

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

6/12/2025 10:15 AM

Project Name

ADU at 615 Balsam Lane

CDR250035

Applicant

Jason Peifer

970-218-1061

jason@homeleverage.com

Planner: Clark Mapes

Engineer: Sophie Buckingham

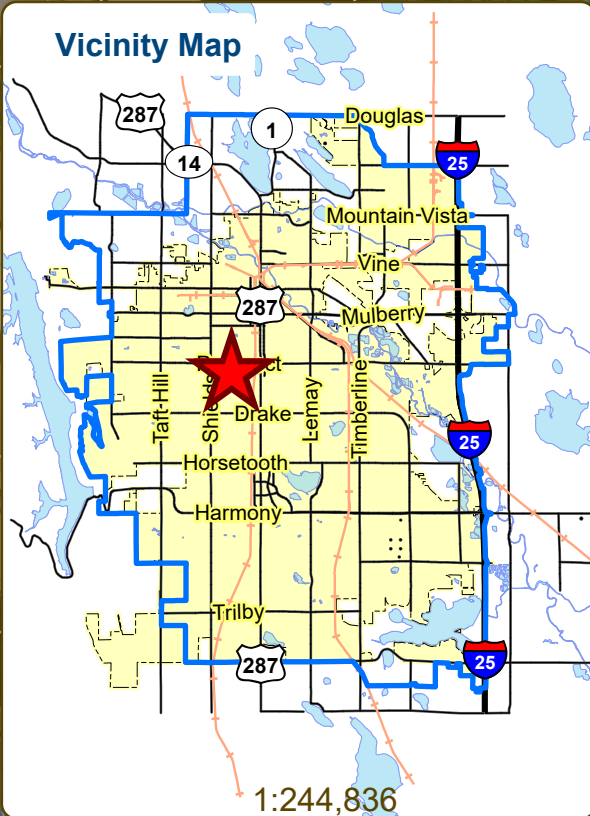
DRC: Marissa Pomerleau

Description

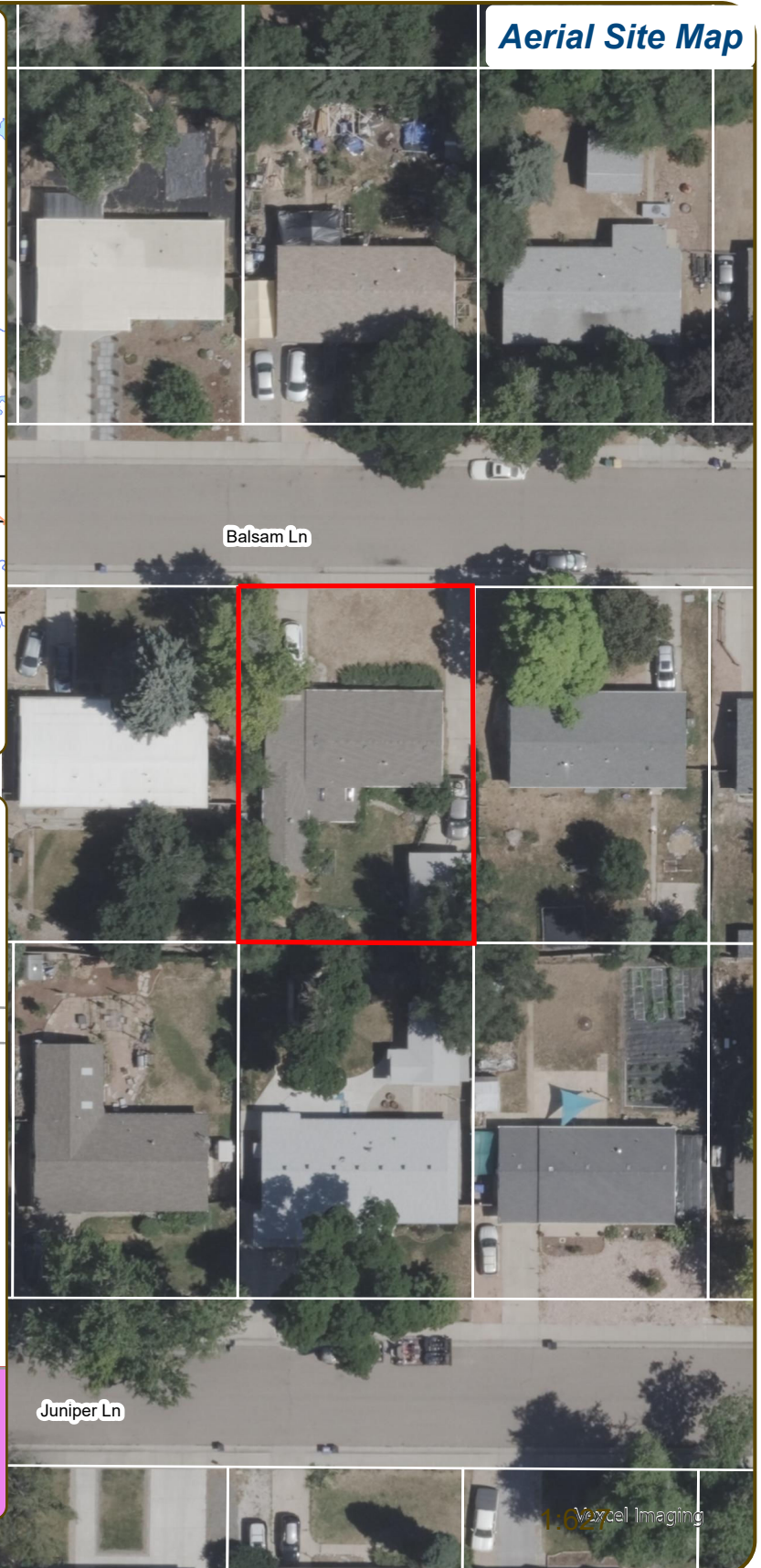
This is a request to develop an Accessory Dwelling Unit (ADU) at 615 Balsam Ln (parcel # 9723205054). The applicant is proposing to convert the existing detached garage into an Accessory Dwelling Unit. Access can be taken from Balsam Ln. The site is approximately 0.07 mi south of W Prospect Rd and approximately 0.44 mi east of S Shields St. The property is located in the Low-Residential (R-L) zone district is the project is subject to a Basic Development Review (BDR).

