



**Historic Preservation Services**  
Community Development & Neighborhood Services  
281 N. College Ave.  
Fort Collins, CO 80524  
**970.224.6078**  
[preservation@fcgov.com](mailto:preservation@fcgov.com)  
[fcgov.com/historicpreservation](http://fcgov.com/historicpreservation)

**CERTIFICATE OF APPROPRIATENESS – Minor Alteration**

**ISSUED: July 9, 2025**

**EXPIRATION: July 9, 2026**

Imad and Jessica Shehab  
c/o Alex Iman, Equinox Residential  
1512 Welch St.  
Fort Collins, CO 80524

Dear Property Owner:

This letter provides you with certification that proposed work to your designated historic property at 329 Edwards St. has been approved by the City's Historic Preservation Division (HPD) because the proposed work appears to be routine in nature with minimal effects to the historic resource and meets the requirements of Chapter 14, [Article IV](#) of the Fort Collins Municipal Code and Section 5.8.1 of the Land Use Code.

The alterations reviewed include:

- Replacement of concrete stoop with composite deck and installation of 2 porch posts connecting to existing door hood.

Notice of the approved application has been provided to building and zoning staff to facilitate the processing of any permits that are needed for the work.

Please note that work beyond that indicated in your permit application/correspondence requires additional approval.

If the approved work is not completed prior to the expiration date noted above, you may apply for an extension by contacting staff at least 30 days prior to expiration. Extensions may be granted for up to 12 additional months, based on a satisfactory staff review of the extension request.

If you have any questions regarding this approval, or if I may be of any assistance, please do not hesitate to contact me. I can be reached at [yjones@fcgov.com](mailto:yjones@fcgov.com) or at (970) 224-6078.

Sincerely,

Yani Jones  
Historic Preservation Planner



## BUILDING PERMIT APPLICATION

FOR OFFICE USE	
APPLICATION NUMBER:	APPLICATION DATE:

Job Site Address 329 Edwards St Unit#

**PROPERTY OWNER INFO: (All owner information is required – NOT optional)**

Last Name Shehab First Name Imad Middle  
Street Address 329 Edwards St City Fort Collins State CO Zip 80524  
Phone # 858-442-0602 Email imad.san@gmail.com

Name of Business (COMMERCIAL USE ONLY)

**CONTRACTOR INFO:** Company Name Equinox Residential

License Holder Name Alex Inman LIC # D2-224 CERT # 4907-D2

**LEGAL INFO:**

Subdivision/PUD Filing # Lot # Block # Lot Sq Ft

**CONSTRUCTON INFO:** Total Building Sq Ft (NOT including basement) Total Garage Sq. Ft.

Residential Sq Ft 53 Commercial Sq Ft # of Stories Bldg Ht # of Dwelling Units

1st Floor Sq Ft 2nd Floor Sq Ft 3rd Floor Sq Ft Unfinished Basement Sq Ft

Finished Basement Sq Ft # of Bedrooms # of Full Baths

¾ Baths ½ Baths # Fireplaces

**ENERGY INFORMATION: (CHECK ONE)**

Prescriptive ☐ Performance ☐ U/Arescheck ☐ ERI ☐ ASHRAE ☐ Component/Comcheck ☐ IDAP ☐

**Air Conditioning?** YES ☐ NO ☐

City of Fort Collins Approved Stock Plan # SPO List Option #s

**Utilities INFO:**

New Electric Service ☐ Electric Service Upgrade ☐ Electric Meter Relocation ☐

Electric Main Breaker Size (Residential Only): 150 amps or less ☐ 200 amps ☐ Other: ☐

Gas ☐ Electric ☐ Electric Temp Pedestal? Yes ☐ No ☐

**ZONING INFO: (COMMERCIAL USE ONLY)**

Proposed Use: (i.e. medical, office, bank, retail, etc.)

**For Commercial remodels and tenant finishes, please answer the following questions:**

Is the remodel/tenant finishes for an existing or new tenant? (Please check one)

Existing Tenant ☐ New Tenant ☐

If for a new tenant, is this the first tenant to occupy this space?

Yes ☐ No ☐ If not for the initial tenant for this unit, what was the previous use of this tenant space?

Are there any exterior building changes (including mechanical) associated with the work? Yes ☐ No ☐

If yes, please describe: Remove existing steps, frame new steps

**Value of Construction (materials and labor):**     \$ 2500

**Description of Work:** Demo existing front steps and frame new steps, with non-structural posts up to the existing roof overhang.

