

Conceptual Review Agenda

Schedule for 06/02/22

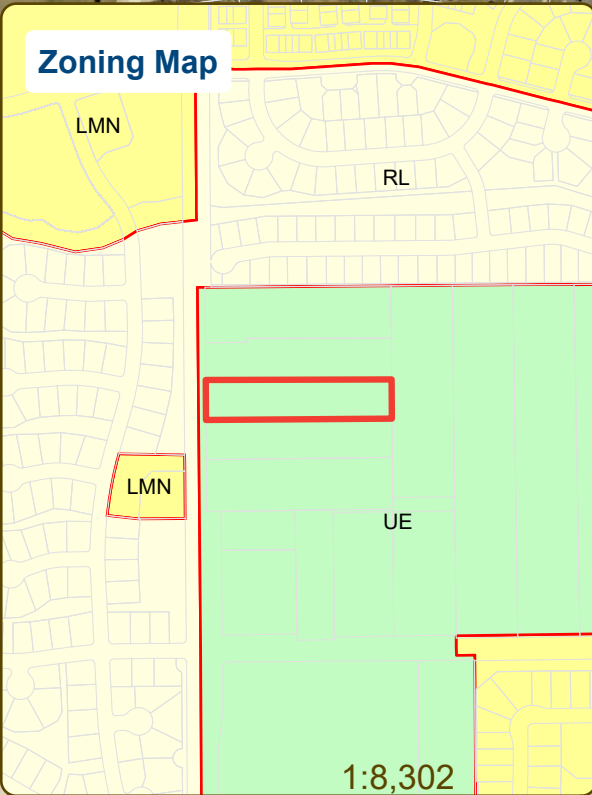
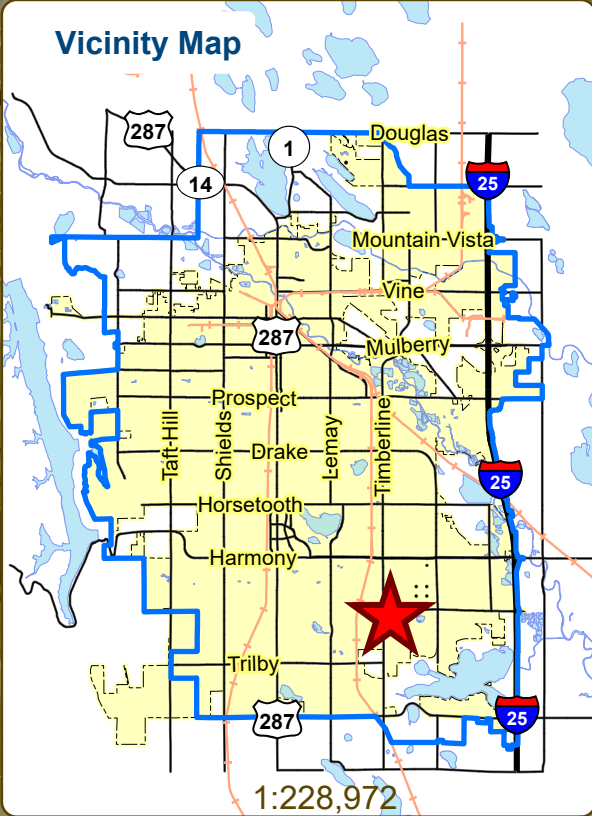
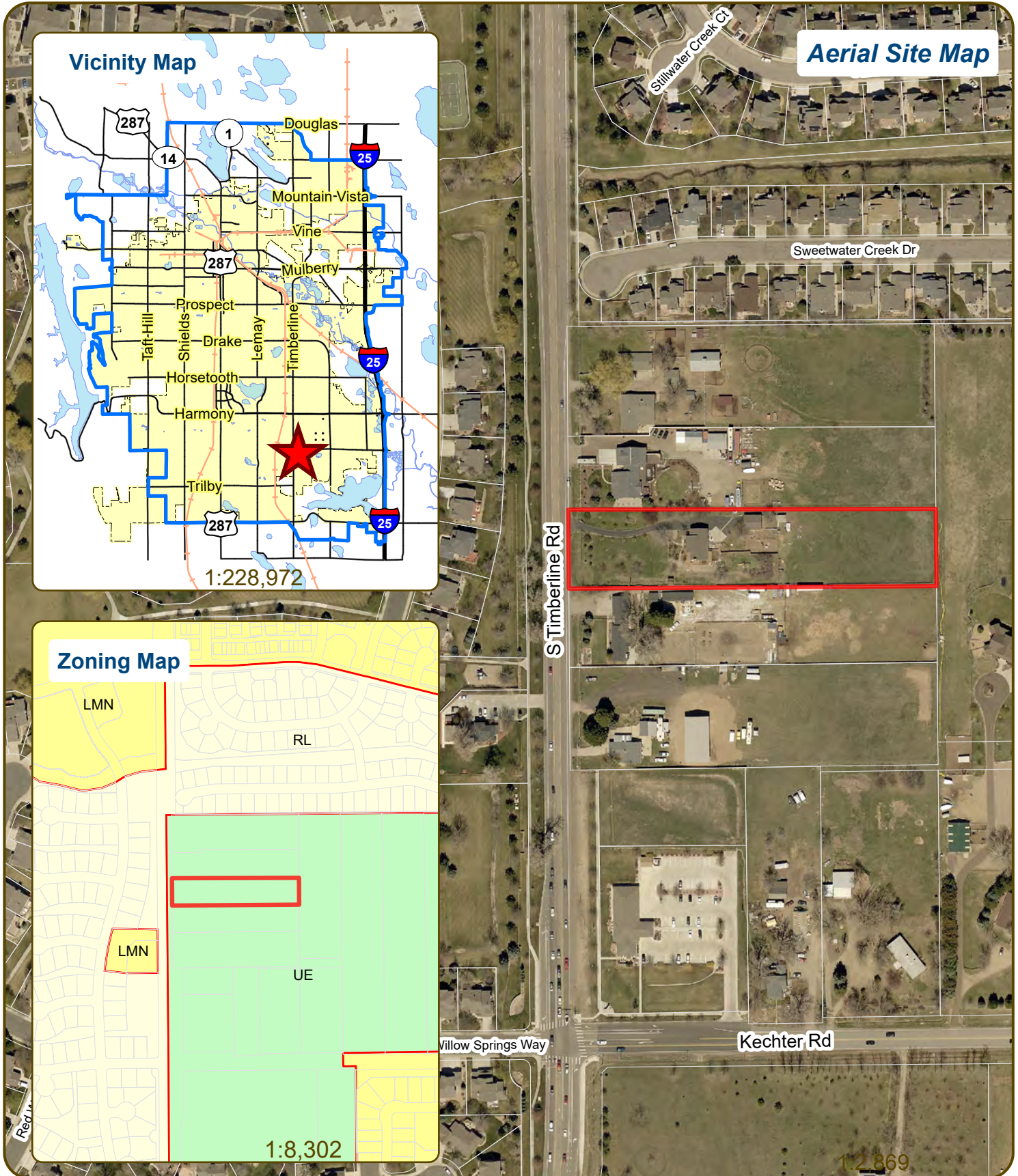
Meetings hosted via Zoom Web Conferencing

