

Conceptual Review Agenda

Schedule for 09/10/20

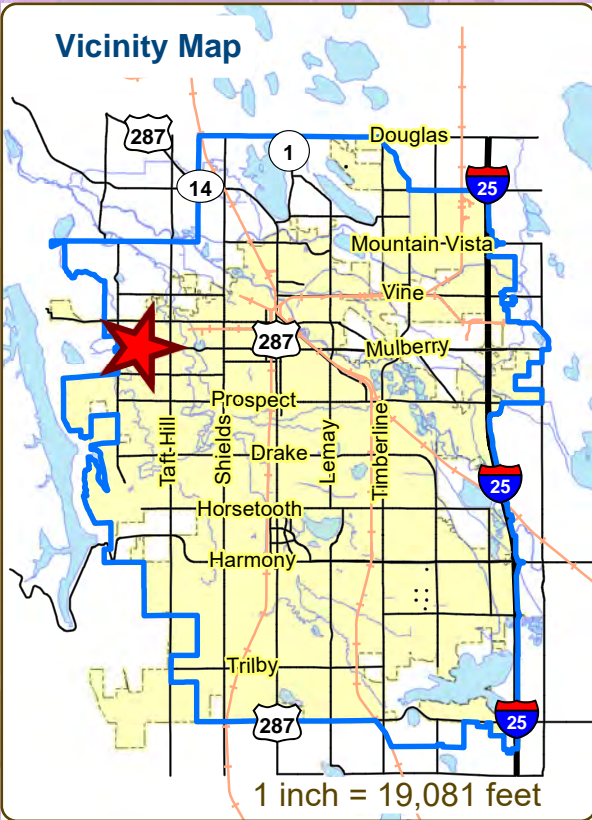
Meetings hosted via Zoom Web Conferencing

Thursday, September 10, 2020

Time	Project Name	Applicant Info	Project Description	
9:15	411 S Impala Dr Multi-Family Development CDR200065	Charlie Eaton 760-390-8197 cribwall@msn.com	This is a request to develop two multi-family 4-plexes at 411 S Impala Drive (parcel #: 9709403027). Future access will be taken from S Impala Drive directly to the east. The proposal includes the provision of 10 residential parking spaces, as well as 8 visitor parking spaces. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Administrative (Type 1) Review.	Planner: Pete Wray Engineer: Marc Virata DRC: Todd Sullivan
10:15	N Lemay Ave & Main St Single-Family Detached Dwelling CDR200066	Robert Long 970-227-1633 rlong@pro-value.net	This is a request to develop a new 2,200 sf single-family detached dwelling with a 2,000 sf detached accessory garage (parcel # 9701400932) at the NW corner of Main Street and N Lemay Avenue. Future access would be taken from Main Street to the south. The property is within the Low Density Residential (RL) and zone district and is subject to Administrative (Type 1) Review.	Planner: Will Lindsey Engineer: Spencer Smith DRC: Brandy Bethurem Harras
11:15	105 & 109 Smokey St Storage Warehouses CDR200067	Wietse Wullink 970-624-7795 wietse.wullink@hpe.com	This is a request to construct two 1,800-2,000 sf storage buildings at 105 and 109 Smokey Street (parcel # 9612207047; 9612207046). The project is located directly south of Smokey Street and 300 feet east of S. College Avenue. Access is taken from Smokey Street to the north. The property is within the Service Commercial (CS) and zone districts and is subject to an Administrative (Type 1) Review.	Planner: Kai Kleer Engineer: Morgan Stroud DRC: Tenae Beane

411 S Impala Dr Multi-Family Development

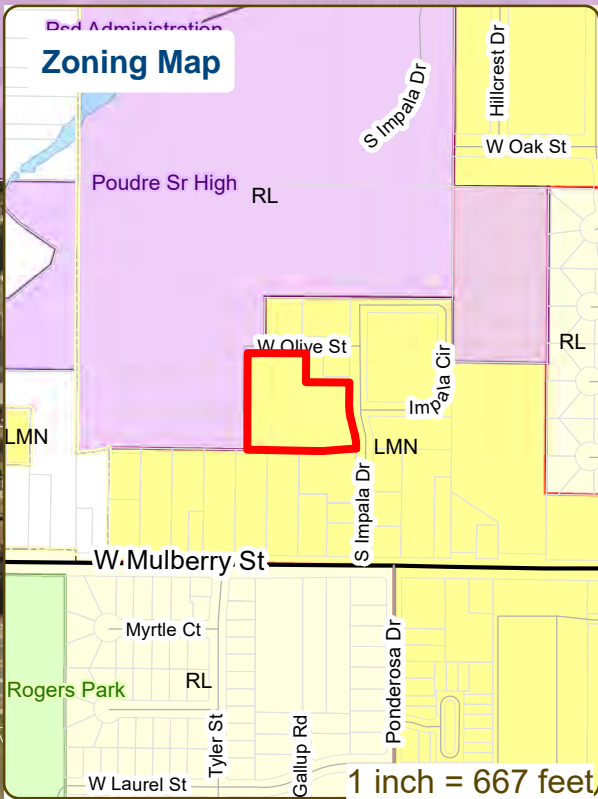
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW:
APPLICATION

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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) _____

Charlie Eaton - owner (W Electric)

Business Name (if applicable) _____

Your Mailing Address 28778 Welcome View, ESCOBAR, CA 92026

Phone Number 760-390-8197 Email Address cribwall@msn.com

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

411 S. IMPALA DR., FC

Description of Proposal (attach additional sheets if necessary) _____

See Attached 9 additional Pages

Proposed Use Multi-family Existing Use House + Vacant Land (farm)

Total Building Square Footage 1350 S.F. Number of Stories 1 Lot Dimensions 2.37 acres

Age of any Existing Structures 60 yrs

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? _____

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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?

Attached is my conceptual review package. Please find enclosed the following:

1. **Exhibit 1:** The parcel under view is parcel number 9709403027 that makes up approximately 2.39 acres. The parcel fronts S. Impala Dr., sides to W. Olive and backs to Poudre High School.
2. **Exhibit 2:** A Quit Claim executed 2/13/06, by the present owner Mildred Hixon. The Quit Claim combined three separate parcels: 970940321, 9709403016 and 9709403027- into one Parcel -9709403027 (the subject property).
3. **Exhibit 3:** For reference- A survey of the original parcel division that established the farm house on it's own parcel.
4. **Exhibit 4:** For reference- Minor Subdivision that carved out a small flag lot from the original 9709403021 Parcel.
5. **Exhibit 5:** For reference- the Legal Description of the subject property.
6. **Exhibit 6-Exhibit 8:** Development Review- Conceptual Options:

Exhibit 6: My first choice would establish 3 new parcels from 970903027: Lot 1 (The original Farm House) would retain the original parcel number. Lot 2 would be established for a multi-residential building site. With the 120'x120' lot dimension it could contain a 4 plex with single garage, additional 1 car drive and 4 guest parking spaces. There would be ample property for landscape and water treatment and drainage. Lot 3 would also be established for a multi-residential building site. With the 120'x120' lot dimension it could contain a 4 plex with single garage, additional 1 car drive and 4 guest parking spaces. There would be ample property for landscape and water treatment and drainage. Lot 4 would be established for a single-family residence or duplex. Lots 2, 3 and 4 would share a 25' unobstructed drive off S. Impala Dr. Lot 1 would retain its private drive off S. Impala.

Exhibit 7: My second choice would establish 2 new parcels from 970903027: Lot 1 (The original Farm House) would retain the original parcel number. Lot 2 would be established for multi-residential buildings. The parcel dimensions of 120'x 240' would give a builder several options for zoning compliance. Lot 3 would be established for a single-family residence or duplex. Lots 2 and 3 would share a 25' unobstructed drive off S. Impala Dr. Lot 1 would retain its private drive off S. Impala.

Exhibit 8: My third choice would establish 1 additional parcel from 970903027: Lot 1 (The original Farm House) would retain the original parcel number. Lot 2 would be established for a single-family residence or duplex. This option would accomplish my ultimate goal of building a home in Ft. Collins for my son and his family that we together could enjoy seasonally.

EXHIBIT 1

9709403020

9709403017

9709403901

W OLIVE ST

99

9709403022

9709422001
9709422001

9709403027

-S. IMPALA -

9709403027

9709403027

9709403009

9709403010

9709418005	9709418008	9709417003	9709417002
9709418007	9709418006	9709417001	9709417004

9709419012
9709419010

9709417000

Exhibit 2

Back to Search/Results

My List

Document: RE 070

Full Screen (On)

Page: 1 of 1

Height

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In

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Go to Page: (1-1)

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QUITCLAIM DEED

THIS DEED, dated 2/13/06
 between Mildred F Jones NKA Mildred F Nixon
 of the County of Larimer and State of Colorado, grantor(s), and
Mildred F Nixon
 whose legal address is 411 S Impala # Collected
80521
 County of Larimer and State of Colorado, grantee(s).

WITNESSETH that the grantor(s), for and in consideration of the sum of 10.00 DOLLARS,
 the receipt and validity of which is hereby acknowledged, has
 granted, released, sold and QUITCLAIMED, and by these
 presents do hereby grant, release, sell and QUITCLAIM unto the grantee(s),
 heirs, successors and assigns forever, all
 the right, title, interest, claim and demand which the grantor(s) has
 in and to the real property, together with improvements, if any,
 situated, lying and being in the County of Larimer and State of Colorado, described as follows:

*the purpose of this deed is to combine
 into one parcel the following parcels.*
Combine
9709403021 + 9709403016 + 9709403027

also known by street and number as:
 SECTION 18 T10S R10W
TO HAVE AND TO HOLD the same, together with all legal singular appurtenances and privileges thereunto belonging, or in anywise
 appurtenant thereto, unto the grantee(s), heirs, successors and assigns forever, in full and complete satisfaction of the debt or obligation
 herein expressed, and all the costs, right, title, interest, claim and demand which the grantor(s) has in and to the real property,
 situated, lying and being in the County of Larimer and State of Colorado, described as follows:
 IN WITNESS WHEREOF, the grantor(s) has hereunto set hand and seal this 13th day of February, 2006.

Mildred F Nixon
Mildred F Nixon

STATE OF COLORADO
 County of Larimer

The foregoing instrument was acknowledged before me this 13 day of February, 2006,
 by Mildred F Nixon and Mildred F Nixon
 My commission expires February 2, 2007
 Witness my hand and official seal this 13 day of February, 2006.

Name and Address of Person Creating Newly Created Legal Description (204-35-106.5, C.R.S.)
 * Insert "City and" where applicable.

