

DATE 11-7-83

DEPARTMENT Engineering

ITEM: #210-79C - CIMARRON WEST PUD -
PRELIMINARY

COMMENTS

1. Drake will be constructed to arterial side from w. pty existing
 2. Shields will " " " " " " 5 pty to 4 pty
 3. Sts + easements will have to be vacated.
 4. Plan should include north side of Raintree + pty involved
 5. bldg B1 is not within 150' access.
 6. Trash locations are poor in some cases
B3 across drive
A19 " "
7. ~~Antenna~~ Shields ^{+ Drake ROW} dimension should be clarified
8. Curb cuts to be shown correctly

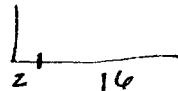
DATE 3-8-84

DEPARTMENT Engineering

ITEM: # 210-79D - CIMARRON WEST AMENDED
PRELIMINARY

COMMENTS

1. RAIN TREE WILL BE PUBLIC NOT PRIVATE!
2. Parking areas adjacent to retaining wall should be ~~set~~ ^{dimensioned} —
3. Label radii in parking lots
4. Should long term size spaces be used for the pool + for the office?
5. Prior to final approval vacation info must be submitted
6. Bldg B is outside the 150' fire dept requirement
To meet it ~~the~~ driveway for Cimarron Plaza must be built with this project
7. Dimensions btwn parking + ptg line on south end
8. Bldg parking seem poorly located.
9. Active open space at east end has dimension < 50'
also SW area,



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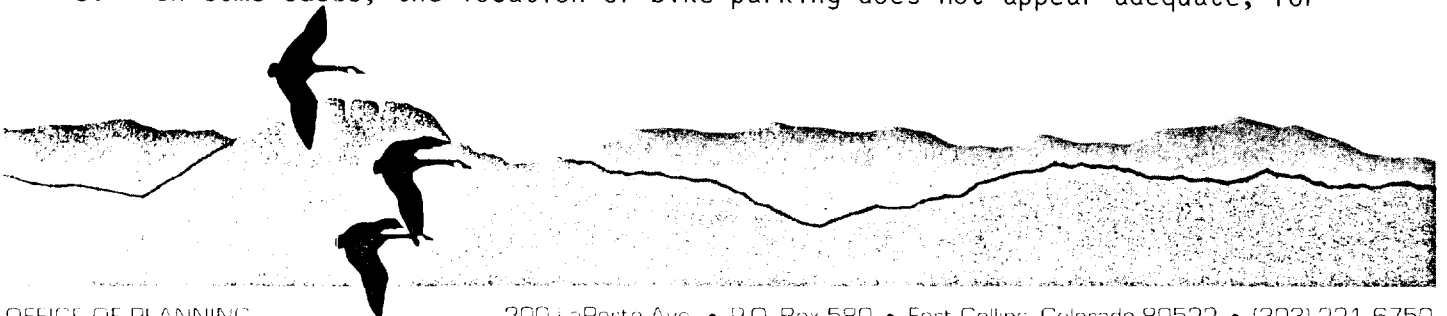
March 21, 1984

Mr. John Dengler
DENGLER & ASSOCIATES
Building E, Suite 200
760 Whalers Way
Fort Collins, Colorado 80525

Dear John:

Staff has reviewed the application for preliminary PUD approval of the Cimarron West PUD and offers the following comments:

1. Existing and proposed easements should be shown on the site plan. Any existing easements or ROW to be vacated will need to be approved by City Council. An eight foot easement adjacent to Raintree Drive and along Drake Road and Shields Street will be required.
2. There are repayments for improvements to water and sewer lines in Drake Road due with this development. Contact Webb Jones in the Water and Sewer Utility for more specific information.
3. Raintree Drive must be public rather than private. Please revise on site plan showing necessary ROW dedication.
4. The parking spaces next to retaining wall should be dimensioned. No overhang is possible so they must be a minimum of 18 feet in length.
5. Building B appears to be outside the 150 foot fire access area until the driveway through Cimarron Plaza is constructed. Please clarify construction schedule of this road.
6. The dimension between the south property line and parking areas should be indicated.
7. Areas devoted to active open space must be clearly delineated on the site plan. In no case shall the areas be less than 10,000 square feet in area or have a dimension less than 50 feet.
8. In some cases, the location of bike parking does not appear adequate, for



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Mr. John Dengler
From: Joe Frank
March 21, 1984
Page Two

instance, parking is needed between buildings J and K; in front of building L; west of and between buildings N and P; between buildings W and U; between buildings E and F; and at the pool building.

