

Conceptual Review Agenda

Schedule for 08/23/18 to 08/23/18

281 Conference Room A

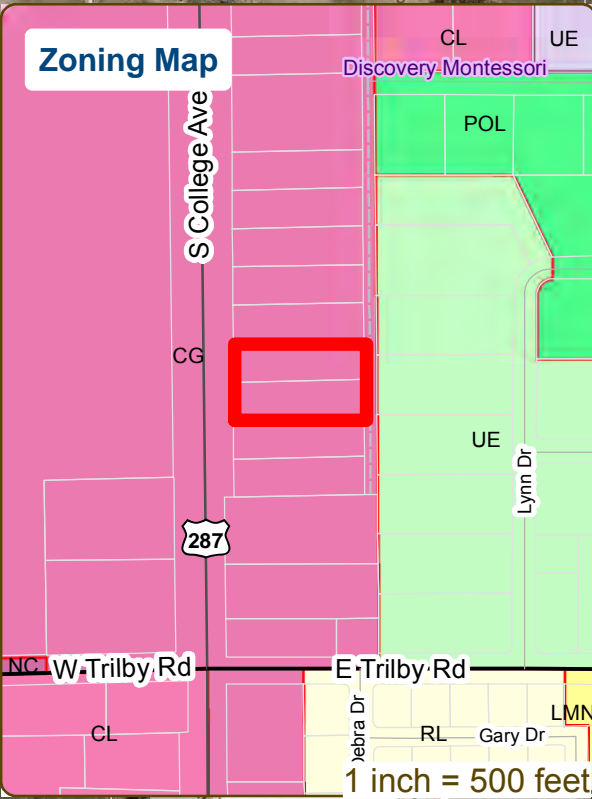
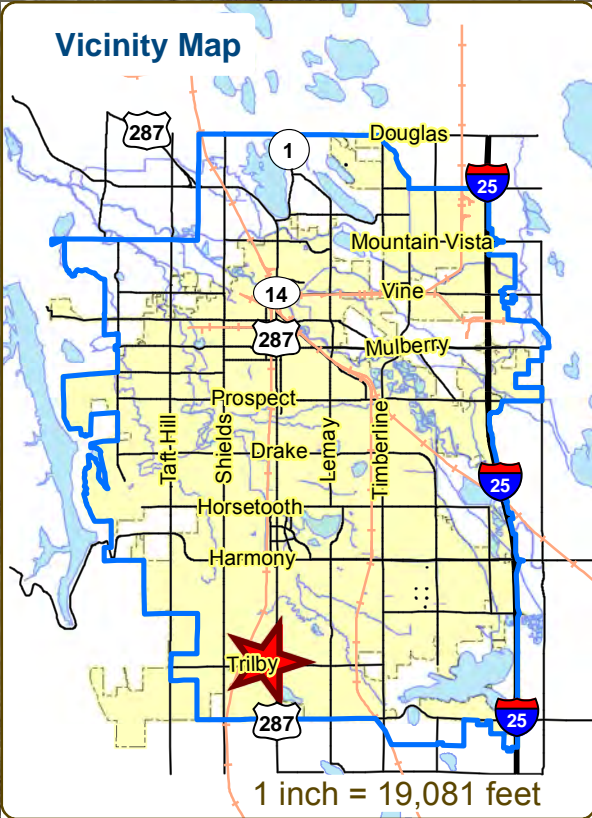
Thursday, August 23, 2018

Time	Project Name	Applicant Info	Project Description		
8:45	Breeze Thru Headquarters CDR180058	Deanne Frederickson (970) 534-9095 deanne.frederickson@baselinecorp.co	This is a change of use request for 6464 S College Ave from a beauty school to offices and up to 10 apartments (parcel #9612305003). No structural changes are proposed for the existing building. A 2400 square foot, one story garage is proposed at the east end of the lot. 51 parking spaces are proposed on site. Existing site access is from the S College Ave frontage road. The proposed project is within the General Commercial (CG) zone district and is subject to Administrative (Type 1) review.	Planner	Kai Kleer
				DRC	Todd Sullivan
9:30	700 Remington St CDR180059	Robert Benham (303) 968-7563 jabz4@comcast.net	This is a request to add a legal accessory dwelling unit at 700 Remington St (parcel #9713218001). There is currently an illegal dwelling unit on the property in the detached building. The property has alley access from the rear and five off-street parking spaces are proposed between the house and rear alley. The property is within the Neighborhood Conservation Buffer (NCB) zone district and is subject to administrative (Type 1) review.	Planner	Kai Kleer
				DRC	Todd Sullivan

Thursday, August 23, 2018

Time	Project Name	Applicant Info	Project Description		
10:15	Lake St Student Housing CDR180060	James Swanstrom (970) 213-6101 j.swanstrom@comcast.net	This is a request to demolish the existing single-family houses at 605 W Lake St (parcel #9714310003), 609 W Lake St (parcel #9714310002) and 300 Blevins Ct (parcel #9714310007) and construct a 6-story, 59 unit, 191 bedroom student housing project. Retail and parking are proposed on the ground floor, with additional parking and storage available below-grade for a total of 63 off-street parking spaces. . Below-grade parking access is proposed off of W Lake St and ground floor parking is accessed from Blevins Ct. The proposed project is within the High-Density, Mixed Use (HMN) zone district and is subject to Planning and Zoning Board (Type 2) review.	Planner	Jason Holland
				DRC	Tenae Beane
11:00	255 Monroe Minor Subdivision CDR180061	Linda Ripley (970) 224-5828 linda.ripley@ripleydesigninc.com	This is a request to subdivide 255 Monroe into two legal lots via the Minor Subdivision process (parcel #9725312001). The applicant also proposes to amend the existing Arena Master Plan to illustrate additional land use on the site formerly occupied by a bank drive-thru facility. The drive-thru facility has been abandoned for several years and there is no longer a banking facility on the site. The project is within the General Commercial (CG) zone district and is subject to Basic Development Review (BDR).	Planner	Clark Mapes
				DRC	Brandi BH

Breeze Thru Car Wash Headquarters



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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan and this application must be submitted to City Staff prior to the Conceptual Review meeting. The more information you are able to provide, the better feedback you are likely to get from the meeting. Please be aware that any information submitted may be considered a public record, available for review by anyone who requests it, including the media.

Conceptual Reviews are scheduled on three Monday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Monday morning. Conceptual Review is a free service. Complete applications and sketch plans must be submitted to City Staff no later than 5 pm, two Tuesdays prior to the meeting date. Application materials must be e-mailed to currentplanning@fcgov.com. If you do not have access to e-mail, other accommodations can be made upon request.

At Conceptual Review, you will meet with Staff from a number of City departments, such as Community Development and Neighborhood Services (Zoning, Current Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Advance Planning (Long Range Planning and Transportation Planning) and Poudre Fire Authority. Comments are offered by staff to assist you in preparing the detailed components of the project application. There is no approval or denial of development proposals associated with Conceptual Review. At the meeting you will be presented with a letter from staff, summarizing comments on your proposal.

BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Deanne Frederickson, Baseline Engineering for John Agnew, Wenga, LLC

Business Name (if applicable) Baseline Engineering

Your Mailing Address 4007 So. Lincoln Ave. Suite 405, Loveland, CO

Phone Number 970.534.9095 Email Address deanne.frederickson@baselinecorp.com

Site Address or Description (parcel # if no address) 6464 So. College

Description of Proposal (attach additional sheets if necessary) Change of Use proposal to renovate the existing building for office / conference and up to 10 apartments

Proposed Use Office and apartments Existing Use Beauty School

Total Building Square Footage 16,000 S.F. Number of Stories 2 Lot Dimensions 200 x 340

Age of any Existing Structures Built in 1977 - 41 years old

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [] Yes [x] No If yes, then at what risk is it? _____

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

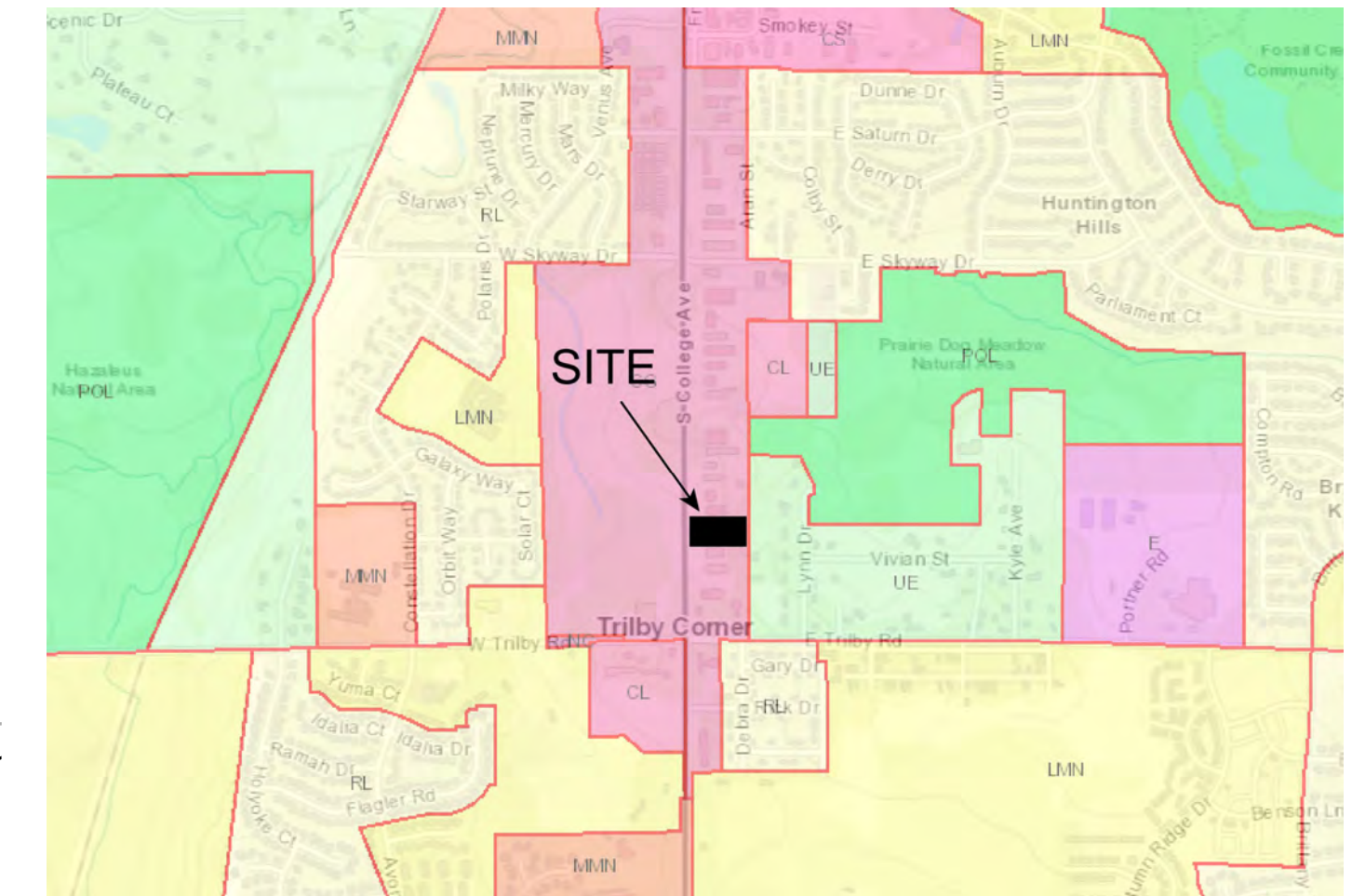
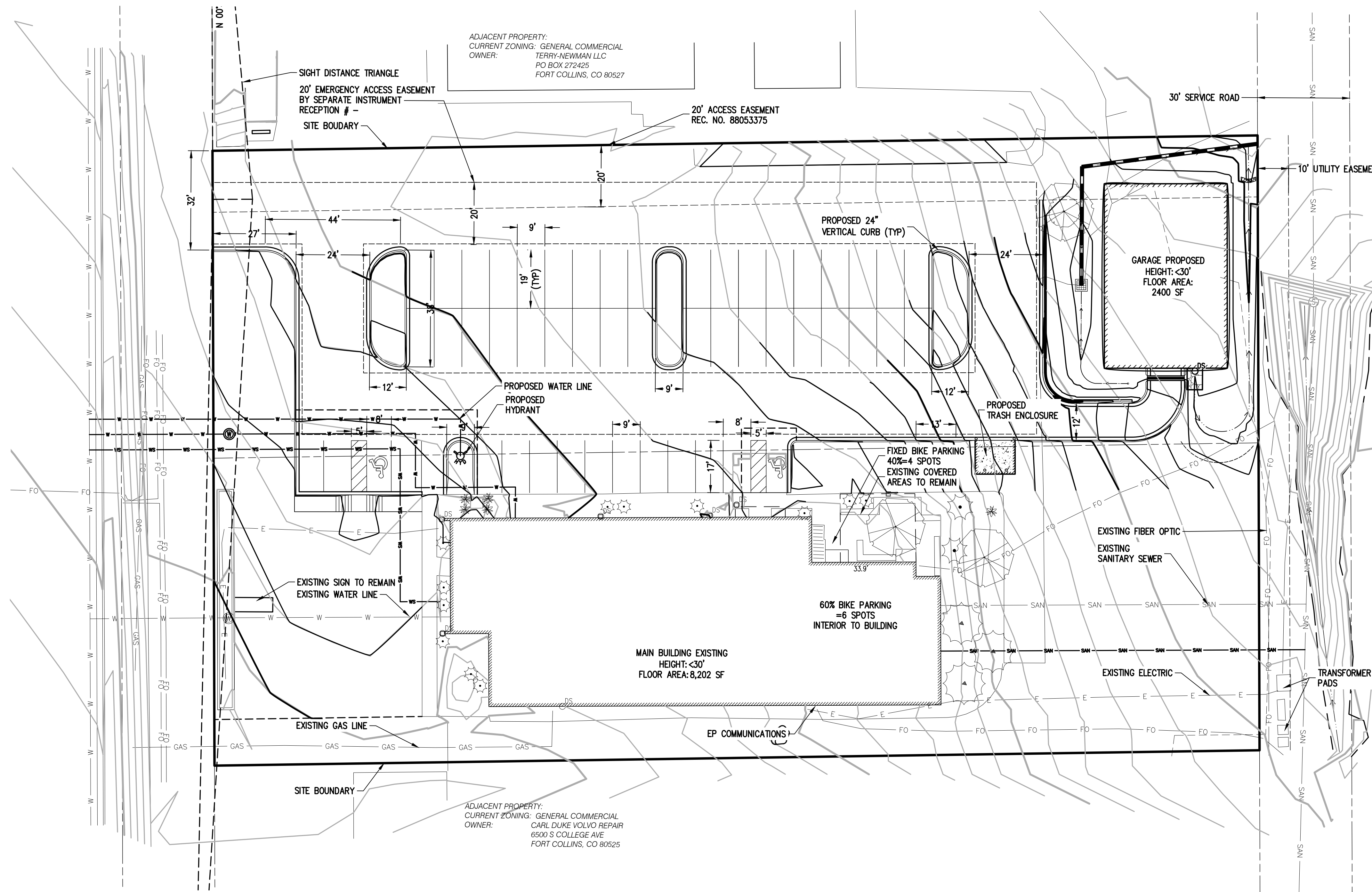
Increase in Impervious Area -0- S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

SITE PLAN BREEZE THRU HEADQUARTERS

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF
SECTION 12, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.
LOT 5, KEL-MAR STRIP, FTC, NEIGHBORHOOD 194
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO



SITE PLAN NOTES

- REFER TO FINAL UTILITY PLANS FOR EXACT LOCATIONS AND CONSTRUCTION INFORMATION FOR STORM DRAINAGE STRUCTURES, UTILITY MAINS AND SERVICES, PROPOSED TOPOGRAPHY, STREET IMPROVEMENTS.
- REFER TO THE SUBDIVISION PLAT AND UTILITY PLANS FOR EXACT LOCATIONS, AREAS AND DIMENSIONS OF ALL EASEMENTS, LOTS, TRACTS, STREETS, WALKS AND OTHER SURVEY INFORMATION.
- THE PROJECT SHALL BE CONSTRUCTED IN ACCORDANCE WITH THE FINAL PLANS. AMENDMENTS TO THE PLANS MUST BE REVIEWED AND APPROVED BY THE CITY PRIOR TO THE IMPLEMENTATION OF ANY CHANGES TO THE PLANS.
- ALL ROOF TOP AND GROUND MOUNTED MECHANICAL EQUIPMENT MUST BE SCREENED FROM VIEW FROM ADJACENT PROPERTY AND PUBLIC STREETS. IN CASES WHERE BUILDING PARAPETS DO NOT ACCOMPLISH SUFFICIENT SCREENING, THEN FREE-STANDING SCREEN WALLS MATCHING THE PREDOMINANT COLOR OF THE BUILDING SHALL BE CONSTRUCTED. OTHER MECHANICAL EQUIPMENT SUCH AS CONDENSATE PIPES AND PLUMBING VENTS SHALL BE SCREENED OR PAINTED TO MATCH SURROUNDING BUILDING SURFACES.
- ALL CONSTRUCTION WITH THIS DEVELOPMENT PLAN MUST BE COMPLETED IN ONE PHASE UNLESS A PHASING PLAN IS SHOWN WITH THESE PLANS.
- ALL EXTERIOR LIGHTING PROVIDED SHALL COMPLY WITH THE FOOT-CANDLE REQUIREMENTS IN SECTION 3.2.4 OF THE LAND USE CODE AND SHALL USE A CONCEALED, FULLY SHIELDED LIGHT SOURCE WITH SHARP CUTOFF CAPABILITY SO AS TO MINIMIZE UPLIGHT, SPILL LIGHT, GLARE AND UNNECESSARY DIFFUSION.
- SIGNAGE AND ADDRESSING ARE NOT PERMITTED WITH THIS PLANNING DOCUMENT AND MUST BE APPROVED BY SEPARATE CITY PERMIT PRIOR TO CONSTRUCTION. SIGNS MUST COMPLY WITH CITY SIGN CODE UNLESS A SPECIFIC VARIANCE IS GRANTED BY THE CITY.
- FIRE HYDRANTS MUST MEET OR EXCEED Poudre FIRE AUTHORITY STANDARDS. ALL BUILDINGS MUST PROVIDE AN APPROVED FIRE EXTINGUISHING SYSTEM.
- ALL BIKE RACKS PROVIDED MUST BE PERMANENTLY ANCHORED.
- ALL SIDEWALKS AND RAMPS MUST CONFORM TO CITY STANDARDS. ACCESSIBLE RAMPS MUST BE PROVIDED AT ALL STREET AND DRIVE INTERSECTIONS AND AT ALL DESIGNATED ACCESSIBLE PARKING SPACES. ACCESSIBLE PARKING SPACES MUST HAVE A SLOPE NO MORE THAN 1:48 IN ANY DIRECTION. ALL ACCESSIBLE ROUTES MUST HAVE A SLOPE NO MORE THAN 1:20 IN DIRECTION OF TRAVEL AND WITH NO MORE THAN 1:48 CROSS SLOPE.
- COMMON OPEN SPACE AREAS AND LANDSCAPING WITHIN RIGHT OF WAY, STREET MEDANS, AND TRAFFIC CIRCLES ADJACENT TO COMMON OPEN SPACE AREAS ARE REQUIRED TO BE MAINTAINED BY THE PROPERTY OWNER OF THE COMMON AREA. THE PROPERTY OWNER IS RESPONSIBLE FOR SNOW REMOVAL ON ALL ADJACENT STREET SIDEWALKS AND SIDEWALKS IN COMMON OPEN SPACE AREAS.
- DESIGN AND INSTALLATION OF ALL PARKWAY/TREE LAWN AND MEDIAN AREAS IN THE RIGHT-OF-WAY SHALL BE IN ACCORDANCE WITH CITY STANDARDS, UNLESS OTHERWISE AGREED TO BY THE CITY WITH THE FINAL PLANS. ALL Ongoing MAINTENANCE OF SUCH AREAS IS THE RESPONSIBILITY OF THE OWNER/DEVELOPER.
- THE PROPERTY OWNER FOR EACH RESIDENTIAL LOT IS RESPONSIBLE FOR SNOW REMOVAL ON ALL STREET SIDEWALKS ADJACENT TO EACH RESIDENTIAL LOT.
- PRIVATE CONDITIONS, COVENANTS, AND RESTRICTIONS (CC&RS), OR ANY OTHER PRIVATE RESTRICTIVE COVENANT IMPOSED ON LANDOWNERS WITHIN THE DEVELOPMENT, MAY NOT BE CREATED OR ENFORCED HAVING THE EFFECT OF PROHIBITING OR LIMITING THE INSTALLATION OF XERISCAPE LANDSCAPING, SOLAR PHOTO-VOLTAIC COLLECTORS OR MOUNTED FLUSH UPON ANY ESTABLISHED ROOF LINE, CLOTHES LINES IF LOCATED IN BACK YARDS, GEAR-CONTROLLED COMPOST BINS, OR WHICH HAVE THE EFFECT OF REQUIRING THAT A PORTION OF ANY INDIVIDUAL LOT BE PLANTED IN TURF GRASS.
- ANY DAMAGED CURB, GUTTER AND SIDEWALK EXISTING PRIOR TO CONSTRUCTION, AS WELL AS STREETS, SIDEWALKS, CURBS AND GUTTERS, DESTROYED, DAMAGED OR REMOVED DUE TO CONSTRUCTION OF THIS PROJECT SHALL BE REPLACED OR RESTORED TO CITY OF FORT COLLINS STANDARDS AT THE DEVELOPER'S EXPENSE PRIOR TO THE ACCEPTANCE OF COMPLETED IMPROVEMENTS AND/OR PRIOR TO THE ISSUANCE OF THE FIRST CERTIFICATE OF OCCUPANCY.
- FREE LANE MARKING: A FIRE LANE MARKING PLAN MUST BE REVIEWED AND APPROVED BY THE FIRE OFFICIAL PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY, WHERE REQUIRED BY THE FIRE CODE OPTION. APPROVED SIGNS OR OTHER APPROVED NOTICES THAT INCLUDE THE WORDS NO PARKING FIRE LANE SHALL BE PROVIDED FOR FIRE APPARATUS ACCESS ROADS TO IDENTIFY SUCH ROADS OR PROHIBIT THE OBSTRUCTION THEREOF. THE MEANS BY WHICH FIRE LANES ARE DESIGNATED SHALL BE MAINTAINED IN A CLEAN AND LEGIBLE CONDITION AT ALL TIMES AND BE REPLACED OR REPAIRED WHEN NECESSARY TO PROVIDE ADEQUATE VISIBILITY.
- PREMISE IDENTIFICATION: AN ADDRESSING PLAN IS REQUIRED TO BE REVIEWED AND APPROVED BY THE CITY AND Poudre FIRE AUTHORITY PRIOR TO THE ISSUANCE OF ANY CERTIFICATE OF OCCUPANCY. UNLESS THE PRIVATE DRIVE IS NAMED, A MONUMENT SIGNAGE MAY BE REQUIRED TO ALLOW WAY FINDING. ALL BUILDINGS SHALL HAVE ADDRESS NUMBERS, BUILDING NUMBERS OR APPROVED BUILDING IDENTIFICATION PLACED IN A POSITION THAT IS PLAINLY LEGIBLE, VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY, AND POSTED WITH A MINIMUM OF SIX INCH NUMERALS ON A CONTRASTING BACKGROUND, WHERE ACCESS IS BY MEANS OF A PRIVATE ROAD AND THE BUILDING CANNOT BE VIEWED FROM THE PUBLIC WAY, A MONUMENT, POLE OR OTHER SIGN OR MEANS SHALL BE USED TO IDENTIFY THE STRUCTURE.

