

Conceptual Review Agenda

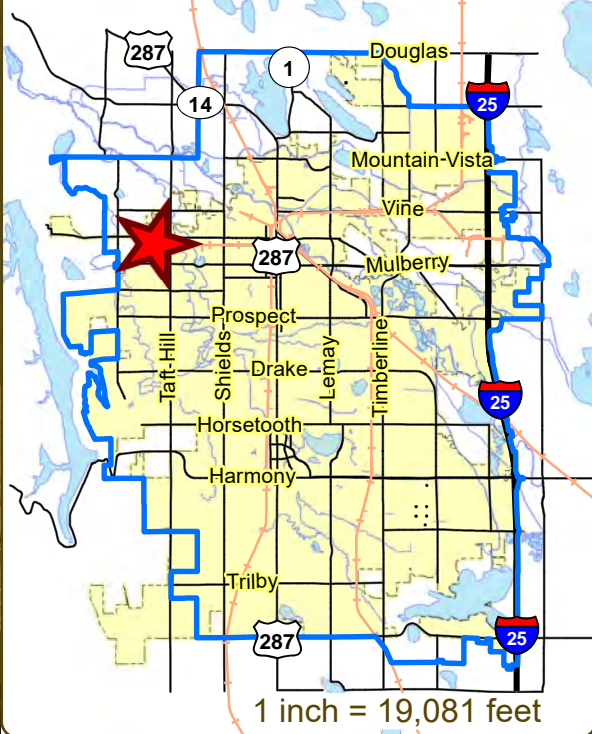
Schedule for 04/09/20

Thursday, April 9, 2020

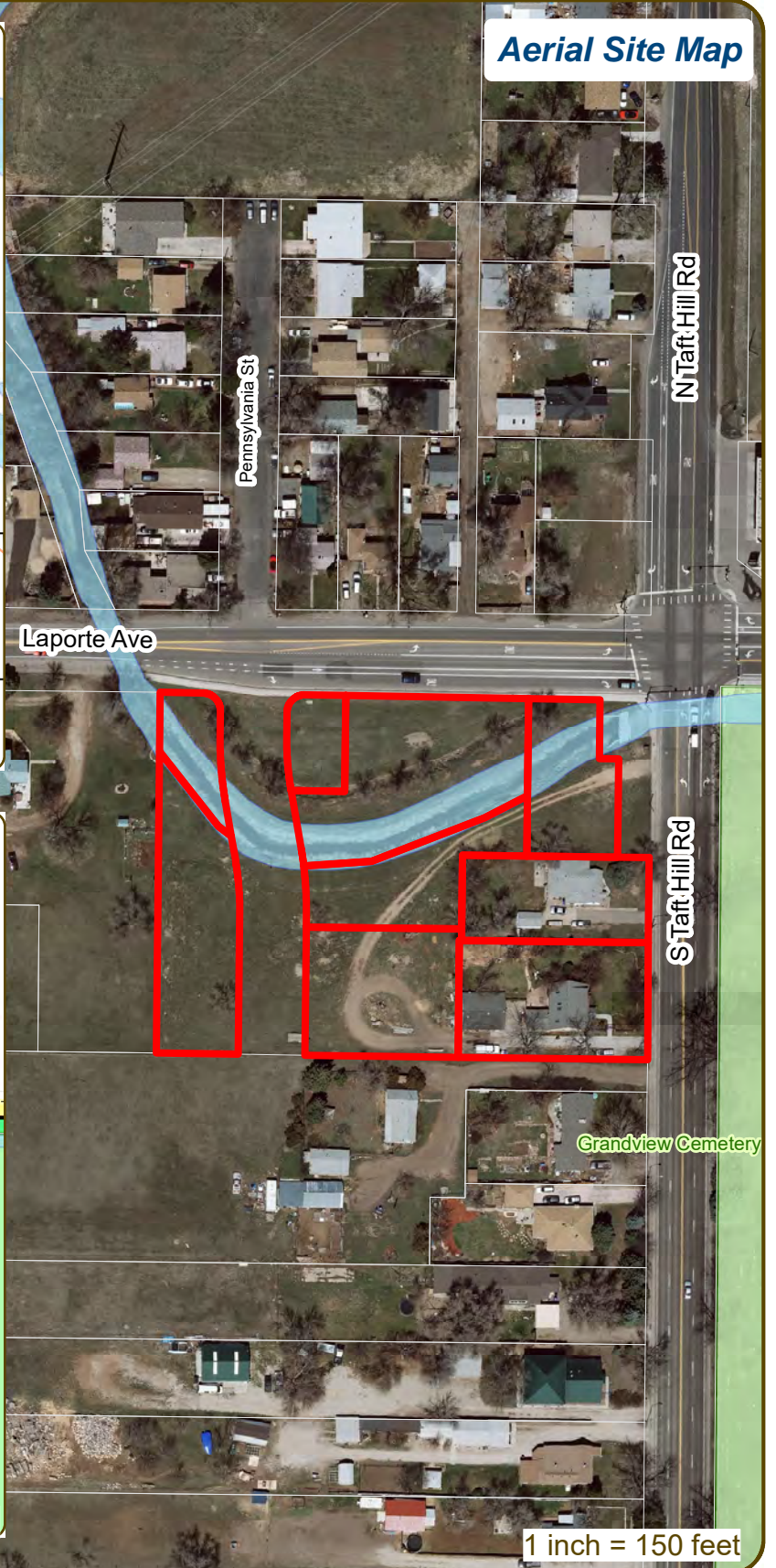
Time	Project Name	Applicant Info	Project Description	
9:30	S. Taft Hill Rd & Laporte Ave SF Residential CDR200024	Naomi Win 267-699-6621 naomi.win@gmail.com	This is a request to develop a single-family detached structure on an undeveloped parcel of land located at the corner of Laporte Avenue and S. Taft Hill Road (parcel # 9709428001). Future access will be taken from S. Taft Hill Road directly to the east. The site is located directly south of Laporte Avenue and directly west of S. Taft Hill Road. The property is within the Low Density Mixed Use Neighborhood (LMN) zone district and is subject to Type 1 (Administrative) Review.	Planner: Sylvia Tatman-Burruss Engineer: Marc Virata DRC: Todd Sullivan
10:15	1516 Remington St Fraternity/Sorority House CDR200025	Matthew Aragon 970-566-1953 matthewaragon316@gmail.com	This is a request for an addition of permitted use at 1516 Remington Street (parcel # 9713332003) to allow for a fraternity/sorority house with an intended occupancy of 15-25 residents. Access is taken from Remington Street to the west. The site is approximately 450 east of S. College Avenue and approximately 350 feet north of E. Prospect Road. The site is zoned Neighborhood Conservation Low Density (NCL) zone district. The project is subject to a Type 2 (Planning & Zoning Board) Review as well as a final review and approval by City Council.	Planner: Kai Kleer Engineer: Morgan Stroud DRC: Todd Sullivan
11:00	344 E. Mountain Ave Small Scale Reception Center CDR200026	Steve Ackerman 970-214-1152 ack@frii.com	This is a request to convert an existing exercise facility at 344 E. Mountain Avenue (parcel # 9712309010) to a small scale reception center with an intended maximum occupancy of 99 people. Access is taken from E. Mountain Avenue directly to the south. The site is approximately 300 feet west of Riverside Avenue and approximately 1,200 feet east of N. College Avenue. The site is zoned Downtown (D) zone district and is located in the Historic Core sub-district. The project is subject to a Type 1 (Administrative) Review.	Planner: Jason Holland Engineer: Spencer Smith DRC: Tenae Beane

