

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

8/3/2023 11:15 AM

Project Name

Extra Occupancy at 1637 Westbridge Dr C4
CDR230059

Applicant

Melissa Gunther
970-213-4784
melgun29@yahoo.com

Planner: Jill Baty

Engineer: Tim Dinger

DRC: Todd Sullivan

Description

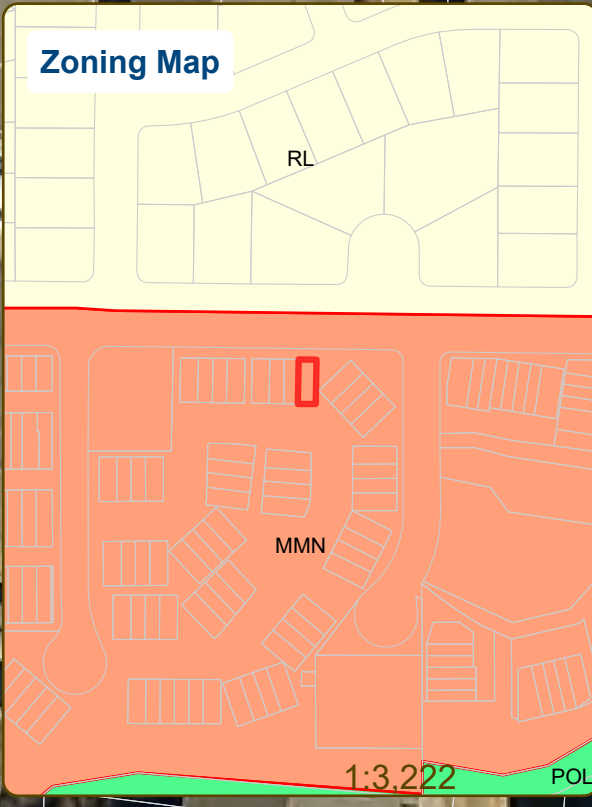
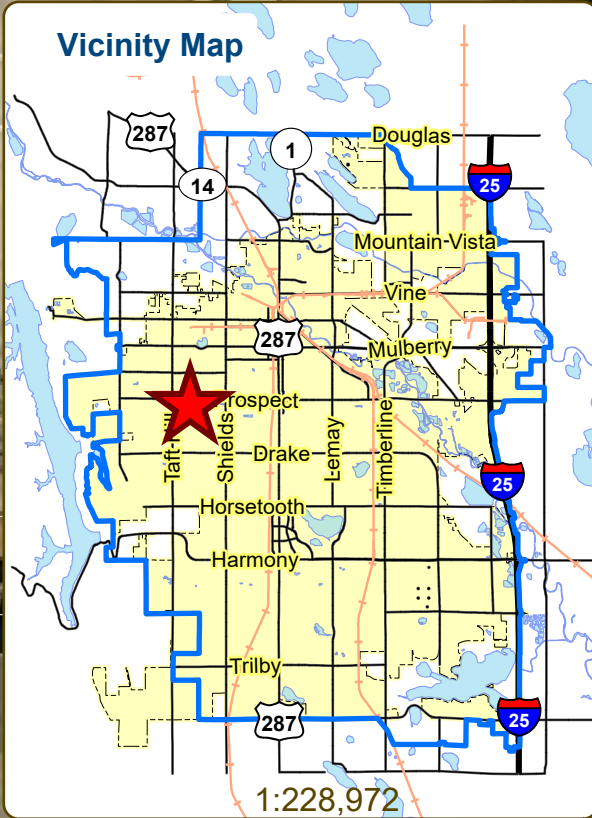
This is a request to convert an existing single-family dwelling unit into an extra occupancy rental house for four tenants at 1637 Westbridge Dr C4 (parcel # 9722233004). No site plan changes are proposed with this project. Access is taken from Westbridge Dr directly to the south. The site is directly south of W Prospect Rd, and approximately 0.34 east of S Taft Hill Rd. The property is within the Medium Density Mixed-Use Neighborhood District (M-M-N) zone district and is subject to Basic Development Review (BDR) Review.

Extra Occupancy at 1637 Westbridge Dr C4

Extra Occupancy Rental

Aerial Site Map

W Prospect Rd



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.



