

# Conceptual Review Agenda

Schedule for 09/17/20

Meetings hosted via Zoom Web Conferencing

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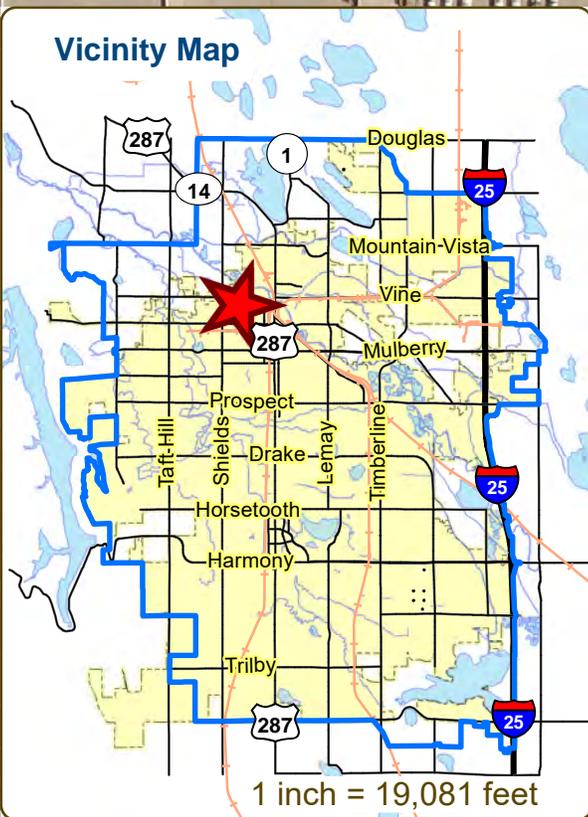
**Thursday, September 17, 2020**

Time	Project Name	Applicant Info	Project Description	
9:15	<b>525 N Whitcomb Minor Subdivision  CDR200068</b>	Colleen Scholz 970-420-1027 colleensc7@gmail.com	This is a request to subdivide an existing parcel to create two lots at 525 N Whitcomb Street (parcel # 9711217031). Proposed access to the newly created lot will be from N Whitcomb Street to the west. The property is within the Low Density Mixed-Use (LMN) zone district and is subject to Basic Development Review.	Planner: Shawna Van Zee Engineer: Morgan Stroud DRC: Tenae Beane
10:15	<b>N Lemay Ave &amp; Main St Single-Family Detached Dwelling  CDR200069</b>	Dave Nowak 831-588-5744 davnow@me.com	This is a request to develop a new 1,768 sf single-family detached dwelling with a 1,200 sf detached accessory structure for RV Storage (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	<b>2540 S College Ave Child Care Center  CDR200070</b>	Maddie Dimick 970-420-6872 maddied909@gmail.com	This is a request to add a child care center use (preschool) to the existing single-family structure at 2540 S College Avenue (parcel # 9724309945). The project is located directly east of the S College Avenue and 200 feet north of E Drake Road. Access is taken from the Frontage Road to the west. The property is within the Low Density Residential (RL) and zone district and is subject to Planning and Zoning (Type 2) Review.	Planner: Clark Mapes Engineer: Marc Virata DRC: Todd Sullivan

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# 525 N Whitcomb St Minor Subdivision

Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

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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)

Colleen + Peter Scholtz (owners)

Business Name (if applicable)

Your Mailing Address 525 N. Whitcomb St. Fort Collins, CO 80521

Phone Number 970 420-1027 Colleen Email Address colleenscf@gmail.com / peter@re-define.ci

Site Address or Description (parcel # if no address) 1029 Peter Same, 525 N. Whitcomb St. Fort Collins

Description of Proposal (attach additional sheets if necessary) lot split

Proposed Use to sell as building site Existing Use our yard

Total Building Square Footage for single family residence S.F. Number of Stories Lot Dimensions 80' x 180'

Age of any Existing Structures 11 years

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.

