

# Conceptual Review Agenda

Schedule for 08/30/18  
281 Conference Room A

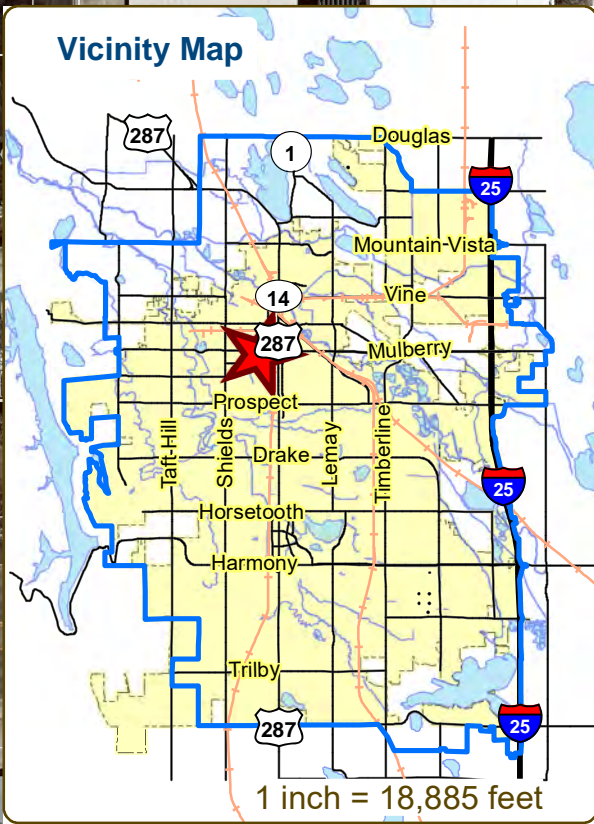
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## Thursday, August 30, 2018

Time	Project Name	Applicant Info	Project Description	Planner	DRC
9:30	229 W Mulberry  CDR180062	Bill Dellenbach Devin Dellenbach (970) 412-5888 <a href="mailto:TheFlatsOnMulberry@gmail.com">TheFlatsOnMulberry@gmail.com</a>	This is a request to convert the existing single family attached units at 223 and 229 W Mulberry into four legal dwelling units (parcel #9714106014, 9714106013). The attached 221 and 227 W Mulberry would each remain one dwelling unit each. The existing units are currently in separate but identical buildings. 8 Parking spaces are proposed for the 10 total dwelling units on the two neighboring parcels. The proposed project is within the TOD and the Community Commercial (CC) zone district and is subject to Administrative (Type 1) review.	Planner Kai Kleer	DRC Tenae Beane
10:15	1608 Whedbee St  CDR180063	Diane Erickson (970) 218-2058 <a href="mailto:diane4erickson@gmail.com">diane4erickson@gmail.com</a>	This is a request to use the existing single-family residence at 1608 Whedbee St as an extra-occupancy rental house with 4 tenants (parcel #9724208003). The house has 4 bedrooms and 2.5 bathrooms. Four off-street parking spaces are provided accessed from the driveway off Whedbee St. The property is within the Low-Density Mixed-Use (LMN) zone district and is subject to Administrative (Type 1) review.	Planner Shawna VanZee	DRC Todd Sullivan
11:00	2200 Kechter Rd  CDR180064	Adam Meyer (720) 468-2235 <a href="mailto:adamdmeyer@gmail.com">adamdmeyer@gmail.com</a>	This is a request to construct a second single-family residence at 2200 Kechter Rd (parcel #8605300014). There is an existing manufactured house and outbuilding on the property that would remain. The site is accessed from the south off Kechter Rd. The 2.46 acre property is zoned Urban Estate and is subject to Administrative (Type 1) review.	Planner Clark Mapes	DRC Brandy BH

