

Conceptual Review Agenda

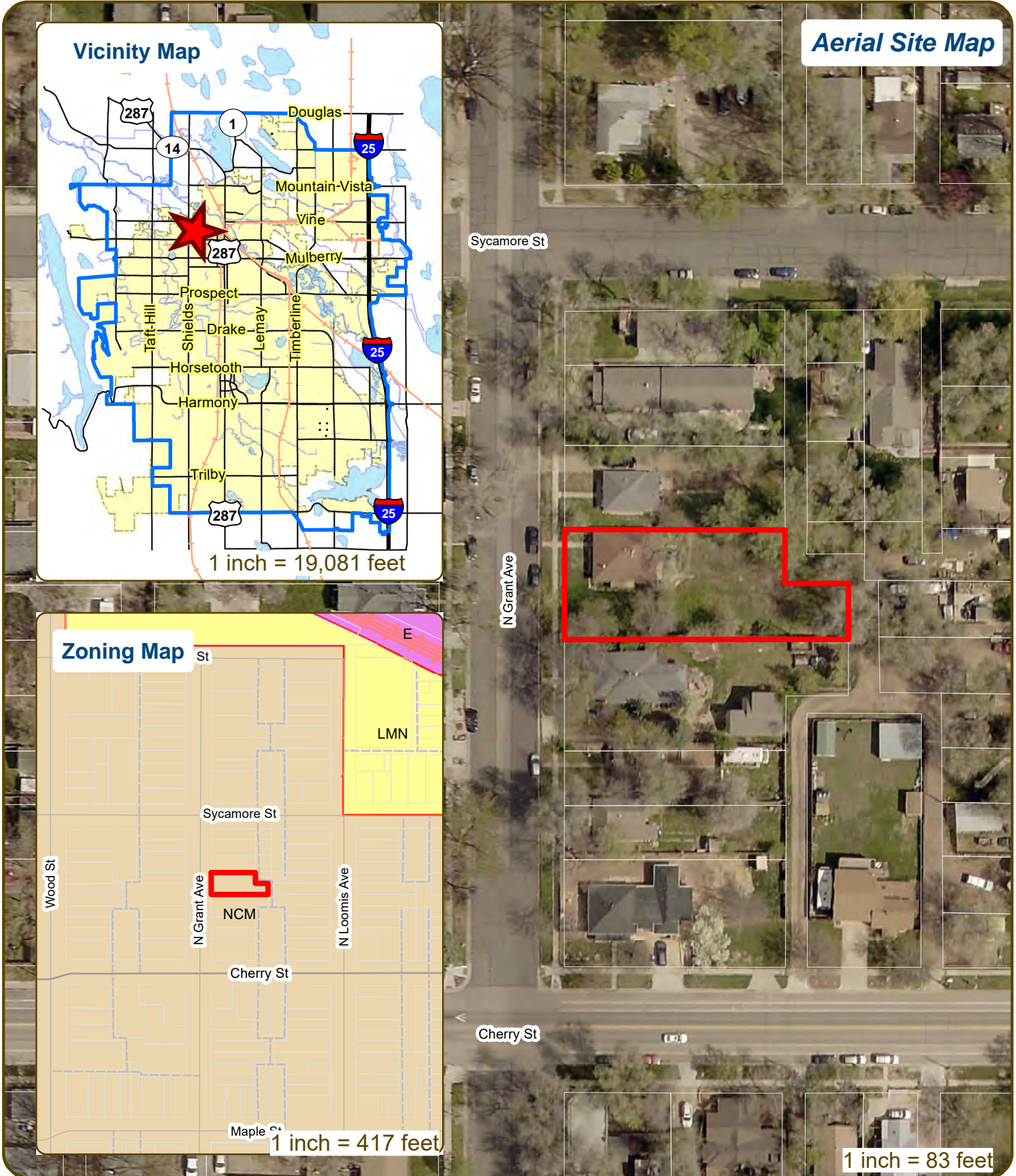
Schedule for 11/12/20

Meetings hosted via Zoom Web Conferencing

Thursday November 12, 2020

Time	Project Name	Applicant Info	Project Description	
9:15	420 N Grant Ave Single Family Detached Dwellings CDR200083	Greg Menning 312-731-1402 gmenning@gmail.com	This is a request to construct two single family detached dwellings at 420 N Grant Street (parcel # 9711219019). Access to the two dwelling units would be from N Grant Street to the west and the private alley to the east. The proposal includes 2 single family detached dwellings each with a detached garage. The property is within the Neighborhood Conservation Medium Density District (NCM) zone district and the process would be subject to Administrative (Type 1) Review.	Planner: Pete Wray Engineer: Dave Betley DRC: Brandy Bethurem Harras
10:15	1415 S Shields St Multi-Family Dwellings CDR200084	Robert Crow 970-692-1724 robert@robertcrowrealtor.com	This is a request to subdivide the lot at 1415 S Shields Street (parcel # 9715400014) to allow the development of a multi-family dwelling. Proposed access to the site will be from Bennett Road to the north. The proposal includes 4 townhouse dwelling units with attached garages accessed via a private drive. The property is within the Neighborhood Conservation Buffer District (NCB) zone district and the process would be subject to Administrative (Type 1) Review.	Planner: Jason Holland Engineer: Spencer Smith DRC: Todd Sullivan
11:15	2400 Kechter Rd Single Family Detached Dwelling & Accessory Structure CDR200085	Chris Hill 970-227-3112 chill004@yahoo.com	This is a request to constrict a single family detached dwelling and an accessory farm building at 2400 Kechter Road (parcel # 8605306005). Access to the structures will be from Kechter Road to the south. The property is within the Urban Estate (UE) zone district and is subject to Administrative (Type 1) Review.	Planner: Sylvia Tatman-Burruss Engineer: Marc Virata DRC: Tenae Beane

420 N Grant Ave Single Family Detached Dwellings



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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) _____

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)


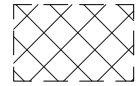
Suggested items for the Sketch Plan:

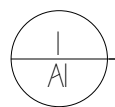
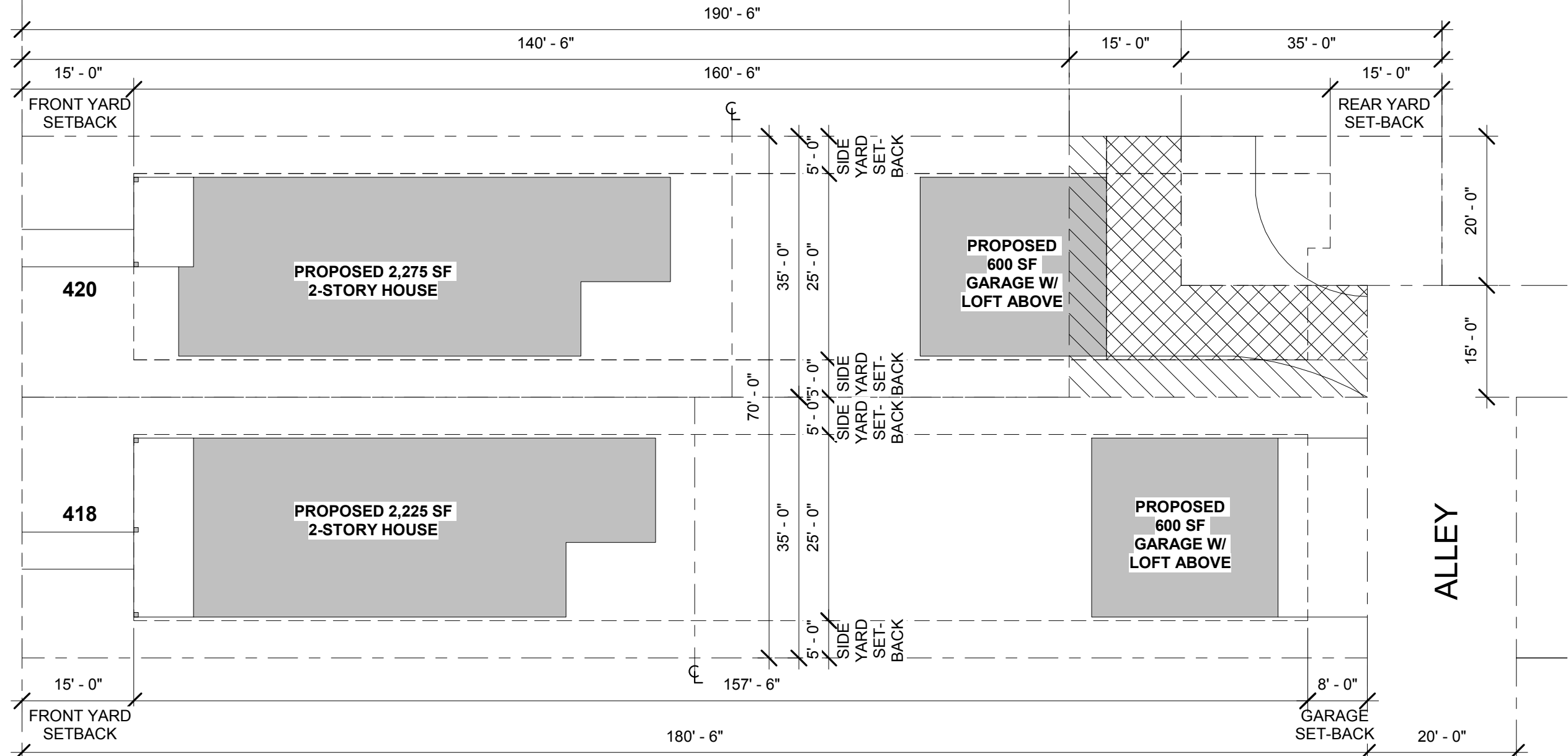
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility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

N. GRANT AVENUE

Property Address: 420 N. Grant Street
Property Owners: Greg Menning
Owner's Phone: 312-731-1402
Parcel No: 97112-19-019
Legal Description: LOTS 19 AND 20, BLK 284, WEST SIDE, FTC plus SOUTH 20' LOT 14, BLOCK 284, WEST SIDE, FTC plus vacated alley east of LOT 19
Zoning District: NCM
Subdivision: 1221 - WEST SIDE
Setbacks:
 Front Yard- 15 Feet
 Rear Yard- 5 Feet (to alley)
 Side Yard- 5 Feet
Lot Size: 11,235 SF + 700 SF (south 20' lot 14)+ 900 SF (alley) =12,835 SF total

420 S. Grant Avenue:
Lot Size: 6,517.5 SF
Floor Area Ratio: 0.25 + 1,000 SF + first 250 SF of a detached accessory structure
Allowable Total Floor Area: 2,879 SF
Allowable Floor Area on Rear 50% of lot: 3,258 SF * .33 = 1,075 SF
418 S. Grant Avenue:
Lot Size: 6,317.5 SF (35' x 180'-6")
Floor Area Ratio: 0.25 + 1,000 SF + first 250 SF of a detached accessory structure
Allowable Total Floor Area: 2,829 SF
Allowable Floor Area on Rear 50% of lot: 3,158 SF * .33 = 1,042 SF

 HATCH INDICATES EXISTING ALLEY TO BE VACATED
 HATCH INDICATES PROPOSED 10' UTILITY EASEMENT (EXACT LOCATION TBD)



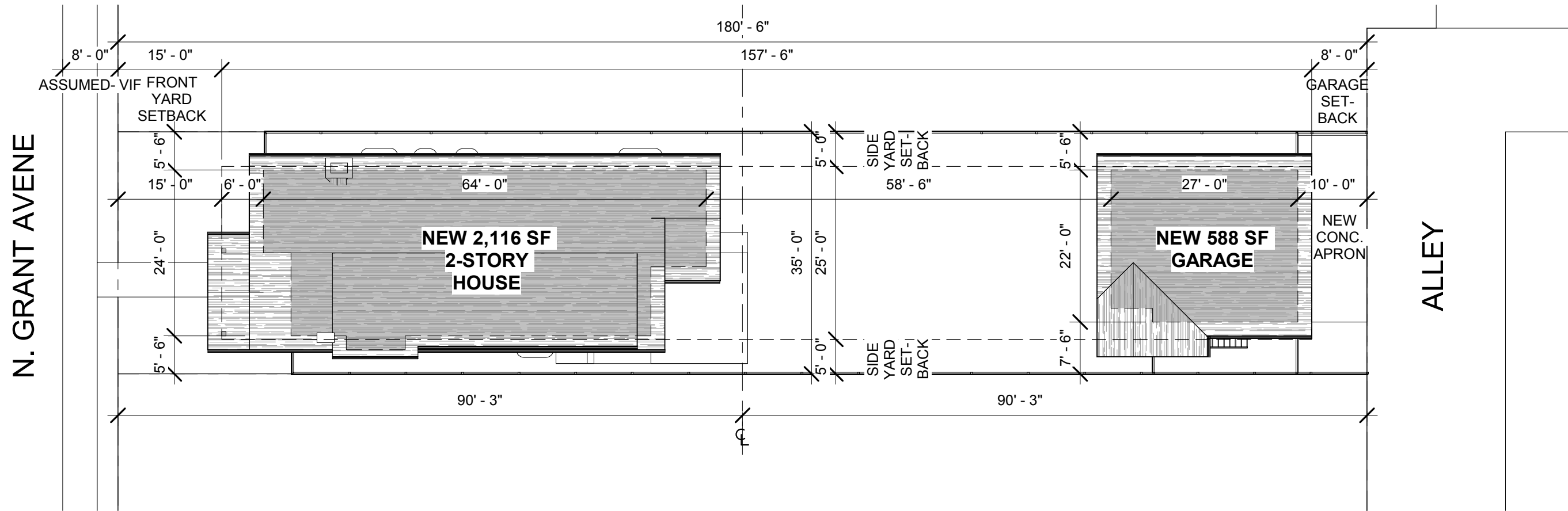
PROPOSED SITE PLAN

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

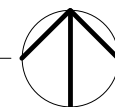
10.16.20

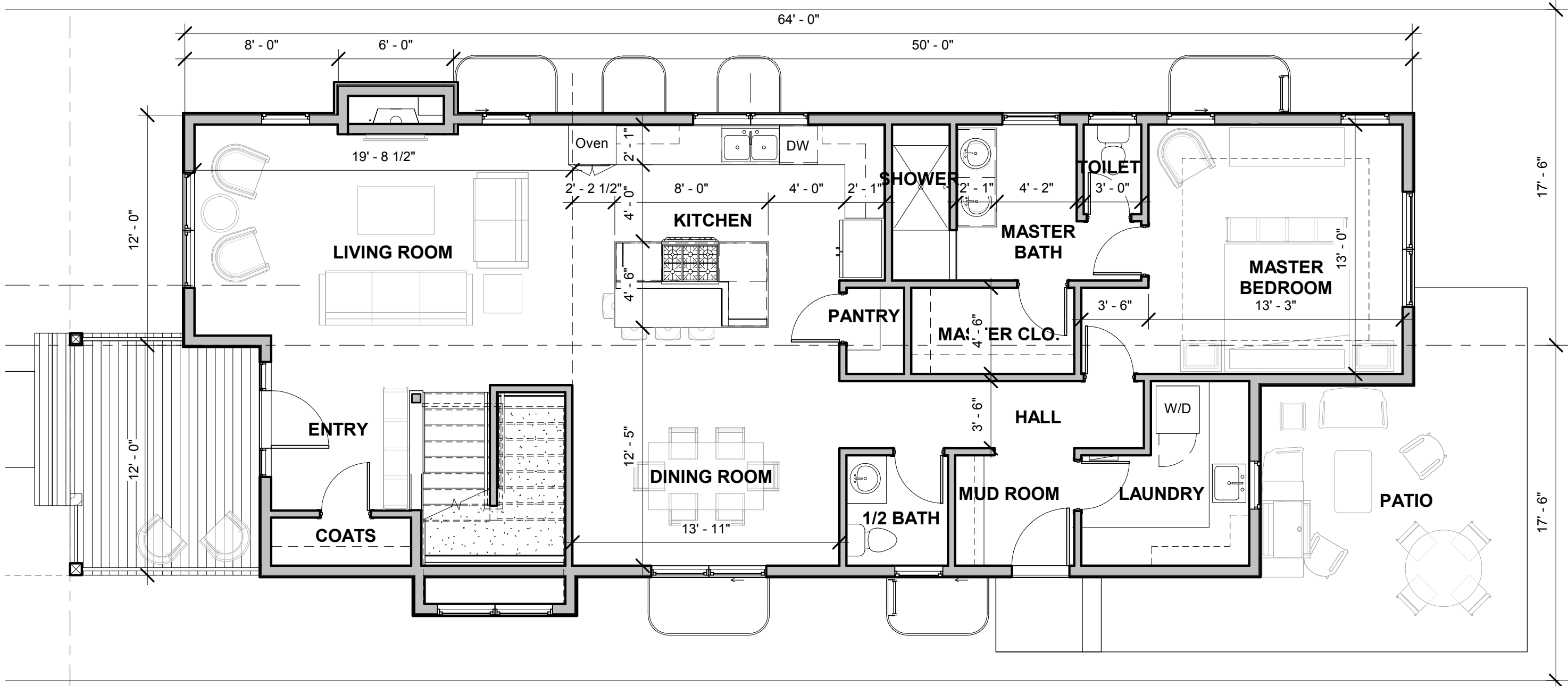
S
studio
 architects
 phone: 970.231.1040
 715 west mountain avenue
 fort collins, colorado 80521
 e-mail: heldishuff@gmail.com

MENNING LLC
 420 N. Grant Avenue
 Fort Collins, Colorado



SD1 PROPOSED SITE PLAN
SCALE: 1/16" = 1'-0"



