



City of Loveland

**LOVELAND PLANNING COMMISSION MEETING
AGENDA**

**Monday, April 23, 2018
500 E. 3rd Street – Council Chambers
Loveland, CO 80537
6:30 PM**

The City of Loveland is committed to providing an equal opportunity for services, programs and activities and does not discriminate on the basis of disability, race, age, color, national origin, religion, sexual orientation or gender. For more information on non-discrimination or for translation assistance, please contact the City's Title VI Coordinator at TitleSix@cityofloveland.org or 970-962-2372. The City will make reasonable accommodations for citizens in accordance with the Americans with Disabilities Act (ADA). For more information on ADA or accommodations, please contact the City's ADA Coordinator at ADCoordinator@cityofloveland.org.

“La Ciudad de Loveland está comprometida a proporcionar igualdad de oportunidades para los servicios, programas y actividades y no discriminar en base a discapacidad, raza, edad, color, origen nacional, religión, orientación sexual o género. Para más información sobre la no discriminación o para asistencia en traducción, favor contacte al Coordinador Título VI de la Ciudad al TitleSix@cityofloveland.org o al 970-962-2372. La Ciudad realizará las acomodaciones razonables para los ciudadanos de acuerdo con la Ley de Discapacidades para americanos (ADA). Para más información sobre ADA o acomodaciones, favor contacte al Coordinador de ADA de la Ciudad en ADCoordinator@cityofloveland.org.”

LOVELAND PLANNING COMMISSIONERS: Carol Dowding (Chair), Pat McFall, Rob Molloy, Jamie Baker Roskie, Jeff Fleischer, Tim Hitchcock, Michael Bears and David Hammond.

CALL TO ORDER

I. PLEDGE OF ALLEGIANCE

II. REPORTS:

a. Citizen Reports

This is time for citizens to address the Commission on matters not on the published agenda.

b. Current Planning Updates

1. Monday, May 14, 2018 Agenda Preview

- i. Bighorn Addition – Annexation and Zoning - PH**
- ii. Foundry Theatre – Changes to Building Design – PH**
- iii. Ward Industrial 4th Sub – Mineral Notice Hearing**

2. Update on the Unified Development Code

Greg George, the UDC project manager, will provide a status report on the UDC process

3. Hot Topics:

- a. PC Nomination to City Council on May 1, 2018**
- b. Annual Financial Disclosure Updates due May 21, 2018**

- c. City Attorney's Office Updates:**

- d. Committee Reports**

- e. Commission Comments**

III. APPROVAL OF MINUTES

Review and approval of the April 9, 2018 Meeting minutes

IV. CONSENT AGENDA

The consent agenda includes items for which no discussion is anticipated. However, any Commissioner, staff member or citizen may request removal of an item from the consent agenda for discussion. Items requested to be removed from the consent agenda will be heard at the beginning of the regular agenda.

Public hearings remaining on the Consent Agenda are considered to have been opened and closed, with the information furnished in connection with these items considered as the only evidence presented. Adoption of the items remaining on the Consent Agenda is considered as adoption by the Planning Commission and acceptance by the Applicant of the staff recommendation for those items.

- Does anyone in the audience wish to remove an item from the Consent Agenda?
- Does any staff member wish to remove an item from the Consent Agenda?
- Does any Commissioner wish to add any item from the Regular Agenda to the Consent Agenda or remove an item from the Consent Agenda?

V. REGULAR AGENDA:

1. North Boyd Lake 1st Sub (Boyd Lake Storage – formerly named All Access Storage) - PH

This public hearing is for consideration of a request to vacate an emergency access and public access easement within North Boyd Lake Avenue First Addition, First Subdivision, Amendment No. 1. The 16.83 acre property is located at 5210 North Boyd Lake Avenue. The combined easements proposed to be vacated are approximately 3.54 acres in size. The vacation of the easements is necessary to accommodate a self-storage development on the property; the site development plan is in the final stages of staff review. The applicant is Lance Fitzgerald with AAA Storage Containers, LLC, and the project is called Boyd Lake Self Storage. Staff is supporting the easement vacations as new easements will be established to provide necessary public and emergency access for this development. The Commission's role is to conduct a public hearing and make a recommendation to the City Council for final action.

VI. ADJOURNMENT

Planning Commission Staff Report

April 23, 2018

Agenda #: Regular Agenda Item #1
Title: North Boyd Lake 1st Subdivision Easement Vacation
Applicant: Lance Fitzgerald, AAA Storage Containers, LLC.
Request: **Vacation of an emergency access and public access easement**
Location: Northeast corner of North Boyd Lake Ave and the Union Pacific Railroad.
Existing Zoning: I – Developing Industrial
Staff Planner: David Eisenbraun

Staff Recommendation

APPROVAL of the vacation.

Recommended Motions:

1. *Move to make the findings listed in Section VIII of the Planning Commission staff report dated April 23, 2018 and, based on those findings, recommend that City Council approve the North Boyd Lake 1st Subdivision easement vacations.*

Summary of Analysis

The City is reviewing a site plan for a commercial development at on North Boyd Lake Avenue, adjacent to the airport and Union Pacific Railroad. The property is approximately 16.83 acres and is proposed as a mini storage and outdoor storage facility. There are access and utility easements along the center of the property, which were established to provide public and emergency access and a utility corridor to the property. Based on the design of the commercial development, these easements totaling approximately 3.54 acres are no longer necessary, as the applicant plans to reestablish all necessary easements through separate instruments prior to development. The applicant is requesting that the old easements be vacated within the property boundaries.

Vacation applications are considered legislative. Under Loveland Municipal Code Chapter 16.36, the Planning Commission must hold a public hearing and make a recommendation to Council on the request. City Council is scheduled to hear this matter on May 1, 2018.

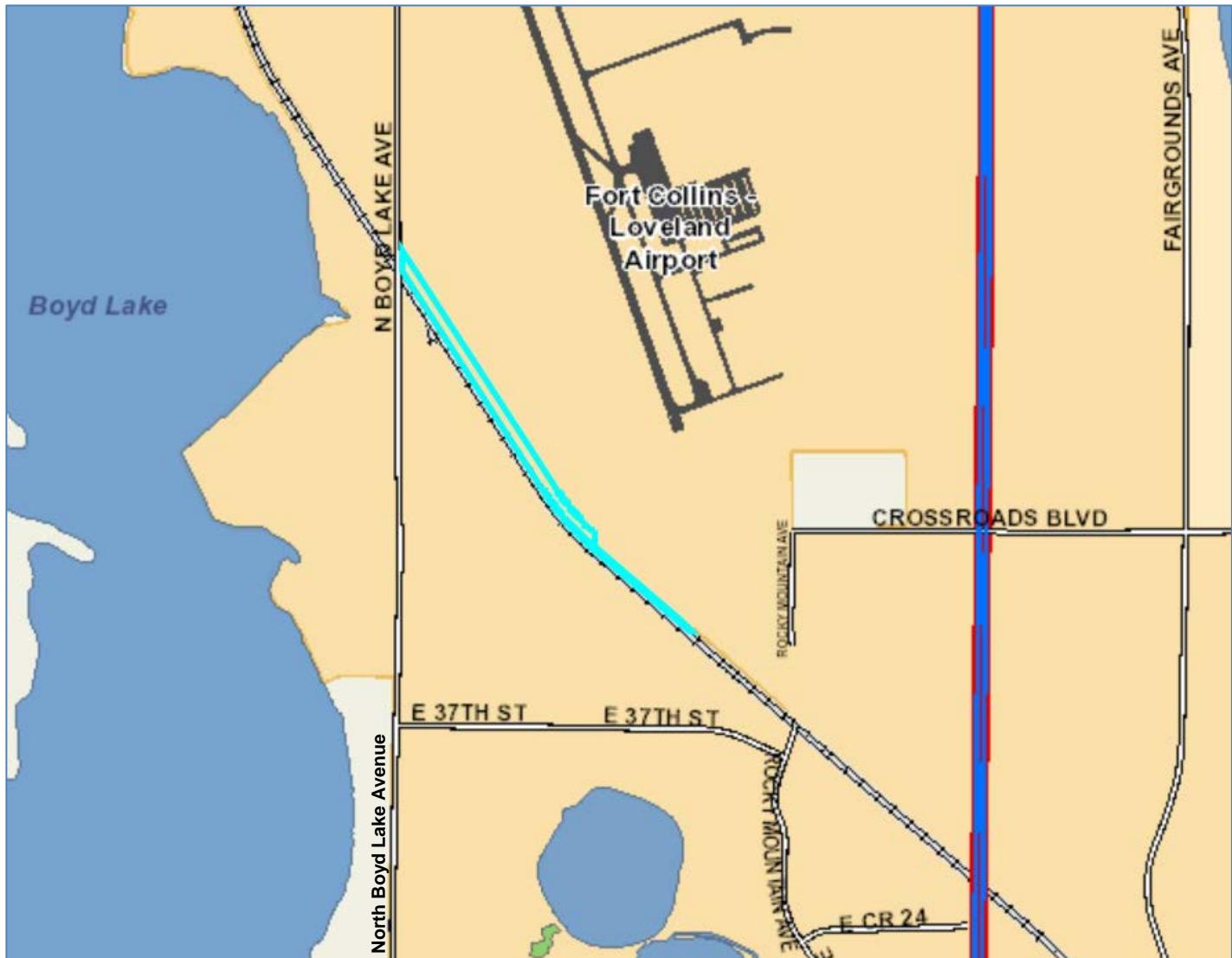
I. SUMMARY

The City is reviewing this vacation application for a commercial development at on North Boyd Lake Avenue, adjacent to the airport and Union Pacific Railroad. The applicant is requesting the previous platted unnecessary easements be vacated within the 16.83 acres property boundaries.

