# **Conceptual Review Agenda**

Schedule for 1/10/19

281 Conference Room A

Thurso	day, January 10, 2019				
Time	Project Name	Applicant Info	Project Description		
9:30	Bueno Dr Condos	Barry Van Everen 970-290-6098	This is a request to build three single-family attached condos on Lot 13A at 5724 Bueno Dr (parcel #9612231001). Access to the site is	Planner	Pete Wray
	CDR190001		taken from Bueno Dr to the west. Four on-site parking spaces will be provided. The proposed project is within the Service Commercial	DRC	Brandy BH
			(CS) zone district and is subject to Administrative (Type 1) review.	Engineer	Morgan Uhlman
10:15	219 E Plum	Dave and Janet Scott	This is a request to convert one dwelling unit of a duplex into an Extra Occupancy Rental House at 219 E Plum St (parcel	Planner	Jason Holland
	Extra Occupancy	970-690-5507 janet@janetz.net	#9713221007). Access is taken from E Plum St to the north and an alley to the south. The proposed project is within the Neighborhood	DRC	Tenae Beane
	CDR190002		Conservation, Medium Density (NCM) zone district and is subject to the Addition of Permitted Use (APU) process including a Planning and Zoning Board recommendation for City Council Review.	Engineer	Katie Andrews
11:00	1605 Peterson Place	Shannon Corrough	This is a request to build a single-family detached house at 1605 Peterson Place (parcel #9724210003). Access is taken from	Planner	Clay Frickey
	Single-Family	970-212-6730 <u>corrough@yahoo.com</u>	Peterson Pl to the east and Peterson St to the west. The proposed project is within the Low Density Mixed-Use Neighborhood (LMN)	DRC	Todd Sullivan
	CDR190003		zone district and is subject to Administrative (Type 1) review.	Engineer	Spencer Smith

# Bueno Dr Condos Single-Family Attached



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**Development Review Guide – STEP 2 of 8** 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. <u>Complete applications and sketch plans</u> 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 <u>currentplanning@fcgov.com</u>. 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.

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

Business Name (if applicable)

Mailing Address

Phone

**Email Address** 

Site Address (parcel # if address in not available)

**Description of Proposal** (attach additional sheets if necessary)

Proposed Use	Existing Use	
Total Building Square Footage	Number of Stories	Lot Dimensions

### Age of any Existing Structures \_

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

### Is your property in a Flood Plain? Yes No

If yes, then at what risk isit?

S.F.

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

### Increase in Impervious Area

(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?



CLIENT	SHEAR ENGINEERING CORPORATION	TITLE CONCEPT PLAN	PROJECT NO.	SHEET NO.	NO. OF SHEETS
BARRY VAN EVEREN	4836 SO. COLLEGE AVE, SUITE 12, FORT COLLINS, COLORADO 80525 PHONE: (970) 226–5334 (970) 226–4451 FAX: (970) 282–0311	LOT 13-A, AMENDED LOTS 13 - 16, SOUTH 13 SUBDIVISION FT COLLINS, CO, COLORADO	1757-03-18	1	1

LEG	EEND
—-FO	BURIED FIBER-OPTICS
X	FENCE LINE
— E — — —	BURIED ELECTRIC
— G ——	BURIED GAS
—	WATER LINE
— T ———	BURIED TELEPHONE
— OHE ———	OVERHEAD ELECTRIC
— ss — —	SANITARY SEWER LINE
ST	STORM SEWER LINE
· · ·	CURB/GUTTER FLOWLINE
(DS)	EXISTING DOWN SPOUTS

\_\_\_\_\_

\_\_\_\_\_



## TOTAL PROPOSED AREAS WITHIN PROPERTY

PROPOSED CONDITION	QUANTITY	ACRES	%	C100
ASPHALT	3,046.19 S.F.	0.0699 A	19.76	.95
BUILDING	6,352.50 S.F.	0.1458 A	41.20	.90
CONCRETE	952.70 S.F.	0.0218 A	06.16	1.00
TURF	5,058.61 S.F.	0.1161 A	32.88	.36
SITE TOTAL AREA (ULTIMATE)	15,410.00 S.F.	0.3538 A	100.00	.72
	HAVE	REQUIRED		
EMPLOYEES	3	3		
PARKING SPACES	3	3		
HANDICAP PARKING	1	1		
BICYCLE PARKING	4	4		





# NOTES:

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

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

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

\$11.00

According to Colorado law you must commence any ingal 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.

