

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

3/20/2025 10:15 AM

Project Name

Subdivision at 1520 Laporte Ave
CDR250013

Applicant

Billie Myers
970-481-1883
billie@coloradohomesale.com

Planner: Benjamin Hulberg

Engineer: Sophie Buckingham

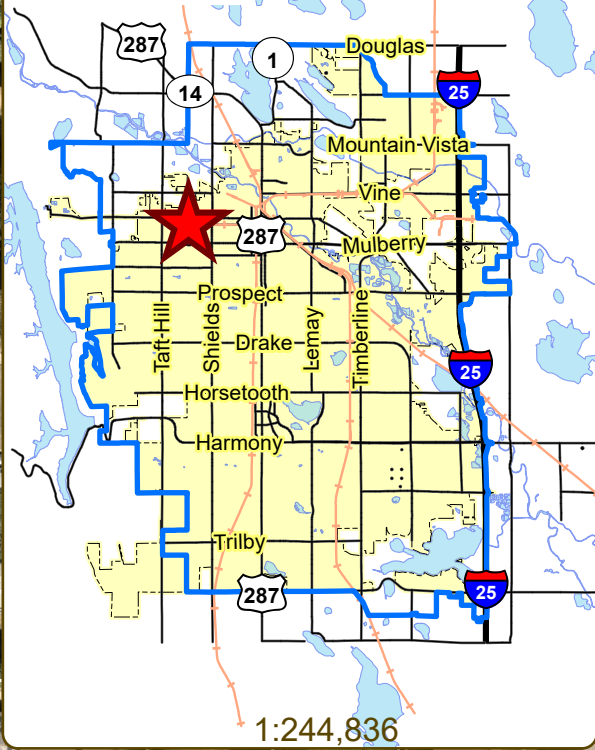
DRC: Todd Sullivan

Description

This is a request to subdivide (1) lot into (2) lots at 1520 Laporte Ave (parcel # 9701300002). The applicant is proposing a lot split from east to west. Access can be taken from Laporte Ave and is proposed to be taken from Clover Ln with the new southern lot. The site is directly south of Laporte Ave and approximately 048 mi west of N Shields St. The property is located in the Old Town District, Low (OT-A) zone district and is subject to a Minor Subdivision Review.

Subdivision at 1520 Laporte Ave. - Single Unit Dwelling

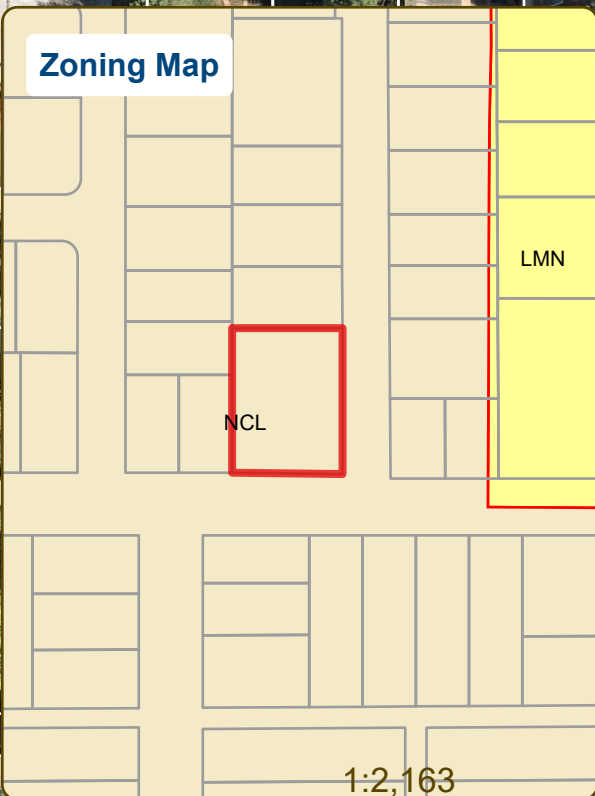
Vicinity Map



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 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 S.F. Number of Stories 1 Lot Dimensions 103 ft x 135 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.