S. Taft Hill Rd & Laporte Ave Single-Family Residential

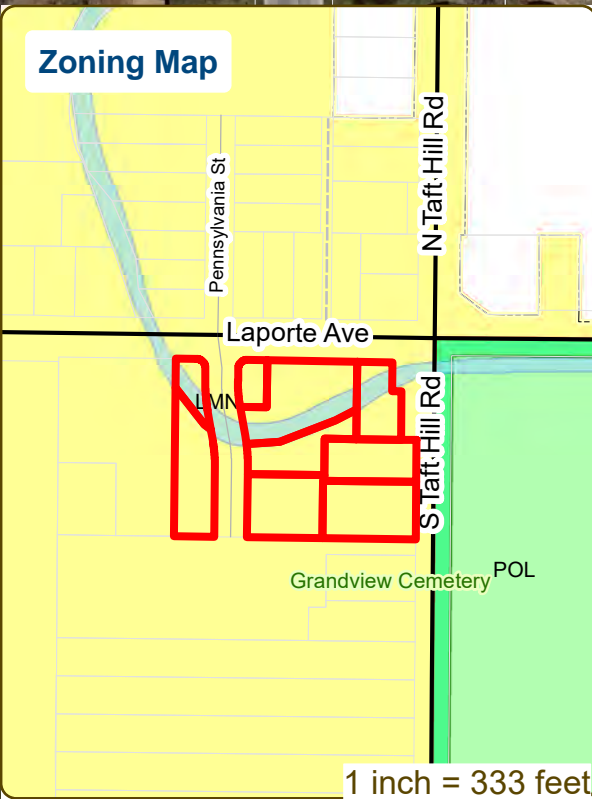
Vicinity Map



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. The applicant acknowledges that they are acting with the owner's consent.

