

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

9/7/2023 10:15 AM

Project Name

Duplex Dwelling at 1801 Sheely
CDR230066

Applicant

Ralph and Cheryl Olson
970-690-8517
raffle20@yahoo.com

Description

This is a request to establish a two-family dwelling at 1801 Sheely Dr (parcel # 9723242022). The applicant proposes to convert existing semi-detached shop space to age-in-place dwelling unit. Access is taken from Sheely Dr to the northeast and Wallenburg Dr to the north. The site is approximately 0.13 miles south of W Prospect Rd and approximately 0.22 miles east of S Shields St. The property is within the Low Density Residential District (R-L) zone district and the project would be subject to Addition of Permitted Use (APU) Review, with reviewed by City Council.

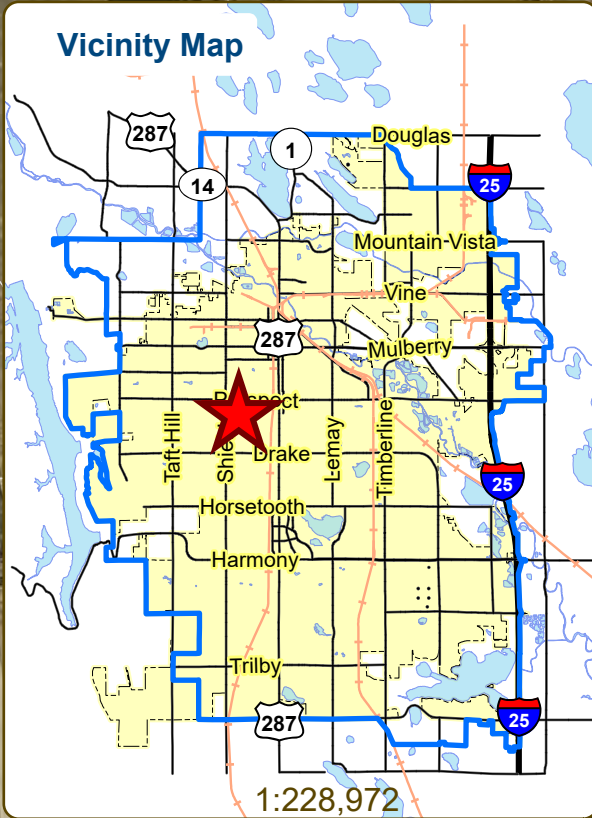
Planner: Jill Baty

Engineer: Sophie Buckingham

DRC: Todd Sullivan

Duplex Dwelling at 1801 Sheely Two Family Dwelling APU

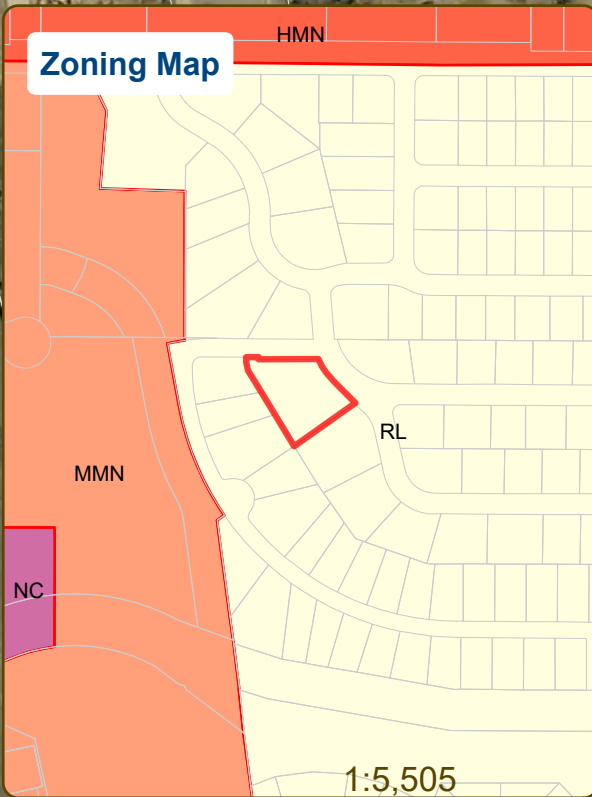
Vicinity Map



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) _____

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.