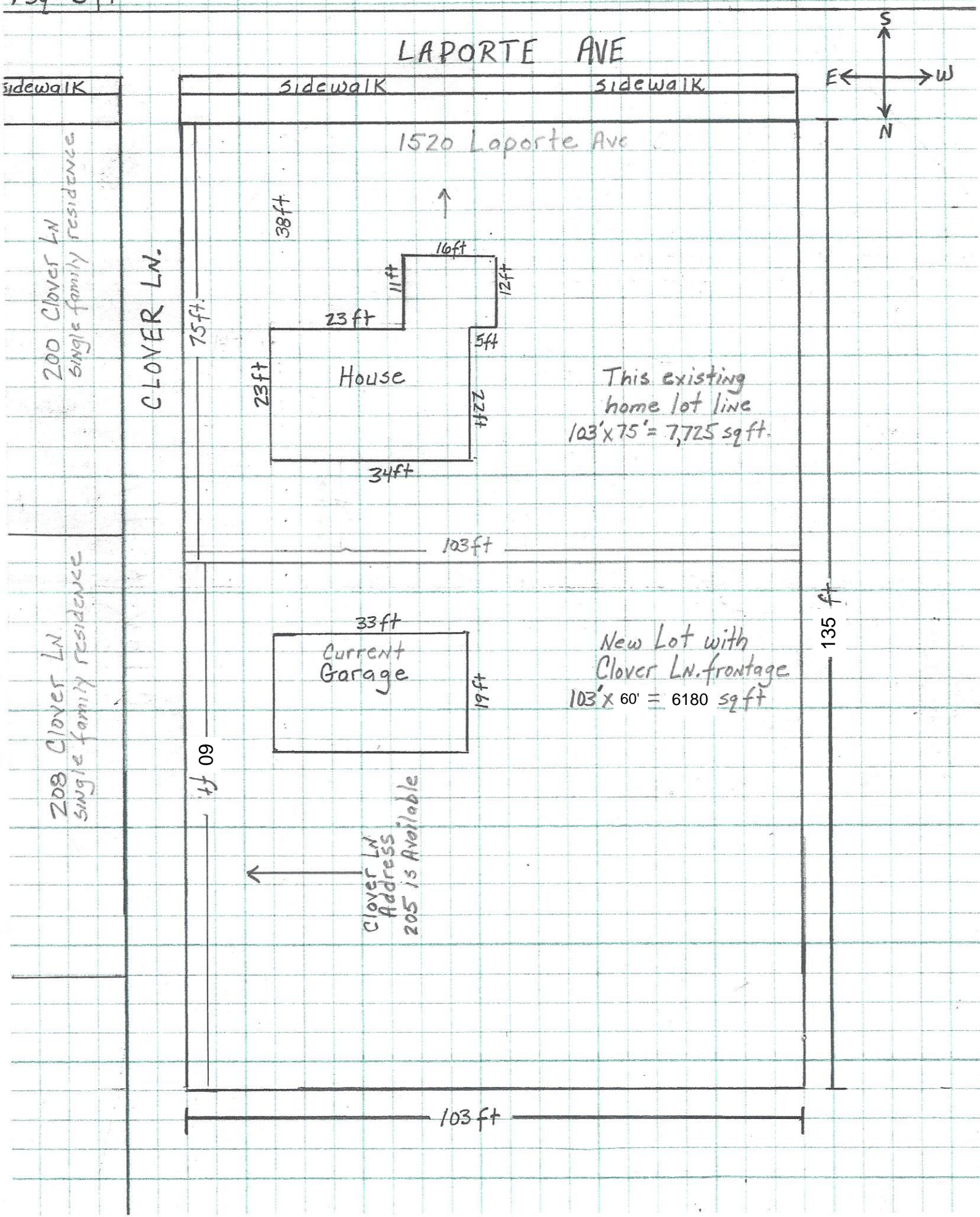
Is your property in a Flood Plain? Yes No If yes, then at what risk is it?