# 221-229 W Mulberry St Creating Legal Dwelling Units

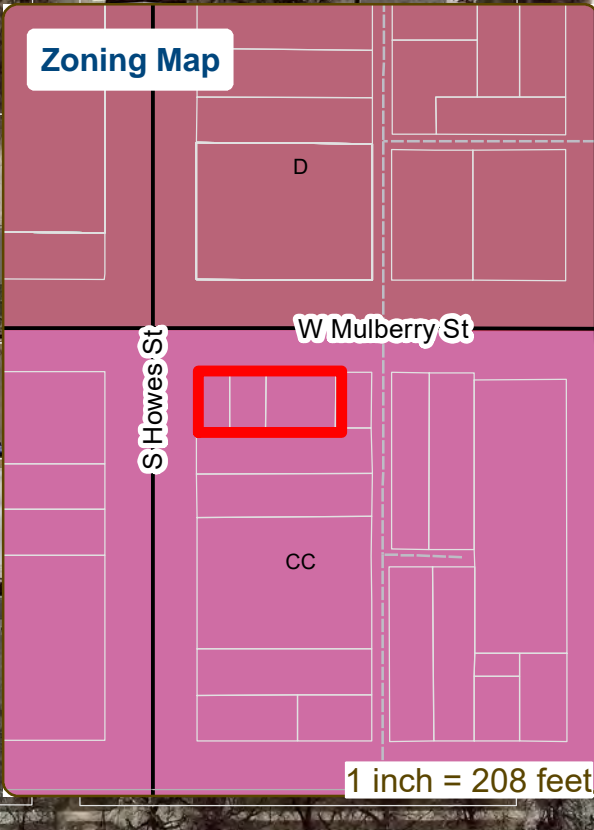
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

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\*BOLDED ITEMS ARE REQUIRED\* \*The more info provided, the more detailed your comments from staff will be.\*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

Bill Dellenback owner, Devon Dellenback owner

Business Name (if applicable) 229 W Mulberry St DBA The Flats

Your Mailing Address 1404 43rd Ave Greeley Colo 80634

Phone Number 970-472-5888 Email Address TheFlatsOnMulberry@gmail.com

Site Address or Description (parcel # if no address) 229 W Mulberry Fort Collins Colo 80521

Description of Proposal (attach additional sheets if necessary) Convert from Single Family

home to four short term rentals. In addition convert

221 and 223 W Mulberry St from Single Family into eight

Proposed Use Multi-family Existing Use Single Family

Total Building Square Footage 1534 S.F. Number of Stories 2 Lot Dimensions 36 x 60

Age of any Existing Structures built 1909

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? Yes No If yes, then what risk level?

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area 0 S.F.