Thursday, June 02, 2022

Time	Project Name	Applicant Info	Project Description	
10:15	5408 S Timberline Rd. – Single Family Detached CDR220044	Collins Ferris 970-218-0074 collins@studiolounge.co	This is a request to add a second single-family detached home at 5408 S Timberline Rd. (parcel # 8605305002). The applicant is requesting to add a 2,500sf dwelling w/ 1,000sf garage, and a 750 sf detached utility barn on the back half of the 2.29 acre lot. Access would be taken from S Timberline Rd directly to the west. The site is located directly east of S Timberline Rd and approximately 0.16 miles north of Kechter Rd. The property is within the Urban Estate District (U-E) zone district and is subject to Administrative (Type 1) Review.	Planner: Arlo Schumann Engineer: Sophie Buckingham DRC: Brandy Bethurem Harras

5408 S Timberline Rd # 8605305002

Single Family Detached



Aerial Site Map

S Timberline Rd

Willow Springs Way

Kechter Rd

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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) _____

Business Name (if applicable) _____

Your Mailing Address _____

Phone Number _____ Email Address _____

Site Address or Description (parcel # if no address) _____

Description of Proposal (attach additional sheets if necessary) _____

Proposed Use _____ Existing Use _____

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

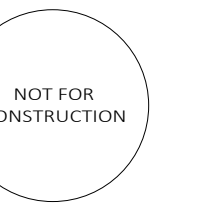
Is your property in a Flood Plain? [] Yes [] No If yes, then at what risk is it? _____

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?



