

Conceptual Review Agenda

Schedule for 05/22/17 to 05/22/17

281 Conference Room A

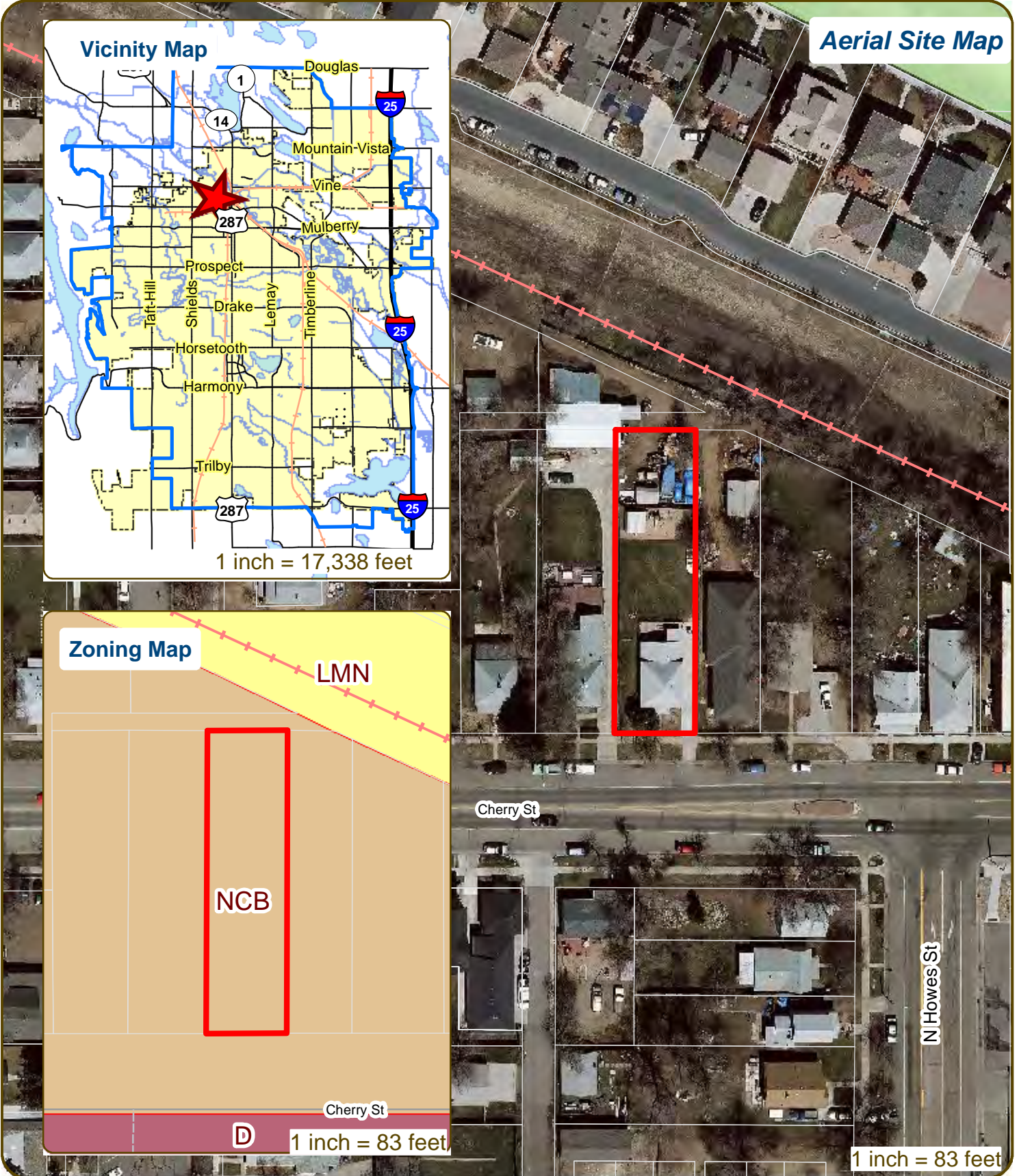
Monday, May 22, 2017

Time	Project Name	Applicant Info	Project Description	Planner
9:30	308 Cherry Street - Carriage House CDR170034	Kim Medina (970) 308-1184 kimbakermedina@gmail.com	This is a request to build a carriage house located at 308 Cherry Street (parcel # 9711117006). The lot is 10,323 square feet and the application proposes a northwest or northeast location for the new structure. The building would be 20'x30' and the existing driveway would serve as access to the new building. The property is located in the Neighborhood Conservation Buffer (NCB), zone district and would be subject to an Administrative (Type I) review.	Pete Wray
10:15	Old Town North, Tract F - Single-Family Attached CDR170035	Sam Coutts (970) 224-5828 sam.coutts@ripleydesigninc.com	This is request to build three single-family attached buildings on Tract F of the Old Town North filing (parcel # 9701379006). Concept A indicates 12 units, two-space garage on the lower level that takes access from the existing alley, and 24 off-street parking spaces. Concept A also shows eight units with a north/south orientation and four units with an east west orientation. Concept B indicates 11 units, two-space garage on the lower level that takes access from an existing alley, and 22 off-street parking spaces. Concept B orients all units to face Suniga. The project is located in the Community Commercial North College (CCN), zone district and is subject to Administrative (Type 1) review.	Jason Holland