No. 6223, Rev. 4-94 QUITCLAIM DEED
 Printed Publishing, 1543 West 5th Avenue, CO 80202 - (303) 282-2222 - www.fredco.com

ORIGINAL PROPERTY RECORDS DEPARTMENT



Quit Claim Combined
 The 3 Parcels
 ALL INTO 9709403027



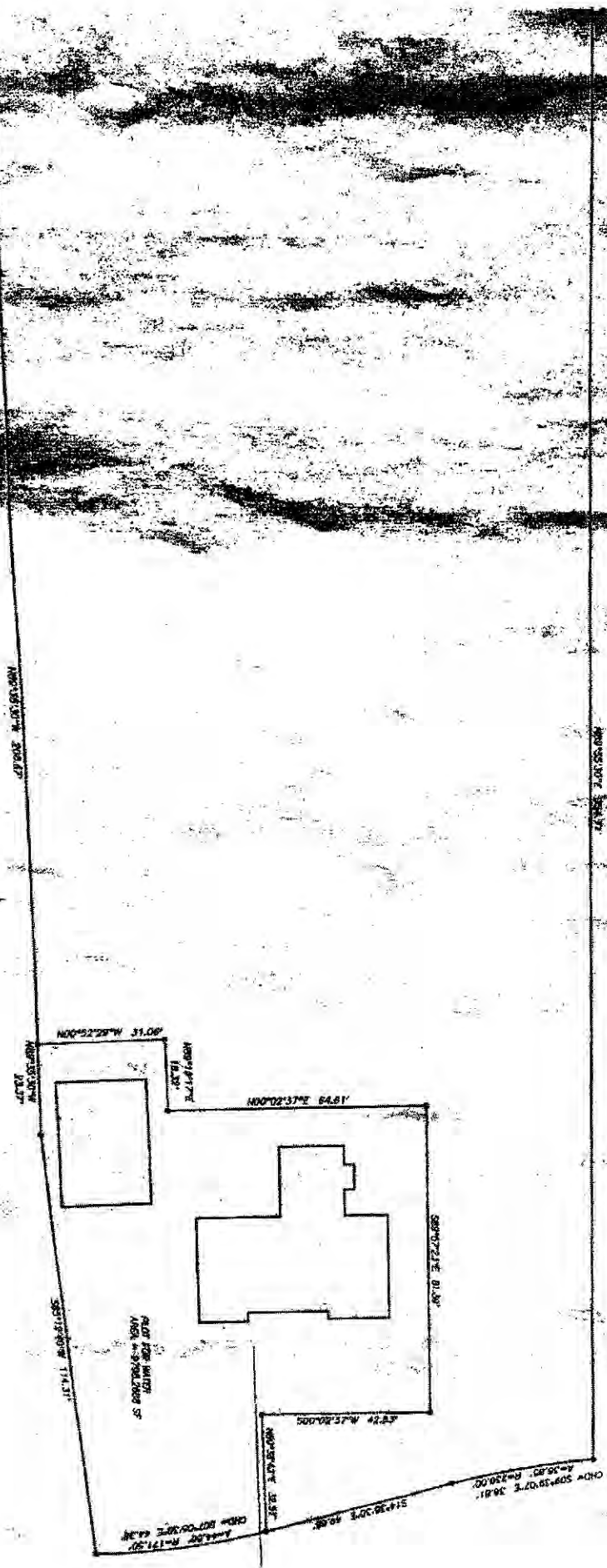


EXHIBIT A
LEGAL DESCRIPTION

All that portion of the Southeast Quarter of Section 9, Township 7 North, Range 69 West, of the Sixth Principal Meridian, including Lot 1 of the Jones Minor Subdivision, City of Fort Collins, County of Larimer, State of Colorado, being more particularly described as follows:

Considering the South line of said Section 9 as bearing South 89°35'30" East, according to a deed recorded in Book 1118 at Page 335 of said Larimer County Records with all bearings contained herein relative thereto;

Commencing at the Southwest corner of the Southeast Quarter of said Section 9, thence South 89°35'30" East along the South line of said Southeast Quarter, a distance of 997.80 feet, to the center line of Impala Drive; thence North 00°24'30" East, along the centerline of Impala Drive, a distance of 407.00 feet, to the southeast corner of that parcel of land described in Book 1118 at Page 335; thence North 89°35'30" West, along the South line of said Book 1118 at Page 335, a distance of 20.00 feet;

Thence continuing along said South line, South 85°19'40" West a distance of 10.03 feet to a point on the West right-of-way line of Impala Drive, being the Point of Beginning;

Thence along the West right-of-way line of said Impala Drive as described in a Quit Claim Deed recorded in Book 1165 at Page 504 of said Larimer County records, the following five (5) courses and distances:

1. North 00°24'30" East a distance of 0.91 feet;
 2. along the arc of a curve to the left having a central angle of 15°00'00", and a radius of 170.00 feet an arc length of 44.51 feet the chord of said curve bears North 07°50'30" West, a distance of 44.38 feet;
 3. North 14°35'30" West a distance of 49.66 feet;
 4. along the arc of a curve to the right having a central angle of 14°31'00", and a radius of 230.00 feet an arc length of 58.27 feet the chord of said curve bears North 07°20'00" West, a distance of 58.12 feet;
 5. North 00°04'30" West a distance of 98.25 feet to a point on the Northerly boundary of the Jones MRD, as shown on a final plat recorded as Reception No. 91037395 of said Larimer County Records; thence South 89°55'30" West, along the Northerly boundary of said Jones MRD, a distance of 91.00 feet; thence North 00°04'30" West, along the Easterly boundary of said Jones MRD, a distance of 80.00 feet; thence South 89°55'30" West, along the northerly boundary of said Jones MRD, the southerly right of way of West Olive Street, and along the North line of that certain parcel of land as described in a deed recorded in Book 1121 at Page 289 of the Larimer County records, a distance of 262.66 feet; thence South 00°07'00" East, along the West boundary of said Book 1121 at Page 289, a distance of 335.84 feet;
- Thence South 89°35'30" East, along the South Boundary of Book 1121, Page 289 and along the South boundary of that parcel described in said Book 1118 at Page 335, a distance of 264.67 feet;
- Thence continuing along the South boundary of that parcel described in said Book 1118 at Page 335, North 85°19'40" East, a distance of 114.32 feet to the Point of Beginning.

County of Larimer, State of Colorado.

This page is only a part of a 2016 ALTA® Commitment for Title Insurance issued by Fidelity National Title Insurance Company. This Commitment is not valid without the Notice; the Commitment to Issue Policy; the Commitment Conditions; Schedule A; Schedule B, Part I—Requirements; and Schedule B, Part II—Exceptions; and a counter-signature by the Company or its issuing agent that may be in electronic form.

Exhibit 6

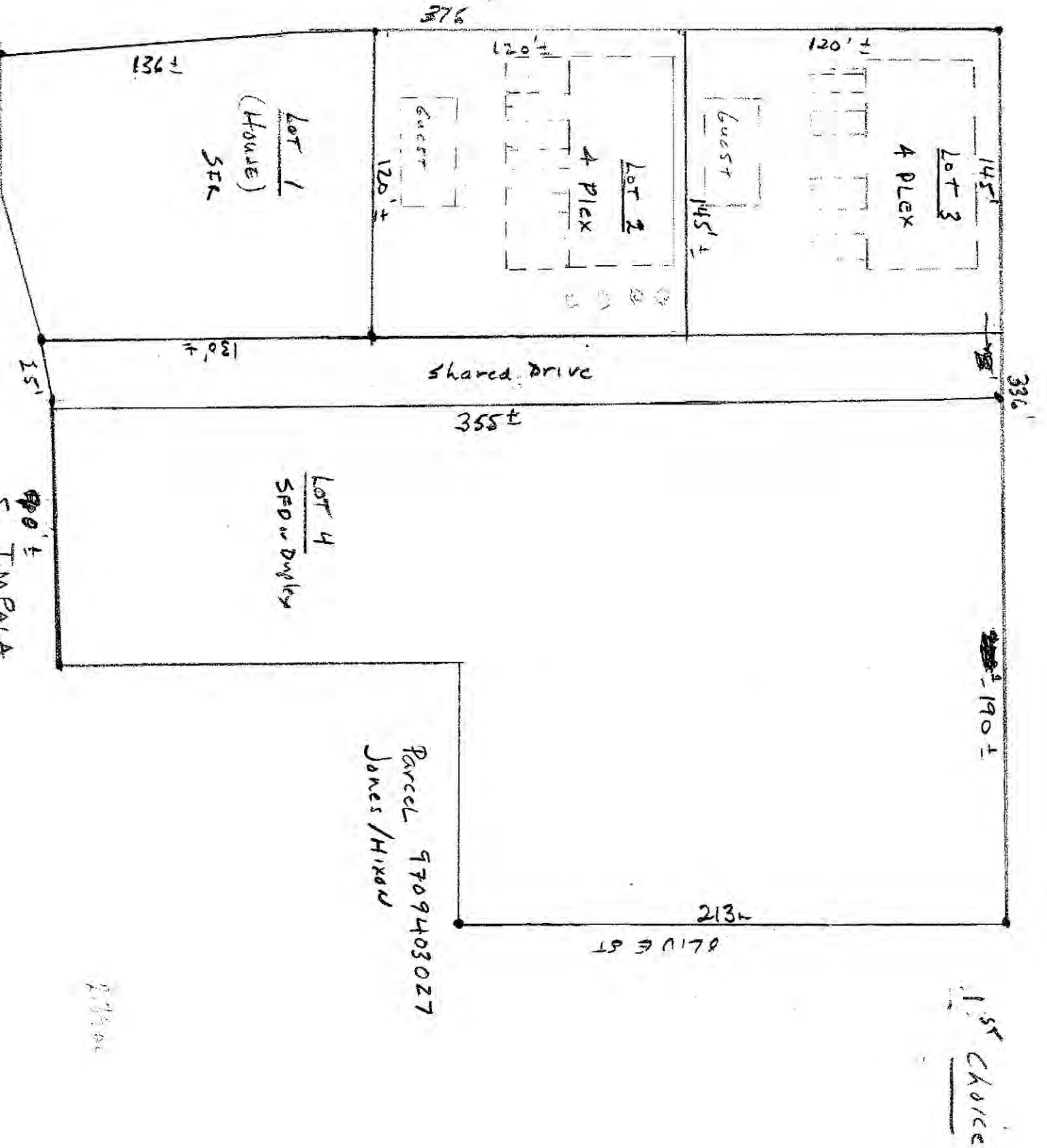


Exhibit 7

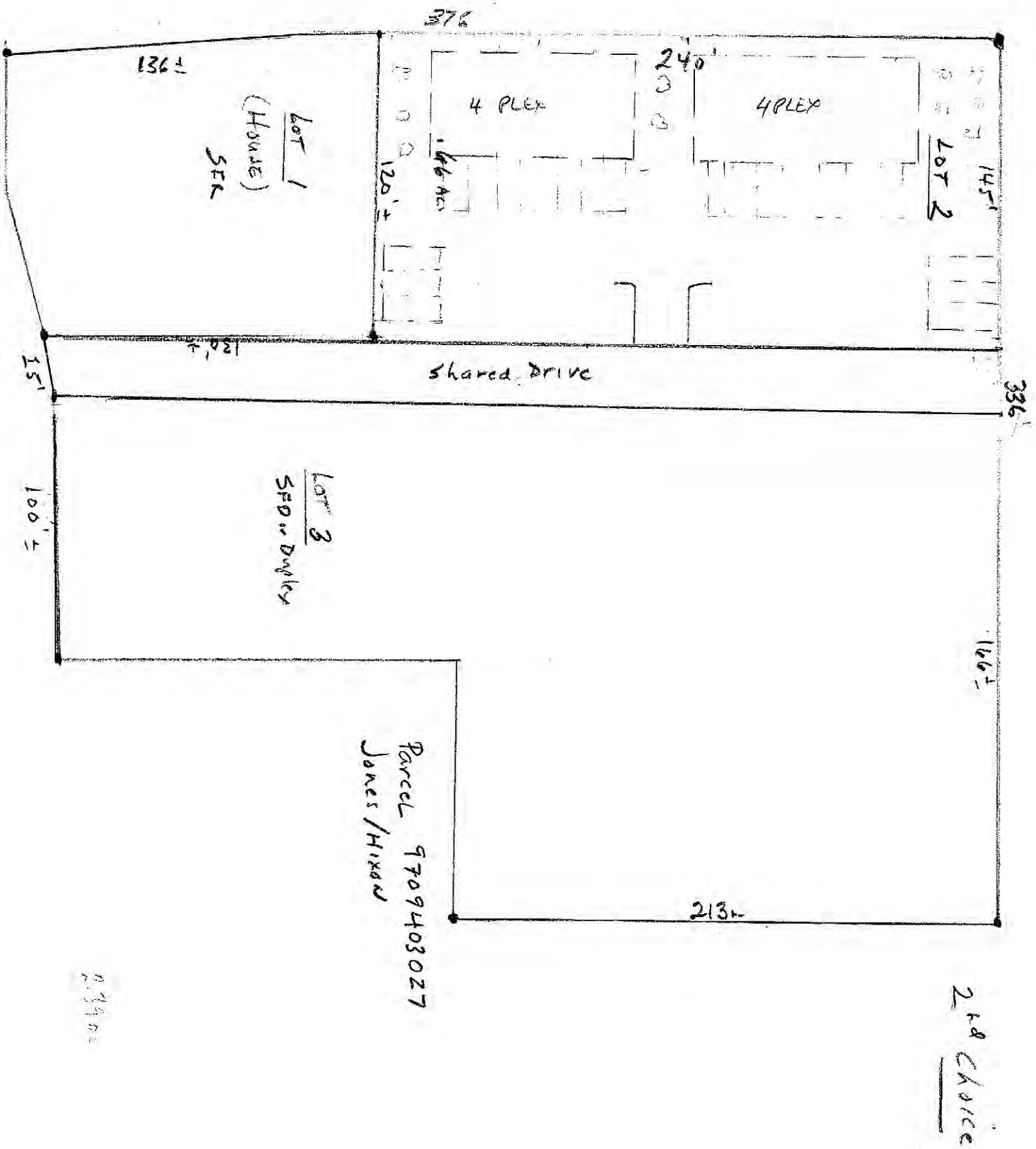


Exhibit 8

3rd Choice

336'

