

Conceptual Review Agenda

Schedule for 06/19/17 to 06/19/17

281 Conference Room A

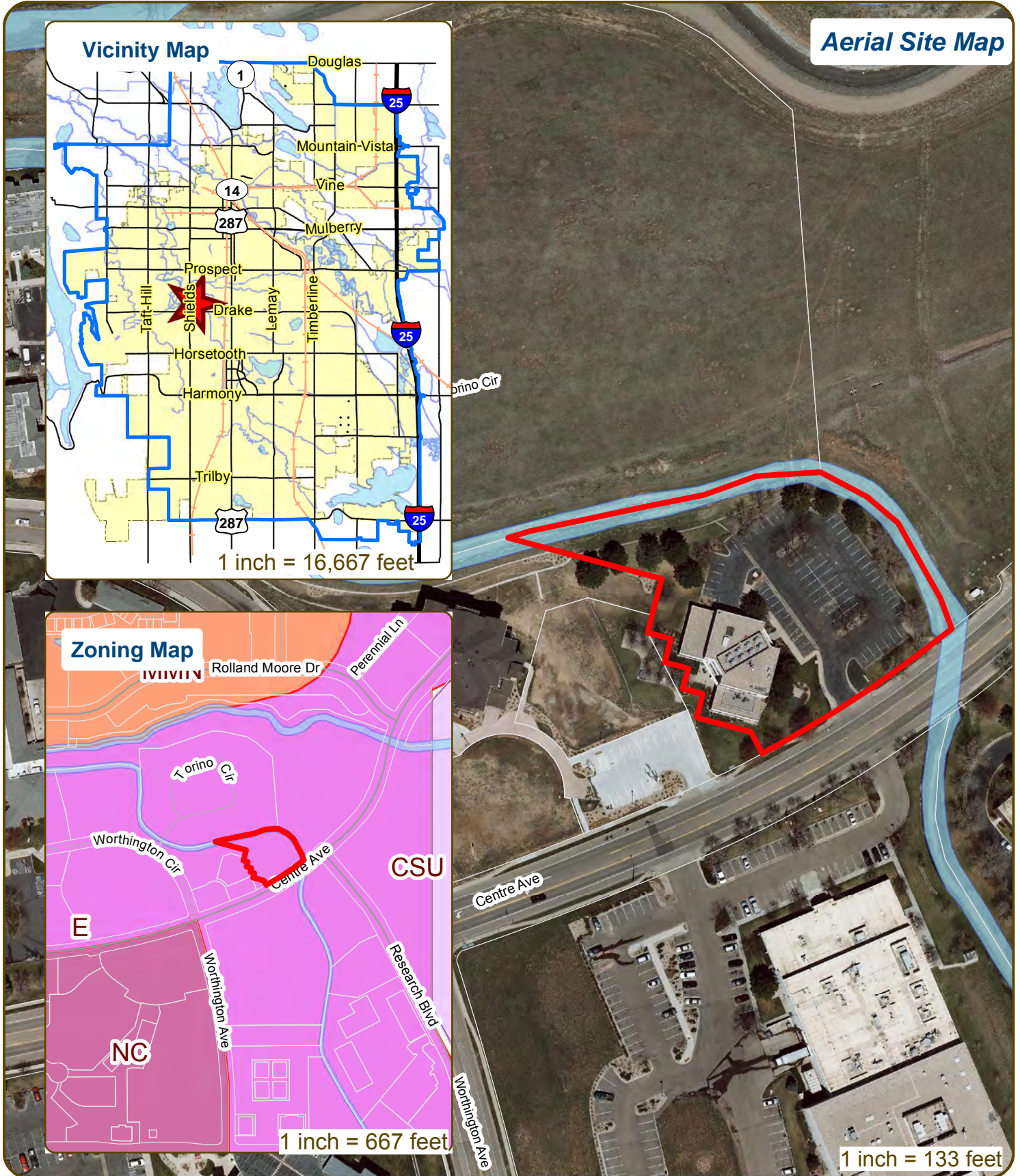
Monday, June 19, 2017

Time	Project Name	Applicant Info	Project Description	Planner
9:30	700 Centre Ave - Summitstone Health CDR170039	Bob Lyons 970-356-3611 blyions@rocheconstructors.com	This is a request to construct a 10,600 square foot addition to the existing building located at 700 Centre Ave. (parcel #9723312002). The site plan indicates the addition of a second floor to two portions of the current building and a new two-story, 8,200 square foot addition to the northern end of the building. The building is currently used as office space and with the addition will add mental health services. The project is located in the Employment (E) zone district and is subject to Administrative (Type 1) review.	Clay Frickey
10:15	2838 W Elizabeth Street - Single-family Detached CDR170040	Richard Splittgerber 970-223-4300 holly@splittgerber.com	This is a request to convert an existing accessory building into a dwelling unit at 2838 W Elizabeth St. (parcel #9716200025). The proposal indicates remodeling the eastern portion of the existing garage/shop to include a kitchen, great room, and bedroom. The project is located in the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Administrative (Type 1) review.	Meaghan Overton

Monday, June 19, 2017

Time	Project Name	Applicant Info	Project Description	Planner
11:00	406 Garfield Street - Carriage House CDR170041	William Hepp 970-420-4096 bhepp@newbelgium.com	This is a request to modify an existing accessory building into a carriage house at 406 Garfield St. (parcel #9713307013). The plan indicates remodeling the existing 570 square foot, two story building to include a