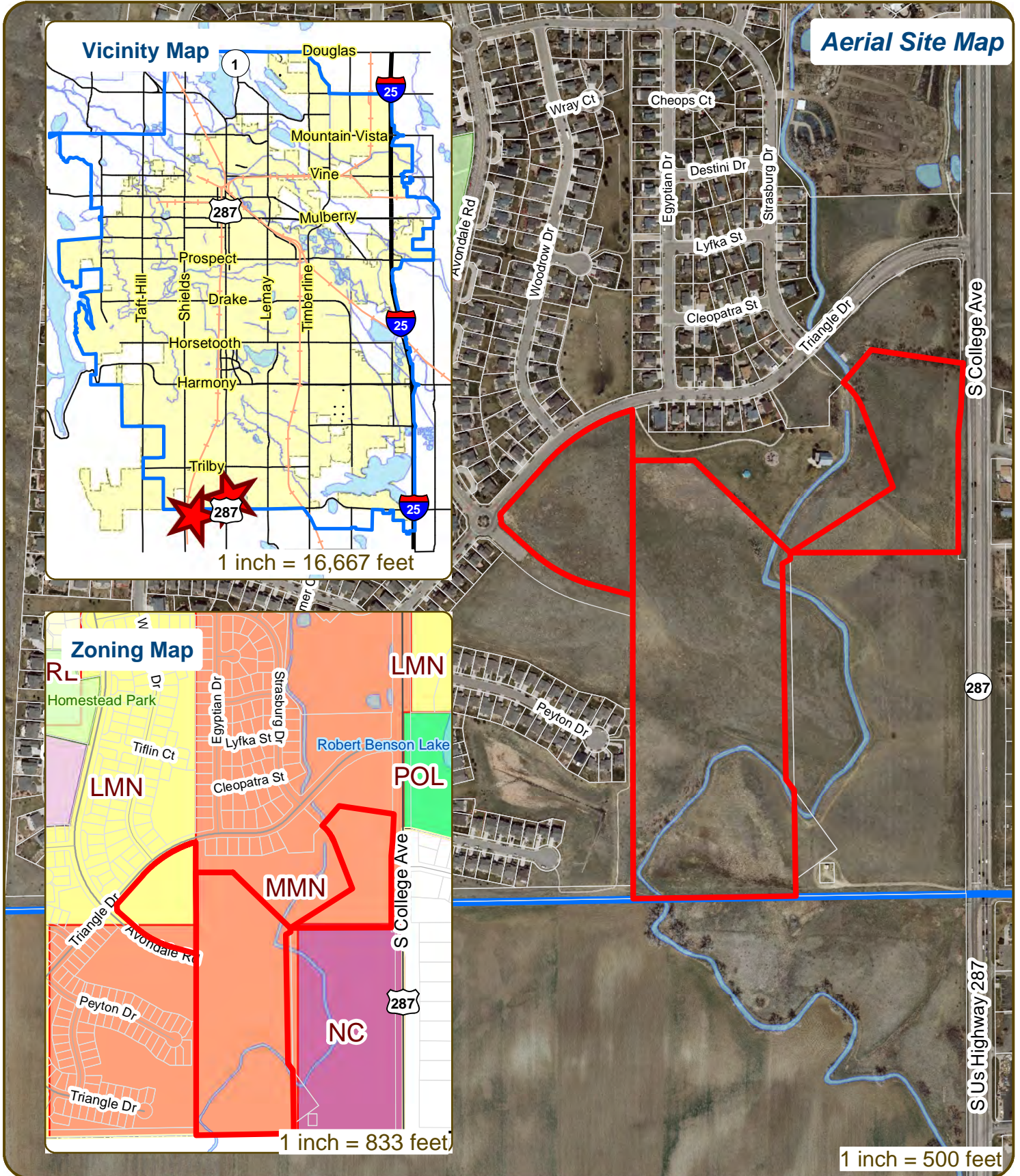


Shenandoah



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August 30, 2017

Fort Collins Planning Services
281 North College
Fort Collins, CO 80524

Re: Preliminary Design Review: Richmond American Homes: Shenandoah – Fort Collins

