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

12/5/2024 9:15 AM

Project Name

Dealership Expansion at 4455 S. College Ave

CDR240071

<u>Applicant</u>

Ryder Reddick

(970)852-6859

Ryder.Reddick@Kimley-Horn.com

Description

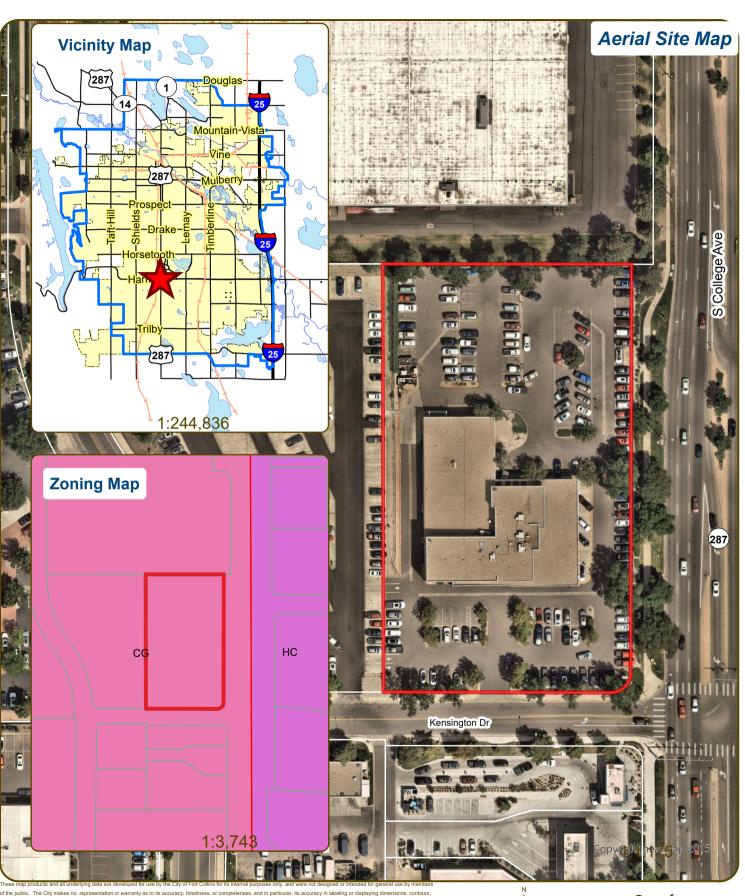
This is a request to expand the showroom and install new service bays at 4455 S College Ave (parcel #s 9735445001 & 9735431001). The applicant is proposing to partially demolish the showroom and expand the current building from 26,700 SF to 51,330 SF. Access can be taken from Kensington Dr to the south of the site. The site is directly west of S College Ave and approximately 0.14 mi north of W Harmony Rd. The property is located in the General Commercial District (C-G) and subject to a Type 2 Major Amendment (MJA).

Planner: Arlo Schumann

Engineer: Dave Betley

DRC: Marissa Pomerleau

Dealership Expansion at 4455 S. College Ave-Vehicle Sales



of the public. The City makes no representation or warranty as to its accuracy, timeliness, or completeness, and in particular, its accuracy in labeling or displaying dimensions, contours, property boundaries, or placement of location of any map features thereon. THE CITY OF FORT COLLINS MAKES NO WARRANTY OF MERCHANTABILITY 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 City's having made this information available. Independent verification of all dat 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 dire indirect or consequential which arises or may arise from these man products of the use thereof by any respon or entity.