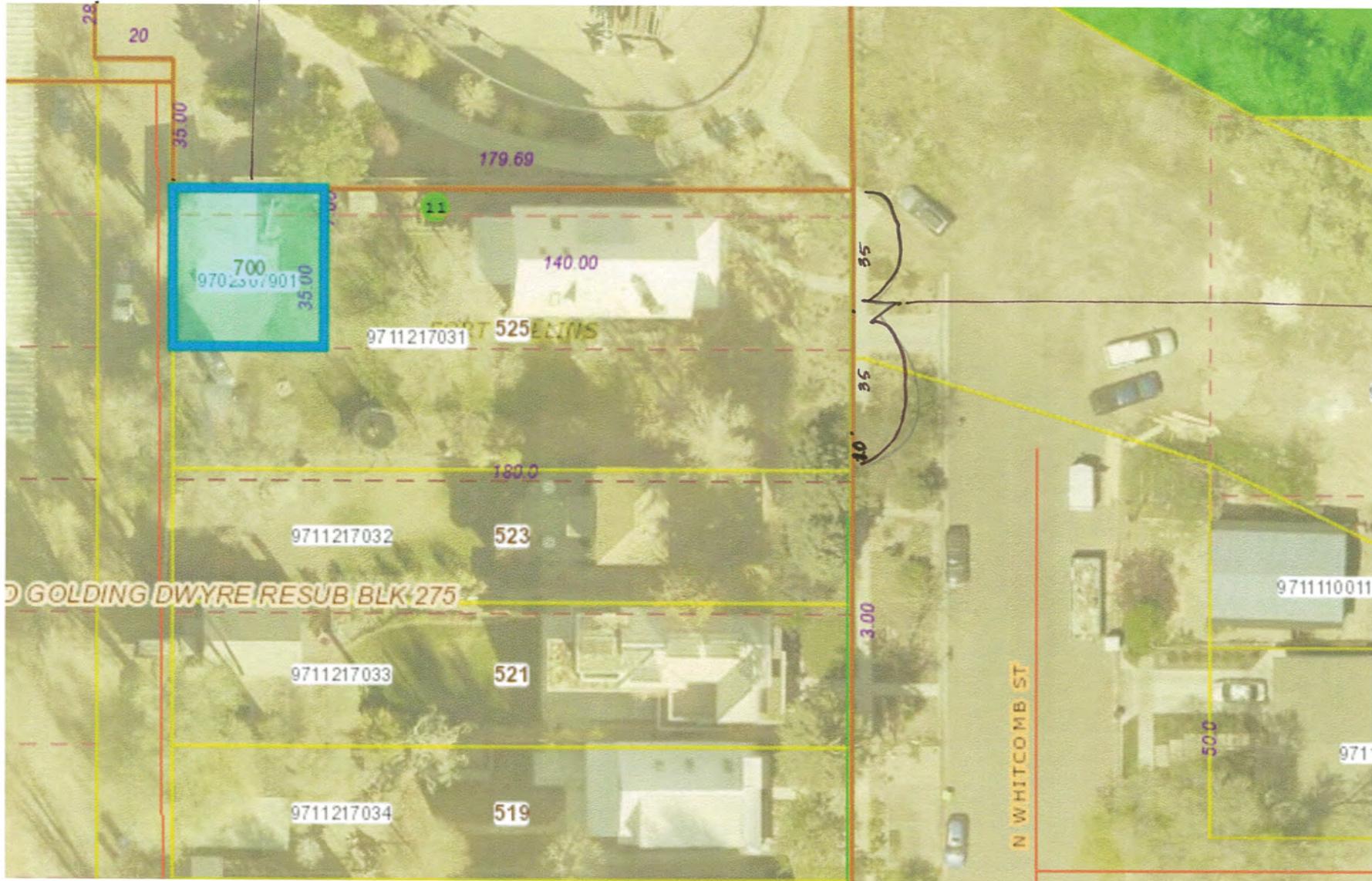
Is your property in a Flood Plain? [ ] Yes [x] No If yes, then at what risk is it?

