

Conceptual Review Agenda

Schedule for 03/20/17 to 03/20/17

281 Conference Room A

Monday, March 20, 2017

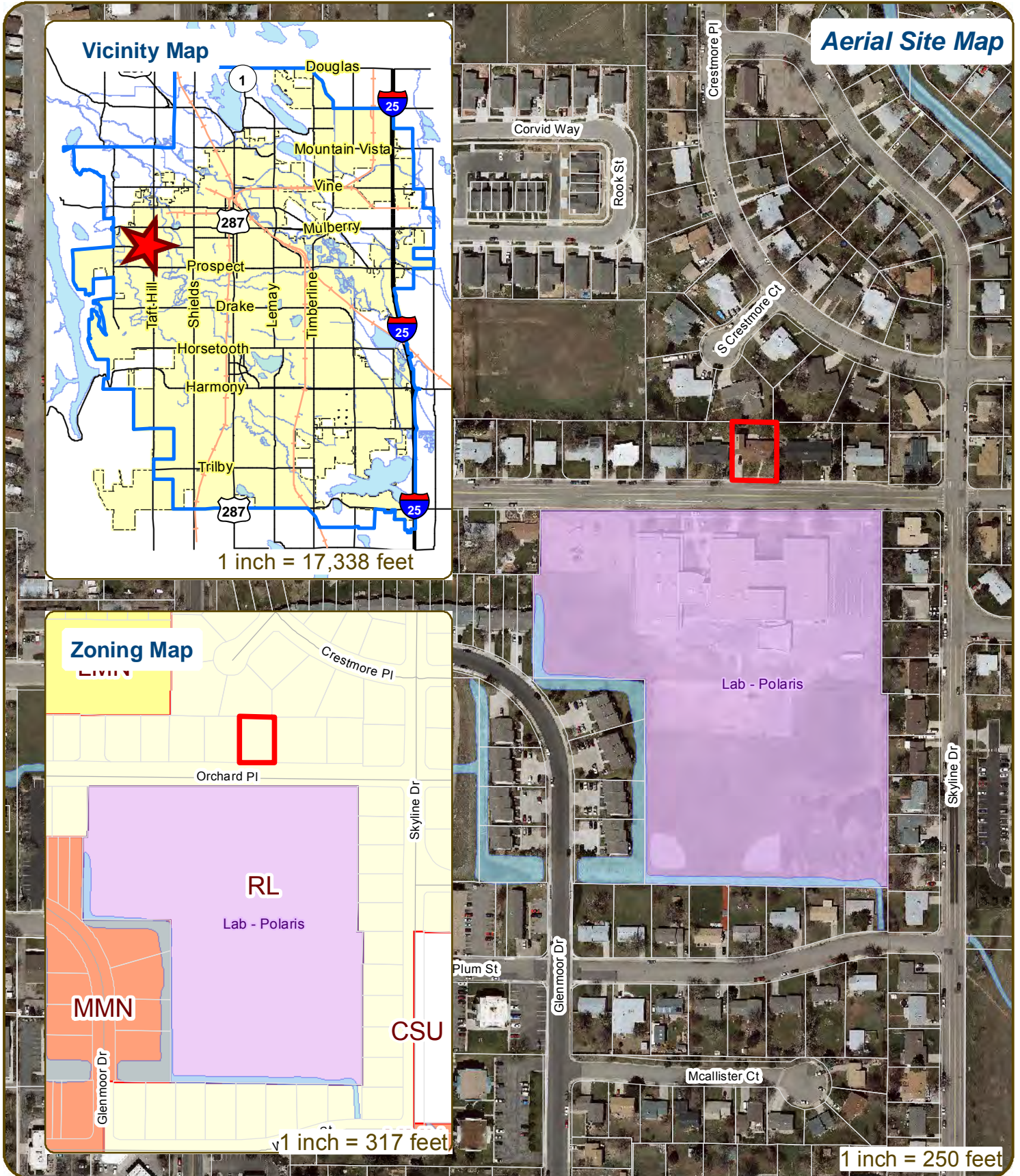
Time	Project Name	Applicant Info	Project Description	Planner
9:30	1912 Orchard Place – Duplex CDR170013	Derek Filkins (970) 567-3337 dfilks@hotmail.com	This is a request to convert a single-family residence into a duplex at 1912 Orchard Place (parcel # 9715216144). The proposal shows the combination of the current two-car attached garage and studio space located above the garage to create a duplex attached to the current residence. The lot is located in the Low Density Residential (RL), zone district. The proposed use is not permitted in the RL district and would be subject to the Addition of Permitted Uses process.	Kai Kleer
10:15	6533 S College Avenue – Drive-thru Restaurant CDR170014	(303) 682-5120 brandon@ziggiscoffee.com	This is a request to build a drive-thru restaurant and additional retail space at 6533 S College Avenue (parcel #9611432002). The proposal shows 7,800 square foot pad site divided into 6 tenant spaces. The only known tenant at this time would be a coffee shop with drive-thru located at the southern portion of the building. The site plan shows 52 parking spaces and right in right out access from S College Ave. The proposal is located in the General Commercial (CG), zone district and would be subject to a Planning and Zoning Board (Type 2) hearing.	Ted Shepard

Monday, March 20, 2017

Time	Project Name	Applicant Info	Project Description	Planner
11:00	204 E Harvard St – Child Care Center CDR170015	Malcom Scott (970) 443-4084 malcoms122@hotmail.com	This is a request to convert a single-family residence into a childcare center located at 204 E Harvard St (parcel # 9724309111). The proposal shows the reuse of existing 2,417 square foot home and shows the addition of six parking spaces and a large backyard gate separating two playground areas. The site is located in the Low Density Residential (RL), district and is subject to a Planning and Zoning Board (Type 2) hearing.	Spencer Branson

Rescheduled. April 17, 2017 @ 10:15 AM

1912 Orchard Place Duplex



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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.

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday 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 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) _____

Derek Filkins, Owner

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number 970-567-3337 **Email Address** dfilks@hotmail.com

Site Address or Description (parcel # if no address) _____

1912 Orchard Place, Fort Collins CO 80521

Description of Proposal (attach additional sheets if necessary) Turn a single family

Residence in RL zoning into a legal conforming Duplex

Proposed Use Legal Duplex **Existing Use** Single Family Residence

Total Building Square Footage ~2700 **S.F. Number of Stories** 2 **Lot Dimensions** _____

Age of any Existing Structures ~60 years

Info available on Larimer County's Website: <http://www.co.larimer.co.us/assessor/queriv/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>.