Development Review Guide - STEP 2 of 8

CONCEPTUAL REVIEW: **APPLICATION**

General Information

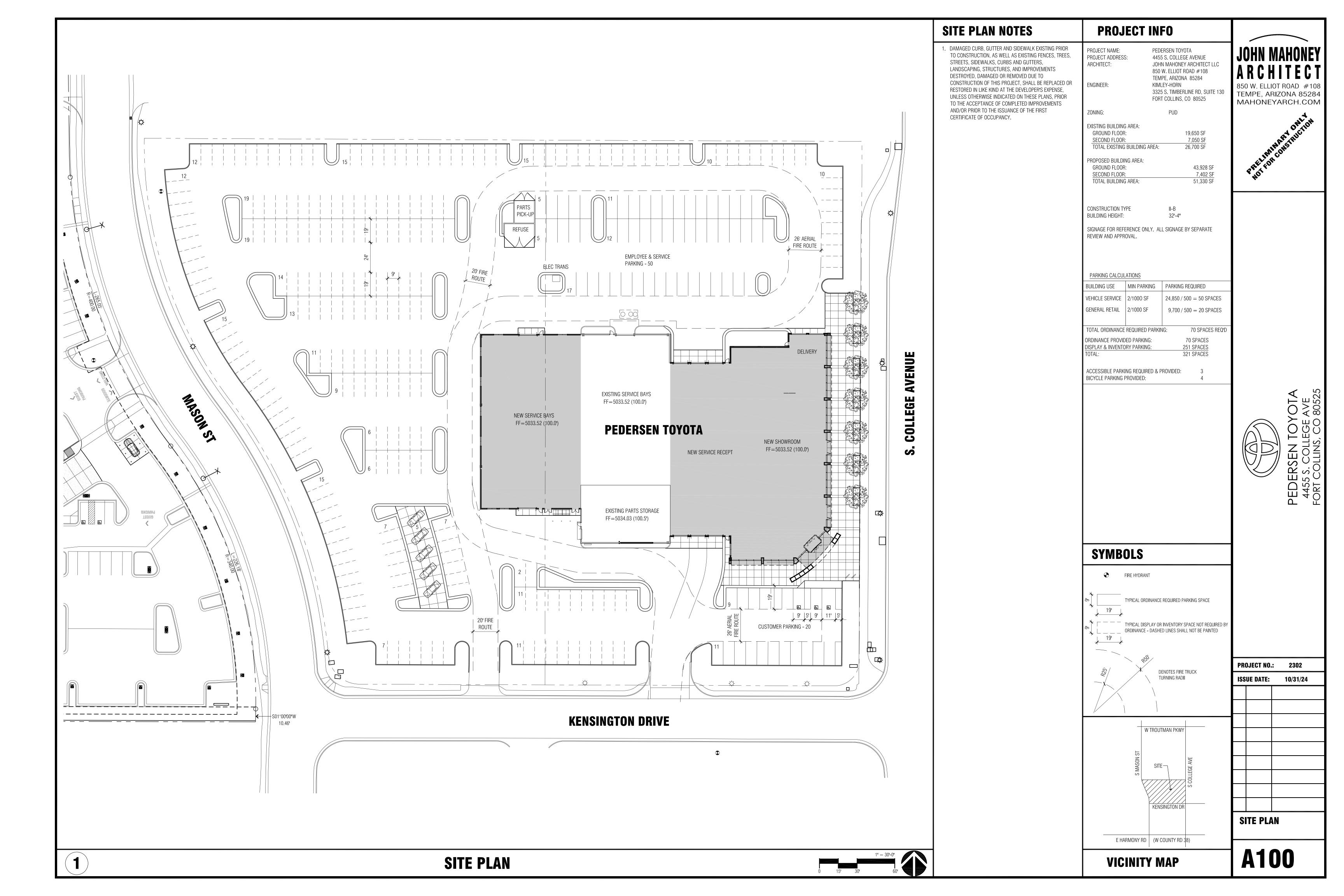
All proposed development projects begin with Conceptual Review. Anyone with a development idea can schedule a Conceptual Review meeting to get feedback on prospective development ideas. At this stage, the development idea does not need to be finalized or professionally presented. However, a sketch plan 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. 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.

