

Conceptual Review Agenda

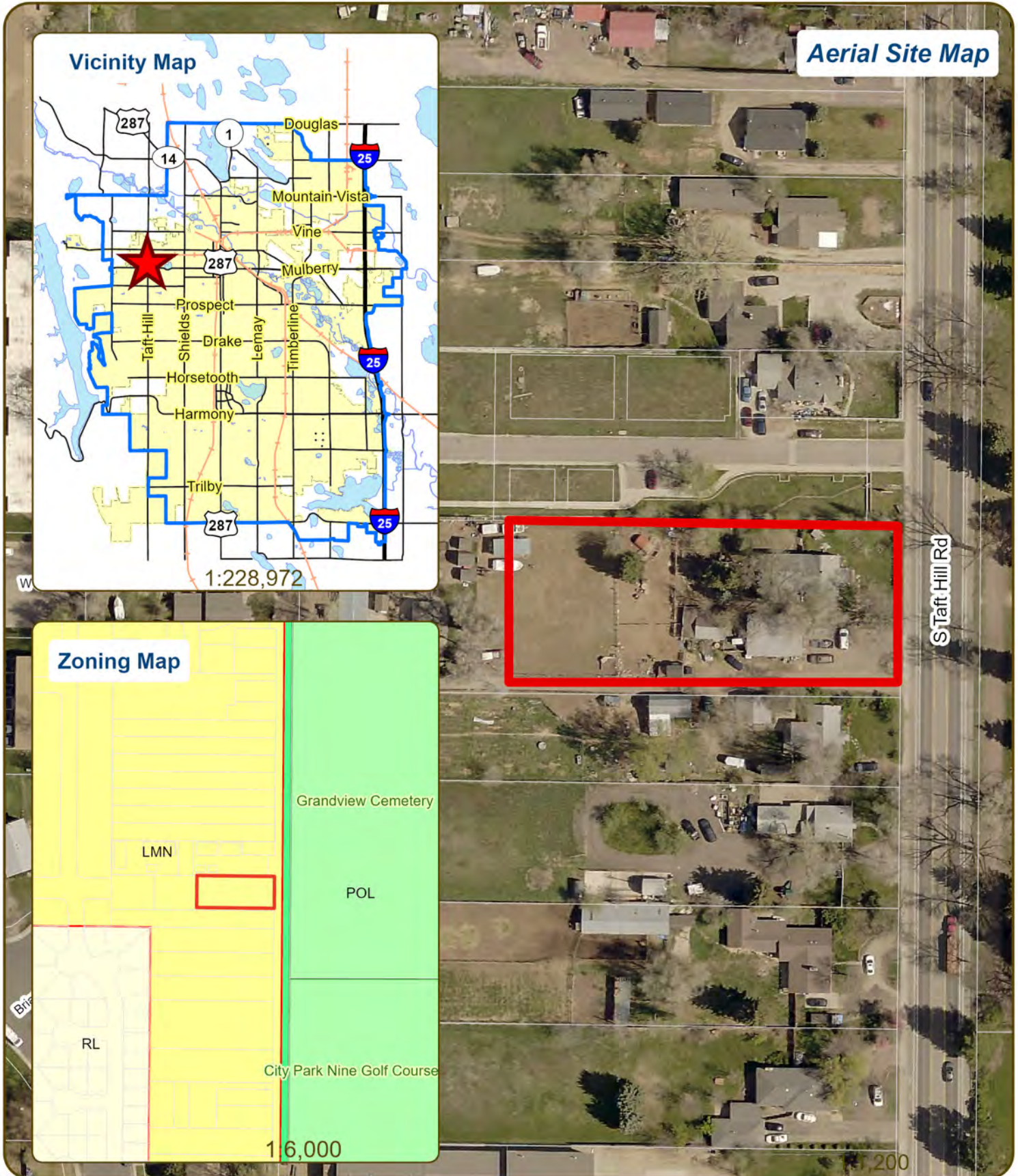
Schedule for 03/10/22

Meetings hosted via Zoom Web Conferencing

Thursday, March 10, 2022

Time	Project Name	Applicant Info	Project Description	
9:15	109 S Taft Hill Rd Single-Family Dwellings CDR220019	Josie Plaut 970-391-6080 josie.plaut@colostate.edu	This is a request to develop two additional dwelling units at 109 S Taft Hill Rd (parcel # 9709401014). The proposal includes the conversion of 500 sf of the existing 940 sf workshop to an "apartment" dwelling unit, and the development of a new 1,800 sf single-family dwelling in the rear of the property. Access is taken from S Taft Hill Rd directly to the east. The property is within the Low Density Mixed Use Neighborhood (LMN) zone district and the project would be subject to Administrative (Type 1) Review.	Planner: Will Lindsey Engineer: John Gerwel / Dave Betley DRC: Todd Sullivan

