

DEVELOPMENT REVIEW: APPLICATION FORM

For Office Use Only

Date Submitted 7-5-12 Current Planning File # FDP120000 Planner Seth

Project Information

Project Name: 1008 Mantz Pl, Added Use

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

Added office use to the residence at
1008 MANTZ PL, Fort Collins Co

Location Description/Project Address: 1008 Mantz Pl

Major Cross Streets: Mulberry and Shields Sts

Zone District: NCL

Parcel Number: _____

Building/Unit Information

Residential: 1004 Square Feet

Commercial: _____ Square Feet

Industrial: _____ Square Feet

Building Floor Area Ratio: _____

Platted Area: _____

Number of Units:

Single Family Attached: _____ Single Family Detached: 1

Two Family: _____ Multi-Family: _____

Dates:

Conceptual Review Meeting Date 12/5/2011

Neighborhood Meeting Date 2/23/2012

Hearing Type 6/21/2012

Site/Area Information

Residential Area: 7393 Sq. Ft. .17 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: American Baptist Church

Address: 600 S Shields St.

City: FT Collins State: CO Zip: 80521

Phone: 970 482 2173 Email: pastor@abcfortcollins.org

Applicant Information

Name: Bill Pather / Ron Jensen

Organization Name: American Baptist Church

Contact: _____

Address: 600 S Shields St

City: FC State: CO Zip: 80521

Phone: 970 482-2173 Email: pastor@abcfortcollins.org

Preferred Method of Contact: email, then phone

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): American Baptist Church

Address: 600 S Shields St FT Collins, CO 80521

Telephone: 970-482-2173

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

Bill Pather Pastor

↔ 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: ~~\$3,007.00~~ + \$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
Total Amount Paid 1000.00

Project Name: 1608 Mantz Place
Project Location: 1000 Mantz Place

Date: 7-5-12

Type of Submittal

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

- | | <u>Fee structure</u> | <u>amount due</u> |
|--|--------------------------------------|-------------------|
| <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>1000</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 + 1/2 (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: _____

RECEIPT

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

Application: FDP120006
Application Type: Planning/Final Plan/NA/NA
Address: 600 S SHIELDS ST , FORT COLLINS, CO 80521

Receipt No.	182134					
Payment Method	Ref Number	Amount Paid	Payment Date	Cashier ID	Received	Comments
Check	23115	\$1,000.00	07/05/2012	ALOMMEL		PAID BY AMERICAN BAPTIST CHURCH CH#23115

Owner Info.: AMERICAN BAPTIST CHURCH
 600 S SHIELDS ST
 FORT COLLINS, CO 80521

Project Description: Applicant proposes a change of use at 1008 Mantz Place from single family residential to office for Elderhaus. There will be no changes to the existing structure nor will any Elderhaus clients use this office. The site is zoned Neighborhood Conservation, Low Density (NCL) and an office use is not permitted in the NCL zone district (LUC 4.7(C)). Addition of permitted use is requested, as well.