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Are you a small business? Yes	□ No Business Name (if applicable) _	
Your Mailing Address		
Phone Number	Email Address	
Site Address or Description (pare	cel # if no address)	
Proposed Use	Existing Use	
Total Building Square Footage	S.F. Number of Stories	Lot Dimensions
Age of any Existing Structures _		
	Website: http://www.co.larimer.co.us/as good quality, color photos of all sides o	ssessor/query/search.cfm of the structure are required for conceptual.
Is your property in a Flood Plain	? □ Yes □ No If yes, then at what	t risk is it?
Info available on FC Maps: http://gi	sweb.fcgov.com/redirect/default.aspx?la	ayerTheme=Floodplains.
Increase in Impervious Area_(Approximate amount of additional		S.F. er existing bare ground to be added to the site)
	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?



ALTA/NSPS LAND TITLE SURVEY

LOT 1, PEDERSEN TOYOTA-VOLVO-SAAB P.U.D. AND MINI-U-STORAGE P.U.D. LOCATED IN THE SOUTHEAST QUARTER OF SECTION 35, TOWNSHIP 7 NORTH, RANGE 69 WEST OF THE 6TH P.M.

CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

LEGAL DESCRIPTION PER TITLE COMMITMENT:

PARCEL 1:

LOT 1, A PLAT OF PEDERSEN TOYOTA-VOLVO-SAAB P.U.D., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

PARCEL 2:

A PART OF LOT 4, FOSSIL CREEK COMMERCIAL PLAZA, FORT COLLINS, LARIMER COUNTY COLORADO, WHICH BEGINS AS THE NORTHWEST CORNER OF SAID LOT 4 AND RUNS THENCE S 89°47'04" E 322.19 FEET; THENCE S 00°02'W 436.95 FEET; THENCE N 89°53'13" W 148.84 FEET, THENCE ALONG THE ARC OF A 25.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 36.96 FEET, THE LONG CHORD OF WHICH BEARS N 47°32'17" W 33.68 FEET; THENCE ALONG THE ARC OF A 400.00 FOOT RADIUS CURVE TO THE LEFT, A DISTANCE OF 222.88 FEET, THE LONG CHORD OF WHICH BEARS N 21°09'07" W 220.01 FEET; THENCE ALONG THE ARC OF A 340.00 FOOT RADIUS CURVE TO THE RIGHT, A DISTANCE OF 221.54 FEET, THE LONG CHORD OF WHICH BEARS N 18°26'52" W 217.64; THENCE N 00°13'08" E 3.49 FEET TO THE POINT OF BEGINNING.

AS-SURVEYED LEGAL DESCRIPTION:

PARCEL 1: LOT 1, A PLAT OF PEDERSEN TOYOTA-VOLVO-SAAB P.U.D., CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO.

PARCEL 2:

MINI-U-STORAGE P.U.D., RECORDED AT RECEPTION NO. 565864

CITY OF FORT COLLINS, COUNTY OF LARIMER, STATE OF COLORADO

NOTE: PARCEL 2 AS DESCRIBED IN THE TITLE COMMITMENT FOR THE SUBJECT PROPERTY, HAS BEEN REPLATTED BY THE PLAT OF MINI-U-STORAGE P.U.D. ADDITIONALLY, PER COUNTY OF LARIMER ONLINE GIS ASSESSOR MAP, ACCESSED ON OCTOBER 24, 2024, PARCEL 2 IS DESCRIBED AS MINI-U-STORAGE P.U.D.

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

THIS ALTA/NSPS LAND TITLE SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY KIMLEY-HORN AND ASSOCIATES, INC. TO DETERMINE OWNERSHIP OF THIS TRACT, VERIFY THE DESCRIPTION SHOWN, VERIFY THE COMPATIBILITY OF THIS DESCRIPTION WITH THAT OF ADJACENT TRACTS, OR VERIFY EASEMENTS OF RECORD. FOR ALL INFORMATION REGARDING EASEMENTS, RIGHTS-OF-WAY OR TITLE OF RECORD, KIMLEY-HORN AND ASSOCIATES, INC. RELIED UPON TITLE REPORT NO. 00505226-201-T21-SC, EFFECTIVE DATE SEPTEMBER 19, 2024 AT 6:00 P.M., PREPARED BY FIDELITY NATIONAL TITLE INSURANCE COMPANY.

