

# Conceptual Review Agenda

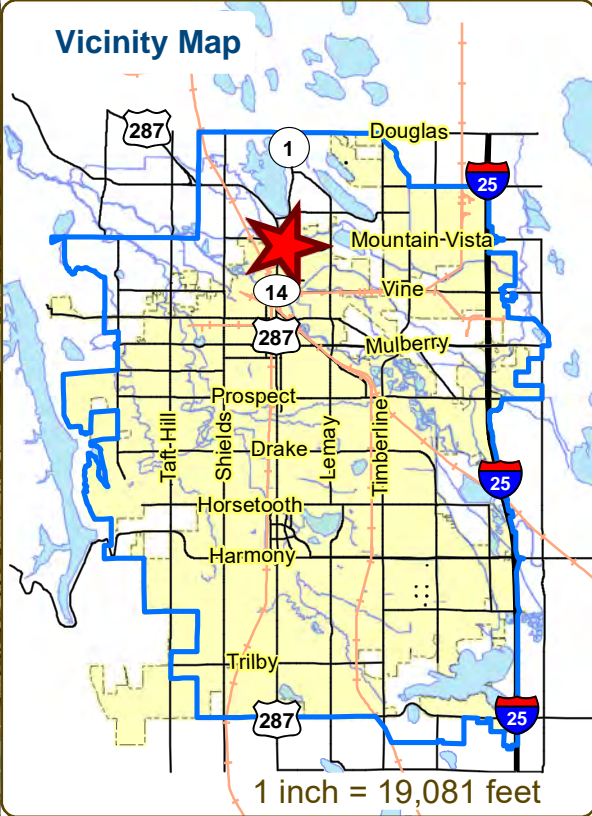
Schedule for 12/20/18  
281 Conference Room A

## Thursday, December 20, 2018

Time	Project Name	Applicant Info	Project Description	Planner	DRC
8:45	Elm Ridge Ranch	Fran Napolitano 970-481-4023	This is a request to amend the Elm Ridge Ranch plat to create a 2.89-acre residential building lot at the north end of the property at 1727 Ridgecrest Rd (parcel #9836414001). The proposed project will include a single-family dwelling and two accessory buildings. Access is taken from Ridgecrest Rd to the east. The proposed project is located in the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Administrative (Type 1) Review.	Planner	Kai Kleer
	Replat	<a href="mailto:fnap100@gmail.com">fnap100@gmail.com</a>		DRC	Brandy BH
	<b>CDR180094</b>				
9:30	Numerica Corp	Steve Schroyer 970-481-5505	This is a request to replat and subdivide 24.11 acres of property situated at the southwest corner of Timberwood Dr and Lady Moon Dr (parcel #8604209002). The replat would create 2-3 new lots. One 4.9-acre lot would be developed as the Numerica Headquarters and future expansion. The Numerica project could contain 2-4 new office buildings totaling approximately 85,000 sq ft. Access is taken from Timberwood Dr to the north and Lady Moon Dr to the west with 250 parking spaces provided on site. The proposed project is located in the Harmony Corridor (HC) zone district and is subject to Planning and Zoning Board (Type 2) Review.	Planner	Jason Holland
	Headquarters	<a href="mailto:schroyer@haydenoutdoors.com">schroyer@haydenoutdoors.com</a>		DRC	Tenae Beane
	<b>CDR180095</b>				
10:15	Masbur LLC	Cathy Mathis 970-532-5891	This is a request to build 90-100 townhomes on a 10-acre site at 4225 County Rd 36 (parcel #8610005701). Access is taken from County Rd 36 to the north. The site is currently in unincorporated Larimer County and is in the Rural Lands (RUL) zone district as indicated by the City's Structure Plan Map. The applicant will likely seek a rezoning amendment of the Structure Plan Map for the proposed project. This proposal will be subject to Annexation and Initial Zoning and is subject to Planning and Zoning Board (Type 2) Review.	Planner	Ted Shepard
	Property	<a href="mailto:cathy@tbggroup.us">cathy@tbggroup.us</a>		DRC	Todd Sullivan
	<b>CDR180096</b>				
11:00	1951 Kinnison Dr	Jason Toth 253-273-6917	This is a request to build a single-family dwelling with an integrated mother-in-law suite and a detached garage with habitable space at 1951 Kinnison Dr (parcel #9727205013). Access is taken from Kinnison Dr to the north. The proposed project is located in the Low Density Mixed-Use Neighborhood (LMN) zone district and is subject to Administrative (Type 1) Review.	Planner	Pete Wray
	Single-Family	<a href="mailto:jason.toth19@gmail.com">jason.toth19@gmail.com</a>		DRC	Brandy BH
	<b>CDR180097</b>				

# Elm Ridge Ranch Replat Single-Family

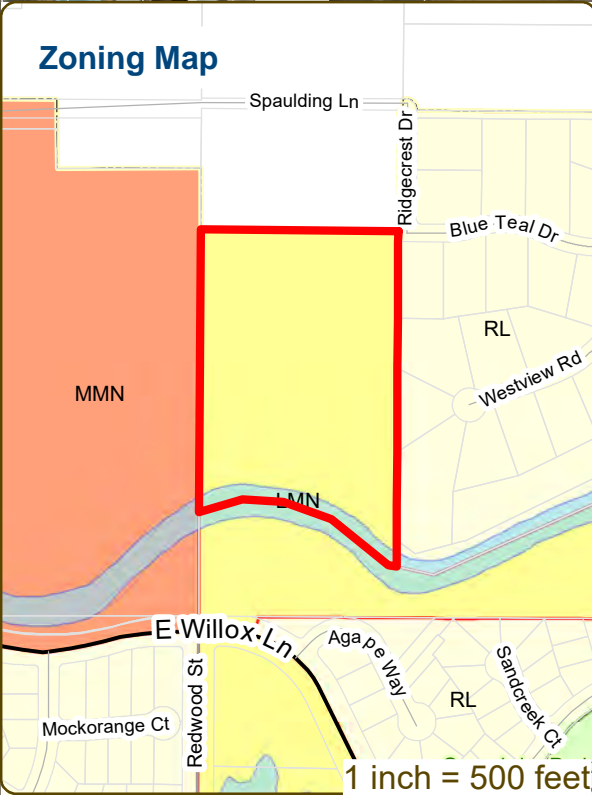
Vicinity Map



Aerial Site Map



Zoning Map



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Fort Collins

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At Conceptual Review, you will meet with Staff from various City departments, including Community Development and Neighborhood Services (Zoning, Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Transportation Planning and Poudre Fire Authority. Staff provides the applicant with comments to assist in preparing the detailed formal project application. There is no approval or denial of development proposals associated with Conceptual Review. The applicant will receive the comment letter at the review meeting.

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

Fran Napolitano (Owner)

Business Name (if applicable) \_\_\_\_\_

Your Mailing Address 753 Glenn Ridge Dr Ft. Collins, 80524

Phone Number 970-481-4023 Email Address fnap100@gmail.com

Site Address or Description (parcel # if no address) 1727 Ridgcrest Rd Ft. Collins, 80524

Description of Proposal (attach additional sheets if necessary) Amend Elm Ridge Ranch plat to create a 2.89 +/- acre residential building lot at northern end of property.

Proposed Use Residence/Landscape Nursery Existing Use Residence/Landscape Nursery

Total Building Square Footage 4500 S.F. Number of Stories 2 Lot Dimensions 260' x 485' +/-

Age of any Existing Structures NA

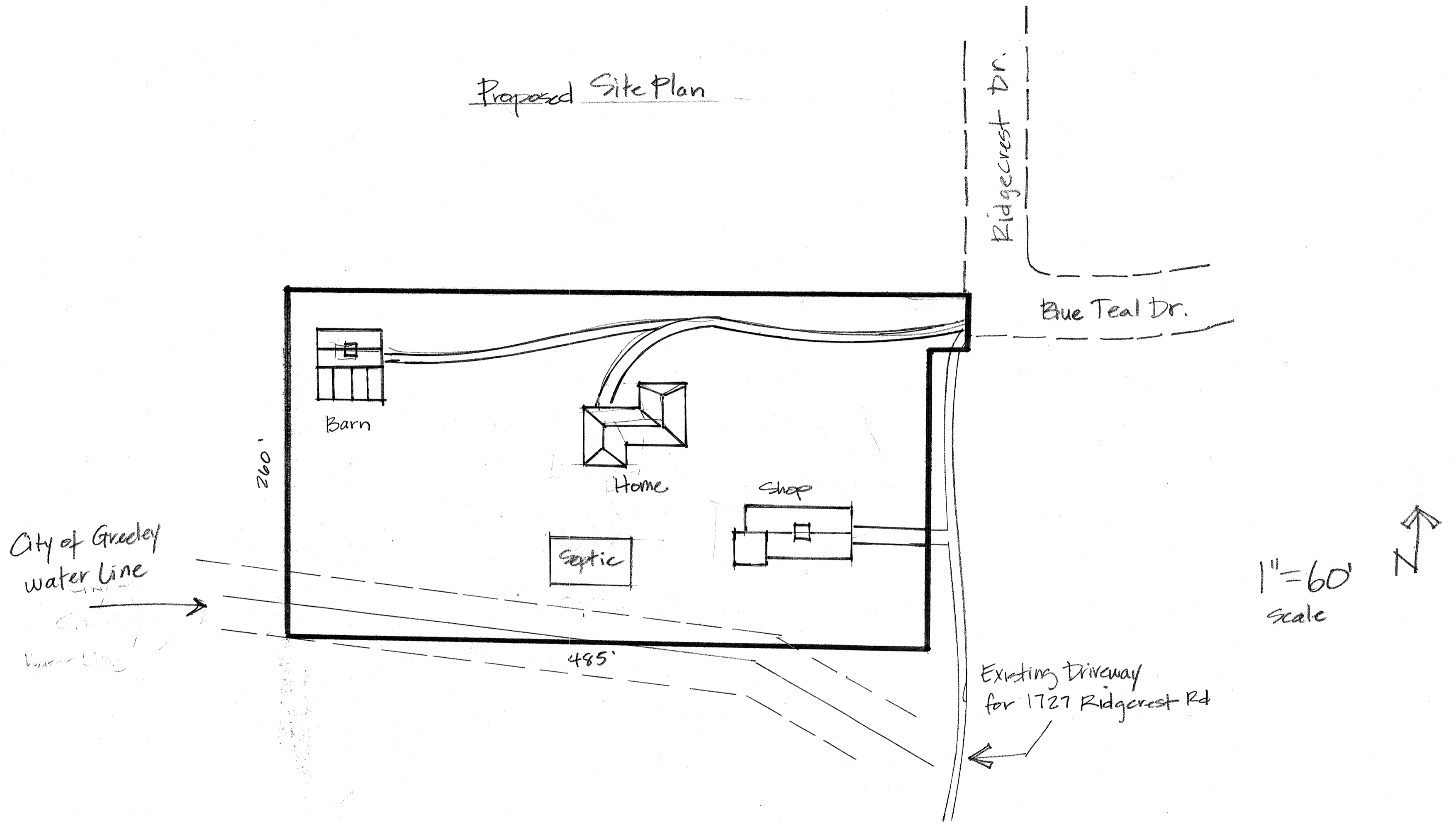
Info available on Larimer County's Website: If any structures are 50+ years old, good quality, color photos of all sides of the structure are required for conceptual.

