

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

9/11/2025 10:15 AM

Project Name

Single Unit Home at 5416 CR 7

CDR250059

Applicant

Orion Breed

970-988-6973

deko.dandc@gmail.com

Planner: Benjamin Hulberg

Engineer: Shawn Mellinger

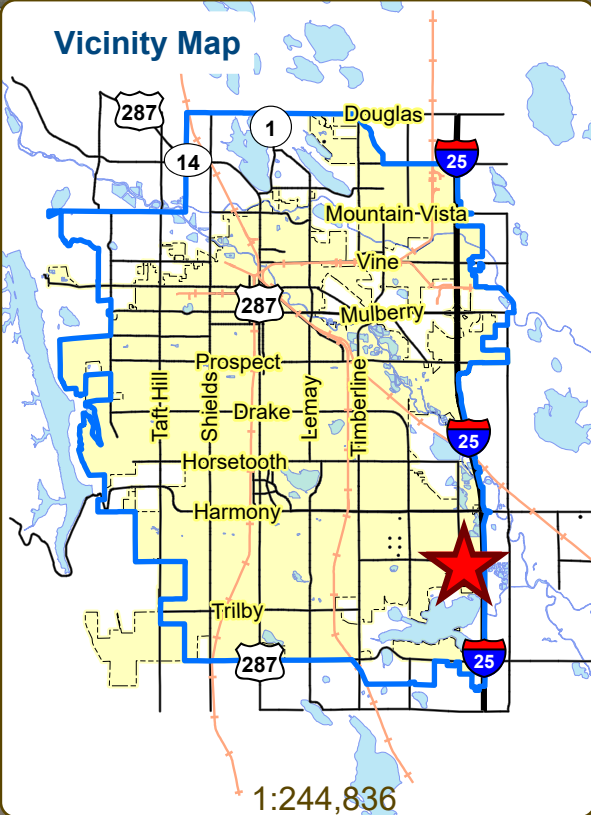
DRC: Todd Sullivan

Description

This is a request to build a single unit dwelling at 5416 CR 7 #B (parcel #8603307702). The applicant is requesting to build a home on a new lot. Access can be taken from S County Rd 7 to the west. The property is directly east of Strauss Cabin Rd and approximately 0.11 mi north of Ketcher Rd. The site is located in the Urban Estate (UE) zone district and is subject to an Administrative (Type 1) Review.

Single Unit Home at 5416 CR 7 - Single Unit Dwelling

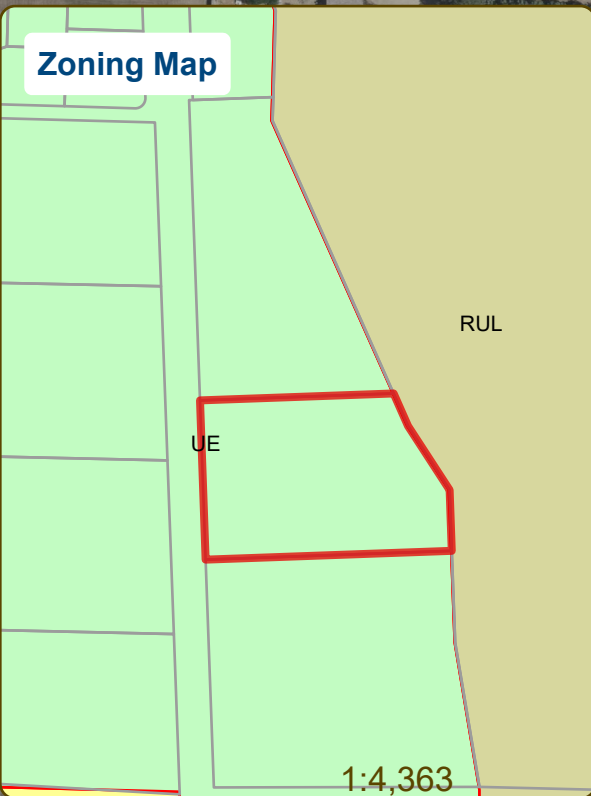
Vicinity Map



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) _____

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?

LAND SURVEY PLAT

LOT 2, BUDERUS MRD AMENDED PLAT NO. 13-S3175, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 3, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO.

'SUBJECT PROPERTY' PROPERTY DESCRIPTION:

Lot 2, Buderus MRD Amended Plat No. 13-S3175, Larimer County, Colorado

(for informational purposes only): 5416 S. County Road 7B, Fort Collins, CO 80528

GENERAL NOTES:

- This Land Survey Plat (survey) was prepared without the benefit of a Commitment For Title Insurance or Title Policy. No further easement and/or right of way research, other than may shown on this Map, was requested by the client or performed by Intermill Land Surveying, Inc. for the preparation of this Land Survey Plat (survey). Easements and/or rights-of-way, if shown on this Map, were taken from recorded final plats, recorded surveys, recorded deeds, grants of easement(s), known information and information provided by others. The easements and rights of way which may be shown hereon may not be complete, are based on general information, and are to be used only in this context. Note: Owner should be aware that easements and/or underground utilities may exist that are not recorded with the County.
- Adjacent property ownership and/or depiction, if shown on this Map, are per the most recent records of the Office of the Assessor of Larimer County, Colorado. No further adjacent property owner verification of ownership or research was performed by Intermill Land Surveying, Inc. for the preparation of this survey.
- The fence locations, if shown on this survey, are approximate. Ownership of fences cannot be determined by Intermill Land Surveying, Inc.
- There are no buildings encroaching onto adjoining properties, easements and/or rights-of ways, EXCEPT those as shown on this Map.
- Property Address: 5416 S. County Road 7B, Fort Collins, CO 80528
- Any utilities and/or evidence of utilities, if shown hereon, are based upon on-site observation and known information only. Underground utility locates, if shown on this Map, were obtained by the client and field located by Intermill Land Surveying, Inc. for the preparation of this survey.
- Survey Control and External Boundary Monumentation as shown on Map.
(M): Indicates measured bearing and/or distance between found monuments from field survey.
(R): Indicates record bearing and/or distance from recorded Final Plat(s), recorded survey(s), recorded documents, and/or Deed(s), as filed for record in the real property records of the Office of the Clerk and Recorder of Larimer County, Colorado. Buderus MRD Amended Plat No. 13-S3175.
(C): Indicates calculated bearing and/or distance. May indicate a pro-rated bearing and/or distance based on field survey and interpretation of existing plats, maps, and/or deeds.
(PR): Indicates Pro-Rate bearing and/or distance
- BASIS OF BEARINGS STATEMENT:** Basis of Bearings for this survey are based on the record bearing of South 90°00'00" West on the South line of Lot 2, Buderus MRD Amended Plat No. 13-S3175 (subject property) between the found monumentation located at the Southwest corner of said Lot 2 (Found No. 4 Rebar (length unknown) with no cap or markings) and the found monumentation located at the Southeast corner of said Lot 2 (Found No. 4 Rebar (length unknown) with no cap or markings). Note: Monumentation of said line as shown.
- According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

ABBREVIATION LEGEND / LINE LEGEND / SYMBOL LEGEND		
N: North S: South E: East W: West S.F.: Square Feet No.: Number FD.: Found Dia.: Diameter O.D.: Outside Diameter WP: Wood Post CMP: Corrugated Metal Pipe ADS: Advanced Drainage Systems (Pipe)	(M): Measured (R): Record (C): Calculated (PR): Pro-Rated TYP/typ.: Typical NTS/nts: Not To Scale ±: Plus or Minus Fx.: Fence or Fenceline AC: Air Conditioning WW: Window Well	⊗ - Water Meter ⊙ - Sewer Manhole --- "Subject Property" Boundary Line --- Existing Right-of-Way Line --- Platted Lot Line --- Existing Fenceline --- Existing Overhead Powerline/Powerpole --- Found or Set Monument. (As noted hereon) --- Calculated Position. Did not Find or Set (unless otherwise noted)
Note: Abbreviations, Lines and/or Symbols as shown above, may or may not have been used on this survey.		