EXCEPT AS OTHERWISE EXPRESSLY NOTED IN NOTES BELOW, KIMLEY-HORN AND ASSOCIATES, INC. DID NOT EXAMINE OR ADDRESS THE EFFECTS, FEES OR ASSESSMENTS DUE, TERMS, CONDITIONS, PROVISIONS, OBLIGATIONS, RESERVATIONS AND/OR RESTRICTIONS CONTAINED IN THE DOCUMENTS REFERRED TO IN ANY ITEMS SHOWN IN THE TITLE COMMITMENT. EASEMENTS AND PUBLIC DOCUMENTS SHOWN OR NOTED HEREON WERE EXAMINED AS TO LOCATION AND STATED PURPOSE AND WERE NOT EXAMINED AS TO RESERVATIONS, RESTRICTIONS, CONDITIONS, OBLIGATIONS, TERMS, OR AS TO THE RIGHT TO GRANT THE SAME.

+ - INDICATES THE EXCEPTION NUMBER WITHIN SCHEDULE B OF THE ABOVE TITLE REPORT

EXCEPTION NOS. 1-8 ARE STANDARD EXCEPTIONS. (CONTAIN NO PLOTTABLE INFORMATION)

8. FURNISH FOR RECORDATION A FULL RELEASE OF DEED OF TRUST:

AMOUNT: \$6,523,000.00 DATED: MAY 10. 2002

DATED: MAY 10, 2002
TRUSTOR/GRANTOR: PEDERSEN PROPERTIES, LTD., A COLORADO LIMITED PARTNERSHIP

RUSTOR/GRANTOR: PEDERSEN PROPERTIES, LTD., A COLORADO LIMITED PA RUSTEE: PUBLIC TRUSTEE OF LARIMER COUNTY, COLORADO

BENEFICIARY: TOYOTA MOTOR CREDIT CORPORATION, A CALIFORNIA CORPORATION

LOAN NO. NONE SHOWN RECORDING DATE: MAY 24, 2002

RECORDING NO: RECEPTION NO. 2002057059

ASSIGNMENT OF LEASES AND RENTS AND OTHER INCOME:

RECORDING DATE: MAY 24, 2002
RECORDING NO: RECEPTION NO. 2002057060

SUBORDINATION AND ESTOPPEL AGREEMENT: RECORDING DATE: MAY 24, 2002

RECORDING NO: RECEPTION NO. 2002057061
(NO PLOTTABLE SURVEY MATTERS)

TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF FOSSIL CREEK COMMERCIAL PLAZA SET FORTH BELOW:

RECORDING DATE: NOVEMBER 08, 1978

RECORDING NO: RECEPTION NO. 278737

(INCLUDES SURVEYED PROPERTY AND OTHER LANDS - EASEMENTS SHOWN HEREON)

10. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SUBDIVISION

AGREEMENT AS SET FORTH BELOW:

RECORDING DATE: MARCH 20, 1979
RECORDING NO.: RECEPTION NO. 297853

ADDENDUM NO. 1 TO SUBDIVISION AGREEMENT

RECORDING DATE: MARCH 20, 1979
RECORDING NO.: RECEPTION NO. 297854

RECORDING NO.: RECEPTION NO. 297854

(INCLUDES SURVEYED PROPERTY AND OTHER LANDS - NO PLOTTABLE SURVEY MATTERS)

11. TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE ACCESS EASEMENT AS SET FORTH BELOW:

RECORDING DATE: MARCH 20, 1979

RECORDING NO.: RECEPTION NO. 297855

(DOES NOT APPEAR TO FALL ON SURVEYED PROPERTY - SHOWN HEREON)

12. TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT OF AUTO AVENUE MALL P.U.D. SET FORTH BELOW: RECORDING DATE: JULY 15, 1988

RECORDING NO: RECEPTION NO. 88032686

NOTE: EASEMENT TO PUBLIC SERVICE COMPANY OF COLORADO AS SET FORTH IN AFFIDAVIT RECORDED SEPTEMBER 9,1988 AT RECEPTION NO. 88043323.

