

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Review Date

10/5/2023 11:15 AM

Project Name

Duplex at 407 S Impala
CDR230076

Applicant

Charlie Eaton
760-390-8197
cribwall@msn.com

Planner: Katelyn Puga

Engineer: Tim Dinger

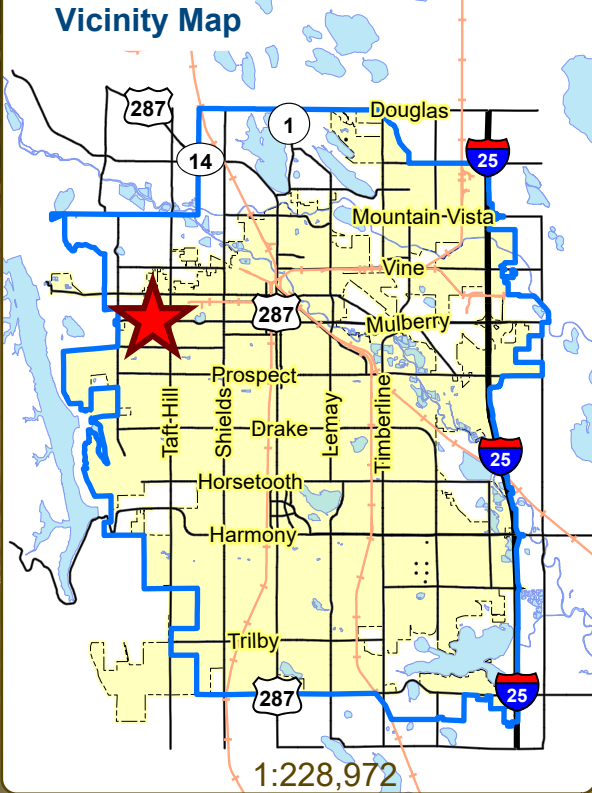
DRC: Todd Sullivan

Description

This is a request to construct a two-family dwelling at 407 S Impala Dr (parcel # 9709422001). The applicant proposes to build a new two-family dwelling (duplex) on an existing parcel. Access is taken from W Olive St to the north and S Impala Dr to the east. The site is approximately 0.12 miles north of W Mulberry St and 0.31 miles west of S Taft Hill Rd. The property is within the Low Density Mixed-Use Neighborhood District (L-M-N) zone district and the project would be subject to Administrative (Type 1) Review.

Duplex at 407 S Impala Two Family Dwelling

Vicinity Map



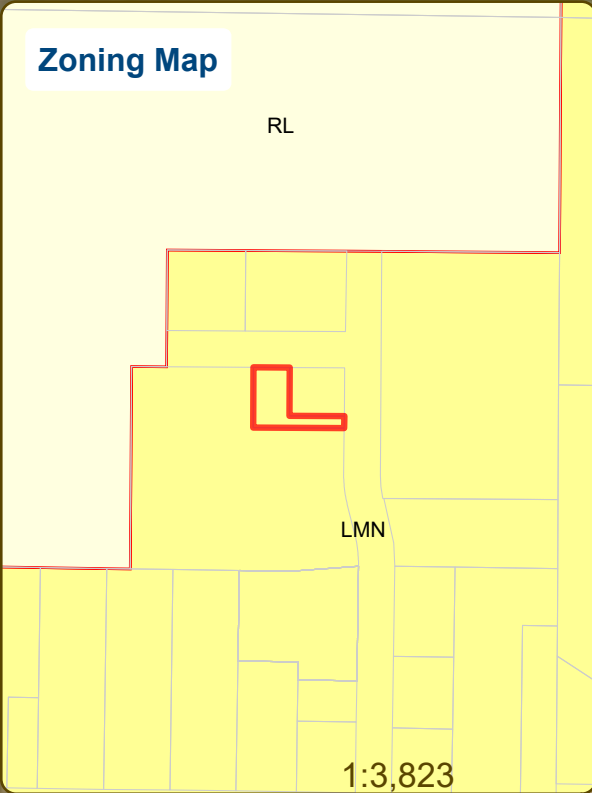
Aerial Site Map



S Impala Dr

W Olive St

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 preappmeeting@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) Charlie Eaton - Owner

