

# Conceptual Review Agenda

Schedule for 07/22/21

Meetings hosted via Zoom Web Conferencing

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## Thursday, July 22, 2021

Time	Project Name	Applicant Info	Project Description	
10:15	413 N Grant Ave Replat  CDR210058	Jonathan Gavaldon 970-223-5023 Jonathangavaldon@gmail.com	This is a request to replat the property located at 413 N Grant Ave (parcel # 9711220006) to create two separate lots with the intent to develop a single-family detached dwelling on the newly created lot. The newly created lots would be approximately 6,000 sf. The eventual development would include other site improvements such as landscaping, driveways, detached garages, and fences. The new dwelling will be approximately 2,000 sf. Access to the dwelling will be from N Grant Ave to the east. The site is approximately .26 miles north of Laporte Ave and approximately .3 miles east of N Shields St. The site is within the Neighborhood Conservation Medium Density (NCM) zone district and the proposal is subject to Basic Development Review.	Planner: Ryan Mounce Engineer: Dave Betley DRC: Brandy Bethurem Harras

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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](mailto: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?

Proposal: Split lot back to original form (lot 6 and lot 7) Lot 7 houses the original house of 413 N Grant and that would stay the same with enhancements to driveway for both houses, landscaping, and possible alleyway garage. Lot 6 is the empty side (See plat and pictures) We would like to develop that lot with a residential house. We have attached possible floor plans for reference. We are also considering the possibility of a duplex front and back with alleyway access. The duplex would follow the same layout as the plans provided just altered to front to back and possible smaller. For example, a 3 bed or 2 bed front house and a 2 bed back house. Both would still have at least a 1 car garage. The development of the second lot would come with enhancements like new landscaping, driveway, and fence for both our land and Molly/409 N Grant.

LOTS 6 AND 7, BLOCK 294, WEST SIDE ADDITION

SCALE - 1"=30'  
SEPTEMBER 17th, 2018

30 0 30 60

GRAPHIC SCALE - FWT



SURVEY COMPLETION DATE:  
September 4, 2018

**LEGAL DESCRIPTION:**

Lots 6 and 7, Block 294, West side Addition, City of Fort Collins, County of Larimer, State of Colorado.

**SURVEYOR'S CERTIFICATE:**

I, Jay S. Robinson, a duly licensed Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plat truly and correctly represents the results of a survey made by me or under my direct supervision.

JAY S. ROBINSON  
Colorado licensed P.L.S. No. 37899  
DATE September 17th, 2011



*SURVEY NOTES:*

1. Bearings are in reference to a recorded subdivision plat and are based on the East line of Block 294, as shown S000°00'00" E, as monumented by a found 1/2" square bar at the Northeast and Southeast Corners of said Block 294.
2. No rights-of-way or easements, except those shown herein, were determined by this survey, nor was any research conducted to determine the existence of additional easements, per the request of the client.
3. The final unit of measurement used for the surveying of this property is U.S. Survey Feet.
4. The owner did not request a title search; therefore this survey does not constitute a title search by this office. The surveyor is not responsible for any errors or omissions and any documents that may affect the quality of title to this tract of land was obtained from general information on deeds or etc. supplied by the owners.
5. Legal description was taken from Reception No. 200500529229 as filed in the Larimer County Clerk and Recorder's Office and referenced recorded subdivision plat of West Side Addition.
6. The certification as shown herein does not extend to any unnamed party, third party, or the successors and/or assigns of the first party as certified to on this survey plat.
7. Stewart & Associates, Inc., and its owners and employees, will not be liable for more than the cost of this Land Survey Plat and then only to those parties certified to herein or in our files by signed work authorization.
8. Acceptance and/or use of this instrument for any purpose, constitutes agreement by all parties to all terms and conditions stated herein.

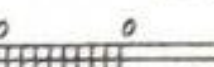
According to Colorado law, you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

[illegible]



SITUATE IN THE NORTHWEST 1/4 OF SECTION 11, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH P.M.,  
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO  
413 NORTH GRANT AVENUE

SCALE - 1"=10'  
MAY 23rd, 2019



A horizontal graphic scale bar with markings at 0, 10, 20, and 30 feet. The bar is divided into segments, with the first 10 feet further subdivided into smaller units. Below the bar, the text "GRAPHIC SCALE - FEET" is written.

Susan Gavaldon

May 22, 2019

Lots 6 and 7, Block 294, West Side Addition to the City of Fort Collins, County of Larimer, State of Colorado.

I, Jay S. Robinson, a duly licensed Professional Land Surveyor in the State of Colorado, do hereby certify that the survey represented by this plot truly and correctly represents the results of a survey made by me or under my direct supervision.