shower, sink, stove, and living space. The plan indicates that the unit will be served by existing electric and water lines with the addition of a new sewer line. This project is located in the Neighborhood Conservation Medium Density (NCM) zone district and is subject to Administrative (Type 1) review.	Pete Wray

700 Centre Ave Summitstone Health



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CONCEPTUAL REVIEW: APPLICATION

General Information

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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) Cyndi Dodds, SummitStone (owner) blyions@rocheconstructors.com
Bob Lyons, GC Project Manager; Val Martensen, GC Vice President cyndi.dodds@summitstonehealth.org

Business Name (if applicable) Roche Constructors, Inc.

Your Mailing Address 361 71st Avenue, Greeley, CO 80634

Phone Number 970-356-3611 Email Address vmartensen@rocheconstructors.com

Site Address or Description (parcel # if no address) 700 Centre, Fort Collins, CO

Description of Proposal (attach additional sheets if necessary)

11,000 s.f. existing building remodel and 10,500 s.f. addition

Proposed Use office/mental health Existing Use office space

Total Building Square Footage see above 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 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?



SummitStone Health
 700 CENTRE AVENUE
 Fort Collins, Colorado

Conceptual Site Plan

- ① 1,200 square foot second floor addition
- ② 1,200 square foot second floor addition
- ③ 8,200 square foot two story addition

10,600 square foot total addition
 21,600 square foot total proposed building size

Existing Parking

- 1 - Existing Accessible Parking Stall
- 60 - Existing Parking Stalls
- 61 - Total Existing Parking Stalls

