

Conceptual Review Agenda

Schedule for 04/13/15 to 04/13/15

281 Conference Room A

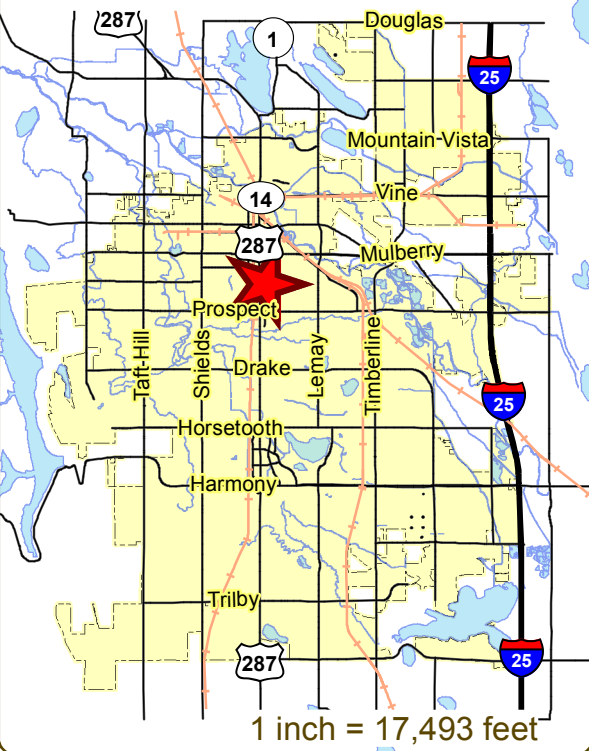
Monday, April 13, 2015

Time	Project Name	Applicant Info	Project Description	Planner
11:00	900 Peterson - Replat CDR150022	Bruce M. Froseth (970) 689-0864 brucefroseth@msn.com	This is a request to replat the property located at 900 Peterson (Parcel #9713226905). The proposal calls for combining lots 8 and 7 of the 900 Peterson Street Subdivision. The project will also consist of adding a 547 square foot garage and removal of 2600 square feet of parking area. The site is located in the Neighborhood Conservation Medium Density (NCM) zone district. This proposal will be subject to Administrative (Type I) review.	Clay Frickey

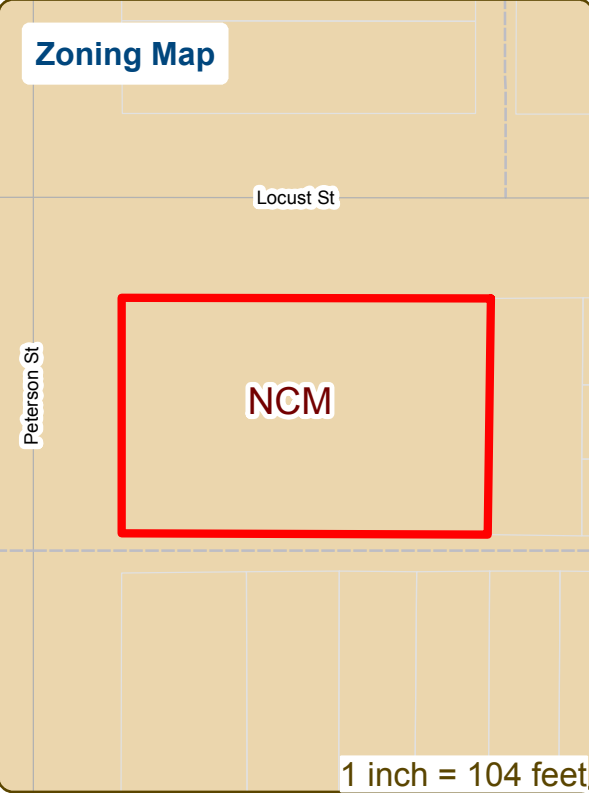
900 Peterson Replat

Vicinity Map

Aerial Site Map



Zoning Map



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) **BRUCE H. FROSETH**

OWNER
Business Name (if applicable) **BK MAXWELL CO**
Your Mailing Address **524 SPRING CANYON CT, FORT COLLINS 8052**
Phone Number **970-226-1144** Email Address **brucefroseth@hsl.com**
Site Address or Description (parcel # if no address) **900 PETERSON ST**

Description of Proposal (attach additional sheets if necessary) **REPLAT OF LOTS 5, 6, 7, 8 INTO 3 LOTS, 5000 SQ. FT LOTS**

Proposed Use **RESIDENTIAL** **Existing Use** **RESIDENTIAL**
Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions **200 x 128**

Age of any Existing Structures **1950**

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 **3600** 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?

CERTIFICATE OF DEDICATION:

The Owner does hereby dedicate and convey to the City of Fort Collins, Colorado (hereafter "City"), for public use, forever, a permanent right-of-way for street purposes and the "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 Maintenance Guarantee have been fully satisfied. The streets dedicated on this Plat are the fee property of the City as provided in Section 31-23-107 C.R.S. The City's rights under the Easements include the right to install, operate, access, maintain, repair, reconstruct, remove and replace within the Easements public improvements consistent with the intended purpose of the Easements; the right to install, maintain and use gates in any fences that cross the Easements; the right to mark the location of the Easements with suitable markers; and the right to permit other public utilities to exercise these same rights. Owner reserves the right to use the Easements for purposes that do not interfere with the full enjoyment of the rights hereby granted. The City is responsible for maintenance of its own improvements and for repairing any damage caused by its activities in the Easements, but by acceptance of this dedication, the City does not accept the duty of maintenance of the Easements, or of improvements in the Easements that are not owned by the City. Owner will maintain the surface of the Easements in a sanitary condition in compliance with any applicable weed, nuisance or other legal requirements.

Except as expressly permitted in an approved plan of development or other written agreement with the City, Owner will not install on the Easements, or permit the installation on the Easements, of any building, structure, improvement, fence, retaining wall, sidewalk, tree or other landscaping (other than usual and customary grasses and other ground cover). In the event such obstacles are installed in the Easements, the City has the right to require the Owner to remove such obstacles from the Easements. If Owner does not remove such obstacles, the City may remove such obstacles without any liability or obligation for repair and replacement thereof, and charge the Owner the City's costs for such removal. If the City chooses not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached.

