

Conceptual Review Agenda

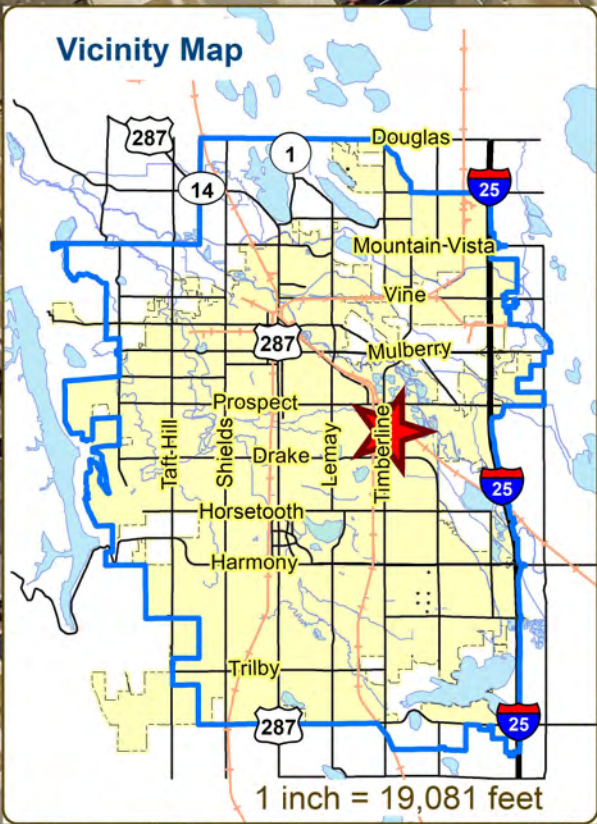
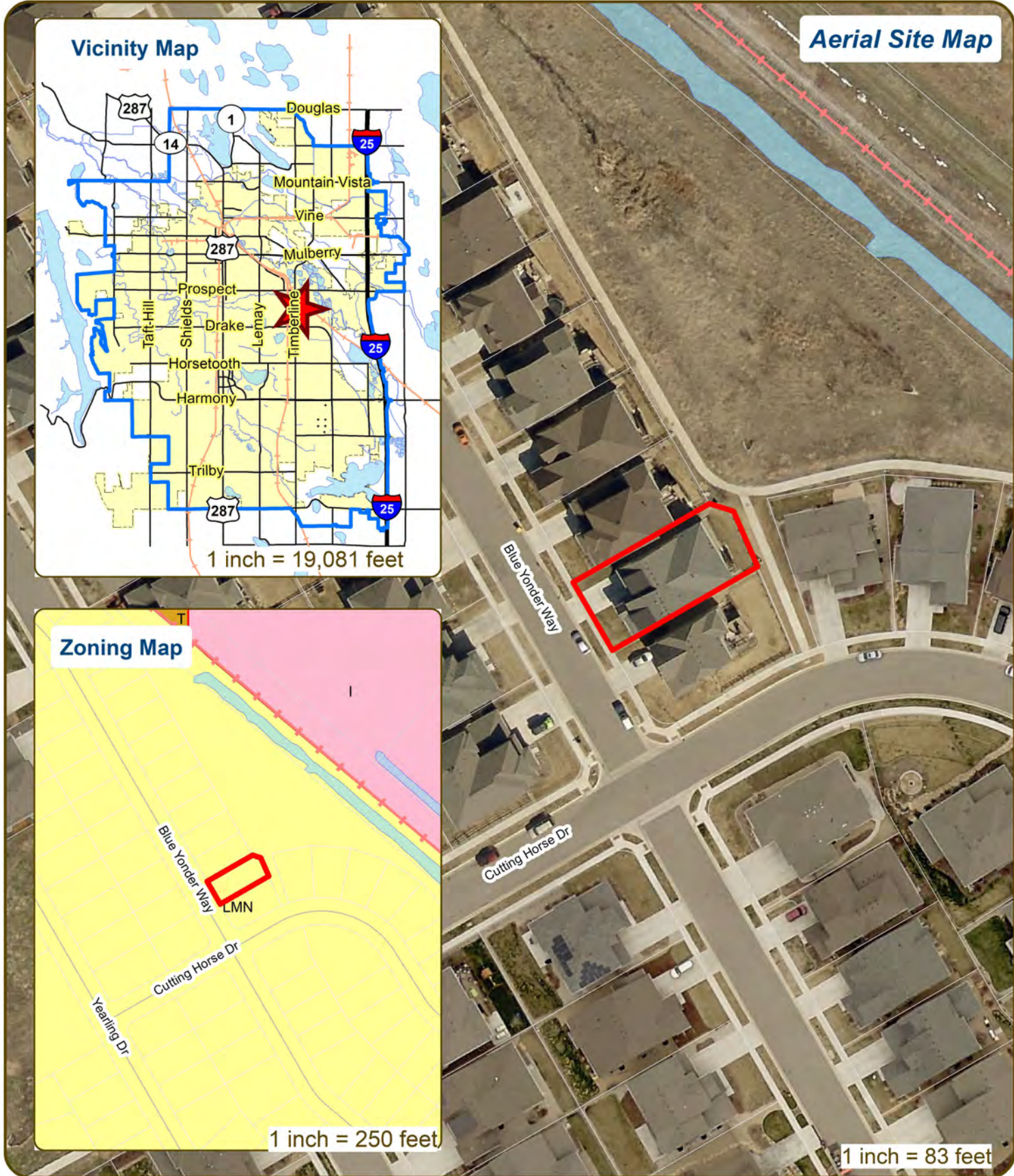
Schedule for 10/08/20

Meetings hosted via Zoom Web Conferencing

Thursday, October 8, 2020

| Time | Project Name | Applicant Info | Project Description | |
|-------|---|---|---|--|
| 9:15 | 2056 Blue Yonder Way Two-Family Attached Dwelling CDR200074 | Rohith Janga 480-262-5471 Rohith.janga41@gmail.com | This is a request to convert an existing single-family detached dwelling into a two-family attached dwelling at 2056 Blue Yonder Way (parcel # 8720224010). Proposed access to the dwelling will be from Blue Yonder Way to the southwest and Cutting Horse Dr to the south. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Administrative (Type 1) Review. | Planner: Will Lindsey Engineer: Dave Betley DRC: Todd Sullivan |
| 10:15 | 320 E Mulberry St Multi-Family Dwelling CDR200075 | Lisa Eaton 970-472-5195 notael02@gmail.com | This is a request to convert an existing single-family detached dwelling into 3 multi-family dwelling units plus an existing carriage house as a 4th unit at 320 E Mulberry St (parcel # 9712332011). Access is taken from E Mulberry St directly to the south. The property is within the Neighborhood Conservation Buffer (NCB) zone district and is subject to Basic Development Review (BDR). | Planner: Kai Kleer Engineer: Spencer Smith DRC: Brandy Bethurem Harras |
| 11:15 | 1235 N College Ave Commercial Addition CDR200076 | Roger Hamacher 303-801-8440 rogerh.maverick@gmail.com | This is a request to construct a 4,750 square foot building addition at 1235 N College Ave (parcel # 9702109001). The project is located directly west of N College Avenue and 200 feet north of Hickory St. Access is taken from N College Ave to the east and Hickory St to the south. The property is within the Service Commercial (CS) zone district and is subject to a Major Amendment (MJA) process with an Administrative (Type 1) Review. | Planner: Clark Mapes Engineer: Morgan Stroud DRC: Tenae Beane |

2056 Blue Yonder Way Two-Family Attached Dwelling



Aerial Site Map

1 inch = 83 feet

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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) ROHITH JANGA, CONSULTANT

Business Name (if applicable)

Your Mailing Address

Phone Number 4802625471 Email Address ROHITH.JANGA41@GMAIL.COM

Site Address or Description (parcel # if no address) 2056 BLUE YONDER WAY, FORT COLLINS, CO 80525

Description of Proposal (attach additional sheets if necessary) BUILD A WALKOUT BASEMENT WITH KITCHEN, 2 BEDROOM/2 BATHROOM TO MAKE IT A SEPERATE DWELLING UNIT AND USE AS A LONGTERM RENTAL.

