



DEVELOPMENT REVIEW: *Comments due: 1/6/16*
APPLICATION FORM

For Office Use Only
Date Submitted 12/15/15 Current Planning File # FDP150045 Planner Ryan Mounce

Project Information

Project Name: The Green Solution
Project Description (Choose type of request from the list on the back):

Location Description/Project Address: 810 N College Ave

Major Cross Streets: _____
Zone District: Service Commercial (CS)
Parcel Number: _____

Building/Unit Information

Residential: _____ Square Feet
Commercial: 4890 Square Feet
Industrial: _____ Square Feet
Building Floor Area Ratio: _____
Platted Area: _____
Number of Units:
Single Family Attached: _____ Single Family Detached: _____
Two Family: _____ Multi-Family: _____
Total Number of Bedrooms Rented Separately: _____

Dates:

Conceptual Review Meeting Date 10/23/2015
Neighborhood Meeting Date N/A
Hearing Type Type I Administrative

Site/Area Information

Residential Area: _____ Sq. Ft. _____ Acres
Commercial Area: _____ Sq. Ft. _____ Acres
Industrial Area: _____ Sq. Ft. _____ Acres
Mixed Use Area: _____ Sq. Ft. _____ Acres
Right of Way Area: _____ Sq. Ft. _____ Acres
Parking and Drive Area: _____ Sq. Ft. _____ Acres
Stormwater Detention Area: _____ Sq. Ft. _____ Acres
Landscape Area: _____ Sq. Ft. _____ Acres
Open/Other Areas: _____ Sq. Ft. _____ Acres
Gross Area: _____ Sq. Ft. _____ Acres
Floor Area Ratio: _____
Gross Density: _____ Net Density _____

Owner Information

Name: Joe Dice and Ryan Null; The Grow Shop LLC
Address: PO Box 1428
City: Fort Collins State: Colorado Zip: 80522
Phone: 775-385-5819 Email: joseph@dice.global

Applicant Information

Name: Kyle Speidell
Organization Name: The Green Solution, LLC
Contact: Kyle Speidell
Address: 700 17th Street Suite 2200
City: Denver State: Colorado Zip: 80202
Phone: 720-399-6840 Email: kyle@tgscolorado.com
Preferred Method of Contact: Email

CERTIFICATION

I certify the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application, I am acting with the knowledge, consent, and authority of the owners of the real property, as those terms are defined in Section 1-2 of the City Code (including common areas legally connected to or associated with the property which is the subject of this application) without whose consent and authority the requested action could not lawfully be accomplished. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection, and if necessary, for posting of public notice on the property.

Name (Please PRINT): Daniel Madruga
Address: 8008 E. Arapahoe Ct, Suite 110 Centennial, CO 80112
Telephone: 303-708-0500

Signature: (and title showing authority to sign, if applicable) *Daniel Madruga*
Area Manager

⇨ **CERTIFICATION MUST BE SIGNED.** ⇩

Type of Request

Please indicate the type of application submitted by checking the box preceding the appropriate request(s). Additional handouts are available explaining the submittal requirements for each of the following review processes.

- Annexation Petition with Initial Zoning** REQUESTED ZONE: _____
Fee: \$1,188.00 + \$50.00 sign posting fee + \$.75 for each APO label
- Rezoning Petition** REQUESTED ZONE: _____
Fee: \$977.00 + \$50.00 sign posting fee
- Overall Development Plan (ODP)**
Fee: \$1,599.00 + \$50.00 sign posting fee + \$.75 for each APO label
- Project Development Plan (PDP) without Subdivision Plat (also Wireless Tele-communication Facilities)**
Fee: \$3,887.00 + \$50.00 sign posting fee + \$.75 for each APO label
- Project Development Plan (PDP) with Subdivision Plat**
Fee: \$5,879.00 + \$50.00 sign posting fee + \$.75 for each APO label
- Final Plan without Subdivision Plat**
Fee: \$1,000.00
- Final Plan with Subdivision Plat**
Fee: \$1,000.00
- Modification of Standards/Text and Map Amendment**
Fee: \$200.00+ (\$50.00 sign posting fee + \$.75 for each APO label for Modification of Standards only)
- Basic Development Review**
Fee: \$200.00
- Major Amendment**
Fee: \$3,206.00 + \$50.00 sign posting fee + \$.75 for each APO label
- Non-Conforming Use Review**
Fee: \$1,389.00
- Vacation of ROW or Easement**
Fee: \$5.00 per sheet of filing document
- Small Project Fees**
Fee: Varies-Check with the Current Planning Department
- Street Name Change**
Fee: \$5.00
- Extension of Final Approval**
Fee: \$566.00
- Site Plan Advisory Review**
NO FEE
- Addition of Permitted Use**
Fee: \$500.00 + \$50.00 sign posting fee + \$.75 for each APO label

2500 development
(include final)

3,658.75 TDRF
81.75 APO
250 PFA
50 sign.



