

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

11/6/2025 9:15 AM

Project Name

Duplex at 624 S Loomis Avenue
CDR250073

Applicant

Eric Balzer
970-481-8909
eric@thebalzers.com

Planner: Redd

Engineer: Dave Betley

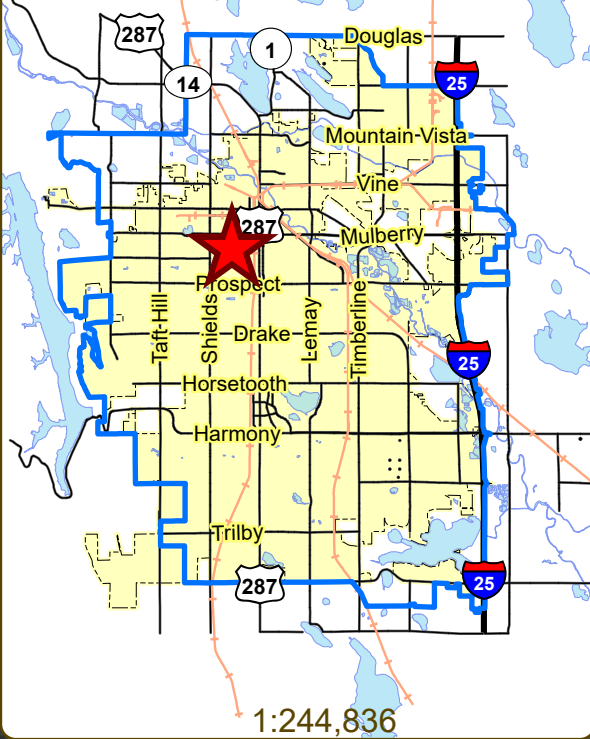
DRC: Marissa Pomerleau

Description

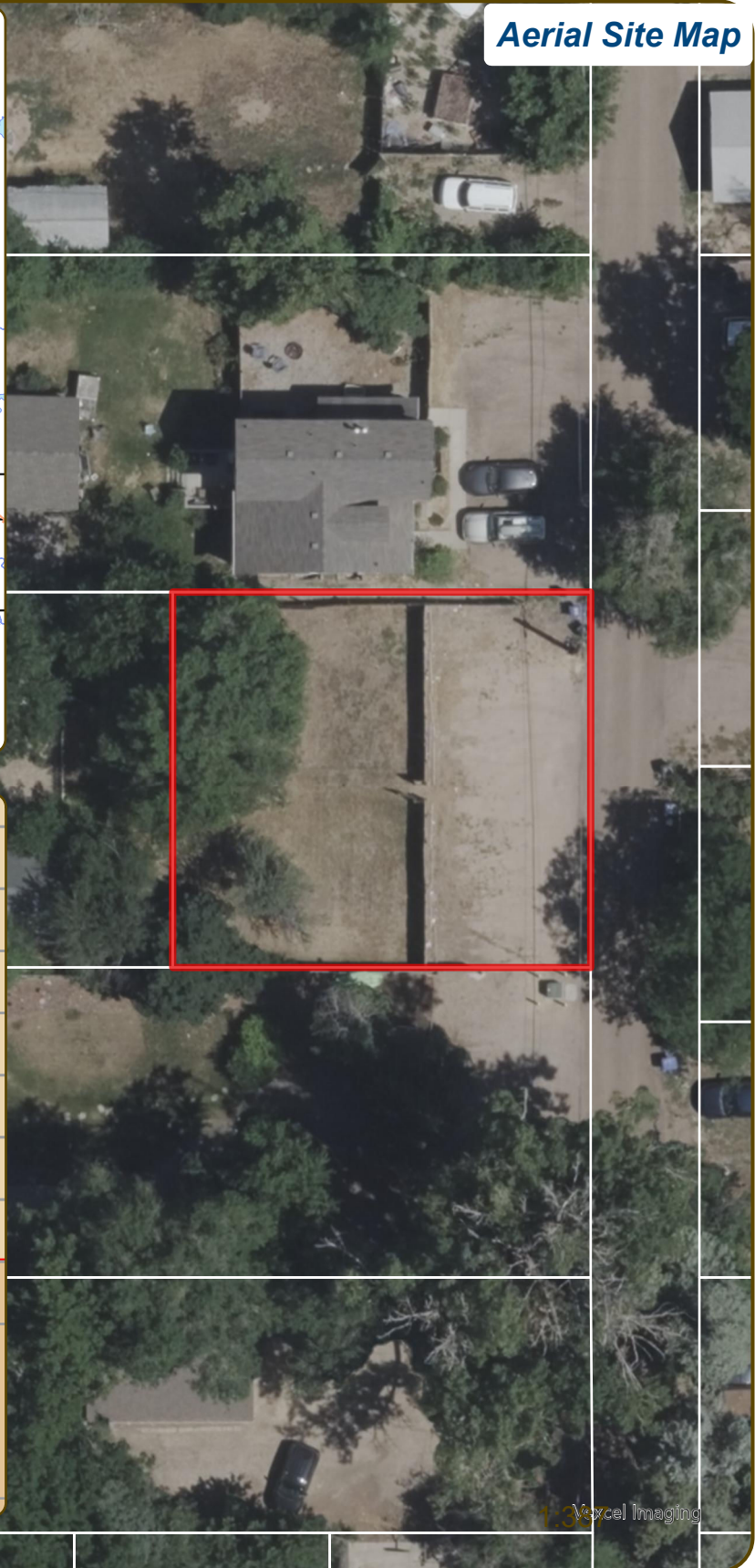
This is a request to develop a duplex at 624 S Loomis Ave (parcel # 9714213001). The applicant is proposing a two-unit home. Access can be taken from the alley. The property is approximately 0.06 mi north of W Laurel St and approximately 0.42 mi east of S Shields St. The site is located in the Old Town District, Medium (OT-B) and the property is subject to a Planning and Zoning Commission (Type 2) Review.