Proposed Use LONGTERM RENTAL Existing Use NOT USED

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

Age of any Existing Structures 3 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? No If yes, then at what risk is it?

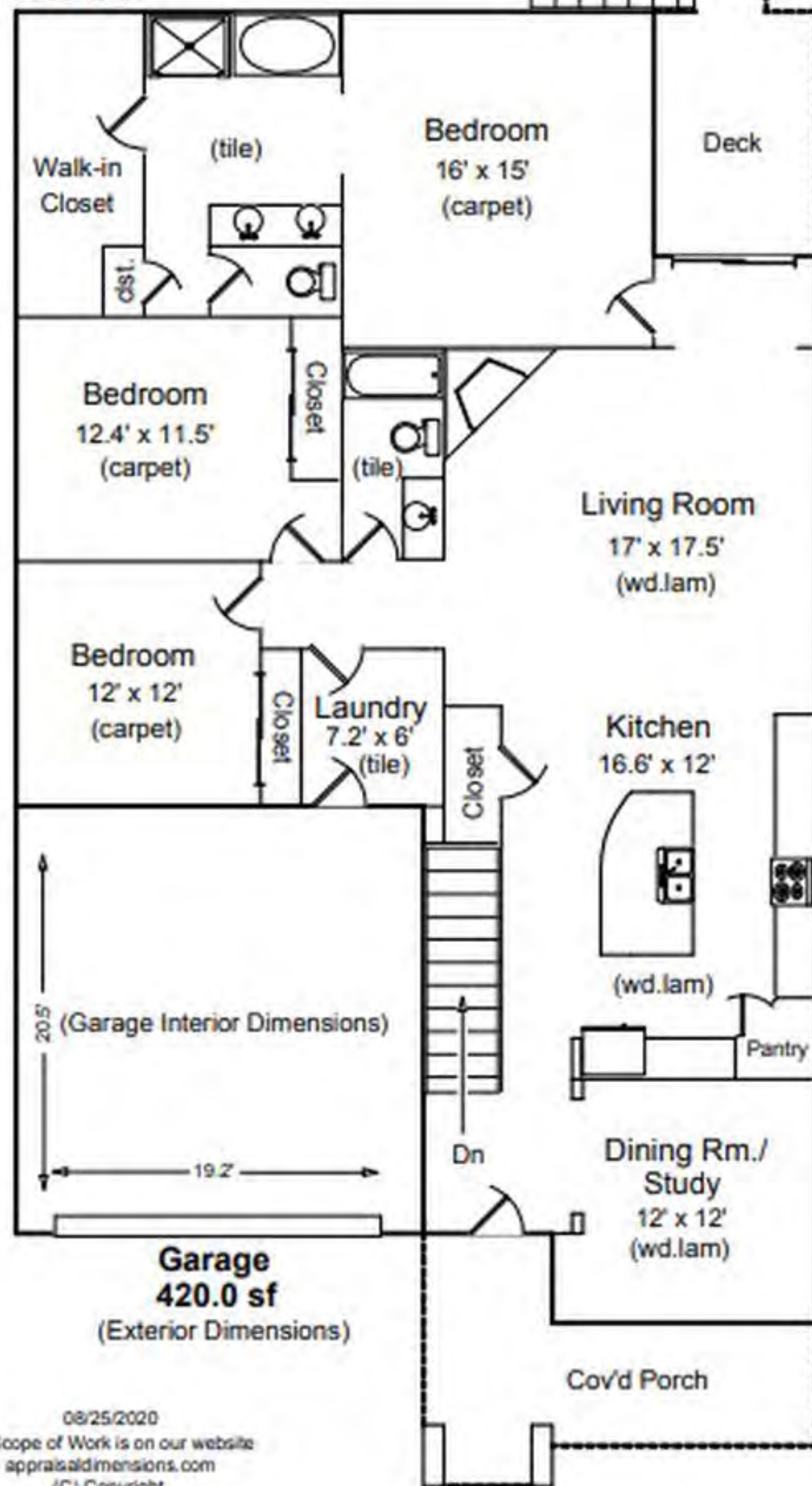
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

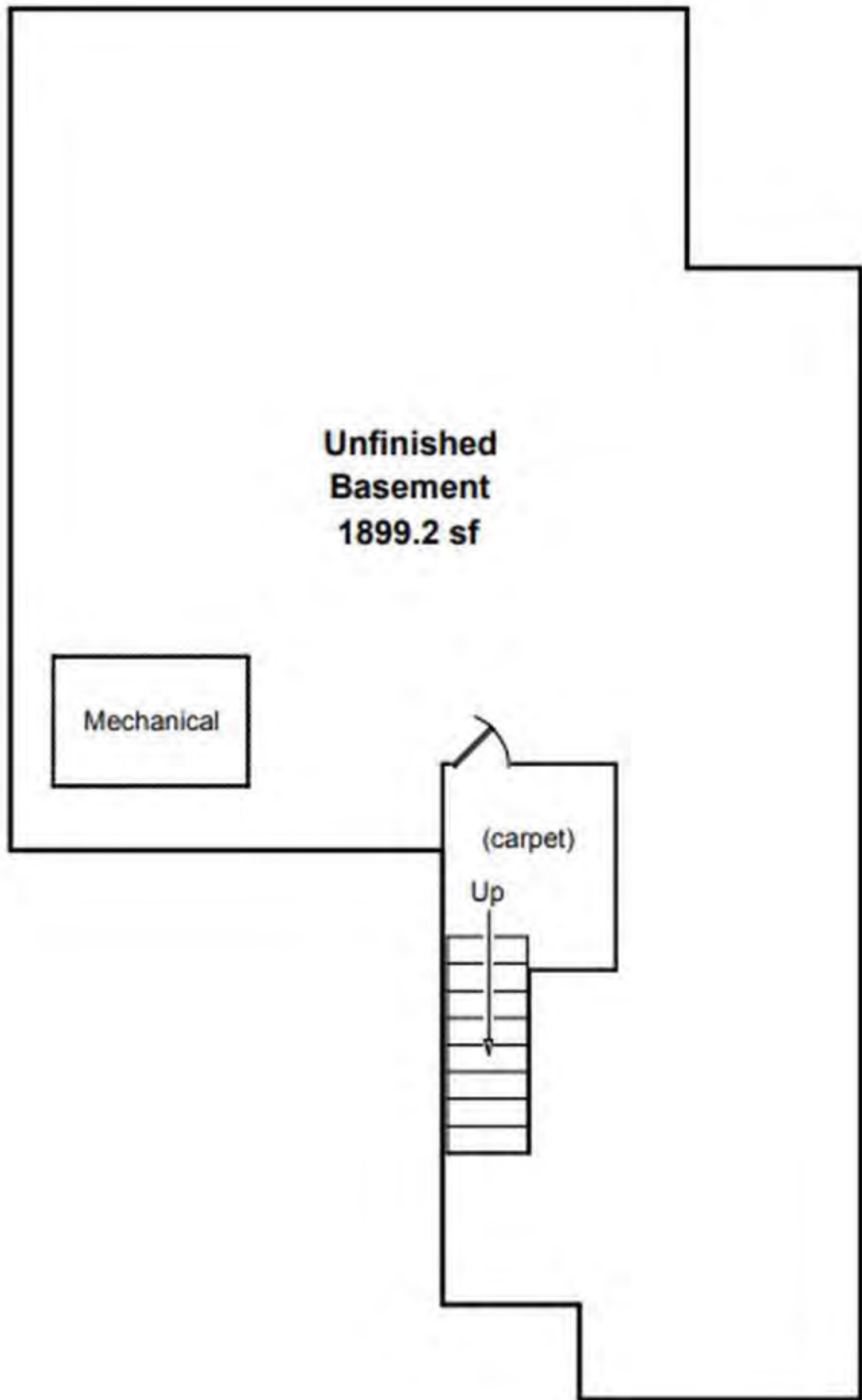
Increase in Impervious Area S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?

