

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

7/6/2023 11:15 AM

Project Name

Heckart Minor Sub
CDR230050

Applicant

Frank Heckart
970-889-3691
frank.heckart@icloud.com

Planner: Clark Mapes

Engineer: John Gerwel

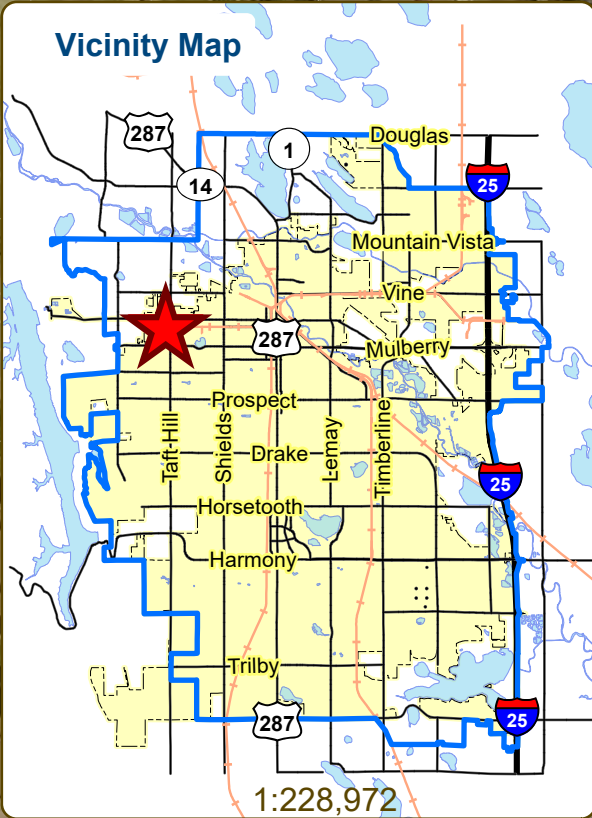
DRC: Todd Sullivan

Description

This is a request for a replat of existing properties at 2105 Laporte Ave. (Parcels # 9709427001). The proposal is to combine the previously divided lot. No use change is proposed and property would be for the existing single family detached dwelling only. The site is directly south of Laporte Ave. and approximately 0.08 miles west 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.

Heckart Minor Sub Minor Subdivision

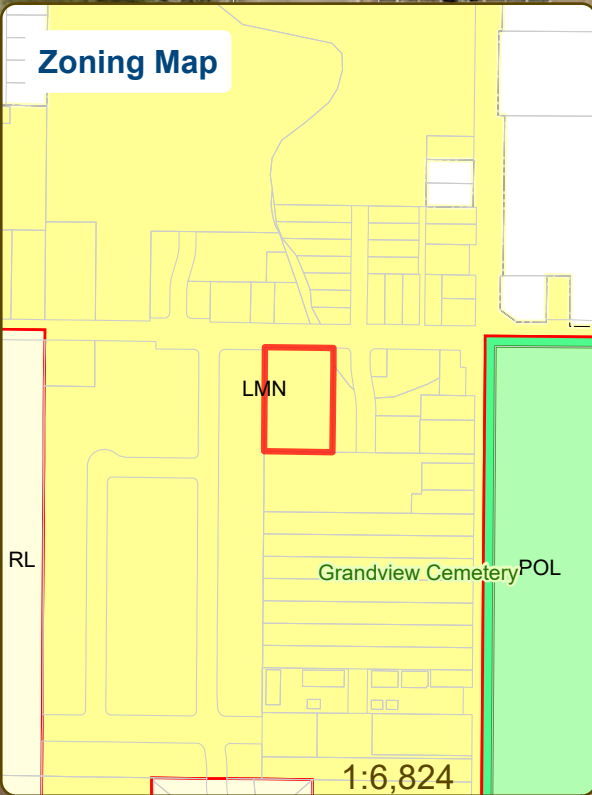
Vicinity Map



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) Frank Heckart

Your Mailing Address 2105 LaPorte AVE

Phone Number 970 999 3691 Email Address Frank.heckart@icloud.com

Site Address or Description (parcel # if no address) 2105 LaPorte AVE

Description of Proposal (attach additional sheets if necessary) Make lot #2 back to being one lot with lot #1.

