Conceptual Review Agenda

Meetings hosted via Zoom Web Conferencing

Please use the URL and Meeting ID # listed below to join the Review Meeting

Review Date

9/4/2025 11:15 AM

Project Name

Subdivision at 318 Canyon Ave

CDR250057

<u>Applicant</u>

Cotton D Jones

307-630-8550

cotton.jones@msn.com

Description

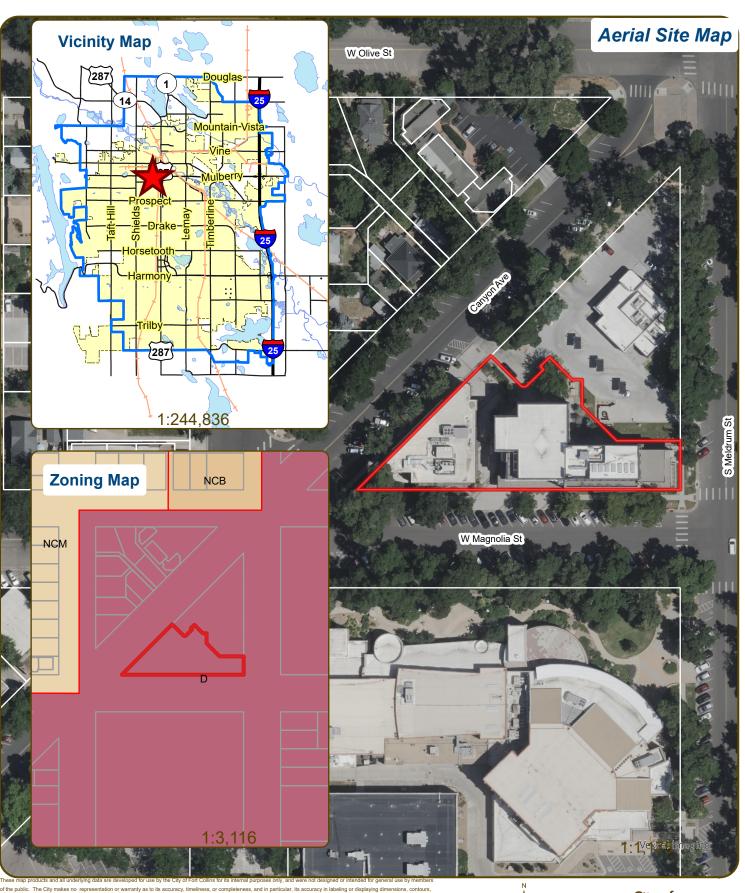
This is a request to subdivide the property into two lots at 318 Canyon Ave (parcel # 9711480001). The applicant is proposing to separate two buildings through a legal subdivision. The property is approximately 0.29 mi west of S College Ave and approximately 0.11 mi north of W Mulberry St. The site is located in the Canyon Avenue Downtown District and is subject to a Minor Subdivision Review.

Planner: Jill Baty

Engineer: Shawn Mellinger

DRC: Marissa Pomerleau

Subdivision at 318 Canyon Ave-Subdivision



of the public. The City makes no representation or warranty as to its accuracy, uneitness, or completeness, and in particular, its accuracy in labeling of displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHATABILITY OR WARRANTY FOR FITNESS OF USE FOR PARTICULAR PURPOSE, EXPRESSED OR IMPLIED, WITH RESPECT TO THESE MAP PRODUCTS OR THE UNDERLYING DATA. Any users of these map products, map applications, or data, accepts same AS IS, WITH ALL FAULTS, and assumes all responsibility of the use thereof, and further covenants and agrees to hold the City harmless from and against all damage, loss, or liability arising from any use of this map product, in consideration of the Citys having made this information available. Independent verification of all data contained herein should be obtained by any users of these products, or underlying data. The City disclaims, and shall not be held liable for any and all damage, loss, or liability, whether direct indirect, or consequential, which arises or may arise from these map products or the use thereof by any person or entity.







Development Review Guide - STEP 2 of 8

CONCEPTUAL REVIEW: **APPLICATION**

General Information

change?