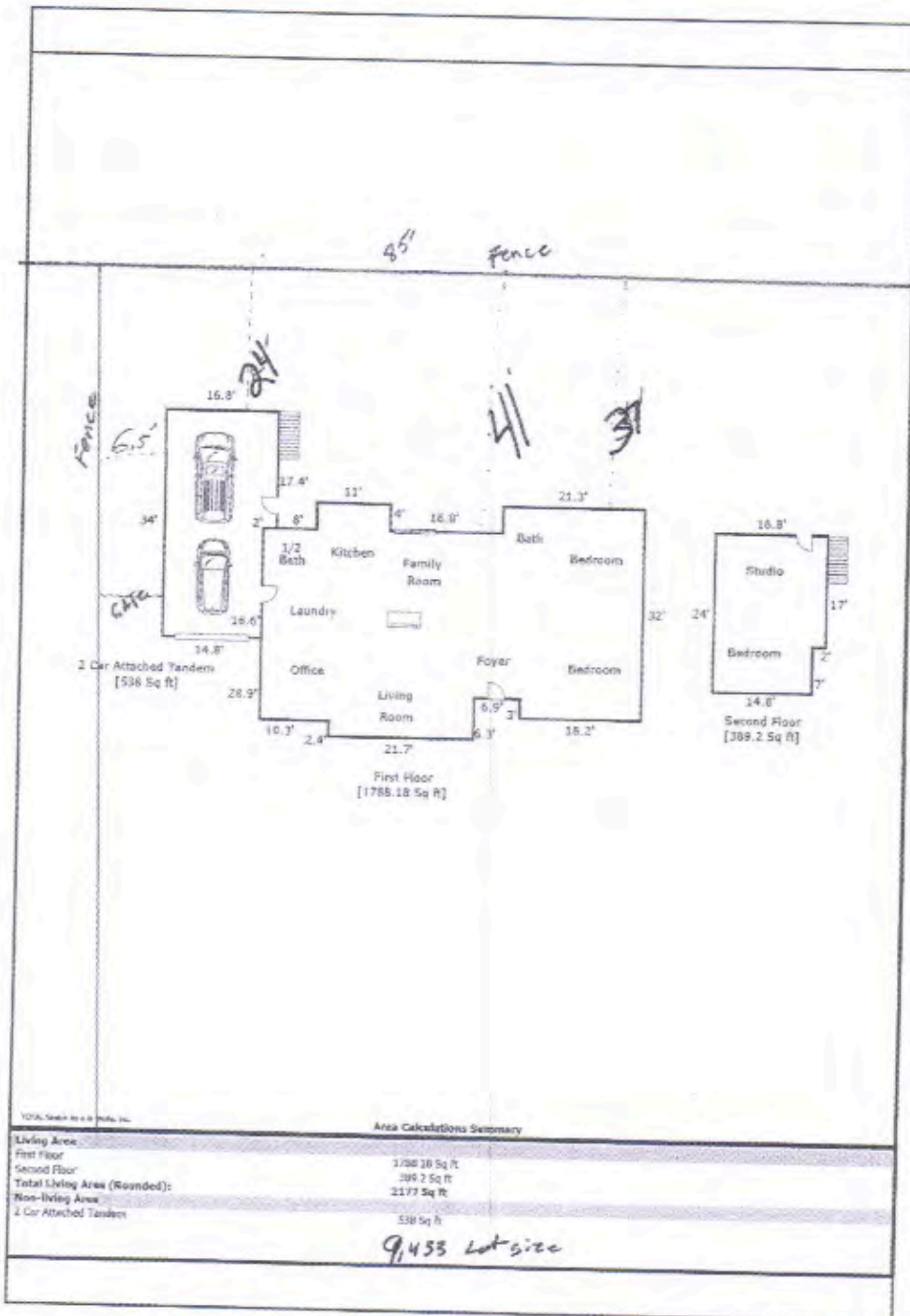
Increase in Impervious Area _____ **S.F.**
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?

Building Sketch

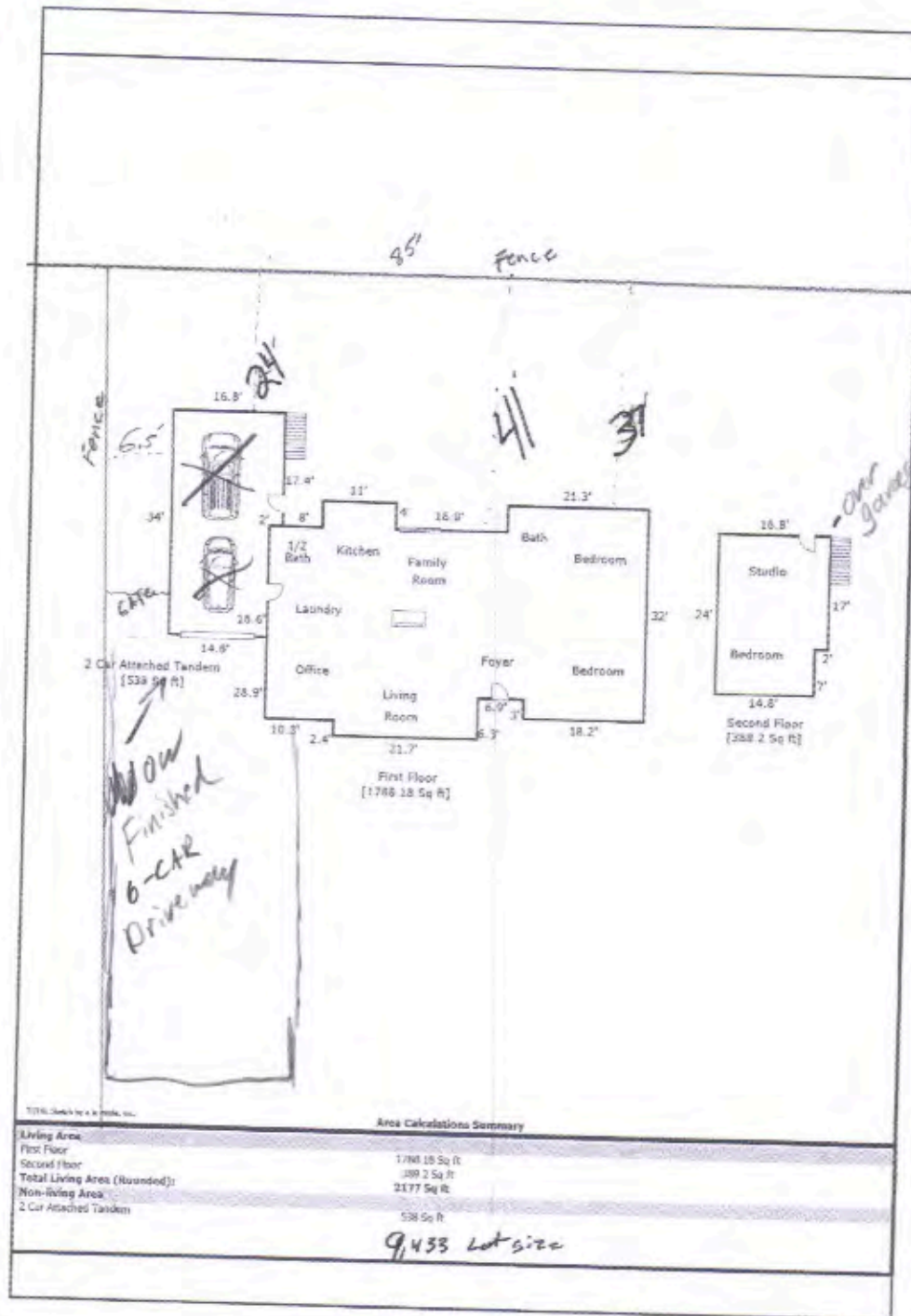
Borrower	Derek & Jenny Lopez Filkins				
Property Address	1912 Orchard Pl				
City	Fort Collins	County	Larimer	State	CO Zip Code 80521
Client	Bank of Colorado				

11/1/2007
3



Building Sketch

Borrower	Derek & Jenny Lopez Filkins		
Property Address	1912 Orchard Pl		
City	Fort Collins	County	Larimer
Client	Bank of Colorado	State	CO Zip Code 80521



