

# Conceptual Review Agenda

Schedule for 10/10/19  
281 Conference Room A

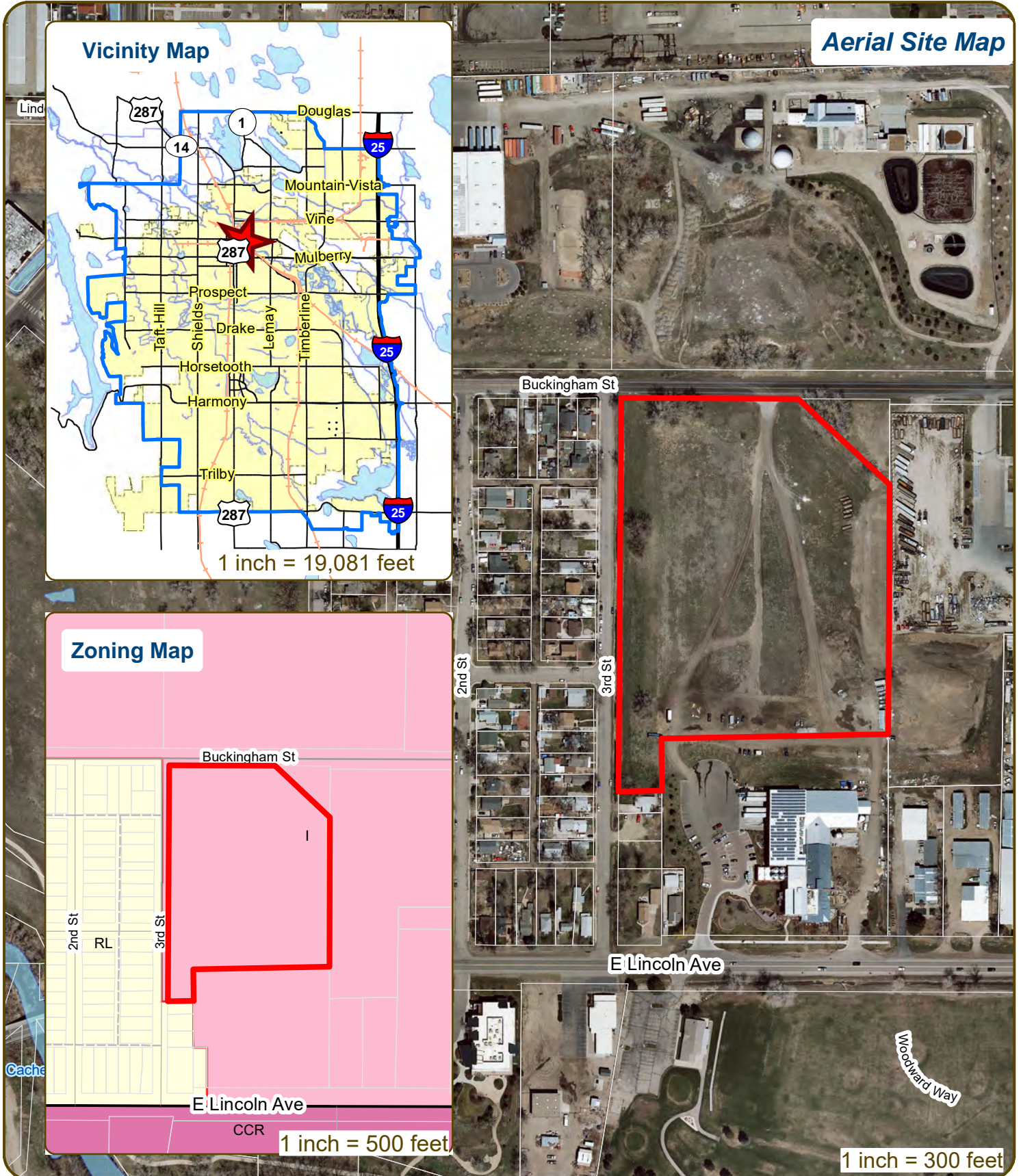
---

**Thursday, October 10, 2019**

Time	Project Name	Applicant Info	Project Description	
<b>9:30</b>	<b>Odell Paired Homes</b>  <b>CDR190084</b>	Jason Jones 970-581-0481 jason@nococustomehomes.com	This is a request to rezone the western portion of the existing lot to build 18 single-family attached dwellings at 3rd Street (parcel #9712100042). Access will be taken from 3rd Street to the west. The property is within the Industrial (I) zone district and is subject to Planning & Zoning Board Review.	Planner: Pete Wray Engineer: Morgan Uhlman DRC: Brandy BH
<b>10:15</b>	<b>Parks Department</b>  <b>Park Shop Building</b>  <b>CDR190082</b>  <b>Rescheduled: moved from 10/03/19 agenda</b>	Craig Kisling 970-221-6367 ckisling@fcgov.com	This is a request to build a new park shop building at northwest corner of S. County Road 9 and Environmental Drive (parcel #8720467009). The site will contain a new park shop building with seven parking spaces and an area for outdoor storage. Access is taken from Environmental Drive to the south. The property is within the Urban Estate (UE) zone district and is subject to the Addition of Permitted Use (APU) process which includes review by the Planning & Zoning Board and City Council.	Planner: Clark Mapes Engineer: Spencer Smith DRC: Tenae Beane
<b>11:00</b>	<b>205 E. Plum St.</b>  <b>Extra Occupancy</b>  <b>CDR190085</b>	Kevin Barrier 970-430-5150 kevin@kevinbarrier.com	This is a request to convert an existing two-family dwelling into an extra occupancy rental house at 205 E. Plum St. (9713221010). Access is taken from E. Plum St. to the north and a rear alley to the south. The property is within the Neighborhood Conservation, Buffer (NCB) zone district and is subject to Administrative (Type 1) Review.	Planner: Shawna Van Zee Engineer: Marc Virata DRC: Todd Sullivan

---

# Odell Paired Homes



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.







CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

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.