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

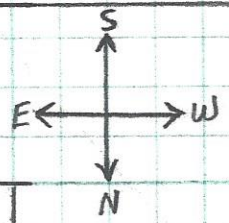
Increase in Impervious Area _____ S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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

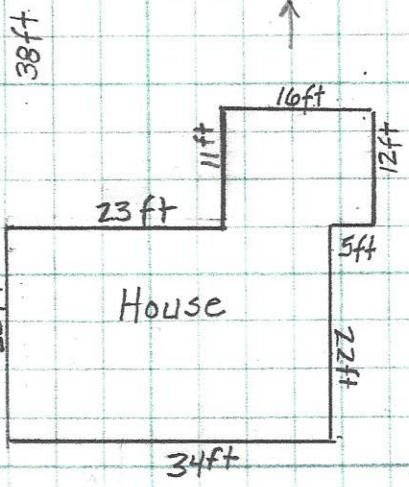
sidewalk

sidewalk

1520 Laporte Ave

200 Clover Ln
single family residence

CLOVER LN.



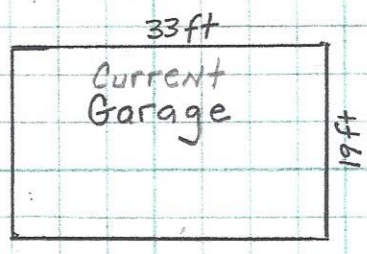
House

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

103ft

208 Clover Ln
single family residence

60ft



Current Garage

New Lot with Clover Ln. frontage
 $103' \times 60' = 6,180 \text{ sq ft}$

135ft

←
Clover Ln
Address
205 is Available

103ft

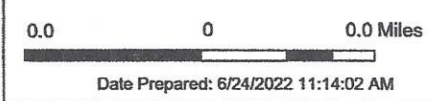


Larimer County Web Map



