

# Conceptual Review Agenda

Schedule for 02/12/18 to 02/12/18

281 Conference Room A

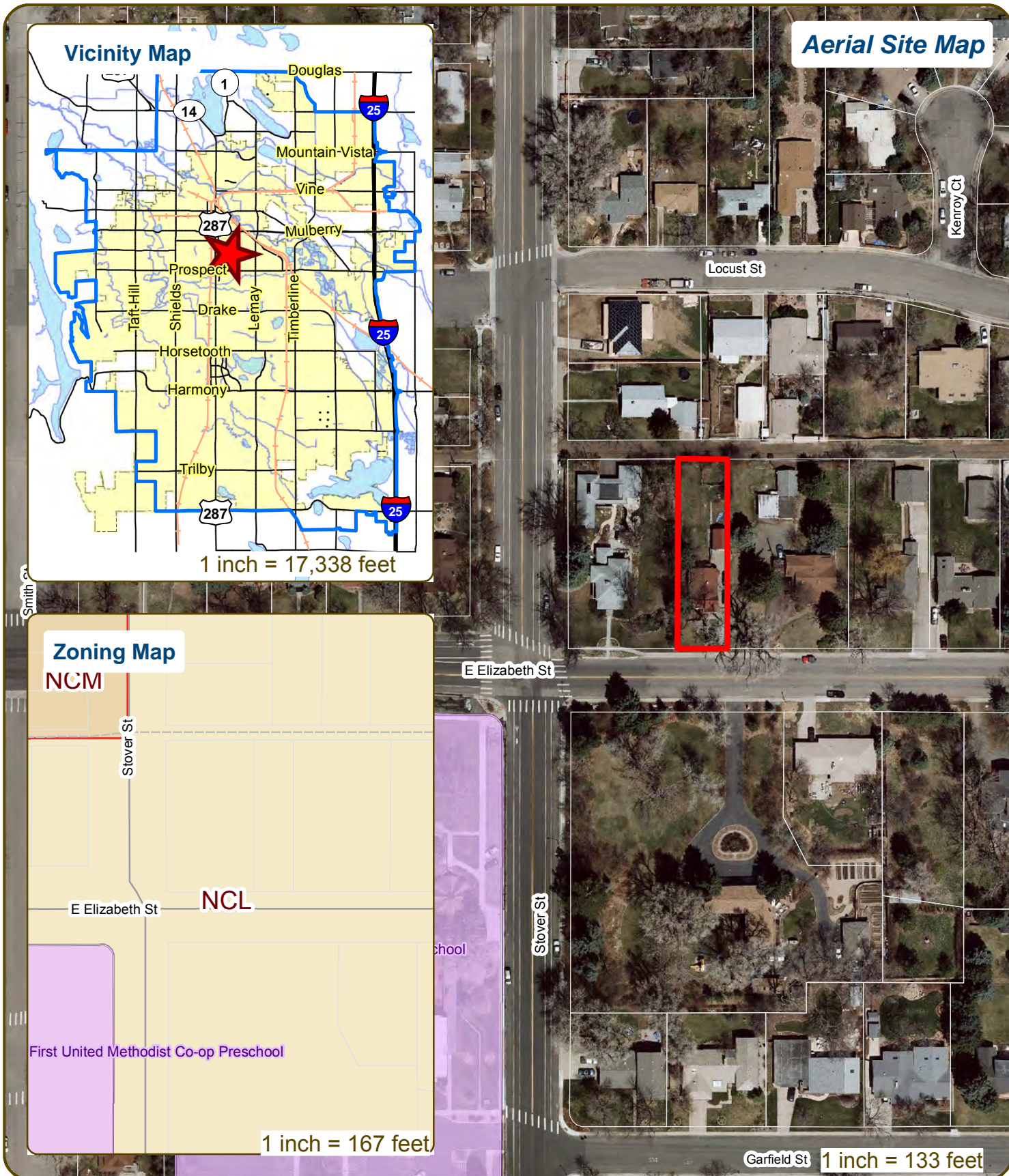
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## Monday, February 12, 2018

