

# Conceptual Review Agenda

Schedule for 01/12/23

Meetings hosted via Zoom Web Conferencing

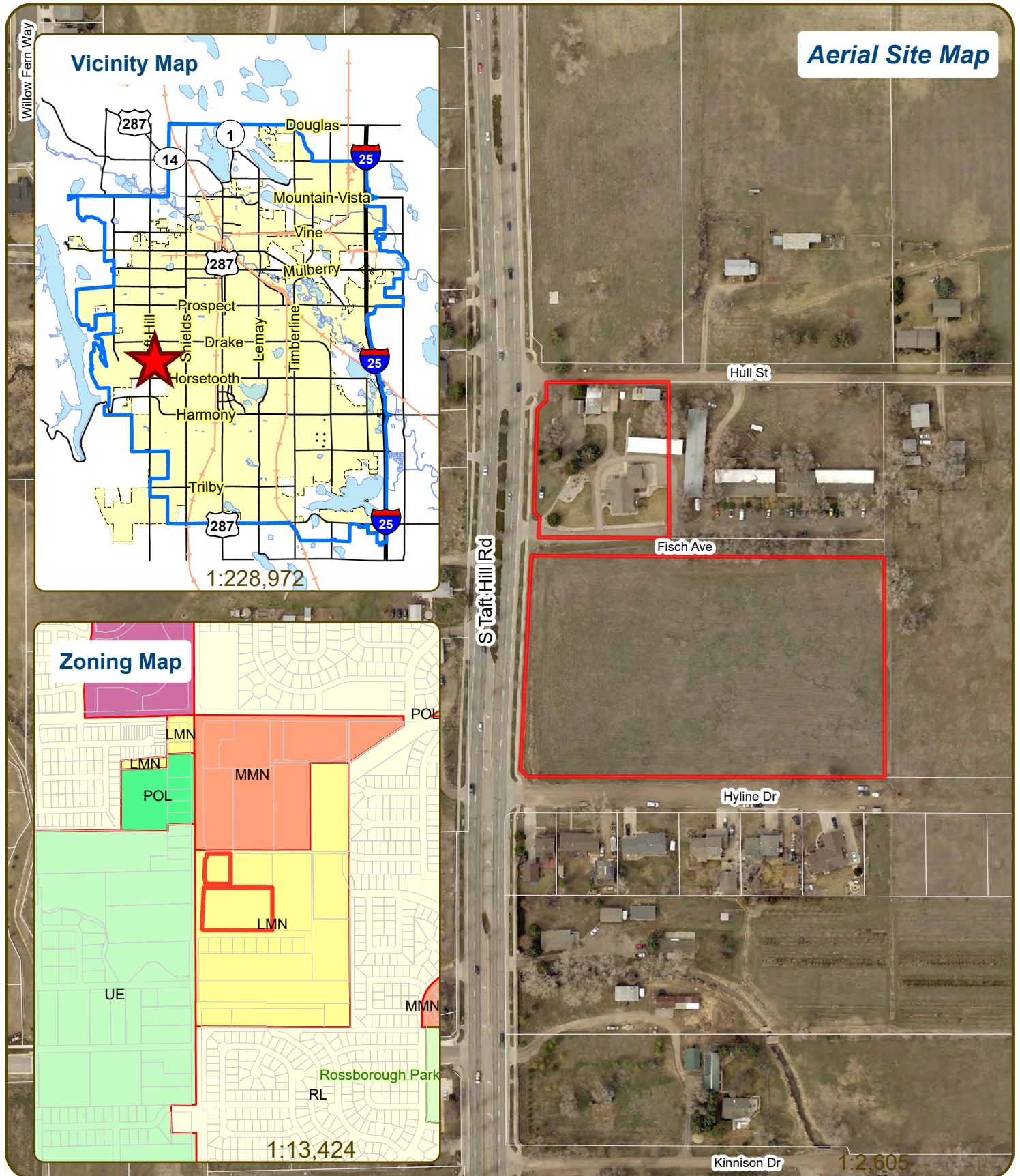
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## Thursday, January 12, 2022

Time	Project Name	Applicant Info	Project Description	
11:15	Taft Hill & Fisch Minor Subdivision  CDR230002	Amanda Kenyon 970-408-0746 ateam@realtyonenoco.com	This is a request for a subdivision of an existing property at 2814 S Taft Hill Rd. (Parcel # 9727205005). The proposal is to request to subdivide the existing parcel into two new lots. The site is approximately 0.23 miles south of W Drake Rd. and directly east of S Taft Hill Rd. The property is within the Low Density Mixed-Use Neighborhood District (L-M-N) zone district and would be subject to a Minor Subdivision review.	Planner: Kai Kleer Engineer: John Gerwel DRC: Tenae Beane

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# Taft Hill and Fisch Minor Subdivision Minor Subdivision



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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?

Fort Collins Building Dept.  
281 N College Ave  
Fort Collins, CO 80524

12/28/2022

*RE: CDR of Parcel 9727205005*

To whom it may concern,

Paulette Haley, the owner of 2814 S. Taft Hill, Parcel # 9727205005 would like to subdivide her land along Fisch Ave as seen on the site map on page two. Currently the property is already separated by Fisch Ave, a right of way owned by the City of Fort Collins. The division will separate her residence located north of Fisch Ave (labeled as A on map) and the vacant land south of Fisch Ave (labeled as B on map).

She is requesting the subdivision in order to sell the vacant section of land due to health reasons.

Please let me know if you have any questions or if there is any additional information we can provide.

Sincerely,

Amanda Kenyon

Representative for Paulette Haley  
(970) 581-6884  
Akenyonre@gmail.com



