

## Project Information Summary

**Project Name:**

**Last Update:**

**Project Number:**

**General Location:**

**Project Description:**

**Existing Zoning:**

**Acreage of Site:**

**Existing Use:**

**Application Type:**

**Use Type**

Use by Right (R)

Limited Use (L)

Adaptable Use (A)

Conditional Use (C)

Neighborhood Notice and Comment Period Required

**\*Public Review Required:** None

Variance

Neighborhood Meeting

Planning Commission Hearing

City Council Hearing

*\* Contact the City Planner for specific hearing dates, times and locations if public review is required*

### Contact Information:

**Applicant**

Name:

Phone:

Email:

Attachment (s):

**City Planner**

Name:

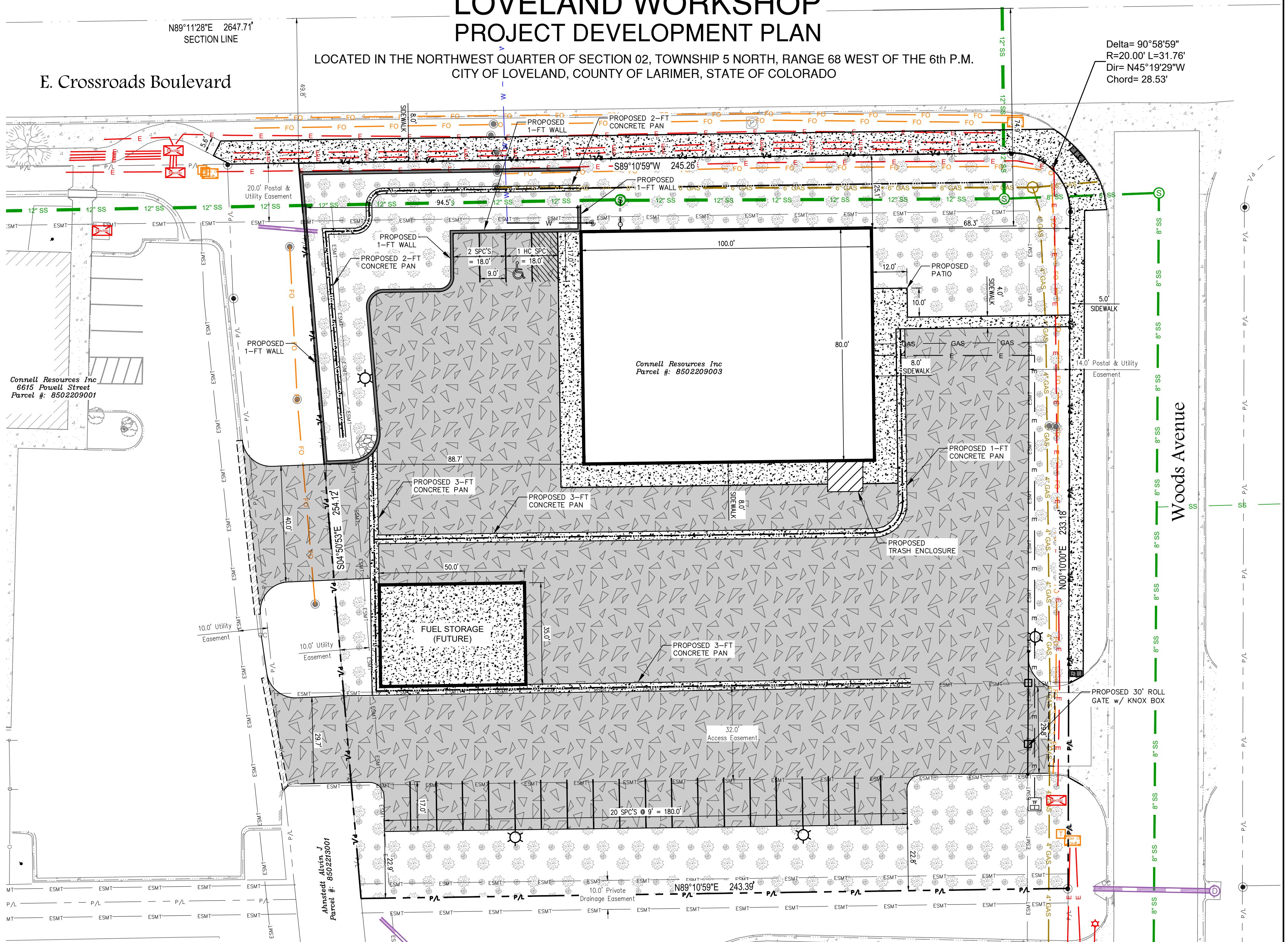
Phone:

