



CONCEPTUAL REVIEW: 12/10/12  
APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the 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.

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. 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 must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. 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\* \*The more info provided, the more detailed your comments from staff will be.\*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Jim Brannan, Consultant

Business Name (if applicable) Strategic Plan consulting Inc.

Your Mailing Address 1209 St. Croix Place, Ft. Collins, Co.

Phone Number 303-710-1851 Email Address Jim@jamesdbrannan.com

Site Address or Description (parcel # if no address) 1008 W. Myrtle St. Ft. Collins, Co. 1105

Description of Proposal (attach additional sheets if necessary) Facility expansion of existing structure

Proposed Use Elderhaus Adult Day care Existing Use Elderhaus Adult Day Care

Total Building Square Footage 3800 S.F. Number of Stories 2 Lot Dimensions 100' x 150'

Age of any Existing Structures Unknown, assumed more than 50 years old

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 for conceptual.

Is your property in a Flood Plain? Yes No If yes, then at what risk is it?  
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area 1200 S.F.  
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:  
Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

This unofficial copy was downloaded on Jul-17-2019 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