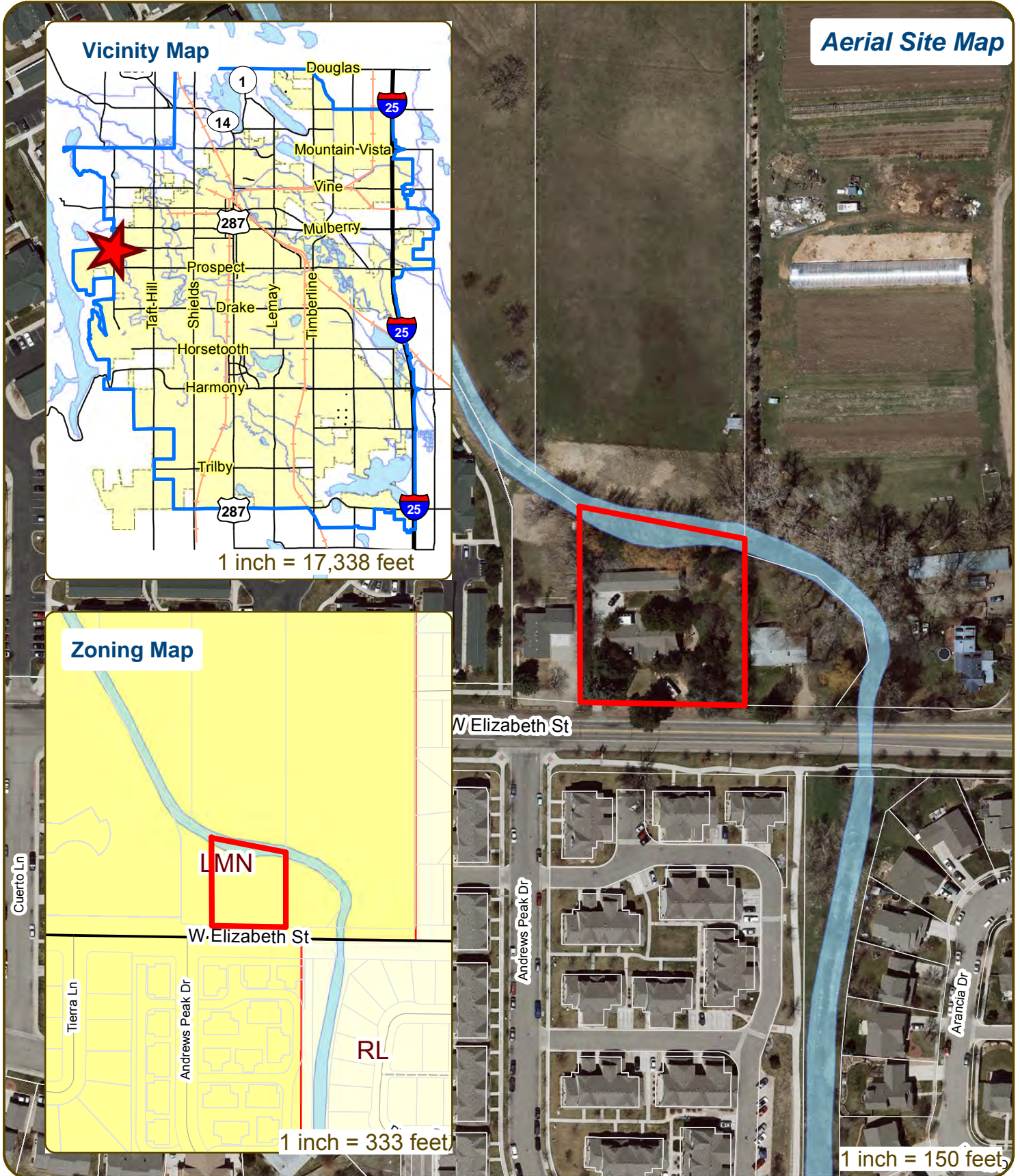
Proposed addition will potentially remove three parking stalls.



Conceptual Site Plan
 Summitstone Health
 700 CENTRE AVENUE
 Fort Collins, Colorado

PROJECT NO:	
DRAWN BY:	6/07/17 MARKIELEY
REVISIONS	

2038 W Elizabeth Street Single-Family Detached Dwelling



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

RICHARD SPLITTERBER, PERFORMING WORK

Business Name (if applicable) SPLITTERBER CONSTRUCTION INC

Your Mailing Address P.O. BOX 97 TIMNATH CO 80547

Phone Number 970 223 4300 **Email Address** holly@splitterber.com

Site Address or Description (parcel # if no address) 2838 WEST ELIZABETH STREET

Description of Proposal (attach additional sheets if necessary) EXISTING OUTBUILDING IS USED FOR STORAGE, PROPOSE TO ADD KITCHEN, BATH, BEDROOM

Proposed Use GUEST SUITE **Existing Use** STORAGE / SWOP

Total Building Square Footage 2074 **S.F. Number of Stories** 1 **Lot Dimensions** _____

Age of any Existing Structures 1925

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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?

