

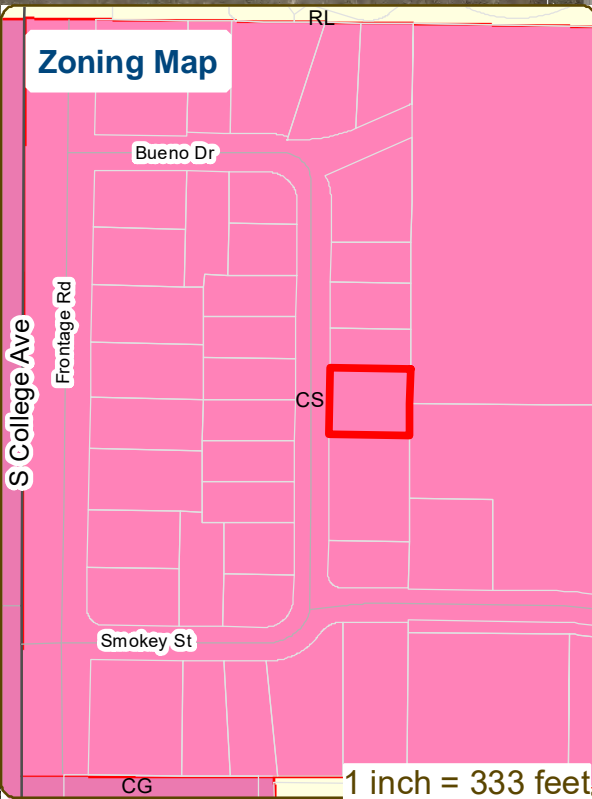
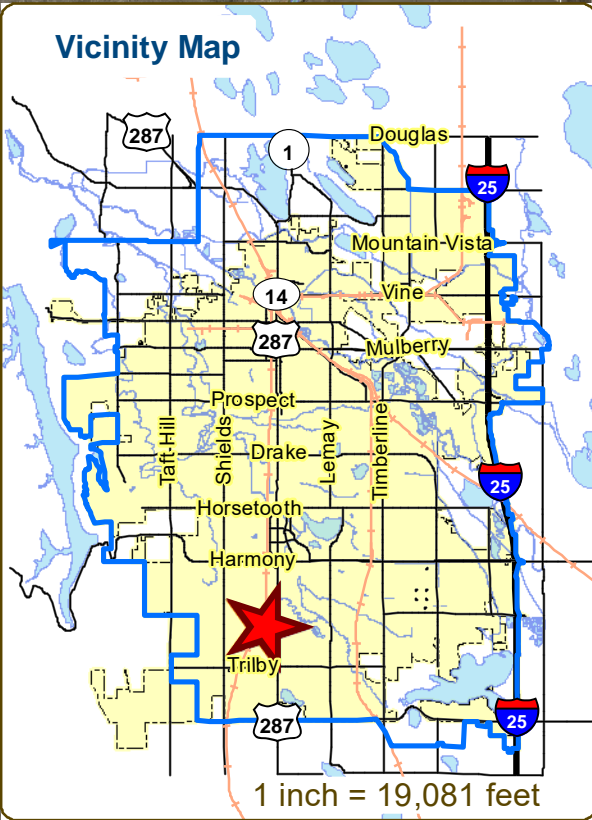
Conceptual Review Agenda

Schedule for 1/10/19
281 Conference Room A

Thursday, January 10, 2019

Time	Project Name	Applicant Info	Project Description		
9:30	Bueno Dr Condos	Barry Van Everen 970-290-6098	This is a request to build three single-family attached condos on Lot 13A at 5724 Bueno Dr (parcel #9612231001). Access to the site is taken from Bueno Dr to the west. Four on-site parking spaces will be provided. The proposed project is within the Service Commercial (CS) zone district and is subject to Administrative (Type 1) review.	Planner	Pete Wray
	CDR190001	barry.vaneveren@gmail.com		DRC	Brandy BH
				Engineer	Morgan Uhlman
10:15	219 E Plum	Dave and Janet Scott 970-690-5507	This is a request to convert one dwelling unit of a duplex into an Extra Occupancy Rental House at 219 E Plum St (parcel #9713221007). Access is taken from E Plum St to the north and an alley to the south. The proposed project is within the Neighborhood Conservation, Medium Density (NCM) zone district and is subject to the Addition of Permitted Use (APU) process including a Planning and Zoning Board recommendation for City Council Review.	Planner	Jason Holland
	Extra Occupancy	janet@janetz.net		DRC	Tenae Beane
	CDR190002			Engineer	Katie Andrews
11:00	1605 Peterson Place	Shannon Corrough 970-212-6730	This is a request to build a single-family detached house at 1605 Peterson Place (parcel #9724210003). Access is taken from Peterson Pl to the east and Peterson St to the west. The proposed project is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Administrative (Type 1) review.	Planner	Clay Frickey
	Single-Family	corrough@yahoo.com		DRC	Todd Sullivan
	CDR190003			Engineer	Spencer Smith

Bueno Dr Condos Single-Family Attached



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CONCEPTUAL REVIEW:

APPLICATION

General Information

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At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority.

Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal. The more info provided, the more detailed your comments from staff will be.

Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.)		
Business Name (if applicable)		
Mailing Address		
Phone	Email Address	
Site Address (parcel # if address in not available)		
Description of Proposal (attach additional sheets if necessary)		
Proposed Use	Existing Use	
Total Building Square Footage	Number of Stories	Lot Dimensions

Age of any Existing Structures _____

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 at what risk isit? _____

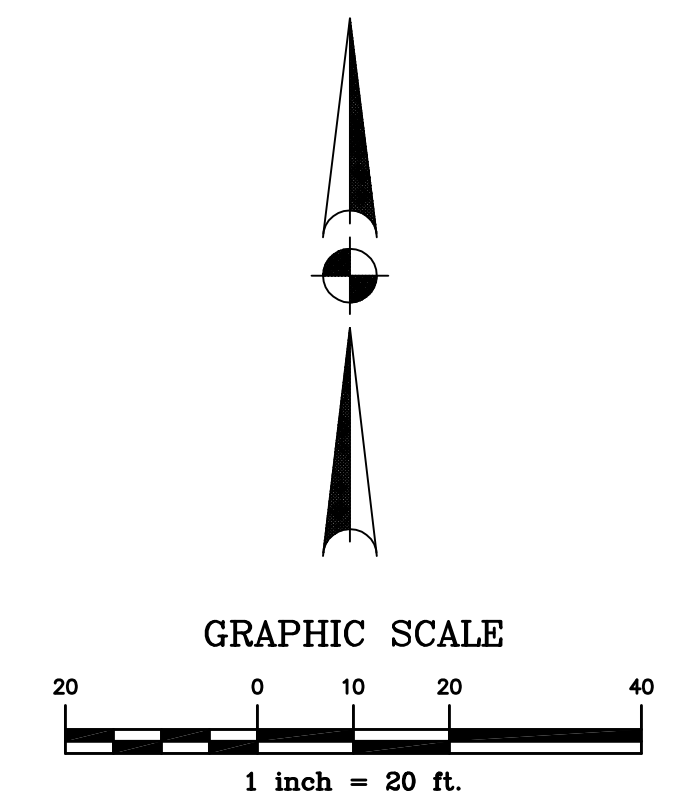
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area _____ 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?