Business Name (if applicable)

Your Mailing Address 28778 Welcome View, Escondido, CA 92026

Phone Number 760-390-8197 Email Address cribwall@msn.com

Site Address or Description (parcel # if no address) 407 S. Impala Drive

Description of Proposal (attach additional sheets if necessary)

New construction of a 2 story, 2928sf Duplex. Two single car garages-464sf total. 3/4"Water, 4"Sewer, Gas and Electric services existing at pad. Both units 3bd 2.5ba. max height 27'

Proposed Use Duplex Existing Use Vacent lot (previous mobile home)

Total Building Square Footage 2928 S.F. Number of Stories 2 Lot Dimensions 100'x100' (11831sf)

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.

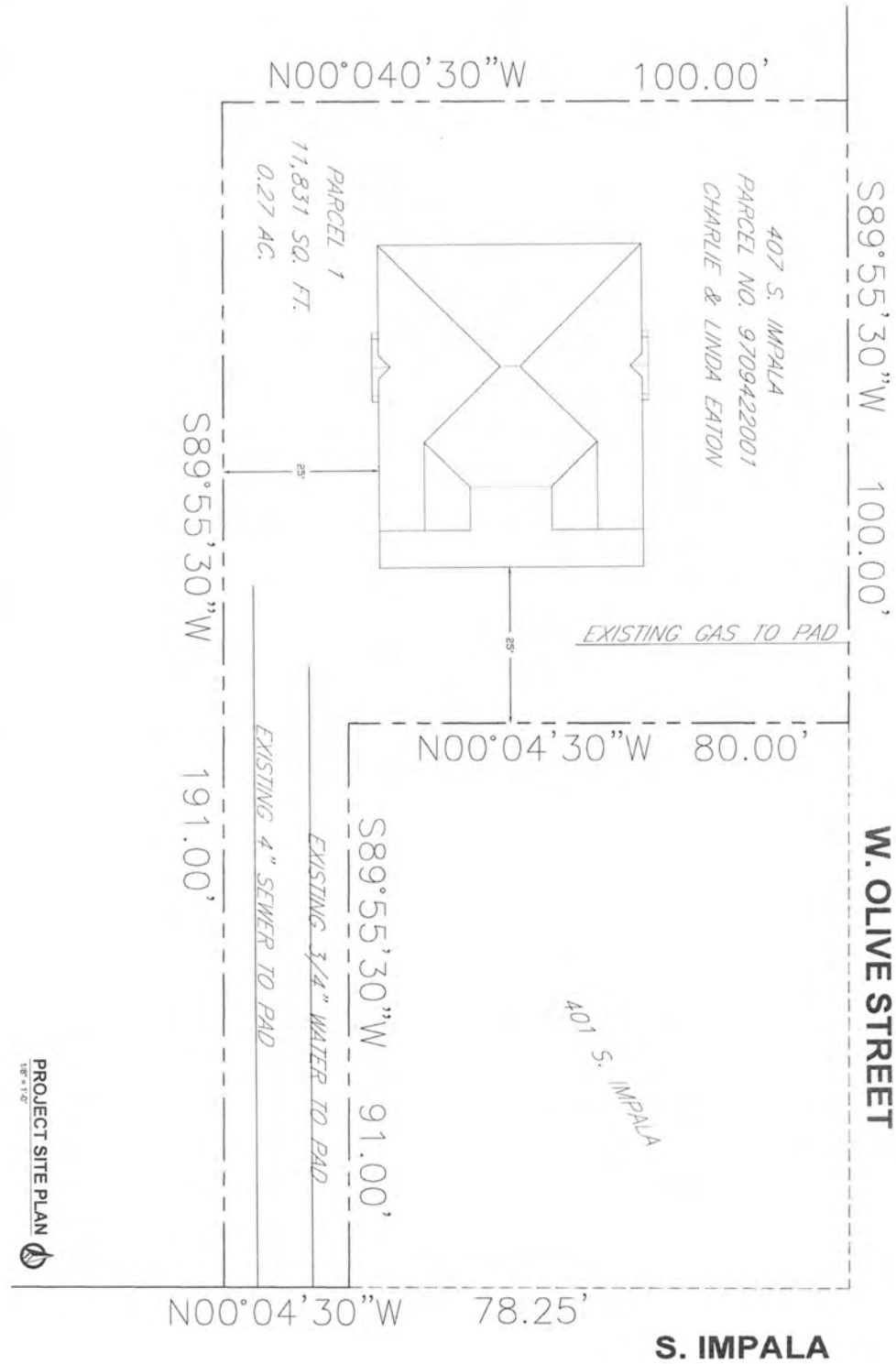
Is your property in a Flood Plain? [] Yes [x] No If yes, then at what risk is it?

