

Conceptual Review Agenda

Schedule for 11/05/20

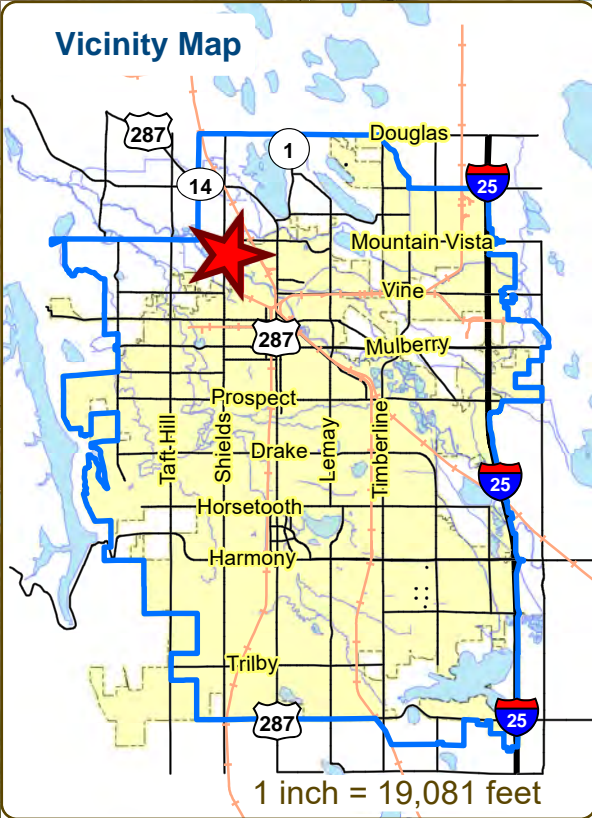
Meetings hosted via Zoom Web Conferencing

Thursday, November 5, 2020

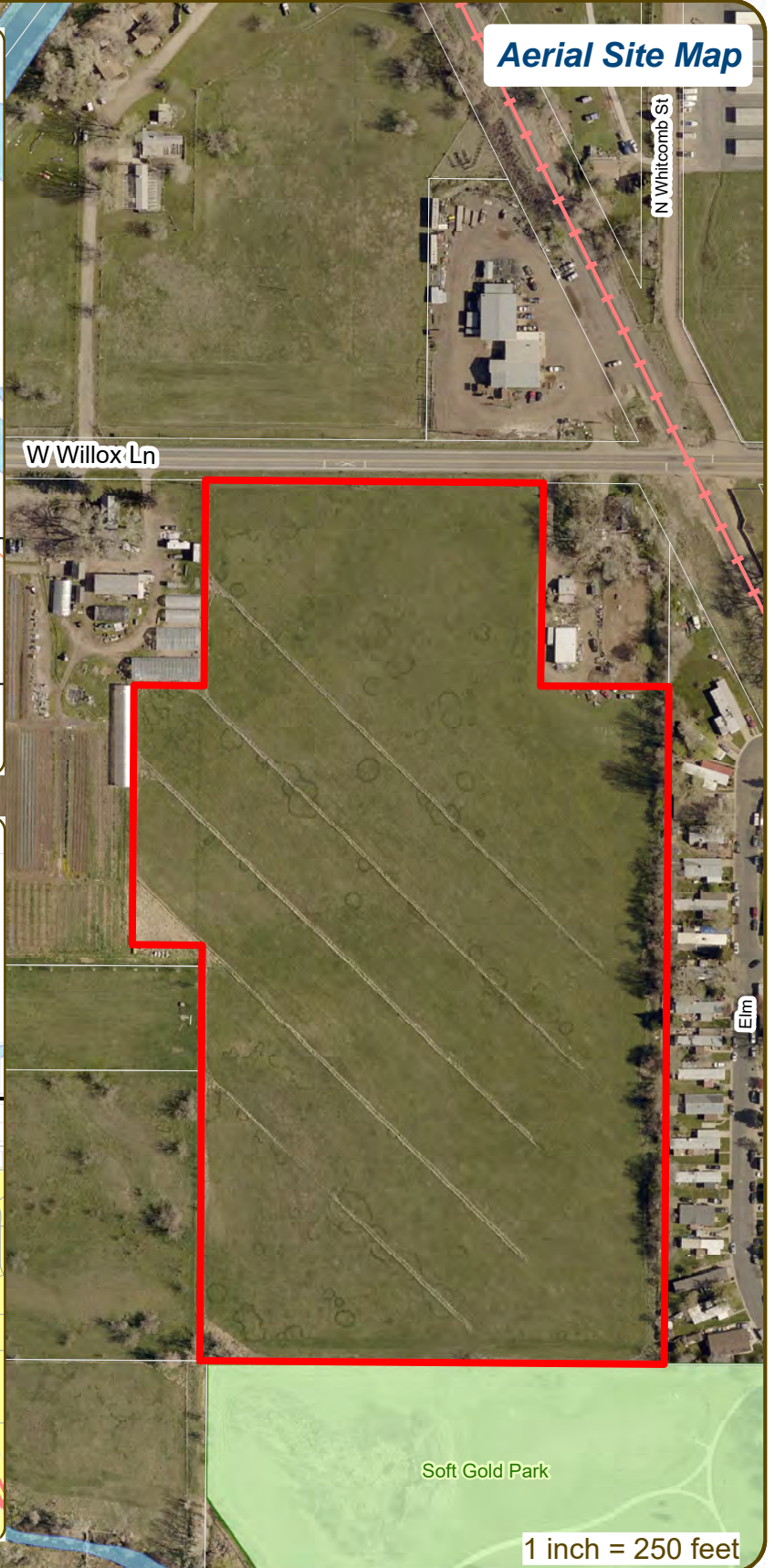
Time	Project Name	Applicant Info	Project Description	
9:15	W Willox Ln Rezone CDR200080	Mike McBride 970-402-0438 mike@mcbridela.com	This is a request to rezone the site at 671 W. Willox Lane (parcel # 9702200003) from the Urban Estate (UE) zone district to the Low Density Mixed-Use (LMN) zone district. This would be followed by a PDP process to establish a subdivision of 71 single-family detached lots. Access is taken from W. Willox Lane to the north and a future access point is planned to connect to the property to the west. The rezoning is subject to City Council (Type 2) Review.	Planner: Clark Mapes Engineer: Spencer Smith DRC: Todd Sullivan
10:15	Enclave at Rigden Farm Replat CDR200081	Jason McIntosh 805-259-3053 jason@gcg-re.com	This is a request to replat two parcels (parcel # 8729277001; 8729274001) to change the existing multi-family townhomes to single-family attached dwellings. The site is located at the intersection of Custer Dr and Iowa Dr Iowa Dr Snead Drive. Access is taken from Iowa Drive to the west, Kansas Dr to the east and Custer Dr to the north/south. The properties are within the Medium Density Mixed-Use Neighborhood (MMN) zone district and the process would be subject to Administrative (Type 1) Review.	Planner: Jason Holland Engineer: Marc Virata DRC: Tenae Beane
11:15	1623 S Lemay Ave Two-Family Dwelling CDR200082	Luke Megna 518-598-8719 luke.megna@gmail.com	This is a request to convert an existing single-family detached dwelling into a two-family attached dwelling at 1623 S Lemay Ave (parcel # 9724106033). Access to the dwelling will be from S Lemay Ave to the east. The property is within the Neighborhood Commercial District (NC) zone district and is subject to Administrative (Type 1) Review.	Planner: Pete Wray Engineer: Morgan Stroud DRC: Brandy Bethurem Harras