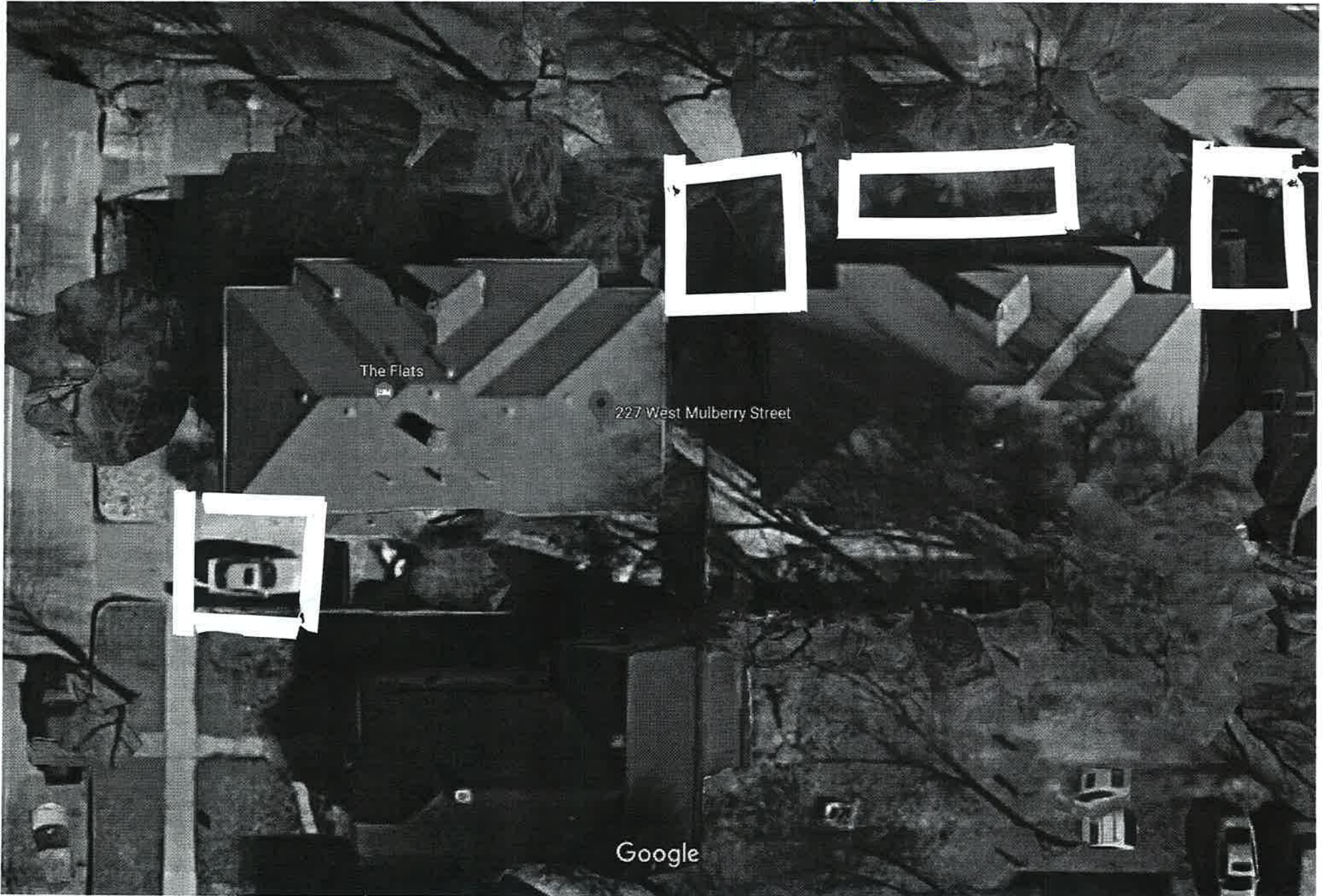
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