Email:

# LOVELAND WORKSHOP PROJECT DEVELOPMENT PLAN

LOCATED IN THE NORTHWEST QUARTER OF SECTION 02, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6th P.M.  
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

## E. Crossroads Boulevard



## SITE DATA TABLE:

| Site Data Table      |                             |
|----------------------|-----------------------------|
| Zoning               | Industrial                  |
| Site Acreage         | 1.48 acres                  |
| Land Use             | Heavy Motor Vehicle Service |
| Square Footage       | 8,000 square feet           |
| Building Occupancy   | F-1                         |
| Type of Construction | II-B                        |
| Parking              |                             |
| Total                | 23                          |
| ADA                  | 1                           |
| Open Space           | 19,276 square feet (29.9%)  |
| Utilities            |                             |

|              |  |
|--------------|--|
| Water        | Fort Collins-Loveland Water District   |
| Wastewater   | South Fort Collins Sanitation District |
| Power        | City of Loveland                       |
| Overlay Zone | None                                   |

## LEGAL DESCRIPTION

A PARCEL OF LAND SITUATE IN THE NORTHWEST QUARTER OF SECTION TWO (02), TOWNSHIP FIVE NORTH (T.5N), RANGE SIXTY-EIGHT WEST (R.68W.) OF THE SIXTH PRINCIPAL MERIDIAN (6TH P.M.)

SAID PARCEL CONTAINS 64,469 SQUARE FEET OR 1.48 ACRES MORE OR LESS BY THIS SURVEY.