W Willox Ln Rezone

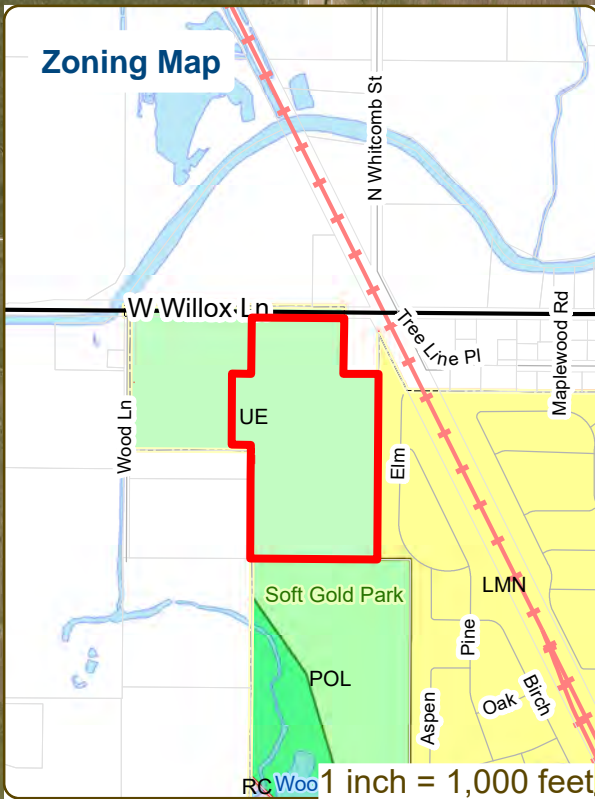
Vicinity Map



Aerial Site Map



Zoning Map



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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) Owner - Arbor Capital (contacts: Jim Righelmer, Lee Lowry, Ken Mitchell)

MMLA - Mike McBride, JVA - Erik Nakos

Business Name (if applicable) Arbor Capital

Your Mailing Address 444 Mountain Avenue

Phone Number 970-402-0438 Email Address Mike@McBrideLA.com

Site Address or Description (parcel # if no address)

9702200003

Description of Proposal (attach additional sheets if necessary)

Residential development - Rezone to LMN

Proposed Use Residential Development Existing Use Vacant

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

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?

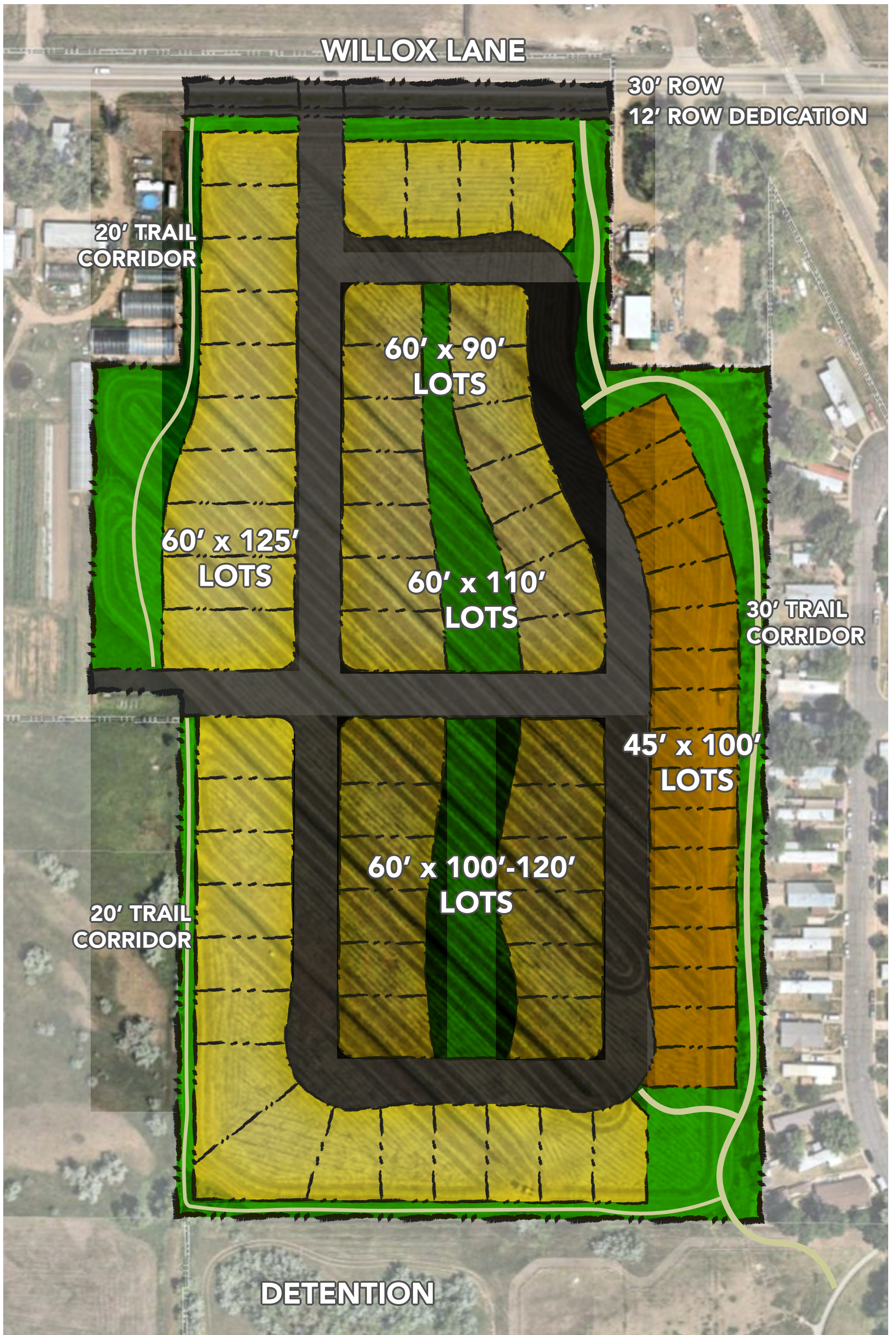
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area TBD 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:

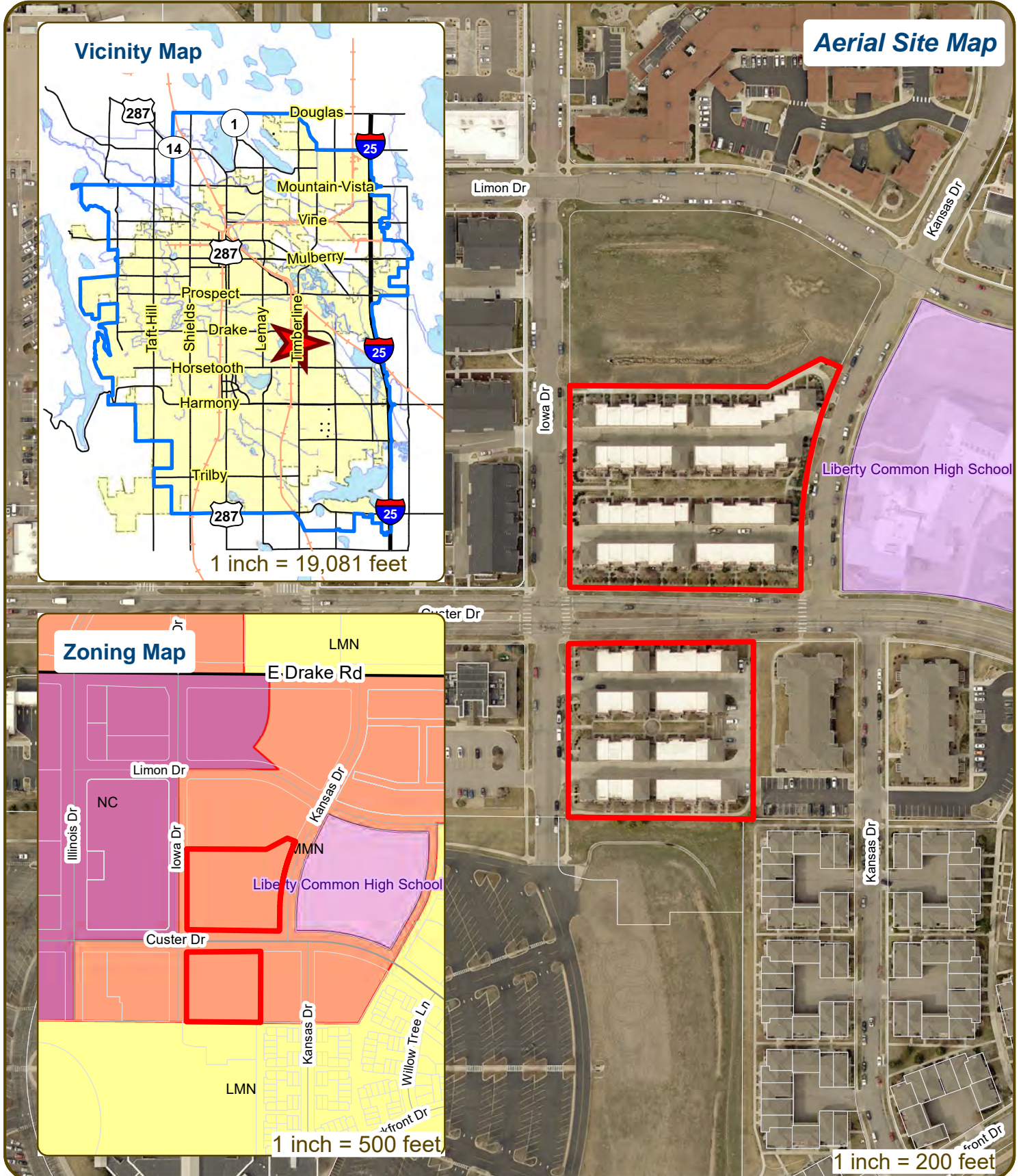
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility 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?



WILLOX FARM

71 UNITS

Enclave at Rigden Farm Replat



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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) _____

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)

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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?

ZONING INFORMATION

PARCEL I
 ZONING: MMN (MEDIUM DENSITY MIXED USE NEIGHBORHOOD)
 SETBACKS:
 FRONT: NONE STATED
 SIDE: NONE STATED
 REAR: NONE STATED
 MAXIMUM STORIES: THREE
 DENSITY: 24.3 UNITS PER ACRE
 PARKING REQUIRED:
 IN ACCORDANCE WITH THE CITY OF FORT COLLINS COMMUNITY DEVELOPMENT & NEIGHBORHOOD SERVICES DEPARTMENT THE PROPERTY WAS REQUIRED TO PROVIDE 118 PARKING SPACES.
 TOTAL PARKING PROVIDED: 126 SPACES

THE SOURCE OF THIS INFORMATION IS:
 PARTNER ENGINEERING AND SCIENCE, INC., ZONING REPORT,
 PROJECT NO.: 16-174378.1, DATE: JANUARY 30, 2017.

PARCEL II
 ZONING: MMN (MEDIUM DENSITY MIXED USE NEIGHBORHOOD)
 SETBACKS:
 FRONT: NONE STATED
 SIDE: NONE STATED
 REAR: NONE STATED
 MAXIMUM STORIES: THREE
 DENSITY: 24.3 UNITS PER ACRE
 PARKING REQUIRED:
 IN ACCORDANCE WITH THE CITY OF FORT COLLINS COMMUNITY DEVELOPMENT & NEIGHBORHOOD SERVICES DEPARTMENT THE PROPERTY WAS REQUIRED TO PROVIDE 79 PARKING SPACES.
 TOTAL PARKING PROVIDED: 95 SPACES

THE SOURCE OF THIS INFORMATION IS:
 PARTNER ENGINEERING AND SCIENCE, INC., ZONING REPORT,
 PROJECT NO.: 16-174378.2, DATE: JANUARY 30, 2017.

MISCELLANEOUS NOTES

N1 THE BEARINGS ARE BASED ON THE SOUTH LINE OF LOT 1, RIGDEN FARM TWELFTH FILING, BROOKLYN PARK ROW HOUSES, AS SITUATED IN THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED AT RECEPTION NO. 20070055034, RECORDS OF LARIMER COUNTY, SAID LINE BEING MONUMENTED AS SHOWN HEREON AND BEARING N89°10'36"W.

N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL

PARKING				
REGULAR	HANDICAP	GARAGE	PARTIAL	TOTAL
9	1	214		224

N3 SUBJECT PROPERTY CONTAINS 190,438 SQUARE FEET, 4.372 ACRES MORE OR LESS.

N4 ANY BURIED UTILITY OR PIPE LINES ARE AS SHOWN PER SURFACE EVIDENCE. BOUNDARY BOYS, LLC WAS NOT SUPPLIED AS-BUILT DRAWINGS OF THE CONSTRUCTED UTILITY LINES. IF ANY UNDERGROUND UTILITY LOCATIONS ARE NEEDED EXACTLY, THEY WILL HAVE TO BE VERIFIED BY FIELD POT-HOLEING THE EXISTING UTILITIES. BOUNDARY BOYS, LLC AND THE SURVEYOR OF RECORD SHALL NOT BE LIABLE FOR THE LOCATION OF OR THE FAILURE TO NOTE THE LOCATION OF NON-VISIBLE UTILITIES.

N5 THERE IS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N6 THERE WAS NOT ANY CHANGES IN STREET RIGHT-OF-WAY LINES EITHER COMPLETED OR PROPOSED, AND AVAILABLE FROM CONTROLLING JURISDICTION OR EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS.

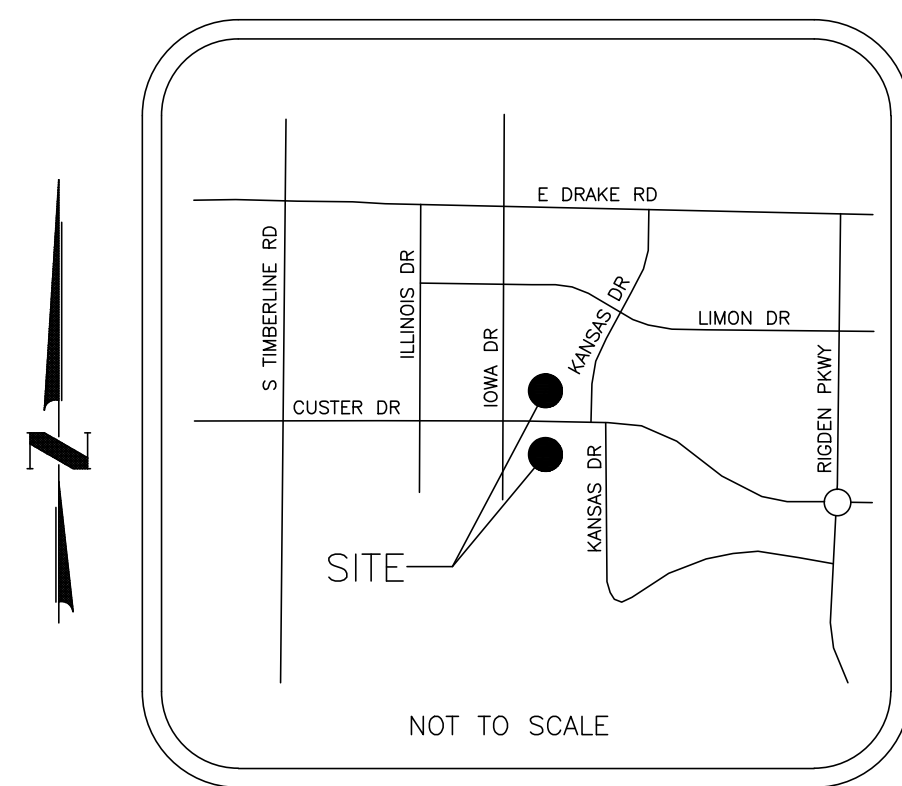
N7 THE SURVEYOR DID NOT OBSERVE ANY AREA DELINEATED AS WETLANDS BY APPROPRIATE AUTHORITIES. SURVEYOR IS NOT AN EXPERT IN DETERMINING THE LOCATION OF WETLAND AREAS.