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

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

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

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

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

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures _____

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm
If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [] Yes [] No If yes, then at what risk is it? _____

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

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

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

LA PORTE

STAFF HILL



9709429002

9709428002

9709429001

9709428001

9709427001

HECKART
2105

9709428003

9709428004

S 89 21 E 190.0

FORT COLLINS

9709401020

25

N 89 21 W 190.0

9709428005

N 0 27 E 100.0

9709401022

35

S 0 27 W 100.0

S 89 21 E 652.4

N 89 29 W 180.0

N TAFT HILL

S TAFT HILL RD

W 115.5

202.6

V 202.4

NE

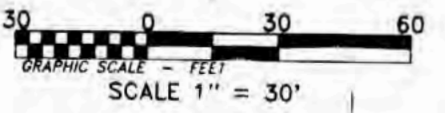
9709104003

50.0

N 89 10 W 100.0

N 89 30 W 350.9

F-143 2434



FARMSTEAD

Situate in a portion of the Southeast Quarter of Section 9, Township 7 North, Range 69 West of the 6th Principal Meridian, City of Fort Collins, County of Larimer, State of Colorado

NOTE:
TRACT A: Public utility easement 15 feet in width adjacent to Laporte Avenue and 9 feet in width adjacent to Pennsylvania Street, ditch easement where the existing ditch transverse through Tract A and the entirety of Tract A is also a drainage easement, the portion of Tract A which is not within other easements is intended to serve as the development's detention pond. Tract A is to be owned and maintained by the condominium association.
TRACT B: Public utility easement 15 feet in width adjacent to Laporte Avenue and 9 feet in width adjacent to Pennsylvania Street, ditch easement where the existing ditch transverse through Tract B and the entirety of Tract B is also a drainage easement. Tract B is to be owned and maintained by the condominium association.

CENTER 1/4 CORNER SECTION 9, T7N, R69W FOUND 3" ALUM. CAP L.S. 20123, 1989 IN MONUMENT BOX PER MONUMENT RECORD

EAST 1/4 CORNER SECTION 9, T7N, R69W FOUND 2 1/2" ALUM. CAP L.S. 10740, 1994 IN MONUMENT BOX PER MONUMENT RECORD



NOTICE:
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 NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.

LEGEND

- RECOVERED SECTION MONUMENT AS DESCRIBED
- RECOVERED PROPERTY MONUMENT AS DESCRIBED
- FOUND #4 REBAR AND PLASTIC CAP L.S. 25619
- SET #5 REBAR AND PLASTIC CAP L.S. 25619

CURVE TABLE

CURVE	RADIUS	LENGTH	DELTA	CHORD	CH. BEARING
C-1	15.00'	23.46'	89°36'48"	21.14'	S 44°39'08"E
C-2	303.50'	55.98'	10°34'06"	55.90'	S 05°06'57"E
C-3	246.50'	45.47'	10°34'06"	45.40'	S 05°06'57"E
C-4	303.50'	55.98'	10°34'06"	55.90'	N 05°06'57"W
C-5	246.50'	45.47'	10°34'06"	45.40'	N 05°06'57"W
C-6	15.00'	23.66'	90°21'31"	21.28'	N 45°21'42"E
C-7	303.50'	40.50'	7°38'46"	40.47'	N 03°39'16"W
C-8	303.50'	15.48'	2°55'20"	15.48'	N 08°56'19"W

SURVEYOR'S CERTIFICATE:

I, Mark F. Corbridge, being a registered Professional Land Surveyor in the State of Colorado, do hereby certify to the City of Fort Collins, County of Larimer, State of Colorado, that the survey of FARMSTEAD was made by me or under my supervision and that the survey is accurately represented on this plat and that the statements contained hereon were read by me and the same are true to the best of my knowledge, and that this plat contains all the information required by CRE 38-33.3-209.
Dated this 11-18-05 day of November, A.D. 2004.
Mark F. Corbridge
For and on Behalf of:
Absolute Surveying, Inc.
1135 North Lincoln Ave. #6
Loveland, CO 80537

ATTORNEY'S CERTIFICATE:

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 in 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 Sections 2.2.3(c)(3)(f) of the Land Use Code.
James A. Martell
Attorney
300 S. Howes
Fort Collins Co
8390
Registration Number

STATEMENT OF OWNERSHIP AND SUBDIVISION:

Know all men by these presents, that the undersigned, being all the owners and proprietors of the following described land to-wit:
A tract of land in the Southeast Quarter of Section 9, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Colorado, described as follows:
Considering the Easterly line of the Southeast Quarter of said Section 9 as bearing S 00°10'30"W and with all bearings contained herein
From the East 1/4 corner of Section 9; THENCE S 00°10'30"W, 350.00 feet along the easterly line of said Southeast Quarter; THENCE N 192.00 feet to the POINT OF BEGINNING; THENCE N 89°38'00"W, 258.00 feet along the Northerly line of that certain parcel of land described as No. 200006496, of the Larimer County Records to a point on the Easterly line of that certain parcel of land described in Book 1658 at Reception No. 2002143109 of the Larimer County Records; THENCE S 89°27'32"E, 376.01 feet along said Southerly line to a point on the right of way line of Taft Hill Road described at Reception No. 2002143109 of the Larimer County Records; THENCE S 89°27'32"E, 376.01 feet along the right of way line of Taft Hill Road described at Reception No. 2002143109 of the Larimer County Records to a point on the Easterly line of that certain parcel of land described at Reception No. 2001073138 of the Larimer County Records; THENCE S 00°10'30"W, 84.00 feet to a point on the Northerly line of that certain parcel of land described at Reception No. 2001073138 of the Larimer County Records; THENCE N 89°38'00"W, 132.50 feet along said line to the Northwest corner of said parcel; THENCE S 00°10'30"W, 16.50 feet along said line to the Southeast corner of said parcel and a point on the Northerly line of that certain parcel of land described at Reception No. 2001073138 of the Larimer County Records; THENCE N 89°38'00"W, 2.00 feet along said line to the Northwest corner of a more or less.
The undersigned have caused the above described land to be surveyed and subdivided into lots, tracts, streets and easements as shown be known as FARMSTEAD, subject to all easements and rights of way now of record or existing or indicated on this plat.

CERTIFICATE OF DEDICATION:

The undersigned does hereby dedicate and convey to the City of Fort Collins, Colorado, for public use, forever, the streets and easements and designated on this plat; provided, however, that (1) acceptance by the City of this dedication of easements does not impose upon the streets so dedicated until such time as the streets are inspected and accepted by the City Engineer. All maintenance of the above-described streets shall be performed by the undersigned (and his/her successor in interest) until such time as the City expressly assumes, in writing, the maintenance.

MAINTENANCE GUARANTEE:

The undersigned, and its successors and assign, hereby warrants and guarantees to the City of Fort Collins, for a period of two (2) years of completion and acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements constructed under the authority of this plat. This warranty and guarantee is made in accordance with the City of Fort Collins Land Use Code rights of way, easements and other public properties, including, without limitation, oil curbing, sidewalks, bike paths, drainage pipes, culverts, basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility department.

The undersigned shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards and requirements and environmental protection requirements of the City. The undersigned shall also correct and repair, or cause to be corrected, all damages to said improvements resulting from development-related or building-related activities. In the event the undersigned corrects any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the City and all costs a billed to and paid by the undersigned. The City shall also have any other remedies available to it as authorized by law. Any damages which 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 undersigned.

REPAIR GUARANTEE

In consideration of the approval of this final plat and other valuable consideration, the undersigned does hereby agree to hold the City of Colorado, harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the City of the improvements constructed under the authority of this plat, from any and all claims, damages, or demands arising on account of the design and construction of the improvements shown herein; and the owner further commits to make necessary repairs to said public improvements, including, without limitation, the roads, streets, fills, embankments, ditches, cross pans, sub-drains, culverts, wall and bridges within the right of way or other public properties, resulting from failures caused by design and/or construction defects. This agreement to hold the City harmless is caused by or consisting of setting trenches, fills or excavations.
Furthermore, the undersigned warrants that he/she owns fee simple title to the property shown hereon and agrees that the City of Fort Collins be liable to the undersigned or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence and river, flooding from natural creeks and rivers, and any other matter whatsoever of private property. Any and all monetary liability of the undersigned shall be the liability of the owner. I further warrant that I have the right to convey said land according to this plat and her and the owners subsequent in title to defend the covenants and agreements set out herein.

NOTICE OF OTHER DOCUMENTS:

All persons take notice that the developer and/or owner has executed certain documents pertaining to this development which create covenants and easements which run with the land. The said documents may include, without limitations, the development agreement, site or plat, 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.

By John T. Watz (Member Farmstead LLC) and By Mikal Torgerson (Member Farmstead LLC)
State of Colorado) JSS
County of Larimer)
The foregoing dedication was acknowledged before me this 9th day of DECEMBER, A.D. 2004 by John T. Watz & Mikal Torgerson, as Members of Farmstead LLC

SEAL Patricia L. Peterson My Commission Expires 11-7-06
By Patricia L. Peterson Notary Public
State of Colorado) JSS
County of Larimer)
The foregoing dedication was acknowledged before me this 9th day of DECEMBER, A.D. 2004 by John T. Watz & Mikal Torgerson, as Members of Farmstead LLC
SEAL Notary Public My Commission Expires 10/25/08
By Notary Public
State of Colorado) JSS
County of Larimer)
The foregoing dedication was acknowledged before me this 9th day of DECEMBER, A.D. 2004 by John T. Watz & Mikal Torgerson, as Members of Farmstead LLC
SEAL Notary Public My Commission Expires 11-7-06
By Patricia L. Peterson Notary Public
State of Colorado) JSS
County of Larimer)

APPROVED AS TO FORM:
By the City Engineer of the City of Fort Collins, Colorado this 28th day of June, A.D. 2004
City Engineer

APPROVED:
By the Director of Planning of the City of Fort Collins, Colorado this 22nd day of July, A.D. 2005
Director of Planning

DITCH COMPANY APPROVAL:
Approved by the New Mercer Ditch Company this 22nd day of November, A.D. 2004.
Representative

BASIS OF BEARINGS:

Bearings are based on the Easterly line of the Southeast Quarter of Section 9, Township 7 North, Range 69 West of the 6th P.M. as bearing an assumed S 00°10'30"W. Said line being monumented as shown hereon.