First Floor
1899.2 sf













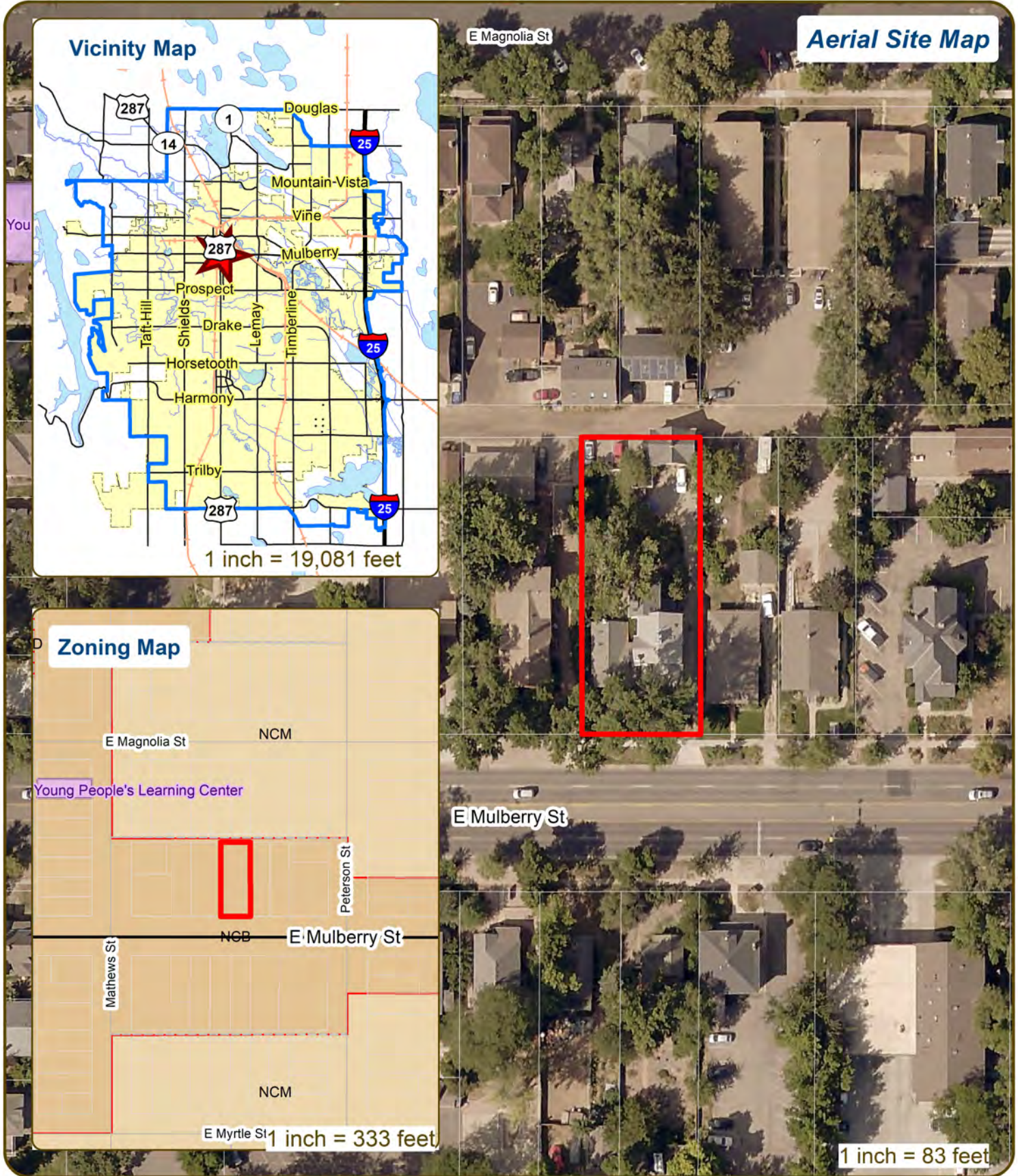








320 E Mulberry St Multi-Family Dwelling



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

Owners, Lawrence and Lisa Eaton

Business Name (if applicable) _____

Your Mailing Address 320 E. Mulberry Street Fort Collins CO 80524

Phone Number 970-472-5195 Email Address notadel2@gmail.com

Site Address or Description (parcel # if no address) 9712332011

320 E Mulberry Street Fort Collins CO 80524

Description of Proposal (attach additional sheets if necessary) Divide single family house into 3

attached units plus existing carriage house #322 as a 4th unit consistent with guidelines for the 4 units to be individual condos for sale- owners to retain 1+.

CB

Proposed Use 4 condos total Existing Use 1 SFH + 1 ADU

Total Building Square Footage 3,291 + 300 S.F. Number of Stories 2 Lot Dimensions 14,250

Age of any Existing Structures 1895 + 2000 (Main floor addition to west)

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? _____

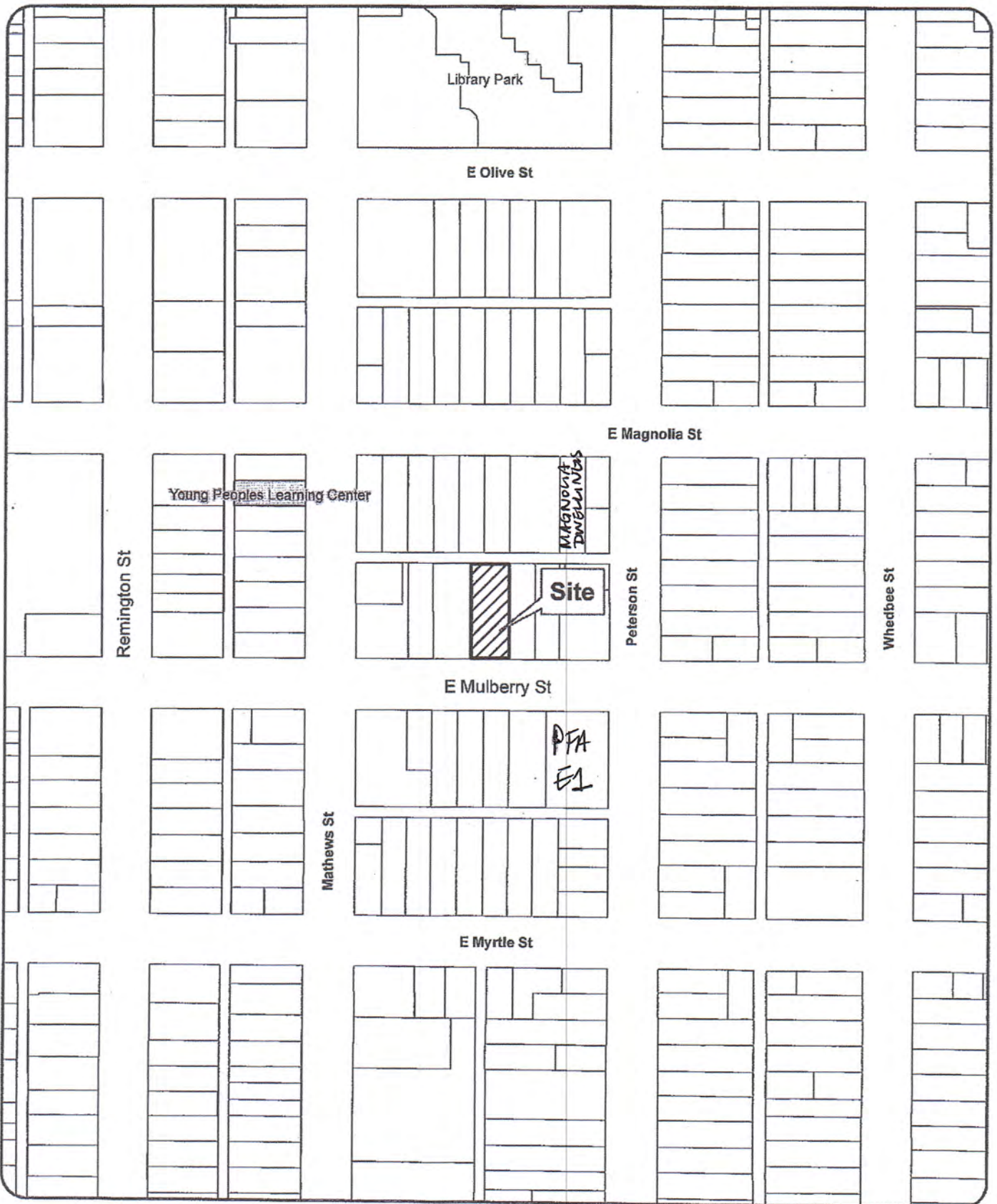
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area 0 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