N8 THERE IS ADEQUATE INGRESS TO AND EGRESS FROM THE SUBJECT PROPERTY PROVIDED BY IOWA DRIVE AND KANSAS DRIVE.

N9 NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATE SHOWN HEREON.

N10 THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY BOUNDARY BOYS, LLC, TO DETERMINE OWNERSHIP OR EASEMENTS OF RECORD, RIGHTS OF WAY OR TITLE OF RECORD. BOUNDARY BOYS, LLC, RELIED UPON TITLE COMMITMENT NO. ABN25144993 OF FIRST AMERICAN TITLE INSURANCE COMPANY BEARING AN EFFECTIVE DATE OF OCTOBER 21, 2016.

N11 THIS ALTA/NSPS LAND TITLE SURVEY, AND THE INFORMATION HEREON, MAY NOT BE USED FOR ANY ADDITIONAL OR EXTENDED PURPOSES BEYOND THAT FOR WHICH IT WAS INTENDED AND MAY NOT BE USED BY ANY PARTIES OTHER THAN THOSE TO WHICH IT IS CERTIFIED.



VICINITY MAP

SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

- EXISTING LEASES AND TENANCIES, IF ANY.
- RIGHT OF PROPRIETOR OF A VEIN OR LODE TO EXTRACT AND REMOVE HIS ORE THEREFROM SHOULD THE SAME BE FOUND TO PENETRATE OR INTERSECT THE PREMISES AS RESERVED IN UNITED STATES PATENT RECORDED FEBRUARY 03, 1890, IN BOOK 32 AT PAGE 511. (BLANKET IN NATURE, AFFECTS SUBJECT PROPERTY)
- TERMS, CONDITIONS AND PROVISIONS OF ORDINANCE #165, 1997, ANNEXING PROPERTY KNOWN AS THE TIMBERLINE ENCLAVE ANNEXATION RECORDED NOVEMBER 21, 1997 AT RECEPTION NO. 97077599. (BLANKET IN NATURE, AFFECTS SUBJECT PROPERTY)
- RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED APRIL 17, 2000, UNDER RECEPTION NO. 2000024692, AMENDMENT OF SAID COVENANTS, CONDITIONS AND RESTRICTIONS BY AN INSTRUMENT RECORDED JULY 13, 2000 AT RECEPTION NO. 2000047117, AND AMENDED FEBRUARY 12, 2009 AT RECEPTION NO. 20090008222, PROVISIONS REGARDING RACE, COLOR, CREED, AND NATIONAL ORIGIN, IF ANY, ARE DELETED. (BLANKET IN NATURE, AFFECTS SUBJECT PROPERTY)
- TERMS, CONDITIONS AND PROVISIONS OF DEED OF DEDICATION FOR EASEMENT RECORDED FEBRUARY 08, 2000 AT RECEPTION NO. 2000008438 (AFFECTS PARCEL I). (AFFECTS SUBJECT PROPERTY, PLOTTED)
- RIGHT OF WAY EASEMENT AS GRANTED TO PUBLIC SERVICE COMPANY OF COLORADO IN INSTRUMENT RECORDED JANUARY 25, 2001, UNDER RECEPTION NO. 2001005627 (AFFECTS PARCEL I). (AFFECTS SUBJECT PROPERTY, PLOTTED)
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF RIGDEN FARM TWELFTH FILING, BROOKLYN PARK ROW HOUSES RECORDED JULY 18, 2007 AT RECEPTION NO. 20070055034 (AFFECTS PARCEL I). (AFFECTS SUBJECT PROPERTY, PLOTTED)
- RIGHT OF WAY FOR DITCHES AS CONTAINED IN DEED RECORDED JULY 25, 1906 IN BOOK 214 AT PAGE 438, SAID RIGHT OF WAY IS NOT SPECIFICALLY DEFINED. (BLANKET IN NATURE, AFFECTS SUBJECT PROPERTY)
- EASEMENT AND RIGHT OF WAY FOR DRAINAGE DITCH AS SET FORTH IN DEED RECORDED APRIL 19, 1915 IN BOOK 315 AT PAGE 336, SAID EASEMENT AND RIGHT OF WAY IS NOT SPECIFICALLY DEFINED. (EXACT LOCATION NOT DEFINED, NOT PLOTTABLE)
- TERMS, CONDITIONS AND PROVISIONS OF OVERALL DEVELOPMENT PLAN RECORDED JUNE 04, 1999 AT RECEPTION NO. 99048942. (BLANKET IN NATURE, AFFECTS SUBJECT PROPERTY)
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF RIGDEN FARM ELEVENTH FILING RECORDED OCTOBER 14, 1999 UNDER RECEPTION NO. 99090056. (AFFECTS SUBJECT PROPERTY, PLOTTED)
- RESTRICTIVE COVENANTS, WHICH DO NOT CONTAIN A FORFEITURE OR REVERTER CLAUSE, BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, OR SOURCE OF INCOME, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS CONTAINED IN INSTRUMENT RECORDED JULY 13, 2000, UNDER RECEPTION NO. 2000047118. (BLANKET IN NATURE, AFFECTS SUBJECT PROPERTY)
- EASEMENTS, CONDITIONS, COVENANTS, RESTRICTIONS, RESERVATIONS AND NOTES ON THE PLAT OF RIGDEN FARM ELEVENTH FILING RECORDED DECEMBER 21, 2005 AT RECEPTION NO. 2005-0108611 (AFFECTS PARCEL I). (AFFECTS SUBJECT PROPERTY, PLOTTED)
- ANY LOSS OR DAMAGE ARISING FROM THE FOLLOWING FACTS SHOWN ON ALTA/ACSM LAND TITLE SURVEY DATED DECEMBER 3, 2010 AND RECORDED JANUARY 18, 2011 AT RECEPTION NO. 20110004457 #20063335B-ALTA BY KING SURVEYORS:
 A. COLUMNS IN SOUTHERLY ACCESS AND UTILITY EASEMENT
 B. SANITARY MANHOLES OUTSIDE OF AN EASEMENT
 C. BLOCK WALLS IN EASEMENTS AROUND THE PERIMETER OF THE SUBJECT PROPERTY
 D. ENCROACHMENT OF DRIVE ONTO ADJACENT PROPERTY TO THE NORTH
 E. ENCROACHMENT OF DRIVE ONTO DRAINAGE EASEMENT RECORDED FEBRUARY 8, 2000 AT RECEPTION NO. 2000008438. (PARCEL I) (POSSIBLE ENCROACHMENT "D" PLOTTED)
- ANY LOSS OR DAMAGE ARISING FROM THE FOLLOWING FACTS SHOWN ON ALTA/ACSM LAND TITLE SURVEY DATED DECEMBER 3, 2010 AND RECORDED JANUARY 18, 2011 AT RECEPTION NO. 20110004457 #20063335B-ALTA2 BY KING SURVEYORS:
 A. BLOCK WALLS IN EASEMENTS AROUND THE PERIMETER OF THE SUBJECT PROPERTY (PARCEL II) (NOT PLOTTED)
- RIGHT OF WAY EASEMENT AS GRANTED TO COMCAST OF CALIFORNIA/COLORADO LLC IN INSTRUMENT RECORDED MARCH 04, 2011, UNDER RECEPTION NO. 20110014538. (BLANKET IN NATURE, AFFECTS SUBJECT PROPERTY)
- TERMS, CONDITIONS, PROVISIONS, BURDENS, OBLIGATIONS AND EASEMENTS AS SET FORTH IN GRANT OF EASEMENT TO COMCAST OF CALIFORNIA/COLORADO, LLC RECORDED NOVEMBER 19, 2014 UNDER RECEPTION NO. 20140066681. (BLANKET IN NATURE, AFFECTS SUBJECT PROPERTY)