The rights granted to the City by this Plat inure to the benefit of the City's agents, licensees, permittees and assigns.

MAINTENANCE GUARANTEE:

The Owner hereby warrants and guarantees to the City, for a period of two (2) years from the date of completion and first acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements to be constructed in connection with the development which is the subject of this Plat, from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein, and the Owner furthermore commits to make necessary repairs to said public improvements, to include, without limitation, the roads, streets, fills, embankments, ditches, cross drains, culverts, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department.

The Owner shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards, safety requirements and environmental protection requirements of the City. The Owner shall also correct and repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related or building-related activities. In the event the Owner fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the City and all costs and charges billed to and paid by the Owner. The City shall also have any other remedies available to it as authorized by law. Any damages which occurred prior to the end of said two (2) year period and which are unrepaired at the termination of said period shall remain the responsibility of the Owner.

REPAIR GUARANTEE:

In consideration of the approval of this final Plat and other valuable consideration, the Owner does hereby agree to hold the City harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the City of the improvements to be constructed in connection with the development which is the subject of this Plat, from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein, and the Owner furthermore commits to make necessary repairs to said public improvements, to include, without limitation, the roads, streets, fills, embankments, ditches, cross drains, culverts, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department.

Further, the Owner warrants that he/she owns fee simple title to the property shown hereon and agrees that the City shall not be liable to the Owner or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers, and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the Owner. I further warrant that I have the right to convey said land according to this Plat.

NOTICE OF OTHER DOCUMENTS:

All persons take notice that the Owner has executed certain documents pertaining to this Development which create certain rights and obligations of the Development, the Owner and/or subsequent Owners of all or portions of the Development site, many of which obligations constitute promises and covenants that, along with the obligations under this Plat, 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 and should be closely examined by all persons interested in purchasing any portion of the Development site.

NOTE: ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.

NOTE: There shall be no private conditions, covenants or restrictions that prohibit or limit the installation of resource conserving equipment or landscaping that are allowed by Sections 12-120-12-122 of the City Code.

APPROVED AS TO FORM, CITY ENGINEER:

By the City Engineer of the City of Fort Collins, Colorado
this ____ day of _____ A.D., 20 ____.

City Engineer

PLANNING APPROVAL:

By the Director of Planning of the City of Fort Collins,
Colorado this ____ day of _____ A.D., 20 ____.

Director of Planning

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.

Attorney

Address: _____

Registration No.: _____

SURVEYOR'S CERTIFICATE:

I, Robert George Perschittte, a Registered Professional Land Surveyor, do hereby state that this Subdivision Plat was prepared from an actual survey under my direct supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

PREPARED BY AND ON BEHALF OF:

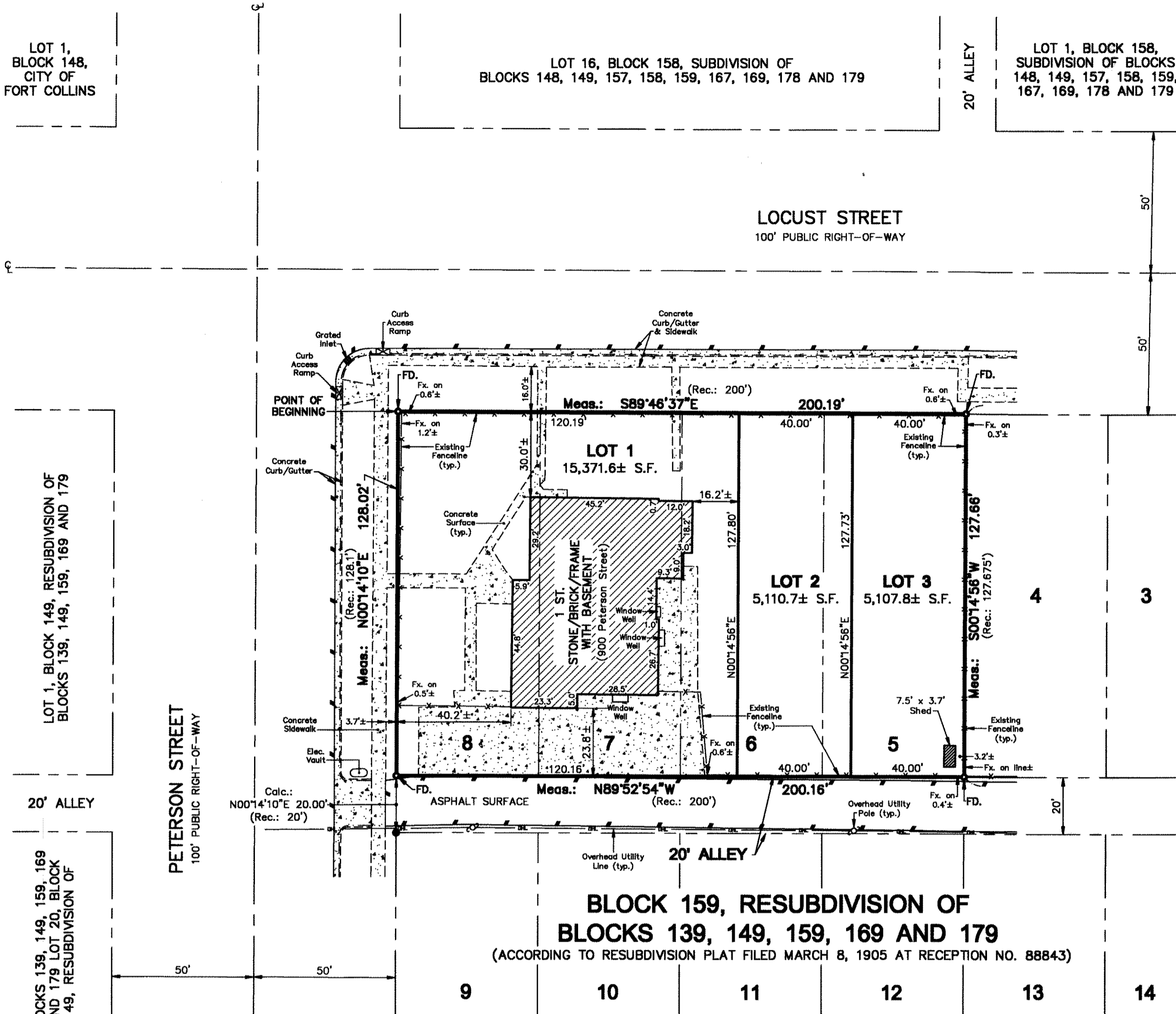
INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 668-0516
F: (970) 635-9775
E: intermill@questoffice.net

