

Conceptual Review Agenda

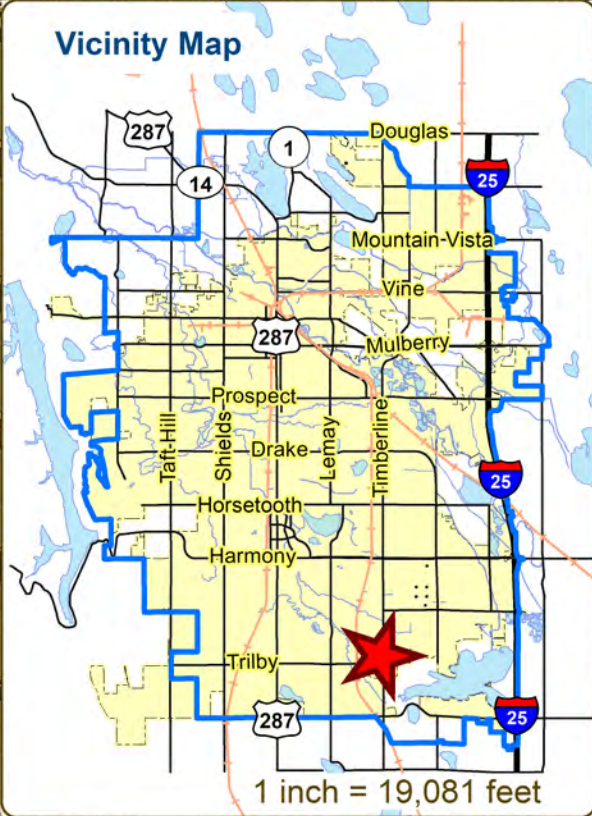
Schedule for 06/03/21

Meetings hosted via Zoom Web Conferencing

Thursday, June 3, 2021

Time	Project Name	Applicant Info	Project Description	
10:15	2208 Westchase Rd Extra Occupancy CDR210043	Wonchul Kim 970-682-9701 anthony.kim@lamrc.com	This is a request to convert an existing single-family dwelling into an extra occupancy rental house for four occupants at 2208 Westchase Rd (parcel # 8608316011). Access is taken from Westchase Rd directly to the south and S Timberline Rd approximately 500 ft to the west. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Administrative (Type 1) Review.	Planner: Will Lindsey Engineer: Sophie Buckingham DRC: Tenae Beane

2208 Westchase Rd Extra Occupancy



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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed land development projects begin with Conceptual Review. Anyone with a land 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 or site 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. Generally, Conceptual Review works best after a brief conversation with a representative from the Zoning or Planning Department to first establish compliance with the permitted uses under the applicable zone district. Then a sketch plan or site plan is prepared that allows staff to review and provide comments on the land development aspects of the proposal. Please be aware that any information submitted may be considered a public record, and may be made available to 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. One 45 meeting is allocated per applicant and only three conceptual reviews are held each Thursday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays 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 various City departments, including Community Development and Neighborhood Services (Zoning, Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Transportation Planning and Poudre Fire Authority. Staff provides the applicant with comments to assist in preparing the detailed formal project application. There is no approval or denial of development proposals associated with Conceptual Review. The applicant will receive the comment letter at the review meeting.

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) Wonchul Kim (owner)

Business Name (if applicable)
Your Mailing Address 2208 Westchase Rd, Fort Collins, CO 80528

Phone Number (970) 682-9701 Email Address Anthony.Kim@lamrc.com

Site Address or Description (parcel # if no address) 2208 Westchase Rd Fort Collins, CO 80528

Description of Proposal (attach additional sheets if necessary) Type 1 review for extra occupancy of 4 people,

Proposed Use Rental Existing Use Single-Family Housing

Total Building Square Footage S.F. Number of Stories 2 Lot Dimensions

Age of any Existing Structures Built in 2004

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 what risk level?
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplans.

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?