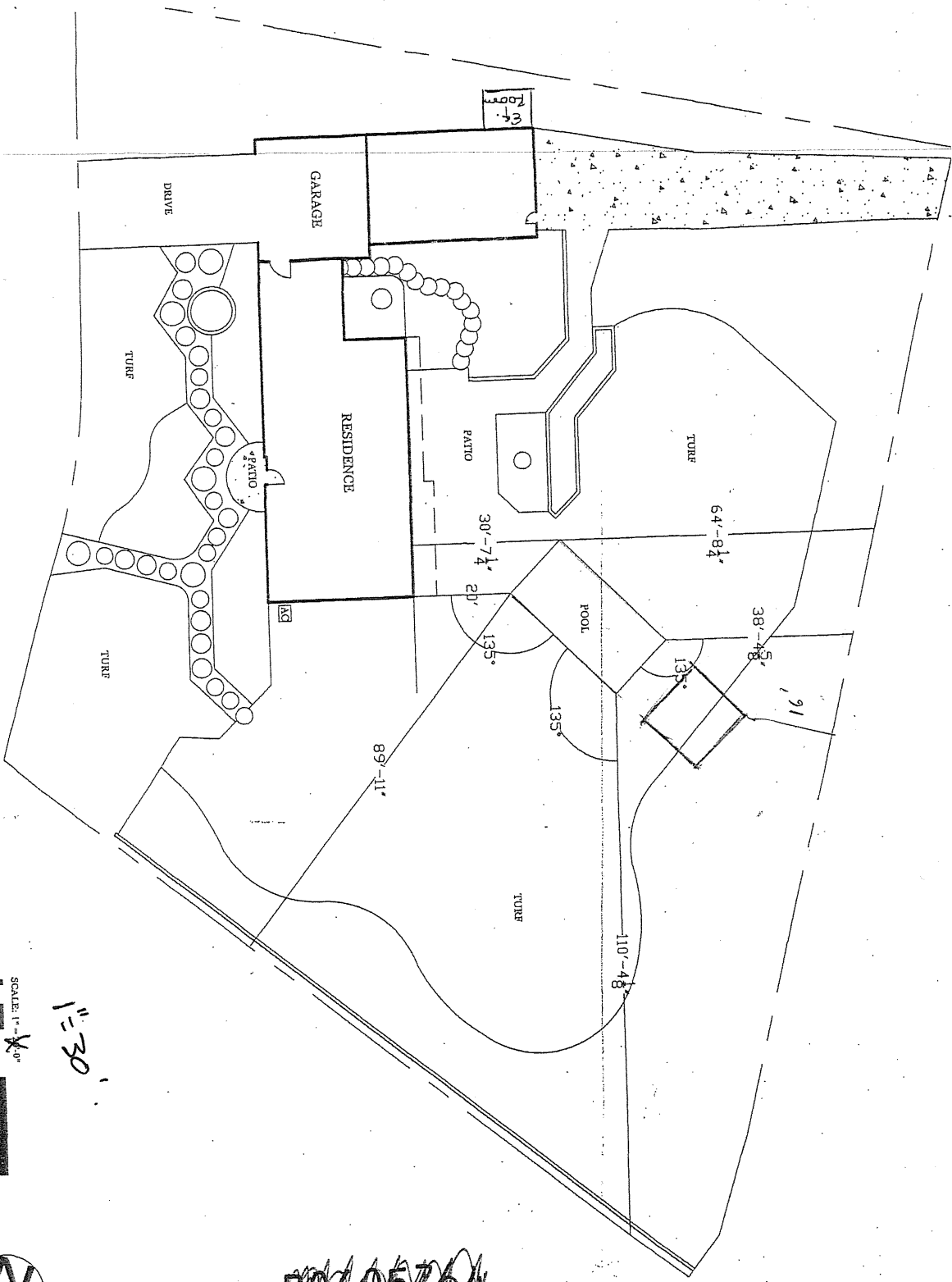
Increase in Impervious Area _____ S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

