

# Conceptual Review Agenda

Schedule for 08/04/22

Meetings hosted via Zoom Web Conferencing

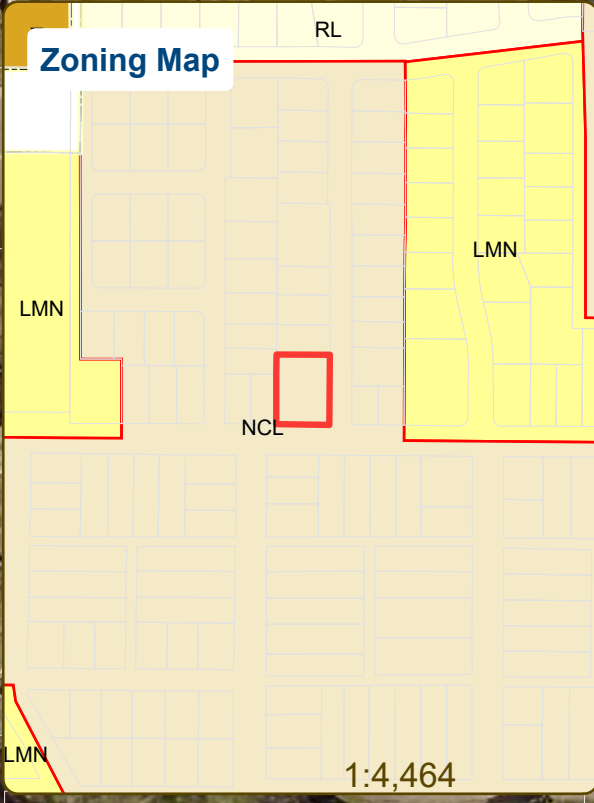
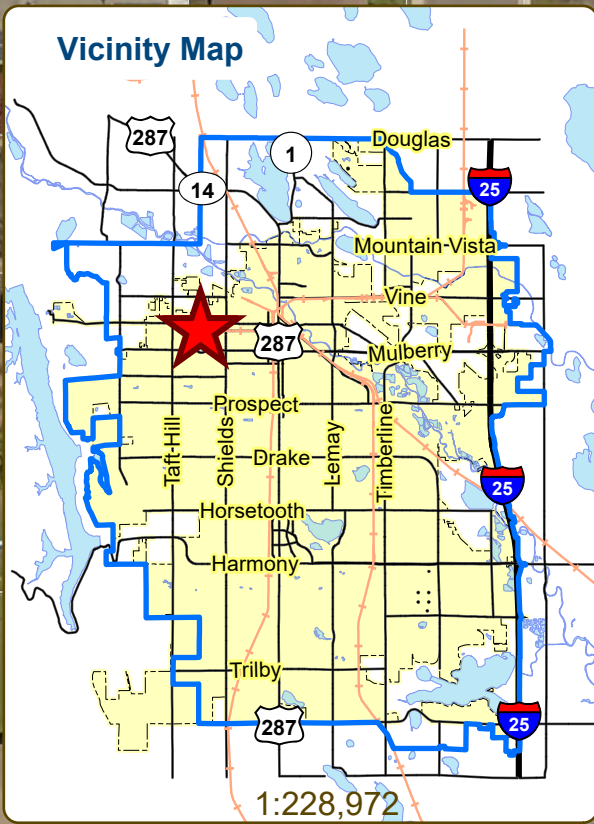
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## Thursday, August 04, 2022

Time	Project Name	Applicant Info	Project Description	
10:15	1520 Laporte Ave SFD & Subdivision  CDR220060	Billie Myers 970-481-1883 BillieMyers@ColoradoHomeSale .Com	This is a request to develop a new single-family lot at 1520 Laporte by subdividing the existing lot. (parcel # 9710103022). The applicant is requesting to subdivide an existing single-family lot into two new lots for the development of a new single-family home on the newly created lot. Access would be taken from Clover Ln to the east. The site is located directly north of Laporte Ave and approximately 0.51 miles east of N Taft Hill Rd. The property is within the Neighborhood Conservation, Low Density District (N-C-L) zone district and is subject to Basic Development Review (BDR) Review	<b>Planner: Katelyn Puga</b> <b>Engineer: John Gerwel</b> <b>DRC: Tenae Beane</b>

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# 1520 Laporte Ave SFD & Subdivision Single Family Detached Dwelling & Subdivision



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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](mailto: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) **Billie Myers, Owner**  
970-481-1883 or call Chuck 970-402-5988

Business Name (if applicable) \_\_\_\_\_

Your Mailing Address P.O. Box 270584 Ft. Collins, CO 80527

Phone Number 970-481-1883 Email Address Billie@ColoradoHomesale.com

Site Address or Description (parcel # if no address) 1520 Laporte Ave. Ft. Collins, CO 80521

Parcel # 9710103022

Description of Proposal (attach additional sheets if necessary) see Attached

Proposed Use 2 Residential Lots Existing Use 1 Residential Lot

Total Building Square Footage 950 + 782<sup>bsmt</sup> S.F. Number of Stories 1 Lot Dimensions 103 ft x 1165 ft