Robert George Perschittte
Colorado PLS 34174

Date: _____, 2015

900 PETERSON STREET SUBDIVISION

BEING A SUBDIVISION OF LOTS 5 THROUGH 8, RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179, SITUATE IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



GENERAL NOTES:

- Recorded easements and rights of way within the subject property, if shown on this plat, researched by [INSERT TITLE COMPANY] Commitment For Title Insurance (INSERT ORDER NO. & EFFECTIVE DATE OF). The aforesaid Commitment For Title Insurance provided to Intermill Land Surveying, Inc. by the client.
- Survey Control and External Boundary Monumentation as shown on Map.
(Meas.): Indicates measured bearing and/or distance from field survey.
(Rec.): Indicates record bearing and/or distance from the Final Plat of RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179, City of Fort Collins, County of Larimer, State of Colorado, according to the Resubdivision Plat filed for record March 8, 1905 in the real property records of the Office of the Clerk and Recorder of Larimer County at Reception No. 88843.
(Calc.): Indicates calculated bearing and/or distance. May indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing plats, maps, and/or deeds.
(PR): Indicates Pro-Rate bearing and/or distance.
(FD): Indicates Found No. 4 rebar (16" long) with 1" dia. blue plastic cap marked LS 34174 at True Corner position. See General Note No. 3.
- This Final Plat is based on an Improvement Survey Plat prepared by Intermill Land Surveying, Inc. (Project No. P-14-7750, dated November 26, 2014) and recorded in the Office of the Larimer County Clerk and Recorder at Reception No. _____. Refer to the aforesaid Improvement Survey Plat for further information regarding to establishing the boundary of this property.
- BASIS OF BEARINGS STATEMENT: Basis of Bearings for this survey are based on an assumed bearing of South 89°46'12" East on the found monumentation marking the North line of Lots 5 thru 8, inclusive, Block 159, RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179, City of Fort Collins, County of Larimer, State of Colorado. Note: Monumentation of said line as shown on Map.
- 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 AND SUBDIVISION:

KNOW ALL PERSONS BY THESE PRESENTS, that the undersigned owner(s) and lienholders of the following described land:

That portion of the Northwest Quarter of Section 13, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado being more particularly described as follows:

LOTS 5, 6, 7, AND 8, BLOCK 159, RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179, ACCORDING TO THE RESUBDIVISION PLAT FILED MARCH 8, 1905 AT RECEPTION NO. 88843, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO being more particularly described as follows:

Considering the North line of Lots 5 thru 8, inclusive, of said Block 159, RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179 as bearing South 89°46'12" East and with all bearings contained herein relative thereto:

BEGINNING at the Northwest corner of said Lot 8, Block 159, RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179; thence along the North line of said Block 159, RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179 South 89°46'37" East 200.19 feet, more or less, to the Northeast corner of said Lot 5, Block 159, RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179; thence departing said North line of said Block 159, RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179 and along the East line of said Lot 5, Block 159, RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179 South 00°14'56" West 127.66 feet, more or less, to the Southeast corner of said Lot 5, Block 159, RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179; thence departing said East line of said Lot 5, Block 159, RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179 and along the South line of said Lot 5 thru 8, inclusive, of said Block 159, RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179 North 89°25'54" West 200.16 feet, more or less, to the Southwest corner of said Lot 8, Block 159, RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179; thence departing said South line of said Lot 5 thru 8, inclusive, of said Block 159, RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179 and along the West North line of said Lot 8, Block 159, RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179 North 00°14'10" East 128.02 feet, more or less, to the Northwest corner of said Lot 8, Block 159, RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179 and the POINT OF BEGINNING.

Which above described tract contains 25,590.1 Square Feet (0.587 Acres), more or less.

for themselves and their successors in interest (collectively, "Owner") 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 900 PETERSON STREET SUBDIVISION (the "Development"), subject to all easements and rights-of-way now of record or existing or indicated on this Plat. The rights and obligations of this Plat shall run with the land.

OWNER(S):

BK MAXWELL CO., INC.

By: Bruce M. Froseth, President of B.K. Maxwell CO., Inc.

STATE OF COLORADO)
COUNTY OF LARIMER) JSS

Subscribed and sworn to before me this ____ day of _____, 2015 by Bruce M. Froseth, President of B.K. Maxwell CO., Inc.

Witness My Hand And Official Seal.

My Commission Expires _____.

Notary Public

LIENHOLDER(S):

TBD BANK

By: _____
As: _____ of TBD Bank

STATE OF COLORADO)
COUNTY OF LARIMER) JSS

The foregoing instrument was acknowledged before me this ____ day of _____, 2013, by