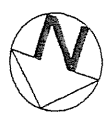
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility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

1801 Sheely Dr 4.2.07

Pool



1" = 30'



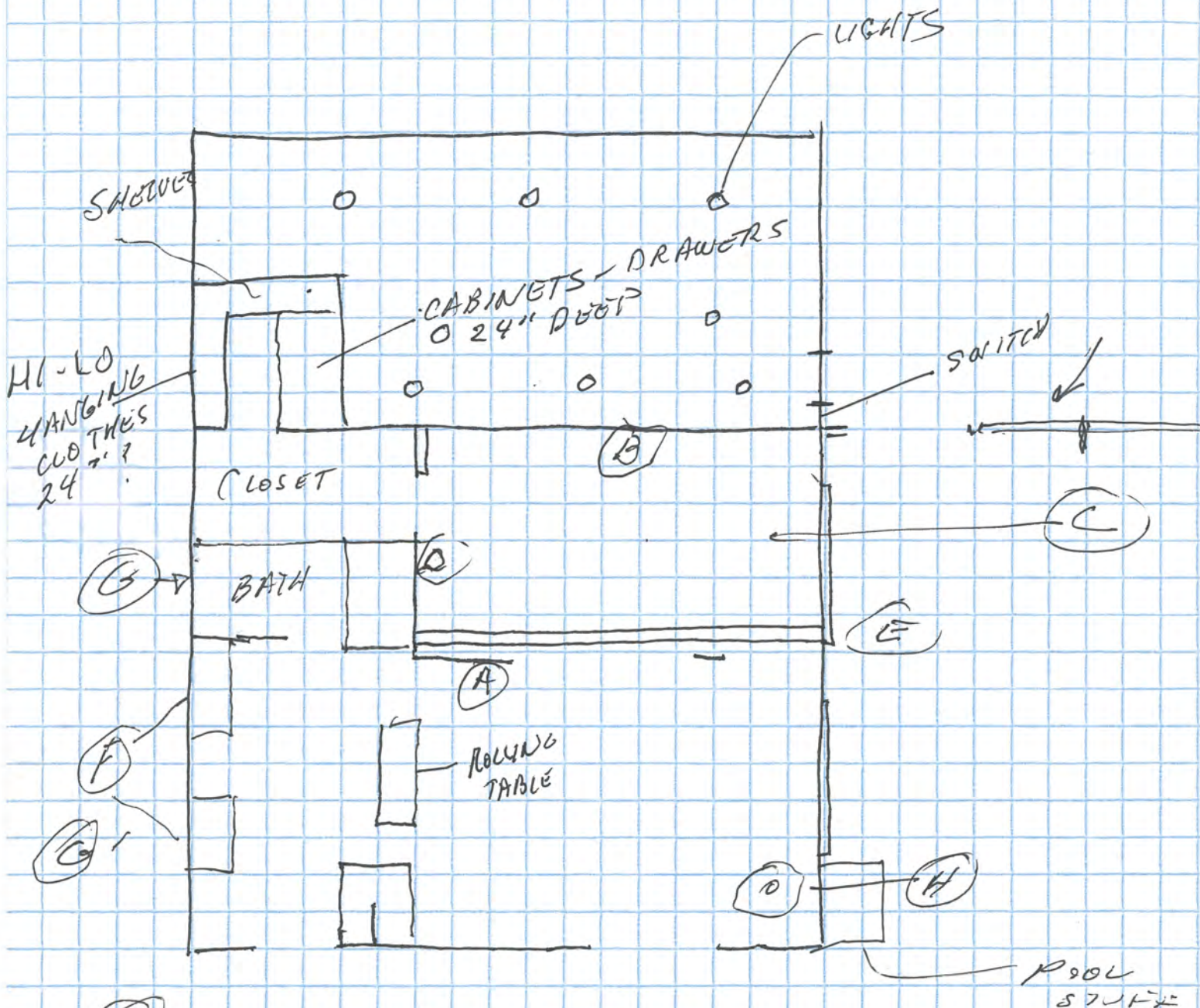