376'

240'

OLIVE
213'

Parcel 9709403027
Jones/Hixon

2.39 ac

Lot 2

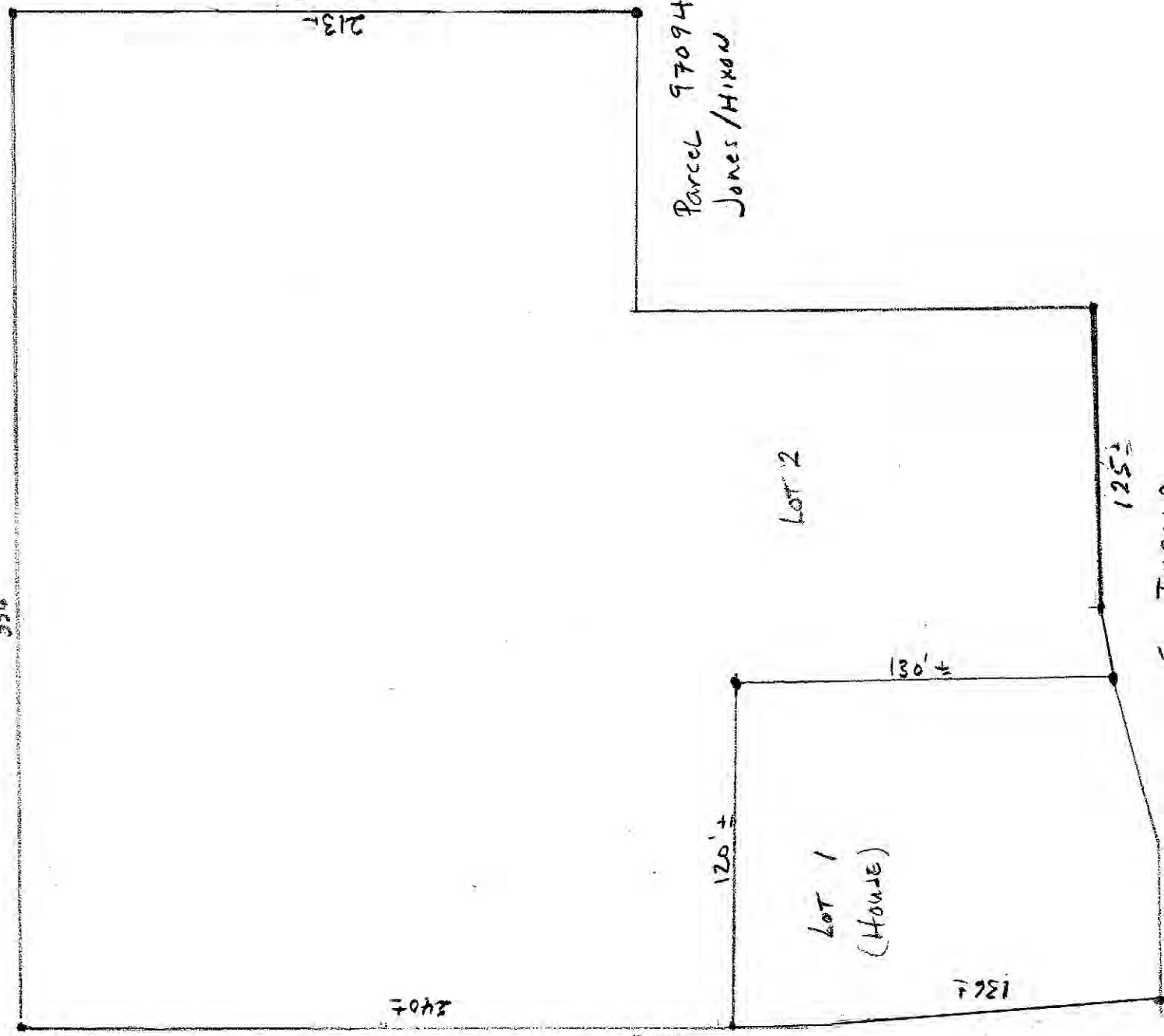
130'±

125'±

120'±

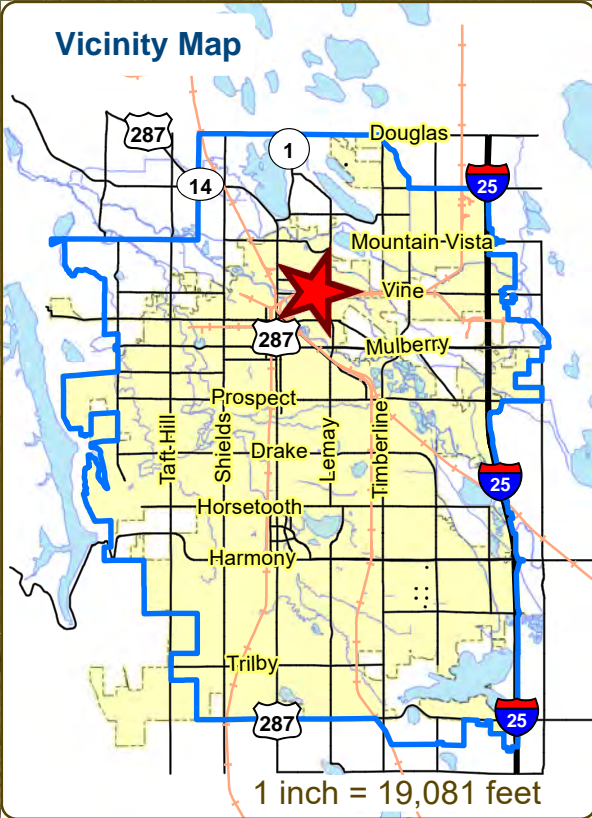
Lot 1
(House)

136'



N Lemay Ave & Main St Single-Family Detached Dwelling

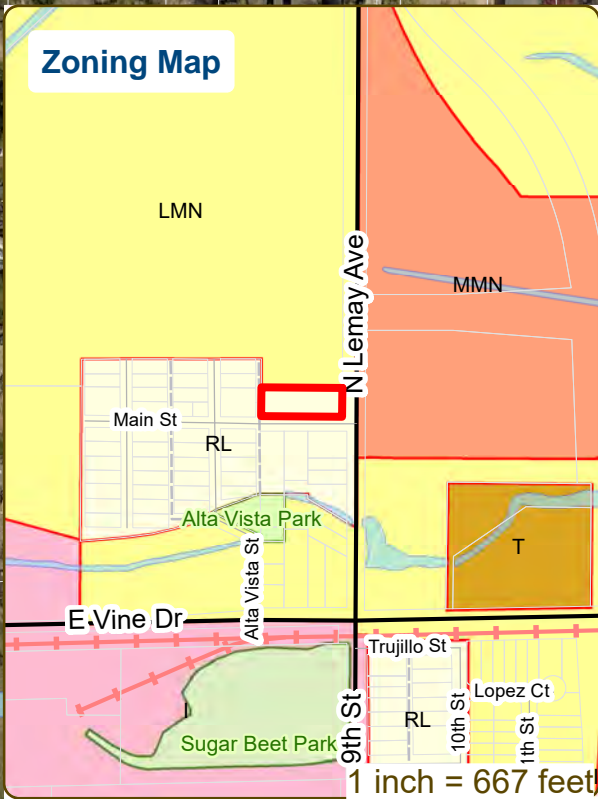
Vicinity Map



Aerial Site Map



Zoning Map



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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) _____

Robert Long (owner)

Business Name (if applicable) _____

Your Mailing Address PO Box 1936 Fort Collins, CO 80521

Phone Number 970 227-1633 Email Address rlong@pro-value.net

Site Address or Description (parcel # if no address) Parcel #9701400032

Description of Proposal (attach additional sheets if necessary) _____

New 2,200sf SFR with 648sf attached garage and 2,000sf detached garage

Proposed Use SFR Existing Use Vacant (RL Zoned)

Total Building Square Footage 2,200 S.F. Number of Stories 1 Lot Dimensions 100 X 280

Age of any Existing Structures n.a.

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

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

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

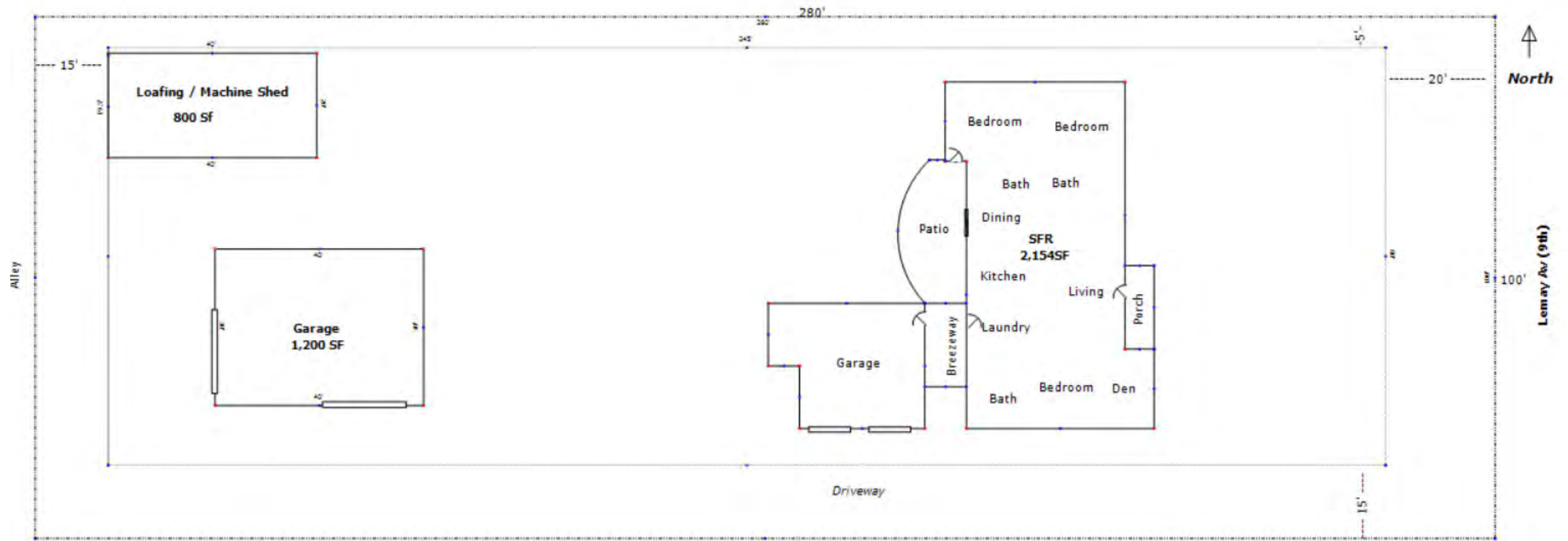
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Increase in Impervious Area 5,000 SF S.F.

(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?