9. Height of berms should be indicated.
10. The dimensions between some of the buildings in the project should be indicated.
11. If the tennis court is anticipated not to be provided, I recommend it be completely deleted from the plan. If, in the future, tennis courts are again desired, the plan could be administratively changed to include them.
12. Staff questions the need and desirability of locating the ten space parking lot adjacent to the tennis and pool area. Staff recommends the applicants investigate eliminating the parking area.
13. The 150 foot area information is not complete. Please indicate location of animal clinic to the south; density and type of dwelling units in Cimarron Square; density and type of residential units to the west; and proposed land uses to the north.
14. Staff recommends the applicants provide cross sections of the area between the existing single family residences and the adjacent parking and buildings indicating distance between buildings, landscaping and berming, etc.
15. Architectural elevations should be submitted as part of the preliminary PUD plan for both the 12- and 16-plex buildings. These plans should be submitted before the revisions to the site plans are submitted for staff review.
16. Staff is concerned that with only two different building types out of 22 buildings the project will lack variety in visual appearance. Staff recommends the applicants investigate ways in which variety in building design may be utilized in this site plan.
17. Staff recommends buildings G and K be re-evaluated in terms of better integrating it into the rest of the site.
18. Staff questions the desirability of double fronting many of the buildings with parking, especially buildings W, T, P, and G. Staff recommends the applicants re-evaluate the plans in terms of eliminating this condition.
19. Staff has some suggestions for revisions to the landscape plan including installation of low lying vegetation in parking islands, tree planting

Mr. John Dengler
From: Joe Frank
March 21, 1984
Page Three

and berming along the arterials and other public streets. Typical foundation plantings around all buildings should be provided on the landscape plan. The treatment of landscaping in this plan will be critical to staff's and the Planning and Zoning Board's review of this project. I recommend the applicants retain a professional landscape architect to prepare both the preliminary and final PUD landscape plans for this project.

20. Preliminary subdivision plat will be required.
21. Motorcycle parking should be provided.
22. Staff questions the points you have taken on the Density Chart. I would like to meet with you to discuss this item.

I recommend we meet as soon as possible to discuss the above comments. Revisions to the plans should be submitted no later than Monday, April 2. Also, on Monday, April 16, 8½"x11" reductions and colored renderings of all plans in addition to ten 24"x36" copies of the site, landscape, cross sections and building elevations should be submitted to me. If you have any questions, please do not hesitate to contact me.

Sincerely,



Joe Frank
Senior City Planner

JF:ro
cc: Bonnie Tripoli, Development Coordinator

DATE 6-6-84

DEPARTMENT Engineering

ITEM: #210-79E - CIMARRON WEST PUD - FINAL

COMMENTS

1. CSU will need to sign-off plans due to irrigation line along east Prop. Line. owned by them.
2. Drainage concerns over sizing of curb inlets and routing to detention areas.
3. Show 10' Util. Esmt. on streets.
4. LANDSCAPING & MAINT. THEREOF ~~is~~ Along Arterials is Developers responsibility.
5. Developer will owe city for pro-rata share of water & Sewer mains in Drake Rd.
6. Surns in detention ponds?
7. Bldg envelope for pool?
8. No long term parking for pool - redimension
9. Improvements to shields + Drake will be to tie into existing improvements.
10. Show ROW dimensions on Drake + Shields
11. Show handicap ramps - shouldn't pool have handicap parking space
12. Vacation of streets + ROW previously

