

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

3/9/2023 11:15 AM

Project Name

Sunrise Ridge Single Family Attached
CDR230017

Applicant

Christophe Attard
970-988-6740
welcometorealty@gmail.com

Planner: Jenny Axmacher

Engineer: John Gerwel

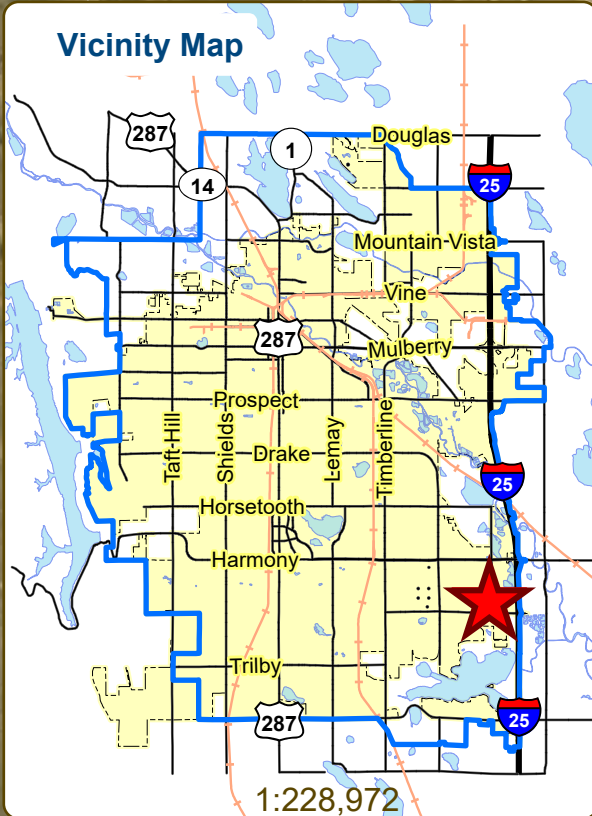
DRC: Marissa Pomerleau

Description

This is a request for approval of a subdivision and change of use to single family attached at 5220 Sunglow Ct. (parcels # 8604436004). The applicant proposes to subdivide the existing lot and convert the existing duplex into single family attached units on separate parcels. Access is taken from Sunglow Ct to the north. The site is approximately 0.65 miles south of E Harmony Rd. and approximately 0.05 miles west of Strauss Cabin Rd. The property is within the Urban Estate District (U-E) zone district and the project would be subject to Minor Subdivision, Major Amendment (Administrative (Type 1)) Review.

Sunrise Ridge Single Family Attached Single Family Subdivision

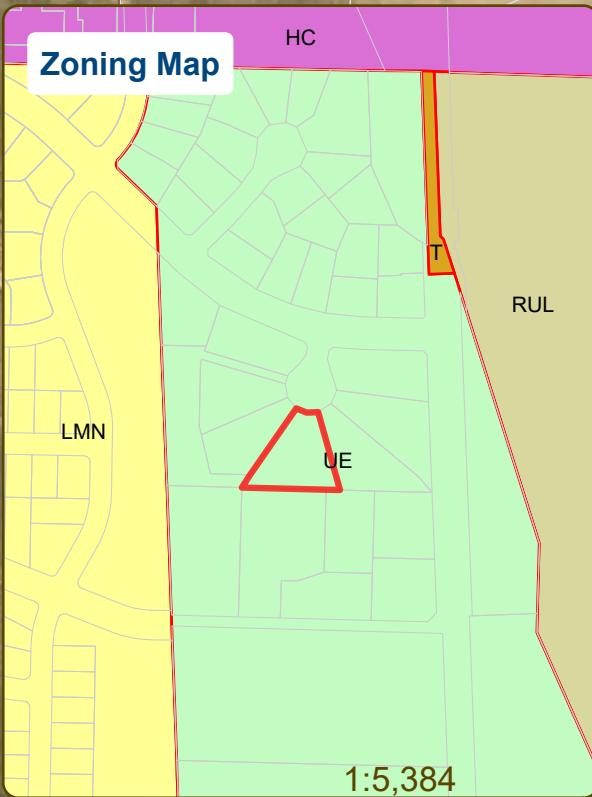
Vicinity Map



Aerial Site Map



Zoning Map



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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?