Time	Project Name	Applicant Info	Project Description	Planner
9:30	704 E Elizabeth St - Accessory Building with Habitable Space CDR180007	Joe Pawelski 970-556-2560 <a href="mailto:jpawelski@gmail.com">jpawelski@gmail.com</a>	This is a request to construct a 1,000-square foot accessory building with habitable space. The project is located at 704 E Elizabeth St (parcel # 9713123020) and consists of a two-story structure with a workshop/garage on the first floor and studio that is accessed by an exterior staircase on the second floor. The project is located on the rear portion and will gain access from the existing alley. The project is in the Neighborhood Conservation Low Density (N-C-L) zone district, subject to Basic Development Review.	Kai Kleer

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# 704 E Elizabeth St Accessory Building with Habitable Space



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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](mailto: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. **The more info provided, the more detailed your comments from staff will be.**

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

**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.**

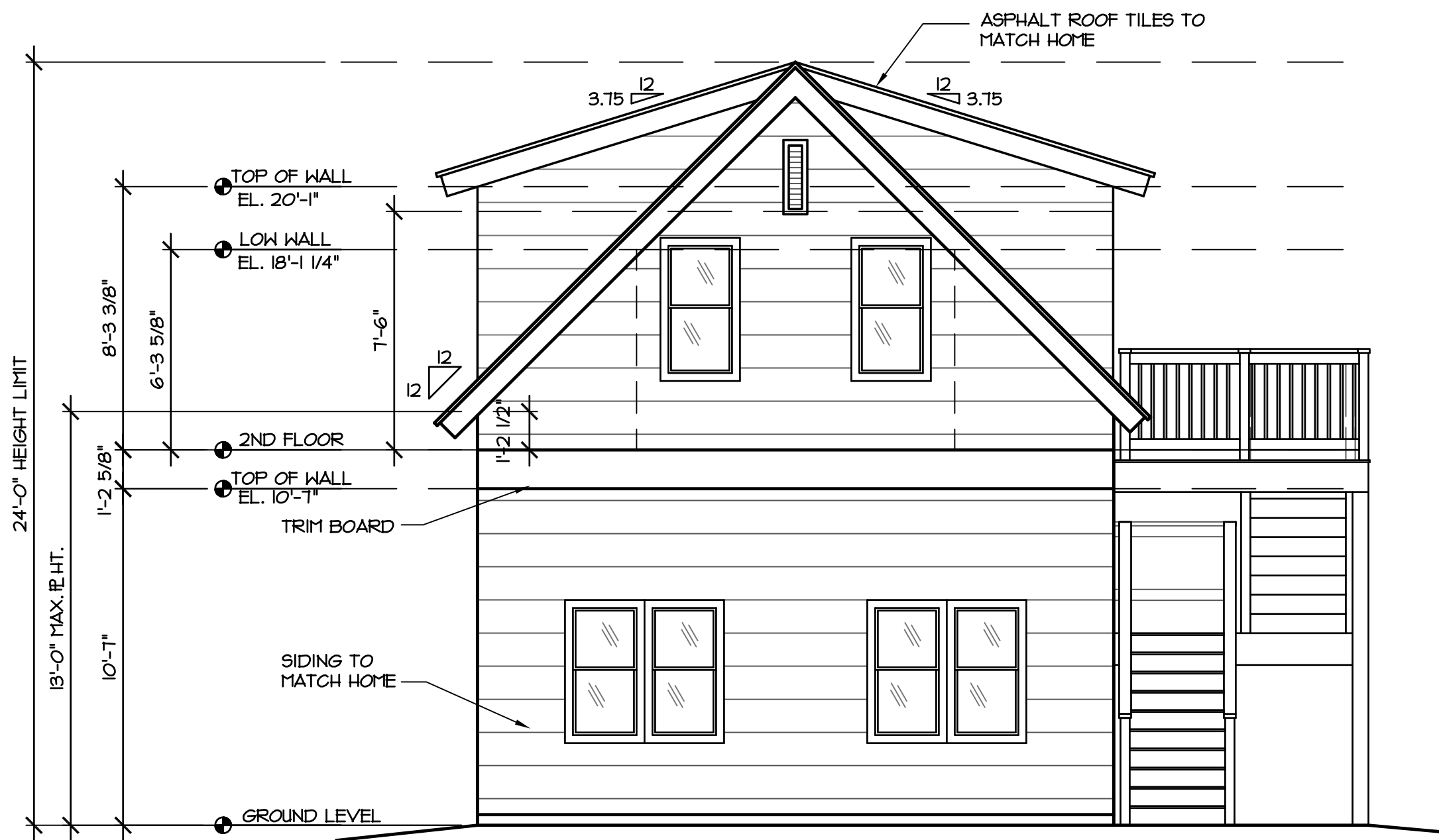
**Is your property in a Flood Plain?**  Yes  No      If yes, then at what risk is it? \_\_\_\_\_

