

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

1/9/2025 10:15 AM

Project Name

Duplex at 1951 Kinnison Dr
CDR240080

Applicant

Ella Arume and Trevor Fiorentino
8086353913
ellaarume@gmail.com

Planner: Kayla Redd

Engineer: Dave Betley

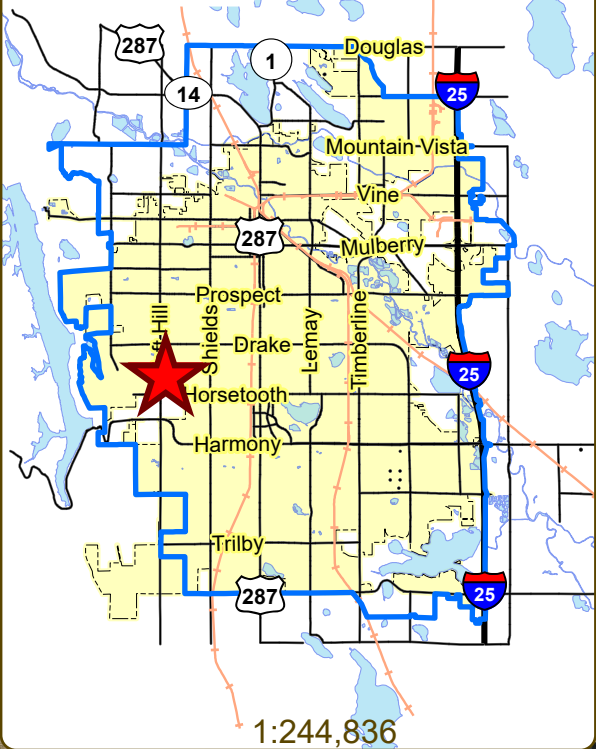
DRC: Marissa Pomerleau

Description

This is a request to develop a duplex at 1951 Kinnison Dr. (parcel # 9727231001). The applicant is requesting to expand the existing home to a two-unit dwelling. Access is taken from Kinnison Dr to the north. The property is located 0.13 mi east of Taft Hill Rd and 0.5 mi south of W Drake Rd. The site is located in the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to an Administrative (Type 1) review.

Duplex at 1951 Kinnison Dr- Single Unit

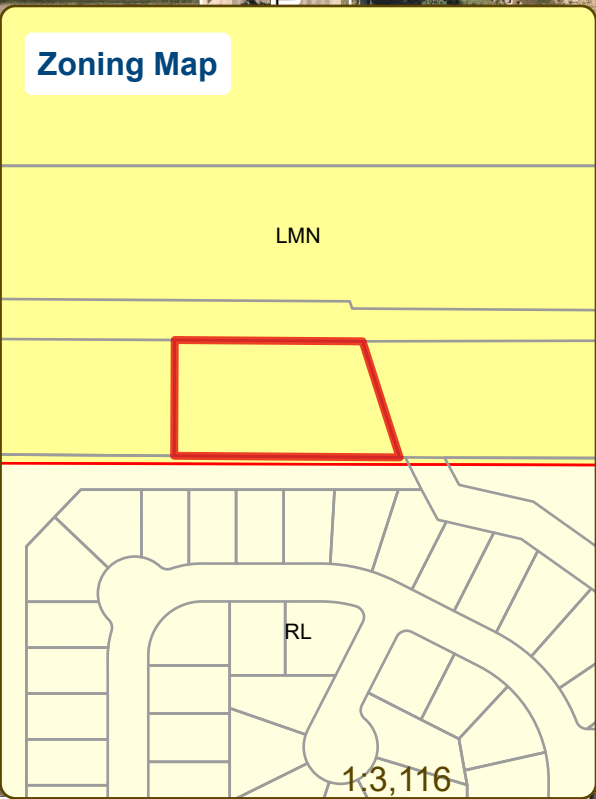
Vicinity Map



Aerial Site Map



Zoning 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) _____

Are you a small business? Yes No 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?

