

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

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## Review Date

3/16/2023 11:15 AM

## Project Name

ECLT Loomis St Duplex

CDR230020

## Applicant

Lauren DeBell

303-748-2757

ldebell@elevationclt.org

**Planner:** Arlo Schumann

**Engineer:** Sophie Buckingham

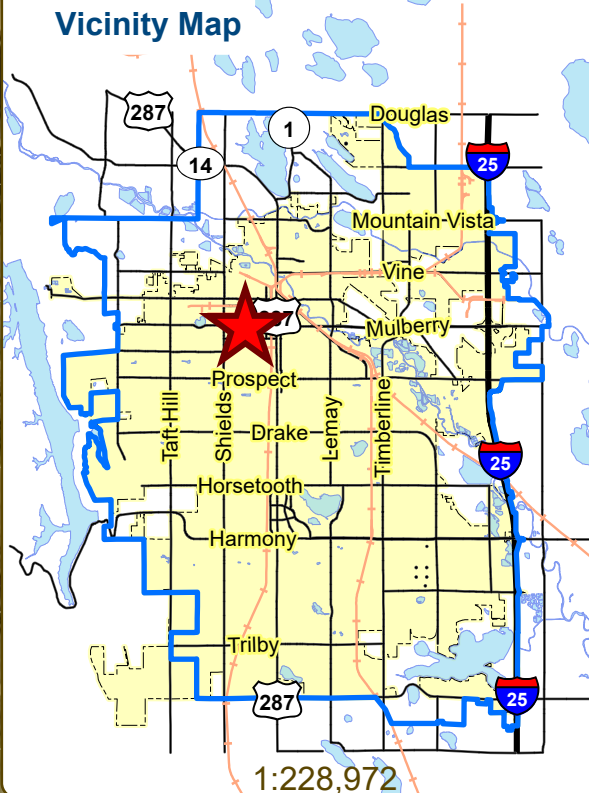
**DRC:** Marissa Pomerleau

## Description

This is a request to establish a residential Duplex at 331 S Loomis Ave. (parcel # 9711328916). The applicant proposes to establish a two-family residential use. The property is considered a legal non-conforming duplex. Access is taken from S Loomis St to the east and W Magnolia St to the south. The site is approximately 0.38 miles east of S Shields St and approximately 0.10 miles north of W Mulberry St. The property is within the Neighborhood Conservation, Low Density District (N-C-L) zone district and the project would be subject to an Addition of Permitted Use (APU) Review.

# ECLT Loomis St Duplex Two Family Dwelling (Duplex)

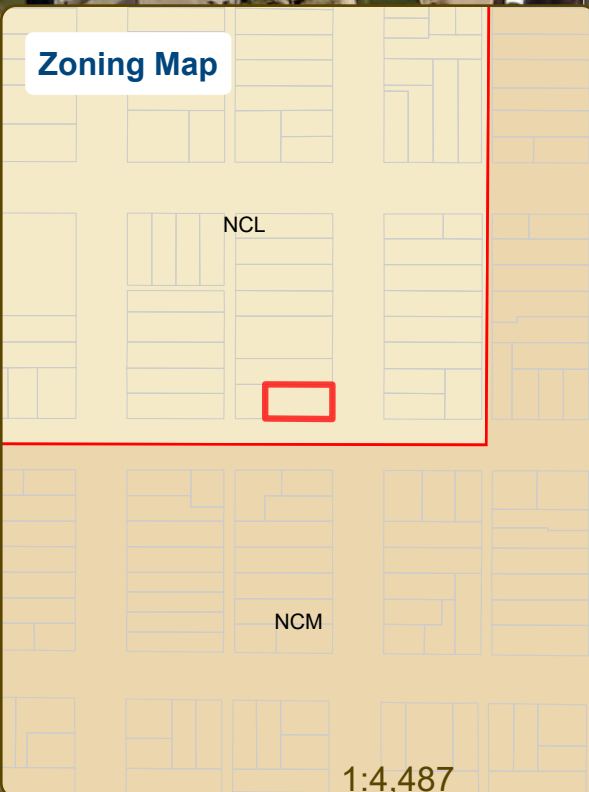
Vicinity Map



Aerial Site Map



Zoning Map





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?