Monday, May 22, 2017

Time	Project Name	Applicant Info	Project Description	Planner
11:00	1701 W Trilby Rd - Single-Family Detached CDR170036	Chuck Rohde (719) 209-1354 soleraproperties@gmail.com	This is a proposal to build a single-family residence at 1701 W Trilby Rd (parcel # 9615000020). The proposal indicates the addition of a single-family residence on the rear portion of the existing lot. The property owner requests that the current single-family residence be changed into an accessory building for storage. The project is located in the Rural Lands District (RUL), zone district and is subject to Administrative (Type 1) review.	Meaghan Overton

308 Cherry St Carriage House



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General Information

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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. The more info provided, the more detailed your comments from staff will be.

Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.) <i>Kim Medina, owner</i>		
Business Name (if applicable)		
Mailing Address <i>308 Chery Street</i>		
Phone <i>970-308-1184</i>	Email Address <i>kimbakermedina@gmail.com</i>	
Site Address (parcel # if address in not available) <i>308 Chery Street</i>		
Description of Proposal (attach additional sheets if necessary) <i>Build carriage house on back of lot.</i>		
Proposed Use <i>residential</i>	Existing Use	
Total Building Square Footage <i>1000</i>	Number of Stories <i>2</i>	Lot Dimensions <i>10,323 sq ft.</i>

Age of any Existing Structures *Building in front 1918*

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.