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

Info available on FC Maps: Increase in Impervious Area 6,500 s.f. 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?

Proposed Site Plan



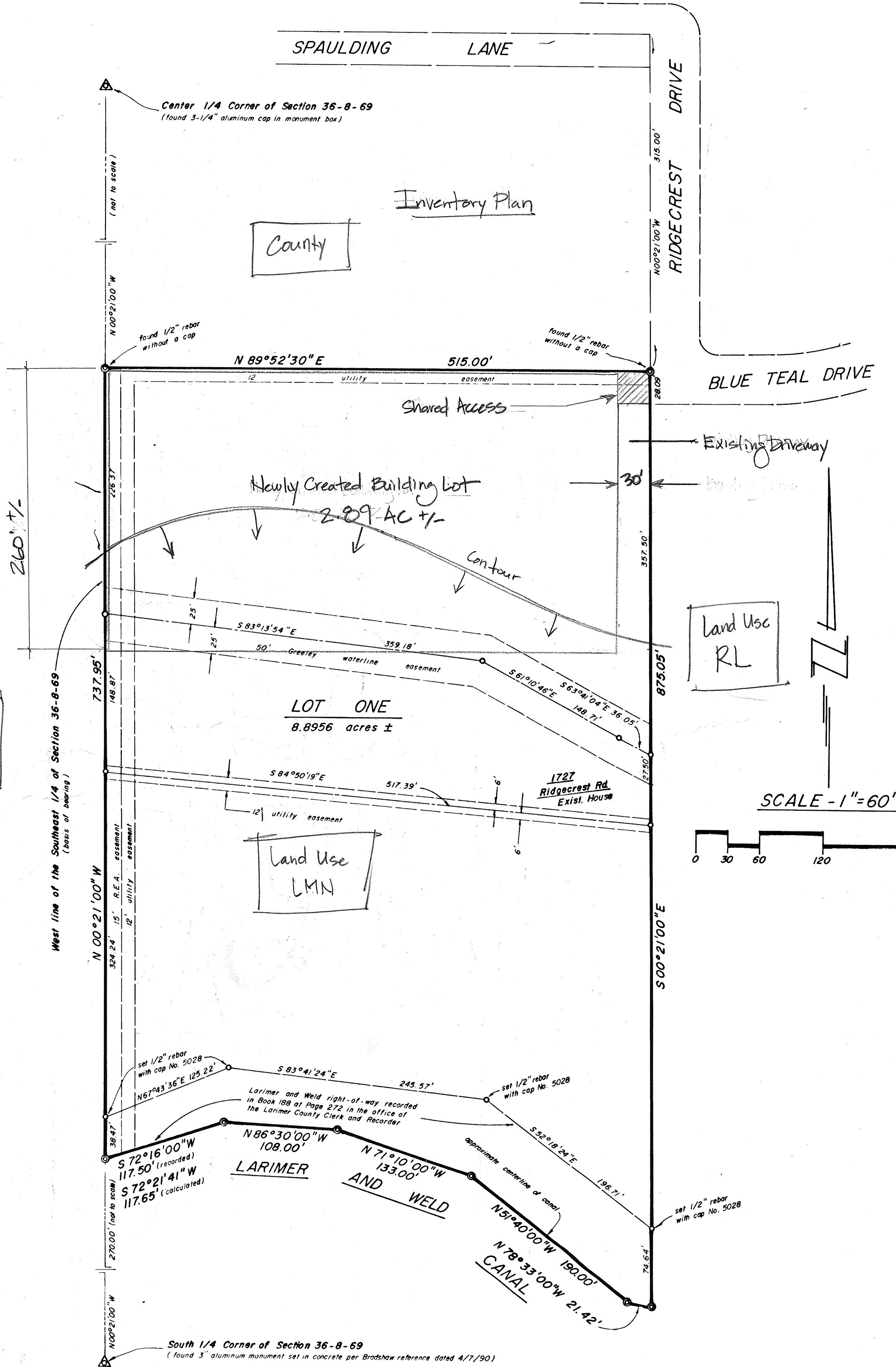
Notes:

- \* Land use to remain unchanged
- \* Storm drainage to be unchanged
- \* power, water, Nat. gas to be brought in from Blue Teal Dr. along driveway



# A PLAT OF ELM RIDGE RANCH P. U. D.

SITUATE IN THE SOUTHEAST 1/4 OF SECTION 36, TOWNSHIP 8 NORTH,  
RANGE 69 WEST OF THE SIXTH P.M., FORT COLLINS, COLORADO



**STATEMENT OF OWNERSHIP, SUBDIVISION AND DEDICATION:**

KNOW ALL MEN BY THESE PRESENTS: That the undersigned being the owners and proprietors of the following described land, to-wit; A tract of land situate in the Southeast 1/4 of Section 36, Township 8 North, Range 69 West of the Sixth P.M., Fort Collins, Colorado, being more particularly described as follows; Considering the West line of said Southeast 1/4 as bearing N 00°21'00"W, and with all bearings contained herein relative thereto, is contained within the boundary lines which begin at a point on the West line of said Southeast 1/4 which bears N 00°21'00"W 270.00 feet from the South 1/4 Corner of said Section 36, and run thence N 00°21'00"W 737.95 feet; thence N 89°52'30"E 515.00 feet; thence S 00°21'00"E 875.05 feet to the approximate centerline of the Larimer and Weld Canal; thence along said approximate centerline N 78°33'00"W 21.42 feet, and again N 51°40'00"W 190.00 feet, and again N 71°10'00"W 133.00 feet, and again N 86°30'00"W 108.00 feet, and again S 72°21'41"W 117.65 feet to the point of beginning, containing 8.8956 acres, more or less. The undersigned have caused the above described land to be surveyed and subdivided into a lot as shown on this plat to be known as a plat of ELM RIDGE RANCH P. U. D., subject to all easements and rights-of-way now of record or existing or indicated on this plat. The undersigned does hereby dedicate to and for public use forever hereafter, the streets and easements as are laid out and designated on this plat, provided however that, acceptance by the City of this dedication of easements does not impose upon the City a duty to maintain the easements so dedicated.

Witness our hands and seals this 6<sup>th</sup> day of December A.D., 1992.  
 Daniel M. McGuire  
 DANIEL M. MCGUIRE  
 Lienholder - NORDIC CONSTRUCTION & DEVELOPMENT, INC.

State of Colorado } S.S. The foregoing dedication was acknowledged before me this 8<sup>th</sup> day of \_\_\_\_\_ A.D., 1992 by Daniel M. McGuire and by  
 County of Larimer } Gary Nordick, President of Nordic Construction & Development, Inc.  
 NOTARY PUBLIC \_\_\_\_\_ My notarial commission expires \_\_\_\_\_

Lienholder - NORTHWEST MORTGAGE, INC. State of Colorado } S.S. The foregoing dedication was acknowledged before me this \_\_\_\_\_ day  
 County of Larimer } Gary Nordick, Vice President of Northwest Mortgage, Inc.  
 NOTARY PUBLIC \_\_\_\_\_ My notarial commission expires \_\_\_\_\_

**ATTORNEY'S CERTIFICATE:**

This is to certify that on the 4<sup>th</sup> day of December A.D., 1992, I examined the title to the property described hereon and established that the owners and proprietors of record of the said property as construed in C.R.S. 1973, 31-23-111, are as shown hereon as of said date.

ATTORNEY: \_\_\_\_\_ Registration No. 1572.

**SURVEYOR'S CERTIFICATE:**

I, Richard A. Rutherford, a duly registered Professional Engineer and Land Surveyor in the State of Colorado do hereby certify that this plat of ELM RIDGE RANCH P. U. D. truly and correctly represents the results of a survey made by me or under my direct supervision.

