

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

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

Review Date

5/16/2024 11:15 AM

Project Name

Subdivision at 2504 W Mulberry St
CDR240031

Applicant

Shelly R Cornutt
2145777632
srcornutt@gmail.com

Planner: Clark Mapes

Engineer: Tim Dinger

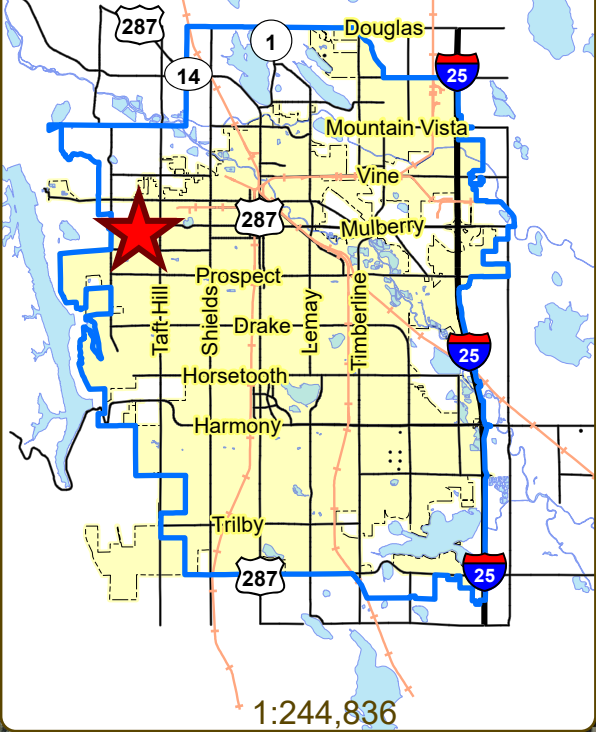
DRC: Todd Sullivan

Description

This is a request to combine two (2) lots into (1) at 2504 W Mulberry (parcel # 9709403004 & 9709403026). The applicant is requesting a subdivision. Access is taken from W Mulberry St. The site is directly off of W Mulberry St and approximately 0.53 mi east of S Overland Trl. The property is located in the Low Density Mixed-Use (LMN) District and subject to a Minor Subdivision.

Subdivision at 2504 W Mulberry St- Detached Single Family Home

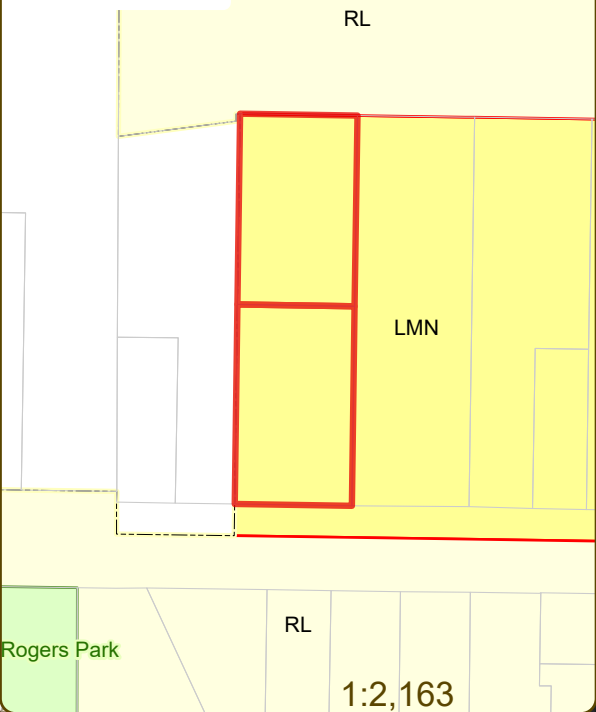
Vicinity Map



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) Owner: Shelly R Cornutt

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

Your Mailing Address 2504 West Mulberry Street

Phone Number 2145777632 Email Address srcornutt@gmail.com

Site Address or Description (parcel # if no address) 9709403004 & 9709403026

Description of Proposal (attach additional sheets if necessary) combine to residential use

Proposed Use residential Existing Use residential

Total Building Square Footage 1500 S.F. Number of Stories 1 Lot Dimensions 1/2 acre

Age of any Existing Structures 76 house & 50+ warehouse

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.

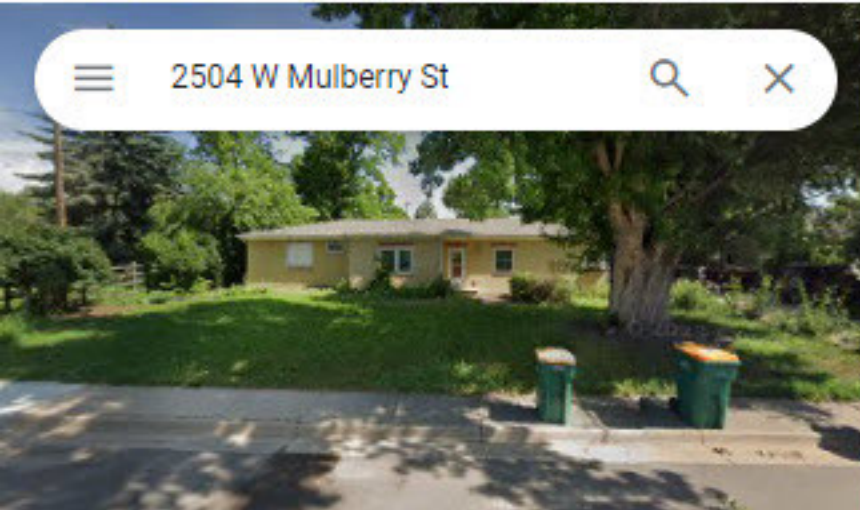
Is your property in a Flood Plain? Yes No If yes, then at what risk is it? N/A

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?



2504 W Mulberry St
Building

Directions Save Nearby Send to phone Share

- 2504 W Mulberry St, Fort Collins, CO 80521
- Suggest an edit on 2504 W Mulberry St
- Add a missing place
- Add your business
- Add a label
- Your Maps activity