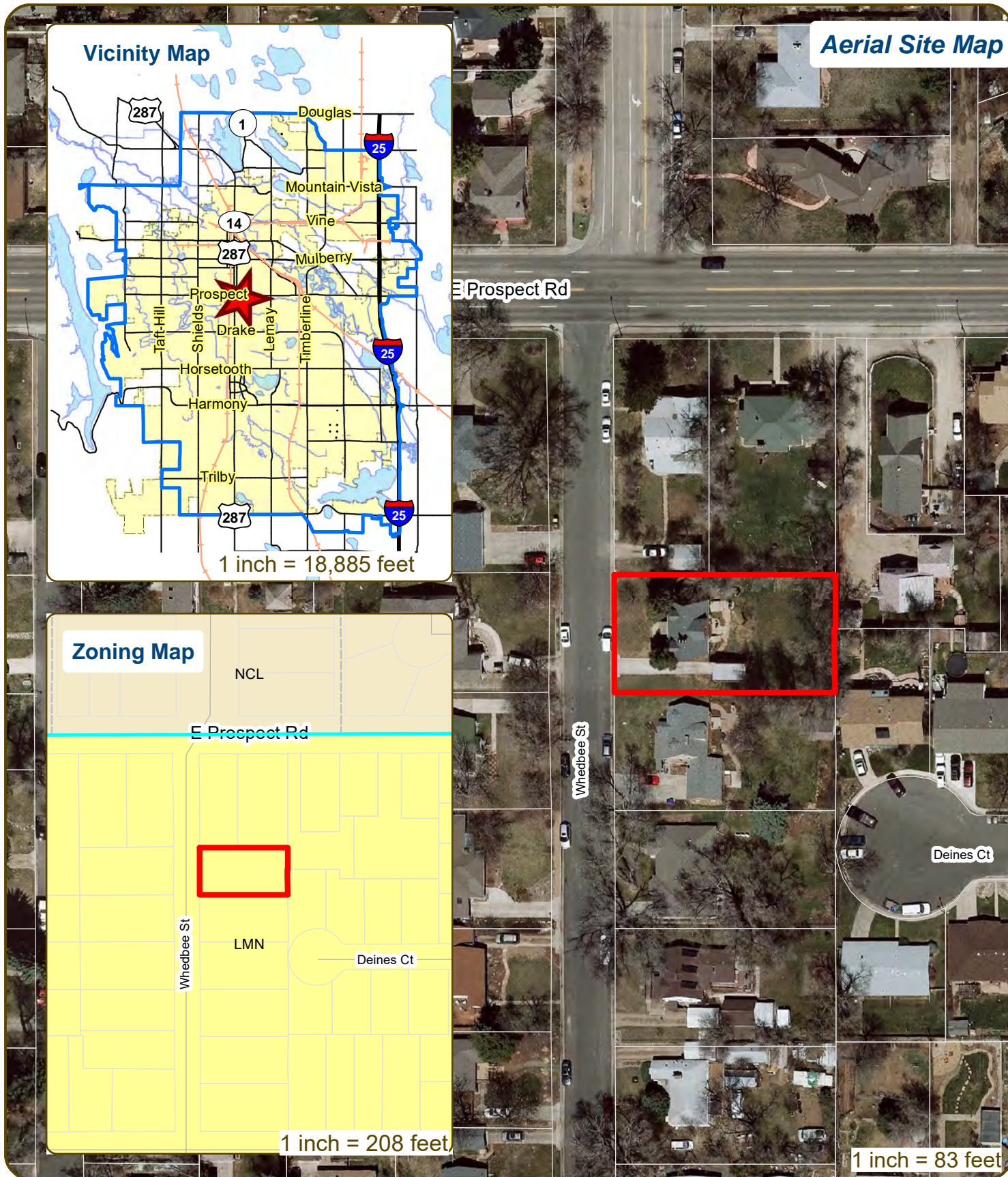
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