Richard A. Rutherford  
 RICHARD A. RUTHERFORD  
 Colorado registered P.E. & L.S. No. 5028

**APPROVED AS TO FORM:**

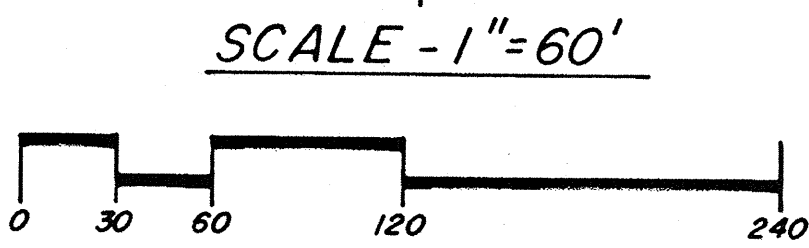
By the Director of Engineering of the City of Fort Collins, Colorado, this 17<sup>th</sup> day of December A.D., 1992.

Michael R. Fossick  
 DIRECTOR OF ENGINEERING

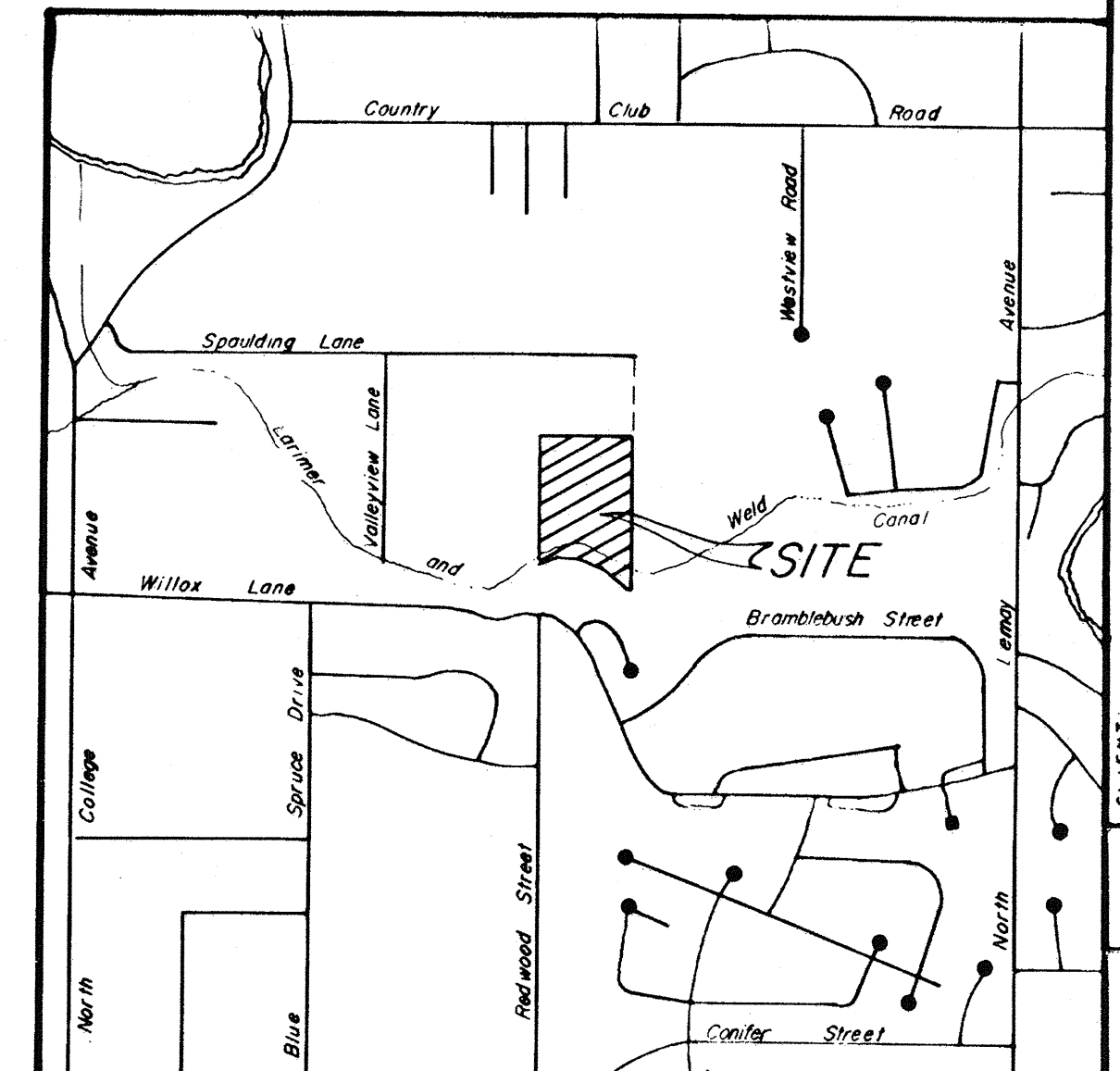
**APPROVED:**

By the Planning and Zoning Board of the City of Fort Collins, Colorado, this 16<sup>th</sup> day of December A.D., 1992.

Secretary of Planning and Zoning Board



VICINITY MAP  
 SCALE - 1"=1000'

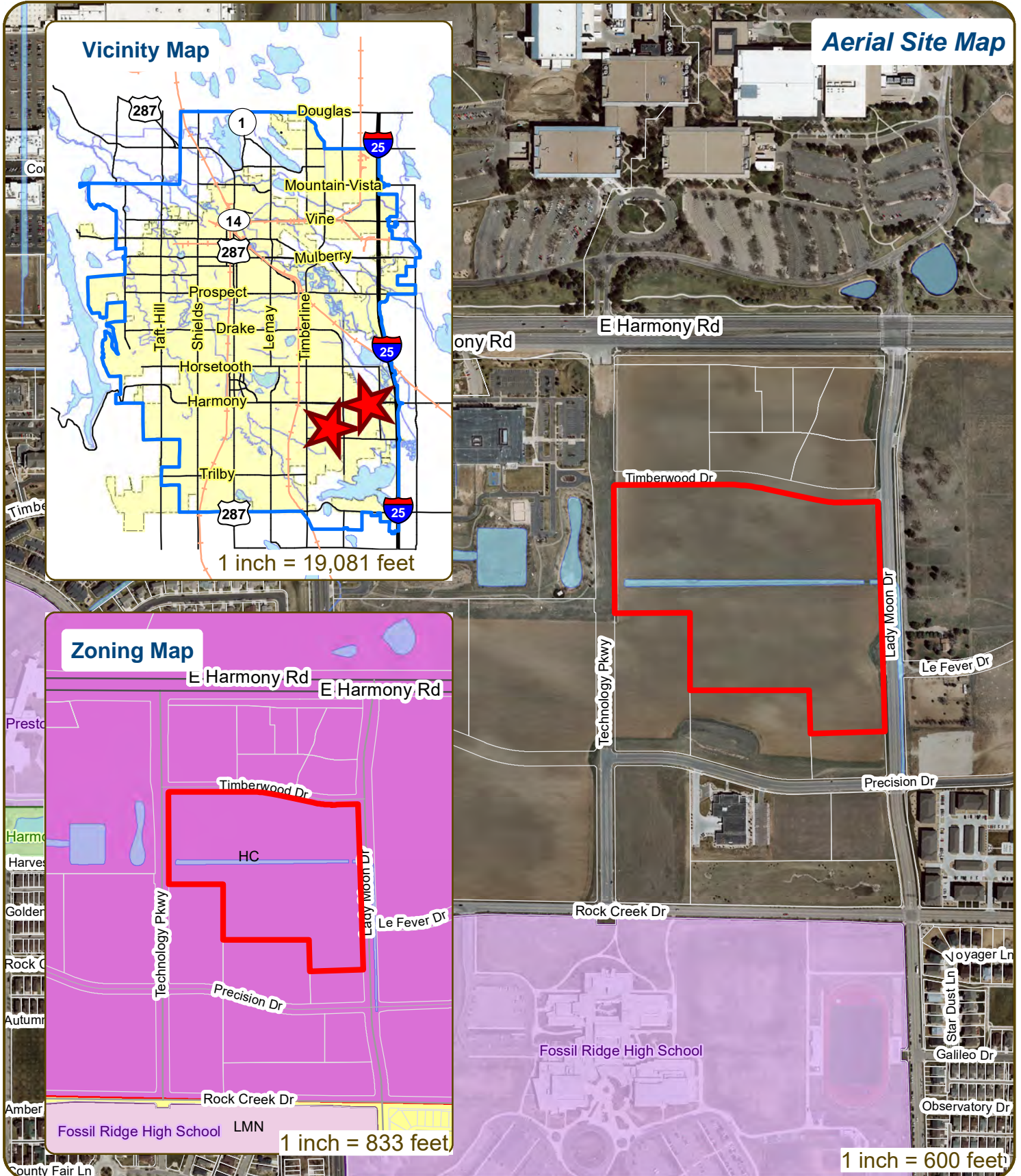


<b>STEWART &amp; ASSOCIATES</b> Consulting Engineers and Surveyors	
214 N. HOWES STREET, FORT COLLINS, CO 80521 (303) 482-9331	SCALE: 1"=60'
DESIGNED _____ DATE _____	CHECKED _____ DATE _____
DRAWN _____ DATE _____	SURVEYED _____ DATE _____
ENGINEER R.A.R.	REVISIONS NO. DATE BY
CLIENT DANIEL M. MCGUIRE	APPROVED FOR CONSTRUCTION
PROJECT TRACT IN THE SOUTHEAST 1/4 OF SECTION 36-8-69 FORT COLLINS, COLORADO	UNIT JMS & A CLIENT
SHEET NO. 001A	ONE OF ONE

This unofficial copy was downloaded on Jun-11-2018 from the City of Fort Collins Public Records Website: <http://citydocs.fcgov.com>



# Numerica Corp Headquarters Office



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

Business Name (if applicable) \_\_\_\_\_

Your Mailing Address \_\_\_\_\_

Phone Number \_\_\_\_\_ Email Address \_\_\_\_\_

Site Address or Description (parcel # if no address) \_\_\_\_\_

Description of Proposal (attach additional sheets if necessary) \_\_\_\_\_

Proposed Use \_\_\_\_\_ Existing Use \_\_\_\_\_

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  No If yes, then what risk level? \_\_\_\_\_

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

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?



