



DEVELOPMENT REVIEW:
APPLICATION FORM

For Office Use Only

Date Submitted 12/12/12 Current Planning File # FDP120023 Planner Sherry

Project Information

Project Name: Narconon Fence

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

Privacy fence around two parcels

Location Description/Project Address: 1225 Redwood Dr.

Major Cross Streets: Conifer and Redwood

Zone District: CCN - Community Commercial North College

Parcel Number: 97012-39-001

Building/Unit Information

Residential: Square Feet

Commercial: 20,671 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 type II

Site/Area Information

Residential Area: Sq. Ft. Acres

Commercial Area: 20,671 (existing) Sq. Ft. .47 Acres

Industrial Area: Sq. Ft. Acres

Mixed Use Area: Sq. Ft. Acres

Right of Way Area: Sq. Ft. Acres

Parking and Drive Area: 33,217 (existing) Sq. Ft. .76 Acres

Stormwater Detention Area: Sq. Ft. Acres

Landscape Area: 185,320 (existing) Sq. Ft. 4.25 Acres

Open/Other Areas: Sq. Ft. Acres

Gross Area: 275, 931 Sq. Ft. 6.33 Acres

Floor Area Ratio: .08

Gross Density: Net Density

Owner Information

Name: 1225 Redwood Street LLC

Address: 1225 Redwood Street

City: Fort Collins State: CO Zip: 80524

Phone: 970-484-2023 Email: glen@drugfreecolorado.com

Applicant Information

Name: Stephanie Sigler

Organization Name: Ripley Design, Inc.

Contact: Stephanie Sigler

Address: 401 W. Mountain Ave. Suite 100

City: Fort Collins State: CO Zip: 80521

Phone: 970.224.5828 Email: stephanie.sigler@ripleydesigninc.com

Preferred Method of Contact: 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): Stephanie Sigler, RLA

Address: 401 W. Mountain Ave. Suite 100

Telephone: 970.224-5828

Signature: (and title showing authority to sign, if applicable) Stephanie Sigler

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~~ waived
- 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 - 200.00**
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 4,582.50
Total Amount Paid _____

Project Name: MARCONON FENCE
Project Location: 1225 REDWOOD ST.

Date: 12.12.12

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 | <u>1000.00</u> |
| 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 = | _____ |

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
0.33 acres X \$ 250 = 1582.50

Project fee \$2,000 each \$2,000

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/FDP _____

cc: Christie White, Engineering
Development Review Engineering

4,582.50

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): Glen Petcavage

Street address: 1225 Redwood ST

City/State/Zip: Ft. Collins, CO 80524

Telephone: 484.2023 Fax: _____

Applicants/ Consultants Firm Name: _____

Contact: Ripley Design, Inc

Contact: Stephanie Sigler

Street address: 400 W. Mountain Ave
Suite 100

City/State/ Zip: Ft. Collins, CO 80521

Telephone: 224.5828 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): STEPHANIE SIGLER

Signature: Stephanie Sigler

Telephone: 224.5828

RECEIPT

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

Application: FDP120023
Application Type: Planning/Final Plan/NA/NA
Address: 1225 REDWOOD ST , FORT COLLINS, CO 80524

Receipt No. 187320

Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	1645	\$5,172.00	12/13/2012	ALOMMEL		Paid by A Life Worth Living check #1645, 139.50 for APO Mailings, 250.00 for PFA fee, 200.00 for Small project fee, and 4,582.5 for Transportation Development Review fees

Owner Info.: 1225 REDWOOD DRIVE LLC
 1225 REDWOOD ST
 FORT COLLINS, CO 80524

Project Description: Construct a privacy fence around two parcels. This is a combination PDP (project development plan) and FDP (Final plan)