



DEVELOPMENT REVIEW: APPLICATION FORM

For Office Use Only

Date Submitted 4.27.16 Current Planning File # FDP160021 Planner JASON H.

Project Information

Project Name: West Side House
Project Description (Choose type of request from the list on the back): Major Amendment
Location Description/Project Address: 801 South Shields Street
Major Cross Streets: Plum Street and Shields Street
Zone District: C-C Community Commercial
Parcel Number: 9715157901

Building/Unit Information

Residential: 12,508 Square Feet
Commercial: Square Feet
Industrial: Square Feet
Building Floor Area Ratio: 5.77:1
Platted Area: .413 acres
Number of Units:
Single Family Attached: Single Family Detached:
Two Family: Multi-Family:
Total Number of Bedrooms Rented Separately: 26
Dates:
Conceptual Review Meeting Date
Neighborhood Meeting Date March 28, 2016
Hearing Type Type II

Site/Area Information

Residential Area: 3,117 Sq. Ft. .07 Acres
Commercial Area: Sq. Ft. Acres
Industrial Area: Sq. Ft. Acres
Mixed Use Area: Sq. Ft. Acres
Right of Way Area: Sq. Ft. Acres
Parking and Drive Area: 7,639 Sq. Ft. .17 Acres
Stormwater Detention Area: Sq. Ft. Acres
Landscape Area: 4,575 Sq. Ft. .11 Acres
Open/Other Areas: 2,451 Sq. Ft. .08 Acres
Gross Area: 17,990 Sq. Ft. .413 Acres
Floor Area Ratio: 5.77:1
Gross Density: Net Density

Owner Information

Name: 801 Shields LLC
Address: 1001 A East Harmony Road
City: Fort Collins State: CO Zip: 80525
Phone: Email: khoeven@hoeveninc.com

Applicant Information

Name: Cathy Mathis
Organization Name: TBGroup
Contact:
Address: 444 Mountain Avenue
City: Berthoud State: CO Zip: 80513
Phone: 970.532.5891 Email: cathy@tbgroup
Preferred Method of Contact: email

CERTIFICATION

I certify the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application, I am acting with the knowledge, consent, and authority of the owners of the real property, as those terms are defined in Section 1-2 of the City Code (including common areas legally connected to or associated with the property which is the subject of this application) without whose consent and authority the requested action could not lawfully be accomplished. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection, and if necessary, for posting of public notice on the property.

Name (Please PRINT): Cathy Mathis
Address: TBGroup, 444 Mountain Avenue, Berthoud CO 80513
Telephone: 970.532.5891

Signature: (and title showing authority to sign, if applicable)

Cathy Mathis

CERTIFICATION MUST BE SIGNED.

## Type of Request

**Please indicate the type of application submitted by checking the box preceding the appropriate request(s). Additional handouts are available explaining the submittal requirements for each of the following review processes.**

- Annexation Petition with Initial Zoning** REQUESTED ZONE: \_\_\_\_\_  
*Fee \$1,188.00 + \$50.00 sign posting fee + \$.75 for each APO label*
  
- Rezoning Petition** REQUESTED ZONE: \_\_\_\_\_  
*Fee \$977.00 + \$50.00 sign posting fee*
  
- Overall Development Plan (ODP)**  
*Fee: \$1,599.00 + \$50.00 sign posting fee + \$.75 for each APO label*
  
- Project Development Plan (PDP) without Subdivision Plat (also Wireless Tele-communication Facilities)**  
*Fee: \$3,887.00 + \$50.00 sign posting fee + \$.75 for each APO label*
  
- Project Development Plan (PDP) with Subdivision Plat**  
*Fee: \$5,879.00 + \$50.00 sign posting fee + \$.75 for each APO label*
  
- Final Plan without Subdivision Plat**  
*Fee: \$1,000.00*
  
- Final Plan with Subdivision Plat**  
*Fee: \$1,000.00*
  
- Modification of Standards/Text and Map Amendment**  
*Fee: \$200.00+ (\$50.00 sign posting fee + \$.75 for each APO label for Modification of Standards only)*
  