**NUMERICA CORP. HEADQUARTERS**  
**EXHIBIT A**  
**“PROJECT DESCRIPTION AND QUESTIONS”**

Facilitate the subdivision, replatting and FDP of approximately 24.11 acres of property situated at the South West corner of Timberwood and Lady Moon, Fort Collins, CO. The subdivision would create 2-3 new lots, one of which to contain the future Numerca Headquarters and future expansion of approximately 4.9 acres. The Numerica project could contain 2-4 new buildings.

See Exhibit B for Concept Plan.

Questions for Staff:

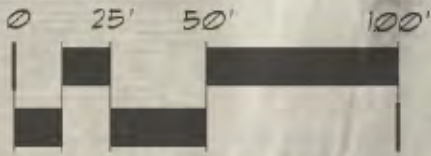
1. Could staff please review our access points on to Lady Moon and Timberwood, what movements (full, right in out,  $\frac{3}{4}$ ) are anticipated?
2. Does the detention basin have capacity for this project?
3. Are 4 stories supported on this lot?
4. Can the traffic study be waived?
5. Can the Ecological Characterization Study be waived?
6. Are there any repayments to any other developers, City or outside agencies for any improvements? For instance, Harmony Road, water, sewer, etc.?
7. Could staff provide an exhibit of utilities in the area with size (water, sewer, electric)?
8. Do the adjacent water and sewer lines have capacity for the project?
9. Are retail uses supported on the site?



TIMBERWOOD DR



NORTH



SCALE: 1"=50'

Timberwood Drive

23K  
3-Story

20K  
3-Story

40K  
3-Story

250 Spaces

Lady Moon Drive

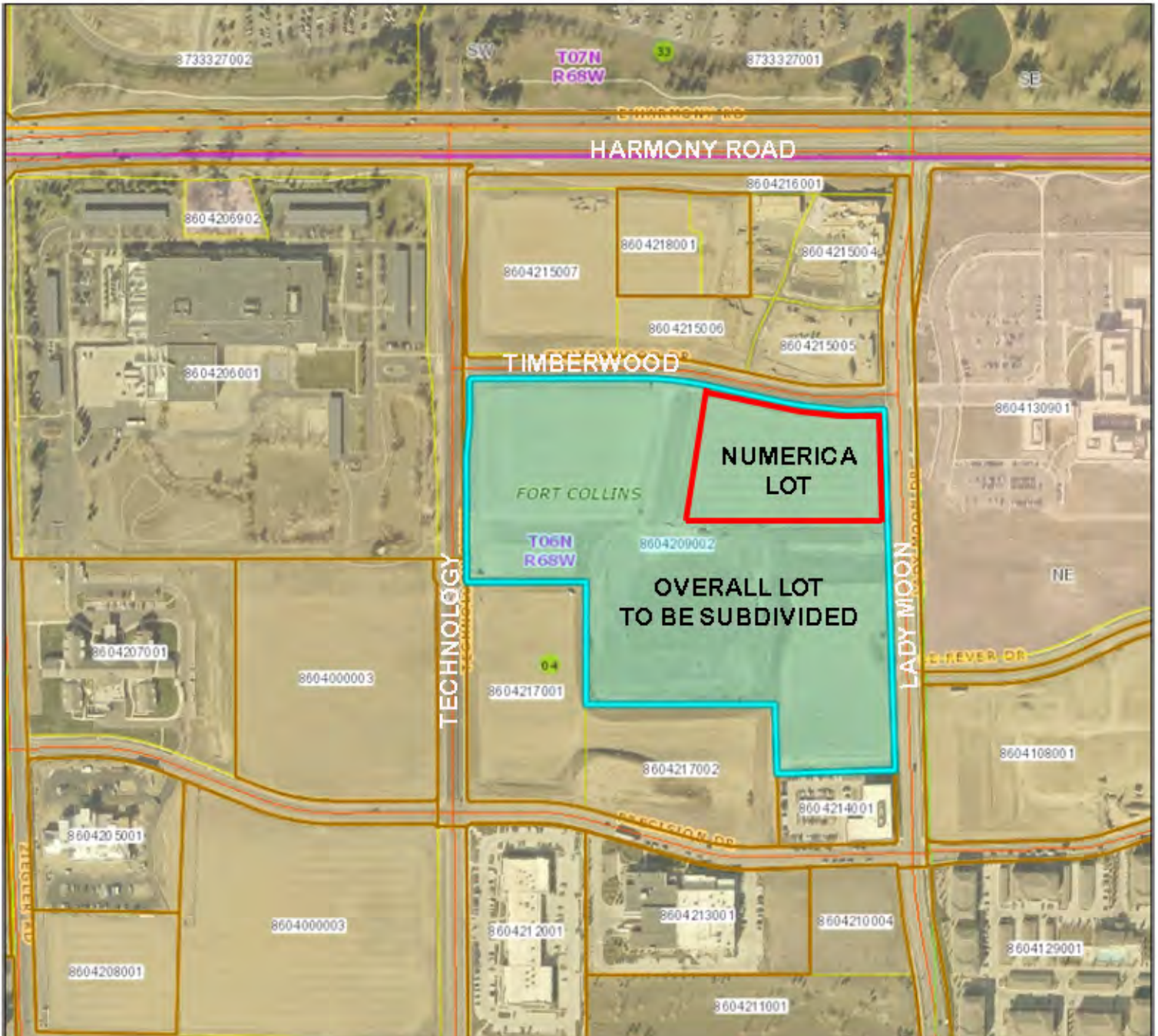
LADY MOON DR

# EXHIBIT B

LADY MOON DEVELOPMENT  
11/21/18



# EXHIBIT C



## Legend

- |                         |                              |       |
|-------------------------|------------------------------|-------|
| Subdivisions            | Major Rivers and Streams     | Other |
| Tax Parcels             | Rivers and Streams           |       |
| PLSS Township and Range | County Boundary              |       |
| PLSS Sections           | Rocky Mountain National Park |       |
| PLSS Quarter Sections   | Incorporated Areas           |       |