ADU at 615 Balsam Lane - Accessory Dwelling Unit

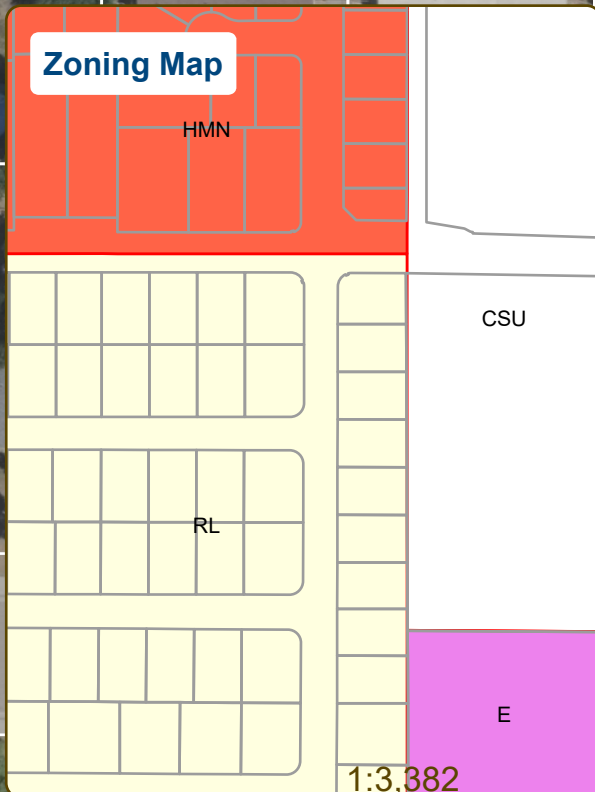
Vicinity Map



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) _____

Are you a small business? ☐ Yes ☐ No **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:

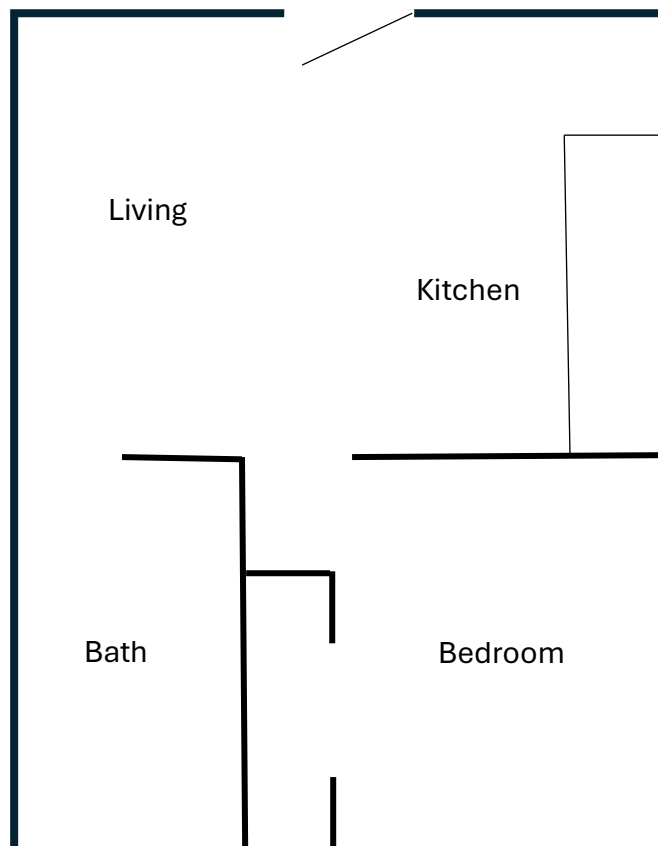
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility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