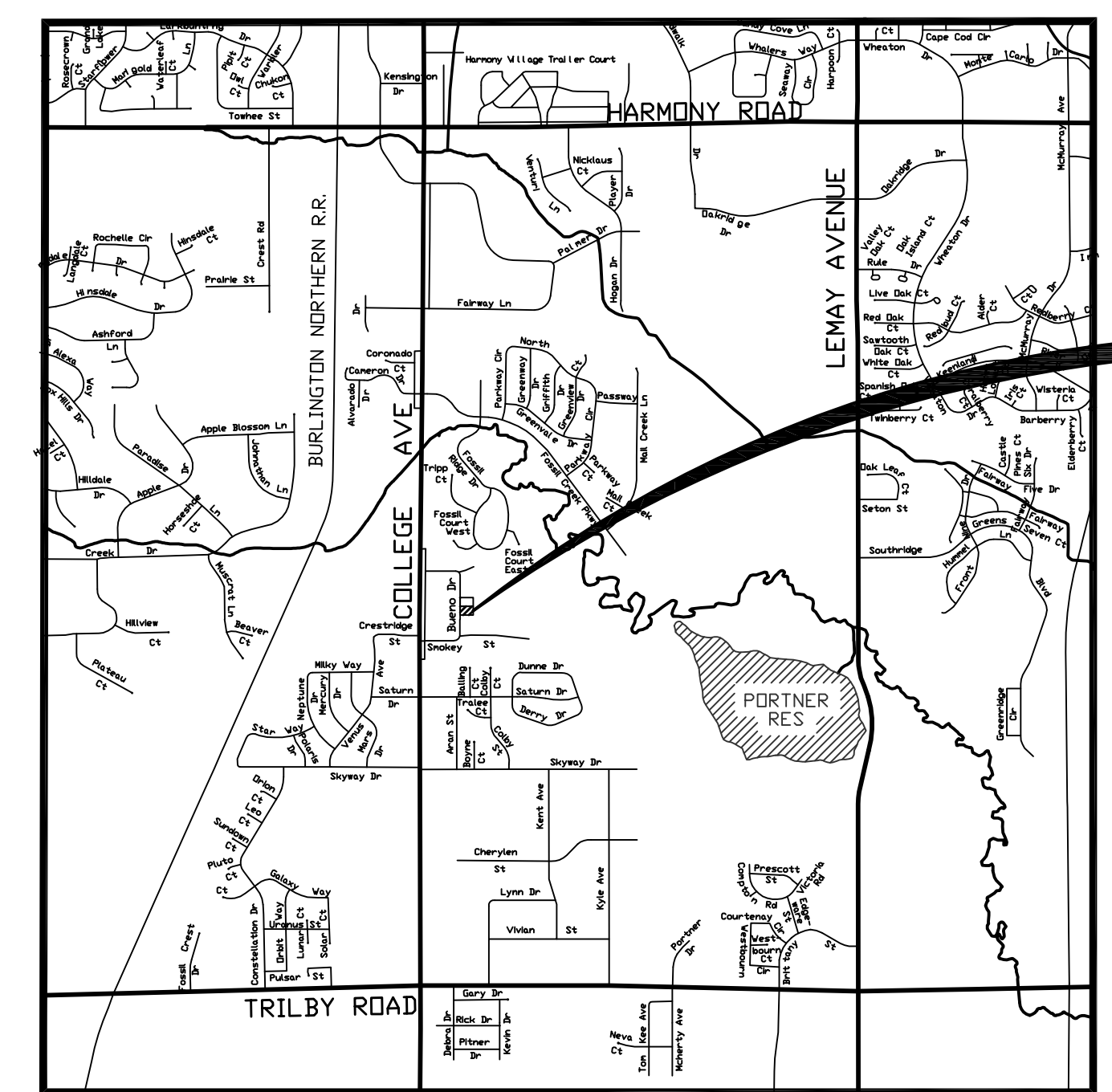
- LEGEND**
- FO BURIED FIBER-OPTICS
 - X FENCE LINE
 - E BURIED ELECTRIC
 - G BURIED GAS
 - W WATER LINE
 - T BURIED TELEPHONE
 - OHE OVERHEAD ELECTRIC
 - SS SANITARY SEWER LINE
 - ST STORM SEWER LINE
 - CG CURB/GUTTER FLOWLINE
 - (DS) EXISTING DOWN SPOUTS