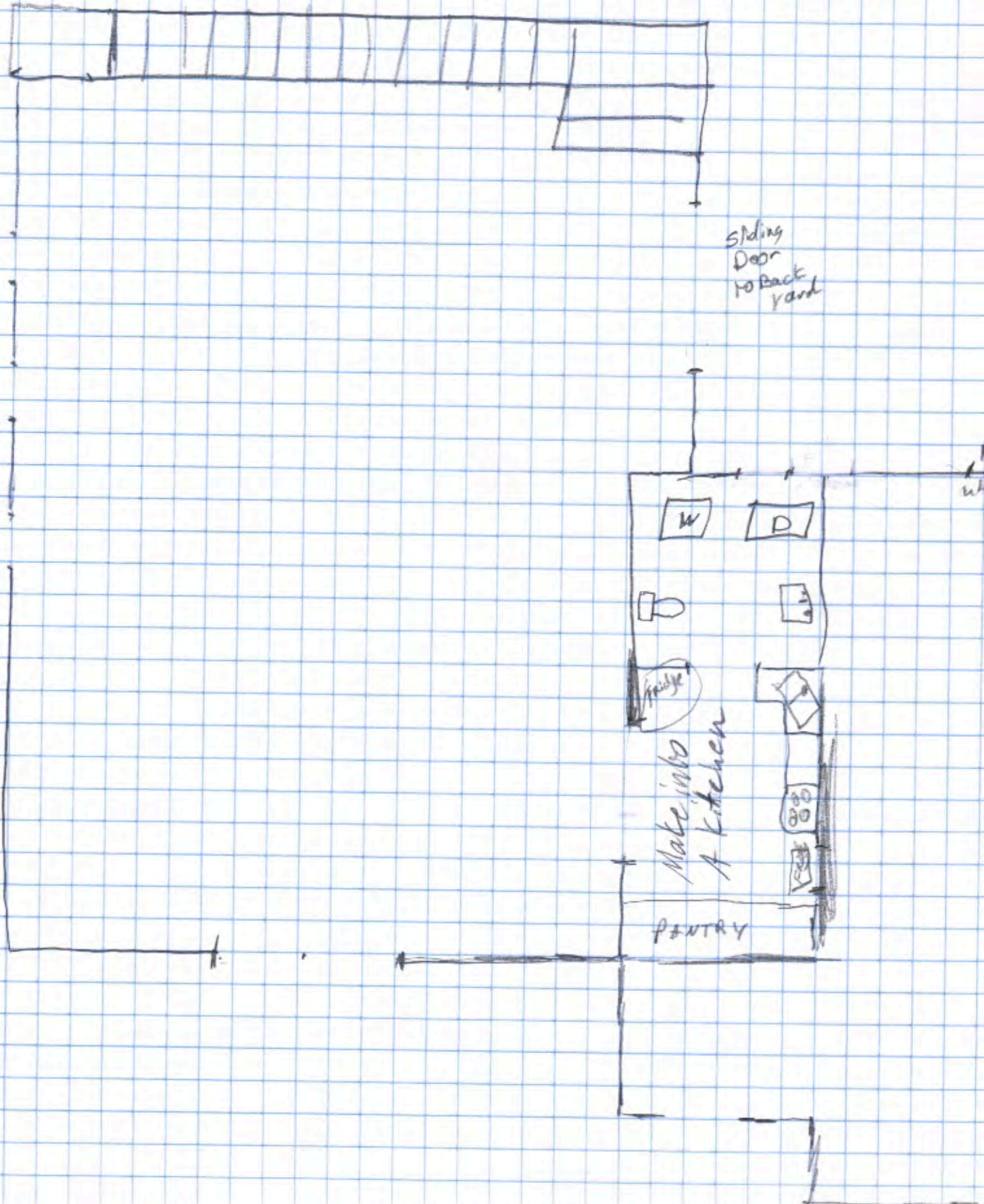
1/10 2022
3

TOTAL Sketch by a la mode, inc. Area Calculations Summary

Living Area	
First Floor	1768.18 Sq Ft
Second Floor	288.2 Sq Ft
Total Living Area (Rounded):	2056.4 Sq Ft
Non-Living Area	
2 Car Attached Tandem	538 Sq Ft

9433 Lot size

CURRENT



Sliding
Door
to Back
Yard

W

D

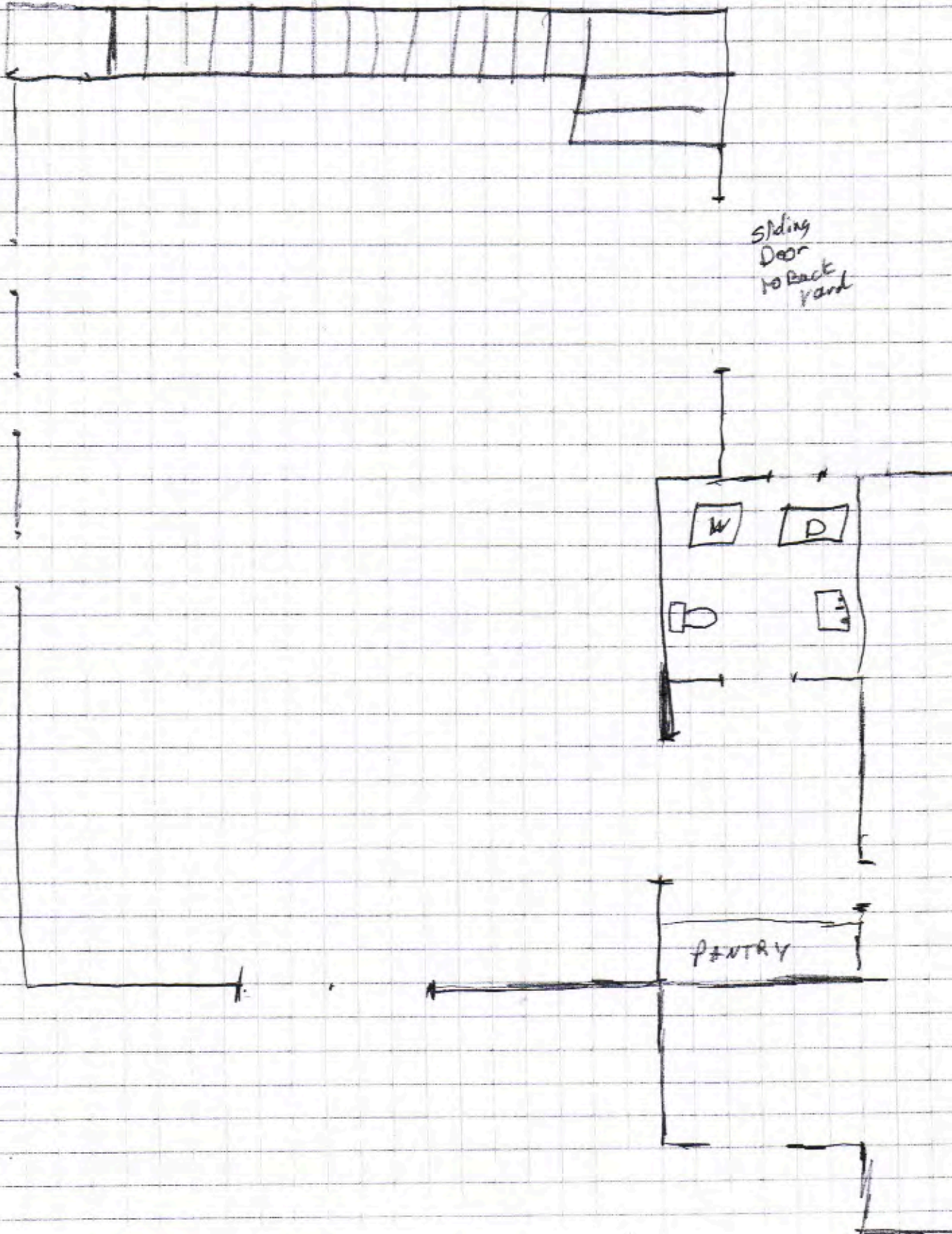


Make into
A kitchen



PANTRY

CURRENT





Community Development & Neighborhood
Services
281 N. College Ave
Fort Collins, CO 80522
970.221.6760 970.224.6134 - fax

