



## LOVELAND PLANNING COMMISSION MEETING AGENDA

Monday, January 14, 2019  
500 E. 3<sup>rd</sup> 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](mailto: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 [ADAcordinator@cityofloveland.org](mailto:ADAcordinator@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](mailto: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 [ADAcordinator@cityofloveland.org](mailto:ADAcordinator@cityofloveland.org).”*

**LOVELAND PLANNING COMMISSIONERS: Pat McFall (Acting Chair), Rob Molloy, Jeff Fleischer, Tim Hitchcock, Michael Bears, David Hammond, Milo Hovland, Susan Peterson, and Deborah Tygesen.**

### 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, January 28, 2019 – Regular Meeting Agenda Preview

- i. Election of Planning Commission Officers
- ii. Downtown Parking Discussion – David Eisenbraun
- iii. 2018 Planning Commission Report – Robert Paulsen

##### 2. Hot Topics:

- i. Highway 402 Plan Update – Jennifer Hewett-Apperson

- c. **City Attorney's Office Updates**
- d. **Committee Reports**
- e. **Commission Comments**

### **III. APPROVAL OF MINUTES**

#### **Review and approval of the November 26, 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. Sanctuary on the Park – Request for Extension of Preliminary Plat – Troy Bliss**

This is a request by Shirley Jane Weitzel for an additional one year extension of the Planning Commission approval of the North Lincoln Avenue 2nd Subdivision preliminary plat. The Sanctuary on the Park development proposal is situated within this subdivision plat. The request indicates that Ms. Weitzel is in discussions with a potential developer to sell assembled properties (including this one) for potential development. In the interim, according to the applicant, having entitlements in place on the subject property for marketing the site is beneficial in the event that current negotiations fall through.

The Sanctuary in the Park site includes 14.3 acres located on the east side of Monroe Avenue, to the southwest of Conrad Ball Middle School. From North Lincoln Avenue, it is located to the east of (behind) Big O Tires. The development approval includes plans for 144 residential units, including single family and multi-family products.

If the Preliminary Subdivision Plat extension is granted, this would be the sixth extension of the City approvals, with a total extension of eleven years following the initial approvals that were effective on December 2, 2008. The applicant has committed to make this the final extension request. Staff supports the extension request.

## **2. 2019 Update and Process Review Provided by Planning & Legal Staff – Robert Paulsen**

This is an informational, administrative item that requires no action by the Planning Commission. With the start of 2019, staff would like to provide updated information and have a discussion on the following topics:

- ☐ Status of the Unified Development Code and development application review procedures
- ☐ Development Permitting Process: 3 basic components
- ☐ Planning Commission Role in Development Permitting
- ☐ Planning Commission Operations:
  - Attendance
  - Public Hearings
  - Election of Officers
  - Committee Appointments
  - Study Sessions

## **VI. ADJOURNMENT**

# **CITY OF LOVELAND**

## **PLANNING COMMISSION MINUTES**

### **November 26, 2018**

---

A meeting of the City of Loveland Planning Commission was held at the Development Center on November 26, 2018 at 6:30 p.m. Members present: Chairwoman Dowding; and Commissioners McFall, Molloy, Fleischer, Hitchcock, Hammond, and Bears. Members absent: Commissioner Hovland. City Staff present: Bob Paulsen, Current Planning Manager; Laurie Stirman, Assistant City Attorney; Lisa Rye, Planning Commission Secretary.

*These minutes are a general summary of the meeting. A complete video recording of the meeting is available for two years on the City's web site as follows: <https://loveland.viebit.com/>*

### **CITIZEN REPORTS**

There were no citizen reports.

### **RECOGNITION OF SERVICE**

**Commissioner McFall** presented **Commissioner Dowding** with a recognition plaque for her hard work and dedication over several years with the Loveland Planning Commission. This will be **Commissioner Dowding's** final meeting as she is moving out of the area.

### **CURRENT PLANNING UPDATES**

1. **Robert Paulsen, Current Planning Manager**, mentioned that the next scheduled meeting is December 10<sup>th</sup>, with the Foundry Art Memo being the only item on the agenda. Since it is not a time-sensitive item, he asked the Commissioners if they would prefer to supplement the meeting with a study session, or to move the item to the January 14<sup>th</sup> meeting.

Upon discussion, it was decided that the December 10<sup>th</sup> meeting would be canceled and the Foundry Art Memo item would be moved to the January 14<sup>th</sup> meeting.

2. As a hot topic item, **Mr. Paulsen** announced that Commissioner McFall will be re-nominated to the Commission and that two additional candidates have also been nominated. All nominations will be presented to City Council on December 18<sup>th</sup>. In addition to an orientation meeting for the new Commissioners, study sessions will be scheduled at the end of several regular meetings in 2019. **Mr. Paulsen** asked Commissioners to advise him of any items they would like to have discussed.

## **CITY ATTORNEY'S OFFICE UPDATES**

**Laurie Stirman**, Assistant City Attorney, stated that there is nothing to report.

## **COMMITTEE REPORTS**

Commissioner McFall noted that there will be an upcoming Zoning Board of Adjustment Variance Hearing held on December 19<sup>th</sup> at 6:00 pm.

## **COMMISSIONER COMMENTS**

There were no comments.

## **APPROVAL OF THE MINUTES**

*Commissioner McFall made a motion to approve the **October 8, 2018** minutes; upon a second from Commissioner Hitchcock, the minutes were unanimously approved.*

## **CONSENT AGENDA**

### **1. Centerra Emergency Access - Easement Vacation**

This public hearing is for the purpose of considering a request for the vacation of an emergency access easement located in an undeveloped area north of the Promenade Shops in east Loveland. The emergency access easement was established in 2004 to provide a second emergency access to the Promenade Shops while the shopping center was under construction. At the time it was established, a notation was included with the easement agreeing to terminate the easement when alternative access became available. Alternative access has since been made available to the Promenade Shops with the buildout of Centerra Parkway. The vacation of the easement is thus being formally pursued at this time.

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 December 4, 2018.

**Commissioner Dowding** noted that there was now one item on the Consent Agenda. She inquired if anyone in the audience, any staff member, or any Commissioner wished to have the item removed from the Consent Agenda. No response was received.

*Commissioner McFall moved to approve the Consent Agenda consisting of Centerra Emergency Access Easement Vacation. Upon a second by Commissioner Hammond, the motion was unanimously adopted.*

## **REGULAR AGENDA**

### **2. Planning Commission Report Templates – Jennifer Hewett-Apperson**

This is an administrative item. With the recent adoption of the Unified Development Code, Planning staff is working to update the format of staff reports prepared for the Planning Commission. The primary goal is to develop a report template that provides clear and accessible information in a predictable format. To this end, staff is seeking input from the Commission. To assist the Commission, several report examples have been provided for Commissioners to review.

**Jennifer Hewett-Apperson, Strategic Planning**, facilitated a discussion among Commissioners and asked what the first item is that they look for in the staff reports.

- **Commissioner Molloy** stated that he first looks for the neighborhood response and the number of individuals that attended neighborhood meetings.
- **Commissioner Dowding** mentioned she likes to see charts, the existing zoning of the area, the context of the property and adjacent sites, along with applicant and development review member information.
- **Commissioner Hitchcock** stated that he prefers to see the project area listed early in the report so he can envision what is being discussed.

**Ms. Hewett-Apperson** asked Commissioners if there are any unwanted items in the staff reports.

- **Commissioner Hammond** responded that the larger folded maps are a waste of paper, and he prefers not to see them as the print is too small to read. He mentioned that he likes the color-coded snapshots of the project areas.
- **Commissioners Hitchcock and Molloy** agreed that the grading and utilities maps would be much easier to view digitally than on paper.

**Commissioner Dowding** asked if Commissioners would like a completely digital packet.

- **Commissioners Fleischer, Molloy, and Hammond** shared that they like the idea of digital agenda packets.
- **Commissioner McFall** stated that he likes the idea of viewing maps digitally as he can expand them and view them in a larger format. He shared that he reads the packets digitally but likes having a paper copy, especially of the staff report, at the meetings.
- **Commissioners Hitchcock and Fleischer** added that they like the paper copies since they often write comments on them and can review them at the meeting.
- **Commissioner Hammond** mentioned he doesn't need the Planning magazine contained in his materials. **Mr. Paulsen** explained that we don't pay extra for the additional materials, but he doesn't want to burden any Commissioners with materials they don't want.

- **Commissioner Dowding** added that she believes the staff recommendation is not needed on the first page, but instead at the end of the report. She shared that it is important for the Commissioners to read the materials before they see what the staff recommendation is, so they understand why it is being recommended.
- **Commissioner Molloy** explained that he likes the recommendation on the first page so he doesn't have to search for it. He also asked for the findings to be presented in bold font.
- **Commissioner Dowding** mentioned that she knows who has written the report and finds it distracting. She shared that she wishes to see the report be written in a more neutral manner.
- **Commissioner Molloy** added that the proposed project goals and objectives, provided by the applicant, need to be included in the reports.
- Overall, commissioners responded favorably to the proposed staff report template.

**Ms. Hewett-Apperson** thanked the Commissioners for their feedback. It was decided that staff will still receive hard copies of materials; although the larger maps will not be printed, they will be available in the electronic packets. The staff reports will generally be structured like the example she provided, and the reports will contain less narrative.

