

Conceptual Review Agenda

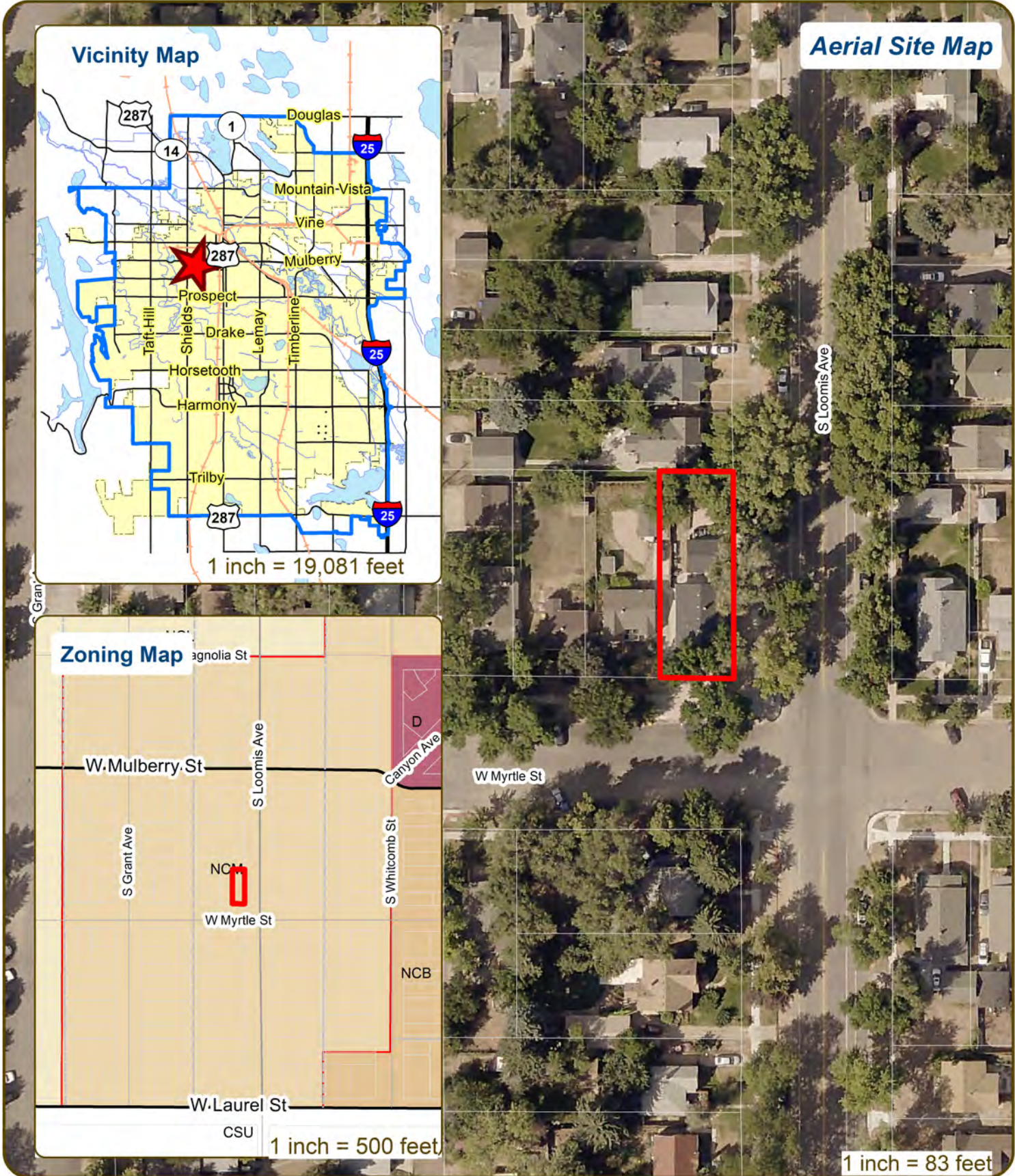
Schedule for 05/06/21

Meetings hosted via Zoom Web Conferencing

Thursday, May 6, 2021

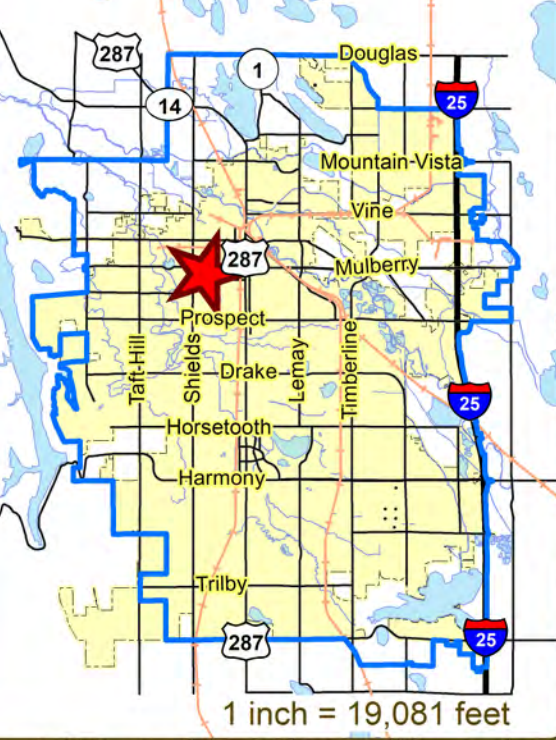
Time	Project Name	Applicant Info	Project Description	
11:15	700 W Myrtle St Two-Family Attached CDR210036	Marilou Smith 970-412-2390 marilou@marilousmith.com	This is a request for a change of use for an existing single-family detached dwelling to a two-family attached dwelling at 700 W Myrtle St (parcel #9714206016). Access is taken from W Myrtle St directly to the south. The property is within the Neighborhood Conservation Medium Density (NCM) zone district and is subject to Basic Development Review (BDR).	Planner: Kai Kleer Engineer: Spencer Smith DRC: Brandy Bethurem Harras

