



DEVELOPMENT REVIEW: APPLICATION FORM

For Office Use Only

Date Submitted 3-9-12

Current Planning File #

Planner Courtney

Project Information

Project Name: Fairview Shopping Center Filing Four

Project Description (Choose type of request from the list on the back):

Project development plan with subdivision plat for the proposed redevelopment of 1409

W. Elizabeth St.

Location Description/Project Address: 1409 West Elizabeth Street

Fort Collins CO

Major Cross Streets: West Elizabeth St. and City Park Avenue

Zone District: CC

Parcel Number: 97154-31-004

Building/Unit Information

Residential: 26,087 Square Feet

Commercial: NA Square Feet

Industrial: NA Square Feet

Building Floor Area Ratio: 34%

Platted Area: Lot 2 = 26,008 SF

Number of Units:

Single Family Attached: NA Single Family Detached: NA

Two Family: NA Multi-Family: 27

Dates:

Conceptual Review Meeting Date 10/31/11

Neighborhood Meeting Date NA

Hearing Type Type 1 Administrative Review

Site/Area Information

Residential Area: 26,087 Sq. Ft. Acres

Commercial Area: NA Sq. Ft. Acres

Industrial Area: NA Sq. Ft. Acres

Mixed Use Area: NA Sq. Ft. Acres

Right of Way Area: 1,796 Sq. Ft. Acres

Parking and Drive Area: 10,664 Sq. Ft. Acres

Stormwater Detention Area: 668 Sq. Ft. Acres

Landscape Area: 5,551 Sq. Ft. Acres

Open/Other Areas: 3,806 Sq. Ft. Acres

Gross Area: 26,008 Sq. Ft. Acres

Floor Area Ratio: 34%

Gross Density: 45.22 Net Density

Owner Information

Name: Abraham S. Ramos, Inc.

Address: 605 S. College Ave.

City: Fort Collins State: CO Zip: 80524

Phone: 970-663-6311 Email: alex@hmre.net

Applicant Information

Name: Dave Derbes

Organization Name: Brinkman Partners, LLC

Contact: Dave Derbes

Address: 3003 E. Harmony Rd. Suite 300

City: Fort Collins State: CO Zip: 80528

Phone: 970-672-1011 Email: dave.derbes@brinkmanpartners.com

Preferred Method of Contact: phone or email

CERTIFICATION

I certify the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application, I am acting with the knowledge, consent, and authority of the owners of the real property, as those terms are defined in Section 1-2 of the City Code (including common areas legally connected to or associated with the property which is the subject of this application) without whose consent and authority the requested action could not lawfully be accomplished. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection, and if necessary, for posting of public notice on the property.

Name (Please PRINT): Dave Derbes

Address: 3003 E. Harmony Rd. Suite 300, Fort Collins, CO 80528

Telephone: 970-672-1011

Signature: (and title showing authority to sign, if applicable) [Signature]

CERTIFICATION MUST BE SIGNED.



## Type of Request

Please indicate the type of application submitted by checking the box preceding the appropriate request(s). Additional handouts are available explaining the submittal requirements for each of the following review processes.

- Annexation Petition with Initial Zoning** REQUESTED ZONE: \_\_\_\_\_  
Fee \$1,188.00 + \$50.00 sign posting fee + \$.75 for each APO label
- Rezoning Petition** REQUESTED ZONE: \_\_\_\_\_  
Fee \$977.00 + \$50.00 sign posting fee
- Overall Development Plan (ODP)**  
Fee: \$1,599.00 + \$50.00 sign posting fee + \$.75 for each APO label
- Project Development Plan (PDP) without Subdivision Plat (also Wireless Tele-communication Facilities)**  
Fee: \$3,887.00 + \$50.00 sign posting fee + \$.75 for each APO label
- Project Development Plan (PDP) with Subdivision Plat**  
Fee: \$5,879.00 + \$50.00 sign posting fee + \$.75 for each APO label
- Final Plan without Subdivision Plat**  
Fee: \$1,000.00
- Final Plan with Subdivision Plat**  
Fee: \$1,000.00
- Modification of Standards/Text and Map Amendment**  
Fee: \$200.00+ (\$50.00 sign posting fee + \$.75 for each APO label for Modification of Standards only)
- Basic Development Review**  
Fee: \$200.00
- Major Amendment**  
Fee: \$3,206.00 + \$50.00 sign posting fee + \$.75 for each APO label
- Non-Conforming Use Review**  
Fee: \$1,389.00
- Vacation of ROW or Easement**  
Fee: \$5.00 per sheet of filing document
- Small Project Fees**  
Fee: Varies-Check with the Current Planning Department
- Street Name Change**  
Fee: \$5.00
- Extension of Final Approval**  
Fee: \$566.00
- Site Plan Advisory Review**  
NO FEE
- Addition of Permitted Use**  
Fee: \$500.00 + \$50.00 sign posting fee + \$.75 for each APO label