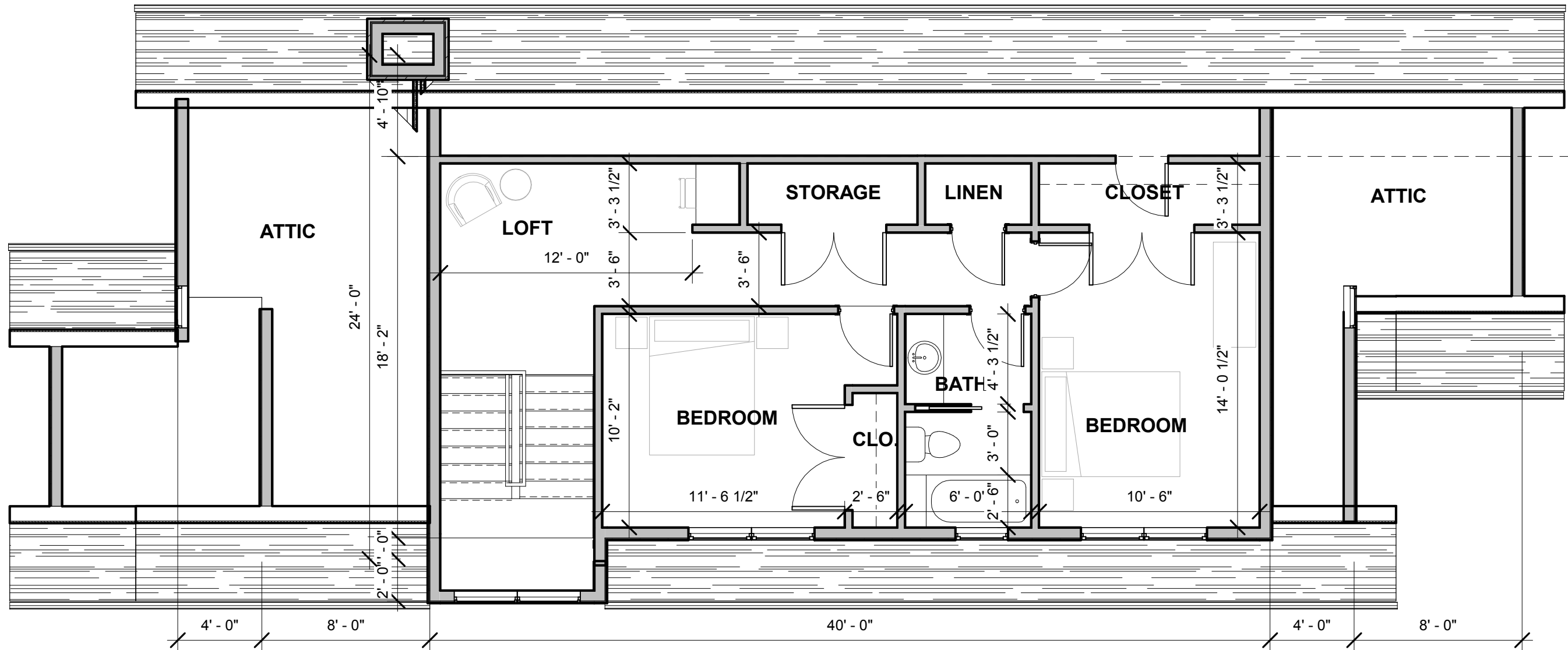


502
PROPOSED FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"

1,448 SF

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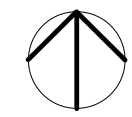


SD3

PROPOSED SECOND FLR. PLAN

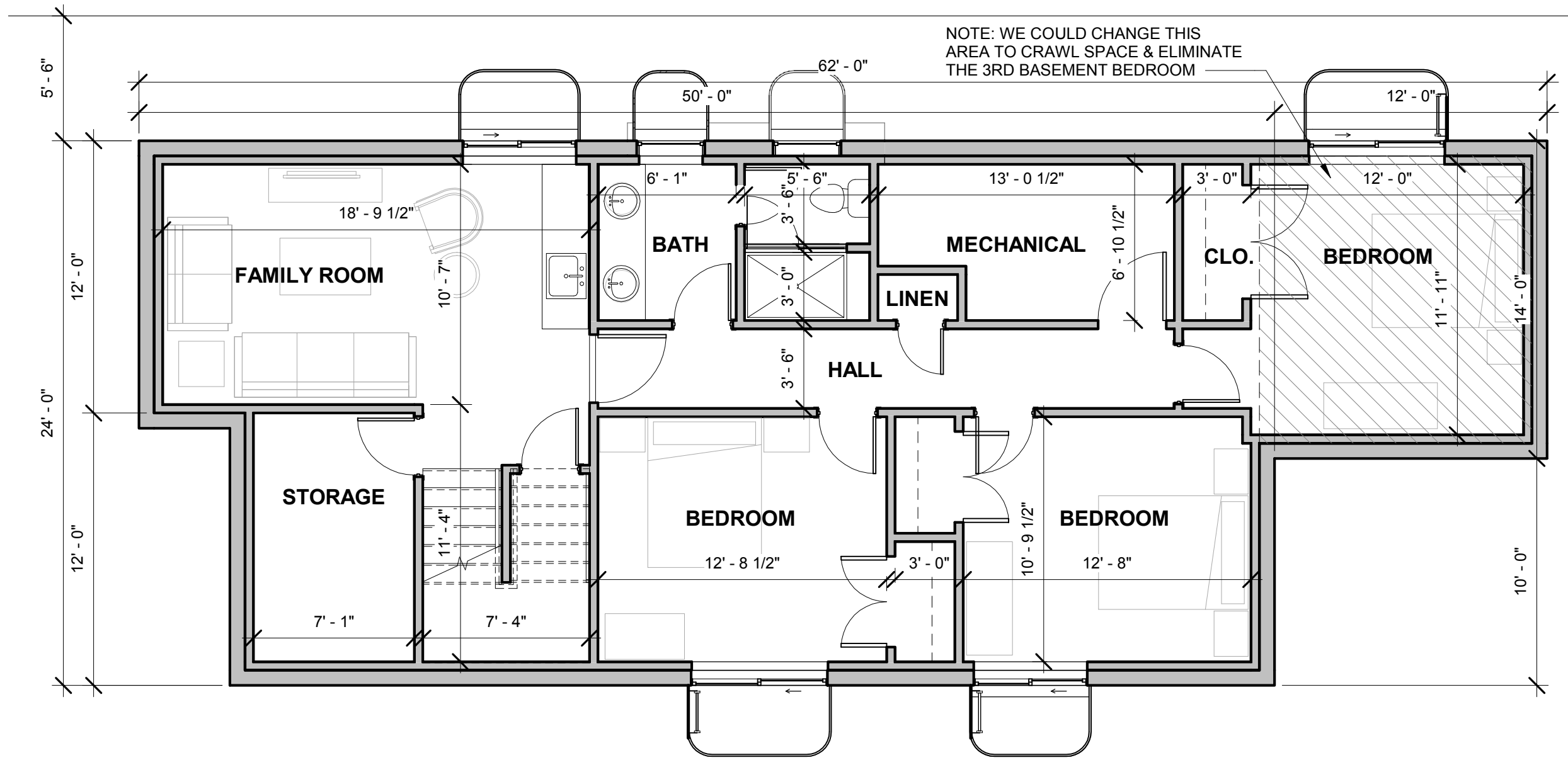
SCALE: 3/16" = 1'-0"

668 SF




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SD4 | **PROPOSED BASEMENT PLAN**
 SCALE: 3/16" = 1'-0"

1,344 SF FINISHED 

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2
SD5
3D SD VIEW- NORTHWEST
SCALE:



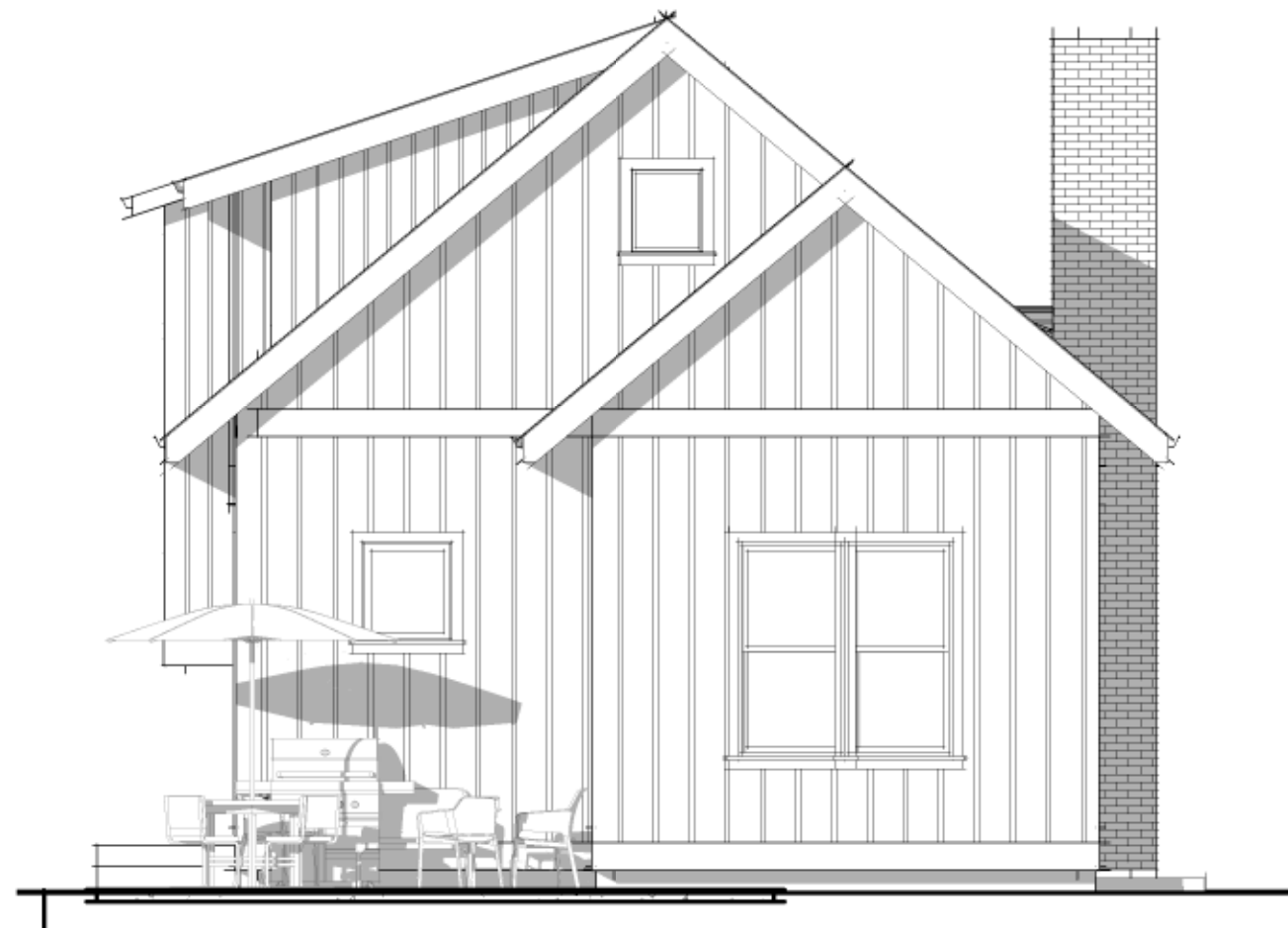
3
SD5
3D SD VIEW- SOUTHWEST
SCALE:



SCHEMATIC DESIGN 1
SD5
SD SOUTH ELEVATION
SCALE: 3/16" = 1'-0"

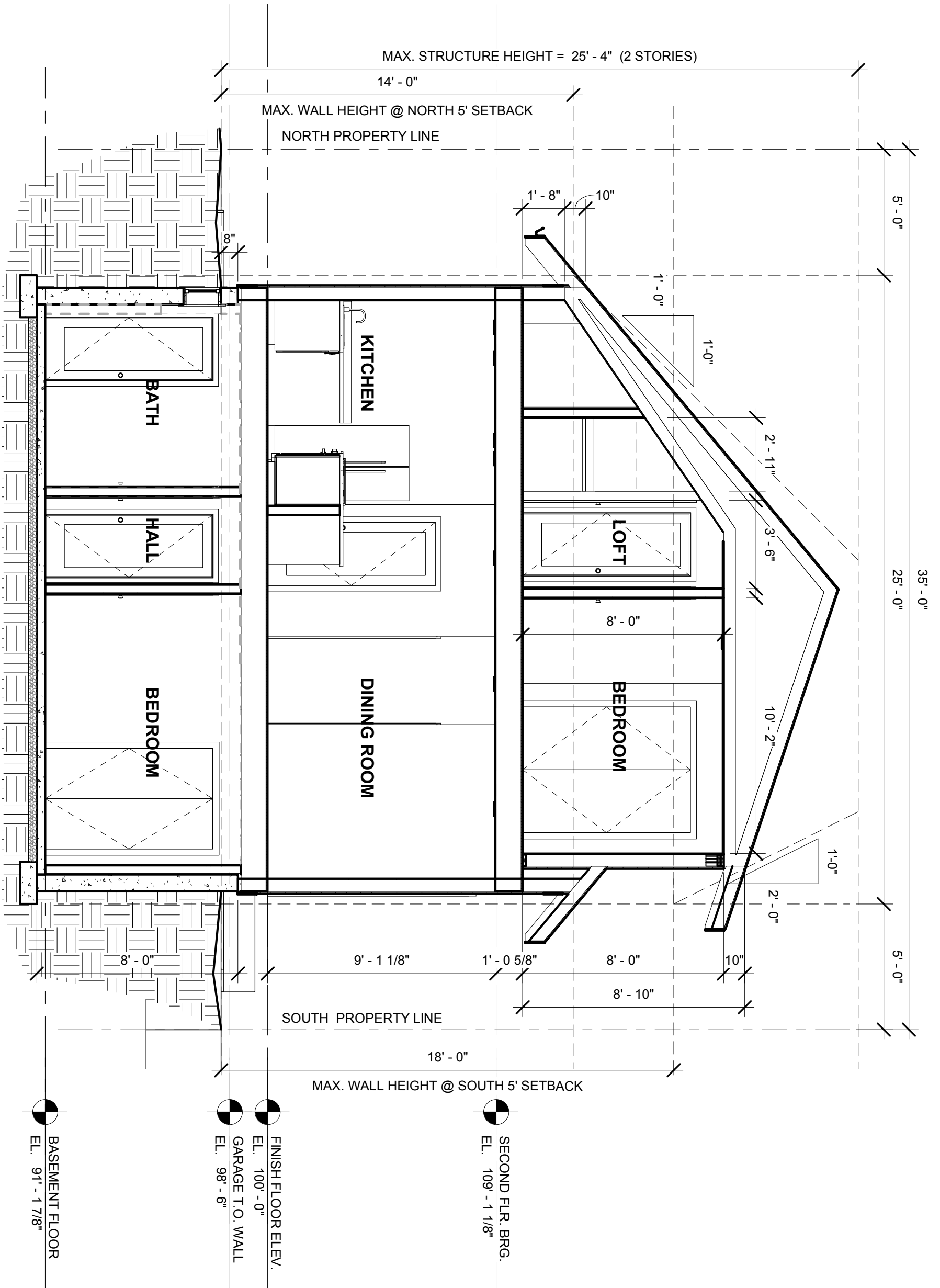


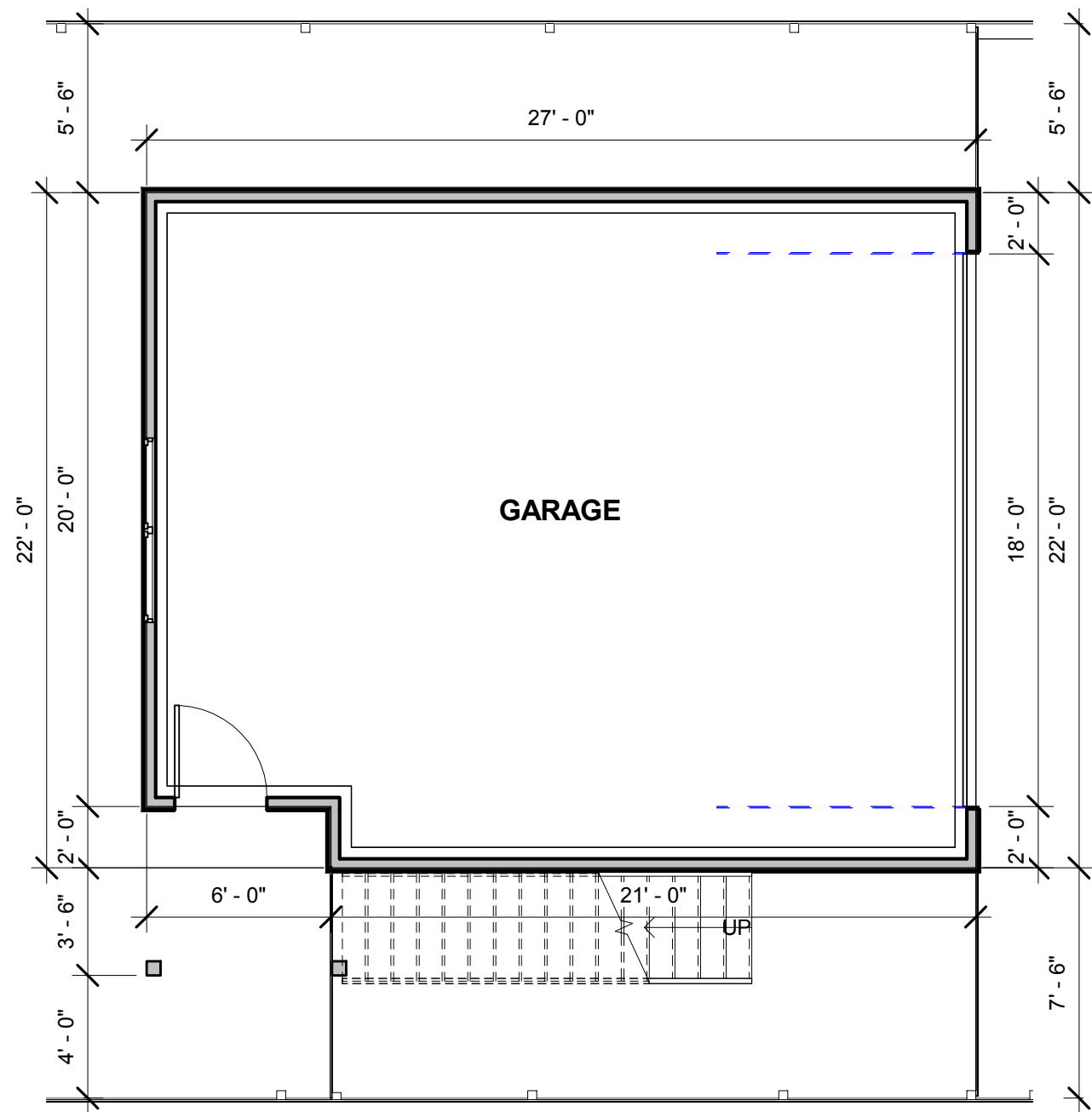
1
SD6 SD WEST ELEVATION
SCALE: 3/16" = 1'-0"