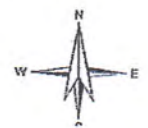
Project Proposed:

320 E Mulberry is a Single Family Home with a Carriage House ADU (permitted with a CO in 2014) in NCB zoning. This has been the primary residence of the owners for 8 years. The proposed project is to divide the main house into 3 units with the carriage house ADU as a 4th unit and meet requirements for all 4 units to become individual condos with an HOA. Owners would retain one unit to live in as their primary residence and sell the other units. The main floor unit and upstairs unit would be 1 bedroom units. The carriage house ADU and the existing addition to the west would be studio units. The lot is oversized at 14,250 and has 7 existing parking spots, which will accommodate one ADA spot. The work is internal on the main building and little to no changes will be made to the landscaping or exterior of the buildings except to add a front door, glass in the front porches, and create trash and bicycle enclosures. Owners will hire a General Contractor, Architect, and Lawyer.



1 inch = 250 feet

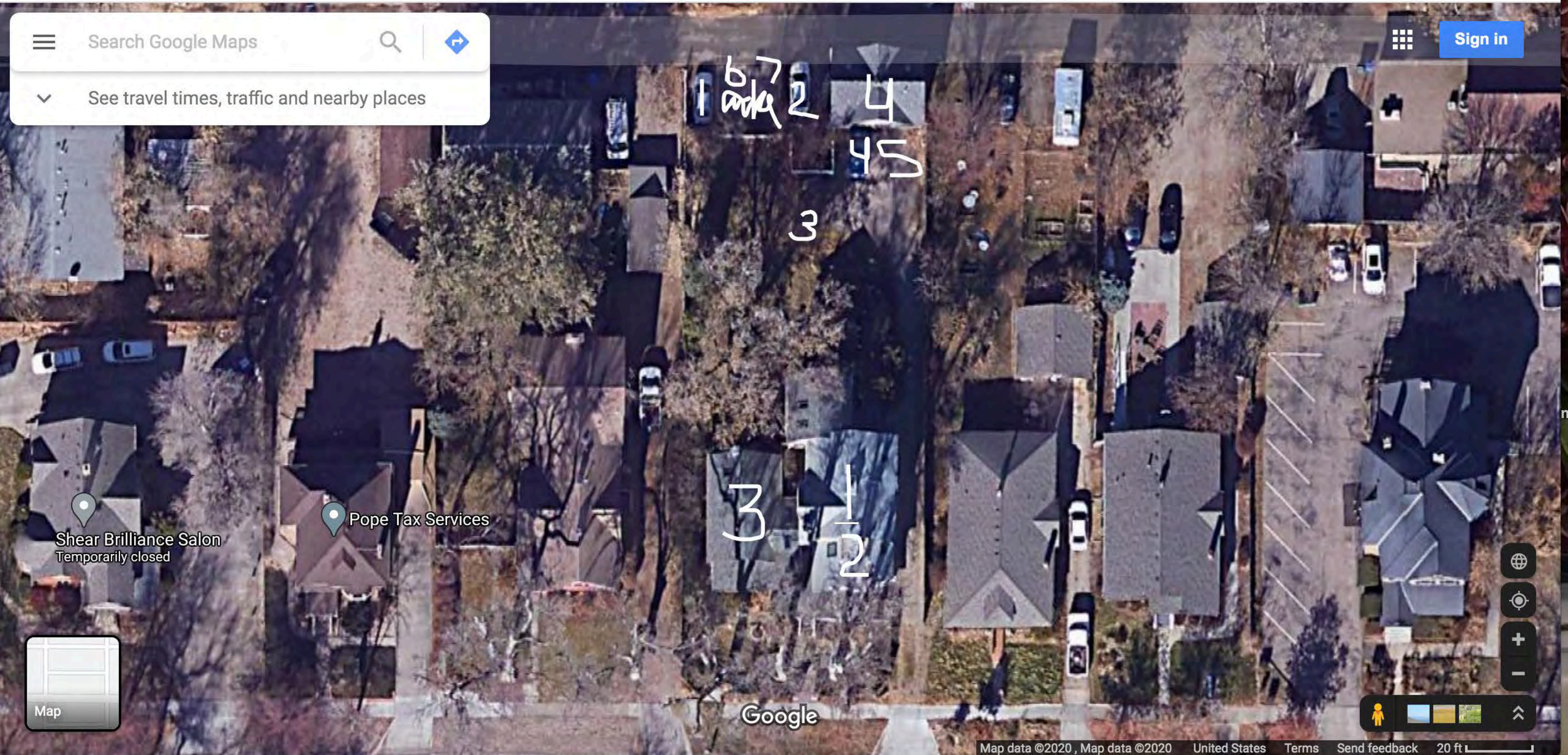
320 East Mulberry Vicinity Map



Search Google Maps

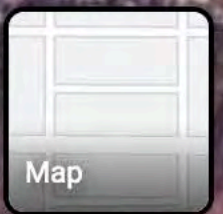
See travel times, traffic and nearby places