B0400992

IMPROVEMENT SURVEY PLAT

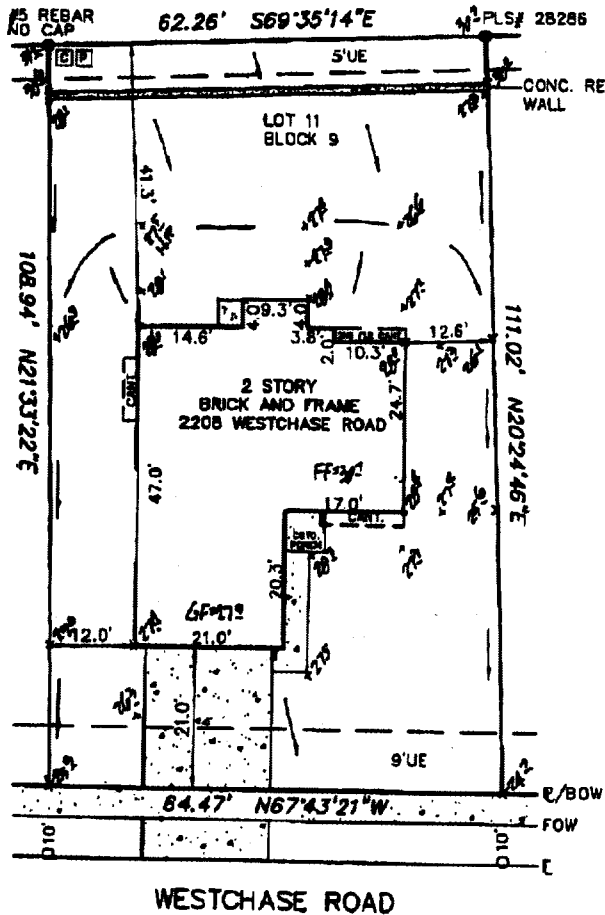


Carroll & Lange
Professional Engineers & Land Surveyors
185 South Union Blvd., Suite 136
Lakewood, Colorado 80226
(303) 880-3300
FAX (303) 980-0917

AND DRAINAGE CERTIFICATE

SCALE: 1" = 20'
JOB NO: 2666
DRAWN BY: JRS
DATE DRAWN: 08-14-04
REVISED ISP: 1-18-04
REVISED ISP:
REGRADE: 1-15-04

LEGEND
● = FOUND #5 REBAR WITH PLASTIC CAP
○ = FOUND NAIL & DISK
E = PROPERTY LINE
BOW = BACK OF WALK
BOC = BACK OF CURB
FOW = FRONT OF WALK
FL = FLOW LINE
P = PEDESTAL
S = SERVICE
PROPOSED TCB = 29.3
AS-BUILT TCB = 29.3



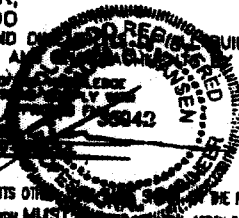
BEARINGS ARE BASED ON THE NE LINE OF LOT 11, BLOCK 9, OF THE RECORDED PLAT WESTCHASE P.U.D. BEARING S88°35'14"E WITH MONUMENTS AS SHOWN HEREON.

THIS CERTIFIES THAT THE ABOVE IS A TRUE AND CORRECT PLAT OF A SURVEY MADE UNDER MY SUPERVISION THIS 5TH DAY OF AUGUST, 2004, OF THE PROPERTY DESCRIBED

AS: LOT 11, BLOCK 9,
WESTCHASE P.U.D.,
CITY OF FORT COLLINS,
COUNTY OF LARIMER,
STATE OF COLORADO

AND THAT THE LOCATION AND CHARACTER OF THE BUILDING IMPROVEMENTS SHOWN ON THE PLAT ARE AS SHOWN IN THE RIGHTS-OF-WAY IN EVIDENCE OR KNOWN TO ME AS SURVEYOR.

I ATTEST THAT TO THE BEST OF MY KNOWLEDGE AND BELIEF THE AS-BUILT GRADING CONFORMS TO THE DRAINAGE INTENT OF THE AREA DRAINAGE PLAN.



FLOOD INFORMATION:
ACCORDING TO FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 080101 0207 B, PANEL NOT PRINTED, WESTCHASE P.U.D. DIVISION IS IN ZONE C, WHICH IS IN AN AREA OF MODERATE FLOODING.

BY: [Signature]
DATE: 08-05-04

RECERTIFIED BY: _____ DATE: _____

THIS SURVEY DOES NOT ADDRESS EASEMENTS OTHER THAN THOSE SHOWN ON THE RECORDED PLAT NOTED HEREON. THE COMMITMENT WAS PROVIDED TO THE SURVEYOR. NOTICE: ACCORDING TO COLORADO LAW YOU MUST REPORT ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVERED 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.