Development Review Application

<p>Project Information Project Type: <u>Select</u></p> <p>Project Name: _____</p> <p>Project Description: _____</p> <p>_____</p> <p>Location Description / Address / Parcel #: _____ <u>1637 Westbridge Drive # C4</u></p> <p>Major Cross Streets: <u>Prospect / Taft Hill</u></p> <p>Zone District: <u>MMN</u></p> <p>Plat (Y/N): <u>N</u> Modifications (Y/N): <u>N</u> (#) _____</p> <p>Redevelopment (Y/N): <u>Y</u></p> <p>Affordable Housing (Y/N): _____ (%) _____</p> <p>Dates:</p> <p>Conceptual Review Meeting Date: _____</p> <p>CDR# _____</p> <p>Neighborhood Meeting Date: _____</p> <p>Hearing Type: _____</p> <p>Building / Unit Information</p> <p>Residential: <u>1977</u> _____ Square Feet</p> <p>Commercial: _____ Square Feet</p> <p>Industrial: _____ Square Feet</p> <p>Building Floor Area Ratio: _____</p> <p>Platted Area: _____</p> <p>Number of Units:</p> <p>Single-Family Attached: _____ Single-Family Detached: _____</p> <p>Two Family: _____ Multi-Family: _____</p>	<p>Site/Area Information</p> <p>Residential Area: _____ SF _____ Acres</p> <p>Commercial Area: _____ SF _____ Acres</p> <p>Industrial Area: _____ SF _____ Acres</p> <p>Mixed Use Area: <u>1977</u> SF _____ Acres</p> <p>Right of Way Area: _____ SF _____ Acres</p> <p>Parking and Drive Area: _____ SF _____ Acres</p> <p>Stormwater Detention Area: _____ SF _____ Acres</p> <p>Landscape Area: _____ SF _____ Acres</p> <p>Open/Other Area: _____ SF _____ Acres</p> <p>Gross Area: _____ SF _____ Acres</p> <p>Floor Area Ratio: _____</p> <p>Gross Density: _____ Net Density: _____</p> <p>Owner Applicant Information</p> <p>Name: <u>Melissa Gunther</u></p> <p>Address: <u>806 Benthamen Street</u></p> <p>City: <u>Fort Collins</u> State: <u>CO</u> Zip: <u>80526</u></p> <p>Email: <u>melgun29@yahoo.com</u> Phone: <u>970-213-4784</u></p> <p>Consultant Information</p> <p>Name/Contact: _____</p> <p>Organization Name: _____</p> <p>Address: _____</p> <p>City: _____ State: _____ Zip: _____</p> <p>Email: _____ Phone: _____</p>
---	---

CERTIFICATION

I certify the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application, I am acting with the knowledge, consent, and authority of the owners of the real property, as those terms are defined in Section 1-2 of the City Code (including common areas legally connected to or associated with the property which is the subject of this application) without whose consent and authority the requested action could not lawfully be accomplished. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection, and if necessary, for posting of public notice on the property.

Name (Please PRINT): Melissa Gunther

Address: 806 Benthamen Street

Telephone: 970-213-4784 Email: melgun29@yahoo.com

Signature: (and title showing authority to sign, if applicable) Melissa Gunther owner

⇒ CERTIFICATION MUST BE SIGNED. ⇐

Type of Request

Please indicate the type of application submitted by checking the box preceding the appropriate request(s). Additional handouts are available explaining the submittal requirements for each of the following review processes.

- Annexation Petition with Initial Zoning (ANX)** REQUESTED ZONE: _____
Fee \$5,825
- Rezoning Petition (REZ)** REQUESTED ZONE: _____
Fee \$4,800
- Planned Unit Development (PUD)**
Fee: \$54,475
- Overall Development Plan (ODP)**
Fee: \$11,150
- Project Development Plan (PDP)**
Fee: \$27,675
- Final Development Plan (FDP)**
Fee: \$21,575
- Basic Development Review (BDR)**
Fee: \$16,900
- Major Amendment (MJA)**
Fee: \$18,975
- Minor Amendment (MA) / Change of Use**
Fee: \$1,500.00
- Minor Subdivision**
Fee: \$2,300 subdivision only, no land use approvals
- Infrastructure Project**
Fee: \$13,625
- Extra Occupancy Unit**
Fee: \$2,025 per unit
- Addition of Permitted Use (APO)**
Fee: \$3,500
- Modification of Standards (MOD)**
Fee: \$1,675 ea. standalone
- Site Plan Advisory Review**
NO FEE
- Additional Rounds of Review**
Fee: \$3,000 charged once for projects that require 4 or more rounds of review

City of Fort Collins Development Review collects [Poudre Fire Authority Development Review Fees](#) for the above requests. Applicable Poudre Fire Authority Fees would apply at the time of application.