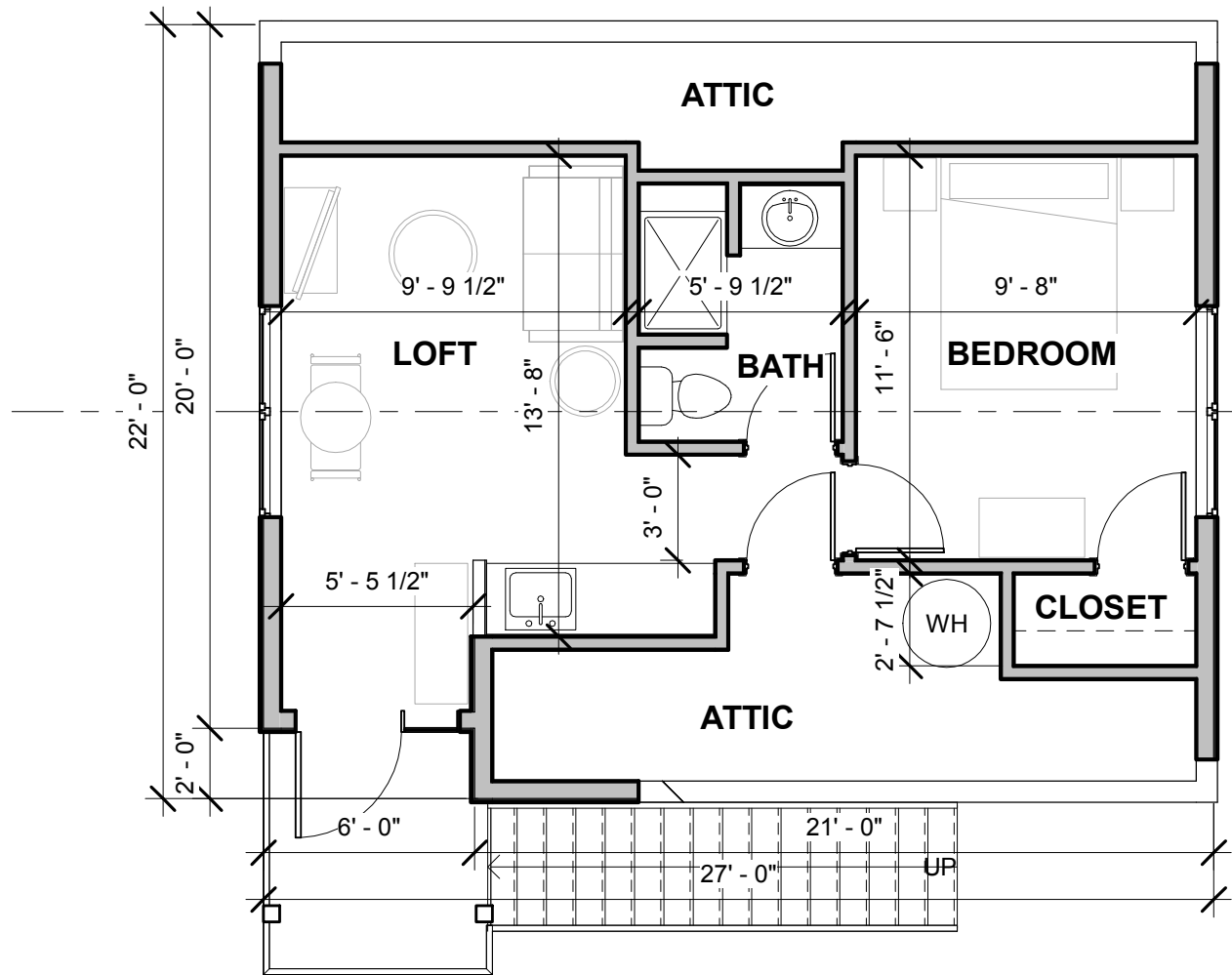
2
SD6 SD EAST ELEVATION
SCALE: 3/16" = 1'-0"

NORTH-SOUTH SECTION





1
SD8 PROPOSED GARAGE PLAN
SCALE: 3/16" = 1'-0"



2
SD8 PROPOSED LOFT PLAN
SCALE: 3/16" = 1'-0"



4
SD9
3D SD VIEW- NORTHEAST
SCALE:

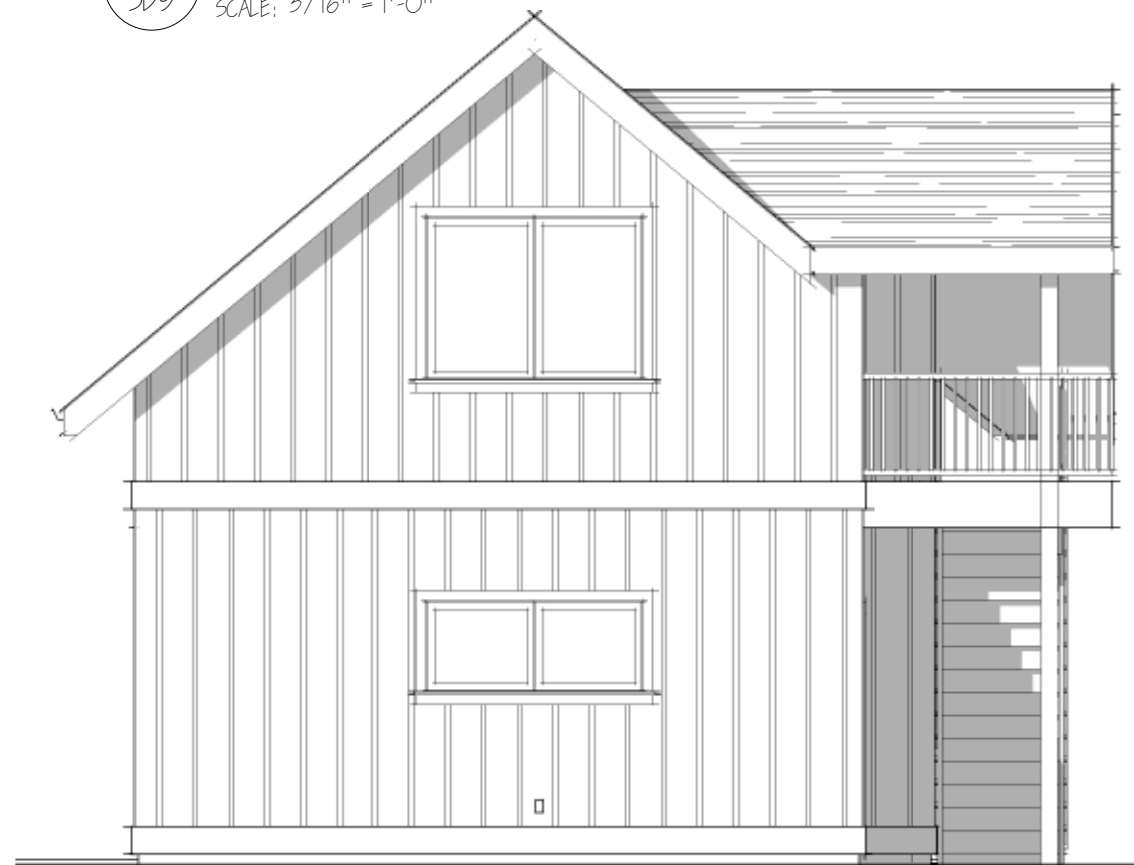
1
SD9
3D SD VIEW- SOUTHEAST
SCALE:



3
SD9
SD GARAGE EAST ELEVATION
SCALE: 3/16" = 1'-0"



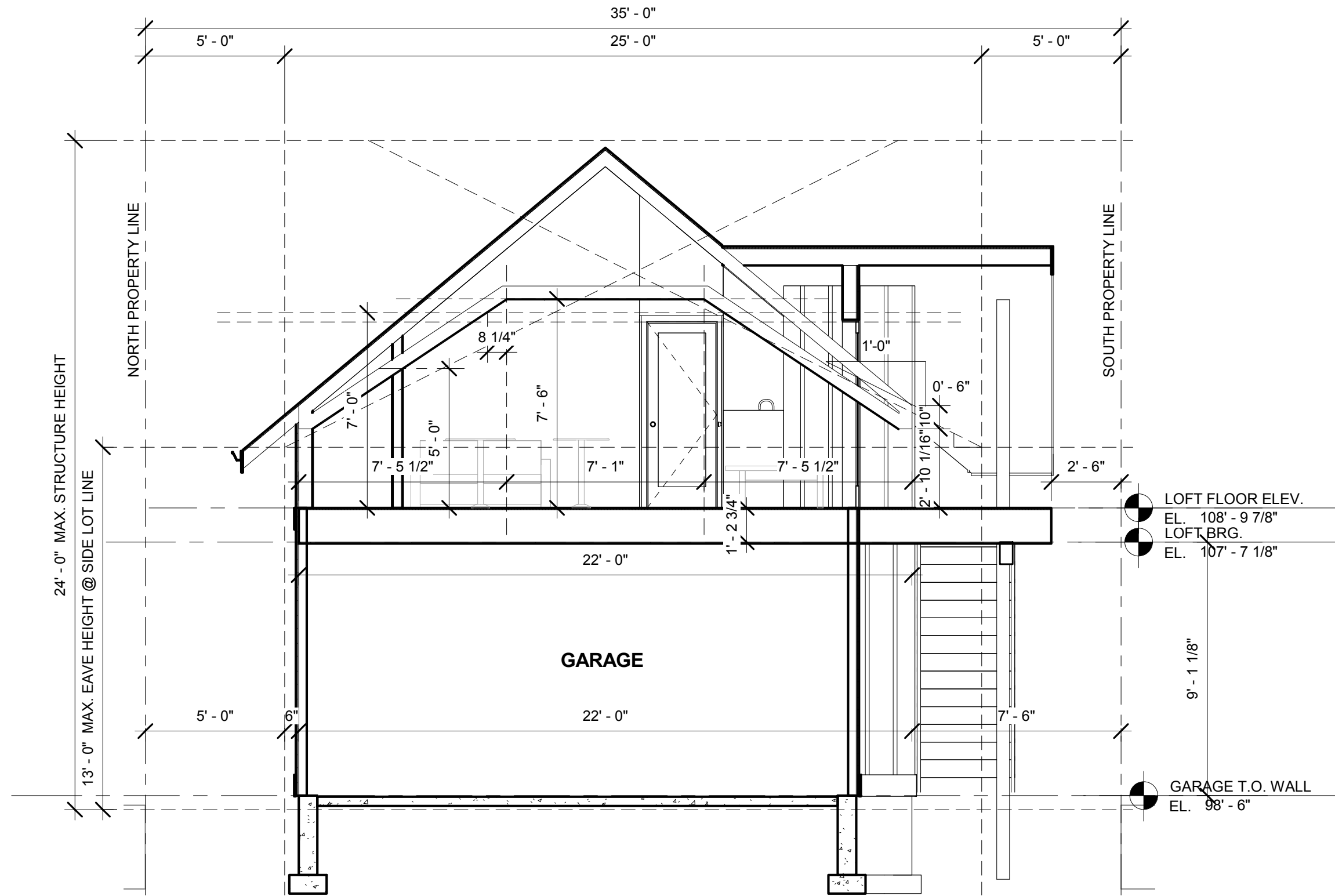
2
SD9
SD GARAGE SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



5
SD9
SD GARAGE WEST ELEVATION
SCALE: 3/16" = 1'-0"

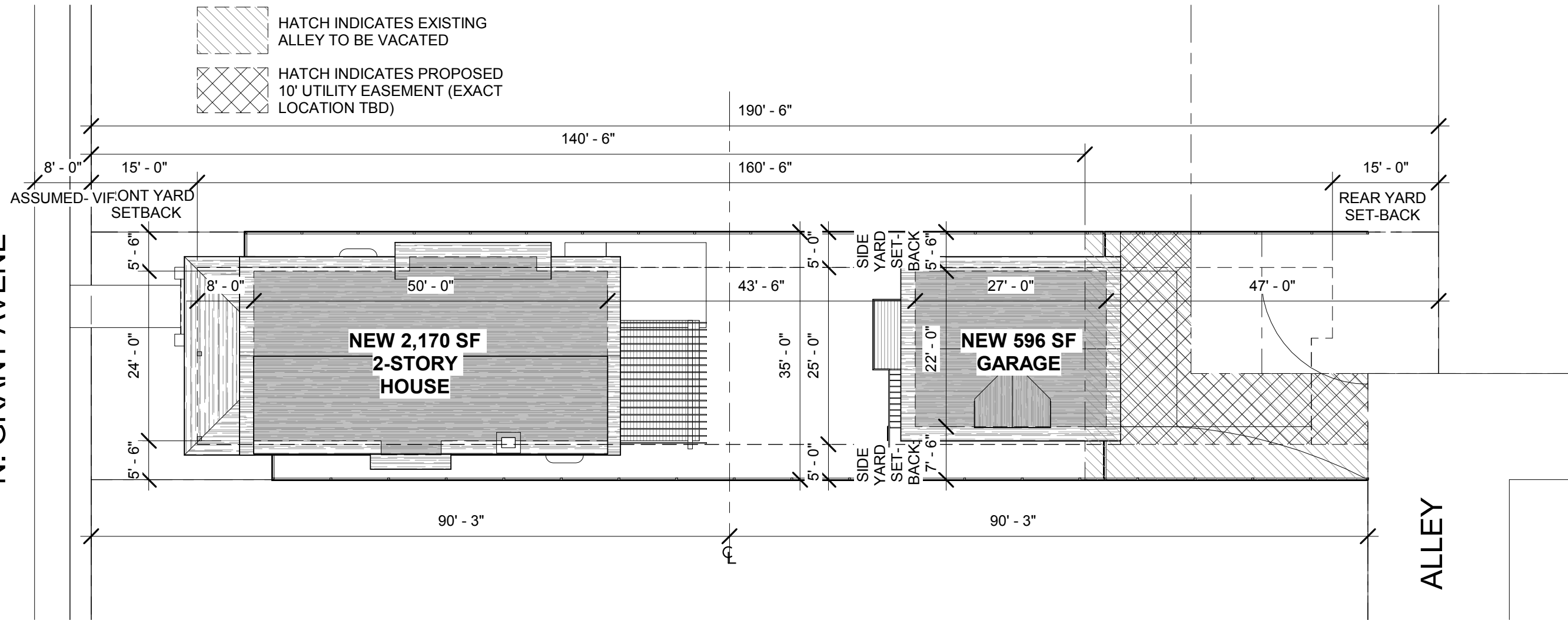
SCHEMATIC DESIGN

10.28.20



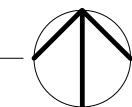

GARAGE NORTH-SOUTH SECTION
 SCALE: 1/4" = 1'-0"