**Planning, Development, and Transportation**

**Community Development & Neighborhood Services**

281 N. College Ave. - PO Box 580  
Fort Collins, CO 80522

**970.416.2740**

970.224.6134 - fax  
[fcgov.com/nbs](http://fcgov.com/nbs)

October 3, 2022

Re: 331 S. Loomis Ave, Fort Collins, CO 80521

The City of Fort Collins Building department does not have record of the original Certificate of Occupancy 331 S. Loomis Ave.

After researching applicable documents, staff has concluded that the current use as a duplex is legal, non-conforming. The use of the house as a duplex is legal, non-conforming because the use was occurring prior to the time of the adoption of the current zoning code. The current use as a duplex can continue, but any change of use would need to be granted a variance from the zoning code.

*Marcus Coldiron*

**Marcus Coldiron**

Chief Building Official  
City of Fort Collins  
(970)416-2324  
[mcoldiron@fcgov.com](mailto:mcoldiron@fcgov.com)



# ALTA/NSPS LAND TITLE SURVEY

Of The East 130 feet of Lot 16 and the East 130 feet of the South 20 feet of Lot 13, Block 278, Loomis Addition to the City of Fort Collins, Situate in the Southwest Quarter of Section 11, Township 7 North, Range 69 West of the 6th P.M., City of Fort Collins, County of Larimer, State of Colorado

## PROPERTY DESCRIPTION

### PARCEL VIII:

The East 130 feet of Lot 16 and the East 130 feet of the South 20 feet of Lot 13, Block 278, Loomis Addition to the City of Fort Collins, County of Larimer, State of Colorado.

Said described parcel contains 9,134 Square Feet or 0.210 Acre, more or less (±).

(Parcels IX, X and XI, within the Title Commitment are not a part of this ALTA Survey.)

## BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the East line of Block 278, Loomis Addition to the City of Fort Collins, as bearing South 00°00'43" East as monumented as shown on this plat, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 400.00 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

## SURVEYOR'S CERTIFICATE

To: The Housing Authority of the City of Fort Collins also known as the Fort Collins Housing Authority now known as Housing Catalyst, a body corporate and politic  
ECLT Northern Colorado LLC, a Colorado limited liability company  
Colorado Housing and Finance Authority, a body corporate and political subdivision of the State of Colorado, its successors and/or assigns  
Land Title Guarantee Company  
Old Republic National Title Insurance Company

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes items 1, 2, 3, 4, 6(a), 6(b), 7(a), 7(b), 7(c), 8, 9, 10, 11(b), 14, 16, 17, 18 and 19 of Table A thereof. The field work was completed on September 13, 2022.

Date of Plat or Map: October 3, 2022



Paul B. Groves - On Behalf of King Surveyors  
Colorado Licensed Professional  
Land Surveyor #38209

This survey does not constitute a title search by King Surveyors to determine ownership or easements of record. For all information regarding easements, rights-of-way and title of records, King Surveyors relied upon Title Commitment Number FCH25195735.2-8, dated September 21, 2022 at 5:00 P.M., as prepared by Land Title Guarantee Company to delineate the aforesaid information.

That this certificate does not extend to any unnamed parties of The Housing Authority of the City of Fort Collins also known as the Fort Collins Housing Authority now known as Housing Catalyst, a body corporate and politic; ECLT Northern Colorado LLC, a Colorado limited liability company; Land Title Guarantee Company and Old Republic National Title Insurance Company.

The Notes shown hereon are included and hereby made part of this certification.

## SCHEDULE B EXCEPTIONS

8. Any existing leases or tenancies. (NOT PLOTTABLE)  
(Affects All Parcels)

9. (This Item Was Intentionally Deleted)

10. Plat of Loomis Addition recorded May 25, 1887 under Reception No. 25122. (PLOTTED)  
(Affects Parcel VIII)

11. Terms, conditions and provisions of Ordinance No. 090, 2020 recorded January 11, 2021 under Reception No. 20210003847 and recorded October 19, 2021 at Reception No. 20210096726. (NOT PLOTTABLE)  
(Affects Parcel VII)

12. (This Item Was Intentionally Deleted)  
(This Item Was Intentionally Deleted)

(Exceptions 13-22, Affects Parcels IX, X and XI, are not a part of this ALTA Survey.)