**JOBSITE SUPERVISOR CONTACT INFO:** Name Alex Inman Phone 970-818-2785

**SUBCONTRACTOR INFO:** Electrical \_\_\_\_\_ Mechanical \_\_\_\_\_

Plumbing \_\_\_\_\_ Framing \_\_\_\_\_ Roofing \_\_\_\_\_

Fireplace \_\_\_\_\_ Solar \_\_\_\_\_ Other \_\_\_\_\_

**ASBESTOS STATEMENT DISCLOSURE:** *In accordance with the State of Colorado Senate Bill 13-152, property owners, applying for a remodel permit, shall indicate their awareness about their property having been inspected for Asbestos Containing Materials (ACM's).*

- ☐ I do not know if an asbestos inspection has been conducted on this property.
- ☐ An asbestos inspection has been conducted on this property on or about (enter date) \_\_\_\_\_
- ☐ An asbestos inspection has not been conducted on this property.

**Applicant:** I hereby acknowledge that I have read this application and state that the above information is correct and agree to comply with all requirements contained herein and City of Fort Collins ordinances and state laws regulating building construction.

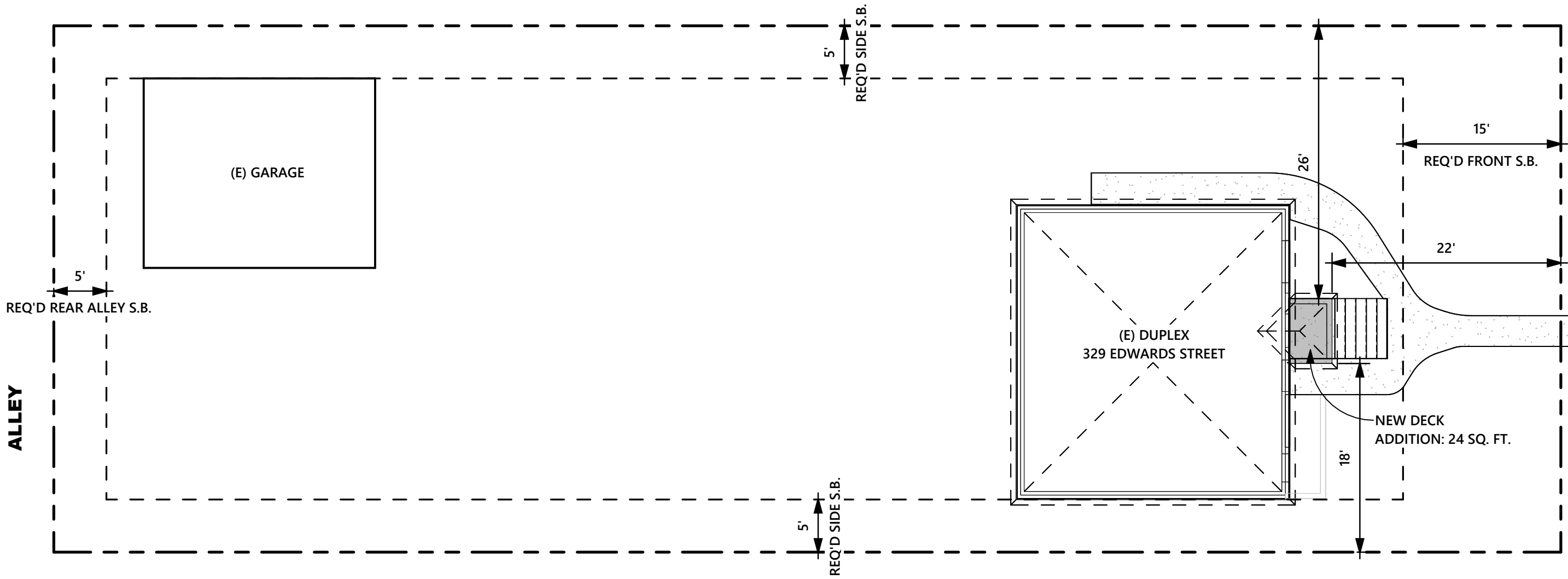
Applicant Signature \_\_\_\_\_

Type or Print Name Alex Inman

Phone # 970-818-2785

Email Alex@EquinoxResidential.com