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. The applicant acknowledges 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 and are a free service. One 45 meeting is allocated per applicant and only three conceptual reviews are done each Thursday morning. A completed application must be submitted to reserve a Conceptual Review time slot. Complete applications and sketch plans must be submitted to City Staff on Thursday, no later than end of day, two weeks prior to the meeting date. Application materials must be e-mailed to preappmeeting@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.

Contact Name(s) and Role(s) (Please identify whether Consultant or Owner, etc)							
Are you a small business? Yes	□ No Business Name (if applicable)						
Your Mailing Address							
Phone Number	Email Address						
Site Address or Description (parce	el # if no address)						
Description of Proposal (attach ac	dditional sheets if necessary)						
Proposed Use	Existing Use						
Total Building Square Footage	S.F. Number of Stories	Lot Dimensions					
Age of any Existing Structures							
	Nebsite: http://www.co.larimer.co.us/asses good quality, color photos of all sides of th						
Is your property in a Flood Plain?	? □ Yes □ No If yes, then at what ris	sk is it?					
Info available on FC Maps: http://gis	sweb.fcgov.com/redirect/default.aspx?laye	rTheme=Floodplains.					
Increase in Impervious Area_(Approximate amount of additional b	ouilding, pavement, or etc. that will cover e	S.F. xisting bare ground to be added to the site)					
	Plan: urrounding land uses, proposed use(s), ex re areas, water treatment/detention, drainag						

Community Development & Neighborhood Services – 281 N College Ave – Fort Collins, CO 80522-0580 REV. October 13, 2023

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

CANYON PLACE, 2ND FILING

a replat of lot 1, canyon place,

SITUATE IN THE SOUTHEAST QUARTER (1/4) OF SECTION 11, T. 7 N., R. 69 W., 6TH P.M.,
CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

STATEMENT OF OWNERSHIP AND SUBDIVISION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED, BEING OWNERS OF THE FOLLOWING DESCRIBED LAND: LOT 1, CANYON PLACE, LOCATED IN THE SOUTHEAST QUARTER (SE¼) OF SECTION 11, T. 7 N., R. 69 W., 6TH P.M., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO, CONTAINS 25,999 SQ.FT. OR 0.597 ACRES

HAVE CAUSED THE ABOVE DESCRIBED LAND TO BE SURVEYED AND SUBDIVIDED INTO LOTS, TRACTS AND STREETS AS SHOWN ON THIS PLAT TO BE KNOWN AS "CANYON PLACE, 2ND FILING", SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY NOW OF RECORD OR EXISTING OR INDICATED ON THIS PLAT.

CERTIFICATE OF DEDICATION

THE UNDERSIGNED DOES HEREBY DEDICATE AND CONVEY TO THE CITY OF FORT COLLINS, COLORADO, FOR PUBLIC USE, FOREVER, THE STREETS AND EASEMENTS AS LAID OUT AND DESIGNATED ON THIS PLAT; PROVIDED, HOWEVER, THAT (1) ACCEPTANCE BY THE CITY OF THIS DEDICATION OF EASEMENTS DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN THE EASEMENTS SO DEDICATED, AND (2) ACCEPTANCE BY THE CITY OF THIS DEDICATION OF STREETS DOES NOT IMPOSE UPON THE CITY A DUTY TO MAINTAIN STREETS SO DEDICATED UNTIL SUCH TIME AS THE PROVISIONS OF THE MAINTENANCE GUARANTEE HAVE BEEN FULLY SATISFIED. THE STREETS DEDICATED ON THIS PLAT ARE THE FEE PROPERTY OF THE CITY AS PROVIDED IN SECTION 31-23-107 C.R.S. THE CITY'S RIGHTS UNDER THE EASEMENTS INCLUDE THE RIGHT TO INSTALL, OPERATE, ACCESS, MAINTAIN, REPAIR, RECONSTRUCT, REMOVE AND REPLACE WITHIN THE EASEMENTS PUBLIC IMPROVEMENTS CONSISTENT WITH THE INTENDED PURPOSE OF THE EASEMENTS; THE RIGHT TO INSTALL, MAINTAIN AND USE GATES IN ANY FENCES THAT CROSS THE EASEMENTS; THE RIGHT TO MARK THE LOCATION OF THE EASEMENTS WITH SUITABLE MARKERS; AND THE RIGHT TO PERMIT OTHER PUBLIC UTILITIES TO EXERCISE THESE SAME RIGHTS. OWNER RESERVES THE RIGHT LO USE THE EASEMENTS FOR PURPOSES THAT DO NOT INTERFERE WITH THE FULL ENJOYMENT OF THE RIGHTS HEREBY GRANTED. TBE CITY IS RESPONSIBLE FOR MAINTENANCE OF ITS OWN IMPROVEMENTS AND FOR REPAIRING ANY DAMAGE CAUSED BY ITS ACTIVITIES IN THE EASEMENTS, BUT BY ACCEPTANCE OF THIS DEDICATION, THE CITY DOES NOT ACCEPT THE DUTY OF MAINTENANCE OF THE EASEMENTS, OR OF IMPROVEMENTS IN THE EASEMENTS THAT ARE NOT OWNED BY THE CITY. OWNER WILL MAINTAIN THE SURFACE OF THE EASEMENTS IN A SANITARY CONDITION IN COMPLIANCE WITH ANY APPLICABLE WEED, NUISANCE OR OTHER LEGAL REQUIREMENTS.