FILKINS JENNY LYNN LOPEZ/DEREK
1912 ORCHARD PL
FORT COLLINS, CO 80521-3211

100-804100-549110

Letter of Completion

Date: December 15, 2015
Permit Number: B1502008
Job Address: 1912 ORCHARD PL

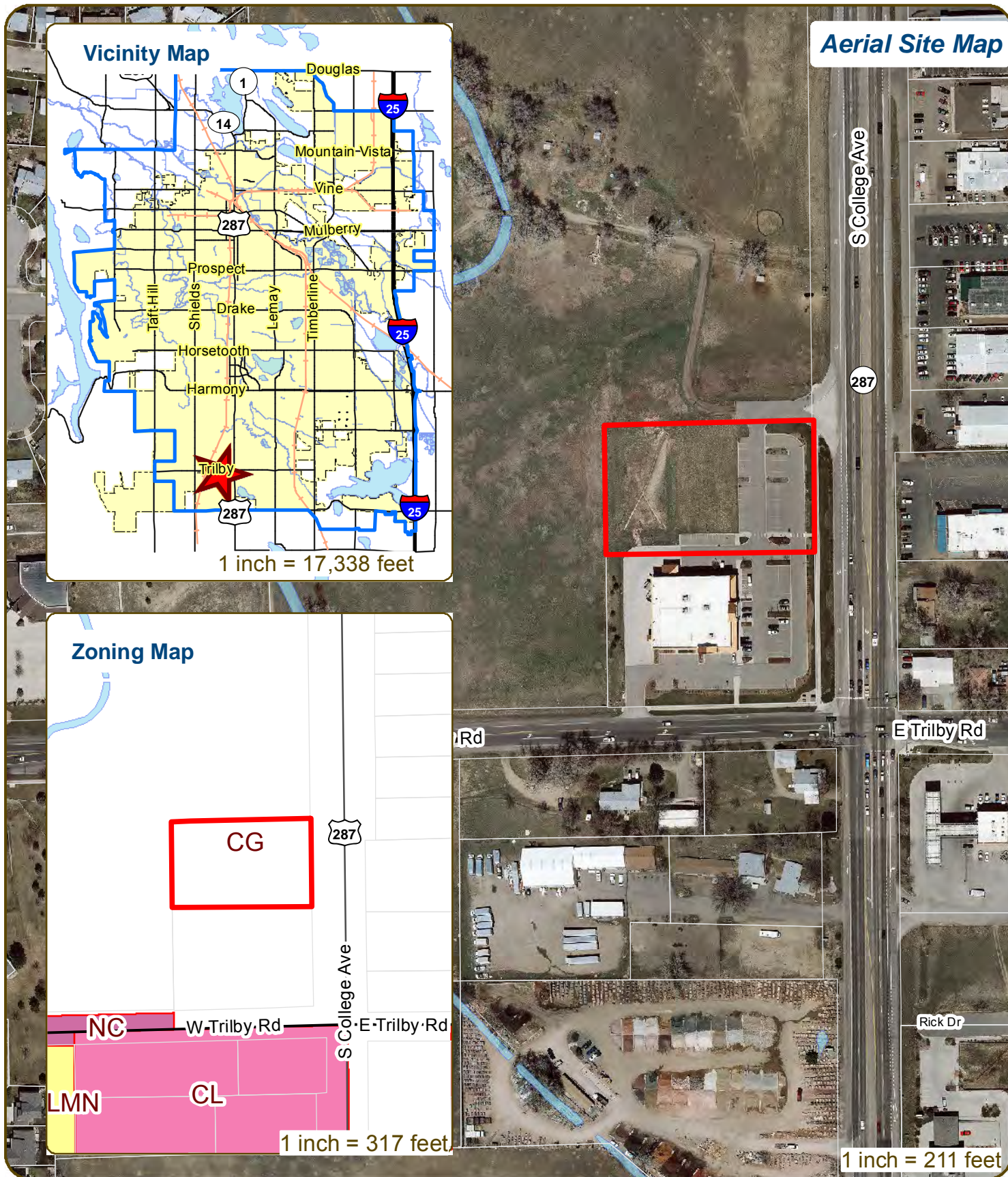
Type of Work: Attached garage remodel to include moving external stairs into internal garage space to access pre-existing living space above garage, adding toilet and shower on second level, and furring out walls on first level. Will add a walk-thru from existing house to garage and also adding a sliding patio door to existing patio from garage. This permit also includes adding a 10 x 12 foot, lean-to shed on back of garage. Home owner affidavit on file.

*Contractor or
Owner/Address:* FILKINS JENNY LYNN LOPEZ/DEREK
1912 ORCHARD PL
FORT COLLINS, CO 80521-3211

A handwritten signature in blue ink, appearing to read "Michael A. Bibo".

Building Department: _____

6533 S College Ave Drive-thru Restaurants



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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): Brandon Knudsen, Founder and President

Business Name (if applicable): Ziggi's Coffee

Your Mailing Address

Phone Number : 303-682-5120

Email Address: brandon@ziggiscoffee.com

Site Address or Description (parcel # if no address) : 6533 South College Ave

Description of Proposal (attach additional sheets if necessary) : See attached

Proposed Use Drive-thru Restaurant

Existing Use Unimproved Land

Total Building Square Footage S.F. : Approximately 8,000 SF Number of Stories: 1
Acres

Lot Dimensions 1.62

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? _____

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

Increase in Impervious Area: 8,000 S.F. - Parking area already existing.

(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?

FOR SALE OR LEASE

NORTHWEST CORNER

COLLEGE AVE

AND TRILBY RD

Fort Collins, CO 80525

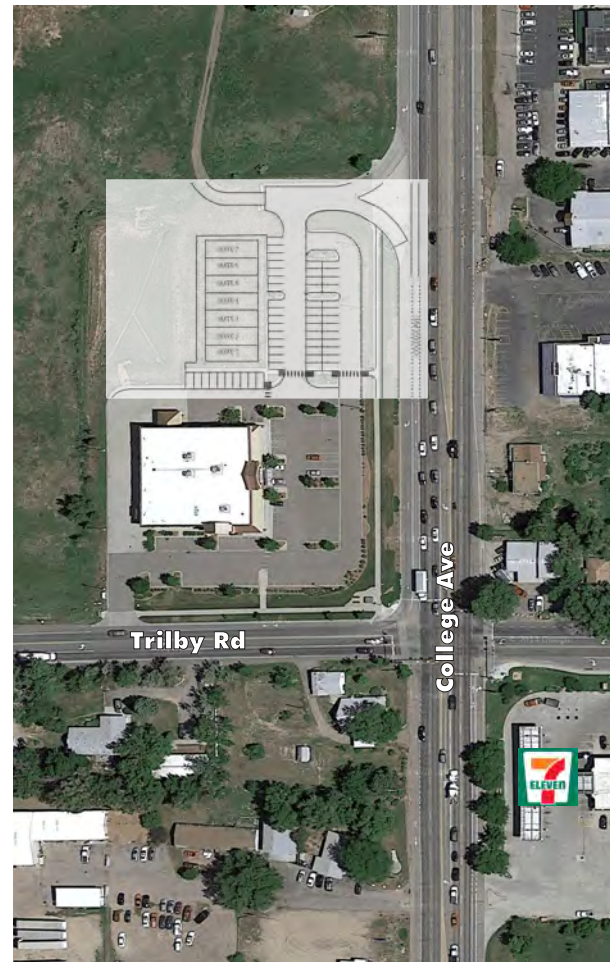


FOR SALE FOR LEASE

DEVELOPMENT PROPERTY

Take advantage of this Prime South Fort Collins lot. At a little over half an acre, this lot is ready to be developed. Located on the South College Avenue Corridor and situated at the Trilby Road intersection, this property affords high traffic counts and great visibility.

AVAILABLE	1.62 acres (70,770 SF)
SALE PRICE	\$375,000.00 (\$5.30/SF)
LEASE RATE	\$18.00/SF NNN
TENANT ALLOWANCE	\$10/SF
TRAFFIC COUNTS	43,657 (2014)