(DOES NOT APPEAR TO AFFECT SURVEYED PROPERTY - EASEMENTS AND LOT LINES VACATED BY PEDERSEN TOYOTA-VOLVO-SAAB P.U.D. RIGHT-OF-WAY DEDICATION SHOWN HEREON)

NOTES ADDRESSING SCHEDULE B EXCEPTIONS:

TERMS, CONDITIONS, PROVISIONS, AGREEMENTS AND OBLIGATIONS CONTAINED IN THE SITE AND LANDSCAPE PLAN, SITE AND LANDSCAPE COVENANTS AND DEVELOPMENT AGREEMENT AS EVIDENCED BY NOTICE AS SET FORTH BELOW:

RECORDING NO.: RECEPTION NO. 91043061 (INCLUDES PARCEL 2 - NO PLOTTABLE SURVEY MATTERS)

RECORDING DATE: SEPTEMBER 06, 1991

TERMS, CONDITIONS, RESTRICTIONS, PROVISIONS, NOTES AND EASEMENTS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH ON THE PLAT PEDERSEN TOYOTA-VOLVO-SAAB P.U.D.SET FORTH BELOW: RECORDING DATE: SEPTEMBER 06, 1991

RECORDING NO: RECEPTION NO. 91043064

(BLANKET DRAINAGE AND UTILITY EASEMENT (EXCLUDES BUILDING ENVELOP))

RESERVATIONS AS CONTAINED IN THE INSTRUMENT FROM THE DENVER PACIFIC RAILWAY AND TELEGRAPH COMPANY TO ALONZO P. SICKMAN RECORDED SEPTEMBER 15, 1879 IN BOOK T AT PAGE 130, SAID RESERVATIONS BEING AS FOLLOWS: "THE RIGHT OF WAY FOR SAID RAILWAY IN WIDTH AND IN MANNER AND FORM AS PROVIDED BY THE ACTS OF CONGRESS IN RETALIATION THERETO, AND ITS FURTHER AGREES THAT WHENEVER IT IS REQUIRED BY LAW THAT THE COMPANY SHALL FENCE ITS ROAD ALONG THE LINE OF THE ROAD UPON WHICH THE LAND HEREBY CONVEYED, SHALL BE ERECTED AND MAINTAINED BY THE PARTY OF THE SECOND PART, HIS HEIRS AND ASSIGNS IN ALL RESPECTS AS REQUIRED BY LAW; AND THIS AGREEMENT IS HEREBY DECLARED A COVENANT RUNNING WORTH THE LAND HEREIN CONVEYED; AND PROVIDED ALSO THAT SAID COMPANY SHALL BE EXCLUDED BY ALL CLAIMS FOR DAMAGES TO THE POSSESSION AND USE OF SAID LAND THAT MAY ACCRUE TO THE PARTY OF THE SECOND PART OF HIS ASSIGNS IN CONSTRUCTION AND OPERATING OF SAID RAILWAY".

(DOCUMENT IS ILLEGIBLE - MAY AFFECT SURVEYED PROPERTY)

RIGHT OF WAY FROM LYDIA COLLOPY, MARGARET M. PEXTON AND FRANCIS W. COLLOPY, EXECUTOR OF THE ESTATE OF MAY TROUTMAN AS GRANTED TO THE CITY OF FORT COLLINS, COLORADO, FOR A PERMANGANATE UTILITY EASEMENT, BY INSTRUMENT RECORDED JANUARY 5,1979 IN BOOK 1919 AT

(DOES NOT APPEAR TO FALL ON SURVEYED PROPERTY - SHOWN HEREON)