EXCEPT AS EXPRESSLY PERMITTED IN AN APPROVED PLAN OF DEVELOPMENT OR OTHER WRITTEN AGREEMENT WITH THE CITY, OWNER WILL NOT INSTALL ON THE EASEMENTS, OR PERMIT THE INSTALLATION ON THE EASEMENTS, OF ANY BUILDING, STRUCTURE, IMPROVEMENT, FENCE, RETAINING WALL, SIDEWALK, TREE OR OTHER LANDSCAPING (OTHER THAN USUAL AND CUSTOMARY GRASSES AND OTHER GROUND COVER). IN THE EVENT SUCH OBSTACLES ARE INSTALLED IN THE EASEMENTS, THE CITY HAS THE RIGHT TO REQUIRE THE OWNER TO REMOVE SUCH OBSTACLES FROM THE EASEMENTS. IF OWNER DOES NOT REMOVE SUCH OBSTACLES, THE CITY MAY REMOVE SUCH OBSTACLES WITHOUT ANY LIABILITY OR OBLIGATION FOR REPAIR AND REPLACEMENT THEREOF, AND CHARGE THE OWNER THE CITY'S COSTS FOR SUCH REMOVAL. IF THE CITY CHOOSES NOT LO REMOVE THE OBSTACLES, THE CITY WILL NOT BE LIABLE FOR ANY DAMAGE TO THE OBSTACLES OR ANY OTHER PROPERTY TO WHICH THEY ARE ATTACHED.

THE RIGHTS GRANTED TO THE CITY BY THIS PLAT INURE TO THE BENEFIT OF THE CITY'S AGENTS, LICENSEES, PERMITTEES AND ASSIGNS.

OWNER: JJ ENTERPRISE 331 LLC, A COLORADO LIMITED LIABILITY COMPANY

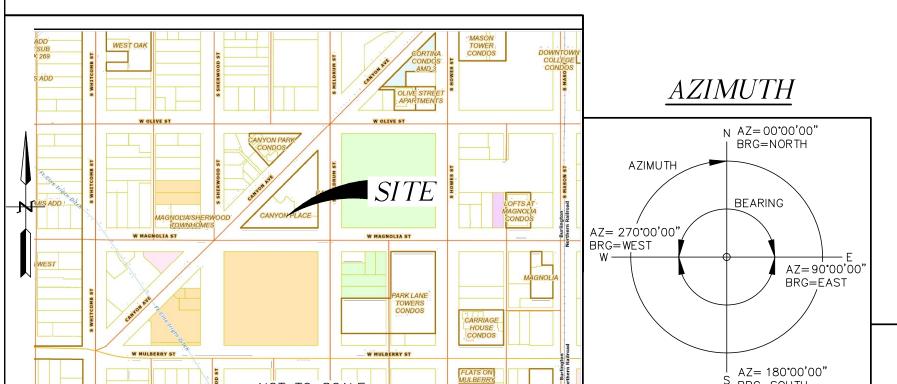
CURT R. RICHARDSON, MANAGER

<u>ACKNOWLEDGMENT</u>

STATE OF COLORADO) SS
COUNTY OF LARIMER)
THE DEDICATION INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF
, 2025, BY CURT R. RICHARDSON AS MANAGER OF JJ ENTERPRISE
331 LLC, A COLORADO LIMITED LIABILITY COMPANY LLC.
NOTARY PUBLIC