Sign in

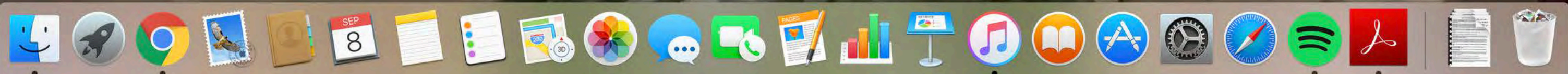


Shear Brilliance Salon
Temporarily closed

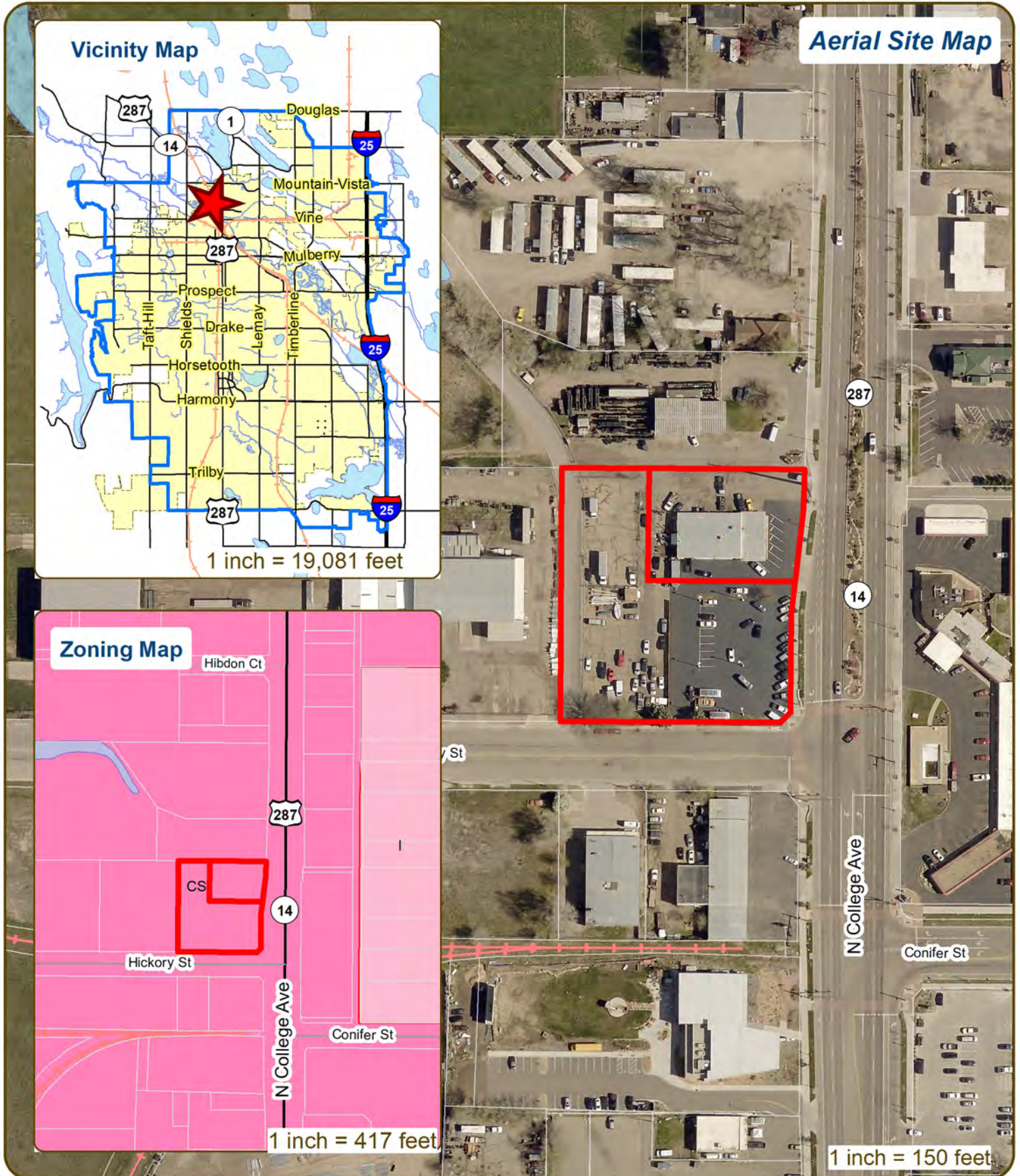
Pope Tax Services



Google



1235 N College Ave Commercial Addition



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

Roger Hanacher (Owners Rep / Gr. C.)

Business Name (if applicable) Auto Trends (owner/Job site) Maverick Steel Inc. (Gr. C.)

Your Mailing Address 6490S East County Road 42 Byers, Co 80103

Phone Number 303-801-8440 Email Address rogerh.maverick@gmail.com

Site Address or Description (parcel # if no address) 1235 N College Ave Fort Collins, Co 80524

Description of Proposal (attach additional sheets if necessary) _____

addition of 4,750 sq. ft. P.E.M.B. Building

Proposed Use Shop Use Existing Use _____

Total Building Square Footage 4750 S.F. Number of Stories 1 Lot Dimensions N/A

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 No If yes, then at what risk is it? N/A

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Increase in Impervious Area 4,750 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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Legend

-  Parcels
-  Growth Management Area
-  Parks
-  Schools
-  Natural Areas
-  City Limits

1: 857



143.0 0 71.50 143.0 Feet

WGS_1984_Web_Mercator_Auxiliary_Sphere
City of Fort Collins - GIS


This map is a user generated static output from the City of Fort Collins FCMaps Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.

Notes

RJS Holdings LLC
Account #: R0010561



- Legend**
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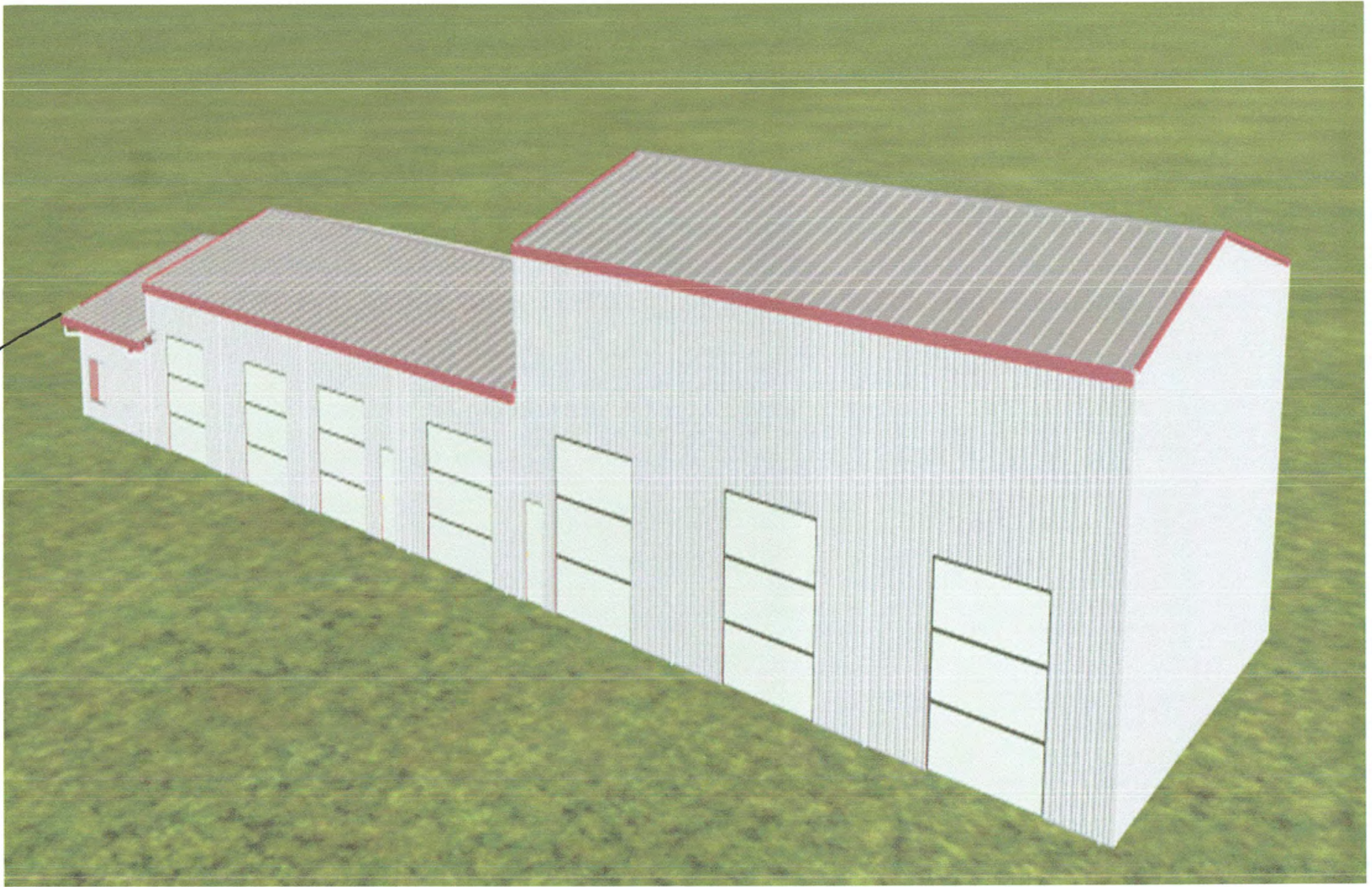
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R&S Holdings LLC.
Account #: R0010561