SCALE	DATE DRAWN	DRAWN BY	ADDRESS	REVISID	FILE NO.
1" = 50'	10-13-98	PAW	2838 W. ELIZABETH STREET, FORT COLLINS, COLO.		198-4987



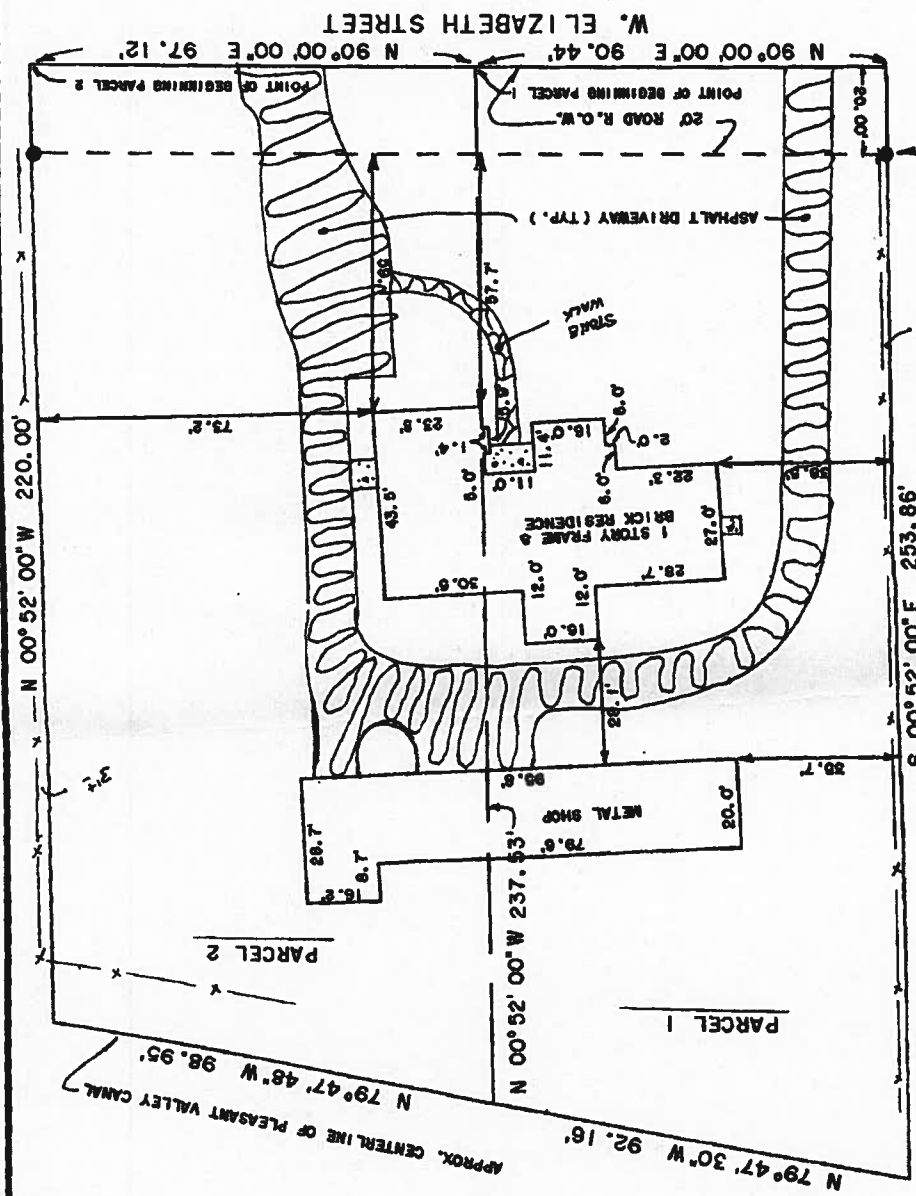
I hereby certify that this Improvement Location Certificate was prepared for the FIRST Colorado Mortgage and that it is not a land survey plat or improvement survey plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines.