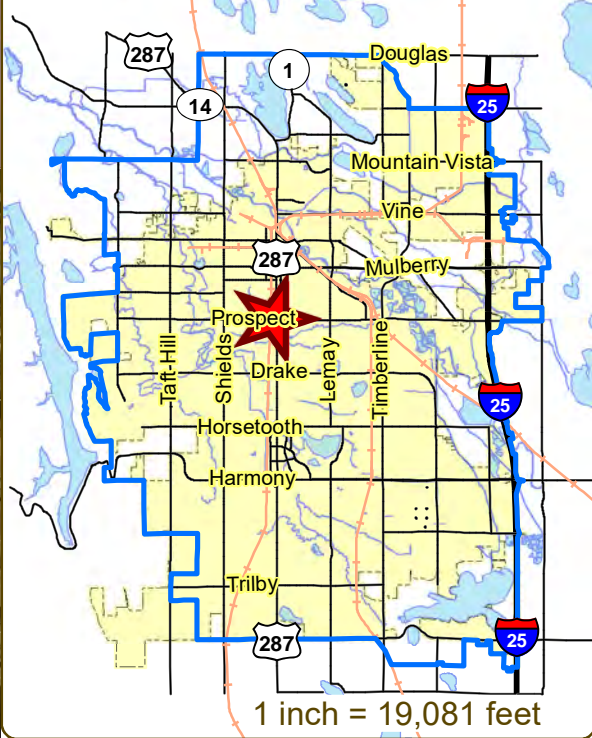
ABSOLUTE SURVEYING, INCORPORATED
Professional Land Surveyors Phone (970) 203
1135 North Lincoln Avenue, Suite 6, Loveland, Colorado

Project: FARMSTEAD	Client: MTA ARCHITECTS		
Drawn By: JSK	Approved By: MFC	Revisions: 03-04/09/04-06/1	
Project No. 02-2063A	Date: 02-05-03	Scale: 1"=30'	Sheet 1

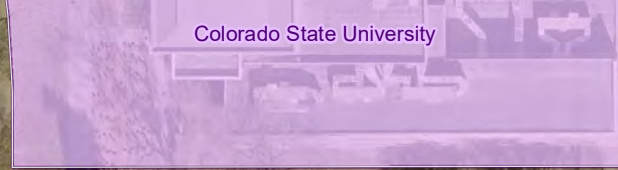
F-143 2434

1516 Remington St Fraternity/Sorority House

Vicinity Map



Aerial Site Map

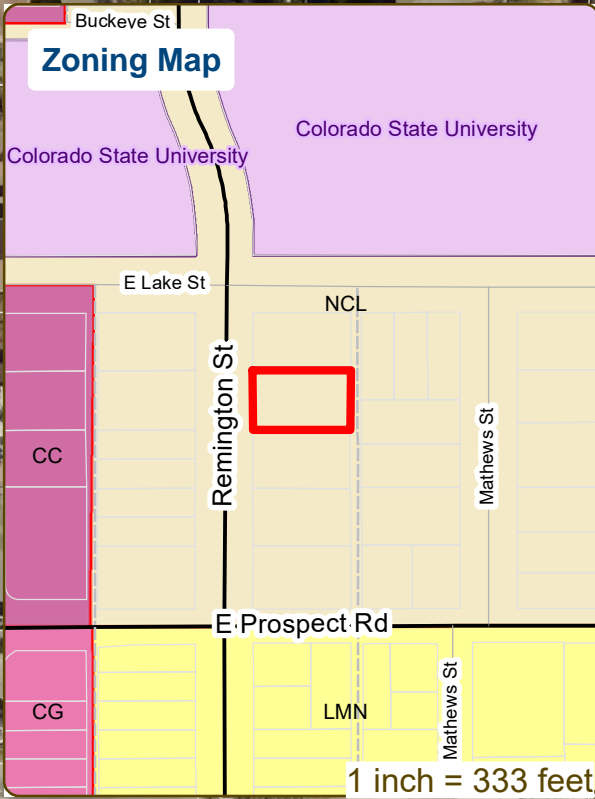


E Lake St

Remington St

8718444907

Zoning Map



1 inch = 83 feet

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





CONCEPTUAL REVIEW: APPLICATION

General Information

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

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

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

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

Matthew Aragon (Consultant) Jeffrey Rittner (Consultant)