## TABLE A NOTES

2. Property Address: 331 South Loomis Avenue #A and #B, Fort Collins, CO 80521

3. The Property described on this Survey does not lie within a Special Flood Hazard Area ("SFHA") as defined by the Federal Emergency Management Agency; the Property lies within Zone "X", "areas determined to be outside the 0.2% annual chance of floodplain" of the Flood Insurance Rate Map identified as Community Panel No. 08069C0979H, bearing an effective date of May, 2 2012.

6(a). Current Zoning Classification across the subject property is Neighborhood Conservation, Low Density District (N-C-L), per Zoning Letter dated August 31, 2022 prepared by City of Fort Collins Zoning.

6(b). Land Use Code Section: Fort Collins Municode - Division 4.7 - Neighborhood Conservation, Low Density District (N-C-L).  
[https://library.municode.com/co/fort\\_collins/codes/land\\_use?nodeId=ART4DI\\_DIV4\\_7NECOLODEDIL](https://library.municode.com/co/fort_collins/codes/land_use?nodeId=ART4DI_DIV4_7NECOLODEDIL)

### Zoning Setbacks:

- Minimum front yard setback shall be fifteen (15) feet. Setbacks from garage doors to the backs of public walks shall not be less than twenty (20) feet.
- Minimum rear yard setback shall be five (5) feet from existing alleys and fifteen(15) feet in all other conditions.
