

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

7/6/2023 9:15 AM

Project Name

Extra Occupancy at 2944 Supercub
CDR230048

Applicant

Eric Schnell

651-335-4734

ewschnell@gmail.com

Planner: Katelyn Puga

Engineer: Tim Dinger

DRC: Tenae Beane

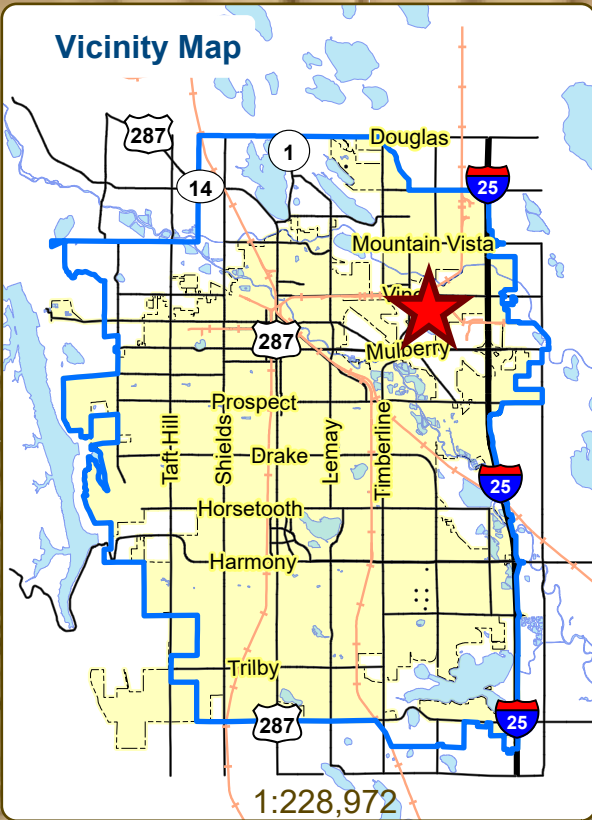
Description

This is a request to convert an existing single-family dwelling into an extra occupancy rental house for five occupants at 2944 Supercub Ln (parcel # 8708145010). No site plan changes are proposed with this project. Access is taken from Supercub Ln directly to the south. The site is approximately 0.18 miles south of E Vine Dr, and approximately 0.38 east of N Timberline Rd. The property is within the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Administrative (Type 1) Review.

Extra Occupancy at 2944 Supercub

Extra Occupancy Rental

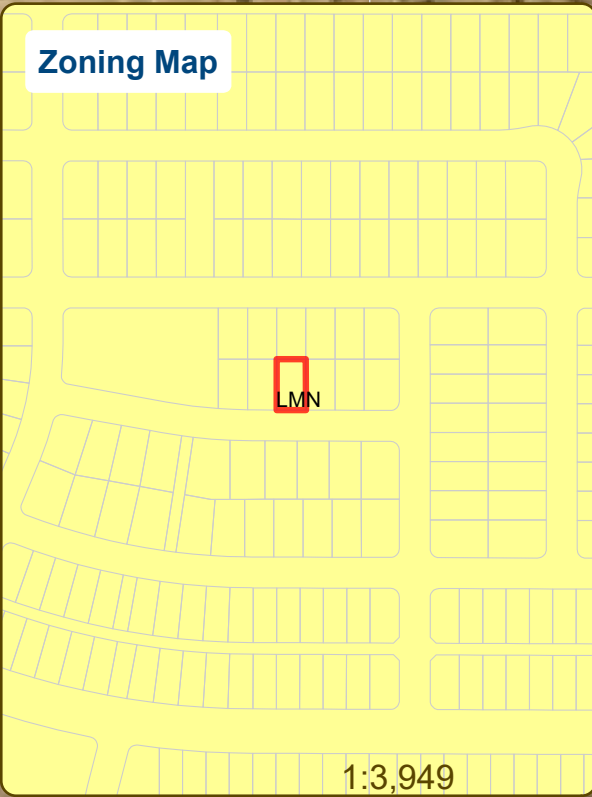
Vicinity Map



Aerial Site Map



Zoning Map



Supercub Ln

1:273

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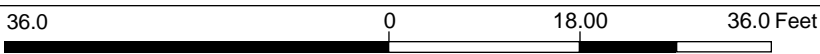