EXHIBIT A

PARCEL DESCRIPTION

A parcel of land, being part of Lot 4, Sunrise Ridge Second Filing as recorded November 27, 2007, as Reception No. 20070088109 of the Records of the Larimer County Clerk and Recorder, situate in the Southeast Quarter (SE1/4) of Section Four (4), 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:

COMMENCING at the Southeast corner of said Lot 4 and assuming the South line of said Lot 4 as bearing North 90°00'00" West, a distance of 230.55 feet, as platted, and with all other bearings contained herein relative thereto;

THENCE North 17°08'20" West, along the East line of said Lot 4, a distance of 92.60 feet to the POINT OF BEGINNING

THENCE South 89°42'32" West, a distance of 145.60 feet, to the West line of Lot 4;

THENCE North 33°18'41" East, along said West line, a distance of 120.22 feet to the beginning point of a curve, non-tangent to the aforesaid line;

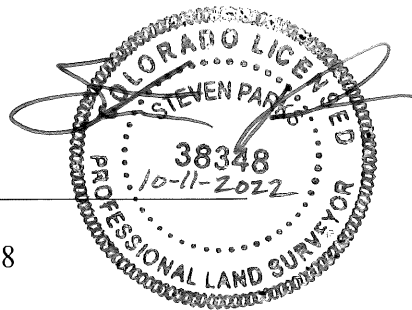
THENCE along the arc of a curve concave to the North a distance of 53.28 feet, having a Radius of 60.50 feet, a Delta of 50°27'36" and is subtended by a Chord that bears South 81°54'32" East a distance of 51.58 feet to the Northeast Corner Lot 4;

THENCE South 17°08'20" East, along said East line, a distance of 96.76 feet to the POINT OF BEGINNING.

Said described parcel of land contains 9,346 Square Feet or 0.215 Acres, more or less (±).

SURVEYORS STATEMENT

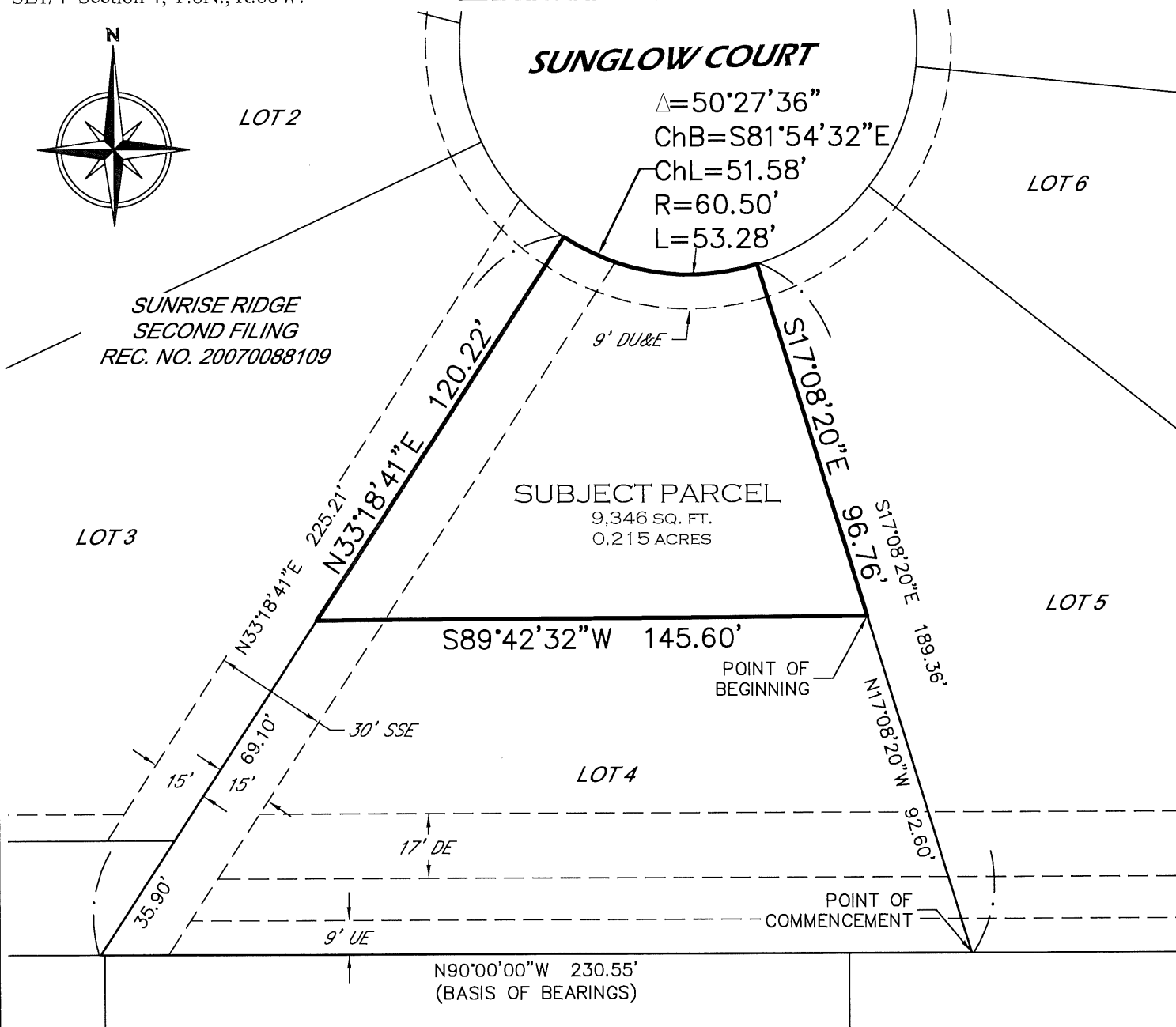
I, Steven Parks, a Colorado Licensed Professional Land Surveyor do hereby state that this Parcel Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Steven Parks - on behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348