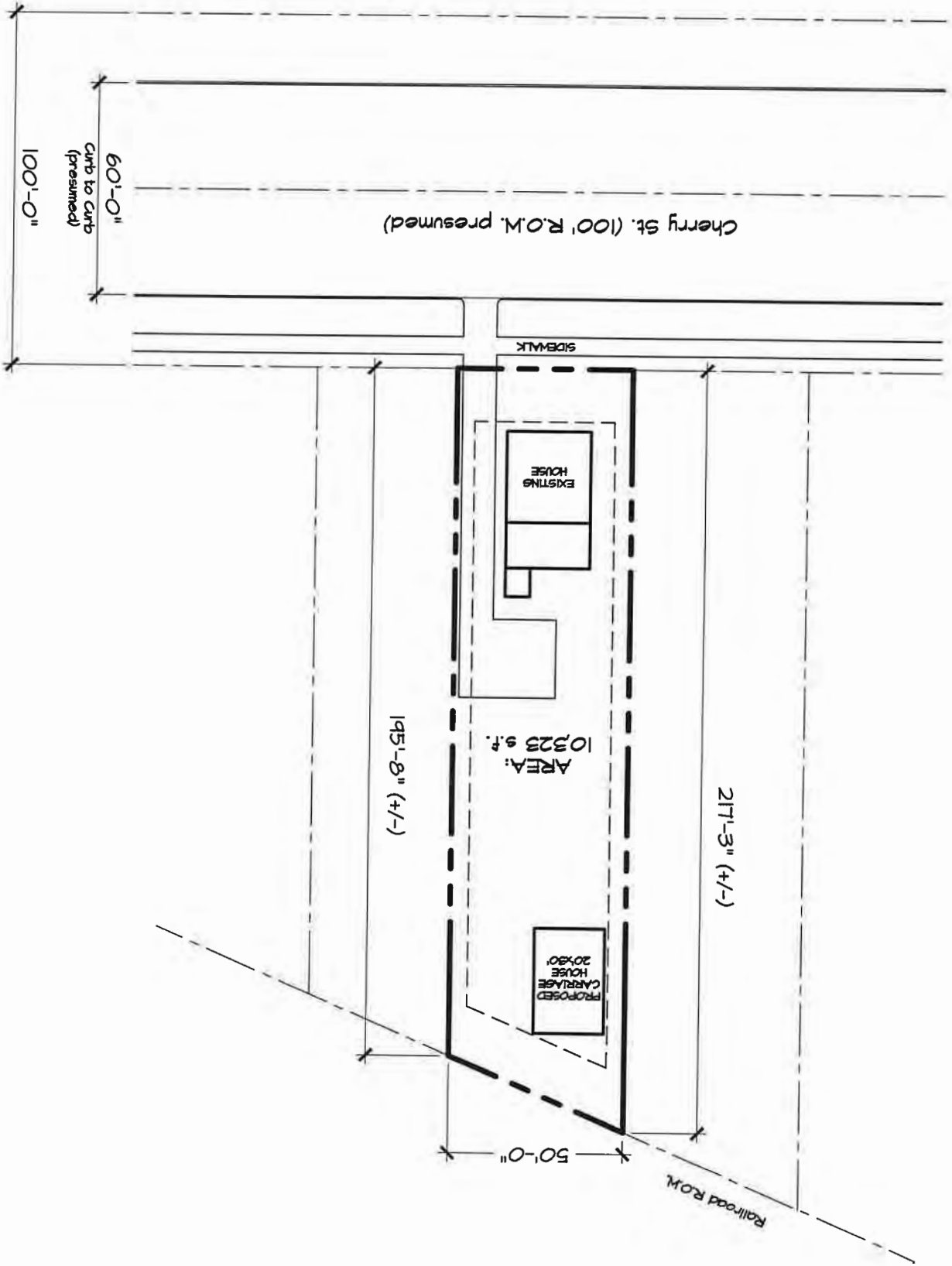
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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?