700 W Myrtle St Two-Family Attached



Aerial Site Map

Vicinity Map



1 inch = 19,081 feet

Zoning Map



1 inch = 500 feet

1 inch = 83 feet

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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. The applicant acknowledges that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks 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)

Marilou Smith

Business Name (if applicable) Wood & Stone Investments, LLC

Your Mailing Address 2900 Silverwood Drive, Fort Collins, CO 80525

Phone Number 970-412-2390 Email Address marilou@marilousmith.com

Site Address or Description (parcel # if no address) 700 W. Myrtle Street, Fort Collins, CO 80521

Description of Proposal (attach additional sheets if necessary)

To have 700 W. Myrtle designated as a legal duplex. It has 2 separate apartments with 2 sources of heat and 2 electric meters. Please see attached for more details.

Proposed Use Legal Duplex Existing Use Over and Under Duplex

Total Building Square Footage 2137 S.F. Number of Stories 1 * - finished baser Lot Dimensions 130' x 48'

Age of any Existing Structures 95 years old (1926) per public records.

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://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?

Application to have 700 W. Myrtle, Fort Collins be designated as a Legal Duplex.

This is an application to have this property designated as a Legal Duplex. It is zoned NCM.

I have owned this property since 1993 and has been rented as 2 separate units. Prior to my purchase, the former owners had also rented it out as 2 separate units per the lease agreement that was provided to me at Closing. It has 2 electric meters, 2 electrical panels and 2 furnaces. Fort Collins Utilities meter shop has records that the 2 meters were installed in 1974, the one for the main level on April 16, 1974 and the one for the basement on January 31, 1974. The property which is located on a corner lot (Loomis and Myrtle) has ample parking for 4 cars on the north side of the property and several spaces for on-street parking. Previous tenants have obtained parking permits.

Currently, the house is vacant because it needs new plumbing. I will also update the electrical wiring since the walls will have to be removed. My architect has sketched the existing layout and the new plans (see attached) to update each level. It was only on March 25, 2021 that I learned that 700 W. Myrtle was not a legal duplex. We are hoping that this property can be designated as a legal duplex so we can proceed with the plans.

Historical Data obtained from the archives show the permits obtained for this property. I have outlined all data I could obtain from the City's files and archives. Please note that public records lists the house as built in 1926 while historical records show a permit obtained in 1932 for a frame, six-room dwelling. There was also a permit for a basement remodel in 1946. Egress windows were installed and completed in 2009 per mandate by City Inspector Derf Green. At that time, the inspector just asked if we had 2 sources of heat and two meters and no mention about not being a legal duplex and noted in the Certificate of Completion that it is grandfathered.

Historical Data

Based on data retrieved from the City's Historical documents, Fort Collins building permit book that is in the Local History Arch Collection Box BP-1, I found the following:

1. Permit date 2/2/1932 obtained by Jacob Laes for a frame residence.
2. Permit date 2/2/1932 for garage.
3. From building records: 700 West Myrtle, Owner, Laes, Jacob, building description Frame, six-room dwelling, date filed or listed 1932.

4. Database from a Fort Collins building permit book that is in the Local History Archive Collection Box BP-1. Permit Date 8/2/1943 Permit Number 7459, owner Klinker, H.D. For Remodeling
5. From Database, an entry from a Fort Collins Building Permit book 1920-1949. 700 W. Myrtle permit date 1/2/1946 Permit Number 8779, Owner Klinker, H.D. Remodel basement
6. 9/02/2008. Building Permit Application for 3 egress windows in the basement to meet egress requirements.
7. 4/6/2009 Letter of Completion. It is mentioned that house was built in 1926 (finished basement grandfathered in)

Other Attachments:

- 1) Site plan to include space for 4 parking spaces. The property is on the corner of Loomis and Myrtle and has several on-street parking spaces as well.
- 2) Existing layout plan by Conifer Design
- 3) Proposed layout plan by Conifer Design
- 4) Pictures of the house and location vis a vis CSU and Mulberry St.

700 W Myrtle St, Fort Collins, CO 80521-3636, Larimer County

	Beds 2	Bldg Sq Ft 2,137	Lot Sq Ft 6,185	Sale Price N/A
	Baths 2	Yr Built 1926	Type SFR	Sale Date N/A

OWNER INFORMATION			
Owner Name (Last, First)	Wood & Stone Investments LLC	Tax Billing Zip	80525
Tax Billing Address	2900 Silverwood Dr	Tax Billing Zip+4	2341
Tax Billing City & State	Fort Collins, CO	Owner Occupied	No

LOCATION INFORMATION			
School District	803990	Township	07
School District Name	Poudre R-1	Range	69
Subdivision	Westlawn	Section	14
Census Tract	2.01	County Use Code	Resid-Improved
Carrier Route	C006	Situs Zip Code	80521
Zoning	NCM	Flood Zone Code	X
Township	Fort Collins	Flood Zone Panel	08069C0979H
Township Range Sect	7-69-14	Flood Zone Date	05/02/2012

TAX INFORMATION			
Realist Tax ID	R0069124	Land Assessment	\$50,000
Realist Alt APN	97142-06-016	Improved Assessment	\$398,200
Realist PIN	R0069124	Market Value	\$448,200
Tax Year	2019	% Improved	89%
Taxes	\$3,011	Tax Area	1100
Assessment Year	2020	Lot Number	16
Total Actual Value	\$448,200	Block ID	2
Total Assessed Value	\$32,046		
Legal Description	LOT 16, BLK 2, WESTLAWN, FTC		