II. ATTACHMENTS

- A. Vacation Legal Descriptions and Exhibits
- B. North Boyd Lake First Addition First Subdivision

III. VICINITY MAP



IV. SITE DATA

ACREAGE OF EASEMENTS TO BE VACATED.....	3.54 ACRES
ACREAGE OF SITE	16.83 ACRES
EXISTING ZONING	I –DEVELOPING INDUSTRIAL
MASTER PLAN DESIGNATION	INDUSTRIAL
EXISTING USE	VACANT
EXISTING ADJACENT ZONING AND USE - NORTH.....	I-INDUSTRIAL - AIRPORT
EXISTING ADJACENT ZONING AND USE - EAST	I-INDUSTRIAL - AIRPORT
EXISTING ADJACENT ZONING AND USE - SOUTH	I-INDUSTRIAL - AIRPORT
EXISTING ADJACENT ZONING AND USE - WEST	DR-DEVELOPING RESOURCE - VACANT
UTILITY SERVICE PROVIDER – WATER & SEWER	FORT COLLINS LOVELAND WATER DISTRICT/SOUTH FORT COLLINS SANITATION DISTRICT

V. KEY ISSUES

No key issues have been identified with the vacation request from a City staff perspective.

VI. BACKGROUND

The property was first platted for a previous self-storage application in January 2017. It had all of the same easement components: utility, emergency access and public access, but the configuration is now in conflict with the new property owner's site layout. The new owner has since gone through the Site Development Plan review process and has final plans awaiting this easement vacation to be finalized in order to proceed forward with development. All necessary new easements are done via separate document so there are no access issues with this vacation request.

VII. STAFF, APPLICANT, AND NEIGHBORHOOD INTERACTION

A. Notification

An affidavit was provided by Lance Fitzgerald with AAA Storage Containers, LLC, indicating that proper notice was provided which included a notice letter and signs posted in prominent locations on March 30, 2018. Further, a notice was published in the Reporter Herald on April 7, 2018. All notices stated that the Planning Commission will hold a public hearing on April 23, 2017.

B. Neighborhood Interaction/Response

A neighborhood meeting is not required in conjunction with an application to vacate easements. However, all surface owners and all owners of easements abutting the easements to be vacated were notified of the Planning Commission and City Council public hearings.

VIII. FINDINGS AND ANALYSIS

The chapter and section cited below is from the Loveland Municipal Code as it relates to the vacation of a public right-of-way. These findings must be met for the application to be approved. Staff analysis is provided in response to the findings. The role of the Commission is to determine whether or not application meets the required findings, and then to forward their recommendation to City Council for final action.:

Chapter 16.36, Section 16.36.010.B

1. *That no land adjoining any right-of-way to be vacated is left without an established public or private right-of-way or easement connecting said land with another reestablished public or private right-of-way:*
2. *That the right-of-way or easement to be vacated is no longer necessary for the public use and convenience.*

Fire

Staff believes that this finding can be met, due to the following:

- The development site will comply with the requirements in the ACF Ordinance for response distance requirements from the first due Engine Company.
- The vacation of the Emergency Access Easement will not negatively impact fire protection for the subject development or surrounding properties, as a new Emergency Access Easement will be dedicated by separate instrument for the new layout of the development.

Water/Wastewater

- This development is located within the Fort Collins-Loveland Water District and South Fort Collins Sanitation District. The District is reviewing the residential development and subdivision plat and has indicated they do not have any comments concerning the vacation. The City has no concerns regarding the development.

Stormwater

Staff believes that this finding can be met due to the following:

- The existing access and utility easement, to be vacated, is not used to convey Stormwater and is thus not necessary for the public use and conveyance of Stormwater.

Power

Staff believes that this finding can be met due to the following:

- The existing easement to be vacated does not negatively impact the existing power utility configuration within and adjacent to this development.

IX. RECOMMENDED CONDITIONS

There are no recommended conditions of approval.

EXHIBIT B

Legal Description Exhibit

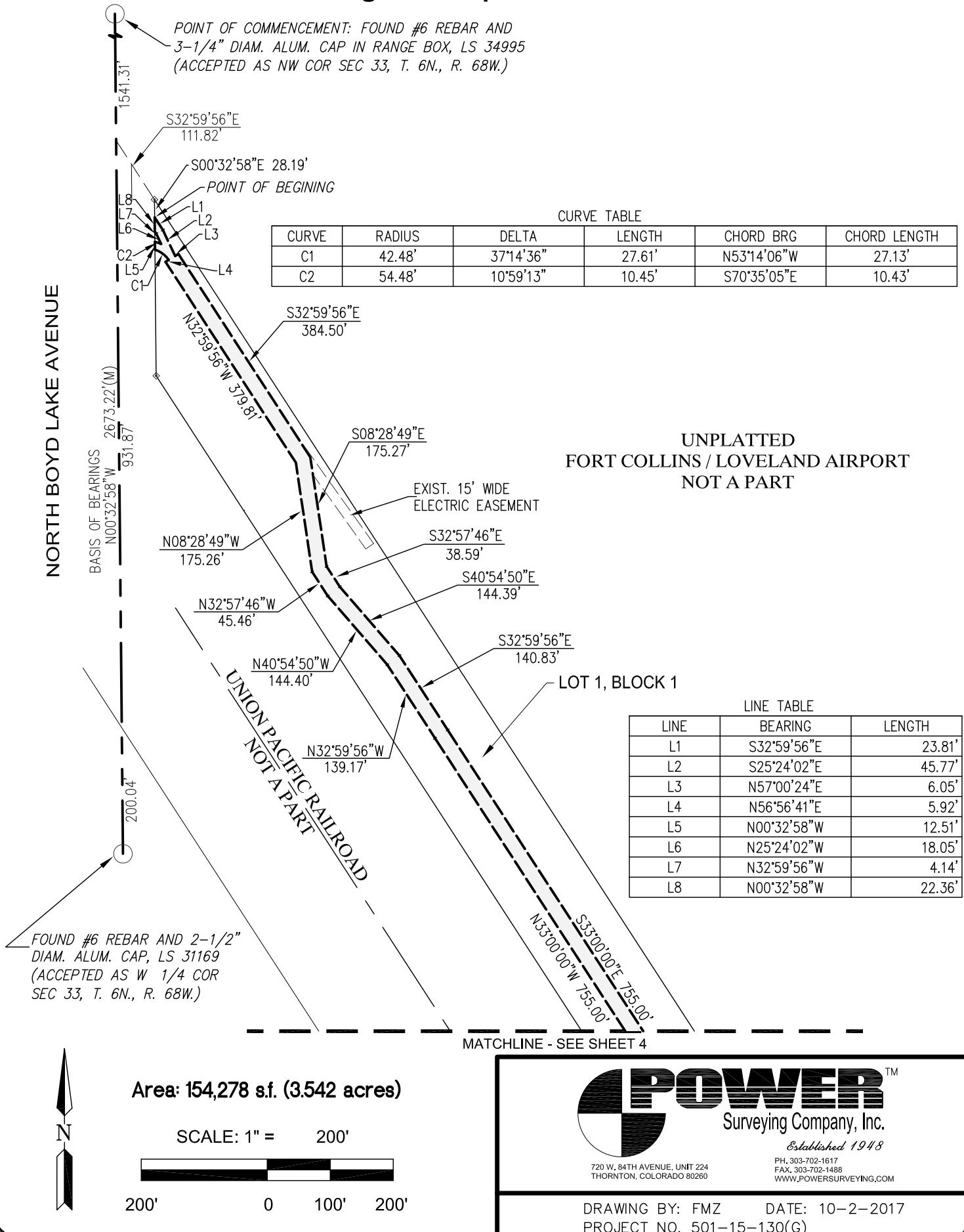


EXHIBIT B
Legal Description Exhibit

MATCHLINE - SEE SHEET 3

N33°00'00"W S33°00'00"E 175.00'
755.00'