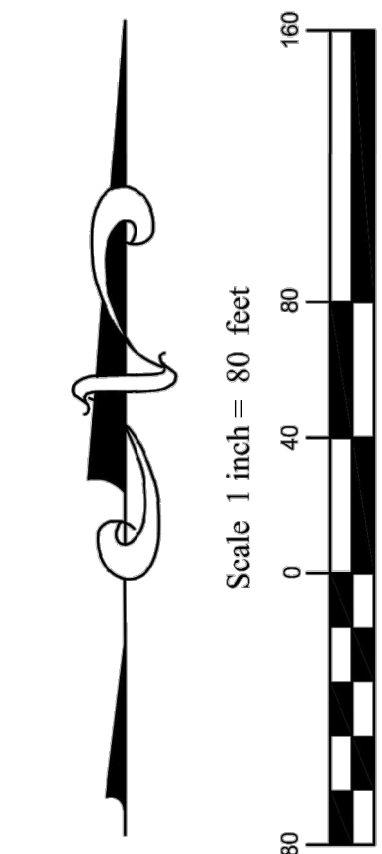
DESCRIPTION per title commitment:

PARCEL 1:
THE S 1/2 OF LOT 10, SUBDIVISION OF A PART OF THE W 1/2 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P. M., COUNTY OF LARIMER, STATE OF COLORADO;
EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED IN BOOK 1282 AT PAGE 512. ALSO EXCEPT THAT CONTAINED WITHIN THE RECORDED PLAT OF TEMPEL PUD, FIRST FILING, CITY OF FORT COLLINS

PARCEL 2:
A PART OF THE N 1/2 OF LOT 10 OF THE SUBDIVISION OF A PART OF THE W 1/2 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, WHICH BEGINS AT A POINT WHICH BEARS N 00° 04' 45" W, 198.00 FEET, AND AGAIN S 89° 38' 20" E, 30.00 FEET FROM THE W 1/4 CORNER OF SAID SECTION 27, AND RUNS THENCE N 00° 04' 45" E, 12.00 FEET; THENCE S 89° 38' 20" E, 566.00 FEET TO A POINT ON THE EASTERLY LINE OF THE PLEASANT VALLEY AND LAKE CANAL; THENCE ALONG SAID EASTERLY LINE, S 17° 44' E, 12.62 FEET; THENCE N 89° 38' 20" W, 569.83 FEET TO THE POINT OF BEGINNING.
EXCEPT THAT PORTION CONTAINED WITHIN THE RECORDED PLAT OF TEMPEL PUD, FIRST FILING, CITY OF FORT COLLINS.