VICINITY MAP

MY COMMISSION EXPIRES_____



ATTORNEY 'S CERTIFICATION

I HEREBY CERTIFY THAT THIS SUBDIVISION PLAT HAS BEEN DULY EXECUTED AS REQUIRED PURSUANT TO SECTION 2.2.3(c)(3)(A) THROUGH (E) INCLUSIVE OF THE LAND USE CODE OF THE CITY OF FORT COLLINS AND THAT ALL PERSONS SIGNING THIS SUBDIVISION PLAT ON BEHALF OF A CORPORATION OR OTHER ENTITY ARE DULY AUTHORIZED SIGNATORIES UNDER THE LAWS OF THE STATE OF COLORADO. THIS CERTIFICATION IS BASED UPON THE RECORDS OF THE CLERK AND RECORDER OF LARIMER COUNTY, COLORADO AS OF THE DATE OF EXECUTION OF THE PLAT AND OTHER INFORMATION DISCOVERED BY ME THROUGH REASONABLE INQUIRY AND IS LIMITED AS AUTHORIZED BY SECTION 2.2.3(C)(3)(F) OF THE LAND USE CODE.

A I TORNE Y:
ADDRESS:
<u>LIEN HOLDER</u> – FIRSTBANK
STATE OF COLORADO) SS COUNTY OF LARIMER)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS DAY OF, 202
BY, OF FIRSTBANK.
NOTARY PUBLIC

MAINTENANCE GUARANTEE

MY COMMISSION EXPIRES_____

THE UNDERSIGNED HEREBY WARRANTS AND GUARANTEES TO THE CITY OF FORT COLLINS, FOR A PERIOD OF TWO (2) YEARS FROM THE DATE OF COMPLETION AND FIRST ACCEPTANCE BY THE CITY OF THE IMPROVEMENTS WARRANTED HEREUNDER, THE FULL AND COMPLETE MAINTENANCE AND REPAIR OF THE IMPROVEMENTS CONSTRUCTED UNDER THE AUTHORITY OF THIS PLAT. THIS WARRANTY AND GUARANTEE IS MADE IN ACCORDANCE WITH THE CITY OF FORT COLLINS LAND USE CODE AND/OR THE TRANSITIONAL LAND USE REGULATIONS, AS APPLICABLE. THIS GUARANTEE APPLIES TO THE STREETS AND ALL OTHER APPURTENANT STRUCTURES AND AMENITIES LYING WITHIN THE RIGHTS—OF—WAY, EASEMENTS AND OTHER PUBLIC PROPERTIES, INCLUDING, WITHOUT LIMITATION, ALL CURBING, SIDEWALKS, BIKE PATHS, DRAINAGE PIPES, CULVERTS, CATCH BASINS, DRAINAGE DITCHES AND LANDSCAPING. ANY MAINTENANCE AND/OR REPAIR REQUIRED ON UTILITIES SHALL BE COORDINATED WITH THE OWNING UTILITY COMPANY OR DEPARTMENT.

THE UNDERSIGNED SHALL MAINTAIN SAID IMPROVEMENTS IN A MANNER THAT WILL ASSURE COMPLIANCE ON A CONSISTENT BASIS WITH ALL CONSTRUCTION STANDARDS, SAFETY REQUIREMENTS AND ENVIRONMENTAL PROTECTION REQUIREMENTS OF THE CITY. THE UNDERSIGNED SHALL ALSO CORRECT AND REPAIR, OR CAUSE TO BE CORRECTED AND REPAIRED, ALL DAMAGES TO SAID IMPROVEMENTS RESULTING FROM DEVELOPMENT—RELATED OR BUILDING—RELATED ACTIVITIES. IN THE EVENT THE UNDERSIGNED FAILS TO CORRECT ANY DAMAGES WITHIN THIRTY (30) DAYS AFTER WRITTEN NOTICE THEREOF, THEN SAID DAMAGES MAY BE CORRECTED BY THE CITY AND ALL COSTS AND CHARGES BILLED TO AND PAID BY THE UNDERSIGNED. THE CITY SHALL ALSO HAVE ANY OTHER REMEDIES AVAILABLE TO IT AS AUTHORIZED BY LAW. ANY DAMAGES WHICH OCCURRED PRIOR TO THE END OF SAID TWO (2) YEAR PERIOD AND WHICH ARE UNREPAIRED AT THE TERMINATION OF SAID PERIOD SHALL REMAIN THE RESPONSIBILITY OF THE UNDERSIGNED.