LAND SURVEYOR'S CERTIFICATION

I, Steven J. Stencel, a Professional Land Surveyor licensed in the State of Colorado, do hereby certify that this Land Survey Plat (survey) was performed by me or under my direct supervision and that this Land Survey Plat (survey) is an accurate delineation of said survey and all information shown is correct to the best of my own knowledge.

PREPARED BY AND ON BEHALF OF:

INTERMILL LAND SURVEYING, INC.
1301 North Cleveland Avenue
Loveland, Colorado 80537
P: (970) 669-0516

Steven John Stencel
Colorado PLS No. 30462



INTERMILL LAND SURVEYING, INC.

1301 NORTH CLEVELAND AVENUE LOVELAND, COLORADO 80537 BUS: (970)-669-0516 / FAX (970)-635-9775

LAND SURVEY PLAT

TITLE: LOT 2, BUDERUS MRD AMENDED PLAT NO. 13-S3175, LARIMER COUNTY, CO

CLIENT: DEKO, INC.

DRAWN BY: SJS

CHECKED BY:

APPROVED BY:

DATE: 08-13-2025

SCALE: 1" = 30'

PROJECT NO.:

P-25-9844

SHEET OF

1 1

LAND SURVEY PLAT

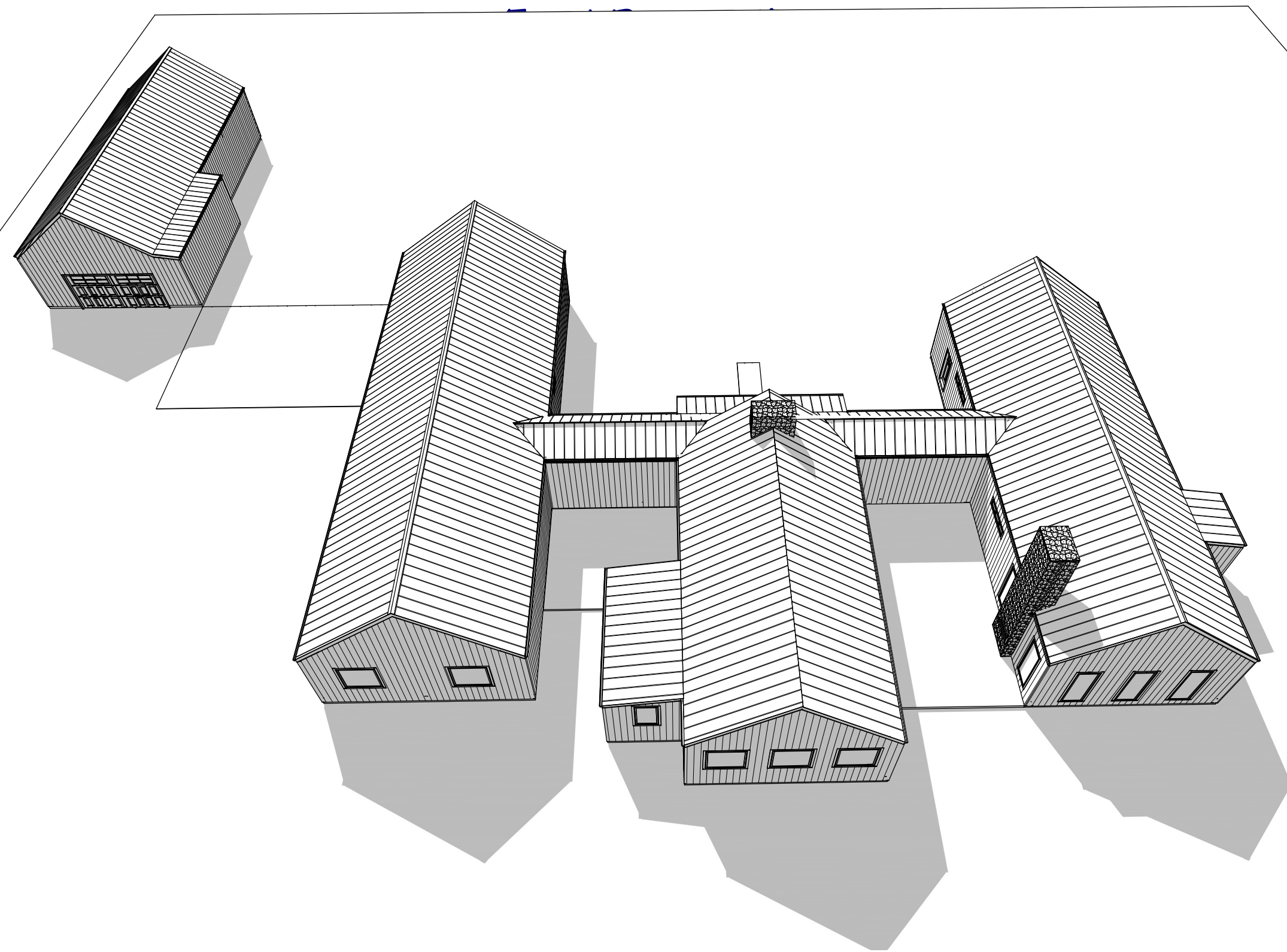
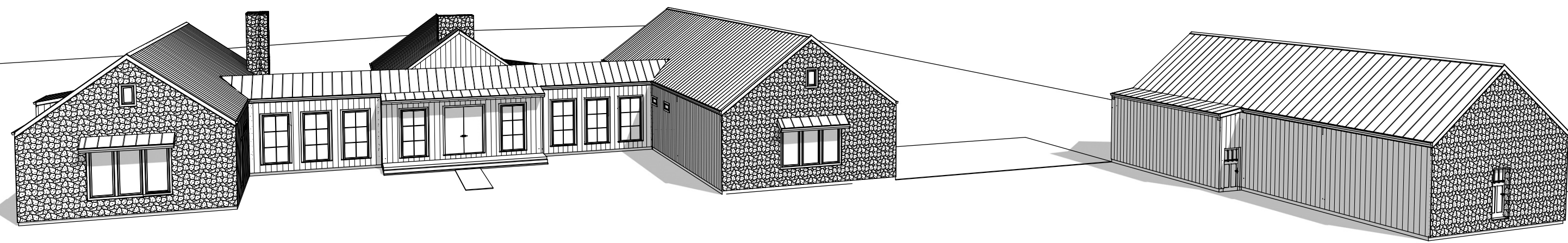
LOT 2, BUDERUS MRD AMENDED PLAT NO. 13-S3175, LARIMER COUNTY, CO

Orion and Chelsea Breed
client address
client address

DATE:
x/xo/xxxx
REVISED:

Scale: 1"=30'