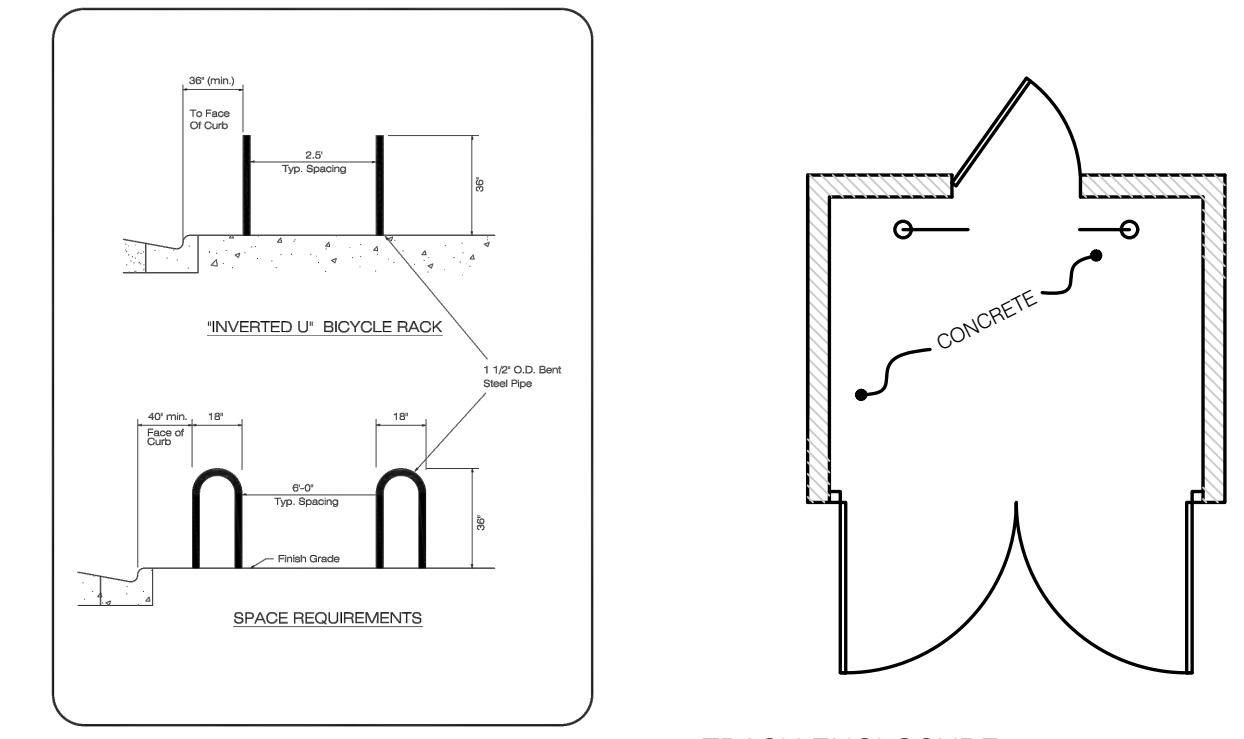
SITE DATA TABLE

EXISTING ZONING:	GEN. COMMERCIAL	
AREA COVERAGE	10,602 SF	15.6%
TOTAL BUILDING AREA:	8,202 SF	(77%)
EX. MAIN BUILDING:	2,204 SF	(23%)
PROPOSED GARAGE:	28,863 SF	42.4%
TOTAL AREA PAVEMENT:	28,535 SF	42.0%
TOTAL AREA OPEN SPACES:	N/A	0%
TOTAL PUBLIC STREET ROW:	68,000 SF	100.0%
TOTAL PARCEL AREA:		
BUILDING AREA:	10,602 SF	
LOT AREA:	68,000 SF	
FLOOR AREA RATIO:	15%	
TOTAL BUILDINGS:	2	
EXISTING MAIN:	<30'	2 STORY
BUILDING HEIGHT:	4,400 SF	10 UNITS
RESIDENTIAL:	3,802 SF	
OFFICE:		
PROPOSED GARAGE:	<30'	1 STORY
BUILDING HEIGHT:	6.4 DU/AC	
RESIDENTIAL DENSITY:		
PARKING CALCULATIONS:		
TOTAL PARKING:	51 SPACES	
HANDICAP:	2 SPACE	
BICYCLE:	10 SPACES	
60% ENCLOSED:	6 SPACES	
40% FIXED RACKS:	4 SPACES	



LEGEND

	PROPOSED GROUND SURFACE CONTOUR AND ELEVATION, FT
	PROPERTY LINE
	FLOWLINE, CURB AND GUTTER
	EASEMENT
	SANITARY SEWER LINE
	ELECTRIC LINE
	WATER LINE
	GAS LINE
	FIBER OPTIC LINE
	STORM SEWER LINE
	PROPOSED SITE LIGHT
	PROPOSED FIRE HYDRANT



SIGNATURES

OWNER'S CERTIFICATION
THE UNDERSIGNED DOES HEREBY CERTIFY THAT I/WE ARE THE LAWFUL OWNERS OF THE REAL PROPERTY DESCRIBED ON THIS SITE PLAN AND DO HEREBY CERTIFY THAT I/WE ACCEPT THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID SITE PLAN.

OWNER _____ DATE _____

NOTARY CERTIFICATE
STATE OF COLORADO ss.)
COUNTY OF _____)
SUBSCRIBED and sworn to before this _____ day of _____, 20____
by _____
WITNESS my hand and official seal: _____ My commission expires: _____
Notary Public _____

DIRECTOR OF PLANNING
APPROVED BY THE DIRECTOR OF PLANNING OF THE CITY OF FORT COLLINS, COLORADO, THIS _____ DAY OF _____ A.D. 20____
CDMS DIRECTOR _____

Engineering · Planning · Surveying
12 N RIBEY DRIVE SUITE 210 • GOLDEN, COLORADO 80403
P. 303.940.9966 • F. 303.940.9969 • www.baselinecorp.com

DESIGNED BY	JKC
DRAWN BY	JKC
CHECKED BY	NJUN

REVISION	DESCRIPTION	DATE

PREPARED BY	DATE

	LARIMER
--	---------

	WENGA LLC
--	-----------

	BREEZE THRU HQ
	6464 SOUTH COLLEGE AVE

	FORT COLLINS
--	--------------

	PREPARED UNDER THE DIRECT SUPERVISION OF
--	--

	FOR AND ON BEHALF OF
	BASELINE CORPORATION

	INITIAL SUBMITTAL	08/03/2018
	DRAWING SIZE	24" x 36"
	SURVEY FIRM	SURVEY DATE
	BASELINE	05/10/2018
	JOB NO.	PL375
	DRAWING NAME	375_Site Plan.dwg
	SHEET	OF 8

	PRELIMINARY
	NOT FOR
	CONSTRUCTION

BUILDING ELEVATIONS BREEZE THRU HEADQUARTERS

LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF
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1.



2.

1. WEST ELEVATION - OFFICE ENTRANCE
2. EAST ELEVATION - OUTDOOR SEATING AREA AND RESIDENTIAL ENTRANCE TO COVERED PATIO, SEATING, AND BICYCLE PARKING AREA
3. NORTH ELEVATION - TREE AND PERGOLA COVERED PATIO TO THE EAST AND OFFICE ENTRANCE TO THE WEST
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5. NORTH ELEVATION - TREE AND PERGOLA COVERED PATIO WITH BICYCLE PARKING AREA
6. EAST SIDE ELEVATION - RESIDENTIAL STAIRWAY THROUGH LANDSCAPING TO COVERED PATIO
7. SOUTH ELEVATION - VIEW LOOKING EAST
8. EAST ELEVATION - LOOKING WEST



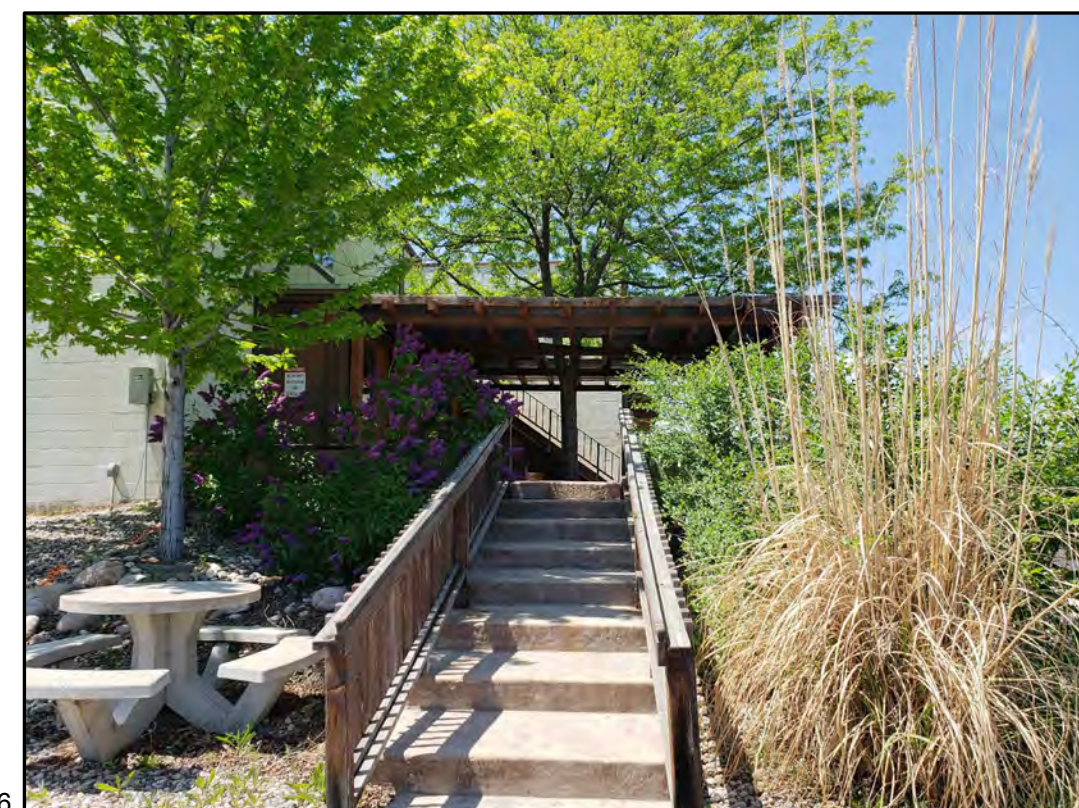
3.



4.



5.



6.



7.



8.

BASELINE

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JKC

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NUN

PREPARED BY

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REVISION DESCRIPTION

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INITIAL SUBMITTAL 08/03/2018

DRAWING SIZE 24" X 36"

SURVEY FIRM SURVEY DATE

BASELINE 05/10/2018

JOB NO. PL375

DRAWING NAME

375_Site Plan.dwg

SHEET OF 8

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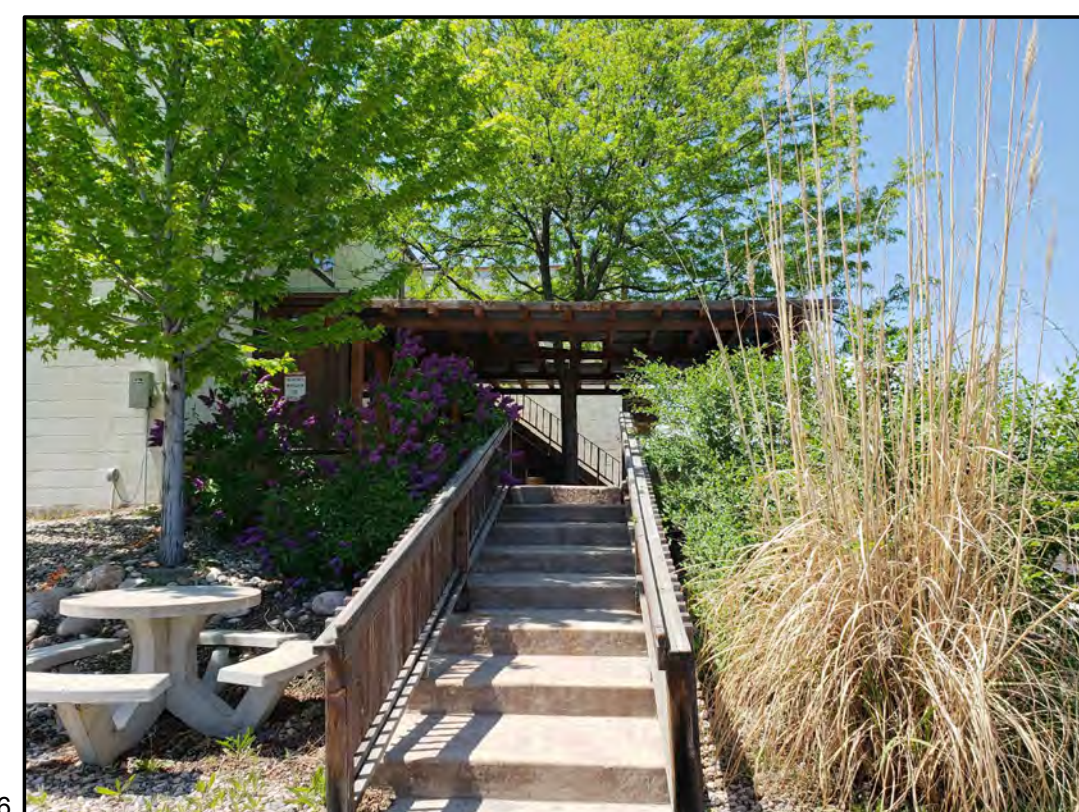
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DESIGNED BY: JKC
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CHECKED BY: NJN

PREPARED BY: _____ DATE: _____

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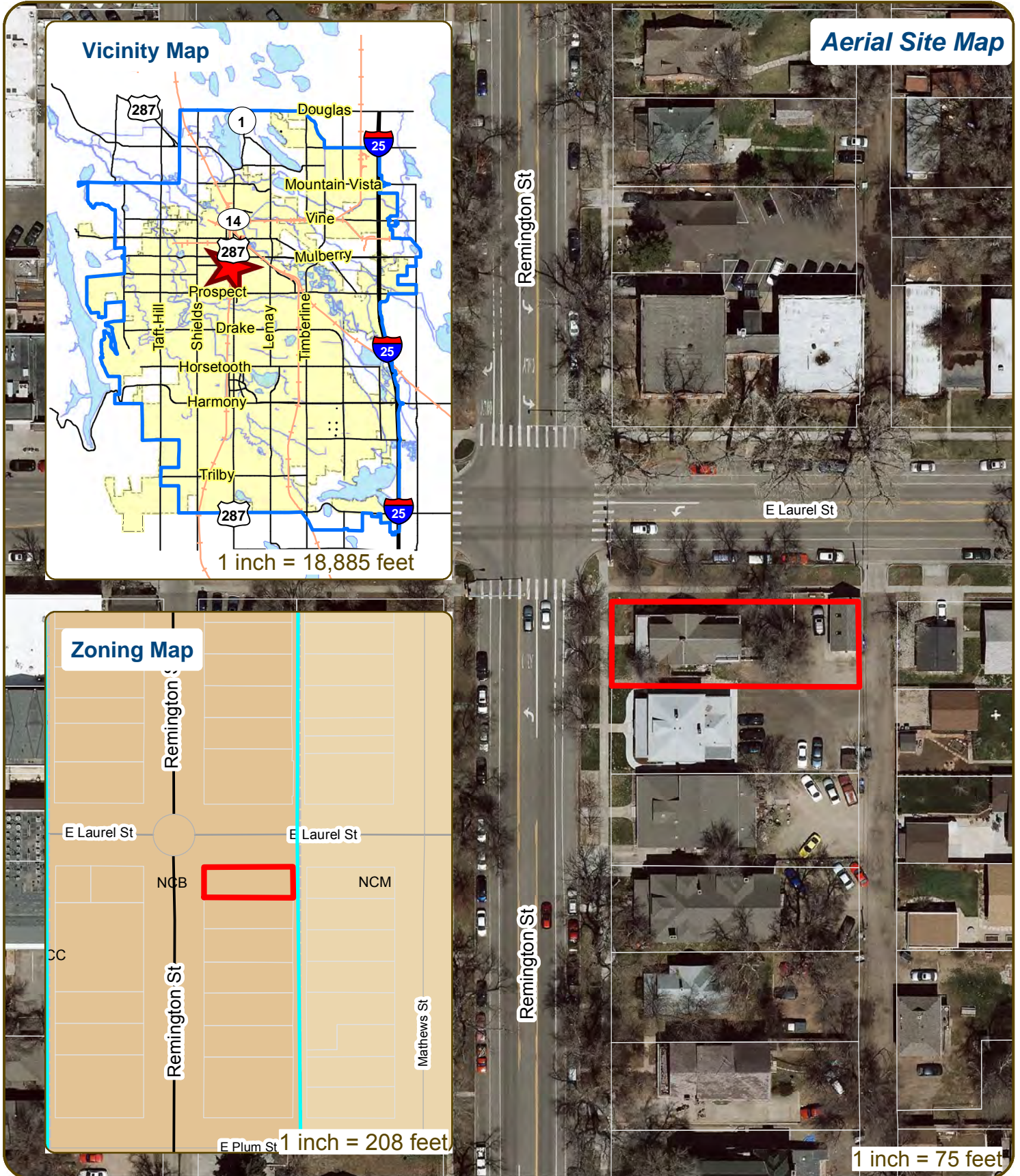
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SHEET OF 8