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

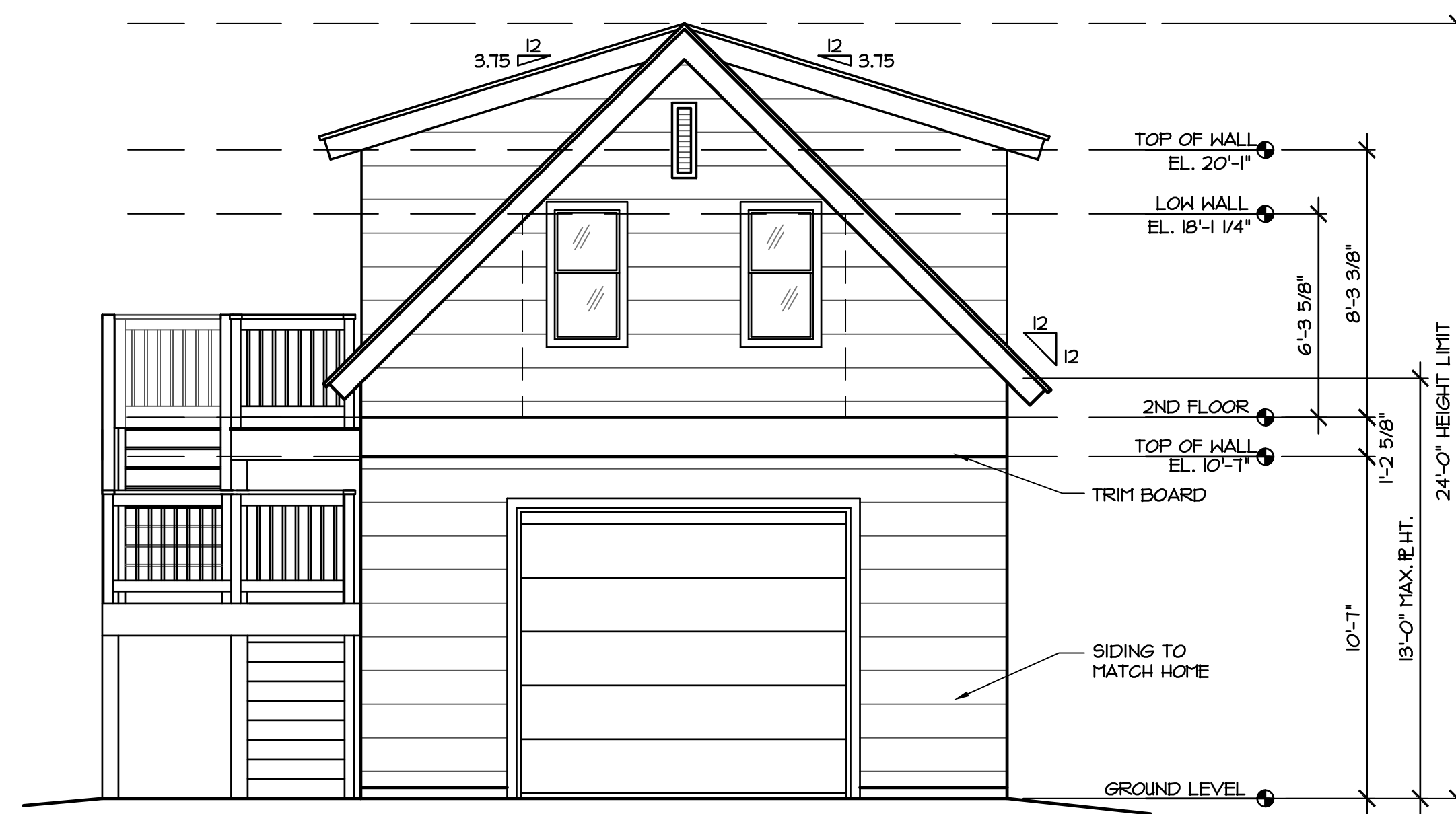
**Increase in Impervious Area** \_\_\_\_\_ S.F.