S33°00'06"E
50.00'

UNPLATTED
FORT COLLINS / LOVELAND AIRPORT
NOT A PART

N33°00'06"W
50.00'

UNION PACIFIC RAILROAD
NOT A PART

LOT 1, BLOCK 1

S33°00'01"E 1949.68'
N33°00'01"W 1950.00'

175.00'

MATCHLINE - SEE SHEET 5



Area: 154,278 s.f. (3.542 acres)

SCALE: 1" = 200'

200' 0 100' 200'



DRAWING BY: FMZ DATE: 10-2-2017
PROJECT NO. 501-15-130(G)

EXHIBIT B
Legal Description Exhibit

MATCHLINE - SEE SHEET 4

UNION PACIFIC RAILROAD
NOT A PART

UNPLOTTED
FORT COLLINS / LOVELAND AIRPORT
NOT A PART

LOT 1, BLOCK 1

S33°00'01"E 1949.68'
N33°00'01"W 1950.00'

S36°02'27"E 265.55'
N36°02'14"W 261.14'

S39°03'17"E 258.35'
N39°03'17"W 239.87'

S43°19'13"E 291.31'
N43°19'13"W 289.62'

N89°30'14"W 2629.42'(M)

FOUND #6 REBAR AND 2-1/2" DIAM.
ALUM. CAP, LS 14823 (ACCEPTED AS
SW COR SEC 33, T. 6N., R. 68W.)

LOVELAND/FORT COLLINS LTD PARTNERSHIP
1ST ADDITION
NOT A PART

N31°00'41"W
224.40'

MATCHLINE - SEE SHEET 6

Area: 154,278 s.f. (3.542 acres)

SCALE: 1" = 200'

200' 0 100' 200'



DRAWING BY: FMZ DATE: 10-2-2017
PROJECT NO. 501-15-130(G)

MATCHLINE - SEE SHEET 5

EXHIBIT B
Legal Description Exhibit

FOUND #6 REBAR AND 2-1/2" DIAM.
ALUM. CAP IN RANGE BOX, LS 14823
(ACCEPTED AS SE COR COR SEC 33, T.
6N., R. 68W.)

FOUND #6 REBAR AND 3-1/4"
DIAM. ALUM. CAP, LS 33642
(ACCEPTED AS S. 1/4 COR
SEC 33, T. 6N., R. 68W.)

S31°00'41"E 223.12'

UNPLATTED
FORT COLLINS / LOVELAND AIRPORT

NOT A PART

LOT 1, BLOCK 1

UNION PACIFIC RAILROAD
NOT A PART

LOVELAND/FORT COLLINS LTD
PARTNERSHIP 1ST ADDITION
NOT A PART

FOUND #5 REBAR AND 2-1/2" DIAM.
ALUM. CAP, LS 7242 (ACCEPTED AS CEN
1/4 COR SEC 4, T. 5N., R. 68W.)

UNPLATTED
ALL ACCESS STORAGE, LLC
PARCEL #8504100001
NOT A PART

N89°18'28"W
37.36'

SAVANNA 1ST SUBDIVISION
NOT A PART

Area: 154,278 s.f. (3.542 acres)

SCALE: 1" = 200'

200' 0 100' 200'



DRAWING BY: FMZ DATE: 10-2-2017
PROJECT NO. 501-15-130(G)

NORTH BOYD LAKE AVENUE FIRST ADDITION, FIRST SUBDIVISION, AMENDMENT No. 1

BEING A LOT MERGER OF ALL OF LOTS 1 THROUGH 4 INCLUSIVE OF NORTH BOYD LAKE AVENUE FIRST ADDITION, FIRST SUBDIVISION, LYING WITHIN THE NORTH HALF (N 1/2) OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 68 WEST AND WITHIN THE WEST HALF (W 1/2) OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

DEDICATION / ACKNOWLEDGMENTS

KNOW ALL PERSONS BY THESE PRESENTS THAT ALL ACCESS STORAGE, LLC, A COLORADO LIMITED LIABILITY COMPANY, BEING ALL THE OWNERS OF THE FOLLOWING DESCRIBED PROPERTY, AND NJD INC., A COLORADO CORPORATION, BEING LIEN HOLDERS OF A DEED OF TRUST OF THE FOLLOWING DESCRIBED PROPERTY, EXCEPT ANY EXISTING PUBLIC STREETS, ROADS OR HIGHWAYS, WHICH PROPERTY IS LOCATED IN SECTION 4, TOWNSHIP 5 NORTH RANGE 68 WEST OF THE 6TH P.M. AND IN SECTION 33, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

(BASIS OF BEARINGS: NORTH 89°30'14" WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS DEFINED AND MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON.)

BEGINNING AT THE QUARTER CORNER COMMON TO SAID SECTION 4 AND SAID SECTION 33, FROM WHENCE THE NORTHWEST CORNER OF SAID SECTION 4 BEARS NORTH 89°30'14" WEST A DISTANCE OF 2629.42 FEET, WITH ALL BEARINGS HEREIN RELATED THERETO;

THENCE SOUTH 01°09'09" WEST ALONG THE EAST LINE OF SAID NW 1/4 A DISTANCE OF 236.48 FEET TO A POINT ON A CURVE, SAID CURVE BEING NON-TANGENT TO A FORESAID LINE, SAID CURVE BEING THE NORTHEASTERLY RIGHT-OF-WAY (ROW) OF THE UNION PACIFIC RAILROAD, SAID ROW BEING PARALLEL TO AND SEVENTY-FIVE FEET NORTHEASTERLY OF THE CENTERLINE TRACK OF SAID UNION PACIFIC RAILROAD AS MEASURED AT RIGHT ANGLES;

THENCE ALONG SAID ROW THE FOLLOWING TWO COURSES AND DISTANCES:

THENCE ALONG THE ARC OF A CURVE WHICH IS CONCAVE TO THE NORTHEAST A DISTANCE OF 28.42 FEET, WHOSE RADIUS IS 3741.83 FEET, WHOSE DELTA IS 00°26'07" AND WHOSE LONG CHORD BEARS SOUTH 49°07'38" EAST A DISTANCE OF 28.42 FEET TO A POINT OF TANGENCY (PT);

THENCE SOUTH 49°20'42" EAST A DISTANCE OF 1696.23 FEET TO THE NORTH LINE OF THE SAVANNA ADDITION;

THENCE NORTH 49°20'42" WEST A DISTANCE OF 1666.40 FEET TO A POINT OF CURVATURE (PC);

THENCE ALONG THE ARC OF A CURVE WHICH IS CONCAVE TO THE NORTHEAST A DISTANCE OF 1074.65 FEET, WHOSE RADIUS IS 3766.83 FEET, WHOSE DELTA IS 16°20'46" AND WHOSE LONG CHORD BEARS NORTH 41°10'19" WEST A DISTANCE OF 1071.01 FEET TO A POINT OF TANGENCY (PT);

THENCE NORTH 32°59'56" WEST A DISTANCE OF 3483.85 FEET TO A POINT 60.00 FEET DISTANT FROM THE WEST LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SAID SECTION 33;

THENCE NORTH 00°32'58" WEST, PARALLEL TO SAID WEST LINE, A DISTANCE OF 279.56 FEET TO A POINT ON A LINE, SAID LINE BEING PARALLEL TO AND TWO HUNDRED (200) FEET NORTHEASTERLY OF THE CENTERLINE TRACK OF SAID UNION PACIFIC RAILROAD AS MEASURED AT RIGHT ANGLES; THENCE ALONG SAID LINE BEING PARALLEL TO AND 200 FEET NORTHEASTERLY OF THE CENTERLINE TRACK OF SAID UNION PACIFIC RAILROAD AS MEASURED AT RIGHT ANGLES THE FOLLOWING TWO (2) COURSES AND DISTANCES:

THENCE SOUTH 32°59'56" EAST ALONG SAID LINE A DISTANCE OF 3719.76 FEET TO A PC;

THENCE ALONG THE ARC OF A CURVE WHICH IS CONCAVE TO THE NORTHEAST A DISTANCE OF 793.88 FEET, WHOSE RADIUS IS 3616.83 FEET, WHOSE DELTA IS 12°34'34" AND WHOSE LONG CHORD BEARS SOUTH 39°17'13" EAST A DISTANCE OF 792.28 FEET TO THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) SAID SECTION 4, SAID LINE BEING NON-TANGENT TO A FORESAID CURVE;

THENCE SOUTH 89°30'14" EAST ALONG SAID NORTH LINE A DISTANCE OF 77.15 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS ±732,978 SQUARE FEET OR ±16.82 ACRES, MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY ON RECORD OR EXISTING, AND DO HEREBY DESIGNATE AND DEDICATE: (1) ALL SUCH RIGHTS-OF-WAY AND EASEMENTS, OTHER THAN UTILITY EASEMENTS AND PRIVATE EASEMENTS, TO AND FOR PUBLIC USE, EXCEPT WHERE INDICATED OTHERWISE ON THIS PLAT; AND (2) ALL SUCH UTILITY EASEMENTS TO AND FOR PUBLIC USE FOR THE INSTALLATION AND MAINTENANCE OF UTILITY, IRRIGATION AND DRAINAGE FACILITIES; AND DO HEREBY DESIGNATE THE SAME AS NORTH BOYD LAKE AVENUE FIRST ADDITION, FIRST SUBDIVISION, AMENDMENT No. 1 TO THE CITY OF LOVELAND, COLORADO.

