



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.

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date. Application materials must be e-mailed to currentplanning@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) \_\_\_\_\_

Sue Beck Fertkiss, Land Bank Program Manager, City of Fort Collins

Business Name (if applicable) City of Fort Collins

Your Mailing Address P.O. Box 580

Phone Number 221-6753 Email Address sbeckfertkiss@fcgov.com

Site Address or Description (parcel # if no address) 2313 Kechter Rd.

Description of Proposal (attach additional sheets if necessary) Catholic Charities a non-profit, requests permission to use facility as a group home for women +/- women + children transitioning out of a shelter.

Proposed Use Group Home Existing Use Single family home

Total Building Square Footage 3000 ish S.F. Number of Stories 2 above ground Lot Dimensions

Age of any Existing Structures 1983 (?)

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 [X] No If yes, then at what risk is it? \_\_\_\_\_

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

Increase in Impervious Area 0 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?



# ALTA/ACSM LAND TITLE SURVEY

## A TRACT OF LAND LOCATED IN THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE 6th PRINCIPAL MERIDIAN, COUNTY OF LARIMER, STATE OF COLORADO.

**DESCRIPTION**

A tract of land located in the Northwest Quarter (NW 1/4) of Section 8, Township 6 North, Range 68 West of the 6th P.M., Larimer County, Colorado being more particularly described as follows:

Considering the North line of said Northwest Quarter (NW 1/4) as bearing North 89°25'10" East and with all bearings contained herein relative thereto:

Commencing at the North Quarter corner of said Section 8; thence, South 00°40'00" West, 30.01 feet to the South right-of-way line of Kechter Road (County Road 36); thence along said South right-of-way line South 89°25'10" West, 299.94 feet to the POINT OF BEGINNING; thence, South 00°40'00" West, 725.89 feet; thence, North 89°25'10" East, 299.94 feet to the East line of said Northwest Quarter; thence along said East line South 00°40'00" West, 559.23 feet to the Southeast corner of the North Half of said Northwest Quarter; thence along the South line of said North Half, South 89°34'35" West, 709.81 feet; thence, North 00°33'43" East, 1283.13 feet to the South right-of-way line of Kechter Road; thence along said South right-of-way line North 89°25'10" East, 412.26 feet to the Point of Beginning.

The above described tract of land contains 15.959 acres more or less and is subject to all easements and rights-of-way now on record or existing.

**NOTES:**

1) Transnation Title Insurance Company Commitment No. 6449507 was used for this survey and the following comments correspond to the items numbered in commitment:

Schedule B Exceptions

Items 1 through 6 - Standard Exceptions - These items have not been addressed by the Surveyor.

Item 7 - Reservation of right of proprietor of any penetrating vein or lode to extract his ore, in U.S. Patent recorded July 9, 1879 in Book T at page 117. (SEE DOCUMENT FOR FURTHER INFORMATION)

Item 8 - Reservation as contained in Deed between Charles D. Vessey and William E. Franz, Jr. and Marcia Lett Franz, dated March 23, 1973 and recorded March 25, 1973 in Book 1546 at page 494 which is as follows: That the property shall not be used as a commercial feed lot, nor for any commercial use and this covenant shall run with the land and be enforceable by grantor and his successors in interest to adjacent property in the N1/2 of the NW 1/4 Section 8, T. 6N., R.68W. of the 6th P.M. (SEE DOCUMENT FOR FURTHER INFORMATION)

Item 9- Right of way, whether in fee or easement only, for an electric transmission or distribution line or system, overhead and/or underground, granted to Poudre Valley Rural Electric Association, Inc. by Vernon E. Mobley and Shirley A. Mobley by instrument recorded September 2, 1980 in book 2066 at page 697, in which the specific location of the easement is not defined. (SEE DOCUMENT FOR FURTHER INFORMATION)

Item 10- Right of way, whether in fee or easement only, for electric transmission or distribution line or system, granted to Poudre Valley Rural Electric Association, Inc. by Gary C. Martin and Georgia L. Martin by instrument recorded September 2, 1980 in book 2066 at Page 698, in which the specific location of the easement is not defined. (SEE DOCUMENT FOR FURTHER INFORMATION)