Proposed Use one yard 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? _____

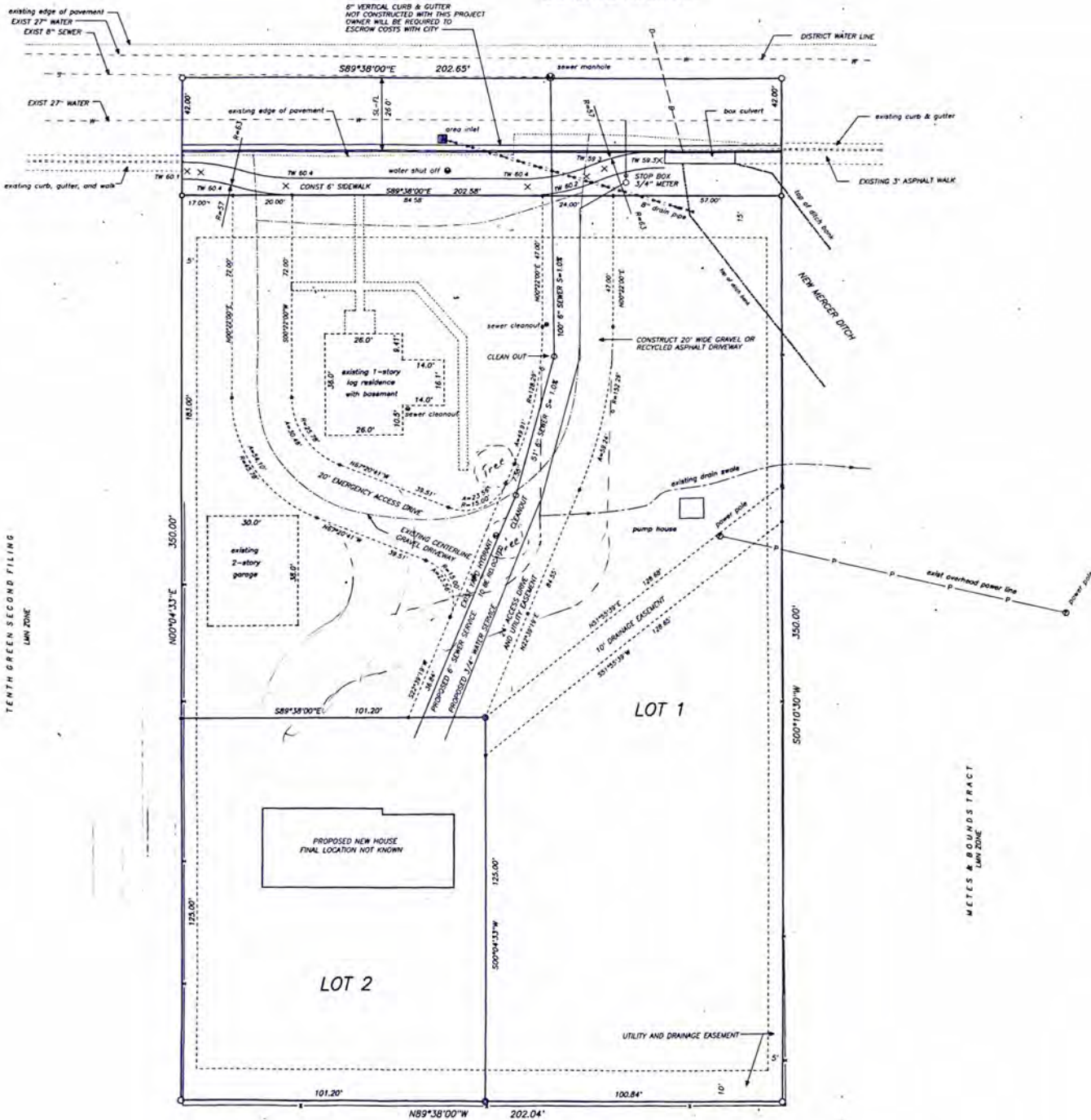
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

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?

