



DEVELOPMENT REVIEW: *Comments*
APPLICATION FORM *due 4/26/17*

For Office Use Only
Date Submitted *April 6, 17* Current Planning File # *BDR170007* Planner *Noah*

Project Information

Project Name: *1212 Riverside Remodel*
Project Description (Choose type of request from the list on the back):
Plat modifications
Lots 1 thru 3, Riverside 2nd
Location Description/Project Address:
1212 Riverside Ave
Major Cross Streets:
Zone District: *Industrial*
Parcel Number: *87182-09-001*

Building/Unit Information

Residential: _____ Square Feet
Commercial: *40,000 s.f.* Square Feet
Industrial: _____ Square Feet
Building Floor Area Ratio: _____
Platted Area: *1 acre*
Number of Units:
Single Family Attached: _____ Single Family Detached: _____
Two Family: _____ Multi-Family: _____
Total Number of Bedrooms Rented Separately: _____

Dates:

Conceptual Review Meeting Date *N.A.*
Neighborhood Meeting Date _____
Hearing Type _____

Site/Area Information

Residential Area: *N.A.* Sq. Ft. _____ 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: _____ Sq. Ft. _____ Acres _____
Stormwater Detention Area: _____ Sq. Ft. _____ Acres _____
Landscape Area: _____ Sq. Ft. _____ Acres _____
Open/Other Areas: _____ Sq. Ft. _____ Acres _____
Gross Area: _____ Sq. Ft. _____ Acres _____
Floor Area Ratio: _____
Gross Density: _____ Net Density _____

Owner Information

Imago Enterprises, Inc
Name: *Lester Kaplan, Pres*
Address: *140 Palmer Dr*
F
City: *Fort Collins* State: *CO* Zip: *80525*
Phone: _____ Email: _____

Applicant Information

Name: *Same*
Organization Name: _____
Contact: _____
Address: _____
City: _____ State: _____ Zip: _____
Phone: _____ Email: _____
Preferred Method of Contact: _____
email: lesterkaplan@comcast.net

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): *Lester M. Kaplan*
Address: *140 Palmer Dr., F.C. 80525*
Telephone: *970-226-6819*
Signature: (and title showing authority to sign, if applicable)
Lester M. Kaplan, Pres, Imago Ent.

⇒ CERTIFICATION MUST BE SIGNED. ⇐



Transportation Development Review Fee

Date Received/ Paid 2,927.50
Total Amount Paid _____
Date: April 16, 17

Project Name: 1212 Riverside Phase I Remodel
Project Location: 1212 Riverside

Type of Submittal

Please indicate the type of application submitted by checking the box preceding the appropriate request(s).

- | | Fee structure | amount due |
|---|--------------------------------|------------|
| <input type="checkbox"/> Overall Development Plan (ODP) | \$500 each | _____ |
| <input type="checkbox"/> Final Development Plan (FDP)
This fee includes 2 rounds of review | \$1000 each | _____ |
| <input type="checkbox"/> Additional round of review | \$ 500 each | _____ |
| <input type="checkbox"/> Annexation \$20 X ___ acres = ___ + \$250 = | | _____ |
| The maximum fee for each annexation document/ filing shall be \$2,000 | | |
| <input type="checkbox"/> Minor Amendment | \$158 each | _____ |
| <input type="checkbox"/> Major Amendment | \$2,500 each | _____ |
| <input type="checkbox"/> Re-zone | \$200 each | _____ |
| <input type="checkbox"/> Modification to Land Use Code | \$200 each | _____ |
| <input type="checkbox"/> Wireless Telecommunication Equipment (WTE) | \$65 each | _____ |
| <input type="checkbox"/> Road Projects ___ acres (of roadway) X \$3,500 = | | _____ |
| <input type="checkbox"/> Vacation of Easement(s) *** # of vacations ___ X \$400 = | | _____ |
| <input type="checkbox"/> Vacation of Right(s)-of-Way *** # of vacations ___ X \$800 = | | _____ |
| <input type="checkbox"/> Dedication of Easement(s) and/or Right(s)-of-Way *** | | _____ |
| | # of dedications ___ X \$250 = | _____ |

Project Development Plan (PDP) or Basic Development Review
Project requiring Transportation Services Review and/or utility plan review.
This fee includes 3 rounds of review.