Item 11- Right of way, whether in fee or easement only, for electric transmission or distribution line or system, granted to Poudre Valley Rural Electric Association, Inc. by Charles D. Vessey by instrument recorded September 2, 1980 in book 2066 at page 699, in which the specific location of the easement is not defined. (SEE DOCUMENT FOR FURTHER INFORMATION)

Item 12- Right of way, whether in fee or easement only, for an electric transmission or distribution line or system, granted to Poudre Valley Rural Electric Association, Inc. by Harry Webster by instrument recorded September 2, 1980 in book 2066 at page 701, in which the specific location of the easement is not defined. (SEE DOCUMENT FOR FURTHER INFORMATION)

Item 13- Right of way, whether in fee or easement only for irrigation and Drain tile easement over the Southerly portion of subject property as it may currently exist. (SEE DOCUMENT FOR FURTHER INFORMATION)

2) BASIS OF BEARINGS for this property is the North line of the Northwest Quarter of Section 8 according to monuments shown and described herein, which bears South 89°25'10" West. [Assumed datum.]

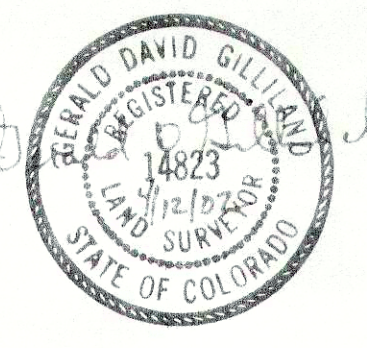
3) The title commitment's legal description has been revised to match the monumentation found during this survey. (R-) represents recorded bearing and distance.

4) Basis of elevations: 34-94 Elevation = 4935.46 Found on the North side of County Road 36 at the Southeast corner of property at 2524, top of concrete irrigation structure.

