

Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

12/19/2024 10:15 AM

Project Name

Minor Subdivision at 1900 & 1908 Harmony Dr
CDR240077

Applicant

LUCAS KAMTZ
970-803-0882
LUKE@KAMTZ.COM

Planner: Kayla Redd

Engineer: Tim Dinger

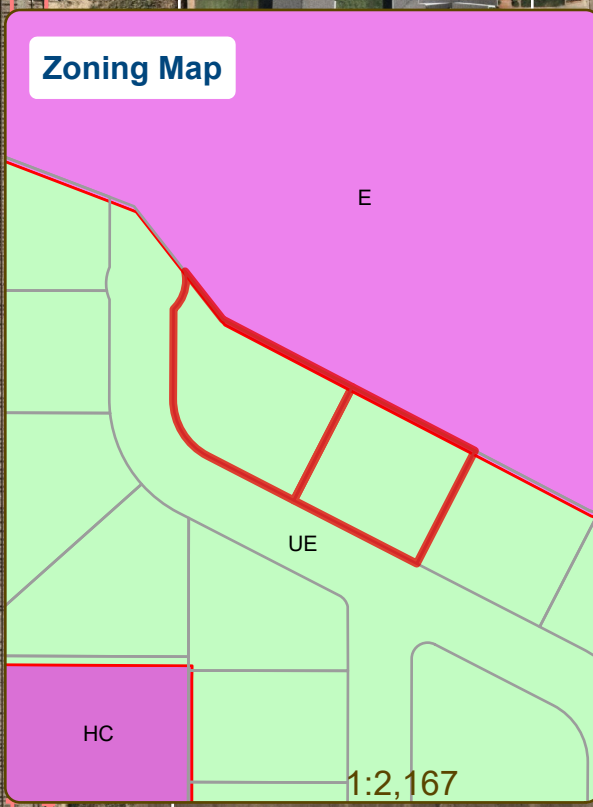
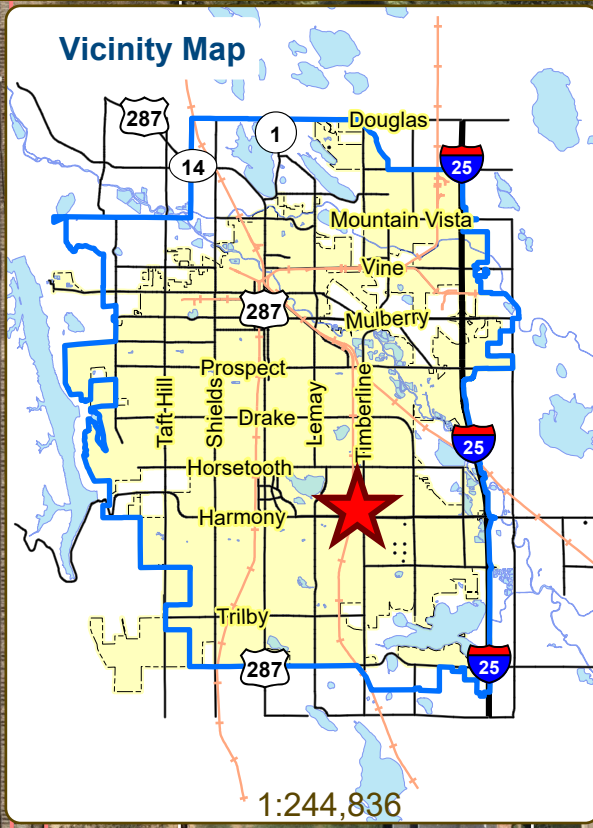
DRC: Todd Sullivan

Description

This is a request to adjust a lot line between 1900 and 1908 Harmony Drive (parcel #s 8731405014, 8731405015). The applicant is requesting to move the property line between the two houses closer to 1900 Harmony Dr. Access is taken from Harmony Dr south of the properties. The site is approximately 0.13 mi west of S Timberline Rd and 0.30 north of E Harmony Dr. The property is located in the Urban Estate (U-E) zone district and is subject to a Minor Subdivision.

Minor Subdivision at 1900 & 1908 Harmony Dr- Single Unit Dwellings

Aerial Site Map



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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 preappmeeting@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) _____

LUCAS KAMTZ-OWNER & JOEL SYDLOW-CONSULTANT

Are you a small business? Yes No Business Name (if applicable) _____

Your Mailing Address 1908 HARMONY DRIVE

Phone Number 970-803-0882 Email Address LUKE@KAMTZ.COM

Site Address or Description (parcel # if no address) 1900 & 1908 HARMONY DRIVE

Description of Proposal (attach additional sheets if necessary) MOVE PROPERTY LINE BETWEEN THE TWO HOUSES CLOSER TO 1900 HARMONY DRIVE. NO STRUCTURE TO BE BUILT AT THIS TIME