REPAIR GUARANTEE

IN CONSIDERATION OF THE APPROVAL OF THIS FINAL PLAT AND OTHER VALUABLE CONSIDERATION, THE UNDERSIGNED DOES HEREBY AGREE TO HOLD THE CITY OF FORT COLLINS, COLORADO, HARMLESS FOR A FIVE (5) YEAR PERIOD, COMMENCING UPON THE DATE OF COMPLETION AND FIRST ACCEPTANCE BY THE CITY OF THE IMPROVEMENTS CONSTRUCTED UNDER THE AUTHORITY OF THIS PLAT, FROM ANY AND ALL CLAIMS, DAMAGES, OR DEMANDS ARISING ON ACCOUNT OF THE DESIGN AND CONSTRUCTION OF PUBLIC IMPROVEMENTS OF THE PROPERTY SHOWN HEREIN; AND THE OWNER FURTHERMORE COMMITS TO MAKE NECESSARY REPAIRS TO SAID PUBLIC IMPROVEMENTS, TO INCLUDE, WITHOUT LIMITATION, THE ROADS, STREETS, FILLS, EMBANKMENTS, DITCHES, CROSS PANS, SUB-DRAINS, CULVERTS, WALLS AND BRIDGES WITHIN THE RIGHT-OF-WAY, EASEMENTS AND OTHER PUBLIC PROPERTIES, RESULTING FROM FAILURES CAUSED BY DESIGN AND/OR CONSTRUCTION DEFECTS. THIS AGREEMENT TO HOLD THE CITY HARMLESS INCLUDES DEFECTS IN MATERIALS AND WORKMANSHIP, AS WELL AS DEFECTS CAUSED BY OR CONSISTING OF SETTLING TRENCHES, FILLS OR EXCAVATIONS.

FURTHER, THE UNDERSIGNED WARRANTS THAT HE/SHE OWNS FEE SIMPLE TITLE TO THE PROPERTY SHOWN HEREON AND AGREES THAT THE CITY OF FORT COLLINS SHALL NOT BE LIABLE TO THE UNDERSIGNED OR HIS/HER SUCCESSORS IN INTEREST DURING THE WARRANTY PERIOD, FOR ANY CLAIM OF DAMAGES RESULTING FROM NEGLIGENCE IN EXERCISING ENGINEERING TECHNIQUES AND DUE CAUTION IN THE CONSTRUCTION OF CROSS DRAINS, DRIVES, STRUCTURES OR BUILDINGS, THE CHANGING OF COURSES OF STREAMS AND RIVERS, FLOODING FROM NATURAL CREEKS AND RIVERS, AND ANY OTHER MATTER WHATSOEVER ON PRIVATE PROPERTY. ANY AND ALL MONETARY LIABILITY OCCURRING UNDER THIS PARAGRAPH SHALL BE THE LIABILITY OF THE OWNER. I FURTHER WARRANT THAT I HAVE THE RIGHT TO CONVEY SAID LAND ACCORDING TO THIS PLAT.

THE OBLIGATIONS OF THE UNDERSIGNED PURSUANT TO THE "MAINTENANCE GUARANTEE" AND "REPAIR GUARANTEE" PROVISIONS SET FORTH ABOVE MAY NOT BE ASSIGNED OR TRANSFERRED TO ANY OTHER PERSON OR ENTITY UNLESS THE WARRANTED IMPROVEMENTS ARE COMPLETED BY, AND A LETTER OF ACCEPTANCE OF THE WARRANTED IMPROVEMENTS IS RECEIVED FROM THE CITY BY, SUCH OTHER PERSON OR ENTITY.