## **ADJOURNMENT**

***Commissioner McFall** made a motion to adjourn. Upon a second by **Commissioner Hammond**, the motion was unanimously adopted.*

**Commissioner Dowding adjourned the meeting at 7:27 p.m.**

Approved by: \_\_\_\_\_  
Patrick McFall, Acting Planning Commission Chair

\_\_\_\_\_  
Lisa Rye, Planning Commission Secretary.

---

## MEMORANDUM

**To:** Planning Commission  
**From:** Troy Bliss  
**Date:** January 14, 2019  
**Re:** Extension of Planning Commission approval of the North Lincoln Avenue 2<sup>nd</sup> Subdivision Preliminary Plat

---

### I. STAFF RECOMMENDATION

City staff recommends that the Planning Commission approve the following motion:

***Move to further extend the Planning Commission approval of the Preliminary Plat for North Lincoln Avenue 2<sup>nd</sup> Subdivision from December 11, 2018 to December 11, 2019, subject to the original conditions of approval set forth in Attachment #3 of this report dated January 14, 2019.***

### II. ATTACHMENTS

1. Vicinity map.
2. Applicant's letter of request dated December 5, 2018
3. Original conditions of approval from the July 9, 2007 Planning Commission minutes.
4. North Lincoln Avenue 2nd Subdivision preliminary plat, as conditionally approved by Planning Commission on July 9, 2007.
5. Overall Preliminary Development Plan (PDP) site plan for Sanctuary on the Park PUD, as approved by City Council on December 2, 2008.

### III. ANALYSIS

#### **A. Summary:**

This is a request by Shirley Jane Weitzel for an additional one year extension of the Planning Commission approval of the North Lincoln Avenue 2nd Subdivision preliminary plat. The subject property is generally located east of N. Lincoln Avenue fronting along N. Monroe Avenue between E. 27<sup>th</sup> Street and E. 23<sup>rd</sup> Street. The property is undeveloped, zoned Planned Unit Development (PUD) and contains approximately 14.3 acres.

In consideration of the extension requested, the owner is in discussions with a potential developer to sell assembled properties (including this one) for potential redevelopment. In the interim, having entitlements in place for marketing the site is beneficial in the event current negotiations fall through. If granted, this would be the sixth extension of the City approvals, with a total extension of eleven years following the initial approvals given effective on December 2, 2008. The applicant has committed to not request any further extensions beyond this request of December 11, 2019.



## **B. Background:**

The preliminary plat for North Lincoln Avenue 2nd Subdivision was originally approved by the Planning Commission on July 9, 2007, along with a recommendation to the City Council for approval of the accompanying rezoning and Sanctuary on the Park PUD Preliminary Development Plan. The subsequent City Council action denied the rezoning and PDP applications due to concerns for project density, traffic impacts and required off-site public improvements that would impact other properties. Since Planning Commission approval of the preliminary plat was conditioned upon City Council approval of the rezoning and PDP, this automatically resulted in a disapproval of the preliminary plat as well.

Following denial of the project by the City Council, the Developer pursued legal action against the City for the disapproval. The outcome of this process was that the court remanded the rezoning and PDP applications back to the City Council for a new determination. The rezoning and PUD Preliminary Development Plan were formally approved, based on a negotiated settlement between the parties to reduce the density to 144 dwelling units and provide an 8% increase in the total open space in the project. This had the automatic effect of reinstating the Planning Commission approval of the preliminary plat, as of December 2, 2008.

## **C. Process:**

***This extension is being considered under the City's prior subdivision and zoning ordinances rather than the Unified Development Code (UDC), as the request was made on December 5, 2018.*** Title 16 of the Municipal Code (the subdivision code) authorizes the Planning Commission to approve all subdivision preliminary plats, subject to appeal to the City Council. Section 16.20.020 of the Municipal Code (the subdivision code), and Section 18.41.050.E.6 of the Municipal Code (the PUD code), stipulate that City approval of both the preliminary plat and PDP expire one year after initial approval. In order to maintain the validity of the preliminary plat and/or PDP, the applicant must submit a complete application for subdivision final plat and matching PUD Final Development Plan before that deadline, or submit a written request for extension. Section 16.20.020 authorizes the Planning Commission to consider and grant such extension requests for preliminary plats. Section 18.41.050.E.6 authorizes the Current Planning Manager to consider and approve extensions of the PDP approval.

The original Owner/Developer (Solitaire Investments, LLC) no longer owns the property. That Owner/Developer had previously requested, and received, Planning Commission approval on 4 of the 5 previous extensions for this subdivision plat, as follows:

- 2/14/09 - 2 year extension;
- 11/28/11 - 1 year extension;
- 11/26/12 - 1 year extension;
- 1/13/14 – 2 year extension, effective retroactively from December 11, 2013 to December 11, 2015; and,
- 11/20/15 – 3 year extension, effective retroactively from December 11, 2015 to December 11, 2018

In each case listed above, the Current Planning Manager also approved a matching extension for the related PDP.

The current owner is the Shirley Jane Weitzel Living Trust. Ms. Weitzel has requested this additional extension to allow time to negotiate the sale of the property, and to prepare the appropriate applications to the City. If the Planning Commission approves the further extension of the preliminary plat, the Current Planning Manager will again approve a matching extension of the PUD Preliminary Development Plan. Since the

Developer's request for this additional extension was submitted prior to the December 11, 2018 deadline, the preliminary plat and Preliminary Development Plan are still considered valid until the Planning Commission and Current Planning Manager take formal actions on the request.

#### **D. Neighborhood response**

A request for extension does not require public notice or a public hearing.

#### **E. Key Issues**

City development review staff have been consulted in conjunction with the requested extension. Since the original conditions of approval require the final plat and PUD Final Development Plan to meet the City standards in effect at time of final application, staff has no concern about the extension. However, staff does concur with the applicant in that no further extensions be considered/granted beyond requested for an extension to December 11, 2019.

#### **IV. RECOMMENDED CONDITIONS:**

There are no recommended additional or revised conditions from City staff for the extension. By referencing the original conditions as part of the recommended motion, the original conditions adopted with the original approval will continue to apply.



**VICINITY MAP – NORTH LINCOLN 2<sup>ND</sup> SUBDIVISION (SANCTUARY ON THE PARK)**

December 5, 2018

Mr. Bob Paulsen  
Current Planning Manager  
City of Loveland  
410 E. 5<sup>th</sup> Street  
Loveland, Colorado 80537

RE: Request for Extension of Preliminary Development Plan – ‘Sanctuary on the Park’

Dear Bob –

Ms. Shirley Jane Weitzel owns the property at 2505 N. Monroe Avenue, Loveland, Colorado, which is known as ‘Sanctuary on the Park’. The property is a 15+/- acre land parcel that has Preliminary Development Plan (PDP) approval for development of 144 multi-family units. Ms. Weitzel is requesting an extension of the PDP approval for one year.

Ms. Weitzel acquired the property in April 2014. Over the past 30+ years, Ms. Weitzel has assembled four commercial properties fronting to N. Lincoln Avenue and two land parcels (one being the ‘Sanctuary on the Park’ site), which adjoin the commercial properties on their east boundaries and front to Monroe Avenue. Ms. Weitzel recently sold one of the commercial properties (“Sweetheart Lanes” bowling center). Combined, the remaining five properties represent an assemblage of approximately 24 acres.

In 2016, Ms. Weitzel met with Karl Barton, City of Loveland Long Range Planning, to discuss the potential to redevelop the assemblage into a mixed-use project consisting of new commercial and residential land uses. Karl indicated the City would likely have a favorable perspective regarding redevelopment of the 24 acres. Ms. Weitzel is currently engaged in preliminary discussions with a developer to sell the assemblage for a redevelopment project.

The ‘highest & best use’ of the ‘Sanctuary on the Park’ site is its incorporation into a larger mixed-use development. As Ms. Weitzel continues to discuss redevelopment possibilities with the developer, it is prudent for her to preserve the PDP approval attached to the ‘Sanctuary on the Park’ site. Although the property will likely not be developed exactly as depicted in the PDP, the PDP approval may present some benefits to a proposed redevelopment plan for a future buyer/developer.

Mr. Bob Paulsen  
December 5, 2018  
Page 2

Based on the uncertainty as to how the 'Sanctuary on the Park' site might be incorporated into a larger development, additional time is needed to fully explore the possibilities for the property's integration into a redevelopment project to include Ms. Weitzels' assemblage and several adjoining properties. Therefore, Ms. Weitzel respectfully requests the City of Loveland Planning Commission grant a one year extension of the PDP approved for the 'Sanctuary on the Park' site.

Please contact me with any further questions you may regarding this matter.

Your consideration of this request is greatly appreciated.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Larry Melton', with a large, stylized initial 'L' and 'M'.

Larry Melton  
Broker

1 *Commissioner Haenny made a motion to recommend to City Council that they review the issue of*  
2 *the intersection at 29<sup>th</sup> Street and Monroe Avenue and consider allowing a variance from the*  
3 *LCUASS standards and determine what the developer shall contribute to cash-in-lieu for their*  
4 *proportionate share of responsibility for the right turn lane. Upon a second by Commissioner*  
5 *Crescibene the motion was unanimously adopted.*

6  
7 The following conditions are recommended by City staff.