Google Maps 227 W Mulberry St

\* EACH Square has two Parking Spots  
total of 8



# 1608 Whedbee St Extra Occupancy Rental House (4 Tenants)



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

Diane Erickson

Business Name (if applicable) \_\_\_\_\_

Your Mailing Address \_\_\_\_\_

Phone Number 970-218-2058 Email Address diane4erickson@gmail.com

Site Address or Description (parcel # if no address) 1608 Whedbee St

Description of Proposal (attach additional sheets if necessary) Petition to use existing 4 bed three bath house as extra occupancy rental with 4 tenants.

Proposed Use Extra Occupancy Rental Existing Use Single-family house

Total Building Square Footage 1462 S.F. Number of Stories 2 Lot Dimensions 10,616

Age of any Existing Structures 75 years

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [ ] Yes [x] No If yes, then what risk level? \_\_\_\_\_

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area 0 S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

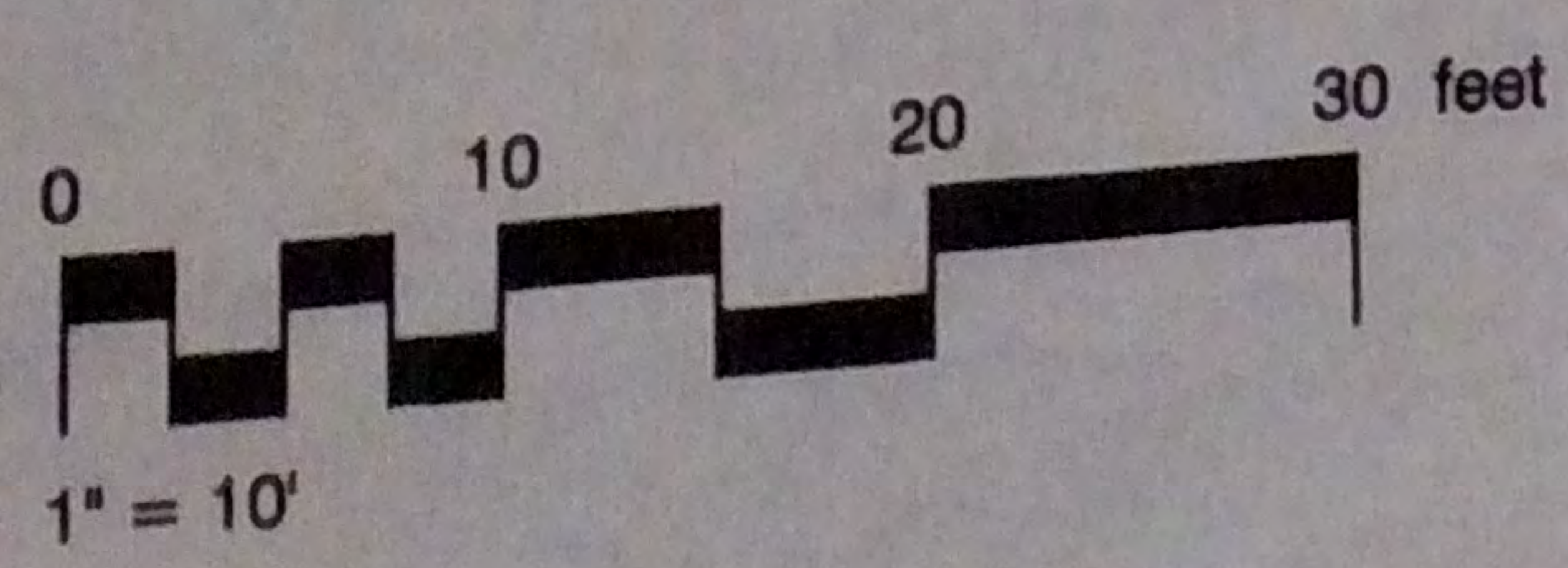
Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?



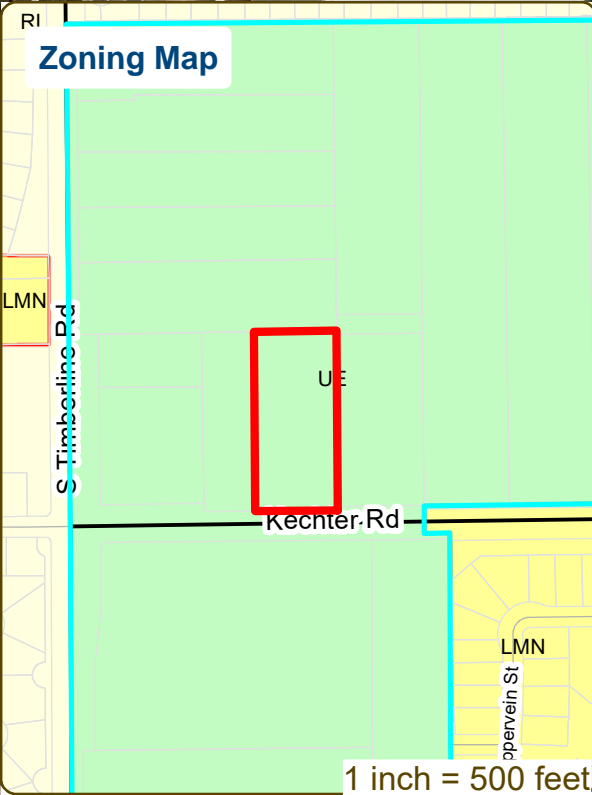
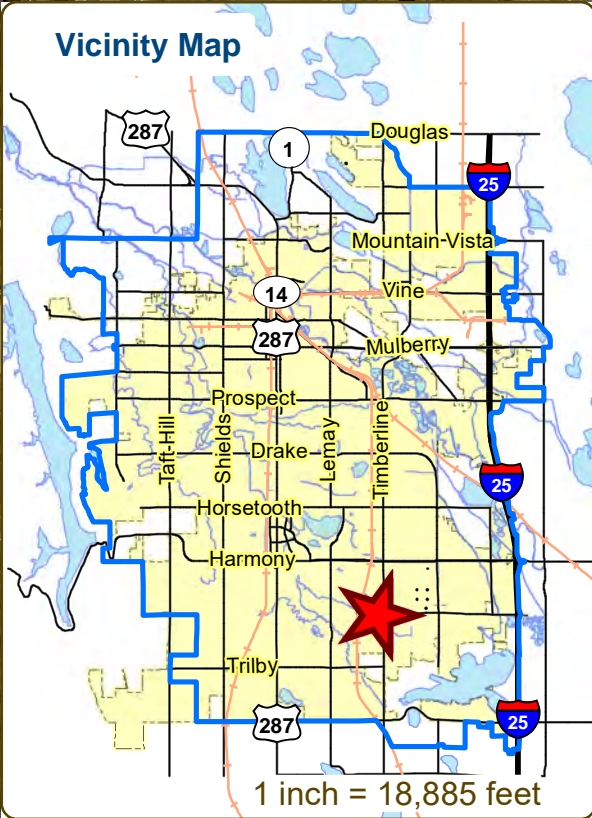
WHEDBEE STREET

