

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

3/13/2025 10:15 AM

Project Name

ADU at 109 S. Sherwood St
CDR250011

Applicant

Elizabeth Mozer
970-430-2685
mozers2000@gmail.com

Planner: Arlo Schumann

Engineer: Shawn Mellinger

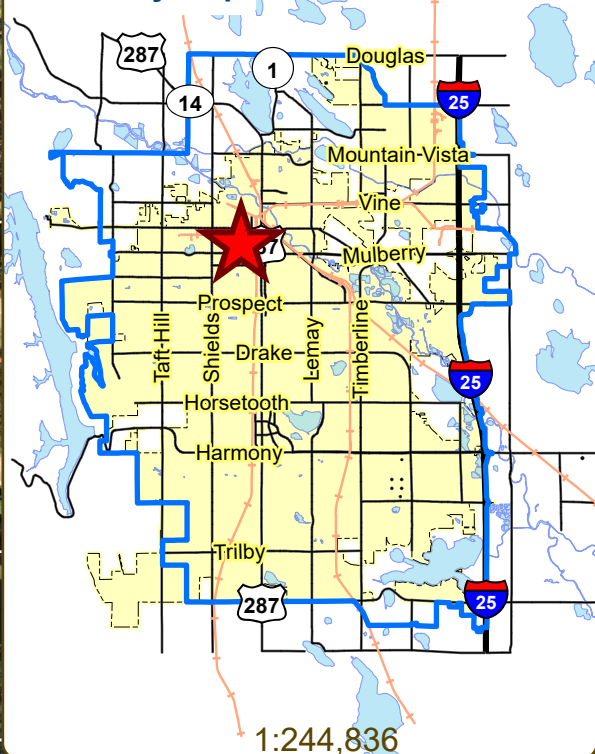
DRC: Seth Goldstein

Description

This is a request to develop an attached Accessory Dwelling Unit (ADU) in the basement of the existing single unit home. The applicant is proposing to finish their basement to create an ADU. Access can be taken from S. Sherwood St. from the east. The property is approximately 0.03 mi south of W Mountain Ave. and approximately 0.40 mi east of S. College Ave. The site is located in the Old Town District, Medium (OT-B) zone district and subject to a Basic Development Review (BDR).

ADU at 109 S. Sherwood St- Accessory Dwelling Unit

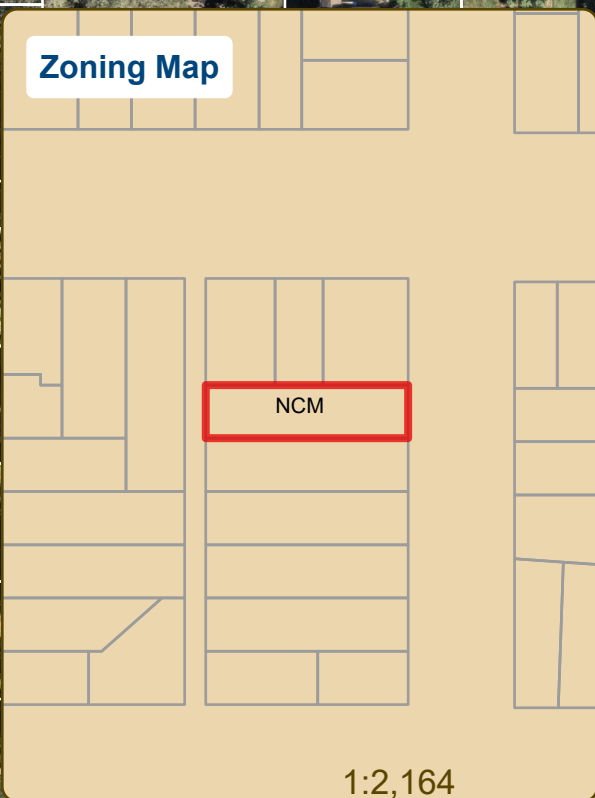
Vicinity Map



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)

