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September 17, 2006

*Steve Olt
City Planner
City Of Fort Collins*

Reference: Staff comments **600 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] This comment is being repeated just to confirm that this boarding house will be assessed the residential electric rate.

[12/8/05] After addition 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 Thank you

Topic: General

Number: 20

Created: 6/22/2006 [6/22/06]

The 28'-0" dimension for the existing concrete paving (parking pad) as shown on the revised Site Plan appears to be incorrect, based on the plan scale of 1" = 10'. The width would scale to be about 23'-6" to 24'-0". A total of 3 off-street parking spaces are required for the 5-bedroom boarding house. Unless only compact cars are going to be parked here the width is not sufficient for 3 cars.

At least 27' of width would be needed.

Jim Swanstrom The existing concrete is 28 feet wide and has different depth but is over minimum of 19 feet.

**Department: Engineering
DeLaughter**

Issue Contact: Dan

Topic: General

Number: 2

Created: 11/23/2005

[6/23/06] The dimension should be for sidewalk, not concrete, and the sidewalk width is 32". Please dimension and label.

[11/23/05] Dimension the sidewalk.

Jim Swanstrom Corrected

Number: 21

Created: 6/23/2006

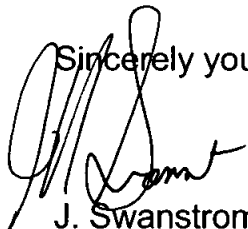
[6/23/06] At the time of Final Compliance, a \$1000 Transportation Development Review fee will be owed to the Engineering Department.

Jim Swanstrom A one thousand dollar fee for an existing house! Whom do I talk to about having this waved?

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. So I am handing in 3 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