Sheet of

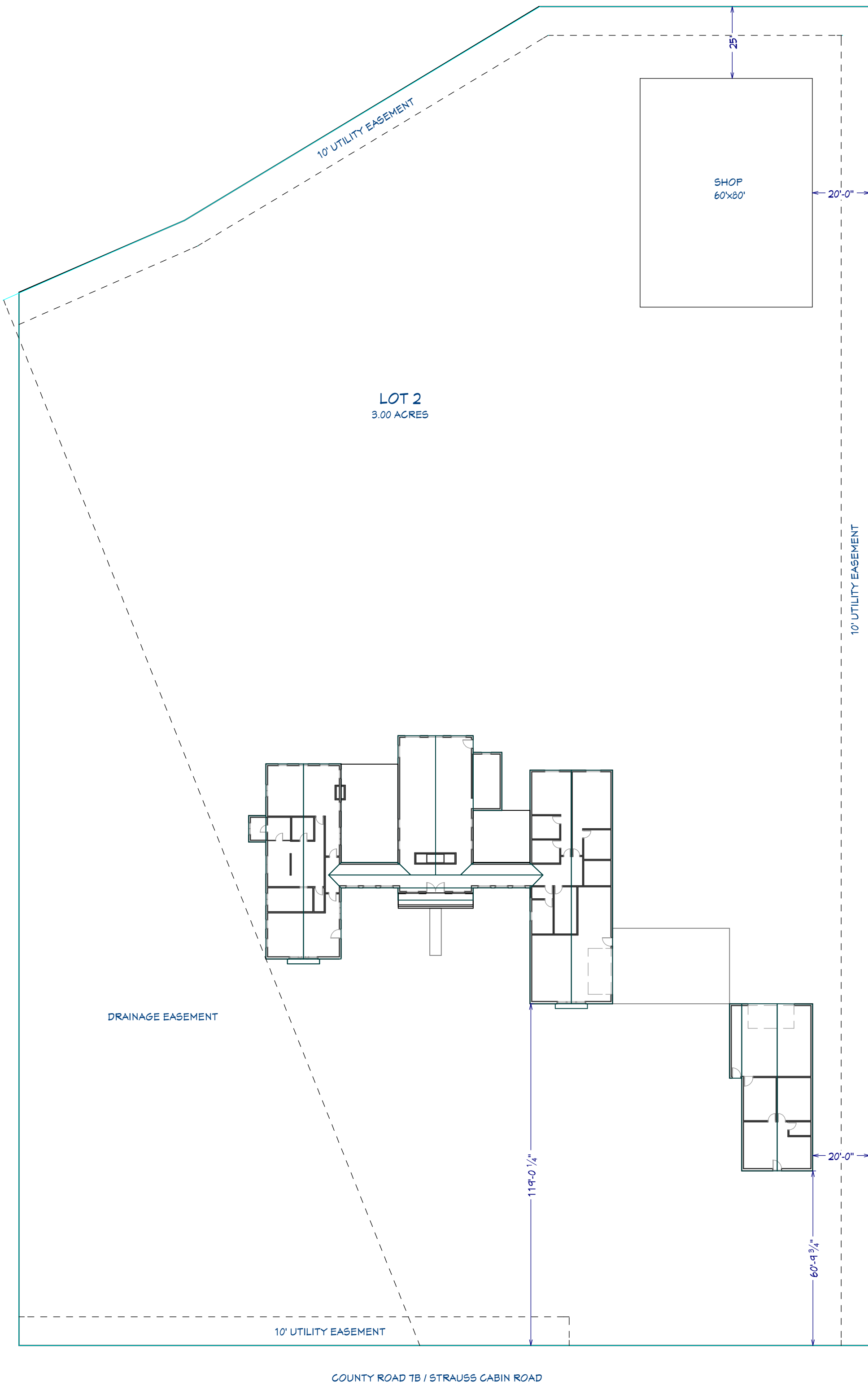


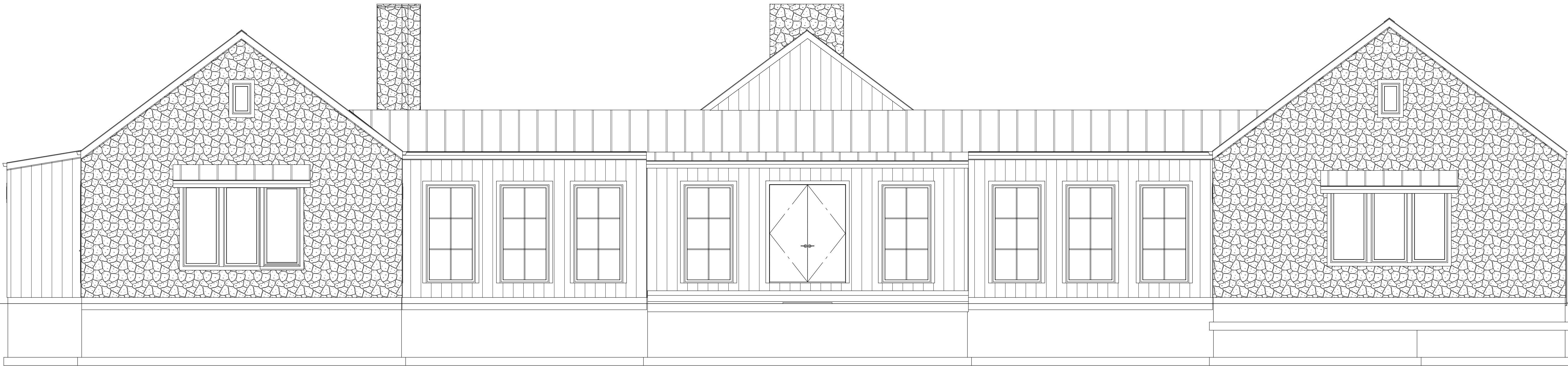
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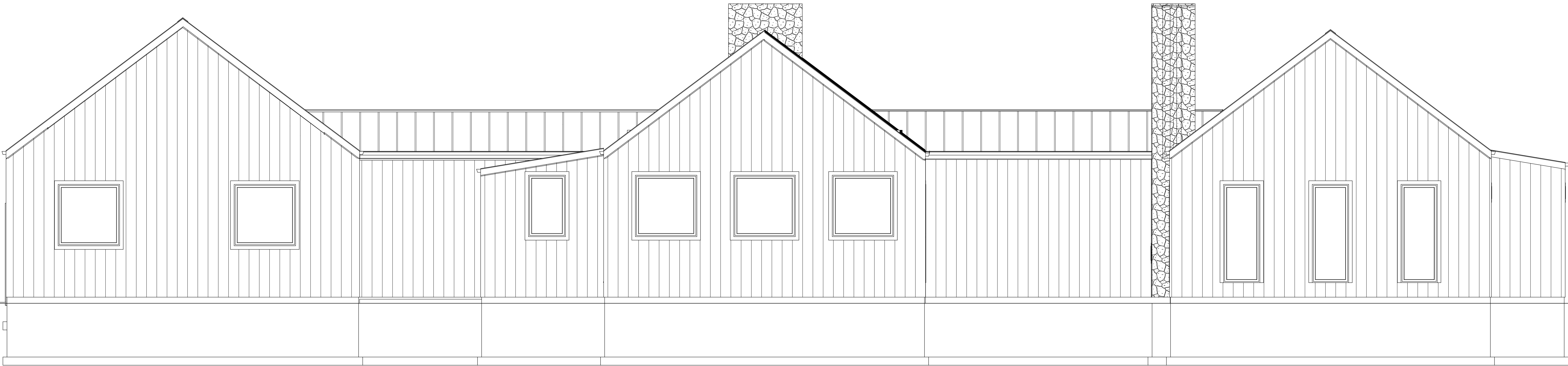
Plot Plan View