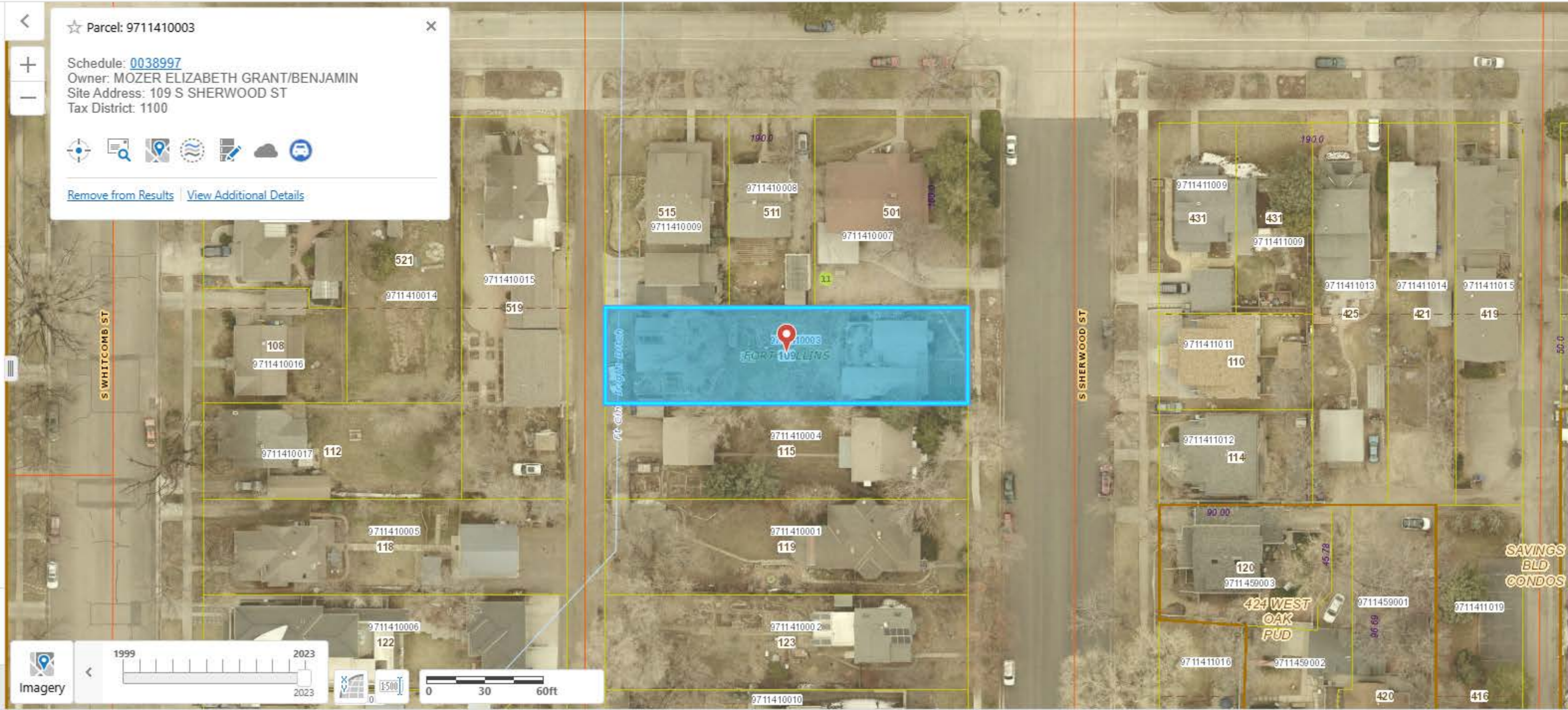
Suggested items for the Sketch Plan:

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?

Parcel (1)

☆ Parcel: 9711410003
 Schedule: 0038997
 Owner: MOZER ELIZABETH GRANT/BENJAMIN
 Site Address: 109 S SHERWOOD ST
 Tax District: 1100

[Remove from Results](#) [View Additional Details](#)



Displaying 1 - 1 (Total: 1)

Page 1 of 1

Layers Parcel (1)