7. COVENANTS, CONDITIONS AND RESTRICTIONS BUT OMITTING ANY COVENANTS OR RESTRICTIONS, IF ANY, INCLUDING BUT NOT LIMITED TO THOSE BASED UPON RACE, COLOR, RELIGION, SEX, SEXUAL ORIENTATION, FAMILIAL STATUS, MARITAL STATUS, DISABILITY, HANDICAP, NATIONAL ORIGIN, ANCESTRY, SOURCE OF INCOME, GENDER, GENDER IDENTITY, GENDER EXPRESSION, MEDICAL CONDITION OR GENETIC INFORMATION, AS SET FORTH IN APPLICABLE STATE OR FEDERAL LAWS, EXCEPT TO THE EXTENT THAT SAID COVENANT OR RESTRICTION IS PERMITTED BY APPLICABLE LAW, AS SET FORTH IN THE DOCUMENT RECORDING DATE: NOVEMBER 08, 1978
RECORDING NO: BOOK 1905, PAGE 646

(DUPLICATE DOCUMENT - SAME EXCEPTION AS EXCEPTION 9)

18.) THE EFFECT OF THE MINI U STORAGE P.U.D. RECORDED MAY 18, 1984 AT RECEPTION NO. 565864 (INCLUDES PARCEL 2 - EASEMENTS SHOWN HEREON. NOTE - 6' UTILITY EASEMENT ALONG EAST PROPERTY LINE VACATED PER RECEPTION NO. 20090082468)

NOTES:

- 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.
- 2. ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT OR LAND BOUNDARY MONUMENT OR ACCESSORY COMMITS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE 18-4-508, C.R.S.
- 3. BASIS OF BEARINGS: BEARINGS ARE BASED ON THE EAST LINE OF THE SOUTHEAST QUARTER OF SECTION 35, ASSUMED TO BEAR SOUTH 00°12'42" EAST, A DISTANCE OF 2646.04 FEET, AS MONUMENTED AT THE EAST QUARTER CORNER BY A RECOVERED 3" BRASS CAP STAMPED, "LS 17497", FLUSH WITH CONCRETE AND AT THE SOUTHEAST CORNER BY A RECOVERED NO. 6 REBAR WITH 2.5" ALUMINUM CAP STAMPED, "CITY OF FORT COLLINS, 2010, PLS 17497" IN MONUMENT BOX
- 4. ALL DISTANCES SHOWN HEREON ARE GROUND DISTANCES IN U.S. SURVEY FEET.
- 5. EXCEPT AS SPECIFICALLY STATED OR SHOWN ON THIS PLAT, THIS SURVEY DOES NOT PURPORT TO REFLECT ANY OF THE FOLLOWING WHICH MAY BE APPLICABLE TO THE SUBJECT TRACT: EASEMENTS, BUILDING SETBACK LINES, RESTRICTIVE COVENANTS, SUBDIVISION RESTRICTIONS, ZONING OR OTHER LAND-USE REGULATIONS. AGREEMENTS, LEASE AGREEMENTS AND OWNERSHIP TITLE EVIDENCE.
- ANY DECLARATION MADE HEREON OR HEREIN IS MADE TO THE ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.
- 7. THIS SURVEY DOES NOT PROVIDE A DETERMINATION OR OPINION CONCERNING THE LOCATION OF EXISTING WETLANDS, FAULT LINES, TOXIC OR HAZARDOUS WASTE AREAS, SUBSIDENCE, SUBSURFACE AND ENVIRONMENTAL CONDITIONS OR GEOLOGICAL ISSUES. NO STATEMENT IS MADE CONCERNING THE SUITABILITY OF THE SUBJECT TRACT FOR ANY INTENDED USE, PURPOSE OR DEVELOPMENT.
- 8. THE WORD "CERTIFY" OR "CERTIFICATE" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THE SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- 9. TABLE A ITEM 2: THE POSTED ADDRESS FOR THE SURVEYED PROPERTY IS 4455 S. COLLEGE AVE.
- 10. TABLE A ITEM 3: THIS PROPERTY IS LOCATED WITHIN OTHER AREAS AREA OF MINIMAL FLOOD HAZARD ZONE X, AS SHOWN ON THE FLOOD INSURANCE RATE MAP 08069C1000F, DATED DECEMBER 19, 2006 NOT PRINTED. THE ACCURACY OF ANY FLOOD HAZARD DATA SHOWN ON THIS SURVEY IS SUBJECT TO MAP SCALE UNCERTAINTY AND TO ANY OTHER UNCERTAINTY IN LOCATION OR ELEVATION ON THE REFERENCED FLOOD INSURANCE RATE MAPS.
- 11. <u>TABLE A ITEM 4:</u> THE SURVEYED PROPERTY CONTAINS A CALCULATED AREA OF 218,857 SQUARE FEET OR 5.0243 ACRES, MORE OR LESS.
- TABLE A ITEM 5: ELEVATIONS ARE BASED UPON CITY OF FORT COLLINS VERTICAL BENCHMARK CSU-2 WITH A NAVD88 ELEVATION OF 5006.29 FEET.
- 13. TABLE A ITEM 11(b): UNDERGROUND UTILITIES SHOWN HEREON ARE BASED ON VISIBLE SURFACE EVIDENCE AND SURFACE MARKINGS PLACED BY PRIMO LOCATING SERVICES, LLC. FOR UNDERGROUND ALIGNMENTS, KIMLEY-HORN RELIED UPON THE EXPERTISE OF THE LOCATING TECHNICIAN TO PROPERLY AND ACCURATELY PLACE SURFACE MARKINGS FOR ALL BURIED UTILITIES. CONSEQUENTLY, KIMLEY-HORN CAN MAKE NO WARRANTY, EXPRESSED OR IMPLIED, THAT ALL BURIED UTILITIES ARE SHOWN OR THAT THOSE BURIED UTILITIES SHOWN WERE ACCURATELY MARKED. PRIOR TO ANY CONSTRUCTION YOU MUST CALL THE UTILITY NOTIFICATION CENTER OF COLORADO AT 1-800-922-1987. CALL AT LEAST 2 BUSINESS DAYS IN ADVANCE FOR THE MARKING OF UNDERGROUND MEMBER UTILITIES BEFORE YOU DIG, GRADE OR EXCAVATE. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT OR PAVING. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY UTILITY AND/OR DRAINAGE SERVICE. VERIFY INFO PRIOR TO ANY NEW DESIGN, DEVELOPMENT OR CONSTRUCTION.
- 14. TABLE A ITEM 16: NO VISIBLE EVIDENCE OF CURRENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS WAS OBSERVED AT THE TIME OF SURVEY.
- 16. <u>TABLE A ITEM 17</u>: THE SURVEYOR IS UNAWARE OF ANY PROPOSED CHANGES IN STREET RIGHTS-OF-WAY. THE SURVEYOR DID NOT OBSERVE ANY EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION OR REPAIRS DURING THE PROCESS OF CONDUCTING FIELD WORK.

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	S. A.
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W. HARMONEY RD.	E. HARMONEY RD.
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	VICINITY MAP
	1" = 1000'
	I

SURVEYOR'S CERTIFICATION

TO: PEDERSEN PROPERTIES, LLLP. A COLORADO LIMITED LIABILITY LIMITED PARTNERSHIP; FIDELITY NATIONAL 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 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 8, 11(b), 13, 16, AND 17 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON OCTOBER 17, 2024.

DATE OF PLAT OR MAP: _____, 2024

REVISION DESCRIPTION

PURSUANT TO COLORADO STATE BOARD OF LICENSURE FOR PROFESSIONAL LAND SURVEYORS RULE 6.2.2 THE UNDERSIGNED FURTHER CERTIFIES THAT THIS MAP OR PLAT WAS PREPARED BY ME OR UNDER MY RESPONSIBLE CHARGE, IS ACCURATE TO THE BEST OF MY INFORMATION, KNOWLEDGE AND BELIEF, IS IN ACCORDANCE WITH APPLICABLE STANDARDS OF PRACTICE AND IS NOT A GUARANTY OR WARRANTY, EITHER EXPRESSED OR IMPLIED.