## Notes

0.1      0      0.1 Miles

Date Prepared: 12/3/2018 8:10:00 AM

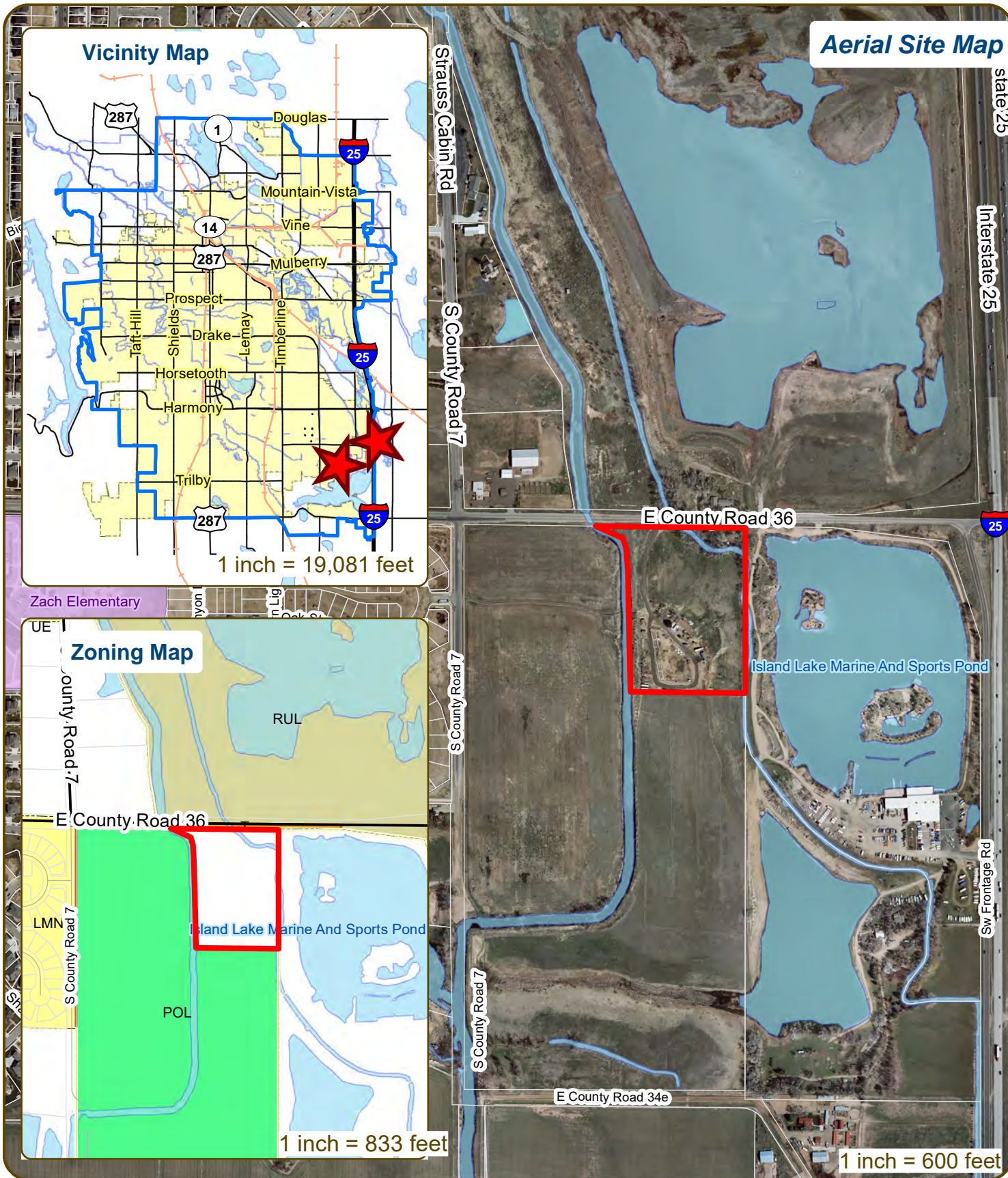
Scale  
1:4,800



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# Masbur LLC Property Townhomes



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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) JD Padilla, Developer
Cathy Mathis, TB Group, owners representative

Business Name (if applicable) TBGroup

Your Mailing Address 444 Mountain Avenue Berthoud CO 80513

Phone Number 970.532.5891 Email Address cathy@tbgroup.us

Site Address or Description (parcel # if no address) 4225 County Road 36

Description of Proposal (attach additional sheets if necessary) Construction of 90-100 townhomes on fee-simple lots.

The site is approximately 10 acres and is currently in unincorporated Larimer County. There is an existing subdivision called the Brown MLD.

Proposed Use Townhomes Existing Use Single Family residence

Total Building Square Footage 1,620 S.F. Number of Stories Lot Dimensions +/- 760' x 540'

Age of any Existing Structures 28 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? [X] Yes [ ] No If yes, then what risk level? FEMA - risk unknown
Info available on FC Maps: http://gisweb.fcgov.com/redirect/default.aspx?layerTheme=Floodplains.

Increase in Impervious Area 207,000 sq. ft or +/- 48% S.F.
(Approximate amount of additional building, pavement, or etc. that will cover existing bare ground to be added to the site)

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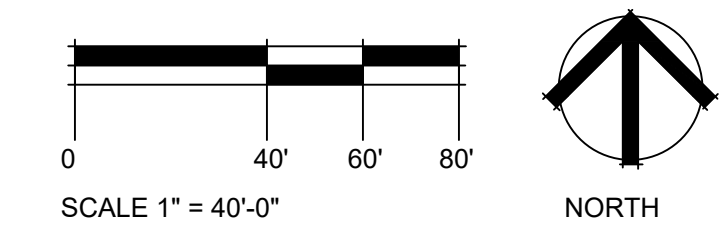




### LAND USE TABLE

±90 -100 UNITS  
2-CAR GARAGES

- (3) 5-PLEX BUILDINGS
- (8) 6-PLEX BUILDINGS
- (6) 7-PLEX BUILDINGS



SEAL

PROJECT TITLE  
**MASBUR LLC PROPERTY**

PREPARED FOR  
OWNER:

REVISIONS	DATE

DATE  
December 4, 2018

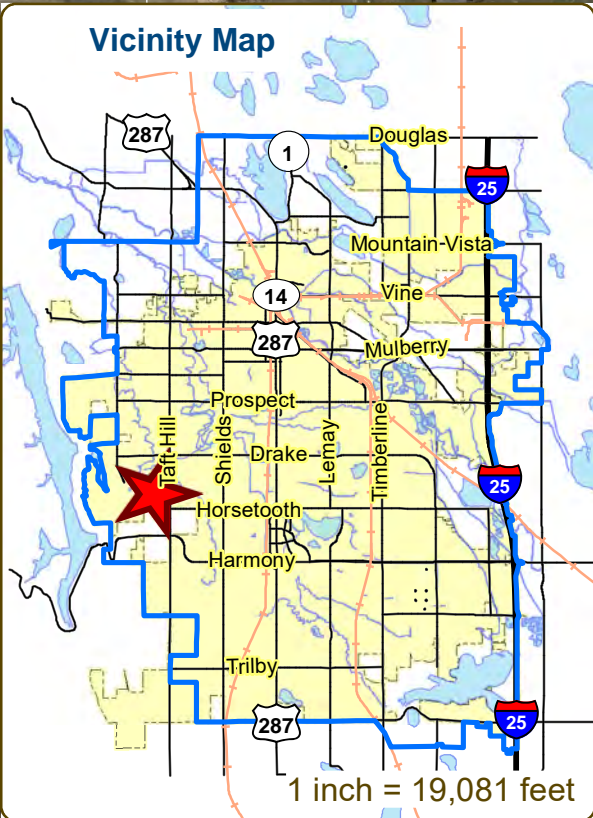
SHEET TITLE  
Conceptual Site Layout

SHEET INFORMATION  
Sheet Number: 1  
Of: 1

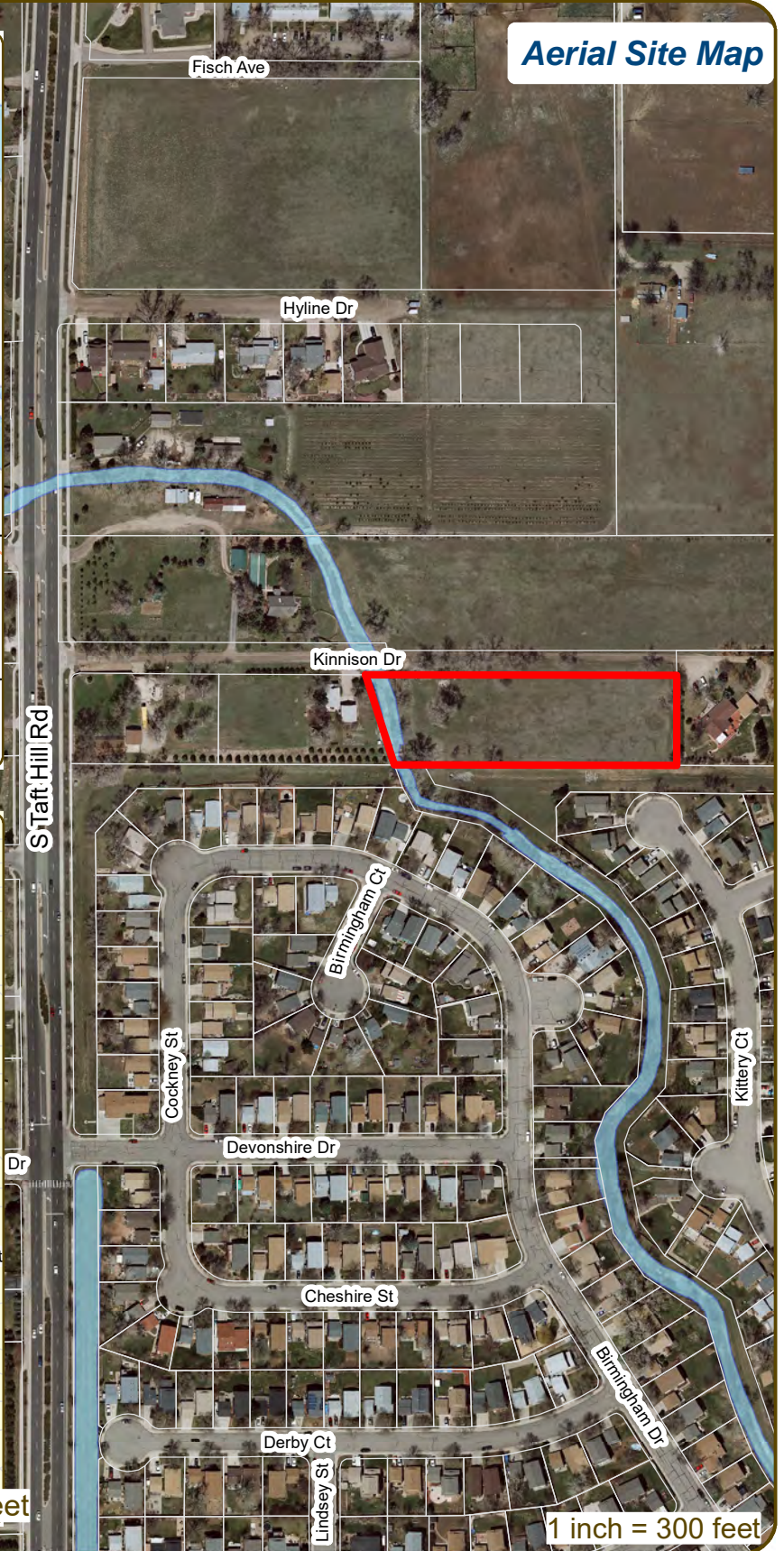


# 1951 Kinnison Dr Single-Family

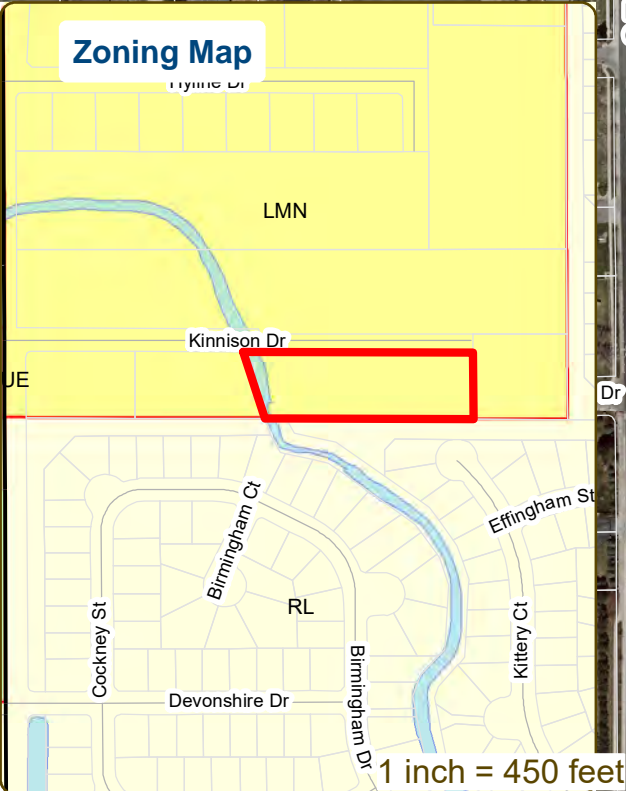
Vicinity Map



Aerial Site Map



Zoning Map



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CONCEPTUAL REVIEW: APPLICATION

General Information

All proposed land development projects begin with Conceptual Review. Anyone with a land 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 or site 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. Generally, Conceptual Review works best after a brief conversation with a representative from the Zoning or Planning Department to first establish compliance with the permitted uses under the applicable zone district. Then a sketch plan or site plan is prepared that allows staff to review and provide comments on the land development aspects of the proposal. Please be aware that any information submitted may be considered a public record, and may be made available to anyone who requests it, including the media. The applicant acknowledges that that they are acting with the owner's consent.

Conceptual Reviews are scheduled on three Thursday mornings per month on a "first come, first served" basis. One 45 meeting is allocated per applicant and only three conceptual reviews are held each Thursday morning. Conceptual Review is a free service. **Complete applications and sketch plans must be submitted to City Staff no later than 12:00pm, two Tuesdays prior to the meeting date.** Application materials must be e-mailed to [currentplanning@fcgov.com](mailto: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 various City departments, including Community Development and Neighborhood Services (Zoning, Planning, and Development Review Engineering), Light and Power, Stormwater, Water/Waste Water, Transportation Planning and Poudre Fire Authority. Staff provides the applicant with comments to assist in preparing the detailed formal project application. There is no approval or denial of development proposals associated with Conceptual Review. The applicant will receive the comment letter at the review meeting.

**\*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) \_\_\_\_\_

Jason Toth (Developer) Colin Glover (Realtor)  
Future owner

Business Name (if applicable) N/A

Your Mailing Address 8731 Millcreek Dr. East Amherst, NY 14051

Phone Number (253) 273-6917 Email Address jason.toth19@gmail.com

Site Address or Description (parcel # if no address) Parcel 1 Section 27, Township 7 North  
Range 69 West, 6th PM Larimer County, Colorado

Description of Proposal (attach additional sheets if necessary) Single Family Residence with Detached  
Garage/Hobby Barn/workshop. Mother-in-law suite integrated.

Proposed Use Single Family Residence Existing Use Pasture Land

Total Building Square Footage 6,550 S.F. Number of Stories 2 Lot Dimensions 489' x 168'

Age of any Existing Structures 12'x16' shed (age unknown)

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/fedirect/default.aspx?layerTheme=Floodplains>.

Increase in Impervious Area 8675 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?



**DESCRIPTION per title commitment:**

**PARCEL 1:**  
THE S 1/2 OF LOT 10, SUBDIVISION OF A PART OF THE W 1/2 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P. M., COUNTY OF LARIMER, STATE OF COLORADO; EXCEPT THAT PORTION CONVEYED BY WARRANTY DEED RECORDED IN BOOK 1282 AT PAGE 512. ALSO EXCEPT THAT CONTAINED WITHIN THE RECORDED PLAT OF TEMPEL PUD, FIRST FILING, CITY OF FORT COLLINS

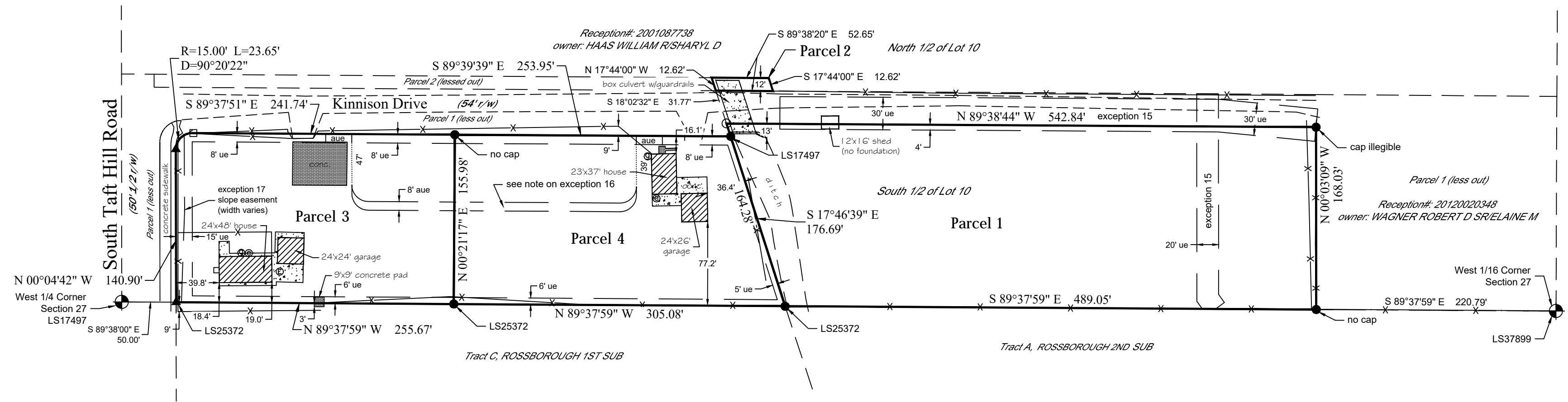
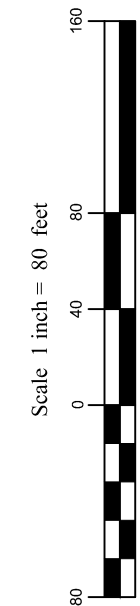
**PARCEL 2:**  
A PART OF THE N 1/2 OF LOT 10 OF THE SUBDIVISION OF A PART OF THE W 1/2 OF THE NW 1/4 OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, WHICH BEGINS AT A POINT WHICH BEARS N 00° 04' 45" W, 198.00 FEET, AND AGAIN S 89° 38' 20" E, 30.00 FEET FROM THE W 1/4 CORNER OF SAID SECTION 27, AND RUNS THENCE N 00° 04' 45" E, 12.00 FEET; THENCE S 89° 38' 20" E, 566.00 FEET TO A POINT ON THE EASTERLY LINE OF THE PLEASANT VALLEY AND LAKE CANAL; THENCE ALONG SAID EASTERLY LINE, S 17° 44' E, 12.62 FEET; THENCE N 89° 38' 20" W, 569.83 FEET TO THE POINT OF BEGINNING. EXCEPT THAT PORTION CONTAINED WITHIN THE RECORDED PLAT OF TEMPEL PUD, FIRST FILING, CITY OF FORT COLLINS.

**PARCEL 3-ALTA COMMITMENT**  
First American Title Insurance Company Schedule A  
Order Number: FC25122376-7 Customer Ref-Loan No.:  
A TRACT OF LAND SITUATE IN THE NW 1/4 OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO, AND A PORTION OF TRACT A, TEMPEL PUD, FIRST FILING, CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, WHICH CONSIDERING THE WEST LINE OF SAID NW 1/4 AS BEARING N 00° 04' 45" W, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE W 1/4 CORNER OF SAID SECTION 27, THENCE S 89° 38' 20" E, 50.00 FEET TO THE TRUE POINT OF BEGINNING; THENCE N 00° 04' 45" W ALONG THE EASTERLY RIGHT OF WAY LINE OF TAFT HILL ROAD, 140.88 FEET; THENCE 23.68 FEET ALONG THE ARC OF A CURVE TO THE RIGHT HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 90° 26' 25", AND A LONG CHORD WHICH BEARS N 45° 08' 28" E, 21.29 FEET; THENCE ALONG THE SOUTHERLY RIGHT OF WAY LINE OF KINNISON DRIVE, S 89° 38' 20" E, 241.74 FEET; THENCE S 00° 21' 40" W, 155.98 FEET; THENCE N 89° 38' 20" W, 255.66 FEET TO THE POINT OF BEGINNING.