TITLE LEGAL DESCRIPTION

PARCEL I:
 LOT 1, RIGDEN FARM TWELFTH FILING, BROOKLYN PARK ROW HOUSES, ACCORDING TO THE PLAT RECORDED JULY 18, 2007 AT RECEPTION NO. 20070055034, TO THE CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

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THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT NO. ABN25144993, EFFECTIVE OCTOBER 21, 2016.

ALTA/NSPS LAND TITLE SURVEY FOR BROOKLYN PARK TOWNHOUSES

PARTNER PROJECT NUMBER:16-173851.1 SITE NUMBER: 1
 ALTA SURVEY BASED AND RELIED ON FIRST AMERICAN TITLE INSURANCE COMPANY TITLE COMMITMENT, NUMBER ABN25144993, CONTAINING AN EFFECTIVE DATE AND TIME OF OCTOBER 21, 2016, AT 5:00 PM.

CERTIFICATION

TO: BERKADIA COMMERCIAL MORTGAGE LLC, ITS SUCCESSORS AND ASSIGNS; FANNIE MAE, ITS SUCCESSORS AND ASSIGNS; FIRST AMERICAN TITLE INSURANCE COMPANY; AND PARTNER ENGINEERING AND SCIENCE.

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6A&B, 7A, 7B1, 7C, 8, 9, 11, 13, 14, 16, 17, AND 18. THE FIELD WORK WAS COMPLETED ON JANUARY 25, 2016.

DATE OF PLAT OR MAP: FEBRUARY 1, 2017.

PROPERTY ADDRESS: 2758 IOWA DR, FT COLLINS, CO 80525

SURVEY PREPARED BY: BOUNDARY BOYS, LLC. P O BOX 2441 HARKER HEIGHTS, TX 76548 303-709-7899 EMAIL: g.clark@boundaryboys.com	SURVEYOR: GREGORY A. CLARK REGISTRATION NUMBER: 52430 STATE OF REGISTRATION: CO FIELD DATE OF SURVEY: 1-25-16 LATEST REVISION DATE: 2-1-17	STAMP
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STATEMENT OF ENCROACHMENTS

- E1** SIDEWALK EXTENDS ONTO ADJACENT PROPERTY BY 4.4'+/- (POSSIBLE ENCROACHMENT)
- E2** SIGN EXTENDS INTO EASEMENT BY 4.2'+/- (POSSIBLE ENCROACHMENT)
- E3** SIGN EXTENDS INTO EASEMENT BY 3.5'+/- (POSSIBLE ENCROACHMENT)

LEGEND					
	STORM DRAIN GRATE		WATER METER		FOUND MONUMENT AS DESCRIBED
	SEWER MANHOLE		ELECTRIC PEDESTAL		SET #5 REBAR 18" LONG WITH RED PLASTIC CAP STAMPED "PLS 32430" (UNLESS OTHERWISE NOTED)
	LIGHT POLE		ELECTRIC POLE		UNKNOWN MANHOLE
	FIRE HYDRANT		GUY WIRE ANCHOR		CLEANOUT
	WATER VALVE		GAS METER		MONITOR WELL
	STORM DRAIN MANHOLE		RISER		SIGN
	BOLLARD		TELEPHONE PEDESTAL		FLARED END SECTION OF PIPE
	MEASURED		ELECTRICAL BOX		TRASH ENCLOSURE
	PLATTED		OVERHEAD ELECTRIC LINE		LOCATION OF HEIGHT MEASUREMENT
	DEEDED		FENCE		CONCRETE
			GASLINE		TELEPHONE LINE
			SANITARY LINE		
			WATERLINE		

UTILITY NOTE

THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV.

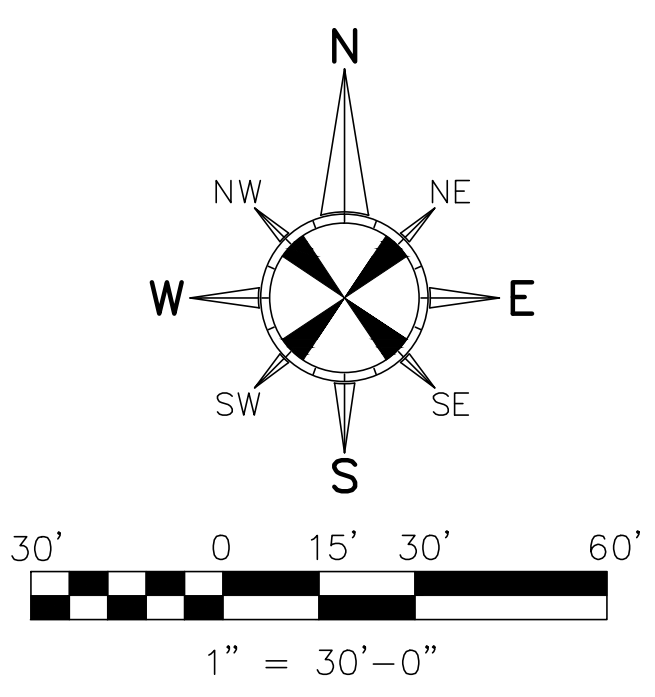
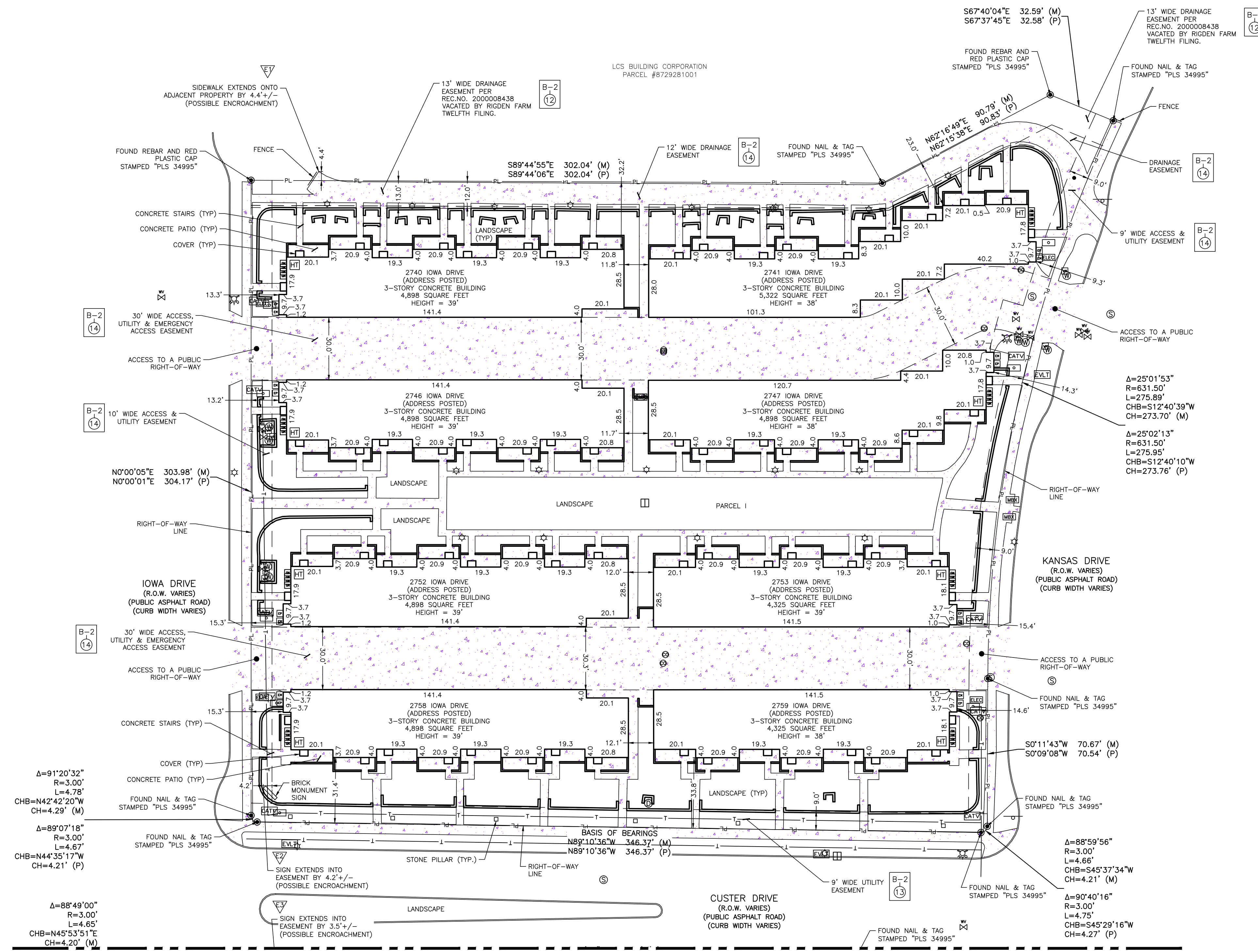
FLOOD ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS. A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE X AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 08069C1000F DATED MAY 12, 2012 AND IS NOT IN A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON NOVEMBER 15, 2016 BY TELEPHONE OR EMAIL (www.fema.gov)