PDP120009

# Transportation Development Review Fee

Date Received/ Paid 3/16/12

Total Amount Paid 5,505

Project Name: Fairview Shopping Center Filing Four

Project Location: 1409 W. Elizabeth St.

Date: 2/28/12

## Type of Submittal

Please indicate the type of application submitted by checking the box preceding the appropriate request(s).

	Fee structure	amount due
<input type="checkbox"/> Overall Development Plan (ODP)	\$500 each	_____
<input type="checkbox"/> Final Development Plan (FDP) This fee includes 2 rounds of review	\$1000 each	_____
<input type="checkbox"/> Additional round of review	\$ 500 each	_____
<input type="checkbox"/> Annexation	\$20 X ___ acres = ___ + \$250 =	_____
<input type="checkbox"/> Minor Amendment	\$250 each	_____
<input type="checkbox"/> Major Amendment	\$2,500 each	_____
<input type="checkbox"/> Re-zone	\$200 each	_____
<input type="checkbox"/> Modification to Land Use Code	\$200 each	_____
<input type="checkbox"/> Wireless Telecommunication Equipment (WTE)	\$65 each	_____
<input type="checkbox"/> Road Projects	_____ acres (of roadway) X \$250 =	_____
<input type="checkbox"/> Vacation of Easement(s) ***	# of vacations ___ X \$400 =	_____
<input type="checkbox"/> Vacation of Right(s)-of-Way ***	# of vacations ___ X \$800 =	_____
<input checked="" type="checkbox"/> Dedication of Easement(s) and/or Right(s)-of-Way ***	# of dedications <u>1</u> X \$250 =	<u>250</u>

Project Development Plan (PDP) or Basic Development Review Project requiring Transportation Services Review and/or utility plan review. This fee includes 3 rounds of review.

Detached Single Family \$160 per unit  
\_\_\_\_\_ # of units X \$160 = \_\_\_\_\_

Multifamily or other residential units \$115 per unit  
27 # of units X \$115 = 3105

Commercial, Industrial, Retail, and/or Non residential building square footage \$0.25 per square foot  
\_\_\_\_\_ sq ft X \$0.25 = \_\_\_\_\_

Size of the development (area being platted or if not being platted size of parcel accompanying all development improvements) \$250 per acre  
.60 acres X \$ 250 = 150.00

Project fee \$2,000 each  
\_\_\_\_\_ X \$2,000  
Total of above amounts 5255

If this fee amount exceeds \$30,000 then the fee amount shall be adjusted with the following formula:  
 $30,000 + \frac{1}{2}(\text{the amount over } 30,000) =$  \_\_\_\_\_

The maximum fee for any residential ONLY project shall be \$500 per residential unit. This check should be used to verify the fee amount (does not apply to mixed-use developments). PDP fee shall be the lesser of this amount or the above calculated amount.  
\_\_\_\_\_ # of residential units X \$500 = \_\_\_\_\_

Reduction for affordable housing – a copy of the City letter certifying/authorizing the affordable housing shall be provided with this application. Amount of reduction to be applied \_\_\_\_\_

cc: Christie White, Engineering  
Development Review Engineering

Total owed for PDP\* 5,255  
Plus 250 DOE  
5505.00

## Foot Notes:

When a development project involves a change of use for a building, the charge per square foot shall apply to the portion of the overall building size for which the change of use is proposed, provided that the new use generates more traffic than the existing use, as determined by the current Institute of Transportation Engineers Trip Generation. If the new use does not generate more traffic than the existing use then the charge per square foot for shall apply only to the net additional building size (if any).

