## **Conceptual Review Agenda**

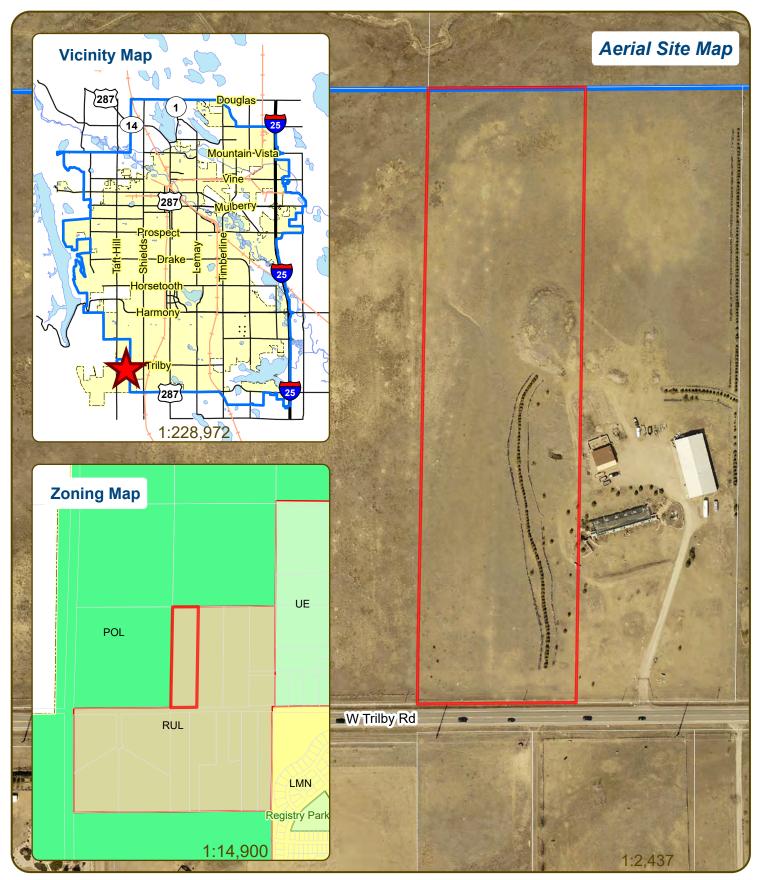
#### Schedule for 06/16/22

Meetings hosted via Zoom Web Conferencing

## Thursday, June 16, 2022

Time	Project Name	Applicant Info	Project Description	
11:15	1820 W Trilby Rd.	Ron Kapperman	This is a request to build and single-family detached	Planner: Will Lindsey
	– Single Family Detached Dwelling	970- 568-2686 mtndew.ron@gmail.com	dwelling and accessory buildings on an unimproved lot at 1820 W Trilby Rd. (parcel # 9610005701). The proposal includes a single-family home and an accessory shop building with 1500sf of habitable	Engineer: John Gerwel
				DRC: Tenae Beane
	CDR220049		space on an existing 10 acre parcel. Access to the property is taken from W Trilby Rd directly to the	
			south of the property. The site is directly north of W Trilby Rd. and 0.25 miles east of S Taft Hill Rd. The	
			site is within the Rural Lands District (R-U-L)) zone district and the project would be subject to	
			Administrative (Type 1) Review.	

# 1820 W Trilby Rd. #9610005701 Replat and SFD



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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. <u>Complete applications and sketch</u> <u>plans</u> 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 <u>currentplanning@fcgov.com</u>. If you do not have access to e-mail, other accommodations can be made upon request.