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

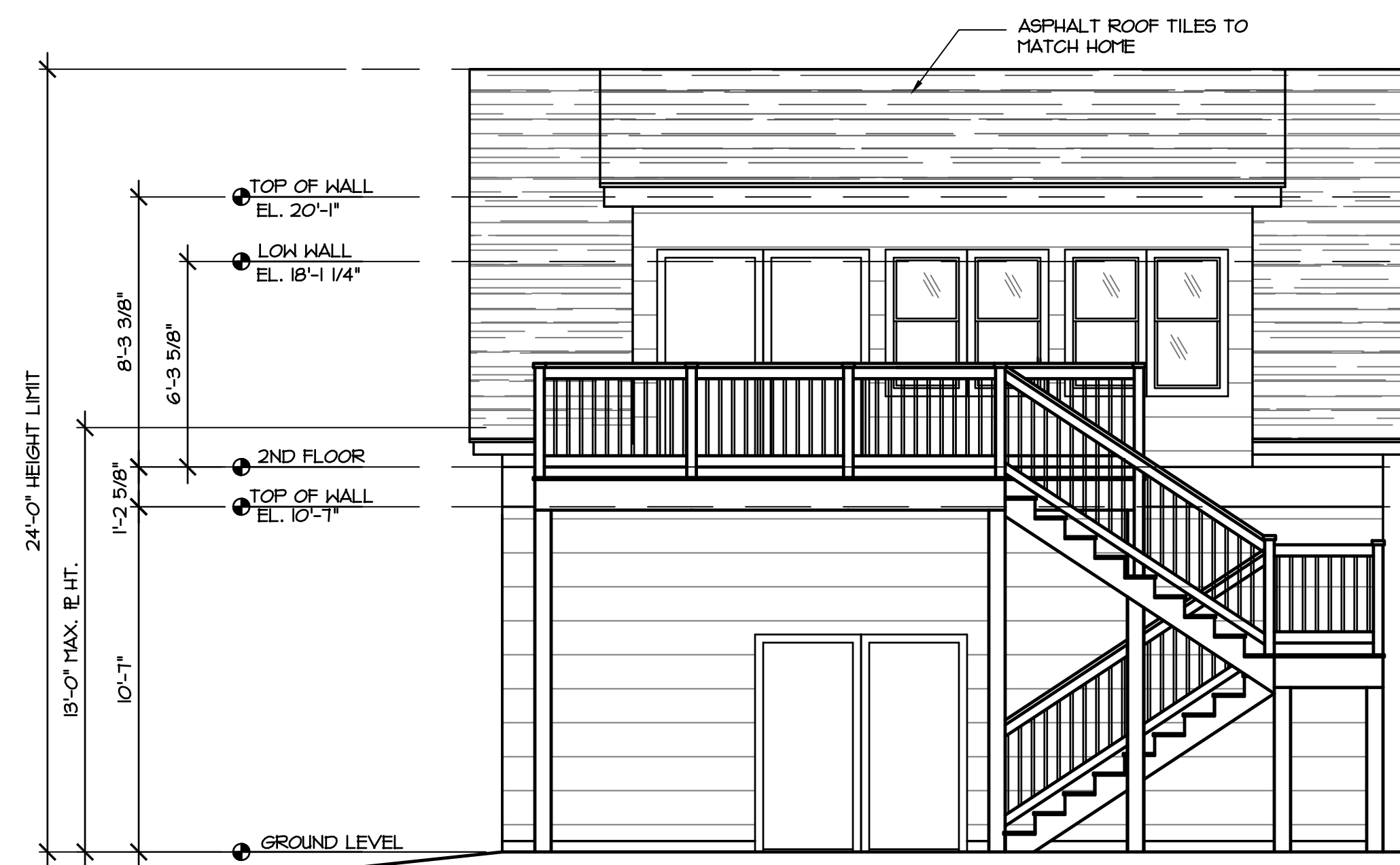
**Suggested items for the Sketch Plan:** Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, 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?