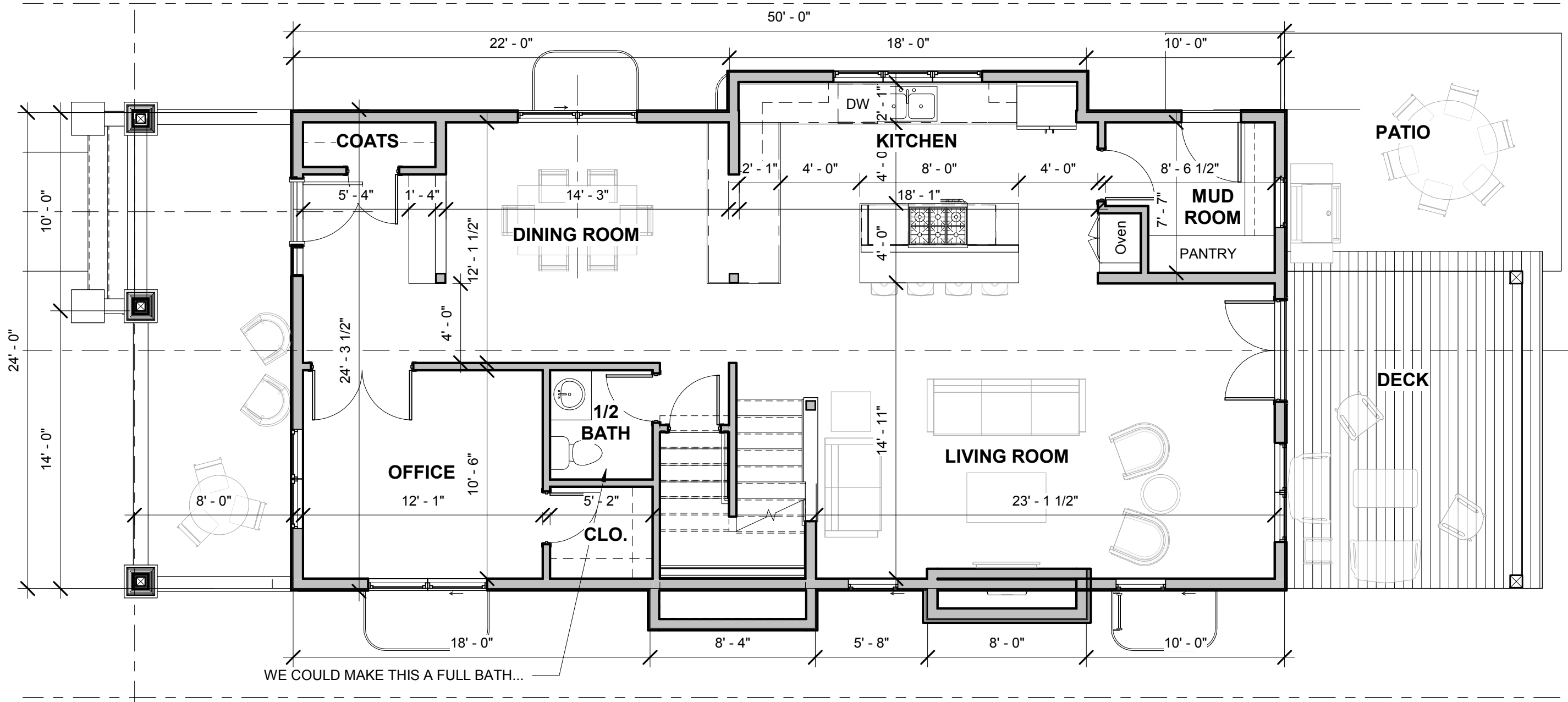
N. GRANT AVENUE



PROPOSED SITE PLAN

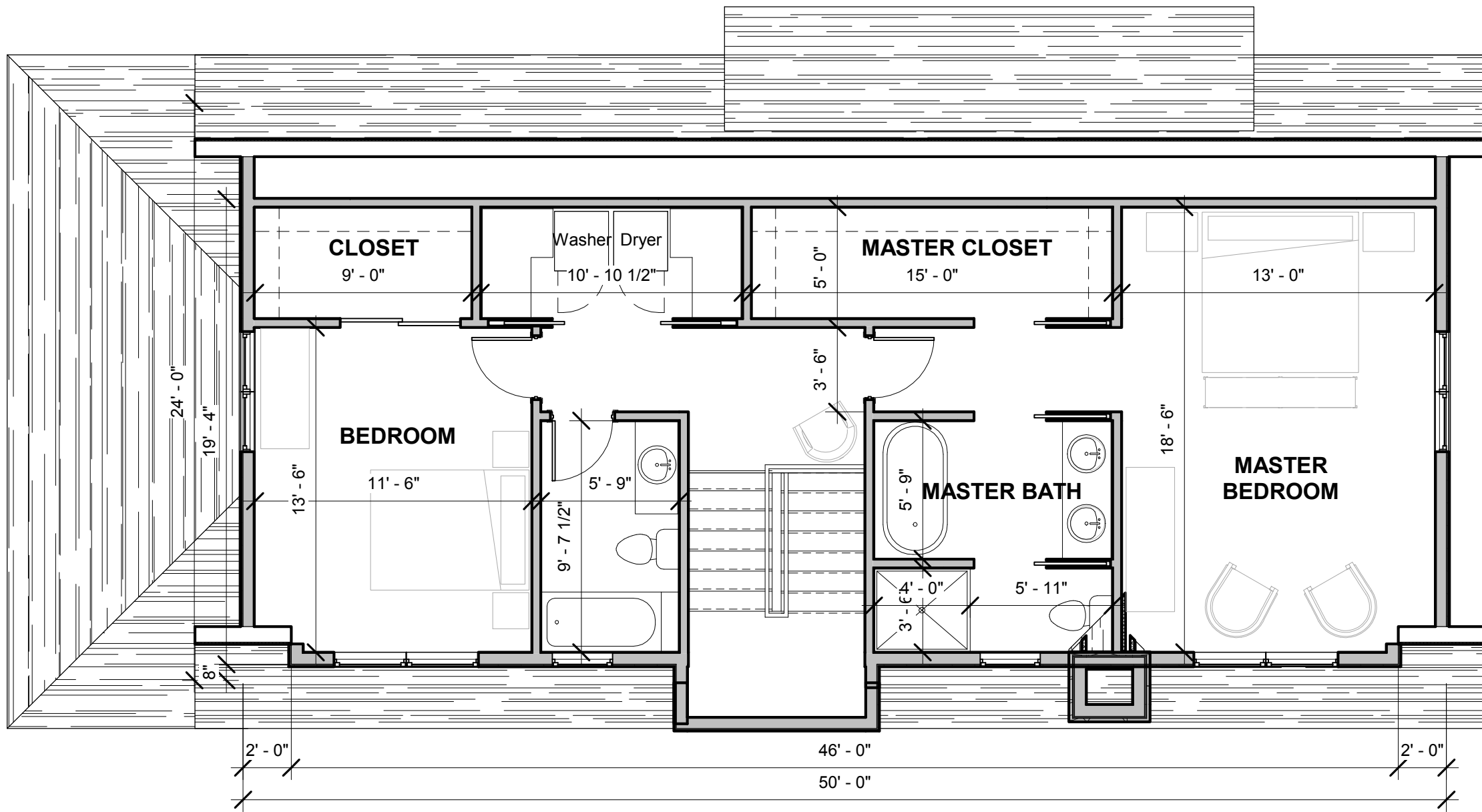
SCALE: 1/16" = 1'-0"





PROPOSED FIRST FLOOR PLAN
 SCALE: 3/16" = 1'-0"

1,252 SF

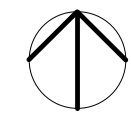


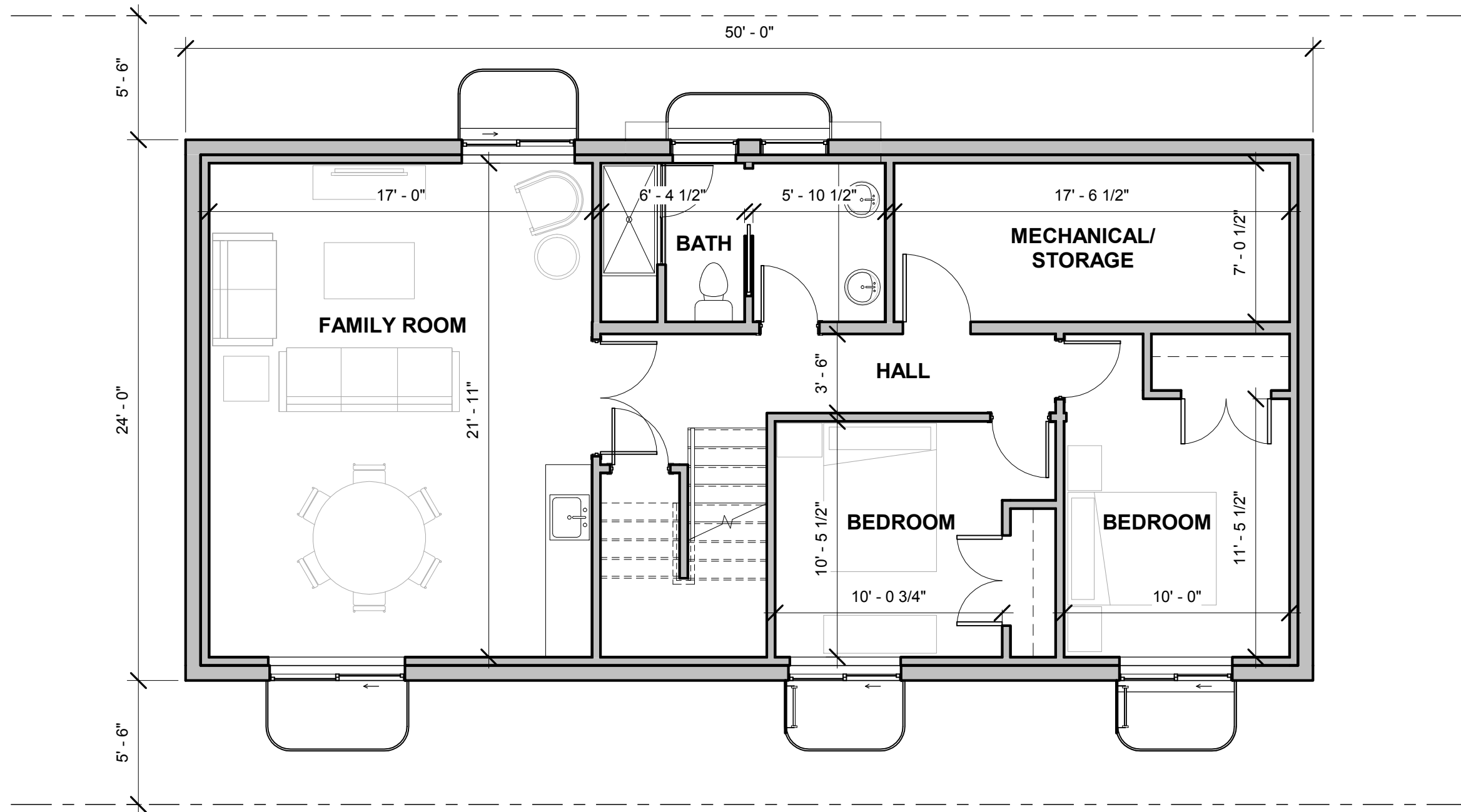
SD3

PROPOSED SECOND FLR. PLAN

SCALE: 3/16" = 1'-0"

918 SF



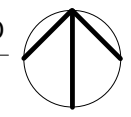


SD4

PROPOSED BASEMENT PLAN

SCALE: 3/16" = 1'-0"

1,200 SF FINISHED





2
SDS
3D SD VIEW- NORTHWEST
SCALE:



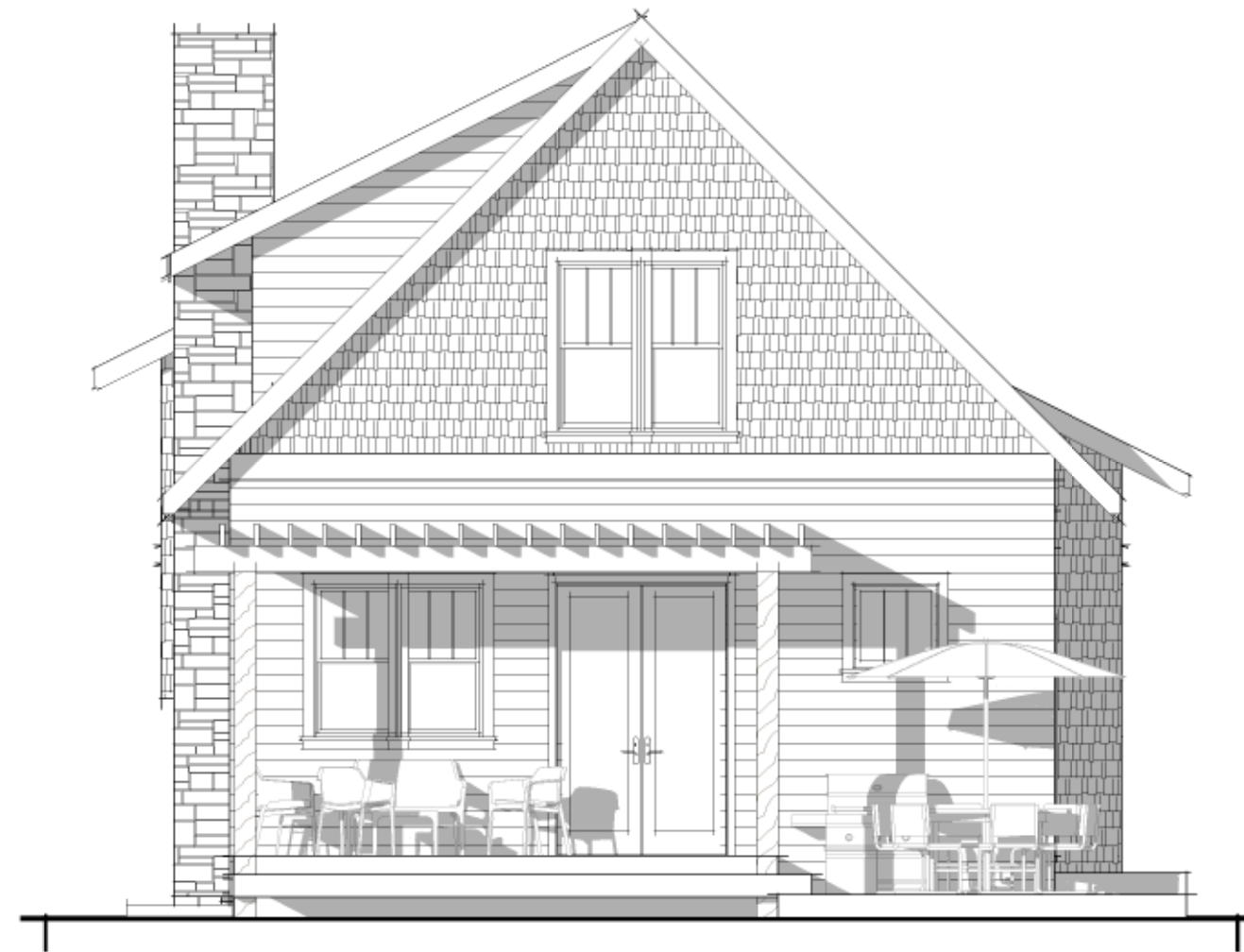
3
SDS
3D SD VIEW- SOUTHWEST
SCALE:



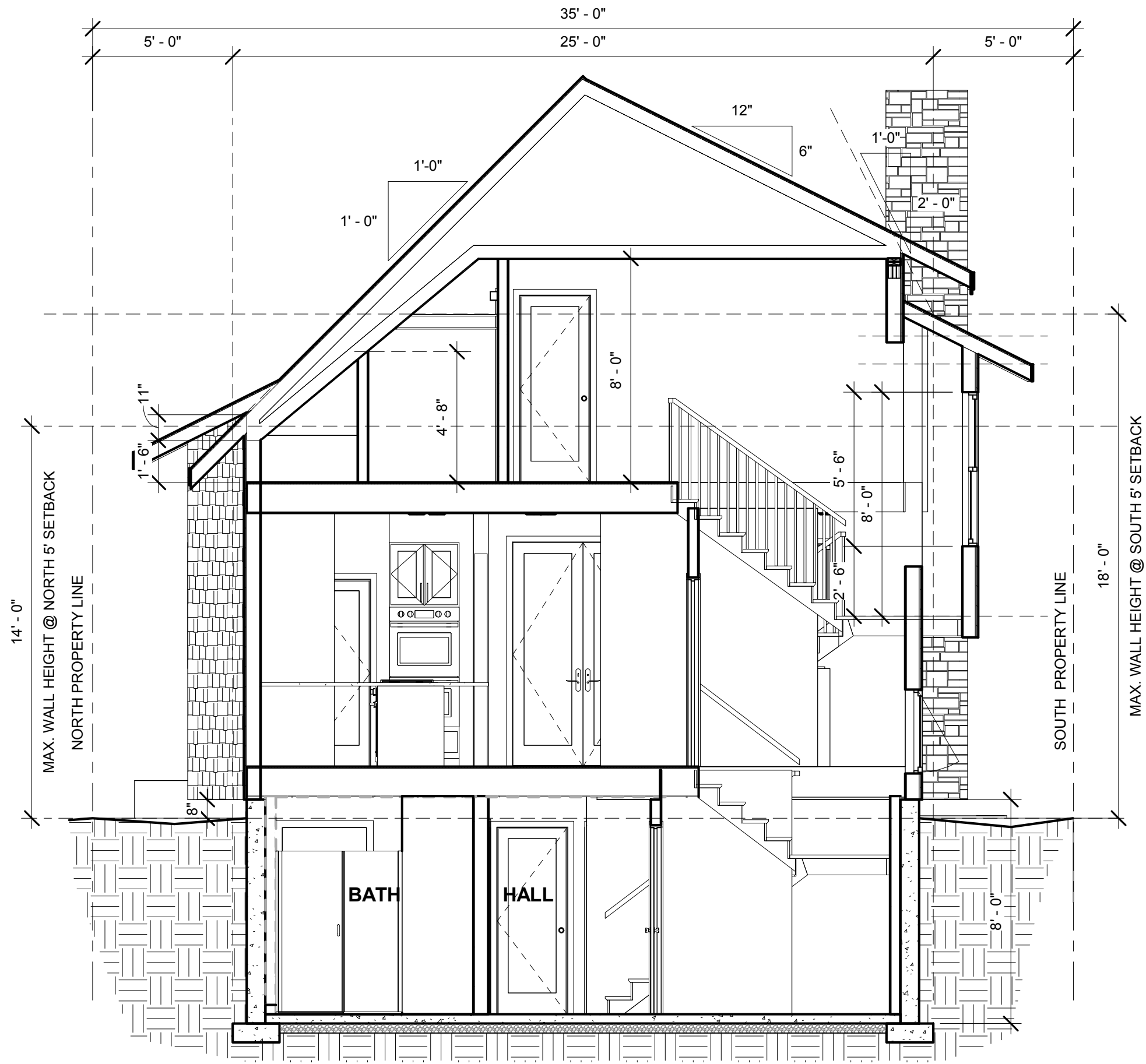
SCHEMATIC DESIGN | 1
SDS
SD SOUTH ELEVATION
SCALE: 3/16" = 1'-0"



