

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

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## Review Date

6/8/2023 10:15 AM

## Project Name

Duplex to Single-Family Attached at 1026 Linden Gate  
CDR230043

## Applicant

Andrew Pakiz

720-305-8185

andy@pakizconstruction.com

**Planner:** Katelyn Puga

**Engineer:** John Gerwel

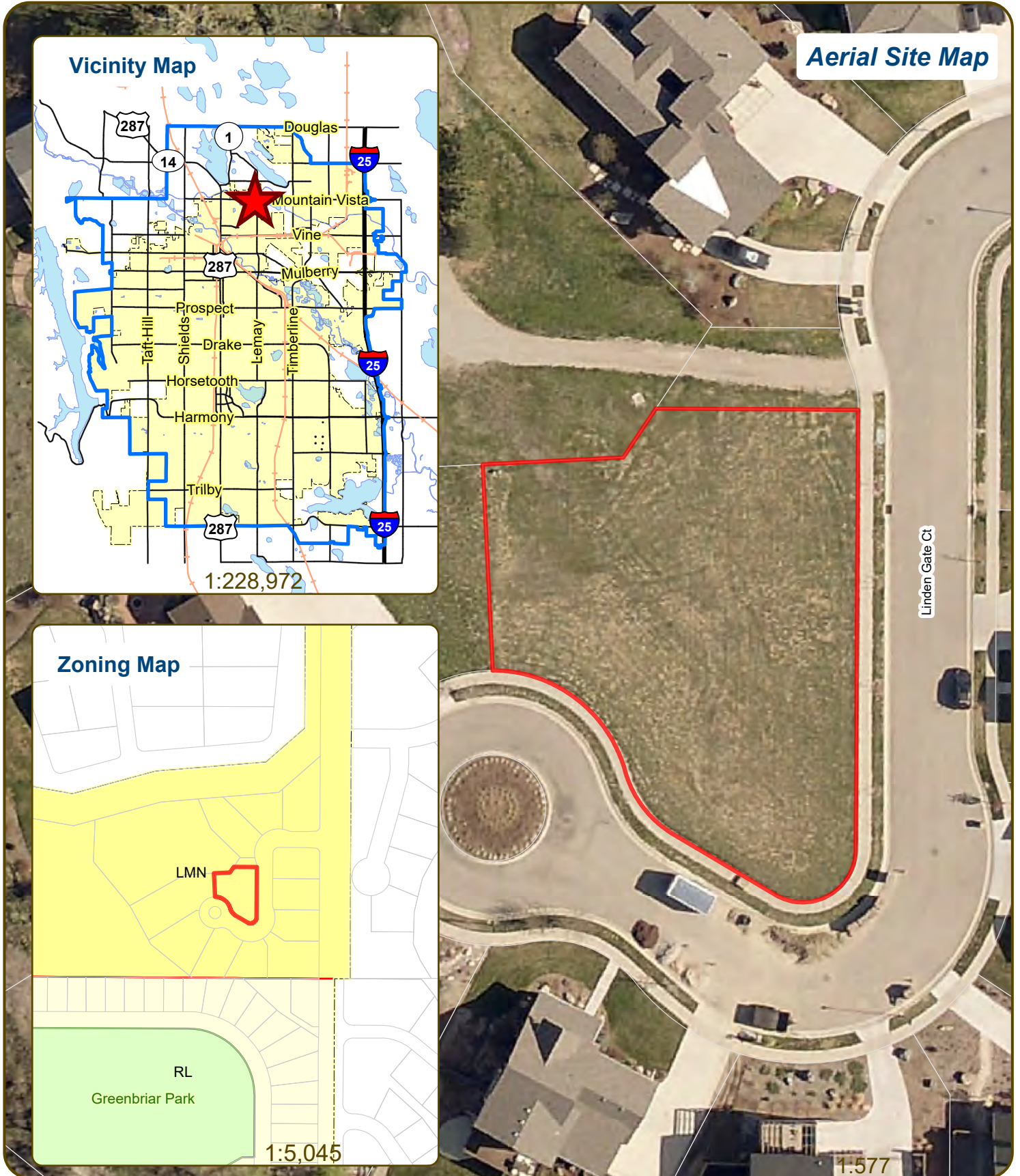
**DRC:** Todd Sullivan

## Description

This is a request for approval of a subdivision and change of use to single-family attached at 1026 Linden Gate Ct. (parcel # 9836442006). 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 Linden Gate Ct to the east. The site is approximately 0.05 miles west of N Lemay Ave. and approximately 0.82 miles north of E Suniga Rd. The property is within the Low Density Mixed-Use Neighborhood District (L-M-N) zone district and the project would be subject to Minor Subdivision, Major Amendment (Administrative (Type 1) Review.

# Duplex to Single-Family Attached at 1026 Linden Gate

## Single Family Attached 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) \_\_\_\_\_

Andrew Pakiz - Property Owner, General Contractor

Business Name (if applicable) PAKIZ Construction Management LLC

Your Mailing Address PO Box 238, Fort Collins, CO 80522-0238

Phone Number 720-305-8185 Email Address andy@pakizconstruction.com

Site Address or Description (parcel # if no address) Lot 6, Lindenmeir Estates, 1026 (1028) Linden Gate Ct, 80524

Description of Proposal (attach additional sheets if necessary) \_\_\_\_\_

We are proposing to split the lot so that the side-by-side duplex units are each on their own parcel.