~~B0705264~~
POOL & BARRIER

B0705340

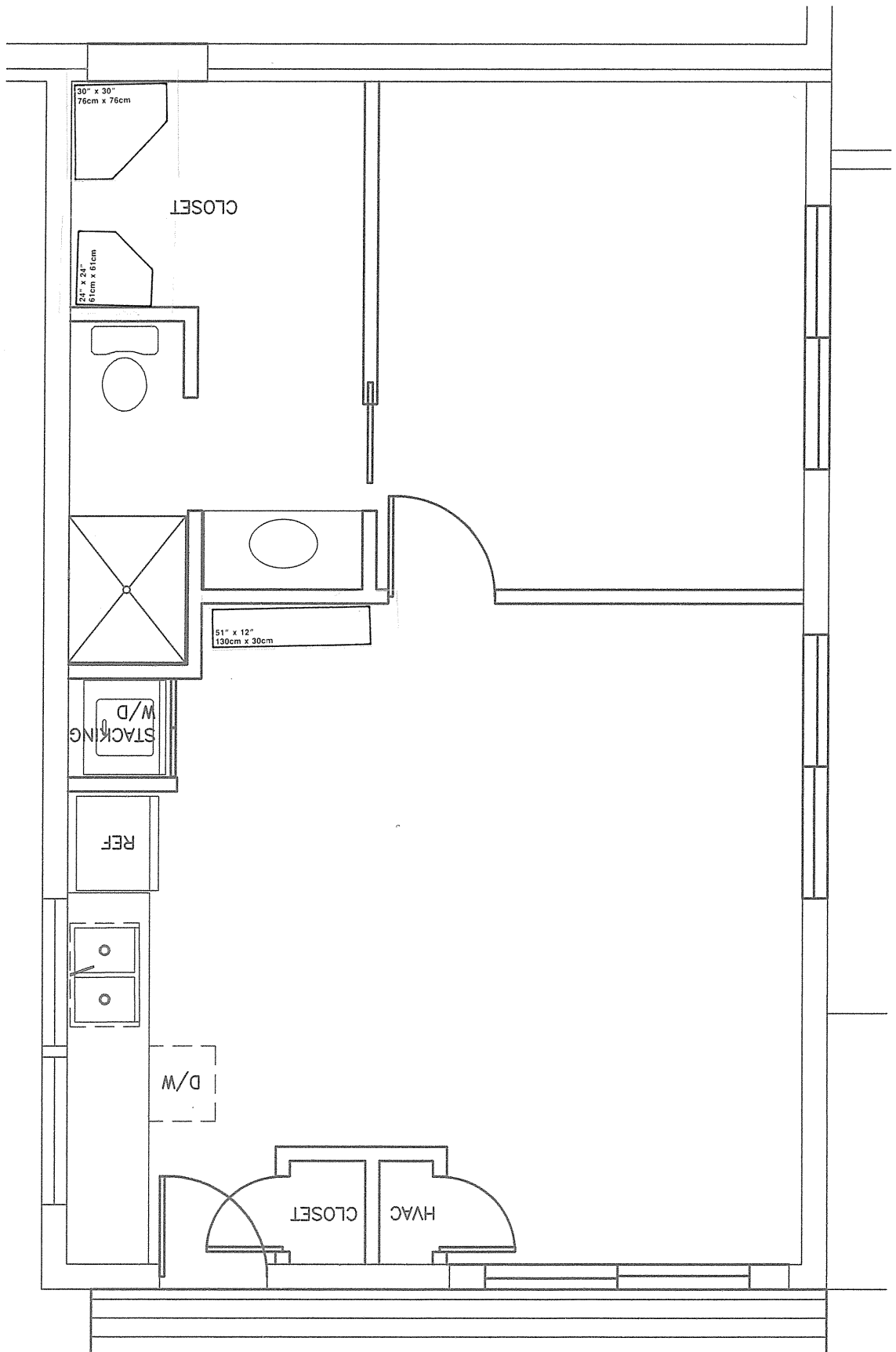
<p>POOL LAYOUT</p>	<p>OLSON RESIDENCE</p>	<p>FRONT RANGE FEATURES AND LANDSCAPES</p>
<p>DRAWN BY: RYAN CAMPBELL DATE: 11-29-06</p>		
<p>PAGE 1 OF 1</p>		