DATE May 23rd, 2019

1. Bearings are in reference to a recorded subdivision plat and are based on the North line of Lot 7, Block 294, West Side Addition to the City of Fort Collins as bearing S89°52'33"E, as monumented by a found 1/2" rebar with cap PLS 37899 a cap at the Northwest and Northeast Corners of said Lot 7.

2. No rights-of-way or easements, except those shown hereon, were determined by this survey, nor was any research conducted to determine the existence of additional easements, per the request of the client.

3. The linear unit of measurement used for the surveying of this property is U.S. Survey Feet.

4. The owner did not request a title search; therefore this survey does not constitute a title search by the surveyor. Any information regarding record easements, adjoiners, and other documents that might affect the quality of title to this tract of land was obtained from general information on deeds or etc. supplied by the owners.

5. Legal description was taken from Reception No. 20180066802 as filed in the Larimer County Clerk and Recorder's Office, and referenced recorded subdivision plat of Block 294, West Side Addition to the City of Fort Collins.

6. The certification as shown hereon does not extend to any unnamed party, third party, or the successors and/or assigns of the first party as certified to on this survey plat.

7. Stewart & Associates, Inc., and its owners and employees, will not be liable for more than the cost of this Improvement Survey Plot and then only to those parties certified to hereon or in our files by signed work authorization.

8. Acceptance and/or use of this instrument for any purpose, constitutes agreement by all parties to all terms stated herein.

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.

[illegible]

**STEWART & ASSOCIATES**  
CIVIL ENGINEERS AND LAND SURVEYORS  
P.O. BOX 429, FORT COLLINS, COLORADO 80522

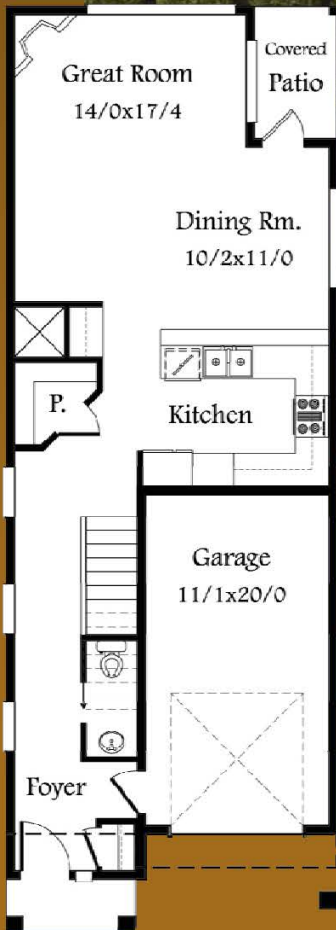
CLIENT: SUSAN GIVELDON  
1655 STREAMSIDE, FORT COLLINS CO 80525  
PROJECT: IMPROVEMENT SURVEY PLAT  
TYPE: FORT COLLINS, COLORADO  
LOT 6 AND 7, BLOCK 294, WEST SIDE ADDITION

DE NUMBER	DATE
INSIDE SP	05/23/19
disk #10	PLAT No.