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

Notes



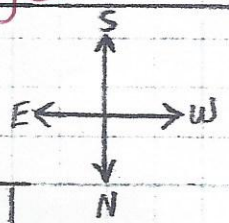
Scale
1:600



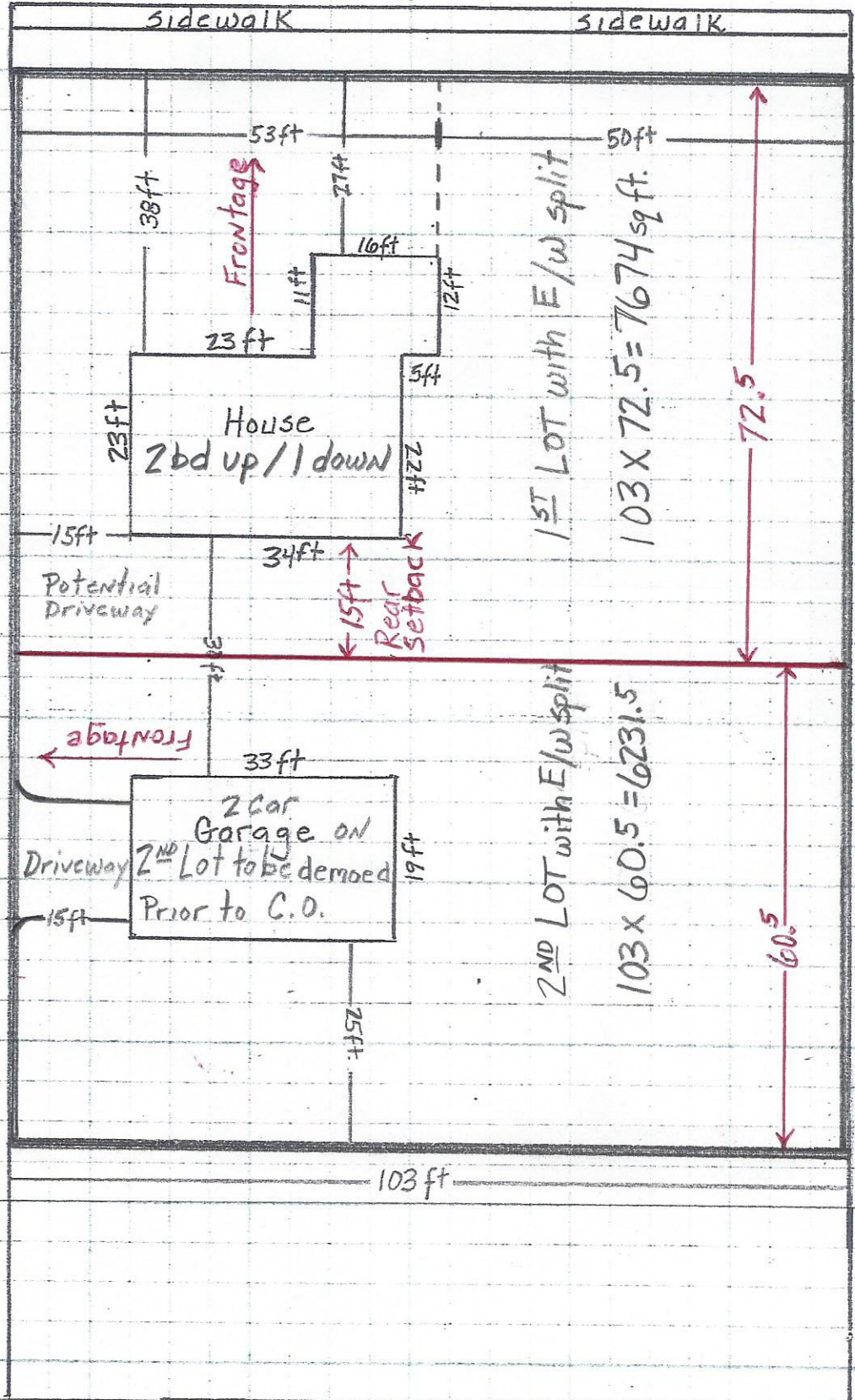
This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

1sq = 5ft

ONE LOT with CLOVER LN Frontage
ONE LOT with LAPORTE AVE Frontage
LAPORTE AVE



sidewalk
House @ 200 Clover
CURRENT driveway
CLOVER LN.



135 ft
TOTAL Existing lot square footage 13,905

1ST LOT with E/w split
103 X 72.5 = 7674 sq.ft.

2ND LOT with E/w split
103 X 60.5 = 6231.5

House
2bd up / 1 down

2 car
Garage ON
2ND Lot to be demoed
Prior to C.O.

Potential
Driveway

Frontage

Frontage

Rear
setback

sidewalk

103 ft

72.5

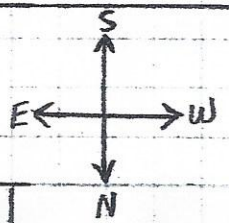
60.5

CLOVER LN.

