

# Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

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## Review Date

3/14/2024 9:15 AM

## Project Name

Lot Line Adjustment & Carriage House at Crest Rd  
CDR240014

## Applicant

Patti Phillips  
970-222-1928  
pphillips@thegroupinc.com

**Planner:** Arlo Schumann

**Engineer:** Sophie Buckingham

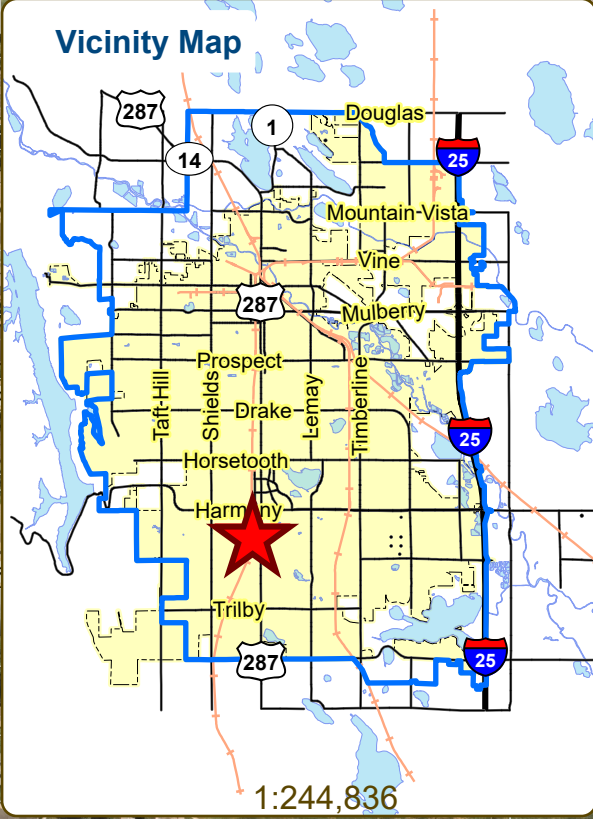
**DRC:** Seth Goldstein

## Description

This is a request to replat a lot and build a carriage house at 315 W Harmony Rd and 4920 Crest Rd (parcel #s 9602100005, 9602105004, 9602100036). The applicant is proposing to reconfigure three parcels and develop a carriage house. Access is taken directly from Crest Rd to the west. The site is approximately 0.30 mi south of W Harmony Rd and 0.30 mi west of S College Ave. The property is within the Urban Estate (UE) zone district and is subject to a Minor Subdivision and Basic Development Review (BDR) review.

# Lot Line Adjustment & Carriage House at Crest Rd - Detached Single Family Dwelling

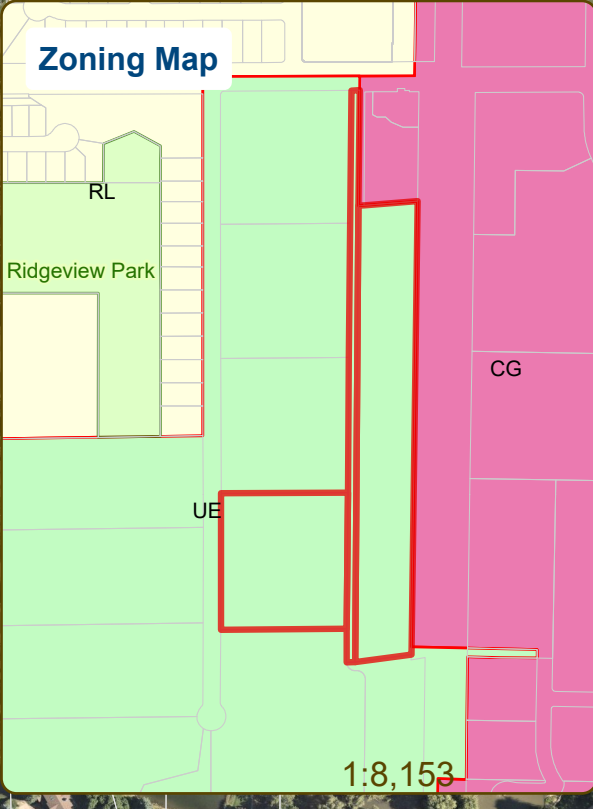
Vicinity Map



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 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) Patti Phillips, Realtor for the property

Are you a small business? Yes No Business Name (if applicable)

Your Mailing Address 401 W. Mulberry Street, Fort Collins, CO 80521

Phone Number 970-222-1928 Email Address pphillips@thegroupinc.com

Site Address or Description (parcel # if no address) 315 W. Harmony Road, Fort Collins, CO

Description of Proposal (attach additional sheets if necessary) Basic Amendment Process and ADU application

Proposed Use Residential Existing Use Residential

Total Building Square Footage TBD S.F. Number of Stories 2 Lot Dimensions

Age of any Existing Structures N/a

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.

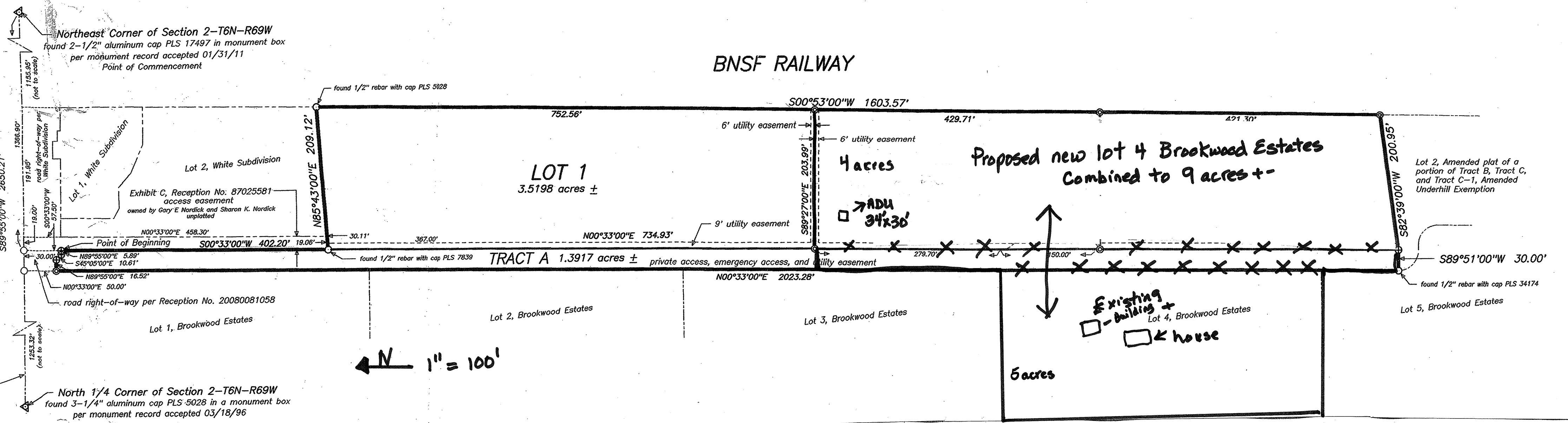
Increase in Impervious Area S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?

WEST HARMONY ROAD

North line of the Northeast 1/4 of Section 2-T6N-R69W (basis of bearing) S89°55'00"W 2650.21'



N 1" = 100'





February 13, 2024

RE: 315 W. Harmony Road and  
4920 Crest Road

To Whom It May Concern:

This proposal is for the Basic Amendment Process and a proposed ADU building on the new parcel after the amendment process is completed. I have attached O&E's for each parcel showing current ownership information. The Barghelame's are the owners of 315 W. Harmony Road, Fort Collins, 80526 Parcels #9602100036 and #9602100005 and the Tarin's own 4920 Crest Road, Fort Collins, 80526 Parcel # 9602105004. The Barghelames are the parents of the Tarins. There is an HOA on 4920 Crest Road but not on 315 W. Harmony Road.

The concept is to go through the Basic Amendment Process to change the boundary line on the south end of Parcel # 9602100005 (315 W. Harmony) to allow approximately 4 acres on the south end to be added to Parcel #9602105004 (4920 Crest Road) which would increase that parcel's size from 5 acres to approximately 9 acres. This will allow space for an ADU on the far east side of the newly created 9-acre parcel. By doing this, the parcel #9602100005 (315 W. Harmony) would retain approximately 3.57 acres with the improvements on the property.

There is also a third parcel #9602100036 which is a long strip that runs parallel along the west side of 315 W. Harmony from Harmony Road to the south end of the property which is owned by the Barghelames. They would like to retain this access up to the start of the north boundary line of the newly created parcel. It is approximately 1.34 acres as it is now.

Current utilities are provided by the City of Fort Collins for Electric and Storm water, Xcel for Natural Gas, Fort Collins/Loveland Water, and South Fort Collins Sanitation District for Sewer.

I have attached a sketch of the proposed Basic Amendment for the parcels and also a preliminary building plan for the ADU. Please let me know if you need anything else before our zoom meeting on March 14, 2024 at 9:15 a.m.