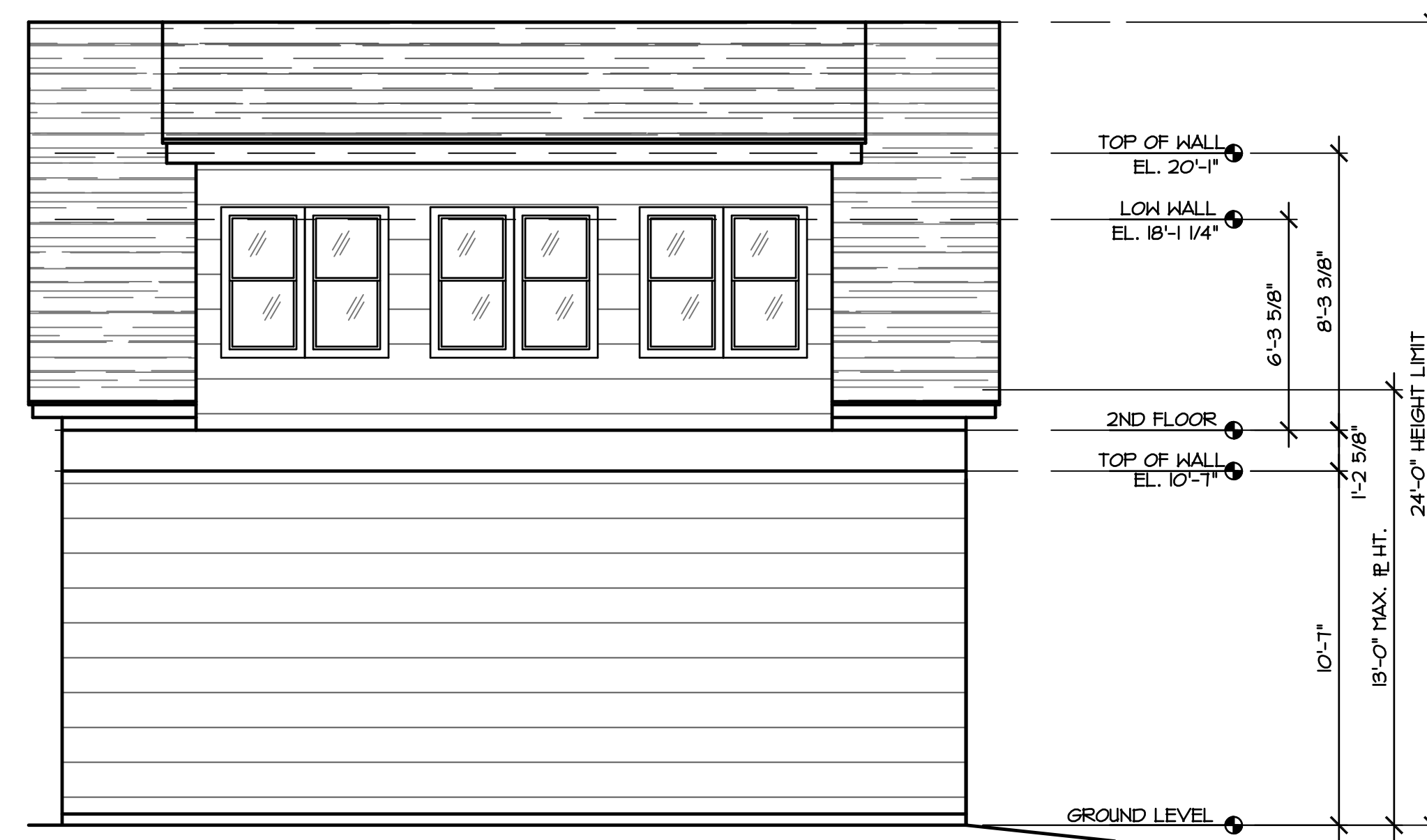
**WEST ELEVATION**  
SCALE: 1/4"=1'-0"



**EAST ELEVATION**  
SCALE: 1/4"=1'-0"



**SOUTH ELEVATION**  
SCALE: 1/4"=1'-0"



**NORTH ELEVATION**  
SCALE: 1/4"=1'-0"

LEVEL	SQ. FT. OVER 1'-6"	SQ. FT. UNDER 1'-6"	SQ. FT. TOTAL
FIRST FLOOR	540 S.F.		540 S.F.
SECOND FLOOR	437 S.F.	23 S.F.	460 S.F.
TOTAL	977 S.F.	23 S.F.	1000 S.F.