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

Increase in Impervious Area 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?

(recently purchased from city, new part of our lot)

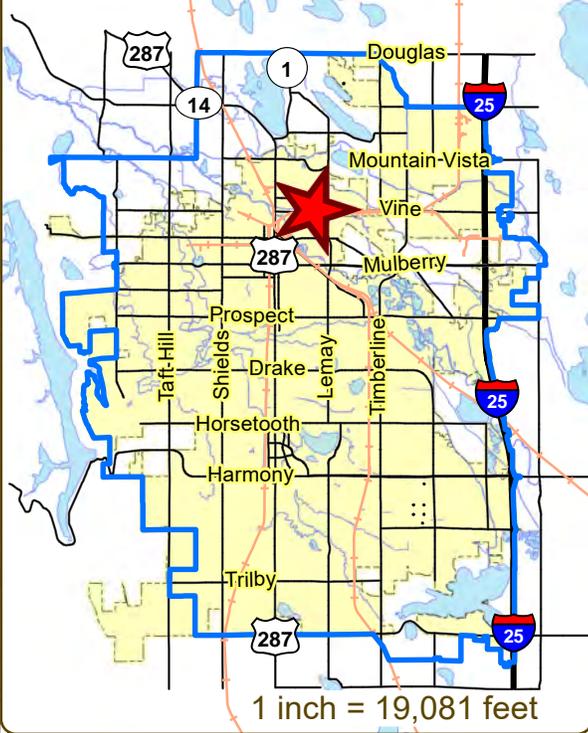


We wish to subdv. 525 N. Whitcomb into 2 lots.

525 N. Whitcomb St.  
Colleen + Peter Scholz

# N Lemay Ave & Main St Single-Family Detached Dwelling

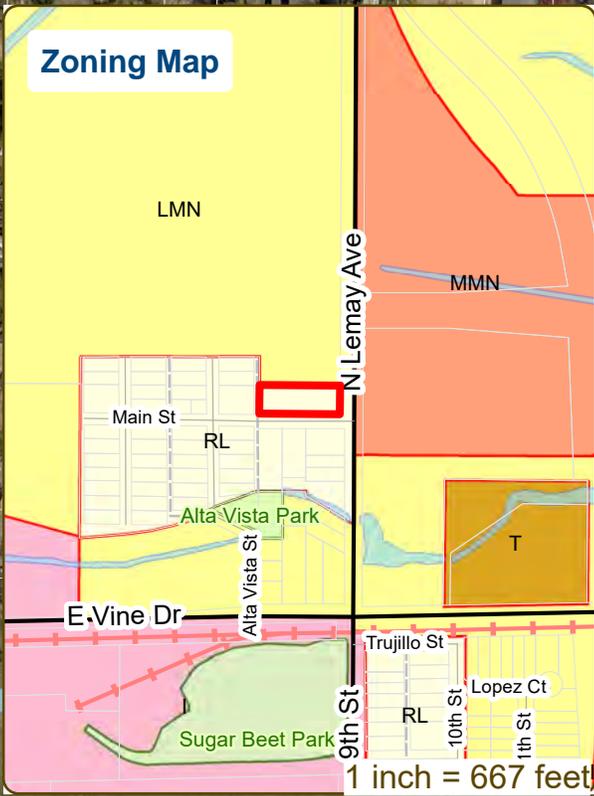
Vicinity Map



Aerial Site Map



Zoning Map



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

Dave Nowak - owner

Business Name (if applicable) \_\_\_\_\_

Your Mailing Address PO Box 273455 Fort Collins CO 80527

Phone Number 831-588-5744 Email Address davenow@me.com

Site Address or Description (parcel # if no address) APN R1648594 (main st & Lemay)

Description of Proposal (attach additional sheets if necessary) 1768 sf single-family home with a 1200sf RV Storage and shop

Proposed Use Single-family home and RV Storage Existing Use none - vacant

Total Building Square Footage 1768 S.F. Number of Stories 1 Lot Dimensions 110x300

Age of any Existing Structures none

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 to be decided 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?