LAPORTE AVENUE



TENTH GREEN SECOND FILING
LAW ZONE

METES & BOUNDS TRACT
LAW ZONE

METES & BOUNDS TRACT
LAW ZONE

2004-0083695

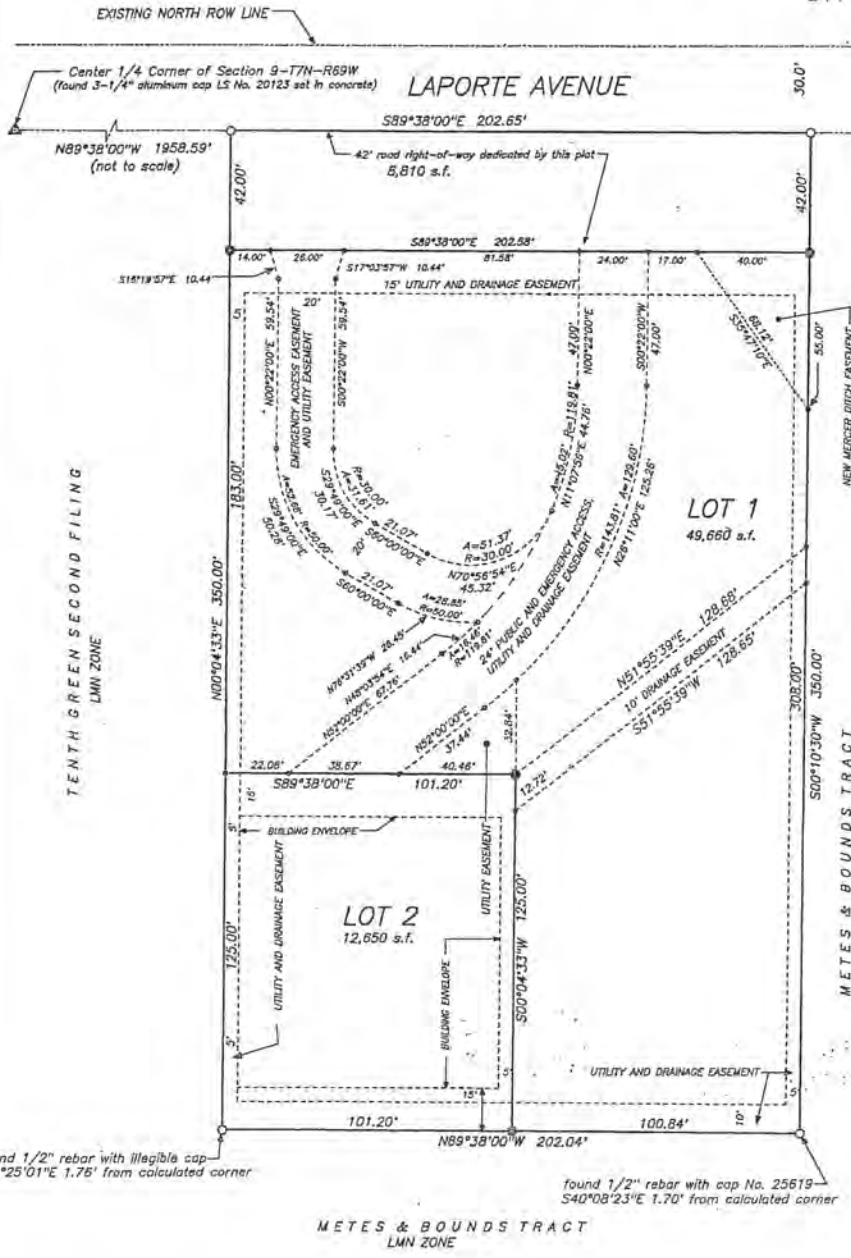
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08125104