- Basic Development Review**  
*Fee: \$200.00*
  
- Major Amendment**  
*Fee: \$3,206.00 + \$50.00 sign posting fee + \$.75 for each APO label*      \$3,206.00 + \$50.00 + \$359.25 + \$250.00 PFA +  
\$1,000 (Final) = \$4,865.25
  
- Non-Conforming Use Review**  
*Fee: \$1,389.00*      APO = 479 NAMES
  
- Vacation of ROW or Easement**  
*Fee: \$5.00 per sheet of filing document*
  
- Small Project Fees**  
*Fee: Varies-Check with the Current Planning Department*
  
- Street Name Change**  
*Fee: \$5.00*
  
- Extension of Final Approval**  
*Fee: \$566.00*
  
- Site Plan Advisory Review**  
*NO FEE*
  
- Addition of Permitted Use**  
*Fee: \$500.00 + \$50.00 sign posting fee + \$.75 for each APO label*



SUBMITTAL CHECKLIST:

PROJECT DEVELOPMENT PLAN (PDP) / FDT

The following information is required to be submitted with all applications, unless waived by staff. Any item waived must be dated and initialed by a planner with the City of Fort Collins Community Development and Neighborhood Services Department.

- Application form, filing fee (plus .75 cents for each APO label), and sign posting fee. Application Form.pdf
- Transportation Development Review Fee – please contact Engineering at 221-6605 for information.** TDR Fees and Application.pdf ↳ YES
- Three lists (3) of names and addresses of all owners of record of real property within at least 800' of the property lines for the parcel of land for which the project is proposed, exclusive of public right-of-way. (Two (2) lists typed on mailing labels (30 names per sheet) and the other list on a reproducible copy of those labels). **Effective 9/17/12; All information provided on mailing labels must be submitted digitally in a Microsoft Excel format.**
- Statement of planning objectives** (31 copies). X 20
- Copy of applicable **conceptual letter** and response letter explaining how issues have been addressed (31 copies) N/A
- Complete list of proposed street names for the development. N/A
- Legal description of the site (one copy on 8½ x 11" sheet). ON SITE PLAN
- Name and address of each owner of property within the boundaries of the development plan area. ON SITE PLAN
- List of names of all general and limited partners and/or officers involve as either applicants or owners. " "
- Development phasing schedule. N/A
- Site plan drawings.** (Refer to the submittal requirements for specific information to be presented on the site plan.) (31 copies 24" x 36" – folded). X 20
- Subdivision Plat** (23 copies 24" x 36" – folded). N/A
- Architectural elevations** (9 copies 24" x 36" – folded). N/A
- Landscape Plan** (Refer to the submittal requirements for specific information to be presented on the landscape plan.) (21 copies 24" x 36" – folded). N/A
- Transportation Impact Analysis (TIA)** (7 copies). N/A
- Utility plans** (existing and proposed utility systems) (17 copies 24" x 36" – unfolded). Utility Plans Checklist.pdf X 14
- Requirements for utility plans checklist** (1 copy). N/A
- Drainage and erosion control report** (4 copies). 3
- Soils Report** (3 copies). N/A

- Lighting Plans** (7 copies 24" x 36" – folded).
- Hazardous Materials Impact Analysis** (3 copies).
- Street cross sections schematics** (if not included in the utility plans) (8 copies 24" x 36" – folded).
- Explanation of any variance request(s).
- Signed letters of intent indicated that all required off-site easement and off-site rights-of-way can be negotiated in time for final development plan submittal.
- Other information that the Director may require:
  - Natural area or environmental study (4 copies)
  - Wetland Delineation (4 copies)
- CD or other digital storage device containing all plans/documents submitted and APO mailing labels in Excel format.
- LID CONFORMANCE REPORT (3) A Routed w/ drainage.★**

*\*This document is meant to be used as a checklist only. For a more detailed list and explanation of each of these items, please see the handout: "Submittal Requirements: Project Development Plan"*