11/10 - 11:30
BRUCE

822, 195.40



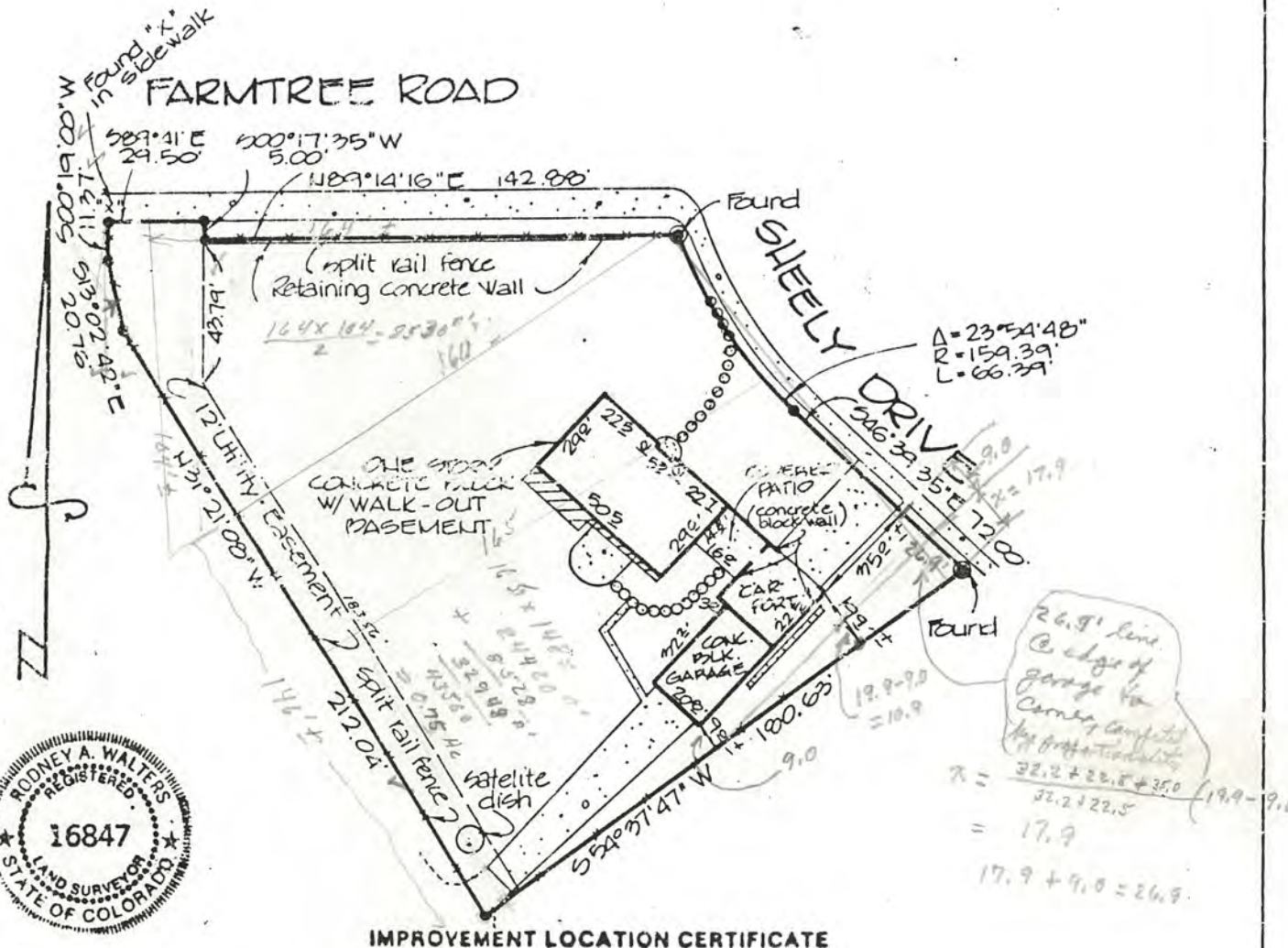
- (A) FEATURE
MAHOAGANY COLOURED BARN DOORS
- (B) MAHOAGANY DOOR PLANING - PARK
- (C) REDWOOD CEILING?
- (D) WALNUT WALL
- (E) BEAM? FOR BARN DOOR TRACK
- (F) BUTCHER BLOCK COUNTERS