8  
9 **RECOMMENDED CONDITIONS**

10  
11 **A. Preliminary Development Plan:**

12  
13 **Power:**

14  
15 1. Unless Water and Power requirements for location of meters and other electrical equipment  
16 can be met on Condominiums, the following will apply:

17  
18 a. For all multi-family buildings of three or more units per building, electric meters will  
19 be located centrally on or near the building.

20 b. The developer or his representative will be responsible for installing the underground  
21 electric service to the meter per the National Electric Code.

22  
23 2. For all other multiplex buildings of three units or more, electric meters will be located  
24 centrally on or near the building, and the developer or his representative will be responsible for  
25 installing the underground electric service to the meter per the National Electric Code.

26  
27 3. Any costs associated with the relocation, raising, or lowering of existing underground and  
28 overhead electric lines and facilities shall be the responsibility of the developer.

29  
30 4. The twenty-two foot utility easements in the road ways are not adequate for the total needs of  
31 power installation to all aspects of the site. As part of the final plat, the Developer shall depict and  
32 dedicate sufficient utility easements throughout the development to assure that all power  
33 improvements can be installed as needed, as determined in the sole discretion of the Power  
34 Department.

35  
36 **Stormwater:**

37 5. Prior to approval of the Final Plat and Final Construction Drawings, the Developer shall  
38 provide the Loveland Stormwater Utility with a recorded copy of an Agreement between the Big  
39 Lateral Ditch Company and the Developer to tie into their pipeline with the proposed detention pond  
40 outlet pipe.

41  
42 **Fire Prevention:**



6. Prior to approval of the FDP a "Fire Lane – No Parking" sign plan shall be submitted for review and approval.

**Transportation Development Review:**

7. Notwithstanding any information presented in the Preliminary Development Plan (PDP), preliminary plat or accompanying preliminary construction plan documents (text or graphical depictions), all public improvements shall conform to the Larimer County Urban Area Street Standards (LCUASS), as amended, unless specific variances are requested and approved in writing.

8. Prior to approval of the Final Development Plan (FDP), final public improvement construction plans or the final plat, the developer shall submit recorded deeds of dedication to the City for all offsite right-of-way required for transportation facilities needed to meet City ordinances and/or any development conditions applicable to the property, unless otherwise approved by the City Engineer.

9. Prior to approval of the FDP or final public improvement construction plans, the developer's construction plans shall show the complete design for the proposed local street north extension of Maple Drive to connect to the 27<sup>th</sup> Street and Lincoln Drive intersection; unless already designed by others.

10. Prior to the issuance of any building permits within the PDP, pursuant to the provisions in Section 16.40.010.B of the Loveland Municipal Code, the developer shall design and construct the following improvements, unless designed and constructed by others. A cash-in-lieu payment or financial security for all or part of these improvements may be accepted if approved by the City Engineer:

- a. Monroe Avenue to major collector standards adjacent to the property including curb, gutter, and sidewalk on the west side and offsite tapers to match the existing roadway
- b. Maple Drive extending from the south property line of this development to the south property line of the Willow Park Addition per the LCUASS local street standards (including curb, gutter, and sidewalk on both sides of the street)
- c. A street connecting Maple Drive to the 27<sup>th</sup> Street and Lincoln Drive intersection per the LCUASS local street standards (including curb, gutter, and sidewalk on both sides of the street)
- d. Northbound right-turn lane at US 287 and 23<sup>rd</sup> Avenue. Any costs associated with oversizing the roadway improvements shall be reimbursable to the developer per standard City policies.
- e. Eastbound right-turn lane at 29<sup>th</sup> Street and Monroe Avenue.
- f. An enhanced pedestrian crossing of Monroe Avenue as approved by the City.

**Current Planning:**

11. Before issuance of the first building permit for any permanent structure on the site, the

1 Developer shall install all landscape shown on the approved landscape plans, unless financial  
2 security is filed by the Developer with the City to assure installation at a later date acceptable to the  
3 City. Installation of the landscape and/or filing financial security may be phased, based on a phasing  
4 plan submitted with the FDP or at time of building permit application.

5  
6 For areas landscaped with dry land seed mix, the City shall not give approval of the landscape and/or  
7 shall not release any financial security, until such time that the City determines that the  
8 grasses/ground cover in said areas are successfully emergent, in the sole discretion of the Current  
9 Planning Manager.

10  
11 12. Before issuance of the first building permit for any permanent structure on the site, the  
12 Developer shall install all open space improvements or amenities, such as private walks, fences,  
13 walls, etc. as shown on the approved plans, unless financial security is filed by the Developer with  
14 the City to assure installation at a later date acceptable to the City. Installation of the landscape  
15 and/or filing of financial security may be phased, based on a phasing plan submitted with the FDP or  
16 at time of building permit application.

17  
18 13. Before issuance of the first building permit for any permanent structure, the Developer shall  
19 install all paving, striping and signage for the internal circulation and parking areas, as shown on the  
20 approved plans. Paving and striping and/or filing of financial security may be phased, based on a  
21 phasing plan submitted with the FDP or at time of building permit application.

22  
23 14. All exterior lighting shall comply with the lighting plans approved as part of the FDP. All  
24 exterior lighting shall be designed, installed and maintained in a manner that assures that no direct  
25 light or glare is visible beyond the property lines of Lot 1, Block 1.

26  
27 15. As part of any FDP for the multi-family phase of the development, the Developer shall  
28 provide a design and timing mechanism, acceptable to the Fire Marshal and Current Planning  
29 Manager, for installation of a suitable driving/travel surface for the future emergency, pedestrian and  
30 bicycle access located between the parking drive lane and west property line, just south of garage #2,  
31 as shown on the PDP site plan. The design and mechanism for the pedestrian and bicycle connection  
32 can be separate from the design and mechanism for the emergency access connection.

33  
34 16. Upon development or redevelopment of the adjacent Lot 1, Block 1 of the North Lincoln  
35 Avenue 1<sup>st</sup> Subdivision, and if, in the judgment of the Fire Marshal and Current Planning Manager,  
36 said development or redevelopment provides an opportunity to provide a shared emergency,  
37 pedestrian and/or bicycle access connection from Sanctuary on the Park to said adjacent lot, the  
38 Property Owner of this portion of Sanctuary on the Park PUD shall, within 30 days of receipt of  
39 written notice from the City, remove the section(s) of the west perimeter fence sufficient to allow  
40 unhindered and unobstructed movement of emergency vehicles, pedestrians and bicyclists across all  
41 portions of the travel surface described in condition 16.a. above.



1  
2 17. If, at the time of FDP, an agreement is reached between the Developer and the City to  
3 approve Sanctuary on the Park as an affordable housing development, pursuant to City standards and  
4 as described in Section 11 of the PDP narrative, a reduction in all applicable private and public  
5 improvements, such as landscape and sidewalks, may be authorized by the Director of Development  
6 Services of the City of Loveland.

7  
8 18. Notwithstanding the actual landscape depictions on sheet 5 of the PDP, the FDP landscape  
9 plan shall provide a detailed design for all normally required landscape bufferyards along the  
10 perimeters of the development, as set forth in the Landscape Buffer Areas Table on sheet 5 of the  
11 PDP, and as adjusted to comply with all applicable conditions of approval.

12  
13 19. Landscaped entry features, consistent with the City standards, shall be included in the FDP  
14 landscape plans.

15  
16 20. In order to preserve any active raptor nest that may be located in existing mature trees, no  
17 initial site work or disturbance to the site, including tree removal or trimming, may be performed  
18 during the months of February-July of each year.

19  
20 If the Developer desires to commence work during the months of February-July, it may submit to the  
21 Current Planning Manager of the City an updated written report, from a qualified professional,  
22 indicating whether there are any active raptor nests in any portion of the site. Upon review of this  
23 report by the Current Planning Manager, and any other available sources of expertise in this field, the  
24 Current Planning Manager may determine, in his/her sole discretion, that no disturbance to active  
25 nests would occur and that site work may commence. If such a determination is made, it shall be  
26 communicated to the Developer in writing. No work on the site shall commence until such time such  
27 that said written authority has been granted by the Current Planning Manager.

28  
29 21. A limited solid-material fence, such as split rail or equal, shall be provided along that portion  
30 of the north perimeter of the site adjacent to the church. This fence shall be included in the FDP  
31 submitted to the City.

32  
33 **B. Preliminary Plat:**

34  
35 **Fire Protection:**

36  
37 22. Prior to approval of the Final Plat, a "Fire Lane – No Parking" sign plan shall be submitted  
38 for review and approval by the fire department.