700 Remington St Accessory Dwelling Unit



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CONCEPTUAL REVIEW: APPLICATION

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BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) _____

Robert Benham - property owner

Business Name (if applicable) NA

Your Mailing Address 1523 Peterson St., Ft. Collins, Co 80524

Phone Number 303-968-7563 Email Address jabz4@comcast.net

Site Address or Description (parcel # if no address) _____

700 Revington Street, Ft. Collins

Description of Proposal (attach additional sheets if necessary) Convert existing detached

structure from a commercial hair salon to a dwelling unit. Hair salon

was the last approved use, but for the last 4 years has been used as a non-approved

Proposed Use Single family detached dwelling, extra occ. Existing Use Hair Salon dwelling unit

Total Building Square Footage 3,204 S.F. Number of Stories 2 and 1 Lot Dimensions 50x140

Age of any Existing Structures 1905 = 113 yrs old

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? Yes No If yes, then what risk level? _____

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains

Increase in Impervious Area _____ S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

See attached

Property: 700 Remington Street
Ft. Collins, Co

A. Description of Proposal:

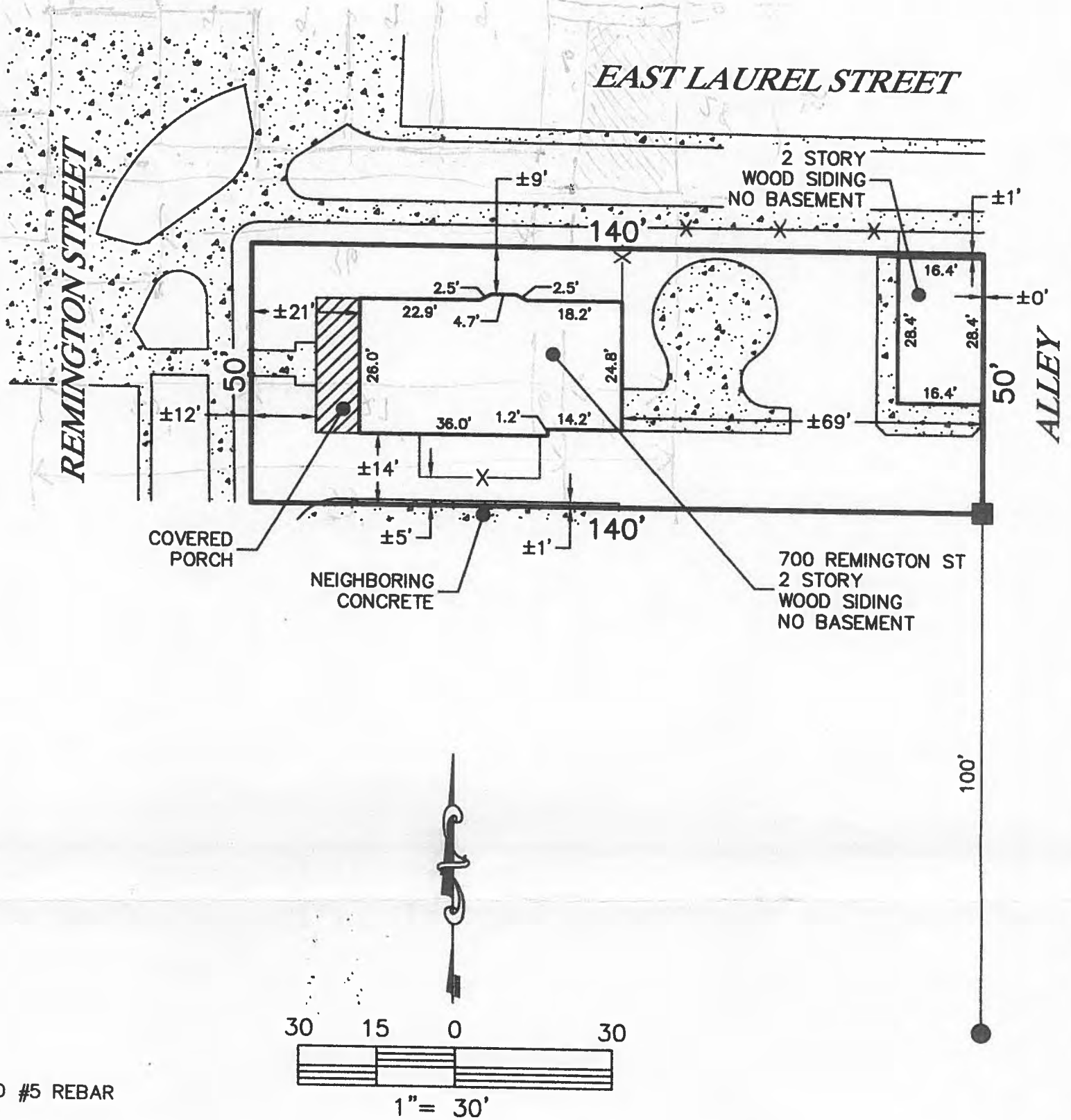
1. Convert the existing primary structure on the property from a single-family dwelling to an "extra-occupancy" dwelling for 4 non-related tenants. The existing house has 4 existing bedrooms + 4 baths. existing.
2. Convert the existing secondary detached structure (carriage house) from its current occupancy as a commercial hair salon to a dwelling unit. Hair salon was the last approved use, but for an unknown time the carriage house has been used as a non-approved dwelling unit. The existing carriage house has a bath / kitchenette / studio arrangement.

B. Proposed Use:

1. Primary structure - "extra occupancy dwelling"
2. Secondary structure - "dwelling unit"

Note: all improvements are existing. No new construction is proposed.

IMPROVEMENT LOCATION CERTIFICATE



■ FOUND #5 REBAR

● FOUND #4 REBAR

ADDRESS: 700 REMINGTON STREET, FORT COLLINS, CO 80524

PROPERTY DESCRIPTION (SOURCE: STEWART TITLE GUARANTY COMPANY, COMMITMENT NO. 207365-AMENDMENT NO. C-2) THE NORTH 50 FEET OF LOT 3, BLOCK 137, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

Only those easements that are on the recorded plat of this subdivision are shown hereon.

NOTE: The improvements are generally situated as shown and only apparent improvements and encroachments are noted. King Surveyors and Roy Moesser, PLS will not be liable for more than the cost of this Improvement Location Certificate and then only to the client specifically shown hereon or in our files by a signed work authorization. This document is valid for 90 days after the date as shown below. Acceptance and/or use of this instrument for any purpose constitutes agreement by the client to all terms stated hereon.

I hereby certify that this Improvement Location Certificate was prepared for Robert Benham, that it is not a Land Survey Plat or Improvement Survey Plat, and that it is not to be relied upon for the establishment of fence, building, or other future improvement lines. This certificate is valid only for use by Robert Benham and describes the parcel's appearance on 07-11-2018.

I further certify that the improvements on the above described parcel on this date, 07-11-2018, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted.

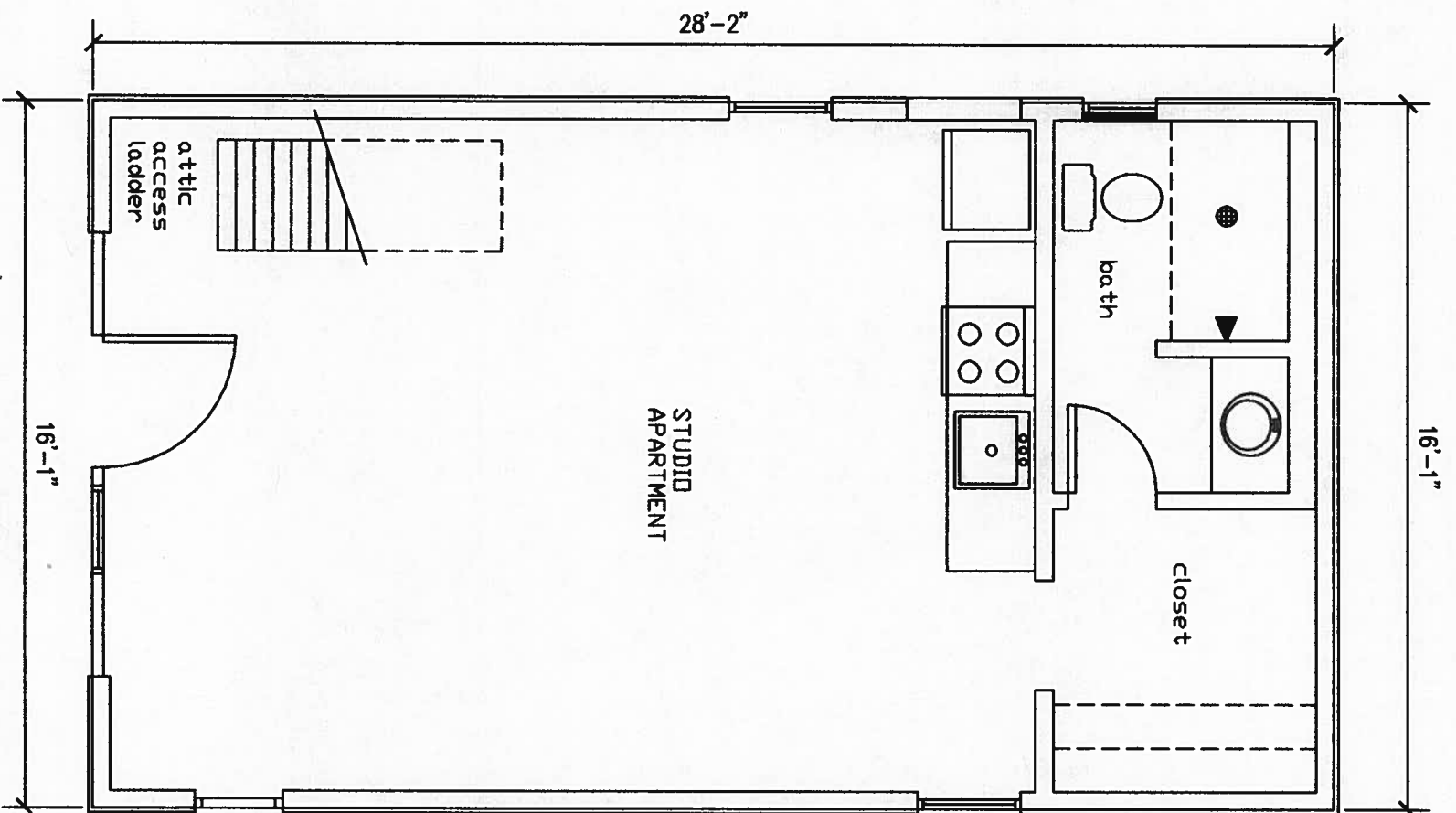
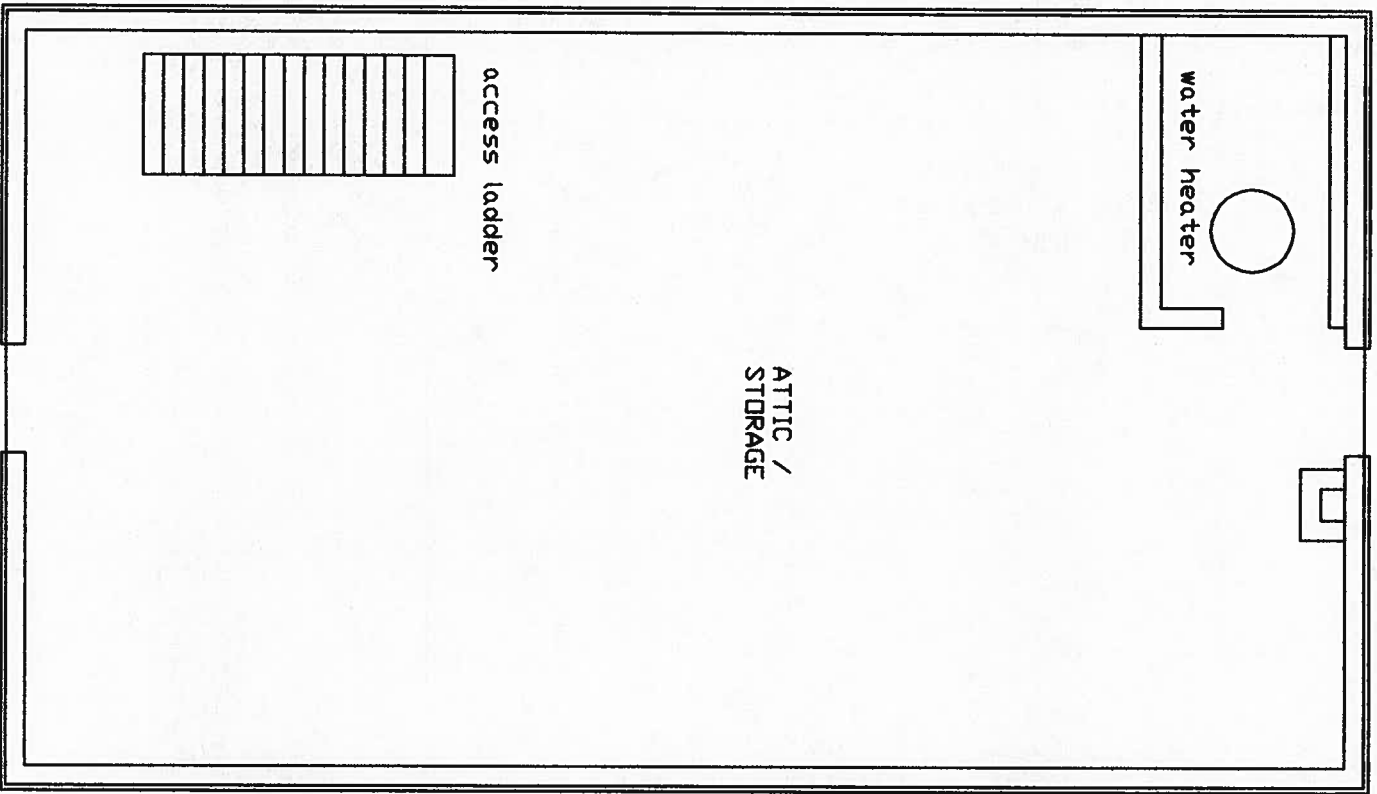


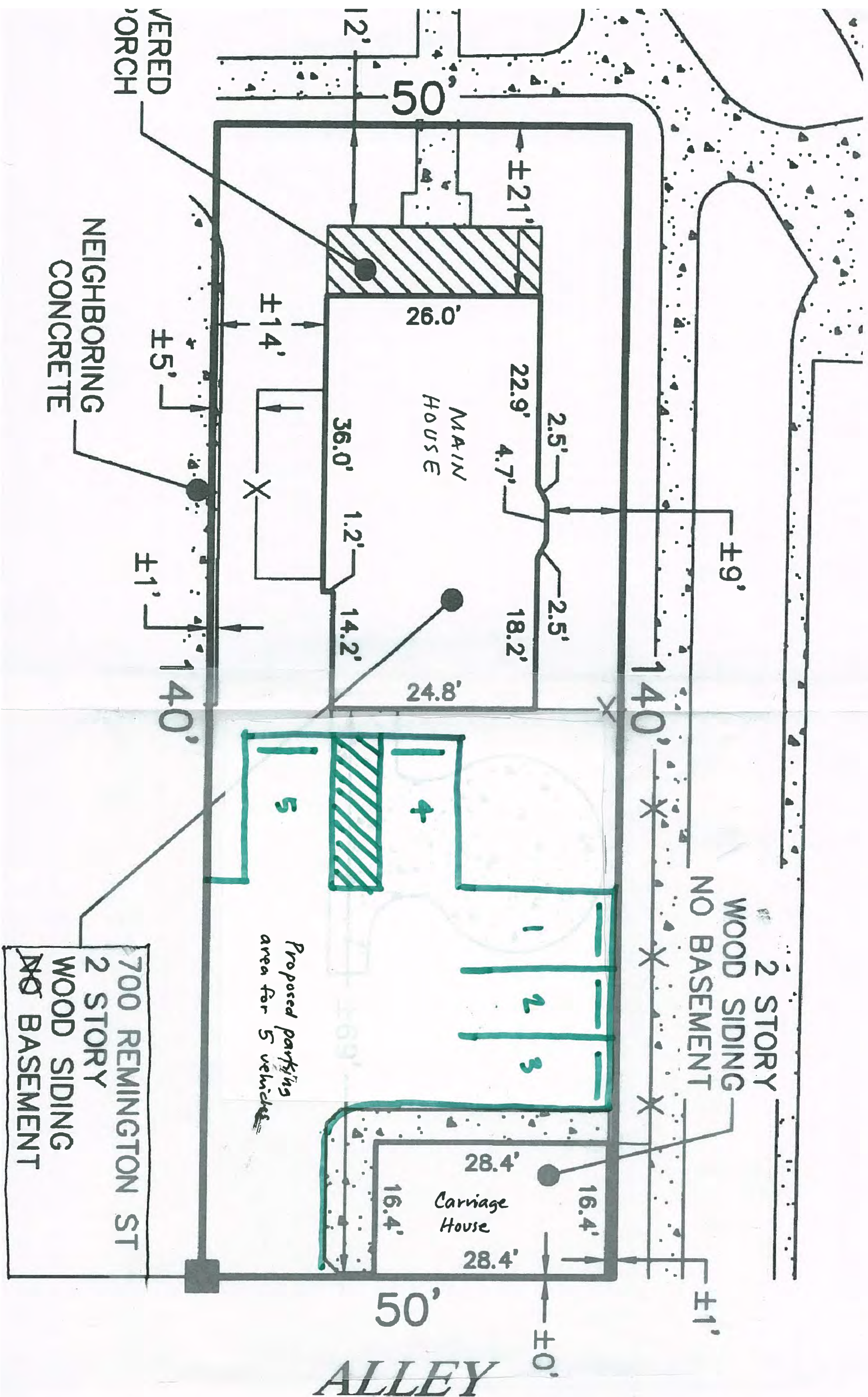
Roy Moesser - On Behalf Of King Surveyors
Colorado Registered Professional
Land Surveyor #30110



KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | fax: (970) 686-5821
email: contact@KingSurveyors.com