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

Increase in Impervious Area Removed mobile home was 14'x65'- Proposed duplex41'x50' footprint 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?



407 S. IMPALA
 PARCEL NO. 9709422001
 CHARLIE & LINDA EATON

W. OLIVE STREET

S. IMPALA

RESERVED FOR AUTHORITY
 HAVING JURISDICTION (A.H.J.)



60006 OB FILEY RD.
 STE #E2-2
 BEND, OREGON 97703
 Phone: (541) 810-1660
 Fax: (541) 810-1661
 Email: construct@shelterstudio.com
 Web: shelterstudio.com

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EATON DUPLEX
 407 S. IMPALA
 FORT COLLINS, CO 80521
 Charlie & Linda Eaton

NO.	REVISIONS

DATE	08/18/23
DRAWN	TSB
CHECKED	
JOB #	06-132

PROJECT SITE PLAN

PROJECT SITE PLAN

SHEET

A0.1

PROJECT SITE PLAN
 1/8" = 1'-0"

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 407 S IMPALA
 FORT COLLINS, CO 80521
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REVISIONS

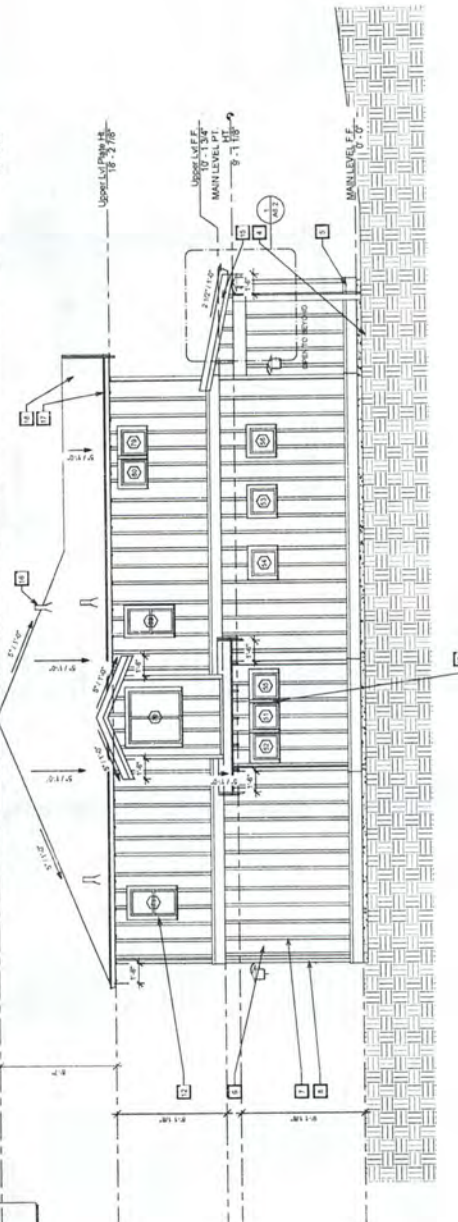
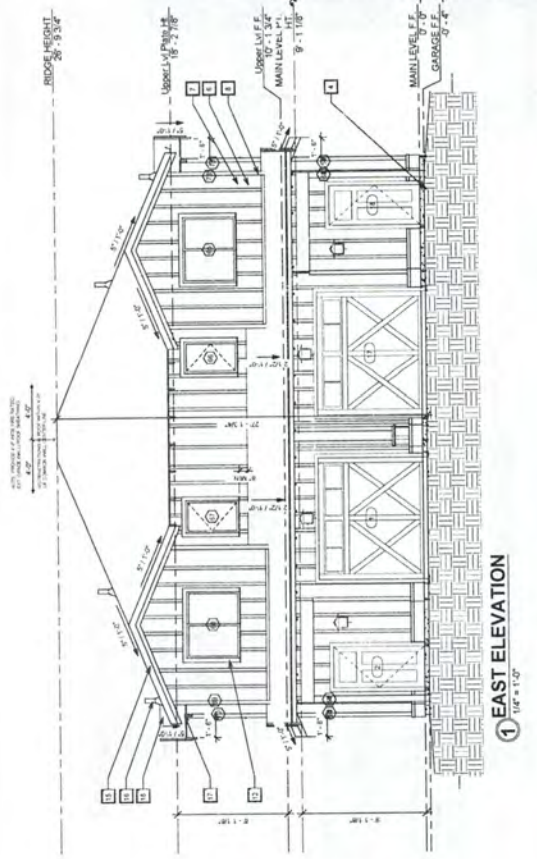
DATE 05-31-23
 D.R.C.B. TSS
 JOB # 895-132

SHEET TITLE
EXTERIOR ELEVATIONS
 EXTERIOR DETAILS
 SHEET

A6.0

RECEIVED FOR AUTHORITY (A.H.)

Number	Keynote Legend	Description
1	EXISTING GRADE	EXISTING GRADE
2	FINAL GRADE	FINAL GRADE
3	EXPOSED CONCRETE MAX	EXPOSED CONCRETE MAX
