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*Steve Olt
City Planner
City Of Fort Collins*

Reference: Staff comments **300 BLEVINS COURT, BOARDING HOUSE - PDP**

Mr Olt:

My Comments are below the copy of the staff comment

ISSUES:

Department: Current Planning

Issue Contact: Steve Olt

Topic: Electric Service

Number: 15

Created: 12/8/2005

[6/22/06] Carried over just to confirm that this boarding house will be assessed the residential electric rate.

[12/8/05] After additional research and discussion, it has been concluded that boarding houses can be on the residential electric rate. Rate ordinances from several years ago stipulated that boarding houses would be on the commercial rate; however, current rates are silent on boarding houses. Since the expected electric use pattern is like that of a residence, it has been concluded that the appropriate rate is residential. Anyway, there is very little difference between the two rates.

Jim Swanstrom Great Thank You

Topic: Site Plan

Number: 9

Created: 12/6/2005

[6/22/06] The revised Site Plan, as submitted, still does not show the aforementioned concrete pad/ parking space in the front yard. This comment is still relevant. This 4-bedroom boarding is required to have a minimum of 2 off-street, unobstructed parking spaces. Is this being met?

[12/6/05] Based on a site visit to Blevins Court, the Site Plan does not correctly show the off-street parking spaces in the front yard of this property. There is one additional concrete paved parking space to the northeast of the parking as shown on the plan. It is over the sidewalk as shown. Because of this additional space the allowable 40% parking in a front yard may be exceeded. This must be verified.

Jim Swanstrom The existing layout has 4 parking spaces if you count tandem. But only 3 that connect directly to the street. With the boarding house permit the third space would have to be removed to meet the 40% rule. Are there any exceptions? The property was this way when I purchased it in 95 and everything works fine.

Department: Engineering DeLaughter
Topic: fire Number: 18

Issue Contact: Dan Created: 6/9/2006
[6/9/06] Dimension the existing access easement.

Jim Swanstrom dimensions added

Topic: General Number: I Created: 11/23/2005 [6/9/06] After a site visit, it is clear that while the on street space requirement cannot be met on your frontage, the cul-de-sac as a whole provides enough public parking to meet the requirement in our standards. [11/23/05] Off-site parking is required per LCUASS. Requires 19' min plus 5' clearance from any driveway edge. If cul-de-sac frontage does not have space required for on-street parking, a variance request by a professional engineer will be required. This requirement is not applicable if you resubmit under basic development review.

Jim Swanstrom So what else changes if I just change this property over to a "basic development review"? I am leaning towards converting this but need to have a complete understanding of the affect. I am thinking the only major change would be additional parking space but can it be tandem in this case.

Number: 3 Created: 11/23/2005 [6/9/06] Show, label and dimension.

Repeat. [11/23/05] Sidewalk along frontage must be dimensioned.

Jim Swanstrom. I have been told this is a 32" sidewalk. So it has been labeled as such

Number: 19 Created: 6/9/2006
[6/9/06] See redlines for additional minor changes

Jim Swanstrom minor changes noted

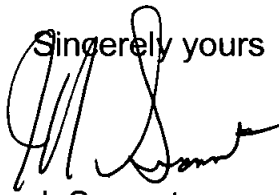
Number: 21 Created: 6/23/2006
[6/23/06] At the time of Final Compliance, a \$ 1000 Transportation Development Review fee will be owed to the Engineering Department.

Jim Swanstrom This amount of money to review one house seems very strong this is not a totally new multi unit development. Whom do I talk to about this issue?

I have attached all of the redlined plans.

If I understand the revision routing sheet correctly I am to hand in 2 copies of the revised site plans. That many are attached along with the two redlined site plans previously returned.

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

Sincerely yours

J. Swanstrom