Detached Single Family \$160 per unit
_____ # of units X \$160 = _____

Multifamily or other residential units \$115 per unit
_____ # of units X \$115 = _____

Commercial, Industrial, Retail, and/or Non residential
building square footage \$0.25 per square foot
_____ sq ft X \$0.25 = _____

Size of the development (area being platted or if not being
platted size of parcel accompanying all development
improvements) \$250 per acre _____ acres X \$ 250 = _____

Project fee \$2,000 each \$2,000

Total of above amounts _____

If this fee amount exceeds \$30,000 then the fee amount shall be adjusted with the
following formula: \$30,000 + 1/2 (the amount over 30,000 _____) = _____

The maximum fee for any residential ONLY project shall be \$500 per residential unit.
This check should be used to verify the fee amount (does not apply to mixed-use
developments). PDP fee shall be the lesser of this amount or the above calculated
amount _____ # of residential units X \$500 = _____

If this fee amount equals or exceeds \$65,000 then the City Manager shall have the ability
to reduce the fee amount

Reduction for affordable housing - a copy of the City letter certifying/ authorizing the
affordable housing shall be provided with this application. Amount of reduction to be
applied _____

Total owed for PDP _____

General Information:

Owners Name(s): Les Kaplan, Prox
Image Enterprises

Street address: 140 Palmer Dr

City/State/Zip: Ft. Collins, Co

Telephone: 970-226-6819 Fax: _____

Applicants/ Consultants Firm Name: _____

PB+B + North Eng

Contact: Randall Provicchio

Street address: F.C.

City/State/ Zip: _____

Telephone: 568-5415 Fax: _____

Certification:

By signing this permit I acknowledge that I am acting with the knowledge, consent, and authority of the owners of the property (including all owners having legal or equitable interest in the real property, as defined in Section 1-2 of the City Code; and 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 purposes of inspection

Name (please print) Les Kaplan

Signature: Les Kaplan

Telephone: 970-226-6819

Foot Notes:

When a development project involves a change of use for a building, the charge per square foot shall apply to the portion of the overall building size for which the change of use is proposed, provided that the new use generates more traffic than the existing use, as determined by the current Institute of Transportation Engineers Trip Generation. If the new use does not generate more traffic than the existing use then the charge per square foot for shall apply only to the net additional building size (if any)

These fees do not include the cost of filing fees for the recording of the Development Agreement. When a Development Agreement or Amendment Agreement is entered into the Developer shall be responsible for the cost of recording the document. Said filing fees shall be calculated and provided when the signed document is returned to the City for signatures and filing

*** This fee does not include the cost of filing fees. Filing fees shall be determined at the time of final document submittal and will be required prior to filing.

cc. Christie White, Engineering
Development Review Engineering

This is NOT the case. Paid \$2,000 needs to be refunded.



Community Development & Neighborhood Services
 281 N. College Ave Fort Collins, CO 80522
 970.221.6760 970.224.6134 - fax

Permit/Project #: BDR170007

Applied: 04/10/2017

Type: Basic Development Review

Site Address: -

Job Valuation: \$0.00 Category:

Transactions

<u>Method</u>	<u>Check Number</u>	<u>Date Paid</u>	<u>Amount Paid</u>	<u>Comments</u>
Check	CK # 7007	04/10/2017	\$2,927.50	Development Review Fee (\$500.00) PFA Fee (\$250.00) Transportation Development Review Fee (\$2477.50) paid by Imago Enterprises, Inc. ck # 7007.

Receipt issued: 04/10/2017 Total Paid to Date: \$2,927.50

<u>Fee Description</u>	<u>Account Code</u>	<u>Fee Amount</u>	<u>Amount Paid</u>	<u>Date Paid</u>	<u>Amount Due</u>
Development Review Fee	1000.444040	\$200.00	\$200.00	04/10/2017	\$0.00
PFA Development Review Fee	8400.444999	\$250.00	\$250.00	04/10/2017	\$0.00
Transportation Dev Review	902010.444030	\$2,477.50	\$2,477.50	04/10/2017	\$0.00
TOTAL FEES:		\$2,927.50	\$2,927.50		\$0.00

TOTAL BALANCE DUE AS OF 04/10/2017: \$0.00

Fee Amounts are valid for date of this document only. Fees subject to change without notice.