Duplex at 624 S Loomis Ave- Duplex

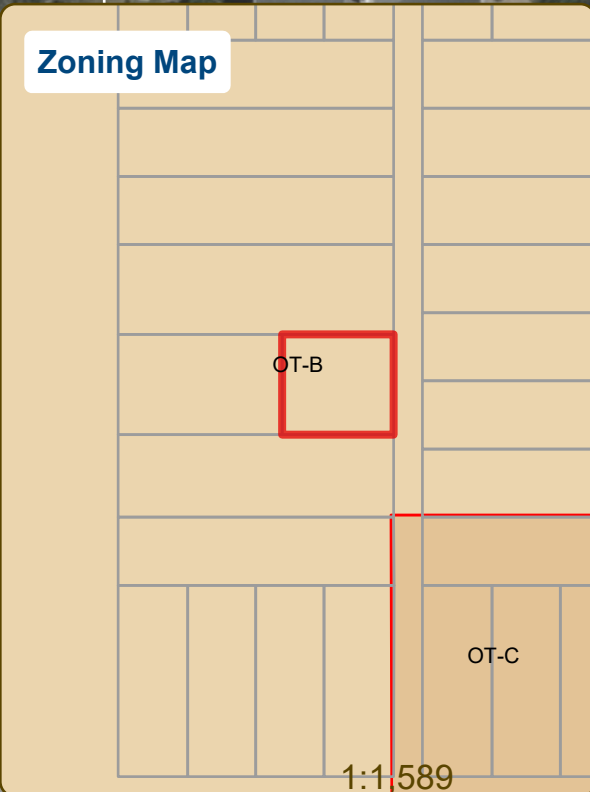
Vicinity Map



Aerial Site Map



Zoning Map



These map products and all underlying data are developed for use by the City of Fort Collins for its internal purposes only, and were not designed or intended for general use by members of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the City's having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct, indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.



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) _____

ERIC BALZER (OWNER)

Are you a small business? ☒ Yes ☐ No **Business Name** (if applicable) ANTARES DEVELOPMENT LLC

Your Mailing Address 5200 ARIZONA ROAD

Phone Number 970-481-8929 **Email Address** ERIC@THEBALZERS.COM

Site Address or Description (parcel # if no address) _____

624 WOODS AVE (BALZER) "BALZER SUBDIVISION"

Description of Proposal (attach additional sheets if necessary) _____

BUILD A DUPLEX WITH ALLEY ACCESS

Proposed Use DUPLEX **Existing Use** PARKING LOT

Total Building Square Footage 2600 **S.F. Number of Stories** 2 **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.