FOR: ALL ACCESS STORAGE, LLC, A COLORADO LIMITED LIABILITY COMPANY, OWNER

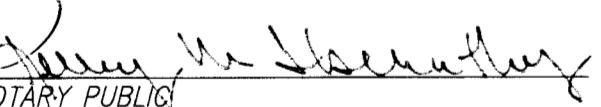
BY:  ITS MANAGING MEMBER

NOTARY ACKNOWLEDGMENT

STATE OF COLORADO)
COUNTY OF LARIMER)
SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 27th DAY OF January, 2017, BY Thomas C. Dunn AS MANAGING MEMBER OF ALL ACCESS STORAGE, LLC.

WITNESS MY HAND AND OFFICIAL SEAL.


NOTARY PUBLIC

MY COMMISSION EXPIRES: 7-28-20

LIEN HOLDER

FOR: NJD, INC., A COLORADO CORPORATION, LIEN HOLDER
BY: Nancy J. Dunn, President

NOTARY ACKNOWLEDGMENT

STATE OF COLORADO)
COUNTY OF Larimer Co.)
SS.

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 25th DAY OF January, 2017, BY Nancy J. Dunn AS PRESIDENT OF NJD, INC., A COLORADO CORPORATION.

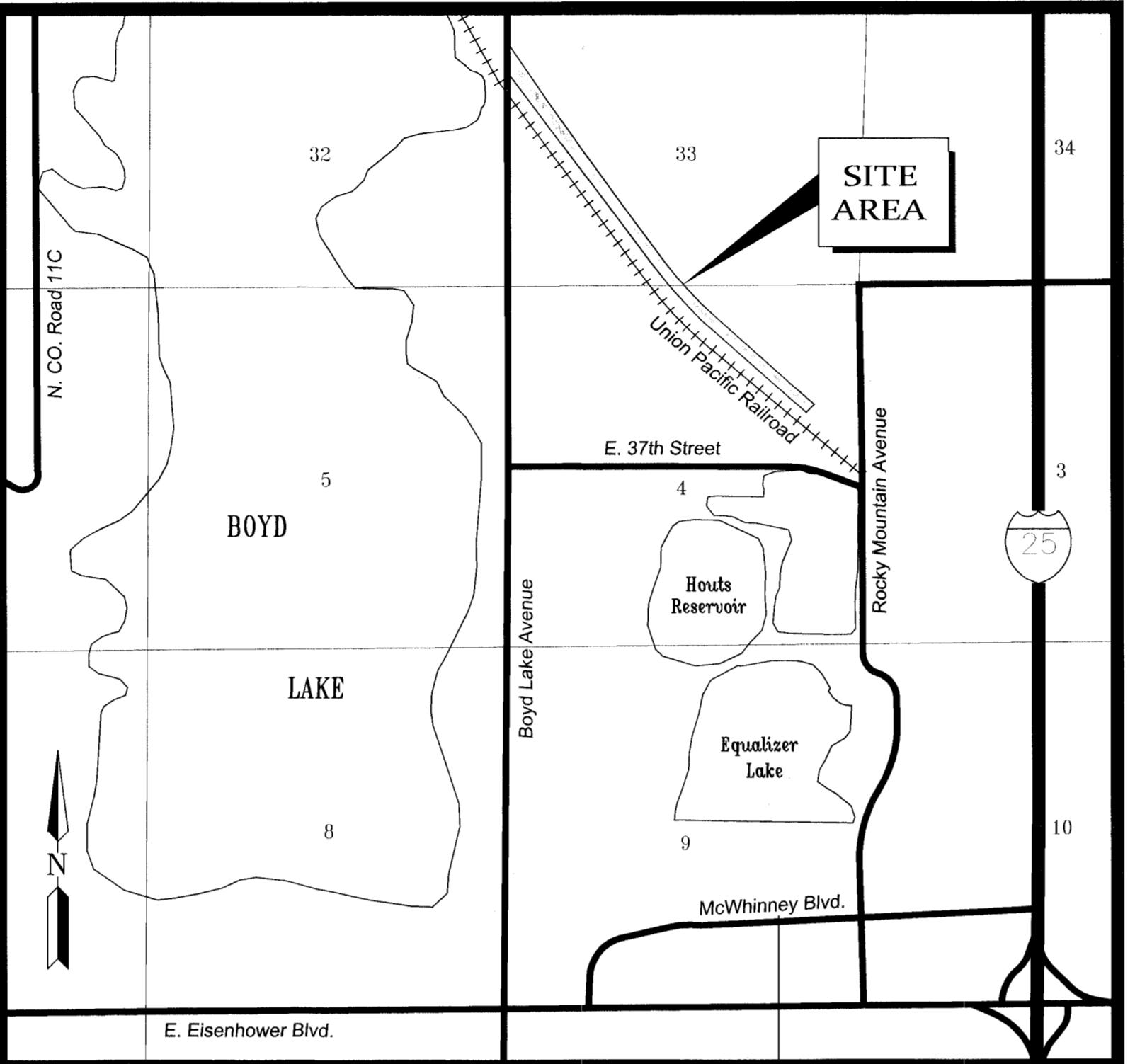
WITNESS MY HAND AND OFFICIAL SEAL.


NOTARY PUBLIC

MY COMMISSION EXPIRES: 7/24/2017

FLOODPLAIN STATEMENT

THE SUBJECT PROPERTY LIES ENTIRELY WITHIN F.I.R.M. PANEL #08069 C 1200F, WITH AN EFFECTIVE DATE OF DECEMBER 19, 2006. THIS F.I.R.M. PANEL IS AN UNPRINTED PANEL.



VICINITY MAP

Scale: 1" = 2000'

BASIS OF BEARINGS

NORTH 89°30'14" WEST, BEING THE BEARING OF THE NORTH LINE OF THE NORTHWEST QUARTER (NW 1/4) OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, AS DEFINED AND MEASURED BETWEEN THE MONUMENTS FOUND AND SHOWN HEREON.

SAID BEARING ALSO BEING THE GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE 0501, NORTH AMERICAN DATUM (NAD) 1983/2007.

GENERAL NOTES

1. NOTICE: ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT, OR LAND BOUNDARY MONUMENT OR ACCESSORY, COMMITS A CLASS 2 MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508 C.R.S.

2. NOTICE: ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.

3. THE LINEAR UNIT OF MEASUREMENT FOR THIS SUBDIVISION PLAT IS THE U.S. SURVEY FOOT.

4. THIS PROJECT IS SUBJECT TO A DEVELOPMENT AGREEMENT WHICH HAS BEEN RECORDED APRIL 10, 2009 AT RECEPTION NO. 20090022345 IN THE REAL PROPERTY RECORDS OF LARIMER COUNTY.

5. UNLESS OTHERWISE APPROVED BY THE CITY, ALL UNSATISFIED CONDITIONS OF APPROVAL FOR THE ORIGINAL SUBDIVISION SHALL CONTINUE TO APPLY TO THIS PROPERTY.

6. ALL DRAINAGE IMPROVEMENTS ON SITE SHALL BE PRIVATELY OWNED AND SHALL BE MAINTAINED BY THE BUSINESS OWNERS' ASSOCIATION.