- Minimum Side Yard and Maximum Wall Height. Minimum side yard width shall be five (5) feet for all interior side yards. Whenever any portion of a building wall along a side lot line exceeds eighteen (18) feet in height, as measured from the existing grade at the interior side lot line adjacent to the wall, such portion of the building wall shall be set back from the interior side lot line an additional one (1) foot, beyond the minimum required, for each two (2) feet or fraction thereof of building wall height that exceeds eighteen (18) feet in height, except as provided in subparagraph "Solar Access Setbacks". Minimum side yard width shall be fifteen (15) feet on the street side of any corner lot. Notwithstanding the foregoing, minimum side yard width for schools and places of worship shall be twenty-five (25) feet (for both interior and street sides).

9. No marked Parking Spaces. Driveway total 2.

10. No observable evidence of certain division or party walls with respect to adjoining properties.

11(b). Utilities were located by Primo Utility Locating Services LLC.

14. Subject parcel is located at the intersection of W. Magnolia Street and S. Loomis Avenue.

16. No observable evidence of earth moving work, building construction or building additions.

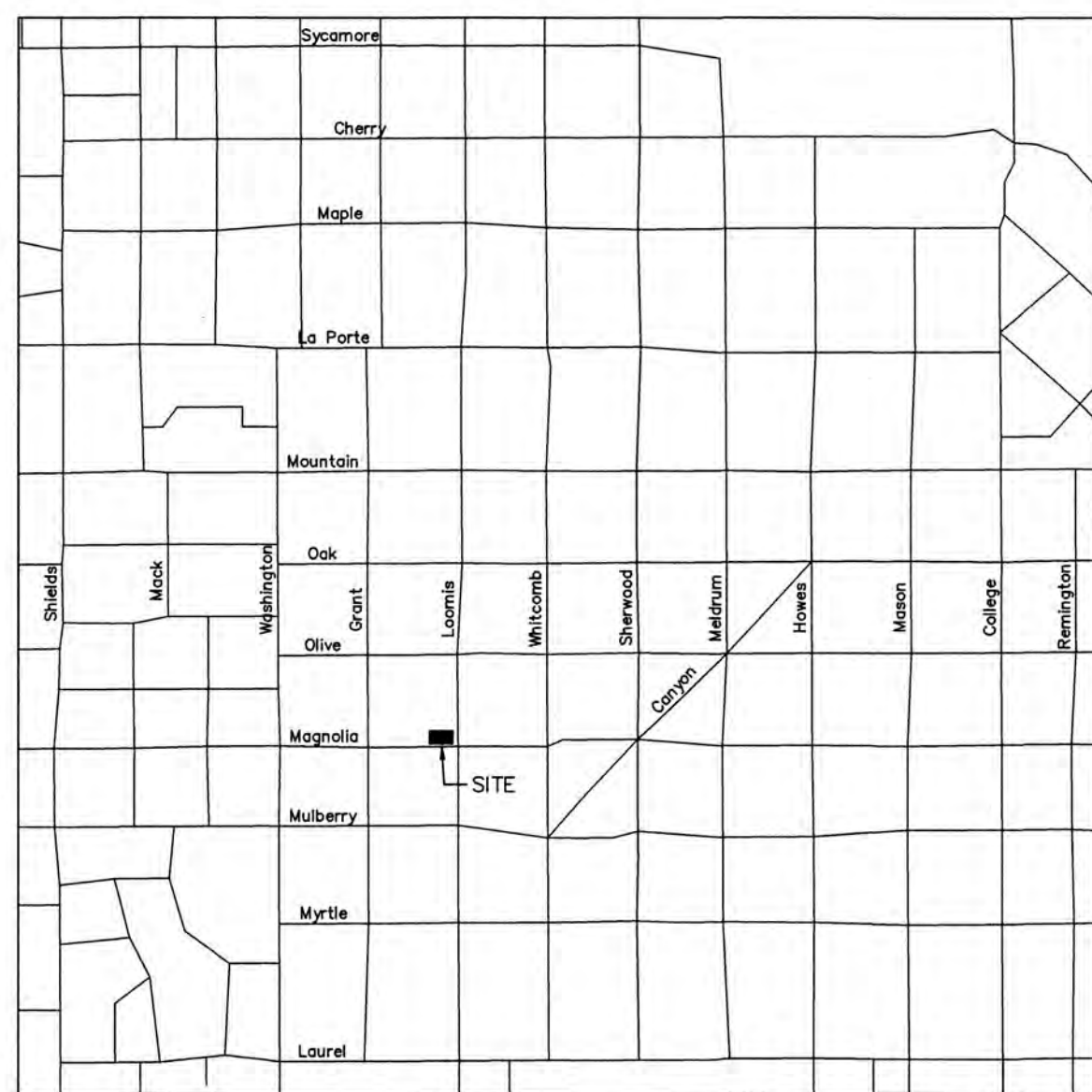
17. No changes in street right of way lines either completed or proposed, and available from the controlling jurisdiction. No observable evidence of recent street or sidewalk construction or repairs.