PROJECT:  
CARRIAGE HOUSE

704 E. ELIZABETH ST.  
FORT COLLINS, CO  
80524

PREPARED FOR:  
JOE & AMANDA PAWELSKI  
704 E. ELIZABETH ST.  
FORT COLLINS, CO 80524

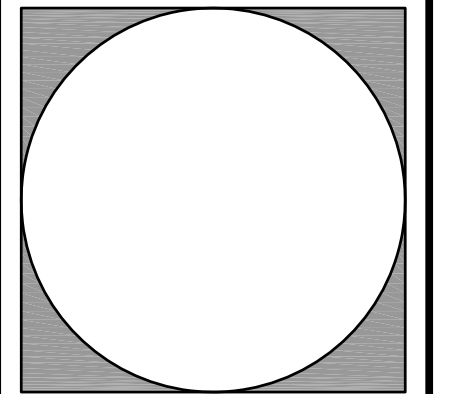
970-566-2560  
jpawelski@gmail.com  
amanda.pawelski@gmail.com

DESIGNED BY:



ARCHITECTURAL SERVICES

(970) 690-1433 TELE.  
raynebyrd@gmail.com



BY:

R1

DATE:

1/30/18

SCALE:

1/4" = 1'-0"

JOB:

28-11

REV: .

DATE: .

BY: .

REV: .

DATE: .

BY: .

REV: .

DATE: .

BY: .

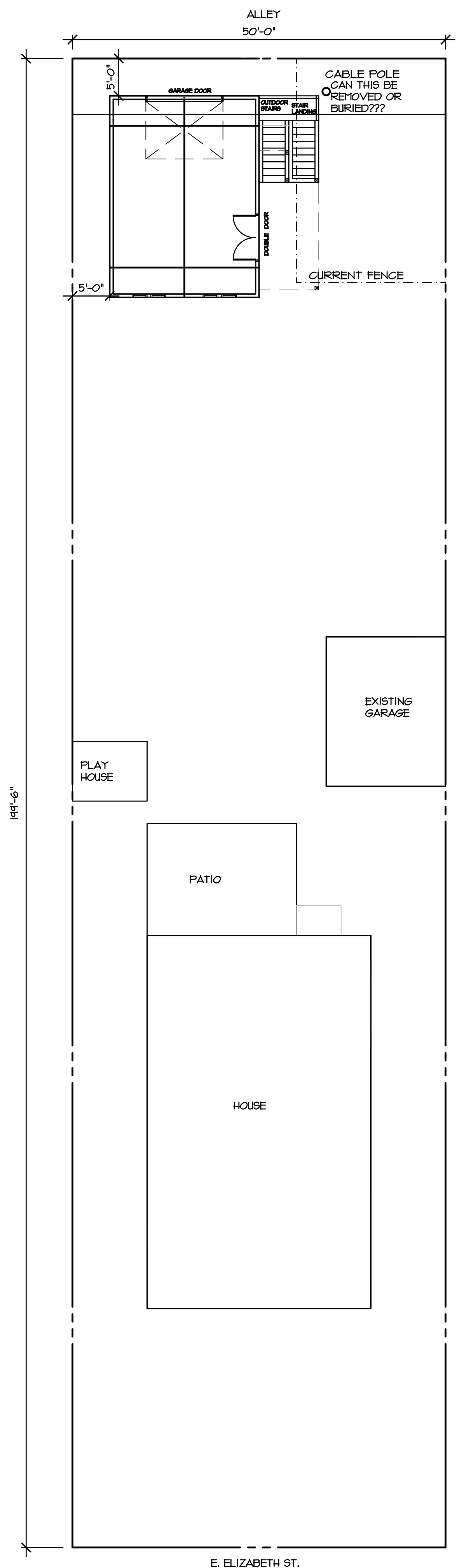
TITLE:

CARRIAGE  
HOUSE  
EXTERIOR  
ELEVATIONS

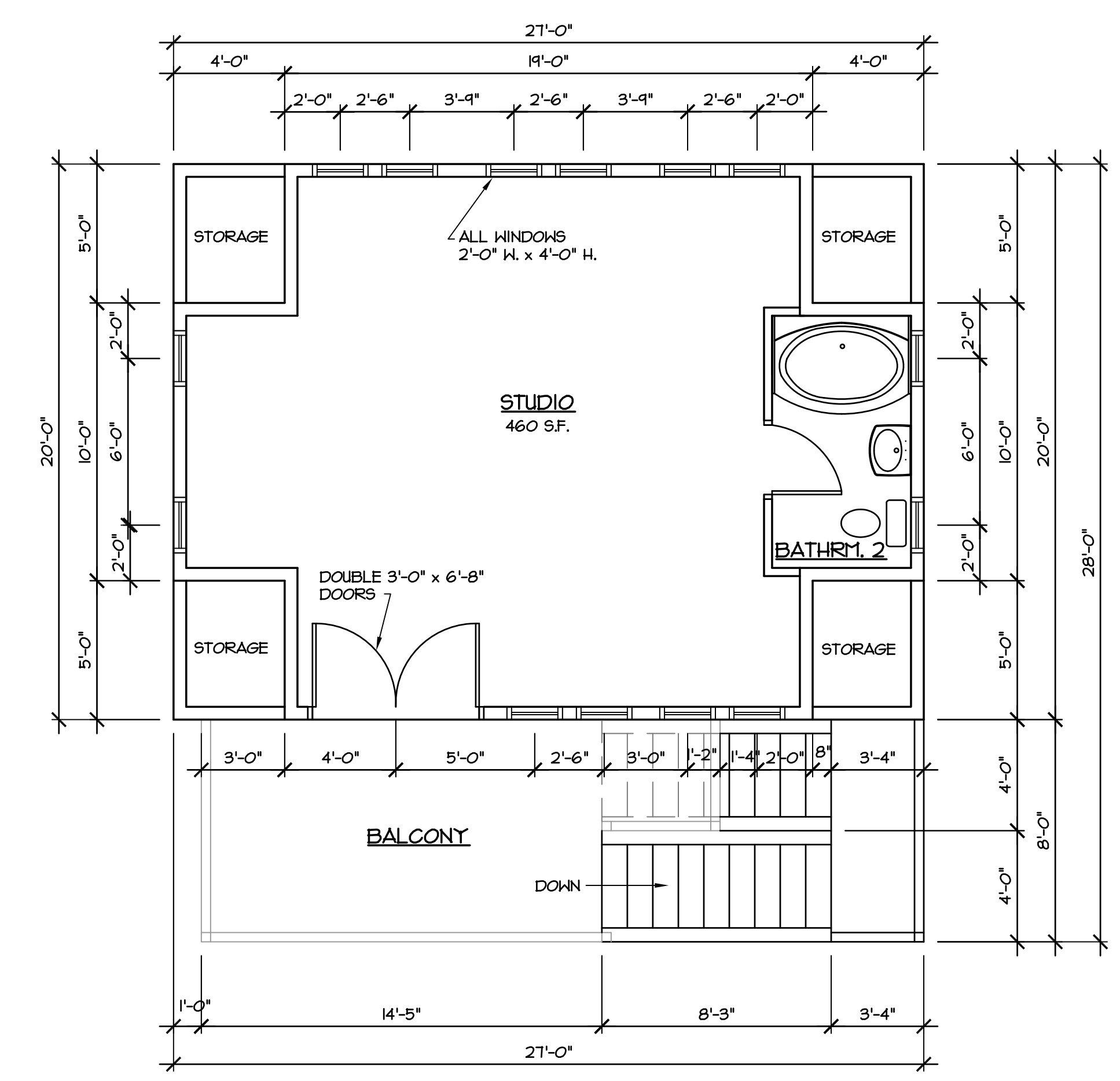
SHEET:

A2.0

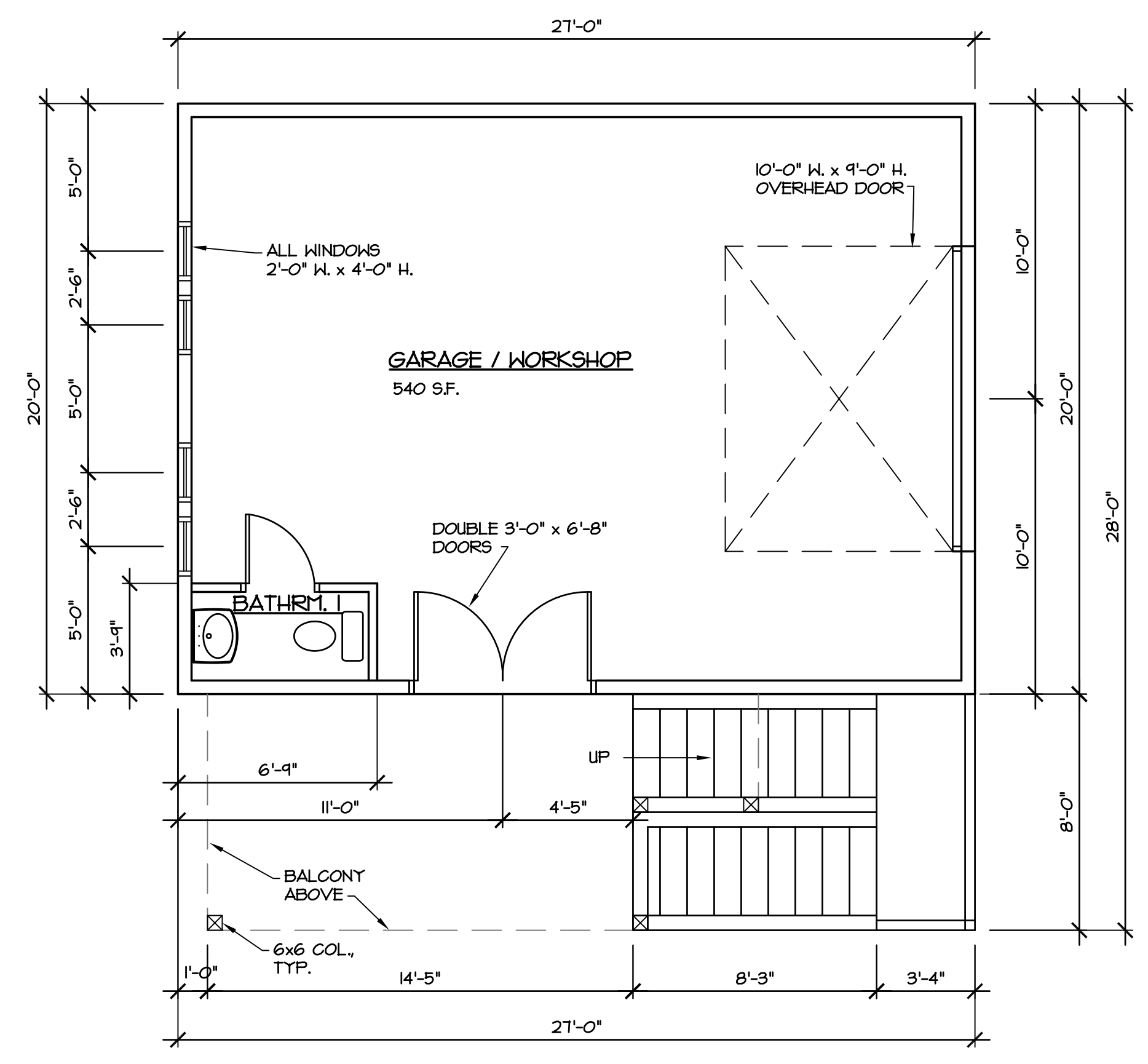
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**SITE PLAN**  
SCALE: 1"=10'-0"



**SECOND FLOOR PLAN**  
SCALE: 1/4"=1'-0"



**FIRST FLOOR PLAN**  
SCALE: 1/4"=1'-0"

PROJECT:  
**CARRIAGE HOUSE**

104 E. ELIZABETH ST.  
FORT COLLINS, CO  
80524

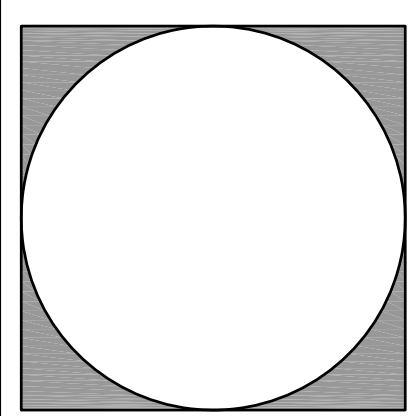
PREPARED FOR:  
JOE & AMANDA PAWELSKI  
104 E. ELIZABETH ST.  
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jpawelski@gmail.com  
amanda.pawelski@gmail.com

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1/4" = 1'-0"

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28-11

REV: .  
DATE: .  
BY: .

REV:  
DATE:  
BY:

REV:  
DATE:  
BY:

TITLE:  
**CARRIAGE  
HOUSE  
FLOOR  
PLANS**

SHEET:  
A1.0

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