DAVID ROY Notory Public State of Colorado TOM F. LUEVANE NOTARY PUBLIC AT NOTARY PUBLIC MURD D. Skarma NOTARY  $\bigcirc$ DONA L. HAHN  $\bigcirc$  $\mathcal{O}$ S NOTARY PUBLIC JENSICO MUELARDE  $\triangleleft$ WAR SULTIN 00 Phillip & Roting 4502 3/8/99  $\mathcal{O}_{i}$ Colorado registered P.E. & L.S. No. 4502 Ó \_A.D., 199\_9\_\_\_. All dedications are hereby 13 SU RADO 50 Doug Ryan 3 **F** 22 LARIMER COUNTY HEALTH AUTHORITY **LOTS** JOB NUMBER DATE Br ( Wale V. Laen Colorado P.L.S. No. 16404 SOUTH-13 disk 74 Dale V. Greer SHEET NUMBER LARIMER COUNTY ENGINEERING DEPARTMENT ONE OF ONE S-271 2569

STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION: KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners and proprietors of Lots 13, 14, 15 and 16, South 13 Subdivision, situate in the Northwest 1/4 of Section 12, Township 6 North, Range 69 West of the Sixth P.M., County of Larimer, State of Colorado, containing 42,000 square feet, more or less, have caused the above described land to be surveyed and subdivided into lots to be known as the AMENDED PLAT OF LOTS 13, 14, 15 AND 16, SOUTH 13 SUBDIVISION, and do hereby dedicate and convey to and for public use forever hereafter the streets as are laid out and designated on this plat, and do also reserve perpetual easements for the installation and maintenance of utilities and for irrigation and drainage facilities as are laid out and designated on this plat. Witness our hands and seals this 1 day of MARCM A.D., 1999. The foregoing dedication was acknowledged before me this IIH day of <u>March</u> A.D., 199<u>9</u> by Tom F. Luevane. The foregoing dedication was acknowledged before me this 13 day of MARCH\_A.D., 1999 by Ron Grant and by The foregoing dedication was acknowledged before me this 15th day of Macch A.D., 1999 by Dona L. Mahn. I, Phillip I. Robinson, a duly registered Professional Engineer and Land Surveyor in the State of Colorado, do hereby certify that this AMENDED PLAT OF LOTS 13, 14, 15 AND 16, SOUTH 13 SUBDIVISION truly and correctly represents the results of a By the Larimer County Board of County Commissioners this 30 day of March accepted on behalf of the public. This approval does not constitute acceptance of responsibility by the County for construction, repair or maintenance of any streets, highways, alleys, bridges, rights-of-way or other improvements designated on this plat. BY Church Xvon CHAIRMAN By the Larimer County Health Authority this loth day of to browny A.D., 1999. All construction on this subdivision, or any lot therein, including the development of domestic water, and the provision of sewage treatment, shall be done in a manner which will meet all of the requirements of the Colorado Department of Health, and the Larimer County Public Health Department, and the This final plat has been reviewed and is hereby approved as to form as complying with all current survey requirements of Larimer County and of State law pertaining to platting and monumentation. This approval constitutes neither a warranty by Larimer County concerning such compliance, nor a release or indemnity of the subdivider and his/her surveyor concerning any noncompliance of

# APPROVAL OF SURVEY PLAT:

this plat with current survey requirements.