308 Cherry St.
Parcel #: 9711117006 Zone: N-C-B

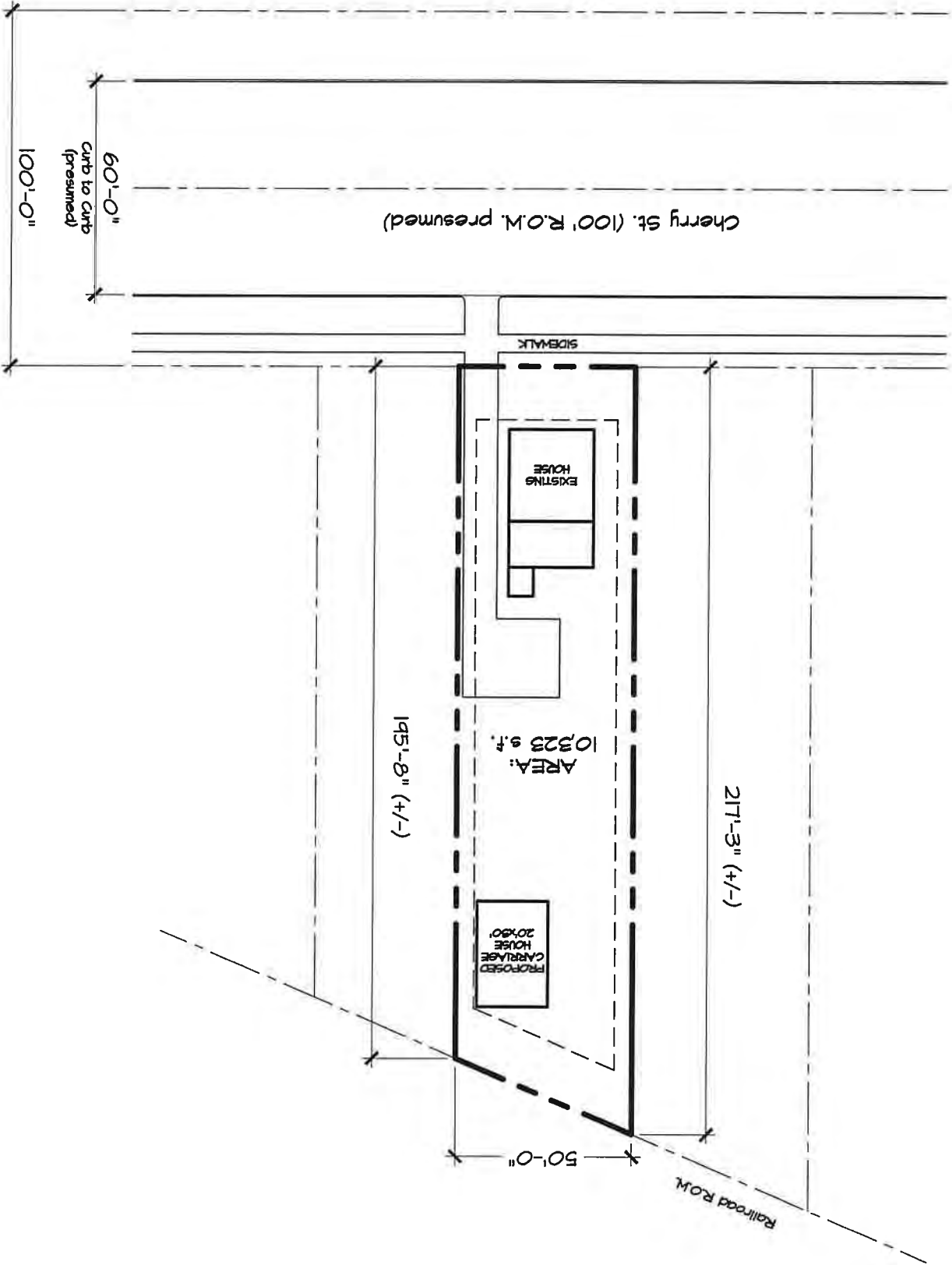
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308 Cherry St.
Parcel #: 911117006 Zone: N-C-B