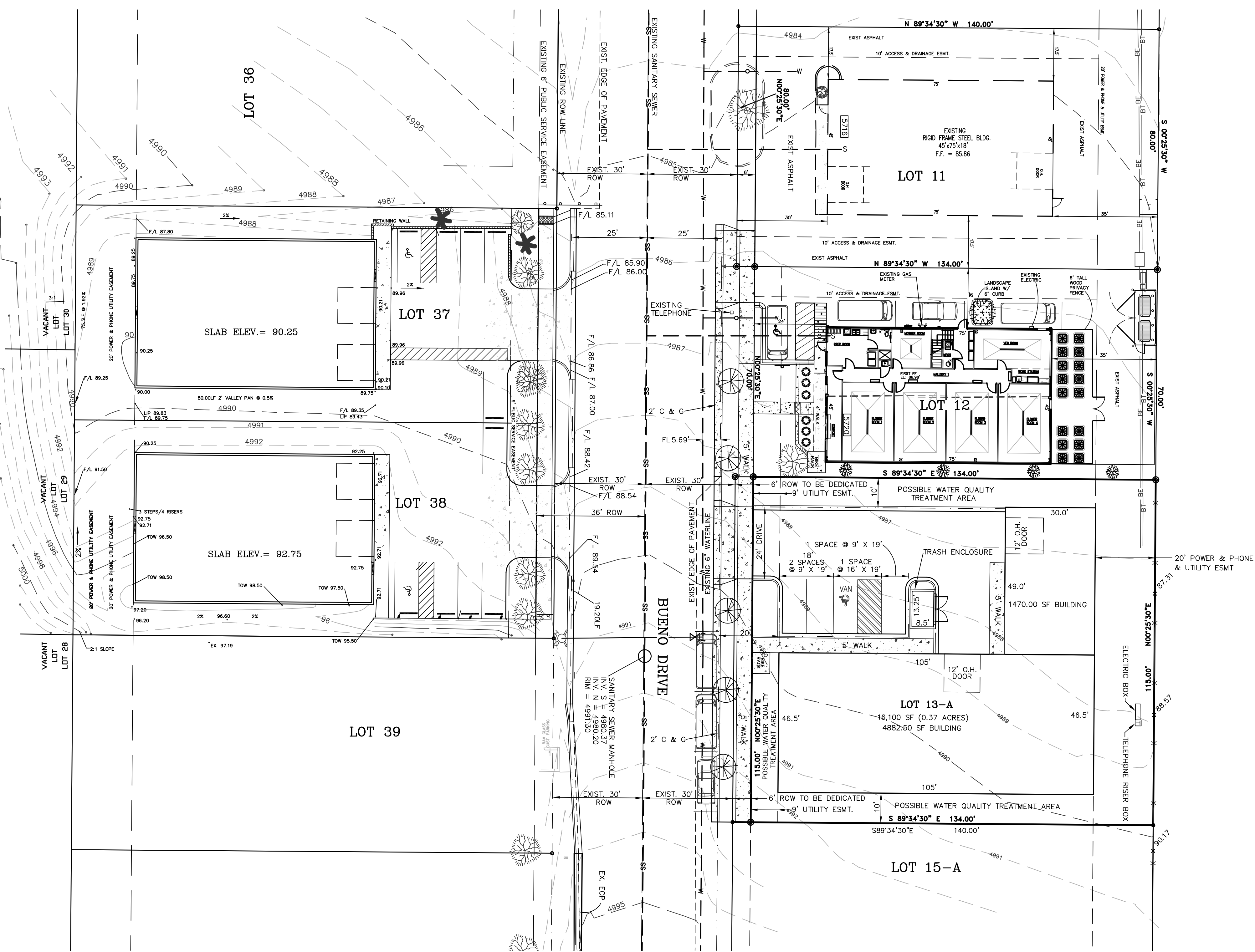
TOTAL PROPOSED AREAS WITHIN PROPERTY

PROPOSED CONDITION	QUANTITY	ACRES	%	C100
ASPHALT	3,046.19 S.F.	0.0699 A	19.76	.95
BUILDING	6,352.50 S.F.	0.1458 A	41.20	.90
CONCRETE	952.70 S.F.	0.0218 A	06.16	1.00
TURF	5,058.61 S.F.	0.1161 A	32.88	.36
SITE TOTAL AREA (ULTIMATE)	15,410.00 S.F.	0.3538 A	100.00	.72

	HAVE	REQUIRED
EMPLOYEES	3	3
PARKING SPACES	3	3
HANDICAP PARKING	1	1
BICYCLE PARKING	4	4



VICINITY MAP
N.T.S.



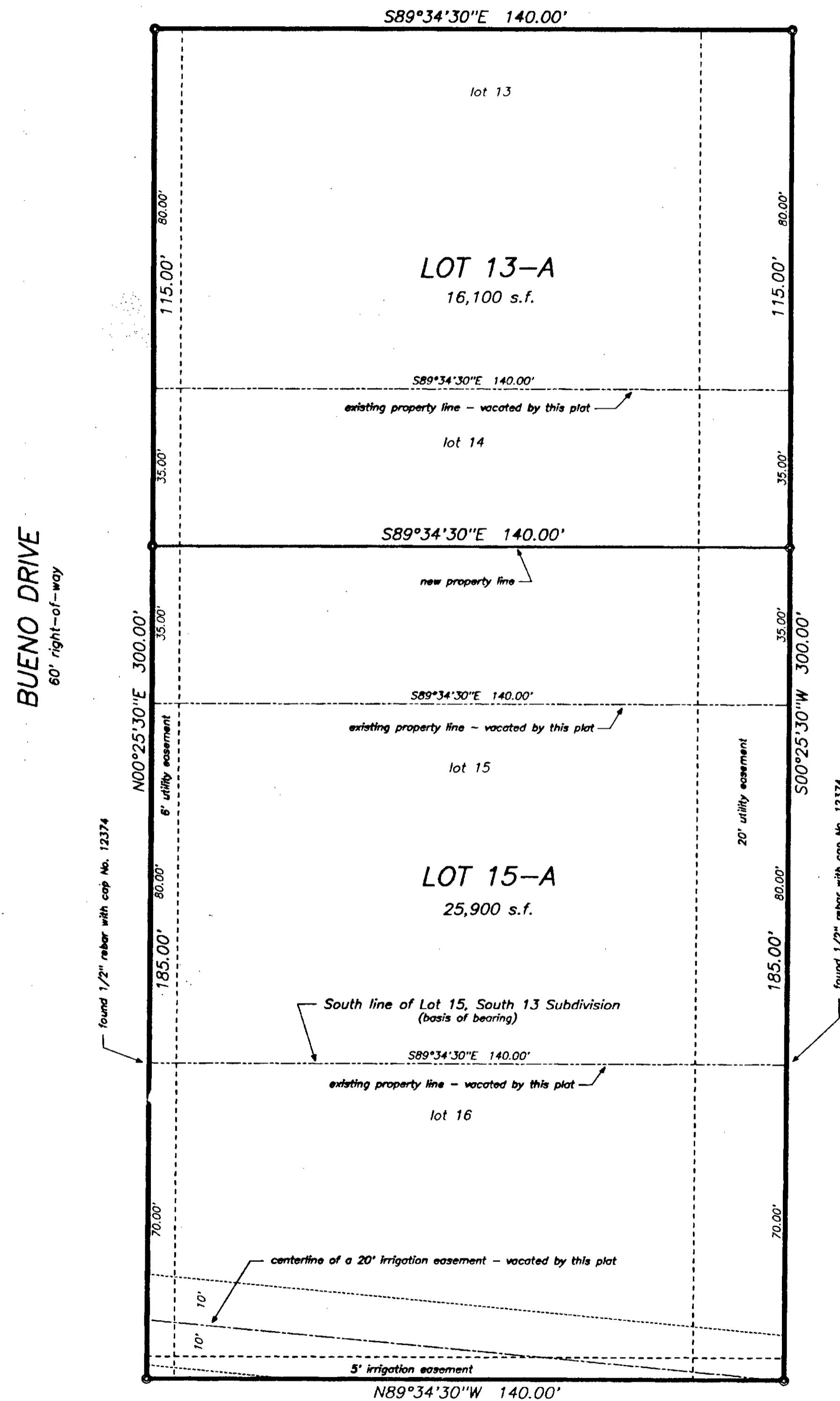
Dec 10, 2018 - 11:28am Z:\V-Clients\Van Everen Barry\1797-03-18 Lt 13-A South 13 Subdivision P. Collins\Civil\ang\Concept Review Plan 2.dwg Brent

REVISIONS Date _____ By _____ Description _____ Date _____ By _____ Description _____ Date _____ By _____ Description _____		Date DECEMBER 2018 Drawn B.R.B. / D.M.C. Field Book _____ Checked B.W.S. Scale 1" = 20' Approved B.W.S.	CLIENT BARRY VAN EVEREN	SHEAR ENGINEERING CORPORATION 4836 SO. COLLEGE AVE, SUITE 12, FORT COLLINS, COLORADO 80525 PHONE: (970) 226-5334 (970) 226-4451 FAX: (970) 282-0311	TITLE CONCEPT PLAN LOT 13-A, AMENDED LOTS 13 - 16, SOUTH 13 SUBDIVISION FT COLLINS, CO, COLORADO	PROJECT NO. 1757-03-18	SHEET NO. 1	NO. OF SHEETS 1
---	--	--	--	--	---	---	------------------------------	----------------------------------

S-271 2569

AMENDED PLAT OF LOTS 13, 14, 15 AND 16, SOUTH 13 SUBDIVISION

SITUATE IN THE NORTHWEST 1/4 OF SECTION 12, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE SIXTH P.M.,
 COUNTY OF LARIMER, STATE OF COLORADO



NOTES:

Bearings are in reference to a recorded survey plat and are based on the South line of Lot 15, South 13 Subdivision as bearing S89°34'30"E.