109 S Taft Hill Rd Single-Family 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.

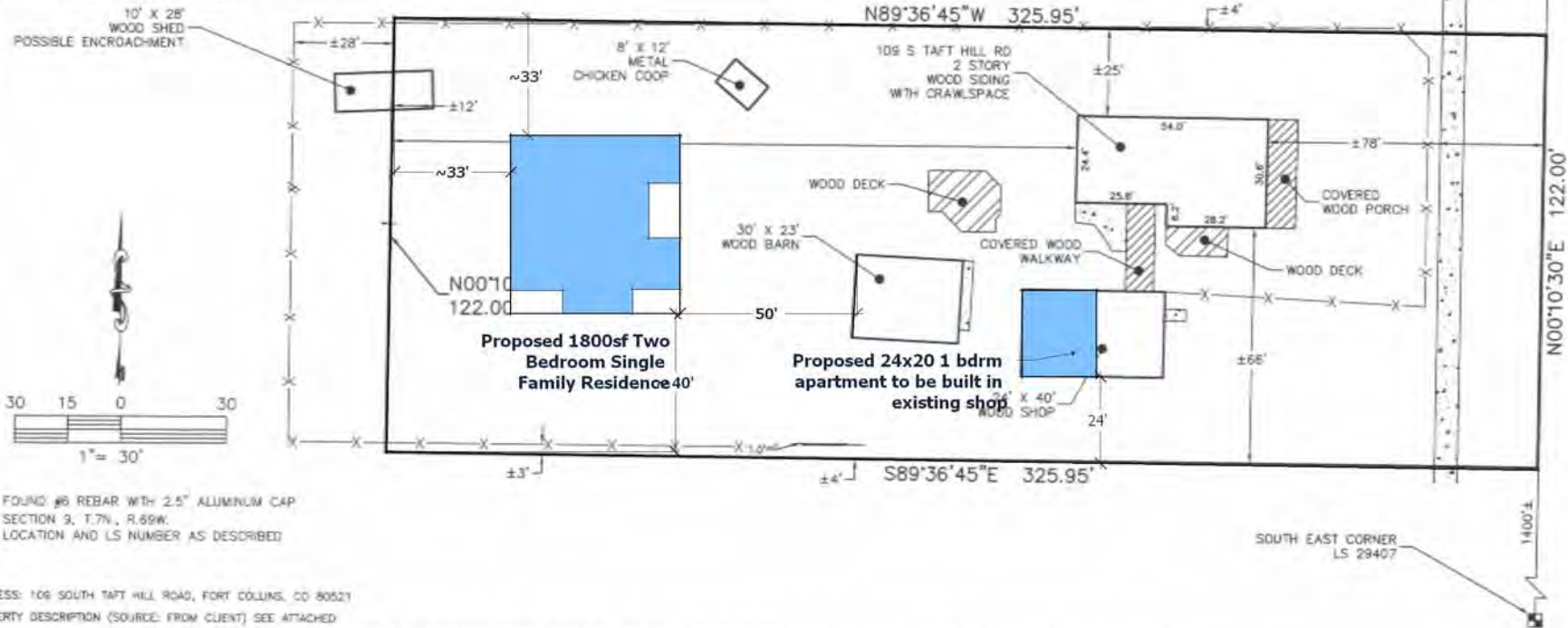
Increase in Impervious Area _____ S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?

NOTE: INSUFFICIENT MONUMENTATION RECOVERED TO DETERMINE PRECISE DIMENSIONS TO POSSIBLE ENCROACHMENTS. DEED LINES DETERMINED USING PHYSICAL FEATURES SUCH AS FENCES, BUILDING FACES AND CURB LINES. AN IMPROVEMENT SURVEY PLAT IS RECOMMENDED.

IMPROVEMENT LOCATION CERTIFICATE



FOUND #6 REBAR WITH 2.5" ALUMINUM CAP SECTION 9, T.7N., R.69W. LOCATION AND LS NUMBER AS DESCRIBED

ADDRESS: 109 SOUTH TAFT HILL ROAD, FORT COLLINS, CO 80521

PROPERTY DESCRIPTION (SOURCE: FROM CLIENT) SEE ATTACHED

No title work was provided by our client for the purpose of preparing this Improvement Location Certificate. Only those easements that are on the recorded plat of this subdivision are shown herein.

NOTE: The improvements are generally situated as shown and only apparent improvements and encroachments are noted. King Surveyors and Christopher A. DePaulis, PLS will not be liable for more than the cost of this Improvement Location Certificate and then only to the client specifically shown herein or in our files by a signed work authorization. This document is valid for 90 days after the date as shown below. Acceptance and/or use of this instrument for any purpose constitutes agreement by the client to all terms stated herein.

I hereby certify that this Improvement Location Certificate was prepared for ERIC HARRINGTON, that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. This certificate is valid only for use by ERIC HARRINGTON and describes the parcel's appearance on 01-29-2020.

I further certify that the improvements on the above described parcel on this date, 01-29-2020, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.



Christopher A. DePaulis - On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38105



KING SURVEYORS

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PROJECT NO: 20200041
DATE: 02-05-2020
CLIENT: ERIC HARRINGTON
DWG: ILC
DRAWN: EWL CHECKED: CAD