39  
40 **Current Planning:**

1 23. No final plat for this site may use blanket easements and building envelopes in-lieu-of  
2 platting specific easements needed for public utilities, public drainage and other public purposes.  
3

4 24. As part of the final plat, the owner(s) of record of the Big Lateral Ditch Easement passing  
5 through the property must either sign the final plat, for dedication of the proposed street, or an  
6 appropriate release form approved for this purpose by the City Attorney.  
7

8 25. The Planning Commission approval of the preliminary subdivision plat shall not become  
9 effective until the effective date of the City Council ordinance approving the rezoning of Parcels 1  
10 and 2 of the North Lincoln Avenue Addition from R-2 to Sanctuary on the Park PUD (P-99).  
11

12 26. At time of final plat, the Developer shall provide utility easements having a minimum width  
13 of 5 feet, located along the entire perimeters/footprints of all single-family attached dwelling units,  
14 for the installation of utility service and meters.  
15

16 27. At time of final plat, the Developer shall dedicate an emergency, pedestrian and bicycle  
17 access easement in the area located between the parking drive lane and west property line, just south  
18 of garage #2, as shown on the PDP site plan.  
19  
20

21 **3. Various Amendments to Title 18.**  
22

23 A public hearing to consider amendments which make up the Group I amendments and relate to  
24 lighting standards and guidelines, landscape standards and guidelines, and portable signs in  
25 downtown Loveland. The vested rights amendments have been added to Group II, which will be  
26 presented to the commission in the near future.  
27

28 **Sherry Albertson-Clark, Consultant** gave a staff presentation on lighting and illumination  
29 amendments to Title 18 and stated the changes are a blend of existing requirements and I-25 lighting  
30 requirements.  
31

32 **Gary Wilson, Community and Strategic Planning** gave a staff presentation on amendments to the  
33 sign code. He stated currently there are no regulations in place for portable signs making it  
34 impossible for Code Enforcement to enforce. He stated the amendments would include restrictions  
35 regarding rights-of-way, size limitations and materials used. He commented that businesses would  
36 be required to take down their signage when they are closed. He responded to questions and stated  
37 portable signs would be restricted to the downtown area and that if allowed city-wide he believed  
38 there would be a proliferation of signs oriented to traffic.  
39  
40

A PRELIMINARY PLAT OF  
**NORTH LINCOLN AVENUE SECOND SUBDIVISION**

BEING A SUBDIVISION OF OUTLOT A, NORTH LINCOLN AVENUE FIRST SUBDIVISION, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

**DEDICATION**

KNOW ALL MEN BY THESE PRESENTS THAT SOLITAIRE INVESTMENTS, LLC, BEING THE OWNERS AND LIEN HOLDERS OF THE FOLLOWING DESCRIBED PROPERTY, EXCEPT ANY EXISTING PUBLIC STREETS, ROADS OR HIGHWAYS, WHICH PROPERTY IS, LOCATED IN THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO, AS DESCRIBED AT RECEPTION NUMBERS 2000039588 AND 20070001502 OF THE CLERK AND RECORDERS OFFICE OF LARIMER COUNTY, AND FOUND MONUMENTED AS FOLLOWS:

Considering the East line of the Northeast Quarter of the Northwest Quarter of said Section 12, as bearing South 00°00'07" East, as shown monumented hereon and with all bearings herein relative thereto.

COMMENCING at the North Quarter Corner of said Section 12; Thence along said East line of the Northeast Quarter of the Northwest Quarter South 00°00'07" East 991.55 feet; Thence South 88°41'00" West a distance of 40.01 feet to the POINT OF BEGINNING; Thence along the West Right of Way line for North Monroe Avenue as described shown on the plat of North Lincoln Avenue 1st Subdivision of the Clerk and Records Office of Larimer County, also being the East boundary line of said North Lincoln Avenue 1st Subdivision.

Thence along said West Right of Way line South 00°00'00" East a distance of 662.56 feet to a point on the North line of that parcel described at Reception Number 94014940, of the Clerk and Records Office of Larimer County; Thence along said Northern parcel line South 88°13'46" West a distance of 624.29 feet to a found #4 rebar and cap marked LS 16547; Thence South 89°02'14" West a distance of 217.27 feet to the Northeastly corner of CONGER SECOND SUBDIVISION of the Clerk and Records Office of Larimer County found monumented by a #4 rebar and cap marked LS 4112; Thence along the Easterly and Northern lines of said CONGER SECOND SUBDIVISION the following two (2) courses:

1) North 00°55'59" West a distance of 9.60 feet to a found 1" pipe with an illegible cap; Thence  
2) South 88°26'25" West a distance of 242.50 feet to a point on the Easterly line of LERO'S SECOND ADDITION, of the Clerk and Records Office of Larimer County, monumented by a found 1" pipe marked LS 4112; Thence along the Easterly of said LERO'S SECOND ADDITION, North 00°51'37" West a distance of 320.69 feet to the South line of that parcel described at Reception Number 20070001502 and a found 1" pipe and cap marked LS 4112; Thence along the Southerly and Easterly line of said parcel the following four (4) courses;

1) North 87°57'40" East a distance of 30.32 feet to a found #4 rebar and cap marked LS 36579; Thence  
2) North 01°13'08" East a distance of 7.52 feet to a found #4 rebar and cap marked LS 36579; Thence  
3) North 88°30'55" East a distance of 158.61 feet to the Southeast Corner of said parcel monumented by a #4 rebar and cap marked LS 36579; Thence  
4) North 00°50'08" East a distance of 180.17 feet to the Southeastly corner of said KINNEY SECOND ADDITION, of the Clerk and Records Office of Larimer County.

Thence along the Easterly line of said KINNEY SECOND ADDITION, North 01°02'46" East a distance of 148.45 feet to a point on South line of FERRERO FIRST ADDITION of the Clerk and Records Office of Larimer County, monumented by a found #4 rebar and cap marked LS 12374; Thence along said Southerly line, and the Southerly line of the LUTHERAN CHURCH OF HOPE FIRST SUBDIVISION, of the Clerk and Records Office of Larimer County, North 88°41'00" East a distance of 894.78 feet to the POINT OF BEGINNING.

The above described parcel contains 15.117 acres, more or less, and is subject to all easements and RIGHTS-OF-WAY of record or existing.

DO HEREBY SUBDIVIDE THE SAME INTO LOTS, BLOCKS, TRACTS, OUTLOTS, RIGHTS-OF-WAY AND EASEMENTS, AS SHOWN ON THIS PLAT; AND DO HEREBY DESIGNATE AND DEDICATE: (i) 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 (ii) 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 LINCOLN AVENUE SECOND SUBDIVISION TO THE CITY OF LOVELAND, COLORADO.

**\* PRIVATE DEDICATION STATEMENT:**

The owner hereby grants and dedicates easements for access, ingress and egress, over, upon, through and across all private drives for the benefit and use of the owners, patrons, invitees, and guests of the North Lincoln Avenue Second Subdivision for their reciprocal and mutual use and enjoyment. This grant and dedication shall run with the land, and shall be binding and enforceable upon the owner and the owner's successors and assigns and it shall inure to the benefit of all current and future owners, patrons, invitees, and guests of the North Lincoln Avenue Second Subdivision. The private access easements hereby granted and dedicated shall be maintained by the property owner(s) of the North Lincoln Avenue Second Subdivision.

**SURVEYORS CERTIFICATE**

I, DAVID L. SWANSON, BEING A REGISTERED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF NORTH LINCOLN AVENUE SECOND SUBDIVISION WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SURVEY IS ACCURATELY REPRESENTED ON THIS MAP AND THAT THE STATEMENTS CONTAINED HEREON WERE READ BY ME AND THE SAME ARE TRUE TO THE BEST OF MY KNOWLEDGE.

DATED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

DAVID L. SWANSON  
REGISTERED LAND SURVEYOR  
COLORADO REGISTRATION NO. 36070

UNLESS SIGNED, SEALED AND DATED, THIS PLAT MUST BE CONSIDERED PRELIMINARY

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 CERTIFICATION SHOWN HEREON.

**NOTES:**

1) BASIS OF BEARINGS: EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, MONUMENTED BY A 2 1/2" ALUMINUM CAP (LS 12374; DATED 2000) AT THE NORTH QUARTER CORNER, AND BY A 2 1/2" ALUMINUM CAP (LS 12374; DATED 2000) AT CENTER-NORTH 16TH CORNER, AND WITH A LINE BETWEEN ASSUMED TO BEAR SOUTH 00°00'00" EAST.

2) THIS PROPERTY IS SUBJECT TO EITHER A GENERAL DEVELOPMENT PLAN OR PRELIMINARY DEVELOPMENT PLAN WHICH IS ON FILE IN THE CITY PLANNING DIVISION.

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

4) PARCELS ARE INCLUDED WITHIN THE BOUNDARIES OF THE MUNICIPAL SUBDISTRICT, NORTHERN COLORADO WATER CONSERVANCY DISTRICT PER RECEPTION NUMBER 2006-0024240.

5) FLOOD ZONE FOR THIS AREA IS SHOWN AS AN AREA NOT INCLUDED, AND THE PANEL IS NOT PRINTED. AREAS WHERE PANELS ARE NOT PRINTED ARE LISTED AS BEING IN ZONE C: AREAS OF MINIMAL FLOODING, IN FEMA COMMUNITY PANEL NUMBER 0801030010-D; DATED MARCH 23, 1999.

6) AREAS WITHIN THE BUILDING AND GARAGE ENVELOPES ARE EXCLUDED FROM BLANKET EASEMENTS.

7) STORMWATER DETENTION FACILITIES, THEIR OUTLETS, STORM SEWERS AND INLETS IN BLOCK 1 AND BLOCK 2, SHALL BE OWNED AND MAINTAINED BY THE HOMEOWNER'S ASSOCIATION.

8) DATE OF PREPARATION: JANUARY 26, 2007.