● - Indicates set 1/2" rebar with cap No. 4502 unless otherwise shown.

The new lots created by this action are subject to the same restrictions, covenants and regulations as set forth in the plat of record of South 13 Subdivision.

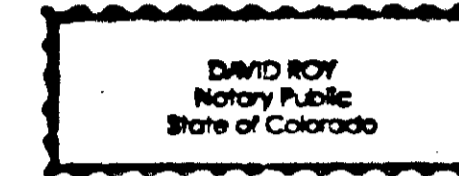
According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners and proprietors of Lots 13, 14, 15 and 16, South 13 Subdivision, situate in the Northwest 1/4 of Section 12, Township 6 North, Range 69 West of the Sixth P.M., County of Larimer, State of Colorado, containing 42,000 square feet, more or less, have caused the above described land to be surveyed and subdivided into lots to be known as the AMENDED PLAT OF LOTS 13, 14, 15 AND 16, SOUTH 13 SUBDIVISION, and do hereby dedicate and convey to and for public use forever hereafter the streets as are laid out and designated on this plat, and do also reserve perpetual easements for the installation and maintenance of utilities and for irrigation and drainage facilities as are laid out and designated on this plat.

Witness our hands and seals this 11 day of MARCH A.D., 1999

Tom F. Luevane
 TOM F. LUEVANE



State of Colorado } S.S.
 County of Larimer }

The foregoing dedication was acknowledged before me this 11th day of March A.D., 1999 by Tom F. Luevane.

My notarial commission expires 11/15/01

NOTARY PUBLIC *Christina M. Grant*
 CHRISTINA M. GRANT

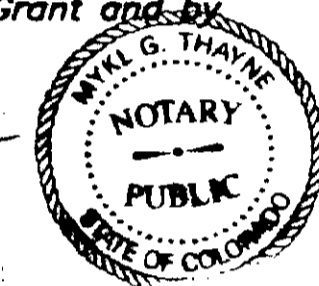
State of Colorado } S.S.
 County of Larimer }

The foregoing dedication was acknowledged before me this 13th day of March A.D., 1999 by Ron Grant and Christina M. Grant.

My notarial commission expires 03/20/2002

NOTARY PUBLIC *Myra J. Payne*
 MYRA J. PAYNE

Dona L. Hahn
 DONA L. HAHN



State of Colorado } S.S.
 County of Larimer }

The foregoing dedication was acknowledged before me this 15th day of March A.D., 1999 by Dona L. Hahn.

My notarial commission expires 03/20/2002

NOTARY PUBLIC *Jessica McIlhanna*
 JESSICA MCILHANNA



SURVEYOR'S CERTIFICATE:

I, Phillip I. Robinson, a duly registered Professional Engineer and Land Surveyor in the State of Colorado, do hereby certify that this AMENDED PLAT OF LOTS 13, 14, 15 AND 16, SOUTH 13 SUBDIVISION truly and correctly represents the results of a survey made by me or under my direct supervision.

Phillip I. Robinson
 PHILLIP I. ROBINSON
 Colorado registered P.E. & L.S. No. 4502



APPROVED:

By the Larimer County Board of County Commissioners this 30 day of March A.D., 1999. All dedications are hereby accepted on behalf of the public. This approval does not constitute acceptance of responsibility by the County for construction, repair or maintenance of any streets, highways, alleys, bridges, rights-of-way or other improvements designated on this plat.

BY *Carol Olson*
 CHAIRMAN

ATTEST *Sherry E. Graves*
 CLERK OF THE BOARD

APPROVED:

By the Larimer County Health Authority this 16th day of February A.D., 1999. All construction on this subdivision, or any lot therein, including the development of domestic water, and the provision of sewage treatment, shall be done in a manner which will meet all of the requirements of the Colorado Department of Health, and the Larimer County Public Health Department, and the officers authorized to enforce such requirements.

Doug Ryan
 LARIMER COUNTY HEALTH AUTHORITY

APPROVAL OF SURVEY PLAT:

This final plat has been reviewed and is hereby approved as to form as complying with all current survey requirements of Larimer County and of State law pertaining to platting and monumentation. This approval constitutes neither a warranty by Larimer County concerning such compliance, nor a release or indemnity of the subdivider and his/her surveyor concerning any noncompliance of this plat with current survey requirements.

DATED 3/18/99

BY *Dale V. Greor*

Colorado P.L.S. No. 16404

Dale V. Greor
 LARIMER COUNTY ENGINEERING DEPARTMENT

NO.	DATE	REVISIONS

APPROVED FOR CONSTRUCTION:

STEWART & ASSOCIATES
 CONSULTING ENGINEERS AND SURVEYORS

103 S. MELDRUM STREET, FORT COLLINS, COLORADO 80521 (970)482-9331

SCALE: 1"=20'

SURVEY: B.W.N.

CHECKED: J.S.R.

DESIGNED: P.L.R.