DATED 3/18/99



This unofficial copy was downloaded on Nov-19-2018 from the City of Fort Collins Public Records Website: http://citydocs.fcgoy.com r additional information or an official copy, please contact Engineering Office 281 North College Fort Collins, CO 80521 USA

GRAPHIC SCALE - FEET

# 219 E Plum Extra Occupancy



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**Development Review Guide – STEP 2 of 8** 

# 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.

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\*BOLDED ITEMS ARE REQUIRED\* \*The more info provided, the more detailed your comments from staff will be \* Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc)

### Dave and Janet Scott - owner

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

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

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

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

Proposed Use Over-Occupancy Use Existing Use Multi-family

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

### Age of any Existing Structures 118

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

# **Is your property in a Flood Plain?** PYes No If yes, then what risk level? Info available on FC Maps: <a href="http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains">http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains</a>.

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)

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Breakdown			Subtotals	
First Floor				
and designed	34.5	x	43.0	1483.50
Second Floor				
	14.0	R	23.0	322.00
				1

Address:       219       E. Plum Street       Vernaud lar         Jegal Description:	EASTSIDE NE	NAISSANCE SURVEY IGHBORHOOD SURV	EY PROJECT	City of Fort Collins
Legal Description: Parcel No: Prior No: T/32-2-0.07 Architectural Style: Late 19th / Early 20th (ealers) Est. Construction Date: 1880 - 1915 * This property was originally included as a CONTRIBUTING element of the Laurel School Historic District (SLR463) No. of Stories Roof Form(s): = Front Gabled = Side Gabled = Gable/Hip = Shed = Gable/Hip = Shed = Gable/Hip = Shed = Other Other Composition Rolled Roofing = Other Other Other Stoudation: = Concrete = Brick = Sandstore Wall: Maile:			Inacular	
Architectural Style: Late 1946 / Early 2046 Centry Est. Construction Date: 1980 - 1915 * This property was originally included as a CONTRIBUTING element of the Laurel School Historic District (SLR63) No. of Stories 2 Roof Form (s): Front Cabled D Side Gabled Cross-Cabled Hipped Gable/Hip D Shed Mansard D Flat O Other Roof Material: Wood/Shake Shingles Composition Shingles Composition Shingles Composition Shingles Composition Shingles Composition Shingles Composition Rolled Roofing O ther Soundation: Concrete D Brick D Sandstone Nall S: Second Stary Blapped Board Siding D Brick D Stone D Drop/Tongue-in-Groove Board Siding D Lapped Pressboard Nodo/Shake Shingles D Abbestos Shingles D Cast Block/SimulatedStone D Stuce 0 Aluminum/Viny Distinctive Features: Riceton sylar plan brick duelling of performed by Pressboard Nodod/Shake Shingles D Abbestos Shingles D Cast Block/SimulatedStone D Stuce 0 Aluminum/Viny Distinctive Features: Riceton sylar plan brick duelling of performed by Pressboard Nodod/Shake Shingles D Abbestos Shingles D Cast Block/SimulatedStone D Stuce 0 Aluminum/Viny Distinctive Features: Riceton sylar plan brick duel(ing of hip roof - much Smaller, Sylare - plan dood frame Stee on Steep on Steep Star, hop St Let Elevel (like an Ouverise cuerta) Near dista for a forse of the synaptic of last of data it in a old didition (3); incte and of these second steep on week Star, pring of the Stalk without Contributing Construction of many on week Stale, pring of the Stale of distard contact incte and of these manage is painted over. Near dood frame Group D Stard Construction of the shall construct and stard ford the base is cond Starg on week Stale, pring of the Stale of distard contract incte and stare, manage is painted over. Near distard of the stark of Good D Fair D Poor Small weed frame, hip-fooled gange, Streecoed, w/ Stard weed frame, Significance: Individually Eligible? D Y N Contributing to District? D Y D N rehtitectural Significance: Individually Eligible? D Y N		lum Street	Field No.:	5LR3667
* This property was originally included as a CONTRIBUTING element of the Laurel School Historic District (SLR463) No. of Stories Z Roof Form(s): Gross-Gabde = Hipped Gable/Hip = Shed Mansard = Flat Other Roof Material: Wood/Shake Shingles Composition Shingles Composition Rolled Roofing Other Foundation: Concrete = Brick = Sandstone Nalls: second stery Brick = Wood Frame = Stone 'Isk Flost Nood/Shake Shingles = Asbestos Shingles = Cost Block/SimulatedStone = Stuce = Day Pressboard Number of the starter of the	Architectural Style: Late 1	9th/Early 20th Century	Est. Construction Date:	1880-1915
No. of Stories       2         Roof Form (s):       From Cabled □ Side Gabled         □ From Cabled □ Flat       Gable/Hip □ Shed         □ Mansard □ Flat       Other         □ Other       Shed         □ Composition Shingles       Composition Rolled Roofing         □ Composition Rolled Roofing       Other         □ Composition Rolled Roofing       Other         □ Composition Rolled Roofing       Other         □ Concrete □ Brick ■ Sandstore       Sandstore         Nalls:				and the second sec
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□ Mansard □ Flat          □ Other	Cross-Gabled Hipped	the way in the		
Cother				
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Composition Rolled Roofing Other	□ Wood/Shake Shingles			
Dother	Composition Shingles			
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Walls:       Second story         Brick Wood Frame I Stone       Ist Floor         Wall Covering:       UPPEr Story         Lapped Board Siding Brick I Stone I Drop/Tongue-in-Groove Board Siding I Lapped Pressboard         DWood/Shake Shingles I Asbestos Shingles I Cast Block/SimulatedStone I Stucco I Aluminum/Viny         Distinctive Features:       Rectangular plan brick dwelling whip roof; much Smaller, Square -         plan wood from Sec and story rises from top of 1st Floor (like an oversize cupela)         upper story Also has a hip roof.       Symmetrical facade w/ projecting enclosed and glazed         trant porch.       First Floor windows fare set in rectang viar openings, w) dressed cand store         Start porch.       First Floor windows fare set in rectang viar openings, w) dressed conditance         Iterations:       Glazed Front porch from ty on west Side, rising as that stack w/ corbetted collar         mick and store masony is painted over.       Nord States Exterior chimney on west side, rising as that stack w/ corbetted collar         mick and store masony is painted over.       Nerry good.         putbuildings:       Attached Garage Detached Garage I Shed(s) I Other       striding doors.         Contributing? BY IN       N       Contributing to District? BY IN         rehitectural Significance:       Individually Eligible? I Y IN       Contributing to District? BY IN         emarks:       Very wousded	Foundation:	1994 - 1994 -		
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lotograph(s): Koll Exposure()				