## NOTE

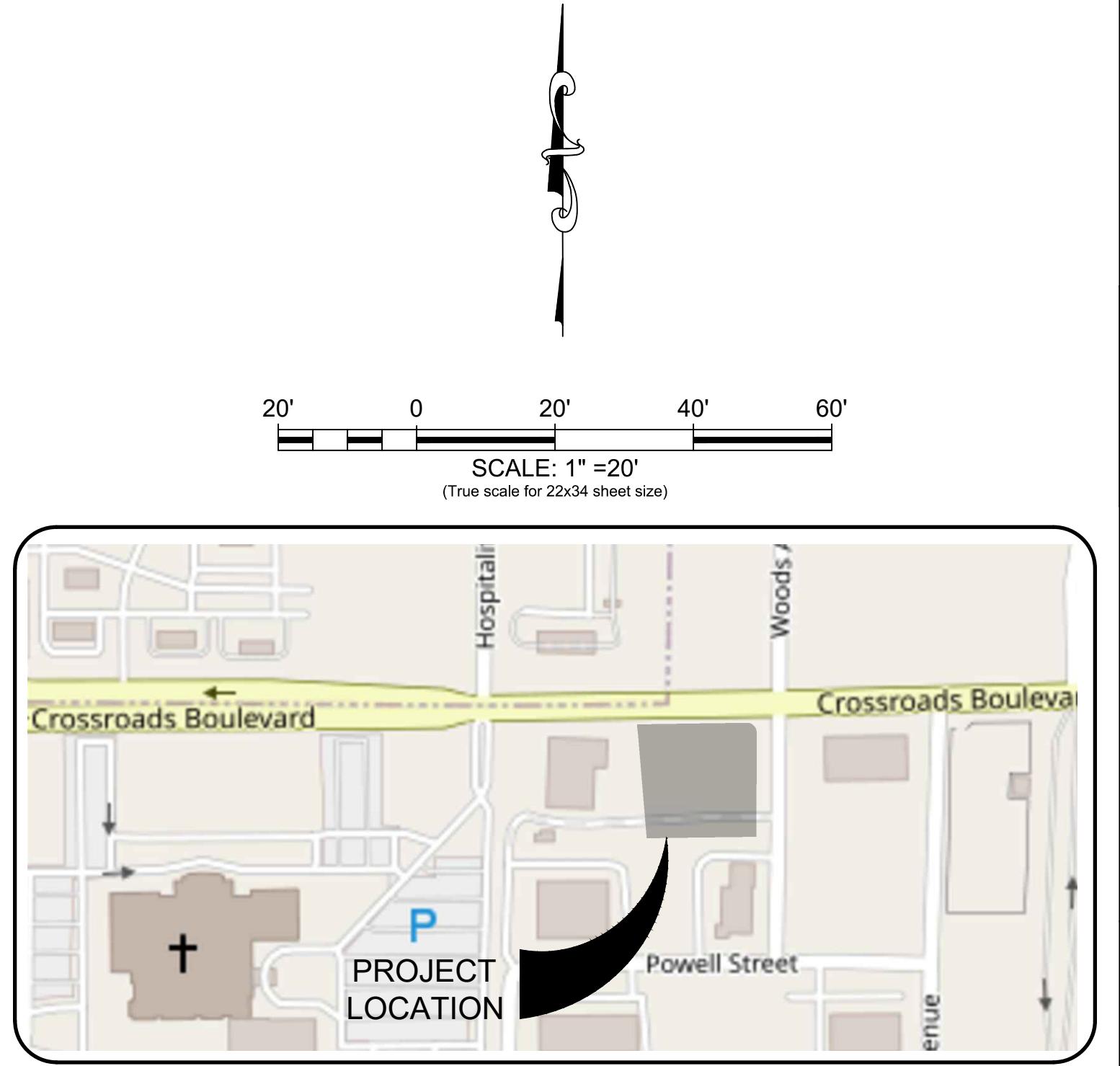
THIS IS A LAND USE PLANNING DOCUMENT, NOT A CONSTRUCTION DOCUMENT. REFER TO CIVIL ENGINEERING PLANS FOR SITE CONSTRUCTION.

## OWNER

CONNELL RESOURCES, INC  
JOHN WARREN, PRESIDENT  
7785 HIGHLAND MEADOWS PARKWAY #100  
FORT COLLINS, COLORADO 80528  
(970) 223-3151