1 SD WEST ELEVATION
SD6 SCALE: 3/16" = 1'-0"



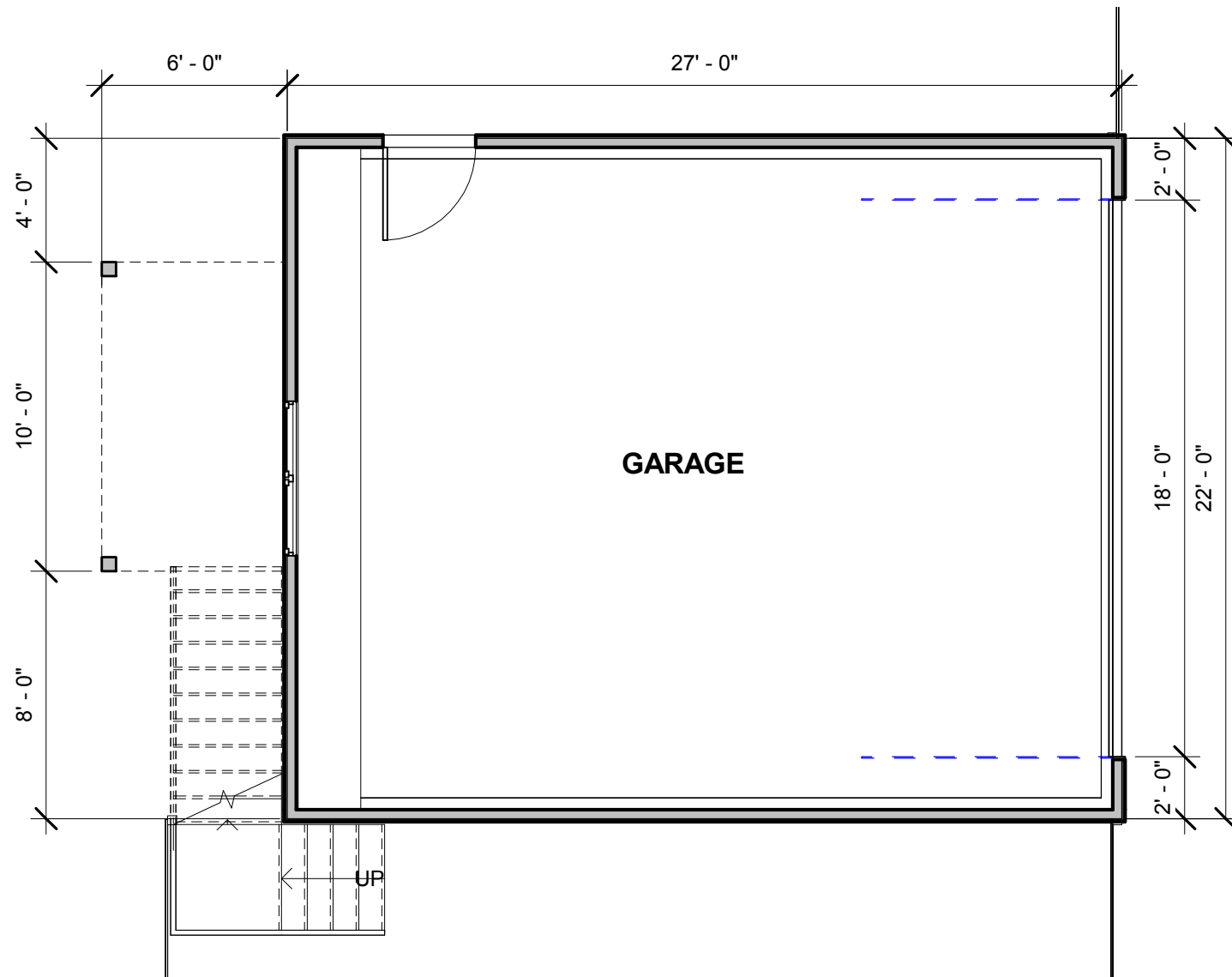
2 SD EAST ELEVATION
SD6 SCALE: 3/16" = 1'-0"



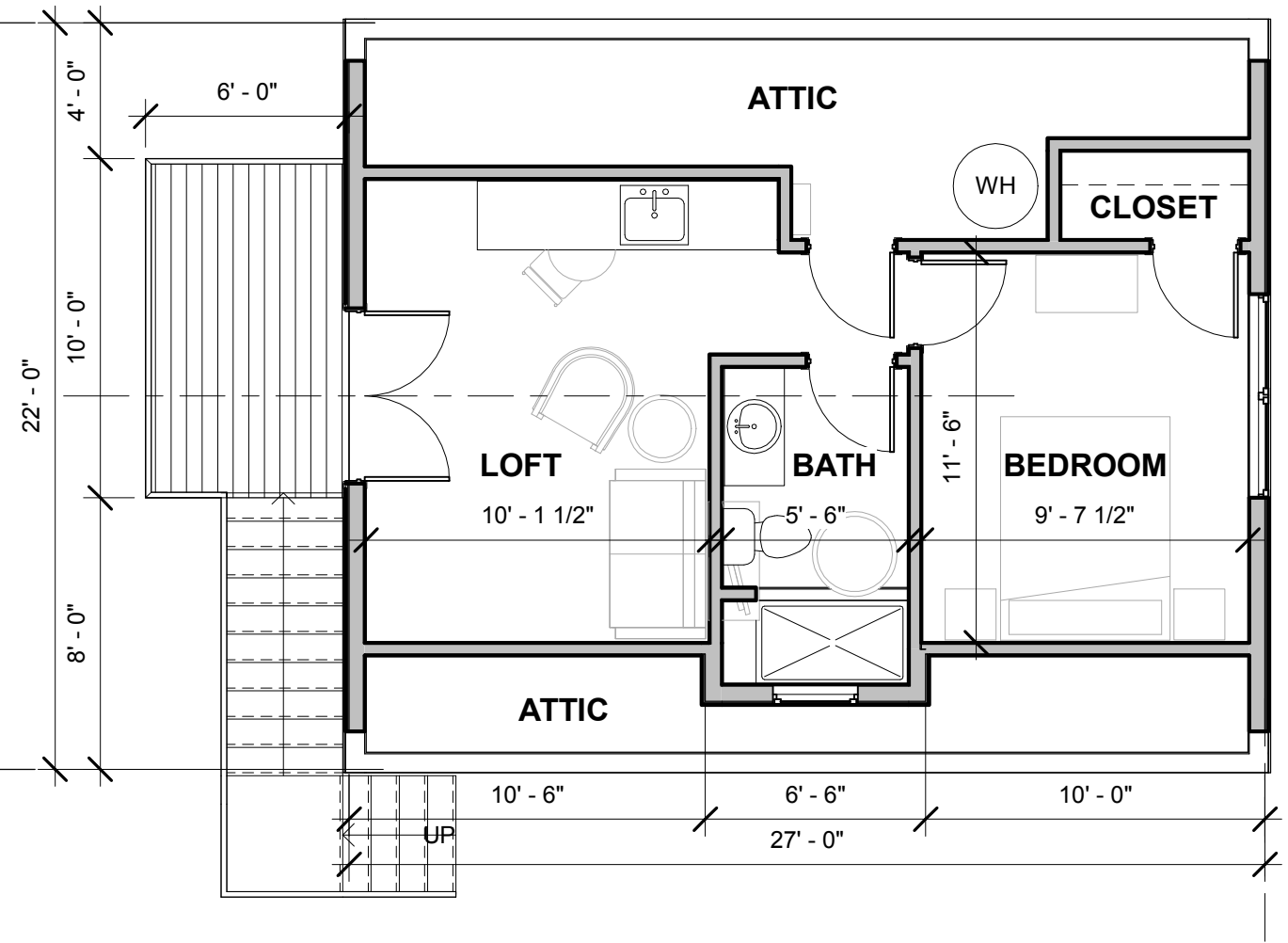
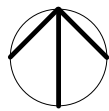
NORTH-SOUTH SECTION
 SD7 SCALE: 1/4" = 1'-0"

MENNING LLC
 420 N. Grant Avenue
 Fort Collins, Colorado

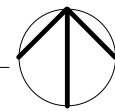
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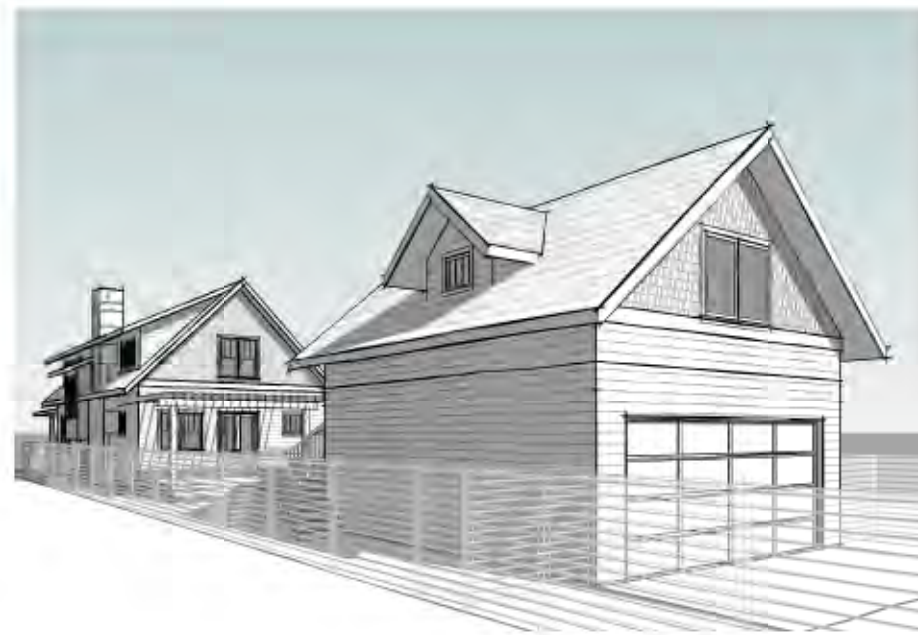


1
508 PROPOSED GARAGE PLAN
SCALE: 3/16" = 1'-0"



2
508 PROPOSED LOFT PLAN
SCALE: 3/16" = 1'-0"





4
SD9
3D SD VIEW- NORTHEAST
SCALE:

1
SD9
3D SD VIEW- SOUTHEAST
SCALE:

5
SD9
SD GARAGE EAST ELEVATION
SCALE: 3/16" = 1'-0"

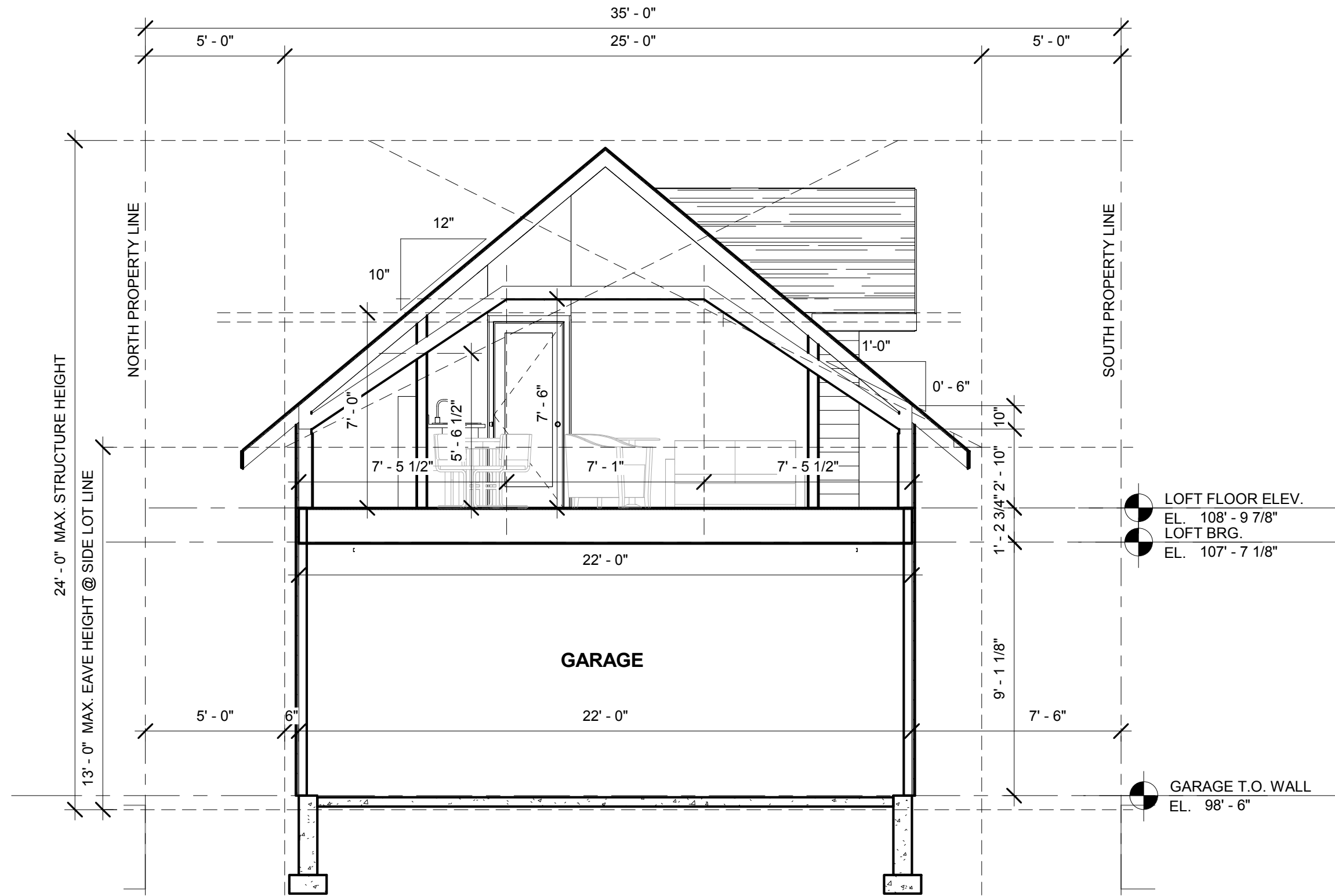



3
SD GARAGE SOUTH ELEVATION
SCALE: 1/16" = 1'-0"

2
SD9
SD GARAGE WEST ELEVATION
SCALE: 3/16" = 1'-0"

SCHEMATIC DESIGN

10.28.20




GARAGE NORTH-SOUTH SECTION
 SCALE: 1/4" = 1'-0"

Official Eligibility Determination

(OAHP use only)

Date _____ Initials _____

Determined Eligible - NR

Determined Not Eligible - NR

Determined Eligible - SR

Determined Not Eligible - SR

Need Data

Contributes to eligible NR District

Noncontributing to eligible NR District

Colorado Cultural Resource Survey

Architectural Inventory Form

(Page 1 of 18)



I. Identification

1. Resource Number: **5LR9106**
2. Temporary Resource Number: **Not Applicable**
3. County: **Larimer**
4. City: **Fort Collins**
5. Historic Building Name: **Charles and Alzada Childers House
Edwin and Alma Breen House
Augustina Lucero House**
6. Current Building Name: **Not Applicable**
7. Building Address: **420 N. Grant Ave.
Fort Collins, CO 80521**
8. Owner Name & Address: **Gregory G. Menning
420 N. Grant Ave.
Fort Collins, CO 80521**

Architectural Inventory Form(Page 2 of 18)

II. Geographic Information

9. P.M. **6th** Township **7 North** Range **69 West**
SE 1/4 of the **SW** 1/4 of the **NE** 1/4 of the **NW** 1/4 of Section **11**
10. UTM Reference Zone: **13** Easting: **492460** Northing: **4493586**
11. USGS Quad Name: **Fort Collins, Colorado**
Year: **1960 (revised 1984)** Map scale: **7.5'**
12. Lot(s): **Lot 19 & 20** Block: **284**
Addition: **West Side Addition** Year of Addition: **1887**
13. Boundary Description and Justification: **This legally defined parcel (#97112-19-019 and #97112-19-020), clearly delineated by an urban lot and block description, includes the historic house and its surrounding grounds.**
-

III. Architectural Description

14. Building Plan: **Rectangular Plan**
15. Dimensions in Feet: **30' x 42'**
16. Number of Stories: **1**
17. Primary External Wall Material(s): **Horizontal Siding**
18. Roof Configuration: **Pyramidal Roof**
19. Primary External Roof Material: **Composition Roof**
20. Special Features: **Chimney, Porch, Fence**
21. General Architectural Description: **This one-story wood frame residence faces west onto Grant Avenue, rests upon a concrete foundation, and has a rectangular footprint of 30' x 42'. On the front and sides, the exterior walls are clad in two widths of clapboard siding, with the division point between them at the windowsill level. Those on the lower walls are wider and the upper walls are narrow. The rear wall is covered with two types of wood siding, one of which appears non-historic. The building has a pyramidal roof with exposed rafter ends and composition shingles. A historic brick chimney rises from the east roof slope.**

Architectural Inventory Form

(Page 3 of 18)

West Wall (Grant Avenue facade): The west façade holds the centered main entrance, which is reached by way of an open porch. The entry contains a wood panel door and a metal storm door, both of which appear to be non-historic replacements of the originals. The full-width porch is constructed with a wood floor, beadboard ceiling, and a closed rail faced with clapboard siding. The porch is covered by the house's primary roof. This is supported at its outer corners by square brick posts. Between them along the front of the porch are two brick piers topped by square battered posts. An off-centered opening in the closed rail provides access to the porch from the front sidewalk. North of the entrance is a one-over-one double-hung sash window with a wood frame. South of the entrance is a large non-historic brick exterior wall chimney that pierces the roof with a metal flue.