PROJECT NO: 20180499
DATE: 07-12-2018
CLIENT: ROBERT BENHAM
DWG: ILC
DRAWN: EWL **CHECKED:** RM





VEREDED
ORCH
NEIGHBORING
CONCRETE

700 REMINGTON ST
2 STORY
WOOD SIDING
NO BASEMENT

*Proposed parking
area for 5 vehicles*

ALLEY

2 STORY
WOOD SIDING
NO BASEMENT

50'

140'

50'

26.0'

24.8'

MAIN
HOUSE

Carriage
House

VEREDED
ORCH

±5'

±1'

140'

±14'

36.0'

1.2'

14.2'

50'

28.4'

16.4'

28.4'

22.9'

4.7'

18.2'

2.5'

2.5'

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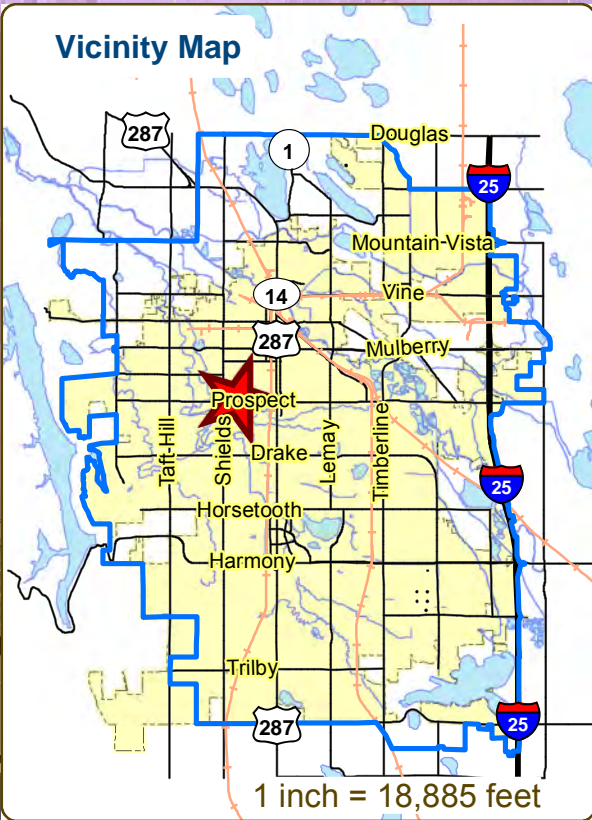
4.7'

18.2'

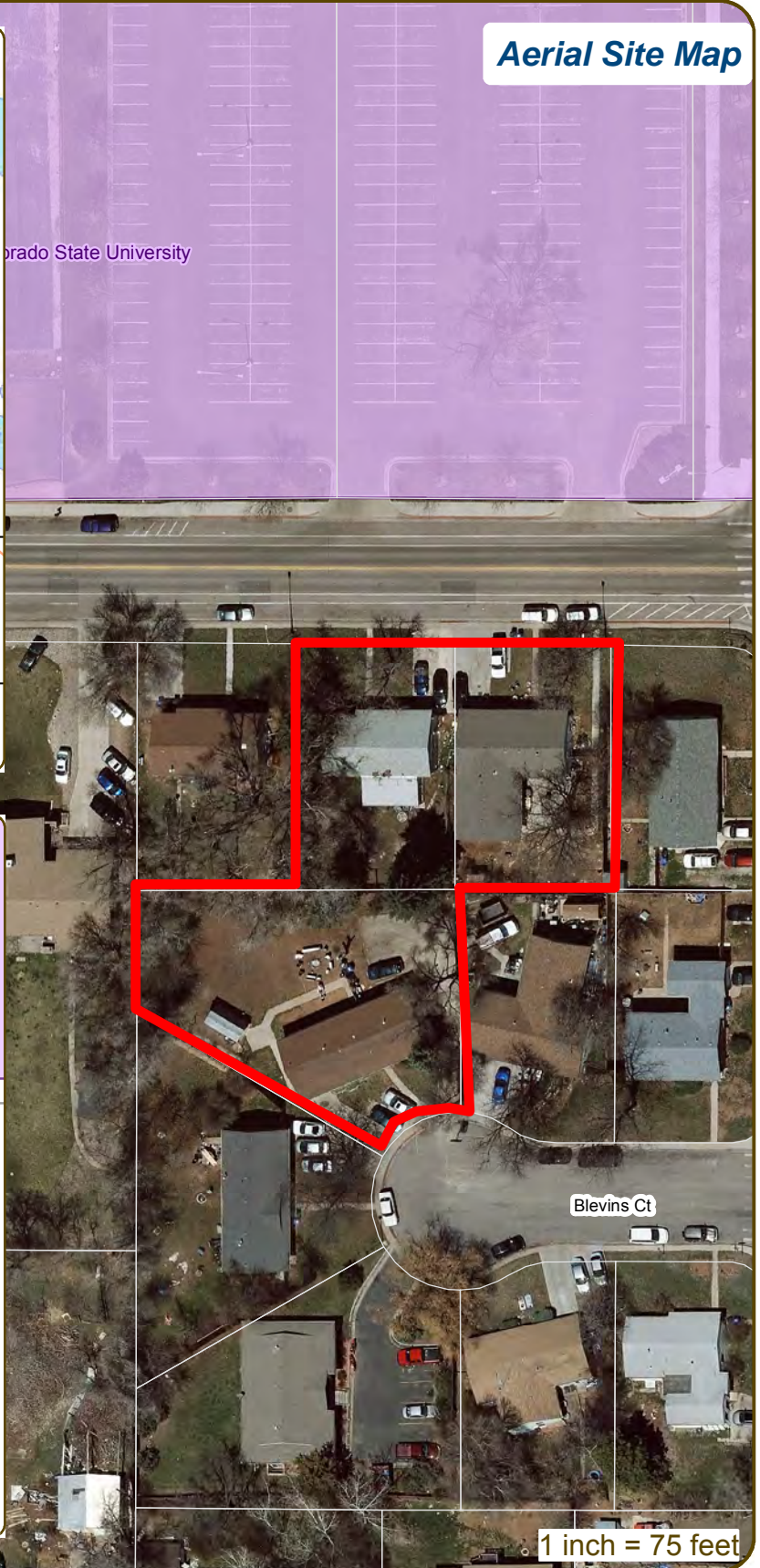
2.5'

605/609 Lake St | 300 Blevins Ct Student Housing Project

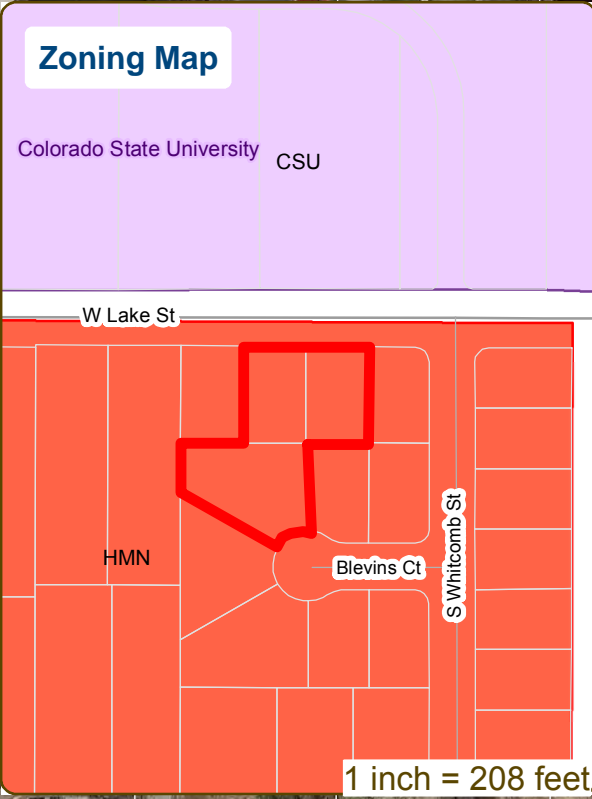
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

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BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc)

JAMES SWANSTROM (OWNER) RAHOEL JOHNSON (Arch)

Business Name (if applicable) N/A

Your Mailing Address P.O. Box 271516 Fort Collins, Colorado 80527

Phone Number 970-213-6101 Email Address J.SWANSTROM@COMCAST.NET

Site Address or Description (parcel # if no address)

609 AND 605 W LAKE STREET, 300 BLEUINS COURT

Description of Proposal (attach additional sheets if necessary) REDEVELOPMENT OF THE 3 PROPERTIES

COMBINED INTO ONE 6 STORY 59 UNIT STUDENT HOUSING PROJECT 3000 SF OF RETAIL AND PARKING ON GROUND FLOOR, PARKING AND STORAGE IN BASEMENT

Proposed Use STUDENT HOUSING APARTMENTS Existing Use 2-BOARDING HOUSES AND 1-SINGLE FAMILY

Total Building Square Footage 68850 S.F. Number of Stories 6 Lot Dimensions SEE ATTACHED

Age of any Existing Structures 300 BLEUINS-62 YEAR, 605 LAKE 59 YEARS, 609 LAKE 62 YEARS

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm

If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [] Yes [x] No If yes, then what risk level?

Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area APPROXIMATELY 16000 SF S.F.

(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

Property location and boundaries, surrounding land uses, proposed use(s), existing and proposed improvements (buildings, landscaping, parking/drive areas, water treatment/detention, drainage), existing natural features (water bodies, wetlands, large trees, wildlife, canals, irrigation ditches), utility line locations (if known), photographs (helpful but not required). Things to consider when making a proposal: How does the site drain now? Will it change? If so, what will change?

ACEA

605-6979

609-7135

300-12,116
26,230-

NEW CSU

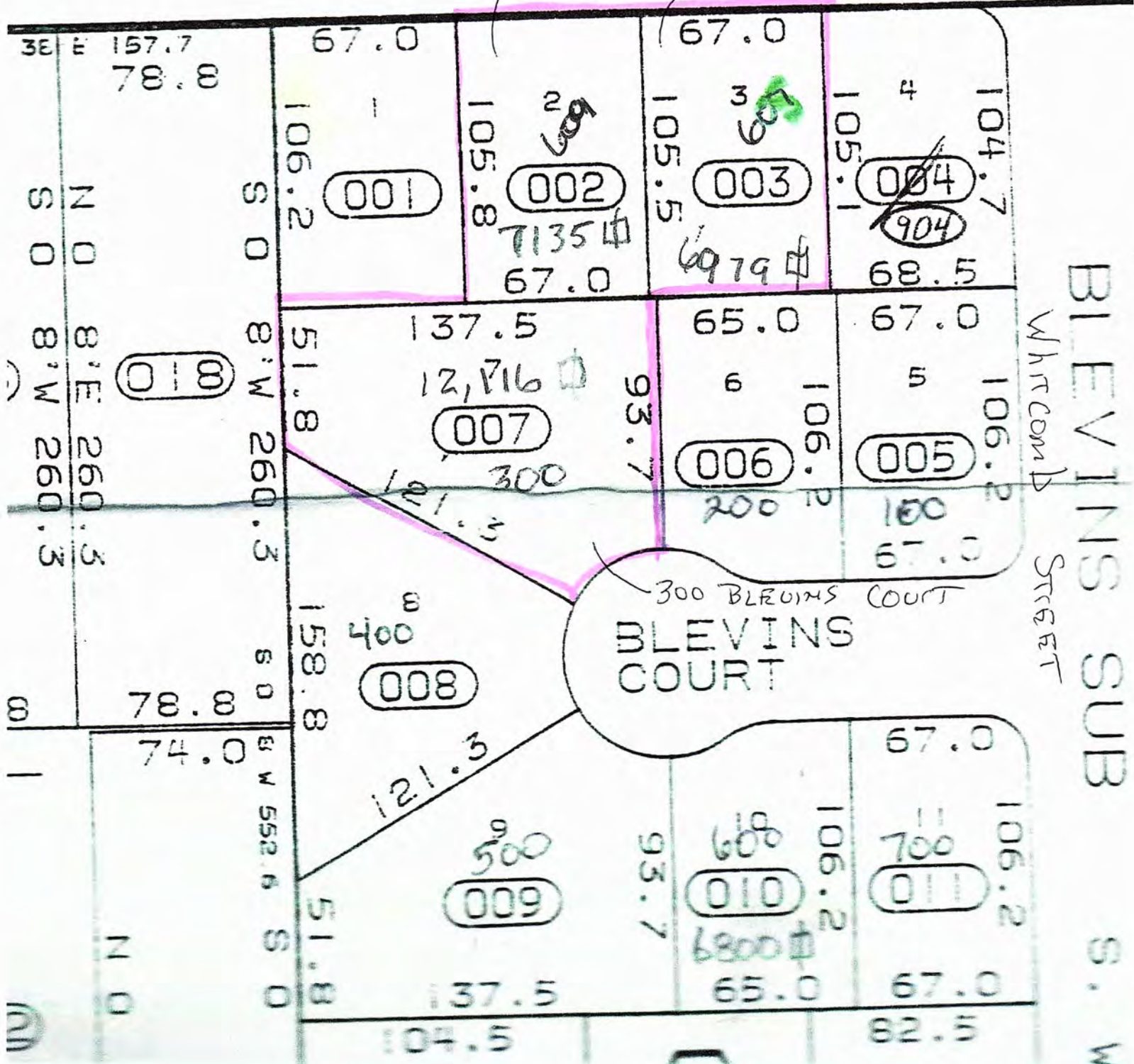
STADIUM

153

W LAKE

609

605 W LAKE



BLEVINGS SUB S. W



SITE PLAN

PARKING REQUIREMENTS IN TOD

- 1 OR LESS = .75/UNIT
- 2 BEDROOM = 1
- 3 BEDROOM = 1.25
- 4 OR MORE = 1.5

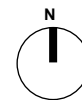
(20) 2-BEDROOMS = 20 REQ.

(5) 3-BEDROOMS = 6 REQ.

(34) 4-BEDROOMS = 51 REQ.