Business Name (if applicable) Beta Tau 1919 House Corporation

Your Mailing Address 430 Circle Drive, Fort Collins, CO 80524

Phone Number 970-566-1953 Email Address matthewaragon316@gmail.com

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

1516 Remington Street, Fort Collins CO 80524

Description of Proposal (attach additional sheets if necessary) 20-25 occupants

To rezone this property to allow as a group home/Fraternity with potential 15-25 residents

Proposed Use Group/Fraternity Existing Use Residential

Total Building Square Footage 7127 S.F. Number of Stories 2 Lot Dimensions .39 acres

Age of any Existing Structures 1946

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.

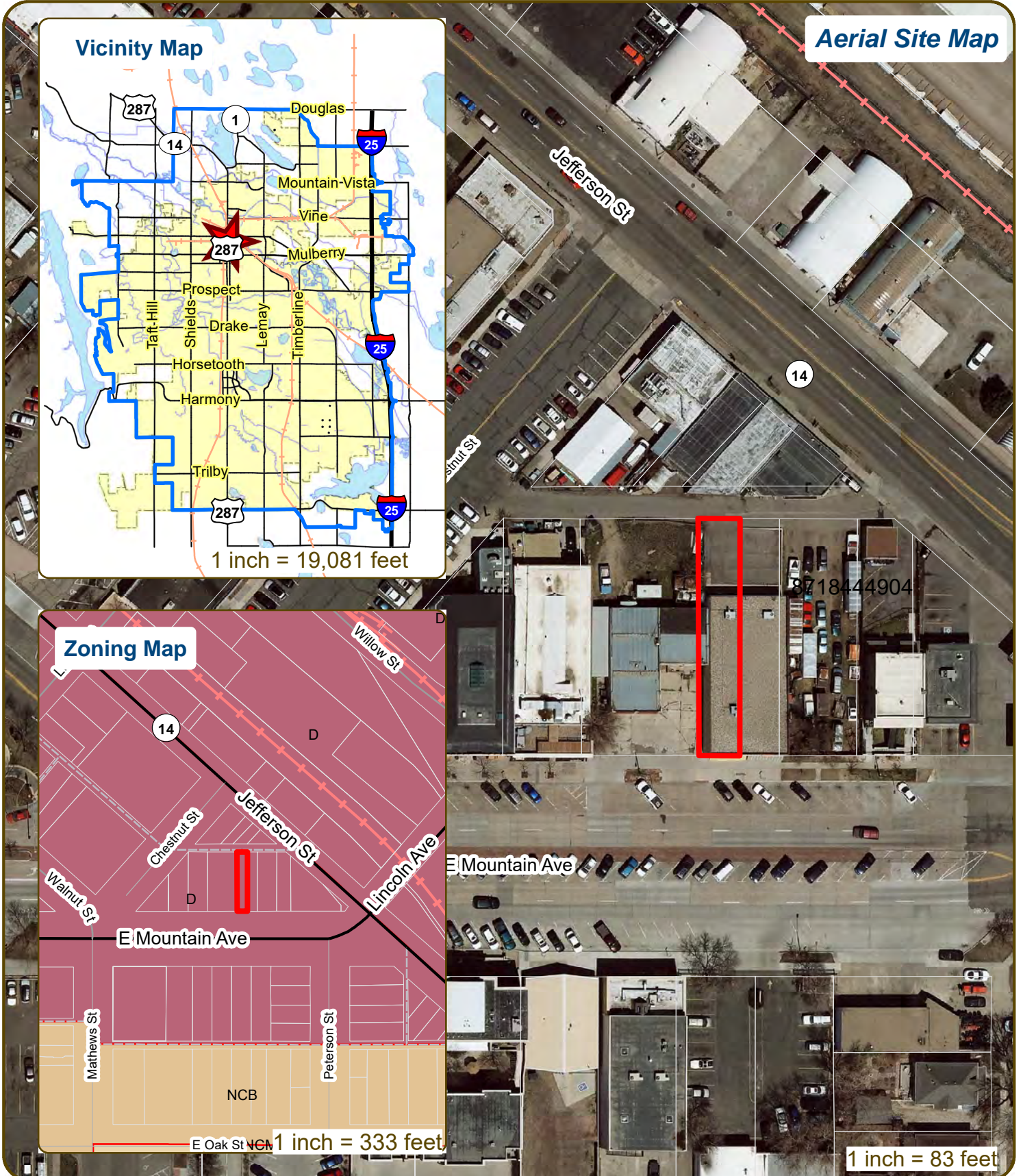
Increase in Impervious Area _____ S.F.

(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?

344 E. Mountain Ave Small Reception 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. The applicant acknowledges that they are acting with the owner's consent.