Legend

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

Notes

1: 214





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:

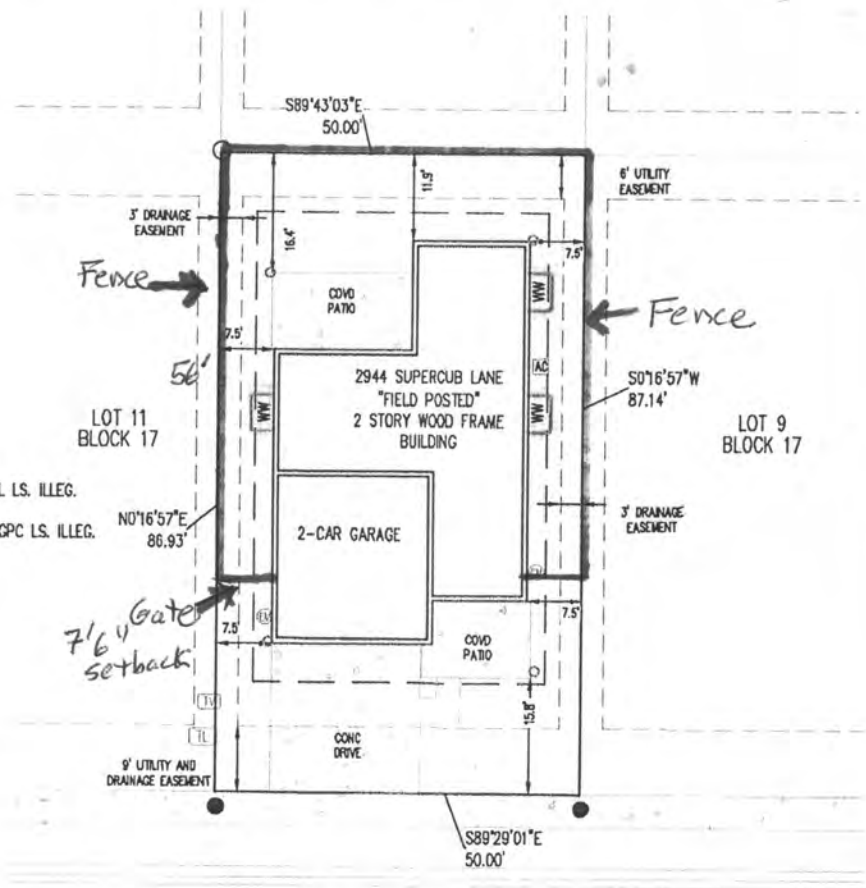
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility 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?

IMPROVEMENT LOCATION CERTIFICATE
 LOT 10, BLOCK 17, EAST RIDGE SECOND FILING
 CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



LEGEND

- - FOUND 1" WASHER AND NAIL L.S. ILLEG.
- - FOUND NO. 4 REBAR 1.25" GPC L.S. ILLEG.
- - DOWNSPOUT
- ⊗ - WATER METER
- ⊗ - GAS METER
- ⊗ - ELECTRIC METER
- ⊠ - TELEPHONE PEDESTAL
- ⊠ - CABLE PEDESTAL
- ⊠ - AC PAD



SUPERCUB LANE
(53' ROW)

- — — — — PROPERTY LINE
- - - - - UTILITY AND DRAINAGE EASEMENTS
- · - · - · - BUILDING SETBACK

IMPROVEMENT LOCATION CERTIFICATE:

I HEREBY CERTIFY THAT THIS IMPROVEMENT LOCATION CERTIFICATE WAS PREPARED FOR HARTFORD HOMES, 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 OF HARTFORD HOMES LLC AND DESCRIBES THE PARCELS APPEARANCE ON 01/05/22.