SHEET INDEX	
NUMBER	SHEET NAME
Main Page	
Main Page	





Exterior Elevation Front



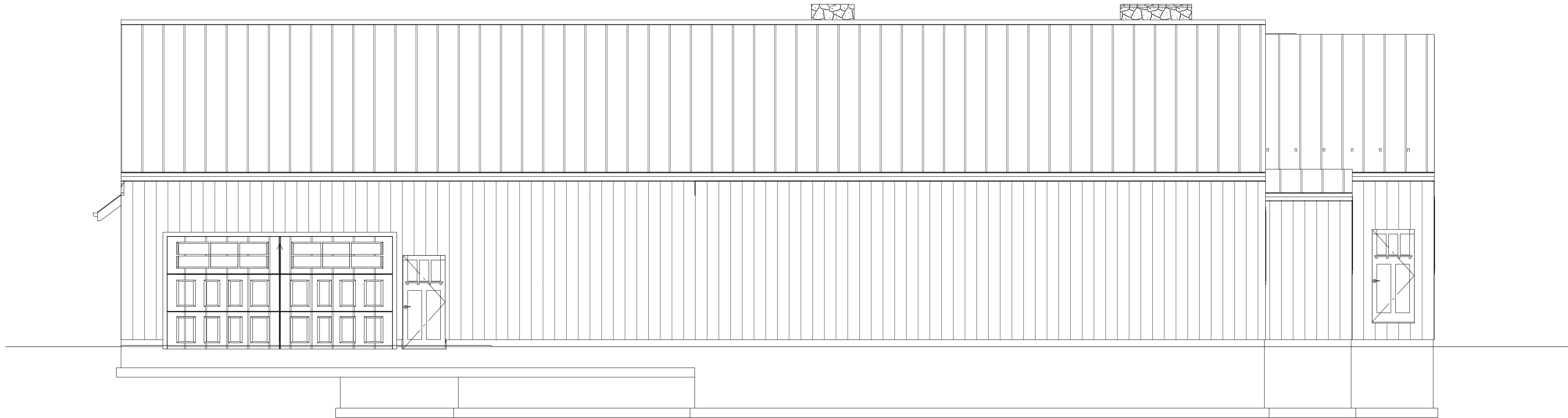
Exterior Elevation Back

Orion and Chelsea Breed
client address
client address

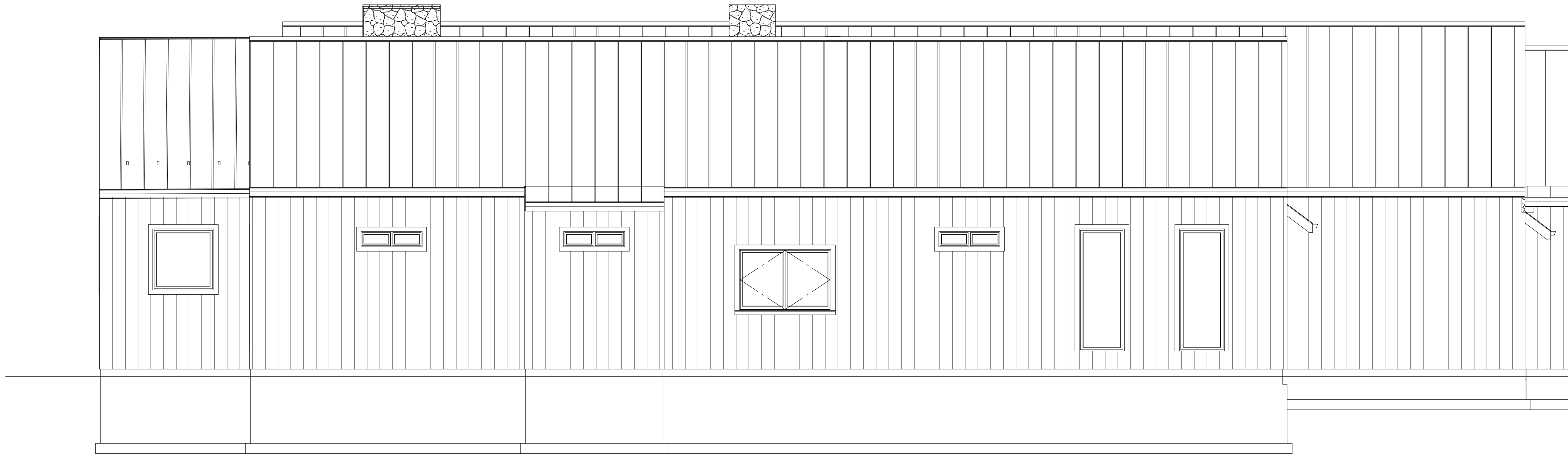