**THIS APPLICATION EXPIRES 180 DAYS FROM APPLICATION DATE**



**SITE PLAN**  
1" = 10'-0"



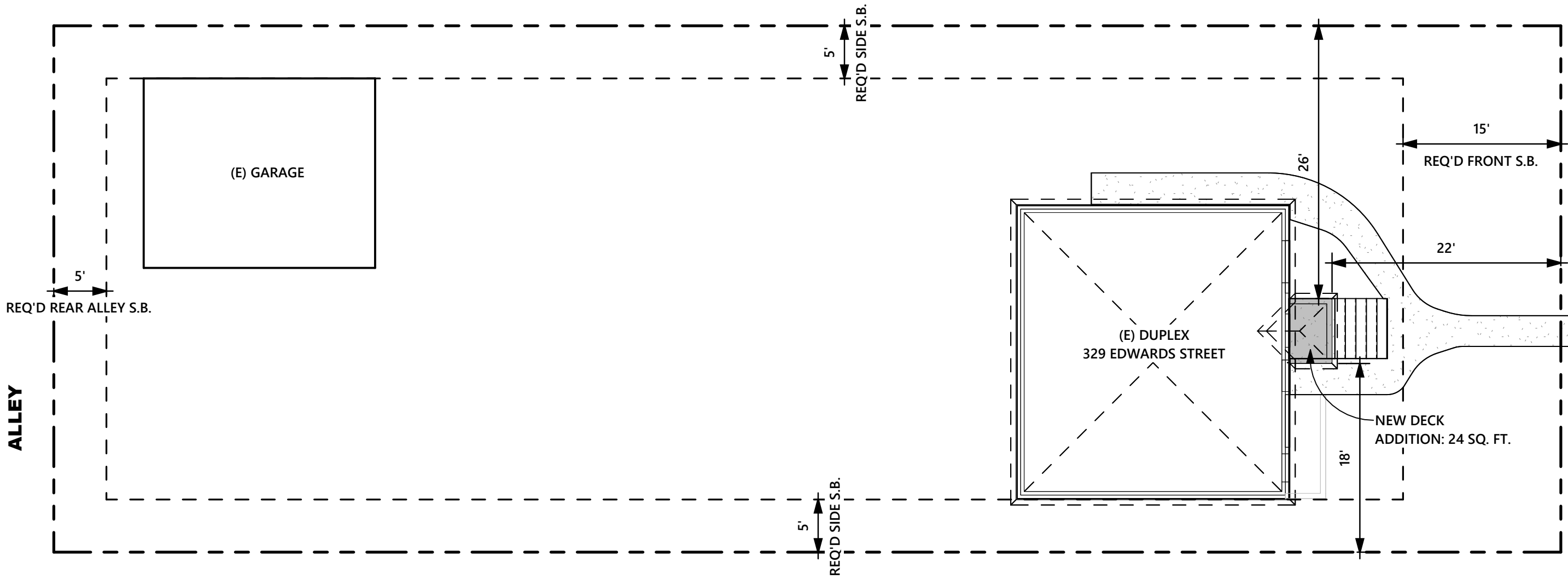
A NEW DECK FOR:  
**IMAD SHEHAB**  
329 EDWARDS STREET, FORT COLLINS, 80524

**PERMIT SET**

DRAWN: MH  
CHECKED: MH  
DATE: 05/09/2025

**0-0**

1" SCALE CHECK



**SITE PLAN**  
1" = 10'-0"



A NEW DECK FOR:  
**IMAD SHEHAB**  
329 EDWARDS STREET, FORT COLLINS, 80524

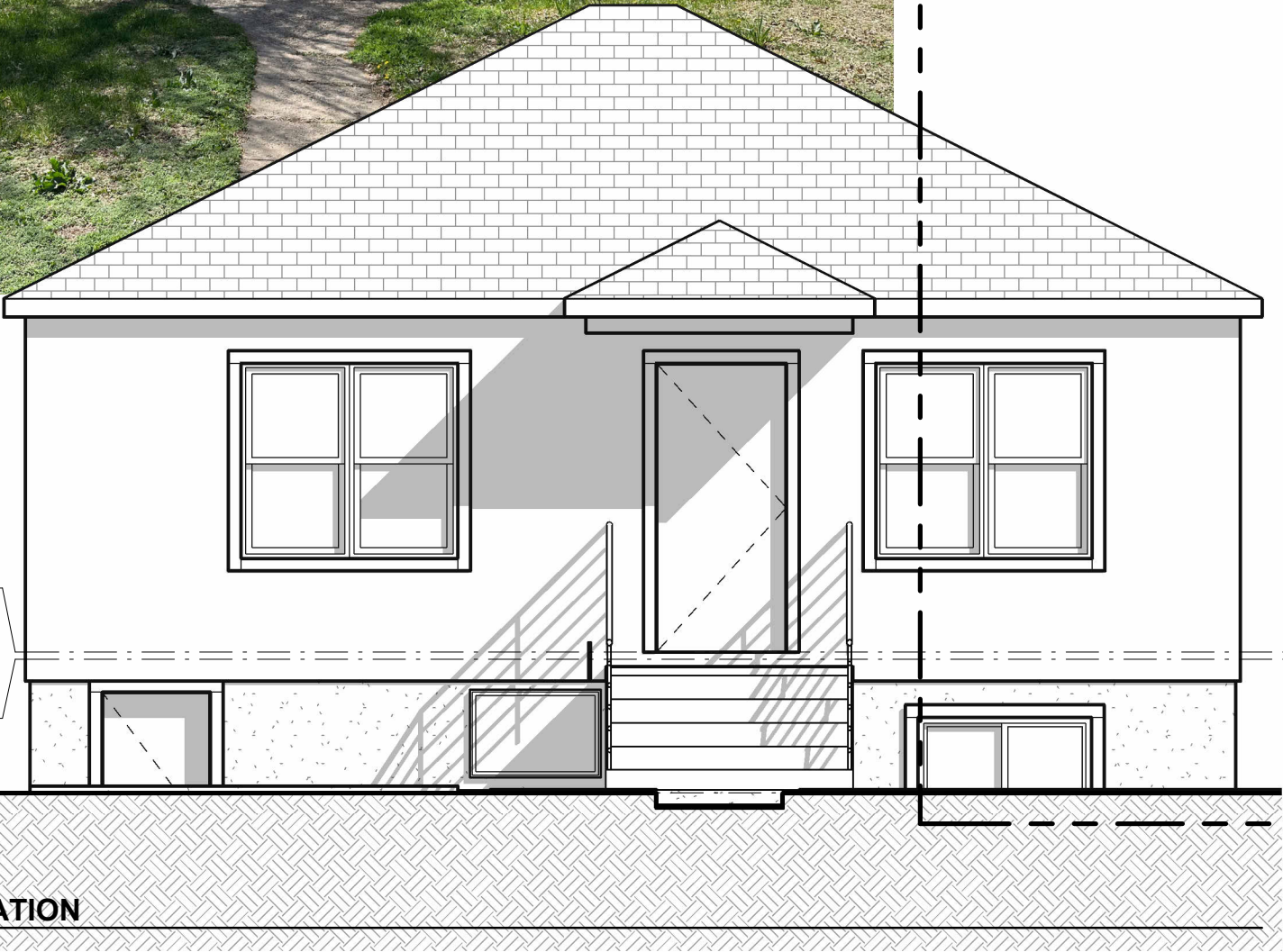
**PERMIT SET**

DRAWN: MH  
CHECKED: MH  
DATE: 05/21/2025

**0-0**

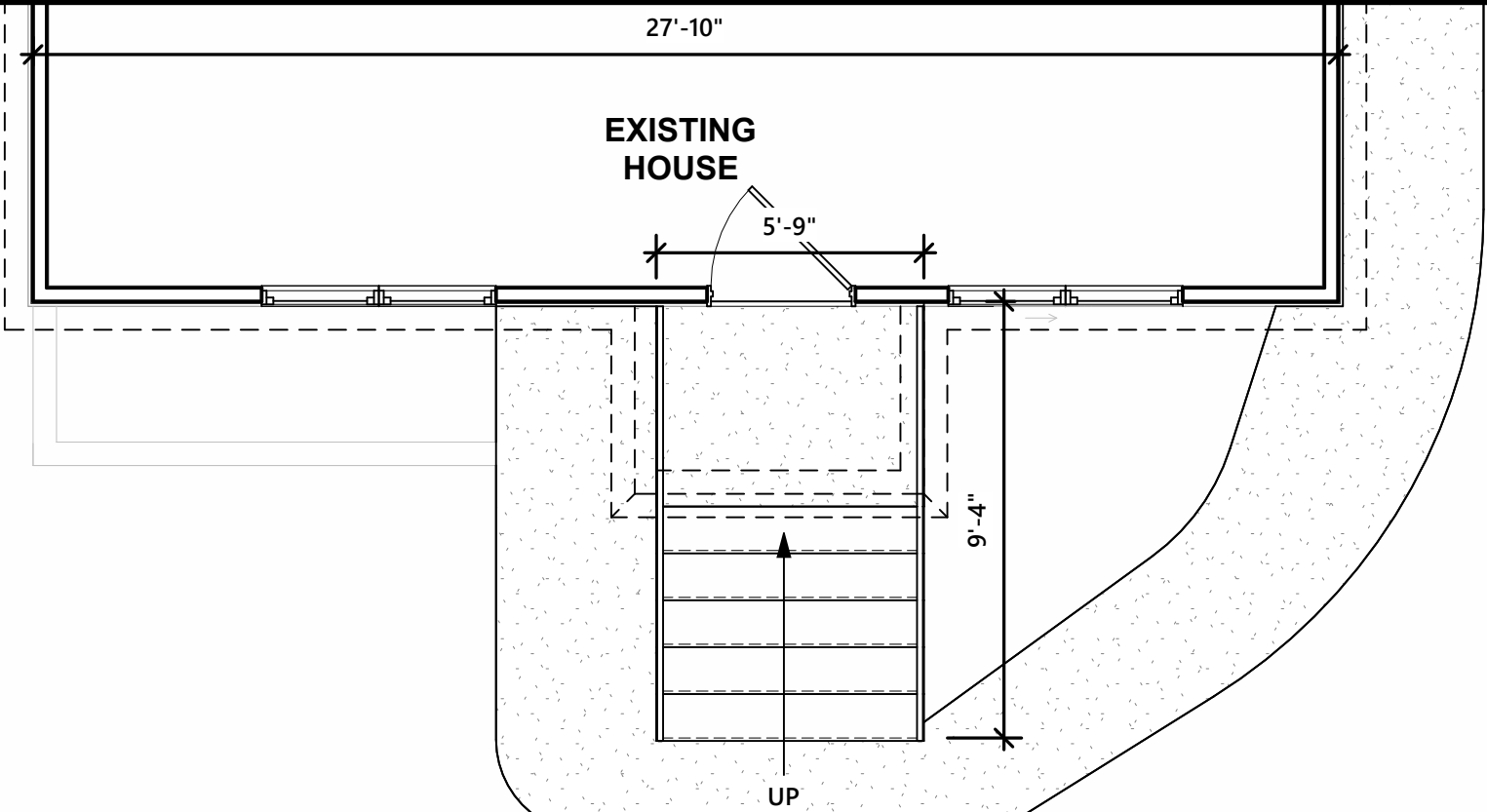
1" SCALE CHECK





- T/1F SUBFLOOR  
0' - 0"
- T/DECK  
FRAMING  
-0' - 2"
- T/GRADE  
-3' - 3"

