



May 25, 1983

Mr. Bill McCaffrey  
WJM ASSOCIATES  
155 West Harvard, Suite 102  
Fort Collins, Colorado 80525

Dear Bill:

Staff has reviewed the preliminary plan of Whitcomb Corner PUD and has the following comments to offer:

1. Any existing electrical or natural gas facilities that need to be moved or re-routed will be at the developer's expense.
2. A new 6-inch water line must be installed in Myrtle Street. The water utility will pay for 1/2 of the cost.
3. A preliminary drainage report and utility plans must be submitted.
4. All sidewalk, curb and gutter adjacent to the site must be upgraded to City standards.
5. Back up for parking stalls at the east edge of the parking lot needs to be provided.
6. Dimensions must be shown for the driveway, parking lots and walks.
7. Building envelopes will need to be shown, dimensioned and dimensioned to two property lines at final review.
8. Stairways must be within building envelopes. The stairway along the north side of the site appears to extend into the right-of-way and should be moved back.
9. Parking stalls must be dimensioned.
10. Existing trees should be pruned as part of the development.
11. A variance must be requested and obtained to permit less than a 40-foot setback on the driveway entrance.

Mr. Bill McCaffrey  
May 25, 1983  
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12. The height and type of fence must be specified.
13. No density chart was submitted. The staff evaluation has the base criteria totalling 100%.
14. The on-site parking shown meets the minimum per occupant requirements. Staff recommends an additional space per four units for guest or overflow parking on-site.
15. Revised building elevations reflecting the separate structures must be submitted.
16. Staff is concerned that the proposed structures are located very close to both Myrtle and Whitcomb Streets, extending well into the established setback areas of existing structures along these streets. Also, the south edge of the property line, when fenced, leaves virtually no access to the northeast area of the existing structure to the south.

Five copies of the revised site plan reflecting these comments must be submitted to this office by Thursday, June 9, 1983. By Monday, June 20, 1983, colored site plans, elevations and an 8½" x 11" reduction must be submitted. If you have any questions, please do not hesitate to contact me.

Sincerely,



Sherry Albertson-Clark  
Senior City Planner

SAC:ro

DATE 5-6-83 DEPARTMENT Fire

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ITEM: # 35-83 Whitcomb Corner PUD

COMMENTS

1) No comment

ITEM: # 35-83 Whitcomb Corner PUD

## COMMENTS

NOTE: Incomplete submittal

1. RW: Damage report by detention req'd.

2. ~~New~~ Utility plans required

3. Planter in drive cut dangerous esp with only 8' on N side

4. All sidewalk c/s must be upgraded to City standard

5. Dimension Drive, parking lot walks

6. Need backup area at east end of parking.

DATE 5-6-83 DEPARTMENT W.A.S

ITEM: # 35-83 Whitcomb Corner PUD

COMMENTS

A new 6" water line will have to be installed in Myrtle. The Water Utility will pay for 1/2 of the cost.

5/13/83  
WJM



CITY OF FORT COLLINS

P.O. BOX 580, FORT COLLINS, COLORADO 80522

PH (303) 484-4220

DEVELOPMENT CENTER

EXT. 655

April 19, 1983

WJM Associates  
1007 Lemay  
Fort Collins, CO 80525

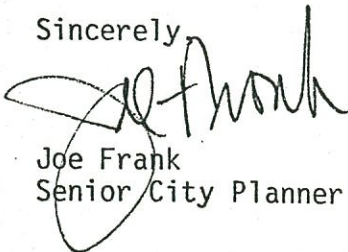
Dear Sir:

For your information, attached is a copy of the staff's comments concerning 602 South Whitcomb which was presented at the conceptual review meeting on April 18, 1983.

It should be clearly understood the attached comments are offered informally by staff to assist the applicant in preparing the detailed components of the project application. Nothing contained herein shall preclude the staff from making modification of, or additions to, the above comments at the time of formal application.

If you should have any questions, please feel free to call this office.

Sincerely,



Joe Frank  
Senior City Planner

JF/gla  
Attachment

CC: Mauri Rupel, Development Center Director  
Bonnie Tripoli, Utility Plans Examiner  
Sherry Albertson-Clark, City Planner

# CONCEPTUAL REVIEW STAFF COMMENTS

MEETING DATE: April 18, 1983

ITEM: 602 South Whitcomb

APPLICANT: WJM Associates, 1007 Lemay, Fort Collins, CO 80525

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## LAND USE DATA:

Twelve apartment units

## COMMENTS:

1. The applicant will be required to install a new six inch waterline in Myrtle Street from Whitcomb to Sherwood Streets. Sewer source will be from existing line in Whitcomb Street.
2. Neighborhood meeting will be required.
3. The plan should provide for a "back out" area for lost spaces (4-5 feet).
4. Handicapped ramps at corner will be required.
5. A minimum 40 foot setback from flowline to first parking space will be required. A written variance request will be required.
6. Motorcycle and bicycle parking should be provided.
7. Planning staff is concerned about scale of project and would recommend investigating lower height of building and/or architectural treatment to reduce this impact.

JF/gla