CLIENT: TOM LUEVANE

PROJECT: LOTS 13, 14, 15 & 16, SOUTH 13 SUBDIVISION LARIMER COUNTY, COLORADO

UNIT: AMENDED PLAT

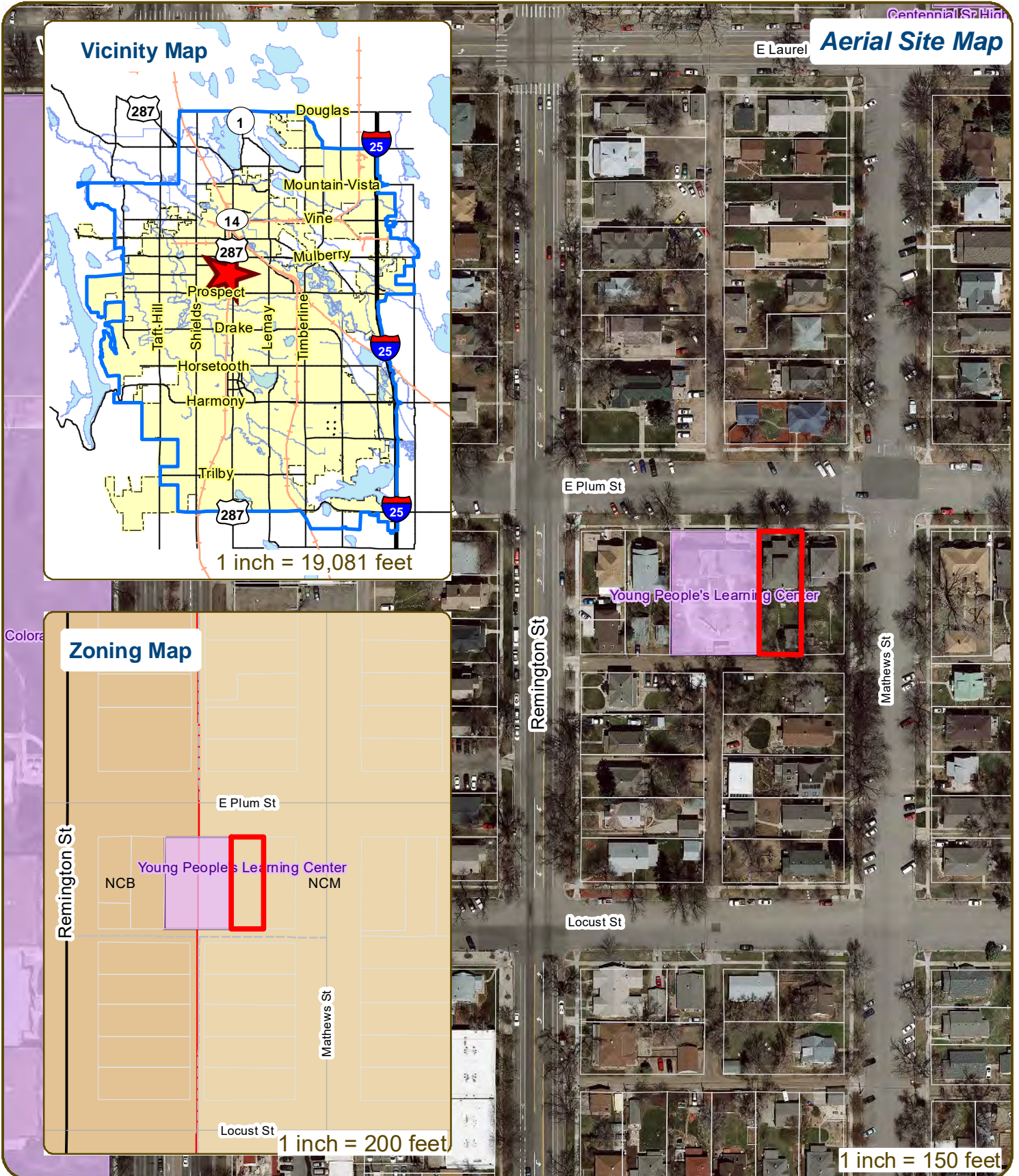
JOB NUMBER: SOUTH-13 disk 74

DATE: SHEET NUMBER ONE OF ONE

2916

S-271 2569

219 E Plum Extra Occupancy



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CONCEPTUAL REVIEW: APPLICATION

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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) _____

Dave and Janet Scott - owner

Business Name (if applicable) _____
Your Mailing Address P.O. Box 271336 Fort Collins, CO 80527

Phone Number 970-690-5507 Email Address janet@janetz.net

Site Address or Description (parcel # if no address) 219 E. Plum St, Fort Collins, CO 80524

Description of Proposal (attach additional sheets if necessary) Requesting an APU as a Over-Occupancy property

Proposed Use Over-Occupancy Use Existing Use Multi-family

Total Building Square Footage 3288 S.F. Number of Stories 2 Lot Dimensions 70 X 100

Age of any Existing Structures 118

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?layer1heme=Floodplains.

Increase in Impervious Area _____ 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?

FLOORPLAN

Borrower: David/Janet Scott

File No.: R020612

Property Address: 219 E. Plum Street

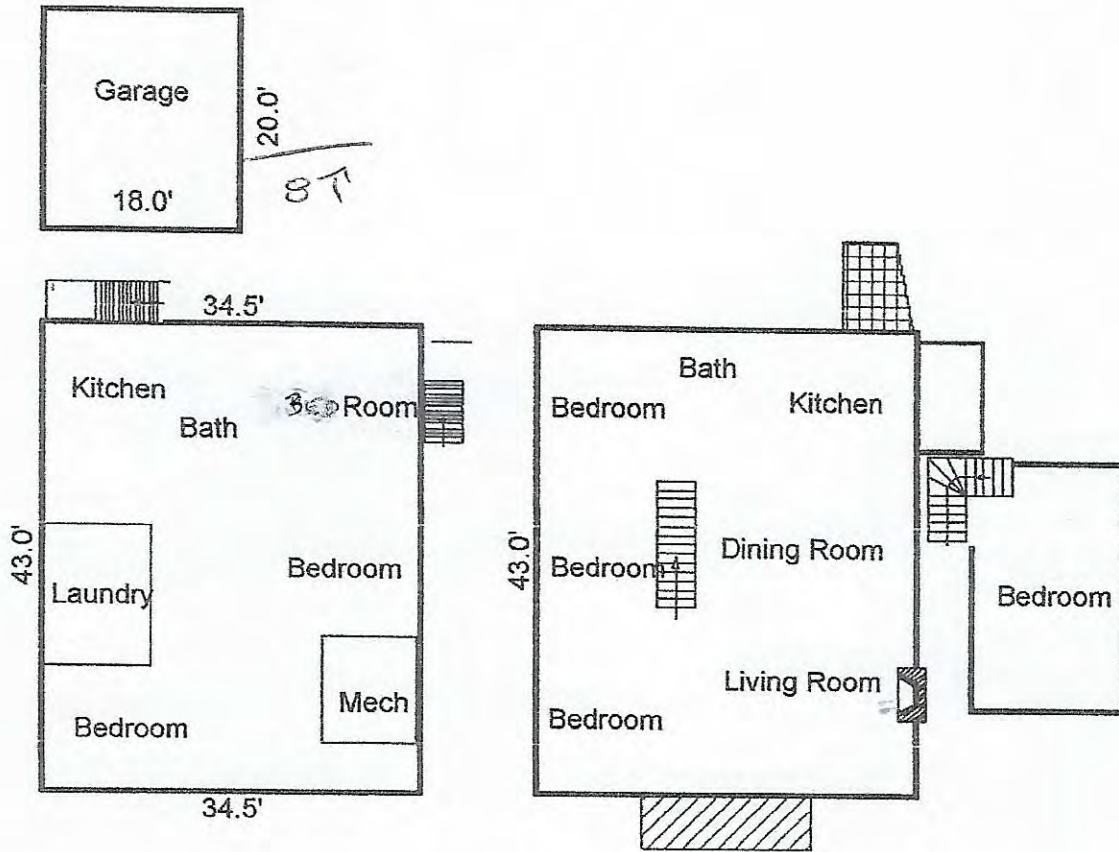
Case No.:

City: Fort Collins

State: CO

Zip: 80524

Lender: Countrywide Home Loans



Sketch by Apex IV Windows™

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Totals
GLA1	First Floor	1483.50	1483.50
GLA2	Second Floor	322.00	322.00
BSMT	Basement, Unit B	1483.50	1483.50
P/P	Porch	77.50	
	Deck	46.00	123.50
GAR	Garage	360.00	360.00
OTH	Covered Lwr Lvl Entry	60.00	60.00