Transportation Development Review Fee

Date Received/ Paid _____

Total Amount Paid _____

Project Name: The Green Solution

Project Location: 810 N College Ave

Date: 12/16/2015

Type of Submittal

Please indicate the type of application submitted by checking the box preceding the appropriate request(s).

	Fee structure	amount due
<input type="checkbox"/> Overall Development Plan (ODP)	\$500 each	_____
<input checked="" type="checkbox"/> Final Development Plan (FDP) This fee includes 2 rounds of review	\$1000 each	<u>1000</u>
<input type="checkbox"/> Additional round of review	\$ 500 each	_____
<input type="checkbox"/> Annexation	\$20 X _____ acres = _____ + \$250 = _____	_____
<input type="checkbox"/> Minor Amendment	\$250 each	_____
<input type="checkbox"/> Major Amendment	\$2,500 each	_____
<input type="checkbox"/> Re-zone	\$200 each	_____
<input type="checkbox"/> Modification to Land Use Code	\$200 each	_____
<input type="checkbox"/> Wireless Telecommunication Equipment (WTE)	\$65 each	_____
<input type="checkbox"/> Road Projects	_____ acres (of roadway) X \$250 = _____	_____
<input type="checkbox"/> Vacation of Easement(s) ***	# of vacations _____ X \$400 = _____	_____
<input type="checkbox"/> Vacation of Right(s)-of-Way ***	# of vacations _____ X \$800 = _____	_____
<input type="checkbox"/> Dedication of Easement(s) and/or Right(s)-of-Way ***	# of dedications _____ X \$250 = _____	_____

Project Development Plan (PDP) or Basic Development Review Project requiring Transportation Services Review and/or utility plan review. This fee includes 3 rounds of review.

Detached Single Family \$160 per unit
_____ # of units X \$160 = _____

Multifamily or other residential units \$115 per unit
_____ # of units X \$115 = _____

Commercial, Industrial, Retail, and/or Non residential building square footage \$0.25 per square foot
2330 sq ft X \$0.25 = \$582.50

Size of the development (area being platted or if not being platted size of parcel accompanying all development improvements) \$250 per acre
0.305 acres X \$ 250 = \$76.25

Project fee \$2,000 each \$2,000

Total of above amounts _____

If this fee amount exceeds \$30,000 then the fee amount shall be adjusted with the following formula:

$\$30,000 + \frac{1}{2} (\text{the amount over } 30,000 \text{ _____}) = \text{_____}$

The maximum fee for any residential ONLY project shall be \$500 per residential unit. This check should be used to verify the fee amount (does not apply to mixed-use developments). PDP fee shall be the lesser of this amount or the above calculated amount.

_____ # of residential units X \$500 = _____

Reduction for affordable housing - a copy of the City letter certifying/authorizing the affordable housing shall be provided with this application. Amount of reduction to be applied _____

Total owed for PDP ~~\$2,658.75~~

3,658.75

cc: Christie White, Engineering
Development Review Engineering

Foot Notes:

When a development project involves a change of use for a building, the charge per square foot shall apply to the portion of the overall building size for which the change of use is proposed, provided that the new use generates more traffic than the existing use, as determined by the current Institute of Transportation Engineers Trip Generation. If the new use does not generate more traffic than the existing use then the charge per square foot for shall apply only to the net additional building size (if any).

These fees do not include the cost of filing fees for the recording of the Development Agreement. When a Development Agreement or Amendment Agreement is entered into the Developer shall be responsible for the cost of recording the document. Said filing fees shall be calculated and provided when the signed document is returned to the City for signatures and filing.

*** This fee does not include the cost of filing fees. Filing fees shall be determined at the time of final document submittal and will be required prior to filing.

General Information:

Owners Name(s): Joe Dice and Ryan Null
The Grow Shop LLC

Street address: PO Box 1428

City/State/Zip: Fort Collins, CO 80522

Telephone: 775-385-5819 Fax: _____

Applicants/ Consultants Firm Name: _____

The Green Solution, LLC / Manhard Consulting, LTD.