\*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) \_\_\_\_\_

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

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

Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_

Site Address or Description (parcel # if no address) \_\_\_\_\_

Description of Proposal (attach additional sheets if necessary) \_\_\_\_\_

Proposed Use \_\_\_\_\_ Existing Use \_\_\_\_\_

Total Building Square Footage \_\_\_\_\_ S.F. 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 is it? \_\_\_\_\_

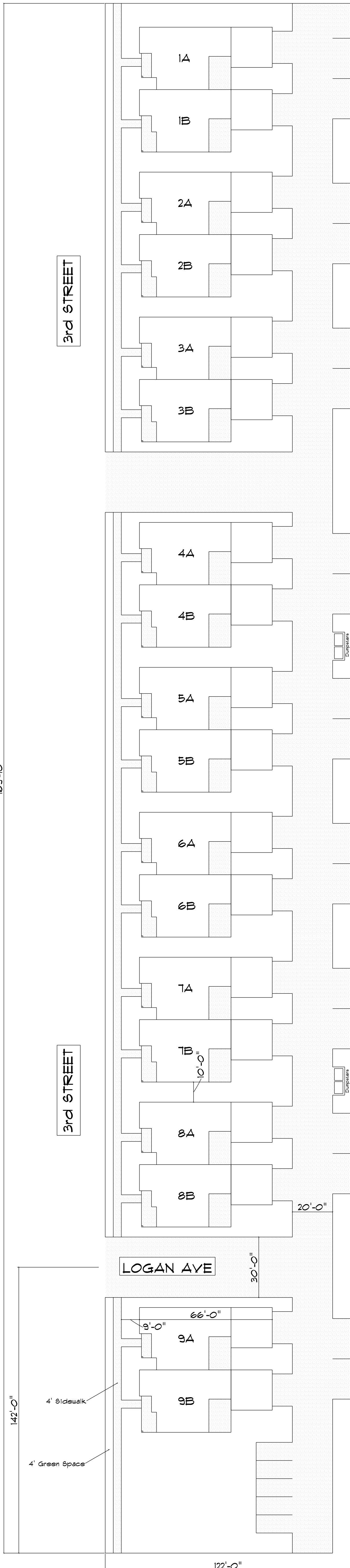
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

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?

BUCKINGHAM STREET



3rd STREET

3rd STREET

LOGAN AVE

142'-0"

122'-0"

4'-0"

Sidewalk

Green Space

9'-0"

9A

9B

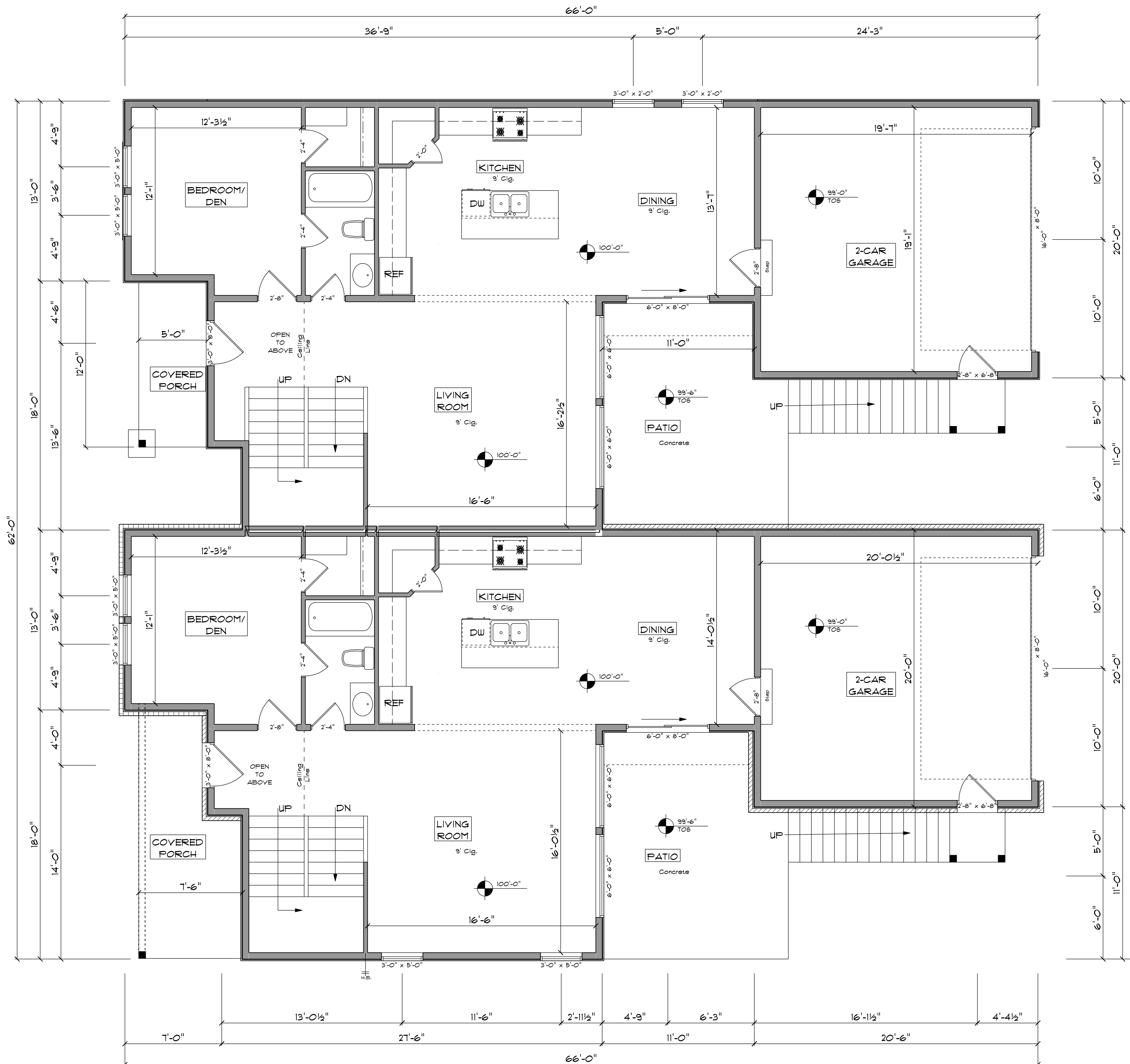
66'-0"