North Wall (side): This wall holds no entries. Present there are three one-over-one double-hung sash windows with wood frames.

East Wall (rear): The rear wall holds an entrance at the house's southeast corner. This contains a non-historic panel door. North of that is a large single-light fixed window with a wood frame. A non-historic wood deck with an open rail projects from the back of the house.

South Wall (side): This side of the house holds a basement entrance with a slab door that is located at the bottom of a concrete stairway. The stairway and entry are protected by a small shed roof supported by square wood posts. A single basement window is present, but it is boarded closed. Along the main wall of the house are a pair of one-over-one double-hung sash windows and a band of three one-over-one double-hung sash windows, all with wood frames. The rear addition holds a non-historic two-light sliding window.

22. Architectural Style / Building Type: **Bungalow**
23. Landscaping or Special Setting Features: **This residence is located what is known as the Holy Family neighborhood north of Laporte Avenue. The area is characterized by its modest homes, predominantly of wood frame construction, that were built for and occupied by working-class members of the Fort Collins community. Many of these houses remain standing today. The house at this location sits on two lots and is surrounded by yard areas. A large tree and post-and-rail fence have been removed from the front yard in recent years and the small front yard is now largely vacant except for a concrete sidewalk. The very large backyard is open with almost no plantings or other features. Wood fencing heads south from the house and runs along the south property line.**
24. Associated Buildings, Features or Objects: **Not Applicable**

Architectural Inventory Form(Page 4 of 18)

IV. Architectural History

25. Date of Construction: Estimate: **1907** Actual:
- Source of Information: **Fort Collins City Directories, 1908-09**
26. Architect: **Unknown**
- Source of Information: **Not Applicable**
27. Builder/Contractor: **Unknown**
- Source of Information: **Not Applicable**
28. Original Owner: **Charles and Alzeda Childers**
- Source of Information: **Fort Collins City Directories, 1908-09**
29. Construction History: **The house was constructed around 1907 and in 1924 it was expanded with a rear addition. Between 1948 and 1968, the centered front stairs were moved to the north. Changes made since 1968 have included the installation of a closed rail on the front porch and the exterior wall chimney that covered a front-facing window. The basement entry on the south appears to have been installed since the 1960s and the rear deck was built in recent decades.**
30. Original Location: **Yes**
-

V. Historical Associations

31. Original Use(s): **Domestic / Single Dwelling**
32. Intermediate Use(s): **Not Applicable**
33. Current Use(s): **Domestic / Multiple Dwelling**
34. Site Type(s): **Single-Family Home**
35. Historical background: **In 1887, Franklin C. Avery and Ella B. Yount filed a plat for the West Side Addition with Larimer County. Located northwest of downtown Fort Collins, the addition was bordered by Vine St. on the north, Laporte Ave. on the south, Whitcomb St. on the east, and Wood St. on the west. The land was surveyed to hold fifteen square blocks divided by streets and alleys and would develop into a new residential district. In 1906, the addition was annexed into the city and most development there occurred over the following decades.**

Architectural Inventory Form

(Page 5 of 18)

Although the county assessor's records state that the house on this property was constructed in 1914, it was actually built closer to 1907. According to the city directories from 1908-1909, it was occupied by Charles P. and Alzada Childers along with their three children. They seem to have been its first owners but were there for a short time. Likely born in Missouri in 1858, Charles moved around the west as a young man and in 1892 married Alzada Beeman on a ranch in Yellowstone, Montana. By 1900 they were in the vicinity of Sheridan, Wyoming, where they engaged in farming. They moved to Fort Collins the following year and Charles worked as a teamster, hauling freight through the mountains as far as North Park. Alzada was employed in town as a laundress.

The Childers appear to have remained in the house on Grant Avenue for two or three years and by 1910 were living in another house nearby on Loomis Avenue. They soon moved to Westlake, about forty-five miles northwest of Fort Collins near Red Feather Lakes, and Charles became a horse breeder, trainer and trader. By 1915 they were back in Fort Collins, living on Oak Street. Charles died in October of that year after being thrown from a horse at the Russell & Haymaker barn on West Mountain Avenue. Alzada died of cancer about three weeks later. They are both buried in Grandview Cemetery.

Following the Childers, the house was occupied by relatively short-term residents. Around 1912, it was the home of laborer W. H. Webster and his wife Bessie. The next resident around 1915 was Charley Sheldon. By 1919, laborer Frank Shinn and his wife Mary lived there.

Starting in 1920, this became the residence of Edwin R. Breen and his wife Alma. Born in Fort Collins in 1894, Edwin married local native Alma Malaby in 1919. A veteran of World War I, he was employed as a house painter after getting married. Edwin then worked for the Union Pacific Railroad in its Fort Collins roundhouse for more than forty years and then as a groundskeeper at Colorado State University. With two children and a new baby on the way, the Breens enlarged the house in 1924 with a \$1,200 rear addition that provided them with two more rooms and a bathroom. They remained there into the mid-1930s. Edwin died in 1971 and Alma in 1987. They are buried together in Grandview Cemetery.

During the 1940s and into the 1950s, the house was occupied by several more short-term residents. Early in that period, WPA worker Edward Tafoya, his wife Bonrisa, and their ten children lived there. They represented a shift in the West Side Addition's population to the growing number of working-class Hispanic families whose cultural and religious lives revolved around the Holy Family Catholic Church, built in 1929 at Whitcomb and Cherry. George and Mildred Bolley lived in the house in the late 1940s, and he was employed as a warehouseman in the Fort Collins Flour Mill. By 1954, the house was occupied by auto body worker John Martinez and his wife Delphine.

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Around 1956, the house was first occupied by members of the Lucero family. Tony and Augustina Lucero grew up in New Mexico, married around 1927, and moved to the Fort Collins area, where he worked as a farm laborer. By 1940, they were residing in the Andersonville neighborhood with their eight children. Augustina was eventually widowed and in the mid-1950s moved into the house at 420 N. Grant Ave. Later in the decade, she was joined by her son Donald, a student at Colorado State University, and his wife Isabel, who was employed as a waitress in Ace Gillett's Coffee Shop. Augustina remained in the home through the late 1960s. Other Luceros, possibly family members, lived in the 400 block of North Grant. Augustina died in 1994 and was buried in Roselawn Cemetery.

36. Sources of information:

Burial Records, Charles P. Childers (d. 1915) and Alzada B. Childers (d. 1915), Grandview Cemetery, Fort Collins, CO. Located at www.findagrave.com.

Burial Records, Edwin Robert Breen (d. 1971) and Alma A. Breen (d. 1987), Grandview Cemetery, Fort Collins, CO. Located at www.findagrave.com.

City of Fort Collins Building Permits, 420 N. Grant Ave.
Addition to Frame House, 1924 (#437)

Dunn, Meg. "Holy Family Catholic Church – A Parish for the People." Located at Northern Colorado History, www.northerncoloradohistory.com/holyfamily.

Fire Insurance Maps of Fort Collins, Sanborn Map Company, 1925-1943.

Fort Collins City Directories, Listings for 420 N. Grant Ave., 1902-1973.

Fort Collins Coloradoan

"At the Hospital," 24 December 1956, p. 14.

"Four Injured in Accident," 3 October 1962, p. 1.

"Edwin R. Breen," 11 February 1971, p. 3.

"Family Will Reunite After 20 years," 25 June 1976, p. 9.

Fort Collins Express & Courier

"City and Country," 30 May 1901, p. 5.

"Livermore," 19 April 1912, p. 4.

"Fall From Colt May Prove Fatal," 15 October 1915, p. 3.

"Horse Trainer at the Russell & Haymaker Barns Injured Saturday Afternoon Died This Morning," 15 October 1915.

"Ed Breen of the Union Pacific roundhouse...," 26 August 1915, p. 6.

"Edwin R. Breen...," 11 May 1924, p. 2.

"Eight Pound Daughter Born to Mr. & Mrs. Breen," 11 August 1924, p. 1.

"2 Bikes Stolen; One Recovered," 31 May 1936, p. 2.

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“Holy Family Neighborhood.” Fort Collins in the 1940s: Neighborhoods and Architecture. Fort Collins History Connection, Museum of Discovery, Located at <https://history.fcgov.com/1940s/neighborhoods>.

Fort Collins Topographic Quadrangle Maps, US Geological Survey (1908, 1960, 1969, 1984)

Architectural Inventory Form and Property File Records, Westside Neighborhood Survey, 420 N. Grant Ave., City of Fort Collins, CO. Survey Form and Photography Completed 1999.

***LaGrande Observer* (LaGrande, OR)**

“Wife Follows Husband,” 2 December 1915, p. 1.

Larimer County Assessor’s Office, Real Estate Appraisal Cards for 420 N. Grant Ave. (Parcel #97112-19-019 and #97112-19-020), Photographs Dated 1948 and 1968.

Larimer County, Clerk & Recorder’s Office, Title Records (Lots 19-20, Block 284, West Side Addition)

(Note: County records requiring in-person research were inaccessible due to the COVID-19 pandemic.)

Map of Fort Collins, Larimer County, Colorado. Denver, CO: Published by W. C. Willits, May 1894.

Marriage Record, Charles Preston Childers and Alzada Beeman, Yellowstone, MT, 22 March 1892.

Plat of West Side Addition to the City of Fort Collins, 25 July 1887, Larimer County Clerk and Recorder (reception #25523).

US Census Records, Charles and Alzada Childers, Sheridan, WY, 1900 and Fort Collins, CO, 1910.

US Census Records, Edwin and Alma Breen, Fort Collins, CO, 1920-1930.

US Census Records, Tony and Augustina Lucero, Fort Collins, CO, 1930-1940.

VI. Significance

37. Local landmark designation:

Applicable Fort Collins Criteria (Fort Collins Municipal Code, Chapter 14, Section 14-5)

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- A. Events: Associated with events that have made a recognizable contribution to the broad patterns of the history of the community, State or Nation (a specific event or pattern of events)
- B. Persons/Groups: Associated with the lives of persons or groups of persons recognizable in the history of the community, State or Nation whose specific contributions to that history can be identified and documented
- C. Design/Construction: Embodies the identifiable characteristics of a type, period, or method of construction; represents the work of a craftsman or architect whose work is distinguishable from others by its characteristic style and quality; possesses high artistic values or design concepts; or part of a recognizable and distinguished group of properties
- D. Information potential: Has yielded, or may be likely to yield, information important in prehistory or history

Does not meet any of the above Fort Collins designation criteria

Analysis of Fort Collins Significance: The history of the site indicates that this property is not associated with any events or individuals that might be considered significant enough for it to be landmark eligible under the standards established for Criteria A or B. Based on field inspection and archival research, the property is not a significant example of Craftsman Bungalow construction in the city or its neighborhood, although it retains many of its historic design features and materials. It is not significant enough to be landmark eligible under the standards established for Criterion C. Finally, it is not likely to yield information important in prehistory or history, and is not significant under Criterion D.

Constructed in 1907, the house retains a number of its original or early architectural characteristics, including its essential form along with its one-story height, pyramidal roof with exposed rafter ends, horizontal wood siding, and full width open front porch with brick and wood piers. The rear addition, constructed in 1924, is a historic feature of the building. These characteristics combine to define the house as a modest Craftsman Bungalow.

The house is located in the West Side Addition, also known as the Holy Family Neighborhood, an area of the city that is filled with small wood-frame houses of varying styles or forms. A number of these are simple Craftsman buildings. These were historically built for and occupied by working-class members of the community during the first half of the twentieth century. As a result, they are all modest examples of their styles.

Over the decades, including in the past fifty years, some of the houses have been modified, altered and enlarged to accommodate the needs and tastes of their

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owners. Others retain much, if not all, of their historic appearance. Those found to be largely intact, in other words that are largely unchanged and retain a substantial level of architectural integrity, are more likely than others to be individually eligible.

Although this house retains some of its historic characteristics, it has been substantially altered in the past fifty years by the introduction of a large exterior wall chimney on the front wall and a closed rail on the front porch. The closed rail may appear to be an original feature but is actually a modification to the original open porch. These changes diminished the house’s architectural integrity, causing it to no longer convey a clear sense of its historic appearance. In addition, the grounds around the house have been altered by the removal of historic landscaping, fencing, and outbuildings.

Despite its lack of individual eligibility, this property might still contribute to a local historic district if one were established in this neighborhood.

38. Applicable National Register Criteria:

- A. Associated with events that have made a significant contribution to the broad pattern of our history
- B. Associated with the lives of persons significant in our past
- C. Embodies the distinctive characteristics of a type, period, or method of construction, or represents the work of a master, or possesses high artistic values, or represents a significant and distinguishable entity whose components may lack individual distinction
- D. Has yielded, or may be likely to yield, information important in history or prehistory

Qualifies under Criteria Considerations A through G

Does not meet any of the above National Register criteria

39. Area(s) of significance: **Not Applicable**

40. Period of significance: **Not Applicable**

41. Level of significance: National **No** State **No** Local **No**

42. Statement of significance: **Based upon the archival research and field documentation completed for this project, this property was found to have been developed around 1907, during the early-twentieth century years when Fort**

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Collins was growing from a town into a small city. The West Side Addition was platted in 1887 and annexed into the city in 1906, and most of the homes there were built in the decades following annexation.

From around 1907 through the end of the 1960s, the property served as a single-family home that was occupied by a series of residents. All were working-class members of the community and the West Side Addition became known for its small affordable houses. Starting in the 1930s, it also became known as the Holy Family Neighborhood due to an influx of Hispanic families choosing to live near the Holy Family Catholic Church. Between 1940 and 1970, the house's residents had family names including Tafoya, Martinez and Lucero, indicating that they were likely members of the Holy Family community.

The house was expanded to the rear in 1924 and this is the only known historic change to the building. Non-historic changes made in the past fifty years have included the installation of a closed rail on the historically open porch, a large exterior wall chimney on the front that obscured one of its two windows, and the covered exterior basement entrance on the south. Historic fencing, plantings and outbuildings have also been removed from the property.

Because it is not associated with any significant events or persons, the property is found to ineligible for the SRHP or NRHP under criteria A or B. Although the house retains a number of its original or early features, the non-historic changes made to the front of the building negatively impacted its architectural integrity, causing it to be ineligible under criterion C. It is also not likely to yield information important in prehistory or history, and is not eligible under criterion D. Despite these determinations, the house might contribute to a historic district if one were established in this area.

43. Assessment of historic physical integrity related to significance: **The house on this property is categorized as a Bungalow based upon its age, form and original design characteristics. While essentially a modest wood frame cottage, details of the bungalow or Craftsman form that remain apparent include its one-story height, pyramidal roof with exposed rafter ends, horizontal wood siding, and full width open front porch with brick and wood piers. Constructed around 1907 and expanded to the rear in 1924, the house experienced few exterior alterations through the late 1960s other than moving the centered front stairs to the north, where they remain today.**

In the past fifty years, the building has been changed by the construction of a closed rail on the historically open porch, an exterior wall chimney on the front wall that obscured a window at that location, and a covered exterior basement access on the south. The rear addition was altered with the introduction of a non-historic door and windows, changes to the siding, and the construction of an

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open deck. The grounds experienced the loss of historic fencing and plantings, and assessor's records indicate that outbuildings have been removed.

Evaluation of the property must be considered in light of the seven aspects of integrity, as they are defined by the US Department of the Interior:

Location – The house has not been moved and is in its original location. The aspect of location is consequently excellent.

Setting – The house was developed in the residential neighborhood that emerged during the first half of the twentieth century in the West Side Addition. It continues to be surrounded by modest historic working-class houses, most of them dating from that period. The setting on the site has changed as a result of the removal of historic fencing, plantings and outbuildings over the past five decades. The aspect of setting is somewhat diminished due to these changes, but only as it relates to the site itself.

Design – The house has experienced changes to its design as noted above. Although a number of its character-defining features remain in place, it exhibits a diminished level of integrity in the area of design, especially due to the changes made to the front of the house. This particularly relates to the closed rail and exterior chimney on the front porch, both of which are prominent non-historic features. Alterations made to the rear are much less visible.

Materials – Few changes appear to have been made to the building's exterior materials dating from over fifty years ago. The primary question involved the differing siding widths and whether this was a historic feature. Two historic photos of the house provide visual evidence that it did have wide wood siding from the windowsill level down, and narrow siding above that demarcation point. The house exhibits a very good level of integrity in the area of materials.

Workmanship – The skills that it took to construct the building remain clearly apparent today. Consequently, it exhibits an excellent level of integrity in the area of workmanship.

Feeling – The house continues to read clearly as a single-family home dating from the early twentieth century. Consequently, it exhibits a good level of integrity in the area of feeling.

Association – The building is directly associated with its historic owners and occupants and conveys a clear sense of their association with the property. Consequently, it exhibits an excellent level of integrity in the area of association.

The house conveys much about its historic age, architectural style, and history of use between the early and mid-1900s. However, its integrity has been

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diminished by the non-historic closed rail and chimney installed on the front of the building. Due to these changes, its architectural integrity does not appear to support possible historic significance for individual landmark eligibility.