**FRONT ELEVATION**  
1/4" = 1'-0"



**EXISTING PLAN**  
1/4" = 1'-0"



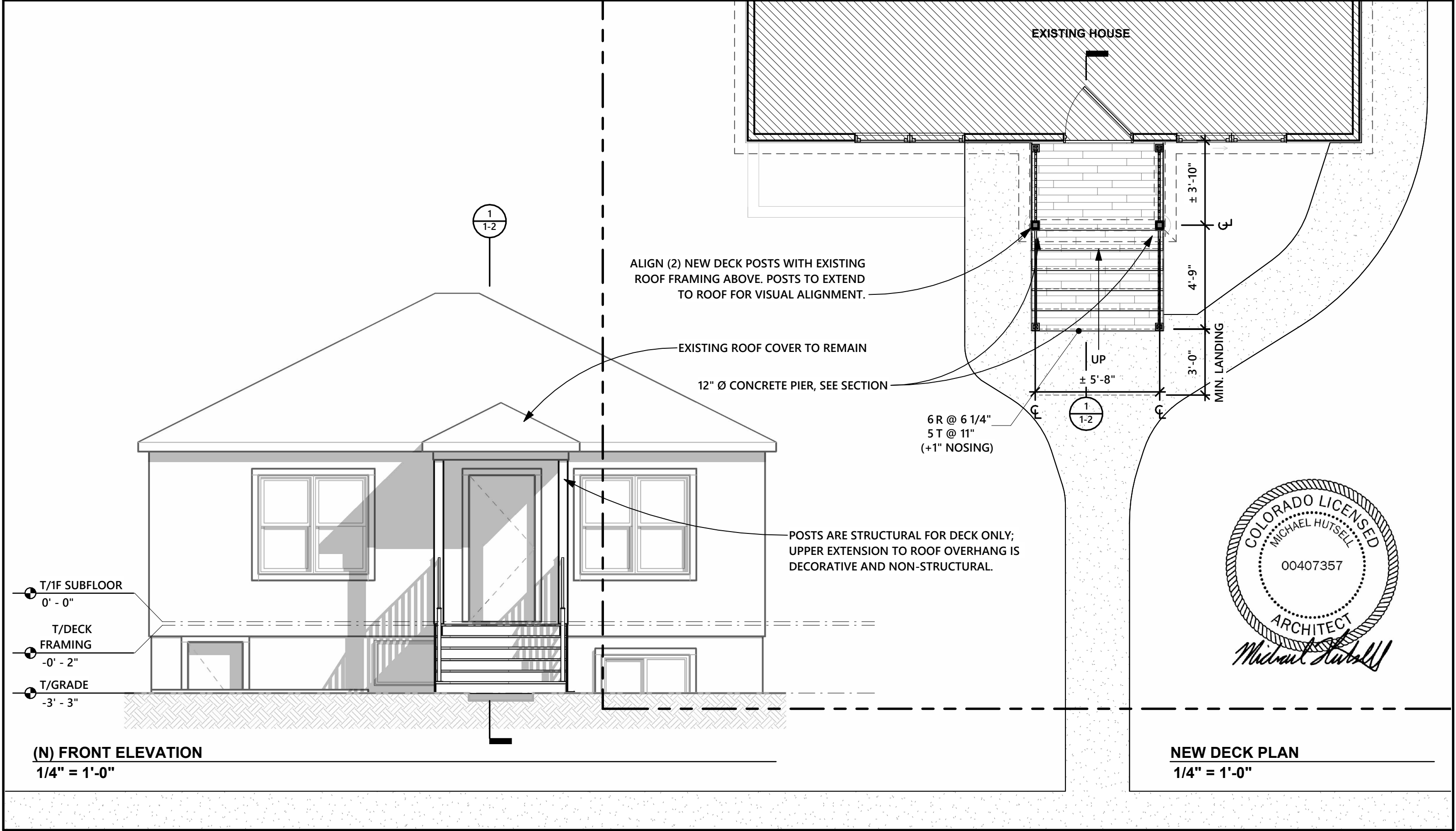
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**PERMIT SET**

DRAWN: MH  
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DATE: 05/21/2025