20'-0"

40'-0"

Parallel Parking Spaces

7' Side Setbacks & 32' Units = 8 Pairs  
5' Side Setbacks & 31' Units = 9 Pairs



1,113 SqFt Unit

1,102 SqFt Unit

# MAIN FLOOR PLAN

Scale: 1/4" = 1'-0"

Copyright owned by Rentfrow Design, LLC  
 No part of this plan may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Rentfrow Design, LLC. No derivative works of this plan may be made without prior written permission. The purchaser of this set of home plans entitles the purchaser to use this set of plans for the construction of only one building.

Revision: 6-16-19

**A I B D**

Job Number:

**ODELL PAIRED HOME**

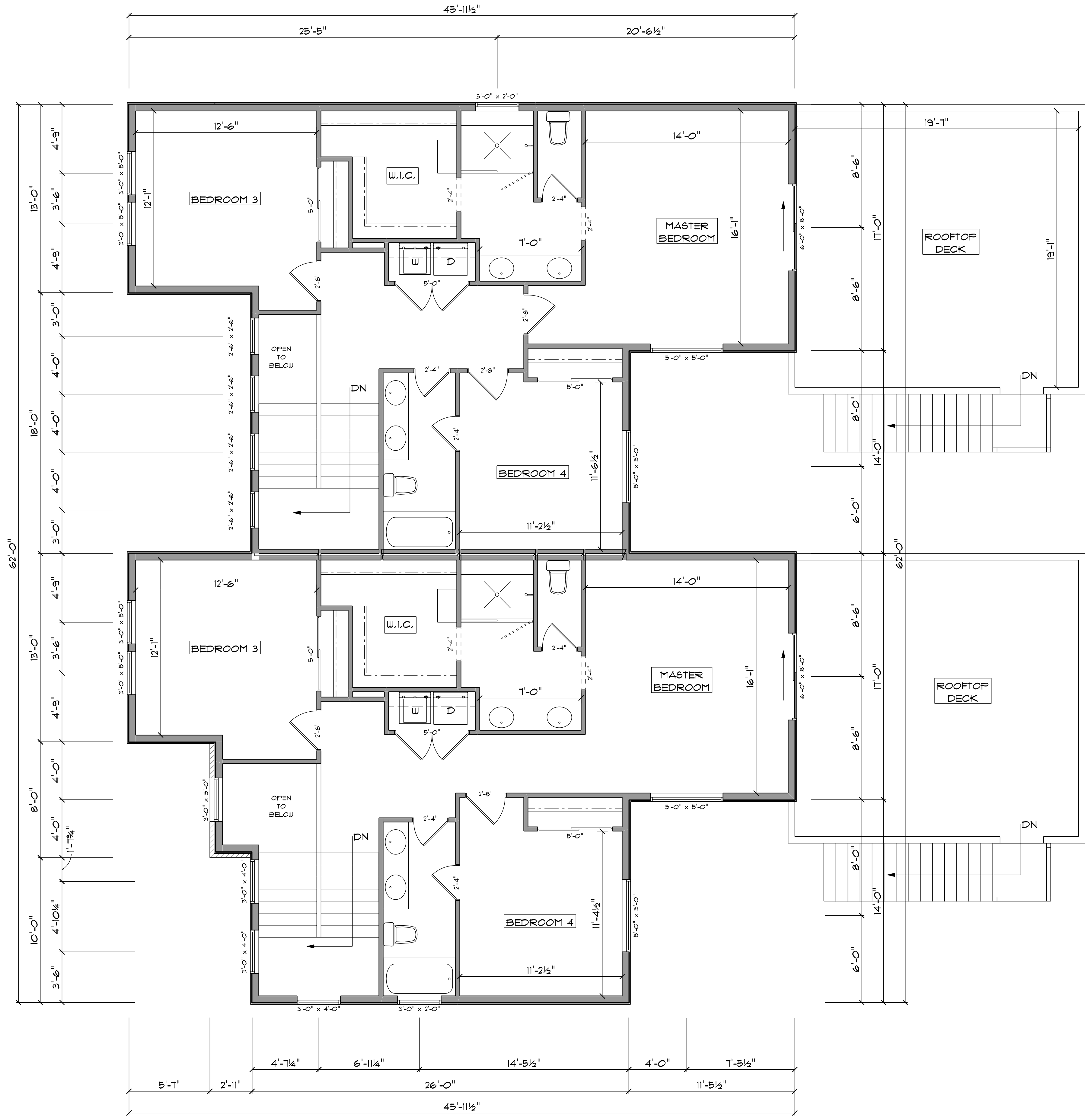
**RENTFROW DESIGN, LLC**

205 Allen Street  
 Ft. Collins, CO 80525

970-412-3400  
 www.RentfrowDesign.com

MAIN FLOOR PLAN

1 of 2



1,084 SqFt Unit

1,087 SqFt Unit

# UPPER FLOOR PLAN

Scale: 1/4" = 1'-0"

Copyright owned by Rentfrow Design, LLC  
 No part of this plan may be reproduced or transmitted in any form or by any means, electronic or mechanical, including photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Rentfrow Design, LLC. No derivative works of this plan may be made without prior written permission. The purchase of this set of home plans entitles the purchaser to use this set of plans for the construction of only one building.