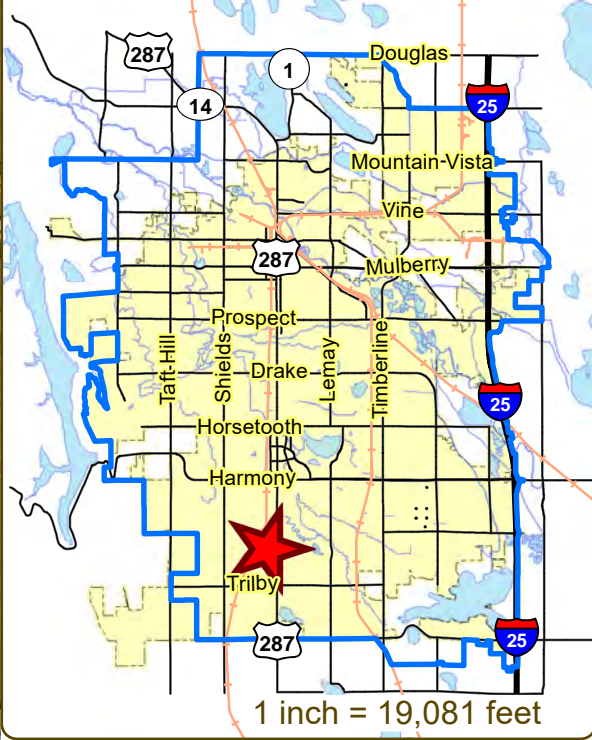


Main St

TBD Main St, Parcel 9701400032 - Concept Plan

105 & 109 Smokey St Storage Warehouses

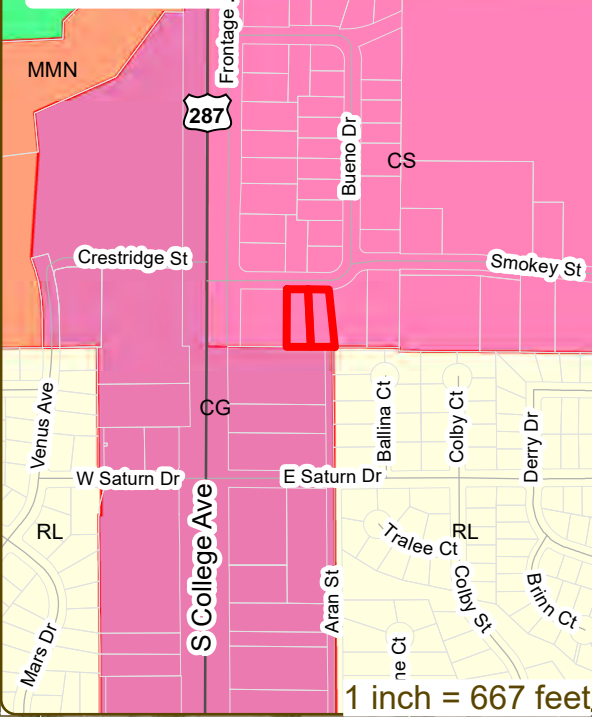
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Phone Number _____ Email Address _____

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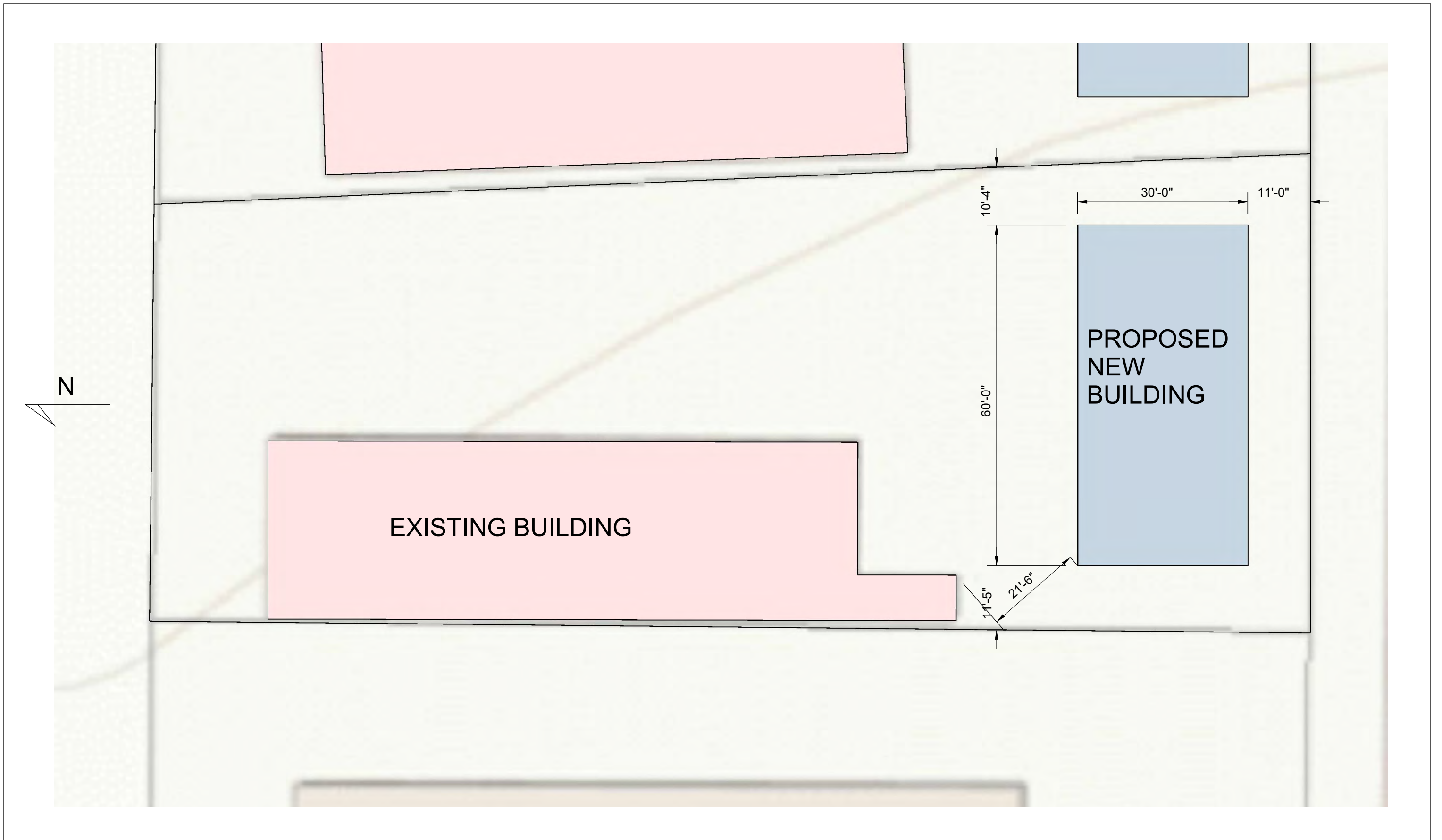
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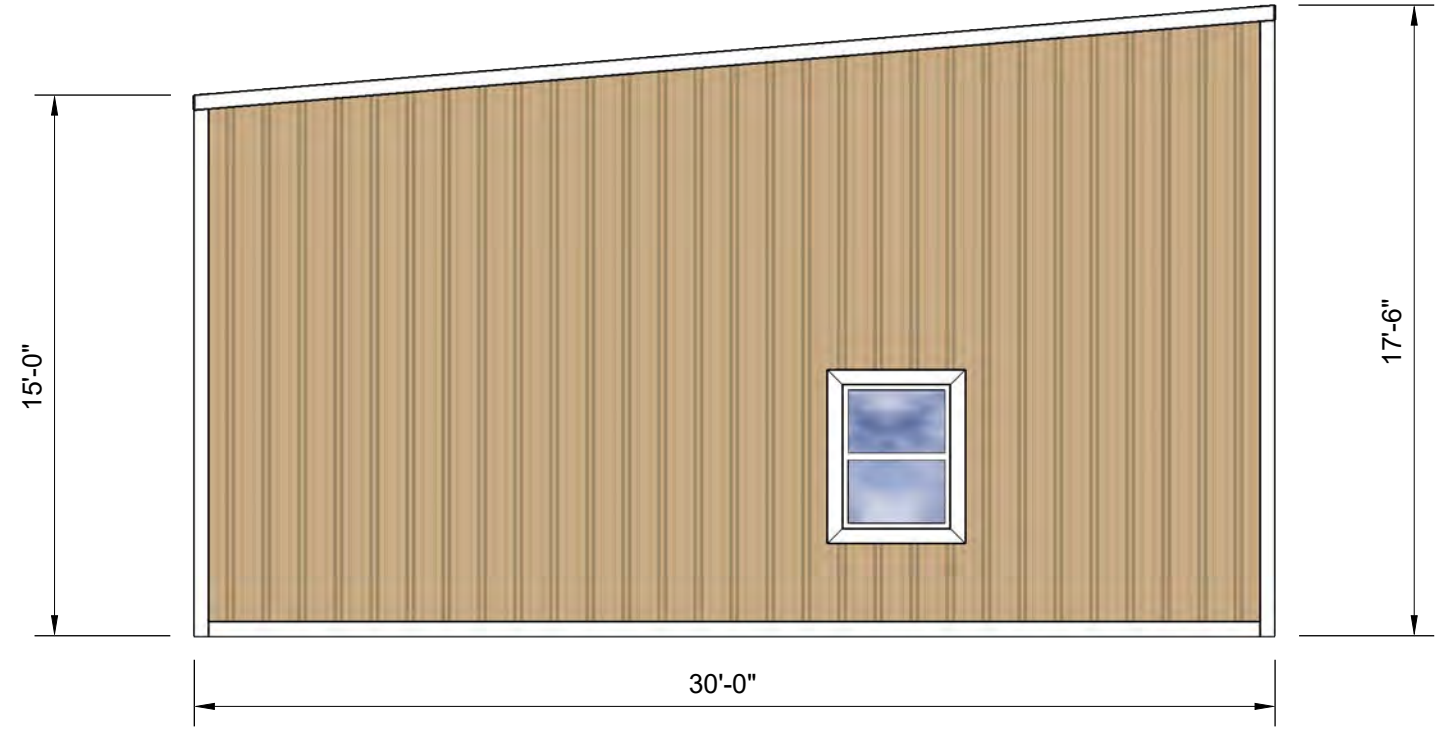
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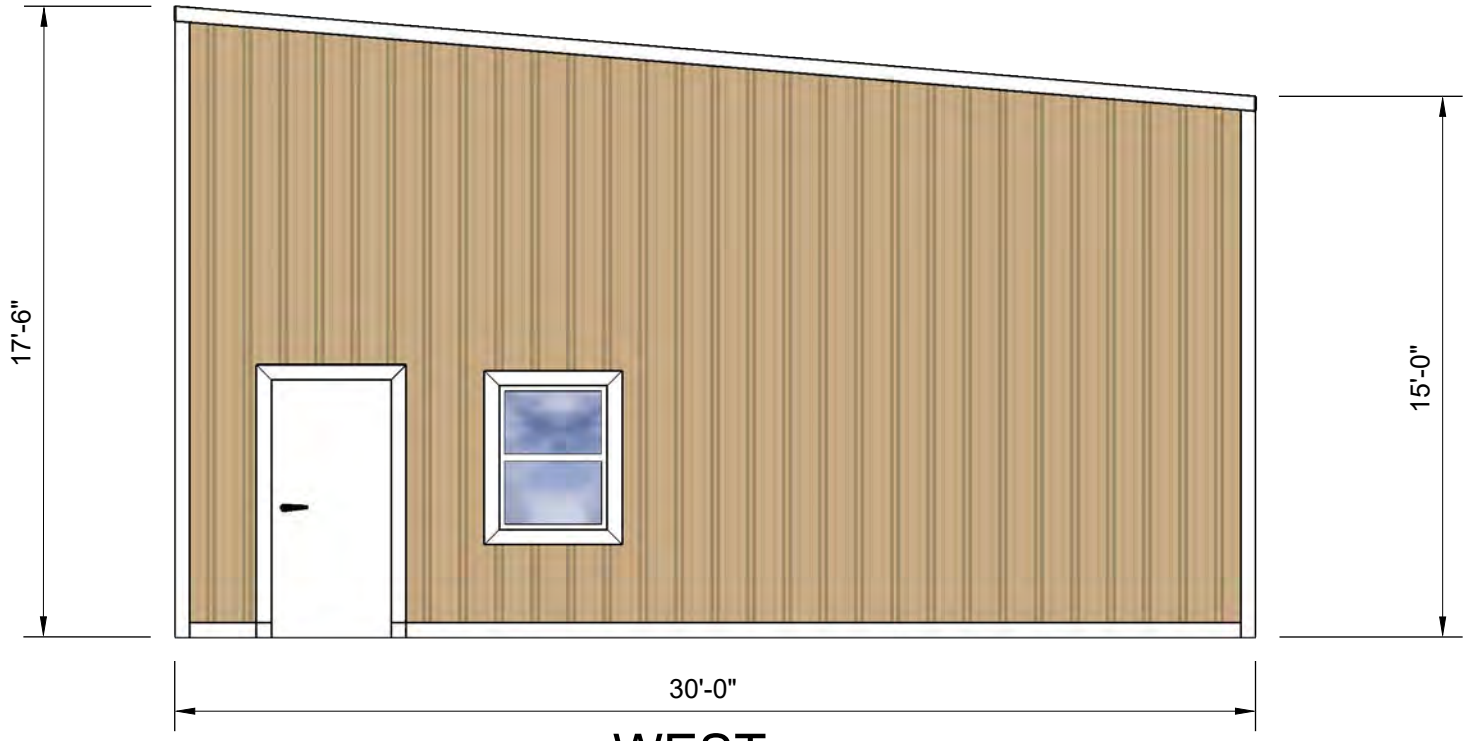