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CBRE

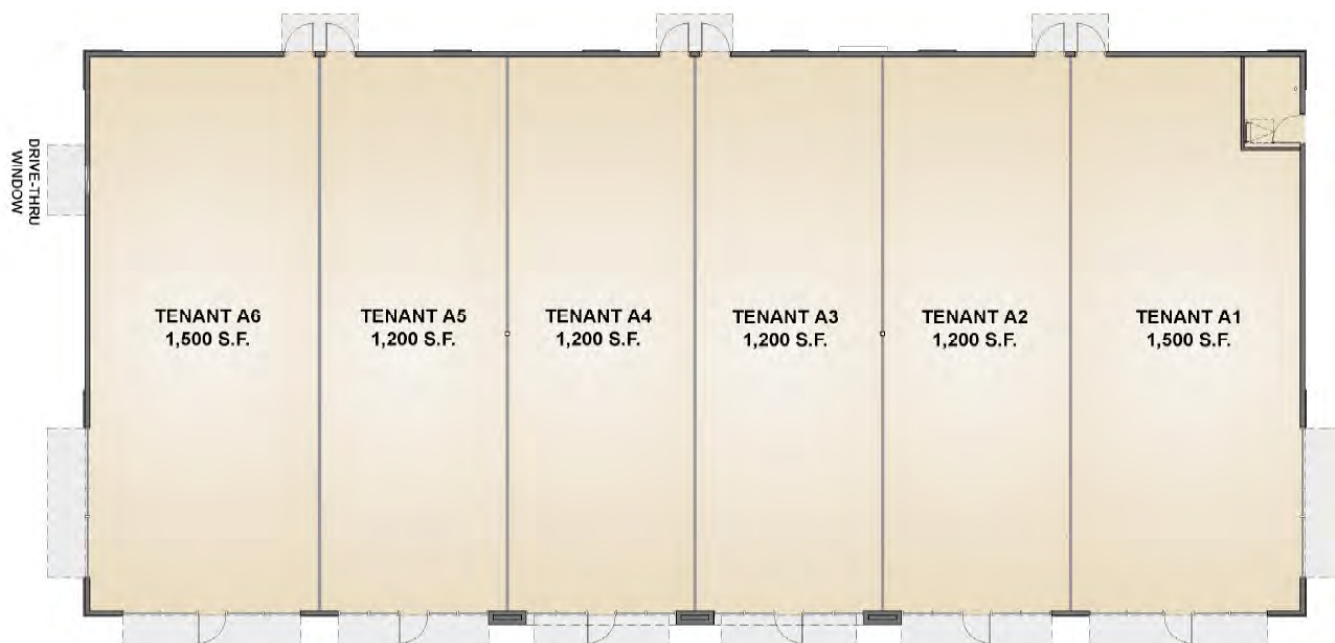
FOR SALE OR LEASE NORTHWEST CORNER

COLLEGE AVE
AND TRILBY RD
Fort Collins, CO 80525



DEVELOPMENT PROPERTY

- + Great traffic counts on busy Hwy 287 in south Fort Collins
- + Lighted intersection with access to Trilby Rd and Hwy 287 (S College Ave)
- + Off-site improvements are complete with CDOT access permit
- + Cross access agreement in place with the adjacent property to provide access to Trilby Rd and S College Ave
- + Parking and drive aisles are constructed, allowing development of approximately 8,000 SF of building area.
- + Water, sewer, and storm water are complete with utilities to the pad area



FOR SALE OR LEASE
NORTHWEST CORNER

COLLEGE AVE
AND TRILBY RD
Fort Collins, CO 80525

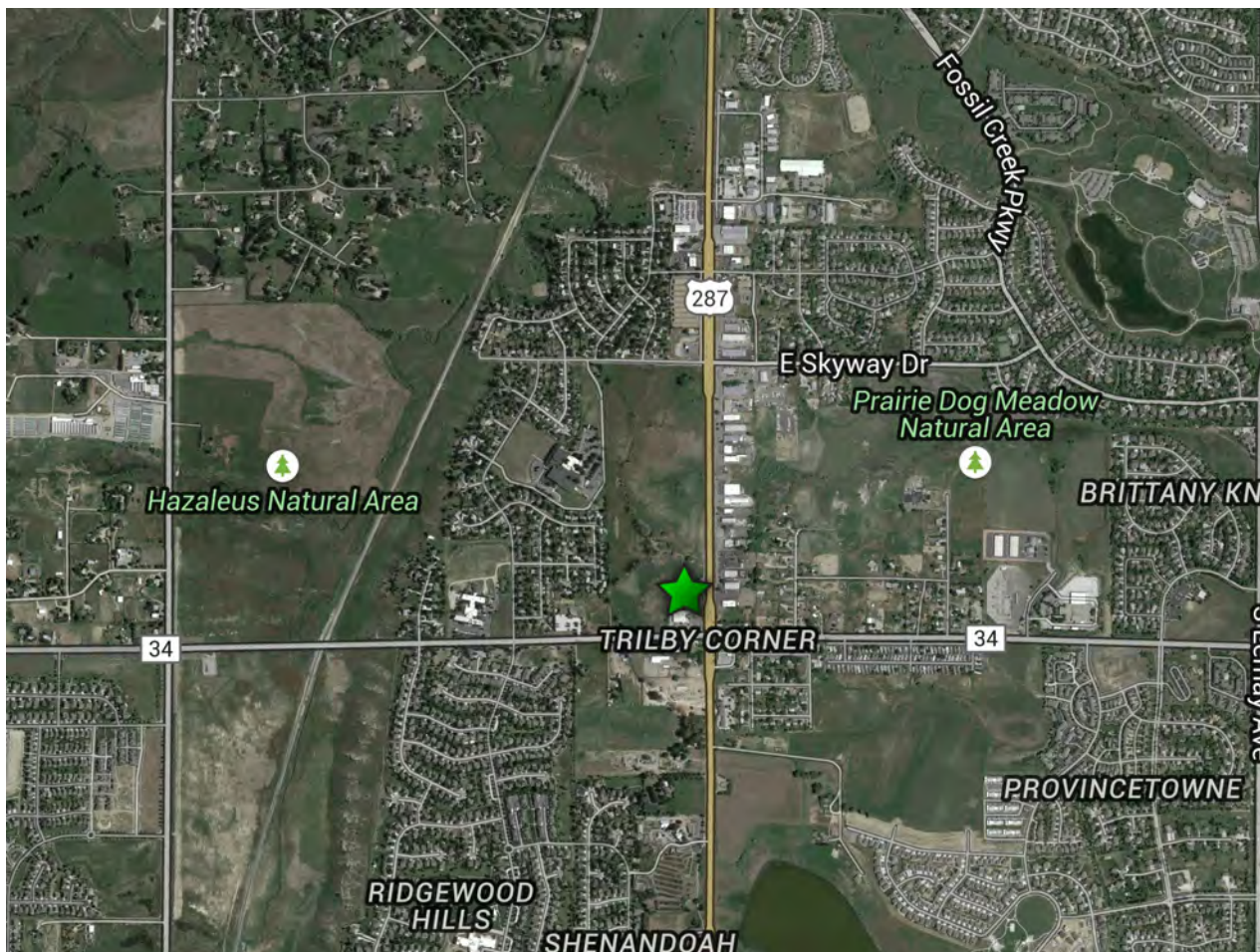
2014 TRAFFIC COUNTS	NB TRAFFIC	SB TRAFFIC	EB TRAFFIC	WB TRAFFIC	VOL TOTAL
COLLEGE AVE/TRILBY RD	15,354	16,432	6,650	5,221	43,657

2015 DEMOGRAPHICS	1 mi	3 mi	5 mi
EST POPULATION	7,651	45,172	129,545
EST HOUSEHOLDS	2,676	17,608	52,406
EST MEDIAN HOUSEHOLD INCOME	\$82,966	\$76,908	\$63,631



FOR SALE OR LEASE NORTHWEST CORNER

COLLEGE AVE
AND TRILBY RD
Fort Collins, CO 80525



CONTACT US

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Vice President

+1 970 372 3846

pete.kelly@cbre.com

KEVIN PHELAN

Senior Associate

+1 970 372 3860

kevin.phelan@cbre.com

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CBRE

C.O.L. COLLEGE AND TRILBY SUBDIVISION

Part Of The Southeast Quarter Of Section 11, Township 6 North, Range 69 West Of The 6th P.M.,
City Of Fort Collins, County Of Larimer, State Of Colorado

STATEMENT OF OWNERSHIP AND SUBDIVISION:

Know all men by these presents, that the undersigned, being owners of the following described land;

A parcel of land being part of the Southeast Quarter (SE1/4) of Section Eleven (11), Township Six North (T.6N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado, and being more particularly described as follows:

BEGINNING at the Southeast (SE) corner of said Section 11 assuming the East Line of the SE1/4 of said Section as bearing North 00°40'19" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2646.18 feet with all other bearings contained herein relative thereto:

THENCE South 88°27'35" West along the South line of the SE1/4 of said Section 11 a distance of 420.00 feet;
THENCE North 00°40'19" West along a line parallel with the East line of said SE1/4, a distance of 501.00 feet;
THENCE North 88°27'35" East along a line parallel with the South line of said SE1/4 a distance of 420.00 feet to the East line of said SE1/4;
THENCE South 00°40'19" East along said East line of the SE1/4 a distance of 501.00 feet to the POINT OF BEGINNING;

EXCEPT a strip of land conveyed in Deed to The Department of Highways, State of Colorado, recorded December 10, 1958, in Book 1082 at Page 539, of the Larimer County, Colorado Records, County of Larimer, State of Colorado.