Contact: Julie Rentz

Street address: 8008 E. Arapahoe Court, Suite 110

City/State/ Zip: Centennial, CO 80112

Telephone: 303-531-3223 Fax: _____

Certification:

By signing this permit I acknowledge that I am acting with the knowledge, consent, and authority of the owners of the property (including all owners having legal or equitable interest in the real property, as defined in Section 1-2 of the City Code; and including common areas legally connected to or associated with the property which is the subject of this application) without whose consent and authority the requested action could not lawfully be accomplished. Pursuant to said authority, I hereby permit City officials to enter upon the property for purposes of inspection.

Name (please print): Daniel Madruga

Signature: [Signature]

Telephone: 303-708-0500

RECEIPT

CITY OF FORT COLLINS
 COMMUNITY DEVELOPMENT & NEIGHBORHOOD SERVICES
 281 N. COLLEGE AVE
 970.221.6760
 PO BOX 580
 970.224.6134 - fax

Application: FDP150045
Application Type: Planning/Final Plan/NA/NA
Address: 810 N COLLEGE AVE, FORT COLLINS, CO 80524

Receipt No. 250507

Payment Method **Ref Number** **Amount Paid** **Payment Date** **Cashier ID** **Received** **Comments**

Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	1002	\$6,540.50	12/16/2015	MGLASGOW		Pay by The Green Solution LLC check # 1002 for Small Project Fee (\$1250), Small Project Final Fee (\$1250), Mailing Fee (\$81.75), PFA Fee (\$250), Sign Posting Fee (\$50), Transportation Development Review Fee (\$2658.75) and Transportation Development Review Final (\$1000).

Owner Info.: GROW SHOP LLC THE
 PO BOX 1428
 FORT COLLINS, CO 80522

Project Description: This is a combined PDP/FDP request to locate a medical marijuana sales and grow facility at 810 N College Ave (parcel #9701300035). The shed and a portion of the existing building will be demolished to build an addition. The proposal shows 18 parking spaces that will serve the development. The site is located in the Service Commercial (CS) zone district.



SUBMITTAL CHECKLIST: comments due 1/6/16

The Green Solution (810 N. COLLEGE AVE) PROJECT DEVELOPMENT PLAN (PDP)

The following information is required to be submitted with all applications, unless waived by staff. Any item waived must be dated and initialed by a planner with the City of Fort Collins Community Development and Neighborhood Services Department.

- Application form, filing fee (plus .75 cents for each APO label), and sign posting fee. [Application Form.pdf](#)
- Transportation Development Review Fee - please contact Engineering at 221-6605 for information.** [TDR Fees and Application.pdf](#)
- Three lists (3) of names and addresses of all owners of record of real property within at least 800' of the property lines for the parcel of land for which the project is proposed, exclusive of public right-of-way. (Two (2) lists typed on mailing labels (30 names per sheet) and the other list on a reproducible copy of those labels). **Effective 9/17/12; All information provided on mailing labels must be submitted digitally in a Microsoft Excel format.** PROVIDED BY RYAN: 109 LABELS = \$81.75
- Statement of planning objectives** (31 copies).
- Copy of applicable **conceptual letter** and response letter explaining how issues have been addressed (31 copies)
- N/A Complete list of proposed street names for the development.
- Legal description of the site (one copy on 8½ x 11" sheet).
- Name and address of each owner of property within the boundaries of the development plan area.
- List of names of all general and limited partners and/or officers involve as either applicants or owners.
- N/A Development phasing schedule.
- Site plan drawings.** (Refer to the submittal requirements for specific information to be presented on the site plan.) (31 copies 24" x 36" - folded). 2 sets (utility + site combined)
- Subdivision Plat** (23 copies 24" x 36" - folded).
- Architectural elevations** (9 copies 24" x 36" - folded).
- Landscape Plan** (Refer to the submittal requirements for specific information to be presented on the landscape plan.) (21 copies 24" x 36" - folded).
- Transportation Impact Analysis (TIA)** (7 copies). TRAFFIC NARRATIVE - in planning objectives
- Utility plans** (existing and proposed utility systems) (17 copies 24" x 36" - unfolded). [Utility Plans Checklist.pdf](#)
- N/A **Requirements for utility plans checklist** (1 copy).
- Drainage and erosion control report** (4 copies).
- N/A **Soils Report** (3 copies).