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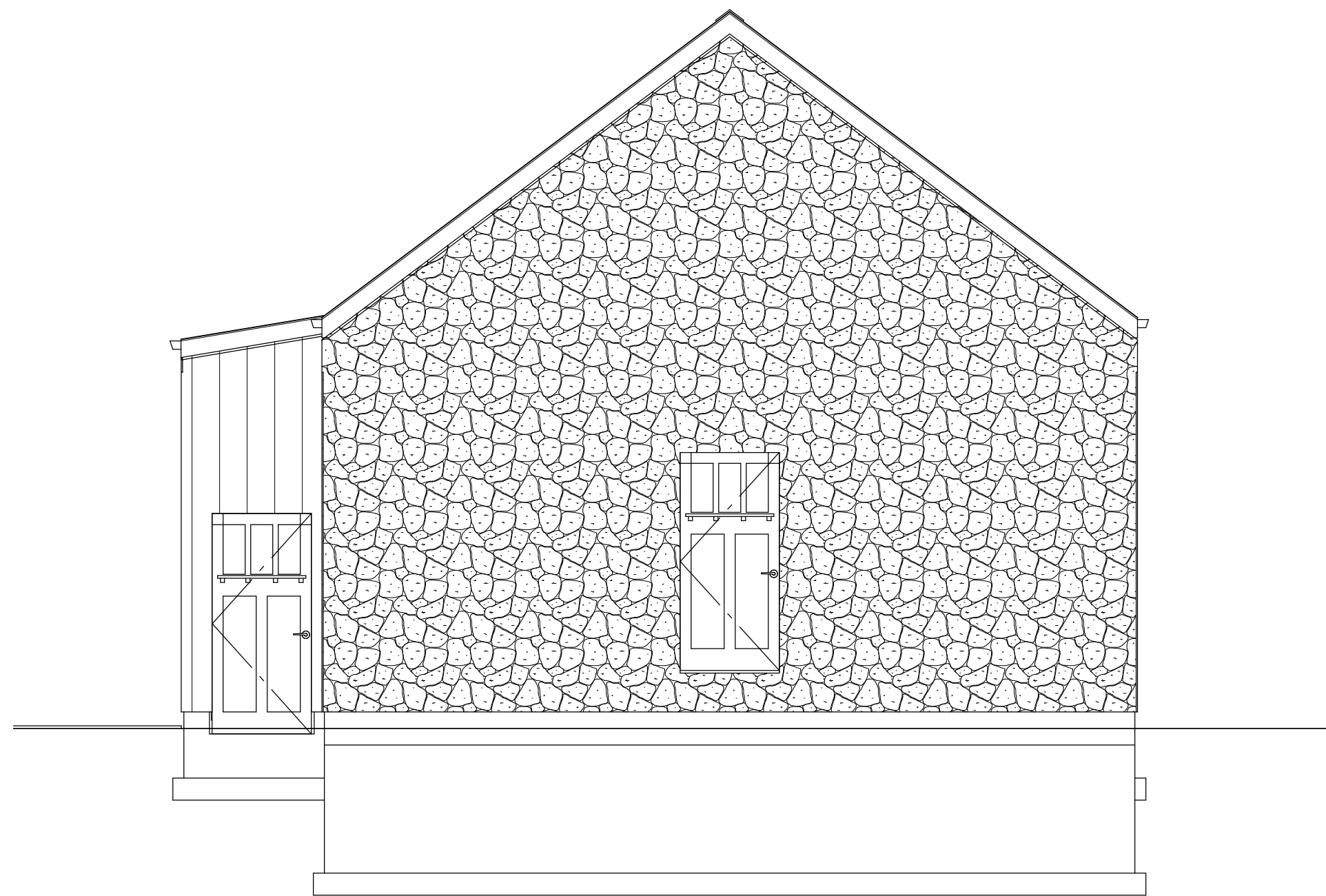
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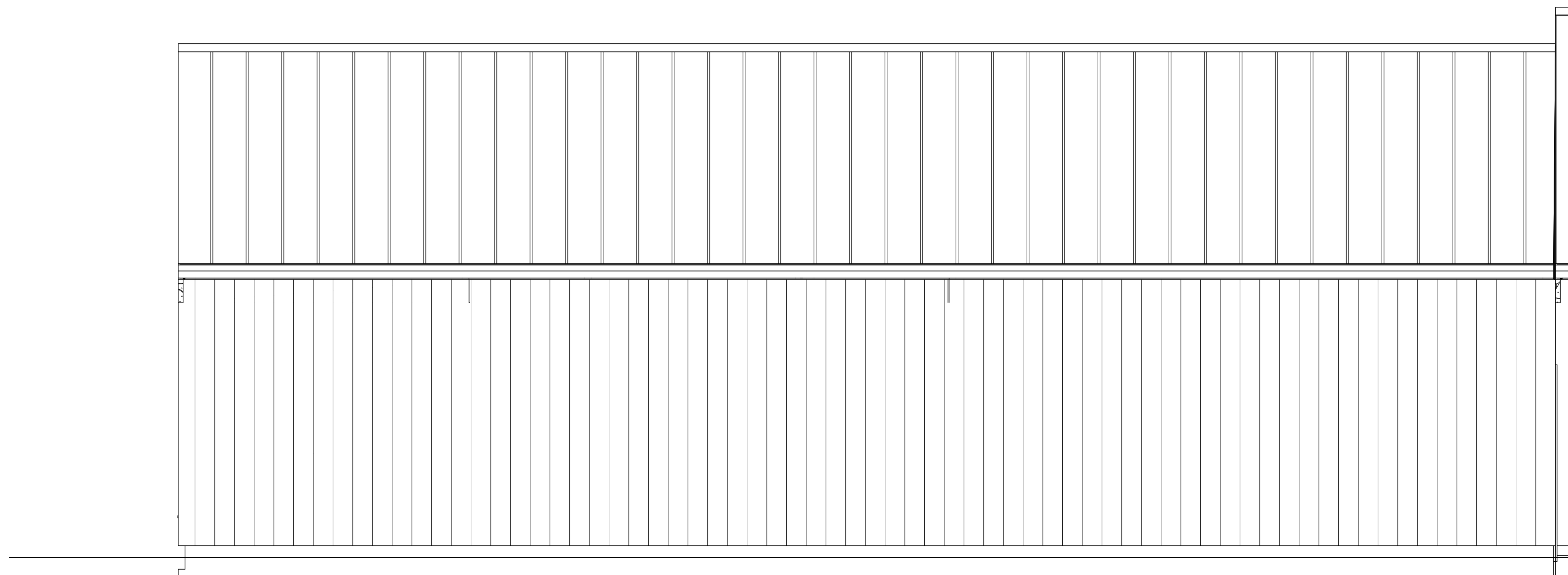
Exterior Elevation Right