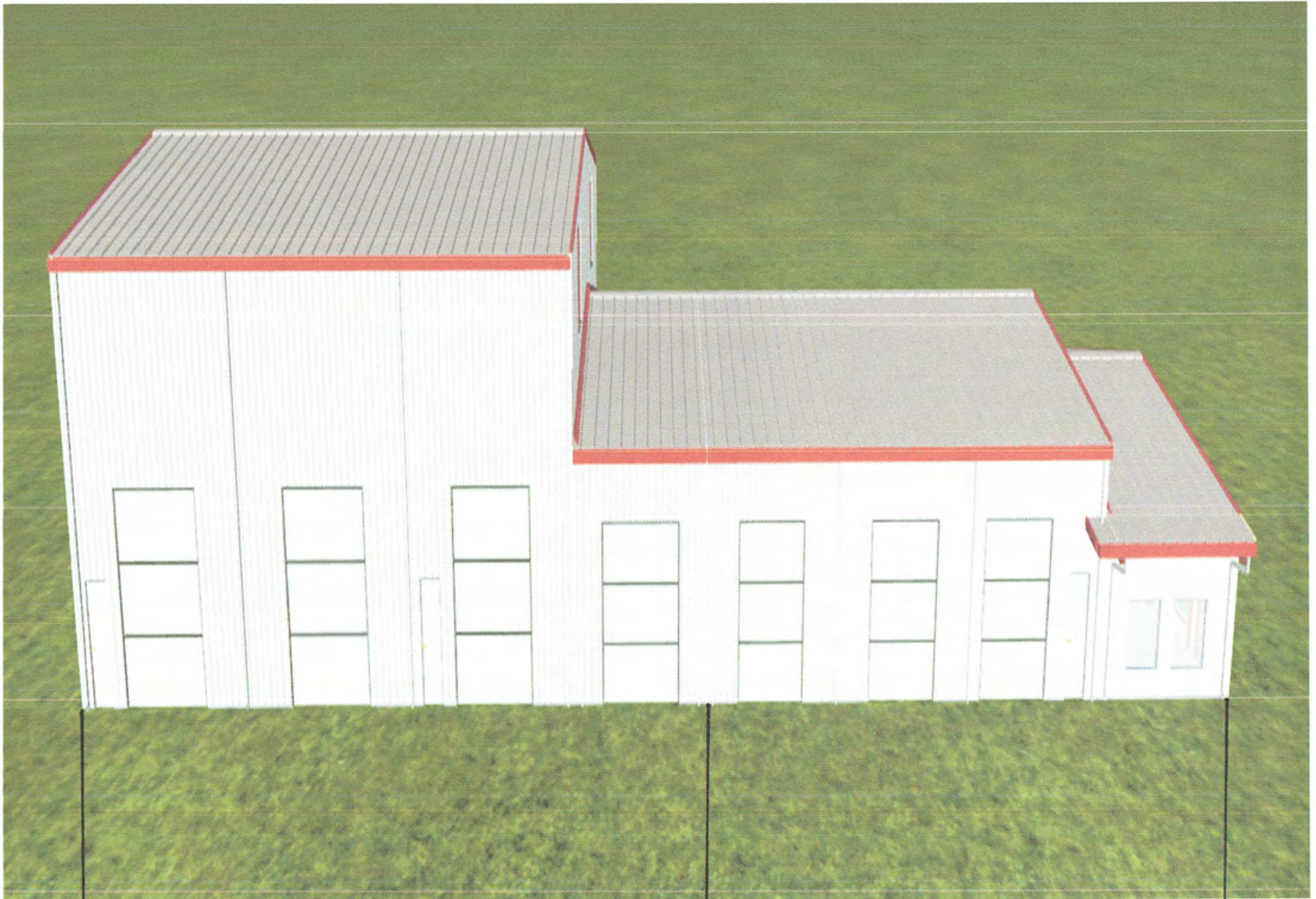




← Addition →
← Existing →

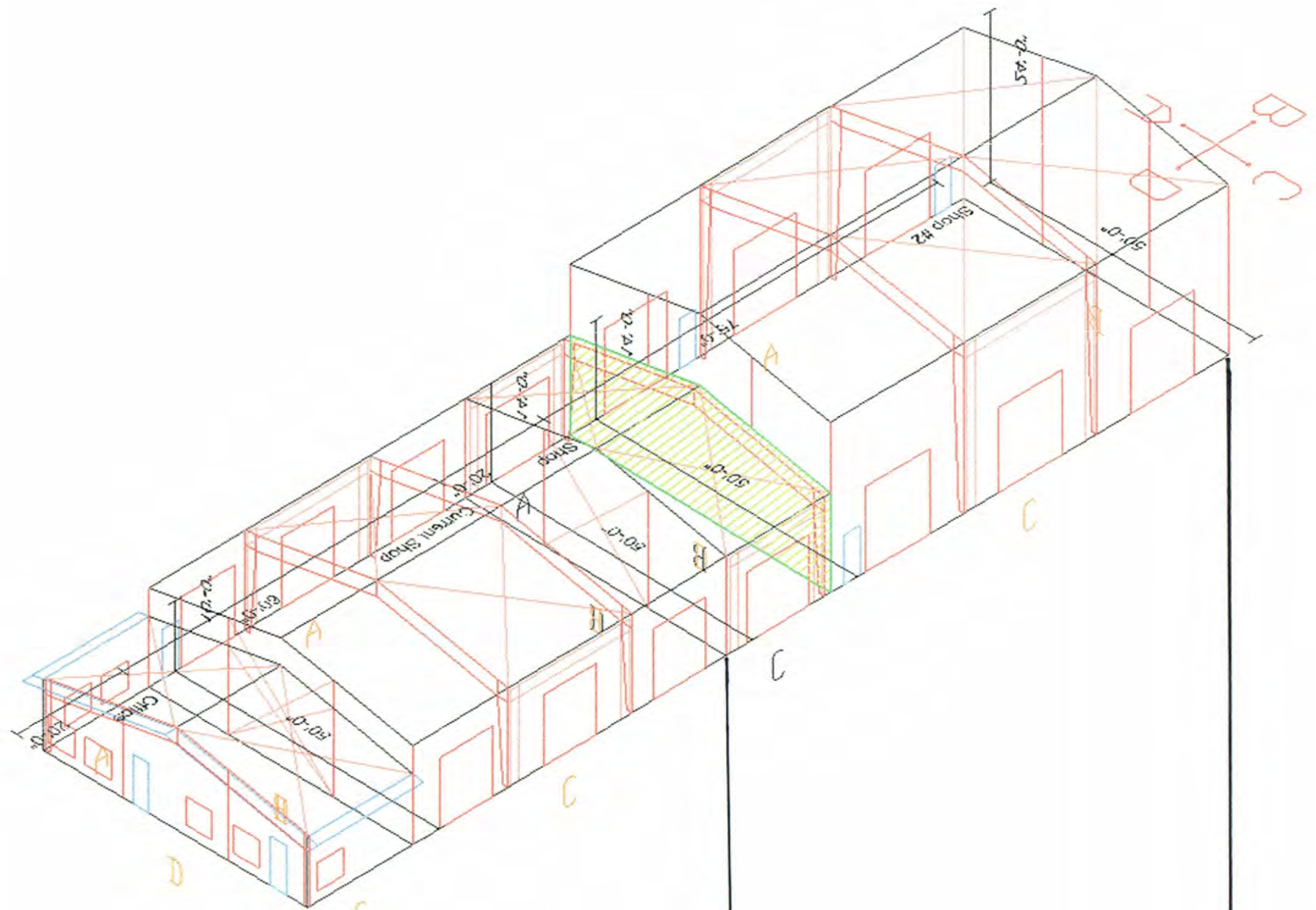






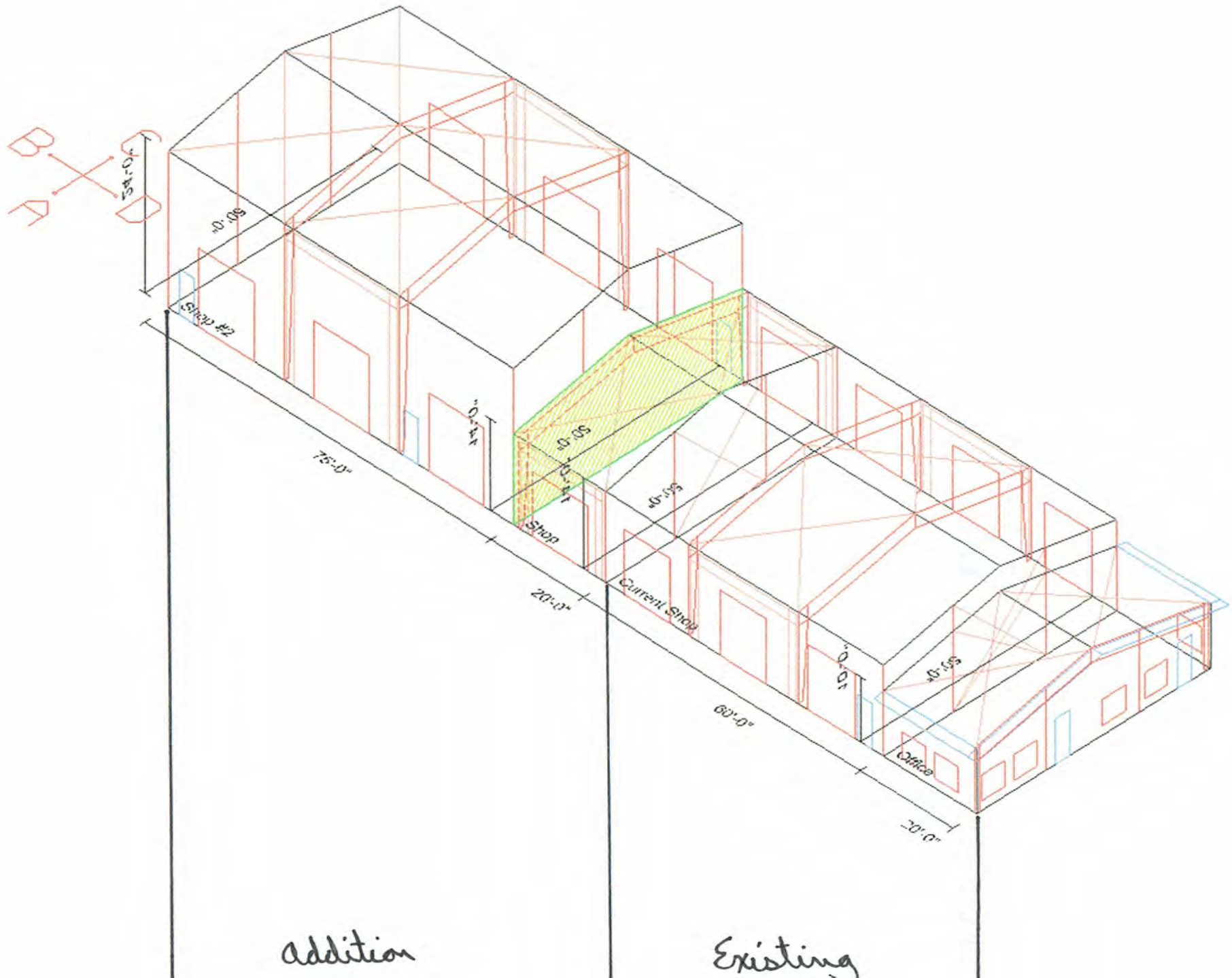