I further certify that the improvements on the above described parcel on this date, OCT 12, 1998, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

Be it known that this Improvement Location Certificate was prepared for the sole purpose of use by the mortgage lender and the title insurance company. It is not a Land Survey Plat in accordance with Colorado Revised Statutes 38-51-100.3(2). It does not establish property corners. The true representation of improvements to the boundary lines of the property shown hereon can only be determined by an Improvement Survey. The improvements are generally situated as shown and only apparent improvements and encroachments are noted.

Signed: Rodney Walters
 Date: OCT 13, 1998

WALTERS LAND SURVEYING INC.
 1416 39TH PLACE
 LOVELAND, COLO. 80538
 PHONE: 970-962-9939
 FAX: 970-962-9958



LEGAL DESCRIPTION:

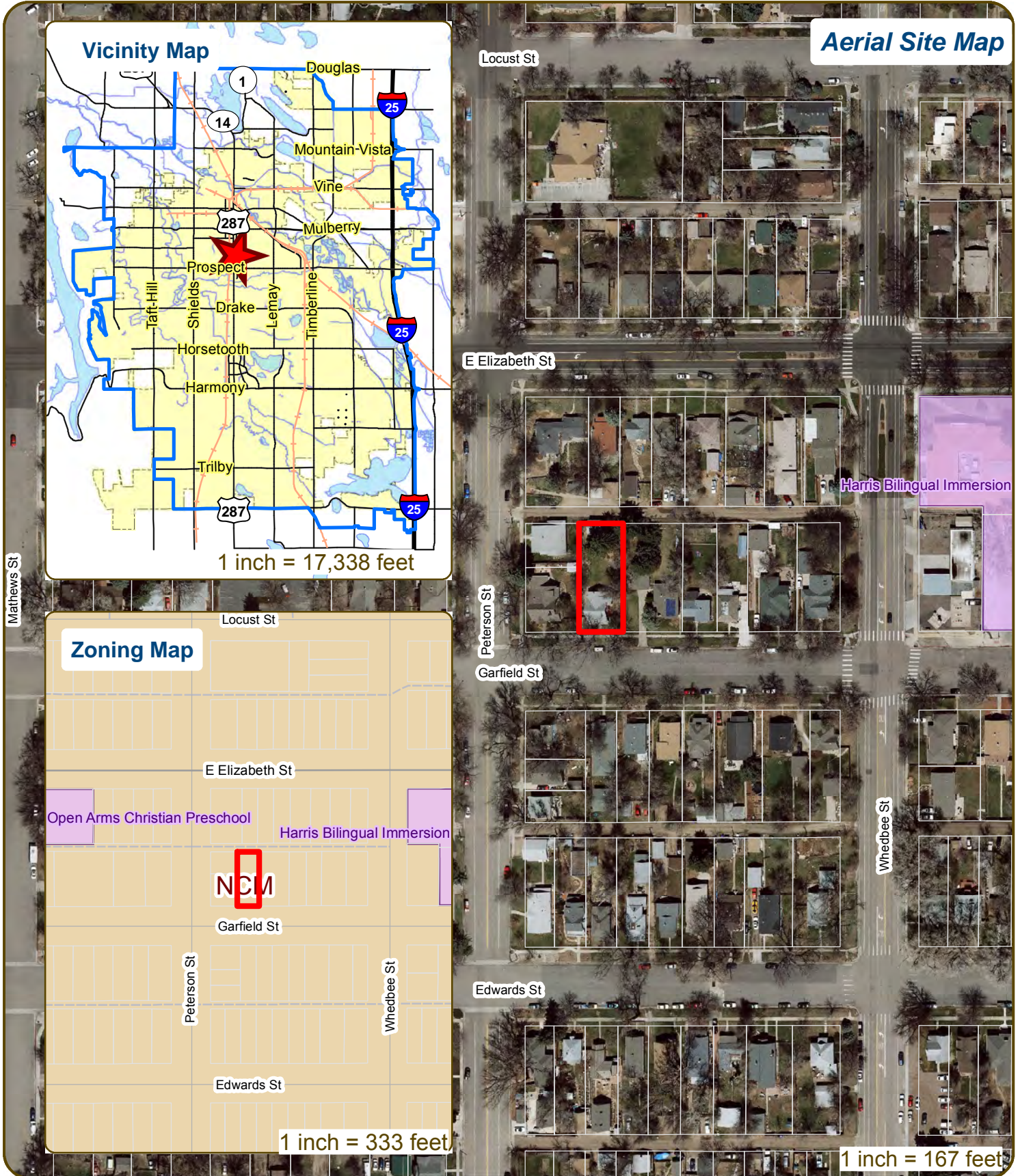
PARCEL 1:
 That portion of the southeast 1/4 of the Northwest 1/4 of Section 16, Township 7 North, Range 69 West of the 6th P.M., described as follows:
 Beginning at a point on the south line of the Northwest 1/4 of said Section 16 which lies 1157.10 feet East of the West Quarter Corner of said Section 16; thence North 00°52' West, 237.53 feet; thence North 79°47'30" West, 98.94 feet; thence South 00°52' East, 237.53 feet; thence East 90.44 feet to the point of Beginning.

