

STEWART & ASSOCIATES

Consulting Engineers and Surveyors

January 6, 1998

Mr. Ted Shepard
City Planner
City of Fort Collins
P.O. Box 580
Fort Collins, CO 80522-0580

Dear Ted,

This is regarding the **Replat of Part of Tract 1, Replat of Block 2 and Lots 1 to 7 Inclusive of Block 1 of the St. Vrain Subdivision.** The following are answers to your comments dated November 24, 1997.

1. A 30.00 foot utility easement across Lot 2 was added.
2. A 30.00 foot utility easement across Lot 2 was added.
3. The telephone easement along the South line of Lot 2 was vacated a long time ago.
4. There was no frontage road ever dedicated. The area West of Lot 1 is paved but it really is not a frontage road. It is all U.S. Highway No. 287 right-of-way.
5. We changed the signature block to "Planning Director".

I have included a copy of the revised replat and a copy of the A.L.T.A. Survey which delineates the utilities and improvements.

If you have any questions, regarding this plat, please call.

Sincerely,

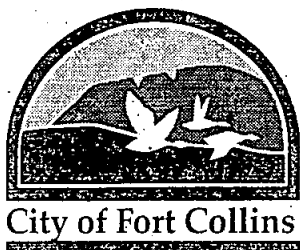
Richard A. Rutherford
Richard A. Rutherford, P.E. & L.S.



rtc

James H. Stewart
and Associates, Inc.
103 S. Meldrum Street
P.O. Box 429
Ft. Collins, CO 80522
970/482-9331
Fax 970/482-9382

Post-It™ brand fax transmittal memo 7671		# of pages ▶ 1
To <i>Rene'</i>	From <i>Dick Rutherford</i>	
Co. <i>Veldman/Morgan</i>	Co. <i>Stewart & Assoc.</i>	
Dept.	Phone # <i>482-9331</i>	
Fax # <i>225 400</i>	Fax #	<i>9382</i>



November 25, 1997

Mr. Mitch Morgan
Veldman-Morgan, Inc.
760 Whalers Way
Bldg. C, Suite 200
Fort Collins, CO 80525

2020 S. COLLEGE

Dear Mitch:

For your information, attached is a copy of the Staff's comments concerning the **Request to Replat** presented before the Conceptual Review Team on November 24, 1997.

The comments are offered informally by Staff to assist you in preparing the detailed components of the project application. Modifications and additions to these comments may be made at the time of formal review of this project.

If you should have any questions regarding these comments or the next steps in the review process, please feel free to call me at 221-6750.

Sincerely,

Ted Shepard
City Planner

TS/vrm

cc: Eric Bracke, Streets Department
Stormwater Department
Project Planner
File



City of Fort Collins

CONCEPTUAL REVIEW STAFF COMMENTS

MEETING DATE: November 24, 1997

ITEM: St. Vrain Replat - 2020 S. College Avenue

APPLICANT: Mr. and Mrs. Wei-Ke and Lin Mei-Nu Chang c/o Mr. Mitch Morgan, Veldman-Morgan, Inc. 760 Whalers Way, Bldg. C, Suite 200, Fort Collins, CO. 80525

LAND USE DATA: Request to subdivide a part of Tract 1, Replat of Block 2 and Lots 1 to 7 Inclusive of Block 1 of the St. Vrain Subdivision into two new lots. The parcel is a total of 40,584 square feet. The new lots would be 13,327 and 27,257 square feet respectively. Parcel is located at 2020 South College Avenue between College and Remington.

COMMENTS:

1. The plat should dedicate all applicable easements that are necessary to serve both lots with all utilities. Existing utilities should be located in the field using the field locator service and then shown on the plat.
2. The City's maps indicate that sanitary sewer for Lot One comes in from Remington Street. An easement should be provided across Lot Two for this sewer line.
3. Should the telephone easement be further described as a cable t.v. easement? How is the site served by T.C.I.?
4. Is the access on the west really from College Avenue or from a frontage road? The plat should clarify.
5. The signature block for the "Secretary of the Planning and Zoning" Board should be changed to "Planning Director."