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

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Steve Ackerman

Business Name (if applicable) The Green Room

Your Mailing Address 344 E Mountain Ave

Phone Number 970.214.1152 Email Address ack@frii.com

Site Address or Description (parcel # if no address) 344 E Mountain Ave

Description of Proposal (attach additional sheets if necessary) Changing use from an exercise room to an event venue

Proposed Use 99 person max event venue Existing Use Exercise room

Total Building Square Footage 1900 S.F. Number of Stories 1 Lot Dimensions 25 x 190

Age of any Existing Structures 1994

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.

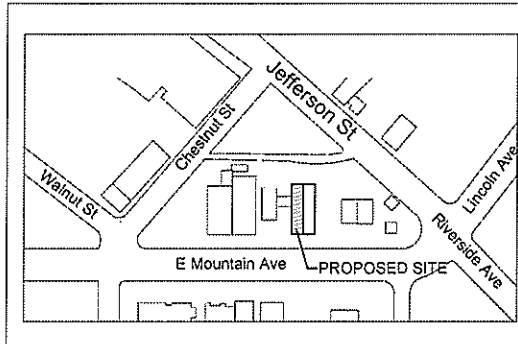
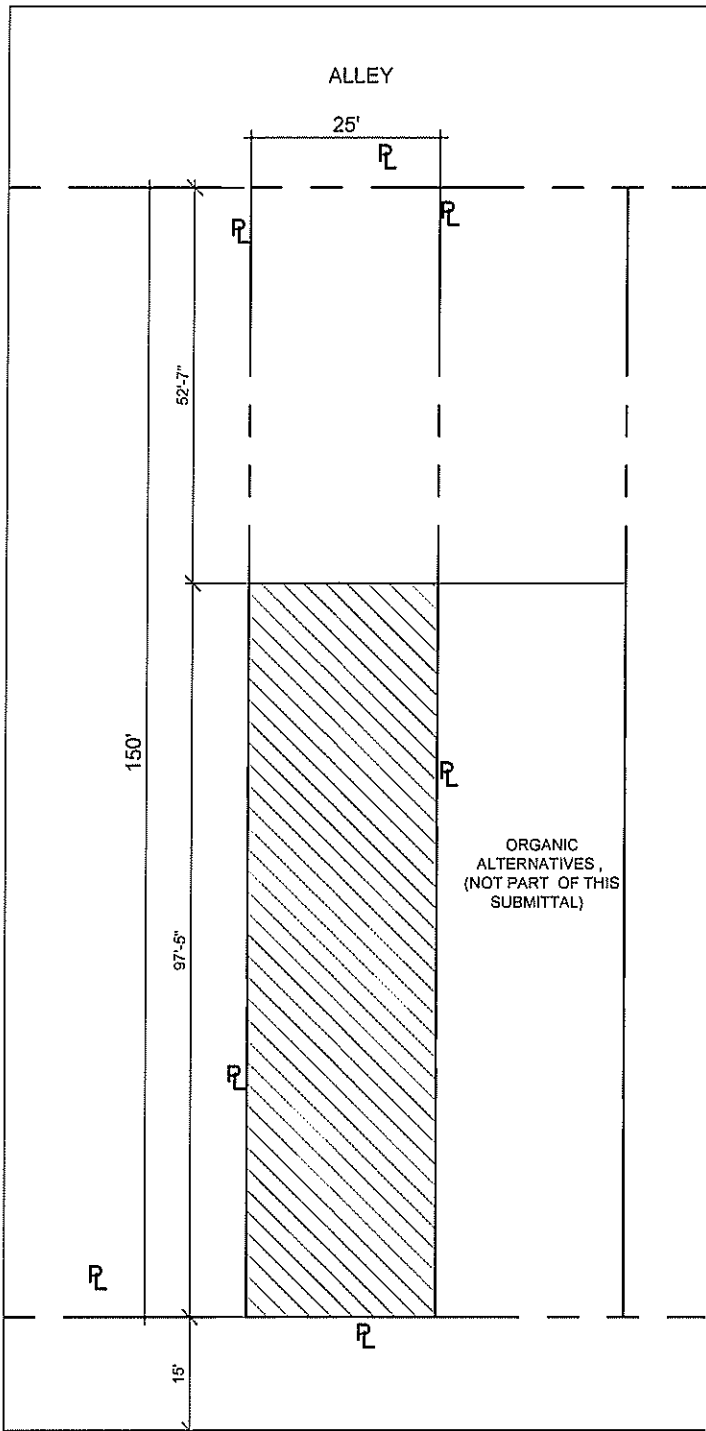
Is your property in a Flood Plain? [] Yes [x] No If yes, then at what risk is it?

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

Increase in Impervious Area no increase 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?



VICINITY MAP

N.T.S.