Del. 97094-01-002 R0011266
NN 97094-27-001+002

PLAT OF HECKART SUBDIVISION

SITUATE IN THE SOUTHEAST 1/4 OF SECTION 9, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



STATEMENT OF OWNERSHIP AND SUBDIVISION:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owner of the following described land: A tract of land located in the Southeast 1/4 of Section 9, Township 7 North, Range 69 West of the Sixth P.M., City of Fort Collins, County of Larimer, State of Colorado, which, considering the North line of said Southeast 1/4, as bearing N89°38'00"W and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point on said North line which bears N89°38'00"W 450.00 feet from the East 1/4 Corner of said Section 9, and run thence S00°10'30"W 350.00 feet; thence N89°38'00"W 202.04 feet; thence N00°04'33"E 350.00 feet to a point on said North line, S89°38'00"E 202.65 feet to the point of beginning. The above described tract contains 70,820 square feet, more or less.

The undersigned have caused the above described land to be surveyed and subdivided into lots, tracts, streets and easements as shown on this plat to be known as HECKART SUBDIVISION, subject to all easements and rights-of-way now of record or existing or indicated on this plat.

CERTIFICATE OF DEDICATION:

The undersigned does hereby dedicate and convey to the City of Fort Collins, Colorado, for public use, forever, the streets and easements as laid out and designated on this plat; provided, however, that (1) acceptance by the City of this dedication of easements does not impose upon the City a duty to maintain the easements so dedicated, and (2) acceptance by the City of this dedication of streets does not impose upon the City a duty to maintain the streets so dedicated until such time as the provisions of the maintenance guarantee have been fully satisfied.

MAINTENANCE GUARANTEE:

The undersigned hereby warrants and guarantees to the City of Fort Collins, for a period of two (2) years from the date of completion and first acceptance by the City of the improvements warranted hereunder, the full and complete maintenance and repair of the improvements constructed under the authority of this plat. This warranty and guarantee is made in accordance with the City of Fort Collins Land Use Code and/or the Transitional Land Use Regulations, as applicable. This guarantee applies to the streets and all other appurtenant structures and amenities lying within the rights-of-way, easements and other public properties, including, without limitation, all curbing, sidewalks, bike paths, drainage pipes, culverts, catch basins, drainage ditches and landscaping. Any maintenance and/or repair required on utilities shall be coordinated with the owning utility company or department. The undersigned shall maintain said improvements in a manner that will assure compliance on a consistent basis with all construction standards, safety requirements and environmental protection requirements of the City. The undersigned shall also correct and repair, or cause to be corrected and repaired, all damages to said improvements resulting from development-related activities. In the event the undersigned fails to correct any damages within thirty (30) days after written notice thereof, then said damages may be corrected by the City and all costs and charges billed to and paid by the undersigned. The City shall also have any other remedies available to it as authorized by law. Any damages which occurred prior to the end of said two (2) year period and which are unrepaired at the termination of said period shall remain the responsibility of the undersigned.

REPAIR GUARANTEE:

In consideration of the approval of this final plat and other valuable consideration, the undersigned does hereby agree to hold the City of Fort Collins, Colorado, harmless for a five (5) year period, commencing upon the date of completion and first acceptance by the City of the improvements constructed under the authority of this plat, from any and all claims, damages, or demands arising on account of the design and construction of public improvements of the property shown herein; and the owner furthermore commits to make necessary repairs to said public improvements, to include without limitation, the roads, streets, fills, embankments, ditches, cross pans, sub-drains, culverts, walls and bridges within the right-of-way easements and other public properties, resulting from failures caused by design and/or construction defects. This agreement to hold the City harmless includes defects in materials and workmanship, as well as defects caused by or consisting of settling trenches, fills or excavations.