Payments can be made by check or credit card.

Check: Make payable to City of Fort Collins. Mail to the Development Review Center, 281 N College Ave, Fort Collins, CO 80524, OR placed in the blue drop box located at the west side of the building.

Credit Card: Would be processed over the phone. Credit card payments include a convenience fee of 2% + \$0.25 added to all payments under \$2,500.00, and 2.75% added to all payments over \$2,500.00.

1637 WESTBRIDGE DR C4 FORT COLLINS, CO 80526

Building Improvements

Parcel #: **9722233004** Schedule #: **1433423** Account #: **R1433423**

Building ID:	1
Property Type:	Townhouse
Built As:	Townhouse Two Story
Occupancy:	Townhouse
Year Built from:	1997
Year Remodel:	2018
Quality:	Average
Condition:	Average
Exterior:	Frame Siding
Interior:	Drywall
Heat	Forced Air
Roof Type:	Gable
Roof Cover:	Slate
Foundation:	Concrete
Rooms:	9
Bedrooms:	4
Baths:	3.50
Units:	1
Unit Type:	End
Stories:	2.00
Total Sq Ft:	1,338
Bsmt. Sq Ft:	639
Bsmt. Fin. Sq Ft:	512

Property Attributes & Descriptions

Property Attributes & Descriptions

Attribute	Attribute Description
Heat	Natural Gas
Improvements	Curb Gutter
Improvements	Paved Streets
Improvements	Street Lights
Topography/Shape	Level
Utilities	Electricity
Water	Public
Neg Econ Infl	Traffic Heavy LC
Frontage	Traffic 3K to 5K
Sewer	Public - No Septic Documents Found related to this Parcel ID. If you still have septic-based questions, please call the Larimer County Health Department at 970.498.6775.
City Limit	FORT COLLINS
Emissions	Gasoline and Diesel

* Land Attribute Standard includes: Natural Gas, Public Water, Public Sewer, Electricity, Public Streets, Sidewalks, Streetlights and Curb & Gutter

Building Detail Type & Description

Detail	Description	Units
Appliance	Fireplace	1
Basement	Bsmnt Conc	639
Basement	Finished	512
Fixture	Bath 1/2	1
Fixture	Bath Full	3
Garage	Attached	220
Porch	Open Slab	45
Porch	Open Slab	80
Porch	Wood Roof	45

Property Map

Parcel #: **9722233004**

Schedule #: **1433423**

Account #: **R1433423**

The map below shows an approximate location of the property based on the address or coordinates where available. Larimer County has no control of the content, operation or display of this map.



Review

Save & exit

1637 Westbridge Dr #C4

Fort Collins, CO 80526

\$2,300 / mo 4 bd 3.5 ba 1850 sqft



Your listing's completeness is **outstanding**

Follow 2 listing recommendations to help attract qualified renters.

[Learn more](#)

^ Property information

Address



1637 Westbridge Dr #C4, Fort Collins, CO 80526

Hide property address [Learn more](#)

Edit

No

Square footage [Learn more](#)

Edit

1850 sqft

Bedrooms

Edit

4

PUBLISHED

Deactivate Listing

[View on Zillow Rental Network](#)



1637 Westbridge Dr C4

Fort Collins, CO 80526



Property Type
Townhouse



Bedroom
4 bedrooms



Rent
\$2,300/mo



Area
1850 sqft



Laundry
In Unit



Deposit & Fees
\$2,300



Bath
3.5 bathrooms



Pets
Small dogs, cats

Ready to apply?

Scan the QR code to apply with [Zillow Rentals](#)



One-time payment for unlimited applications

Apply to as many participating listings as you want for \$35 for 30 days.



Apply with confidence

Credit and background reports are included, without affecting your credit score!



Find your next place with Zillow Rentals

Tools to help you find your next rental, all in one place.



Regarding the property at 1637 Westbridge Drive #C4 in Fort Collins, Co.
80526

The townhouse is currently a rental property

We would like to continue renting the unit and would like to be
approved to allow 4 unrelated persons to rent the unit.

There is a one car garage and two parking spots in the driveway as well
as other parking spots in the complex and also street parking on
Westbridge Drive.

The unit has 1977 square feet of habitable floor space

Melissa Gunther owner

Melissa Gunther 5-30-2023