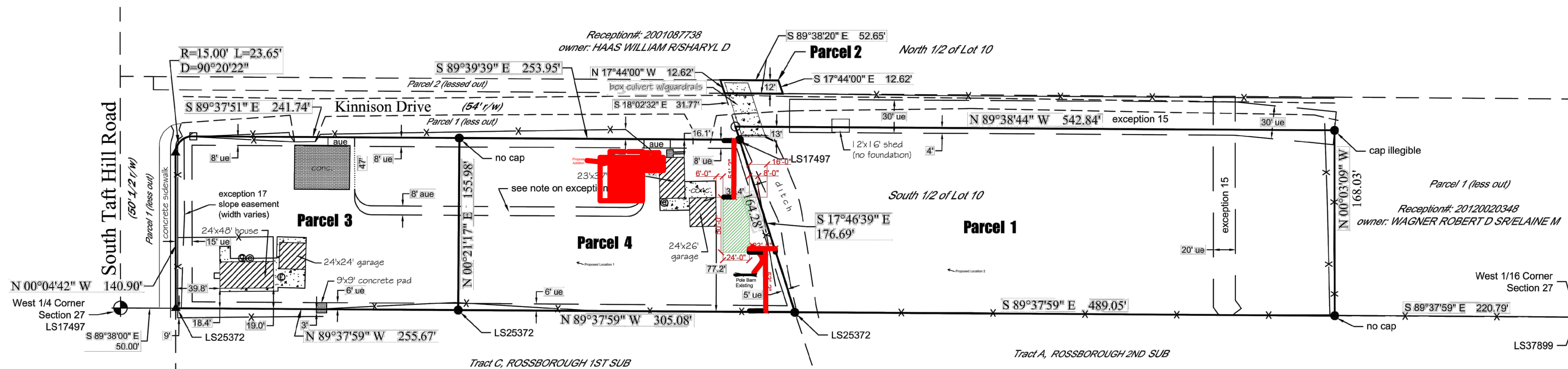
PARCEL 3:ALTA COMMITMENT
First American Title Insurance Company Schedule A
Order Number: FC25122376-7 Customer Ref-Loan No.:
A TRACT OF LAND SITUATE IN THE NW 1/4 OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, AND A PORTION OF TRACT A, TEMPEL PUD, FIRST FILING, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, WHICH CONSIDERING THE WEST LINE OF SAID NW 1/4 AS BEARING N 00° 04' 45" W, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE W 1/4 CORNER OF SAID SECTION 27, THENCE S 89° 38' 20" E, 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 00° 04' 45" W ALONG THE EASTERLY RIGHT OF WAY LINE OF TAFT HILL ROAD, 140.88 FEET; THENCE 23.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90° 26' 25", AND A LONG CHORD WHICH BEARS N 45° 08' 28" E, 21.29 FEET; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF KINNISON DRIVE, S 89° 38' 20" E, 241.74 FEET; THENCE S 00° 21' 40" W, 155.98 FEET; THENCE N 89° 38' 20" W, 255.66 FEET TO THE POINT OF BEGINNING.

PARCEL 4:
A TRACT OF LAND SITUATE IN THE NW 1/4 OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P. M., COUNTY OF LARIMER, STATE OF COLORADO, WHICH CONSIDERING THE WEST LINE OF SAID NW 1/4 AS BEARING NORTH 00 DEGREES 04 MINUTES 45 SECONDS WEST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE W 1/4 CORNER OF SAID SECTION 27; THENCE SOUTH 89 DEGREES 38 MINUTES 20 SECONDS EAST, 305.66 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 21 MINUTES 40 SECONDS EAST, 155.98 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 20 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF KINNISON DRIVE, 253.77 FEET; THENCE SOUTH 17 DEGREES 44 MINUTES EAST, 164.10 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 20 SECONDS WEST, 304.74 FEET TO THE POINT OF BEGINNING.



LEGEND:

- △ - set PK nail w/ disc marked PLS 32444
- ▲ - found PK nail w/ disc marked as shown
- - set 0.5" iron rod w/ 1.0" plastic cap marked PLS 32444
- - found 0.5" iron rod w/ 1.0" plastic cap marked as shown
- ⊕ - found 0.75" iron rod w/ 2.5" aluminum cap marked as shown
- - set 0.5" iron rod w/ 1.5" aluminum cap marked 1.0" WC PLS 32444
- ⊙ - electric meter
- ⊠ - electric transformer
- ⊗ - water manhole
- ⊞ - water meter
- ⌵ - valve
- ⊕ - storm sewer manhole
- ⊞ - tv riser
- ⊞ - gas meter
- ⊞ - bollard
- ⌵ - sign "marked as denoted"
- ⌵ - guy anchor
- ⊕ - fire hydrant
- ⊕ - utility pole
- ⊕ - clean out
- ⊞ - telephone riser
- ⊕ - light pole
- ⊞ - bollard
- tel - telephone line
- e - electric line
- ohw - overhead wire
- g - gas line
- st - storm line
- san - sanitary line
- o - tv / data line
- x - fence line
- ue - utility easement
- ae - access and utility easement
- ude - utility and drainage easement
- rcp - reinforced concrete pipe
- pvc - polyvinyl chloride
- cmp - corrugated metal pipe
- sf - square feet
- ff - finished floor
- r/w - right of way



Notes:

- This survey is based on an ALTA Commitment provided by First American Title Insurance Company, Order No. FC25122376-7, Effective Date: 08-12-2014 at 17:00:00.