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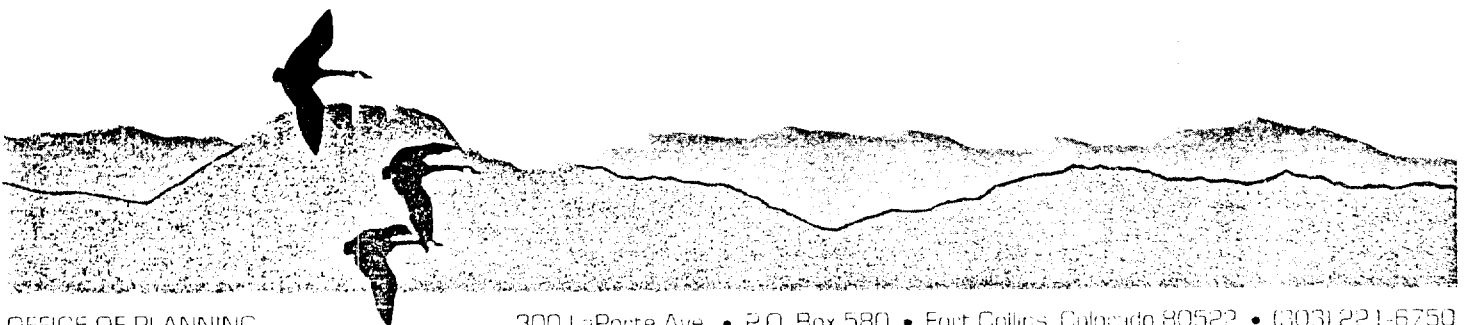
June 21, 1984

Mr. John Dengler
Dengler & Associates
760 Whaler's Way
Bldg. E, #200
Fort Collins, CO 80526

Dear John,

The staff has reviewed the application for Final PUD approval of Cimarron West and would offer the following comments:

1. There are repays due on the existing water and sewer lines in Drake Road.
2. The front building envelope setbacks from rear of sidewalks do not in all cases satisfy the fifteen foot requirement necessary for installation of power, natural gas and water stop boxes in the space. This should be of concern to the developer if use of natural gas is anticipated.
3. CSU will need to sign-off plans due to irrigation line along the east property line owned by them.
4. Ten foot utility easements should be shown along all streets. All existing and proposed utility easements should be indicated on the site plan. Any unused utility easements will need to be vacated with a separate instrument.
5. Certain additional street improvements to Drake Road may be required depending on whether this proposal, Cimarron Plaza, or the Raintree Shopping Center develops first.
6. Security lighting of buildings and parking lots and other planned security measures in the project should be indicated on the site plan.
7. Site plan should indicate building envelope dimensions and dimensions of building envelopes from at least two platted property lines.
8. Pool and club house needs to be in a dimensioned envelope.



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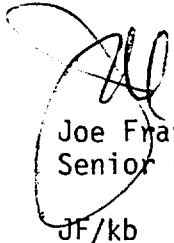
9. The site plan should indicate both building envelopes and building footprints.
10. Building elevations should be submitted for all buildings in the project.
11. Dimensions of buffer areas along exterior property lines should be indicated on the site plan.
12. Dimensions between buildings should be indicated on the site plan.
13. The applicant should provide evidence indicating how building lighting and parking lot lighting will be designed to minimize glare into abutting residential area. The type of lighting should be indicated on the site plan.
14. Access easements across Cimarron Plaza should be dedicated to provide for the fire access as indicated on the site plan.
15. The site plan is unclear as to which buildings are "Type 1" or "Type 2". Please clarify.
16. The preliminary landscape plan was approved with the condition that larger than minimum landscaping would be provided along the west property line. The final landscape plan should indicate exact location of these plants.
17. The landscape plan should include typical landscaping around foundation of buildings.
18. Additional screening materials should be provided between the ends of the buildings and the west property line as was the concept indicated on the preliminary site plan.
19. In general, the final landscape plan does not appear to conform to to the preliminary plan in terms of:
 - a. Overall, there appears to be less plant materials in the open space areas;
 - b. Low-lying shrubs in addition to shade trees in parking islands should be provided;
 - c. Tree, evergreen and shrub planting along the arterials appears to be sparse as compared to the preliminary plan;
 - d. Tree, evergreen and shrub planting along the interior local street appears to also be lacking as compared to the approved plan;
 - e. Additional screening should be provided in the area between buildings g and b and the adjacent commercial uses.

20. On Monday, July 16, 1984, signed mulars of the site plan, landscape plan, building elevations and subdivision plat should be submitted. Also, on that date a signed Site and Landscape Covenants documents should be submitted.

21. On Monday, July 16, 1984, 8½" X 11" PMT reductions of all plans; ten full size copies of the site and landscape plan, and; colored renderings of the landscape plan and building elevations should be delivered to me.

I would recommend we meet as soon as possible to discuss the above comments. Revisions to the plans (five copies) should be delivered to me no later than Monday, July 11, 1984. If you should have any questions please feel free to call me.