Proposed Use DRIVEWAY Existing Use DRIVEWAY

Total Building Square Footage 0 S.F. Number of Stories 0 Lot Dimensions 0

Age of any Existing Structures NONE ON THIS PART. HOUSES ON BOTH LOTS BUILT IN THE EARLY 80'S

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 3-3500 SQFT 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? NOTHING WILL CHANGE AT THIS TIME



Larimer County IT, Enterprise GIS

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Markup



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Layer List



Wind/Snowload



Land



Flood



Elections



Emissions



Clear Map



Identify

Layer Themes

Map



Initial View



Bookmarks



Previous Extent



Next Extent



Print



Export



Share



Tool Info



Navigation Info

Navigation

Share

Help

Schedule: [0200891](#)

Owner: KAMTZ LUCAS J

Site Address: 1908

HARMONY DR

Tax District: 1102



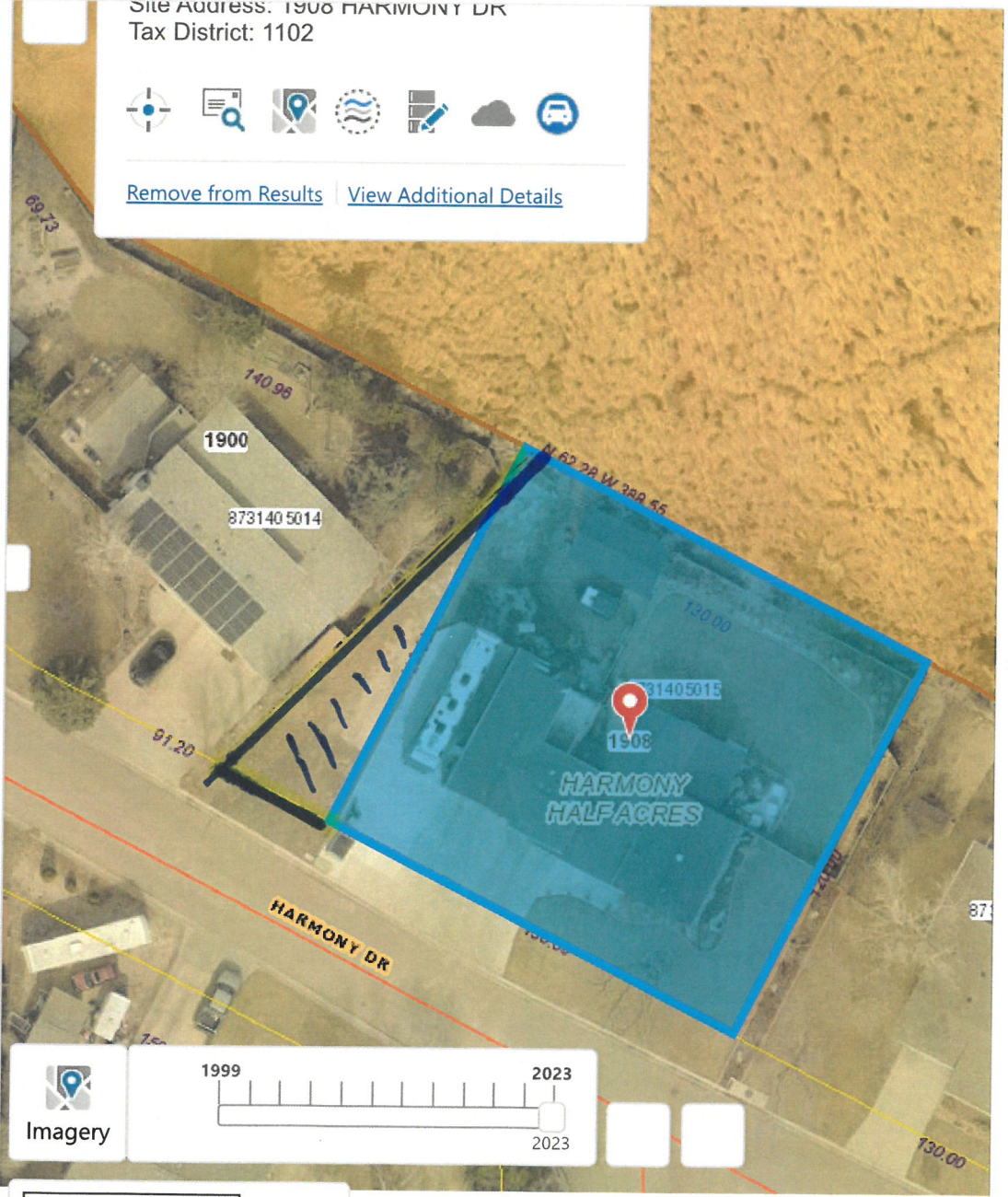
Site Address: 1908 HARMONY DR

Tax District: 1102



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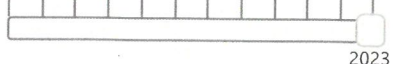


Displaying 1 - 1 (Total: 1)



Imagery

1999 2023



2023



Layers



Parcel (1)