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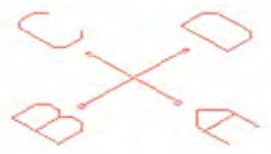
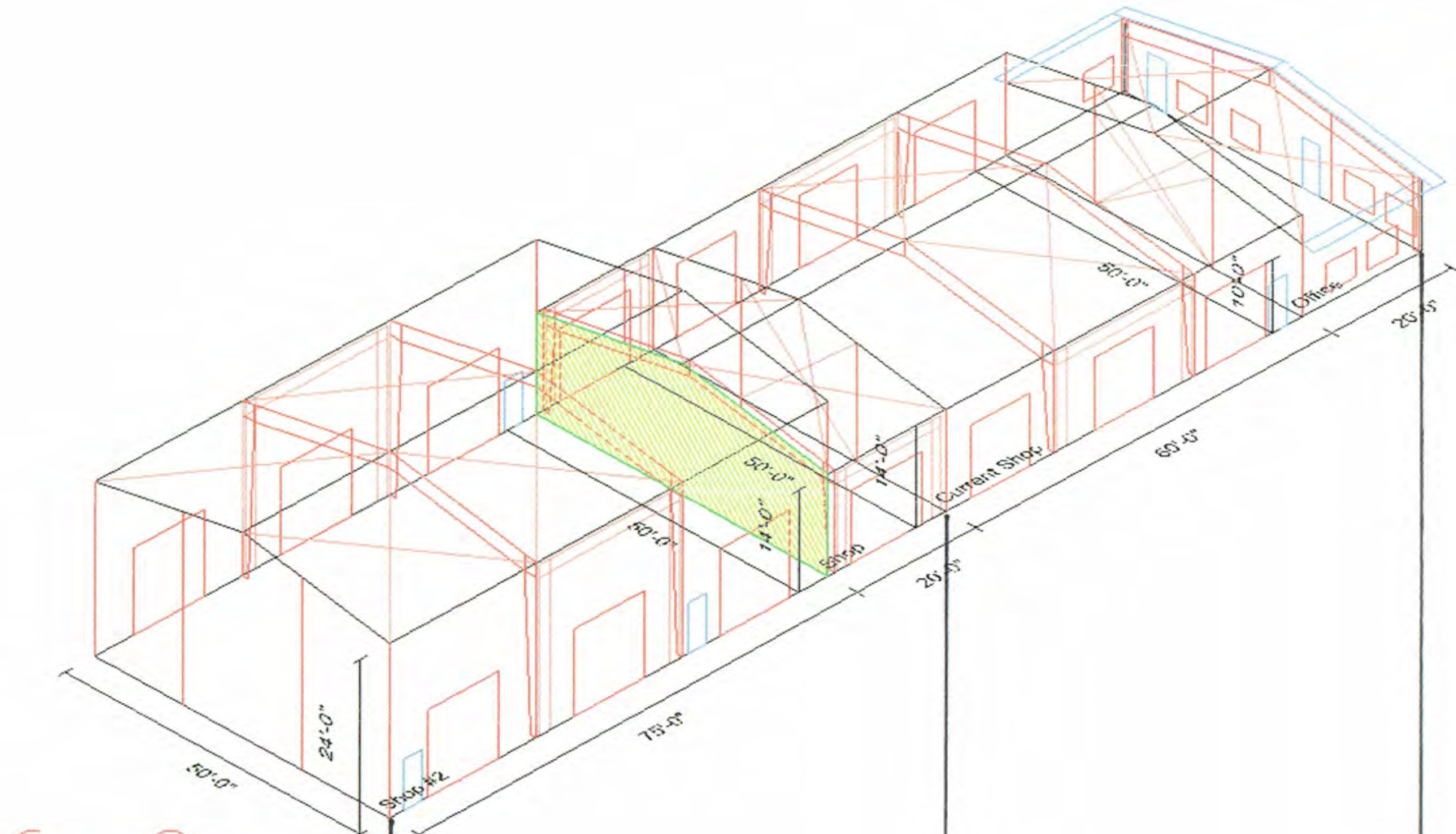
← Existing →