Sincerely,



Joe Frank
Senior City Planner

JF/kb

CC: Bonnie Tripoli, Development Coordinator
Mauri Rupel, Development Center Director

DATE: 1-7-81

DEPARTMENT

M. Bell

Dept. Comments subdivision / p.u.d. FINAL

Item #210-79A
CIMARRON WEST P.U.D.

Comments

WOULD LIKE ALL AREAS OUTSIDE OF BUILDING ENVELOPES DEDICATED AS A UTILITY EASEMENT. OTHERWISE WE WOULD REQUIRE A 10' EASEMENT ON SOUTH, WEST, EAST, AND NORTH PROPERTY LINES AROUND OUTSIDE OF THE SUBD. MT. BELL WILL SERVE THIS P.U.D. VIA REAR LOT FEED.

February 2, 1981

Mr. Joseph Frank
City of Fort Collins
Planning Division
P.O. Box 580
Fort Collins, Colorado 80522

Subject: Cimarron West P.U.D.

Dear Joe:

This letter is in response to your comments, dated January 20, 1981. Our office has coordinated with Taranto, Stanton & Tagge regarding your comments, submitted herewith.

Item Numbers.

1. The site plan has been revised to show curb cuts per the engineers drawings.
2. Curb cuts have been revised to 90° , $\pm 10^{\circ}$, to public streets.
3. The Public Works Department has not yet submitted their comments to TST. These comments will be reflected on utility drawings after completion of Public Work's review and resubmitted.
4. TST has contacted the Engineering Department and complied with their requests.
5. Site plan scale is indicated.
6. TST has coordinated all Shields/Drake Road requirements with the P.U.D.
7. All private driveways are 24' minimum.
8. The southwest parking area has been revised to accomodate fire equipment access.
9. All buildings meet the 150' fire access distance.
10. The landscape plan will be resubmitted at a later date. Additional landscaping will be provided at the west property line, building areas, and fencing will be supplied where presently non-existent.

11. A typical parcel schedule and plan will be submitted on the revised landscape plan.
12. All sidewalks are 4' wide.
13. Typical parking spaces and lane dimensions are noted on the revised site plan.
14. The number of bedrooms for each unit are listed on the revised plan.
15. Property line dimensions are indicated on the plan.
16. Building envelopes and dimensions are noted for tennis courts and recreation facilities.
17. Dimensions of all envelopes to property lines have been noted.
18. All easements have been noted on the plan.
19. Active open space areas have been delineated on the plan.
20. Additional trees at the street have been supplied.
21. The developer will be responsible to supply all landscaping as noted on the landscape plan.
22. The sprinkling system will be supplied per City of Fort Collins requirements and as noted on the landscape plan.

The utility, landscape, rendered site plan and PMT plans will be resubmitted at a later date, after all comments and revisions have been made. Those items noted above are reflected on the revised site plan or will be noted on the landscape plan, upon its final submission.

Please contact our office, if we may be of any further assistance to expedite approval.



Cordially,



Stephen J. Steinbicker
Robert Sutter, Architects/Planners

SJS:sfj

Copy: T.D. Murphy



December 22, 1981

Mr. Joe Roesser
JCR Engineering
211 West Myrtle
Fort Collins, CO 80521

Dear Joe:

The staff has reviewed your application to replat the subdivision plat of Cimarron West PUD and would offer the following comments:

1. There is an existing Lot 2 and 3 in Block 2 which is not being replatted. Therefore, the "new" Lots 2 and 3 should be renumbered to Lots 9 and 10.
2. There appears to be some question over how the replat meshes with the plat of Cimarron Plaza. I would suggest we meet as soon as possible to resolve this problem.
3. The existing easements that will be vacated as a result of this replat must be approved by the City Council. The applicant should prepare the necessary vacation documents for City Council review in early February.
4. The approved utility plans for Cimarron West must be revised to reflect the replat. These revisions must be reviewed and approved by the City prior to approval of the administrative change for Cimarron West.

I would suggest we meet as soon as possible to discuss the above comments. Revisions to the subdivision plat reflecting the above comments should be delivered to this office no later than Monday, January 11, 1982 (5 copies). Also, on Monday, January 18, 1982, 8-1/2"x11" reductions of all plans and colored renderings of the site plan should be submitted. Please feel free to call if you should have any questions.

Sincerely,

Joe Frank
Senior Planner

JF/fsr

cc: Josh Richardson, Development Engineer
Ken Waido, Acting Planning Director