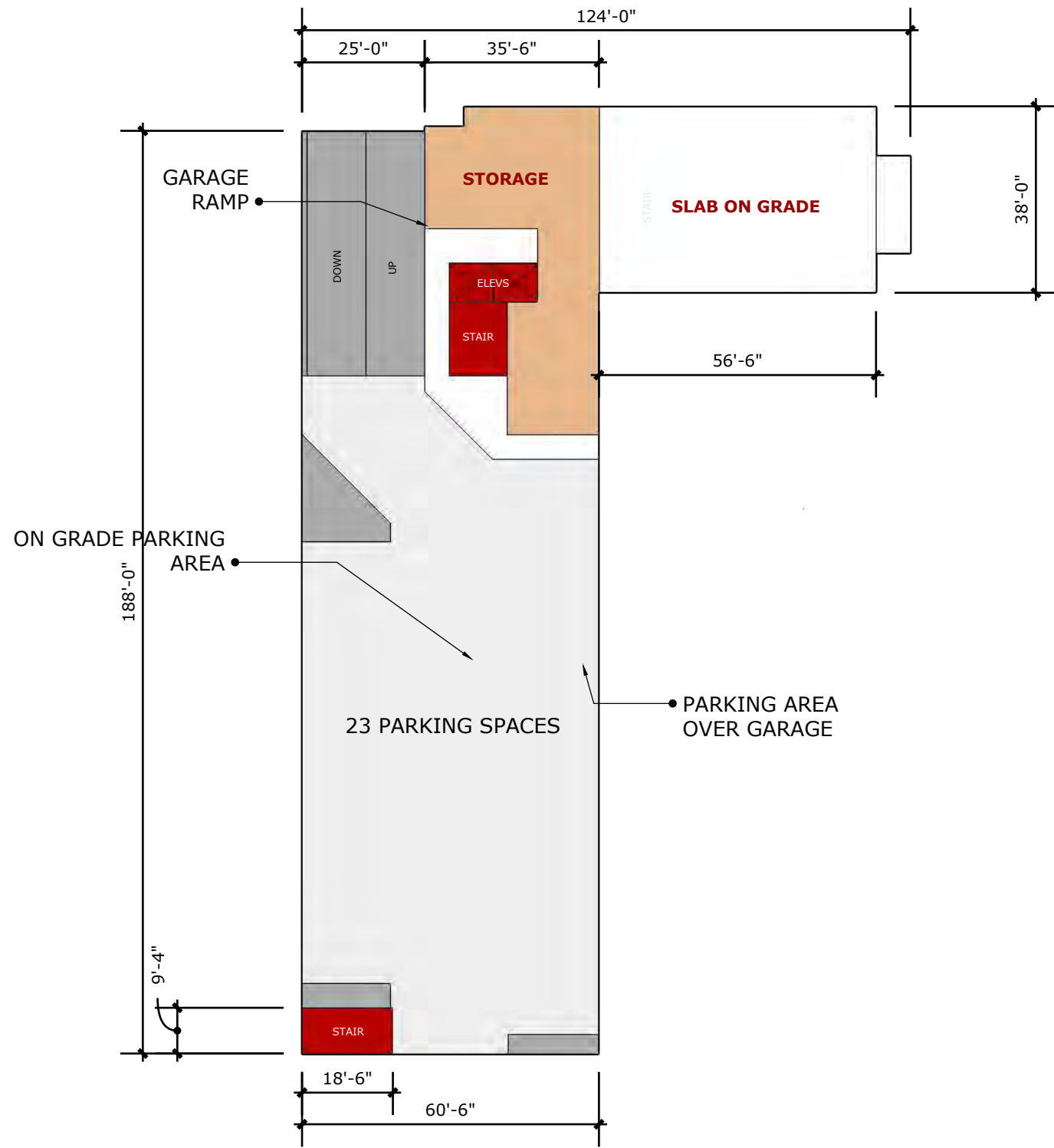
TOTAL REQUIRED SPACES = 77

TOTAL PARKING PROVIDED = 63

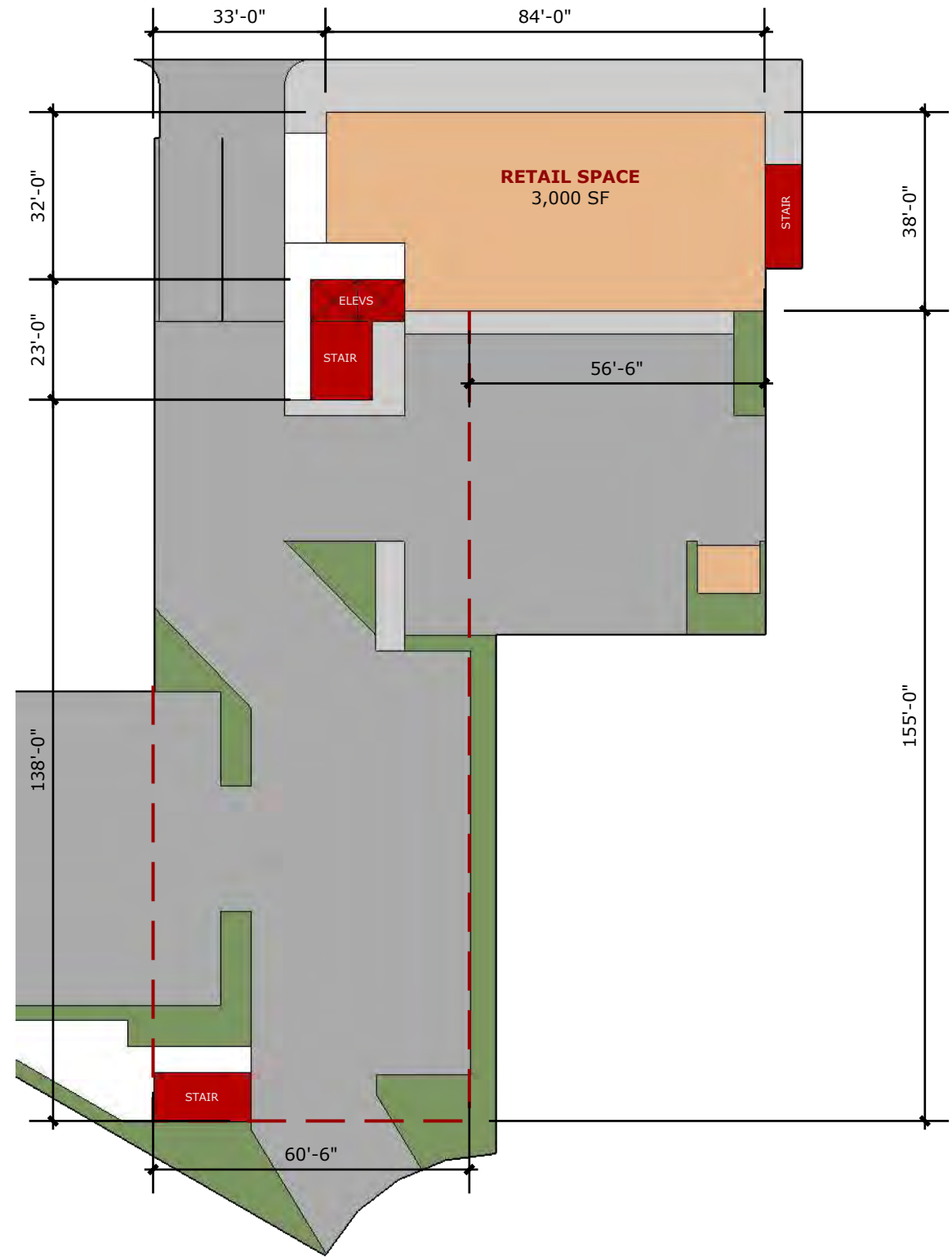


SITE PLAN

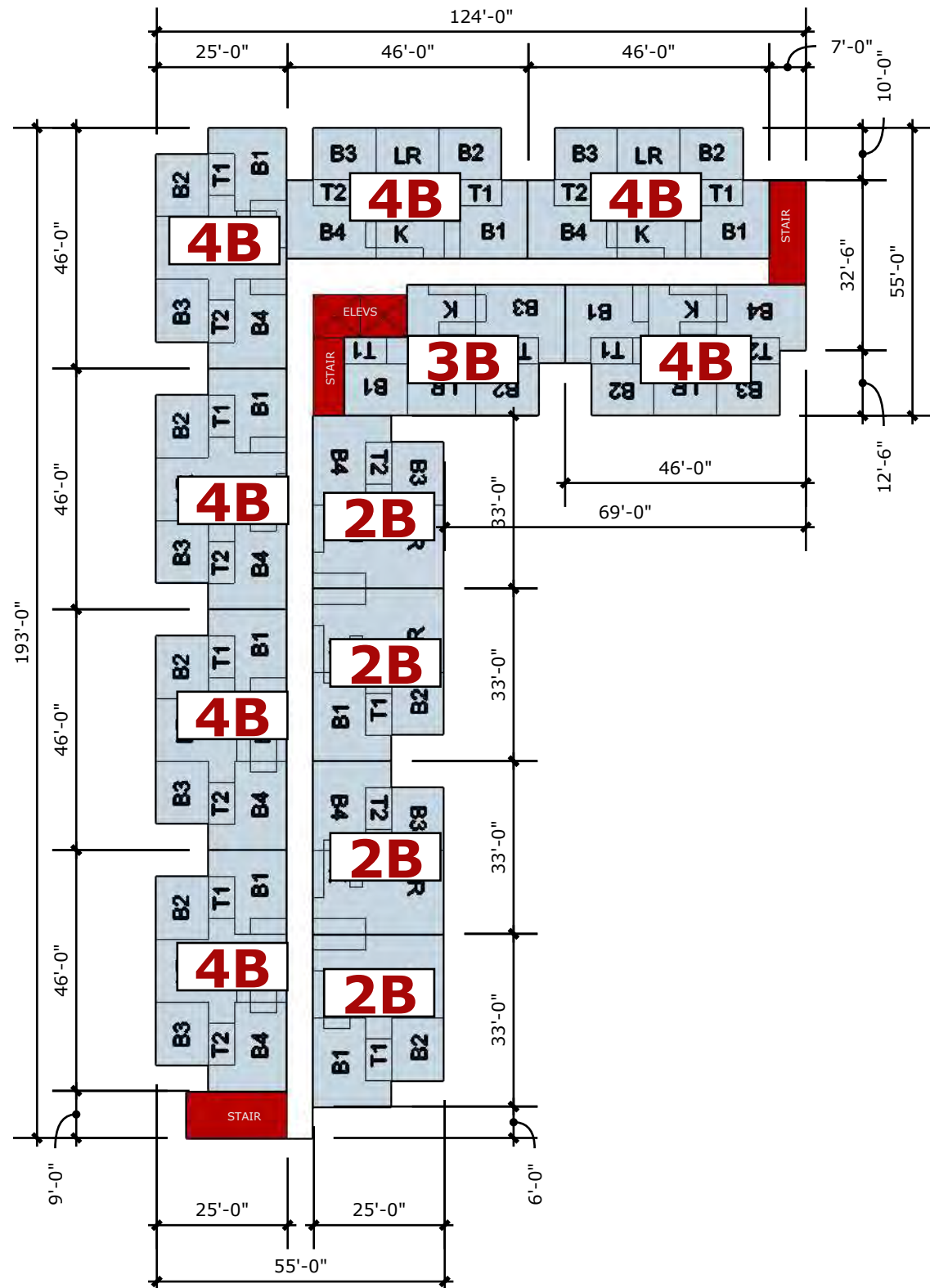
SCALE: 1" = 50'-0"



GARAGE PLAN
SCALE: 1" = 30'-0"

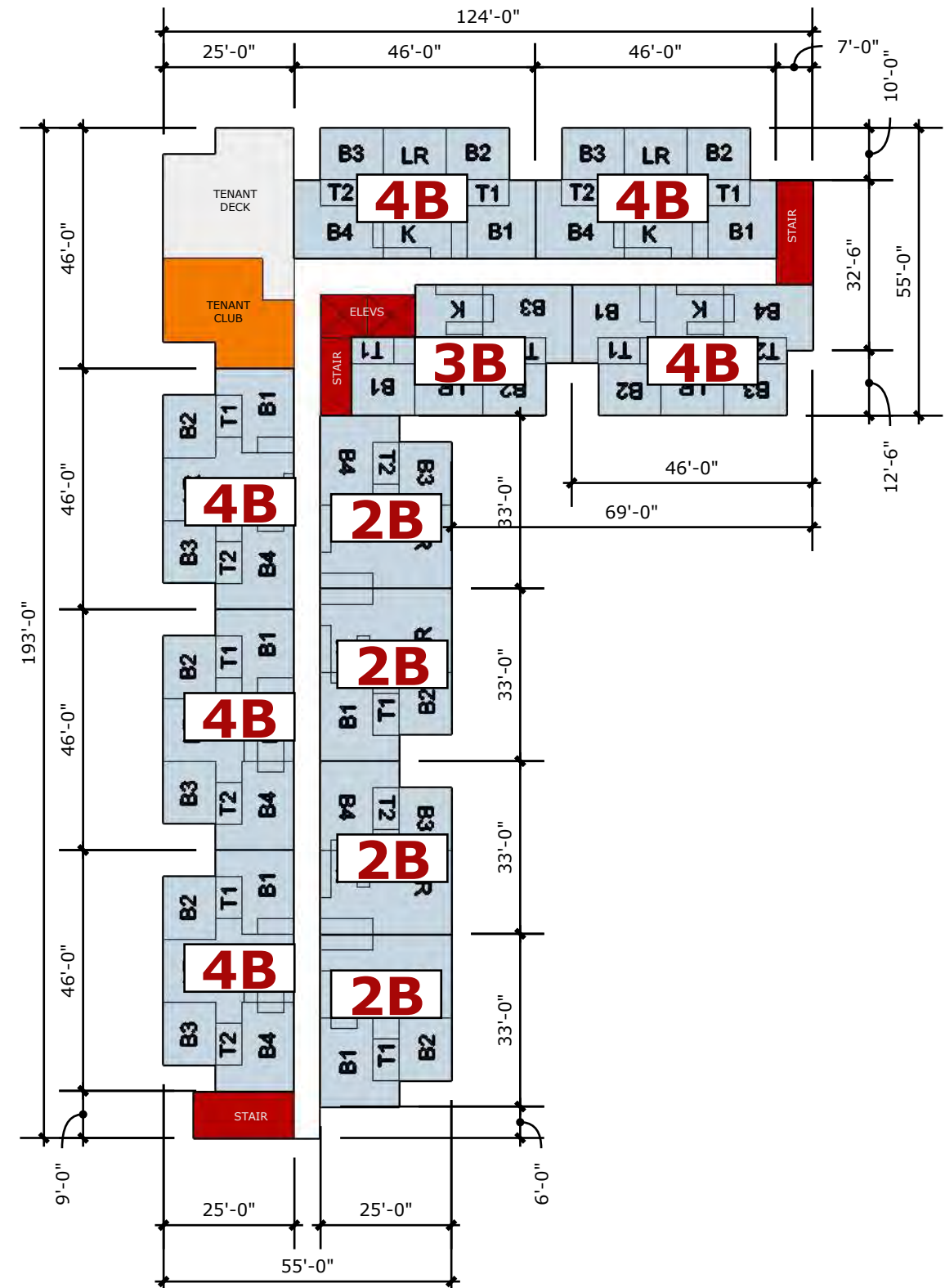


FIRST FLOOR PLAN
SCALE: 1" = 30'-0"



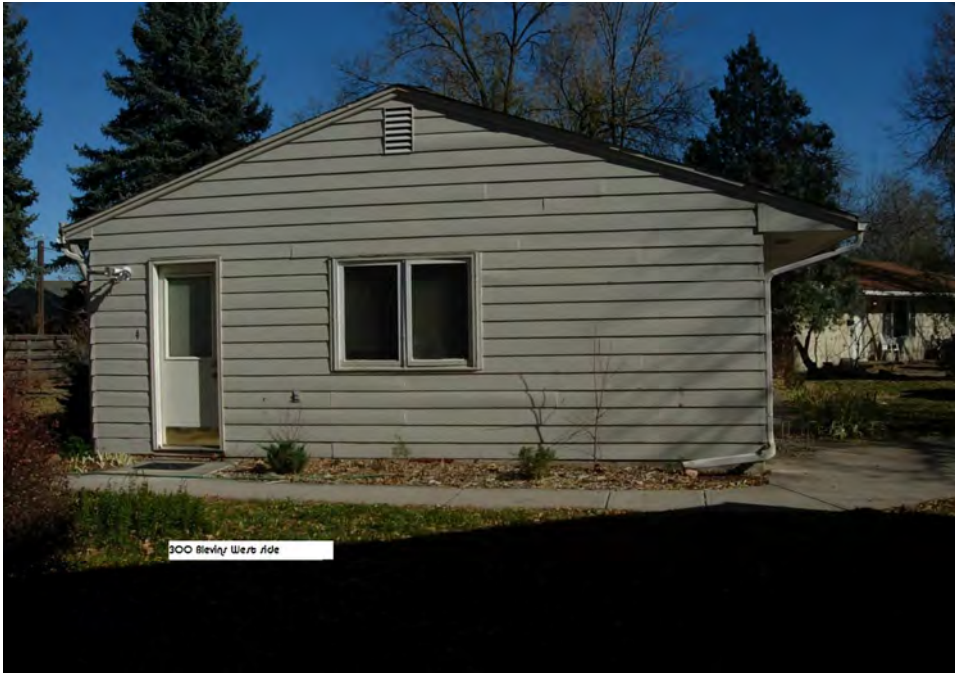
2nd - 5th FLOOR PLANS

SCALE: 1" = 30'-0"



6th FLOOR PLAN

SCALE: 1" = 30'-0"



300 Blevins West side



300 Blevins Back North



300 Blevins Front South side



300 Blevins East side



805 Longy - front left, side



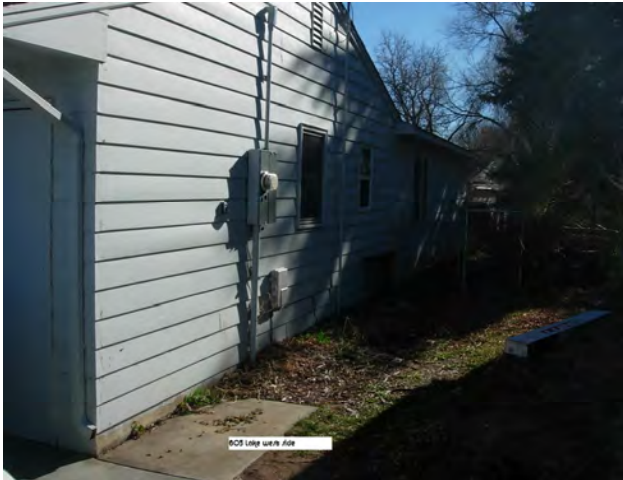
805 Longy - front yard, side



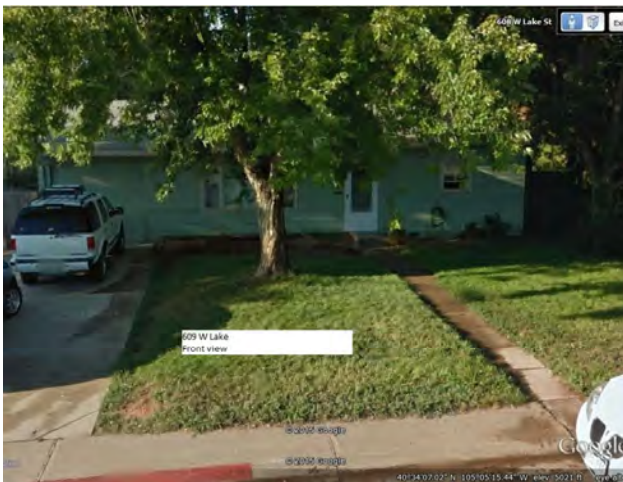
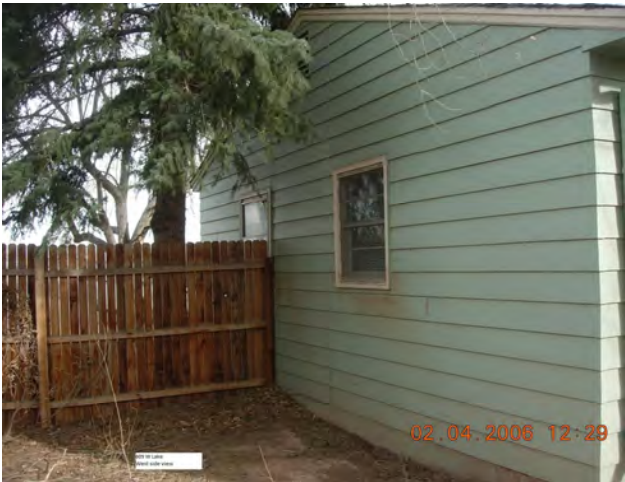
805 Longy - front door and front yard



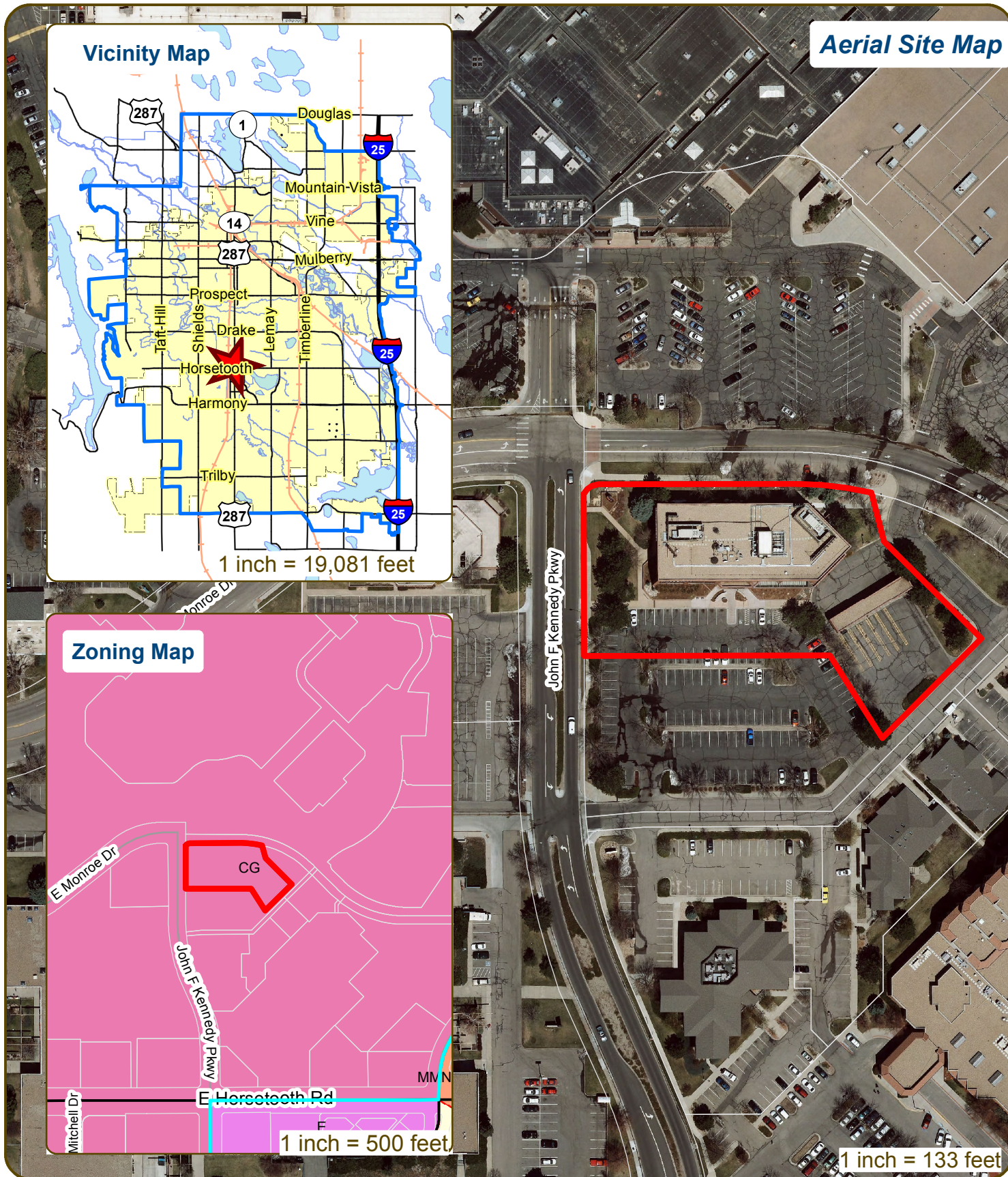
805 Longy - back, side



805 Longy - side view

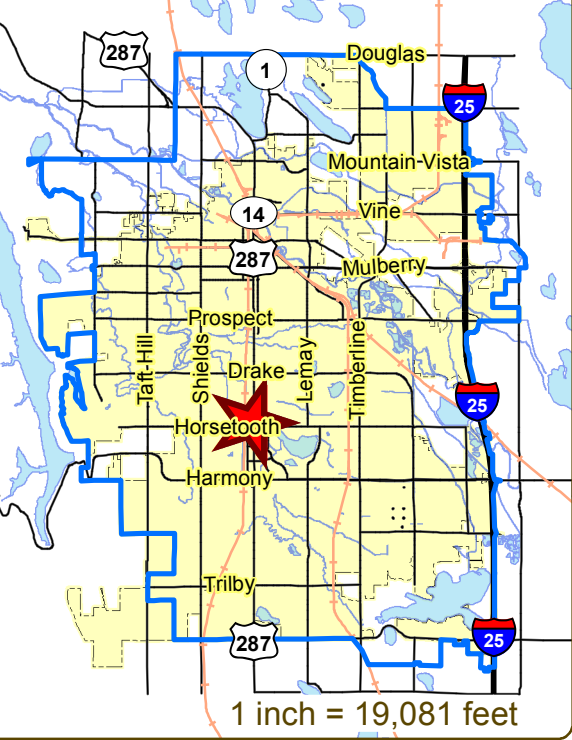


255 Monroe Dr Minor Subdivision

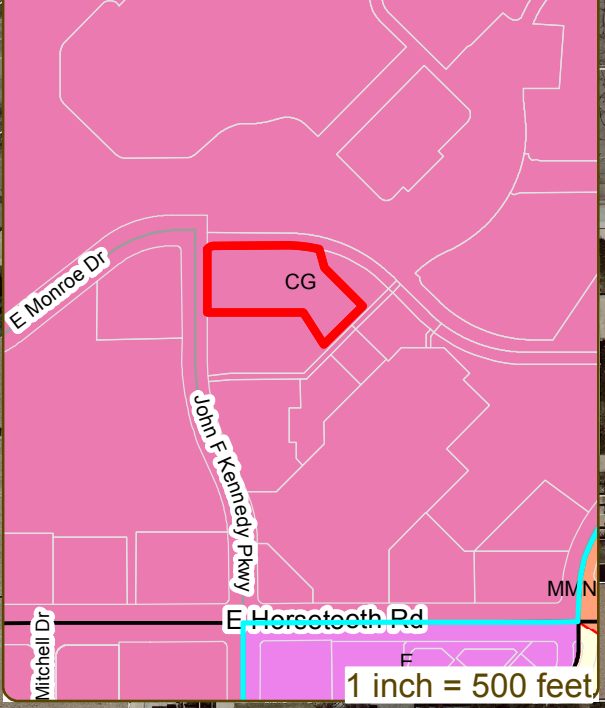


Aerial Site Map

Vicinity Map



Zoning Map



1 inch = 133 feet

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BOLDED ITEMS ARE REQUIRED *The more info provided, the more detailed your comments from staff will be.*

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc) Owner - Dave Sitzman - Sitzman-Mitchell & Company - (Consultant - Ripley Design-Linda Ripley)

Business Name (if applicable) Consultant - Ripley Design

Your Mailing Address 419 Canyon Avenue #200 Fort Collins CO

Phone Number 970-224-5828 Email Address linda.ripley@ripleydesigninc.com

Site Address or Description (parcel # if no address) linda.ripley@ripleydesigninc.com

Description of Proposal (attach additional sheets if necessary) See attached description.