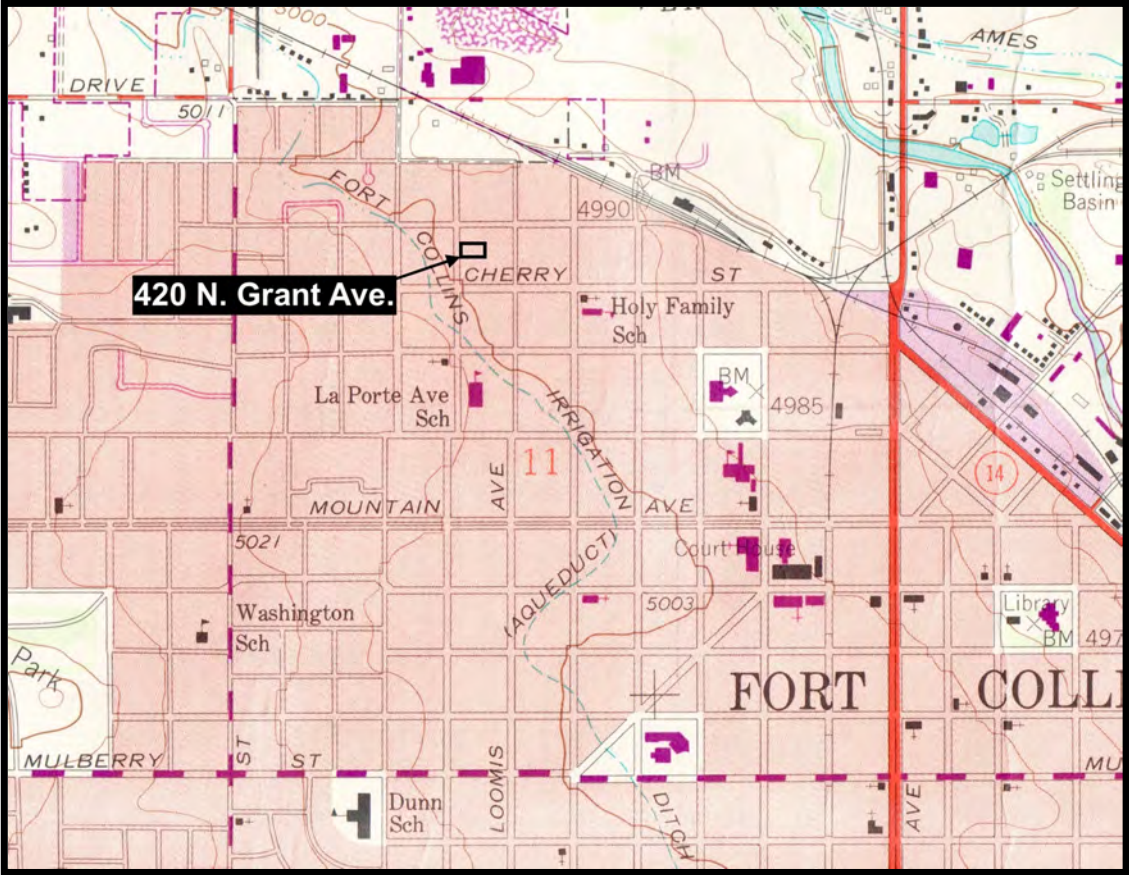
VII. National Register Eligibility Assessment44. National Register eligibility field assessment: **Not Eligible**45. Is there National Register district potential? **Yes**

Discuss: It appears that this property may be associated with an adequate concentration of historically and architecturally significant properties that are contiguous to one another and might allow for the creation of a National Register district.

If there is National Register district potential, is this building contributing: **Yes**46. If the building is in an existing National Register district, is it contributing: **N/A****VIII. Recording Information**47. Photograph numbers: **#9706-9721**Negatives filed at: **Tatanka Historical Associates, Inc.
P.O. Box 1909, Fort Collins, CO 80522**48. Report title: **Intensive-Level Documentation of the House at 420 N. Grant Ave.**49. Date(s): **12 October 2020**50. Recorder(s): **Ron Sladek, President**51. Organization: **Tatanka Historical Associates, Inc.**52. Address: **P.O. Box 1909, Fort Collins, CO 80522**53. Phone number(s): **970 / 689-4855**

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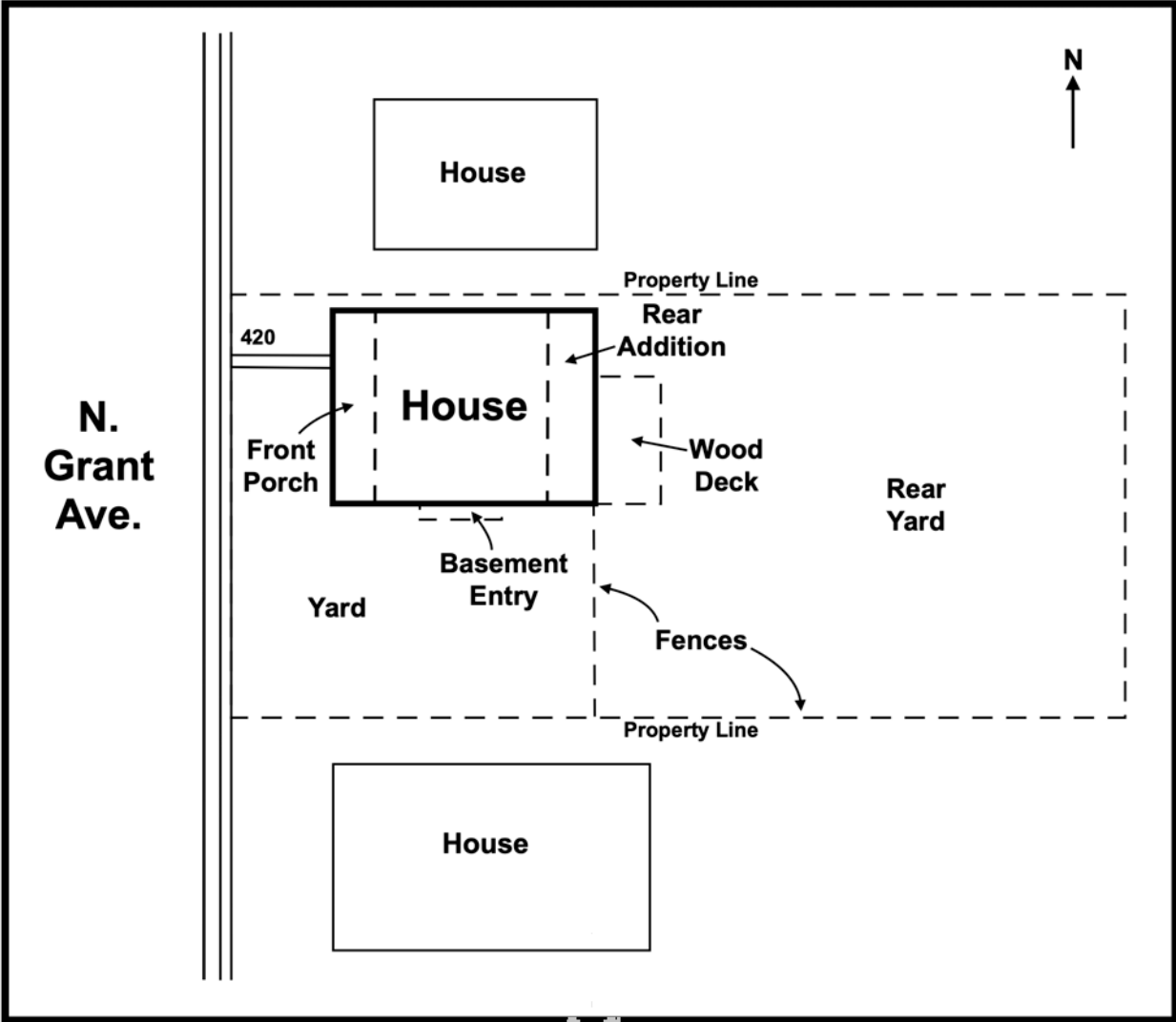
Site Location Map



USGS Fort Collins 7.5' Topographic Quadrangle
1960 (photorevised 1984)

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Site Diagram



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Current Photographs



West Façade and South Wall, View to the Northeast



West Façade and North Wall, View to the Southeast

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Current Photographs



Rear of the House, View to the Northwest



Rear of the Property, View to the Northwest

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Historic Photographs



**Source: Larimer County Assessor, 1948
(Collection of the Fort Collins Museum of Discovery)**

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(Page 18 of 18)

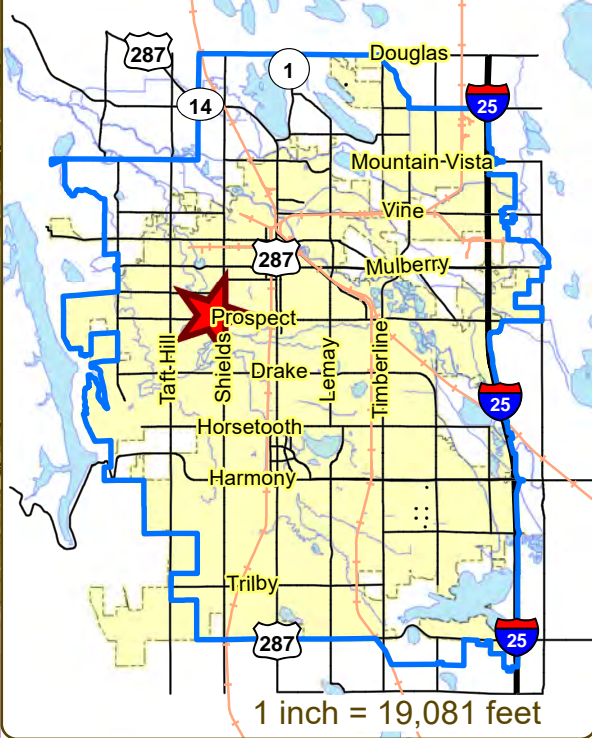
Historic Photographs



**Source: Larimer County Assessor, 1968
(Collection of the Fort Collins Museum of Discovery)**

1415 S Shields St Multi-Family Dwellings

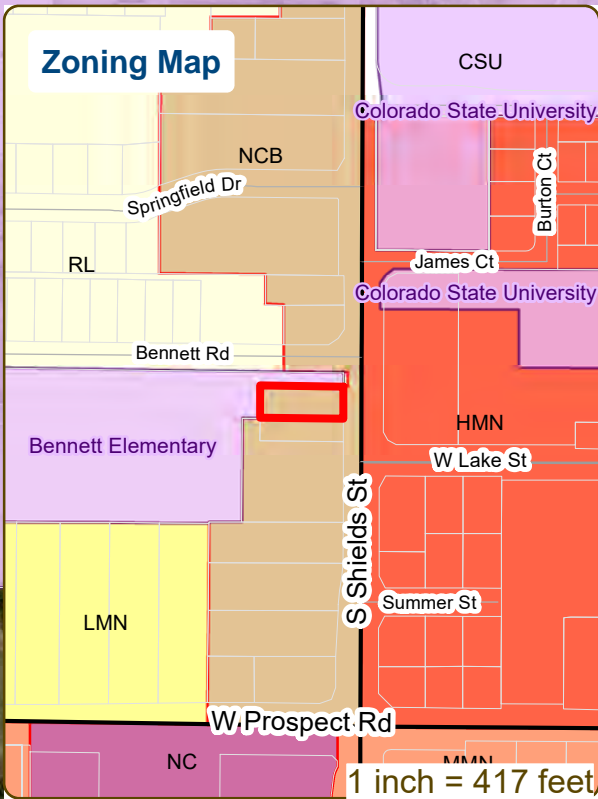
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

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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) Crow and McClure

Your Mailing Address 2151 Bucking Horse Lane, Ft. Collins, CO 80525

Phone Number 970-692-1724 **Email Address** Robert@RobertCrowRealtor.com

Site Address or Description (parcel # if no address) 1415 S. Shields St. Fort Collins, CO 80521

Description of Proposal (attach additional sheets if necessary) subdivision of current lot and the addition of 3-4 condos/townhouses on the westerly side of the lot.

Proposed Use rental housing **Existing Use** back yard on existing home

Total Building Square Footage 5,000 S.F. **Number of Stories** 2 or 3 **Lot Dimensions** 53 ft x 100 ft

Age of any Existing Structures 1950 - but there are no initial plans to demolish this structure.

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>.

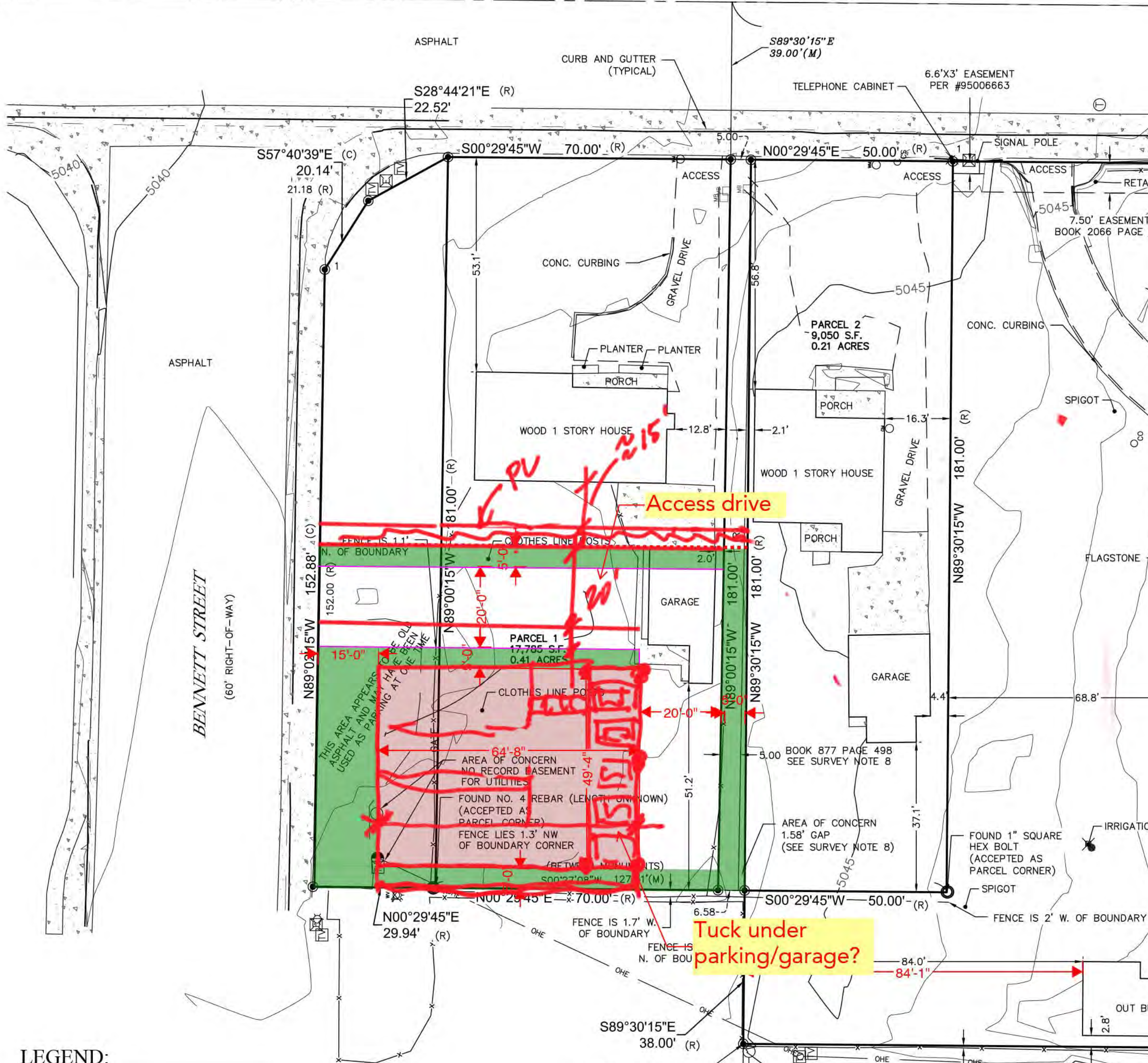
Increase in Impervious Area _____ S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?