I FURTHER CERTIFY THAT THE IMPROVEMENTS ON THE ABOVE DESCRIBED PARCEL ON THIS DATE, JANUARY 05, 2022, 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. A BOUNDARY SURVEY IS RECOMMENDED TO ENSURE PRECISE POSITIONAL RELATIONSHIP OF THE BUILDING TO PROPERTY LINES.

LEGEND

- WW WINDOW WELL
- COVD COVERED
- UC UNCOVERED

NOTE:

FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAYS, OR TITLE, GALLOWAY AND COMPANY RELIED ON THE PLAT OF EAST RIDGE SECOND FILING AS RECORDED JULY 22, 2016 AS RECEPTION NUMBER 20160047573.

LEGAL DESCRIPTION FROM PLAT:

LOT 10, BLOCK 17, THE PLAT OF EAST RIDGE SECOND FILING AS RECORDED JULY 22, 2016 AS RECEPTION NUMBER 20160047573.

SETBACKS:

- FRONT: 15'
- REAR: 8'
- SIDE LOT: 5'
- SIDE STREET: 15'



READE COLIN ROSELLES, COLORADO PLS NO. 37911
 FOR AND ON THE BEHALF OF GALLOWAY AND COMPANY

2944 SUPERCUB LANE, FORT COLLINS, CO
 LOT 10, BLOCK 17, EAST RIDGE SECOND FILING

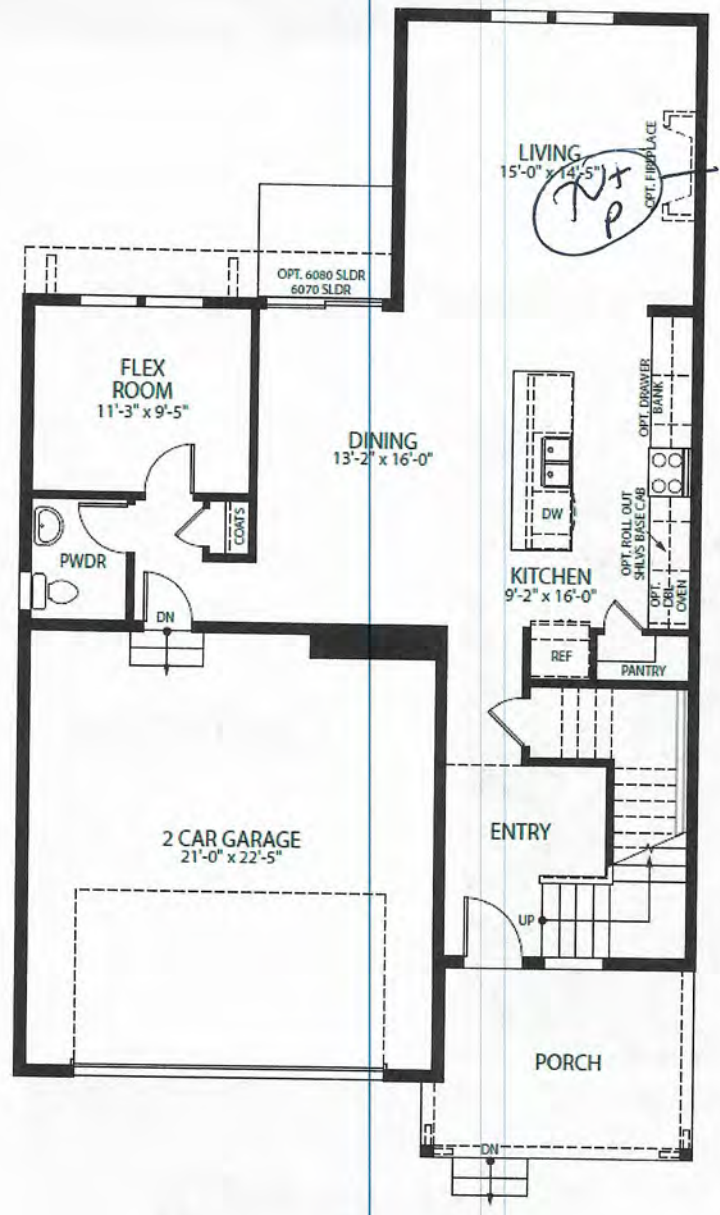
CLIENT: HARTFORD HOMES LLC.
 IMPROVEMENT LOCATION CERTIFICATE

Project No:	HFH000019.10
Drawn By:	WH
Checked By:	RCR
Date:	01/05/22

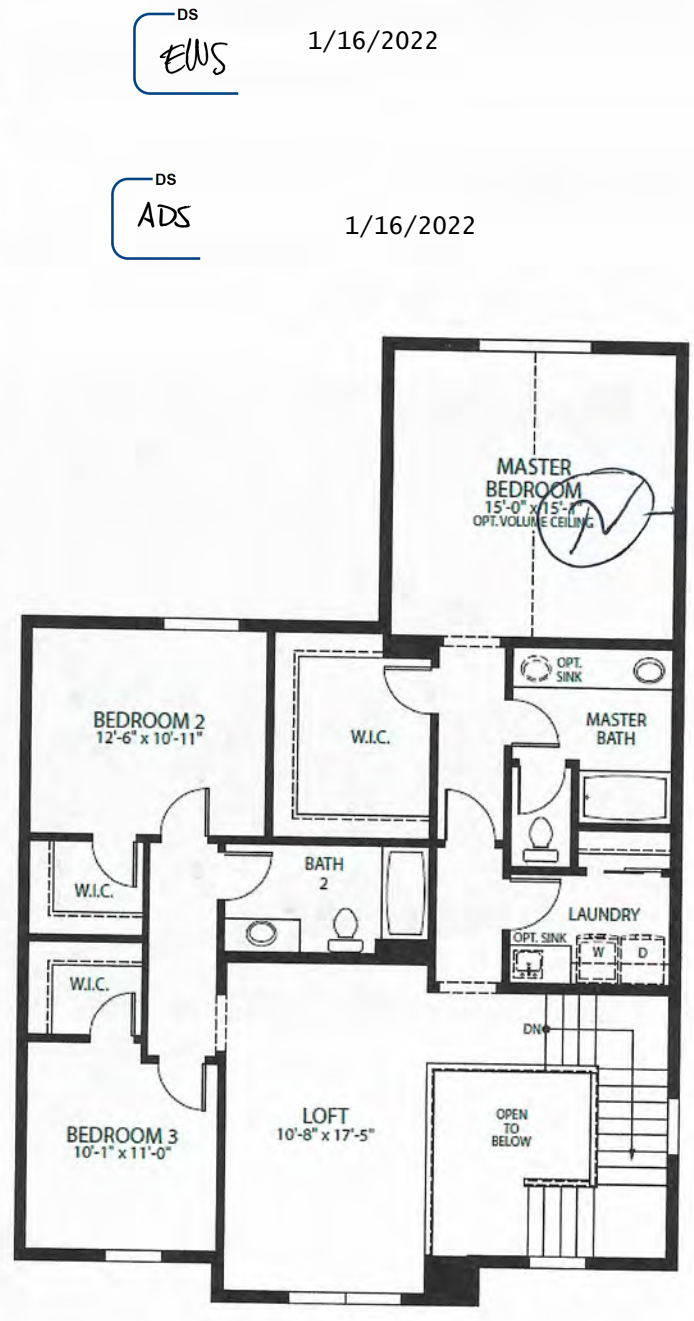
Galloway

15615 Lowell Reggan Blvd., S.W. 210
 Jenifer, CO 80534
 970.800.3300 • GallowayFS.com

Rowling Floor Plan



FIRST FLOOR



SECOND FLOOR

DS
EWS

1/16/2022

DS
ADS

1/16/2022

Century Link Addendum

Property Address: 2944 Super Cub

- 1) Buyer hereby acknowledges that Hartford Homes does not install conduit as a standard spec in any of our single-family homes in Northern Colorado. Buyer may be responsible for installing after closing if they choose to use Century Link for Internet and Cable service.

DocuSigned by:

Eric William Schnell

1/16/2022