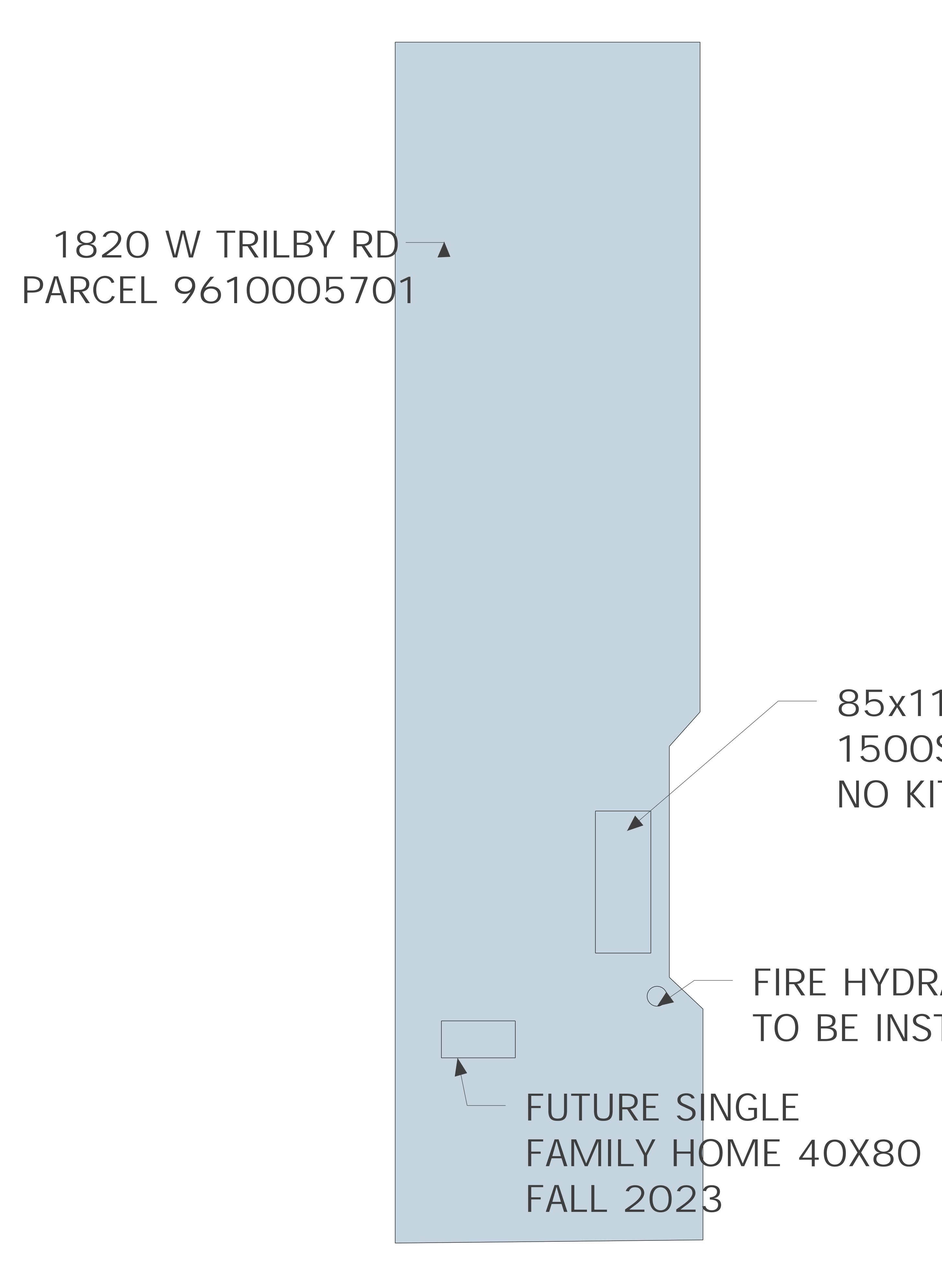
At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation 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 addi	tional 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 Well If any structures are 50+ years old, goo		<u>ssessor/query/search.cfm</u> of the structure are required for conceptual.
Is your property in a Flood Plain?	□ Yes □ No If yes, then at what	at risk is it?
Info available on FC Maps: http://giswe	ab.fcgov.com/redirect/default.aspx?l	ayerTheme=Floodplains.
Increase in Impervious Area (Approximate amount of additional buil	lding, pavement, or etc. that will cov	S.F. er existing bare ground to be added to the site)
wetlands, large trees, wildlife, canals, in	ounding land uses, proposed use(s) areas, water treatment/detention, dra rrigation ditches), utility line location:	, existing and proposed improvements ainage), existing natural features (water bodies, s (if known), photographs (helpful but not drain now? Will it change? If so, what will

change?

# TAFT HILL RD





FIRE HYDRANT TO BE INSTALLED FALL 2022

85x110 ACC BUILDING 1500SQ FT HABITABLE NO KITCHEN/COOKING