Imagery

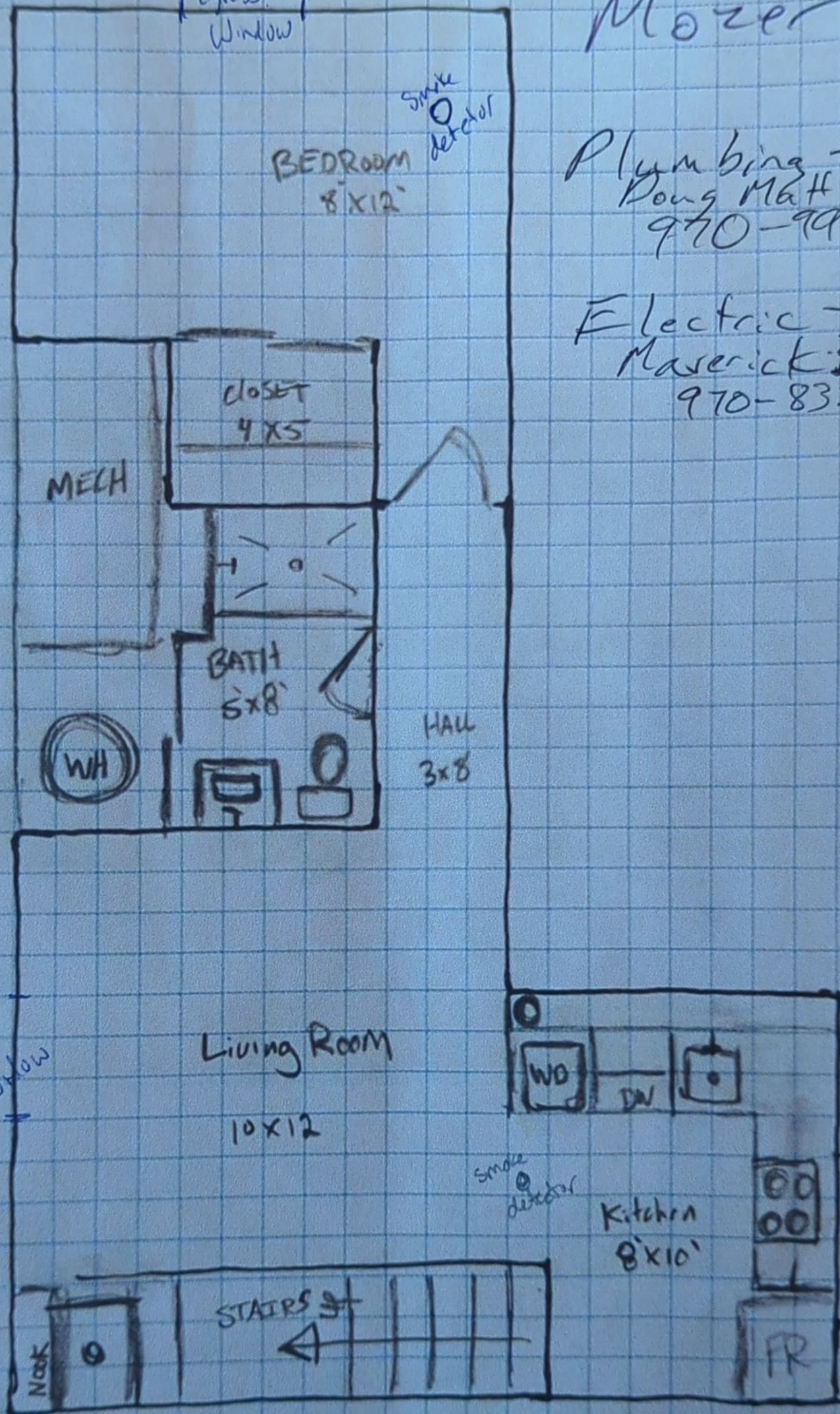
1999 2023

0 30 60ft



109 S Sherwood St.

Mazer



Plumbing -
Doug Matlock
970-999-4426

Electric -
Maverick Stout
970-832-2414



BUILDING PERMIT APPLICATION:

Single Family

All information on the application must be filled out (as applicable).

Single family detached Duplex/two-family Single family attached (townhome)

JOB SITE ADDRESS: 109 S. Sherwood St. 80521 UNIT#: _____

PROPERTY OWNER INFO: (All owner information is required – NOT optional)

Last Name Mozer First Name Elizabeth Middle Grant
Street Address 109 S. Sherwood St City FC State CO Zip 80521
Phone # 970-430-2485 Email EMozer@LocoFoodDistribution.com

CONTRACTOR INFO:

Company Name N/A doing our selves
License Holder Name _____ LIC # _____ CERT # _____

GENERAL INFO:

Affordable Housing? Yes No
Is this a new manufactured or modular home (HUD)? Yes No