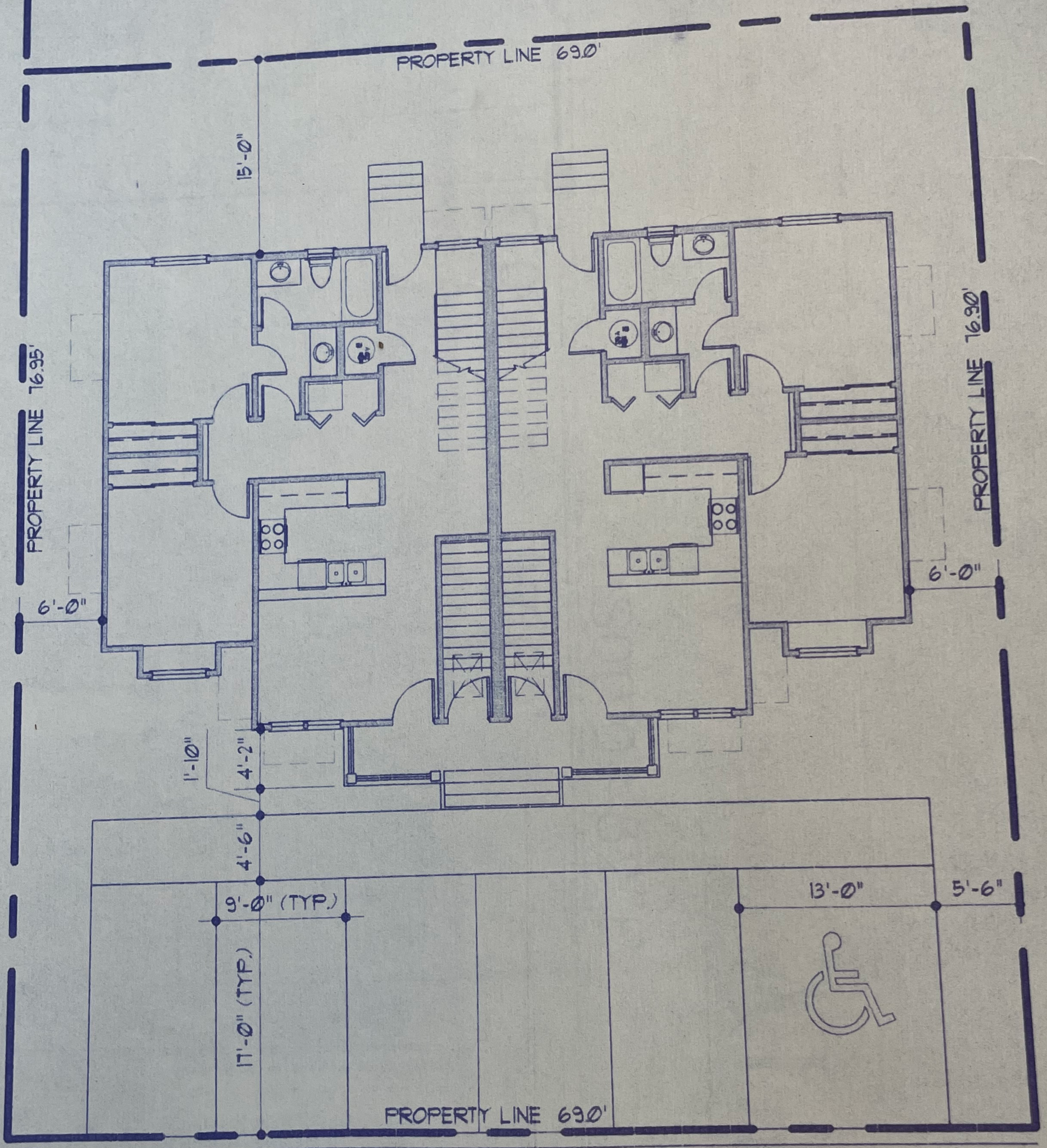
Is your property in a Flood Plain? ☐ Yes ☒ No If yes, then at what risk is it? _____

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

Increase in Impervious Area 2650 **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?