Revision: 8-16-19  
**A I**  
**B D**

**ODELL PAIRED HOME**  
 Job Number:

**RENTFROW DESIGN, LLC**  
 205 Allen Street  
 Ft. Collins, CO 80525  
 970-412-3400  
 www.RentfrowDesign.com

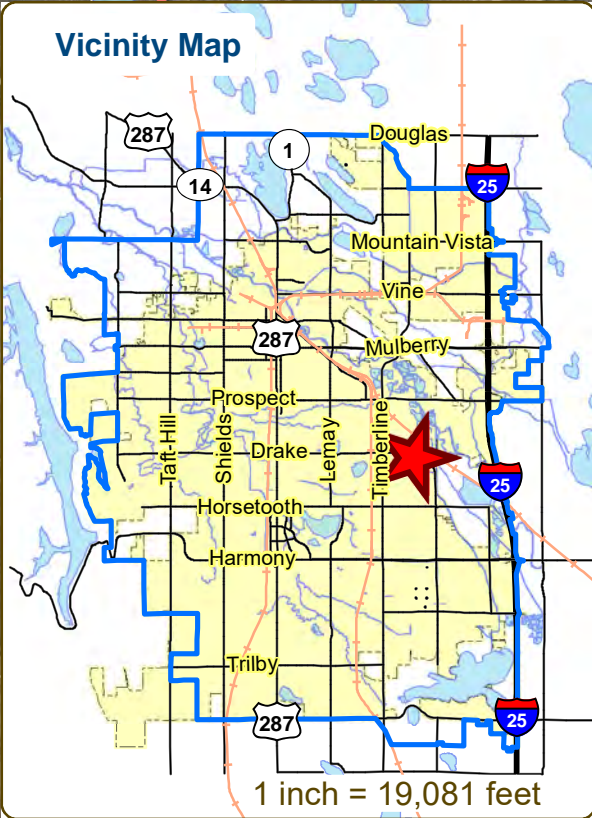
UPPER FLOOR PLAN



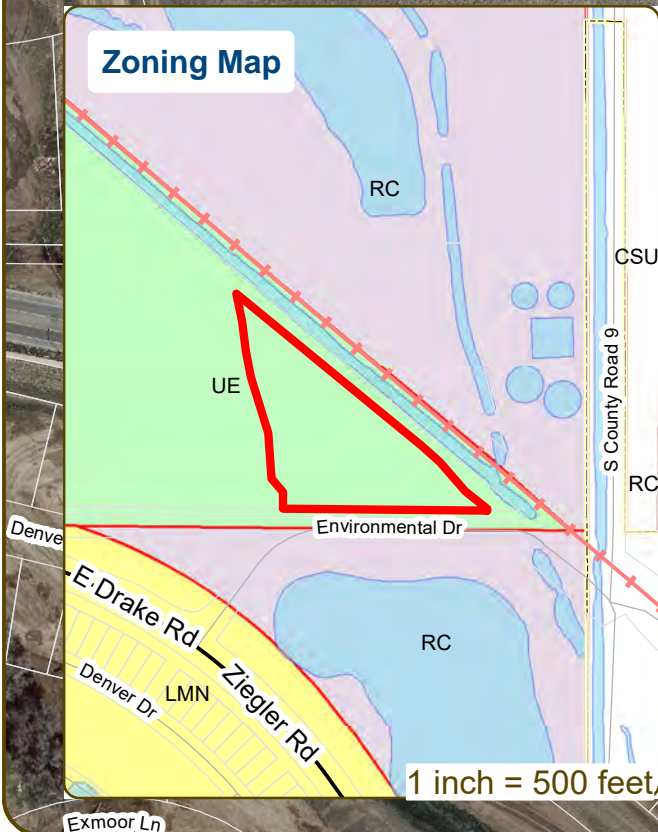
# Parks Department Park Shop Building

**Aerial Site Map**

**Vicinity Map**



**Zoning Map**



1 inch = 200 feet

These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.







CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

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.

\*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) Owner

Craig Kisling - Project Manager

Business Name (if applicable)

Your Mailing Address PO Box 580, Fort Collins, CO 80522

Phone Number 221-6367 Email Address ckisling@fcgov.com

Site Address or Description (parcel # if no address) Parcel # 8720467909

Description of Proposal (attach additional sheets if necessary) Development of site for the Parks Dept.

Site will contain a new park shop building with parking and area for storage and equipment

Proposed Use Commercial Existing Use Open space

Total Building Square Footage 6,000 S.F. Number of Stories 1 Lot Dimensions 532'x573'x865'

Age of any Existing Structures N/A

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 is it? 500 Year

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

Increase in Impervious Area 80,000 S.F.

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

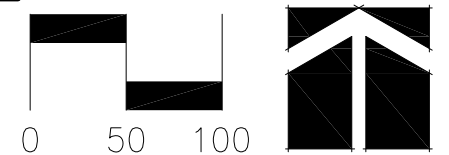
Suggested items for the Sketch Plan:

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?