These fees do not include the cost of filing fees for the recording of the Development Agreement. When a Development Agreement or Amendment Agreement is entered into the Developer shall be responsible for the cost of recording the document. Said filing fees shall be calculated and provided when the signed document is returned to the City for signatures and filing.

\*\*\* This fee does not include the cost of filing fees. Filing fees shall be determined at the time of final document submittal and will be required prior to filing.

## General Information:

Owners Name(s): Abraham S. Ramos, Inc.

Street address: 605 S. College Ave.

City/State/Zip: Fort Collins, CO 80524

Telephone: (970) 663-6311 Fax: (970) 484-8246

Applicants/ Consultants Firm Name: \_\_\_\_\_

Brinkman Partners, LLC

Contact: Dave Derbes

Street address: 3003 E. Harmony Rd.  
Suite 300

City/State/ Zip: Fort Collins, CO 80528

Telephone: (970) 672-1011 Fax: (970) 206-1011

## Certification:

By signing this permit I acknowledge that I am acting with the knowledge, consent, and authority of the owners of the property (including all owners having legal or equitable interest in the real property, as defined in Section 1-2 of the City Code; and including common areas legally connected to or associated with the property which is the subject of this application) without whose consent and authority the requested action could not lawfully be accomplished. Pursuant to said authority, I hereby permit City officials to enter upon the property for purposes of inspection.

Name (please print): Dave Derbes

Signature: \_\_\_\_\_

Telephone: (970) 672-1011

**BRINKMAN CONSTRUCTION, INC.**

3003 E. HARMONY ROAD, SUITE 300  
FORT COLLINS, COLORADO 80528  
(970) 267-0954

Wells Fargo Bank, N.A.



23-7-1020

2/29/2012

PAY TO THE ORDER OF City of Fort Collins

\$ \*\*11,934.75

Eleven Thousand Nine Hundred Thirty-Four and 75/100 \*\*\*\*\* DOLLARS

City of Fort Collins  
330 S. College Ave  
PO Box 580  
Fort Collins, CO 80522-0580



*[Handwritten Signature]*  
\_\_\_\_\_  
AUTHORIZED SIGNATURE

MEMO  
1409 Elizabeth Apts-DEV

⑈030329⑈ ⑆102000076⑆ 1328931322⑈

**BRINKMAN CONSTRUCTION, INC.**

City of Fort Collins

Date      Type      Reference  
2/28/2012    Bill

Original Amt.  
11,934.75

Balance Due  
11,934.75

2/29/2012

Discount

Check Amount

Payment  
11,934.75  
11,934.75

Wells Fargo Checking    1409 Elizabeth Apts-DEV

11,934.75



Community Development & Neighborhood Services  
281 N. College Ave Fort Collins, CO 80522  
970.221.6760 970.224.6134 - fax

Permit/Project #: PDP120009  
Applied: 03/14/2012  
Type: Project Development Plan

Site Address: \_

Job Valuation: \$0.00 Category:

Transactions

Method	Check Number	Date Paid	Amount Paid	Comments
Check	CK # 30329	03/15/2012	\$98.50	PAID BY BRINKMAN CONSTRUCTION INC CK#30329
Check	CK # 30329	03/15/2012	\$11,836.25	PAID BY BRINKMAN CONSTRUCTION INC CK#30329

Receipt issued: 03/15/2012 Total Paid to Date: \$11,934.75

Fee Description	Account Code	Fee Amount	Amount Paid	Date Paid	Amount Due
Development Review Fee	1000.444040	\$5,879.00	\$5,879.00	03/15/2012	\$0.00
Development Review Fee	1000.444040	\$98.50	\$98.50	03/15/2012	\$0.00
Mailings	1000.444050	\$152.25	\$152.25	03/15/2012	\$0.00
PFA Development Review Fee	8400.444999	\$250.00	\$250.00	03/15/2012	\$0.00
Sign Posting	1000.444050	\$50.00	\$50.00	03/15/2012	\$0.00
Transportation Dev Review	292.444030	\$5,505.00	\$5,505.00	03/15/2012	\$0.00
<b>TOTAL FEES:</b>		<b>\$11,934.75</b>	<b>\$11,934.75</b>		<b>\$0.00</b>

TOTAL BALANCE DUE AS OF 03/15/2012: \$0.00

Overpayment to be credited on FDP

Fee Amounts are valid for date of this document only. Fees subject to change without notice.