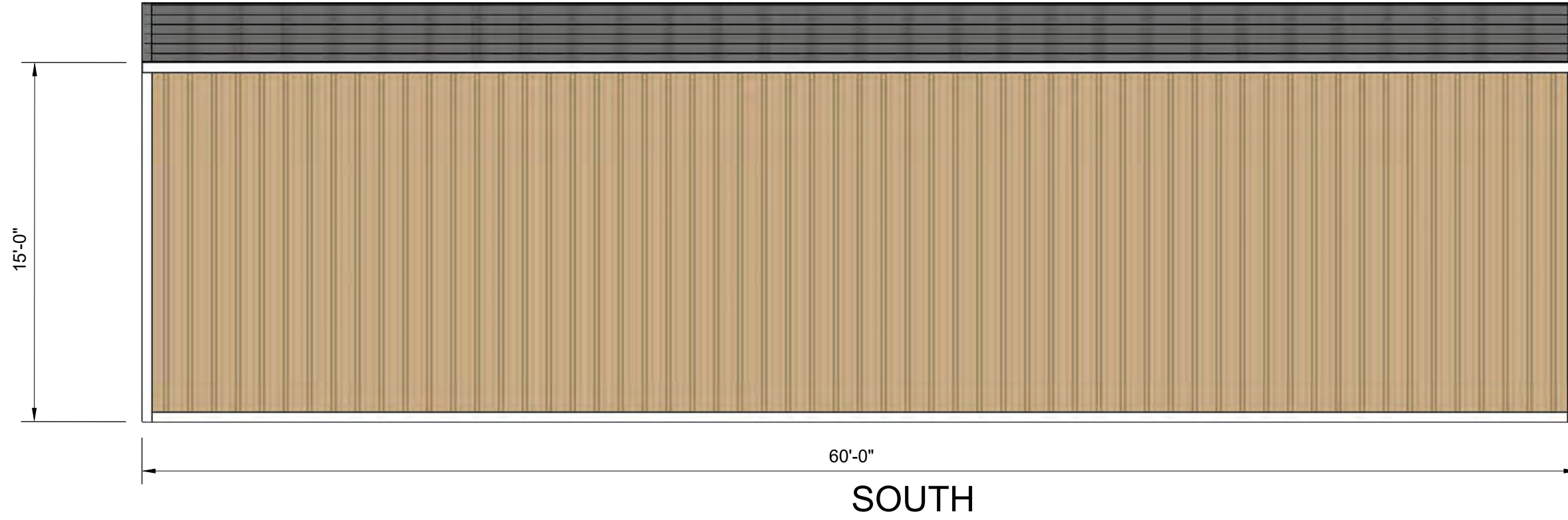
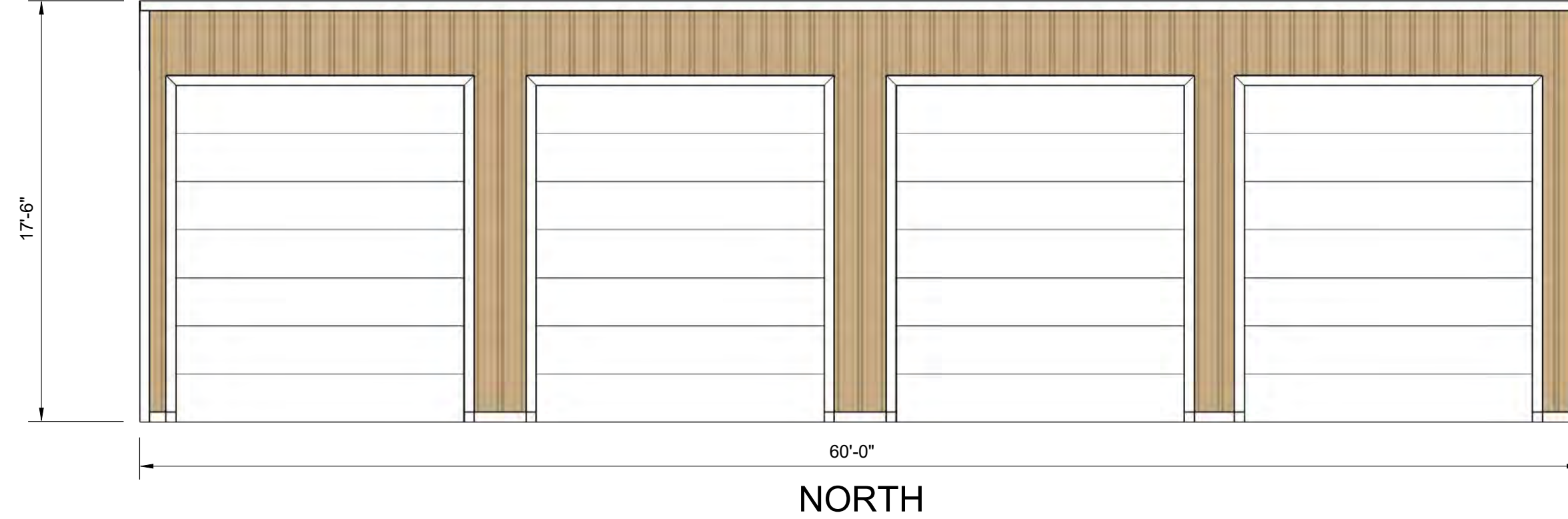