SOUTH 1/16 CORNER SECTION
 15/SECTION 14, T7N, R69W, 6TH P.M.
 FOUND 50.00' WITNESS CORNER
 MARKED BY A NO. 6 REBAR OF
 UNKNOWN LENGTH WITH A 3 1/4"
 ALUMINUM CAP STAMPED LS 34995
 (POSITION CALCULATED FROM WITNESS
 MONUMENT)

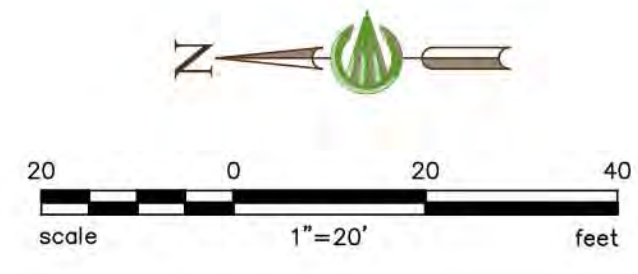
THE EAST LINE OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER (BASIS OF BEARINGS)
 N00°29'45"E 1330.57'(M)



LEGEND:

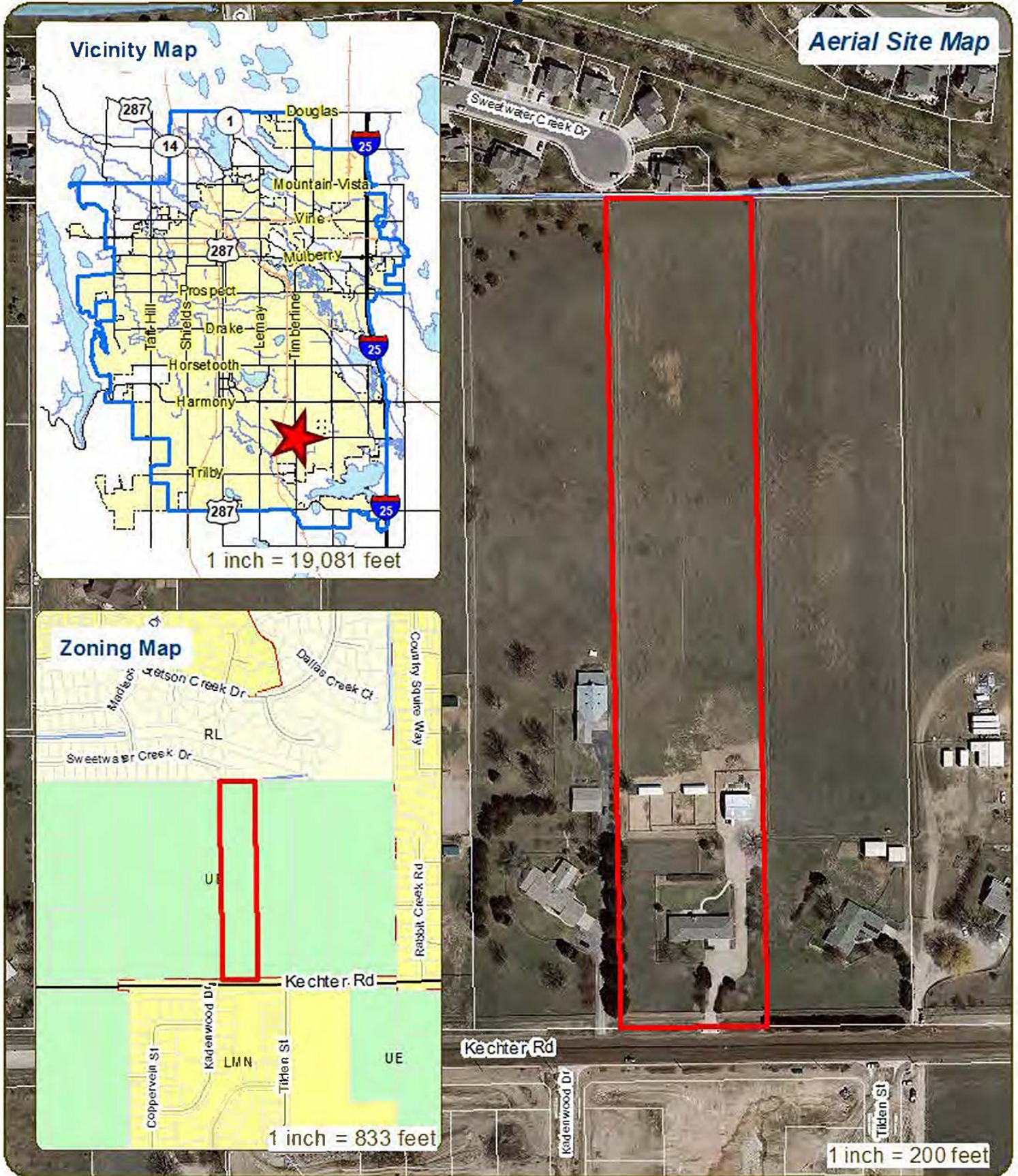
- ☉ IRRIGATION CONTROL VALVE
- ⊙ CURB CUT
- POST
- ⊖ SIGN
- ⊙ GAS METER
- ⊙ CURB STOP
- ⊙ FIRE HYDRANT
- ⊙ WATER METER
- ⊙ WATER VALVE
- ⊙ ELECTRIC POWER POLE
- ⊙ ELECTRIC METER
- ⊙ ELECTRIC BOX
- ⊙ ELECTRIC VAULT
- ⊙ ELECTRIC LIGHT POLE
- ⊙ GUY WIRE
- ⊙ CATV BOX
- ⊙ TELEPHONE BOX
- ⊙ TELEPHONE VAULT
- ⊙ TELEPHONE MANHOLE
- FOUND MONUMENT AS DESCRIBED
- SET 30" NO. 4 REBAR WITH YELLOW PLASTIC CAP, LS 37911
- SET BRASS SHINER IN CONCRETE, LS 37911
- OHE — OVERHEAD ELECTRIC LINE
- EXISTING EASEMENT
- BOUNDARY
- (M) MEASURED INFORMATION
- (C) CALCULATED INFORMATION
- (R) RECORD INFORMATION
- CONCRETE SURFACE

PARCEL CURVE TABLE				
CURVE	DELTA	RADIUS	LENGTH	CH. BEARING
C1	9°27'39"	181.24'	29.93'	S5°13'41"W
C2	9°27'47"	181.24'	29.93'	S5°13'37"W

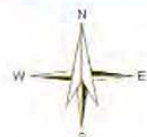


DRAWING FILENAME: R:\2200\2228.00 Shields Ave ALTA\DWG\SURVEY\2228.00 ALTA.dwg LAYOUT NAME: SHEET 2 DATE: Nov 04, 2016 - 4:40pm CAD OPERATOR: rrosales
 LIST OF AREAS: [2228_Topo] [2228_Base]

2400 Kechter Rd Single Family Detached Dwelling & Accessory Structure



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BOLDDED 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) _____

Chris Hill - owner

Business Name (if applicable) _____

Your Mailing Address 2400 Kechter Dr FortCollins

Phone Number 9702273112 **Email Address** Chill004@yahoo.com

Site Address or Description (parcel # if no address) 2400 Kechter dr Lot 2

Description of Proposal (attach additional sheets if necessary) Currently Urban Estate District (U-E) I would like to keep it as that I would like to place one house and barn on property

Proposed Use Resident **Existing Use** Urban Estate (U-E)

Total Building Square Footage 3100 home S.F. **Number of Stories** 2 **Lot Dimensions** 784' by 223'

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

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

Increase in Impervious Area 3100 for the home and 6000 for the barn 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?

BLEHM SUBDIVISION 2ND FILING

BEING A REPLAT OF LOT 5, BLEHM SUBDIVISION,
SITUATE IN THE SOUTHWEST QUARTER OF SECTION 5, TOWNSHIP 6
NORTH, RANGE 68 WEST OF THE 6TH P.M.
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

STATEMENT OF OWNERSHIP AND SUBDIVISION:

Know all persons by these presents, that the undersigned, being owner(s) of the following described land:

A parcel of land situate in the Southwest Quarter of Section Five (5), Township Six North (T.6N.), Range Sixty-eight West (R.68W.) of the Sixth Principal Meridian (6th P.M.), City of Fort Collins, County of Larimer, State of Colorado, and being more particularly described as follows:

Lot Five, Blehm Subdivision, as recorded February 23, 1976 as Reception No. 142795 of the Larimer County Clerk and Recorder.

... (which above described tract contains 6.658 acres, more or less)

for themselves and their successors in interest (collectively, "Owner") have caused the above described land to be surveyed and subdivided into lots, tracts and streets as shown on this Plat to be known as BLEHM SUBDIVISION 2ND FILING (the "Development"), subject to all easements and rights-of-way now of record or existing or indicated on this Plat. The rights and obligations of the Plat shall run with the land.

BY: _____ AS: _____

NOTARIAL CERTIFICATE

STATE OF COLORADO)
ss
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me by _____ as _____ this _____ day of _____, 20____.

Witness my Hand and Official Seal.

My commission expires: _____.

LIENHOLDERS

By: _____ As: _____

Witness my hand and seal this _____ day of _____, 20____.

NOTARIAL CERTIFICATE

STATE OF COLORADO)
ss
COUNTY OF LARIMER)
The foregoing instrument was acknowledged before me by _____ as _____ this _____ day of _____, 20____.

Witness my Hand and Official Seal.

My commission expires: _____.

CERTIFICATE OF DEDICATION:

The Owner does hereby dedicate and convey to the City of Fort Collins, Colorado (hereafter "City"), for public use, forever, a permanent right-of-way for street purposes and the "Easements" as laid out and designated on this Plat; provided, however, that (1) acceptance by the City of this dedication of Easements does not impose upon the City a duty to maintain the Easements so dedicated, and (2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain streets so dedicated until such time as the provisions of the Maintenance Guarantee have been fully satisfied. The streets dedicated on this Plat are the fee property of the City as provided in Section 31-23-107 C.R.S. The City's rights under the Easements include the right to install, operate, access, maintain, repair, reconstruct, remove and replace within the Easements public improvements consistent with the intended purpose of the Easements; the right to install, maintain and use gates in any fences that cross the Easements; the right to mark the location of the Easements with suitable markers; and the right to permit other public utilities to exercise these same rights. Owner reserves the right to use the Easements for purposes that do not interfere with the full enjoyment of the rights hereby granted. The City is responsible for maintenance of its own improvements and for repairing any damage caused by its activities in the Easements, but by acceptance of this dedication, the City does not accept the duty of maintenance of the Easements, or of improvements in the Easements that are not owned by the City. Owner will maintain the surface of the Easements in a sanitary condition in compliance with any applicable weed, nuisance or other legal requirements. Except as expressly permitted in an approved plan of development or other written agreement with the City, Owner will not install on the Easements, or permit the installation on the Easements, of any building, structure, improvement, fence, retaining wall, sidewalk, tree or other landscaping (other than usual and customary grasses and other ground cover). In the event such obstacles are installed in the Easements, the City has the right to require the Owner to remove such obstacles from the Easements. If Owner does not remove such obstacles, the City may remove such obstacles without any liability or obligation for repair and replacement thereof, and charge the Owner the City's costs for such removal. If the City chooses not to remove the obstacles, the City will not be liable for any damage to the obstacles or any other property to which they are attached. The rights granted to the City by this Plat inure to the benefit of the City's agents, licensees, permittees and assigns.

MAINTENANCE GUARANTEE:

The Owner hereby warrants and guarantees to the City, for a period of two (2) years from the date of completion and first acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements to be constructed in connection with the Development which is the subject of this Plat. This warranty and guarantee is made in accordance with the City Land Use Code and/or the Transitional Land Use Regulations, as applicable. This guarantee applies to the streets and all other appurtenant structures and amenities lying within the rights-of-way, Easements and other public properties, including, without limitation, all curbing, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department. The Owner shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards, safety requirements and environmental protection requirements of the City. The Owner shall also correct and repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related or building-related activities. In the event the Owner fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the City and all costs and charges billed to and paid by the Owner. The City shall also have any other remedies available to it as authorized by law. Any damages which occurred prior 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 Owner.

REPAIR GUARANTEE:

In consideration of the approval of this final Plat and other valuable consideration, the Owner does hereby agree to hold the City harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the City of the improvements to be constructed in connection with the development which is the subject of this Plat, from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein; and the Owner furthermore commits to make necessary repairs to said public improvements, to include, without limitation, the roads, streets, fills, embankments, ditches, cross pans, sub-drains, culverts, walls and bridges within the right-of-way, Easements and other public properties, resulting from failures caused by design and/or construction defects. This agreement to hold the City harmless includes defects in materials and workmanship, as well as defects caused by or consisting of settling trenches, fills or excavations. Further, the Owner warrants that he/she owns fee simple title to the property shown hereon and agrees that the City shall not be liable to the Owner or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers, and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the Owner. I further warrant that I have the right to convey said land according to this Plat.

APPROVED AS TO FORM, CITY ENGINEER

By the City Engineer, City of Fort Collins, Colorado this _____ day of _____, 20____.

City Engineer

PLANNING APPROVAL

By the Director of Community Development and Neighborhood Services, City of Fort Collins, Colorado this _____ day of _____, 20____.

Director of Community Development and Neighborhood Services

ATTORNEY'S CERTIFICATION:

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 on 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 Section 2.2.3(C)(3)(f) of the Land Use Code.

Attorney: _____

Address: _____

Registration No.: _____

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the South line of the Southwest Quarter of Section 5, Township, 6 North, Range 68 West of the 6th P.M., monumented as shown on this drawing, as bearing South 89°29'33" West, being a Grid Bearing of the Colorado State Plane, North Zone, North American Datum 1983/2011, a distance of 2705.28 feet and with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

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 action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Number 998GTG, dated March 9, 2020, as prepared by Guaranteed Title Group, LLC to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

Notice of Other Documents:

All persons take notice that the Owner has executed certain documents pertaining to this Development which create certain rights and obligations of the Development, the Owner and/or subsequent Owners of all or portions of the Development site, many of which obligations constitute promises and covenants that, along with the obligations under this Plat, run with the land. The said documents may also be amended from time to time and may include, without limitation, the Development Agreement, Site And Landscape Covenants, Final Site Plan, Final Landscape Plan, and Architectural Elevations, which documents are on file in the office of the clerk of the City and should be closely examined by all persons interested in purchasing any portion of the Development site.

EXISTING EASEMENTS NOTE

In the event that the geometry shown for existing easements on this plat conflicts with the original dedicating instrument, the original document information shall supersede.

NOTE

Dead-end fire apparatus access roads cannot exceed 660 feet in length. Dead-end roads are permitted to exceed this length when any residence beyond 660 is equipped with a residential fire sprinkler system. Any residence built on Lot 2 prior to the construction of Sage Creek Road will therefore exceed the maximum allowable 660 distance and require a sprinkler system.

NOTE

There shall be no private conditions, covenants or restrictions that prohibit or limit the installation of resource conserving equipment or landscaping that are allowed by Sections 12-120 & 12-122 of the City Code.

SURVEYOR'S CERTIFICATE

I, Steven Parks, a Colorado Licensed Professional Land Surveyor, do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing Plat is an accurate representation thereof, all this to the best of my knowledge, information and belief.

PRELIMINARY

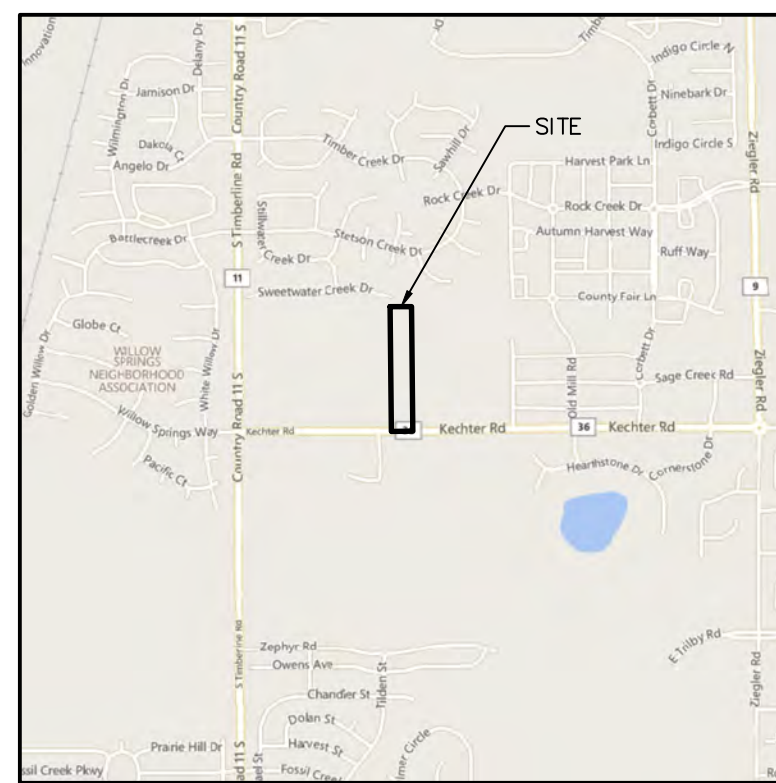
Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

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.

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	42.28'	25.00'	96°53'22"	37.42'	N49°06'42"W
C2	242.21'	50.00'	277°33'23"	65.90'	N41°13'18"E
C3	17.72'	25.00'	40°36'22"	17.35'	N20°48'38"W
C4	17.69'	25.00'	40°32'09"	17.32'	N20°50'45"W

LEGEND

- ALIQUOT CORNER AS DESCRIBED
- FOUND MONUMENT AS DESCRIBED
- CALCULATED POSITION
- SET 24" OF #4 REBAR WITH RED PLASTIC CAP LS 38348
- ⊕ POWER POLE
- (M) MEASURED VALUE
- (P) PLATTED VALUE
- BOUNDARY LINE
- - - - - EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- OVERHEAD ELECTRIC LINE
- X- FENCE



VICINITY MAP
SCALE: 1" = 2000'

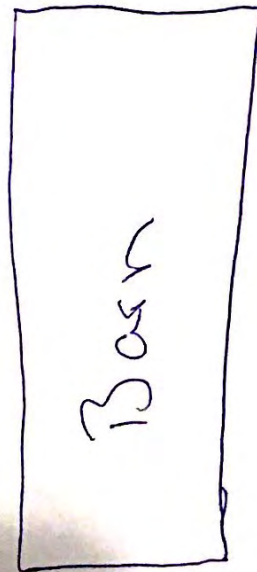
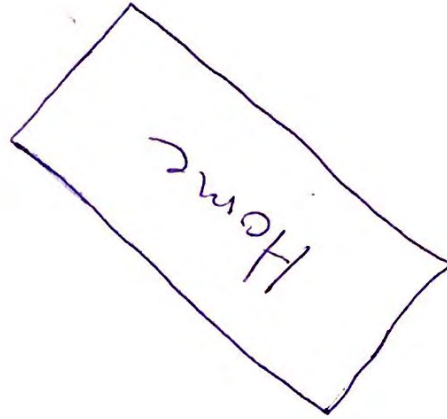


PROJECT NO: 2020177	PROJECT NAME: 2400 KECHTER	REVISIONS:	DATE:
DATE: 7-1-2020	CLIENT: HILL		
DRAWN BY: SIP	FILE NAME: 2020177		
CHECKED BY: SIP	SCALE: 1" = 80'		

1

SHEET 1 OF 1

Lot 2



Drive