EXCEPT a parcel of land conveyed in a Warranty Deed to the Colorado Department of Transportation recorded January 15, 2004 as Reception No. 2004-0004682 of the Records of Larimer County.

The above described tract contains 3.881 acres, more or less.

The undersigned have caused the above described land to be surveyed and subdivided into lots, tracts, and streets as shown on this plat to be known as C.O.L. COLLEGE AND TRILBY SUBDIVISION; subject to all easements and rights-of-way now of record or existing or indicated on this plat.

CERTIFICATE OF DEDICATION

The Undersigned Do Herby Dedicate And Convey To The City Of Fort Collins, Colorado, For Public Use, Forever, The Streets And Easements As Laid Out And Designated On This Plat: Provided, However, That (1) Acceptance By The City Of This Dedication Of Easements Does Not Impose Upon The City A Duty To Maintain The Easements So Dedicated, And (2) Acceptance By The City Of This Dedication Of Streets Does Not Impose Upon The City A Duty To Maintain Streets So Dedicated Until Such Time As The Provisions Of The Repair Guarantee (Which Shall Be Sole Responsibility Of C.O.L. College And Trilby, LLC) Have Been Fully Satisfied.

REPAIR GUARANTEE

C.O.L. College and Trilby, LLC shall be responsible for any repairs necessary as a result of construction. The maintenance responsibility of work repairs shall be an obligation of C.O.L. College and Trilby, LLC for two (2) years after final acceptance of the work has been made by the City. Final acceptance occurred July 29, 2004. C.O.L. College and Trilby, LLC shall hold the City harmless from any and all claims, which may arise from the construction and maintenance of the development. If subsequent inspection determines that additional corrective measures are necessary, such corrective measures shall be completed within thirty (30) days of notification. All repairs and maintenance shall be performed in accordance with the applicable provisions contained in the "Larimer County Urban Area Street Standards", latest edition.

NOTICE OF OTHER DOCUMENTS

All Persons Take Notice That The Developer And/Or Owner Has Executed Certain Documents Pertaining To This Development Which Create Certain Rights And Obligations Of The Development. The Developer And/Or Subsequent Owners Of All Or Portions Of The Development Site, Many Of Which Obligations Constitute Promises And Covenants Which Run With The Land. The Said Documents May Also Be Amended From Time To Time And May Include, Without Limitation, The Development Agreement, Site And Landscape Covenants, Final Site Plan, Final Landscape Plan, And Architectural Elevations, Which Documents Are On File In The Office Of The Clerk Of The City Of Fort Collins And Should Be Closely Examined By All Persons Interested In Purchasing Any Portion Of The Development Site.

C.O.L. College and Trilby, LLC, a Colorado Limited Liability Company
By: Hunt Douglas Real Estate Services, Inc.,
a Florida Corporation, its Manager

Hamilton E. Hunt Jr.
Hamilton E. Hunt Jr., its President

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 14th day of March, 2005.

My commission expires 6/18/07

Witness my hand and official seal.

Lienholder: Colonial Bank, N.A.

STATE OF Florida
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me this 16th day of March, 2005.

My commission expires 1-28-06

Witness my hand and official seal.

Front Range Limited Partnership, an Arizona Limited Partnership
By: *Jim Timan*, its Vice President
Date: 3-17-05

NOTARIAL CERTIFICATE
STATE OF Arizona
COUNTY OF Maricopa
The foregoing instrument was acknowledged before me this 17th day of March, 2005.
My commission expires May 5, 2006
Witness my hand and official seal.
Ann Lynette Givins
Notary Public

ATTORNEY'S CERTIFICATION:
I hereby certify that this Subdivision Plat has been duly executed as required pursuant to Section 2.2.3(c)(3)(a) through (e) inclusive of the Land Use Code of the City of Fort Collins and that all persons signing this Subdivision Plat on behalf of a corporation or other entity are duly authorized signatories under the laws of the State of Colorado. This Certification is based upon the records of the Clerk and Recorder of Larimer County, Colorado as of the date of execution of the plat and other information discovered by me through reasonable inquiry and is limited as authorized by Section 2.2.3(c)(3)(f) of the Land Use Code.

Address: 250 S. Cherry Street, Suite 710
Denver, CO 80246
Registration No.: 4139

APPROVED AS TO FORM, CITY ENGINEER:
By the City Engineer of the City of Fort Collins, Colorado this 30th day of March, A.D., 2005.

PLANNING APPROVAL
By the Director of Planning of the City of Fort Collins, Colorado
this 31st day of March, A.D., 2005.

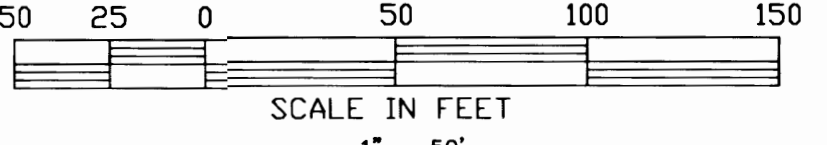
NOTES:
1. Lot 1 and Lot 2 are covered by "Cross Easements for Ingress and Egress" and shared parking as called out and defined in the "Declaration of Shopping Center Restrictions and Grant of Easements" recorded January 13, 2004 as Reception No. 2004-0003382. The location of these easement areas are depicted within Reception No. 2004-0003382 as Exhibits B, C, and D.
2. The Detention pond located within Lot 2 is for the joint use of Lot 1 and Lot 2 and is located within the "Stormwater Management Area" as referred to in the "Declaration of Shopping Center Restrictions and Grant of Easements" recorded January 13, 2004 as Reception No. 2004-0003382. The locations of the "Area" is depicted on Exhibit E within Reception No. 2004-0003382. The locations and uses are called out within said document.
3. Ingress and Egress is provided for Lots 1 and 2 across the adjoining parcels to the North per the "Declaration of Restrictions and Grant of Easements" recorded January 13, 2004 as Reception No. 2004-0003382. The location of the Ingress and Egress rights is depicted on Exhibit C of said document.

TITLE COMMITMENT NOTE
This survey does not constitute a title search by King Surveyors Inc. to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors Inc. relied upon Title Policy Number F096859A02 C-9, dated DECEMBER 17, 2003 at 7:30 a.m. as prepared by Security Title Guaranty Co. to delineate the aforesaid information.

BASIS OF BEARINGS
Assuming the East line of the Southeast Quarter of Section 11, T.6N., R.69W., as bearing North 00°40'19" West, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/92, a distance of 2646.18 feet with all other bearings contained herein relative thereto.