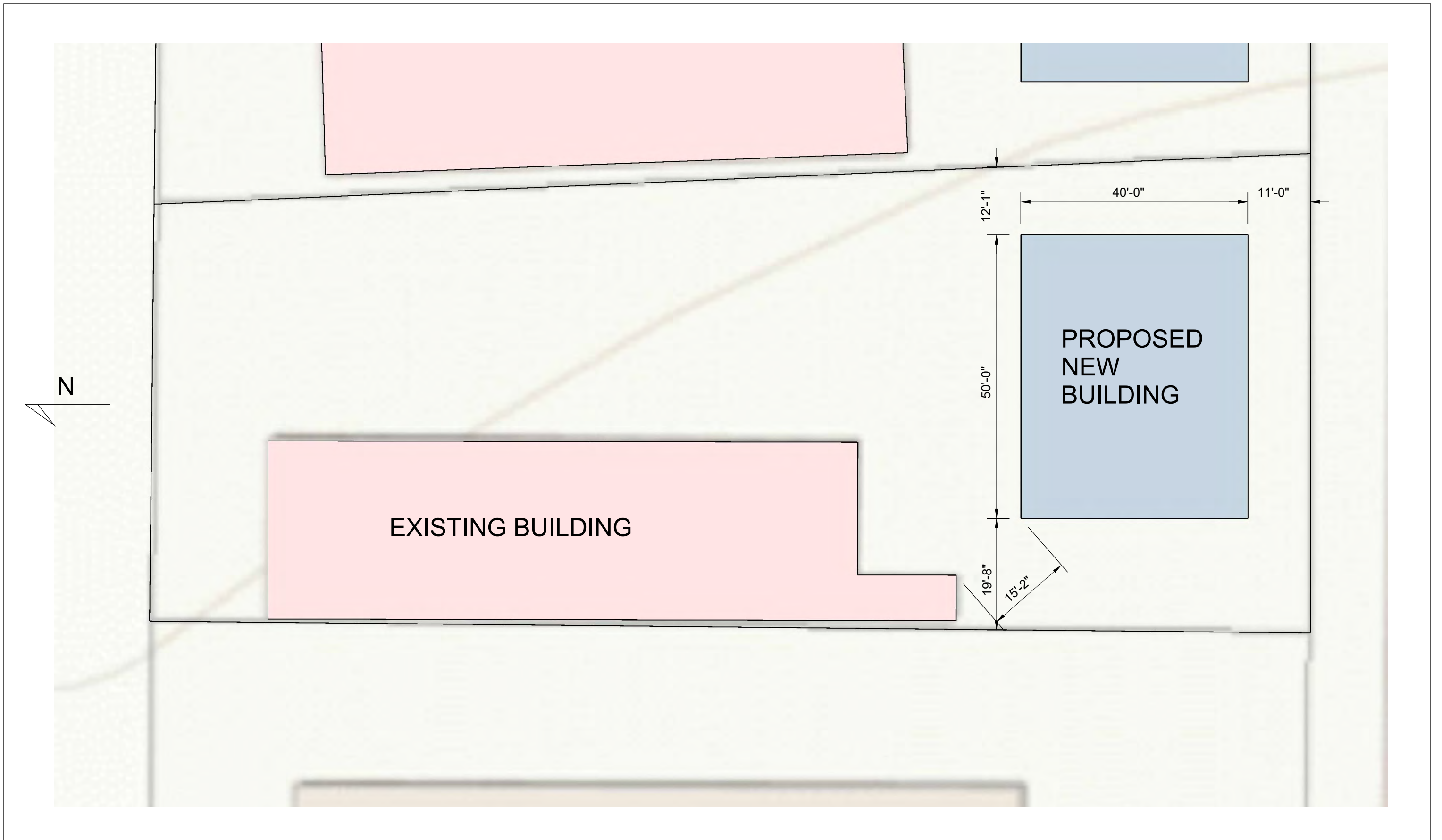
EAST



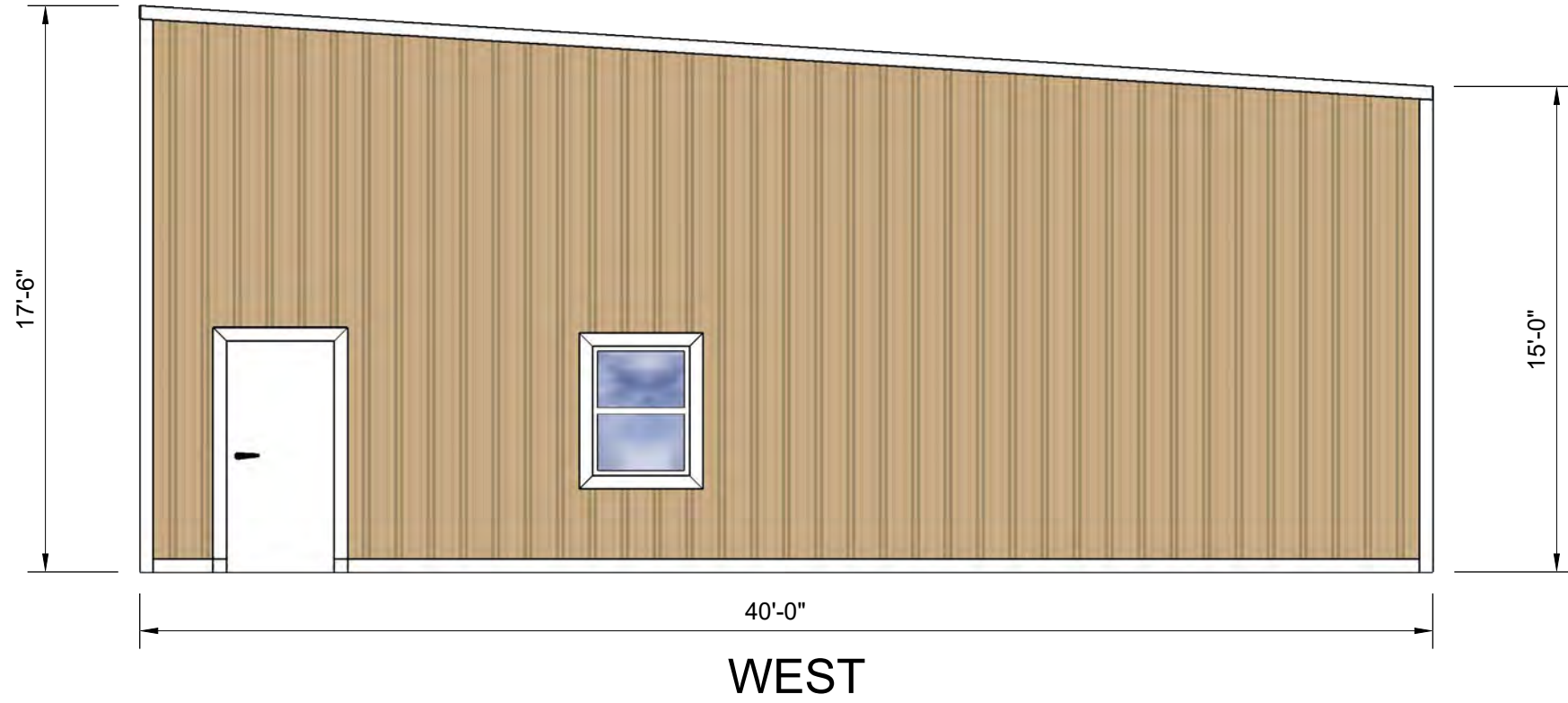
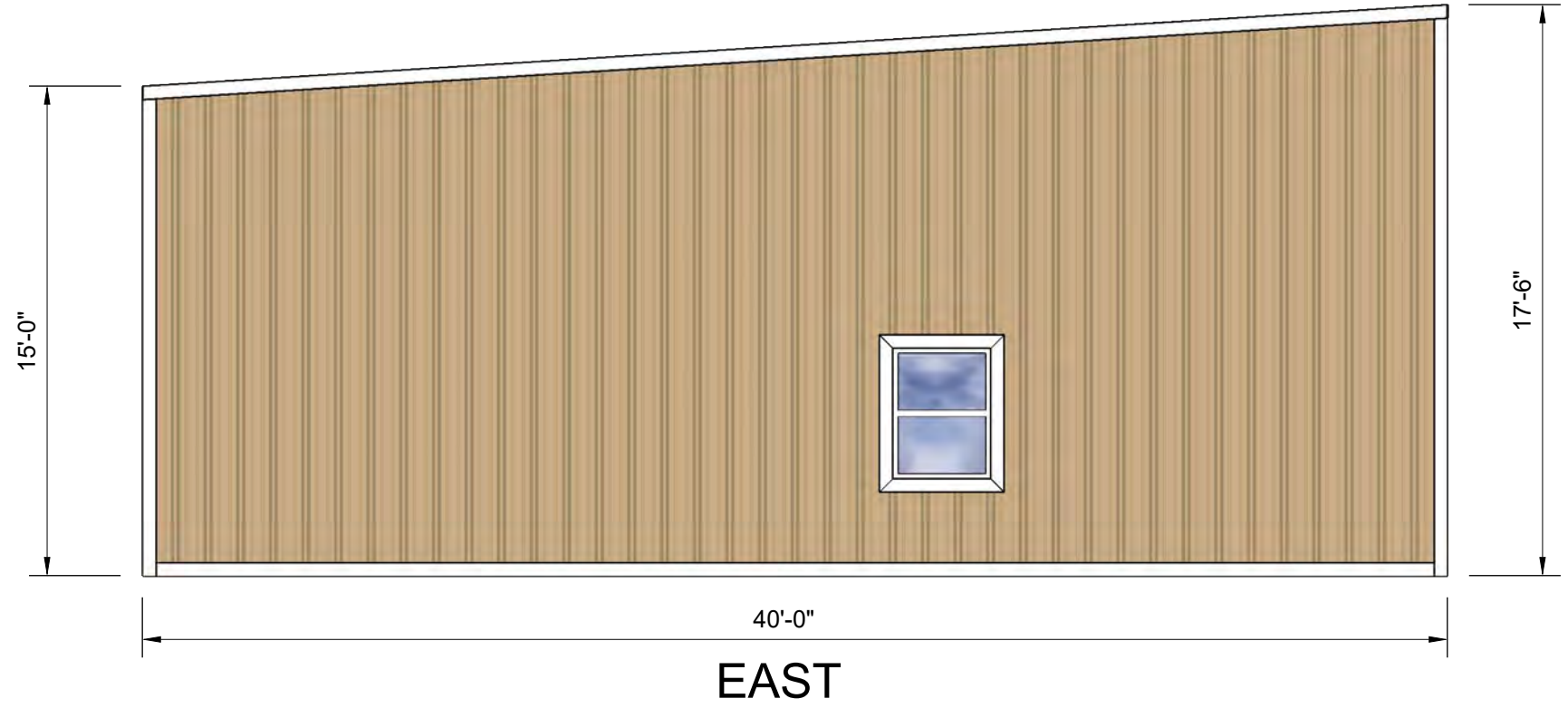
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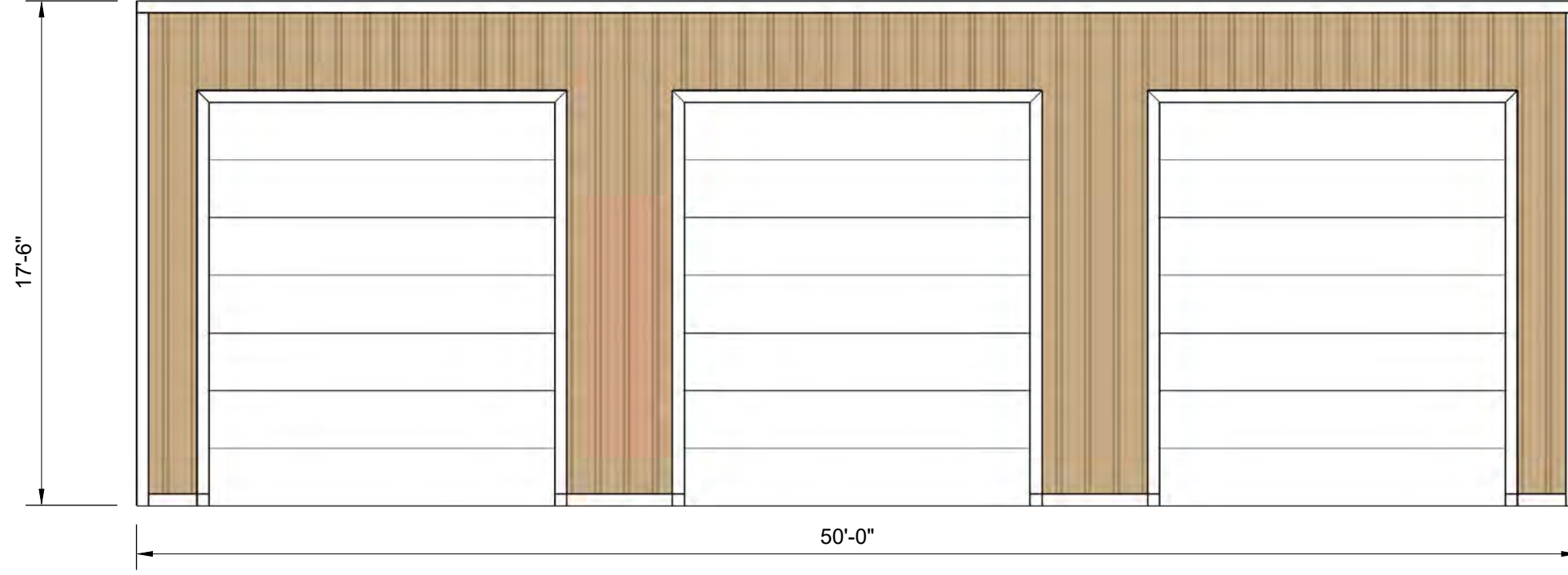