Scale: 1" = 40'-0"
0 10 20 30 40



308

JUNTOS SE PUEDE

JUNTOS SE PUEDE

HOURS

OPEN

IMMIGRATION LAW

Kimberly Baker Medi

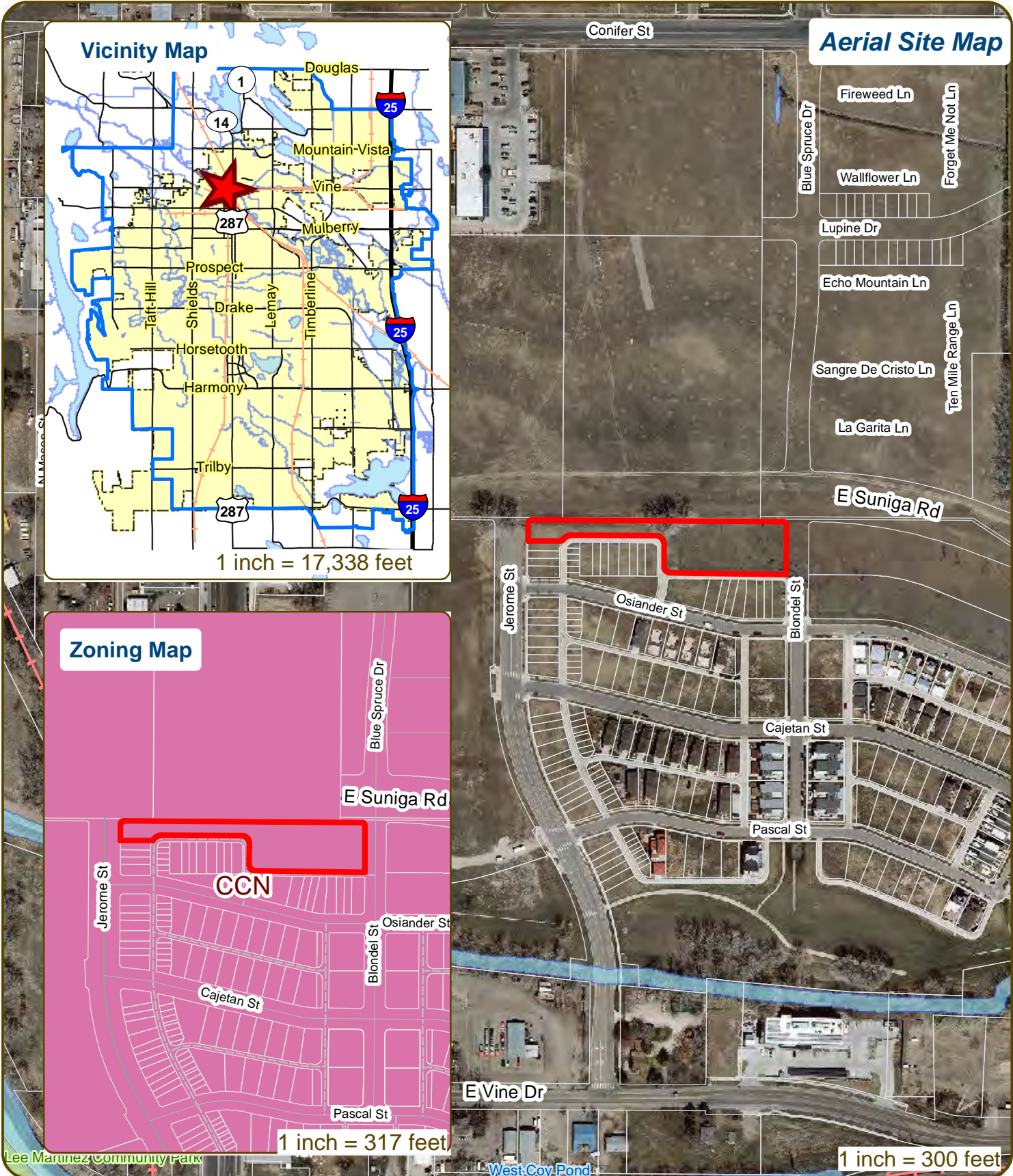








Old Town North, Tract F Single-Family Attached



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CONCEPTUAL REVIEW:

APPLICATION

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Business Name (if applicable)		
Mailing Address		
Phone	Email Address	
Site Address (parcel # if address in not available)		
Description of Proposal (attach additional sheets if necessary)		
Proposed Use	Existing Use	
Total Building Square Footage	Number of Stories	Lot Dimensions

Age of any Existing Structures _____

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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)

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Old Town North Tract F.

Project Description: A single family attached development.

Attached with the conceptual review application are 2 land use concepts. The 2 concepts are similar. The deviations come in unit count (Concept 2 has one less unit) and the layout (Concept 1 has an end unit oriented east west. Concept two has all units oriented north south).