Further, the undersigned warrants that he/she owns fee simple title to the property shown hereon and agrees that the City of Fort Collins shall not be liable to the undersigned or his/her successors in interest during the warranty period, for any claim of damages resulting from negligence in exercising engineering techniques and due caution in the construction of cross drains, drives, structures or buildings, the changing of courses of streams and rivers, flooding from natural creeks and rivers, and any other matter whatsoever on private property. Any and all monetary liability occurring under this paragraph shall be the liability of the owner. I further warrant that I have the right to convey said land according to this plat. The obligations of the undersigned pursuant to the "Maintenance Guarantee" and "Repair Guarantee" provisions set forth above may not be assigned or transferred to any other person or entity unless the warranted improvements are completed by, and a letter of acceptance of the warranted improvements is received from the City by, such other person or entity.

Witness our hands and seals this 10th day of July A.D., 2004

State of Colorado }
County of Larimer } s.s.
The foregoing dedication was acknowledged before me this 10th day of July A.D., 2004 by Frank B. Heckart.

My notarial commission expires 02-09-2006 NOTARY PUBLIC Merry E. Higby



Frank B. Heckart
FRANK B. HECKART

ATTORNEY'S CERTIFICATE:

I hereby certify that this Subdivision Plat has been duly executed as required pursuant to Section 2.2.3(C)(3)(a) through (e) inclusive of the Land Use Code of the City of Fort Collins and that all persons signing this Subdivision Plat on behalf of a corporation or other entity are duly authorized signatories under the laws of the State of Colorado. This certification is based upon the records of the Clerk and Recorder of Larimer County, Colorado as of the date of execution of the plat and other information disclosed by me through reasonable inquiry and is limited as authorized by Section 2.2.3(C)(3)(f) of the Land Use Code.

Jim Franch
ATTORNEY
Registration No. 1961 Address Box 506
Fort Collins Co 80522

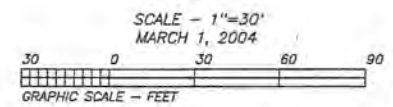
SURVEYOR'S STATEMENT:

I, Franklin D. Blake, a Colorado Registered Professional Land Surveyor, do hereby state that this Subdivision Plat was prepared from an actual survey under my personal supervision, that the monumentation as indicated hereon were found or set as shown, and that the foregoing plat is a true and correct representation thereof, all this to the best of my knowledge, information and belief.

Franklin D. Blake
FRANKLIN D. BLAKE
Colorado registered P.E. & L.S. No. 7839

APPROVED AS TO FORM, CITY ENGINEER
By the City Engineer of the City of Fort Collins, Colorado this 10th day of August A.D., 2004
Camelia
CITY ENGINEER

PLANNING APPROVAL:
By the Director of Planning of the City of Fort Collins, Colorado this 17th day of August A.D., 2004
Jim Franch
DIRECTOR OF PLANNING



VICINITY MAP SCALE - 1"=1000'



APPROVED BY THE NEW MERCER DITCH COMPANY
BY Jim Franch
DATE: 7-22-04

NO.	DATE	REVISIONS

APPROVED FOR CONSTRUCTION:
STEWART & ASSOCIATES
CONSULTING ENGINEERS AND SURVEYORS
103 S. MELDRUM STREET, FORT COLLINS, COLORADO 80521 (970) 482-9331
ENGINEER: F.D.B. CHECKED: J.S.R. 1 DRAWN: J.S.R. 1 SCALE: 1"=30' SURVEY: D.H.K.