NOTICE OF OTHER DOCUMENTS

ALL PERSONS TAKE NOTICE THAT THE DEVELOPER AND/OR OWNER HAS EXECUTED CERTAIN DOCUMENTS PERTAINING TO THIS DEVELOPMENT WHICH CREATE CERTAIN RIGHTS AND OBLIGATIONS OF THE DEVELOPMENT, THE DEVELOPER AND/OR SUBSEQUENT OWNERS OF ALL OR PORTIONS OF THE DEVELOPMENT SITE, MANY OF WHICH OBLIGATIONS CONSTITUTE PROMISES AND COVENANTS WHICH RUN WITH THE LAND. THE SAID DOCUMENTS MAY ALSO BE AMENDED FROM TIME TO TIME AND MAY INCLUDE, WITHOUT LIMITATION, THE DEVELOPMENT AGREEMENT, SITE AND LANDSCAPE COVENANTS, FINAL SITE PLAN, FINAL LANDSCAPE PLAN, AND ARCHITECTURAL ELEVATIONS, WHICH DOCUMENTS ARE ON FILE IN THE OFFICE OF THE CLERK OF THE CITY OF FORT COLLINS AND SHOULD BE CLOSELY EXAMINED BY ALL PERSONS INTERESTED IN PURCHASING ANY PORTION OF THE DEVELOPMENT SITE.

FILING RECORD

APPROVED AS TO FORM, CITY ENGINEER

BY THE CITY ENGINEER	R OF TI	HE CITY OF	FORT COLLINS	S, COLORADO	THIS	DAY OF	A.D.,	
CITY ENGINEER								

PLANNING APPROVAL

BY IHE	DIRECTOR	OF P	LANNING	IHE	CIIY	OF	FORT	COLLINS,	COLORADO	THIS	$__DAY$	OF	A.D.,	•
DIRECTO	OR OF PLAI	NNING												

-NOTICE

ALL RESPONSIBILITIES AND COSTS OF OPERATION, MAINTENANCE AND RECONSTRUCTION OF THE PRIVATE STREETS AND/OR DRIVES LOCATED ON THE PRIVATE PROPERTY THAT IS THE SUBJECT OF THIS PLAT SHALL BE BORNE BY THE OWNERS OF SAID PROPERTY, EITHER INDIVIDUALLY, OR COLLECTIVELY, THROUGH A PROPERTY OWNERS' ASSOCIATION, IF APPLICABLE. THE CITY OF FORT COLLINS SHALL HAVE NO OBLIGATION OF OPERATION, MAINTENANCE OR RECONSTRUCTION OF SUCH PRIVATE STREETS AND/OR DRIVES NOR SHALL THE CITY HAVE ANY OBLIGATION TO ACCEPT SUCH STREETS AND/OR DRIVES AS PUBLIC STREETS OR DRIVES.

SURVEYOR'S STATEMENT

I COTTON D. JONES, A COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR, DO HEREBY STATE THAT THIS SUBDIVISION PLAT WAS PREPARED FROM AN ACTUAL SURVEY UNDER MY PERSONAL SUPERVISION, THAT THE MONUMENTATION AS INDICATED HEREON WERE FOUND OR SET AS SHOWN, AND THAT THE FORGOING PLAT IS AN ACCURATE REPRESENTATION THEREOF, ALL THIS TO THE BEST OF MY KNOWLEDGE, INFORMATION AND BELIEF.

COTTON D. JONES COLORADO REGISTERED PROFESSIONAL LAND SURVEYOR #36576

CANYON PLACE, 2ND FILING

A REPLAT OF LOT 1, CANYON PLACE, SITUATE IN THE SE¹/₄, SECTION 11, T. 7 N., R. 69 W., 6TH P.M., CITY OF FORT COLLINS, COLORADO