ASSESSMENT & TAX			
Assessment Year	2020	2019	2018
Assessed Value Change \$	\$0	\$1,338	
Assessed Value Change %	0%	4.36%	
Market Value - Total	\$448,200	\$448,200	\$426,500
Market Value - Land	\$50,000	\$50,000	\$50,000
Market Value - Improved	\$398,200	\$398,200	\$376,500
Total Tax	Tax Year	Change (\$)	Change (%)
\$2,789	2017		
\$2,799	2018	\$10	0.34%
\$3,011	2019	\$213	7.6%

CHARACTERISTICS			
Land Use	SFR	Water	Public
Finished Sq Ft	2,137	Sewer	Public Service
Gross Area	2,249	Heat Type	Furnace
Lot Acres	0.142	Porch	Open Slab
Lot Area	6,185	Garage Type	Detached Garage
Basement Type	Finished	Garage SqFt	360
Total Basement SqFt	1,120	Roof Material	Composition Shingle
Bsmt Finish	Finished	Roof Shape	Gable
Style	Ranch	Construction	Wood
Stories	1	Interior Wall	Plaster
Condition	Average	Exterior	Frame
Quality	Average	Foundation	Concrete

Total Units	1	Year Built	1926
Total Rooms	5	Effective Year Built	1926
Bedrooms	2	Topography	Flat/Level
Total Baths	2	Equipment	Ah7
Full Baths	2	Above Gnd Sq Ft	1,129
Bath Fixtures	9		

FEATURES

Feature Type	Size/Qty
Basement Bsmnt Conc 8 Ft	1,120
Basement Finished	1,008
Basement Outside Entrance	1
Fixture Bathtub Standard	1
Fixture Shower	1
Fixture Sink Bathroom	2
Fixture Sink Standard	2
Fixture Toilet	2
Fixture Water Heater	1
Porch Open Slab	144

SELL SCORE

Rating	Very High	Value As Of	2021-03-13 23:21:38
Sell Score	898		

LAST MARKET SALE & SALES HISTORY

Recording Date	09/01/1996		Deed Type	Warranty Deed	
Document Number	67801		Owner Name (Last, First)	Wood & Stone Investments LLC	
Recording Date	03/08/2005	03/08/2005	10/02/2003	08/23/2000	09/01/1996
Sale Price					
Nominal	Y	Y	Y	Y	
Buyer Name	Wood & Stone Investm ents LLC	Wood & Stone Investm ents LLC	Smith John W Trust	Smith John W & Maria L	Smith John Warren
Buyer Name 2				Smith Maria L	
Seller Name	Smith Maria L	Smith John W Trust	Smith John W	Smith John W & Maria L	
Document Number	18518	18514	126344	57800	67801
Document Type	Quit Claim Deed	Quit Claim Deed	Personal Representati ve's Deed	Special Warranty Deed	Warranty Deed

Recording Date		00/1993		00/1993	
Sale Price		\$116,300			
Nominal				Y	
Buyer Name		Smith Maria L		Dittberner Phillip L	
Buyer Name 2					
Seller Name		Dittberner Phillip L		Dittberner Phillip L	
Document Number		71360		35671	
Document Type		Warranty Deed		Quit Claim Deed	

MORTGAGE HISTORY

Mortgage Date	06/01/2009	02/27/2004
Mortgage Amount	\$172,500	\$71,000
Mortgage Lender	Firstbank/Northern Co	World Svgs Bk Fsb
Mortgage Code	Conventional	Conventional

700 West Myrtle

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There is no file associated with this item.

Item Description

Collection Description	This database contains entries from a Fort Collins building permit book that is in the Local History Archive's collection, Box BP-1. The book covers the years 1920-1949.
Building Address	700 West Myrtle
Permit Date	2/2/1932
Permit Number	3209
Owner	Laes, Jacob
Lot	16
Block	2
Addition	Westlawn
Estimated Cost (Labor & Material)	2500
Permit Cost	3.5
Type of Structure	Text
Kind of Building	Frame residence
Format	text/plain
Language	English
Rights	http://fcgov.com/legal.php?cmd=copyright (http://fcgov.com/legal.php?

700 West Myrtle

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There is no file associated with this item.

▼ Item Description

Collection Name	Buildings:NewspaperRecords
Collection Description	This database contains a listing of building records that were summarized in Fort Collins newspapers, typically at end of each year in late December or at the beginning of the next year in early January. This database contains building records for the years 1878, 1879, 1886, 1887, 1889, 1895, 1901-1905, 1907-1908, and incomplete records from 1950, 1955, 1956, and 1957.
Owner	Laes, Jacob
Building Address	700 West Myrtle
Building Description	Frame, six-room dwelling
Primary Source	Fort Collins Express-Courier 2/28/1932
Year Filed or Listed	1932
Cost	2500
Type	Text
Format	text/plain
Language	English
Rights	http://fcgov.com/legal.php?cmd=copyright (http://fcgov.com/legal.php?cmd=copyright)
Rightsholder	City of Fort Collins
Web Exhibit	BuildingSearch

700 West Myrtle

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There is no file associated with this item.