1 sq = 5 ft

Both LOTS with Laporte Ave FRONTAGE Address

LAPORTE AVE



sidewalk

sidewalk

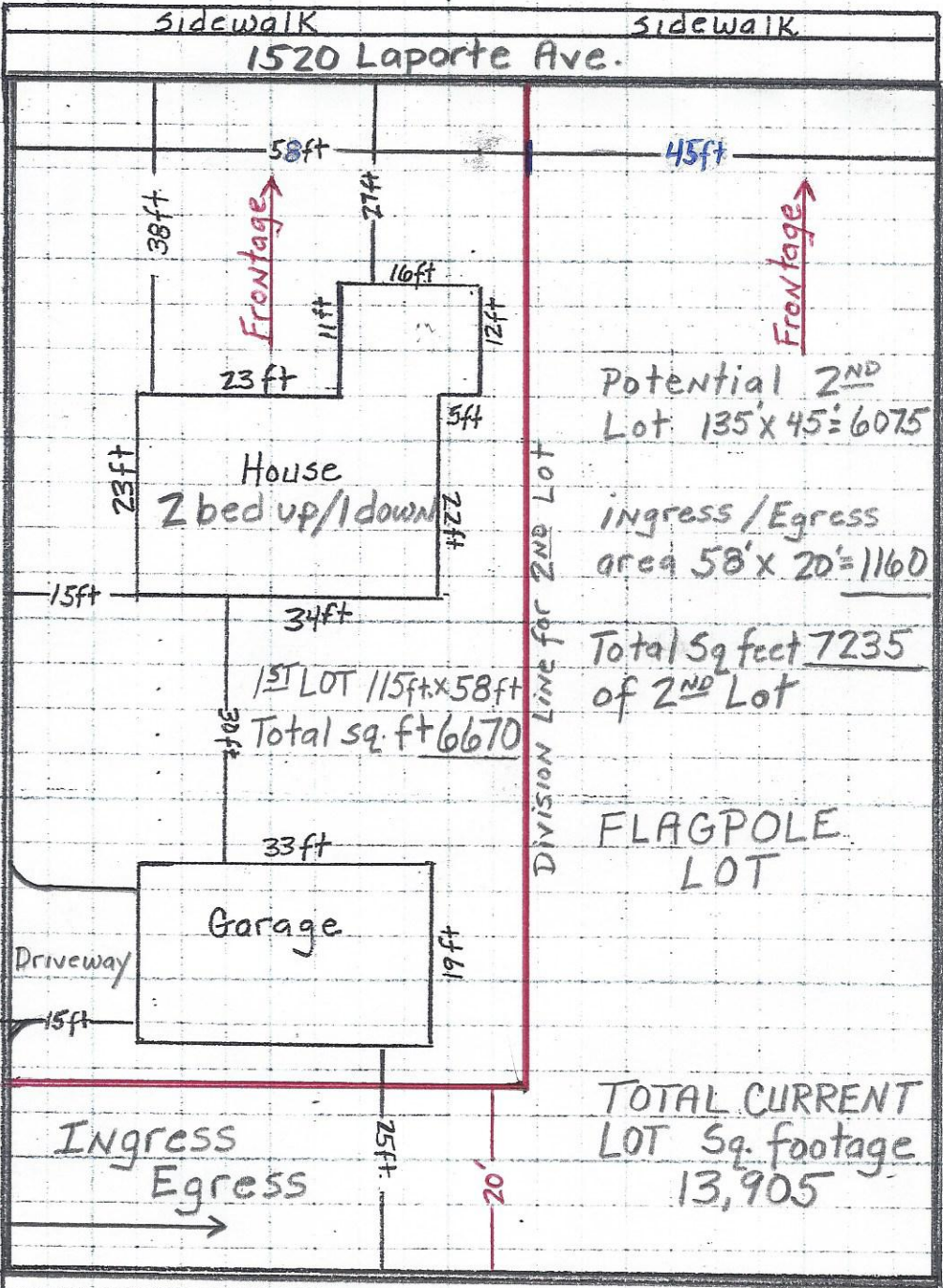
sidewalk

1520 Laporte Ave.

House @
200 Clover

Current driveway

CLOVER LN.



Frontage

Frontage

Potential 2ND Lot: 135' x 45' = 6075

Ingress/Egress area 58' x 20' = 1160

Total Sq feet 7235 of 2ND Lot

1ST LOT 115ft x 58ft
Total sq. ft = 6670

FLAGPOLE LOT

TOTAL CURRENT LOT Sq. footage 13,905

Ingress
Egress

103ft

135ft