PARTNER
 Engineering and Science, Inc.
 812 HURON RD, SUITE 690
 CLEVELAND, OHIO 44115
 T 440-987-1001
 jdavenport@partneresi.com
 http://www.partneresi.com/

A.L.T.A./N.S.P.S. LAND TITLE SURVEY

A PARCEL OF LAND SITUATED IN THE NW $\frac{1}{4}$ OF SECTION 29, TOWNSHIP 7 NORTH, RANGE 68 WEST OF THE 6TH P.M.,
COUNTY OF LARIMER, STATE OF COLORADO



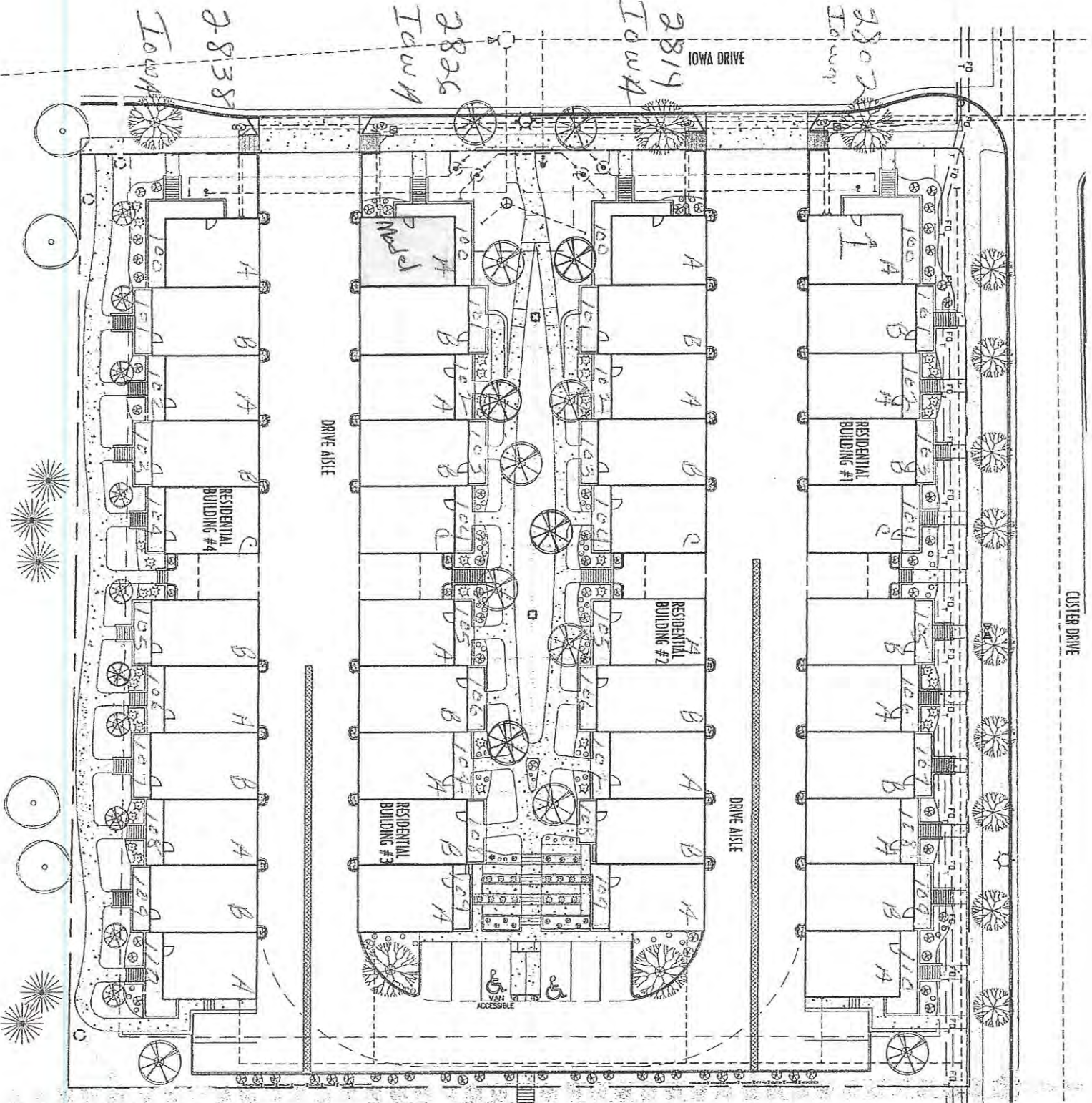
SEE SHEET 3

ALTA/NSPS LAND TITLE SURVEY



CAXTON BUILDING
812 HURON RD, SUITE 690
CLEVELAND, OHIO 44115
T 440-987-1001
jdavenport@partneresi.com
<http://www.partneresi.com/>