▼ Item Description

Collection Description	This database contains entries from a Fort Collins building permit book that is in the Local History Archive's collection, Box BP-1. The book covers the years 1920-1949.
Building Address	700 West Myrtle
Permit Date	2/2/1932
Permit Number	3210
Owner	Laes, Jacob
Lot	16
Block	2
Addition	Westlawn
Estimated Cost (Labor & Material)	150
Permit Cost	1.15
Type of Structure	Text
Kind of Building	Frame garage
Format	text/plain
Language	English
Rights	http://fcgov.com/legal.php?cmd=copyright (http://fcgov.com/legal.php?

700 West Myrtle

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There is no file associated with this item.

▼ Item Description

Collection Description

This database contains entries from a Fort Collins building permit book that is in the Local History Archive's collection, Box BP-1. The book covers the years 1920-1949.

Building Address

700 West Myrtle

Permit Date

1/2/1946

Permit Number

8779

Owner

Klinker, H. D.

Lot

16

Block

2

Addition

Westlawn

Estimated Cost (Labor & Material)

1000

Permit Cost

2.5

Type of Structure

Text

Kind of Building

Remodel basement

Format

text/plain

Language

English

Rights

<http://fcgov.com/legal.php?cmd=copyright> (<http://fcgov.com/legal.php?>

700 West Myrtle

...

There is no file associated with this item.

Item Description

Collection Description

This database contains entries from a Fort Collins building permit book that is in the Local History Archive's collection, Box BP-1. The book covers the years 1920-1949.

Building Address

700 West Myrtle

Permit Date

8/2/1943

Permit Number

7459

Owner

Klinker, H. D.

Lot

16

Block

2

Addition

Westlawn

Estimated Cost (Labor & Material)

50

Permit Cost

1.15

Type of Structure

Text

Kind of Building

Remodeling

Format

text/plain

Language

English

Rights

<http://fcgov.com/legal.php?cmd=copyright> (<http://fcgov.com/legal.php?>



Neighborhood & Building Services
281 N. College Ave.
Fort Collins, CO 80522-0580
Phone: 970-221-6760 Fax: 970-224-6134

WOOD AND STONE INVESTMENTS LLC
2900 SILVERWOOD DR
FORT COLLINS, CO 80525

101-720100-521200

Letter of Completion

Date: 04/06/2009
Permit Number: B0805293
Job Address: 700 W MYRTLE ST

Type of Work:

LENGTHEN 3 EXISTING BASEMENT WINDOWS, (2)@ 2'6" X 4'0" (1)@ 4'X 4' TO MEET CURRENT EGRESS STANDARDS (AS PER 2003 IRC) INCLUDING COMPLIANT WINDOW WELLS.
HOUSE BUILT IN 1926 (FINISHED BASEMENT GRANDFATHERED IN)

Contractor or

Owner/Address: WOOD AND STONE INVESTMENTS LLC
2900 SILVERWOOD DR
FORT COLLINS, CO 80525

The work authorized under the above permit has been inspected for conformance with applicable codes of the City of Fort Collins.

Building Inspection:

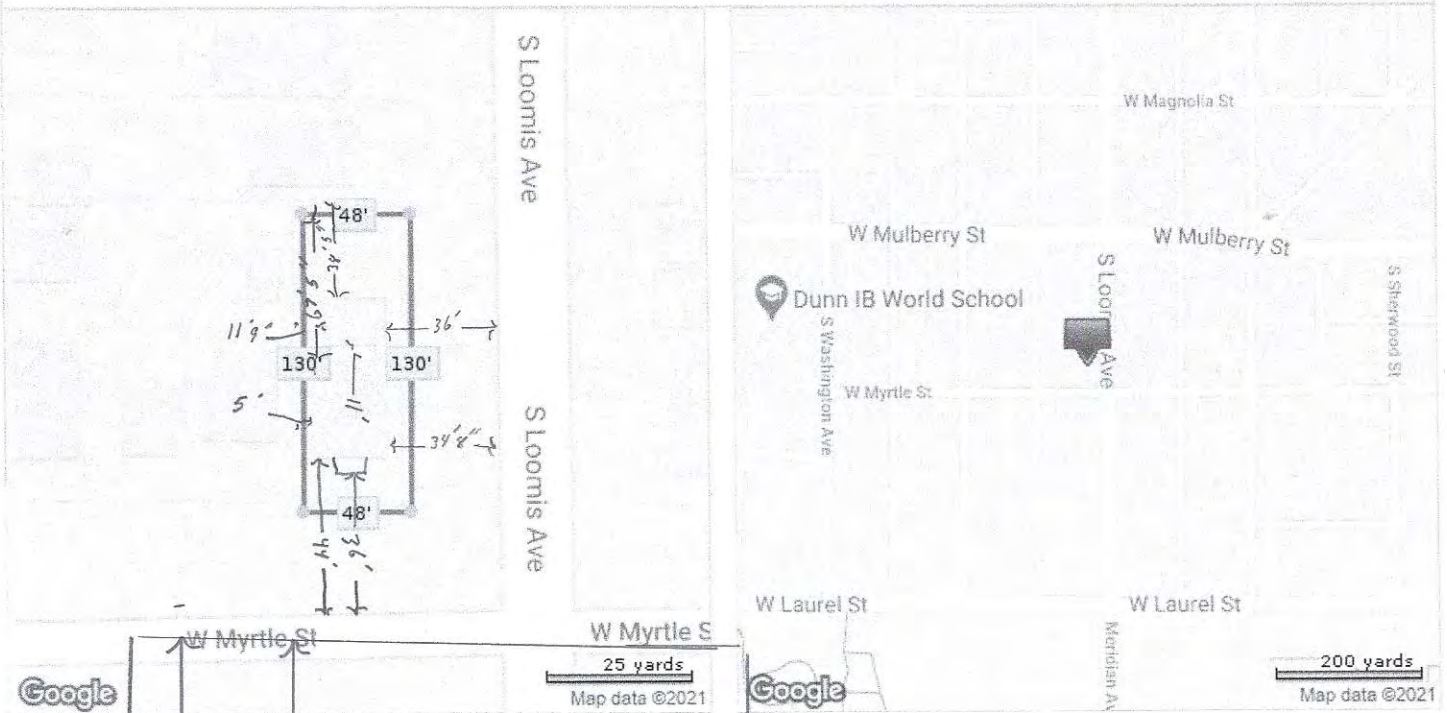
Signature

Sandy Lindell

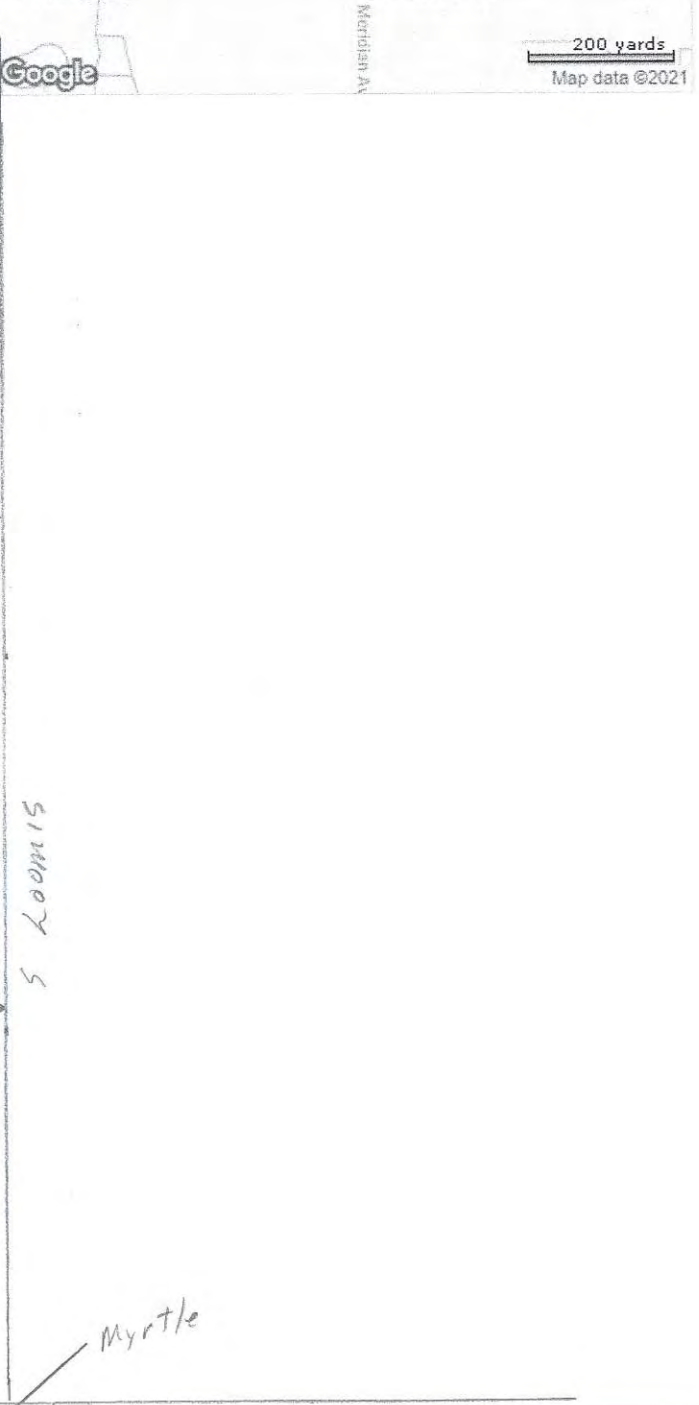
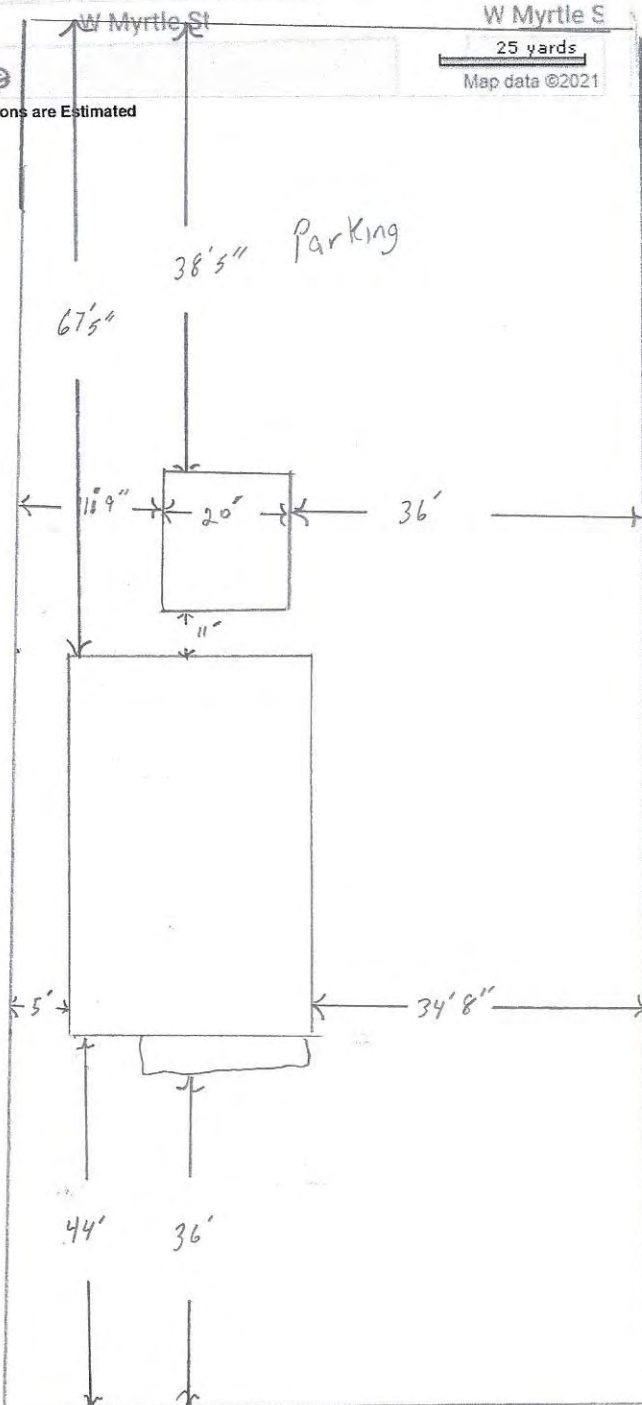
Date