**PARCEL 4:**  
A TRACT OF LAND SITUATE IN THE NW1/4 OF SECTION 27, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P. M., COUNTY OF LARIMER, STATE OF COLORADO, WHICH CONSIDERING THE WEST LINE OF SAID NW1/4 AS BEARING NORTH 00 DEGREES 04 MINUTES 45 SECONDS WEST, AND WITH ALL BEARINGS CONTAINED HEREIN RELATIVE THERETO, IS MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE W1/4 CORNER OF SAID SECTION 27; THENCE SOUTH 89 DEGREES 38 MINUTES 20 SECONDS EAST, 305.66 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 21 MINUTES 40 SECONDS EAST, 155.98 FEET; THENCE SOUTH 89 DEGREES 38 MINUTES 20 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF KINNISON DRIVE, 253.77 FEET; THENCE SOUTH 17 DEGREES 44 MINUTES EAST, 164.10 FEET; THENCE NORTH 89 DEGREES 38 MINUTES 20 SECONDS WEST, 304.74 FEET TO THE POINT OF BEGINNING.

**LEGEND:**

- △ - set PK nail w/ disc marked PLS 32444
- ▲ - found PK nail w/ disc marked as shown
- - set 0.5" iron rod w/ 1.0" plastic cap marked PLS 32444
- - found 0.5" iron rod w/ 1.0" plastic cap marked as shown
- ⊙ - found 0.75" iron rod w/ 2.5" aluminum cap marked as shown
- - set 0.5" iron rod w/ 1.5" aluminum cap marked 1.0" WC PLS 32444
- ⊕ - electric meter
- ⊗ - electric transformer
- ⊙ - water manhole
- ⊕ - water meter
- ⊖ - valve
- ⊕ - storm sewer manhole
- ⊕ - tv riser
- ⊕ - gas meter
- ⊕ - bollard
- ⊕ - sign "marked as denoted"
- ⊕ - guy anchor
- ⊕ - fire hydrant
- ⊕ - utility pole
- ⊕ - clean out
- ⊕ - telephone riser
- ⊕ - light pole
- ⊕ - bollard
- tel— - telephone line
- e— - electric line
- ohw— - overhead wire
- g— - gas line
- st— - storm line
- san— - sanitary line
- o— - tv / data line
- x— - fence line
- ue - utility easement
- aue - access and utility easement
- ude - utility and drainage easement
- rcp - reinforced concrete pipe
- pvc - polyvinyl chloride
- cmp - corrugated metal pipe
- sf - square feet
- ff - finished floor
- r/w - right of way



**Notes:**

- This survey is based on an ALTA Commitment provided by First American Title Insurance Company, Order No. FC25122376-7, Effective Date: 08-12-2014 at 17:00:00.

**Schedule B-2 (Exceptions):**

Item#	Bk & Pg or Reception#	Comments
1-7	n/a	not survey issues, not shown
8	R# 244742	applies, unable to show on drawing
9	Bk 1781, Pg 243	does not apply, offsite
10	Bk 2283, Pg 1251	applies, unable to show on drawing
11	R# 6669	applies, shown on drawing
12	R# 8506670	applies, unable to show on drawing
13	R# 8506672	applies, unable to show on drawing
14	R# 8506673	applies, unable to show on drawing
15	R# 8506675	applies, shown on drawing
16	R# 96083697	applies, shown on drawing
17	R# 2002004618	applies, shown on drawing

- No improvements, other than those shown, were located this date.
- No underground utilities were located this date. Any underground utilities or utility lines shown are assumed and must be verified.
- No trees and other vegetation were located this date.
- This survey is not intended for to be used for engineering design.
- Address: 3040 South Taft Hill Road and 1951 Kinnison Drive, Fort Collins, CO 80526 (per title commitment)
- Distances are shown in U.S. Survey Feet
- The total area equals ±3.922 acres, more or less.
- Bearings based on the west line of Parcel 3 as bearing N 00°04'42" W, an assumed meridian.
- NOTE: The intent of Exception 16 appears to be to vacate all of the 24' access & utility easement and 15' utility easement with in Tract A, TEMPEL P.U.D. - FIRST FILING - except the north 8 feet thereof lying within an existing 8-foot utility easement. However a distance of 47.00 feet was used instead of a distance of 39.00 feet resulting in a portion of the easement remaining un-vacated. This appears to have been caused by an omission of the 8 feet for the 8-foot utility easement which was not being vacated.

**Parcel Acreage Table:**

Parcel	1.989
Parcel	0.014
Parcel	0.917
Parcel	1.001
<b>TOTAL</b>	<b>3.922</b>

To Ruger Holdings, LLC and First American Title Insurance Company:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2011 Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1, 2, 4, 7(a), 8, 11(a) and 18 of Table A thereof. The field work was completed on 8/27/2014



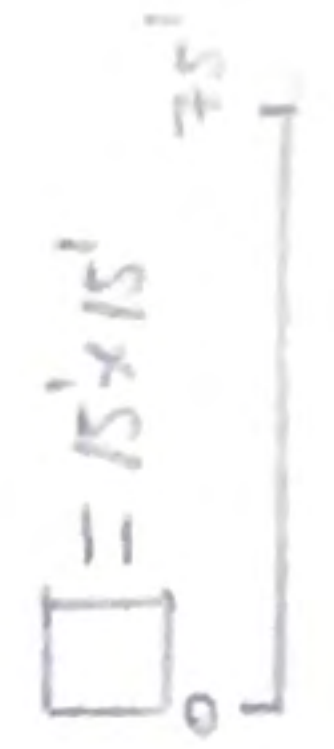
**NOTICE:** According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

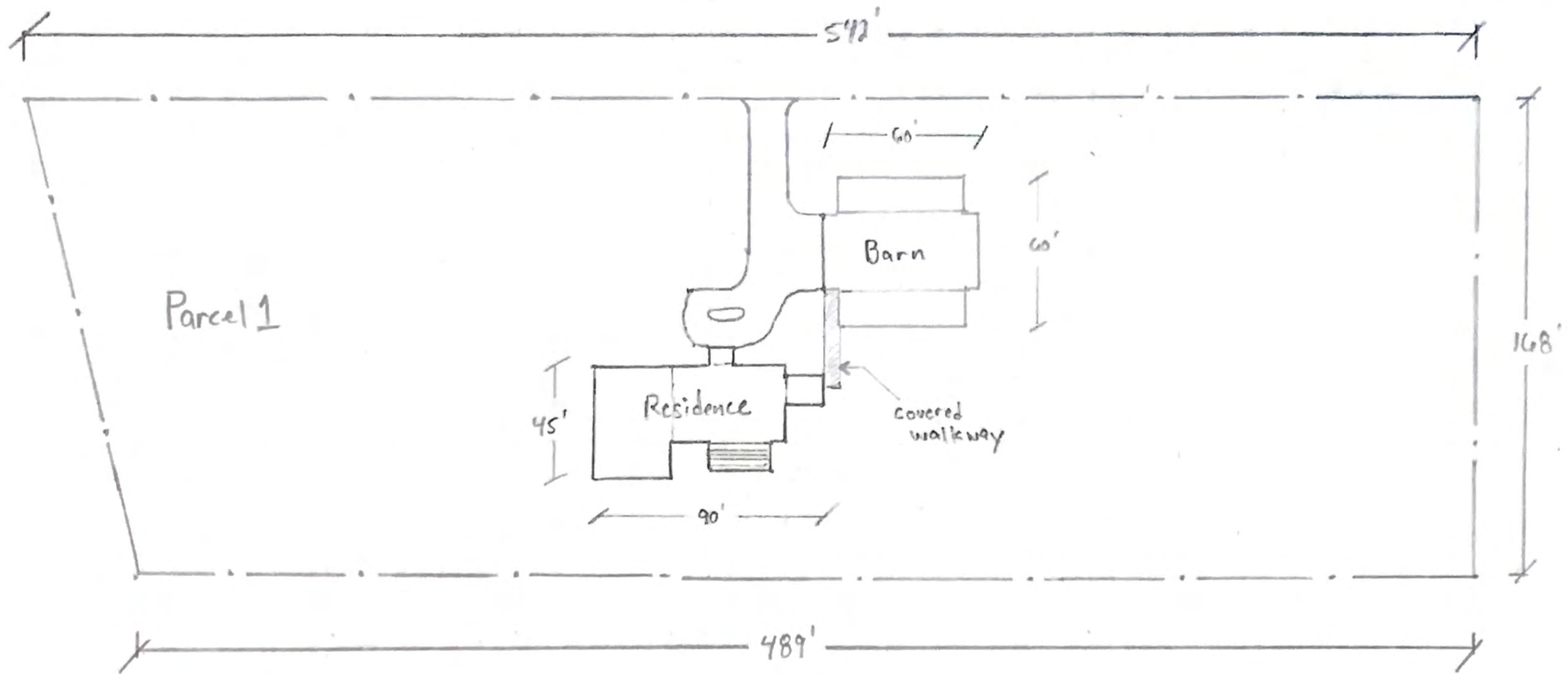
Z:\Project\2014\14188\dwg\14188.dwg September 03, 2014 - 2:02pm

<b>CLIENT</b> Re/max Eagle Rock		<b>TITLE</b> ALTA Land Title Survey <b>TEMPEL PUD FIRST FILING, Tract A</b> Section 27, Township 7 North, Range 69 West, 6th PM, Larimer County, Colorado	
REVISIONS Date _____ By _____ Description _____ Date _____ By _____ Description _____ Date _____ By _____ Description _____		PLS Group, LLC 6843 North Franklin Avenue, Loveland, Colorado 80538 Phone 970.669.2100 - 970.669.3652 Fax	Field Date <u>8/27/2014</u> ST <u>n/a</u> Party Chief <u>DCB</u> PM <u>MBS</u> Scale <u>1"=80'</u> PLS <u>MBS</u>
		PROJECT NO. <b>14188.001</b>	SHEET NO. <b>1</b>
		NO. OF SHEETS <b>1</b>	