7. MAINTENANCE AND UPKEEP OF STORMWATER DETENTION PONDS, STORM SEWER SYSTEMS, SWALES AND PERMANENT STORMWATER QUALITY IMPROVEMENTS ARE REQUIRED BY THE CITY OF LOVELAND AND ARE A CONTINUING OBLIGATION OF THE HOMEOWNER ASSOCIATION (HOA), BUSINESS OWNER ASSOCIATION (BOA), OR PRIVATE PROPERTY OWNER. THE OWNER(S) OR RESPONSIBLE PARTIES (HOA, BOA) SHALL PROVIDE ONGOING MAINTENANCE TO THE PRIVATE STORMWATER IMPROVEMENTS AS NEEDED TO MAINTAIN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND REPORTS.

8. TOTAL AREA IN SQUARE FEET OF EASEMENTS DEDICATED TO THE PUBLIC OR THE CITY BY THIS PLAT. TOTAL AREA = 154,277 SQUARE FEET. (EXCLUDING EASEMENTS DEDICATED EXCLUSIVELY TO OUTSIDE ENTITIES OR AGENCIES.)

TOTAL AREA IN SQUARE FEET OF EASEMENTS DEDICATED TO THE PUBLIC OR CITY THAT ARE BEING VACATED BY THIS PLAT. TOTAL AREA = 219,203 SQUARE FEET.

9. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY POWER SURVEYING, INC. FOR INFORMATION REGARDING BOUNDARY, EASEMENTS AND TITLE, POWER SURVEYING, INC. RELIED UPON THE FOLLOWING TITLE COMMITMENT ISSUED BY WESTCOR LAND TITLE INSURANCE COMPANY:

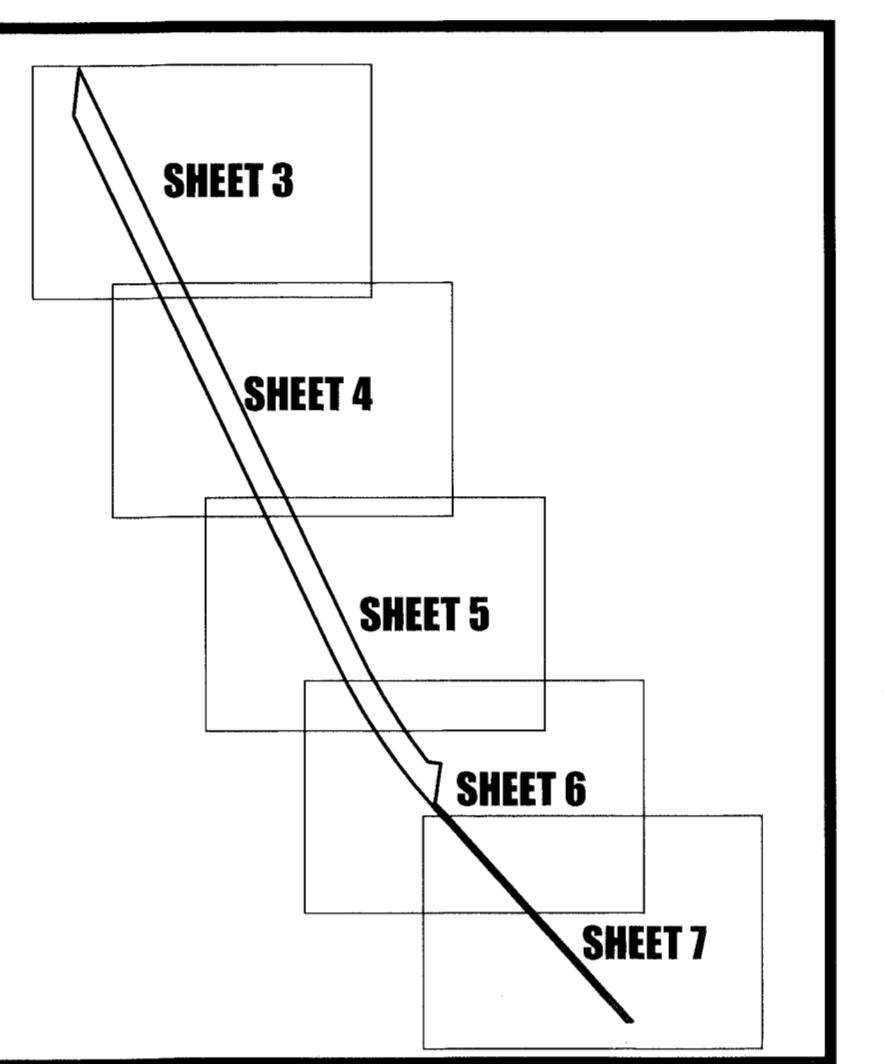
FILE NO. 27948CET, WITH AN EFFECTIVE DATE OF MAY 19, 2015 AT 8:00 A.M.

10. THIS PROPERTY LIES ENTIRELY WITHIN THE AIRPORT INFLUENCE AREA OF THE LOVELAND-FORT COLLINS AIRPORT AND WITHIN THE 55 dB(A) AREAS OF THE AIRPORT, AS IDENTIFIED IN THE CURRENT AIRPORT MASTER PLAN.

SPECIAL NOTE REGARDING EASEMENTS APPEARING ON THE FINAL PLAT OF NORTH BOYD LAKE AVENUE FIRST ADDITION, FIRST SUBDIVISION

THE FOLLOWING EASEMENTS WHICH APPEAR ON THE RECORDED FINAL PLAT OF NORTH BOYD LAKE AVENUE FIRST ADDITION, FIRST SUBDIVISION (RECEPTION NO. 20090019683) HAVE NO KNOWN BENEFICIARIES SINCE (1) THEY DO NOT APPEAR IN ANY OTHER RECORDED DOCUMENTS AND (2) NO ENTITIES, WHETHER PUBLIC OR PRIVATE, HAVE SIGNED SAID RECORDED PLAT AS ACCEPTING SAID EASEMENTS. THESE EASEMENTS ARE HEREBY RELINQUISHED IN THEIR ENTIRETY, TO WIT:

- * ANY 7' WIDE GAS LINE EASEMENTS APPEARING ON SAID RECORDED PLAT
- * ANY 10' WIDE UTILITY EASEMENTS APPEARING ON SAID RECORDED PLAT
- * ANY 24' WIDE PRIVATE/EMERGENCY ACCESS EASEMENTS APPEARING ON SAID RECORDED PLAT
- * ANY EASEMENTS LABELED "PRIVATE DRIVE" APPEARING ON SAID PLAT



MAP KEY TO SHEETS

Not to Scale

STATEMENT OF PURPOSE

THIS AMENDED PLAT IS BEING PREPARED AND RECORDED TO ACCOMPLISH THE FOLLOWING:

1. COMBINE LOTS 1, 2 3 AND 4 OF NORTH BOYD LAKE AVENUE FIRST ADDITION, FIRST SUBDIVISION AND CREATE ONE NEW LOT.
2. VACATE ALL EASEMENTS THAT WERE GRANTED ON THE PLAT OF NORTH BOYD LAKE AVENUE FIRST ADDITION, FIRST SUBDIVISION AND DEDICATE NEW EASEMENTS AS SHOWN ON THIS AMENDED PLAT.

IMPROVEMENT STATEMENT

ALL EXPENSES INVOLVING NECESSARY IMPROVEMENTS FOR WATER SYSTEM, SANITARY SEWER SYSTEM, STORM SEWER SYSTEM, CURBS AND GUTTERS, SIDEWALKS, STREET IMPROVEMENTS, STREET SIGNS, TRAFFIC CONTROL SIGNS, ALLEY GRADING AND SURFACING, GAS SERVICE, ELECTRIC SYSTEM, GRADING AND LANDSCAPING SHALL BE PAID BY ALL ACCESS STORAGE, LLC, A COLORADO LIMITED LIABILITY COMPANY.

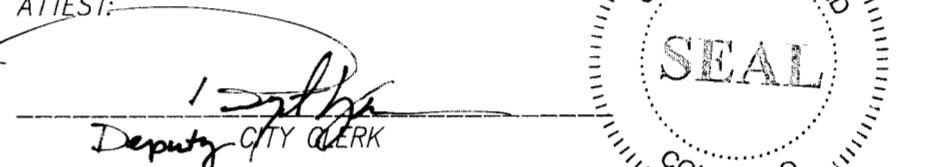
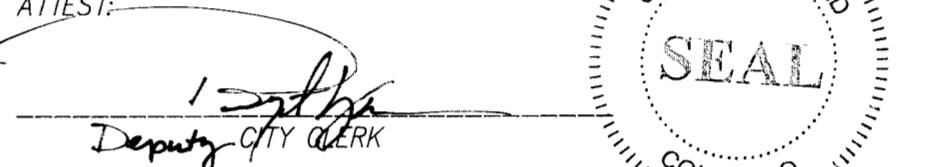
DIRECTOR OF DEVELOPMENT SERVICES

THIS PLAT IS HEREBY APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF LOVELAND, LARIMER COUNTY, COLORADO, THIS 27th DAY OF January, 2017, FOR FILING WITH THE CLERK AND RECORDER OF LARIMER COUNTY AND FOR CONVEYANCE TO THE CITY OF THE PUBLIC DEDICATIONS SHOWN HEREON, WHICH ARE ACCEPTED; SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES THE CITY OF LOVELAND, FOR THE FINANCING OR CONSTRUCTING OF IMPROVEMENTS ON LAND, STREETS, OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE DIRECTOR OF DEVELOPMENT SERVICES.