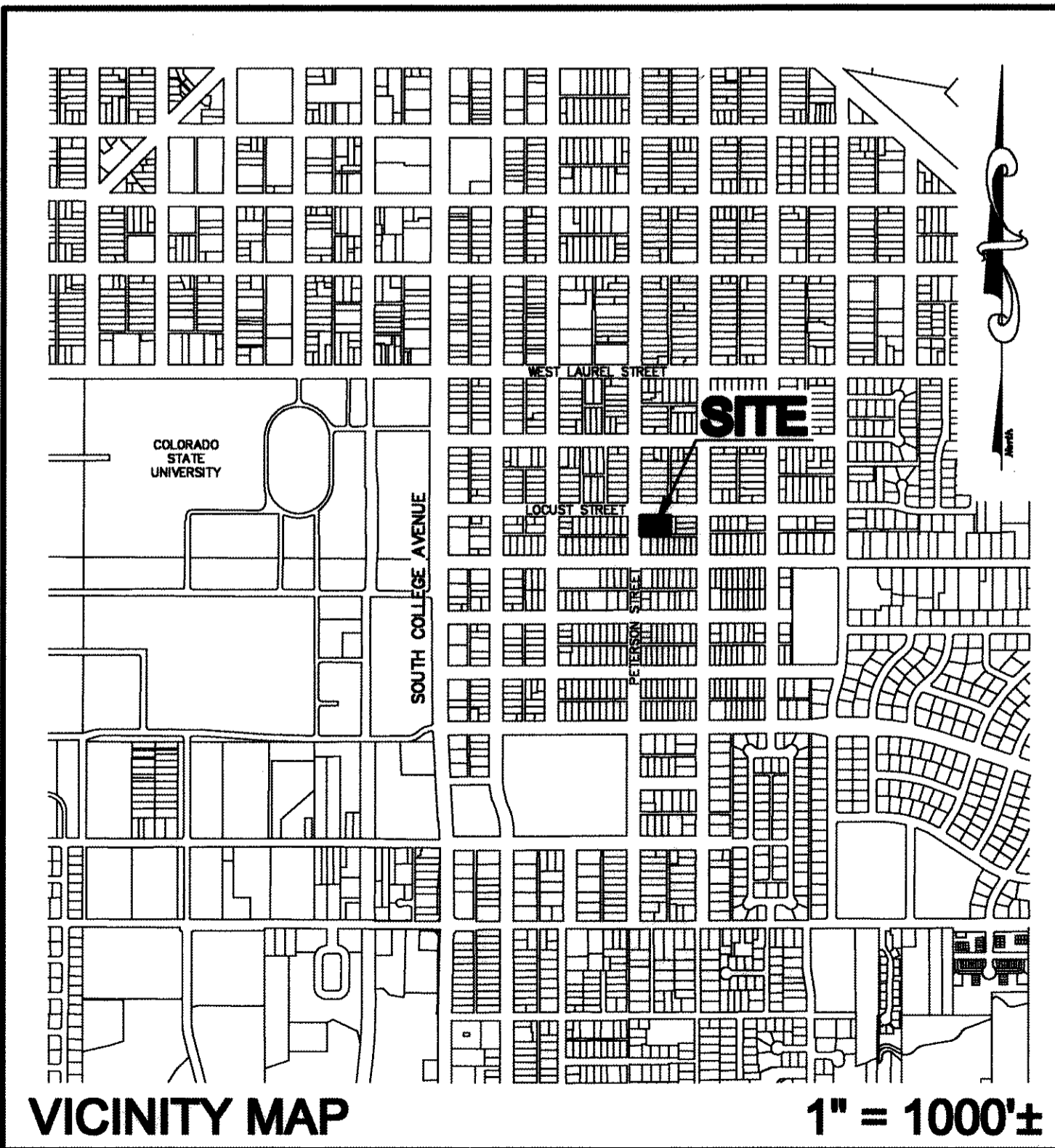
as _____ of TBD Bank.

Witness my hand and official seal.

My commission expires _____.

Notary Public

Notary Public



VICINITY MAP

1" = 1000'±

INTERMILL LAND SURVEYING, INC.

BUS. (970)-668-0516 / FAX (970)-635-9775

CLIENT:

BK MAXWELL COMPANY, INC.

INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE
LOVELAND, COLORADO 80537

900 PETERSON STREET SUBDIVISION
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

TITLE:

DRAWN BY: RGP

CHECKED BY: _____

APPROVED BY: _____

DATE: 03-23-2015

SCALE: 1" = 30'

PROJECT NO.:

P-14-7760

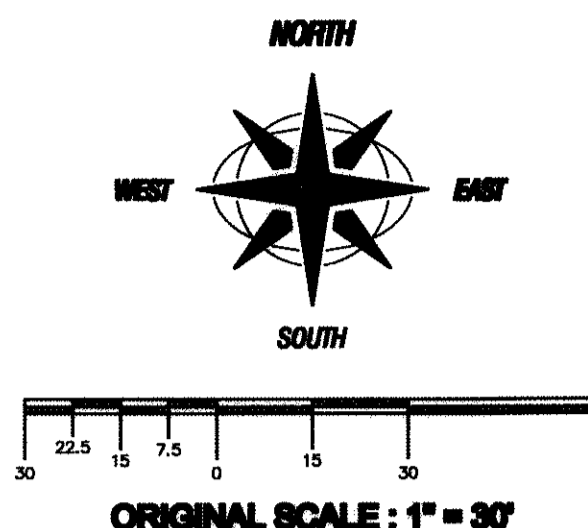
SHEET

OF

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FOR LOTS 5 THROUGH 8, RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179, SITUATE IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



Date of Initial Preparation: November 25, 2014

STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

SET 0: Indicates Set No. 4 rebar (16" long) with 1" dia. blue plastic cap marked LS 34174 at True Corner position

'SUBJECT PROPERTY' PROPERTY DESCRIPTIONS:

PROPERTY DESCRIPTION PER RECEPTION NO. 201400151853

LOTS 5, 6, 7 AND 8, BLOCK 159 IN THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

NOTE: THROUGH PLAT RESEARCH AND FIELD SURVEY, IT APPEARS THE PROPERTY DESCRIPTION FOR THIS PARCEL MAY BE 'LOTS 5, 6, 7, AND 8, BLOCK 159, RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179, ACCORDING TO THE RESUBDIVISION PLAT FILED MARCH 8, 1905 AT RECEPTION NO. 88843, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