1

SITE PLAN

SCALE: 1" = 10'-0"

190.00

LOT 9

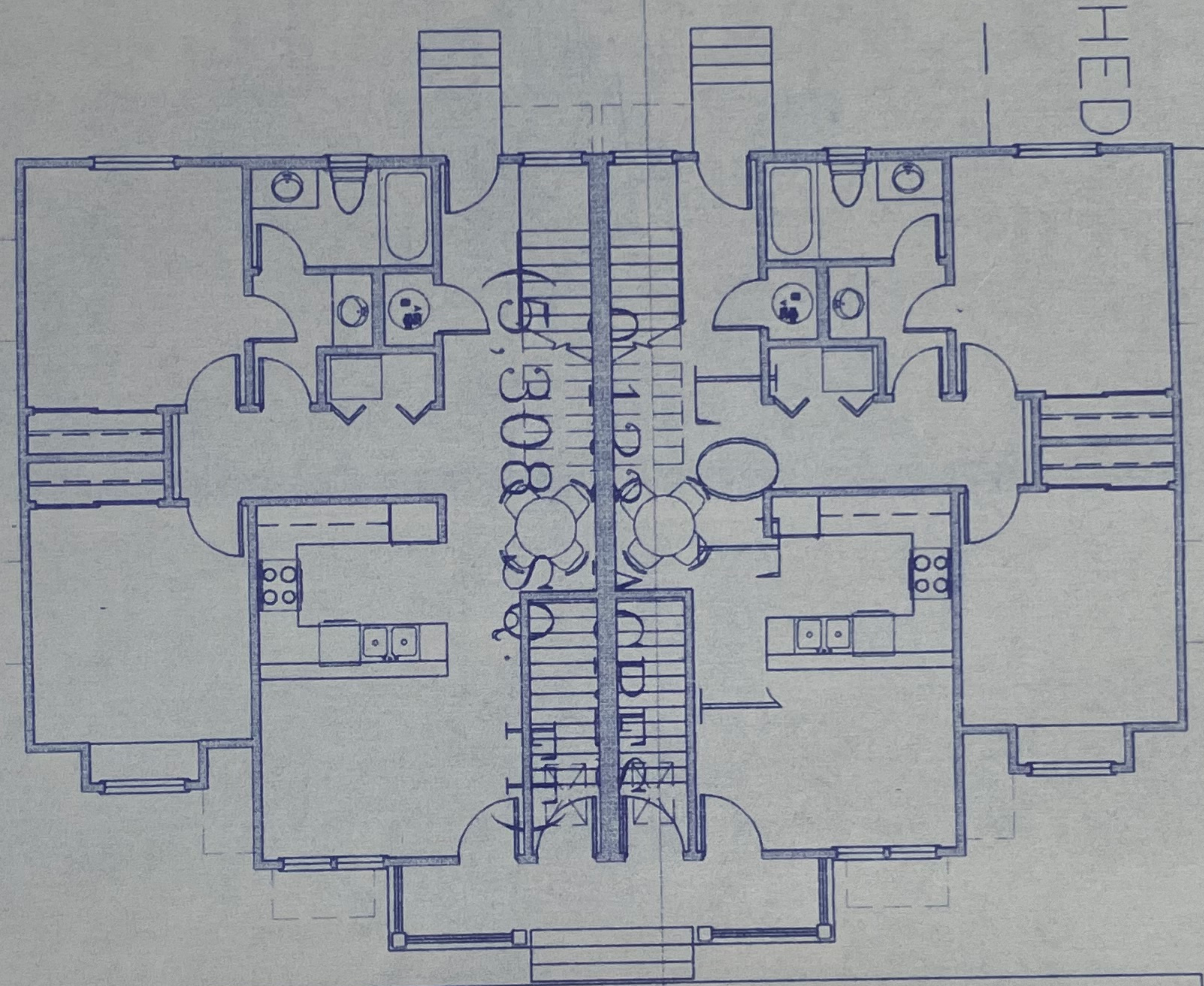
59'46"E

SOUTH 32 FEET
OF LOT 9

NORTH 37 FEET
OF LOT 10
GARAGE

S00°02'18"E
69.00'