300'

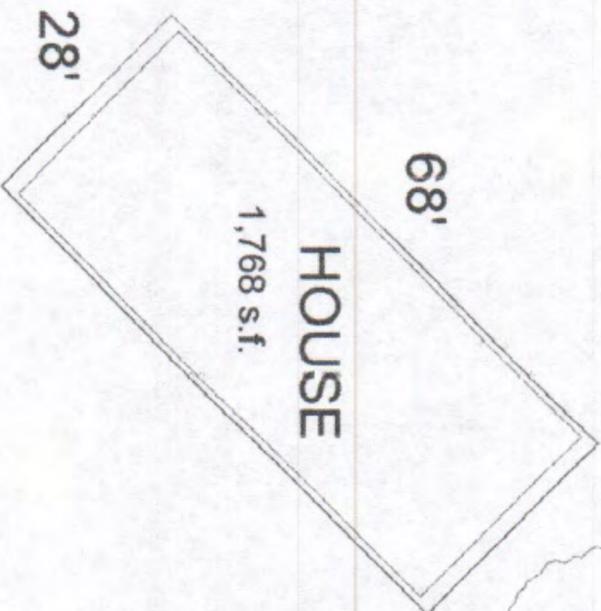
110'

30'



40'

Main Street



68'

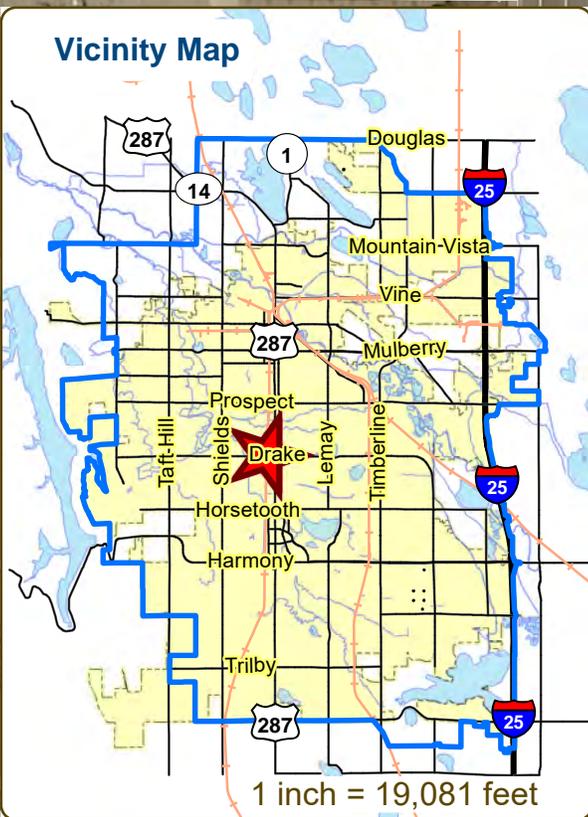
28'



Lemay  
Street

# 2540 S College Ave Child Care Center

Vicinity Map



Aerial Site Map



Zoning Map



S College Ave

Princeton Rd

E Drake Rd

1 inch = 83 feet

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Your Mailing Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_

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Description of Proposal (attach additional sheets if necessary) \_\_\_\_\_