9) CDD HAS AGREED TO WORK WITH THE OWNER TO VACATE THE EXISTING DRAIN TILE EASEMENT AT BOOK 988 PAGE 439, AND ACCEPT A NEW PUBLIC UTILITY EASEMENT SUPPORTING THEIR DRAINAGE REQUIREMENTS TO BE DEDICATED WITH THE FINAL PLAT.

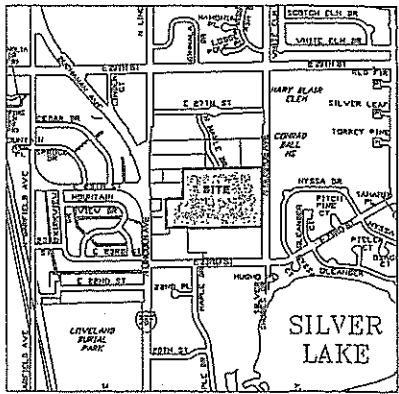
10) SANCTUARY ON THE PARK WAS QUALIFIED AS AN AFFORDABLE HOUSING DEVELOPMENT BY THE CITY OF LOVELAND ON AUGUST 7, 2001. THE INITIAL APPLICATION WAS SUBMITTED ON JULY 10, 2001. THE DEVELOPER MUST MAKE A COMMITMENT THAT SANCTUARY ON THE PARK BE AN AFFORDABLE HOUSING DEVELOPMENT BY FINAL DEVELOPMENT PLAN (FDP) APPROVAL TO RETAIN AUGUST 7, 2001 QUALIFICATION. IF THAT COMMITMENT IS MADE BY FDP APPROVAL, THE FOLLOWING IS REQUIRED AND WILL BE INCLUDED AS A NOTE ON THE FINAL PLAT.

AT LEAST 20% OF THE TOTAL NUMBER OF UNITS IN THIS DEVELOPMENT WILL BE SOLD TO HOUSEHOLDS EARNING NO MORE THAN 70% OF THE AREA MEDIAN INCOME AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT. PRIOR TO THE ISSUANCE OF THE 149TH DWELLING OCCUPANCY PERMIT, IF THE ABOVE CONDITION HAS NOT BEEN MET, NO ADDITIONAL OCCUPANCY PERMITS WILL BE ISSUED FOR DWELLING UNITS UNLESS THE PURCHASING HOUSEHOLDER EARNS NO MORE THAN 70% OF THE AREA MEDIAN INCOME AS DEFINED BY THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT, UNTIL THE ABOVE CONDITION IS MET OR UNTIL THE CITY COUNCIL HAS APPROVED AN AMENDMENT TO THIS CONDITION.

11) THE TEMPORARY SEPTIC SYSTEM EASEMENT SHOWN SHALL EXPIRE UPON CONNECTION OF A SANITARY SEWER SERVICE LINE TO APPROVED FUTURE SANITARY SEWER PUBLIC IMPROVEMENTS.

LINE	BEARING	LENGTH
L1	N88°50'53"E	56.41'
L2	N88°50'53"E	23.30'
L3	N88°50'53"E	72.30'
L4	S01°13'33"E	12.75'
L5	S01°13'33"E	18.66'
L6	S01°13'33"E	1.92'
L7	S12°12'07"E	10.37'
L8	N88°40'44"E	14.12'
L9	S88°46'30"E	19.78'
L10	S88°46'30"E	14.52'
L11	S88°46'30"E	18.24'
L12	N11°15'25"E	22.00'
L13	S01°55'04"E	22.00'
L14	S88°46'30"E	7.11'
L15	S88°46'30"E	14.52'
L16	S88°46'30"E	18.24'
L17	S88°46'30"E	4.30'
L18	N88°50'53"E	23.30'
L19	N88°46'30"E	26.43'
L20	N16°11'05"W	18.01'
L21	N88°46'30"E	18.64'
L22	N88°46'30"E	16.04'
L23	N88°46'30"E	14.67'
L24	N88°46'30"E	17.82'
L25	N88°46'30"E	4.21'
L26	N13°03'16"E	16.95'
L27	N88°46'30"E	3.78'
L28	N88°46'30"E	14.52'
L29	N88°46'30"E	9.47'
L30	N88°46'30"E	8.77'
L31	N88°46'30"E	13.26'
L32	S01°13'33"E	14.65'
L33	S01°13'33"E	12.82'
L34	N88°50'53"E	8.37'
L35	S32°38'24"W	23.22'
L36	S51°32'47"W	22.43'
L37	N00°24'00"W	23.91'
L38	N18°34'01"W	36.80'
L39	S12°32'57"W	26.41'
L40	N17°05'34"W	42.47'
L41	N88°42'18"E	32.03'
L42	N88°42'18"E	66.01'
L43	N88°42'18"E	36.91'
L44	N88°42'18"E	9.10'
L45	N88°42'18"E	16.18'
L46	N88°42'18"E	20.02'
L47	N88°42'18"E	23.35'
L48	N88°42'18"E	16.82'
L49	N88°42'18"E	13.34'
L50	N88°42'18"E	44.50'
L51	N88°42'18"E	8.90'
L52	N88°42'18"E	8.54'
L53	N88°42'18"E	10.08'
L54	N88°42'18"E	8.00'
L55	N88°42'18"E	4.80'
L56	N88°42'18"E	4.00'
L57	N88°42'18"E	4.00'
L58	N88°42'18"E	4.00'
L59	N88°42'18"E	22.23'
L60	N88°42'18"E	21.76'
L61	N88°42'18"E	39.91'
L62	N88°42'18"E	40.14'
L63	N88°42'18"E	39.95'
L64	N88°42'18"E	28.47'
L65	N88°42'18"E	20.92'
L66	N88°42'18"E	12.60'
L67	N88°42'18"E	22.57'
L68	N88°42'18"E	9.84'
L69	N88°42'18"E	43.74'
L70	N88°42'18"E	37.09'
L71	N88°42'18"E	10.00'
L72	N88°42'18"E	37.09'
L73	N88°42'18"E	37.09'
L74	N88°42'18"E	37.09'
L75	N88°42'18"E	10.00'
L76	N88°42'18"E	37.09'
L77	N88°42'18"E	11.50'

LINE	BEARING	LENGTH
L78	S88°50'53"E	10.00'
L79	N88°50'53"E	11.50'
L80	S88°50'53"E	33.38'
L81	S88°50'53"E	10.00'
L82	N88°50'53"E	33.38'
L83	S88°50'53"E	28.48'
L84	S88°50'53"E	14.01'
L85	S88°50'53"E	23.02'
L86	S88°50'53"E	15.24'
L87	S88°50'53"E	18.65'
L88	S88°50'53"E	38.63'
L89	S88°50'53"E	10.00'
L90	S88°50'53"E	38.63'
L91	S88°50'53"E	3.53'
L92	S88°50'53"E	9.80'
L93	S88°50'53"E	10.00'
L94	S88°50'53"E	9.80'
L95	S88°50'53"E	9.80'
L96	S88°50'53"E	9.80'
L97	S88°50'53"E	9.80'
L98	S88°50'53"E	9.80'
L99	S88°50'53"E	9.80'
L100	S88°50'53"E	9.80'
L101	S88°50'53"E	9.80'
L102	S88°50'53"E	9.80'
L103	S88°50'53"E	9.80'
L104	S88°50'53"E	9.80'
L105	S88°50'53"E	9.80'
L106	S88°50'53"E	9.80'
L107	S88°50'53"E	9.80'
L108	S88°50'53"E	9.80'
L109	S88°50'53"E	9.80'
L110	S88°50'53"E	9.80'
L111	S88°50'53"E	9.80'
L112	S88°50'53"E	9.80'
L113	S88°50'53"E	9.80'
L114	S88°50'53"E	9.80'
L115	S88°50'53"E	9.80'
L116	S88°50'53"E	9.80'
L117	S88°50'53"E	9.80'
L118	S88°50'53"E	9.80'
L119	S88°50'53"E	9.80'
L120	S88°50'53"E	9.80'
L121	S88°50'53"E	9.80'
L122	S88°50'53"E	9.80'
L123	S88°50'53"E	9.80'
L124	S88°50'53"E	9.80'
L125	S88°50'53"E	9.80'
L126	S88°50'53"E	9.80'
L127	S88°50'53"E	9.80'
L128	S88°50'53"E	9.80'
L129	S88°50'53"E	9.80'
L130	S88°50'53"E	9.80'
L131	S88°50'53"E	9.80'
L132	S88°50'53"E	9.80'
L133	S88°50'53"E	9.80'
L134	S88°50'53"E	9.80'
L135	S88°50'53"E	9.80'
L136	S88°50'53"E	9.80'
L137	S88°50'53"E	9.80'
L138	S88°50'53"E	9.80'
L139	S88°50'53"E	9.80'
L140	S88°50'53"E	9.80'
L141	S88°50'53"E	9.80'
L142	S88°50'53"E	9.80'
L143	S88°50'53"E	9.80'
L144	S88°50'53"E	9.80'
L145	S88°50'53"E	9.80'
L146	S88°50'53"E	9.80'
L147	S88°50'53"E	9.80'
L148	S88°50'53"E	9.80'
L149	S88°50'53"E	9.80'
L150	S88°50'53"E	9.80'
L151	S88°50'53"E	9.80'
L152	S88°50'53"E	9.80'
L153	S88°50'53"E	9.80'
L154	S88°50'53"E	9.80'
L155	S88°50'53"E	9.80'