DIRECTOR OF DEVELOPMENT SERVICES

WITNESS MY HAND AND SEAL OF THE CITY OF LOVELAND, LARIMER COUNTY, COLORADO.

ATTEST:


1. 
Deputy City Clerk
CITY OF LOVELAND
SEAL

LOVELAND FIRE RESCUE AUTHORITY

APPROVED THIS 2 DAY OF February, 2017, BY THE LOVELAND FIRE RESCUE AUTHORITY.


LOVELAND FIRE RESCUE AUTHORITY

SO SWEORN THIS 26th DAY OF January, 2017.


RICHARD BRUCE GABRIEL, P.L.S.
Colorado License No. 37929
For and on behalf of
Power Surveying Company, Inc.

CLERK & RECORDER'S CERTIFICATE

STATE OF COLORADO)
COUNTY OF LARIMER)
SS.

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 10:00 A.M., THIS 27th DAY OF January, 2017, AND IS RECORDED IN PLAN FILE X, RECEPTION NO. X.

N/A
DEPUTY

N/A
FEES

N/A
RECORDER

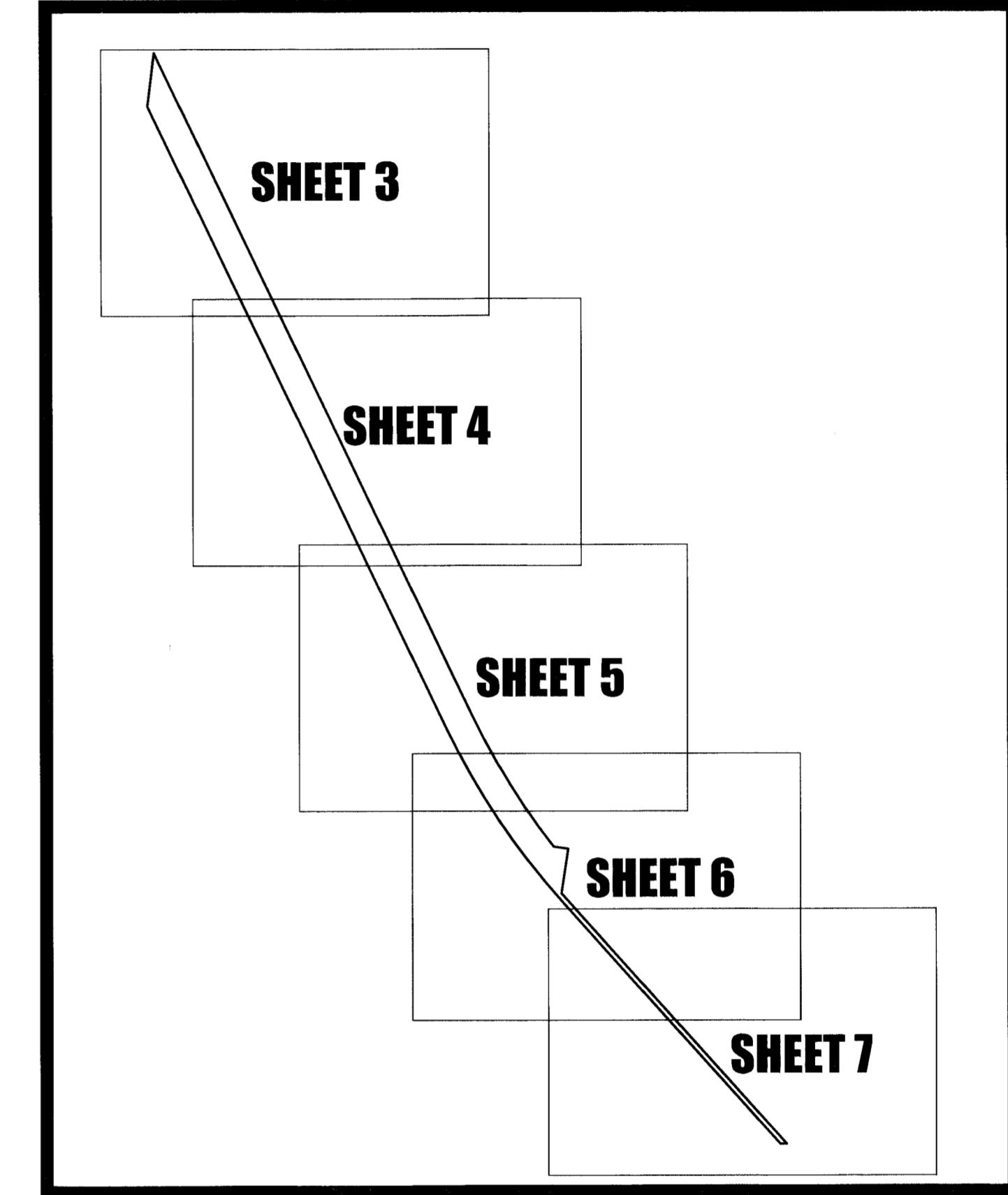
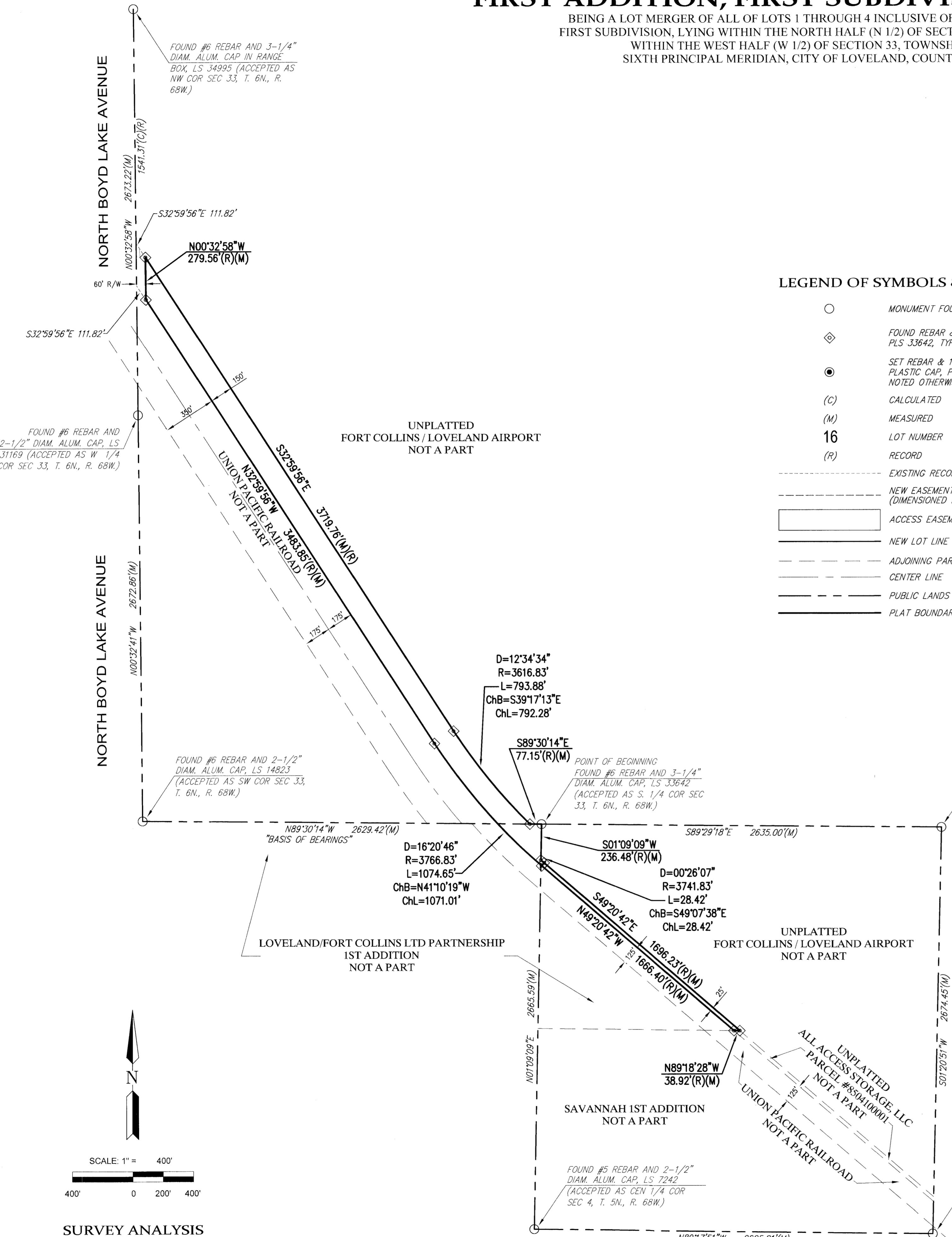