5408 TIMBERLINE
 5408 TIMBERLINE ROAD, FORT COLLINS, CO 80528

CONCEPT PHASE
 Issued For SD: _____
 Issued For DD: _____
 Issued For Permit: _____
 Issued For Construction: _____
 Revision Number: _____ Revision Date: _____

PLOT DATE: 4/7/2022 2:55:44 PM

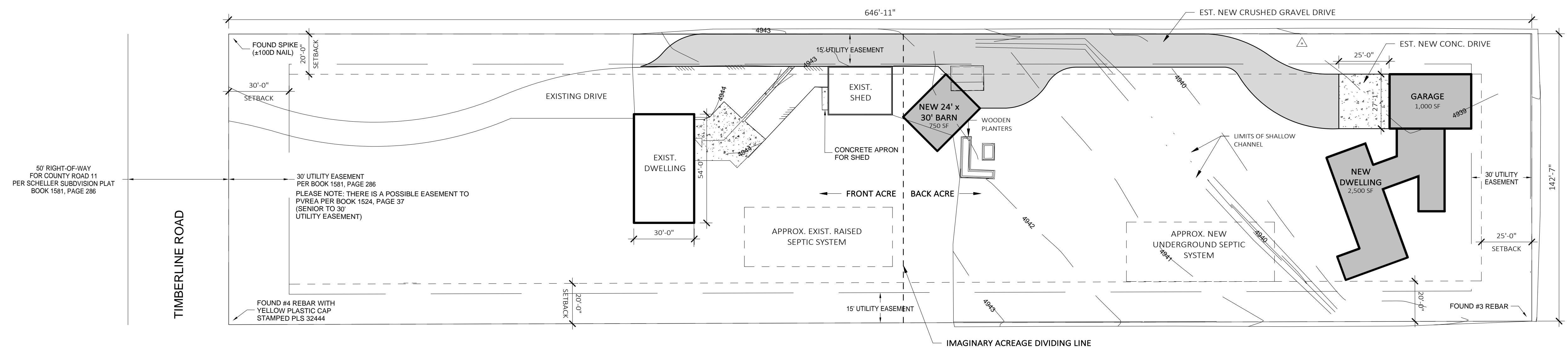
SITE PLAN

SYSTEM NOTES - SITE **PROJECT DATA**

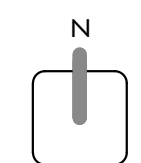
THIS SITE PLAN IS CONCEPTUAL IN NATURE. THE TOPOGRAPHICAL INFORMATION, PROPERTY LINES, AND EASEMENTS PORTRAYED HERE ARE BASED ON A SURVEY PROVIDED BY KING SURVEYORS DATED 11/09/2020. SETBACKS ARE BASED ON UE DISTRICT GUIDELINES OUTLINED IN THE LAND USE CODE. THIS IS FOR REPRESENTATION PURPOSES ONLY. RE: SURVEY FOR ADDITIONAL INFORMATION

THIS PROJECT AIMS TO ADD A 2,500 SF SECOND DWELLING W/ 1,000 SF GARAGE, AND A 750 SF DETACHED UTILITY BARN ON THE BACK HALF OF A 2.29 ACRE LOT (99,752 SF). THE FIRST DWELLING RESIDES ON THE FIRST ACRE+ (48,000 SF) AND THE SECOND DWELLING IS TO RESIDE ON THE REMAINING ACRE+ (51,752 SF).