For the zoom meeting please invite me at [pPhillips@thegroupinc.com](mailto:pPhillips@thegroupinc.com) and also Jorge Tarin, owner of 4920 Crest Road at [jorge@buildveritas.com](mailto:jorge@buildveritas.com) to the zoom meeting. I appreciate your time and guidance as we move through this process.

Sincerely,

Patti Phillips  
The Group Real Estate  
Broker Associate



Search...

← Harmony Rd → ↑ N

### Parcel (1)

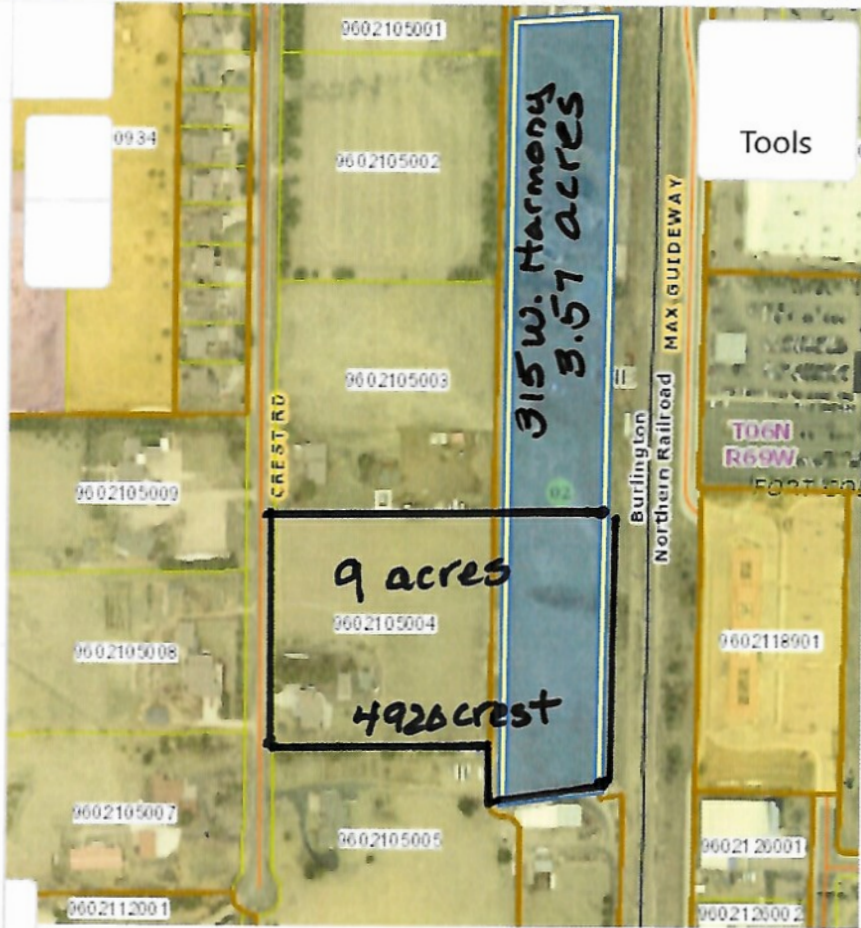
☆ Parcel: 9602100005

Schedule: 0230189

Owner: BARGHELAME MARY REVOCABLE TRUST

Site Address: 315 W HARMONY RD

Tax District: 1107

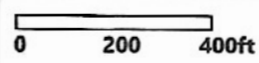
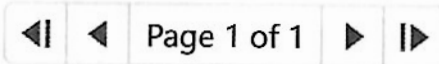


Tools

Basic Amendment Process Proposal

315 W. Harmony Road

Displaying 1 - 1 (Total: 1)






# Assessor Property Records

Search using either a Specific Property field OR any Search for Property fields. Then click Search. Click a column heading to sort results; click again to reverse sort order. Click a row to view property details.

Account #	Parcel #	Owner Name	Occupancy Description	Address	City	Zip	Tax Dist
R0230189	9602100005	BARGHELAME MARY REVOCABLE TRUST	Single Family Residential On Ag	315 W HARMONY RD	FORT COLLINS	80526	1107
R0230189	9602100005	BARGHELAME MARY REVOCABLE TRUST	Barn	315 W HARMONY RD	FORT COLLINS	80526	1107

## General Information

Parcel Number: **9602100005**  
 Schedule Number: **0230189**  
 Account Number: **R0230189**

Tax District: 1107   
 Property Tax Year: 2024  
 Mill Levy: 93.111

Subdivision: /020669 - S2 T06 R69  
 Neighborhood: 19601

Legal Description: COM AT NE COR 2-6-69, FTC, TH ALG N LN S 89 55' 00" W 1366.9 FT; TH S 00 33' 00" W 459.7 FT TPOB; TH N 85 43' 00" E 209.12 FT; TH ALG W ROW R/R S 00 53' 00" W 1603.57 FT; TH S 82 39' 00" W 200.95 FT;

**Property Address:**  
 315 W HARMONY RD  
 FORT COLLINS, CO 80526

**Owner Name & Address:**  
 BARGHELAME MARY REVOCABLE TRUST  
 315 W HARMONY RD  
 FORT COLLINS, CO 805263601

## Sales Information

Clicking a **Sale Date** shows recorded document details. Clicking a **Reception No** will open a new tab with the **Clerk and Recorder's Recording Department** Public Records portal, Easy Access (registration required). For questions about Easy Access, please call the Recording Department at 970-498-7860, option 1.

Sale Date (info)	Reception No. (doc)	Sale Price	Deed Type
<a href="#">2022-07-28</a>	<a href="#">20220047404</a>	\$0	Quit Claim Deed
<a href="#">2020-11-04</a>	<a href="#">20200092968</a>	\$0	Quit Claim Deed
<a href="#">2020-02-27</a>	<a href="#">20200014899</a>	\$0	Quit Claim Deed
<a href="#">2020-02-27</a>	<a href="#">20200014897</a>	\$0	Quit Claim Deed
<a href="#">2012-07-05</a>	<a href="#">20120044599</a>	\$0	Warranty Deed
<a href="#">2011-02-09</a>	<a href="#">20110009918</a>	\$750,000	Special Warranty Deed
<a href="#">2004-07-30</a>	<a href="#">20040083315</a>	\$1,300,000	Warranty Deed
<a href="#">1998-09-01</a>	<a href="#">98081075</a>	\$0	Special Warranty Deed
<a href="#">1998-08-</a>	<a href="#">98073793</a>	\$0	Quit Claim Deed

01

## 2024 Value Information

Abstract Code/Description		Value Type	Actual Value	Assessed Value	Net Acres	Net Sq Ft
4137	Ag meadow hay VC	Land	\$980	\$259	7.57	329,810
4259	Ag Residence	Improvement	\$1,191,600	\$79,837	.00	0
4279	Ag Support Bldgs	Improvement	\$8,300	\$2,191	.00	0
<b>Totals:</b>			<b>\$1,200,880</b>	<b>\$82,287</b>	<b>7.57</b>	<b>329,810</b>


The **Estimate My Taxes** function is temporarily unavailable.



# General Information

Parcel Number: **9602105004**  
 Schedule Number: **0602043**  
 Account Number: **R0602043**

**Property Address:**  
 4920 CREST RD  
 FORT COLLINS, CO 80526

Tax District: 1107   
 Property Tax Year: 2024  
 Mill Levy: 93.111

**Owner Name & Address:**  
 TARIN YASAMIN/JORGE LUIS  
 4920 CREST RD  
 FORT COLLINS, CO 805264006





Subdivision : 0391 - BROOKWOOD

ESTATES

Neighborhood : 19601  
 Legal Description: TR '4', BROOKWOOD EST, FTC

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Sale Date (info)	Reception No. (doc)	Sale Price	Deed Type
 <a href="#">2017-02-24</a>	 <a href="#">20170012644</a>	\$787,500	Warranty Deed
 <a href="#">1994-07-01</a>	 <a href="#">94062814</a>	\$0	Quit Claim Deed

## 2024 Value Information

Abstract Code/Description		Value Type	Actual Value	Assessed Value	Net Acres	Net Sq Ft
4137	Ag meadow hay VC	Land	\$650	\$172	5.00	217,800
4279	Ag Support Bldgs	Improvement	\$11,200	\$2,957	.00	0
4259	Ag Residence	Improvement	\$808,000	\$54,136	.00	0
<b>Totals:</b>			<b>\$819,850</b>	<b>\$57,265</b>	<b>5</b>	<b>217,800</b>

The **Estimate My Taxes** function is temporarily unavailable.