SHEET NUMBER  
ONE OF ONE

Scanned by TapScanner

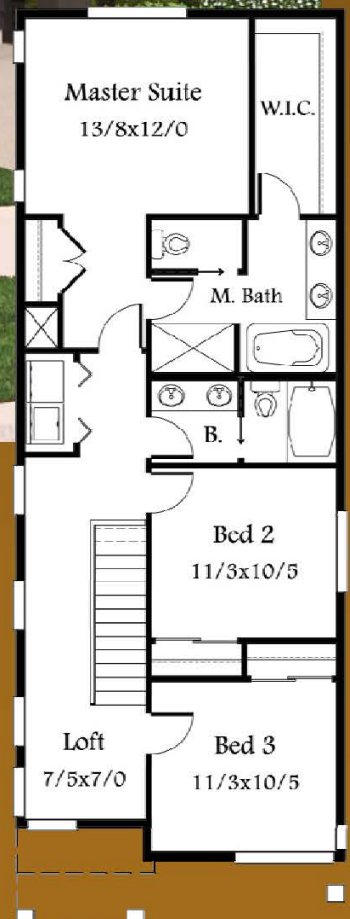


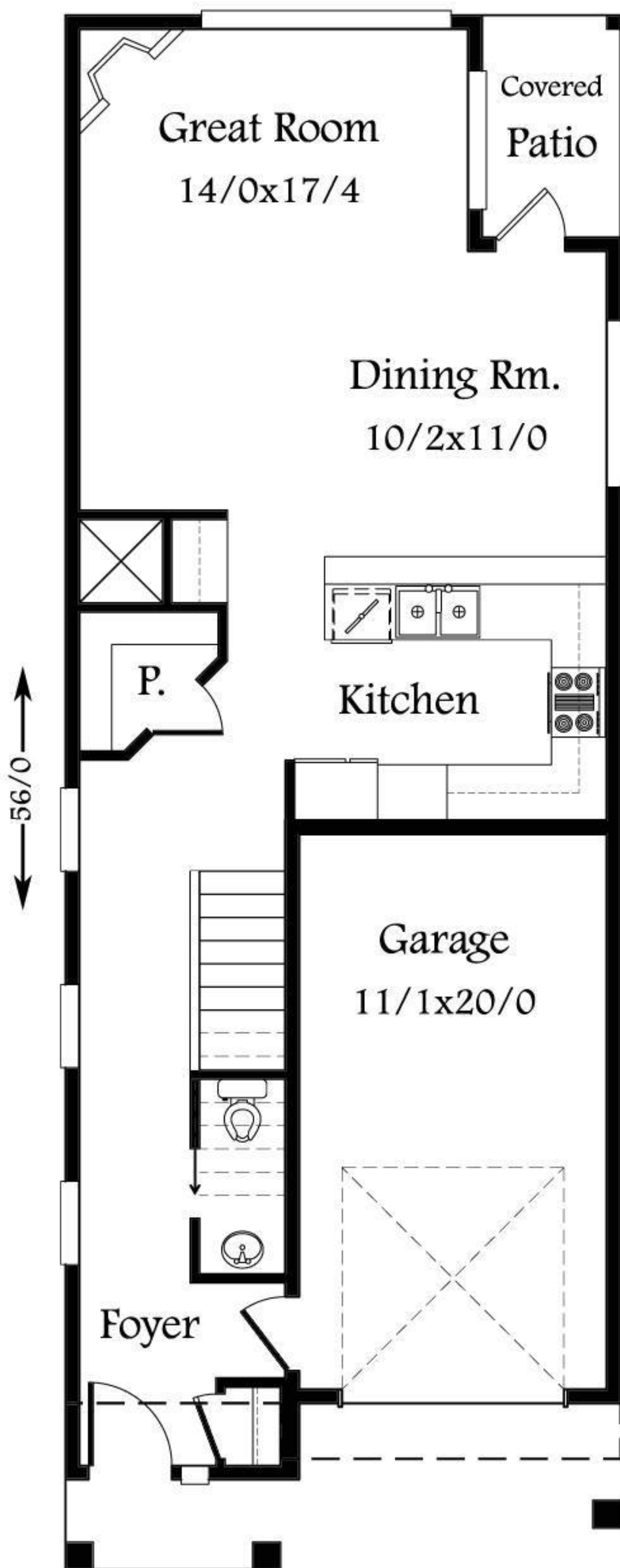


**M-1744-P**  
 20/0 x 56/0  
 Main floor 746 sq. ft  
 Upper floor 998 sq. ft.  
 Total 1744 sq. ft.

## PEBBLESTONE

A remarkable narrow lot Modern Home full of energy efficiency big open shared living spaces with a time tested floor plan. Magical Architectural style fitted with smart space planning.