6D3903CC613648B...
PURCHASER

DATE

DocuSigned by:

April Delwinton Schnell

1/16/2022

6BF007E00F78458...
PURCHASER

DATE

Donation Form 1099-BE 01/03/2007 AD-19 40700019 1/16/2007 1/16/2007

What is radon?

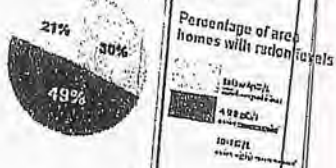
Radon is an invisible, odorless, radioactive gas created during the natural decay of uranium in the soil. Radon is everywhere, and Colorado has higher concentrations than other regions. Typical radon concentrations inside a home pull radon gas in through cracks and openings in basements, crawl spaces, and slabs. Radon levels vary from house to house and have nothing to do with age, quality, or upkeep of the home.

Why is radon a concern?

According to the U.S. Surgeon General, "Indoor radon is the second-leading cause of lung cancer in the United States. Breathing radon over prolonged periods can present a significant health risk to families all over the country. It's important to know that this threat is completely preventable. Radon can be detected with a simple test and fixed through well-established venting techniques." The Environmental Protection Agency recommends homes be mitigated if the radon level is 4 pCi/L (pCi = Curie per Liter) or more. Because there is no known safe exposure level, EPA also recommends you consider mitigating your home for radon levels between 2 pCi/L and 4 pCi/L. Note also that smokers have much higher risks of lung cancer if they are also exposed to radon.

What are radon levels in Fort Collins?

Thousands of Fort Collins homes have been tested for radon. Test results indicate that 70% of Fort Collins homes have radon levels of 4 pCi/L or above. But don't let these numbers scare you away from Colorado—radon is a problem that can be fixed. Tax for radon in your home!