615 Balsam Lane Conceptual Review Addendum:

Jason Peifer, jason@homeleverage.com, 970-218-1061



Not to Scale Conceptual Use Only: 16' x 24'



City of Fort Collins BUILDING INSPECTION DIVISION
APPLICATION FOR BUILDING PERMIT AND CERTIFICATE OF OCCUPANCY.
 TO BUILD, ALTER, REPAIR, ADD TO OR WRECK A BUILDING OR STRUCTURE
 (APPLICANT FILL IN THIS SECTION ONLY)

Plan Check No. **09346** Date Issued **NOV 22 1982**

VALUATION	Blgd. Fee	\$ 36.50
	Other Fees and Inspections	
\$ 36.00	Total	36.50

Building Address 615 BALSAM LN.		— CLASS OF WORK —	
Date of Application 11-22 19 82		New <input checked="" type="checkbox"/>	Demolish <input type="checkbox"/>
Name C.W. TOBIAS		Alteration <input type="checkbox"/>	Repair <input type="checkbox"/>
Mail Address 615 BALSAM LN		Addition <input type="checkbox"/>	Move <input type="checkbox"/>
City FT. COLLINS Tel. No. 482-3068		Use of Building Garage	
Name SHANE		Size of Building 16 X 24	Height
Address SHANE		No. Floors 1	No. Families 0
City		Floor Type CONC	Size of Basement 0
City License No.		No. of Fireplaces 0	Size of Garage 16 X 24
		No. Baths 0	Type of Heat 0
Lot		— SPECIFICATIONS —	
Block		— — FOUNDATION — —	
Subdivision		Material CONC	
Name of Planned Unit Dev:		Width & Thickness of Footing 8" ANCHOR	
		Width of Foundation Wall	
		Depth below fin. grade	
		— — FRAMING — —	
		Size	Spacing
		Maximum Span	
		Girders	
		Joist, 1st Fl.	
		Joist, 2nd Fl.	
		Joist, Ceiling	
		Exterior Studs 2 X 4	16" OC
		Interior Studs	
		Roof Rafters	2 X 6
		— — COVERING — —	
		Exterior Walls 4" SIP	Roof 7" SP 6017
		Interior Walls	Reroof
(Circle Correct classification) 1. Type of Construction I, II, III, IV, V 2. Fire Resistivity 1-Hr. 2-Hr. 3-Hr. 4-Hr. 3. Occupancy Group A, B, B-4, E, H, I, R Division 3 2, 3, 4, 5 4. Use Zone R-E, R-L, RLP, RLM, R-M, R-H, R-P, RMP, B-P, B-L, H-B, B-G, C, I-L, I-G, I-P 5. Fire Zone 3		I hereby acknowledge that I have read this application and state that the above is correct and agree to comply with all city ordinances and state laws regulating building construction. Signature of owner C.W. Tobias By _____	
TOTAL VALUE 3600 Includes all subcontracts; excludes land value. Valuation subject to approval of Building Inspector. DESCRIPTION OF WORK Erect single den detached garage.			

PLANNING AND ZONING INFORMATION

Type of Occupancy **M-1**

Total Floor Area **384**

Occupancy Load

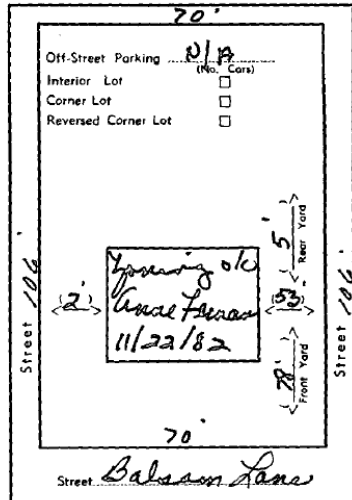
No. of Stories **1** Total Height

Plot File No. Area of Lot

Frontage

New Construction ☒ Alter ☐

Change of Occupancy from 19____ N.E.C., 19____ UBC, UPC, & UMC



Approved Variance Reference

ZBA Case No. **1347** Date **9/9/82**

BBA Case No. _____ Date _____

Approved: For the Chief Building Inspector

By **John Wolcott**