To whom it may concern:

On behalf of the Application, Richmond American Homes, it is our pleasure to submit these pre-application submittal materials to Fort Collins. In addition to this cover letter please find included with this application the following materials:

- Preliminary Design Review Application Form
- Preliminary Design Review Fee (\$500)
- Conceptual Site Plan

The Applicant is pleased to present these pre-application materials for this ~35 acre, vacant parcel of property located southwest of the intersection of Triangle Drive and South College Avenue. Proposed are approximately 244 homes, mixed between single family detached and alley loaded duplex homes. This project is adjacent to an existing development and would be a compatible extension of the surrounding community. Access to this community will be from Triangle Drive to the north and the future planned connection to both Avondale Road and East County Road 32. Richmond American Homes is excited to bring this project to Fort Collins.

Below is a contact list for the Applicant team:

Applicant Representative:

Norris Design
1101 Bannock Street
Denver, Colorado 80204
Contact: David Jenkins
303.892.1166
djenkins@norris-design.com

Applicant:

Richmond American Homes
4350 South Monaco Street
Denver, Colorado 80237
Contact: Matthew Napier
720.977.3804
Matthew.Napier@mdch.com

We appreciate your guidance and look forward to continued collaboration with you and Fort Collins throughout the review process of this project. Please feel free to call (303.892.1166) or e-mail me (djenkins@norris-design.com) with any questions.

Sincerely,
Norris Design



David Jenkins
Associate



PRELIMINARY DESIGN REVIEW: APPLICATION

General Information

Preliminary design review is an opportunity for an applicant to discuss the requirements, standards, procedure, and potential modifications of standards or variances that may be necessary for a project and to generally consider the development proposal design which has been evaluated as a part of the conceptual review process. While the conceptual review process is a general consideration of the development proposal, a Preliminary Design Review considers the development proposal in greater detail. Problems of both a major and minor nature can be identified and solved during the preliminary design review before a formal application is made.

Preliminary design review applications must be submitted to City Staff no later than 5 pm, two weeks prior to the Wednesday meeting date. Application materials can be e-mailed to currentplanning@fcgov.com or sent to/dropped off at 281 North College Avenue.

Representatives of Community Development and Neighborhood Services (Zoning, Environmental Planning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning), Historic Preservation and Poudre Fire Authority regularly attend preliminary design review meetings. Additionally, other public or quasi-public agencies which may be impacted by the development project are invited and encouraged to attend the preliminary design review. These agencies may include the gas utility, water and/or wastewater utility districts, ditch companies, railroads, cable television service providers and other similar agencies.

Upon receipt of a preliminary development proposal for review, and after review of such proposal with the applicant, the staff shall furnish the applicant with written comments and recommendations regarding such proposal in order to inform and assist the applicant prior to preparing components of the development application. The staff shall provide the applicant with a "critical issues" list, which will identify those critical issues that have surfaced in the preliminary design review as issues that must be resolved during the review process of the formal development application. To the extent that there is a misunderstanding or a misrepresentation of facts, the opinion of the staff may change during the course of development review.

Section to be filled out by City Staff

Date of Meeting _____ Project Planner _____
Submittal Date _____ Fee Paid (\$500) _____

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Project Name Shenandoah

Project Address (parcel # if no address) Parcel # 9614000004, 9614413001 & 9614413007 & 339 Triangle Drive

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Matthew Napier

Business Name (if applicable) Richmond American Homes

Applicant Mailing Address 4350 S. Monaco St. Denver, CO 80237

Phone Number 720. 977. 3804 E-mail Address Matthew.Napier@mdch.com

Basic Description of Proposal (a detailed narrative is also required) A mix of single family detached and duplex homes on current vacant land

Zoning MMN & LMN Proposed Use MMN & LMN Existing Use Vacant

Total Building Square Footage _____ S.F. Number of Stories _____ Lot Dimensions _____

Age of any Existing Structures N/A

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.

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)



- 150 Duplex Units (25' x 80')
- 94 Seasons Units (50' x 100')

SHENANDOAH | CONCEPTUAL LAYOUT

244 TOTAL UNITS
August 2017