LINE	BEARING	LENGTH
L1	N00°39'17"W	33.10'
L2	S89°20'43"W	23.48'
L3	N00°39'17"W	20.00'
L4	N89°20'43"E	43.48'
L5	S00°39'17"E	52.79'
L6	S00°26'36"E	20.11'
L7	S48°18'52"E	72.85'
L8	N89°50'53"E	45.00'
L9	N00°26'36"W	28.61'
L10	N48°18'52"W	72.90'
L11	N02°49'09"W	20.00'
L12	S87°01'51"W	91.59'
L13	N87°09'00"W	62.38'
L14	N43°11'27"W	20.91'
L15	N01°51'15"E	59.99'
L16	N30°25'39"W	30.03'
L17	S59°34'21"W	20.00'
L18	S30°25'39"E	24.25'
L19	S01°51'15"W	39.34'
L20	S00°39'17"E	17.08'
L21	S00°39'17"E	21.77'

CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	39.28'	25.00'	89°59'19"	35.35'	S45°39'15"E
C2	39.28'	25.00'	90°01'25"	35.36'	N44°20'23"E
C3	24.00'	25.00'	54°59'52"	23.09'	S26°49'37"W
C4	78.56'	50.00'	90°01'25"	70.73'	N44°20'23"E
C5	39.27'	25.00'	90°00'23"	35.36'	S44°20'54"W
C6	39.27'	25.00'	90°00'25"	35.36'	N45°40'37"W
C7	39.27'	25.00'	89°59'35"	35.35'	N44°19'28"E
C8	39.28'	25.00'	89°58'52"	35.35'	S44°19'50"W
C9	78.52'	50.00'	89°58'52"	70.70'	S44°19'50"W

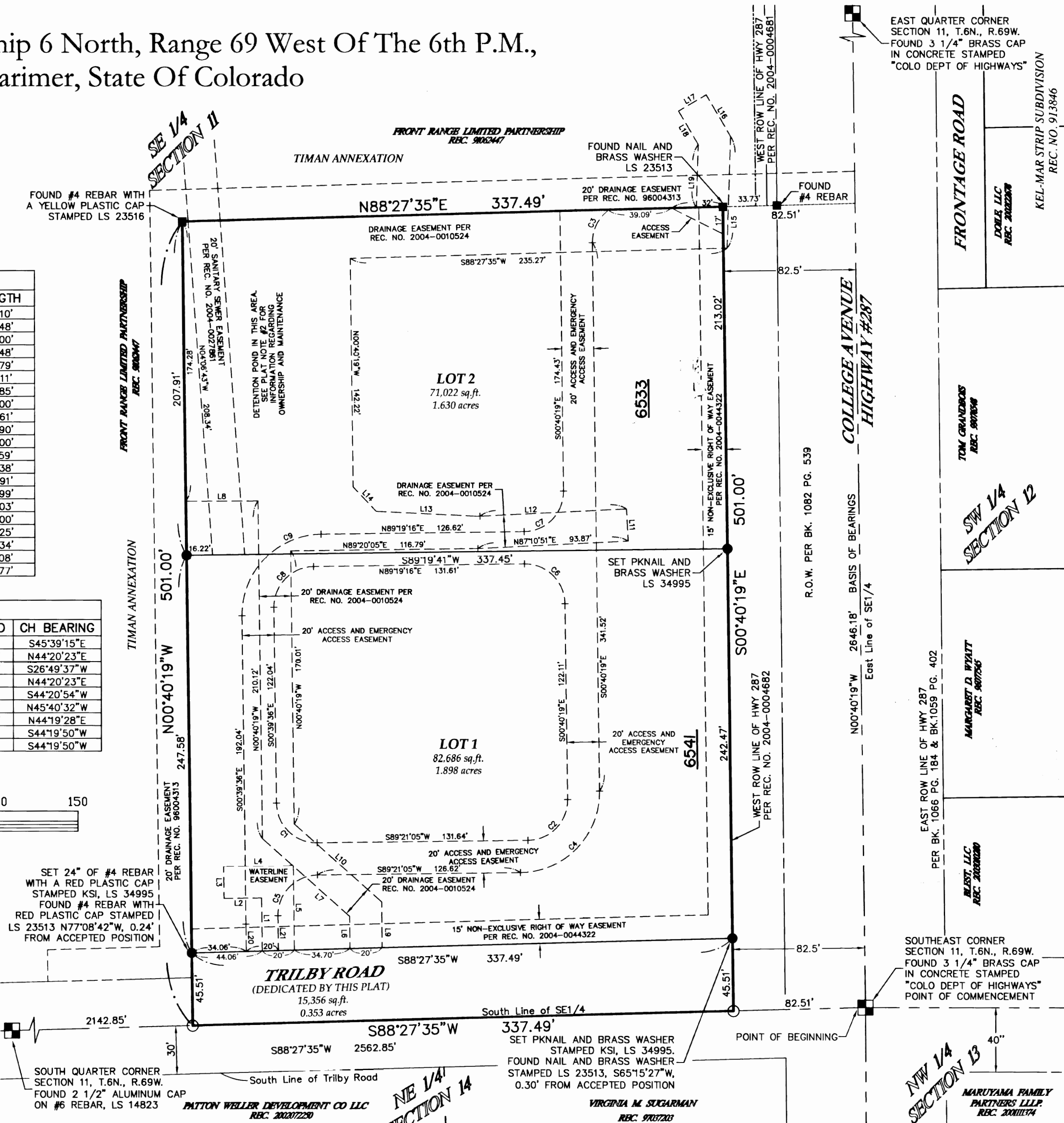


LEGEND

- FOUND ALIQUOT CORNER AS DESCRIBED
- SET ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- SET 24" OF #4 REBAR WITH A RED PLASTIC CAP STAMPED KSI, LS 34995
- CALCULATED POSITION
- EASEMENT
- SECTION LINE
- RIGHT-OF-WAY
- PROPERTY LINE

NOTICE
According to Colorado law, you must commence any legal action based on any defect in this survey within three years after you discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years after the date of the certificate shown hereon. (13-80-105 C.R.S.)

SURVEYOR'S STATEMENT:
I, Steven A. Lund, a Colorado Registered Professional Land Surveyor, do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon was found or set as shown, and that the foregoing plat is an accurate representation thereof to the best of my knowledge, information and belief.
Steven A. Lund
34995
March 14, 2005
Steven A. Lund - De. Beahff of King Surveyors, Inc.
Colorado Registered Professional Land Surveyor # 34995



DATE: 10-24-04
FILE NAME: 2003358A-SUB
SCALE: 1"=50'
DRAWN BY: CSK
CHECKED BY: SAL

KING SURVEYORS INC.
9299 EASTMAN PARK DRIVE • WINDSOR, CO 80550
PHONE: (970) 686-5011 • FAX: (970) 686-5821 • WWW.KINGSURVEYORS.COM

REVISIONS:
DATE: 12-15-04
REVISION: EMERGENCY ACCESS ESMT CSK 12-15-04
REVISED PER 12-30-04 COMMENTS CSK 01-18-05
REVISED PER CITY COMMENTS CSK 03-01-05
COGO CHECKED CSK 03-01-05
ADDED LIENHOLDER CSK 03-14-05