PROJECT DATA

1. EXISTING OCCUPANCY:	B
2. CHANGING OCCUPANCY TO:	A-2
3. AREA S.F. OF BUILDING	1648 S.F.
4. OCCUPANCY COUNT	99
5. EXITS REQUIRED	2
6. EXIT WIDTH REQUIRED (99 X 0.2 = 19.8")	19.8"
7. EXISTING EXIT WIDTH	72"
8. LOCATE REQUIRED EXIT SIGNS ABOVE EXIT DOORS	

SITE PLAN

SCALE: 1/16" = 1'-0"

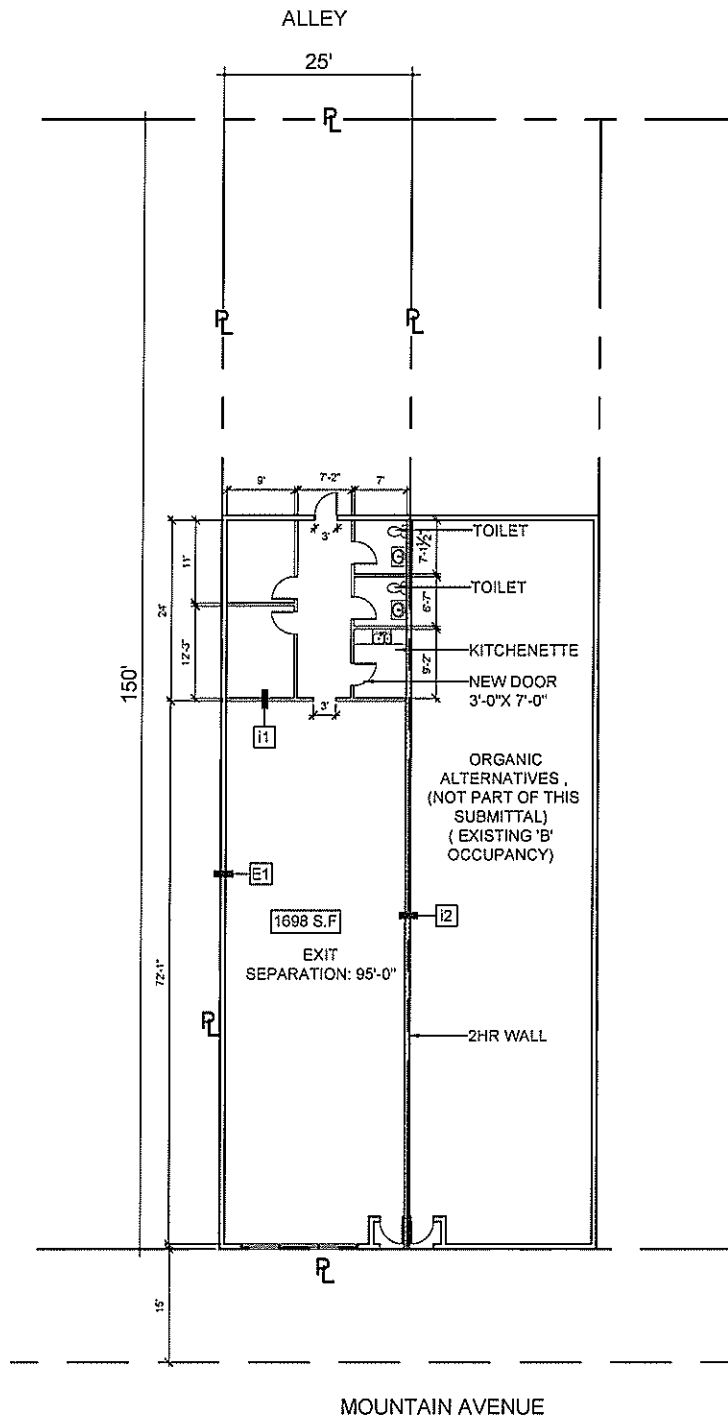


DAVID DAVIS ARCHITECTS
722 W. Mountain Ave.
Fort Collins
Colorado
80521
T 970 482 1827
www.daviddavisarch.com



THE GREEN ROOM
344 EAST MOUNTAIN AVE. FORT COLLINS, CO 80524

DATE: 03-05-2020
PROJECT NUMBER:
DRAWN: LN
SCALE: AS NOTED
SHEET:
WALL TYPES AND WALL SECTIONS



FLOOR PLAN

SCALE: 1/16" = 1'-0"



DAVID DAVIS
ARCHITECTS

722 W. Mountain Ave
Fort Collins
Colorado
80521

T 970 482 1827
www.daviddavisarch.com



THE GREEN ROOM
344 EAST MOUNTAIN AVE. FORT COLLNS, CO 80524

DATE
03-05-2020
PROJECT NUMBER
DRAWN
LN
SCALE
AS NOTED
SHEET
FLOOR PLAN

A2.0