CONSTRUCTION INFO:

of Dwelling Units 1 # of Stories 1 Bldg Htg N/A Total Attached Garage Sq. Ft. N/A

..... All square footage below should be for living space only (i.e.: without garage):

N/A 1st Floor Sq Ft _____ + 2nd Floor Sq Ft _____ + 3rd Floor Sq Ft _____ = Total Sq Ft _____

Unfin. Bsmt Sq Ft (remain unfin.) _____ + Fin. Bsmt Sq Ft (to be fin.) 500 = Total Bsmt Sq Ft 500

Of Bedrooms 1 # of Full Baths 1 ¾ Baths 1 ½ Baths 1 # Fireplaces 1

ENERGY PATH:

Prescriptive Performance UA / rescheck ERI ASHRAE Component/Comcheck IDAP
Air Conditioning? Yes No

STOCK PLAN INFO (if using a stock plan design):

SPO N/A
Options (list option #'s from stock plan application): N/A

UTILITES INFO:

Primary Heat Source: Gas Electric
Electric Main Breaker Size: 150 amps or less 200 amps Other
Electric Temp Pedestal? Yes No
Electric Meter Relocation? Yes No
Electric Service Upgrade? Yes No Existing Amps _____ New Amps _____

VALUE OF CONSTRUCTION (materials and labor): \$ \$20,000

DESCRIPTION OF WORK:

Finishing Basement - Bathroom, Bedroom, Kitchen w/ stove top only, exterior door

JOBSITE SUPERVISOR CONTACT INFO: Name Elizabeth Mozer Phone 970-430-2685

SUBCONTRACTOR INFO:

Electrical TBA see plan Mechanical TBA Plumbing TBA see plan
Structural Framing (wood only): / Roofing / Fireplace /

Applicant: I hereby acknowledge that I have read this application and state that the above information is correct and agree to comply with all requirements contained herein and City of Fort Collins ordinances and state laws regulating building construction.

Applicant Signature Elizabeth Mozer

Type or Print Name Elizabeth Mozer

Phone # 970-430-2685

Email EMozer@LoCoFoodDistribution.com

THIS APPLICATION EXPIRES 180 DAYS FROM APPLICATION DATE



Building Services
PO Box 580
281 N College Ave
Fort Collins, CO 80524
970-416-2740 phone 970-224-6134 fax

HOMEOWNER AFFIDAVIT

I, Elizabeth Mozer, as owner of record of the property located at:
109 S. Sherwood St. Fort Collins, CO 80521, Fort Collins, Colorado, hereby declare and attest to

the following: (please check only the one that applies):

OPTION 1: CONSTRUCTION OF NEW HOME

- I am acting on my behalf for the purpose of obtaining a building permit and personally constructing my home. The home to be constructed is on the above property and **will** be my primary residence. I have not personally constructed any other new homes in the Fort Collins city limits within the past **24-month** period.

* OPTION 2: PERMITTED WORK ON DETACHED SINGLE FAMILY HOME

- I am acting on my behalf for the purpose of obtaining a building permit and personally constructing an alteration or addition to my house, acting as my own general contractor. The house to be altered is on the above property and **is** my personal primary residence.

I am personally performing all of the work or hiring City of Fort Collins licensed trades people, or will be continuously supervising unpaid volunteers. The work is directly related to the construction of the above referenced home.

I understand that any person(s) or agent(s) contracted to perform **structural** wood-framing, plumbing, HVAC, electrical or roofing work, **MUST BE** licensed contractors in accordance with the regulation of the City of Fort Collins.

I understand that failure to comply with any of the above conditions may result in revocation of any permits associated with the above Permit Application number, forfeiture of any fees that have been collected, a Stop Work Order and potentially a court summons.

Sign in the presence of Notary Public

Elizabeth Mozer
Owner

The foregoing Affidavit was acknowledged before me on this 4th day of Feb, 2025 (month, year) by William Travnick.

Witness my hand and official seal
My commission expires:

William Travnick
Notary Public

WILLIAM TRAVNICK
NOTARY PUBLIC
STATE OF COLORADO
NOTARY ID 20244011521
MY COMMISSION EXPIRES MARCH 20, 2028

*nonstructural construction, alterations, and/or repairs of less than \$2000 are exempt from this requirement.