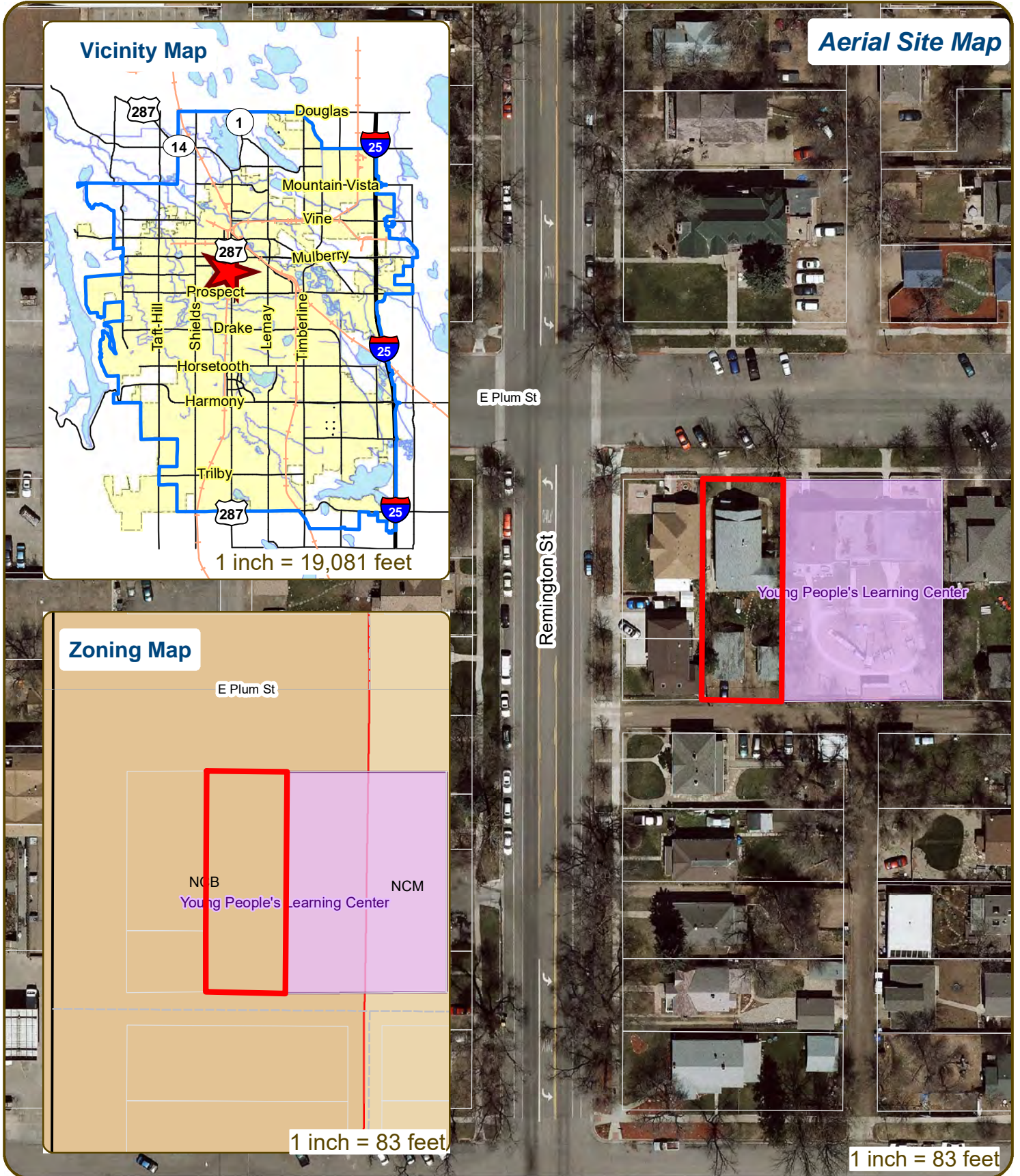


# EAST PARK SHOP - CONCEPTUAL PLAN





# 205 E. Plum St. Extra Occupancy



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.







CONCEPTUAL REVIEW APPLICATION

General Information

All proposed land development projects begin with Conceptual Review. Anyone with a land development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan or site plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Generally, Conceptual Review works best after a brief conversation with a representative from the Zoning or Planning Department to first establish compliance with the permitted uses under the applicable zone district. Then a sketch plan or site plan is prepared that allows staff to review and provide comments on the land development aspects of the proposal. Please be aware that any information submitted may be considered a public record, and may be made available to anyone who requests it, including the media. The applicant acknowledges that that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are held each Thursday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from various City departments, including Community Development and Neighborhood Services (Zoning, Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Transportation Planning and Poudre Fire Authority. Staff provides the applicant with comments to assist in preparing the detailed formal project application. There is no approval or denial of development proposals associated with Conceptual Review. The applicant will receive the comment letter at the review meeting.

\*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)

\* Kevin Barrier, consultant 970-430-5150 kevin@kevinbarrier.com

Business Name (if applicable) APRIL MAY, LLC

Your Mailing Address 210 JACKSON AVE FORT COLLINS, CO 80526

Phone Number 970-227-6101 Email Address Tina.Deringette@comcast.net

Site Address or Description (parcel # if no address) 205 E. PLUM STREET FORT COLLINS, CO 80524

Description of Proposal (attach additional sheets if necessary) CONVERT EXISTING DUPLEX TO EXTRA OCCUPANCY RENTAL HOUSING

Proposed Use EXTRA OCCUPANCY HOUSING Existing Use Duplex

Total Building Square Footage 4,041 S.F. Number of Stories 3 Lot Dimensions 50 x 140

Age of any Existing Structures 1898 (2+ Basement)

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? N/A

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

Increase in Impervious Area NONE S.F.

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

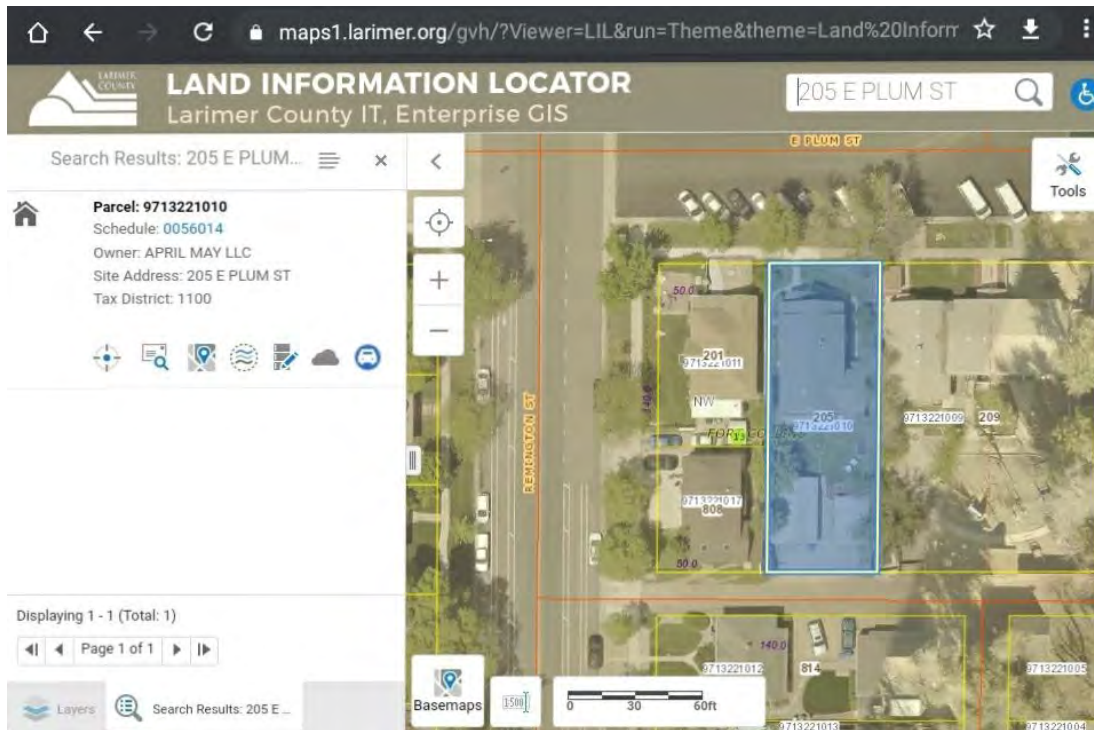
Suggested items for the Sketch Plan:

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?

Exterior will not change nor will interior.



## 205 E. Plum Fort Collins Summary



The property at 205 E. Plum Street is a conforming Duplex in NCB Zoning. It was originally built as a boarding house. The main unit has 5 bedrooms in the upstairs, 2 on the main floor. The lower unit has 1 bedroom. There are 8-9 parking spaces off street. All parking is in the rear of the property off the alley. Garages compose 2-3 spaces.

### **Parking:**

The lot is 50 feet wide by 140 feet deep and has alley access. Parking is divided up as follows:

Alley 1 car garage 12' x 18'

Alley 1.5-2 car garage 18' x 28'

Parking for 1 car between the garages 11' x 17'

Room for 5 cars parked on the lot between garage and alleyway. The dimensions of this space is 50' x 16' feet. With the average space measuring 10'-11' wide. See image below.

**Total: 8-9 parking spaces.**

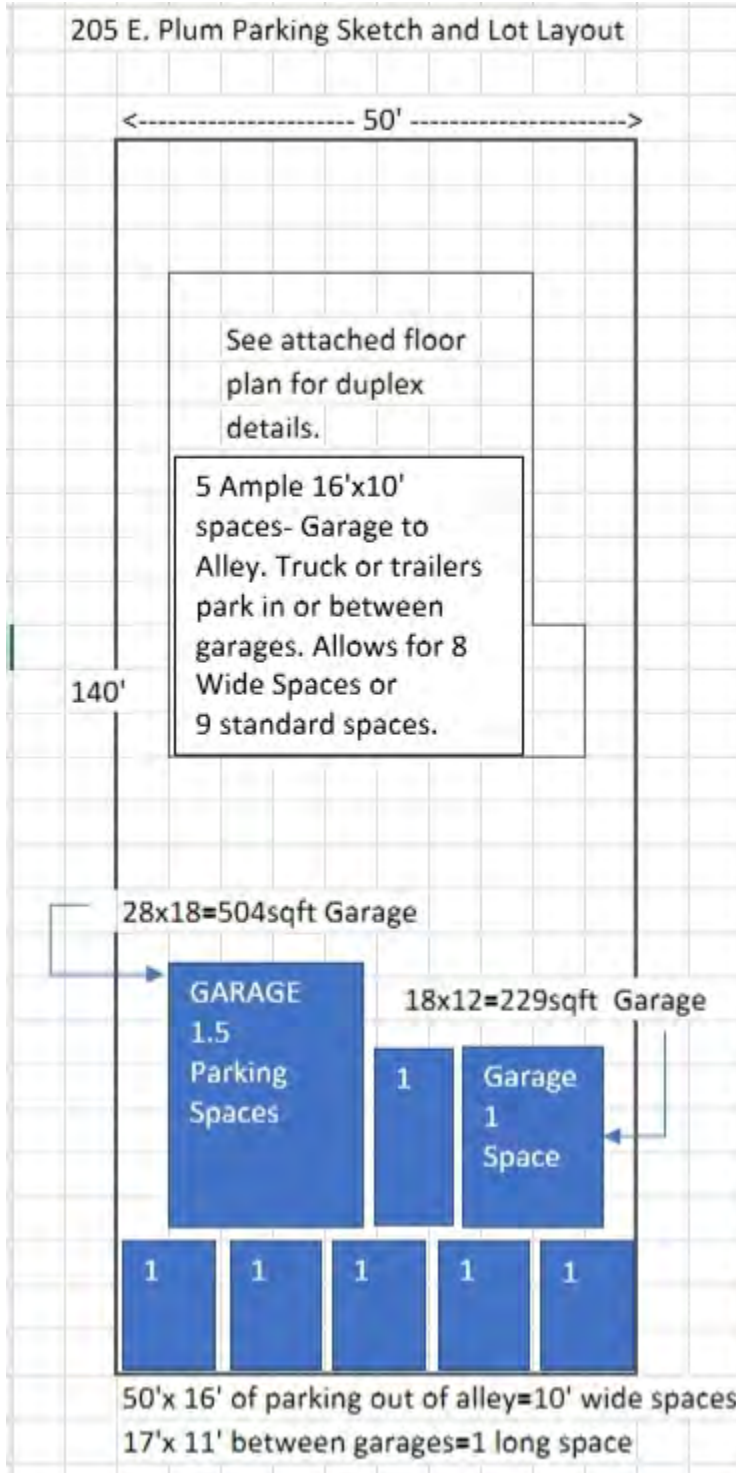
Not including the 5 spaces on street on E. Plum. Note, though 40% of the front yard is allowed for parking, none of the parking is in the yard or in front of the home.

With the requirement of .75 parking spaces for each boarder and the potential of 9 boarders. Note: The 9 boarder number is arrived at by adding 1 person per room in the 7 bedrooms in the upstairs unit of



the duplex and 1 bed 1,100 sqft downstairs could have two people or a couple. The required parking is 6.75 spaces rounded up to 7 spaces required. There are 8-9.