# General Information

Parcel Number: **9602100036**  
 Schedule Number: **1252879**  
 Account Number: **R1252879**

**Property Address:**

Tax District: 1102 ⓘ  
 Property Tax Year: 2024  
 Mill Levy: 92.611

**Owner Name & Address:**

BARGHELAME MARY REVOCABLE TRUST  
 315 W HARMONY RD  
 FORT COLLINS, CO 805263601

Subdivision : /020669 - S2 T06 R69

Legal Description: COM AT NE COR 2-6-69, FTC, TH ALG N LN S 89 55' 00" W 1366.9 FT TPOB; TH S 00 33' 00" W 2073.24 FT, S 89 51' 00" W 30 FT; TH N 00 33' 00" E 2073.52 FT; TH N 89 55' 00" E 30 FT TPOB (C21S8955W); LESS R

## Sales Information

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<a href="#">2020-11-04</a>	<a href="#">20200092968</a>	\$0	Quit Claim Deed
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<a href="#">2020-02-27</a>	<a href="#">20200014897</a>	\$0	Quit Claim Deed
<a href="#">2012-07-05</a>	<a href="#">20120044599</a>	\$0	Warranty Deed
<a href="#">2011-02-09</a>	<a href="#">20110009918</a>	\$750,000	Special Warranty Deed
<a href="#">2008-12-19</a>	<a href="#">20080081058</a>	\$3,944	Warranty Deed
<a href="#">2004-07-30</a>	<a href="#">20040083315</a>	\$1,300,000	Warranty Deed
<a href="#">1998-09-01</a>	<a href="#">98081075</a>	\$0	Special Warranty Deed
<a href="#">1998-08-01</a>	<a href="#">98073793</a>	\$0	Quit Claim Deed

## 2024 Value Information

Abstract Code/Description		Value Type	Actual Value	Assessed Value	Net Acres	Net Sq Ft
1022	Nonbld unpl 1-4.9 ac	Land	\$500	\$140	1.34	58,508
<b>Totals:</b>			<b>\$500</b>	<b>\$140</b>	<b>1.34</b>	<b>58,508</b>

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GENERAL NOTES:

1. DO NOT SCALE DRAWINGS. FIELD VERIFY ALL DIMENSIONS. NOTIFY GC/ ARCHITECT/ DESIGNER WHEN DISCREPENCIES.
2. IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, MECHANICAL, AND ELECTRICAL CONTRACTOR TO REVIEW ALL OF THE DRAWINGS STRUCTURAL AND ARCHITECTURAL, FOR WORK IN THEIR RESPECTIVE CONTRACTS.
3. DIMENSIONS ARE FROM FACE OF STUDS, FOUNDATION, AND STRUCTURAL ELEMENTS FINISHES AND FURRING ARE NOT INCLUDED IN DIMENSIONS, UNLESS OTHERWISE NOTED.
4. PROVIDE BLOCKING WHERE REQUIRED. FIELD VERIFY DOOR AND WINDOW LOCATIONS

NOTE:

REFERENCE STRUCTURAL PLAN FOR ALL FRAMING FIELD VERIFY ALL MEASUREMENTS

WINDOW AND DOOR SIZES DO NOT ACCOUNT FOR R.O.

MUST FIELD VERIFY AT TIME OF FRAMING REFERENCE WINDOW & DOOR MFG FOR INSTALL

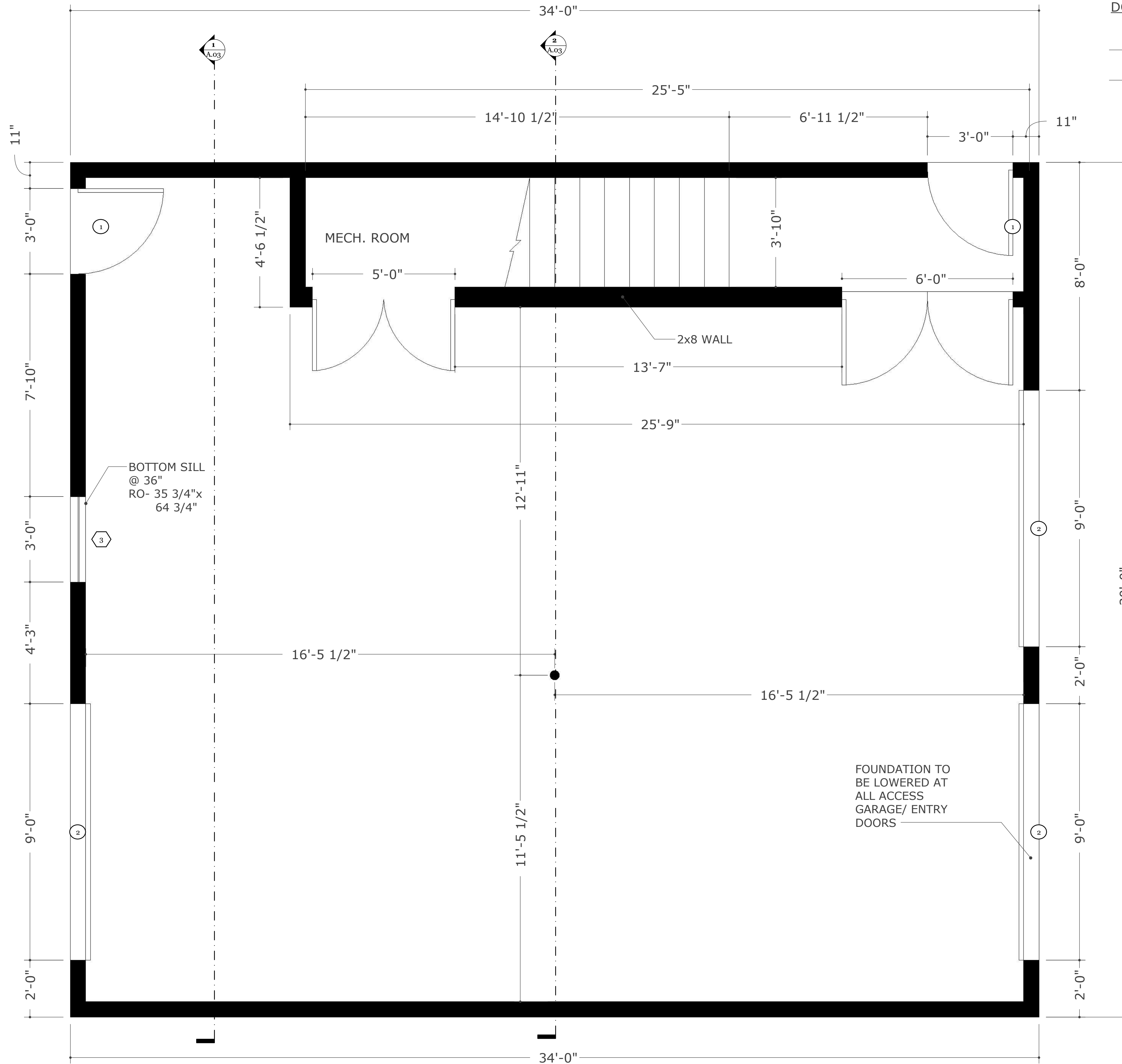
CITY OR DESIGNATED BUILDING AUTHORITY, WILL DICTATE THE CODE REQUIREMENTS FOR SPECIFICATIONS (CITY OF FORT COLLINS CURRENT CODE- 2018 IRC)