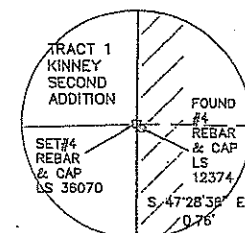
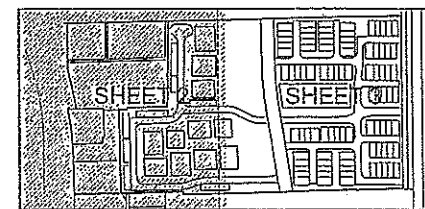
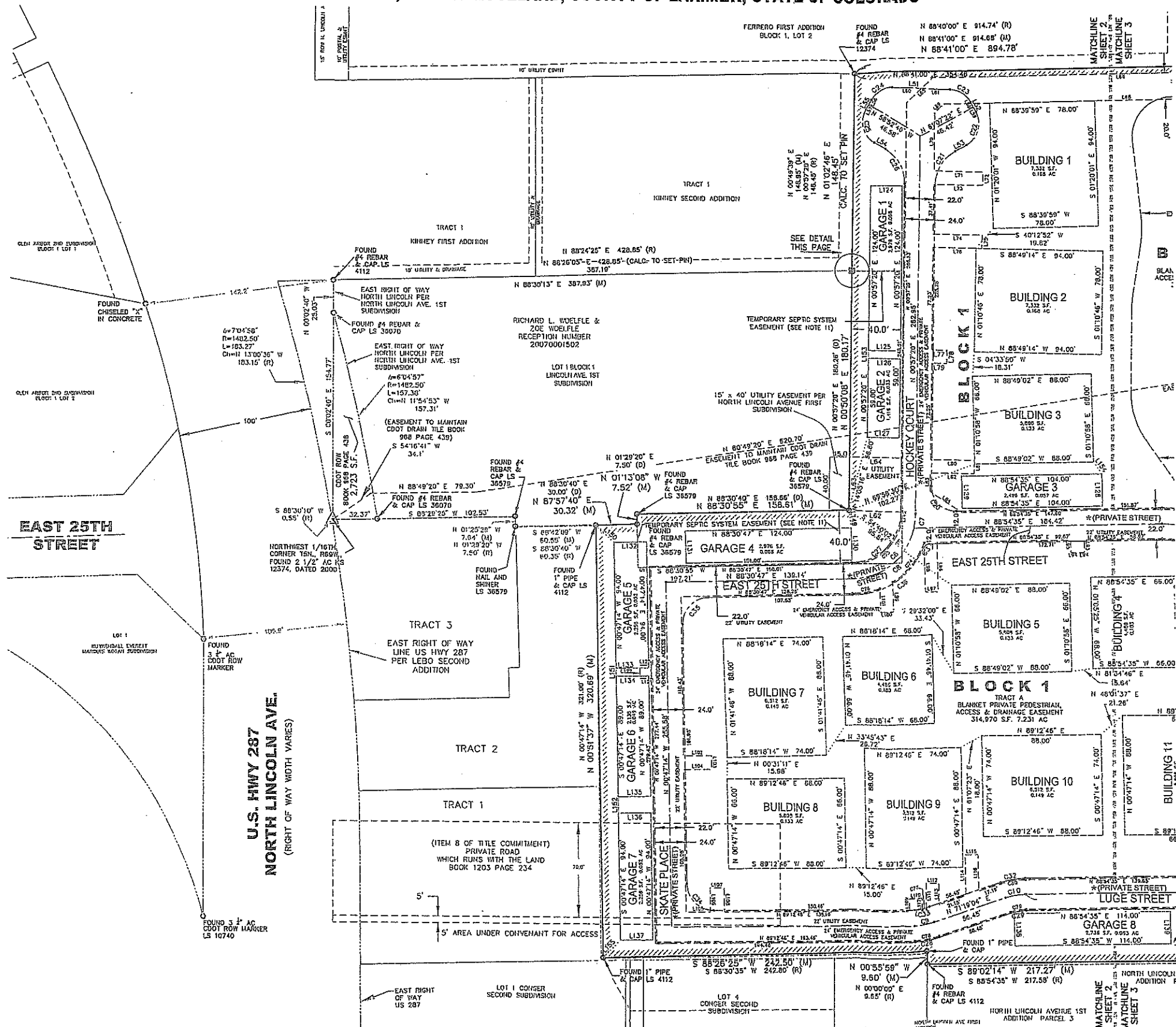


VICINITY MAP  
1"=1000'

CURVE TABLE					
CURVE	DELTA	RADIUS	BEARING	CHORD	LENGTH
C1	73°34'51"	500.00'	S 05°01'05" E	68.11'	66.16'
C2	73°34'51"	525.00'	S 05°01'05" E	69.41'	68.46'
C3	27°46'00"	75.00'	S 76°07'07" E	35.89'	36.35'
C4	28°51'16"	75.00'	N 76°39'46" W	37.37'	37.77'
C5	87°33'27"	80.00'	N 44°44'04" E	62.18'	76.41'
C6	14°34'34"	50.00'	N 07°44'21" E	10.85'	10.97'
C7	74°58'25"	50.00'	N 51°01'21" E	60.89'	65.43'
C8	17°53'42"	50.00'	N 80°15'55" E	15.55'	15.92'
C9	17°53'42"	50.00'	S 80°05'50" W	15.29'	15.35'
C10	17°53'42"	50.00'	S 80°05'50" W	15.29'	15.35'
C11	18°01'08"	150.00'	N 80°29'18" E	49.56'	49.78'
C12	16°01'08"	150.00'	S 80°29'18" E	49.56'	49.78'
C13	6°36'33"	100.00'	S 84°18'10" W	15.01'	15.03'
C14	6°36'33"	100.00'	S 84°18'10" W	15.01'	15.03'
C15	24°27'23"	100.00'	S 97°12'45" W	4.87'	4.87'
C16	6°36'33"	100.00'	N 94°18'10" E	15.01'	15.03'
C17	49°40'35"	20.00'	N 67°02'36" E	15.53'	15.84'
C18	27°46'00"	63.00'	S 76°07'07" E	30.23'	30.63'
C19	28°51'16"	65.00'	N 76°39'46" W	42.85'	43.31'
C20	89°02'48"	18.50'	S 45°04'02" E	28.63'	29.72'
C21	89°02'48"	30.00'	S 45°04'02" E	30.10'	30.10'
C22	90°00'00"	18.50'	N 16°10'46" E	26.16'	26.06'
C23	60°00'00"	18.50'	N 58°49'14" W	18.50'	19.37'
C24	60°00'00"	18.50'	S 61°10'46" W	18.50'	19.37'
C25	90°00'00"	18.50'	S 13°49'14" E	26.16'	26.06'
C26	58°46'34"	30.00'	N 28°59'57" W	28.80'	31.30'
C27	87°33'27"	30.00'	N 44°44'04" E	62.18'	65.43'
C28	17°53'42"	32.00'	N 80°15'55" E	19.82'	19.86'
C29	17°53'42"	38.00'	S 80°05'50" W	11.62'	11.67'
C30	28°02'07"	20.00'	N 76°30'32" E	10.07'	10.16'
C31	42°21'19"	21.00'	N 66°38'57" E	15.17'	15.63'
C32	17°53'42"	62.00'	S 80°05'50" W	15.89'	16.04'
C33	17°53'42"	20.00'	N 80°15'55" E	11.62'	11.67'
C34	90°00'00"	20.00'	S 45°04'02" E	28.63'	31.42'
C35	89°18'01"	20.00'	S 45°04'02" E	28.63'	31.42'
C36	63°21'50"	62.00'	N 58°49'14" E	65.13'	68.57'
C37	63°45'38"	5.00'	S 57°01'46" W	5.28'	5.58'
C38	28°51'16"	63.00'	N 76°39'46" W	31.39'	31.73'
C39	27°46'00"	87.00'	S 76°07'07" E	41.75'	42.16'
C40	28°04'40"	20.00'	N 75°59'13" E	9.70'	9.80'
C41	49°40'35"	20.00'	S 45°04'02" E	18.51'	18.64'
C42	90°00'00"	20.00'	S 45°00'00" E	18.51'	18.64'
C43	90°00'00"	20.00'	N 45°00'00" E	28.28'	31.42'
C44	28°03'49"	20.00'	S 75°58'13" E	9.70'	9.80'
C45	45°40'35"	20.00'	S 57°03'36" W	15.53'	15.84'
C46	90°00'00"	20.00'	N 45°00'00" E	14.14'	15.21'
C47	90°00'00"	20.00'	S 45°00'00" E	14.14'	15.21'
C48	90°00'00"	20.00'	N 45°00'00" E	28.28'	31.42'
C49	90°00'00"	10.00'	S 44°58'53" W	14.14'	15.21'
C50	90°00'00"	10.00'	S 45°00'00" E	14.14'	15.21'
C51	28°03'49"	20.00'	S 75°58'13" E	9.70'	9.80'
C52	21°26'14"	130.00'	N 78°18'45" E	51.33'	51.63'
C53	66°53'45"	20.00'	N 45°00'00" E	72.83'	72.83'
C54	93°39'31"	112.00'	S 04°16'10" W	15.81'	16.83'
C55	95°35'31"	20.00'	N 49°14'30" W	30.33'	34.42'
C56	38°05'44"	20.00'	S 70°57'01" E	13.95'	13.30'
C57	35°38'39"	20.00'	S 72°10'47" E	12.24'	12.44'
C58	90°00'00"	20.00'	S 44°58'53" W	28.28'	31.42'
C59	90°00'00"	28.00'	S 45°00'00" E	28.28'	31.42'
C60	90°00'00"	20.00'	S 45°00'00" E	28.28'	31.42'
C61	90°00'00"	20.00'	S 45°00'00" E	28.28'	31.42'
C62	90°00'00"	20.00'	S 44°58'53" W	28.28'	31.42'
C63	90°00'00"	10.87'	S 44°54'10" W	28.12'	31.24'
C64	8°35'33"	112.00'	N 94°18'10" E	15.81'	16.83'
C65	95°38'20"	10.00'	S 45°00'43" E	15.16'	17.21'
C66	89°00'00"	20.00'	S 45°00'00" E	14.14'	15.21'
C67	36°52'48"	20.00'	S 72°08'12" E	28.28'	31.42'
C68	18°33'32"	130.00'	N 80°03'12" W	51.33'	51.63'
C69	87°52'23"	20.00'	S 33°39'35" W	22.35'	23.73'
C70	27°46'00"	85.00'	S 76°07'07" E	30.71'	31.08'
C71	27°46'00"	85.00'	S 76°07'07" E	41.27'	41.68'
C72	28°51'16"	85.00'	N 76°39'46" W	42.85'	43.31'
C73	28°51'16"	84.00'	N 76°39'46" W	31.89'	32.23'
C74	36°52'48"	20.00'	N 40°03'27" E	39.08'	39.68'
C75	76°16'31"	39.00'	N 04°03'12" E	22.80'	23.88'
C76	19°52'53"	51.00'	N 78°24'20" E	21.06'	21.77'
C77	4°53'52"	39.00'	N 77°49'40" E	3.12'	3.51'
C78	17°53'42"	61.00'	N 80°15'55" E	18.87'	19.05'
C79	17°53'42"	39.00'	S 80°05'50" W	11.93'	12.17'
C80	17°53'42"	39.00'	S 80°05'50" W	11.93'	12.17'
C81	17°53'42"	61.00'	S 80°05'50" W	18.89'	19.23'
C82	13°56'34"	475.00'	S 98°39'11" E	62.80'	63.24'
C83	13°56'34"	475.00'	S 98°39'11" E	62.80'	63.24'
C84	35°58'17"	475.00'	N 42°14'48" E	49.48'	49.50'