TYPE OF SUBMITTAL:	FINAL PLAT
PREPARATION DATE:	JUNE 2015
REVISION DATE:	NOVEMBER 2016
REVISION DATE:	
REVISION DATE:	
JOB NO. 501-15-130	DWG: 15-130 PLAT.dwg

Sheet 1 of 7

NORTH BOYD LAKE AVENUE FIRST ADDITION, FIRST SUBDIVISION, AMENDMENT No. 1

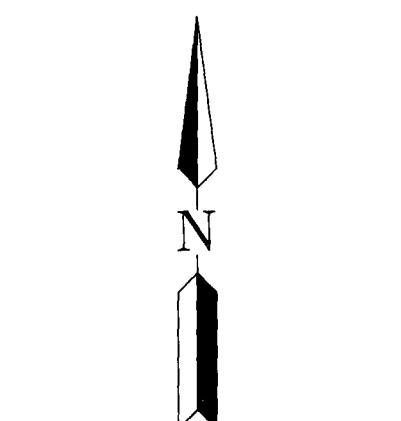
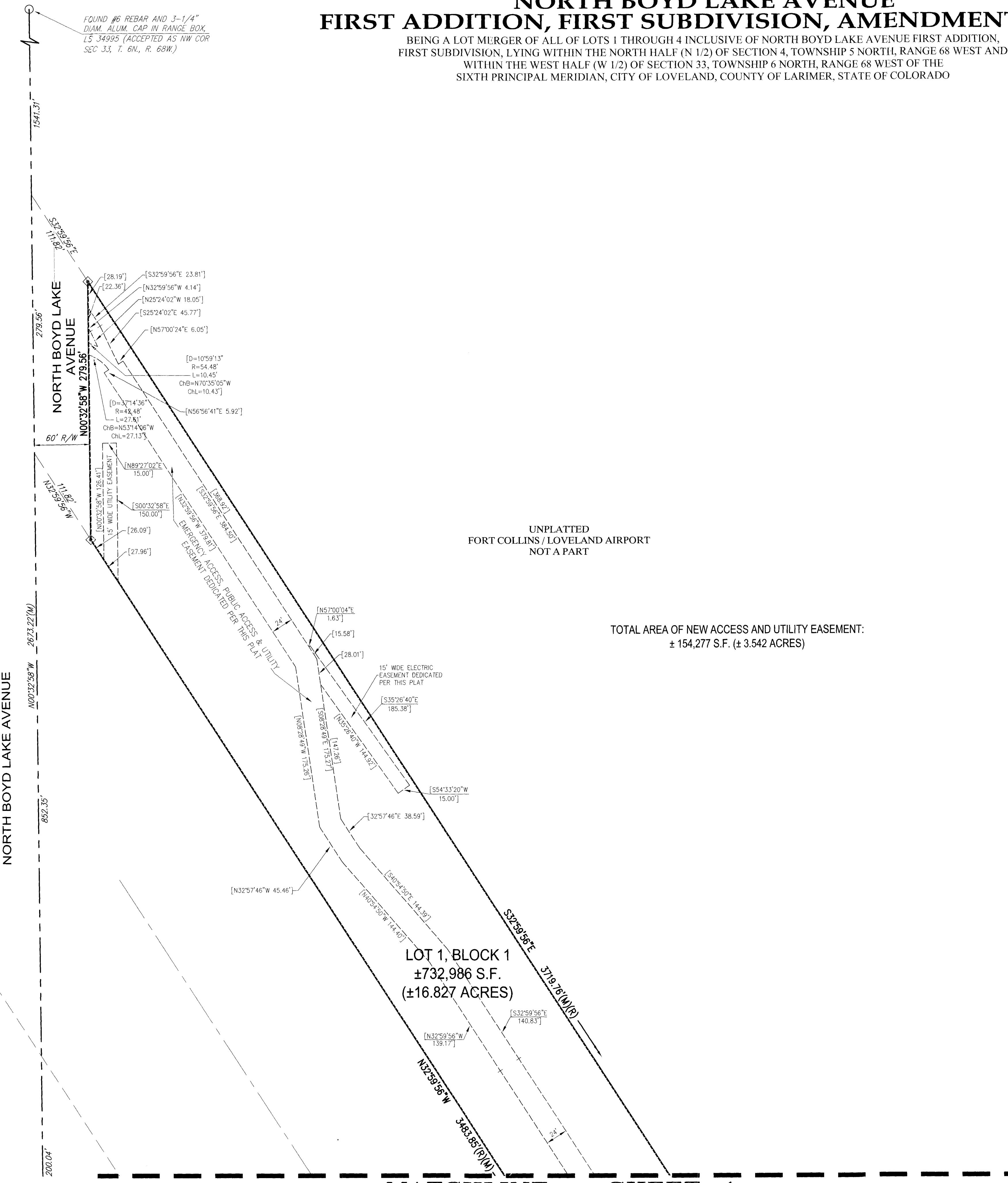
BEING A LOT MERGER OF ALL OF LOTS 1 THROUGH 4 INCLUSIVE OF NORTH BOYD LAKE AVENUE FIRST ADDITION, FIRST SUBDIVISION, LYING WITHIN THE NORTH HALF (N 1/2) OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 68 WEST AND WITHIN THE WEST HALF (W 1/2) OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



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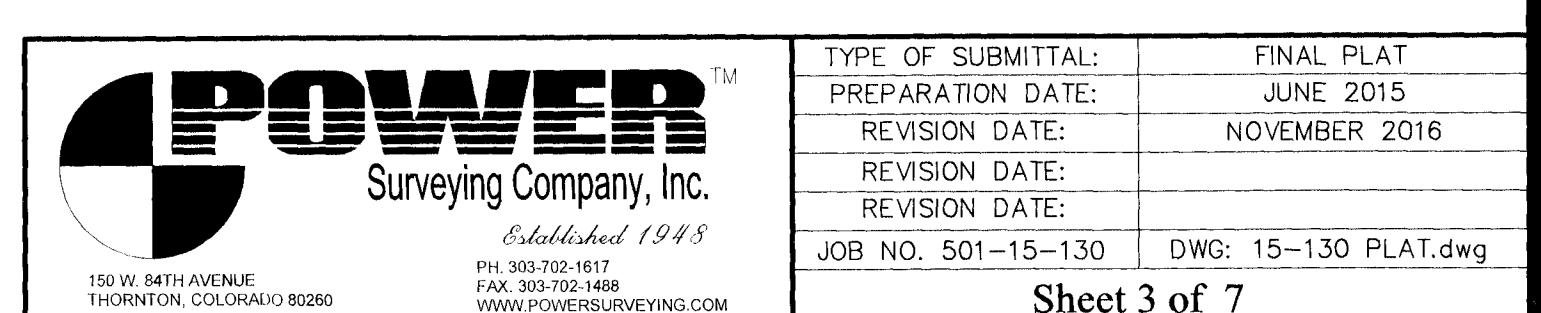
NORTH BOYD LAKE AVENUE FIRST ADDITION, FIRST SUBDIVISION, AMENDMENT No. 1

BEING A LOT MERGER OF ALL OF LOTS 1 THROUGH 4 INCLUSIVE OF NORTH BOYD LAKE AVENUE FIRST ADDITION, FIRST SUBDIVISION, LYING WITHIN THE NORTH HALF (1/2) OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 68 WEST AND WITHIN THE WEST HALF (W 1/2) OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



SCALE: 1" = 60'
60' 0' 30' 60'

AMENDED PLAT
Scale: 1" = 60'



Sheet 3 of 7

MATCHLINE - SHEET 4

NORTH BOYD LAKE AVENUE
FIRST ADDITION, FIRST SUBDIVISION, AMENDMENT No. 1

BEING A LOT MERGER OF ALL OF LOTS 1 THROUGH 4 INCLUSIVE OF NORTH BOYD LAKE AVENUE FIRST ADDITION, FIRST SUBDIVISION, LYING WITHIN THE NORTH HALF (N 1/2) OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 68 WEST AND WITHIN THE WEST HALF (W 1/2) OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