VERITAS DESIGN AND CONTRACTING  
JORGE TARIN

4920 CREST RD.  
FORT COLLINS, CO 80526  
970.405.5457  
Jorge@buildveritas.com

GARAGE AND ADU





**DOOR SCHEDULE:**

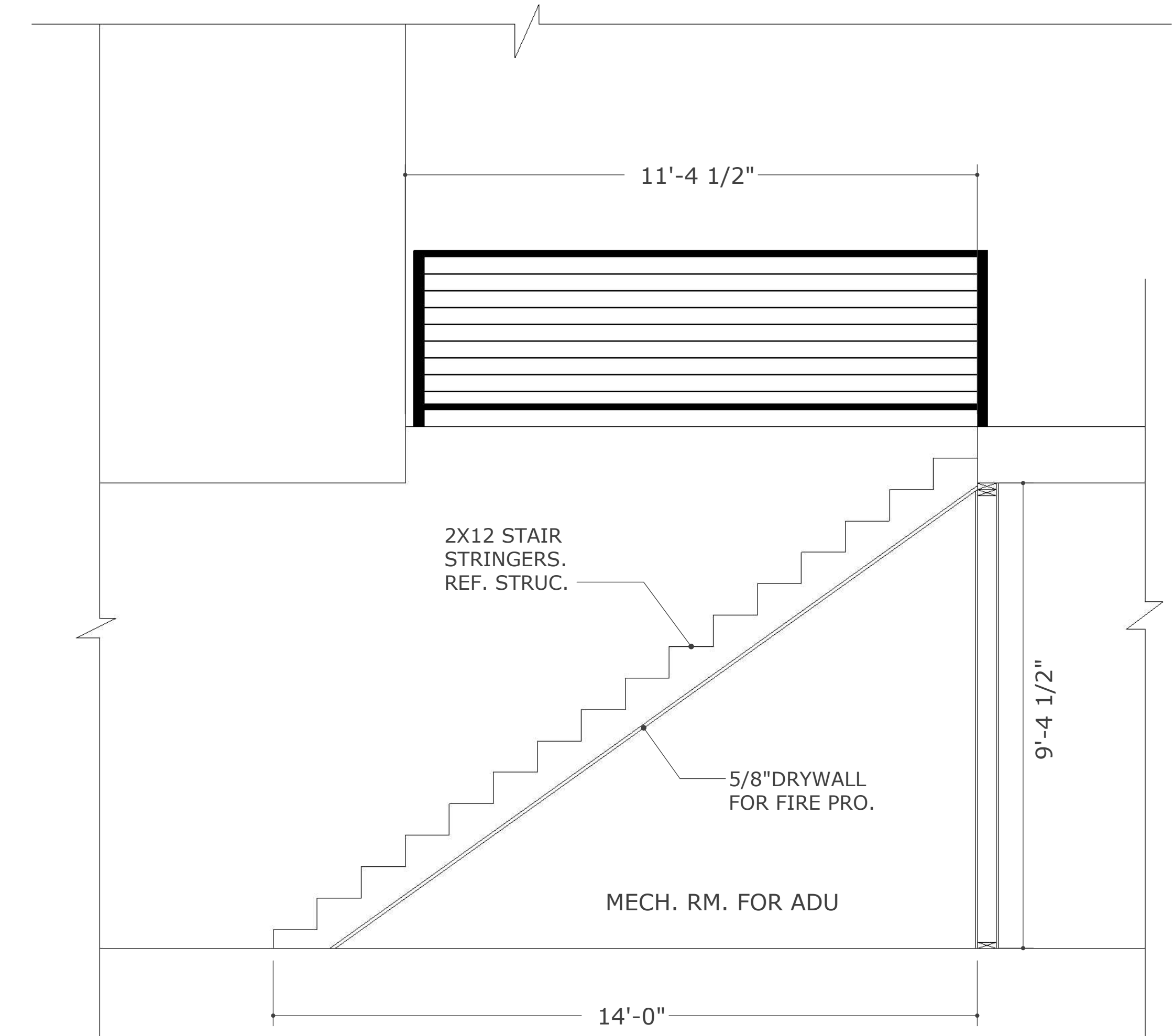
- ① 3'0"x 6'8" HALF LITE SOLID CORE DOOR (TBD)
- ② CLOPAY GD1LP WALNUT OAK w/SQ 24"GLS. OR SIMILAR
- ③ 12'0"w x6'8"h FULL LITE SLIDER (STYLE TBD)

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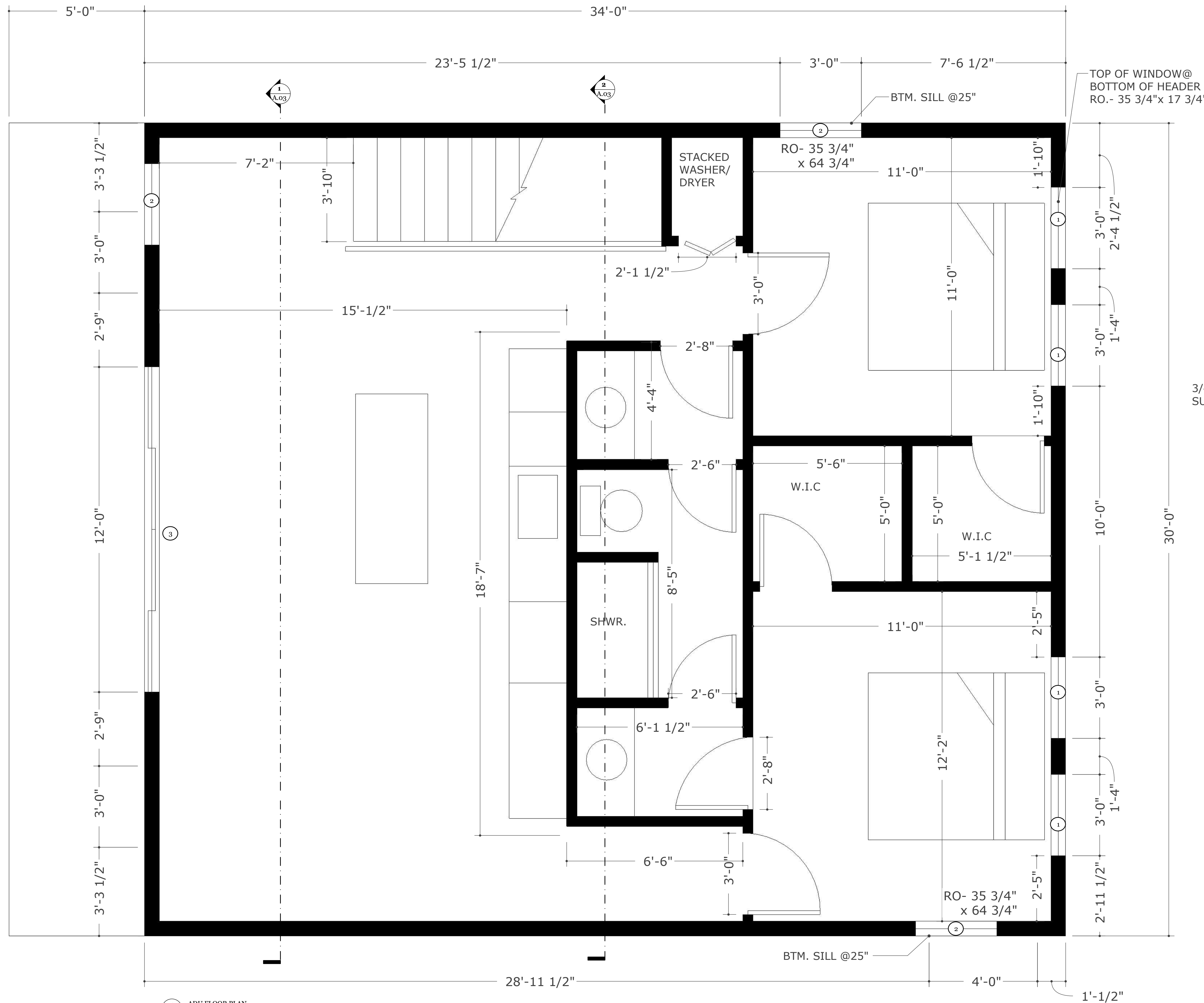


**WINDOW SCHEDULE:**

- ① CAUXS 3'0"x 1'5 3/4" CHCLT CHIP. 3 LITES WIDE
- ② CAUXS 3'0"x 1'5 3/4" w/ 3'0"x 4'0" CASEMENT OR SIM.
- ③ CAUXS 3'0"x 1'5 3/4" w/ 3'0"x 3'0" CASEMENT OR SIM.