Proposed Use \_\_\_\_\_ Existing Use \_\_\_\_\_

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

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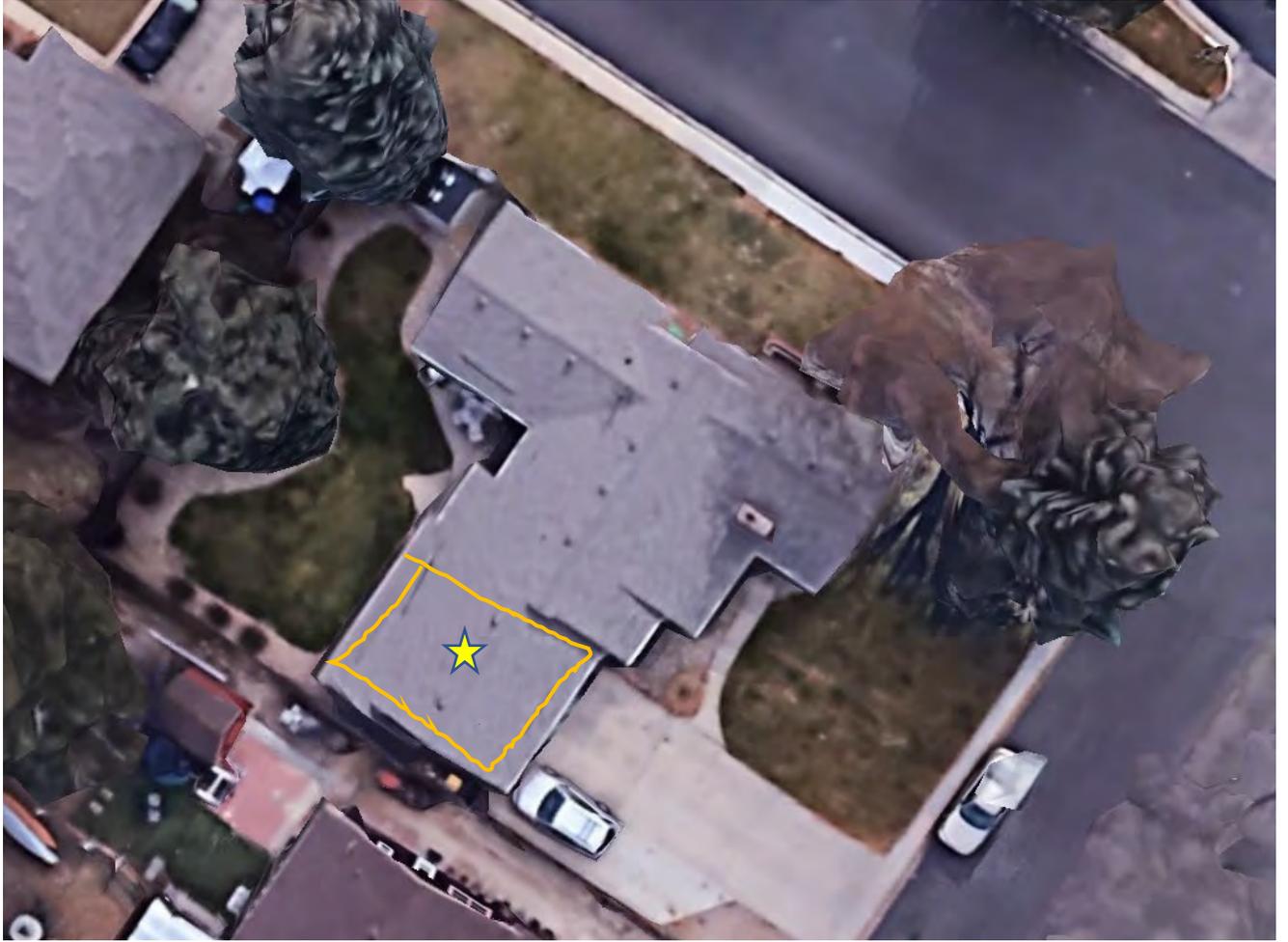
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2540 South College AVE

The preschool will only take place in the grage unit of the house. Which is outlined in yellow.

There will be **no** remodeling, building, or change to the buliding.