... LOT 22, REPRAT OF LOT 1, ALL PART ON SPRING CREEK 2ND ...
 ... family Planned Unit Development, and a plat of Lot 22 of ...
 ... Valley Subdivision and a portion of vacated right-of-way of Farmtree ...
 ... Road, City of Fort Collins, County of Larimer, State of Colorado.

Flood Certificate: This property is not located in a flood hazard area in accordance with U.S. Department of Housing and Urban Development Flood Insurance Rate Map.

Security Title
 Commitment No. F-23252
 Borrower: Ware



IMPROVEMENT LOCATION CERTIFICATE

I hereby certify that this improvement location certificate was prepared for Home Federal Savings that it is not a land survey plat or improvement survey plat, and this is not to be relied upon for the establishment of fence, building, or other future improvement lines.

I further certify that the improvements on the above described parcel on this date, 6/26/87, 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.

Signed: Rodney A. Walters
 Date: June 26, 1987



HALL, WALTERS & DURHAM, INC.
 PROFESSIONAL LAND SURVEYORS
 136 S. Lincoln Ave. • Loveland, CO 80537
 (303) 663-1177

Scale	Date Drawn	Drawn by	Address	Revised	File Number
"=40'	6-26-87	Rodney A. Walters	136 S. Lincoln Ave. Loveland, CO		I-87-5673



**Landmark Rehabilitation Loan
2022 Program Application
Submit No Earlier Than:
October 3, 2022**

Applicant Information

Ralph and Cheryl Olson	970 690-8517	970 231-7140
Applicant's Name	Daytime Phone	Evening Phone
1801 Sheely Drive Fort Collins		CO 80526
Mailing Address (for receiving loan-related correspondence)		State Zip Code
raffle20@yahoo.com		
Email		

Property Information

Ralph G. and Cheryl L. Olson	1801 Sheely Drive
Owner's Name(s) (as it appears on the Deed of Trust)	Landmark Property Address

Project Description

Total Project Cost:	\$180,000	Project Start Date:	11/01/2022
Loan Requested (up to	\$7500.	Project Completion	11/01/2023
Match (50% or more of total):			

Self- Experienced re-hab general contractor

Contractor Name	Address	Phone
(if you have additional contractors list them below)		

Check if some of all of work is to be completed by owner

Provide a summary of your project with the project elements and costs of each element. Project elements should be consistent with the attached Design Review Application.

Project Element	Project Cost
Roof/sub-roofing/insulation. Soffit repair or upgrade.	70,000
Heater(s) replacement	15,000
Driveway	10,000
Patio access sliding doors	18,000
Planter rebuilds- Masonry	8,000
Replace water-damaged downstairs flooring	12,000
Total exterior paint	15,000

Required Additional information

The following items must be submitted with this completed application. Digital submittals preferred for photographs, and for other items where possible.