GENERAL NOTES

3. This Improvement Survey Plat was prepared without the benefit of a Commitment For Title Insurance or Title Policy. No further easement and/or right of way research, other than may shown on this map, was requested by the client or performed by Interim Land Surveying, Inc. for the preparation of this survey. The easements and rights-of-way which may be shown hereon may not be complete, are based on general information, and are to be used only in this context. The Property Description as shown on this Map is the same as that identified in that certain Warranty Deed recorded March 28, 2014 in the real property records of the office of the Clerk and Recorder of Larimer County, Colorado at Reception No. 20140015185.
2. Adjacent property ownership and/or depiction, if shown on this Map, per the most recent records of the Office of the Assessor of Larimer County, Colorado. No further adjacent property owner verification of ownership or research was performed by Interim Land Surveying, Inc. for the preparation of this survey.
3. The fence locations (F.x.), if shown on this survey, are approximate. Ownership of fences cannot and will not be determined by Interim Land Surveying, Inc. Fence locations (F.x.) were obtained in the field by Interim Land Surveying, Inc. on November 14, 2014.
4. There are no buildings encroaching onto adjoining properties, easements and/or rights-of ways, except those as shown on this Map.
5. Property Address: 900 Peterson Street, Fort Collins, Colorado 80524
6. Any utilities and/or evidence of utilities, if shown hereon, are based upon on-site observation and known information only. Underground utility locations, if shown on this Map, were obtained by the client and field located by Interim Land Surveying, Inc. for the preparation of this survey.
7. Survey Control and External Boundary Monumentation as shown on Map.
(Meas.): Indicates measured bearing and/or distance from field survey.
(Rec.): Indicates record bearing and/or distance from the Final Plat of RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179, City of Fort Collins, County of Larimer, State of Colorado, according to the Resubdivision Plat filed for record March 8, 1905 in the real property records of the Office of the Clerk and Recorder of Larimer County at Reception No. 88843.
(Calc.): Indicates calculated bearing and/or distance. May indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing plats, maps, and/or deeds.
(PR): Indicates Pro-Rata bearing and/or distance

IMPROVEMENT SURVEY PLAT CERTIFICATE:

TO: (i) BK MAXWELL COMPANY, INC.:

I, Robert George Perschitte, a duly Registered Professional Land Surveyor in the State of Colorado, do hereby certify that a survey of the above described premises was conducted by me or under my direct supervision; and that the attached improvement Survey Plot shows that all improvements are accurately shown hereon; and that there are no easements or encroachments shown hereon; and that no improvements have been made since the last improvement survey; and that all improvements, if any, onto adjoining property or any easement or right-of-way and no encroachment from adjoining property onto the subject property, unless shown otherwise; and that the boundary corners have been set and are shown on the attached improvement Survey Plot; and that the location of each survey and that all information shown hereon is true and correct to the best of my knowledge.

Date Of Completion Of Field Work For This Survey: December __, 2014.

PREPARED BY AND ON BEHALF OF:

INTERMILL LAND SURVEYING, INC.

1301 North Cleveland Avenue
Loveland, Colorado 80537

F: (970) 635-9775

E: intermill@qwestoffice.net

Robert George Persichitte
Colorado PLS 34174

Date: December __, 2014

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.

SURVEY PREPARED FOR:
BK MAWELL COMPANY, INC.
524 SPRING CANYON COURT
FORT COLLINS, COLORADO 80525

BASIS OF BEARINGS STATEMENT:
Basis of Bearings for this survey are based on an assumed bearing of South 89°59'12" East on the found monumentation along the South line of Block 159, RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179, City of Fort Collins, County of Larimer, State of Colorado. Note: Monumentation of said line as shown on Map.

CLIENT: BK MAXWELL COMPANY, INC.
IMPROVEMENT SURVEY PLAT
LOTS 5-8, BLOCK 159, RESUB. OF BLOCKS 139, 149, 159, 169 AND 179

INTERMILL LAND SURVEYING, INC.

BK MAXWELL COMPANY, INC.

IMPROVEMENT SURVEY PLAT

DRAWN BY: RGP

CHECKED BY: _____

APPROVED BY:

DATE: 11-26-2014

SCALE: _____ T = 50

PROJECT NO. :

P 14 7750

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SHEET	OF
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U. S. A.

AYWELL COMPANY

IMPROVEMENT SURVEY P

49, 159, 169 AND

900 PETERSON STREET SITE PLAN

FOR LOTS 5 THROUGH 8, RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179, SITUATE IN THE NORTHWEST QUARTER OF SECTION 13, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

SUBJECT PROPERTY PROPERTY DESCRIPTIONS:

PROPERTY DESCRIPTION PER RECEPTION NO. 20140015185:

LOTS 5, 6, 7 AND 8, BLOCK 159 IN THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

NOTE: THROUGH PLAT RESEARCH AND FIELD SURVEY, IT APPEARS THE PROPERTY DESCRIPTION FOR THIS PARCEL MAY BE LOTS 5, 6, 7, AND 8, BLOCK 159, RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179, ACCORDING TO THE RESUBDIVISION PLAT FILED MARCH 8, 1905 AT RECEPTION NO. 88843, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

BUILDING AND LAND USE DATA TABLE

ZONING: NCM-NEIGHBORHOOD CONSERVATION MEDIUM DENSITY

EXISTING LAND USE: FORMER PLACE OF WORSHIP

PROPOSED LAND USE: SINGLE-FAMILY RESIDENCE

LOT SIZE: 25,590.1 S.F.

DENSITY: ONE UNIT / 0.59 ACRE

EXISTING BUILDING HEIGHT: 22'-6"

EXISTING BUILDING SQUARE FEET: 3,700.0 S.F.

NET DECREASE IN IMPERVIOUS SURFACE: 2,053.0 S.F.