DS
EWS

1/16/2022

DS
ADS

1/16/2022



City of Fort Collins, Regional and Environmental Services, Natural Resources Department, PO Box 360, Fort Collins, CO 80522-0360



Donation Form 1099-BE 01/03/2007 AD-19 40700019 1/16/2007 1/16/2007



How do I test for radon?

There are two approaches to measure radon:

1. **Test yourself.** The City sells radon-testing kits (\$3.50 for short-term, \$13.95 for long-term) at two locations during regular business hours:
 - Fort Collins Senior Center, 1200 Rainier Drive
 - Fort Collins Development Review Center, 281 North College Ave.
2. **Hire a professional tester.** We recommend that you use a professional certified by the National Environmental Health Association (see www.radon.org) or the National Radon Safety Board (see www.nrsb.org). You can find radon professionals in the phone book under Radon Testing or Radon Mitigation.

New homes and radon

Fort Collins homes built in 2005 or later must incorporate radon-resistant new construction methods. The required system uses passive ventilation and provides for easy addition of a radon exhaust fan, if needed. Testing has shown the passive system reduces radon by half, on average. However, 35% of new homes still exceed 4 pCi/L with the required passive fan if radon levels are unacceptable.

Existing homes and radon

No matter what the age of your future home, take time to test radon levels. What if your dream home has high radon levels? If you like a home, buy it—radon can be reduced! Of all the problems that a house can have, radon is one of the **easiest** to identify and fix. And you can fix it before you buy or after you move in.