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2
ALTER
NOT TO

- A - FLAT BUSH
- B - BEASONHURST
- C - CANARSIE

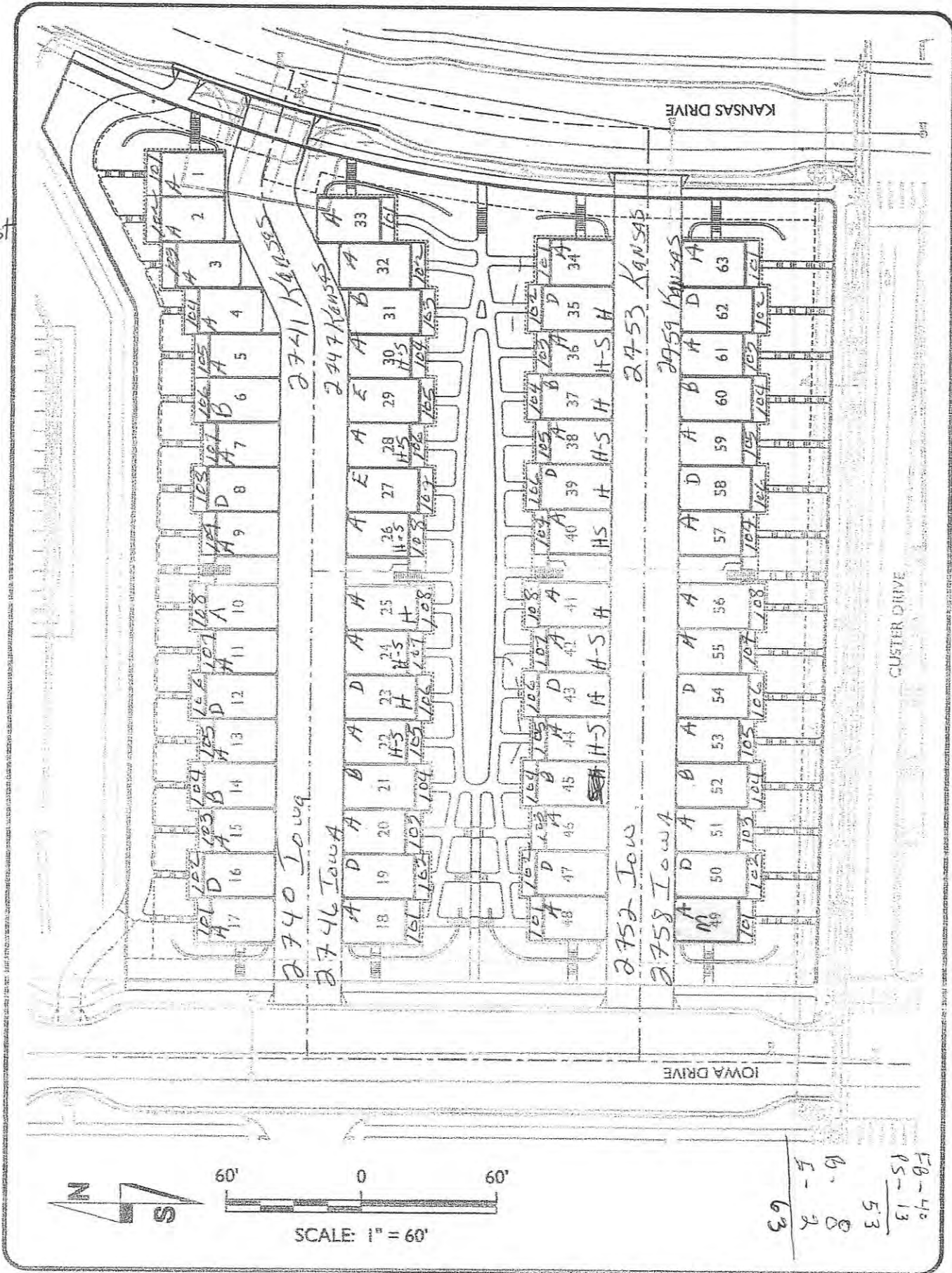
NOTE
TREES IN BC
5 TREES THAT
SATISFIED THE
PERMETER
REQUIREMENT
ADDED ELSE
LANDSCAPE
BEYOND THE
THAT WOULD
BEEN REQUIRED

1

Copy

- A - Flatbush
- B - Bensonhurst
- D - Park Slope

Project 49-101 Heerens PARKING Exhibit No. 3 of 4 Date 5/27/2016 4:30 PM



FIGURE

RIGDEN FARM 12TH FILING

SITE PLAN EXHIBIT



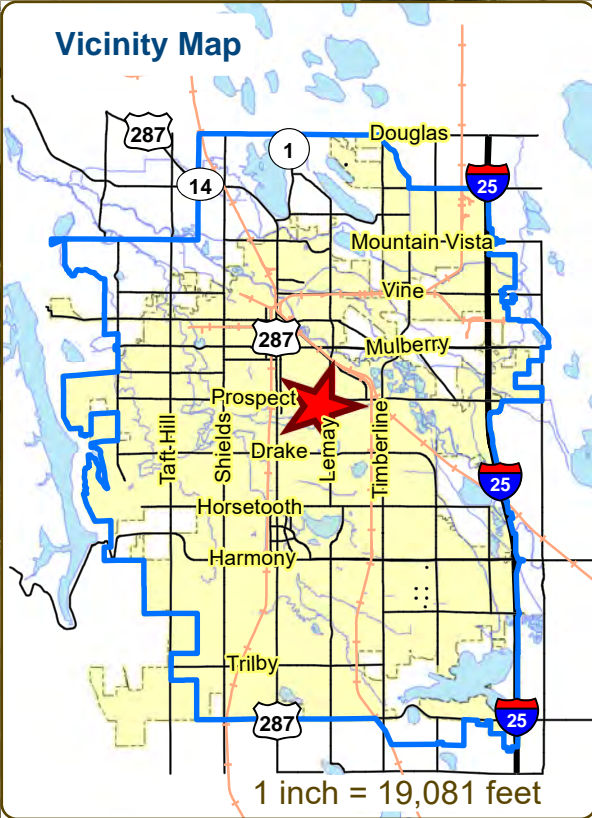
DATE 5-25-17

PROJECT NO.: 49-101

FB-40
 15-13
 53
 B. 8
 E- 2
 63

1623 S Lemay Ave Two-Family Dwelling

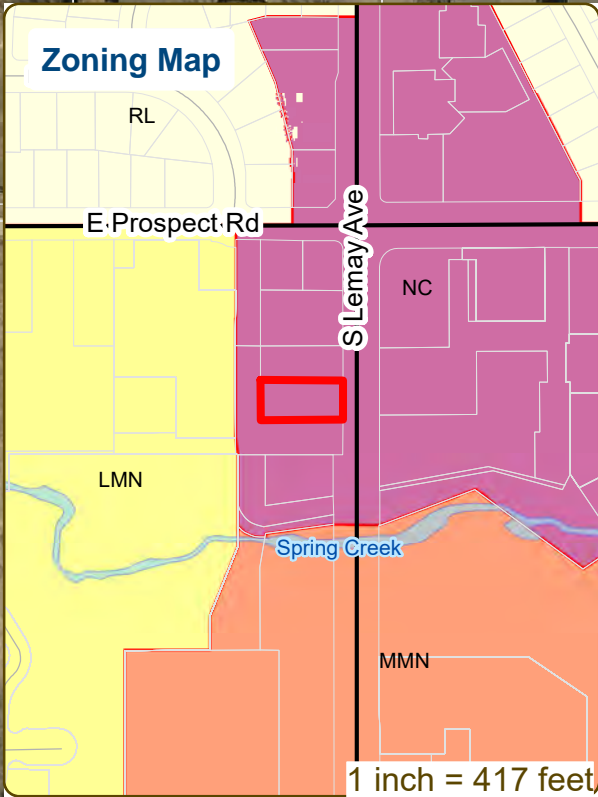
Vicinity Map



Aerial Site Map



Zoning Map



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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) _____

Luke Megna, Prospective Owner

Business Name (if applicable) _____

Your Mailing Address 1611 S Julian Way, Denver CO 80219

Phone Number 518-598-8719 Email Address Luke.Megna@gmail.com

Site Address or Description (parcel # if no address) 1623 S Lemay, Fort Collins CO 80525 (Parcel #9724106033)

Description of Proposal (attach additional sheets if necessary) (See Attached)

Proposed Use Two Family Dwelling Existing Use Single Family Dwelling

Total Building Square Footage 2,929 S.F. Number of Stories 2 Lot Dimensions 16,939 sq feet

Age of any Existing Structures 1962

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? FEMA High Risk 100 Year

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

Increase in Impervious Area None 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?