PARCEL 2:
 That portion of the southeast 1/4 of the Northwest 1/4 of Section 16, Township 7 North, Range 69 West of the 6th P.M., described as follows:
 Beginning at a point on the south line of the Northwest 1/4 of said Section 16 which lies 1294.23 feet from the West Quarter Corner of said Section 16; thence North 00°52' West, 230 feet; thence North 79°47'30" West, 98.94 feet; thence South 00°52' East, 237.53 feet; thence East 97.12 feet to the point of Beginning.

All in the County of Larimer, State of Colorado.

First Colorado Mortgage Loan
 No. 01-0058644.
 Legal description from North American title commitment No. FT 77200.
 Basements from the title commitment.
 Borrower: Hanna

406 Garfield Street Carriage House



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Development Review Guide – STEP 2 of 8

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Contact Name(s) and Role(s) (Please identify whether Consultant, Owner, etc.)		
William Hepp (Owner)		
Business Name (if applicable)		
Mailing Address 406 Garfield Street		
Phone 970-420-4096	Email Address bhepp@newbelgium.com	
Site Address (parcel # if address in not available) 406 Garfield Street		
Description of Proposal (attach additional sheets if necessary) Adding studio living space, including kitchenette and full bath, to existing carriage house. create an accessory dwelling unit		
Proposed Use mother-in-law apartment	Existing Use Arts Studio	
Total Building Square Footage 570	Number of Stories 2	Lot Dimensions 8,927 C.A. 7,728 SF. 1,728