Is radon testing or mitigation required?

The City does not require any testing, but does require radon-resistant new construction (see above). City Code also requires that sellers provide a copy of this brochure to each buyer of residential property (prior to execution of a contract to buy). The "seller" may be an agent, homeowner, attorney, or other person acting on behalf of the seller.

How can radon levels be reduced?

Don't despair if you find elevated radon concentrations in your home! Radon levels can be reduced by installing a radon mitigation system. A plastic pipe is connected to the soil through a slab, basement, or crawlspace floor and then extended above the roof. An in-line fan draws radon and other soil gases up the pipe and exhausts them harmlessly outdoors. Incidentally, this system can also help dry out a damp basement, because it draws out humidity as well as radon.

For more radon information:

City of Fort Collins
Natural Resources Dept.
970-221-6600
www.cityoffortcollins.com



October 2007
Printed on recycled paper

Short-term test kits

These measure radon for 3-7 days—a good choice if you need a quick radon test. But this test is simply a "snapshot" of the radon level during the test period. Radon levels vary with the season, barometric pressure, wind, and whether windows are open or closed. A short-term test does not reflect the average radon level over time.



Long-term test kits

This is a measure radon for three months to a year—a good choice to find the average level of radon in your home. Use long-term test results if you prefer to decide whether to install a radon reduction system.



**RE/MAX
ALLIANCE****RE/MAX Alliance
4703A Boardwalk Drive
Fort Collins, CO 80525
Phone: (970) 226-3990 Fax: (970) 225-0118**

The printed portions of this form, except differentiated additions, have been approved by the Colorado Real Estate Commission.
(SF 94-5-18) (Mandatory 1-19)

SQUARE FOOTAGE DISCLOSURE (Residential)

This disclosure is made to Buyer and Seller pursuant to the requirements of the Colorado Real Estate Commission and applies to improved residential real estate. Check applicable boxes below.

Property Address: 2944 Supercub Lane Fort Collins CO 80524

1. Licensee Measurement

Listing Licensee **Has** **Has Not** measured the square footage of the residence according to the following standard, methodology or manner:

Standard/Methodology/Manner	Date Measured	Square Footage
<input type="checkbox"/> Exterior Measurement	_____	_____
<input type="checkbox"/> FHA	_____	_____
<input type="checkbox"/> ANSI	_____	_____
<input type="checkbox"/> Local standard _____	_____	_____
<input type="checkbox"/> Other _____	_____	_____

2. Other Source of Measurement

Listing Licensee **Is** **Is Not** providing information on square footage of the residence from another source(s) as indicated below:

Source of Square Footage Information	Date	Square Footage
<input type="checkbox"/> Prior appraisal (Date of document)	_____	_____
<input checked="" type="checkbox"/> Building plans (Date of document)	<u>9/5/20</u>	<u>3519</u>
<input type="checkbox"/> Assessor's Office (Date obtained)	_____	_____
<input type="checkbox"/> Other _____	_____	_____

Measurement may not be exact and is for the purpose of marketing ONLY. Measurement is not for loan, valuation or other purposes. **If exact square footage is a concern, the property should be independently measured.**

Buyer and Seller are advised to verify this information. Any independent measurement or investigation should be completed by Buyer on or before any applicable deadline in the contract.

11/19/2021

Date: _____

DocuSigned by:

4B4AC158CF9E423...

Broker **Kendall Pashak**

The undersigned acknowledge receipt of this disclosure.

Date: 11/19/2021
DocuSigned by:
Tyler Colburn
72CCFDD5210840E...
Seller **Tyler Colburn**

Date: 1/16/2022
DocuSigned by:
April Delwinten Schnell
6BE0C7EC0F78458...
Buyer

Date: 1/16/2022
DocuSigned by:
Eric William Schnell
B...03CC613648B...
Buyer