STATEMENT OF PLANNING OBJECTIVES

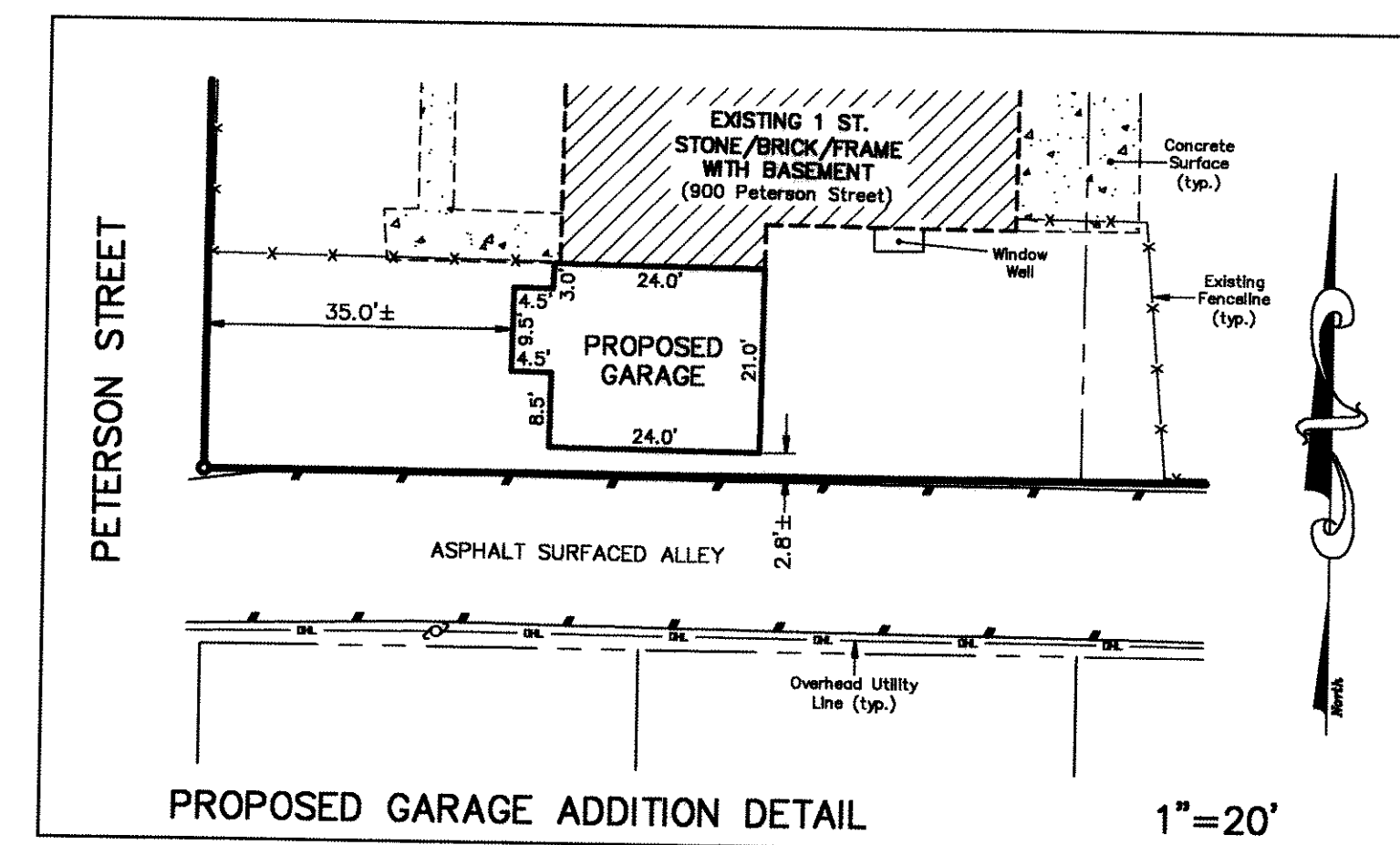
THIS PROPOSAL IS TO CHANGE THE USE OF A FORMER PLACE OF WORSHIP TO A SINGLE-FAMILY RESIDENCE. THE PROPOSAL INCLUDES THE ADDITION OF A NEW GARAGE TO THE PROPOSED RESIDENCE PLACED IN THE CONTEXT TO PRESERVE THE EXISTING WINDOWS AND MITIGATE THE UNSIGHTLY LATER SOUTH ADDITION OF A BASEMENT STAIR. THIS PROPOSAL ALSO INCLUDES THE REMOVAL OF THE EXISTING CONCRETE PARKING AREA.

THIS PROPOSAL ALSO INCLUDES A MODIFICATION OF THE STANDARD REQUIRED DISTANCE FOR A GARAGE SETBACK FROM THE ALLEY. EXISTING ESTABLISHED NEIGHBORHOOD PATTERN AND EXISTING BUILDING INFLUENCES THE REQUEST FOR SETBACK MODIFICATION.

DIRECTOR OF COMMUNITY DEVELOPMENT & NEIGHBORHOOD SERVICES:

Approved by the Director of Community Development & Neighborhood Services of the City of Fort Collins, Colorado this _____ day of _____, 2015.

Director of Community Development & Neighborhood Services



GENERAL SURVEY NOTES:

- This Improvement Survey Plat was prepared without the benefit of a Commitment For Title Insurance or Title Policy. No further easement and/or right of way research, other than may shown on this map, was requested by the client or performed by InterMill Land Surveying, Inc. for the preparation of this survey. The easements and rights-of-ways which may be shown hereon may not be complete, are based on general information, and are to be used only in this context. The Property Description as shown on this Map is the same as that identified in that certain Warranty Deed recorded March 28, 2014 in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado at Reception No. 20140015185.
- Adjacent property ownership and/or depiction, if shown on this Map, per the most recent records of the Office of the Assessor of Larimer County, Colorado. No further adjacent property owner verification of ownership or research was performed by InterMill Land Surveying, Inc. for the preparation of this survey.
- The fence locations (F.), if shown on this survey, are approximate. Ownership of fences cannot and will not be determined by InterMill Land Surveying, Inc. Fence locations (F.) were obtained in the field by InterMill Land Surveying, Inc. on November 14, 2014.
- There are no buildings encroaching onto adjoining properties, easements and/or rights-of-ways, except those as shown on this Map.
- Property Address: 900 Peterson Street, Fort Collins, Colorado 80524
- Any utilities and/or evidence of utilities, if shown hereon, are based upon on-site observation and known information only. Underground utility locates, if shown on this Map, were obtained by the client and field located by InterMill Land Surveying, Inc. for the preparation of this survey.
- Survey Control and External Boundary Monumentation as shown on Map.
(Meas.): Indicates measured bearing and/or distance from field survey.
(Rec.): Indicates record bearing and/or distance from the Final Plat of RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179, City of Fort Collins, County of Larimer, State of Colorado, according to the Resubdivision Plat filed for record March 8, 1905 in the real property records of the Office of the Clerk and Recorder of Larimer County at Reception No. 88843.
(Calc.): Indicates calculated bearing and/or distance. May indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing plats, maps, and/or deeds.
(PR): Indicates Pro-Rata bearing and/or distance.
- BASIS OF BEARINGS STATEMENT: Basis of Bearings for this survey are based on an assumed bearing of South 89°59'12" East on the found monumentation along the South line of Block 159, RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179, City of Fort Collins, County of Larimer, State of Colorado. Note: Monumentation of said line as shown on Map.

