

Shelby Sommer  
City Planner  
City Of Fort Collins

Reference: Staff comments 604 WEST PROSPECT ROAD BOARDING HOUSE PDP

Ms Sommer:

My Comments are below the copy of the staff comment

**ISSUES:**

**Department: Current Planning**

**Issue Contact: Shelby Sommer Topic: General**

Number: 19

Created: 6/16/2006

[6/16/06] Please show parking stall dimensions. Standard parking stall dimensions are 9' x 19'. If you provide curb or wheel stops, then the length of the parking stall may be reduced 2 feet to 17 feet in length.

**Jim Swanstrom** One car will parking in or in front of the car port and two cars will park in the to be paved space east of the storage shed which show's to be a 18 wide by 17 deep parking space with a landscaping timber parking stop.

Number: 20

Created: 6/16/2006 [6/16/06]

There are many items on the site plan in the project data list that may be eliminated. Please see redlines and include only the items that have been circled.

**Jim Swanstrom** changed

**Department: Engineering**

**Issue Contact: Dan DeLaughter Topic: General**

Number: 3

Created: 11/29/2005 [6/9/06]

is 32".

[11129105] Dimension and label existing sidewalk, ROW.

**Jim Swanstrom** done

Number: 4

Created: 11/29/2005

[6/19/06] No easement has been received. This plan cannot be approved without it. Please fill out a TDRF application when you submit it.

[11129105] Bus stop easement can be dedicated by separate document. Documents will be attached to the comment letter and e-mailed to explain this process. Any language to make the easement temporary must be approved by the City Attorney, Engineering, and Transportation Planning departments. If the easement is submitted for processing prior to 2006, there will be no fee. If after 2006, the fee will be \$250.

**Jim Swanstrom** Proposed easement attached. Am I misunderstanding that you want me to pay the City to let them use my property as a bus stop? This does not seem correct. I have worked with the City on other issues and granted easement before which I didn't have to do. An example would be the transformer easement at the 638 Prospect property. If this is correct this issue will probably cause us to discontinue improving this property. Or how do I file an appeal do not know what a "TDRF" is so that I can fill it out. Please explain or furnish a copy of this form.

Number: 16  
redlines for minor changes.

Created: 6/9/2006 [6/9/06] See

**Jim Swanstrom** ok corrected

Number: 17  
[619106] Where did you determine your ROW width? The Larimer County Parcel map indicated only 60'.

Created: 6/9/2008

**Jim Swanstrom** Error, corrected to 60 feet

Number: 18  
[6/9/06] The driveway is not currently paved at all. Please label the whole area, not just new parking to be paved.

Created: 6/9/2006

**Jim Swanstrom** You are correct it is not currently paved was not required when house was constructed. There will be a asphalt drive way with rock mulch and grass landscaping as labeled. Labels added

Number: 21  
[6123106] At the time of Final Compliance, a \$1000 Transportation Development Review fee will be owed to engineering.

Created: 6/23/2006

**Jim Swanstrom** for one existing house this seem way out of line. Who do I address this issue with.

**Department: Transportation Planning Issue Contact: David Averill Topic: General**

Number: 11  
Created: 121612005

[6/20/06] Repeat Comment.

[1216105] The transit access easement shall be 15 feet in length and 5 foot in depth to facilitate a standard "shelter" type of transit stop. It shall be located at the back of the sidewalk. This easement will be permanent, and will only be used for a transit stop and no other use. If the transit stop "goes away" in the future the City can vacate the easement at that time. It can be dedicated by separate document.

**Jim Swanstrom** proposed easement attached. We prefer to have an easement that automatically goes away if not used.

I have attached all of the redlined plans.

If I understand the revision routing sheet correctly I am to hand in 5 copies of the revised site plans. That many are attached along with the three redlined site plans previously returned.

If you need addition information I can be reached numbers noted above.

Sincerely yours

J. Swanstrom