1 GARAGE PLAN  
A01 Scale: 1/8" = 1'

2 STAIR DETAIL  
A01 Scale: 1/2" = 1'

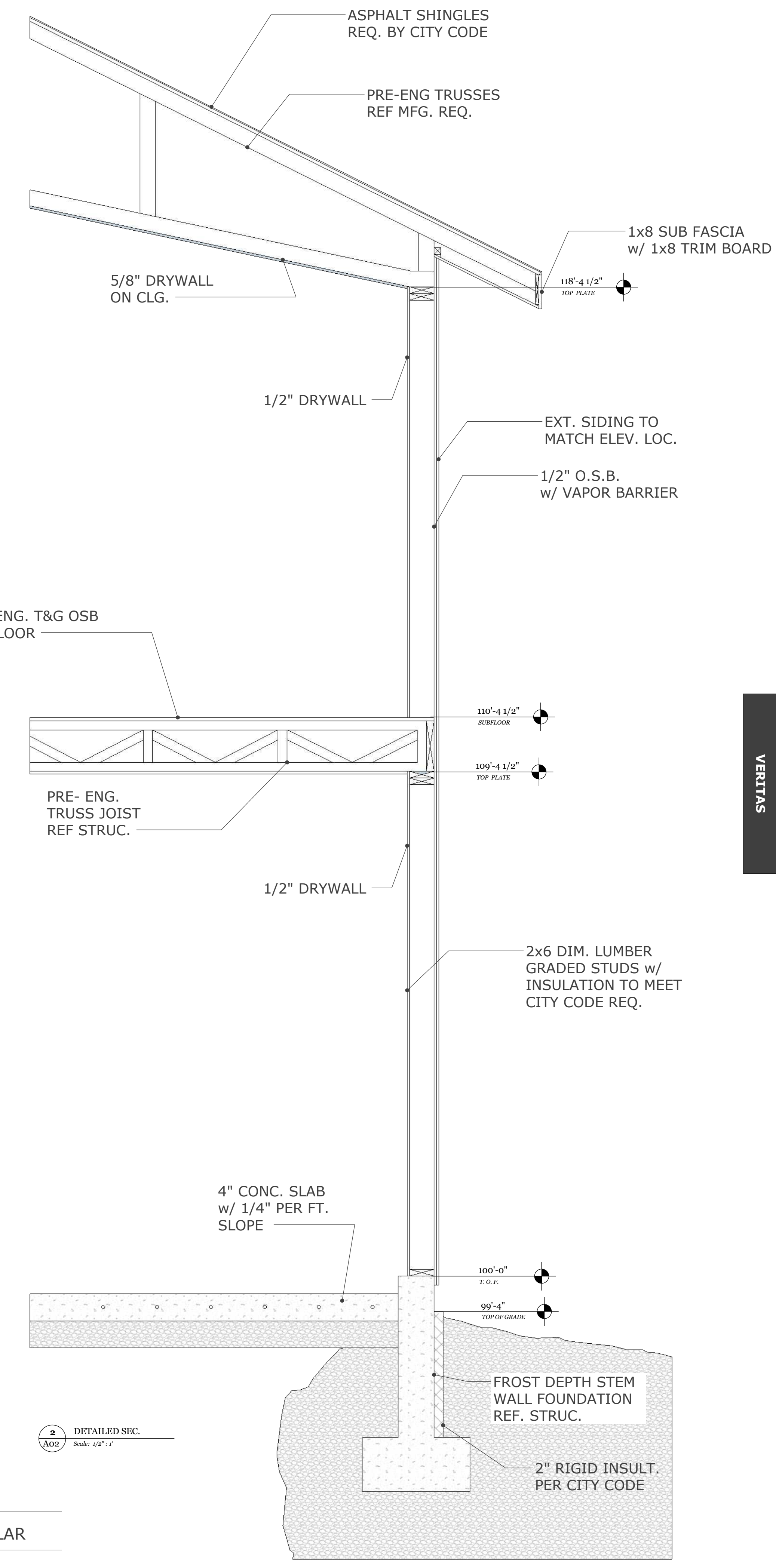


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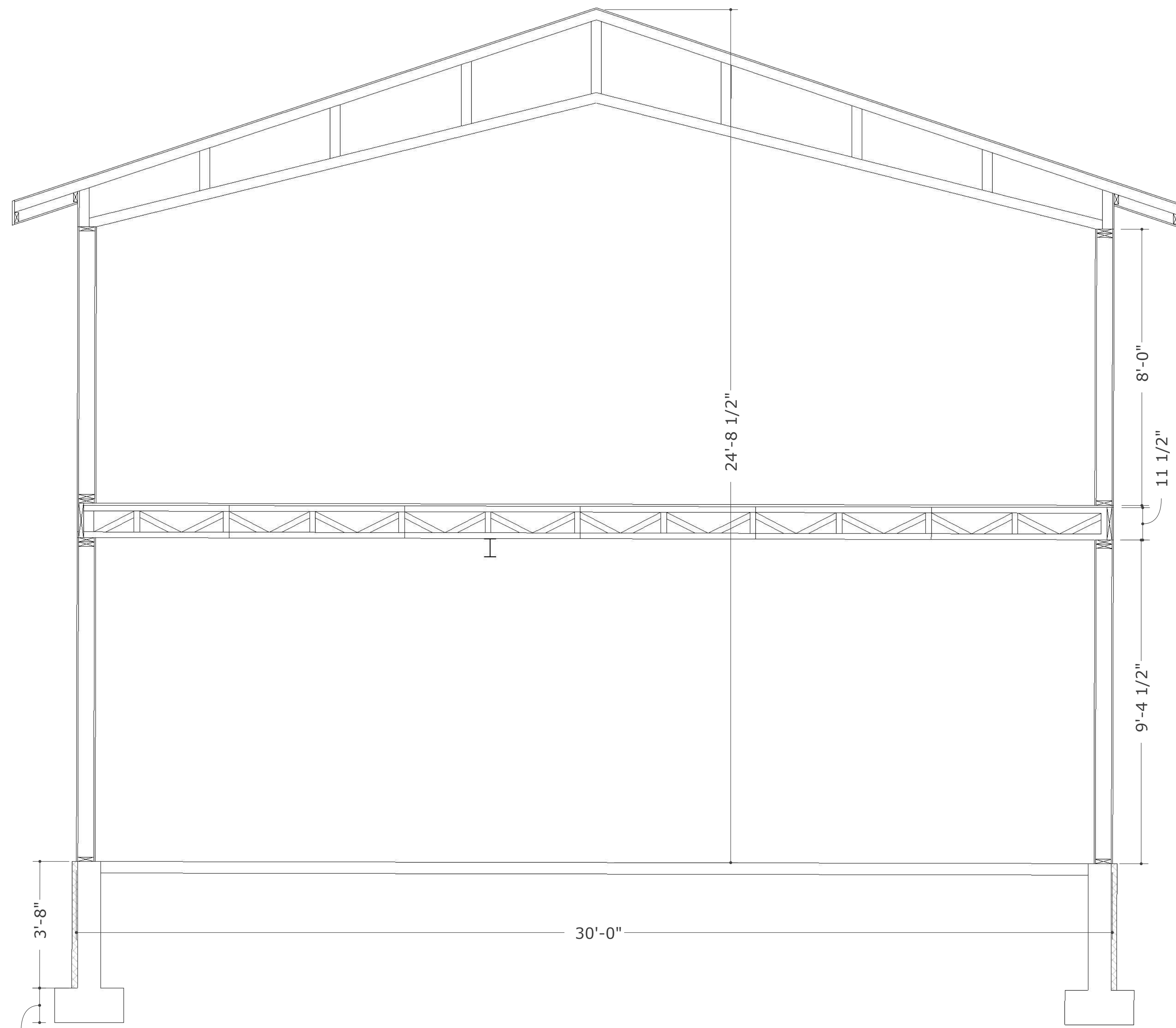
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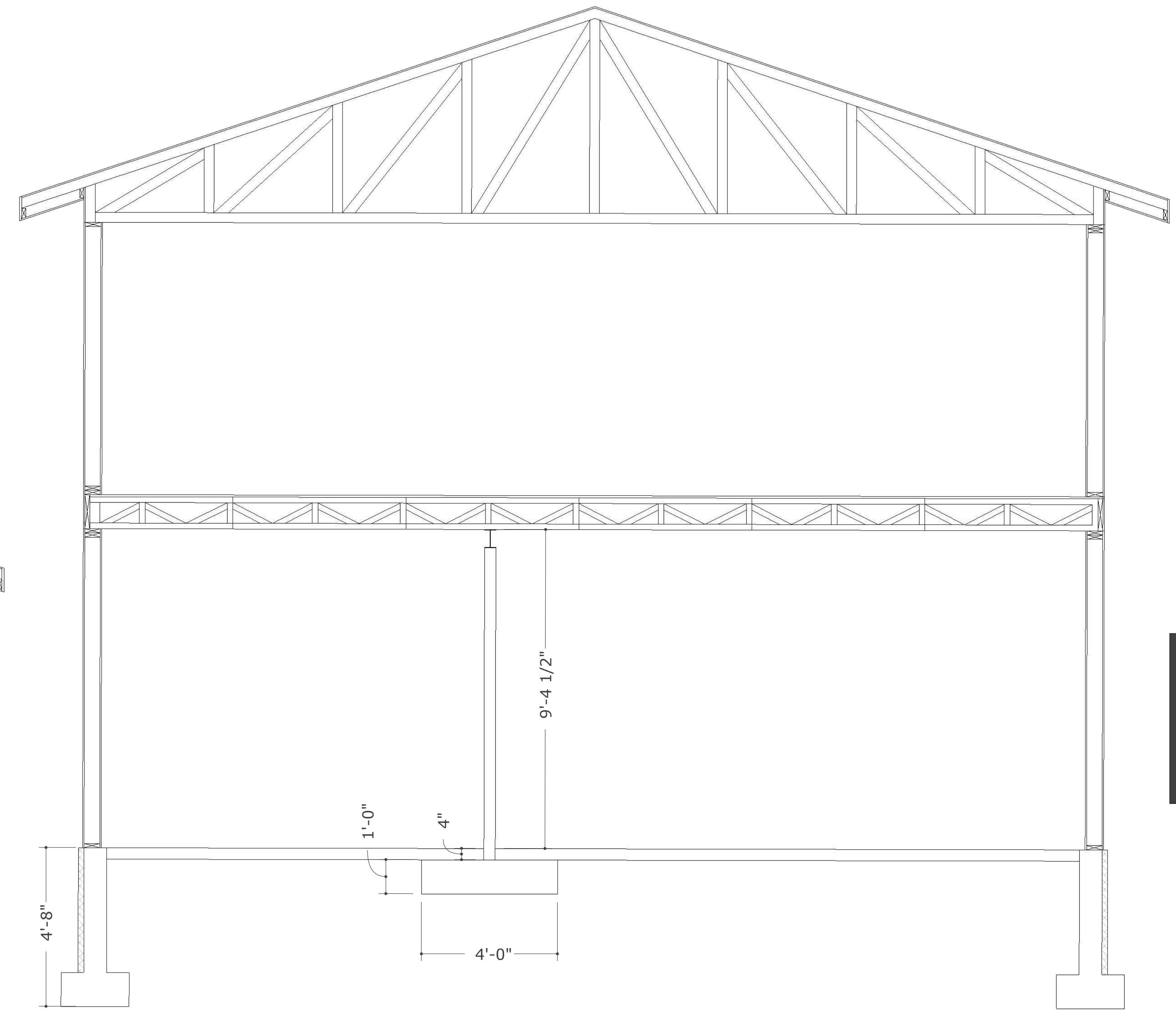
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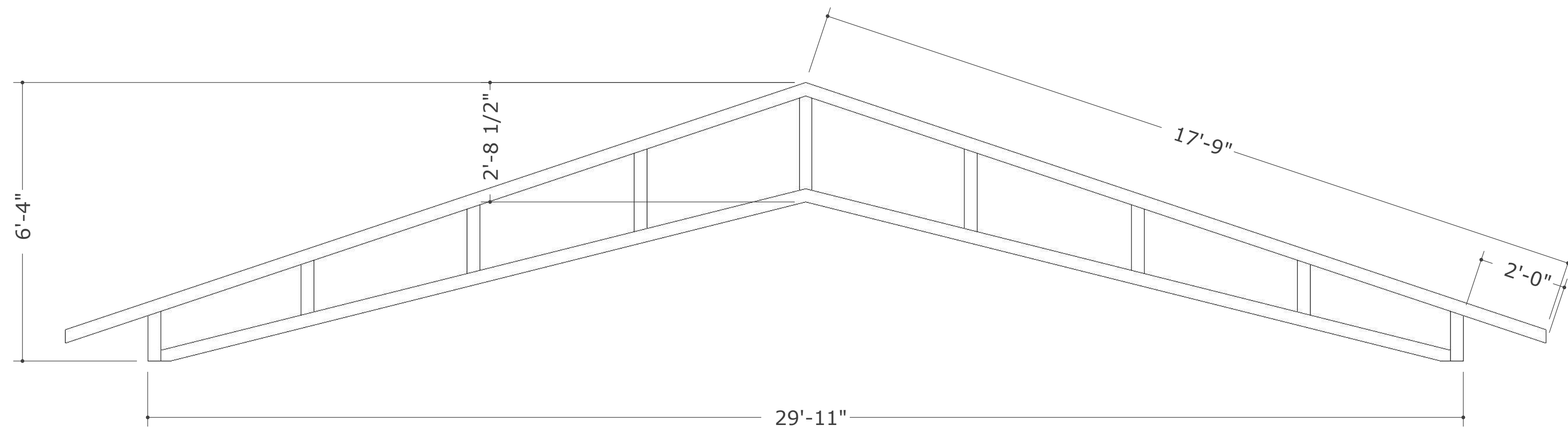




