

# CONCEPTUAL REVIEW STAFF COMMENTS

MEETING DATE: November 27, 1984

ITEM: Neighbor-to-Neighbor Subdivision

APPLICANT: Ben Herman, 117 E. Mountain Avenue, Fort Collins, CO 80524

## LAND USE DATA:

Proposed subdivision would divide the 22,935 square foot site into 3 single family lots, located in Alta Vista Subdivision adjacent to East Vine Drive.

## COMMENTS:

1. The minimum lot size allowed in the R-L zone is 6,000 square feet. Consideration should be given to required setbacks in terms of proximity to East Vine Drive and adjacent property impacts. A variance from the Zoning Board of Appeals should be obtained if you wish to vary the setback requirements.
2. Access off of an arterial, East Vine Drive in this case, will not be allowed.
3. Additional ROW for Vine Drive (50 feet from centerline) will be required. This may alter the configuration of your subdivision and may not allow 3 lots as proposed due to minimum lot size and setback requirements.
4. Off-site street improvements are required of new development. This proposal would require improvement of East Vine Drive to College Avenue unless a variance is granted. Consideration may be given to a variance from off-site improvements if you can negotiate dedication of ROW from Martinez Street to Alta Vista Street. Our files indicate that the section from Alta Vista to East Vine Drive has been dedicated. You must still apply for a variance if you wish to pursue this option.
5. A commitment to participate in an improvements district for your portion of frontage on East Vine Drive will be required at a future date.
6. The property is within the flood fringe and a Floodplain Use permit must be obtained from the City. The finished floor elevation of structures must be 18" above high water level.
7. Preservation of existing vegetation is desirable wherever possible.
8. Noise abatement should be considered due to proximity to an arterial street.

MEMORANDUM

TO: Bob Snow  
Mountain Bell-Engineering  
124 W. Magnolia  
Fort Collins, CO 80521

FROM: Bonnie Tripoli, Development Coordinator

RE: Subdivision Utility Plans

DATE: 6 December 1984

Submitted for your review and comment are utility plans for:

Alta Vista Subdivision - Second Filing DA ~~#04~~ 1110X1

Please respond by:

December 14, 1984

NO PROBLEMS.

~~I SUGGEST DEDICATING REAR LOT~~

~~UTILITY EASEMENT.~~

D. Thompson

12-07-84

RECEIVED

DEC 12 1984

PLANNING  
DEPARTMENT