Exterior Elevation Left



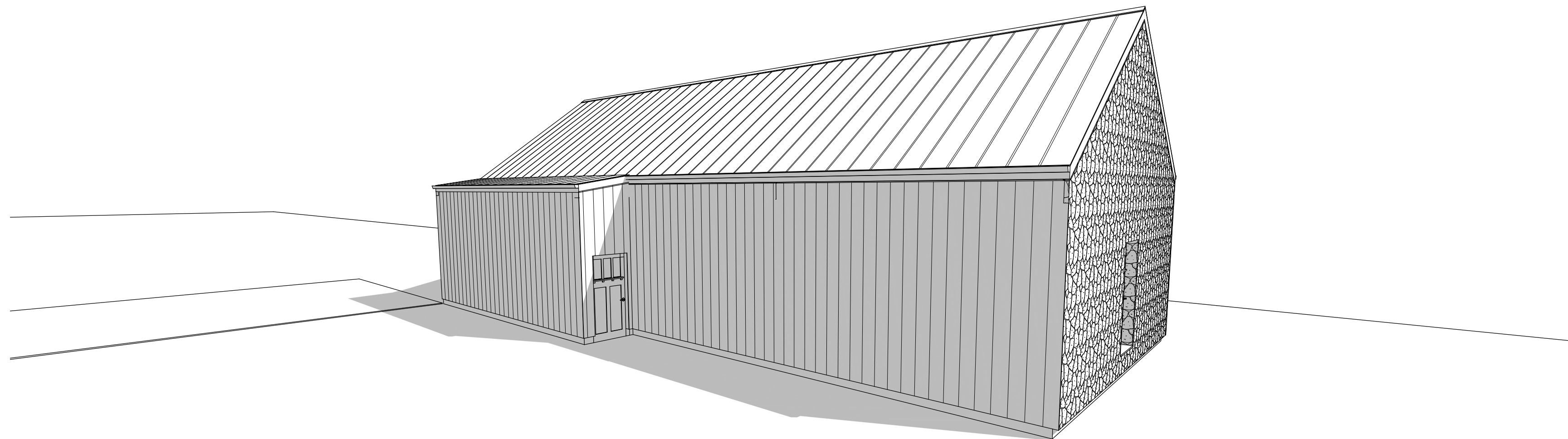
Exterior Elevation Front



Exterior Elevation Right 2

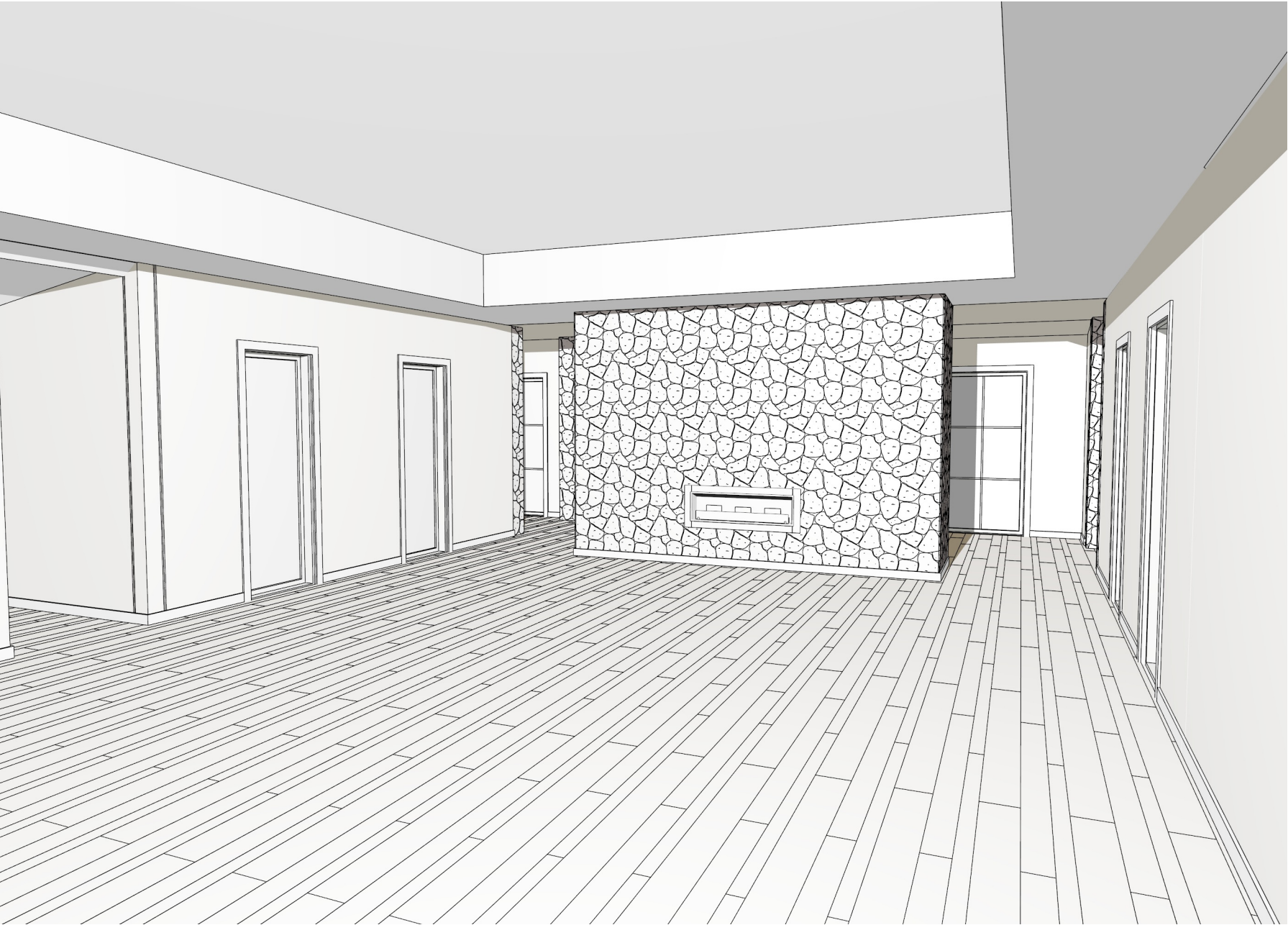
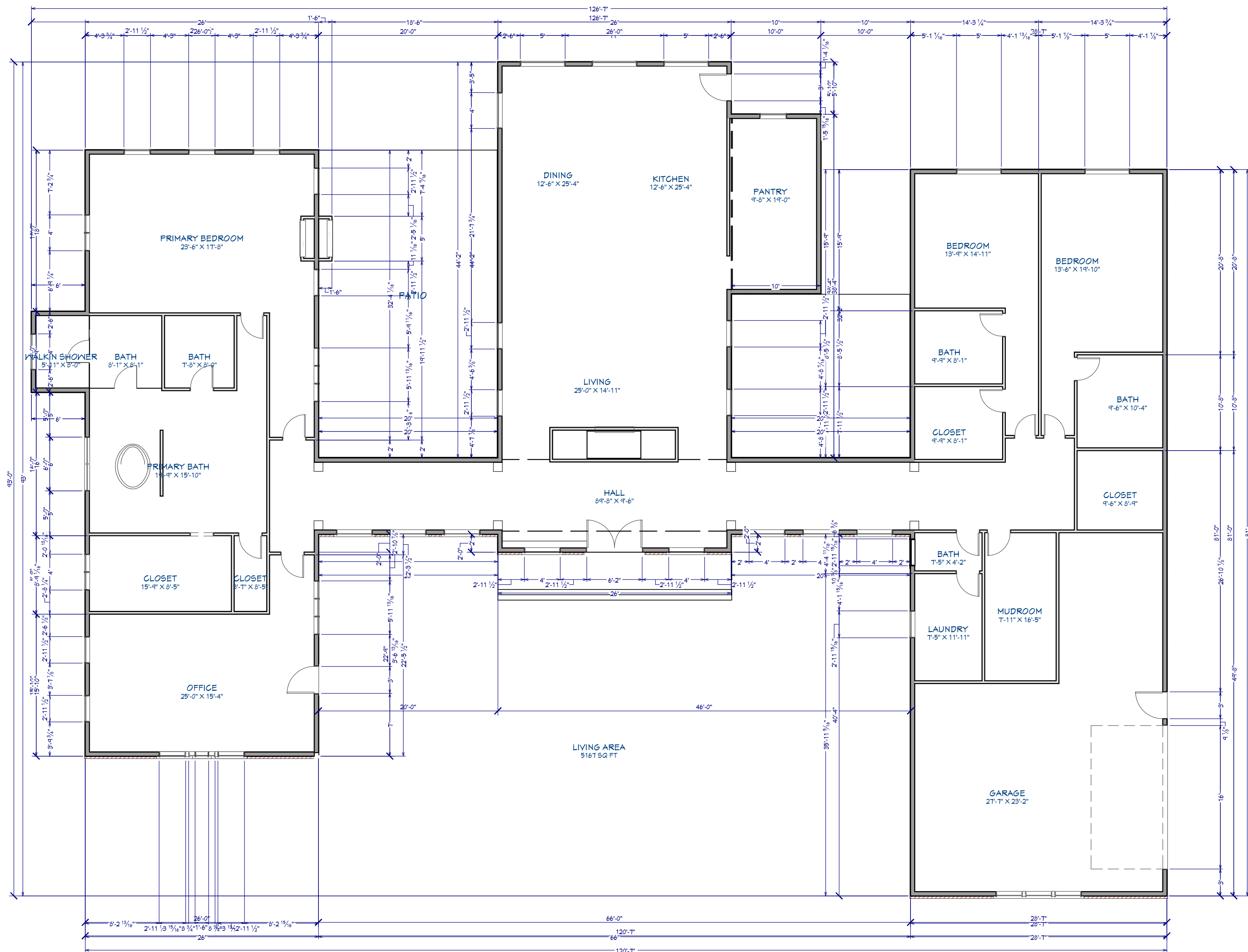