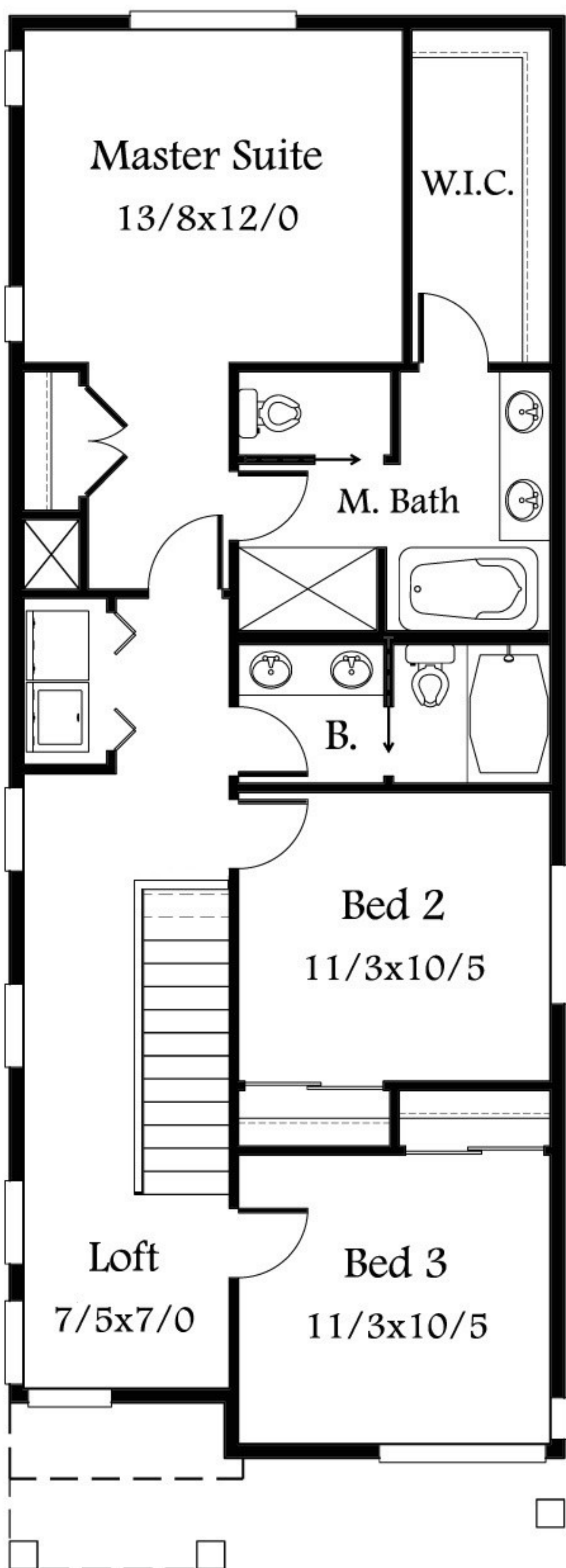
← 20/0 →

Main Floor = 746 Sq. Ft.

Upper Floor = 998 Sq. Ft.

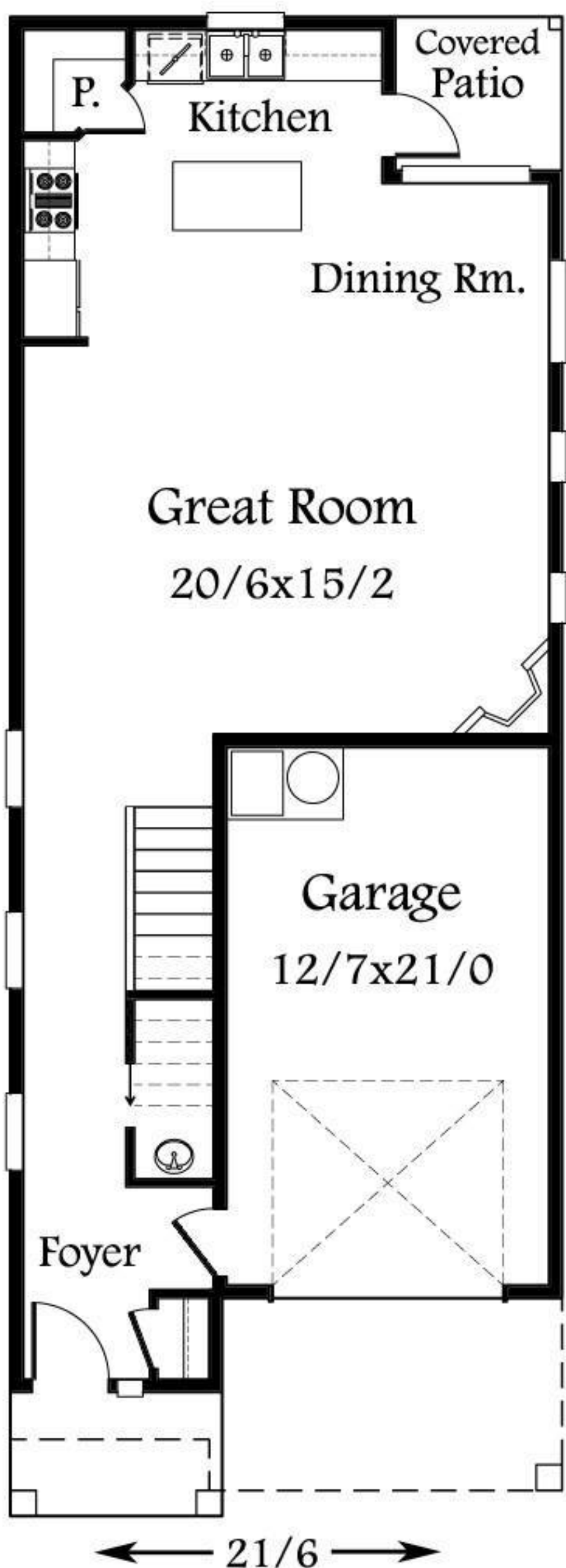
Total = 1,744 Sq. Ft.

+ Garage = 239 Sq. Ft.





58/6



Main Floor = 785 Sq. Ft.

Upper Floor = 1,195 Sq. Ft.

Total = 1,980 Sq. Ft.

+ Garage = 268 Sq. Ft