A majority of the front of the units will face Suniga. LID and detention will occur in a tract between the units and Suniga road. This tract will also provide a landscape buffer.

Units will be on individual fee simple lots.

Drainage will be directed to the culvert under Blondel.

Each unit will have a two car garage providing 2 parking spaces per each unit exceeding the overall parking requirement. The garages will be accessed off of the existing alley.

Utilities will come from the alley.

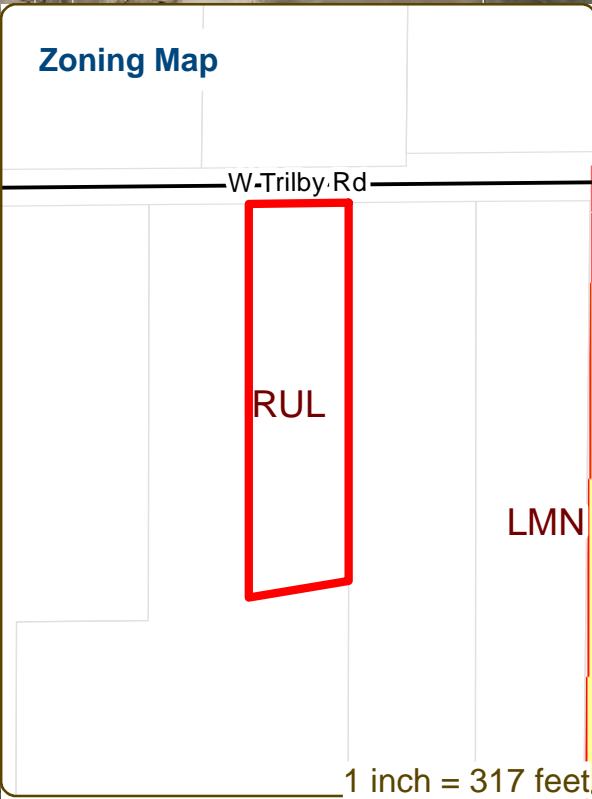
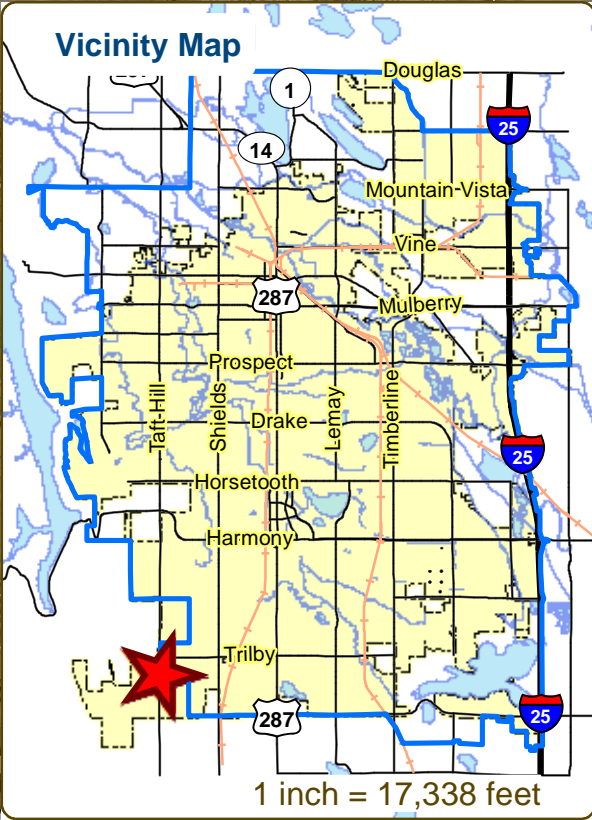
NOTE: 2 GARAGE SPACES PROVIDED WITH EACH UNIT = 24 OFF STREET PARKING SPACES (22 REQUIRED)



NOTE: 2 GARAGE SPACES PROVIDED WITH EACH UNIT = 22 OFF STREET PARKING SPACES (20 REQUIRED)