Exterior Elevation Back



Camera 1

Orion and Chelsea Breed
client address
client address



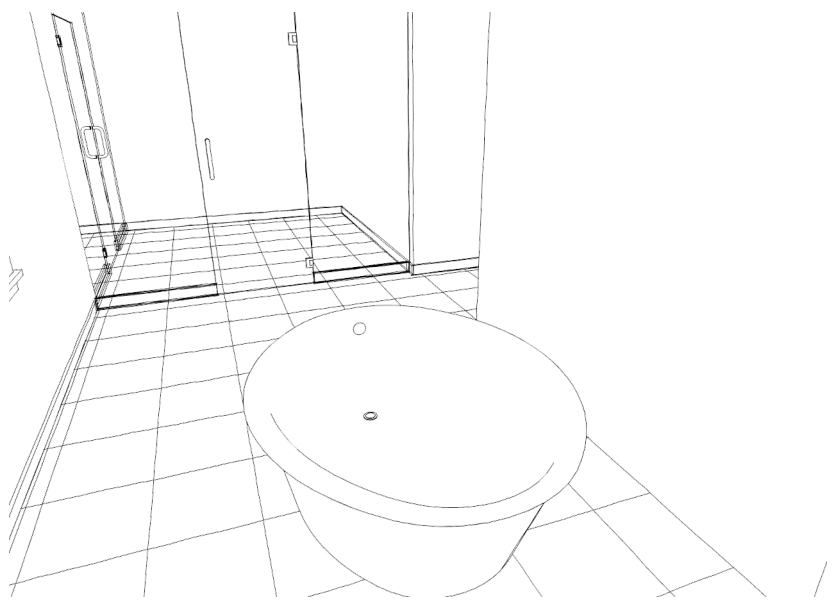
Interior



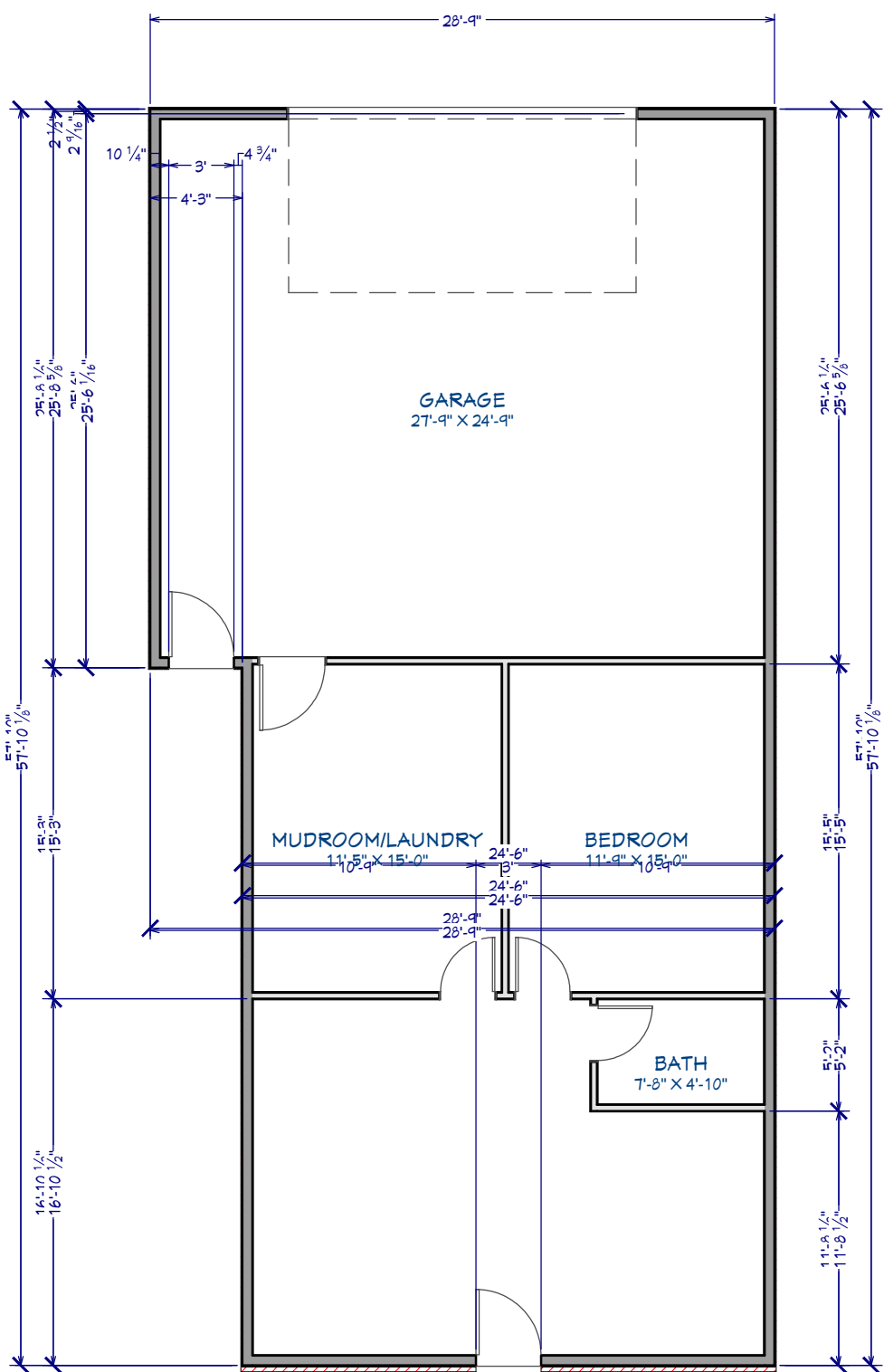
Primary Bedroom



Hallway from Garage side



Primary Bath



LIVING AREA
748 SQ FT

DATE:
x/xx/xxxx
REVISED:

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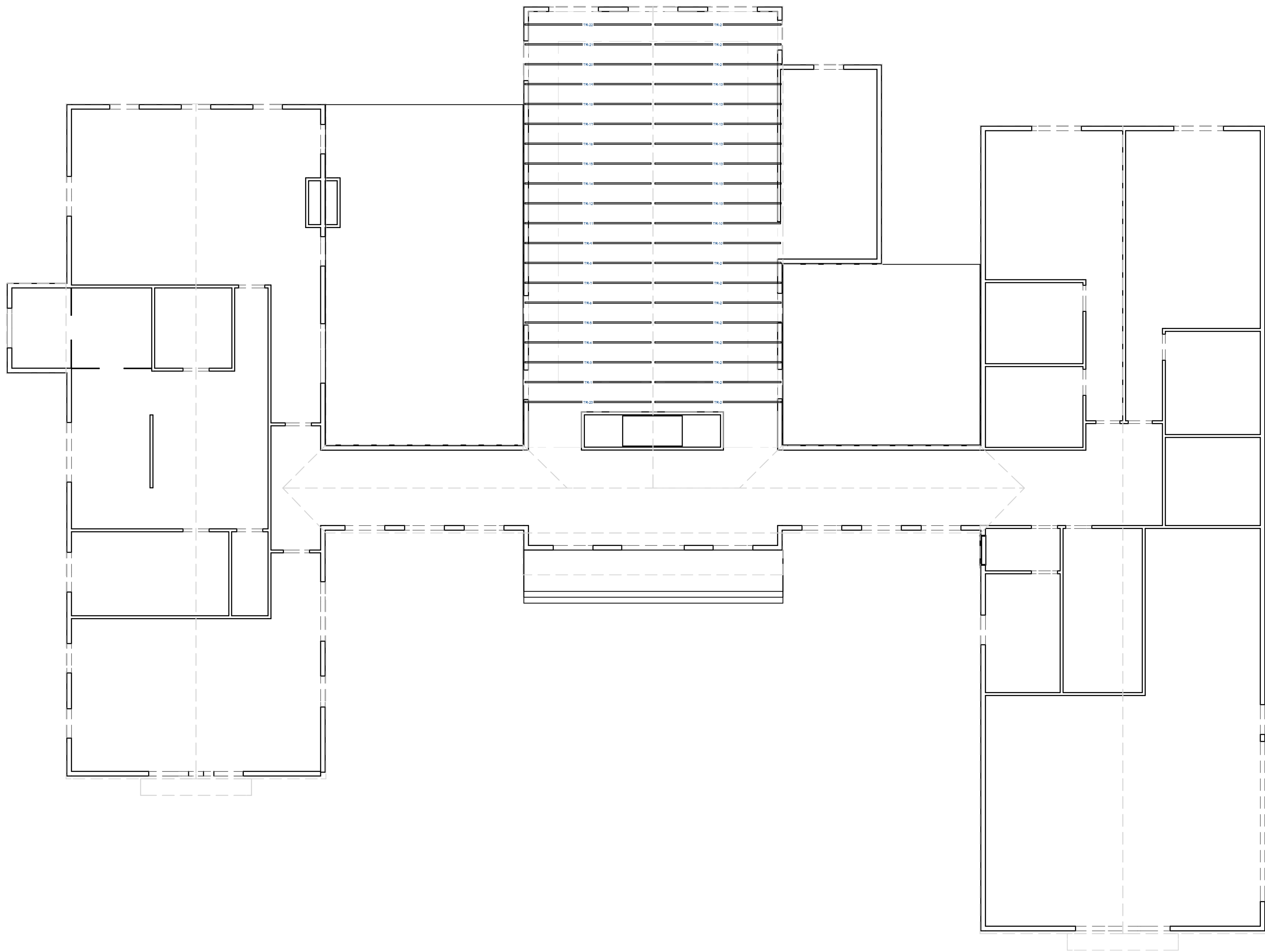
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client address
client address

