



CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. At this early stage, the development idea does not need to be finalized or professionally presented. However, a site plan and this application must be submitted to City Staff nine (9) days prior to the Conceptual Review 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. As a free service, Conceptual Reviews are only scheduled on three Monday mornings per month at 9:30 a.m., 10:15 a.m. or 11:00 a.m. on a first come, first served basis. One 45 minute meeting is allocated per applicant. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date. Application materials can be dropped off in person to 281 N College Avenue or e-mailed to Courtney Rippey at crippey@fcgov.com. Once your site plan and application are in, you are eligible to be scheduled for a conceptual review and your date and time will be confirmed via e-mail. Digital copies are encouraged. At Conceptual Review, you will meet with Staff from a number of City departments such as: Zoning, Planning, Engineering, Light/Power, Stormwater, Water/Waste Water, Historic Preservation and Poudre Fire Authority. 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\*

1. Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc)

Dave Derbes - Development Manager; Alex Schuman - Owners Rep.

2. Business/Project Name 1409 W. Elizabeth Apartments

3. Mailing Address

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

4. Phone Number 970-672-1011 5. Email

Address dave.derbes@brinkmanpartners.com

6. Site Address (parcel # if no address)

1409 W. Elizabeth St.

7. Major Cross Streets: North Elizabeth South N/A East City Park Ave. West South Bryan Ave.

8. Description of Proposal The proposed redevelopment of the existing fraternity house located at 1409 W. Elizabeth into a new 3 story multi-family building.

9. Proposed Use multi-family 10. Existing Use fraternity

11. Zone District CC Zone District info available on the FC Maps website at :

http://gis.fcgov.com/fcmaps/fcmap.aspx Click Zoning Districts tab on left and zoom to property.

12. Total Building Square Footage 25,000 13. Total Site Square Footage 25,980 SF

14. Number of Stories 3 15. Lot Dimensions 100' x 259.80'

16. Age of any Existing Structures 27 yrs 17. Date Existing Structures Built 1984

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.

18. Is your property in a Flood Plain? [X] Yes [ ] No If yes, then at what risk is it? TBD

Info available on FC Maps: http://gis.fcgov.com/fcmaps/fcmap.aspx Click Floodplains tab and zoom to property.

19. Increase in Impervious Area 0 S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)