Lot dimensions are 140' x 50' with two garages and space for 5 additional parked cars off the alley way.



Habitable Square footage per person is 403. Finished square footage of 3,627 / 9 people.

The subdivision is platted.

Zoning is NCB





**IRES MLS #:** 771952      **Type:** Income Property      **List Price:** \$565,000  
**Address:** 205 E Plum St 80524      **Subdivision:** FTC  
**Locale:** Fort Collins      **County:** Larimer      **Year Built:** 1898  
**Status:** Sold      **Total SqFt:** 3474      **A/SA:** 9/13  
**Sold Price:** \$565,000      **Sold Date:** 09/30/2015      **DOM:** 52  
**Beds:**      **Baths:**      **Garage:**  
**Taxes/Year:** \$3,286/2014      **Zoning:** NCB      **Lot SqFt:** 7,000  
**HOA:**      **HOA Fee:** No

**Listing Comments:** Immaculately maintained and charming legal duplex! Historically was the Plum House Boarding House, buyer is encouraged to seek this designation again, if interested, with The City of FC. 7 bedrooms between the main floor and upstairs, with a separate one bedroom, one bath basement apartment, with two separate entrances. New windows, new roof, new carpet, and two separate garages. Best price per SF in Old Town! Prime location near CSU & a short walk or bike ride to the vibrant downtown area! **Broker Remarks:** Buyer to verify measurements, as well as inquire with the City about any Zoning modifications, regarding a carriage house. Fraternity across the street is a "dry fraternity." Owner pays water, tenant pays all other expenses. PLEASE do not show the basement and 1-car garage without 24 hour notice on a second showing. Also, do not disturb the tenant downstairs by knocking on the basement door/attempting to show without arrangements. 1.5-car garage may still be shown. Thank you!



**LO:** Downtown Real Estate Partners  
**Phone:** 970-672-8286  
**Fax:**

**LA:** Emily Heinz  
**Phone:** 970-988-9367  
**Email:** Emily@DowntownRE.com  
**Fax:**

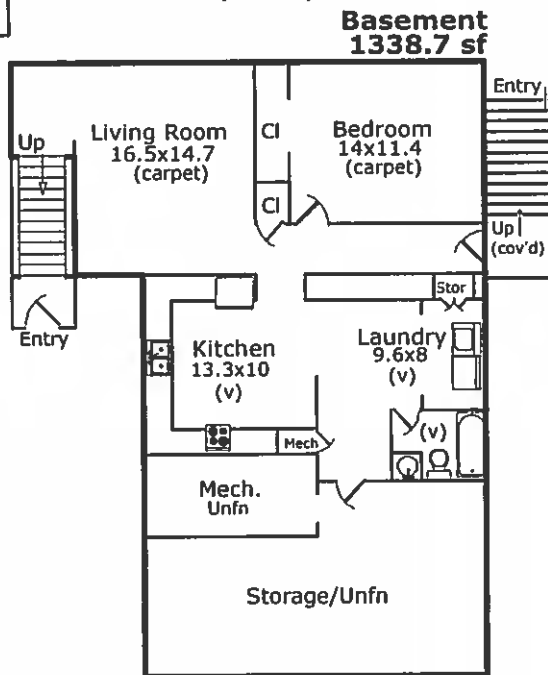
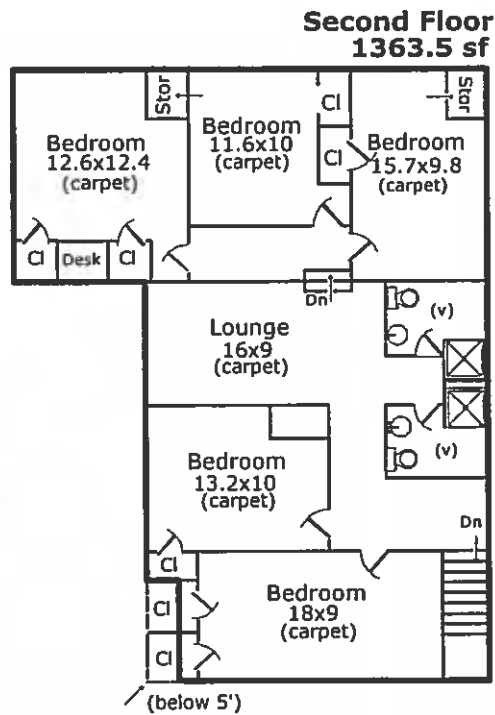
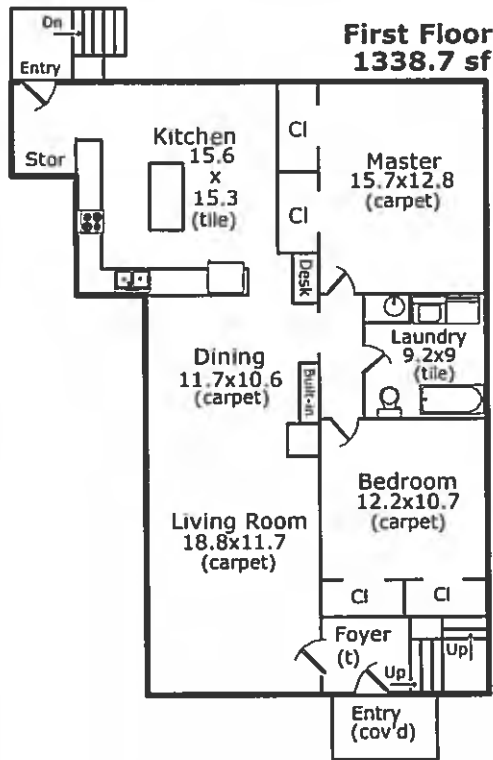
**LO:** Downtown Real Estate Partners  
**Phone:** 970-672-8286  
**Fax:**