PARCEL # _ 8605305002
 ADDRESS _ 5408 S. TIMBERLINE ROAD, FORT COLLINS, CO 80528
 LEGAL DESCRIPTION _ LOT 2, SCHELLER SUBDIVISION, FTC
 LOT SIZE _ 2.29 ACRES OR 99,752 SF
 SINGLE DWELLING SQFT _ 3,256 SF (1,636 sf Main + 1,620 sf Walkout Basement)
 ZONING DISTRICT _ UE



1 P- SITE PLAN
 01 1" = 30'-0"

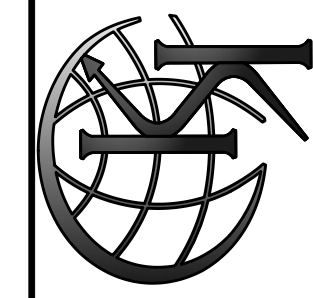


TOPOGRAPHIC SURVEY

OF
THE REAR LOT REGION OF
LOT 2, SCHELLER SUBDIVISION
(AKA 5408 S. TIMBERLINE ROAD)
FORT COLLINS, COLORADO

DATE: 11/9/2020
FILE NAME: 20200552TOP
SCALE: 1"=30'
DRAWN BY: AMD
CHECKED BY: AMD

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@kingsurveyors.com

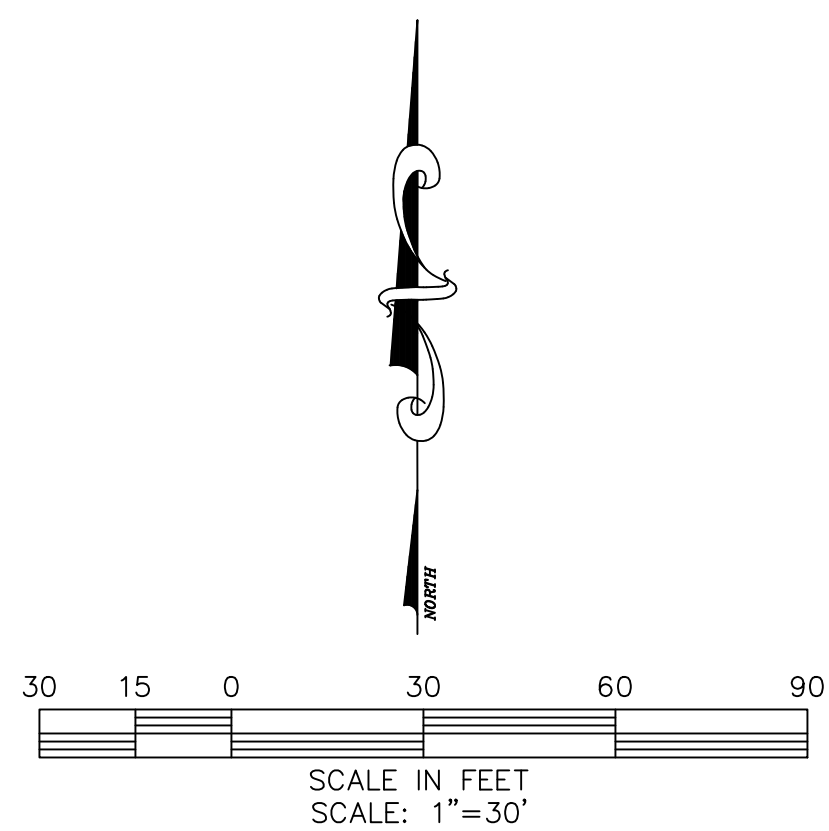
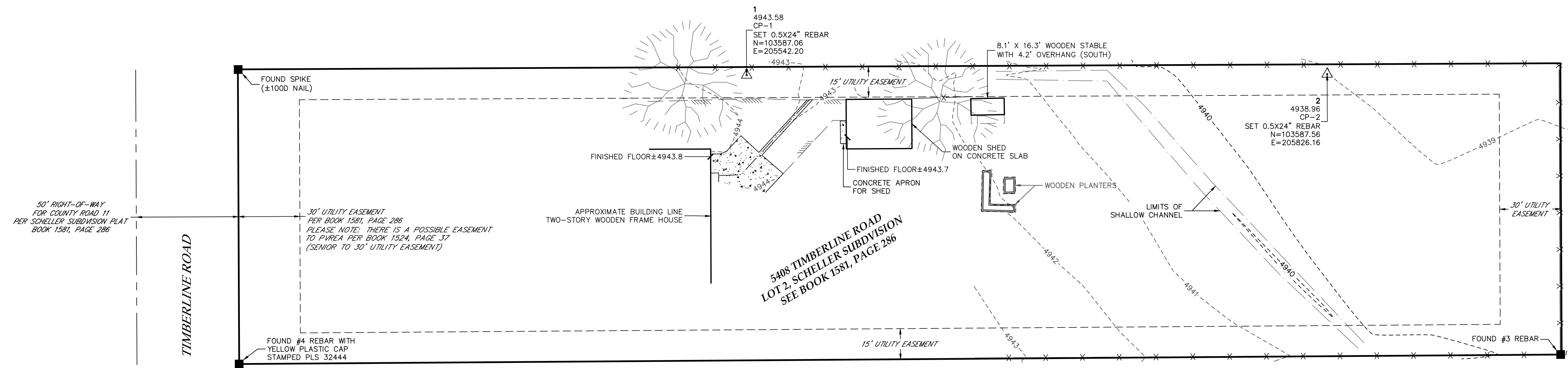