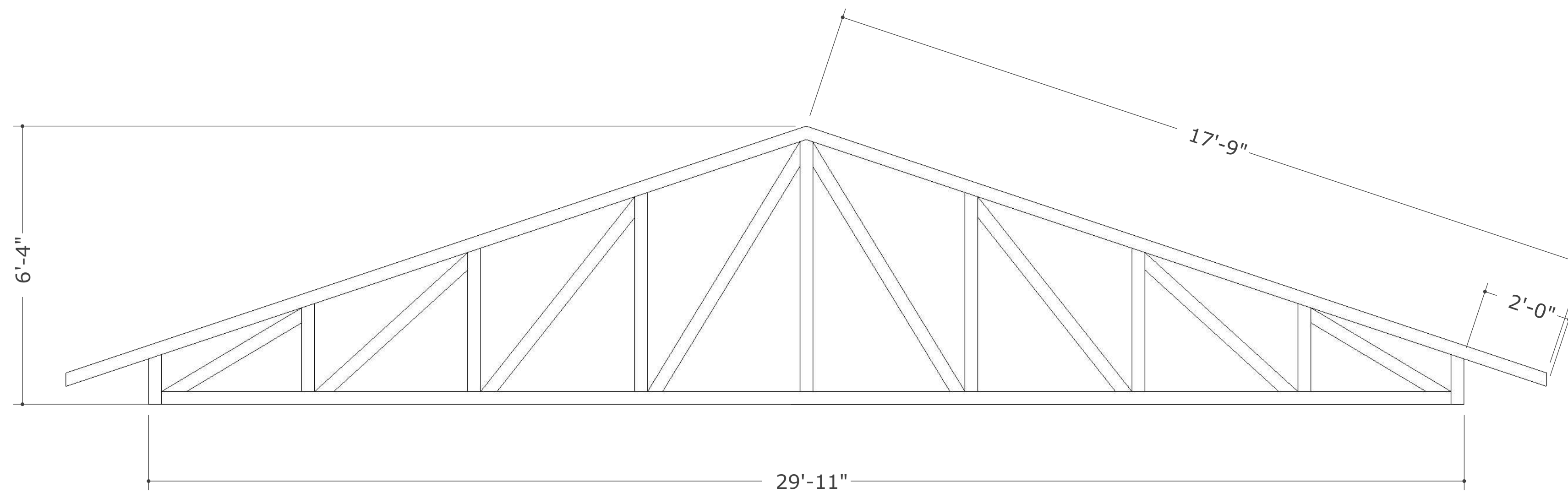
1 SECTION: VAULTED LIV. RM.  
Scale: 1/8" = 1'-0"



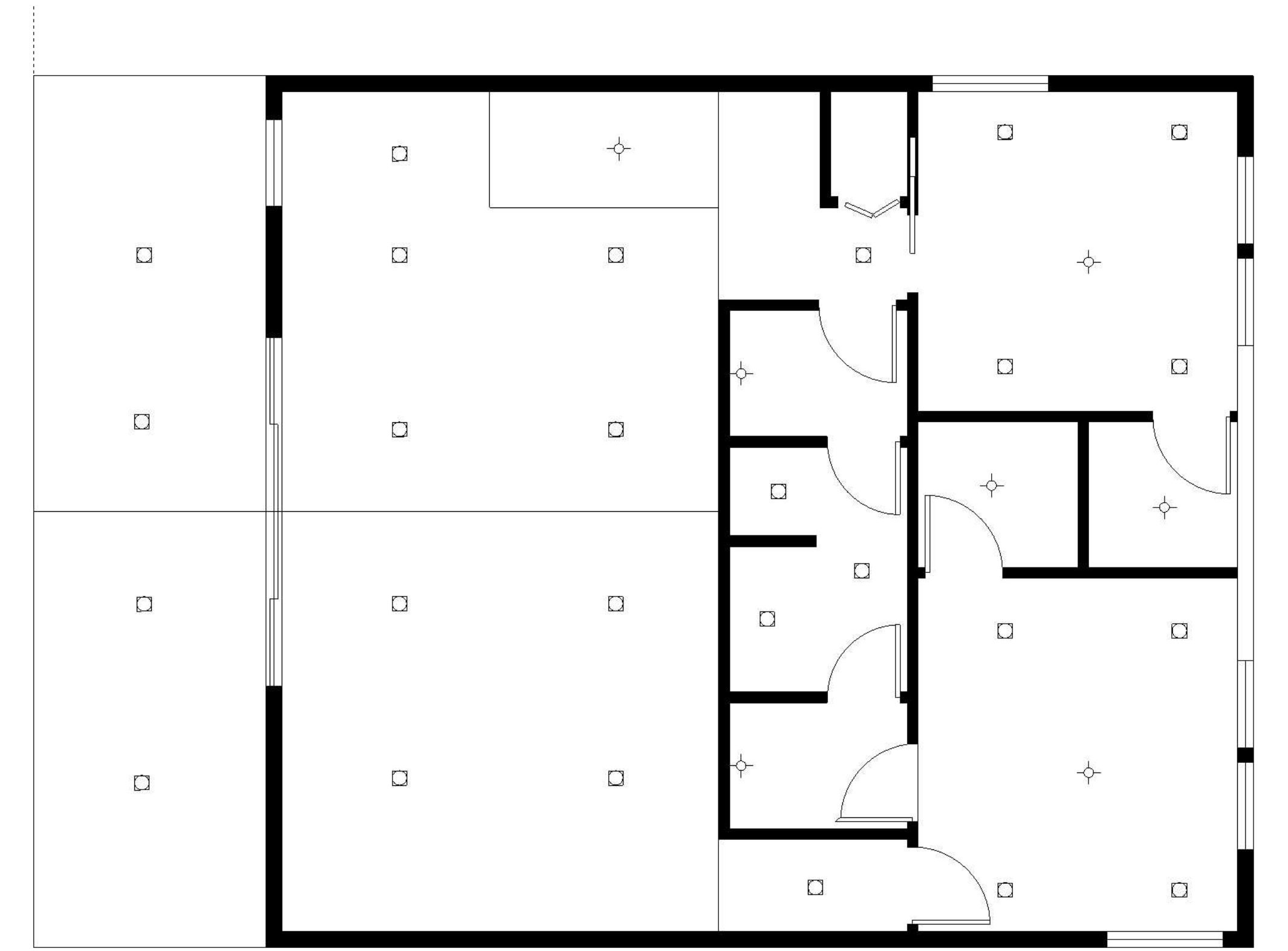
2 SECTION: FLAT CLG. BED RM.  
Scale: 1/8" = 1'-0"