Existing

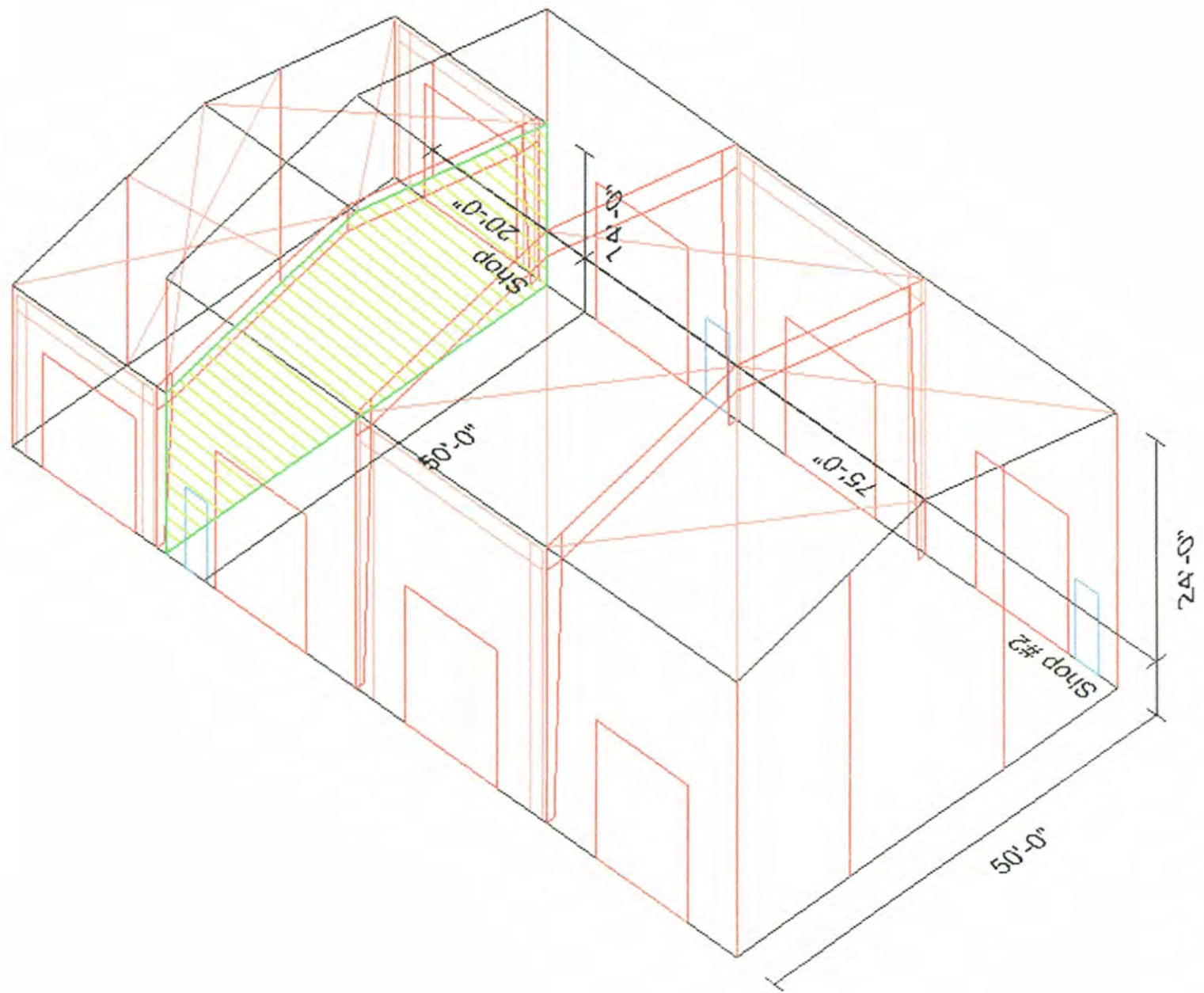
Addition



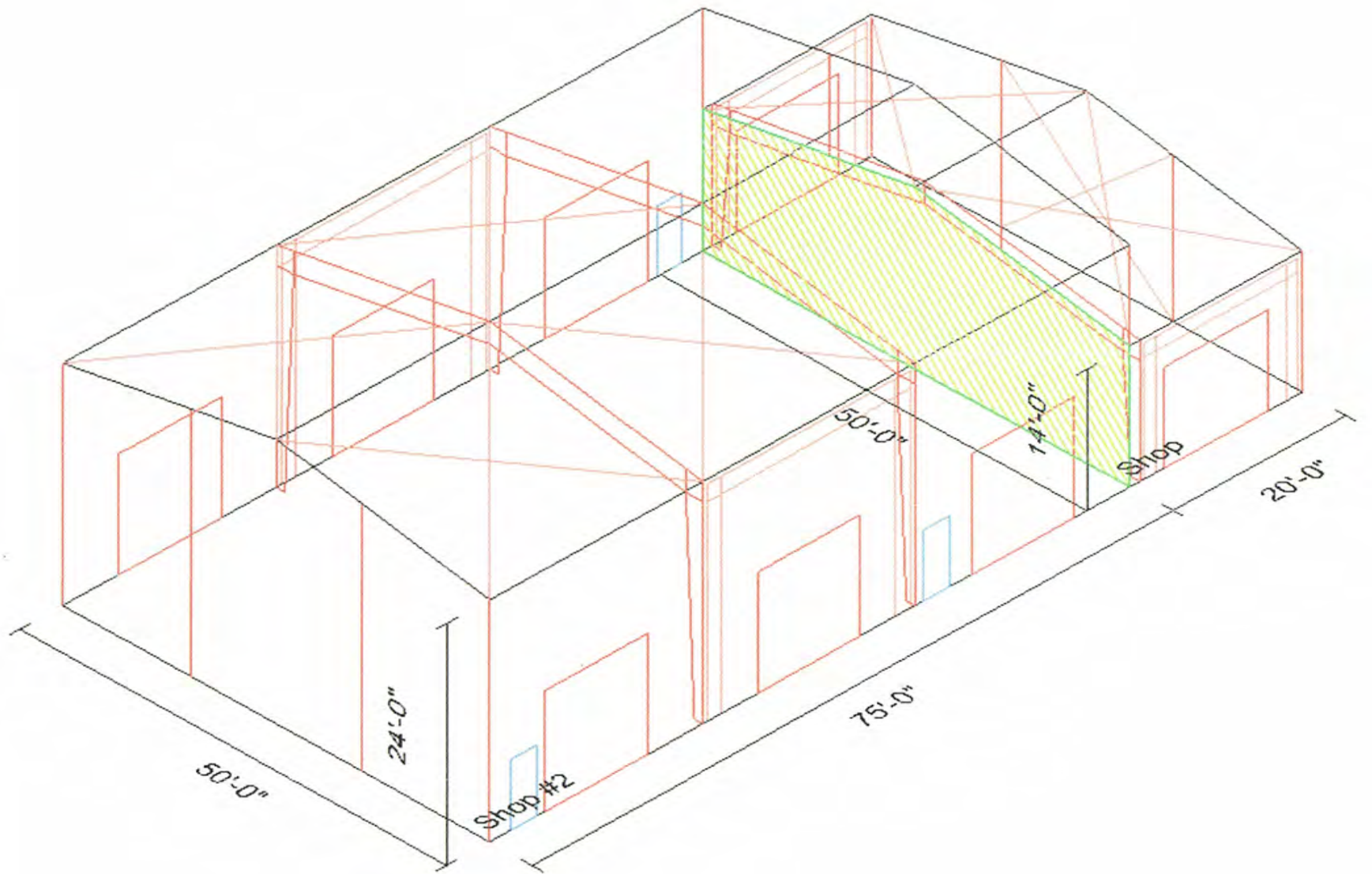


addition

Existing



Addition



addition