DATE:	REVISIONS:

TOPOGRAPHIC SURVEY
FOR
SHELLY FISCHER
5408 S. TIMBERLINE ROAD
FORT COLLINS, COLORADO 80528

PROJECT #:
20200552

1
SHEET 1 OF 1



LEGEND

—	APPROXIMATE PARCEL LINES	△	CONTROL POINT
- - -	APPROXIMATE RIGHT-OF-WAY LINE	⊗	DECIDUOUS TREE
- - - - -	APPROXIMATE EASEMENT LINES	■	FOUND MONUMENT
	EDGE OF ASPHALT		
—	EXISTING BUILDING LINE		
- - -	EXISTING BUILDING OVERHANG		
⊠	EXISTING BUILDING OVERHANG		
⋯	FLOWLINE		
-x-x-	FENCE LINE		
- - - - -	SHALLOW CHANNEL LIMITS		
—	TIMBER FEATURE		
- - - - -4876-	ONE FOOT CONTOUR		
- - - - -4835-	FIVE FOOT CONTOUR		

VERTICAL DATUM:
NORTH AMERICAN VERTICAL DATUM OF 1988.

VERTICAL BENCHMARKS:
CITY OF FORT COLLINS BENCHMARK DESIGNATIONS "1-96," ELEVATION=4945.01, AND "RICHTER," ELEVATION=4926.19, BOTH BEING STANDARD 2" ALUMINUM DISKS SET IN CONCRETE, THE FORMER OF WHICH IS LOCATED ON A CONCRETE DIKE STRUCTURE ON THE WEST SIDE OF TIMBERLINE ROAD, ONE HALF-MILE SOUTH OF HARMONY ROAD, THE LATTER OF WHICH IS LOCATED ON THE SOUTHWEST CORNER OF AN ELECTRIC TRANSFORMER PAD, 49' EAST OF TIMBERLINE ROAD AND 20' NORTH OF TRILBY ROAD.

HORIZONTAL DATUM:
CITY OF FORT COLLINS GROUNDMASTER LDP.

- NOTE:**
- ALL PROPERTY PINS, INTERSECTION MONUMENTS, AND SECTION CORNERS DISTURBED DURING CONSTRUCTION MUST BE REFERENCED AND REPLACED UNDER THE SUPERVISION OF A LICENSED SURVEYOR.
 - THIS AUTOCAD DRAWING CONTAINS INFORMATION THAT IS NOT VISIBLE ON THE PLOTTED COPY. TO OBTAIN ALL THE INFORMATION THAT IS AVAILABLE IN THIS DRAWING, ALL THE AUTOCAD LAYERS MUST BE TURNED ON AND THAWED.
 - ALL PROJECT CONTROL LISTED HEREON IS PROVIDED AS A COURTESY. IT IS THE RESPONSIBILITY OF THE RECIPIENT TO VERIFY THE ACCURACY OF THE COORDINATES AND ELEVATIONS SHOWN PRIOR TO USING THEM FOR ANY PURPOSES.
 - PARCEL LINES, RIGHTS OF WAY AND EASEMENTS SHOWN ARE APPROXIMATE. IF ANY NEAR LOT LINE IMPROVEMENTS ARE TO BE MADE, IT IS RECOMMENDED THAT A MONUMENTED LAND SURVEY BE CONDUCTED PRIOR TO CONSTRUCTION.

NOTICE:
ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON. (13-80-105 C.R.S. 2012)