4	CONCRETE SLAB ON GRADE REF. DETAIL 2301.1	CONCRETE SLAB ON GRADE REF. DETAIL 2301.1
5	2" x 4" STRIPS ON H-RIDGE PANEL	2" x 4" STRIPS ON H-RIDGE PANEL. FLASH SEAL. TYP
6	2" x 4" STRIPS ON H-RIDGE PANEL. TYP. @ 12" O.C.	2" x 4" STRIPS ON H-RIDGE PANEL. TYP. @ 12" O.C.
7	2" x 4" STRIPS ON H-RIDGE PANEL. TYP. @ 12" O.C.	2" x 4" STRIPS ON H-RIDGE PANEL. TYP. @ 12" O.C.
8	2" x 4" STRIPS ON H-RIDGE PANEL. TYP. @ 12" O.C.	2" x 4" STRIPS ON H-RIDGE PANEL. TYP. @ 12" O.C.
9	2" x 4" STRIPS ON H-RIDGE PANEL. TYP. @ 12" O.C.	2" x 4" STRIPS ON H-RIDGE PANEL. TYP. @ 12" O.C.
10	EXTERIOR WALL FINISH	EXTERIOR WALL FINISH
11	4" x 8" PRE-FRAMED WINDOW SURROUND 2x SLOPED	4" x 8" PRE-FRAMED WINDOW SURROUND 2x SLOPED
12	WINDOW SILL REF. DETAIL 214.2	WINDOW SILL REF. DETAIL 214.2
13	WINDOW SILL "Y" BLOCKING BETWEEN WINDOWS	WINDOW SILL "Y" BLOCKING BETWEEN WINDOWS
14	2x10 PRE-FRAMED WOOD BARGE BOARD W/ S&G	2x10 PRE-FRAMED WOOD BARGE BOARD W/ S&G
15	PRE-FRAMED WOOD SHADOW BOARD REF. 11A.2	PRE-FRAMED WOOD SHADOW BOARD REF. 11A.2
16	FLUSH MECHANICAL VENT WALLS SHALL BE MIN. 2x6 K.D.D.F. TYP.	FLUSH MECHANICAL VENT WALLS SHALL BE MIN. 2x6 K.D.D.F. TYP.
17	40 YEAR COMPOSITION ASPHALT ROOFING, TYP.	40 YEAR COMPOSITION ASPHALT ROOFING, TYP.
18	40 YEAR COMPOSITION ASPHALT ROOFING, TYP.	40 YEAR COMPOSITION ASPHALT ROOFING, TYP.