Age of any Existing Structures 1990's

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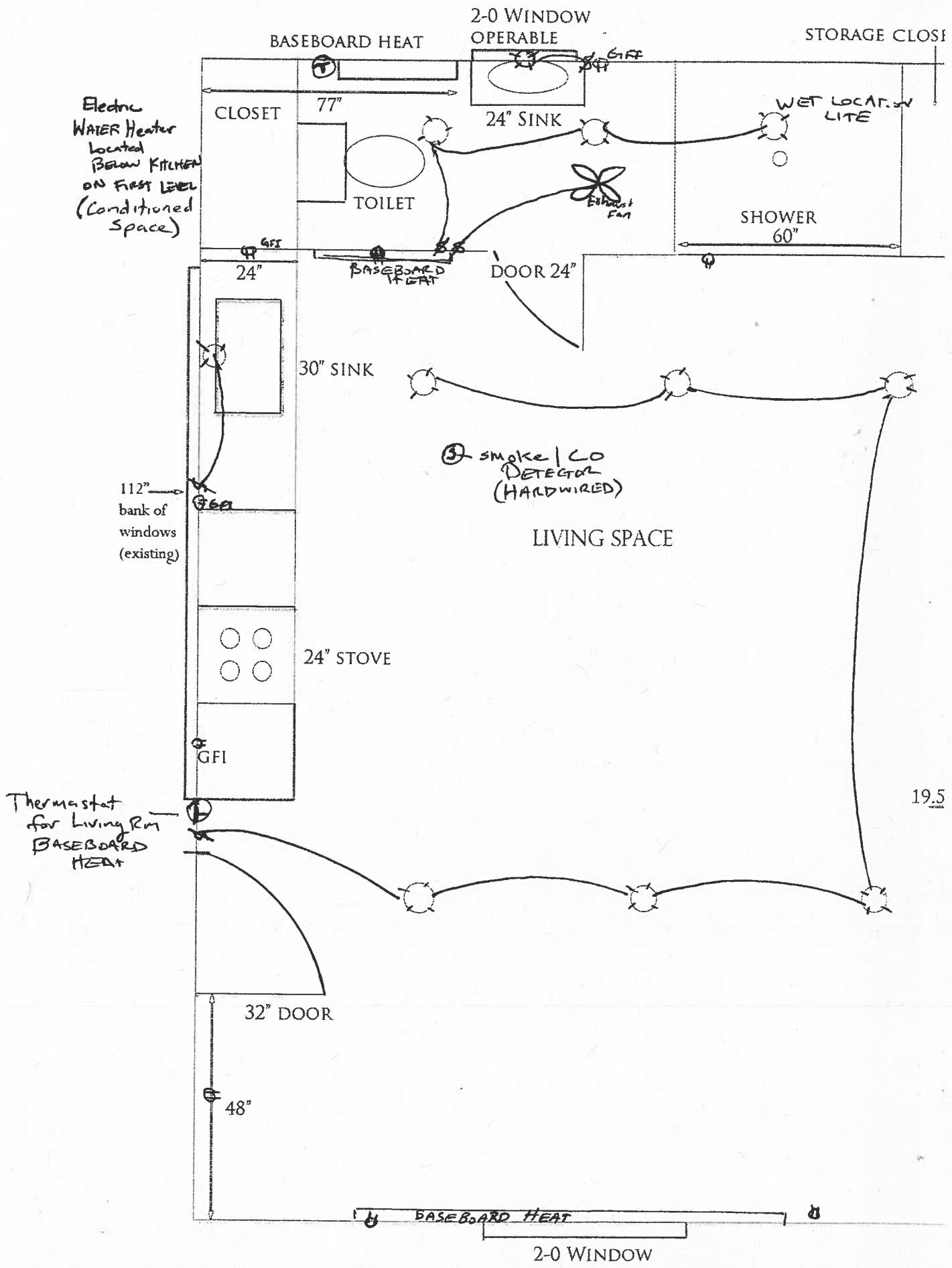
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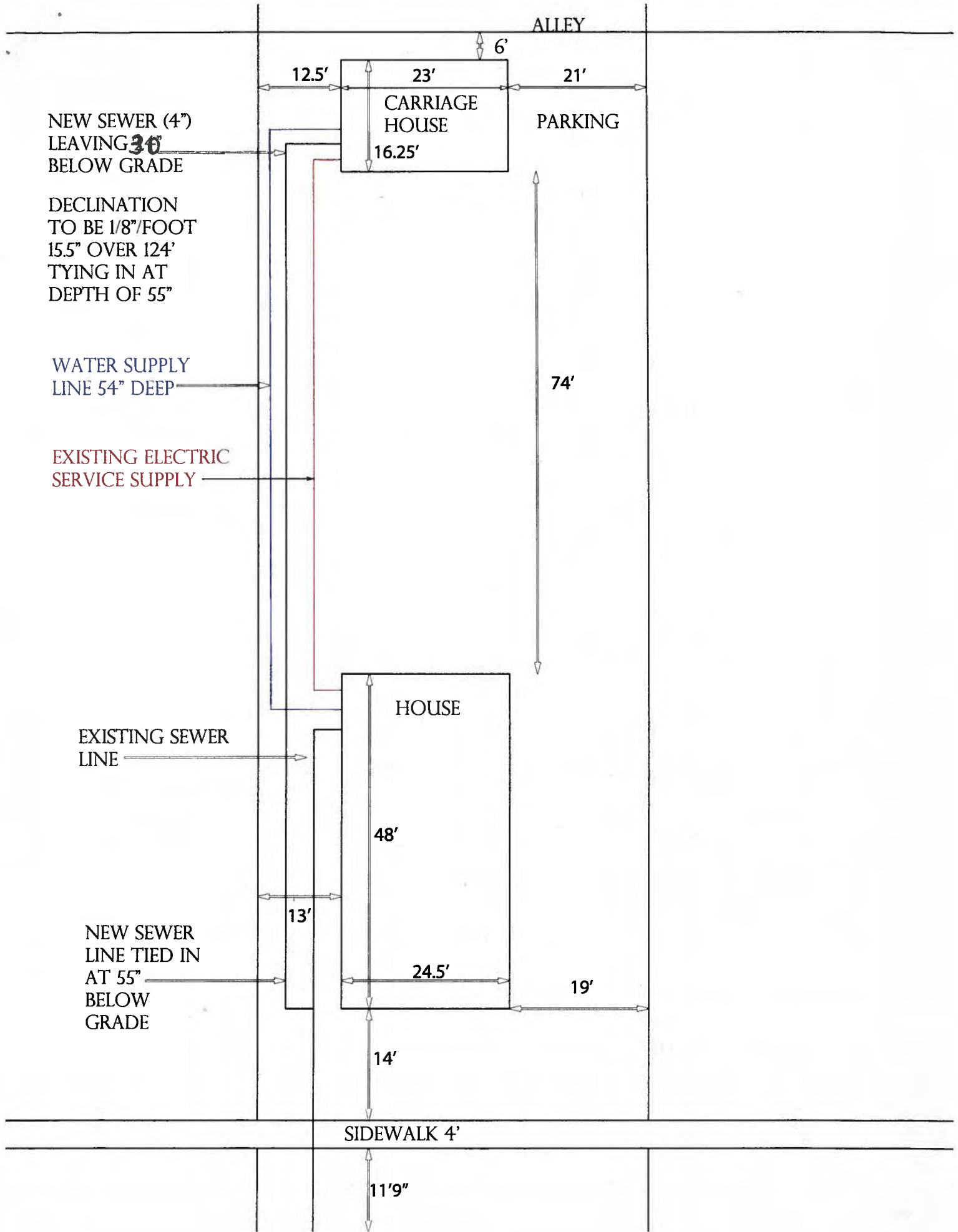
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ALLEY

6'

12.5'

23'

21'

NEW SEWER (4")
LEAVING 30"
BELOW GRADE

CARRIAGE
HOUSE

PARKING

16.25'

DECLINATION
TO BE 1/8"/FOOT
15.5" OVER 124'
TYING IN AT
DEPTH OF 55"

WATER SUPPLY
LINE 54" DEEP

74'

EXISTING ELECTRIC
SERVICE SUPPLY

EXISTING SEWER
LINE

HOUSE

48'

NEW SEWER
LINE TIED IN
AT 55"
BELOW
GRADE

13'

24.5'

19'

14'

SIDEWALK 4'

11'9"