C.O.L. COLLEGE AND TRILBY SUBDIVISION
FOR HUNT DOUGLAS
1112 OAKRIDGE DRIVE, #104-219
FORT COLLINS, CO 80525

PROJECT #: 2003358A

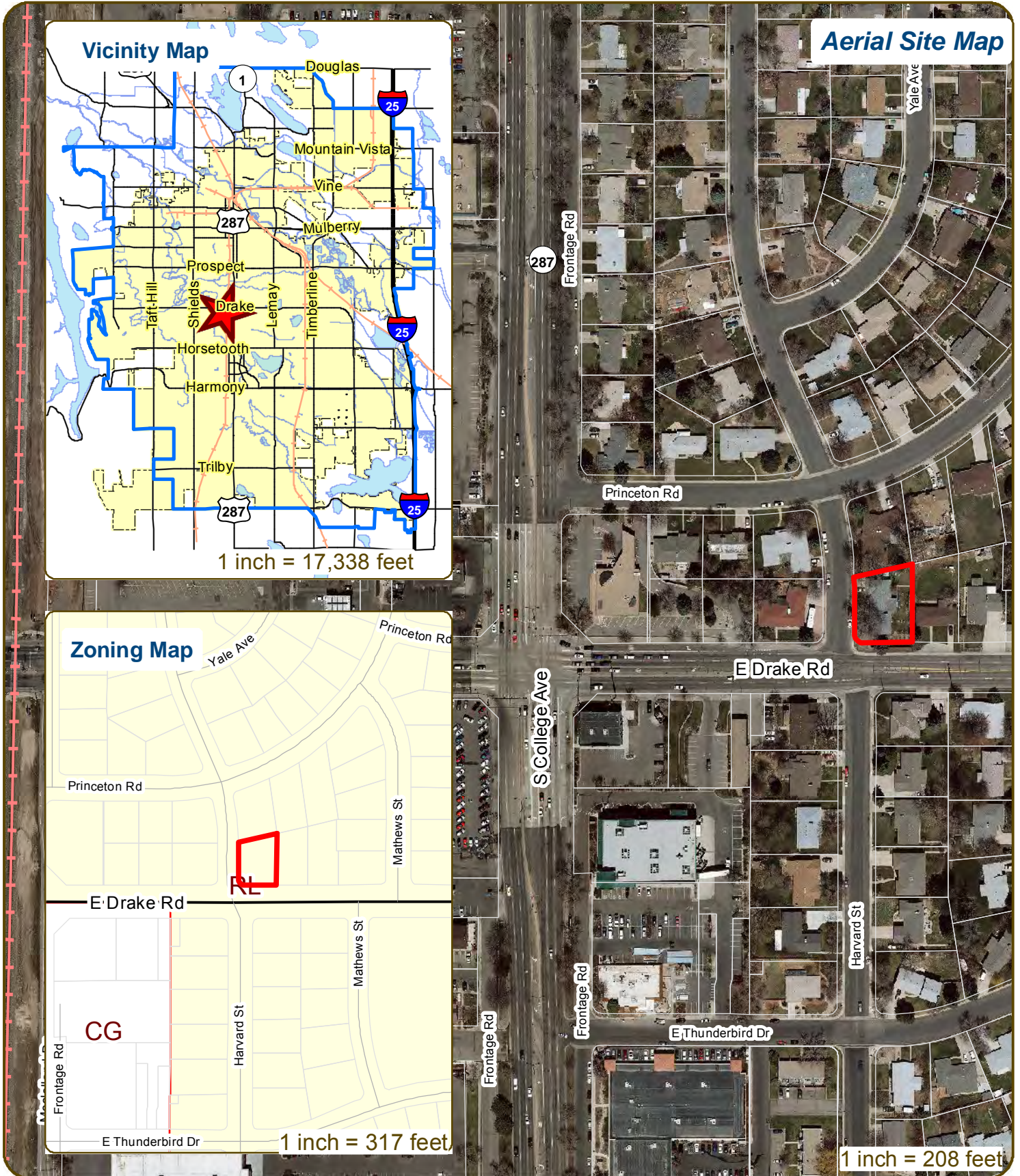
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SHEET 1 OF 1

C-161 2422
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Rescheduled: April 17, 2017 @ 10:15 AM

204 E Harvard Street Child Care Center



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.

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday 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 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) Malcolm F. Scott or Bridgett Scott

Business Name (if applicable) Dream Bridge Childcare and Family Resource Center

Your Mailing Address 204 E Harvard St. Fort Collins, CO 80525

Phone Number 970-443-4084 Email Address Malcolm.es122@hotmail.com

Site Address or Description (parcel # if no address) 204 E. Harvard St. Fort Collins, CO 80525

Description of Proposal (attach additional sheets if necessary) Turn residence into a small Childcare center (non profit) located at 204 E. Harvard St. (parcel # 97243-09-111)

Proposed Use Existing Use

Total Building Square Footage 2417 S.F. Number of Stories 1 Lot Dimensions 10,464 S.F.

Age of any Existing Structures 56 years old

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 at what risk is it?

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

Increase in Impervious Area 3 parking spaces added 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?

Rescheduled for April 17, 2017 @ 10:15 AM

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: **JUL 19 2016**

DREAM BRIDGE CHILD CARE AND FAMILY
RESOURCE CENTER
C/O MALCOLM E SCOTT
204 E HARVARD ST
FORT COLLINS, CO 80525

Employer Identification Number:
81-1895336

DLN:
17053166348006

Contact Person:
JOY M MCCOY

ID# 31495

Contact Telephone Number:
(877) 829-5500

Accounting Period Ending:
December 31

Public Charity Status:
170(b)(1)(A)(vi)

Form 990/990-EZ/990-N Required:
Yes

Effective Date of Exemption:
March 21, 2016

Contribution Deductibility:
Yes

Addendum Applies:
No

Rescheduled: April 17, 2017 @ 10:15 AM

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

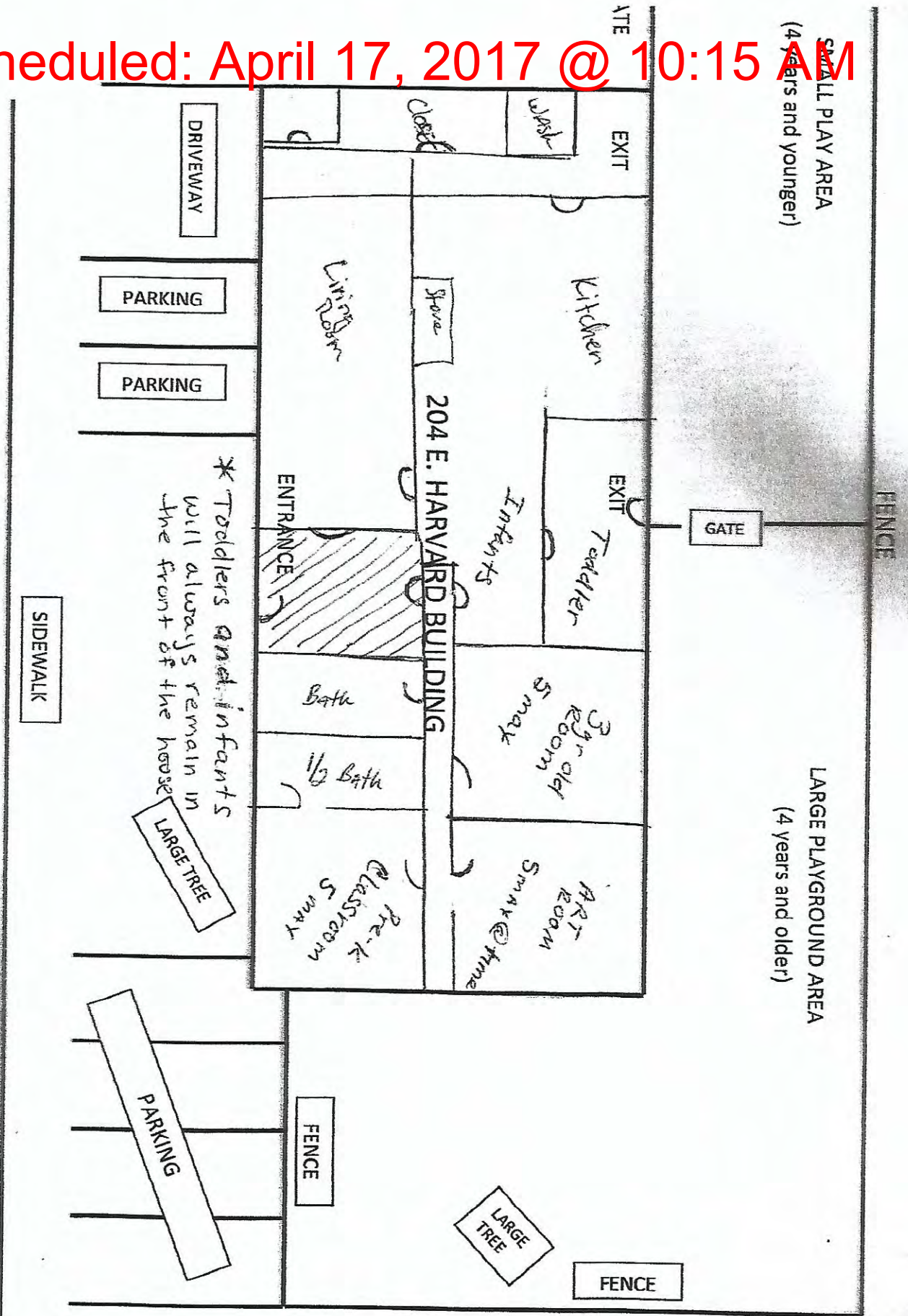
For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

Letter 947

Rescheduled: April 17, 2017 @ 10:15 AM

204 E. HARVARD STREET

MALCOLM & BRIDGITT SCOTT



Rescheduled: April 17, 2017 @ 10:15 AM



Rescheduled April 17, 2017 @ 10:15 AM





Rescheduled: April 17, 2017 @ 10:15 AM