## DEVELOPER/APPLICANT

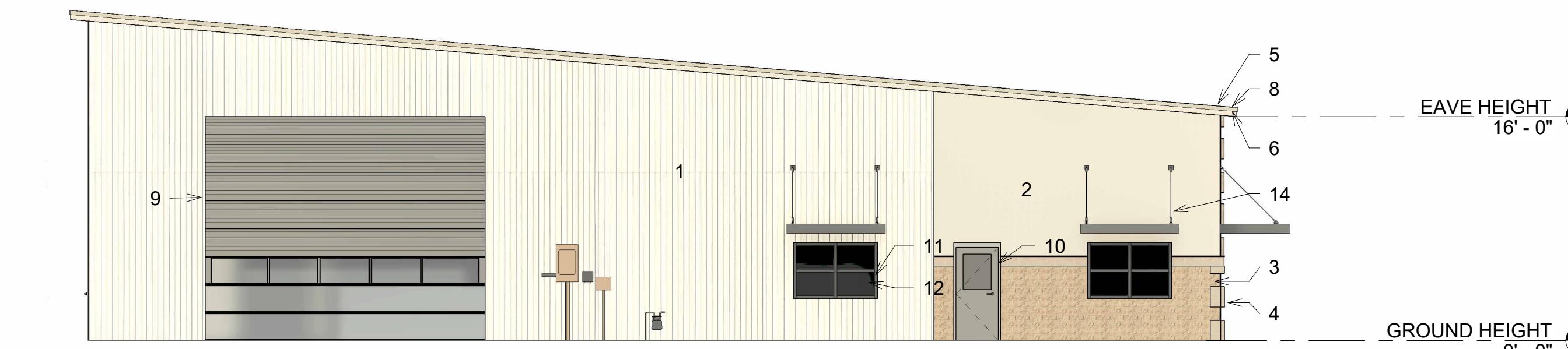
CONNELL RESOURCES, INC  
JOHN WARREN, PRESIDENT  
7785 HIGHLAND MEADOWS PARKWAY #100  
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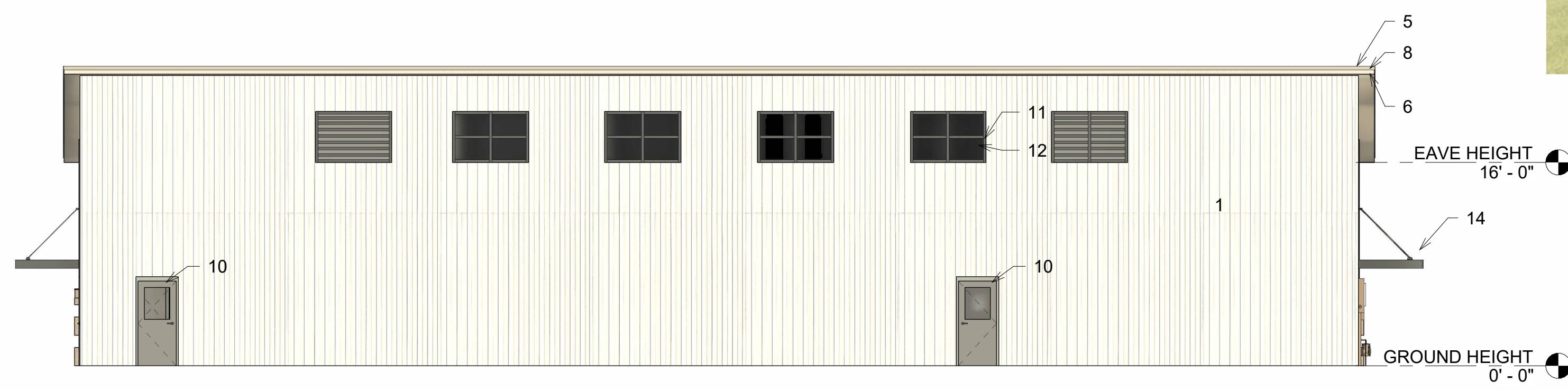
WOODS AVENUE WORKSHOP  
CONNELL RESOURCES

**ditesco**  
Project & Construction Services  
2133 S. Timberline Road, Suite 110  
Fort Collins, Colorado 80525  
Phone: 970.652.5068  
www.ditescoservices.com