1701 W Trilby Rd Single-Family Residential



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CHUCK ROHDE

P.O. Box 6273, Colorado Springs, CO 80934
Main Phone: (719) 209-1354 FAX: (719) 473-5715 E-Mail: SoleraProperties@gmail.com

May 10, 2017

Property: 1701 W Trilby Rd., Fort Collins, CO 80526

Concerned,

Please find the Conceptual Review Application along with the Existing Site Plan and the proposed changes shown on the ILC I got upon purchasing the property at 1701 W Trilby Rd.

My hope is to leave the existing Manufactured Structure alone. I may tie it into the new sewer line I am proposing to install for the new 2000SF Home that will sit on the southern portion of the lot. Other details include installing a gas line and water line to service the new home. I understand the electric utility company servicing this property will install the electric service. With these things being installed I believe I will need to create an easement where I will also install the access road to the home.

The property all slopes down from the south property line to the north west. It will continue to drain that way.

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"BOLDDED 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) _____

CHUCK RONDE

Business Name (if applicable) _____

Your Mailing Address PO Box 6273

Phone Number 719.291.359 Email Address SOLERAPROPERTY15@gmail.com

Site Address or Description (parcel # if no address) DOI W TAYLOR RD,
FORT COLLINS, CO 80520

Description of Proposal (attach additional sheets if necessary) NEW HOME

Proposed Use RESIDENCE Existing Use RESIDENCE

Total Building Square Footage 3500 S.F. Number of Stories 2 Lot Dimensions 60x115x680

Age of any Existing Structures 42 years?

Info available on Larmer County's Website: <http://www.co.larmer.co.us/assessor/over/assess.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.fcooks.com/index/default.aspx?layer=Thematic/Floodplains>

Increase in Impervious Area 2000 SF 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:

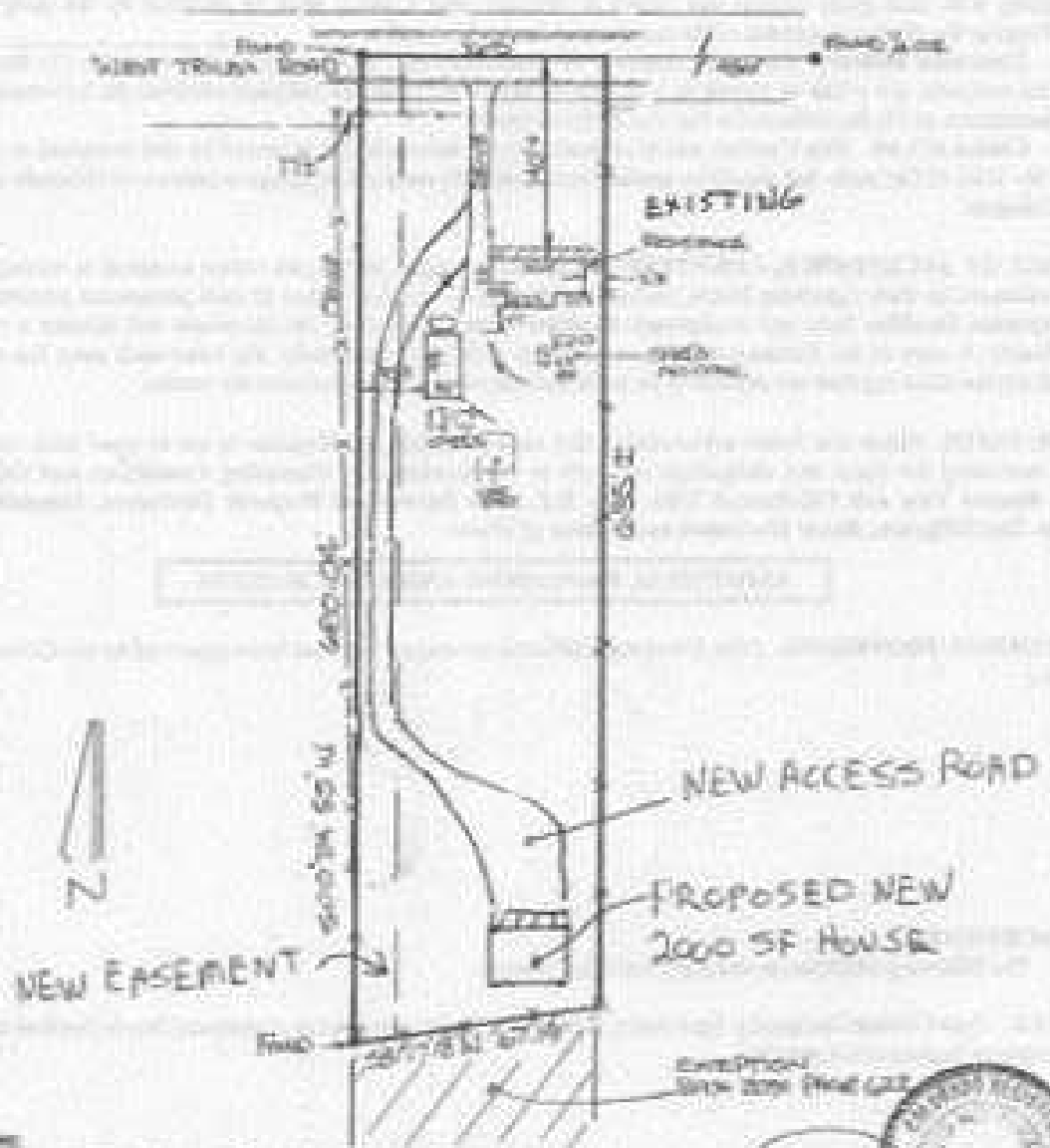
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility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