4-6-09

PROPERTY MAP



*Lot Dimensions are Estimated



FOR REVIEW ONLY
NOT FOR
CONSTRUCTION



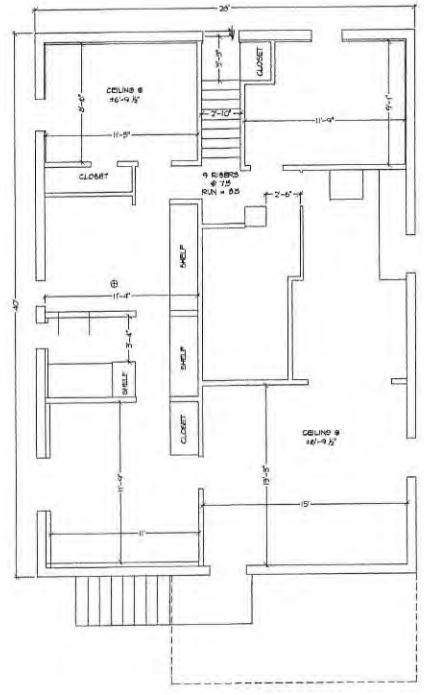
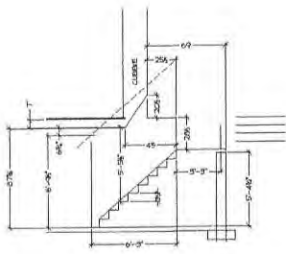
Sheet Description:
EXISTING FLOOR PLANS

Project Name:
700 W. MYRTLE REMODEL

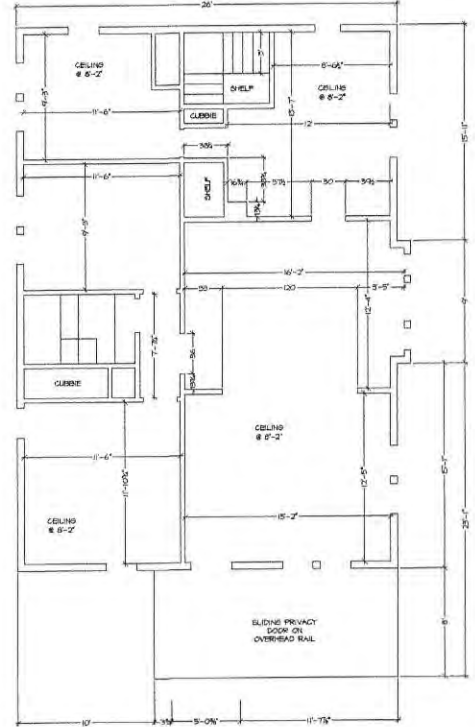
©Conifer Design Inc. 2021
1732 Globe Court
Fort Collins CO, 80528
Drawn By: JK

Engineered by:

Job: SMITH
Job no. 21-03
Date: 3/18/21
Sheet #
A-2
1 of 1

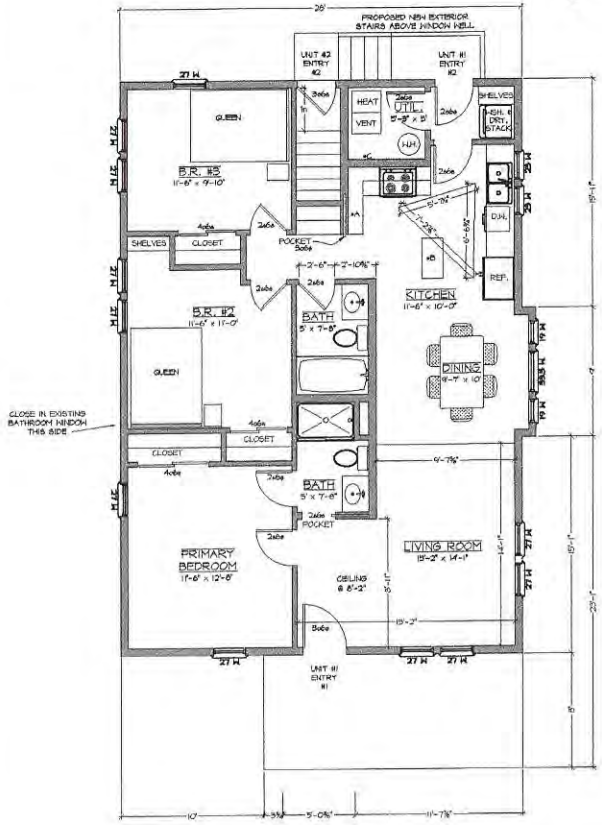
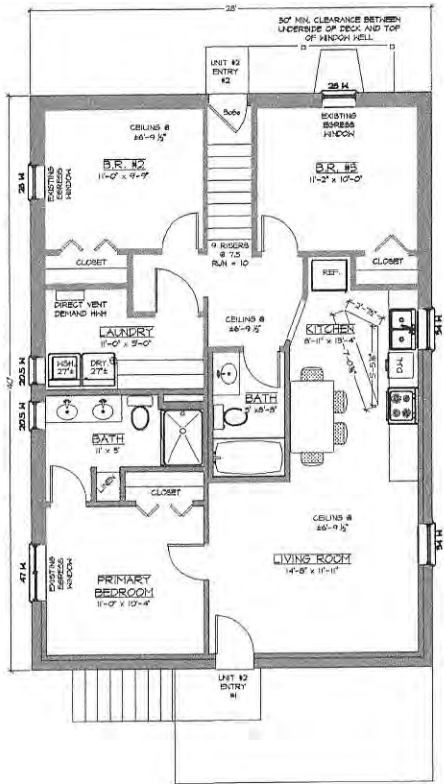
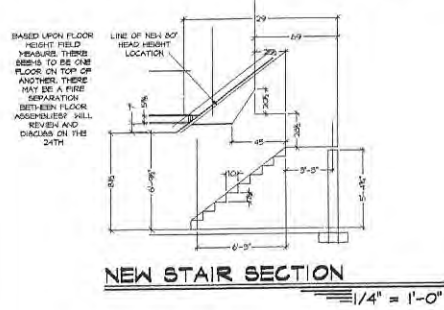
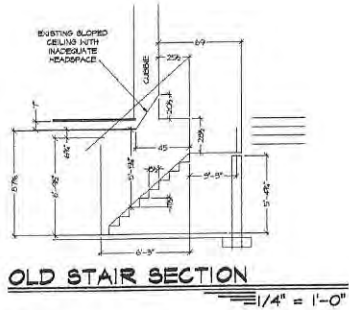


EXISTING BASEMENT PLAN
1/4" = 1'-0"



EXISTING MAIN LEVEL PLAN
1/4" = 1'-0"

FOR REVIEW ONLY
NOT FOR
CONSTRUCTION



- ** SIDE COUNTER WITH CABINETS ABOVE
- ** OFFICIAL 3/8" CHOP BLOCK OR COUNTER/CART ON ISLAND WITH 2" CLEARANCE ALL AROUND
- NOTE THAT A COMBINATION OF A E.B. CAN BE USED, INSTEAD THE CART AND FOLDING LEAVES TO MAKE THE SURFACE LARGER, AND IS SITED IN THE POSITION OF A
- ** THE SOUTH HALL OF THE UTILITY ROOM COULD GOE FURTHER SOUTH IF MORE SPACE IS NEEDED ALSO PLACE A NEW LARGER ATTIC ACCESS PANEL IN THIS ROOM