**0-1**

1" SCALE CHECK



**(N) FRONT ELEVATION**  
1/4" = 1'-0"

**NEW DECK PLAN**  
1/4" = 1'-0"

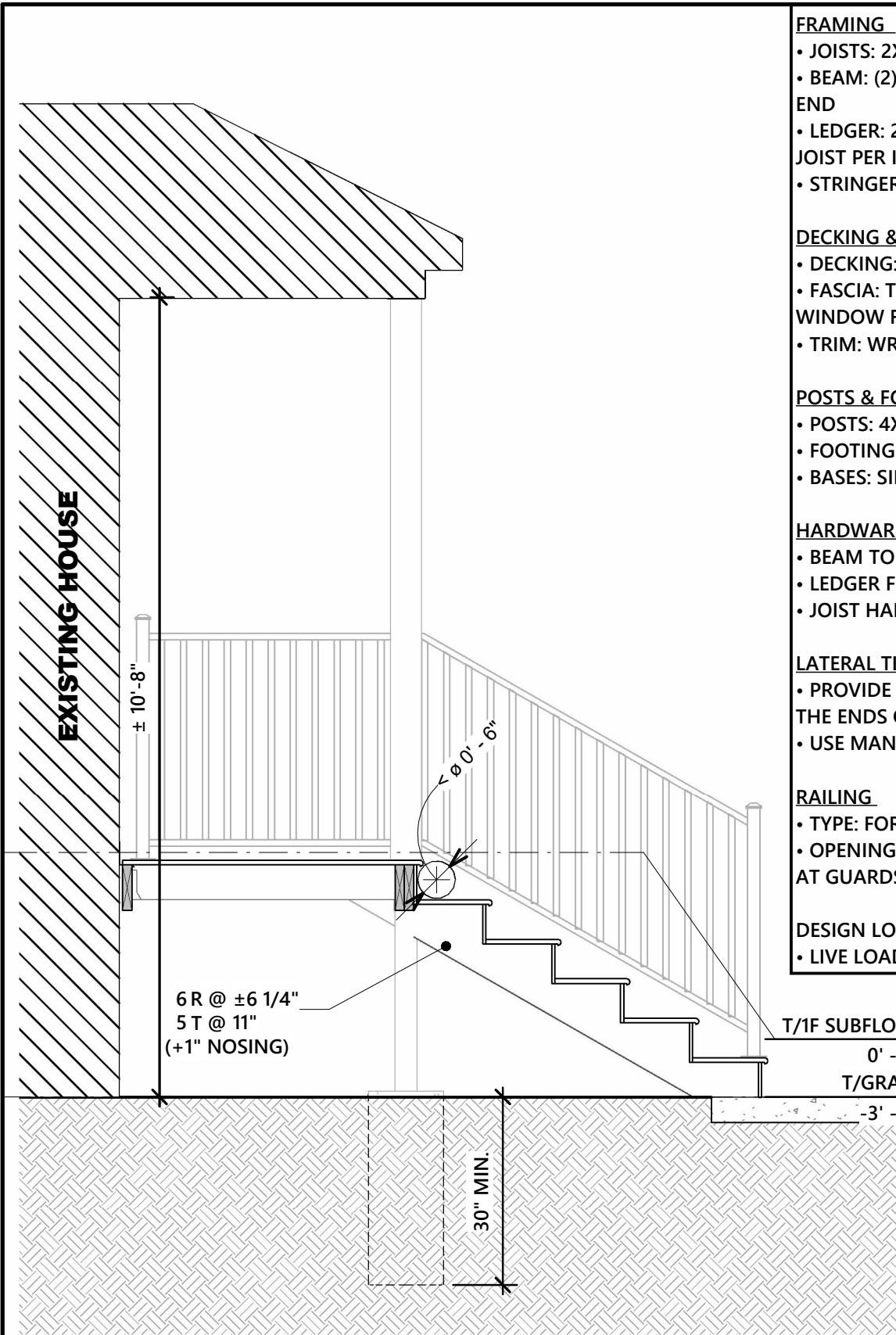


