

*James R. Swanstrom*

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*Steve Olt  
City Planner  
City Of Fort Collins*

Reference: Staff comments 605 **WEST LAKE STREET, 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: 18

Created: 12/8/2005

[6/26/06] Repeated just for confirmation that this can 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** Thank You

***Topic: General***

Number: 14

Created: 12/6/2005

[6/26/06] Repeat comment. How is this requirement being met?

[12/6/05] This facility, proposed for 6 bedrooms, must provide for one van accessible handicap parking space with wheelchair access into the building. Based on the information provided, it is difficult to determine if this development proposal satisfies the requirement.

**Jim Swanstrom.** I understand that this requirement is actually for properties with 10 or more. So it does not apply to this property

Number: 26

Created: 6/26/2006

[6/26/06] Based on the plan scale of 1" = 10', the width of the proposed 3-car off-street parking area scales to be 23.5' wide. This is not wide enough for the required 3 parking spaces off-street.

**Jim Swanstrom** The dimension shown is correct for the concrete as it already exist. Which give us three parking spaces 9 wide for a total of 27 feet and 19 foot deep? The scaling has been corrected

**Department: Engineering  
DeLaughter**

**Issue Contact: Dan**

**Topic: General**

Number: 1

Created: 11/23/2005

[6/8/06] The sidewalk is only 32" here. With curb and gutter, it may be 4.5', but please label as 32" sidewalk, not 4.5 ' concrete.

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

**Jim Swanstrom: corrected**

Number: 2 Created: 11/23/2005 [6/8/06] This doesn't appear to be what is shown on our electronic parcel map. You are labeling 65', while it appears to be more like 63'. What is shown on the existing plat?

[11/23/05] Dimension the existing ROW.

**Jim Swanstrom,** The copy of the plat for Blevins subdivision which I have does not give a width for Lake Street. Width changed to 63 feet

Number: 9

Created: 12/1/2005

[6/9/06] The shed is within the easement.

[12/1/05] Show the existing 5' easement (per Blevins Subdivision plat) on south of the site. It appears your shed is located within this easement. The shed would have to be moved or utilities must give approval for it to remain.

**Jim Swanstrom,** I am currently attempting to find get permission to leave

from the utility department. Who would have to sign off on this from your perspective? But if necessary I will move the shed.

Number: 22

Created: 6/8/2006 [6/8/06]

The scale of the site plan is not quite 1"=10' as indicated. Please adjust.

**Jim Swanstrom** Adjusted

Number: 23

Created: 6/9/2006

[6/9/06] See redlines for additional minor revisions.

**Jim Swanstrom** Adjusted

Number: 24

Created: 6/23/2006

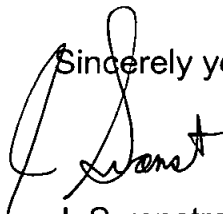
[6/23/06] At the time of Final Compliance, a \$1000 Transportation Development Review fee will be owed to engineering.

**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 0 copies of the revised site plan. But I think you need 3 copies 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