The building is under construction to meet single-family attached standards. Est. Completion Summer 2023

Proposed Use Single-family attached Existing Use Duplex

Total Building Square Footage 3600/1700 S.F. Number of Stories 2 Lot Dimensions Unconventional, 18,453 SF

Age of any Existing Structures N/A - Under Construction.

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? Not in a flood plain.

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area None - no changes to building or site expected. S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

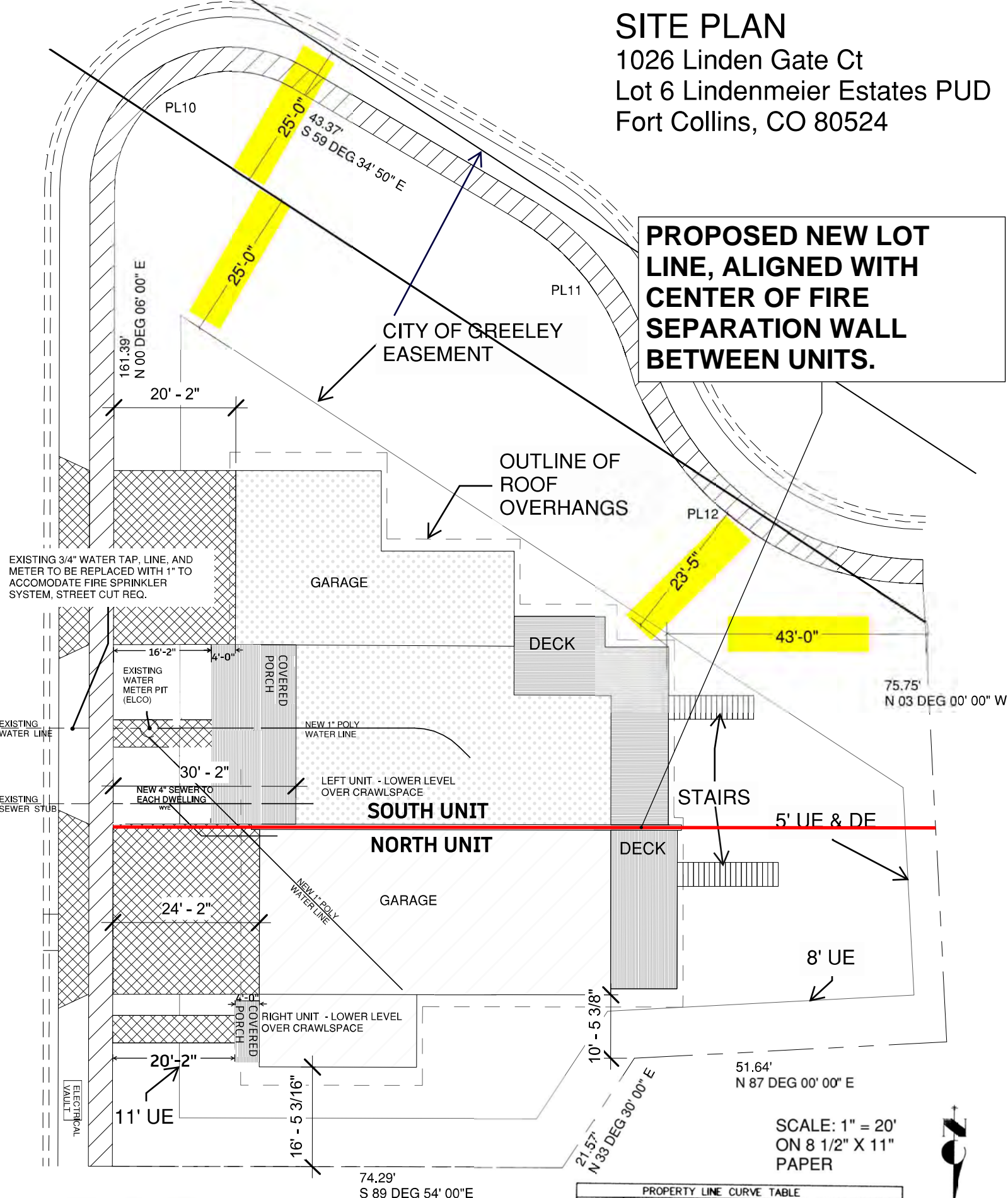
Suggested items for the Sketch Plan:

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?

# SITE PLAN

1026 Linden Gate Ct  
 Lot 6 Lindenmeier Estates PUD  
 Fort Collins, CO 80524

**PROPOSED NEW LOT LINE, ALIGNED WITH CENTER OF FIRE SEPARATION WALL BETWEEN UNITS.**



SCALE: 1" = 20'  
 ON 8 1/2" X 11"  
 PAPER

CURVE	RADIUS	LENGTH	CHORD	BEARING	DELTA
PL10	19.50'	40.95'	33.83'	N60°15'35"E	120°19'10"
PL10A	19.50'	17.70'	17.09'	N26°05'47"E	51°59'34"
PL11	39.50'	30.17'	29.44'	S37°41'59"E	43°45'42"
PL12	50.50'	65.51'	61.02'	N52°59'02"W	74°19'47"



CONTACT:  
 Andy Pakiz: 720-305-8189

**B2202106**

# Lot 6 Lindenmeir Estates



### Legend

- Parcels
- Growth Management Area
- Parks
- Schools
- Natural Areas
- City Limits

### Notes

1: 429



71.0 0 35.50 71.0 Feet