PREPARED JUNE 2025



Canyon Place, 2nd filing a replat of lot 1, canyon place, SITUATE IN THE SOUTHEAST QUARTER (1/4) OF SECTION 11, T. 7 N., R. 69 W., 6TH P.M., City of fort collins, county of larimer, state of colorado 107 2 S89° 56' 19"E EXISTING UTILITY — EASEMENT S89° 52′ 07″E 50.83′ _ 14' UTILITY EASEMENT (EXISTING) MAY 2, 2012. N89° 57' 53"E 64.95' LOT 1 0.204 ac. 8,886 sq. ft. LOT 2 0.394 ac. 17,157 sq. ft. CITY HIGH RISK FLOOD FRINGE LINE HIGH RISK AREA MODERATE RISK AREA 194.83' S89° 57' 13"E 330.02' HIGH RISK AREA _ CITY FLOODWAY LINE *MAGNOLIA* **STREET** (100' R/W) *AZIMUTH* N AZ=00°00'00" | BRG=NORTH AZIMUTH _ AZ=90°00'00 BRG=EAST FILING RECORD Scale 1" = 20' AZ= 180°00'00"

LEGEND

- FOUND 1½" ALUMINUM CAP
- SET #5 X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "PLS 36576"
- FOUND #4 REBAR
- FOUND 1" PLASTIC CAP
- FOUND P.K. NAIL AND WASHER
- INDICATES RECORD DATA PER PLAT OF CANYON PLACE FILING ON FILE IN THE LARAMIER COUNTY CLERK AND RECORDER'S

CURVE TABLE

CURVE#	DELTA	RADIUS ARC LENGTH		CHORD BEARING	CHORD LENGTH
C1	89° 39' 33"	5.00'	7.82'	S89° 19' 53"E	7.05'

NOTES

- 1.) BASIS OF BEARINGS AND COORDINATE VALUES ARE BASED ON COLORADO STATE PLANE NORTH ZONE NAD83. ALL DISTANCES AS SHOWN ARE U.S SURVEY FEET GROUND.
- 2.) SUBJECT PROPERTY DOES NOT FALL WITHIN THE SPECIAL 100—YEAR FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. MAP PANEL No. 08069C0979, DATED
- 3.) ALL LOT AND TRACT CORNERS TO BE MONUMENTED WITH A 11/2" ALUMINUM CAP ON #5 X 24" REBAR STAMPED "P.L.S. 36576 AND APPROPRIATE DATA.

Canyon Place, 2ND FILING

A REPLAT OF LOT 1, CANYON PLACE, SITUATE IN THE SE1/4, SECTION 11, T. 7 N., R. 69 W., 6TH P.M., CITY OF FORT COLLINS, COLORADO