LIVING AREA BREAKDOWN			
	Breakdown		Subtotals
First Floor			
	34.5	x 43.0	1483.50
Second Floor			
	14.0	x 23.0	322.00

**CITY OF FORT COLLINS ARCHITECTURAL PROPERTY
RECONNAISSANCE SURVEY FORM
EASTSIDE NEIGHBORHOOD SURVEY PROJECT**



Address: 219 E. Plum Street *Vernacular* Field No.: 5LR3667*
 Legal Description: _____ Parcel No.: 97132-21-007
 Architectural Style: Late 19th/Early 20th Century Est. Construction Date: 1880-1915

* This property was originally included as a CONTRIBUTING element of the Laurel School Historic District (5LR463)
 No. of Stories 2

- Roof Form(s):
 Front Gabled Side Gabled
 Cross-Gabled Hipped
 Gable/Hip Shed
 Mansard Flat
 Other _____

- Roof Material:
 Wood/Shake Shingles
 Composition Shingles
 Composition Rolled Roofing
 Other _____

- Foundation:
 Concrete Brick Sandstone

- Walls: second story
 Brick Wood Frame Stone
1st floor

- Wall Covering: upper story
 Lapped Board Siding Brick Stone Drop/Tongue-in-Groove Board Siding Lapped Pressboard
 Wood/Shake Shingles Asbestos Shingles Cast Block/Simulated Stone Stucco Aluminum/Vinyl

Distinctive Features: Rectangular plan brick dwelling w/ hip roof; much smaller, square-plan wood frame second story rises from top of 1st floor (like an oversize cupola); upper story also has a hip roof. Symmetrical facade w/ projecting enclosed and glazed front porch. First floor windows are set in rectangular openings, w/ dressed sandstone sills and lintels. Exterior chimney on west side, rising as tall stack w/ corbelled collar.

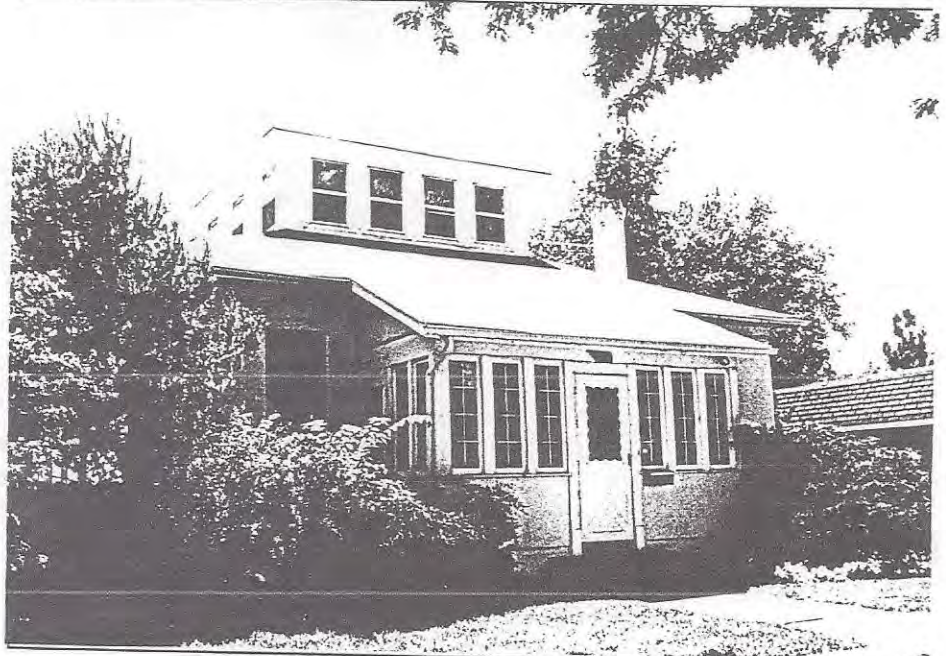
Alterations: Glazed + enclosed front porch may represent an old addition (?); brick and stone masonry is painted over.

- Integrity Status: Excellent Good ^{*Very good.*} Fair Poor

- Outbuildings: Attached Garage Detached Garage Shed(s) Other Small wood frame, hip-roofed garage, stuccoed, w/ sliding doors.
 Contributing? Y N