PLOT PLAN PREPARED BY AND ON BEHALF OF:

BENCHMARK DATUM:
City of Fort Collins Vertical Control - Benchmark
7-00 - Located on a street light pole base at
the Southeast corner of Stover Street and
Elizabeth Street - Elevation: 4989.03 (NAVD83)

INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516
F: (970) 635-9775
E: intermill@questoffice.net
Robert George Persichitte
Colorado PLS 34174
Date: March 6, 2015



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.

OWNER'S CERTIFICATION:

The undersigned does/does hereby certify that I/we are the lawful owners of the real property described on the Site Plan and do hereby certify that I/we accept the conditions and restrictions set forth on said Site Plan.

B.K. MAXWELL CO., INC.

By: _____ Date: _____
Bruce M. Froseth, President of B.K. Maxwell CO., Inc.

STATE OF COLORADO)
COUNTY OF LARIMER)

Subscribed and sworn to before me this 6th day of March, 2015

by Bruce M. Froseth, President of B.K. Maxwell CO., Inc.

Witness My Hand And Official Seal.

My Commission Expires _____

Notary Public

PLOT PLAN PREPARED FOR:

B.K. MAXWELL CO., INC.

BRUCE M. FROSETH
PRESIDENT

324 SPRING CANYON CT. FAX: (970) 377-3636
FORT COLLINS, CO 80525 PHONE: (970) 669-0864
EMAIL: brucefroseth@bkc.com

IMPERVIOUS AREA TABULATION

EXISTING BUILDING	NO CHANGE
NEW GARAGE ADDITION	547.0± S.F.
REMOVED PARKING AREA	2,600.0± S.F.
NET DECREASE	2,053.0± S.F.

NOTE: "ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT, SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AND THE DEVELOPER'S EXPENSE PRIOR TO ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY."

LOT 1, BLOCK 148, CITY OF FORT COLLINS

LOT 16, BLOCK 158, SUBDIVISION OF BLOCKS 148, 149, 157, 158, 159, 167, 169, 178 AND 179

LOT 1, BLOCK 158, SUBDIVISION OF BLOCKS 148, 149, 157, 158, 159, 167, 169, 178 AND 179

LOT 16, BLOCK 168, OGDEN'S SUBDIVISION OF BLOCK 168

LOT 1, BLOCK 149, RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179

LOT 20, BLOCK 149, RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179

LOT 8, BLOCK 169, RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179

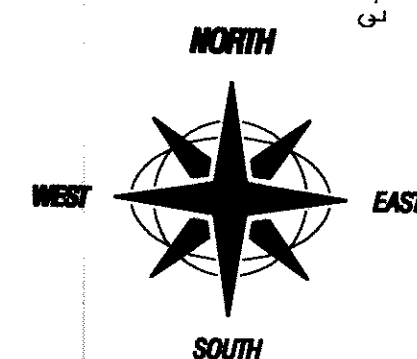
LOT 9, BLOCK 169, RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179

BLOCK 159, RESUBDIVISION OF BLOCKS 139, 149, 159, 169 AND 179
(ACCORDING TO RESUBDIVISION PLAT FILED MARCH 8, 1905 AT RECEPTION NO. 88843)

Rec.* Indicates record distance per Reception No. 20140019968

Found No. 4 rebar (length unknown). No cap or markings. Accepted as the SE Corner of Parcel described in Reception No. 20140019968.

Found 1/2" Square Rod (length unknown). No cap or markings. Accepted as the SE Corner of Block 159.



ORIGINAL SCALE: 1" = 30'
Date of Initial Preparation: November 25, 2014

STATEMENT OF LINEAR UNITS USED:
Linear Units Used for this survey - U.S. Survey Feet

SET*: Indicates Set No. 4 rebar (16" long) with 1" dia. blue plastic cap marked LS 34174 at True Corner position.

REFER TO IMPROVEMENT SURVEY PLAT PREPARED BY INTERMILL LAND SURVEYING, INC., PROJECT NO. P-14-7750, DATED 11-26-2014 FOR FURTHER INFORMATION PERTAINING TO THE BOUNDARY OF THIS PROPERTY



April 28, 2015

Bruce Froseth
BK Maxwell Co
524 Spring Canyon Ct.
Fort Collins, CO 80525

Re: 900 Peterson - Replat

Description of project: This is a request to replat the property located at 900 Peterson (Parcel #9713226905). The proposal calls for combining lots 8 and 7 of the 900 Peterson Street Subdivision. The project will also consist of adding a 547 square foot garage and removal of 2600 square feet of parking area. The site is located in the Neighborhood Conservation Medium Density (NCM) zone district. This proposal will be subject to Administrative (Type I) review.

Please see the following summary of comments regarding the project request referenced above. The comments offered informally by staff during the Conceptual Review will assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project. If you have any questions regarding these comments or the next steps in the review process, you may contact the individual commenter or direct your questions through the Project Planner, Clay Frickey, at 970-224-6045 or cfrickey@fcgov.com.