SHED



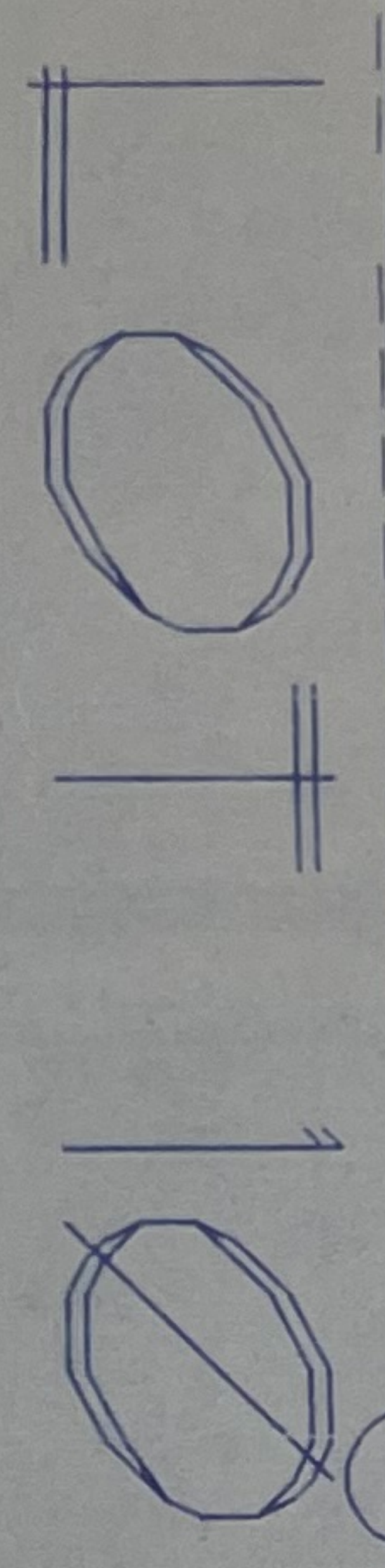
190.00'

76.90'

76.95'

190.00'