Proposed Use Retail/Office Existing Use Bank

Total Building Square Footage S.F. Number of Stories Lot Dimensions

Age of any Existing Structures

Info available on Larimer County's Website: http://www.co.larimer.co.us/assessor/query/search.cfm If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

Is your property in a Flood Plain? [] Yes [X] No If yes, then what risk level? Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area S.F. (Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

Suggested items for the Sketch Plan:

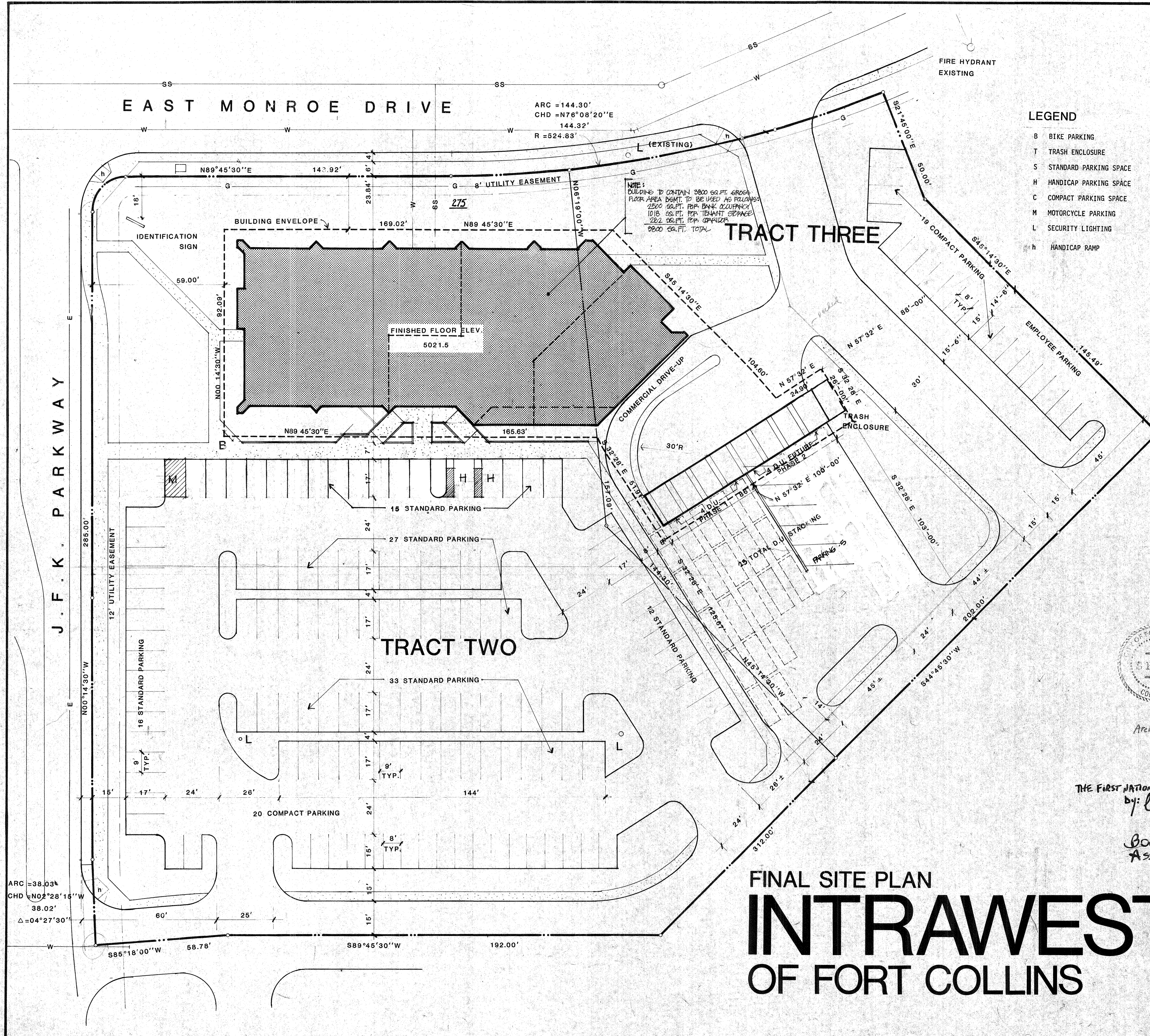
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Intrawest Bank Site

Description of Proposal

The proposal is to subdivide the existing Intrawest Bank site into two legal lots via the Minor Subdivision process. The applicant also proposes to amend the existing Arena Master Plan to illustrate additional land use on the site formerly occupied by a bank drive-thru facility. The drive-thru facility has been abandoned for several years and there is no longer a banking facility on the site. The drive-thru structure and associate paving are beginning to deteriorate.

The reason for subdividing the lot is to allow the current owner to either development an additional use on the site or to sell the lot to another entity that would want to develop it. In either case, we understand that an approved Project Development Plan (PDP) would be required.



LANDUSE BREAKDOWN

COVERAGE	AREA	% OF GROSS
TOTAL AREA	3.094 AC.	
GROSS	2.98 AC.	
NET		
BUILDINGS	12,848.3 SQ. FT.	9.6%
STREET R.O.W.	5,182.6 SQ. FT.	3.8%
PARKING & DRIVES	82,128.0 SQ. FT.	60.9%
OPEN SPACE	34,615.7 SQ. FT.	25.7%
TOTAL FLOOR AREA (NET)	33,742.0 SQ. FT.	
(GROSS)	40,782.0 SQ. FT.	
MAXIMUM BUILDING HEIGHT	50 FT.	
PARKING		
RECOMMENDED	140	
PROVIDED		
STANDARD	103	
COMPACT	40	25.0%
HANDICAPPED	2	
MOTORCYCLE	8	
BICYCLE	5	
TOTAL VEHICLES	158	
DRIVE-UP STACKING	43	

LEGEND

- B BIKE PARKING
- T TRASH ENCLOSURE
- S STANDARD PARKING SPACE
- H HANDICAP PARKING SPACE
- C COMPACT PARKING SPACE
- M MOTORCYCLE PARKING
- L SECURITY LIGHTING
- h HANDICAP RAMP

NOTES:

SEE UTILITY PLANS FOR CONSTRUCTION OF ALL PUBLIC STREETS, PARKING AREAS, AND PRIVATE DRIVES, AND FOR LOCATION OF ALL UTILITIES.

SEE PLAT FOR BEARINGS AND DIMENSIONS OF LOT AND TRACT BOUNDARIES, AND ADDITIONAL EASEMENT INFORMATION.

TRAFFIC CONTROL SIGNS TO BE PROVIDED AS PER SUBDIVISION AGREEMENT.

ALL PORTIONS OF THE EXTERIOR WALLS OF THE FIRST STORY OF ALL BUILDINGS WILL BE LOCATED WITHIN 150' OF AN ACCESS ROADWAY IN WHICH EMERGENCY FIRE EQUIPMENT CAN BE MANEUVERED OR THE BUILDINGS WILL BE PROVIDED WITH AN APPROVED AUTOMATIC FIRE EXTINGUISHING SYSTEM.

TRASH AREAS TO BE ENCLOSED WITH 5' (MIN.) OPAQUE SCREEN FENCE OR WALL.

LEGAL DESCRIPTION

Lot 2 and a part of Lot 3, Strachan Subdivision, Third Flings, Fort Collins, Colorado, which begins at the Northwest corner of said Lot 3 and run thence along the arc of a 524.83 foot radius curve to the left a distance of 144.78 feet the long chord of which bears N 76° 08' 20" E 144.32 feet; thence S 21° 45' 50" E 30.00 feet; thence S 45° 14' 30" E 145.49 feet; thence S 44° 45' 30" W 202.00 feet; thence N 45° 14' 30" W 144.30 feet; thence N 06° 19' W 157.09 feet to the point of beginning containing a total area of 129,592 square feet more or less.



Approved by the Planning and Zoning Board of the City of Fort Collins, Colorado on this 26 day of July, A.D. 1982

Muriel E. Dahl
Secretary of Planning and Zoning Board

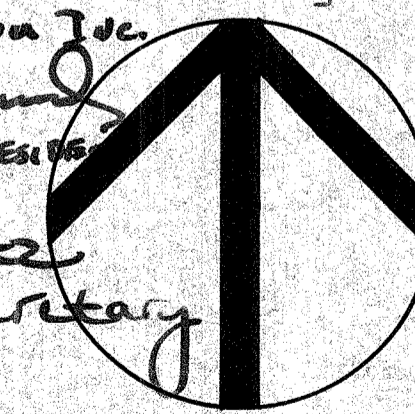
The undersigned, being the lawful owners of the property described on this site plan, do hereby certify that they accept the conditions and restrictions set forth on said site plan.

Area Associates LTD, BY E.S. MITCHELL & Co.

Barbara Steiron (signed)
President
Assistant Secretary

THE FIRST NATIONAL BANK OF FORT COLLINS, INC.
by: *Clayton M. Miller*
Sr. Vice President

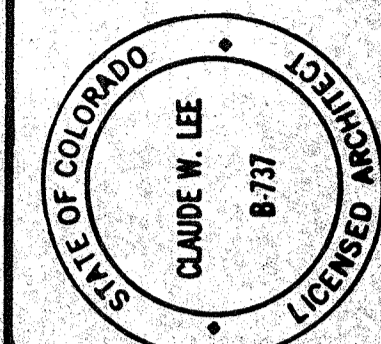
Bonnie Horwitz
Assistant Secretary



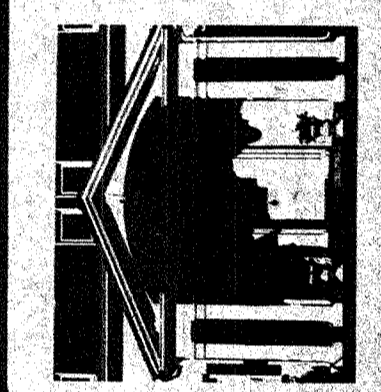
ZVFK
ARCHITECTS/PLANNERS

218 WEST MOUNTAIN
FT. COLLINS COLORADO
80521 493-4106

FINAL SITE PLAN
INTRAWEST BANK
OF FORT COLLINS
PUD

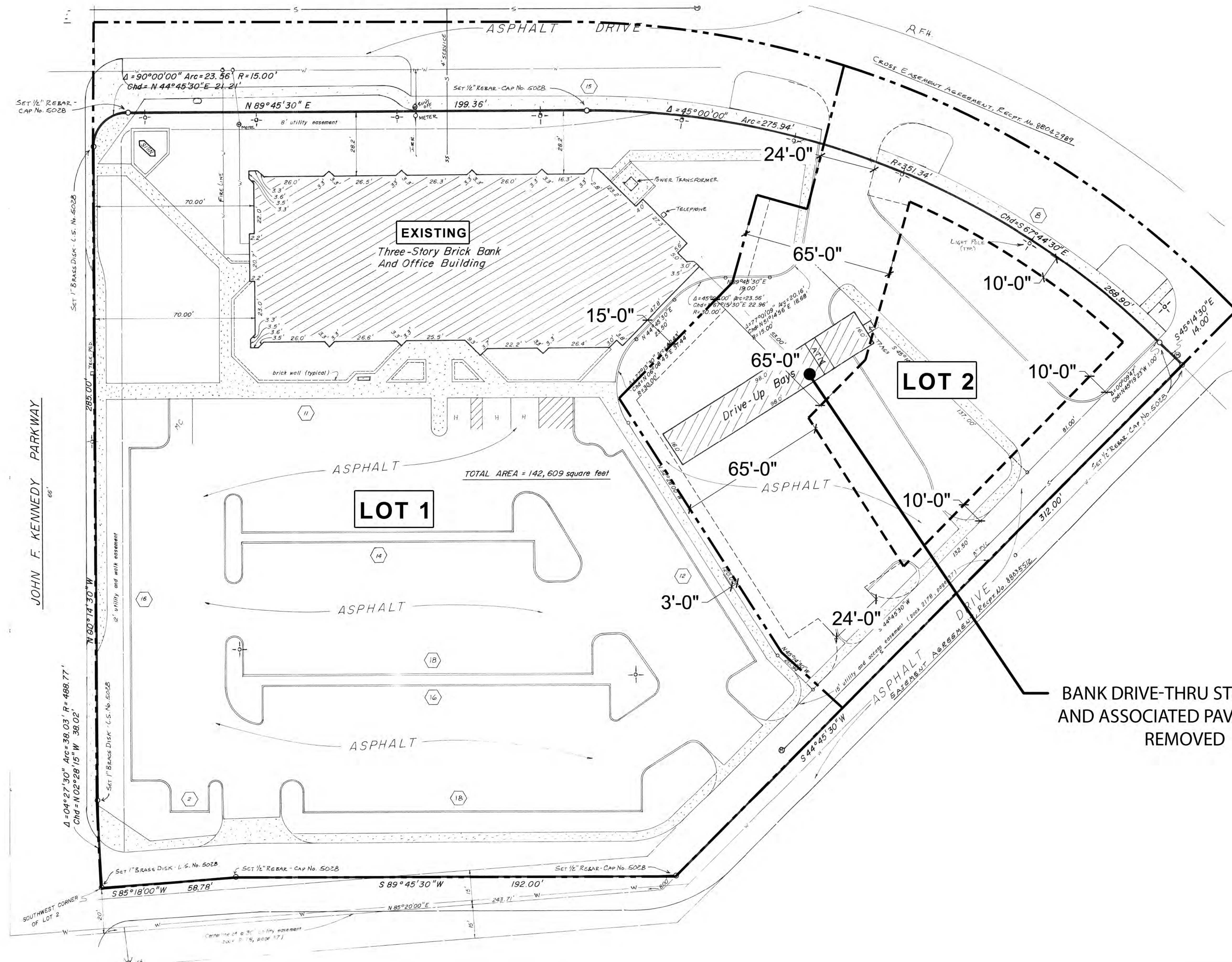


LEE & ASSOCIATES, ARCHITECTS P.C.
2525 S. WADSWORTH BLVD. SUITE 21
LAKEWOOD, COLORADO 80227
PH. (303) 989-4500



Revisions

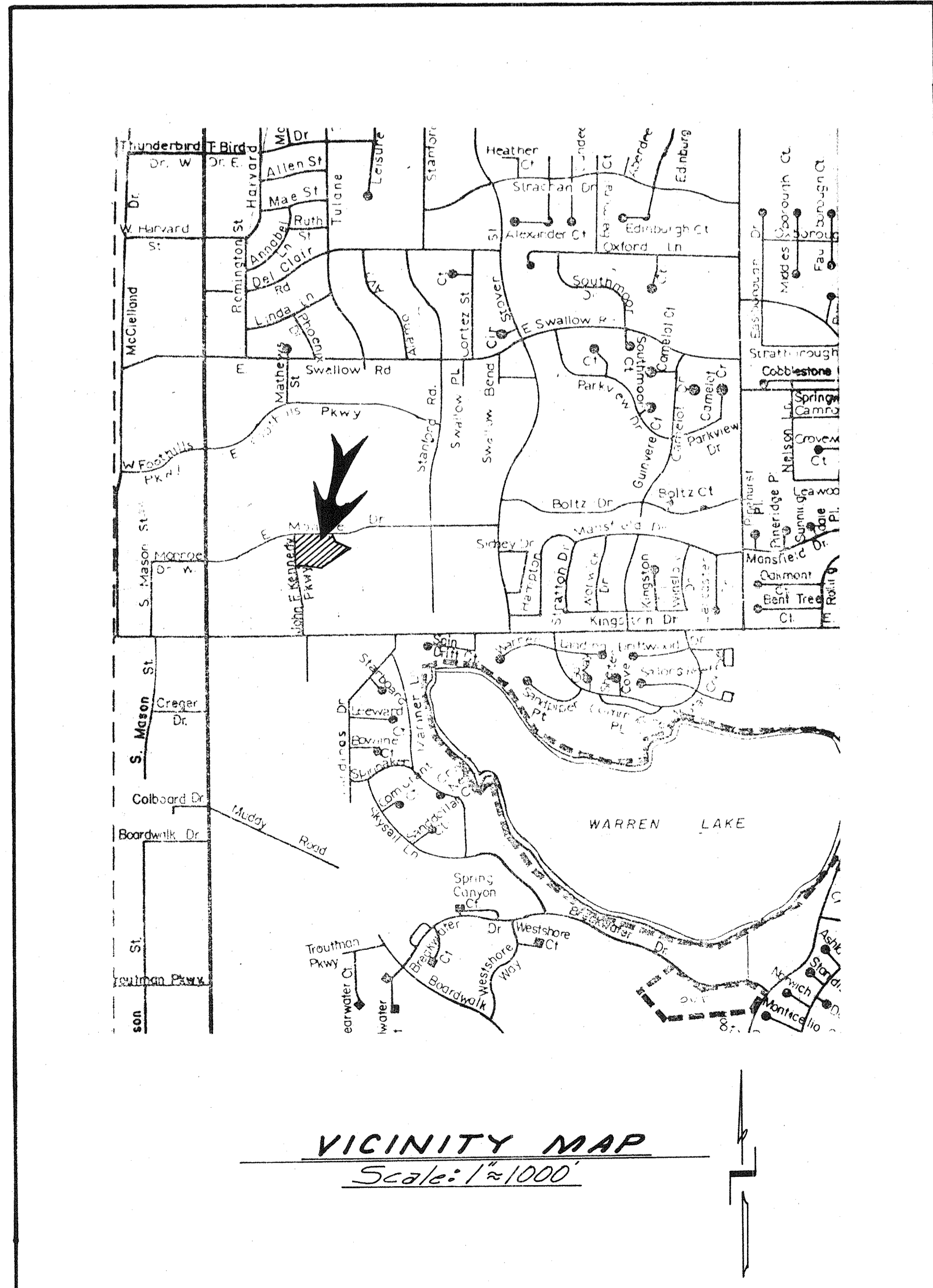
3	1982
Date	
Drawn by	Ch'kd by
1/10/11	
Title	