Sheet Description: PROPOSED REMODEL PLAN OPTION 3

Project Name: 700 W. MYRTLE REMODEL

©Conifer Design Inc. 2021
1732 Globe Court
Fort Collins CO, 80528

Engineered by:
Drawn By: JK



**Front Entrance to
Basement Apt.**



**Living room
basement apt**



**Basement
Apt. Kitchen**

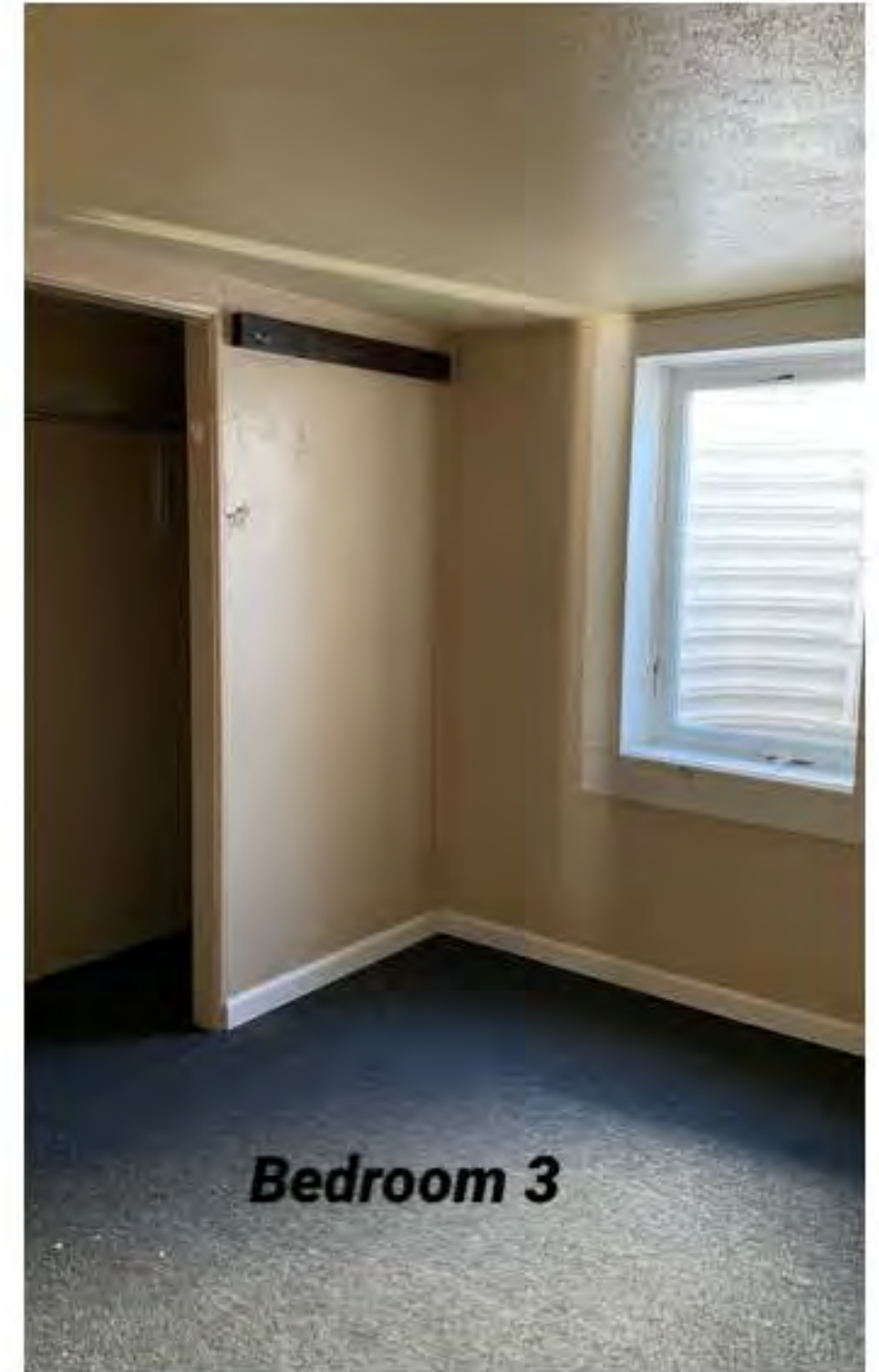


**Front bedroom
basement apt**



**700 W
Myrtle.
basement
apt**

Bathroom basement apt.



Bedroom 3



**Bedroom
2**



**Back entrance to upper
and lower level.**

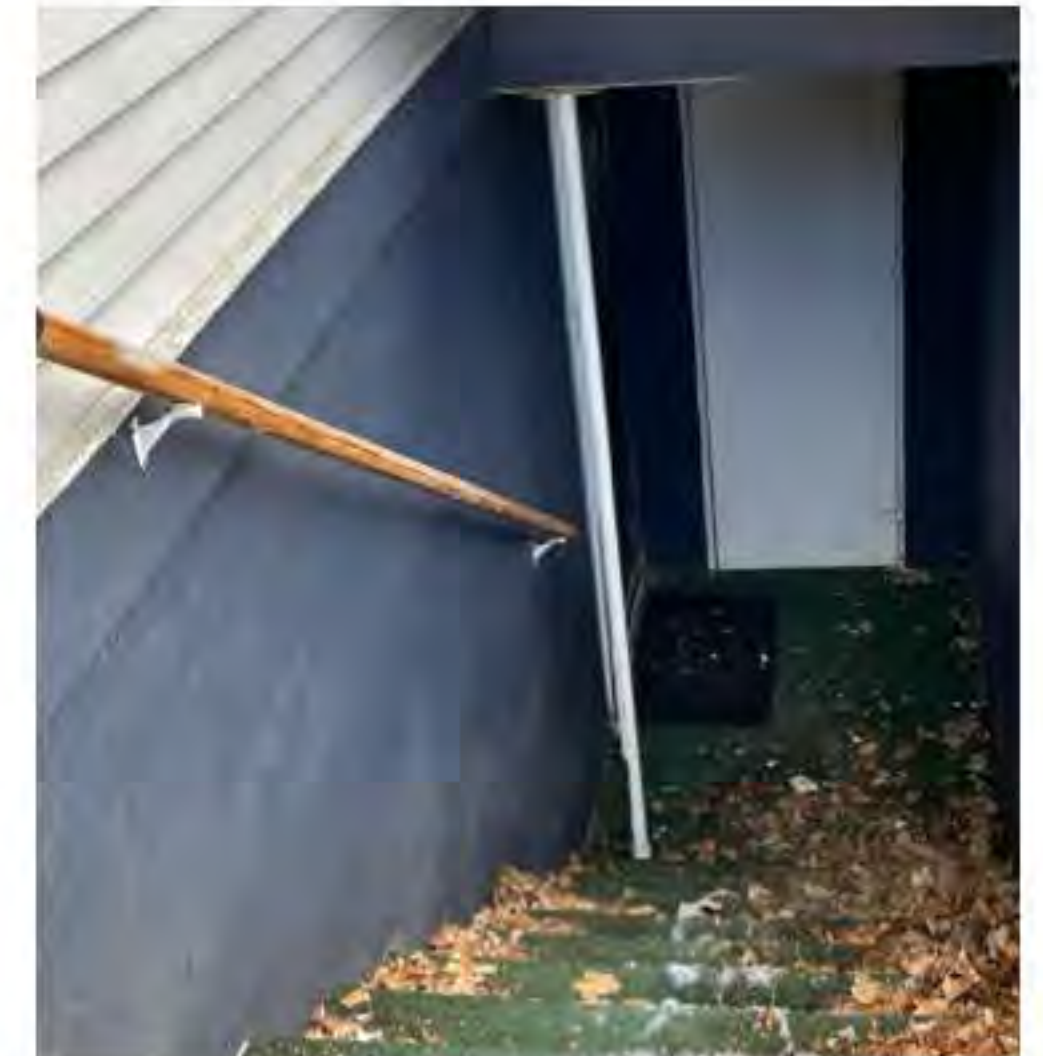


**Back Entrance to
Basement Apt.**

**Stairs to upper and
lower level.**



700 W. Myrtle St.



**Entrance to
Basement Apt.**



East side of house



2 separate meters





700 W Myrtle main level