# Conceptual Site Plan

Scale  


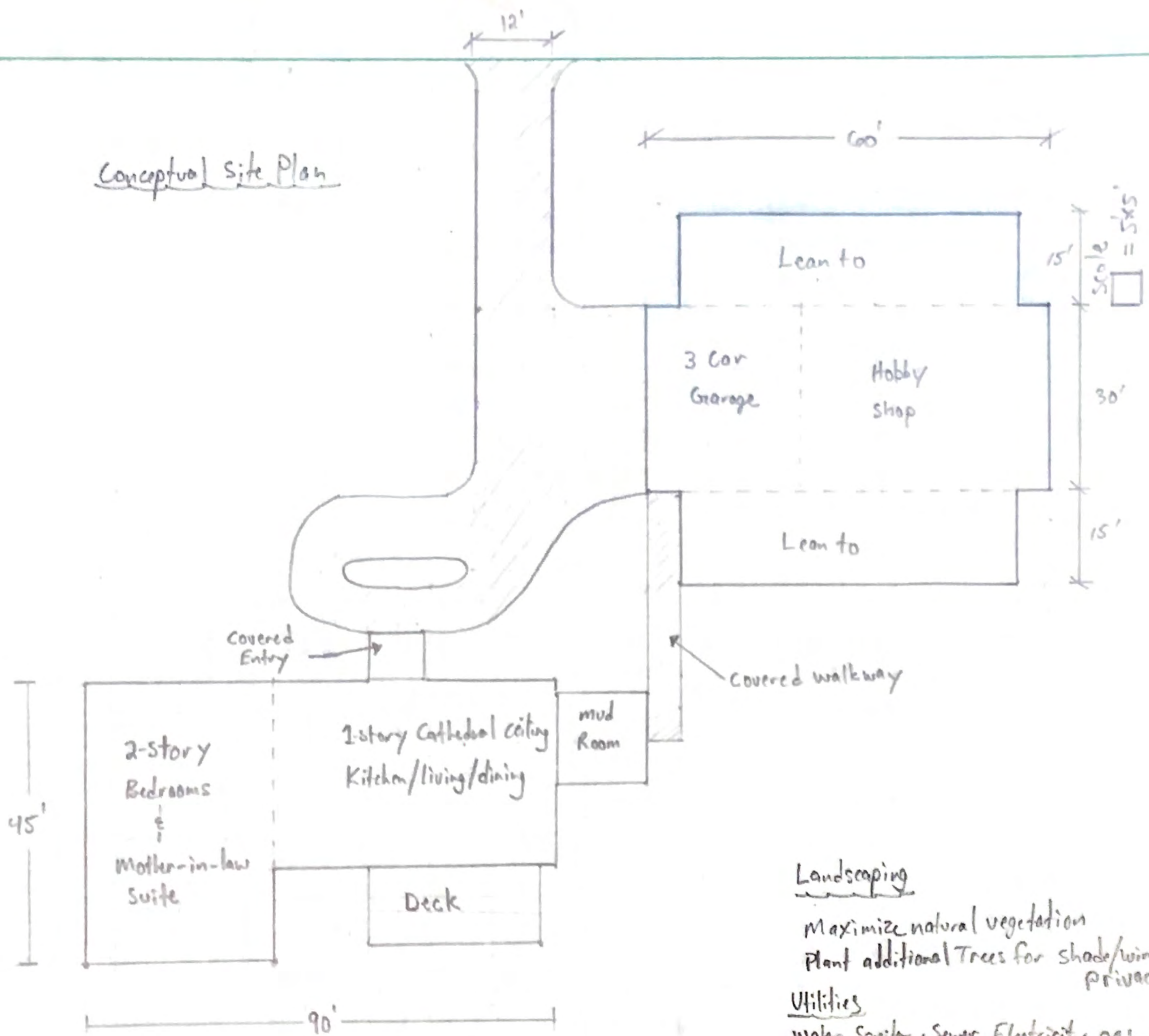


Single Family Residence ~ 3,500 ft<sup>2</sup>  
 structure - Hybrid Timber/stick construction  
 2 story  
 600 ft<sup>2</sup> Mother-in-law suite integrated  
 5 bedroom / 3 bath  
 Unfinished Basement

Barn/Hobby Shop ~ 3,300 ft<sup>2</sup>  
 Upscale construction  
 1.5 story main structure, 2 ea enclosed lean-tos  
 3 car garage w/ lofted space above  
 work shop/hobby space  
 Plumbed for water/sewer



Conceptual Site Plan



Impermeable Surface  
 6550 ft<sup>2</sup> - structures  
 2125 ft<sup>2</sup> - Pavement  


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 8675 ft<sup>2</sup> Total

Landscaping  
 Maximize natural vegetation  
 Plant additional Trees for shade/wind block/privacy

Utilities  
 water, Sanitary Sewer, Electricity, gas, telecom

Rooftop Solar PV array  
 Geothermal HVAC



## Public Records Report

1951 Kinnison Dr, Fort Collins, CO 80526-2202, Larimer County

### Owner Information

<b>Name (Last First)</b>	Ruger Holdings LLC	<b>Tax Billing Zip</b>	80527
<b>Tax Billing Address</b>	Po Box 270752	<b>Tax Billing Zip+4</b>	0752
<b>Tax Billing City</b>	Fort Collins, CO		

### Location Information

<b>School District</b>	803990	<b>County Use Code</b>	Resid-Improved
<b>Subdivision</b>	Tempel PUD	<b>Tract #</b>	11.07
<b>Census Tract</b>	11.07	<b>Situs Zip Code</b>	80526
<b>Carrier Route</b>	C019	<b>Flood Zone Code</b>	X
<b>Zoning</b>	LMN	<b>Flood Zone Panel</b>	08069C0986G
<b>Township Range Sect</b>	7-69-27	<b>Flood Zone Date</b>	05/02/2012

### Tax Information

<b>Realist Tax ID</b>	R1201948	<b>Total Actual Value</b>	\$256,200
<b>Realist Alt APN</b>	97272-31-001	<b>Total Assessed Value</b>	\$18,446
<b>Realist PIN</b>	R1201948	<b>Land Assessment</b>	\$40,000
<b>Tax Year</b>	2017	<b>Improv. Assessment</b>	\$216,200
<b>Taxes</b>	\$1,703	<b>Percent Improved</b>	84%
<b>Assessment Year</b>	2017	<b>Tax Area</b>	1102
<b>Legal Description</b>	TR IN NW OF 27-7-69, COM AT W 1/4 COR SD SEC, S 89 38' 20" E 305.66 FT TPOB, TH N 00 21' 40" E 155.98 FT, TH S 89 38' 20" E ALG SRLY ROW OF KINNISON DR 253.77 FT, TH S 17 44' E 164.10 FT, TH N 89' 38' 20" W 304.74 FT TPOB [AKA POR TRACT A TEMPEL PUD FIRST FLG]		

### Characteristics

<b>Land Use</b>	SFR	<b>Bath Fixtures</b>	5
<b>Finished Sq Ft</b>	759	<b>Heat Type</b>	Forced Air
<b>Gross Area</b>	759	<b>Porch</b>	Open Slab
<b>Lot Acres</b>	1	<b>Garage SqFt</b>	624
<b>Lot Area</b>	43,559	<b>Roof Material</b>	Composition Shingle
<b>Style</b>	Ranch	<b>Roof Shape</b>	Gable
<b>Stories</b>	1	<b>Interior Wall</b>	Drywall
<b>Condition</b>	Average	<b>Exterior</b>	Frame
<b>Quality</b>	Average	<b>Foundation</b>	Concrete
<b>Total Rooms</b>	3	<b>Year Built</b>	1935
<b>Bedrooms</b>	1	<b>Effective Year Built</b>	1935
<b>Total Baths</b>	1	<b>Equipment</b>	Fan-Ceiling, Ah7
<b>Full Baths</b>	1	<b>Above Gnd SqFt</b>	759

### Last Market Sale

<b>Recording Date</b>	00/2007	<b>Name (Last First)</b>	Ruger Holdings LLC
<b>Settle Date</b>	10/24/2007	<b>Seller</b>	Shea Family Trust
<b>Sale Price</b>	\$380,000	<b>Price Per SqFt</b>	\$500.66
<b>Document Number</b>	81764	<b>Lender</b>	Private Individual
<b>Deed Type</b>	Warranty Deed		

### Sale History



<b>Recording Date</b>	00/2007	02/18/2004	12/01/1996	00/1996	00/1992
<b>Sale Price</b>	\$380,000	\$0	\$0	\$0	\$0
<b>Nominal</b>		Y			
<b>Buyer Name</b>	Rison Christian M	Shea Trust	Shea Joseph T & Amy Carol	Owner Record	Owner Record
<b>Buyer Name 2</b>			Shea Amy Carol		
<b>Seller Name</b>	Shea Family Trust	Shea Joseph T & Amy C		Hepner Gerald C	Shea Amy C
<b>Document Number</b>	81764	15089	87384	87383	35835
<b>Document Type</b>	Warranty Deed	Bargain & Sale Deed	Quit Claim Deed	Personal Representative's Deed	Quit Claim Deed

### Mortgage History

<b>Mortgage Date</b>	00/2007	10/12/1999
<b>Mortgage Amount</b>	\$340,000	\$76,700
<b>Mortgage Lender</b>	Private Individual	Choice Mtg
<b>Mortgage Type</b>	Private Party Lender	Conventional

#### Property Details

The data within this report is compiled by CoreLogic from public and private sources. If desired, the accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.