**SURVEYOR STATEMENT:**

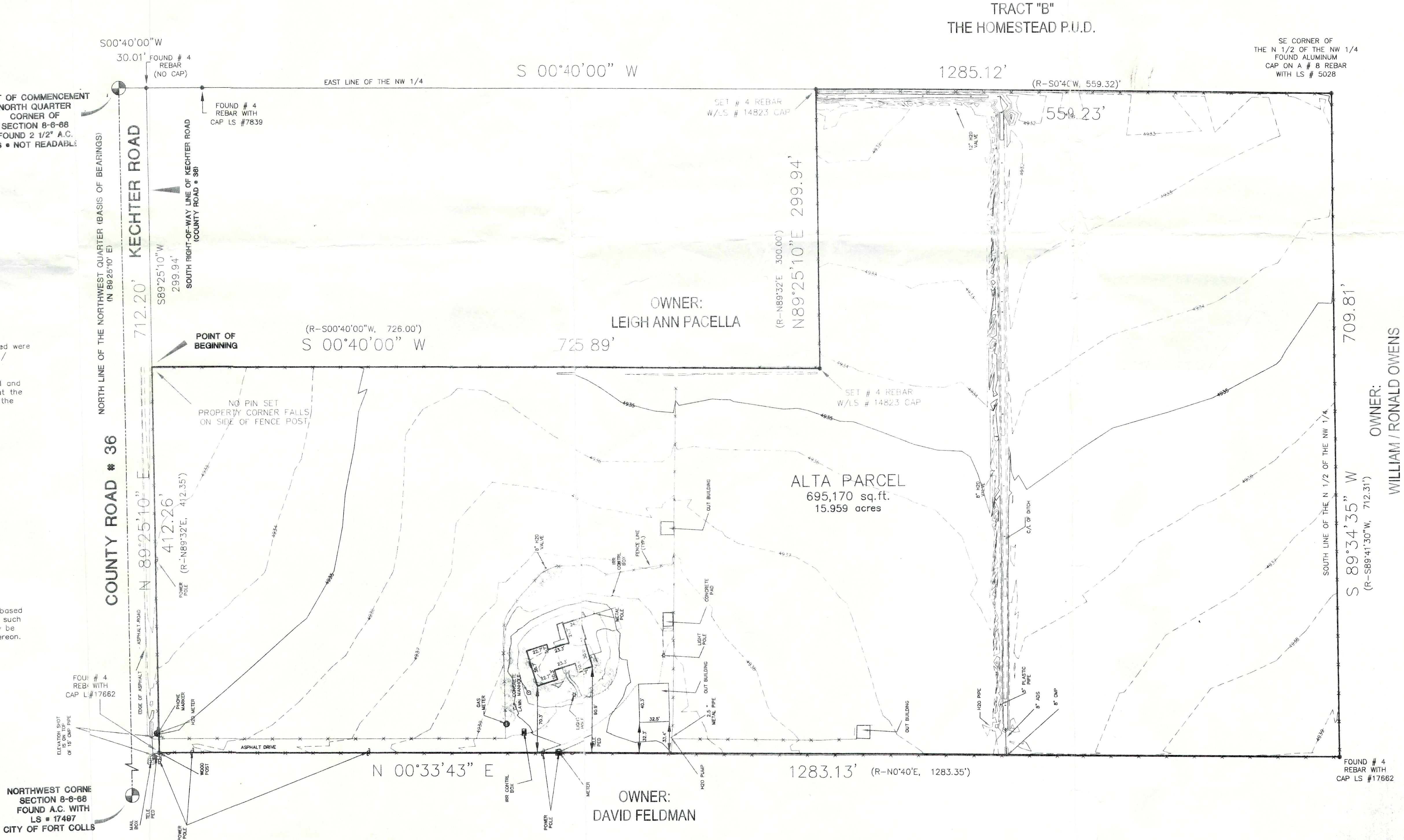
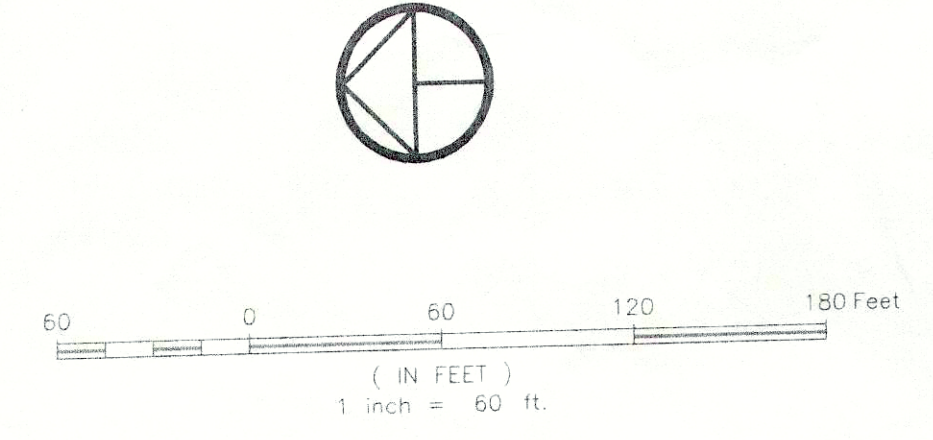
To: Los Encinos LLS and Transnation Title Insurance Company;

This is to certify that this map or plat and the survey on which it is based were made in accordance with "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys" jointly established and adopted by ALTA, ACSM and NSPS in 1999, and includes Items 1, 4 and 5 of Table A thereof. Pursuant to the Accuracy Standards as adopted by ALTA, NSPS and ACSM and in effect on the date of this certification, undersigned further certifies that the Positional Uncertainties resulting from the survey measurements made on the survey do not exceed the allowable Positional Tolerance.



Gerald D. Gilliland  
Registered Land Surveyor  
Colorado Registration No. 14823

Notice: 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 certification shown hereon.



Date:	
By:	
Revisions:	
No.	

**NORTHERN ENGINEERING SERVICES, INC.**  
420 S. Newark, Suite 202, Fort Collins, Colorado 80521  
Phone: (970) 221-4156, Fax: (970) 221-4159

Project:	DPA: 02-040
Date:	04/12/02
Scale:	1" = 60'
Designed By:	JAA
Reviewed By:	GDC

**DOUGLAS PROPERTY**  
NW 1/4, SECTION 8, T6N, R68W,  
6th P.M., LARIMER COUNTY, COLORADO

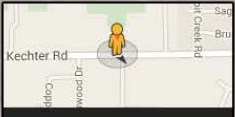


2424-2480 Kechter Rd

Fort Collins, CO 80528 - approximate address

East Co Road 36

Street View - Jun 2014



Google



2483-2583 Kechter Rd

Fort Collins, CO 80528 - approximate address

East Co Road 36

Street View - Jun 2014



Google



















































































