

CONCEPTUAL REVIEW STAFF COMMENTS

MEETING DATE: November 16, 1987

ITEM: KCOL -- Extension of a Non-Conforming Use

APPLICANT: Don Darden, c/o KCOL Inc., P.O. Box 1339, Fort Collins, CO.
80522

LAND USE DATA: Existing building at 1612 LaPorte Avenue. Request for 625 square feet addition to existing building.

COMMENTS:

1. If the site needs additional power from the City, please contact the City Light and Power Department.
2. The east side of the addition must be of 1 hour fire rating construction.
3. In your submittal please document how the existing parking lay out will accommodate the 7 new employees generated from the addition.
4. The site plan needs to show parking spaces, driveway, and the traffic circulation for the site.
5. A letter from an Engineer which addresses the storm drainage for the property is needed.
6. We need to discuss the improvements which are required for the expansion, i.e. sidewalk, curb and gutter, dedication of additional R.O.W.
7. Is there the possibility of adding some street trees?
8. As discussed at the conceptual review meeting, the City Staff will try to assist you through the process. If you submit the application prior to Thanksgiving we will be able to take it to the December 14th Planning and Zoning Hearing.
9. If you have any questions please call me at 221-6750.