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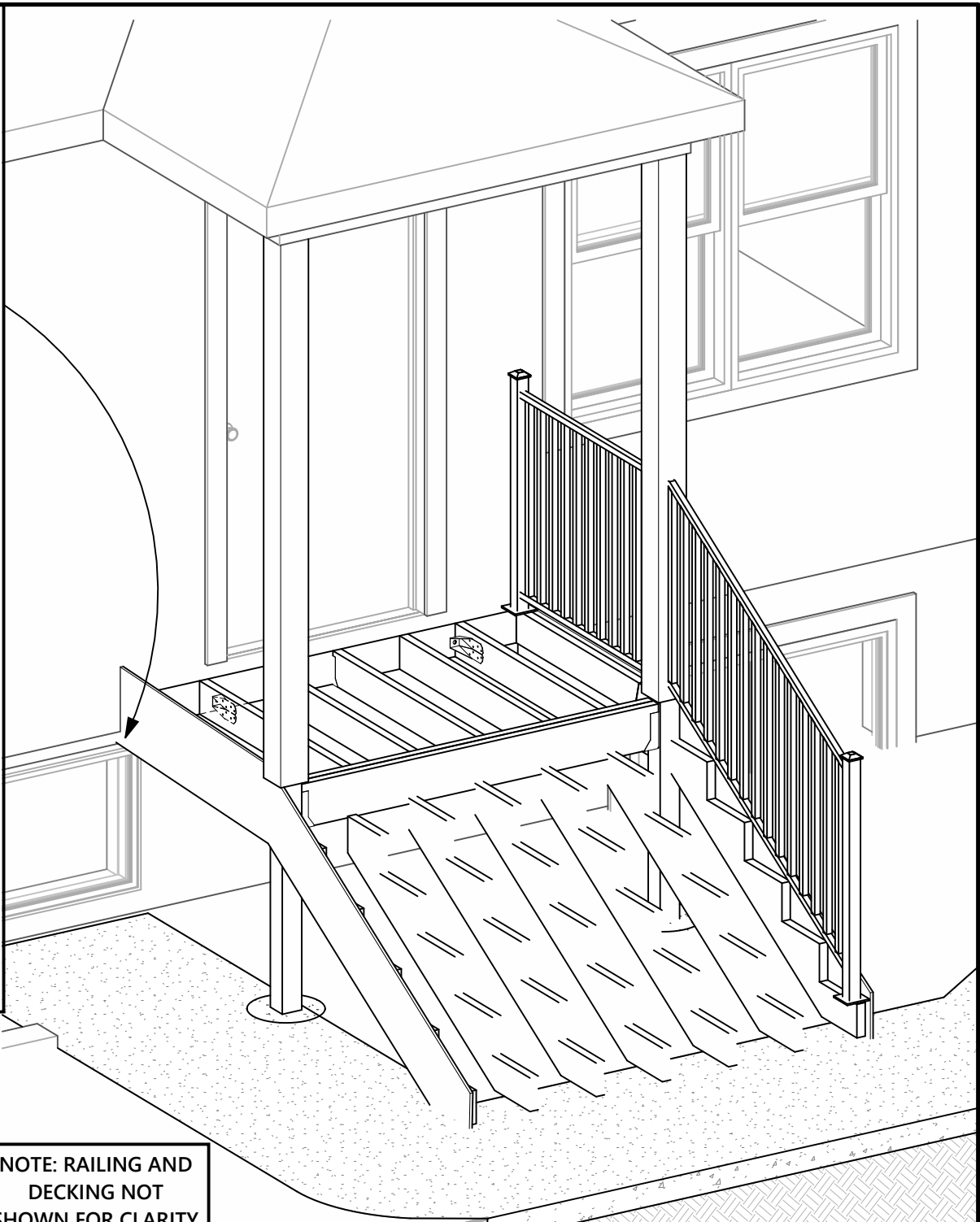
**PERMIT SET**