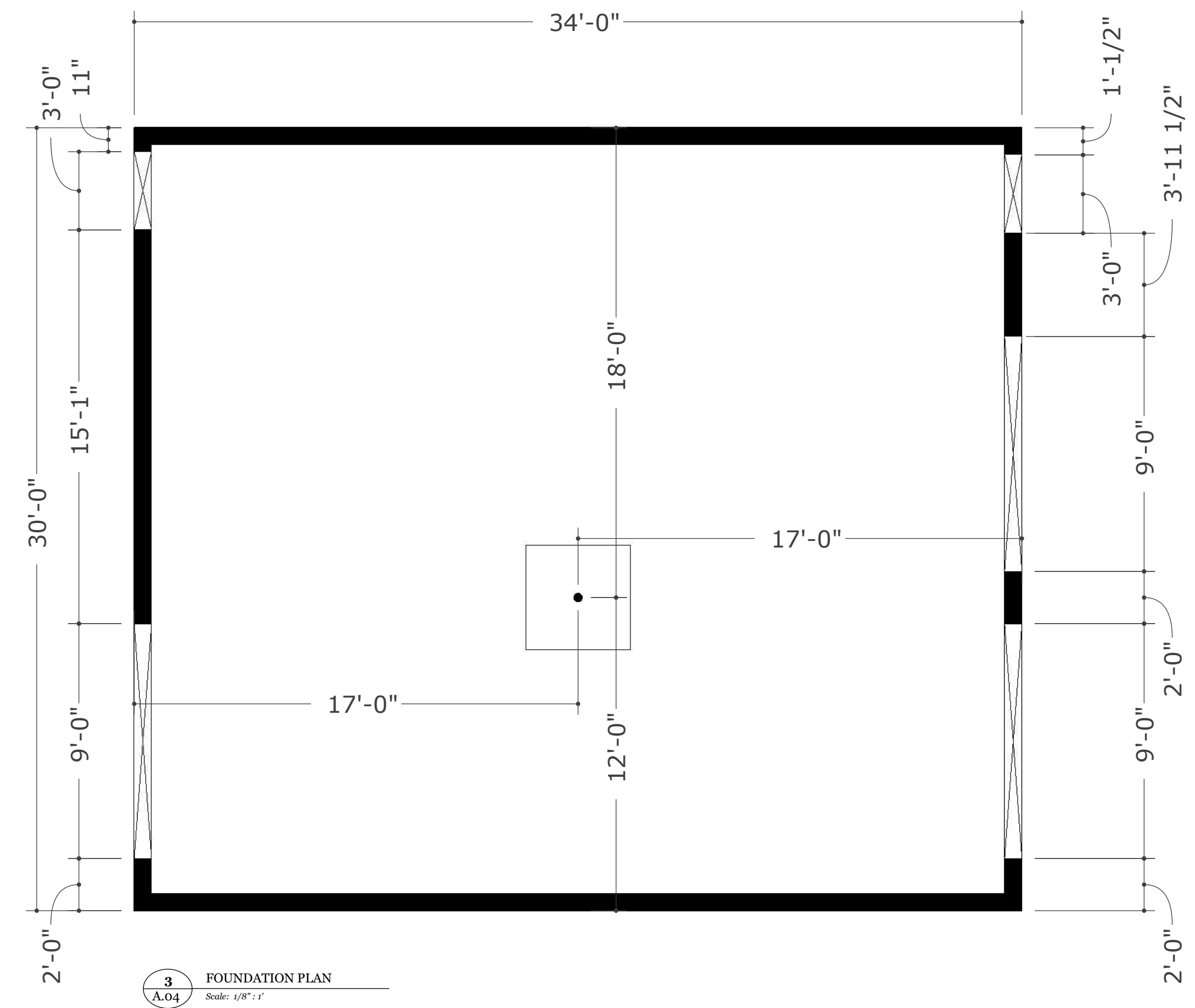
1 VAULTED TRUSS DETAIL  
A.04 Scale: 1/8" = 1'



2 FLAT TRUSS DETAIL  
A.04 Scale: 1/8" = 1'



4 ELECTRICAL PLAN  
A.04 Scale: 1/8" = 1'



3 FOUNDATION PLAN  
A.04 Scale: 1/8" = 1'



GENERAL NOTES:

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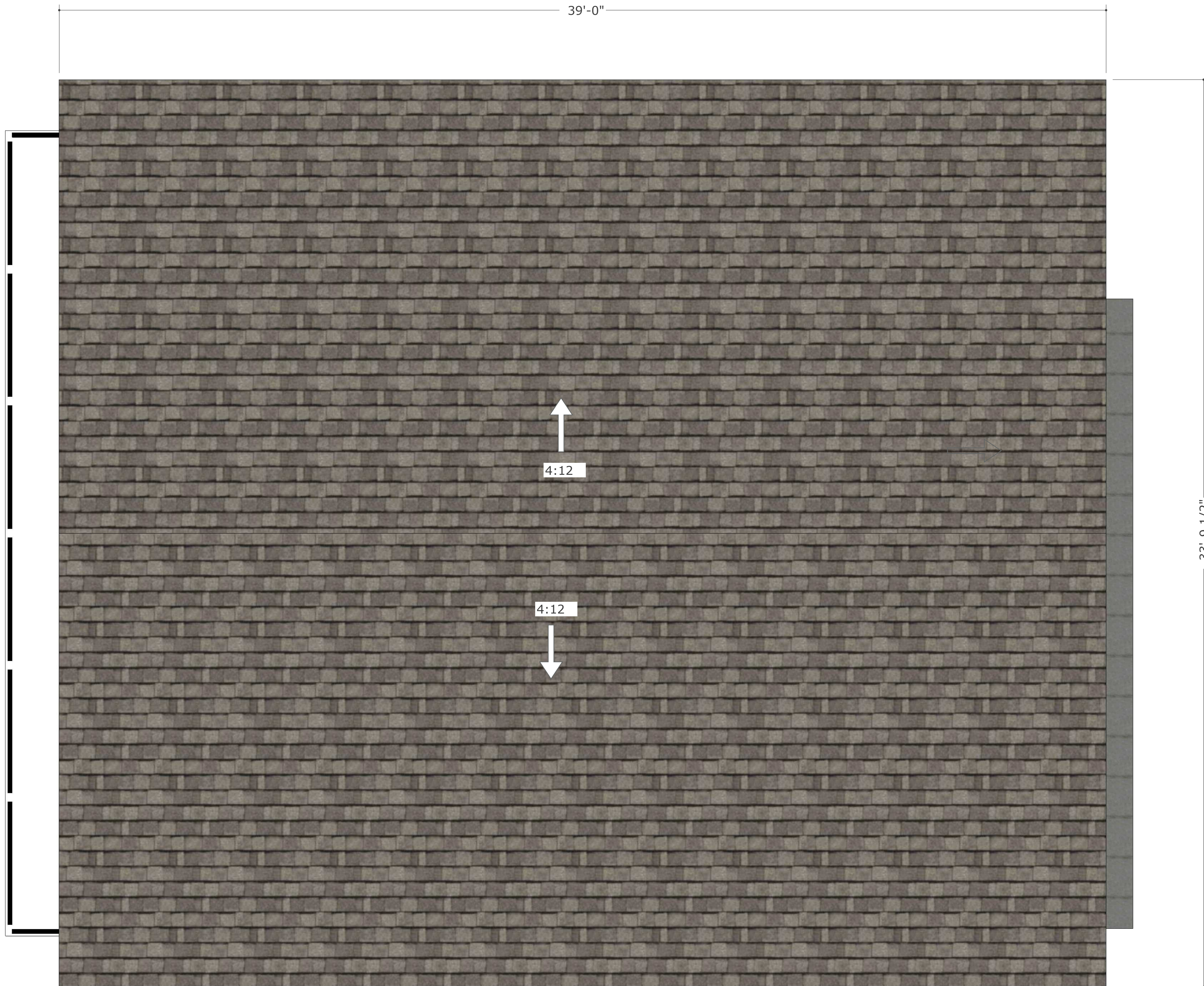
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1 ROOF PLAN  
A03 Scale: 1/8" = 1'





1 EAST ELEV.  
Scale: 1/2" = 1'

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  - IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR, MECHANICAL, AND ELECTRICAL CONTRACTOR TO REVIEW ALL OF THE DRAWINGS STRUCTURAL AND ARCHITECTURAL, FOR WORK IN THEIR RESPECTIVE CONTRACTS.
  - DIMENSIONS ARE FROM FACE OF STUDS, FOUNDATION, AND STRUCTURAL ELEMENTS FINISHES AND FURRING ARE NOT INCLUDED IN DIMENSIONS, UNLESS OTHERWISE NOTED.
  - PROVIDE BLOCKING WHERE REQUIRED. FIELD VERIFY DOOR AND WINDOW LOCATIONS

NOTE:  
REFERENCE STRUCTURAL PLAN FOR ALL FRAMING FIELD VERIFY ALL MEASUREMENTS  
WINDOW AND DOOR SIZES DO NOT ACCOUNT FOR R.O.  
MUST FIELD VERIFY AT TIME OF FRAMING REFERENCE WINDOW & DOOR MFG FOR INSTALL  
CITY OR DESIGNATED BUILDING AUTHORITY. WILL DICTATE THE CODE REQUIREMENTS FOR SPECIFICATIONS (CITY OF FORT COLLINS CURRENT CODE- 2018 IRC)