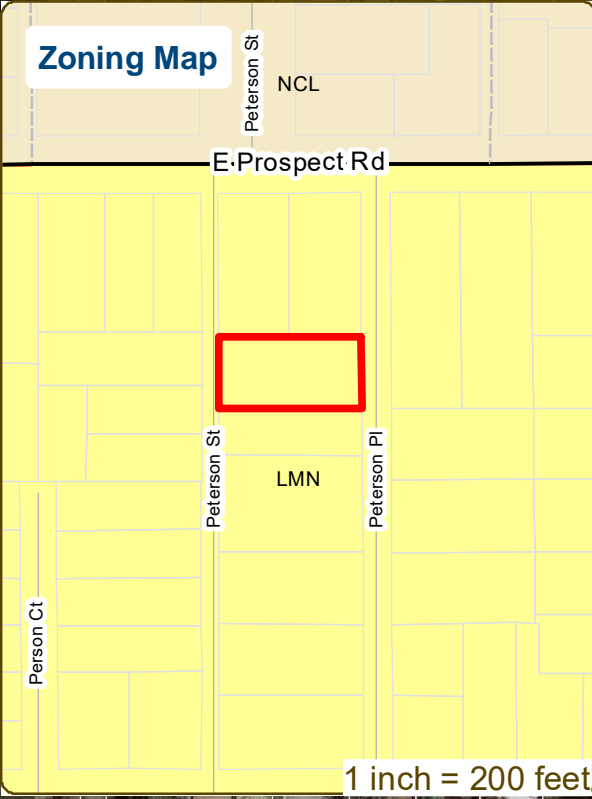
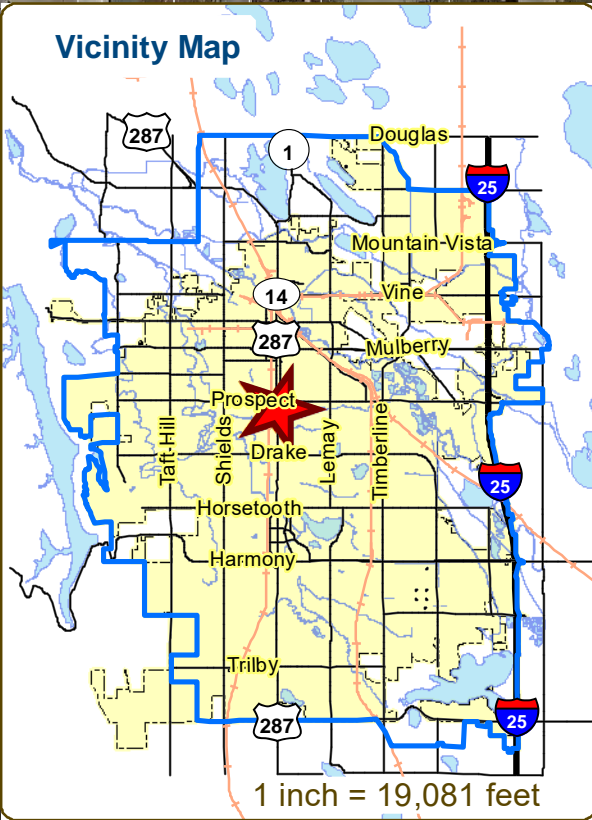
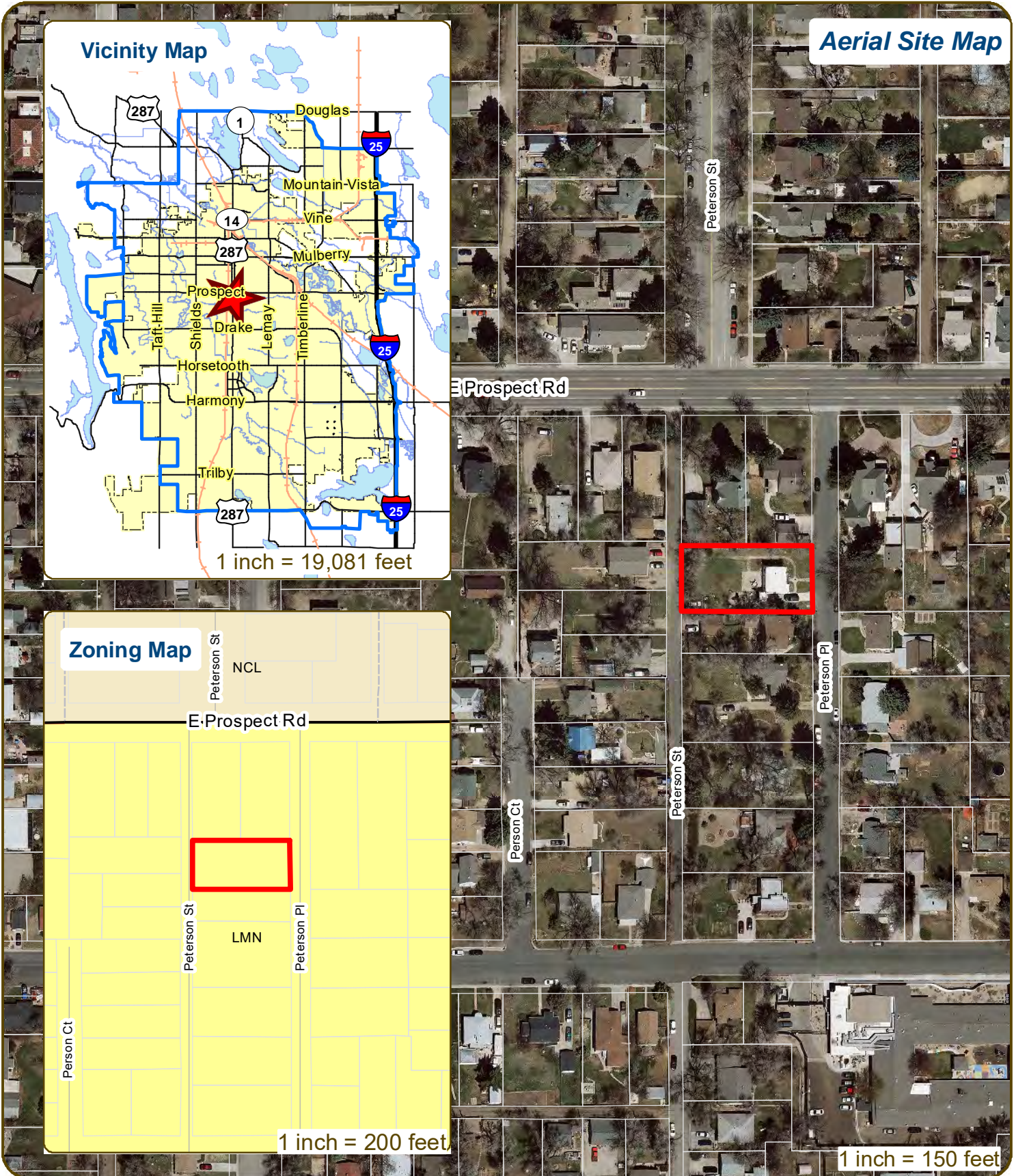
Architectural Significance: Individually Eligible? Y N Contributing to District? Y N
 (Field Assessment)

Remarks: Very unusual vernacular design for a brick dwelling in Eastside Neighborhood.



Photograph(s): Roll _____ Exposure(s) _____
 Date Recorded: 12/13/97 Recorded By: Jason Marmor

1605 Peterson Place Single-Family



Aerial Site Map

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CONCEPTUAL REVIEW:

APPLICATION

1/10 11:00AM

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

SHANNON CORROUGH

Business Name (if applicable) _____
Your Mailing Address 1605 Peterson Place Fort Collins CO 80525

Phone Number 970 212 6730 Email Address Corrough@yahoo.com

Site Address or Description (parcel # if no address) 1605 Peterson Place
Back Part of property of Peterson St.

Description of Proposal (attach additional sheets if necessary) I would like to add
a carriage house - 2 story - 2 bedroom

Proposed Use ADD SINGLE FAM. BVEL Existing Use NONE ~ 11,000 sq ft

Total Building Square Footage 1200 sq ft S.F. Number of Stories 2 Lot Dimensions 2465 sq ft w/ easements

Age of any Existing Structures (House in front is 1937)

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 800? sq ft? _____ S.F.

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

LOT - 1605 PETERSON PLACE
Shannon Corrough

12/30/18

2465 sqft lot

PETERSON STREET

(Electrical, Sewer, water)

Downstairs Rock Driveway

Hog Fencing

50ft

Driveway?

PARK

PARK

42.5ft

10ft easment

(SOLAR PANELS?)