A PRELIMINARY PLAT OF  
**NORTH LINCOLN AVENUE SECOND  
SUBDIVISION**

BEING A SUBDIVISION OF OUTLOT A, NORTH LINCOLN AVENUE FIRST SUBDIVISION, LOCATED IN  
THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH  
PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



**Stantec**  
Stantec Consulting Inc.  
209 South Midway Street  
Fort Collins CO USA  
80521-2603  
Tel. 970.482.5922  
Fax. 970.482.5358  
www.stantec.com

Copyright Reserved  
The Contractor shall verify and be responsible for all dimensions, DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay.  
The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Consultants

Legend

- SECTION CORNER MONUMENT AS NOTED
- 1/4 CORNER MONUMENT AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- (R) RECORD DIMENSIONS FROM LAND SURVEY PLAT REC. NO. 97054184
- (D) RECORD DIMENSIONS FROM DEED AT REC. NO. 20070001502
- SECTION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING EASEMENT
- PROPOSED RIGHT OF WAY LINE
- LOT LINE
- BOUNDARY
- PROPOSED UTILITY EASEMENT
- CENTERLINE ROAD
- BUILDING TIES
- EMERGENCY ACCESS EASEMENT
- BUILDING ENVELOPE

File Name: 10530r-pld.dwg  
Dwg. Chkd. Dgn. 07.01.15  
Dm. Chkd. Dgn. T.Y.MALLO

Permit Seal

Client/Project  
SOLITAIRE INVESTMENTS LLC

PRELIMINARY PLAT OF NORTH LINCOLN  
AVENUE SECOND SUBDIVISION  
LOVELAND, CO

Title

Project No. 187010530

Drawing No. Sheet

Revision

\* SEE PRIVATE DEDICATION  
STATEMENT ON SHEET 1

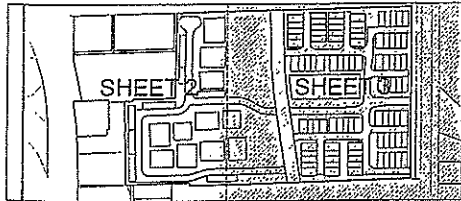
Scale 1"=40'

Revision



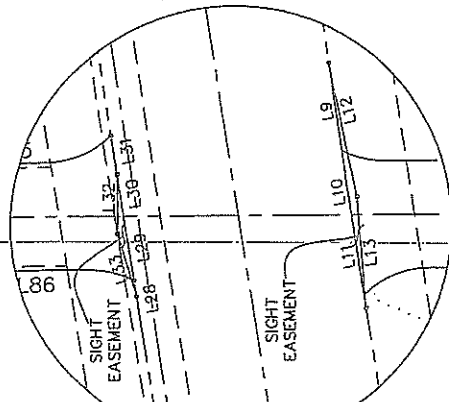
# A PRELIMINARY PLAT OF NORTH LINCOLN AVENUE SECOND SUBDIVISION

BEING A SUBDIVISION OF OUTLOT A, NORTH LINCOLN AVENUE FIRST SUBDIVISION, LOCATED IN  
THE NORTHWEST QUARTER OF SECTION 12, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH  
PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

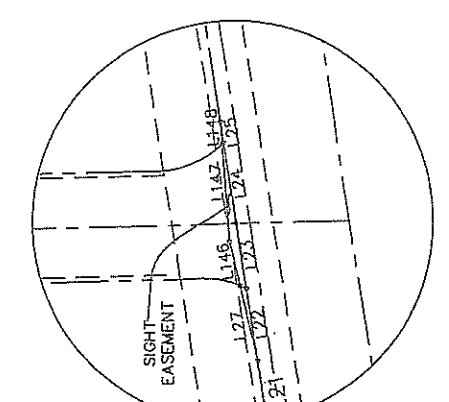


KEY MAP  
(NOT TO SCALE)

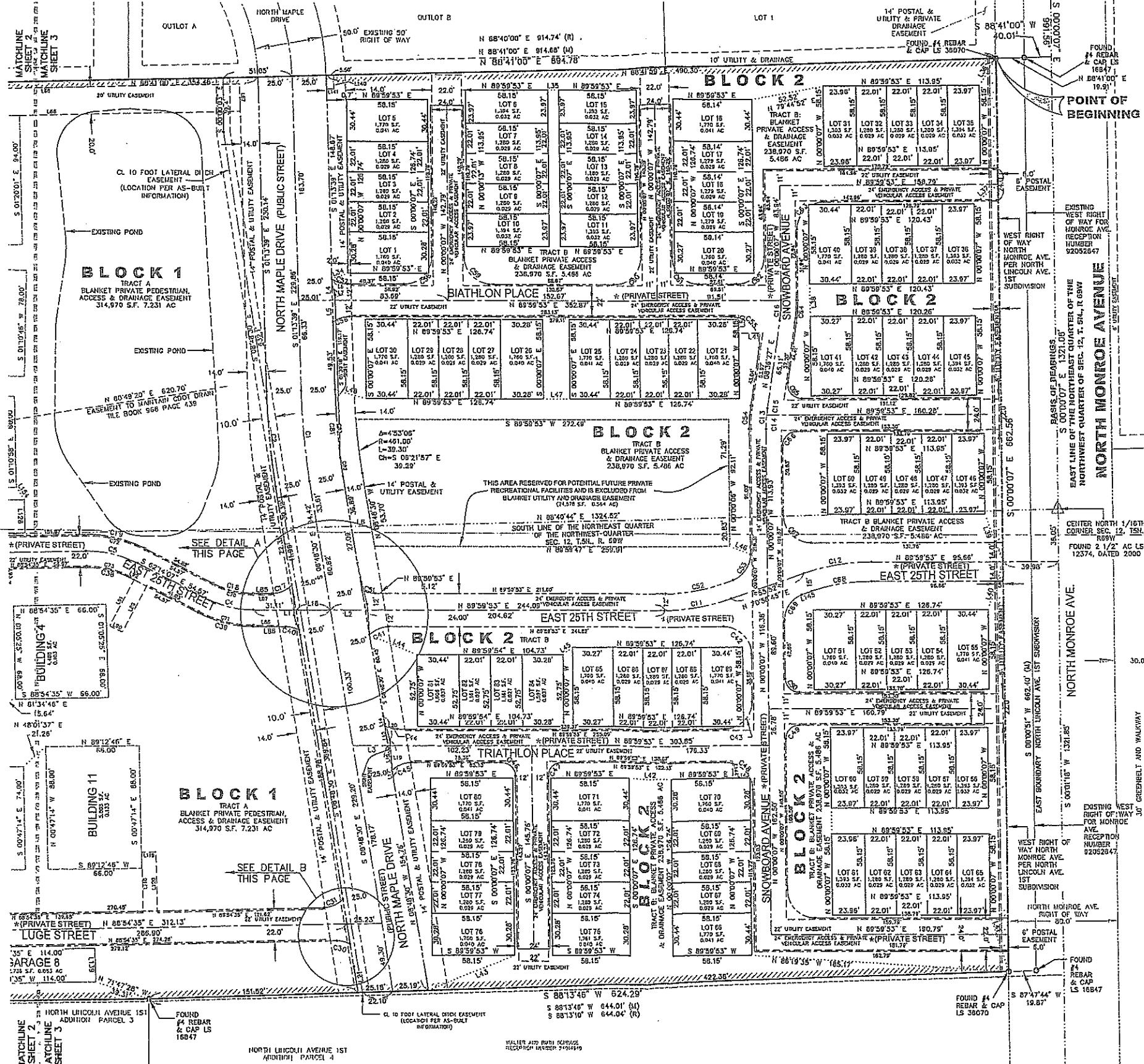
\* SEE PRIVATE DEDICATION  
STATEMENT ON SHEET 1



SIGHT  
EASEMENT  
DETAIL A  
DETAIL SCALE  
1"=20'