BANK DRIVE-THRU STRUCTURE AND ASSOCIATED PAVING TO BE REMOVED



INTRAWEST BANK SITE UTILITY PLAN



INDEX TO SHEETS

SHEET 1	COVER SHEET
SHEET 2	UTILITY PLAN
SHEET 3	PARKING AREA TO EAST-UTILITY PLAN
SHEET 4	GRADING & DRAINAGE OF BANK SITE
SHEET 5	SAN. SEWER & WATER PLAN & PROFILE
SHEET 6	OVERALL STRACHAN SUBD. 3RD WATER, SEWER, STORM PIPES
SHEET 7	OVERALL STRACHAN SUBD. 3RD GRADING & BLDG LAYOUT
SHEET 8	DETAIL SHEET

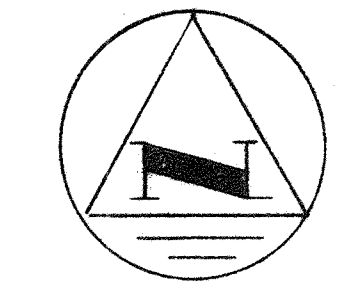
GENERAL NOTES

- All street construction shall conform to the most current City of Fort Collins Specifications.
- All sanitary sewer construction shall conform to the most current City of Fort Collins Standards and Specifications.
- All storm sewer construction shall conform to the most current City of Fort Collins Standards and Specifications.
- All water distribution construction shall conform to the most current City of Fort Collins Standards and Specifications.
- Paving shall not start until the soils report and pavement design are approved by the Director and subgrade compaction tests taken and approved (streets only).
- The type, size, location and number of all known underground utilities are approximate when shown on the drawings. It shall be the responsibility of the Contractor to verify the existence and location of all underground utilities along the route of the work. Before commencing new construction, the Contractor shall be responsible for unknown underground utilities.
- CITY APPROVAL SHALL NOT RELIEVE THE DESIGN ENGINEER FROM RESPONSIBILITY FOR ANY ERRORS AND/OR OMISSIONS.
- BENCH MARK - ELEV. 4997.45
CHISELED MARK IN NORTH END OF ISLAND CURB AT INTERSECTION OF EAST HORSETOOTH ROAD AND LANDINGS DRIVE

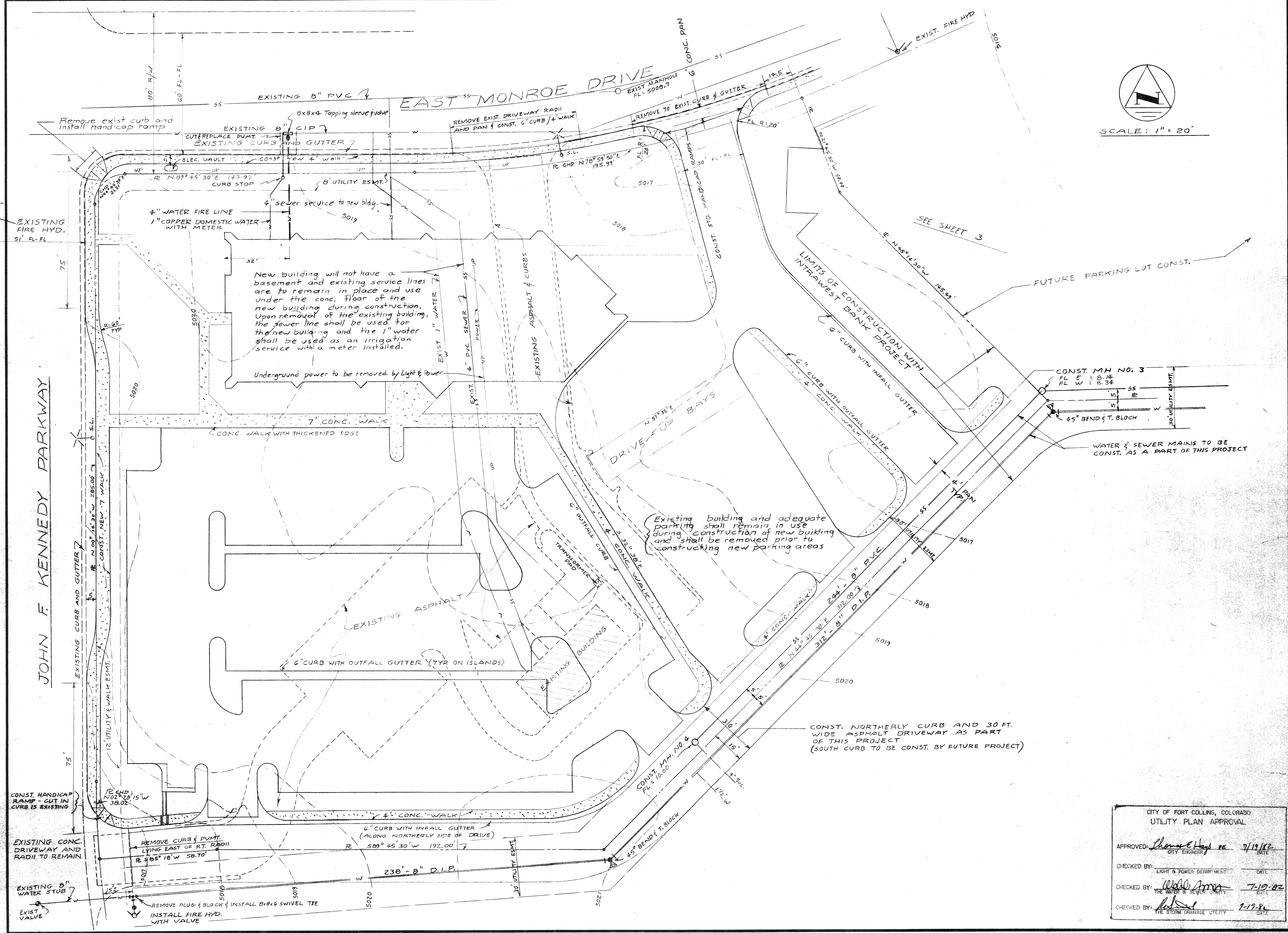
Thomas Hays PE 7/19/82

W. J. J. 7/19/82
K. S. 7/19/82

JAMES H. STEWART & ASSOCIATES CONSULTING ENGINEERS 214 N. HAYES ST. FORT COLLINS, COLORADO	ENGINEER: DESIGNED: CHECKED: DRAWN: SURVEY: SCALE: P.T.C. DATE: DATE: DATE: DATE: DATE:
MITCHELL AND CO. PROJECT: INTRAWEST BANK SITE LOT 2; PART LOT 3, STRACHAN SUBD. THIRD FILING	CLIENT:
COVER SHEET	JOB NUMBERS J.H.S. & A. CLIENT
SHEET NUMBER 1 OF 8	REVISIONS APPROVED FOR CONSTRUCTION:



SCALE: 1" = 20'



New building will not have a basement and existing service lines are to remain in place and use under the conc. floor of the new building during construction. Upon removal of the existing building, the sewer line shall be used for the new building and the 1" water shall be used as an irrigation service with a meter installed.

Existing building and adequate parking shall remain in use during construction of new building and shall be removed prior to constructing new parking areas

WATER & SEWER MAINS TO BE CONST. AS A PART OF THIS PROJECT

CONST. NORTHERLY CURB AND 30 FT. WIDE ASPHALT DRIVEWAY AS PART OF THIS PROJECT (SOUTH CURB TO BE CONST. BY FUTURE PROJECT)

CITY OF FORT COLLINS, COLORADO
UTILITY PLAN APPROVAL

APPROVED: *Thomas E. Hays* PE 3/19/02 DATE

CHECKED BY: LIGHT & POWER DEPARTMENT DATE

CHECKED BY: *Walter Jones* 7-10-02 DATE
THE WATER & SEWER UTILITY

CHECKED BY: *John* 2-17-01 DATE
THE STORM DRAINAGE UTILITY

NO.	DATE	BY	REMARKS

JAMES H. STEWART & ASSOCIATES
CONSULTING ENGINEERS

PORT COLLINS, COLORADO 80521

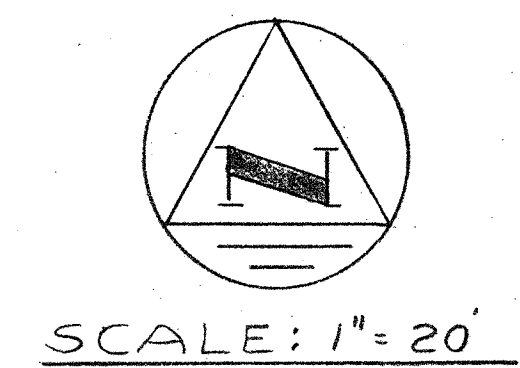
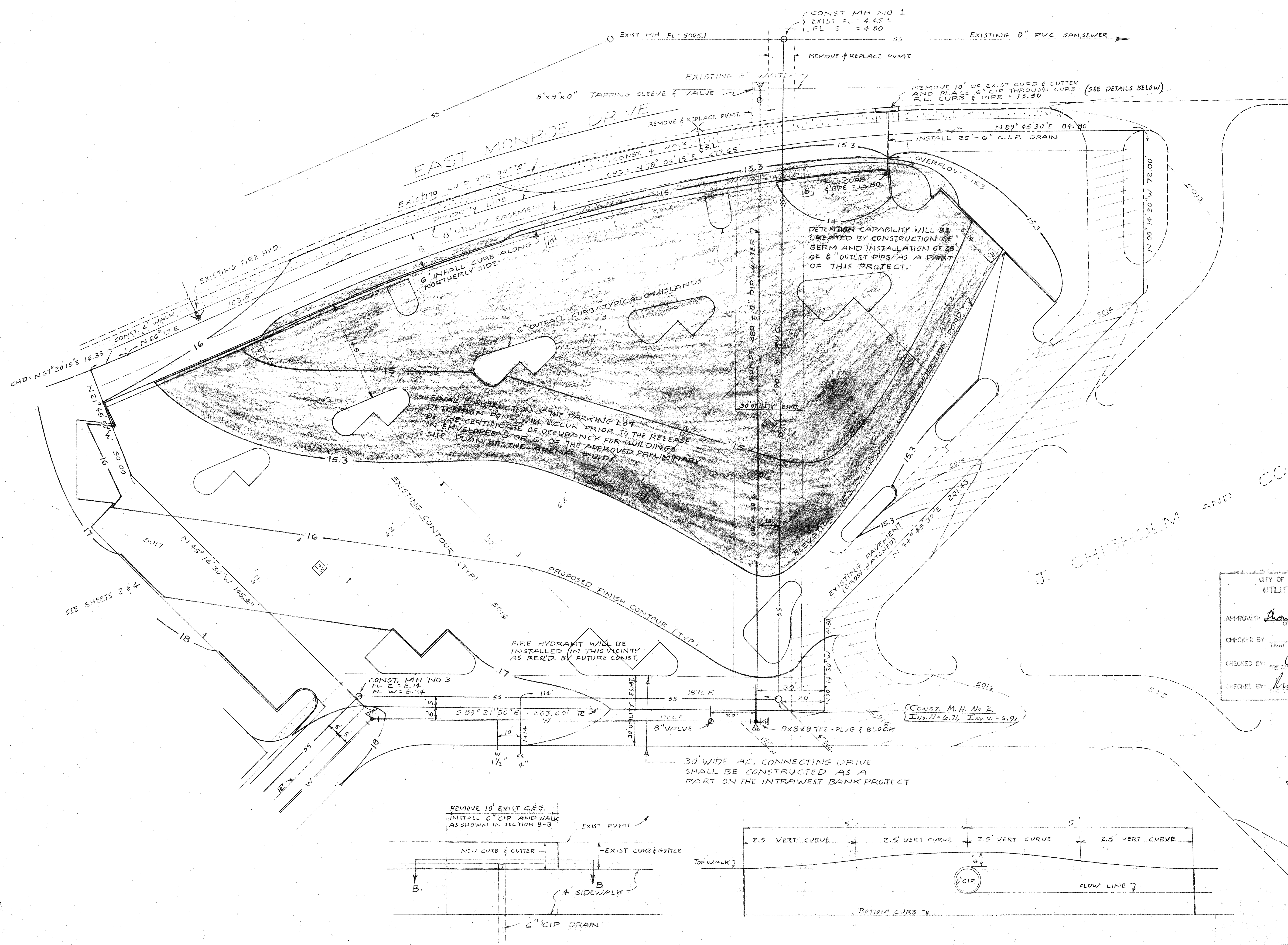
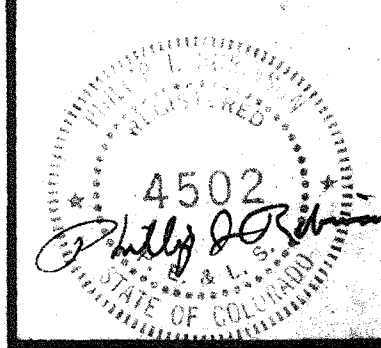
DATE: 3/19/02

CLIENT: MITCHELL AND CO.

PROJECT: INTRAWEST BANK SITE
LOT 24 PART LOT 3 - STRASHEAN SUBD. THIRD FILING

UNIT: UTILITY PLAN

SHEET NUMBER: 2 OF 8



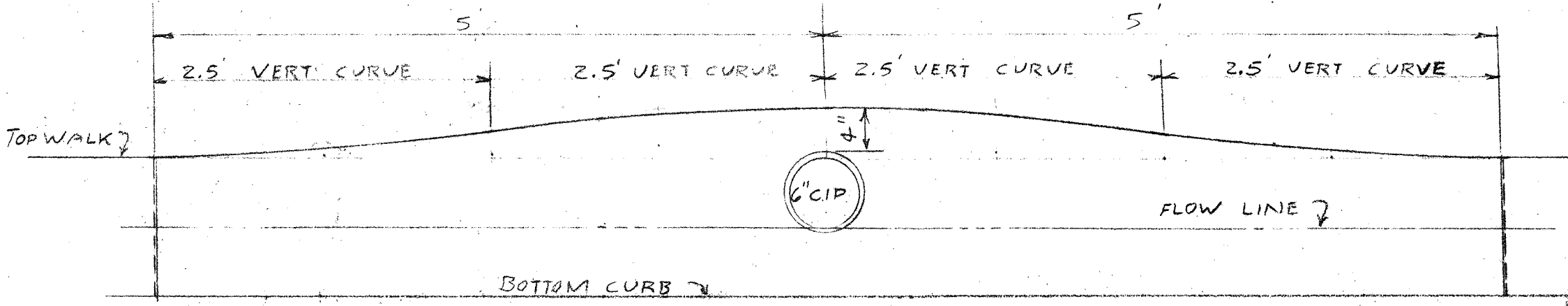
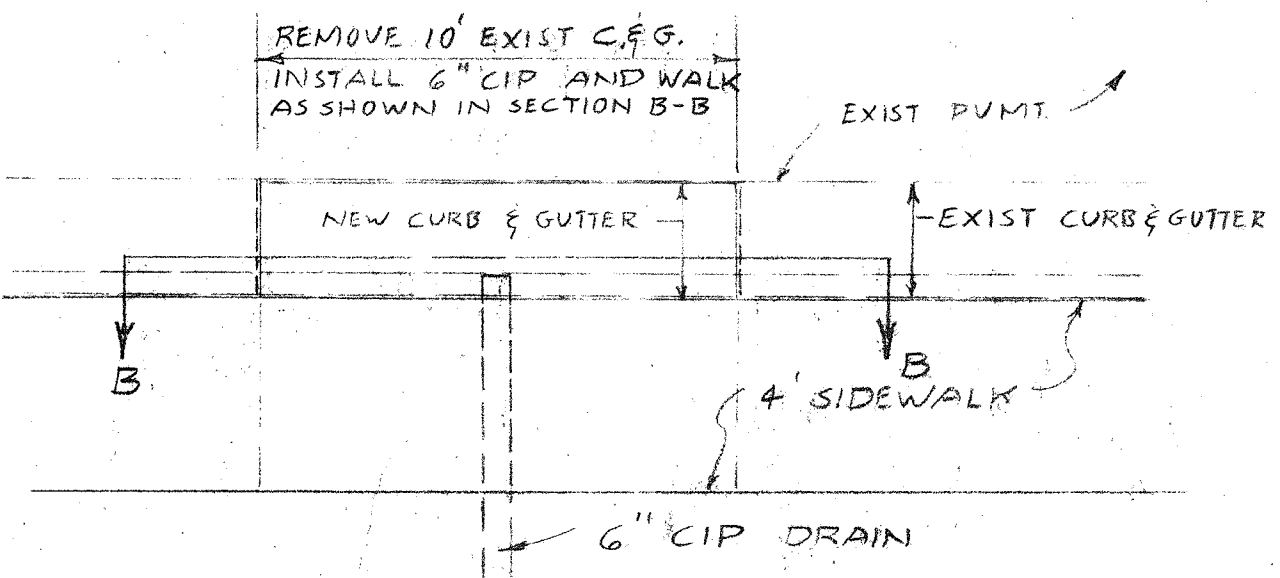
CITY OF FORT COLLINS, COLORADO
 UTILITY PLAN APPROVAL

APPROVED: *Thomas Hays* PE 7/19/82
 CITY ENGINEER DATE

CHECKED BY: _____ DATE _____
 LIGHT & POWER DEPARTMENT

CHECKED BY: *Walt Amos* 7-19-82
 DATE

CHECKED BY: _____ DATE _____
 PUBLIC WORKS DEPARTMENT



PLAN SHOWING 6" C.I.P. DRAIN PLACED THROUGH CURB SCALE 1" = 4'

SECTION B-B SCALE 1" = 1'

NO.	DATE	BY	REMARKS

JAMES H. STEWART & ASSOCIATES
 CONSULTING ENGINEERS

FORT COLLINS, COLORADO 80521

DESIGNED: _____ DATE: _____
 DRAWN: _____ DATE: _____
 CHECKED: _____ DATE: _____
 P.I.R. DATE: 7/12/82

CLIENT: MITCHELL AND CO.