EXHIBIT A



Note: This drawing does not represent a monumented land survey. Its sole purpose is a graphic representation of the accompanying written description.

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. (CRS 13-80-105)

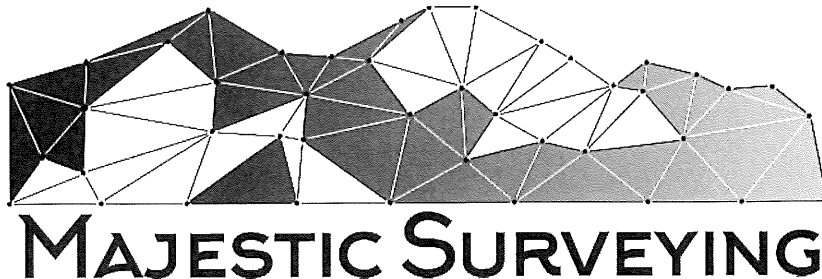


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BEGINNING at the Southeast corner of said Lot 4 and assuming the South line of Lot 4 as bearing North 90°00'00" West, a distance of 230.55 feet, as platted, and with all other bearings contained herein relative thereto;

THENCE North 90°00'00" West, along said South line a distance of 230.55 feet to the West line of Lot 4;

THENCE North 33°18'41" East, along said West line, a distance of 105.00 feet;

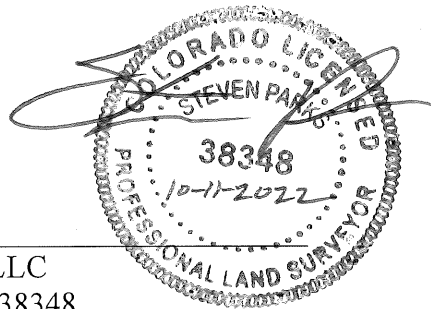
THENCE North 89°42'32" East a distance of 145.60 feet to the East line of Lot 4;

THENCE South 17°08'20" East, along said East line, a distance of 92.60 feet to the POINT OF BEGINNING.

Said described parcel of land contains 16,567 Square Feet or 0.380 Acres, more or less (±).