CLIENT: FRANK HECKART
2105 LAPORTE AVENUE, FORT COLLINS, CO 80521
PROJECT: HECKART SUBDIVISION
FORT COLLINS, COLORADO
UNIT: HECKART SUBDIVISION PLAT
JOB NUMBER: HECKART.CRO
HECKART.PL.1
PLAT No.: 6-20-2004
PL 3274
SHEET NUMBER: ONE OF ONE

HECKART SUB 8122

HECKART SUB 8122

Larimer County Assessor Account Summary

ACCOUNT #: R1631550

PARCEL #: 97094-27-001

TAX YEAR: 2023

TAX DISTRICT: 1100

ACCOUNT TYPE: Residential

OWNERSHIP INFO:

HECKART FRANK B
2105 LAPORTE AVE
FORT COLLINS, CO 80521

BUSINESS NAME:

PROPERTY LOCATION:

2105 LAPORTE AVE
FORT COLLINS 80521

SALES INFORMATION:

<u>Reception #</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Deed</u>	<u>Grantor</u>	<u>Grantee</u>
No Sales Found.					

LEGAL DESCRIPTION:

LOTS 1 & 2, HECKART SUB, FTC 20040083695

SUBDIVISION / NEIGHBORHOOD:

SUBDIVISION

LAND:

<u>Land Type</u>	<u>Abst Code</u>	<u>Class</u>	<u>Value By</u>	<u>Measure</u>	<u>Acres</u>	<u>LEA</u>	<u>Actual Value</u>	<u>Asmt %</u>	<u>*Assessed Value</u>
Residential	1229L		Market	Site	1.43	Default	\$30,000	0.067650	\$2,030
Total Acres: 1.43						Total: \$30,000			\$2,030

IMPROVEMENTS:

<u>Bldg #</u>	<u>Abstract Code</u>	<u>OCC %</u>	<u>Occupancy</u>	<u>Actual Value</u>	<u>Asmt %</u>	<u>*Assessed Value</u>
1	1229	100%	128 - Duplex -over-under	\$681,192	0.067650	\$46,083
503	1229	100%	473 - Equipment Building	\$19,131	0.067650	\$1,294
				Total: \$700,323		\$47,375

VALUE SUMMARY:

Land Value: \$30,000

Improvements Value: \$700,300

Total Actual: \$730,300

Total Assessed: \$49,405

Larimer County Assessor Account Summary

ACCOUNT #: R0011266 **PARCEL #:** 97094-01-002 **TAX YEAR:** 2023
TAX DISTRICT: 1100 **ACCOUNT TYPE:** Residential

OWNERSHIP INFO:

HECKART FRANK B
 2105 LAPORTE AVE
 FORT COLLINS, CO 80521

BUSINESS NAME:

PROPERTY LOCATION:

2105 LAPORTE AVE
 FORT COLLINS 80521

SALES INFORMATION:

<u>Reception #</u>	<u>Sale Date</u>	<u>Sale Price</u>	<u>Deed</u>	<u>Grantor</u>	<u>Grantee</u>
16580990	8/1/1975	\$0	PRD		HECKART FRANK B

LEGAL DESCRIPTION:

COM AT PT N 89 38' W 450 FT FROM NE COR OF NE OF SE 9-7-69, N 89 38' W 202.65 FT TO NW COR OF E 1/2 OF NE OF SE, S 350 FT, E 202.42 FT, N 350 FT TO BEG, FTC

SUBDIVISION / NEIGHBORHOOD:

SUBDIVISION

LAND:

<u>Land Type</u>	<u>Abst Code</u>	<u>Class</u>	<u>Value By</u>	<u>Measure</u>	<u>Acres</u>	<u>LEA</u>	<u>Actual Value</u>	<u>Asmt %</u>	<u>*Assessed Value</u>
Residential	1219L		Market	Site	1.62	Default	\$32,100	0.067650	\$2,172
Total Acres: 1.62							Total: \$32,100		\$2,172

IMPROVEMENTS:

<u>Bldg #</u>	<u>Abstract Code</u>	<u>OCC %</u>	<u>Occupancy</u>	<u>Actual Value</u>	<u>Asmt %</u>	<u>*Assessed Value</u>
1	1219	100%	124 - Log On Res	\$203,250	0.067650	\$13,750
				Total: \$203,250		\$13,746

VALUE SUMMARY:

Land Value: \$32,100 **Improvements Value: \$203,200** **Total Actual: \$235,300** **Total Assessed: \$15,918**