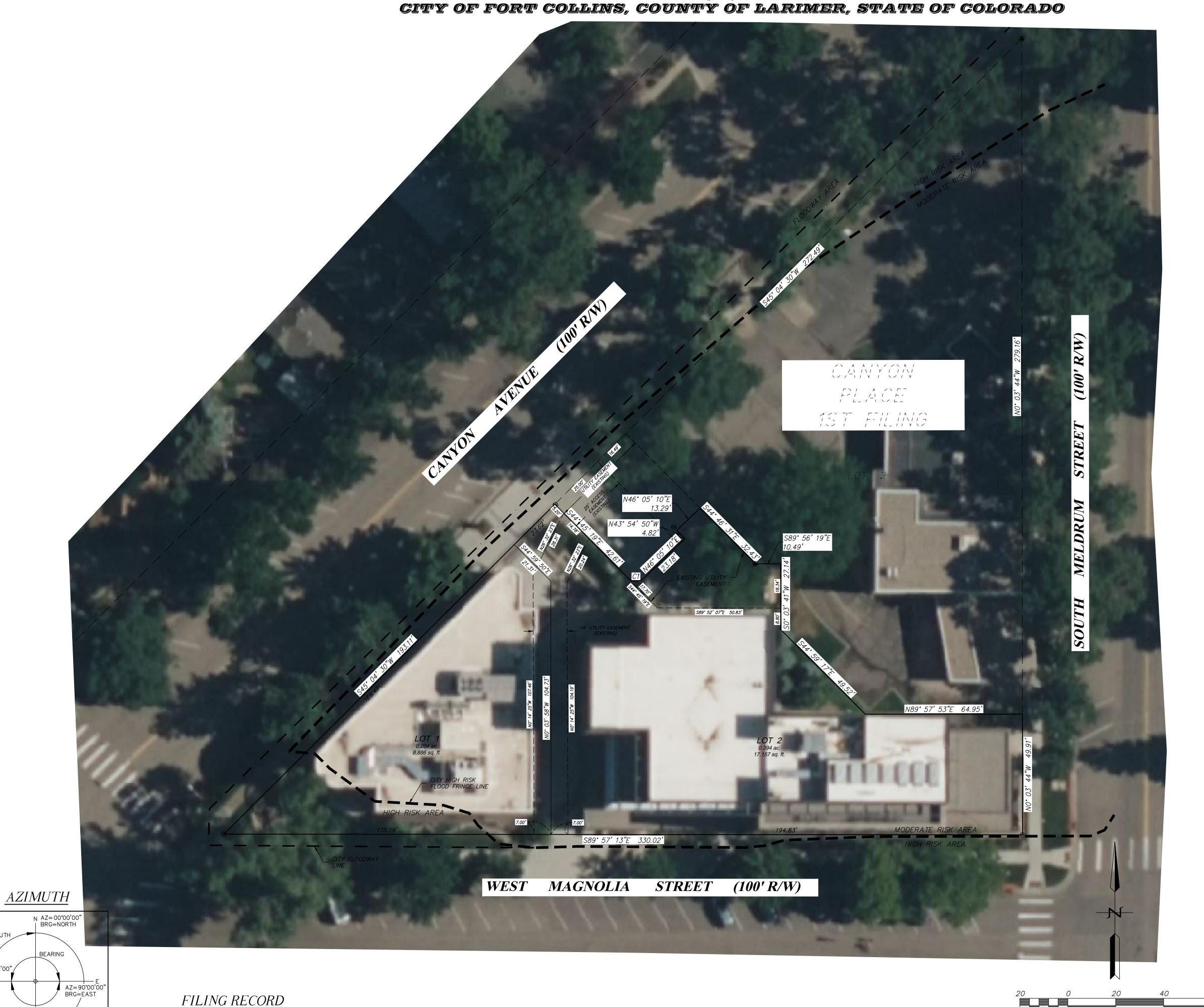
PREPARED JUNE 2025



SHEET 2 OF 2

CANYON PLACE, 2ND FILING A REPLAT OF LOT 1, CANYON PLACE,

Situate in the southeast quarter (1/4) of section 11, T. 7 N., R. 69 W., 6th P.M.,



AZIMUTH _

AZ= 180°00'00"

LEGEND

- FOUND 1½" ALUMINUM CAP
- © SET #5 X 24" LONG REBAR WITH 1½" ALUMINUM CAP STAMPED "PLS 36576"
- ® FOUND #4 REBAR
- FOUND 1" PLASTIC CAP
- (R) INDICATES RECORD DATA PER PLAT OF CANYON PLACE FILING ON FILE IN THE LARAMIER COUNTY CLERK AND RECORDER'S OFFICE.

CURVE TABLE

CURVE#	DELTA	RADIUS	ARC LENGTH	CHORD BEARING	CHORD LENGTH	
C1	89° 39′ 33″	5.00'	7.82'	S89° 19' 53"E	7.05'	

NOTES

- 1.) BASIS OF BEARINGS AND COORDINATE VALUES ARE BASED ON COLORADO STATE PLANE NORTH ZONE NAD83. ALL DISTANCES AS SHOWN ARE U.S SURVEY FEET GROUND.
- 2.) SUBJECT PROPERTY DOES NOT FALL WITHIN THE SPECIAL 100—YEAR FLOOD HAZARD AREA AS SHOWN ON F.E.M.A. MAP PANEL No. 08069C0979, DATED MAY 2, 2012.
- 3.) ALL LOT AND TRACT CORNERS TO BE MONUMENTED WITH A 1%" ALUMINUM CAP ON #5 X 24" REBAR STAMPED "P.L.S. 36576 AND APPROPRIATE DATA.

CANYON PLACE, 2ND FILING

A REPLAT OF LOT 1,CANYON PLACE, SITUATE IN THE SE¹/₄, SECTION 11, T. 7 N., R. 69 W., 6TH P.M., CITY OF FORT COLLINS, COLORADO

PREPARED JUNE 2025



SHEET 2 OF 2

Scale 1" = 20'