CARPLAGE HOODS

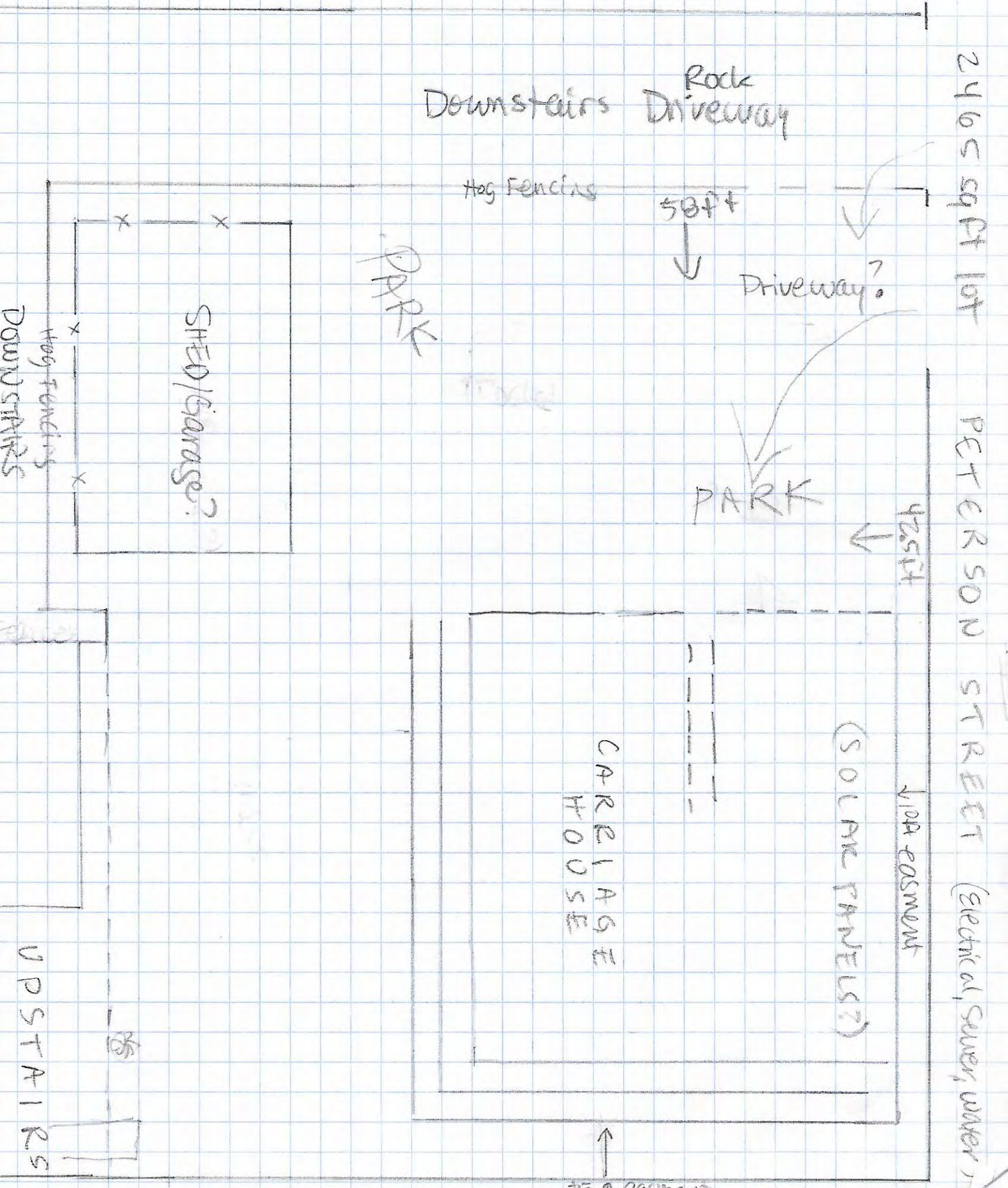
20ft easment

SHED/GARAGE?

Hog Fencing

DOWNSTAIRS

UPSTAIRS

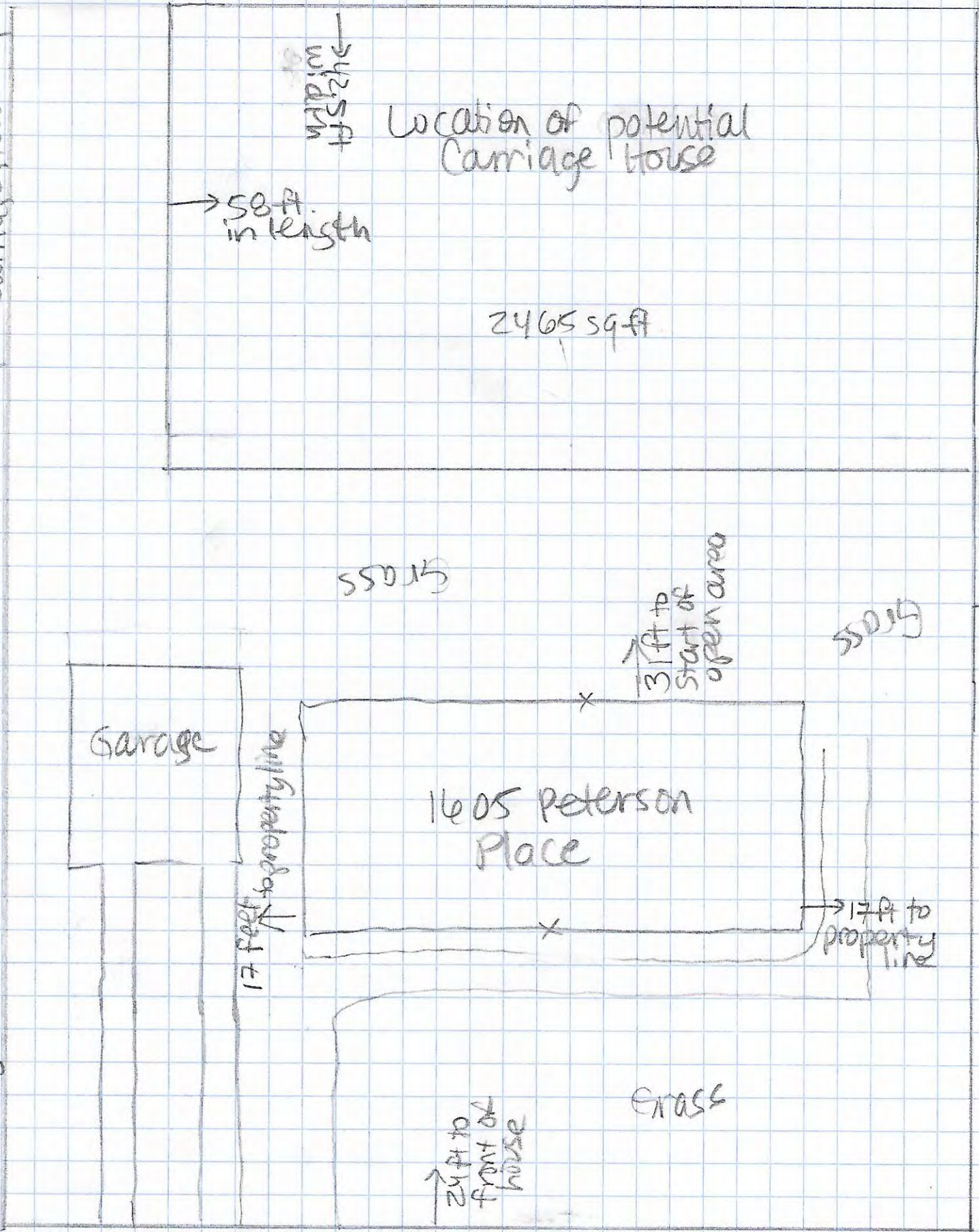


HOME BUILT 12/17/37
Total Lot Size = .26 acres or 11325.6 sq ft.
Zoning: LMN

Next door
Neighbors
Carriage house

12/30/18

1605 PETERSON PLACE - Shannon Corrough
Peterson Place



Blue home off Prospect

Brick home off Prospect

Peterson Street
Utilities / water / sewer











