plans for revision.

Comment Number: 4 MA  
08/06/2019: FOR APPROVAL: Minimum number of handicap parking spaces is 5.

Response: 5 ADA parking spaces are striped in Lot 1. See plans for revision.