# PLANTING PLAN



- LANDSCAPE NOTES
1. ALL PLANT MATERIALS SHALL BE AS SPECIFIED.
  2. ALL PROPERTY LINES SHALL BE CLEARLY MARKED.
  3. ALL PLANT MATERIALS SHALL BE INSTALLED IN ACCORDANCE WITH THE FOLLOWING INSTALLATION AND MAINTENANCE REQUIREMENTS.
  4. FOLLOWING INSTALLATION AND MAINTENANCE REQUIREMENTS.
  5. ALL NEWLY INSTALLED PLANTS SHALL BE WATERED AND MAINTAINED FOR A PERIOD OF 90 DAYS.
  6. CALL FOR UTILITY LOCATIONS PRIOR TO CONSTRUCTION.
  7. THE BOUNDARIES ARE SHOWN TO AN APPROXIMATE PLAN AND APPROXIMATE DIMENSIONS.
  8. BEDS ARE DEFINED BY ROCK MULCH UNLESS OTHERWISE NOTED. AREAS OF MULCH ARE NOTED.
  9. GRAVEL SHALL BE 1/2" TO 3/4" SIZE.
  10. FLAGSTONE PATH OFFERS A RUSTIC APPEAL.
  11. PAVER PATIO SHALL BE 12" HIGH AND EXTENSION SHALL BE 12" HIGH.
  12. PERICLA DETAILS SHALL BE 1/2" HIGH.
  13. FIREPIT SHALL HAVE A 12" HIGH RAMP.
  14. THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT THE CONTRACTOR'S APPROVAL.
  15. CONTRACTOR OF HIS OWN ACCORD SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
  16. CONTRACTOR OF HIS OWN ACCORD SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS.
  17. THIS PLAN SHALL NOT BE USED FOR CONSTRUCTION WITHOUT THE CONTRACTOR'S APPROVAL.
  18. THIS PLAN ILLUSTRATES THE CONTRACTOR'S OBLIGATIONS.

# 2200 Kechter Rd Single-Family Residence



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Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) \_\_\_\_\_

ADAM Meyer - UNDER CONTRACT - OWNER <sup>Future</sup>

Business Name (if applicable) \_\_\_\_\_

Your Mailing Address 2503 Rock Creek Drive, Fort Collins, CO 80528

Phone Number 720.468.2235 Email Address ADAMMEYER@GMAIL.COM

Site Address or Description (parcel # if no address) 2200 Kechter Road, Fort Collins CO 80528

Description of Proposal (attach additional sheets if necessary) Looking to build A HOME AT The back of the lot (NORTH). JUST WANTED TO CHAT ABOUT Requirements / options.

Proposed Use primary Residence Existing Use NONE

Total Building Square Footage ~ 3000 S.F. Number of Stories 1 Lot Dimensions \_\_\_\_\_

Age of any Existing Structures MANUFACTURED home 1979 / out Buildings 1999

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain?  Yes  No If yes, then what risk level? \_\_\_\_\_

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area ~ 3,000 sqft S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

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Kechter Rd

RED: FUTURE HOME

BLUE: APPROXIMATE LOT LINES

PURPLE: EXISTING OUTBUILDING

GREEN: EXISTING MANUFACTURED HOME

YELLOW: ELECTRIC METERS (2 FOR PROPERTY) ON A POLE