Age of any Existing Structures 1950

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? \_\_\_\_\_

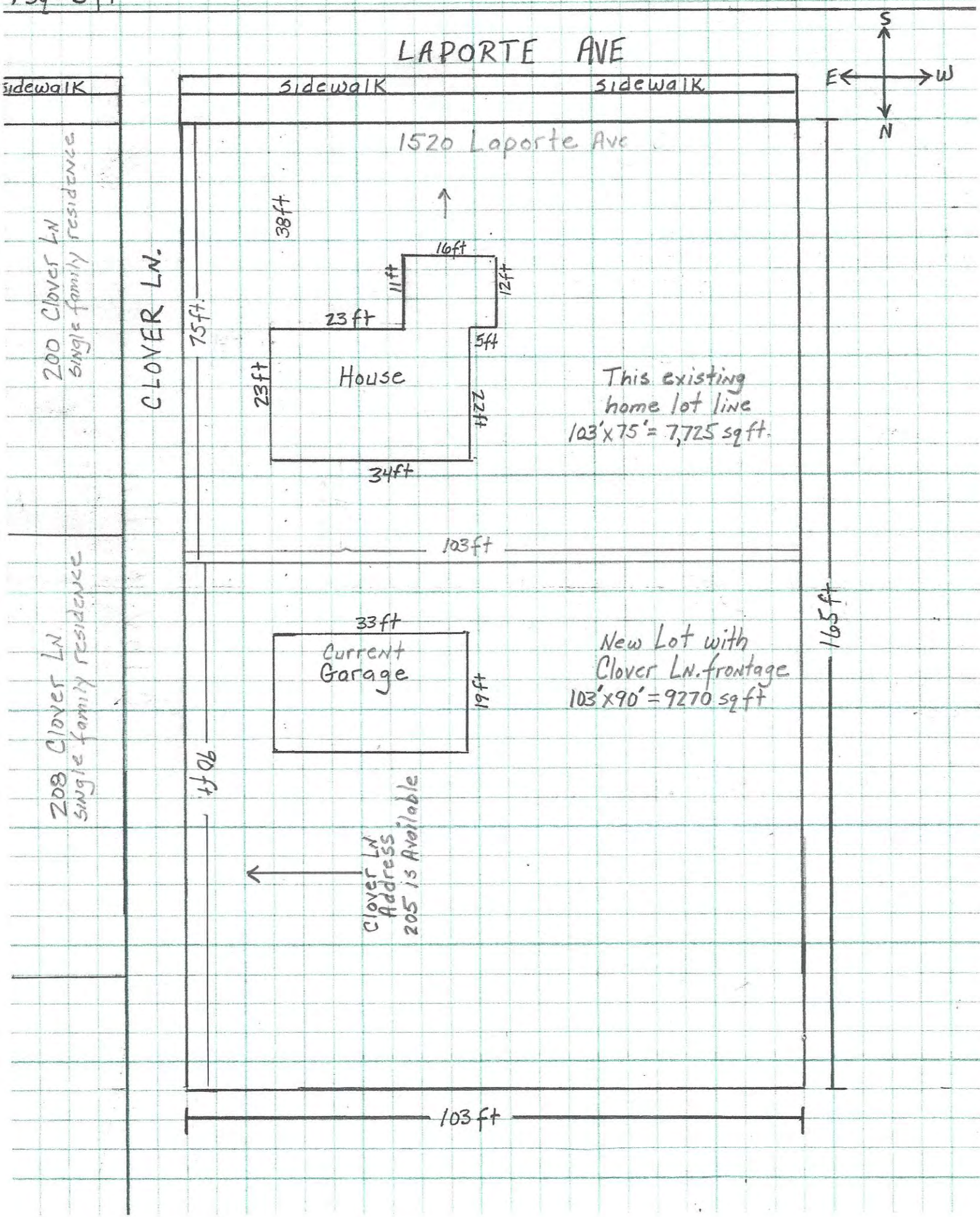
Info available on FC Maps: <http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains>.

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)

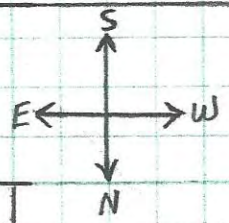
**Suggested items for the Sketch Plan:**  
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, 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?



1 sq = 5 ft



LAPORTE AVE



sidewalk

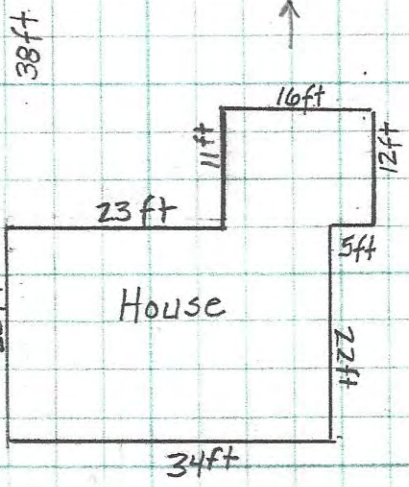
sidewalk

sidewalk

1520 Laporte Ave

200 Clover Ln  
single family residence

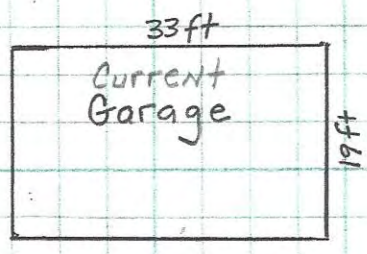
CLOVER LN.



This existing home lot line  
 $103' \times 75' = 7,725 \text{ sq ft.}$

103ft

208 Clover Ln  
single family residence



New Lot with Clover Ln. frontage  
 $103' \times 90' = 9,270 \text{ sq ft}$

90ft

165ft

Clover Ln  
Address  
205 is Available

103ft





### Larimer County Web Map



Legend	
Addresses	— Railroads
Subdivisions	— Major Road System
Tax Parcels	— Road System
Platted Lots	— Lakes and Ponds
Home Owners Assoc & Severed Mine Rights	— Major Rivers and Streams
	City or Town
	County
	State
	Federal
	Other

Notes

0.0      0      0.0 Miles      Scale      1:600

Date Prepared: 6/24/2022 11:14:02 AM

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