Conceptual Review Application
Luke Megna
1623 S Lemay, Fort Collins CO 80525

Proposal: We are interested in applying for administrative approval that will allow this property within the Neighborhood Commercial District to be treated as a two-family dwelling.

We are under contract to purchase this property and are submitting this Conceptual Review application to understand what issues there might be upon a formal administrative review. Please note, the renovations to this property are already complete and were performed by the current owner. We are now aware that those changes were not permitted and no process has been undertaken to receive approvals for potential use from those renovations. Our intention is to undertake the review process so that the permitted use of this property can match the current design. We will make additional renovations to meet the qualifications of the City.

Current Design (see attached floorplan and pictures):

The upstairs of the home (1,621 sq feet, finished) has two bedrooms, a study, a full bath, a ¾ bath and a half bath. There is a mud room attached to the kitchen that includes a W/D, storage and an additional half bath. The upstairs has forced air heating, a gas stove and air conditioning. There is a single hot water heater for the entire home.

The downstairs of the home (1,121 finished sq feet, 182 unfinished square feet) has been renovated since the original attached floorplan. Edits in red reflect my best approach to layer these changes on and provide a clearer picture of the current state of the property. The downstairs includes two bedrooms and two ¾ baths. The downstairs includes electric baseboard heat with individual thermostats and electric kitchen appliances. The downstairs shares a hot water heater with the upstairs.

The downstairs has an entry on the south side of the home and access to the upstairs mud room via the stairway.

The downstairs had the following renovations made by the previous owner that were subject to City inspection (these changes are reflected in the description above and are included in Red on the attached floor plan):

- 1) The downstairs Laundry Room was renovated into a second ¾ bath.
- 2) The downstairs Rec Room had a wall added splitting the space in half. A portion of the space is used as a New Bedroom and the remainder is an entryway/mud room.
- 3) A New Kitchen was added to the Family Room including cabinetry/countertops, a refrigerator, sink, electric stove and dishwasher.

The units are not separately metered for electric, gas or water.

The downstairs bedrooms do not include egress windows. These would be added as a part of the application for a change in use.

We do not have any intention of making exterior changes unless suggested by the City as a part of this application process.

Parking appears to be sufficient for four cars in the driveway or two cars in the driveway and two cars in front of the residence. The front is paved to allow for an entry and exit in front of the house.

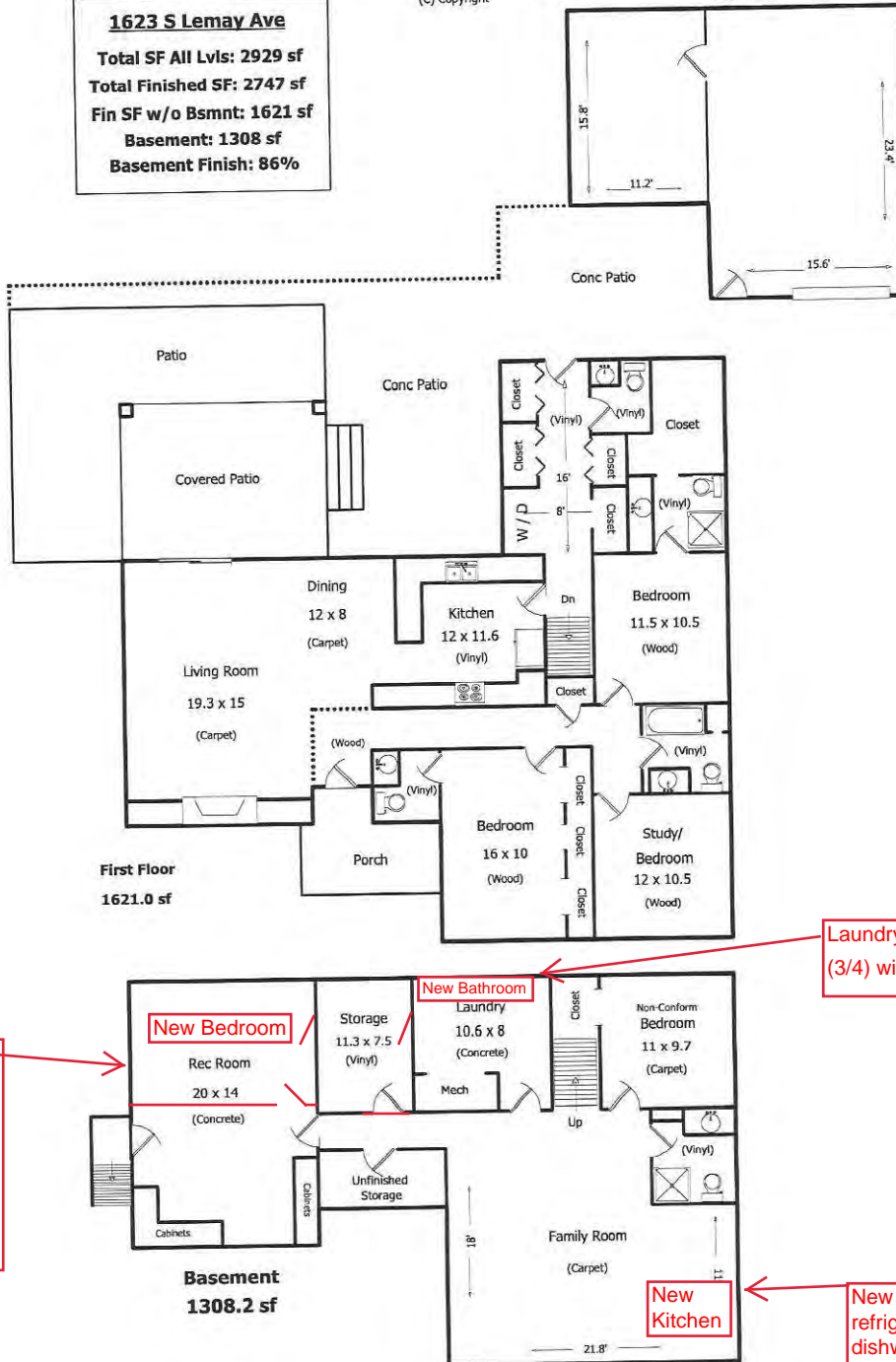
Building Sketch (Page - 1)

Borrower						
Property Address	1623 S Lemay Ave	County	State	CO	Zip Code	80525
City	Fort Collins					
Lender/Client	Client: Robin Busted					

8/14/2017
 Scope of Work is on our website
 appraisaldimensions.com
 (C) Copyright

1623 S Lemay Ave
Total SF All Lvlis: 2929 sf
Total Finished SF: 2747 sf
Fin SF w/o Bsmnt: 1621 sf
Basement: 1308 sf
Basement Finish: 86%

Garage
568.4 sf



Laundry converted into New Bathroom (3/4) with shower, toilet and sink.

Wall added to split the Rec Room and create New Bedroom. Exact measurements not known at this time but approximately 10' x 14'. Remaining Rec Room space near exit expected to be mud room/entry way. Storage closed off from hallway with doors added from New Bedroom and New Bathroom.

New Kitchen added to include refrigerator, sink, electric stove, dishwasher and cabinetry. No walls added so New Kitchen is open to remaining space in Family Room.

Sketch by Apex Sketch v5 Standard™





1
6
2
3

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Home

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