PROJECT: A PART OF LOT 3 STRACHAN SUBDIVISION THIRD FILING

WORK: PLAN OF EAST PARKING AREA SHOWING WATER, SEWER & GRADING

J.H.S.A. CLIENT

SHEET NUMBER 3 OF 8



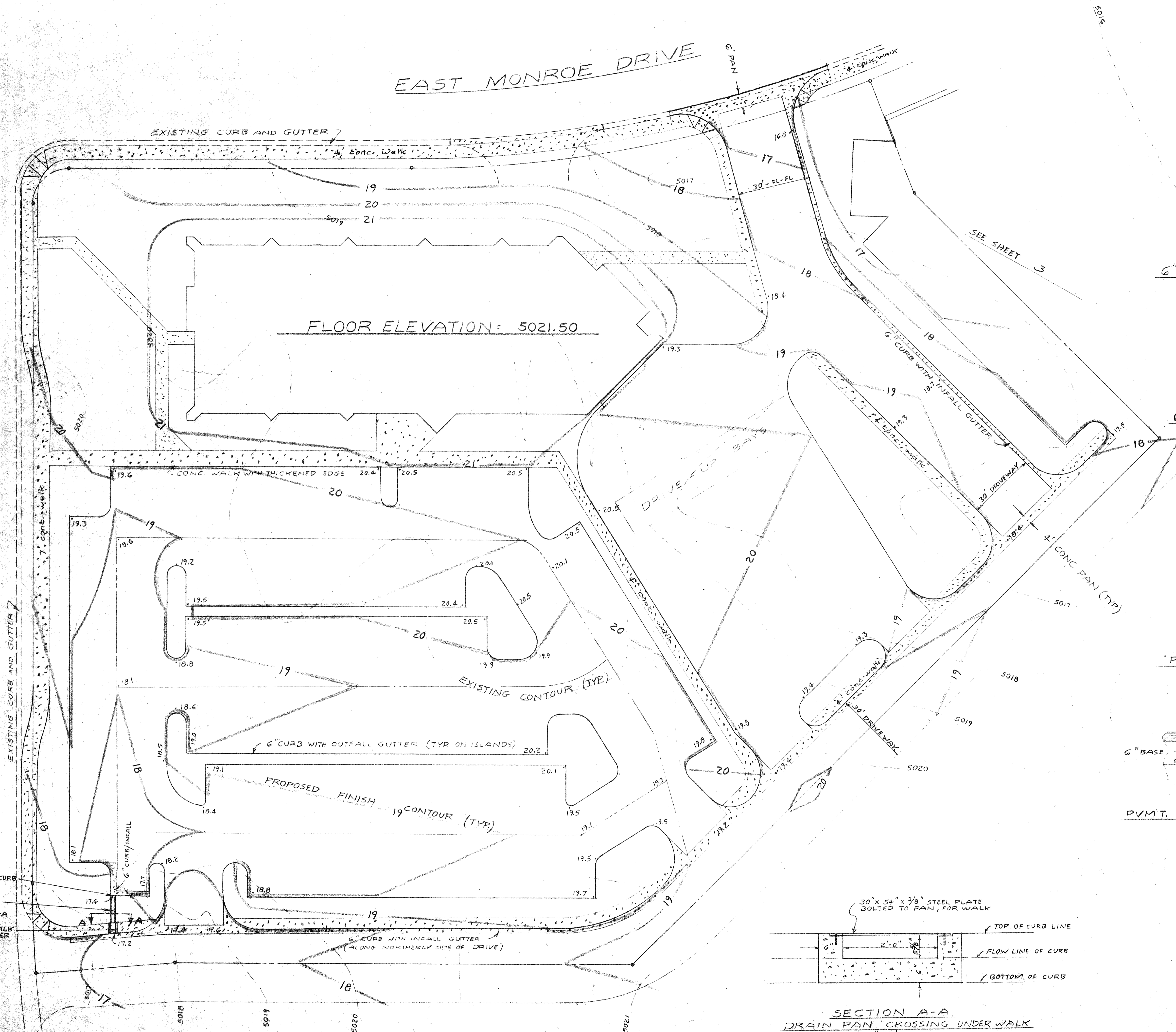
NO.	DATE BY	REVISIONS

JAMES H. STEWART & ASSOCIATES
CONSULTING ENGINEERS
FORT COLLINS, COLORADO 80521
DATE: 7/12/82

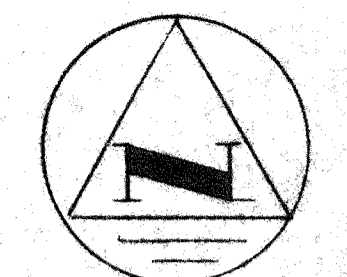
MITCHELL ANDI CO.
PROJECT: INTRAWEST BANK SITE
LOT 2 & PART LOT 3, STAGHAN SUBD. THIRD FILING
UNIT: GRADING & DRAINAGE PLAN WITH CONCRETE DETAILS
JOB NUMBER: J.H.S. & A. CLIENT
SHEET NUMBER: 4 of 8

EAST MONROE DRIVE

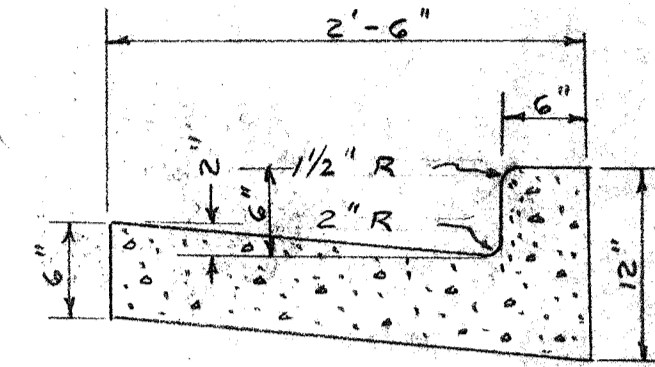
JOHN F. KENNEDY PARKWAY



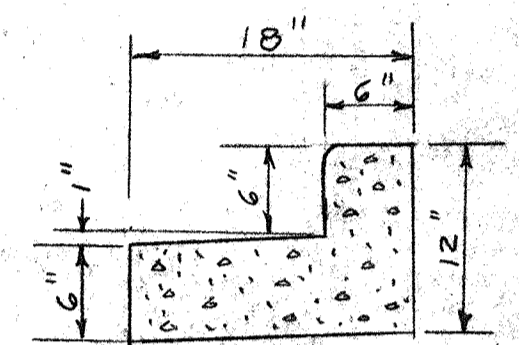
FLOOR ELEVATION: 5021.50



SCALE: 1" = 20'

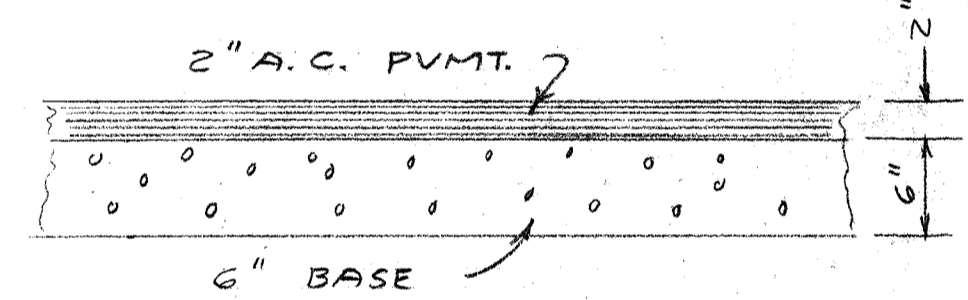


6" CURB WITH INFALL GUTTER

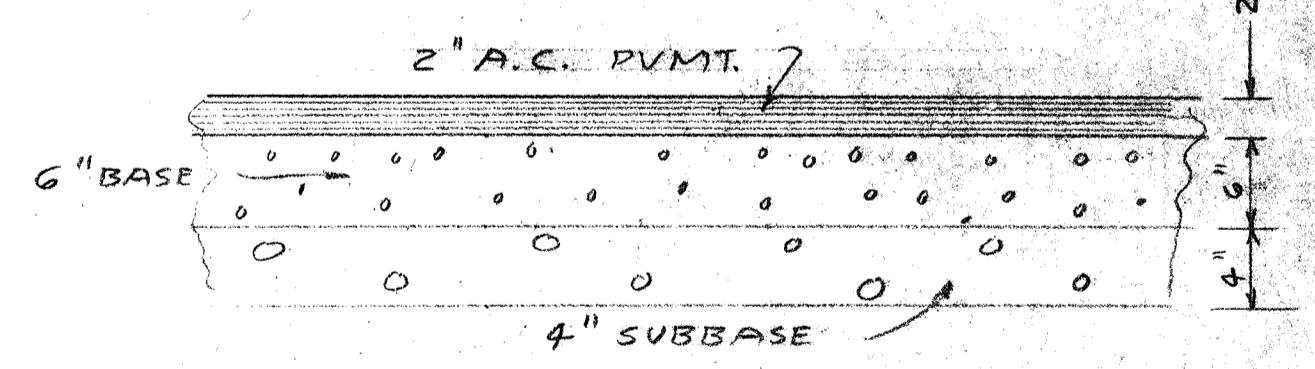


6" CURB WITH OUTFALL GUTTER

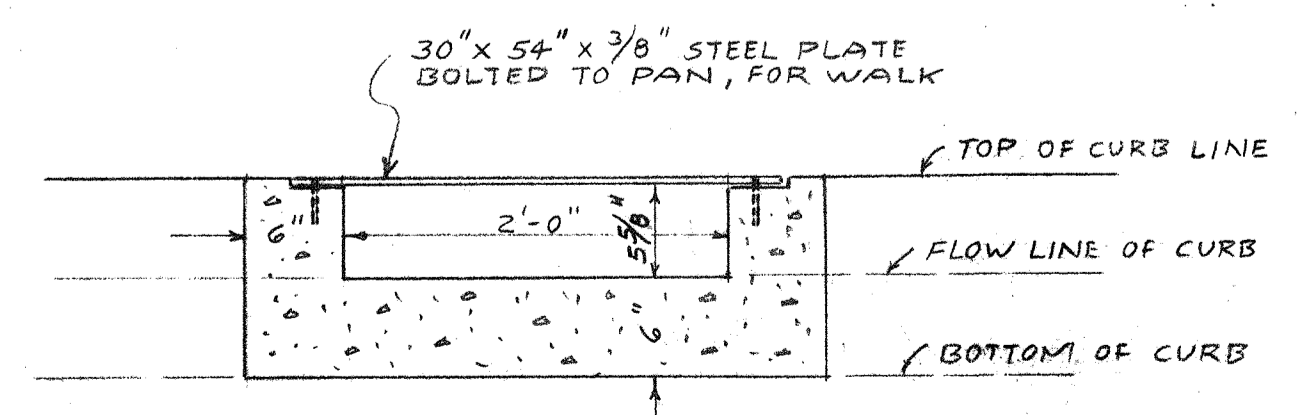
NOTE: ALL CONC. CURBS SHALL BE CONST. TO CITY OF FORT COLLINS STANDARD SPECS.



P.V.M.T. SECTION - PARKING LOTS



P.V.M.T. SECTION - 30' WIDE DRIVEWAYS

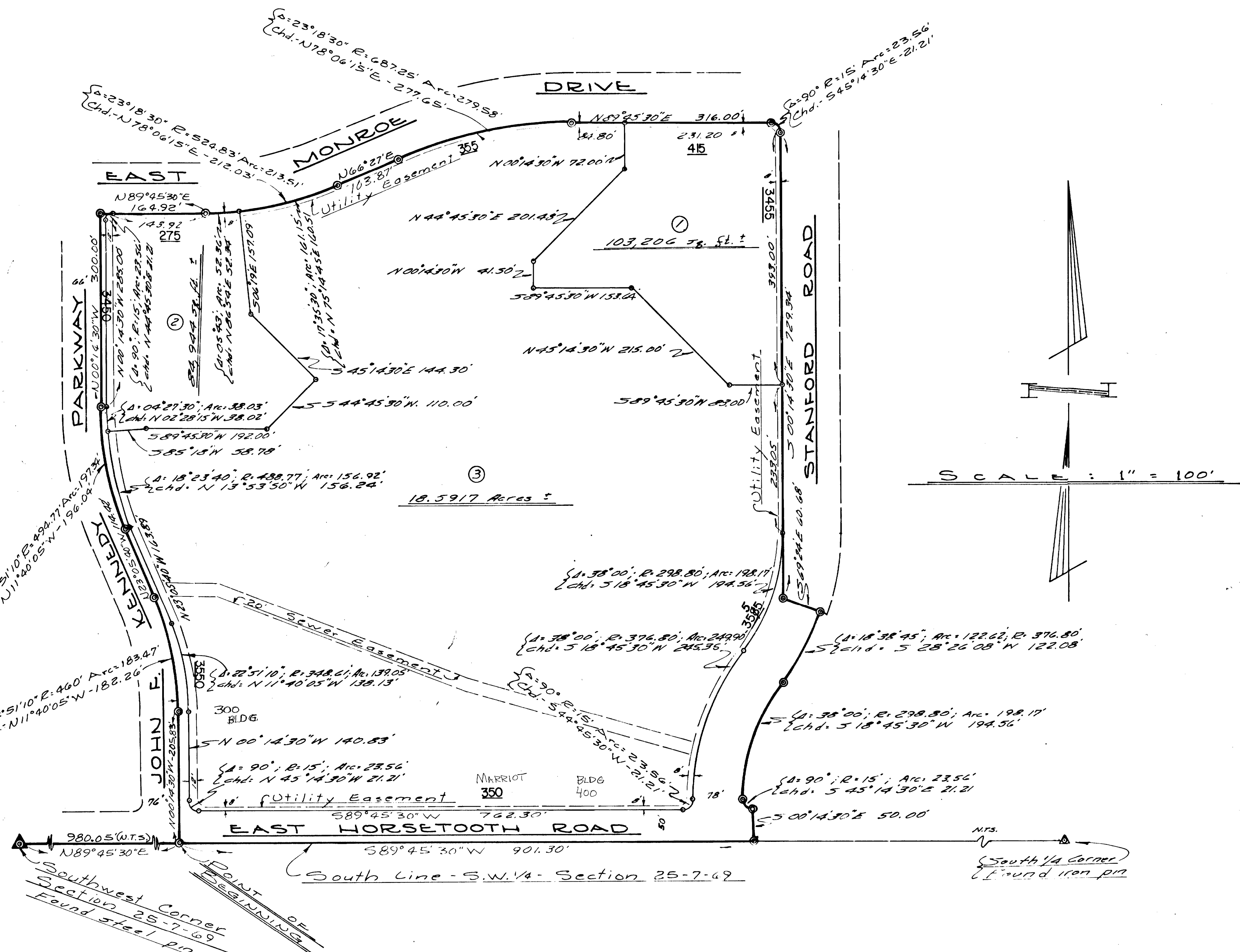


SECTION A-A
DRAIN PAN CROSSING UNDER WALK
1" = 1'

CITY OF FORT COLLINS, COLORADO UTILITY PLAN APPROVAL	
APPROVED: <i>Theresa Hay</i>	7/19/82 DATE
CHECKED BY: _____	LIGHT & POWER DEPARTMENT DATE
CHECKED BY: <i>Walt Amis</i>	7-19-82 DATE
CHECKED BY: <i>Paul</i>	7-19-82 DATE

PLAT OF THE STRACHAN SUBDIVISION, THIRD FILING

BEING A REPLAT OF PART OF LOT 2 AND STANFORD ROAD, STRACHAN SUBDIVISION, FIRST FILING, AND A PART OF THE SOUTHWEST 1/4 OF SECTION 25, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE SIXTH P.M., FORT COLLINS, COLORADO



STATEMENT OF OWNERSHIP, SUBDIVISION, DEDICATION AND DECLARATION OF EASEMENTS, COVENANTS AND CONDITIONS:

KNOW ALL MEN BY THESE PRESENTS: That the undersigned, being the owners of the following described land, to-wit: Part of Lot 2, Stanford Road, Strachan Subdivision, First Filing, and a part of the Southwest 1/4 of Section 25, Township 7 North, Range 69 West of the Sixth P.M., Fort Collins, Colorado, which, considering the South line of said Southwest 1/4 as bearing S89°45'30"W and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point on said South line, which bears N89°45'30"E 980.05 feet from the Southwest corner of said Section 25 and run thence N00°14'30"W 205.83 feet; thence along the arc of a 460.00 foot radius curve to the left a distance of 183.47 feet, the long chord of which bears N11°40'05"W 182.26 feet; thence N23°05'40"W 114.42 feet; thence along the arc of a 494.77 foot radius curve to the right a distance of 197.34 feet, the long chord of which bears N11°40'05"W 196.04 feet; thence N00°14'30"W 300.00 feet; thence N89°45'30"E 164.92 feet; thence along the arc of a 524.83 foot radius curve to the left a distance of 213.51 feet, the long chord of which bears N78°06'15"E 212.03 feet; thence N66°27'E 103.87 feet; thence along the arc of a 687.25 foot radius curve to the right a distance of 279.58 feet, the long chord of which bears N78°06'15"E 277.65 feet; thence N89°45'30"E 316.00 feet; thence along the arc of a 15.00 foot radius curve to the right a distance of 23.56 feet, the long chord of which bears S45°14'30"E 21.21 feet; thence S69°24'E 60.00 feet; thence along the arc of a 374.80 foot radius curve to the right a distance of 122.62 feet, the long chord of which bears S28°21'08"W 122.02 feet; thence along the arc of a 298.80 foot radius curve to the left a distance of 198.17 feet, the long chord of which bears S18°45'30"W 194.56 feet; thence along the arc of a 15.00 foot radius curve to the left a distance of 23.56 feet, the long chord of which bears S45°14'30"E 21.21 feet; thence S69°24'E 60.00 feet; thence S89°45'30"W 901.30 feet to the point of beginning, containing 24.7826 acres, more or less, have caused the same to be surveyed and subdivided into Lots and streets as shown on this plat to be known as the STRACHAN SUBDIVISION, THIRD FILING, and do hereby dedicate and convey to the City of Fort Collins, forever hereafter, the streets and easements as laid out and designated on this plat. The DECLARATION OF EASEMENTS, COVENANTS AND CONDITIONS for Strachan Subdivision, Third Filing are as recorded in the Office of the Larimer County Clerk and Recorder, on September 3, 1980, in Book 2066 at Page 0887.

WITNESS our hands and seals this 3rd day of December, A.D. 1980.
Arena Associates, A Limited Partnership, by E.E. Mitchell & Co., General Partner.
By: Eugene E. Mitchell, President Attest: Jack A. Shirley, Secretary

Elmer L. Brune
Elmer L. Brune
William Brune
AKA William J. Brune

Midland Federal Savings & Loan Association By: Joe Wing, Vice President
The Colorado National Bank of Denver By: R.D. Dickman, Vice President

Attest: June Hall, Secretary Attest: Harold Kountze, Jr., Senior Vice President and Cashier

State of Colorado ss
County of Larimer
The foregoing instrument was acknowledged before me this 3rd day of December, A.D. 1980, by Eugene E. Mitchell, as President, and by Jack A. Shirley, as Secretary, of E.E. Mitchell & Co. and by Elmer L. Brune and William Brune, a.k.a. William J. Brune, and by Joe Wing, as Vice President, and June Hall, as Secretary, of Midland Federal Savings & Loan Association, and by R.D. Dickman, as Vice President, and by Harold Kountze, Jr., as Senior Vice President and Cashier, of The Colorado National Bank of Denver.

Carol G. Frericks
Notary Public
My notarial commission expires July 27, 1982

SURVEYOR'S CERTIFICATE:
Richard A. Rutherford, a Professional Engineer and Land Surveyor under the laws of the State of Colorado, being duly sworn on his oath, deposes and says that the survey and plat of the Strachan Subdivision, Third Filing were made under his supervision, that said plat is an accurate delineation of said survey, that he has read the statements thereon, and that the same are true of his own knowledge.

Richard A. Rutherford
Richard A. Rutherford
Colorado Professional Engineer and Land Surveyor No. 502B

Subscribed and sworn to before me this 5th day of December, A.D. 1980.
Carol G. Frericks
Notary Public
My notarial commission expires July 27, 1982

ATTORNEY'S CERTIFICATE:
This is to certify that on the 10th day of December, A.D. 1980, I examined the legal descriptions appearing hereon of the land within the boundary lines of the Strachan Subdivision, Third Filing, and found the owners of record, on this date, to be as shown hereon.

South Wings
Attorney

APPROVED:
By the Director of Engineering Services for the City of Fort Collins, Colorado, on this 10th day of DEC, A.D. 1980.
Ray Ringman
Director

APPROVED:
By the Planning and Zoning Board of the City of Fort Collins, Colorado, on this 11th day of NOVEMBER, A.D. 1980.
Curt Smith
Secretary of Planning and Zoning Board