- Typical Elevation Notes:**
- INSTALL TYPER DRAIN WRAP AT ALL AREAS WHERE LET FINISH IS NOT INSTALLED. RECOMMENDATION.
 - ALL WINDOWS & DOORS SHALL BE INSTALLED PER THE MANUFACTURER'S RECOMMENDATIONS. FOR THE REPAIR OF THE WINDOW FRAME MANUFACTURER'S RECOMMENDATIONS. ALL WINDOW & DOOR FINISHES SHALL BE INSTALLED PER THE REPAIR OF THE WINDOW FRAME MANUFACTURER'S RECOMMENDATIONS.
 - WINDOW SILL FINISH SHALL BE 1/2" x 1/2" x 1/2" (3/8" x 3/8" x 3/8") SOLID GRAY (M1) FINISH. PROVIDE CONT. SEALANT AT BILL IN.
 - PROVIDE CONT. HARD JAMB AND SILL FINISH AT ALL CASE WINDOW SILL. PROVIDE CONT. HARD JAMB AND SILL FINISH AT ALL CASE WINDOW SILL. PROVIDE CONT. HARD JAMB AND SILL FINISH AT ALL CASE WINDOW SILL.
 - ROOFING: PROVIDE 40 YEAR COMPOSITION ASPHALT ROOFING. PROVIDE 40 YEAR COMPOSITION ASPHALT ROOFING. PROVIDE 40 YEAR COMPOSITION ASPHALT ROOFING.
 - PROVIDE RECESSED UTILITY BOARDS AT THE FOUNDATION WALL. EACH RECESSED BOX SHALL HAVE A RECESSED ACCESS PANEL.
 - FLOOR CEILING SHALL BE 1/2" x 4" x 1/2" x 4" x 1/2" x 4" PRE-FRAMED WOOD SURROUND. PROVIDE 40 YEAR COMPOSITION ASPHALT ROOFING. PROVIDE 40 YEAR COMPOSITION ASPHALT ROOFING.
 - ALL INTERIOR WALLS IN ALL WINDOWS SHALL BE DIMENSIONAL TYP. SHIP TO THE MANUFACTURER'S RECOMMENDATIONS. PROVIDE 40 YEAR COMPOSITION ASPHALT ROOFING. PROVIDE 40 YEAR COMPOSITION ASPHALT ROOFING.
 - ALL EXPOSED WOOD UNDERGOING SHALL BE BIRCHWOOD BRAND OR APPROVED ALTERNATIVE. PROVIDE 40 YEAR COMPOSITION ASPHALT ROOFING. PROVIDE 40 YEAR COMPOSITION ASPHALT ROOFING.
 - WHERE GUTTERS ARE NOT USED, PROVIDE CONT. FLASHING ON H-RIDGE PANEL OR BATTEN AT ALL EAVES TO CONCEAL BUSHING MATERIALS.
 - WHERE APPLICABLE, PSP STYLE CORRUGATED METAL FINISH. PROVIDE 40 YEAR COMPOSITION ASPHALT ROOFING. PROVIDE 40 YEAR COMPOSITION ASPHALT ROOFING.
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