## NOTE.

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. (13-80-105 C.R.S. 2012)

## NOTE. (per clients request)

- The subject property has direct access to West Magnolia Street and South Loomis Avenue.
- No evidence of property lines gaps, gores or overlaps with the adjoining property lines.
- Observable evidence of encroachments are as shown hereon.
  - Fences are not along the north and west property line.
- The survey meets all requirements of a Land Survey Plat as set forth in C.R.S. §§38-51-102(12) and 108 and an Improvement Survey Plat as set forth in §38-51-102(9).

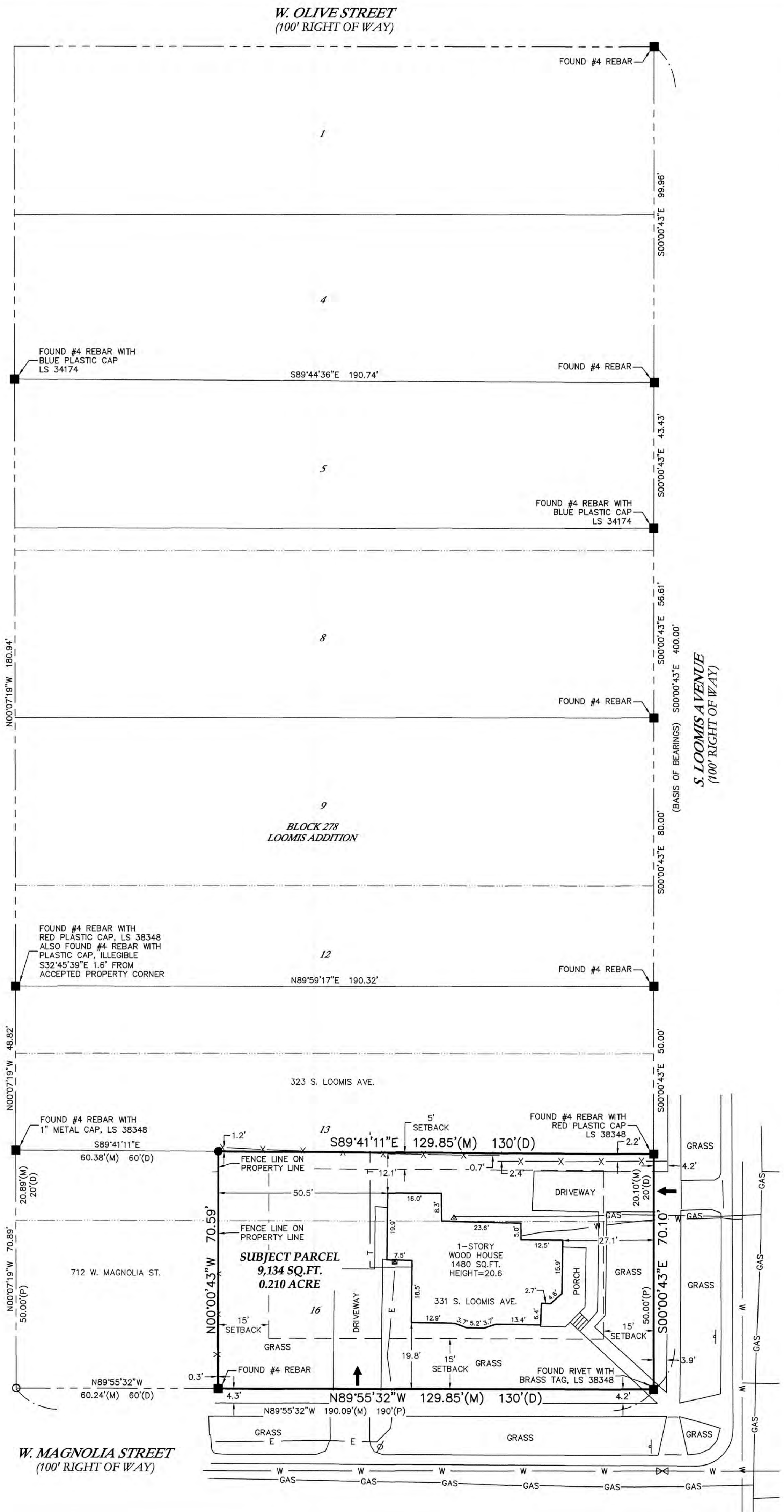


VICINITY MAP  
SCALE: 1"=1000'

## LEGEND

—X—X—	FENCE LINE	⊕	ELECTRIC METER	■	FOUND MONUMENT AS DESCRIBED
—GAS—	GAS LINE	⊗	POWER POLE	●	SET 24" OF #4 REBAR WITH A BLUE PLASTIC CAP STAMPED KS, LS 38209
—W—	WATER LINE	▲	GAS METER	○	CALCULATED POSITION
—E—	UNDERGROUND POWER LINE	+	SIGN	→	EXISTING ACCESS POINT
—T—	UNDERGROUND TELEPHONE LINE	⊞	WATER METER		
---	RIGHT-OF-WAY LINE	⊞	WATER VALVE		
---	PROPERTY LINE	D	DEEDED		
---	ADJACENT LINE	P	PLATTED		
---	PLAT LINE	M	MEASURED		

20 10 0 20 40 60  
SCALE IN FEET  
SCALE: 1"=20'



DATE: 9/12/2022  
FILE NAME: 20220360ALTA  
SCALE: 1"=20'  
DRAWN BY: CSK  
CHECKED BY: PG

KING SURVEYORS  
650 E. Garden Drive | Windsor, Colorado 80550  
phone: (970) 686-5011 | email: contact@KingSurveyors.com