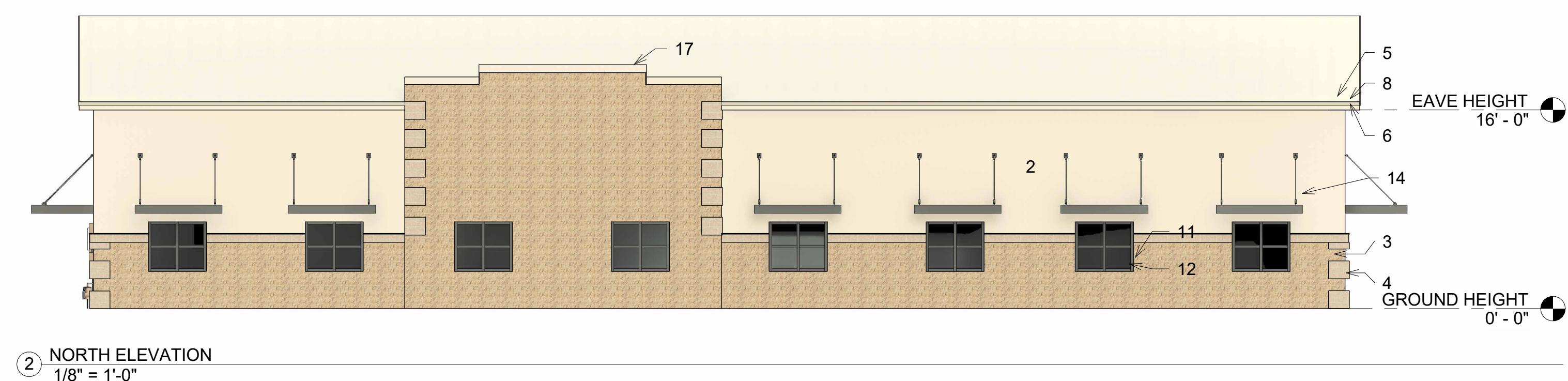
SHEET STATUS  
30% PLAN SET  
NOT FOR CONSTRUCTION



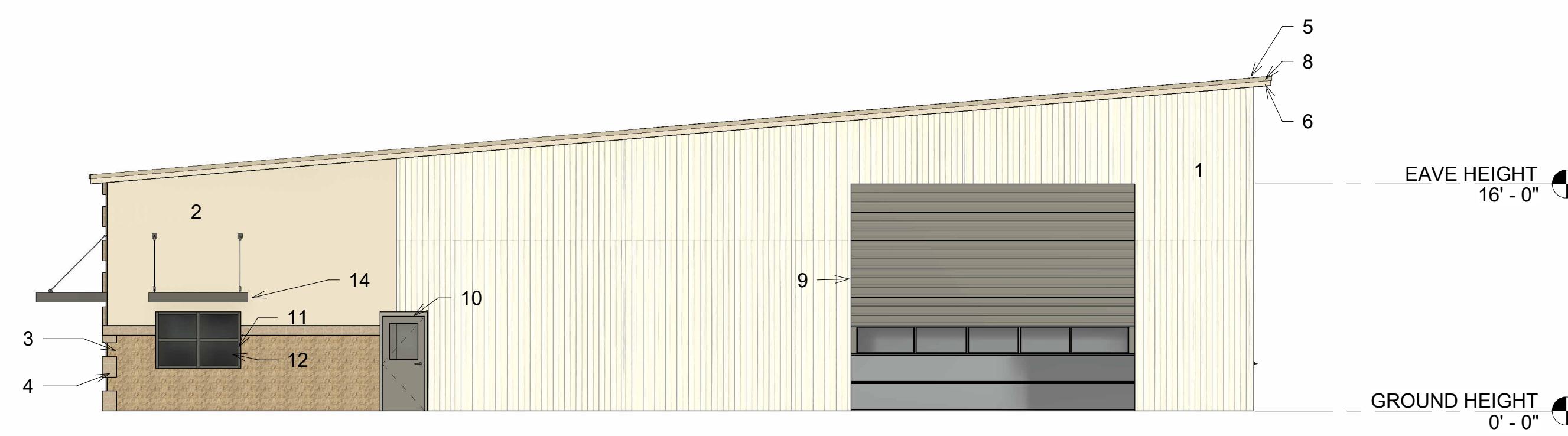
① EAST ELEVATION  
1/8" = 1'-0"



③ SOUTH ELEVATION  
1/8" = 1'-0"



② NORTH ELEVATION  
1/8" = 1'-0"



④ WEST ELEVATION  
1/8" = 1'-0"