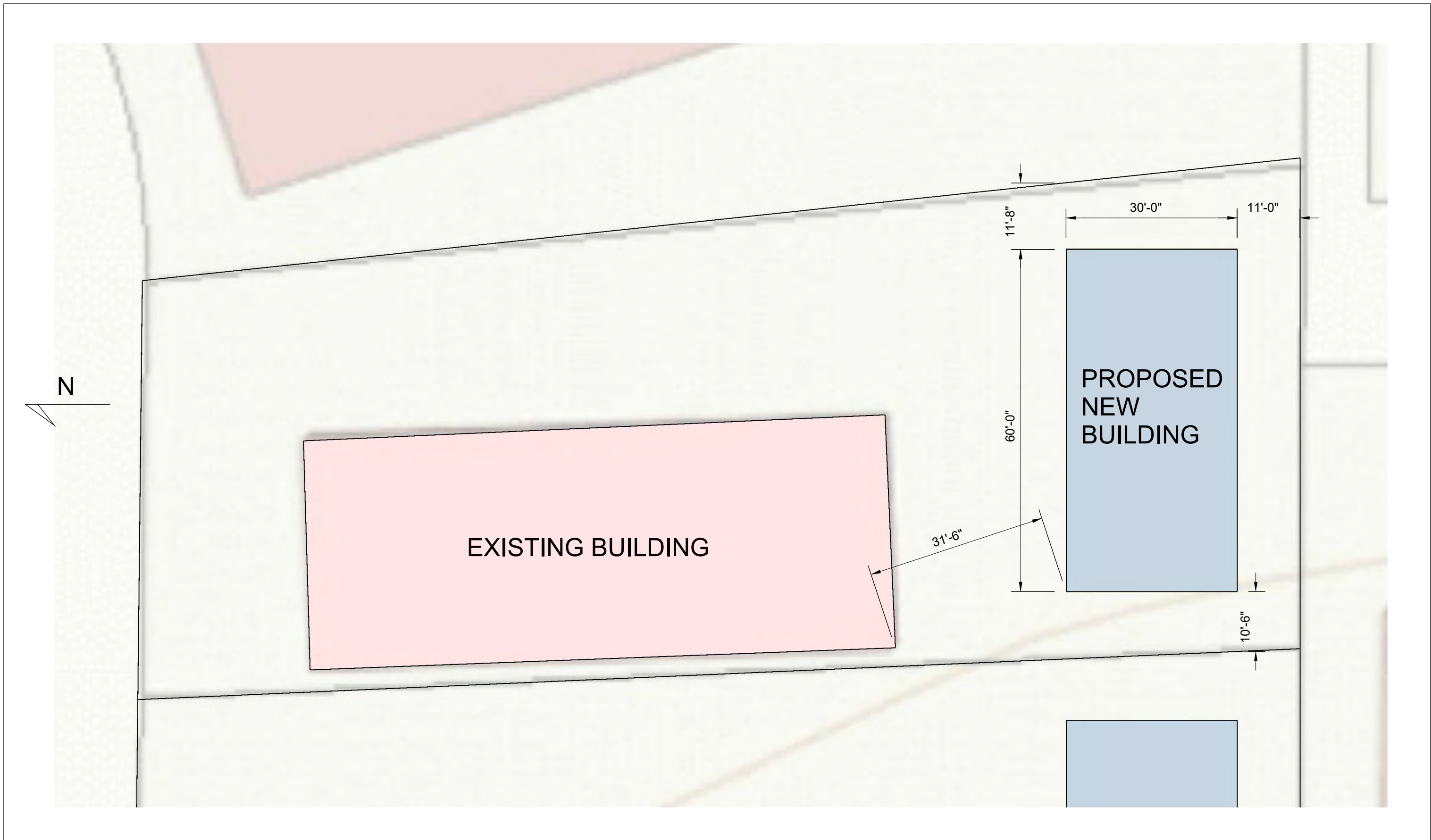


NORTH

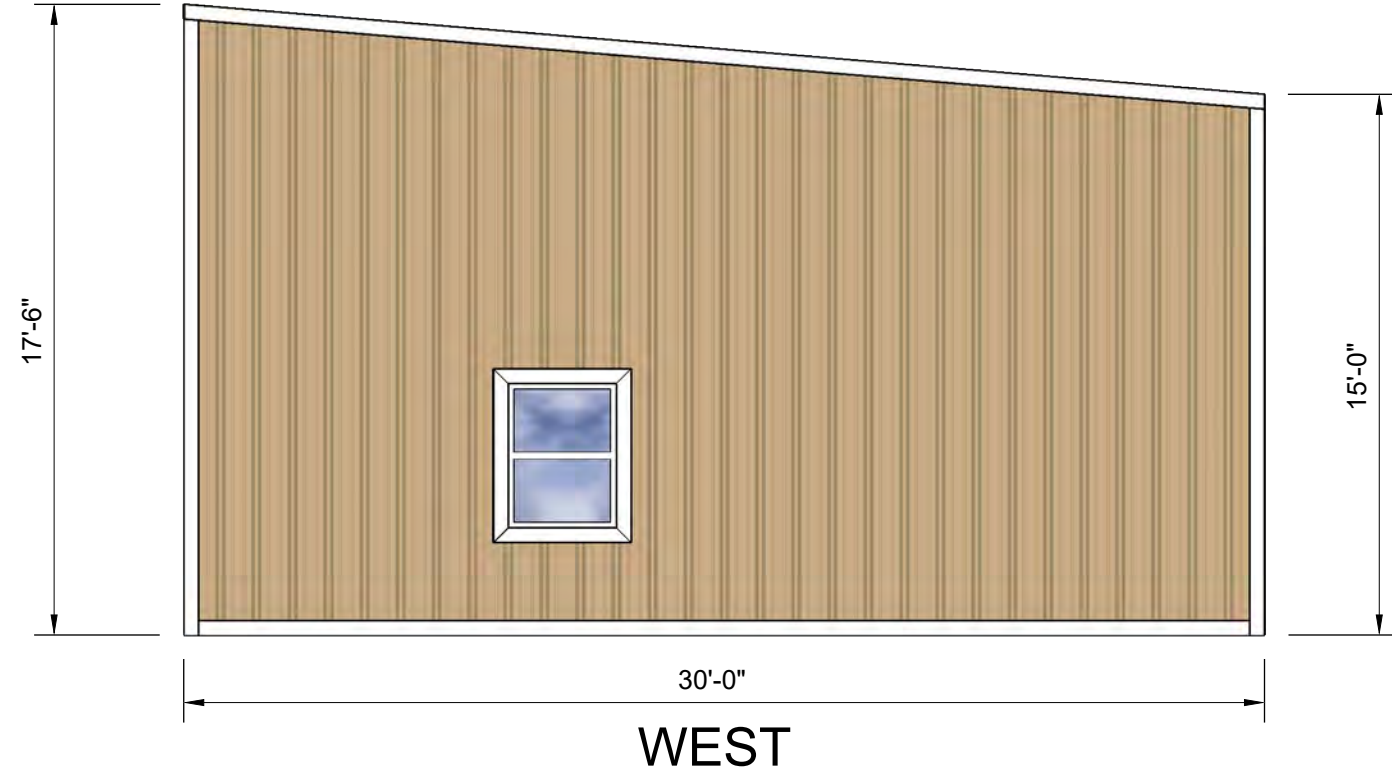
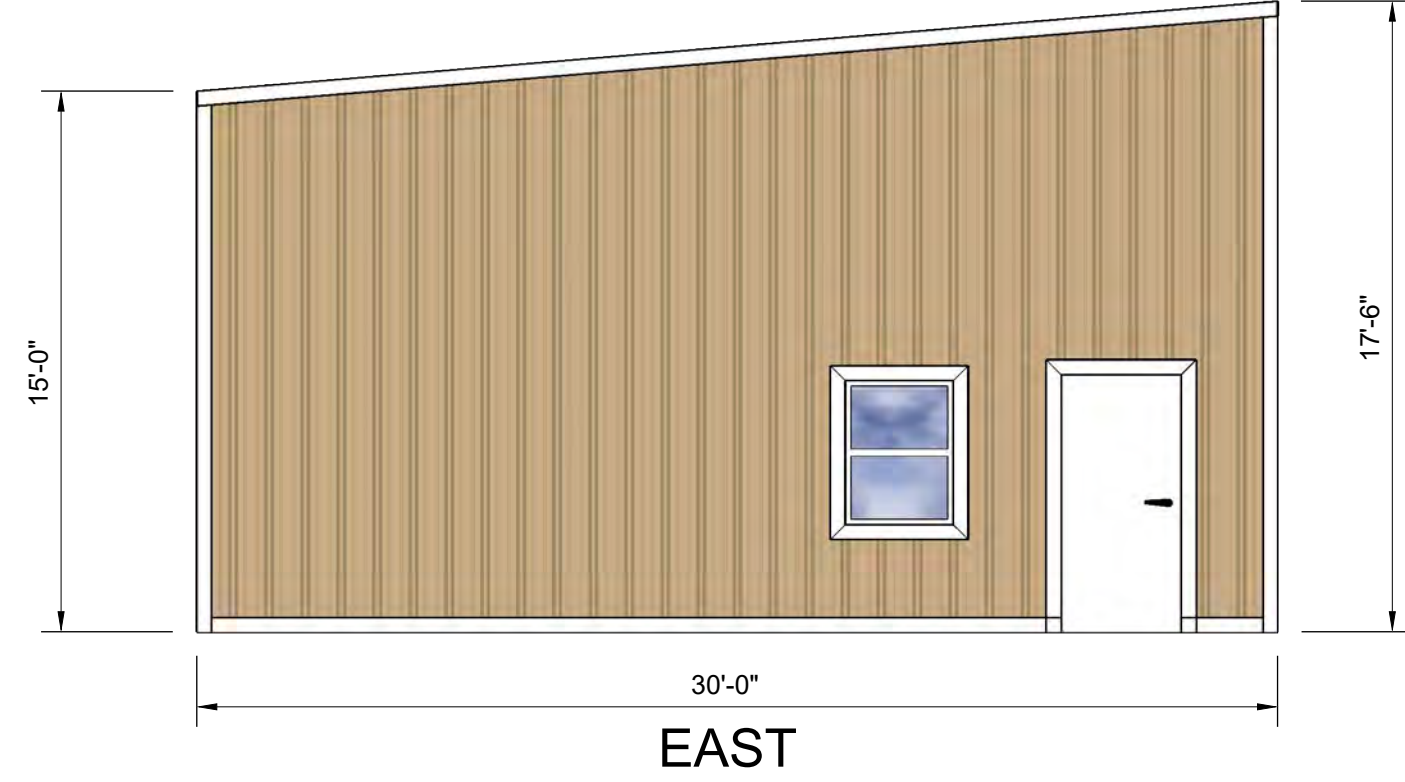


SOUTH









**EAST / WEST
ELEVATION**

A.01

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PROJECT NEW STEEL BUILDING
PROJECT NO. 109-PA

CLIENT WIESTE WULLINK
109 SMOKEY ST
FORT COLLINS, CO 80525





NORTH



SOUTH



CLIENT
 WIESTE MULLINK
 109 SMOKEY ST
 FORT COLLINS, CO 80525

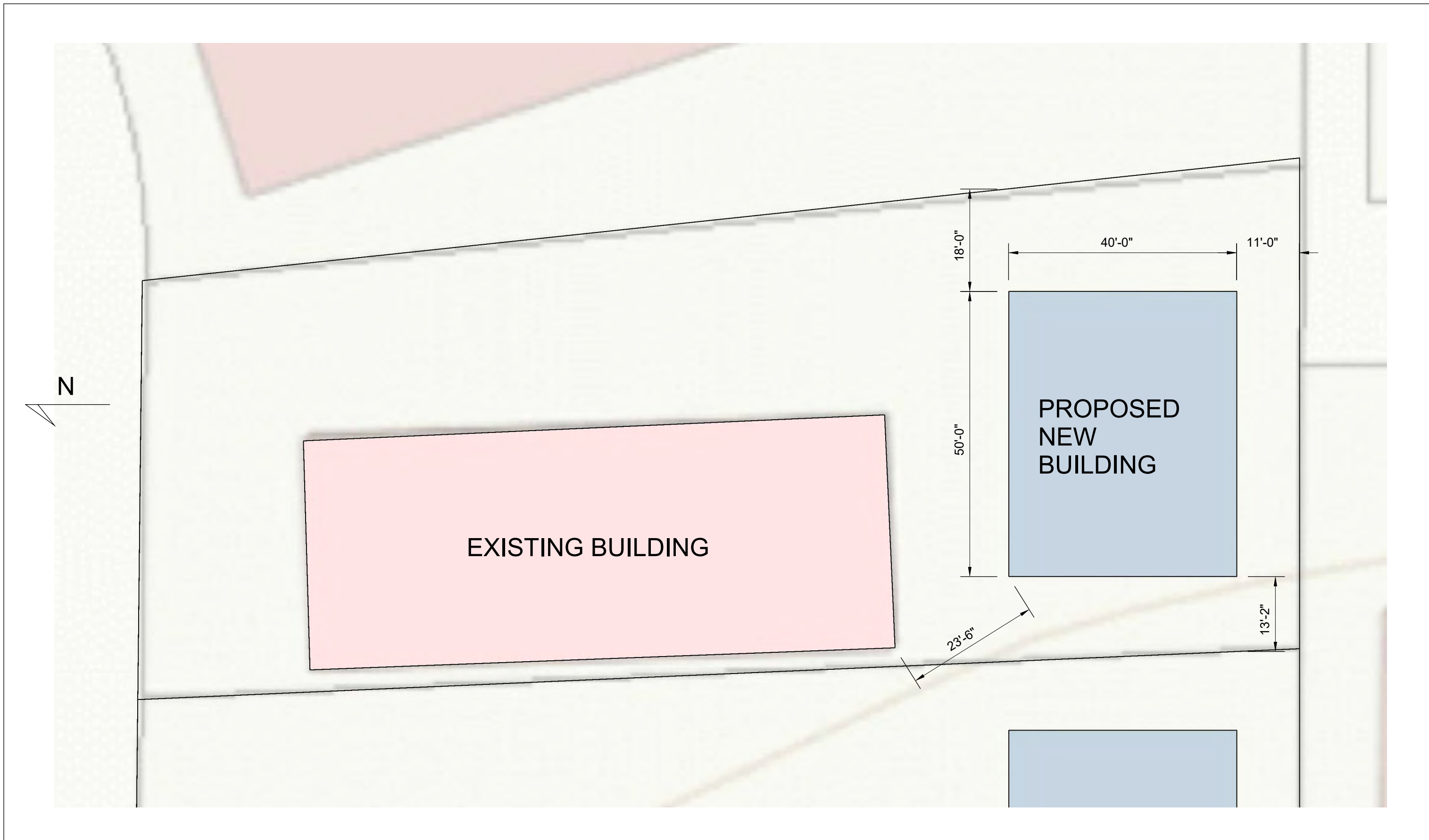
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 PROJECT NO.
 109-PA