SURVEYORS STATEMENT

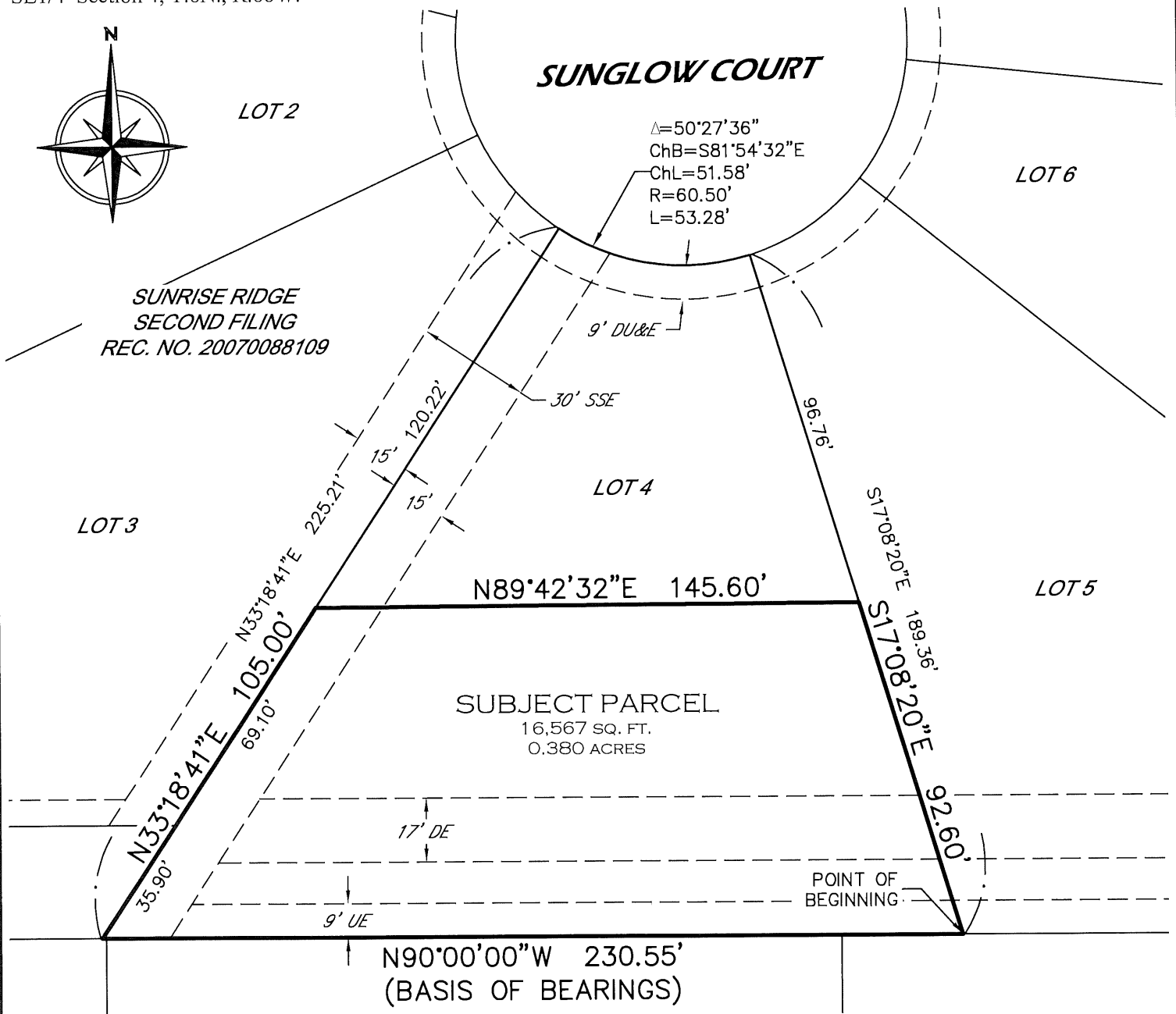
I, Steven Parks, a Colorado Licensed Professional Land Surveyor do hereby state that this Parcel Description was prepared under my personal supervision and checking, and that it is true and correct to the best of my knowledge and belief.



Steven Parks - on behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348

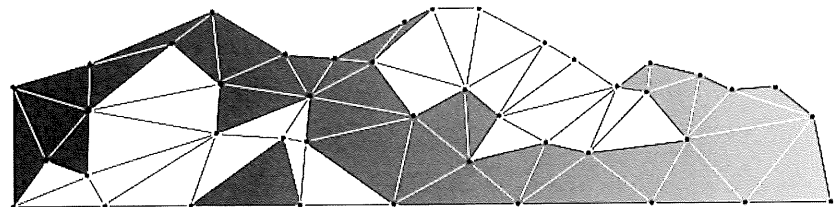
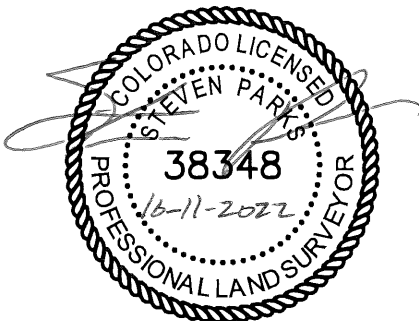


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MAJESTIC SURVEYING