IMPROVEMENT LOCATION CERTIFICATE

Legal Description

THE EAST 565 FEET OF THE FOLLOWING DESCRIBED PROPERTY:
 THE EAST 740 FEET (MEASURED ALONG THE NORTH LINE, AND PARALLEL TO THE EAST LINE OF THE NE 1/4 OF THE NW 1/4 OF SECTION 15) OF THE NE 1/4 OF THE NW 1/4 OF SECTION 15, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., LARIMER COUNTY, STATE OF COLORADO, EXCEPT THE EAST 850 FEET THEREOF AND EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED NOVEMBER 11, 1980 IN BOOK 3092 AT PAGE 322, COUNTY OF LARIMER, STATE OF COLORADO.

Source: FIRST AMERICAN TITLE 5524-2945423



Notes:

- 1) The exact location of property lines, fence lines and utilities can only be determined by a professional boundary survey. The fence locations shown on this sketch are approximate. Ownership of fences cannot be determined by an Improvement Location Certificate.
- 2) Unless otherwise noted, all easements shown herein are obtained from Recorded Plat.
- 3) Buyer should be aware that easements and underground utilities may exist that are not recorded with the County.
- 4) Improvement Location Certificates are prepared in accordance with Section 6.6 of Colorado Code of Regulations 4 CCR 740-2.

BORROWER: ESH HOLDINGS TRUST, LLC LENDER:
 ADDRESS: 1702 WEST TRILBY ROAD, FORT COLLINS

TITLE CO: FIRST AMERICAN TITLE

CERTIFICATE: I hereby certify that this improvement location certificate was prepared for FIRST AMERICAN TITLE INSURANCE COMPANY, there is not a dual survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvements here. This certificate is valid only for use by FIRST AMERICAN TITLE INSURANCE COMPANY and describes the parcel's appearance on 4/27/17. I further certify that the improvements on the above described parcel on this date, 4/27/17, except utility connections, are entirely within the boundaries of the parcel, except as shown, and there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no proposed encroachment or other improvement on any part of said parcel, except as noted.