

DEVELOPMENT REVIEW:
APPLICATION FORM

For Office Use Only

Date Submitted 7-5-12

Current Planning File # FDP120007 Planner Courtney Livingston

Project Information

Fairview Shopping Center

Project Name: 1409 W. Elizabeth Filing Four
Project Description (Choose type of request from the list on the back):

Location Description/Project Address:

Major Cross Streets:

Zone District:

Parcel Number:

Building/Unit Information

Residential: _____ Square Feet

Commercial: _____ Square Feet

Industrial: _____ Square Feet

Building Floor Area Ratio: _____

Platted Area: _____

Number of Units:

Single Family Attached: _____ Single Family Detached: _____

Two Family: _____ Multi-Family: _____

Dates:

Conceptual Review Meeting Date _____

Neighborhood Meeting Date _____

Hearing Type _____

Site/Area Information

Residential Area: _____ Sq. Ft. _____ Acres

Commercial Area: _____ Sq. Ft. _____ Acres

Industrial Area: _____ Sq. Ft. _____ Acres

Mixed Use Area: _____ Sq. Ft. _____ Acres

Right of Way Area: _____ Sq. Ft. _____ Acres

Parking and Drive Area: _____ Sq. Ft. _____ Acres

Stormwater Detention Area: _____ Sq. Ft. _____ Acres

Landscape Area: _____ Sq. Ft. _____ Acres

Open/Other Areas: _____ Sq. Ft. _____ Acres

Gross Area: _____ Sq. Ft. _____ Acres

Floor Area Ratio: _____

Gross Density: _____ 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: _____

Address: 3003 E. Harmony Rd Ste 300

City: Fort Collins State: CO Zip: 80528

Phone: 672-1011 Email: dave.derbes@brinkman

Preferred Method of Contact: partners.com

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): Tina Hippeli

Address: _____

Telephone: 672-1027

Signature: (and title showing authority to sign, if applicable) Tina Hippeli

⇒ **CERTIFICATION MUST BE SIGNED.** ⇐

This unofficial copy was downloaded on Oct-20-2019 from the City of Fort Collins Public Records Website: http://citydocs.fcgov.com
For additional information or an official copy, please contact Current Planning 281 North College Fort Collins, CO 80524 USA

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



Transportation Development Review Fee

Date Received/ Paid 7-5-12

FD 120007
1409 W. Elizabeth St.

Total Amount Paid 1,000

Project Name: Fairview Shopping Center Filing Four
Project Location: _____ Date: _____

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 checked="" type="checkbox"/> Final Development Plan (FDP) This fee includes 2 rounds of review	\$1000 each	<u>1,000</u>
<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 type="checkbox"/> Dedication of Easement(s) and/or Right(s)-of-Way ***	# of dedications _____ X \$250 = _____	_____
<input type="checkbox"/> 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	
_____ # of units X \$115 = _____		
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	
_____ acres X \$ 250 = _____		
Project fee	\$2,000 each	<u>\$2,000</u>
Total of above amounts		_____

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 _____

Total owed for PDP _____

cc: Christie White, Engineering
Development Review Engineering

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): _____

Street address: _____

City/State/Zip: _____

Telephone: _____ Fax: _____

Applicants/ Consultants Firm Name: _____

Contact: _____

Street address: _____

City/State/ Zip: _____

Telephone: _____ Fax: _____

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): _____

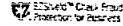
Signature: _____

Telephone: _____

BRINKMAN CONSTRUCTION, INC.

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

Wells Fargo Bank, N.A.



23-7-1020

6/30/2012

PAY TO THE ORDER OF City of Fort Collins

\$ **2,000.00

Two Thousand and 00/100***** DOLLARS

City of Fort Collins
PO Box 580
Fort Collins, CO 80522-0580



[Handwritten Signature]
AUTHORIZED SIGNATURE

MEMO
DEV 1409 Elizabeth Apts

⑈031516⑈ ⑆102000076⑆ 1328931322⑈

BRINKMAN CONSTRUCTION, INC.

City of Fort Collins

Date	Type	Reference	Original Amt.	Balance Due	6/30/2012 Discount	Payment
6/30/2012	Bill	1167DEV-070512	2,000.00	2,000.00		2,000.00
				Check Amount		2,000.00

Wells Fargo Checking DEV 1409 Elizabeth Apts 2,000.00

RECEIPT

CITY OF FORT COLLINS
COMMUNITY DEVELOPMENT & NEIGHBORHOOD SERVICES
281 N. COLLEGE AVE
970.221.6760
PO BOX 580
970.224.6134 - fax

Application: FDP120007
Application Type: Planning/Final Plan/NA/NA
Address: 1409 W ELIZABETH ST , FORT COLLINS, CO 80521

Receipt No. 182135

Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	31516	\$2,000.00	07/05/2012	SLINDELL		Final Planning Fee (\$1,000) and Final Transportation Development Fee (\$1,000) paid by Brinkman Construction Inc. ck#31516

Owner Info.: ABRAHAM S RAMOS INC
PO BOX 142
PAAUILO, HI 96776

Project Description: This is a request to demolish the existing structure at 1409 West Elizabeth Street and construct a new three story, 26,079 square foot multifamily building. As proposed, the project will be comprised of 6 studio apartments, 6 one bedroom units, 6 two bedroom units and 9 three bedroom units, for 27 dwelling units, 51 bedrooms total. There will be a shared parking agreement with the Wendy's directly east for a total of 63 parking spaces. The site is zoned Community Commercial (C-C) and multifamily developments are permitted subject to a type 1 (administrative) review and public hearing.

**SUBMITTAL CHECKLIST:
FINAL PLAN REVIEW
PROJECT DEVELOPMENT PLAN (PDP)**

The following information is required to be submitted with all applications, unless waived by staff. Any item waived must be dated and initialed by a planner with the City of Fort Collins Community Development and Neighborhood Services Department.

- Application form and filing fee. [Application Form.pdf](#)
- Transportation Development Review Fee – please contact Engineering at 221-6605 for information.**
[TDR Fees and Application.pdf](#)
- Name and address of each owner of property within the boundaries of the development plan area.
on the application
- List of names of all general and/or limited partners, managers and directors and/or officers and directors of the corporation involved as either applicants or owners.
- Final Site Plan*** (30 copies, 24" x 36" - folded) (18)
- Subdivision Plat*** (23 copies, 24" x 36" - folded) (15)
- Architectural Elevations*** (8 copies, 24" x 36" - folded) (6)
- Landscape Plan*** (20 copies, 24" x 36" - folded) (13)
- Drainage and Erosion Control Report*** (4 copies) (3)
- Final Utility and Drainage Plans*** (15 copies, 24" x 36" – unfolded) (10)
- Requirements for utility plans checklist (1 copy). [Utility Plans Checklist.pdf](#)
- Transportation Impact Analysis*** (TIA), updated* (7 copies).
- Soils Report*** (2 copies).
- Deeds*** (contingent on final approval)
- Mylars and PMT*** (Mylars not needed until Final plans are approved)
- Certification of Notice to Mineral Owner(s)*** (1 copy) [Mineral Rights Certificate.pdf](#)
- Other information Director may require:
 - **Subsurface Hydrologic Study*** (4 copies)
 - **Easements/Agreements*** (2 copies, each)
 - **Environmental Reports***

*This document is meant to be used as a checklist only. For a more detailed list and explanation of each of these items, please see the handout: "Submittal Requirements: Final Plan Review"

Monument Records