**LA:** Anne Marie Schachte  
**Phone:** 970-231-5473  
**Email:** annemarie@oldtownforsale.com  
**Fax:**

**TB:** 3.00 **BA:** 3.00 **Buyer Excl:** No **Contract:** RV **For Showings:** CSS: (303)573-7469  
**Min EM:** \$5,500 **EM Recip:** Land Title Guarantee Company **Lim Service:** N

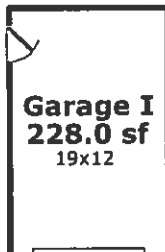
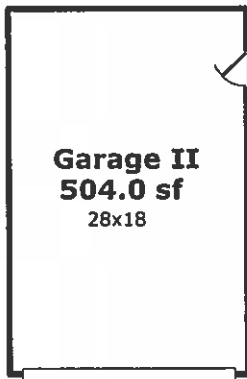
FLOORPLAN SKETCH

Borrower: File No.: mk0218plum  
 Property Address: 205 E Plum St Case No.:  
 City: Fort Collins: 80524 State: Zip:  
 Lender Agent: Joseph Penta



**205 E Plum St  
 Fort Collins, CO**

**Total SF: 4041**  
**Total Finished: 3627**  
**Fin w/o Bsmt: 2702**  
**Bsmt SF: 1339**  
**Fn Bsmt: 69%**



Garages in rear at alley

Scope of Work is on our website  
[www.appraisaldimensions.com](http://www.appraisaldimensions.com)  
 February 28, 2018  
 (c)Copyright



FLOORPLAN SKETCH

Borrower: File No.: mk0218plum  
 Property Address: 205 E Plum St Case No.:  
 City: Fort Collins; 80524 State: Zip:  
 Lender: Agent: Joseph Penta

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	1338.72	1338.72
GLA2	Second Floor	1363.47	1363.47
BSMT	Basement	1338.72	1338.72
GAR	Garage I	228.00	
	Garage II	504.00	732.00

LIVING AREA BREAKDOWN			
	Breakdown		Subtotals
First Floor			
	26.0 x	30.6	795.60
	31.2 x	9.1	283.92
	36.0 x	7.2	259.20
Second Floor			
	23.6 x	7.7	180.81
0.5 x	23.6 x	0.0	0.45
	16.3 x	36.0	586.80
	22.9 x	26.0	595.40

Net LIVABLE Area (rounded) 2702 7 Items (rounded) 2702

Basement		BSMT	
0.5 x	0.0 x	36.0 =	0.00
	7.2 x	36.0 =	259.20
	30.6 x	26.0 =	795.60
	9.1 x	31.2 =	283.92
0.5 x	7.2 x	0.0 =	0.00

First Floor		GLA1	
0.5 x	0.0 x	30.6 =	0.00
0.5 x	0.0 x	9.1 =	0.00
	26.0 x	30.6 =	795.60
0.5 x	5.2 x	0.0 =	0.00
0.5 x	0.0 x	7.2 =	0.00
	31.2 x	9.1 =	283.92
	36.0 x	7.2 =	259.20

Area total (rounded) = 1339

Area total (rounded) = 1339

Garage I		GAR	
12.0 x	19.0 =		228.00

Garage II		GAR	
18.0 x	28.0 =		504.00

Area total (rounded) = 228

Area total (rounded) = 504

NOTES

# Assessor Property Records

Search Property Records in Larimer County by using either Sales Near a Specific Property OR a Geographic Area fields. Optionally, select date, price, square foot, acres and year and click Search. Click a column heading to sort results; click again to reverse sort order. Click a row to view property info.

Account #	Parcel #	Owner Name	Occupancy Description	Address	City	Zip	Tax Dist	Actual Value
	9713221010	APRIL MAY LLC	Duplex - over-under	205 E PLUM ST	FORT COLLINS	CO 80524		

205 E PLUM ST FORT COLLINS, CO 80524

## Building Improvements

Parcel Number: 9713221010      Schedule Number: R0056014

Building ID:	1	
Property Type:	Duplex	
Built As:	Duplex Two Story	Existing Use
Occupancy:	Duplex - over-under	
Year Built from:	1898	Age.
Quality:	Average Plus	
Condition:	Average	
Exterior:	Frame Siding	
Interior:	Plaster	
Heat	Forced Air	
Roof Type:	Gable	
Roof Cover:	Composition Shingle	
Foundation:	Concrete	
Rooms:	10	
Bedrooms:	8	NO CHANGE
Baths:	4.00	
Units:	2	
Unit Type:	End	
Stories:	2.00	
Total Sq Ft:	2,628	4,041 TOTAL
Bsmt. Sq Ft:	846	3,627 FINISHED
Bsmt. Fin. Sq Ft:	576	

## Property Attributes & Descriptions

Attribute	Attribute Description
Improvements	Sidewalk
Terrace/Shape	Level



Improvements	Paved Streets
Improvements	Curb Gutter
Water	Public
Sewer	Public
Heat	Natural Gas
Utilities	Electricity
Access	Alley

\* Land Attribute Standard includes: Natural Gas, Public Water, Public Sewer, Electricity, Public Streets, Sidewalks, Streetlights and Curb & Gutter

## Building Detail Type & Description

Detail	Description	Units
Add On	Sprinkler System	3,500
Appliance	Cook Top	2
Appliance	Garbage Disposal	2
Appliance	Range Hood Fan	1
Appliance	Wall Oven	2
Basement	Bsmnt Conc 8 ft	846
Basement	Finished	576
Basement	Outside Entrance	1
Fixture	Bathtub Standard	2
Fixture	Shower	2
Fixture	Sink Bathroom	4
Fixture	Sink Standard	3
Fixture	Toilet	4
Fixture	Water Heater	2
Garage	Detached	228
Garage	Detached	504
Porch	Open Slab	16
Porch	Open Slab	20
Porch	Open Slab	40
Porch	Solid Wall	16
Porch	Wood Roof	16
Porch	Wood Roof	20
Porch	Wood Roof	40
Rough In	Laundry Hook Up	1