# 1605 Peterson Place Single-Family



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### **Development Review Guide – STEP 2 of 8**

### **CONCEPTUAL REVIEW:**

APPLICATION

1/10 11:00AM

### **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. <u>Complete applications and sketch plans</u> must be submitted to City Staff no later than 12:00pm, two Tuesdays prior to the meeting date. Application materials must be e-mailed to <u>currentplanning@fcgov.com</u>. 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)

SHANNON CORROUGH
Business Name (if applicable) Your Mailing Address 1605 Peterson Place Fort Collins (0 80525 Phone Number 970 2126730 Email Address Corrough @ yahoo.com
Site Address or Description (parcel # if no address) 1605 Peterson Place
Back Part of property of Peterson St.
Description of Proposal (attach additional sheets if necessary) T Would I Ke to add
a carriace house - 2 story - 2 bedroom
J D D D D D D D D D D D D D D D D D D D
Proposed Use ATOD SINGLE FAM. BWELLExisting Use NONE ~ 11,000
Total Building Square Footage 1200 594 S.F. Number of Stories 2 Lot Dimensions 2 105-59
Age of any Existing Structures (HOUSE in Front is 1937) Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.
Is your property in a Flood Plain?  Yes provide the state of the state
Increase in Impervious Area 9007SGFT? 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?