190.00

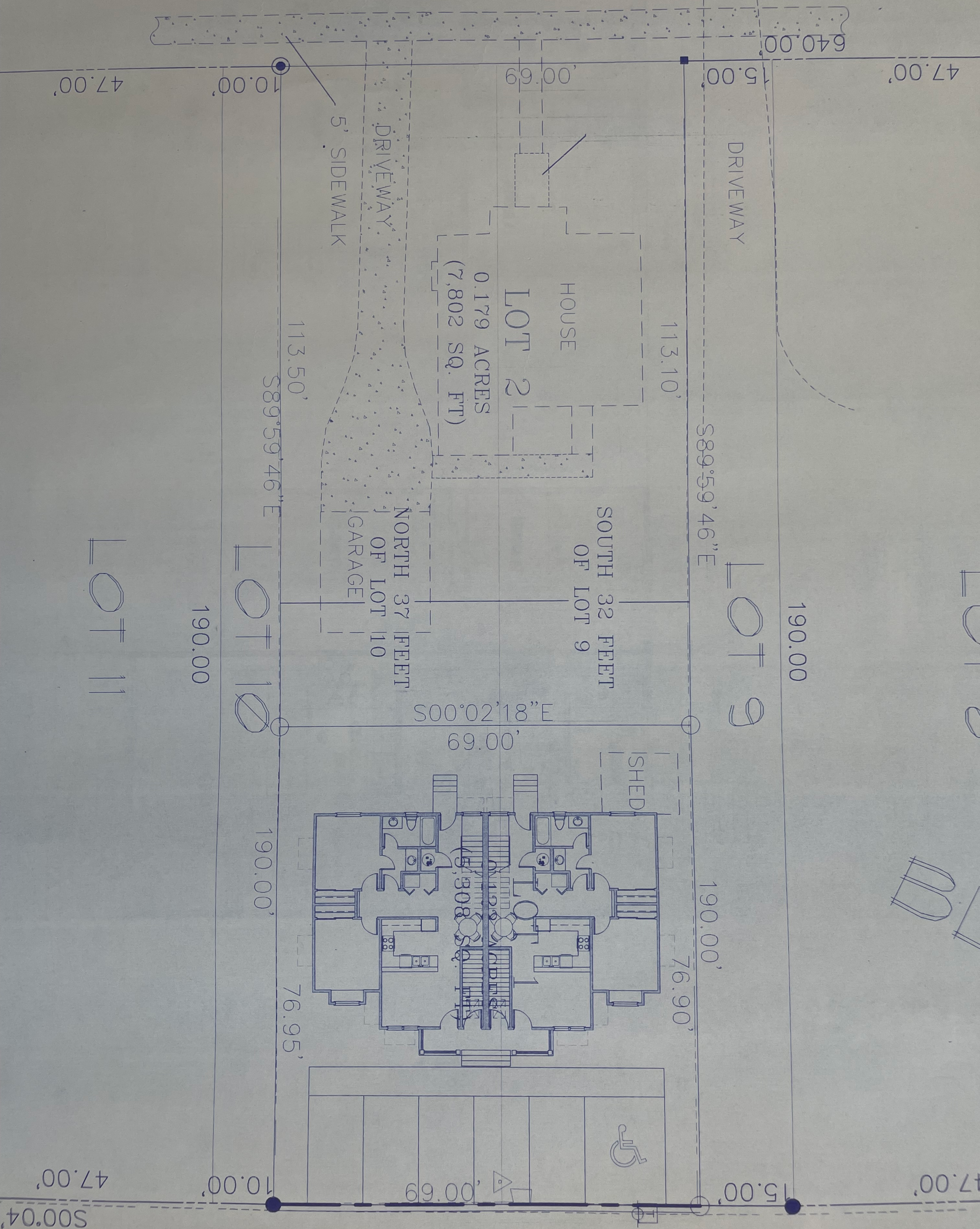


15.00'

69.00'

10.00'





HIGHEST RIDGE
138'-5 3/4" (30'-1" ABOVE FINISHED GRADE)

DORMER PLATE HEIGHT
123'-0 1/2"

8'-9"

UPPER FLOOR FF.
110'-6 1/2"

6'-4 1/2"

MAIN FLOOR FF.
110'-4 3/4"

GRADE

2'-6"

LOWER FLOOR FF.
100'-0"

4'-1 1/2"

1 EAST ELEVATION
SCALE: 1/4" = 1'-0"

WOOD COLUMN
REFER TO STRUCTURAL

42" OPEN RAIL W/
MAX 4" OPENING

FLOWER BOX

ASPHALT SHINGLES AS
SELECTED BY OWNER
D&B FASCIA
(FINISH BY OWNER)
MASONITE LAP SIDING
6" REVEAL MAXIMUM
D&B CORNER
TYPICAL

HIGHEST RIDGE
138'-5 3/4" (30'-1" ABOVE FINISHED GRADE)



HIGHEST RIDGE
138'-5 3/4" (30'-1" ABOVE FINISHED GRADE)

UPPER FLOOR FF
120'-6 1/2"

MAIN FLOOR FF
110'-4 3/4"

LOWER FLOOR FF
100'-0"

HIGHEST RIDGE
138'-5 3/4" (30'-1" ABOVE FINISHED GRADE)

1 WEST ELEVATION
SCALE: 1/4" = 1'-0"

1x6 TRIM
BD. TYPICAL
MASONITE LAP SIDING
6" REVEAL MAXIMUM

ASPHALT SHINGLES AS
SELECTED BY OWNER

MASONITE LAP SIDING
6" REVEAL MAXIMUM

1x6 WINDOW
TRIM TYPICAL

ASPHALT SHINGLES AS
SELECTED BY OWNER

1x6 WINDOW
TRIM TYPICAL

MASONITE LAP SIDING
6" REVEAL MAXIMUM

1x6 CORNER
TRIM TYPICAL