DRAWN:	MH
CHECKED:	MH
DATE:	05/21/2025
1-0	

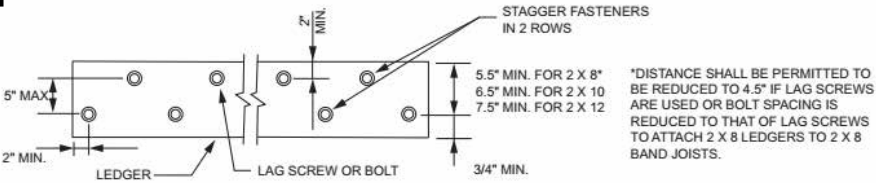
1" SCALE CHECK



- FRAMING**
- JOISTS: 2X6 PT SYP @ 12" O.C., NO. 2 OR BETTER
  - BEAM: (2) 2X8 PT SYP, HUNG FROM POSTS WITH SIMPSON HUC28Z AT EACH END
  - LEDGER: 2X8 PT SYP W/ 1/2" DIA. LAG SCREWS @ 30" O.C. MAX INTO BAND JOIST PER IRC R507.9.1.3(1)
  - STRINGERS: (7) 2X12 PT SYP
- DECKING & TRIM**
- DECKING: COMPOSITE, ORIENTED PERPENDICULAR TO JOISTS
  - FASCIA: TOP FLUSH WITH DECKING AT LANDING; NOTCH AS NEEDED AROUND WINDOW FRAME
  - TRIM: WRAP POSTS IN 1X PAINTED TO MATCH ROOF OVERHANG
- POSTS & FOOTINGS**
- POSTS: 4X4 PT SYP NO. 2 OR BETTER; STRUCTURAL FOR DECK ONLY
  - FOOTINGS: 12" Ø CONCRETE PIERS
  - BASES: SIMPSON ABA44Z, TYPICAL
- HARDWARE**
- BEAM TO POST: SIMPSON HUC28Z
  - LEDGER FLASHING: CONTINUOUS Z-FLASHING ABOVE LEDGER
  - JOIST HANGERS: LU26Z
- LATERAL TIES**
- PROVIDE (2) SIMPSON DTT1Z TENSION TIES, EACH INSTALLED WITHIN 24" OF THE ENDS OF THE LEDGER
  - USE MANUFACTURER-SPECIFIED FASTENERS
- RAILING**
- TYPE: FORTRESS FE26 OR EQUIVALENT
  - OPENINGS: <6" Ø MAX AT STAIR TRIANGLE AT RISER/TREAD/RAILING; <4" Ø AT GUARDS
- DESIGN LOADS**
- LIVE LOAD: 40 PSF • DEAD LOAD: 10 PSF



NOTE: RAILING AND  
DECKING NOT  
SHOWN FOR CLARITY



For SI: 1 inch = 25.4 mm.  
FIGURE R507.9.1.3(1) PLACEMENT OF LAG SCREWS AND BOLTS IN LEDGERS

① N/S THROUGH DECK  
1/2" = 1'-0"



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DRAWN:	MH
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DATE:	05/21/2025
1-2	

1" SCALE CHECK