2 WEST ELEV.  
Scale: 1/2" = 1'

VERTIAS



ASPHALT SHINGLES  
TO MATCH HOME

MTL. RAIL  
TO MEET  
BLDG. CODE

8" PAINTED  
LAP SIDING  
TO MATCH  
HOME

5'-0"

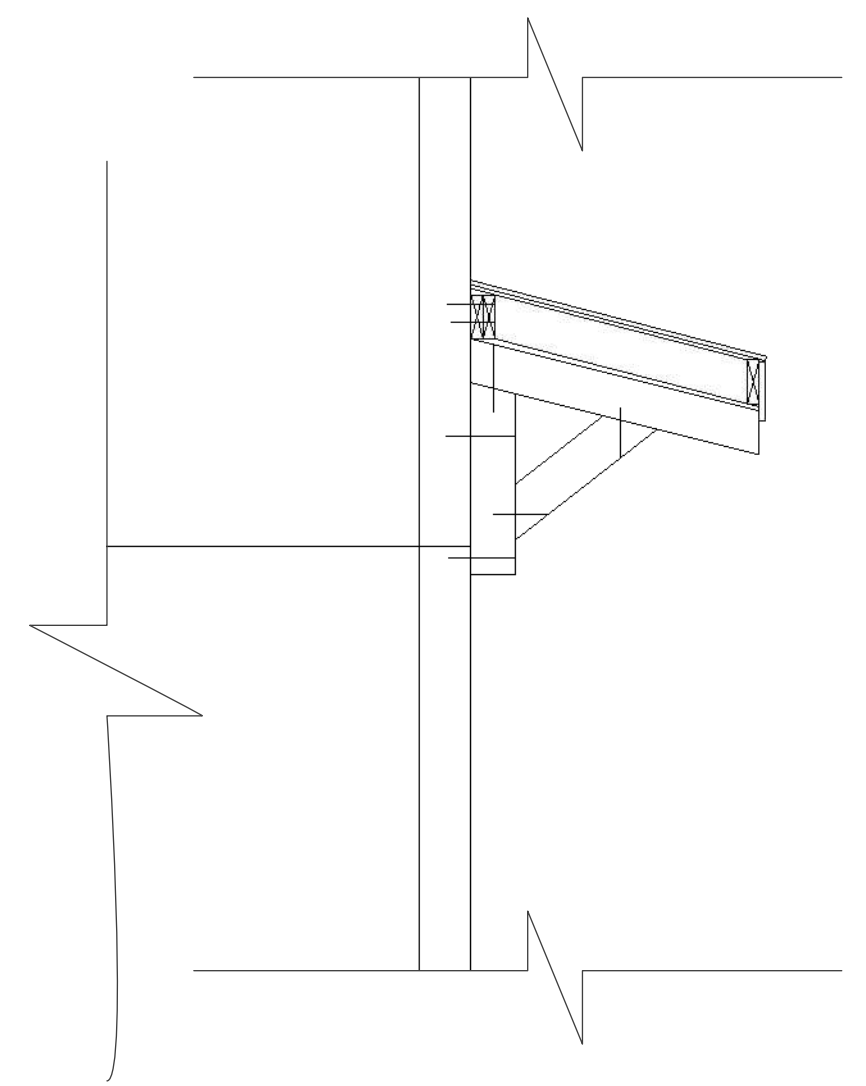
4'-0"

6x12 CORBELS  
TO MATCH HOME

1x4 CORNER BOARD  
TO MATCH HOME

23'-9"

1 SOUTH ELEV.  
A05 Scale: 1/4" = 1'-0"



GENERAL NOTES:

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4. PROVIDE BLOCKING WHERE REQUIRED. FIELD VERIFY DOOR AND WINDOW LOCATIONS

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WINDOW SCHEDULE:

①	CAUXS 3'0"x 1'5 3/4" CHCLT CHIP. 3 LITES WIDE
②	CAUXS 3'0"x 1'5 3/4" w/ 3'0"x 4'0" CASEMENT OR SIM.
③	CAUXS 3'0"x 1'5 3/4" w/ 3'0"x 3'0" CASEMENT OR SIM.

DOOR SCHEDULE:

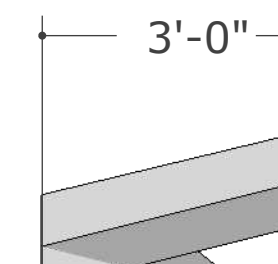
①	3'0"x 6'8" HALF LITE SOLID CORE DOOR (TBD)
②	CLOPAY GD1LP WALNUT OAK w/SQ 24"GLS. OR SIMILAR
③	12'0"w x6'8"h FULL LITE SLIDER (STYLE TBD)



ASPHALT SHINGLES  
TO MATCH HOME



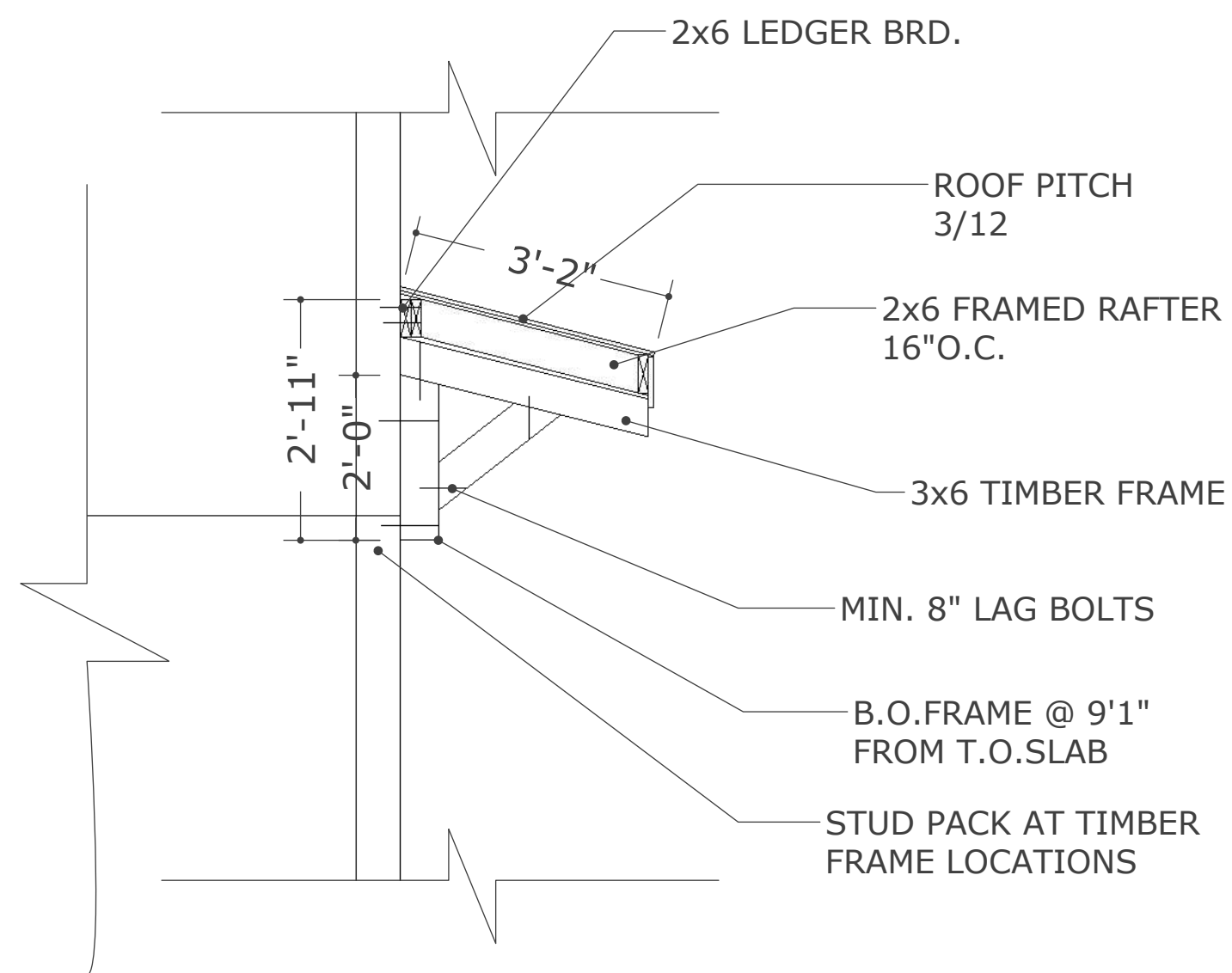
6x12 CORBELS  
TO MATCH HOME



8" PAINTED  
LAP SIDING  
TO MATCH  
HOME



1 NORTH ELEV.  
A06 Scale: 1/2" = 1'-0"



5'-0"

MTL. RAIL  
TO MEET  
BLDG. CODE

8'-7 1/2"

1x4 CORNER BOARD  
TO MATCH HOME

GENERAL NOTES:

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