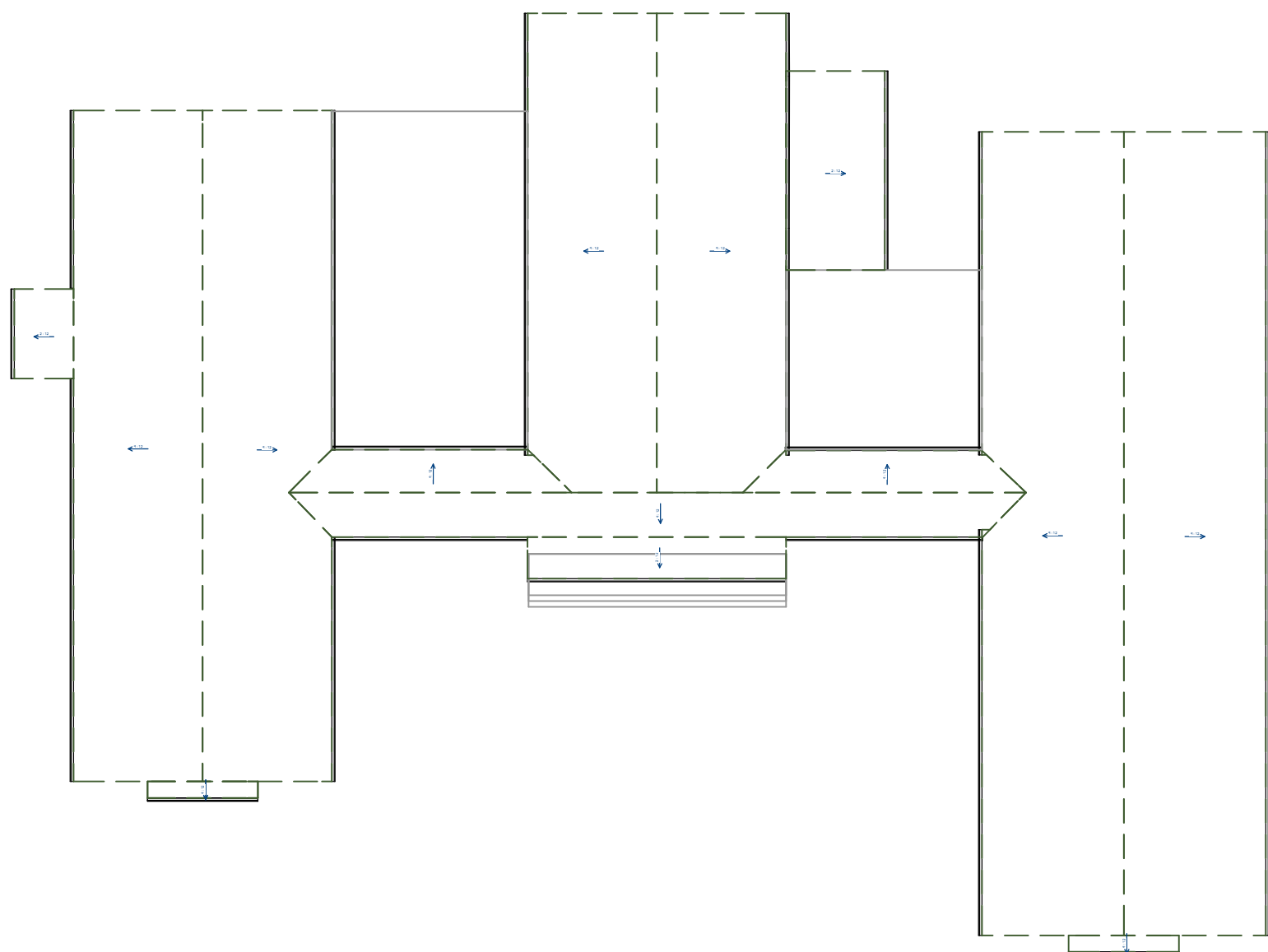
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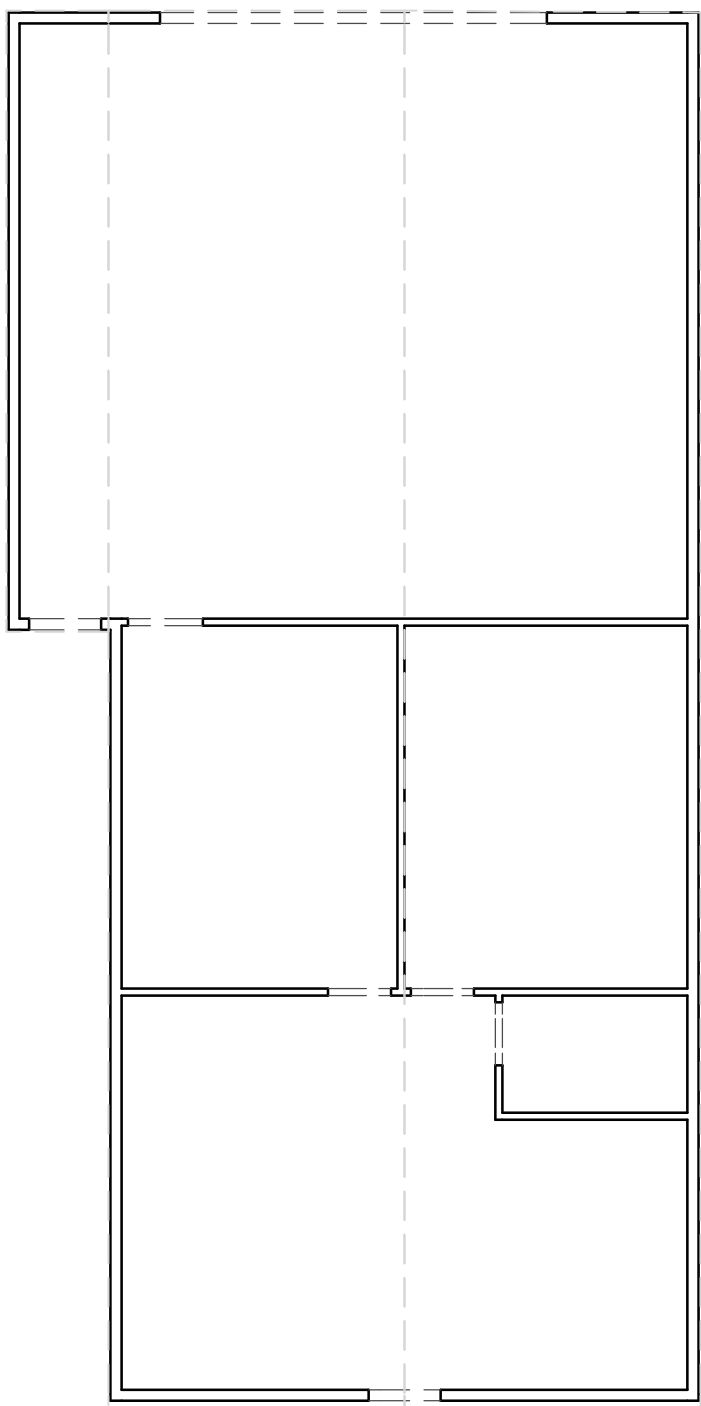
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Framing, Roof Plan View



Roof Plan View

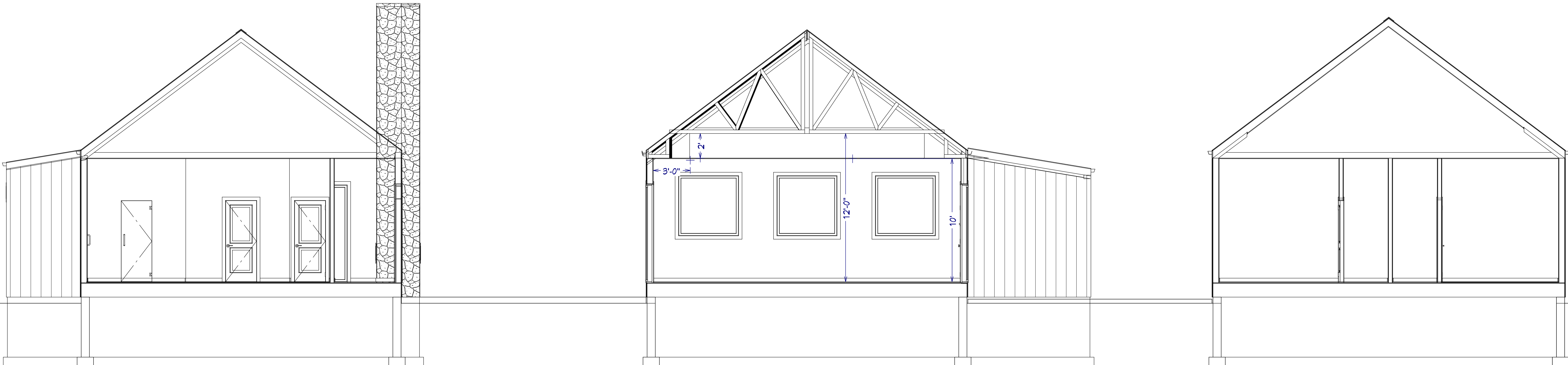


Orion and Chelsea Breed
client address
client address

DATE:
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Cross Section 2