Comment Summary:

Department: Zoning

Contact: Ali van Deutekom, 970-416-2743, avandeutekom@fcgov.com

1. It appears a modification will be needed on the rear half floor area ratio. You are allowed 2536 SF on the rear half and the existing building looks to be 2586 SF. The new garage addition adds another 63 SF to the rear half of the lot. This building will be 113 SF over the allowed rear half floor area.
2. Because the two new lots to the east are only 5,000 SF they will only be permitted to have one single family residence per lot.
3. The NCM setbacks are:

Front 15 feet
Side 5 feet
Rear (off the alley) 5 feet

Department: Traffic Operations

Contact: Martina Wilkinson, 970-221-6887, mwilkinson@fcgov.com

1. The anticipated change in traffic volume is not expected to rise to the threshold of needing a TIS. Based on section 4.2.3.D of LCUASS, the Traffic Impact Study requirement can be

waived.

2. no additional comments

Department: Environmental Planning

Contact: Stephanie Blochowiak, 970-416-2401, sblochowiak@fcgov.com

1. With respect to landscaping and design, the City of Fort Collins Land Use Code, in Article 3.2.1 (E)(2)(3), requires that you use native plants and grasses in your landscaping or re landscaping and reduce bluegrass lawns as much as possible.
2. The applicant should make note of Article 3.2.1(C) that requires developments to submit plans that "... (4) protects significant trees, natural systems, and habitat". Note that a significant tree is defined as a tree having DBH (Diameter at Breast Height) of six inches or more. If any of the trees within this site have a DBH of greater than six inches, a review of the trees shall be conducted with Tim Buchanan, City Forester (221 6361) to determine the status of the existing trees and any mitigation requirements that could result from the proposed development.

Note: If tree removal and mitigation is necessary, please include a note on the tree mitigation plan or landscape plan, as appropriate, that requires a tree removal to occur outside of the migratory songbird nesting season (February 1-July 31), or that a survey be conducted prior to removal to ensure no active nests in the area.

3. Please be aware, the creation or enforcement of covenants that prohibit or limit xeriscape or drought-tolerant landscapes, or that require primarily turf-grass are prohibited by both the State of Colorado and the City of Fort Collins.

Department: Engineering Development Review

Contact: Sheri Langenberger, 970-221-6573, slangenberger@fcgov.com

1. Larimer County Road Impact Fees and Street Oversizing Fees are due at the time of building permit. Please contact Matt Baker at 224-6108 if you have any questions.
2. The City's Transportation Development Review Fee (TDRF) is due at the time of submittal. For additional information on these fees, please see: <http://www.fcgov.com/engineering/dev-review.php>
3. Any damaged curb, gutter and sidewalk existing prior to construction, as well as streets, sidewalks, curbs and gutters, destroyed, damaged or removed due to construction of this project, shall be replaced or restored to City of Fort Collins standards at the Developer's expense prior to the acceptance of completed improvements and/or prior to the issuance of the first Certificate of Occupancy.
4. All public sidewalk, driveways and ramps existing or proposed adjacent or within the site need to meet ADA standards, if they currently do not, they will need to be reconstructed so that they do meet current ADA standards as a part of this project. The corner ramps need to be upgraded to current ADA standards with this project. The sidewalk on Locust street should be detached and placed behind the trees and align with the sidewalk to the east and the west.
5. Any public improvements must be designed and built in accordance with the Larimer County Urban Area Street Standards (LCUASS). They are available online at: <http://www.larimer.org/engineering/GMARdStds/UrbanSt.htm>
6. This project is responsible for dedicating any right-of-way and easements that are necessary for this project. This shall include an 8 foot utility easement along the alley.

7. Utility plans will be required and a Development Agreement will be recorded once the project is finalized.
8. A Development Construction Permit (DCP) will need to be obtained prior to starting any work on the site.

Planning Services

Contact: Clay Frickey, 970-224-6045, cfrickey@fcgov.com

1. The replat of this lot would prevent any further development in the rear half of the lot. The current home has 2,583 sq. ft. in the rear half of the lot when only 2,536 sq. ft. is allowed per Land Use Code section 4.8(D)(2)(a)(3).
2. A portion of the proposed garage will be in the rear half of the lot. This will require a modification to the rear yard FAR standards in section 4.8(D)(2)(a)(3) of the Land Use Code. For this modification request, you will have to show that this was not a self-imposed hardship.
3. This project is located in the Eastside Neighborhood, which is part of the Old Town Neighborhoods Plan update. We encourage you to participate in this planning process as it will deal with issues like architectural compatibility and density of development amongst others. For more information about the project, please visit our website at fcgov.com/otnp or e-mail me at cfrickey@fcgov.com.
4. The proposed development project is subject to a Type 1 review and public hearing, the decision maker for Type 1 hearings is an Administrative Hearing Officer. The applicant for this development request is not required to hold a neighborhood meeting for a Type 1 hearing, but if you would like to have one to notify your neighbors of the proposal, please let me know and I can help you in setting a date, time and location for a meeting. Neighborhood Meetings are a great way to get public feedback and avoid potential hiccups that may occur later in the review process.
5. Please see the Development Review Guide at www.fcgov.com/drg. This online guide features a color coded flowchart with comprehensive, easy to read information on each step in the process. This guide includes links to just about every resource you need during development review.
6. This development proposal will be subject to all applicable standards of the Fort Collins Land Use Code (LUC), including Article 3 General Development Standards. The entire LUC is available for your review on the web at <http://www.colocode.com/ftcollins/landuse/begin.htm>.
7. If this proposal is unable to satisfy any of the requirements set forth in the LUC, a Modification of Standard Request will need to be submitted with your formal development proposal. Please see Section 2.8.2 of the LUC for more information on criteria to apply for a Modification of Standard.
8. Please see the Submittal Requirements and Checklist at: <http://www.fcgov.com/developmentreview/applications.php>.
9. The request will be subject to the Development Review Fee Schedule that is available in the Community Development and Neighborhood Services office. The fees are due at the time of submittal of the required documents for the appropriate development review process by City staff and affected outside reviewing agencies. Also, the required Transportation Development Review Fee must be paid at time of submittal.
10. When you are ready to submit your formal plans, please make an appointment with Community Development and Neighborhood Services at (970)221-6750.