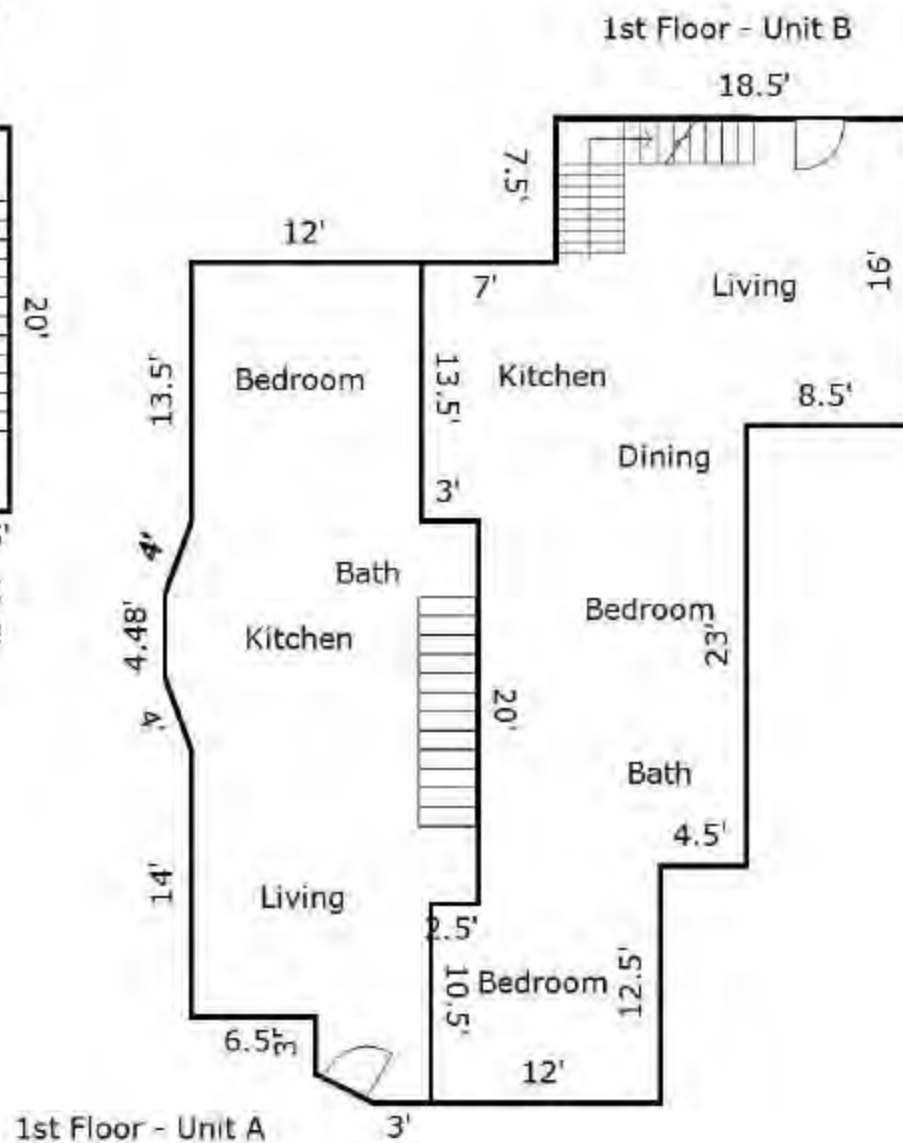
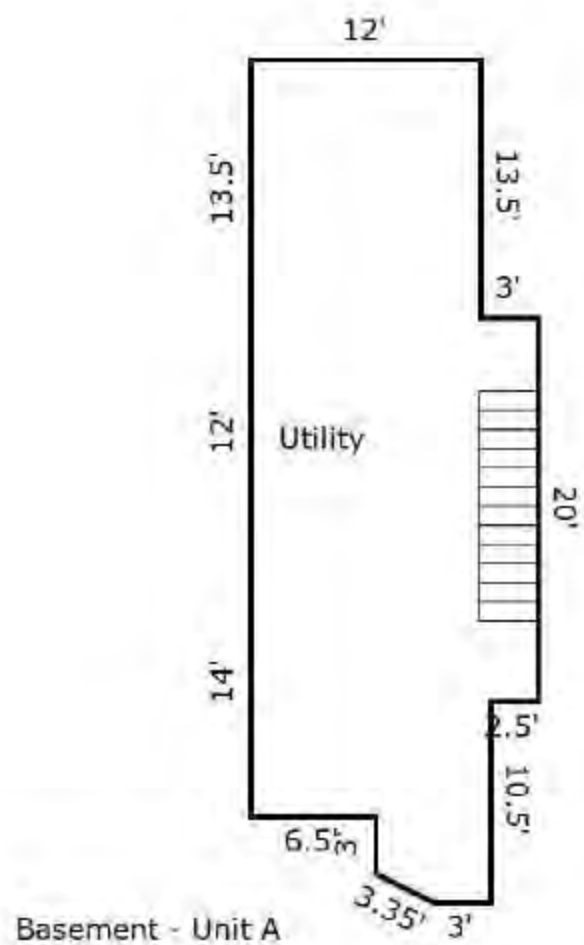
REVISIONS:	DATE:
REVISED PER CLIENT COMMENTS	CSK 9/23/22

ALTA/NSPS LAND TITLE SURVEY  
FOR  
ELEVATION COMMUNITY LAND TRUST  
1114 W. 7TH AVENUE, SUITE 101  
DENVER, CO 80204

PROJECT #:  
20220360

1  
SHEET 1 OF 1





1st Floor - Unit B