ISSUE
 08/18/2020
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 SSA

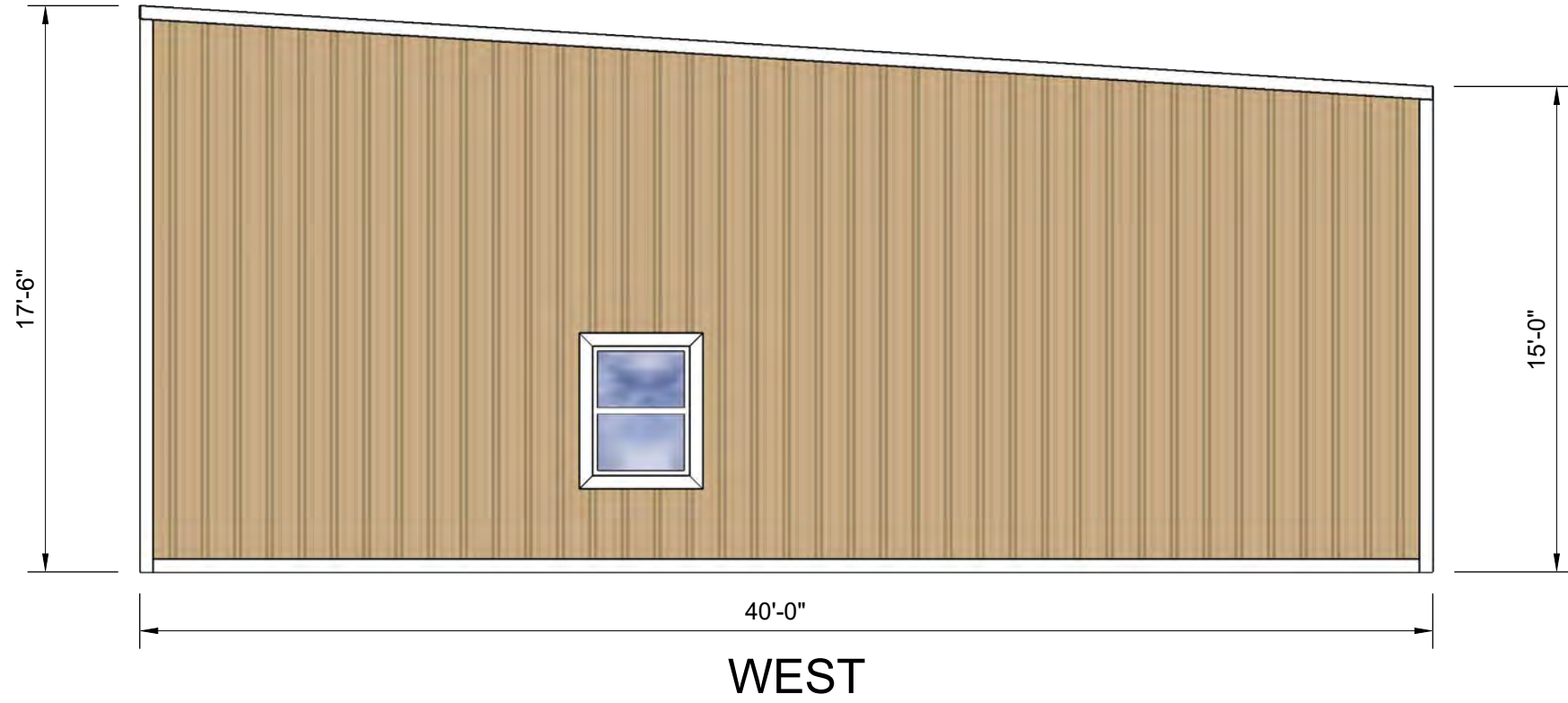
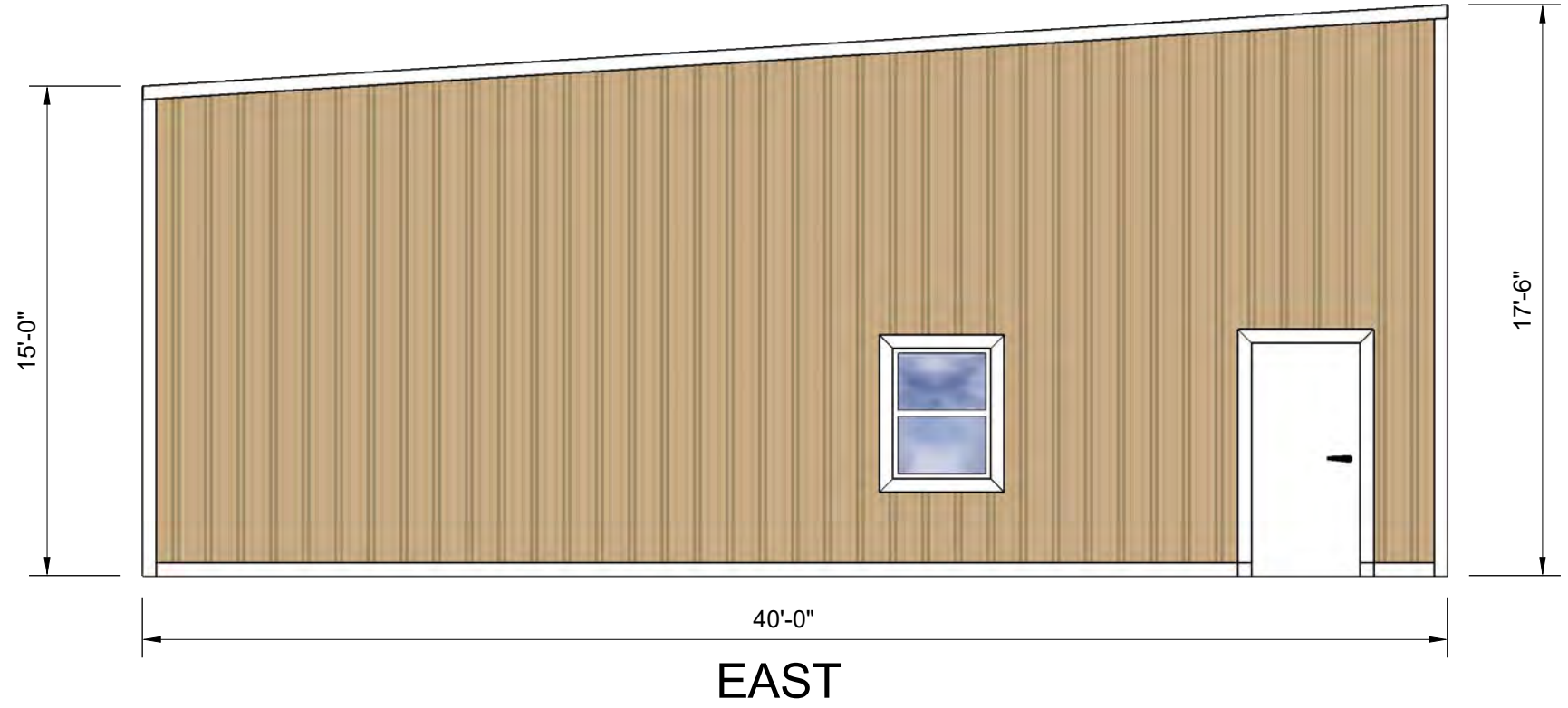
NORTH / SOUTH
 ELEVATION

A.02









**EAST / WEST
ELEVATION**

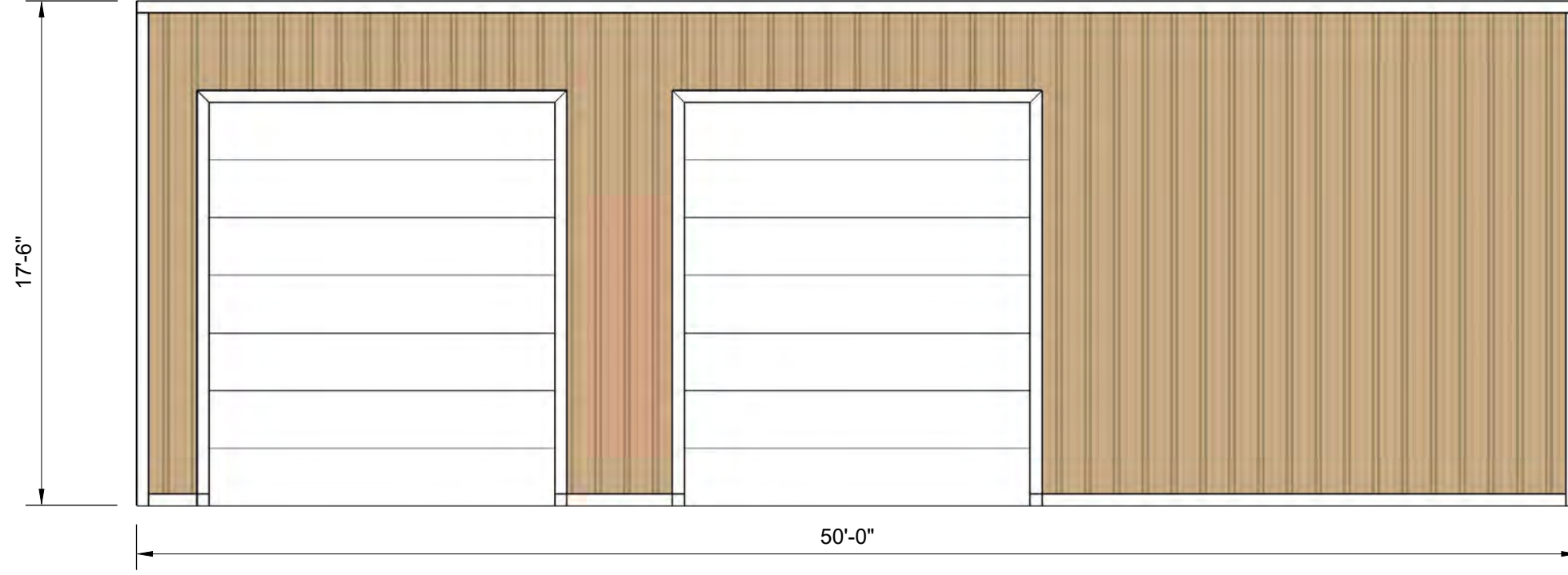
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08/13/2020
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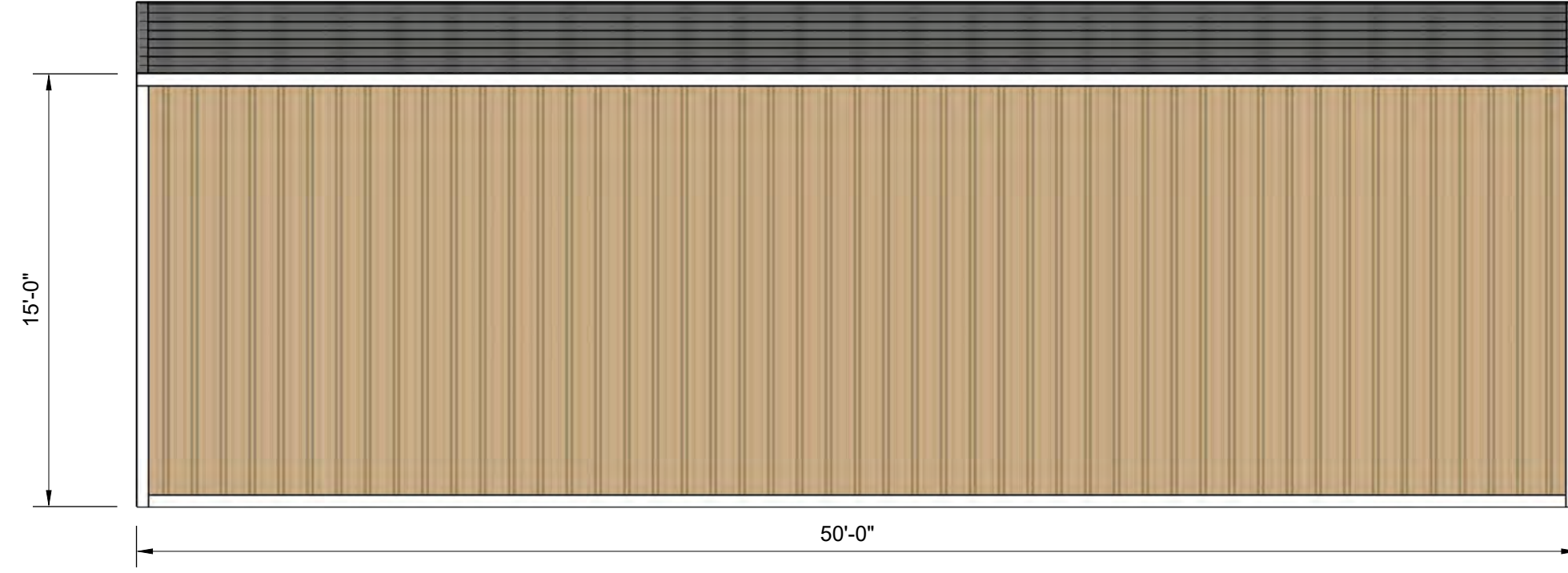
PROJECT
NEW STEEL BUILDING
PROJECT NO.
109-PA

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NORTH



SOUTH