SIGHT  
EASEMENT  
DETAIL B



NORTH 1/4  
CORNER SEC.  
12, T5N., R69W  
FOUND 2 1/2" AC  
IN RANGE BOX  
LS 12374,  
DATED 2000

POINT OF  
BEGINNING

EXISTING  
WEST RIGHT  
OF WAY FOR  
MONROE AVE.  
RECEIPTION  
NUMBER  
92052647

EAST LINE OF THE NORTHWEST QUARTER OF THE  
NORTHWEST QUARTER OF SEC. 12, T. 5N., R. 69W.  
NORTH MONROE AVENUE

CENTER NORTH 1/4TH  
CORNER SEC. 12, T5N.,  
FOUND 2 1/2" AC LS  
12374, DATED 2000

NORTH MONROE AVE.

EXISTING WEST  
RIGHT OF WAY  
FOR MONROE  
RECEIPTION  
NUMBER  
92052647

NORTH MONROE AVE.

EXISTING WEST  
RIGHT OF WAY  
FOR MONROE  
RECEIPTION  
NUMBER  
92052647

NORTH MONROE AVE.

EXISTING WEST  
RIGHT OF WAY  
FOR MONROE  
RECEIPTION  
NUMBER  
92052647

NORTH MONROE AVE.

EXISTING WEST  
RIGHT OF WAY  
FOR MONROE  
RECEIPTION  
NUMBER  
92052647



Stantec

Copyright Reserved

The Contractor shall verify and be responsible for all dimensions. DO NOT scale the drawing - any errors or omissions shall be reported to Stantec without delay. The Copyrights to all designs and drawings are the property of Stantec. Reproduction or use for any purpose other than that authorized by Stantec is forbidden.

Consultants

Legend

- SECTION CORNER MONUMENT AS NOTED
- 1/4 CORNER MONUMENT AS NOTED
- FOUND PROPERTY CORNER AS NOTED
- (R) RECORD DIMENSIONS FROM LAND SURVEY PLAT REC. NO. 97034184
- (D) RECORD DIMENSIONS FROM DEED AT REC. NO. 20070001502
- SECTION LINE
- EXISTING RIGHT OF WAY LINE
- EXISTING EASEMENT
- PROPOSED RIGHT OF WAY LINE
- LOT LINE
- BOUNDARY
- PROPOSED UTILITY EASEMENT
- CENTERLINE ROAD
- BUILDING TIES
- EMERGENCY ACCESS EASEMENT
- BUILDING ENVELOPE

File Name: 10530v-pl.dwg  
Dwg. Chd. Org. 07.01.15  
YYJHDD

Formal Seal



Client/Project  
SOLITAIRE INVESTMENTS LLC

PRELIMINARY PLAT OF NORTH LINCOLN  
AVENUE SECOND SUBDIVISION  
LOVELAND, CO

Title

Project No. 187010530  
Drawing No. Sheet Revision  
Scale 1"=40'

RECEIVED  
JUN 28 2007

FERRERO  
AUTO  
CENTER

KINKO'S

BIG O  
TIRE

MTN. VIEW  
MOTORS

# SITE PLAN LEGEND

- BOUNDARY PROPERTY LINE
- LOT LINE
- RIGHT OF WAY (ROW)
- STREET FLOWLINE
- STREET CURB
- WALK
- CENTER LINE
- UTILITY EASEMENT
- LOT (BUILDING) ENVELOPE
- 6' TALL SOLID PRIVACY FENCE
- HANDICAP ACCESSIBLE PARKING (13' X 17' W/ ACCESS AISLE)
- STANDARD PARKING (9' X 17')
- HANDICAP RAMP
- VAN ACCESSIBLE (13' X 17' W/ ACCESS AISLE)
- BIKE RACK (SEE DETAIL)
- BOLLARD
- TRASH DUMPSTER
- PLAYGROUND EQUIPMENT LOCATION with swings, slides, or similar

LOT 2, BLOCK 1,  
FERRERO FIRST ADDITION

SEE PRELIMINARY CONSTRUCTION DRAWINGS  
FOR CONNECTION TO WILLOW PARK ADDITION

TRACT A

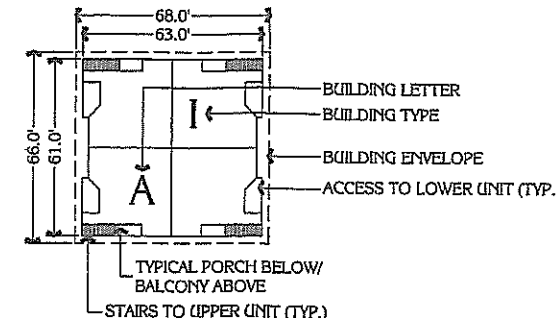
BLOCK 1

PLAY AREA  
42,942 S.F.

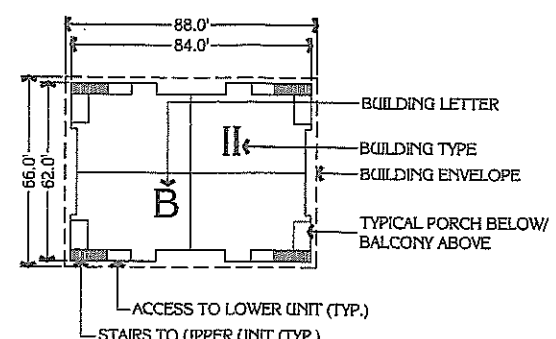
PLAY AREA  
29,774 S.F.  
BLOCK 2

PLAY AREA  
9,590 S.F.

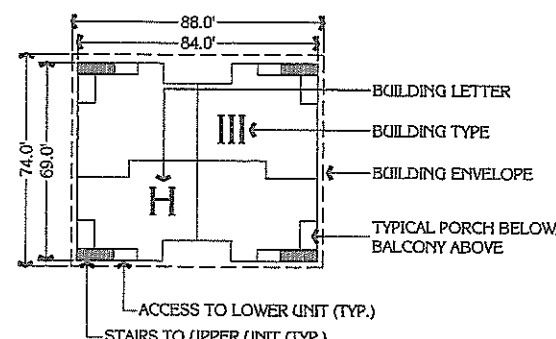
STANDARD TEMPORARY  
DEAD END BARRICADE



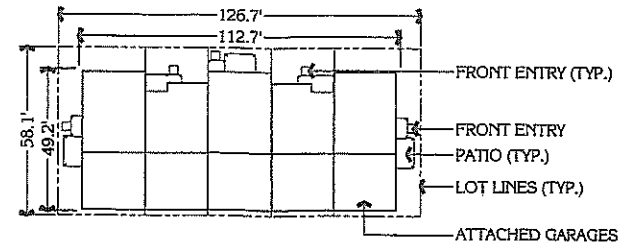
BUILDING TYPE I TYPICAL  
SCALE: 1" = 30'



BUILDING TYPE II TYPICAL  
SCALE: 1" = 30'



BUILDING TYPE III TYPICAL  
SCALE: 1" = 30'

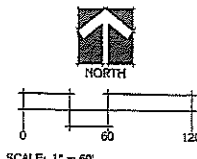


SINGLE FAMILY ATTACHED TYPICAL  
SCALE: 1" = 30'

**VIGNETTE**  
Landscapes Architecture  
Site Planning  
Graphics  
144 N. Mason Street Suite 2, Fort Collins, CO 80524  
Tel: (970) 472-9125 Fax: (970) 494-0728  
1115 Grant Street, G-5 Denver, CO 80203  
Tel: (303) 832-2530 Fax: (303) 832-2536

## Sanctuary on the Park PUD

PRELIMINARY DEVELOPMENT PLANS  
LOVELAND, COLORADO



JOB NO. 12001  
ACAD FILE 12001.FDP3  
DRAWN BG  
CHECKED TCH  
DATE SEPT. 28, 2004  
REVISIONS:  
OCT. 31, 2005  
JAN. 30, 2007  
APR. 23, 2007  
JUN. 12, 2007  
OCT. 24, 2008  
Mdays 2/25/09

SHEET TITLE  
SITE PLAN

SHEET NO.  
4 OF 9