- changed* **A completed Design Review Application** for the work being funded (and other work that may not be part of the loan request), including relevant photographs, building plans, and other supporting materials.
- At least one detailed, itemized construction bid for each feature of your project.** Bids must include product details for replacement materials, a basic description of the repair/installation methodology that will be used, and a breakdown of labor and materials costs.

Assurances

The Owner and Applicant hereby agree and acknowledge that:

- A. Loan recipients agree to supply at least an equal match to the requested loan amount.
- B. Funds received as a result of this application will be expended solely on described projects and must be completed within established timelines and without making unapproved changes to the scope of work or the contractors associated with the loan application.
- C. The subject structure must have local landmark designation or be a contributing structure in a local landmark district.
- D. Loan funds may be spent only for exterior rehabilitation of the structure.
- E. Matching funds may be spent for exterior rehabilitation/stabilization of the property, interior structural work, and/or the rehabilitation of electrical, heating or plumbing systems, including fire sprinkler systems in commercial buildings.
- F. Neither loan monies nor matching funds may be spent for the installation of or rehabilitation of signage, interior rehabilitation or decorations, building additions, or the addition of architectural

Secretary of the Interior for the preservation, reconstruction, restoration or rehabilitation of historic resources.

- H. Loan recipients must submit project for design review by the Landmark Preservation Commission and receive approval for loan funding before construction work is started.
- I. All work approved for loan funding must be completed even if partially funded through the Landmark Rehabilitation Loan Program.
- J. Loan recipients will receive disbursement of loan funds after all work has been completed and approved, receipts documenting the costs of the work have been submitted to the City, and physical inspection has been completed by the City.
- K. Loan recipients agree to place a sign, provided by the City, on the property stating that the rehabilitation of the property was funded in part by the City's Landmark Rehabilitation Loan Program for the duration of the rehabilitation work.
- L. The award and disbursement of this loan shall be governed by the provisions of the ordinance of the Council of the City of Fort Collins establishing the Landmark Rehabilitation Loan Program as an ongoing project of the City.
- M. The owner agrees to maintain the property after rehabilitation work has been completed.
- N. Loans are provided at zero percent interest. Upon successful completion and inspection of the project, loan recipients will be required to sign a Promissory Note and Deed of Trust to secure loan funds. Repayment will be required upon sale or transfer of the property, except for public and non-profit projects which are required to repay the loan within 5 years.


O. Loans may be subordinated in second position below the property's mortgage. Subordination below second position will require the owner to demonstrate that the equity in the property exceeds its debt.

Signature of Applicant (if different than owner)



Signature of Legal Owner

Date



Date

Affidavit-Restrictions on Public Benefits

AFFIDAVIT Pursuant to section 24-76.5-103(4)(b), C.R.S.

Ralph G. Olson, Swear or affirm under penalty of perjury under the laws of the State of Colorado that I am (check one of the following):

- A United States citizen;
- A Legal Permanent Resident of the United States; or
- Otherwise lawfully present in the United States pursuant to Federal law.

I understand that this sworn statement is by law because I have applied for a public benefit as defined by law. I understand that state law requires me to provide proof that I am lawfully present in the United States prior to receipt of this public benefit. I further acknowledge that making a false, fictitious, or fraudulent statement or representation in this sworn affidavit is punishable under the criminal laws of Colorado as perjury in the second degree under Colorado Revised Statute §18-8-503 and it shall constitute a separate criminal offense each time a public benefit is fraudulently received. If I checked the second or third option above, I understand that my lawful presence in the United States will be verified through the Federal Systematic Alien Verification of Entitlement Program (SAVE Program).

Ralph G. Olson

Printed Name of Legal Owner


Signature of Legal Owner

10/2/2022
Date