LOT 1, BLOCK 1
±732,986 S.F.
(±16.827 ACRES)

EMERGENCY ACCESS, PUBLIC ACCESS & UTILITY EASEMENT
DEDICATED PER THIS PLAT

132°39'56" W
348°38'38"(R/M)
150.00'

UNPLATTED
FORT COLLINS / LOVELAND AIRPORT
NOT A PART

TOTAL AREA OF NEW ACCESS AND UTILITY EASEMENT:
± 154,277 S.F. (± 3.542 ACRES)

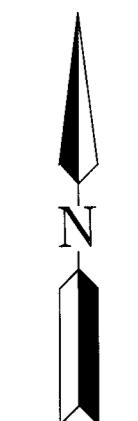
UNION PACIFIC RAILROAD
NOT A PART

LOT 1, BLOCK 1
±732,986 S.F.
(±16.827 ACRES)

MATCHLINE - SHEET 6

LEGEND OF SYMBOLS & ABBREVIATIONS

○	MONUMENT FOUND, AS NOTED
◇	FOUND REBAR & YELLOW PLASTIC CAP, PLS 33642, TYPICAL
●	SET REBAR & 1-1/2" DIAMETER YELLOW PLASTIC CAP, PLS 37929, TYPICAL UNLESS NOTED OTHERWISE
(C)	CALCULATED
(M)	MEASURED
16	LOT NUMBER
(R)	RECORD
-----	EXISTING RECORD EASEMENT LINE
-----	NEW EASEMENT GRANTED PER THIS PLAT (DIMENSIONED IN [] BRACKETS)
[]	ACCESS EASEMENT AREA
-----	NEW LOT LINE PER THIS PLAT
-----	ADJOINING PARCEL OR LOT LINE
-----	CENTER LINE
-----	PUBLIC LANDS SURVEY SECTION LINE
-----	PLAT BOUNDARY LIMITS



SCALE: 1" = 60'
60' 0' 30' 60'

AMENDED PLAT
Scale: 1" = 60'



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JOB NO. 501-15-130	DWG: 15-130.PLAT.dwg
Sheet 5 of 7	

MATCHLINE - SHEET 5

NORTH BOYD LAKE AVENUE
FIRST ADDITION, FIRST SUBDIVISION, AMENDMENT No. 1

BEING A LOT MERGER OF ALL OF LOTS 1 THROUGH 4 INCLUSIVE OF NORTH BOYD LAKE AVENUE FIRST ADDITION, FIRST SUBDIVISION, LYING WITHIN THE NORTH HALF (N 1/2) OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 68 WEST AND WITHIN THE WEST HALF (W 1/2) OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

LOT 1, BLOCK 1
±732,986 S.F.
(±16.827 ACRES)

EMERGENCY ACCESS, PUBLIC ACCESS & UTILITY EASEMENT DEDICATED PER THIS PLAT

D=12'34"34"
R=3616.83'
L=793.88'
ChB=S39°17'13"E
ChL=792.28'TOTAL AREA OF NEW ACCESS AND UTILITY EASEMENT:
± 154,277 S.F. (± 3.542 ACRES)D=16'20"46"
R=3766.83'
L=1074.65'
ChB=N41°10'19"W
ChL=1071.01'

(N89°27'44"W 267.14')

150.00

(N89°27'47"W 267.14')

150.00

UNPLOTTED
FORT COLLINS / LOVELAND AIRPORT
NOT A PARTLOT 1, BLOCK 1
±732,986 S.F.
(±16.827 ACRES)

S89°30'14"E

77.15'

POINT OF BEGINNING
FOUND #6 REBAR AND 3-1/4"
DIAM. ALUM. CAP, LS 33642
(ACCEPTED AS S. 1/4 COR SEC
33, T. 6N., R. 68W.)

S89°29'18"E 2635.00'(M)

FOUND #6 REBAR AND 2-1/2"
DIAM. ALUM. CAP IN RANGE BOX,
LS 14823 (ACCEPTED AS SE COR
COR SEC 33, T. 6N., R. 68W.)SCALE: 1" = 60'
60' 0' 30' 60'
NLOVELAND/FORT COLLINS LTD PARTNERSHIP
1ST ADDITION
NOT A PART

1

2

3

4

5

6

7

8

9

10

11

12

13

14

15

16

17

AMENDED PLAT
Scale: 1" = 60'UNION PACIFIC
NOT A PART

MATCHLINE - SHEET 7

POWER Surveying Company, Inc. Established 1948 150 W. 84TH AVENUE THORNTON, COLORADO 80260 PHONE: 303-702-1498 FAX: 303-702-1498 WWW.POWERSURVEYING.COM	TYPE OF SUBMITTAL:	FINAL PLAT
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JOB NO. 501-15-130 DWG. 15-130 PLAT.dwg

Sheet 6 of 7

MATCHLINE - SHEET 6

**NORTH BOYD LAKE AVENUE
FIRST ADDITION, FIRST SUBDIVISION, AMENDMENT No. 1**

BEING A LOT MERGER OF ALL OF LOTS 1 THROUGH 4 INCLUSIVE OF NORTH BOYD LAKE AVENUE FIRST ADDITION,
FIRST SUBDIVISION, LYING WITHIN THE NORTH HALF (N 1/2) OF SECTION 4, TOWNSHIP 5 NORTH, RANGE 68 WEST AND
WITHIN THE WEST HALF (W 1/2) OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 68 WEST OF THE
SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

EMERGENCIES

EMERGEN

LOT 1, BLOCK 1
±732,986 S.F.
(±16.827 ACRES)

**TOTAL AREA OF NEW ACCESS AND UTILITY EASEMENT
± 154,277 S.F. (± 3.542 ACRES)**

UNPLATTED
FORT COLLINS / LOVELAND AIRPO
NOT A PART

LOVELAND/FORT COLLINS LTD PARTNERSHIP
1ST ADDITION
NOT A PART

S49°20'42"E
[**S49°20'35"E 1724.12**]
N49°20'42"W
[**N49°20'35"W 1599.36**]
1666.40 (R)

UNION PACIFIC RAILROAD NOT A PART

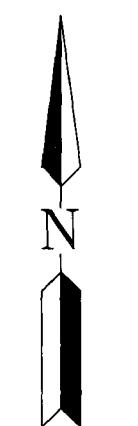
UNPLATTED
ALL ACCESS STORAGE, LLC
PARCEL #8504100001
NOT A PART

SAVANNAH 1ST ADDITION NOT A PART

FOUND #5 REBAR AND 2-1/2"
DIAM. ALUM. CAP, LS 7242
(ACCEPTED AS CEN 1/4 COR
SEC 4, T. 5N., R. 68W.)

LEGEND OF SYMBOLS & ABBREVIATIONS

- MONUMENT FOUND, AS NOTED
- ◊ FOUND REBAR & YELLOW PLASTIC CAP,
PLS 33642, TYPICAL
- SET REBAR & 1-1/2" DIAMETER YELLOW
PLASTIC CAP, PLS 37929, TYPICAL UNLESS
NOTED OTHERWISE
- (C) CALCULATED
- (M) MEASURED
- 16 LOT NUMBER
- (R) RECORD
- EXISTING RECORD EASEMENT LINE
- NEW EASEMENT GRANTED PER THIS PLAT
(DIMENSIONED IN [] BRACKETS)
- ACCESS EASEMENT AREA
- NEW LOT LINE PER THIS PLAT
- ADJOINING PARCEL OR LOT LINE
- CENTER LINE
- PUBLIC LANDS SURVEY SECTION LINE
- PLAT BOUNDARY LIMITS

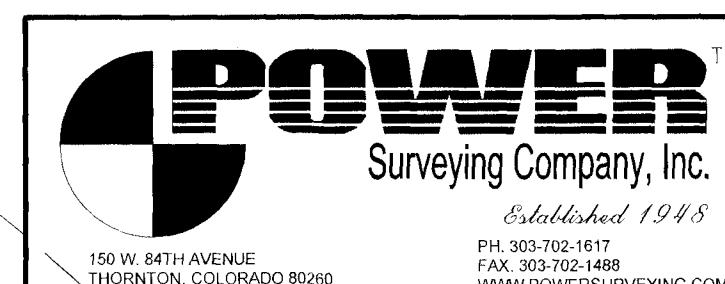


SCALE: 1" = 60'

0 30' 60'

CO

AMENDED PLAT
Scale: 1" = 60'



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