Schedule B-2 (Exceptions):

Item#	Bk & Pg or Reception#	Comments
1-7	n/a	not survey issues, not shown
8	R# 244742	applies, unable to show on drawing
9	Bk 1781, Pg 243	does not apply, offsite
10	Bk 2283, Pg 1251	applies, unable to show on drawing
11	R# 6669	applies, shown on drawing
12	R# 8506670	applies, unable to show on drawing
13	R# 8506672	applies, unable to show on drawing
14	R# 8506673	applies, unable to show on drawing
15	R# 8506675	applies, shown on drawing
16	R# 96083697	applies, shown on drawing
17	R# 2002004618	applies, shown on drawing

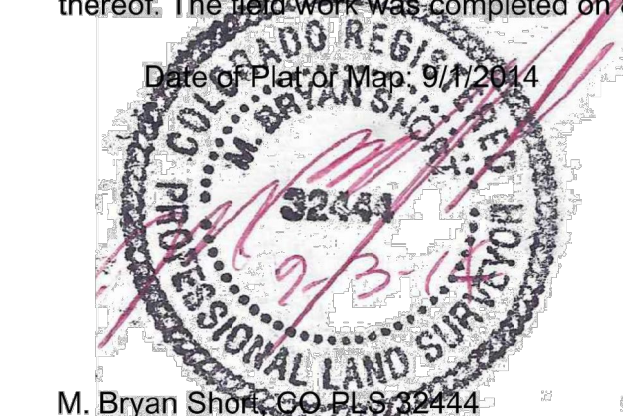
- No improvements, other than those shown, were located this date.
- No underground utilities were located this date. Any underground utilities or utility lines shown are assumed and must be verified.
- No trees and other vegetation were located this date.
- This survey is not intended for to be used for engineering design.
- Address: 3040 South Taft Hill Road and 1951 Kinnison Drive, Fort Collins, CO 80526 (per title commitment)
- Distances are shown in U.S. Survey Feet
- The total area equals ±3.922 acres, more or less.
- Bearings based on the west line of Parcel 3 as bearing N 00°04'42" W, an assumed meridian.
- NOTE: The intent of Exception 16 appears to be vacate all of the 24' access & utility easement and 15' utility easement with in Tract A, TEMPEL P.U.D. - FIRST FILING - except the north 8 feet thereof lying within an existing 8-foot utility easement. However a distance of 47.00 feet was used instead of a distance of 39.00 feet resulting in a portion of the easement remaining un-vacated. This appears to have been caused by an omission of the 8 feet for the 8-foot utility easement which was not being vacated.

Parcel Acreage Table:

Parcel	1.989
Parcel	0.014
Parcel	0.917
Parcel	1.001
TOTAL	3.922

To Ruger Holdings, LLC and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7(a), 8, 11(a) and 18 of Table A thereof. The fieldwork was completed on 8/27/2014



M. Bryan Short, PLS 32444

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.

Z:\Project\2014\14188.dwg\14188.dwg September 03, 2014 - 2:02pm

<p>CLIENT</p> <p style="text-align: center; font-size: 1.2em;">Re/max Eagle Rock</p>	<p>TITLE</p> <p style="text-align: center;">ALTA Land Title Survey TEMPEL PUD FIRST FILING, Tract A Section 27, Township 7 North, Range 69 West, 6th PM, Larimer County, Colorado</p>
<p>REVISIONS</p> <p>Date _____ By _____ Description _____</p> <p>Date _____ By _____ Description _____</p>	<p style="text-align: center;">PLS Group, LLC</p> <p style="text-align: center;">6843 North Franklin Avenue, Loveland, Colorado 80538</p>
<p>Field Date <u>8/27/2014</u> ST <u>n/a</u></p> <p>Party Chief <u>DCB</u> PM <u>MBS</u></p>	<p>PROJECT NO. <u>14188 001</u></p> <p>SHEET NO. _____ NO. OF SHEETS _____</p>