#### EXTERIOR FINISH SPECIFICATIONS

1. **METAL WALL PANEL:** 26 GA. PRE-FINISHED ARCHITECTURAL (PBR) VERTICAL RIBBED METAL PANEL BY BUILDING MANUF.; OVER CONTINUOUS RIGID INSULATION; MBCI OR EQUIVALENT (COLOR- CREAM TO BEIGE COLOR TO MATCH EXISTING BUILDING TO WEST)
2. **STUCCO PORTLAND CEMENT:** PORTLAND CEMENT STUCCO SYSTEM OVER CONTINUOUS RIGID INSULATION; DRYVIT OR EQUIVALENT (COLOR- BEIGE COLOR TO MATCH EXISTING BUILDING TO WEST)
3. **MASONRY VENEER:** 8" x 8" X 16" SPLIT-FACE CMU BLOCK BASALITE PRODUCTS OR EQUIVALENT (COLOR- BROWN TO MATCH EXISTING BUILDING TO WEST)
4. **MASONRY VENEER:** 8" x 8" X 16" INTEGRAL COLOR GROUND-FACE CMU BLOCK SILL AND QUIONS BASALITE PRODUCTS OR EQUIVALENT (COLOR- BEIGE TO MATCH EXISTING BUILDING TO WEST)
5. **METAL ROOF PANEL:** 26 GA. PRE-FINISHED (PBR) METAL ROOF PANELS BY BUILDING MANUF.; MBCI OR EQUIVALENT (COLOR- CREAM OR GREY COLOR TO MATCH EXISTING BUILDING TO WEST)
6. **METAL ROOF FASCIA / SOFFIT:** 26 GA. PRE-FINISHED METAL FASCIA / SOFFIT PANELS BY BUILDING MANUF.; MBCI OR EQUIVALENT (COLOR- CREAM OR GREY COLOR TO MATCH EXISTING BUILDING TO WEST)
7. **METAL PARAPET WALL CAP:** 26 GA. METAL PRE-FINISHED METAL PARAPET WALL CAP BY BUILDING MANUF.; MBCI OR EQUIVALENT (COLOR- CREAM OR GREY COLOR TO MATCH EXISTING BUILDING TO WEST)
8. **RAIN GUTTERS / DOWNSPOUTS:** 20 GA. METAL PRE-FINISHED GUTTERS AND DOWNSPOUTS BY BUILDING MANUF. MBCI OR EQUIVALENT (COLOR- CREAM TO BEIGE COLOR TO MATCH METAL WALL PANEL AND EXISTING BUILDING TO WEST)
9. **OH METAL DOORS:** PRE-FINISHED BY BUILDING MANUF. TO MATCH BUILDING (COLOR- WHITE TO MATCH EXISTING BUILDING OH DOORS TO WEST)
10. **HOLLOW METAL DOORS:** PAINTED TO MATCH BUILDING; (COLOR- DARK BRONZE TO MATCH WINDOWS AND EXISTING BUILDING DOORS TO WEST)
11. **STOREFRONT ALUMINUM WINDOWS:** KAWNEER OR EQUIVALENT (COLOR: DARK BRONZE ANODIZED FINISH)
12. **WINDOW GLAZING:** OLDCASTLE OR EQUIVALENT (COLOR: CLEAR)
13. **METAL SUNSHADE CANOPY:** FABRICATED OFF-SITE; PAINTED (COLOR: DARK BRONZE OR TO BE DETERMINED BY OWNER)
14. **DECORATIVE LIGHTING:** (COLOR: DARK BRONZE OR BLACK)



ALL SIGN DESIGNS AND LOCATIONS APPROVED BY SEPARATE PERMIT

CONNELL RESOURCES

New Building

CONNELL

SHEET TITLE:  
TITLEBLOCK

DATE:

REVISION BLOCK:

PROJECT NO: Project Number

SHEET:

A1

A R C H I T E C T S  
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Loveland, Colorado  
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rmhaze@comcast.net