NOT BE RECORDED FOR
ANY PURPOSE AND
SHALL NOT BE USED OR
VIEWED OR RELIED
UPON AS A FINAL
SURVEY DOCUMENT

DARREN R. WOLTERSTORFF, PLS 38281
FOR AND ON BEHALF OF KIMLEY-HORN AND ASSOCIATES, INC. DARREN.WOLTERSTORFF@KIMLEY-HORN.COM

CURVE TABLE						
NO.	DELTA	RADIUS	LENGTH	CHORD BEARING	CHORD	
C1	85°09'54"	25.00'	37.16'	N48°28'29"W	33.83'	(C)
	84°41'52"	25.00'	36.96'	N47°32'17"W	33.68'	(P2)
		25.00'	36.96'	N47°32'17"W	33.68'	(D1)
C2	31°55'32"	400.00'	222.88'	N21°23'38"W	220.01'	(C)
	31°55'32"	400.00'	222.88'	N21°09'07"W	220.01'	(P2)
		400.00'	222.88'	N21°09'07"W	220.01'	(D1)
C3	37°20'01"	340.00'	221.54'	N18°41'23"W	217.64'	(C)
	37°20'00"	340.00'	221.54'	N18°41'23"W	217.64'	(P2)
		340.00'	221.54'	N18°41'23"W	217.64'	(D1
C4	90°09'19"	20.00'	31.47'	S44°49'21"W	28.32'	(M)
	89°50'23"	20.00'	31.36'	S45°11'36"W	28.24'	(P1)
	NO. C1 C2 C3	NO. DELTA C1 85°09'54" 84°41'52" C2 31°55'32" 31°55'32" C3 37°20'01" 37°20'00" C4 90°09'19"	NO. DELTA RADIUS C1 85°09'54" 25.00' 84°41'52" 25.00' 25.00' C2 31°55'32" 400.00' 31°55'32" 400.00' 400.00' C3 37°20'01" 340.00' 37°20'00" 340.00' C4 90°09'19" 20.00'	NO. DELTA RADIUS LENGTH C1 85°09'54" 25.00' 37.16' 84°41'52" 25.00' 36.96' 25.00' 36.96' C2 31°55'32" 400.00' 222.88' 31°55'32" 400.00' 222.88' 400.00' 222.88' C3 37°20'01" 340.00' 221.54' 37°20'00" 340.00' 221.54' C4 90°09'19" 20.00' 31.47'	NO. DELTA RADIUS LENGTH CHORD BEARING C1 85°09'54" 25.00' 37.16' N48°28'29"W 84°41'52" 25.00' 36.96' N47°32'17"W C2 31°55'32" 400.00' 222.88' N21°23'38"W 31°55'32" 400.00' 222.88' N21°09'07"W C3 37°20'01" 340.00' 221.54' N18°41'23"W 37°20'00" 340.00' 221.54' N18°41'23"W C4 90°09'19" 20.00' 31.47' S44°49'21"W	NO. DELTA RADIUS LENGTH CHORD BEARING CHORD C1 85°09'54" 25.00' 37.16' N48°28'29"W 33.83' 84°41'52" 25.00' 36.96' N47°32'17"W 33.68' C2 31°55'32" 400.00' 222.88' N21°23'38"W 220.01' 31°55'32" 400.00' 222.88' N21°09'07"W 220.01' 400.00' 222.88' N21°09'07"W 220.01' C3 37°20'01" 340.00' 221.54' N18°41'23"W 217.64' 37°20'00" 340.00' 221.54' N18°41'23"W 217.64' C4 90°09'19" 20.00' 31.47' S44°49'21"W 28.32'

BEARING LENGTH

N00°13'08"E 3.49'

L1 N00°02'15"W 3.49' (M)

LINE TABLE

DEPOSITING CERTIFICATE:

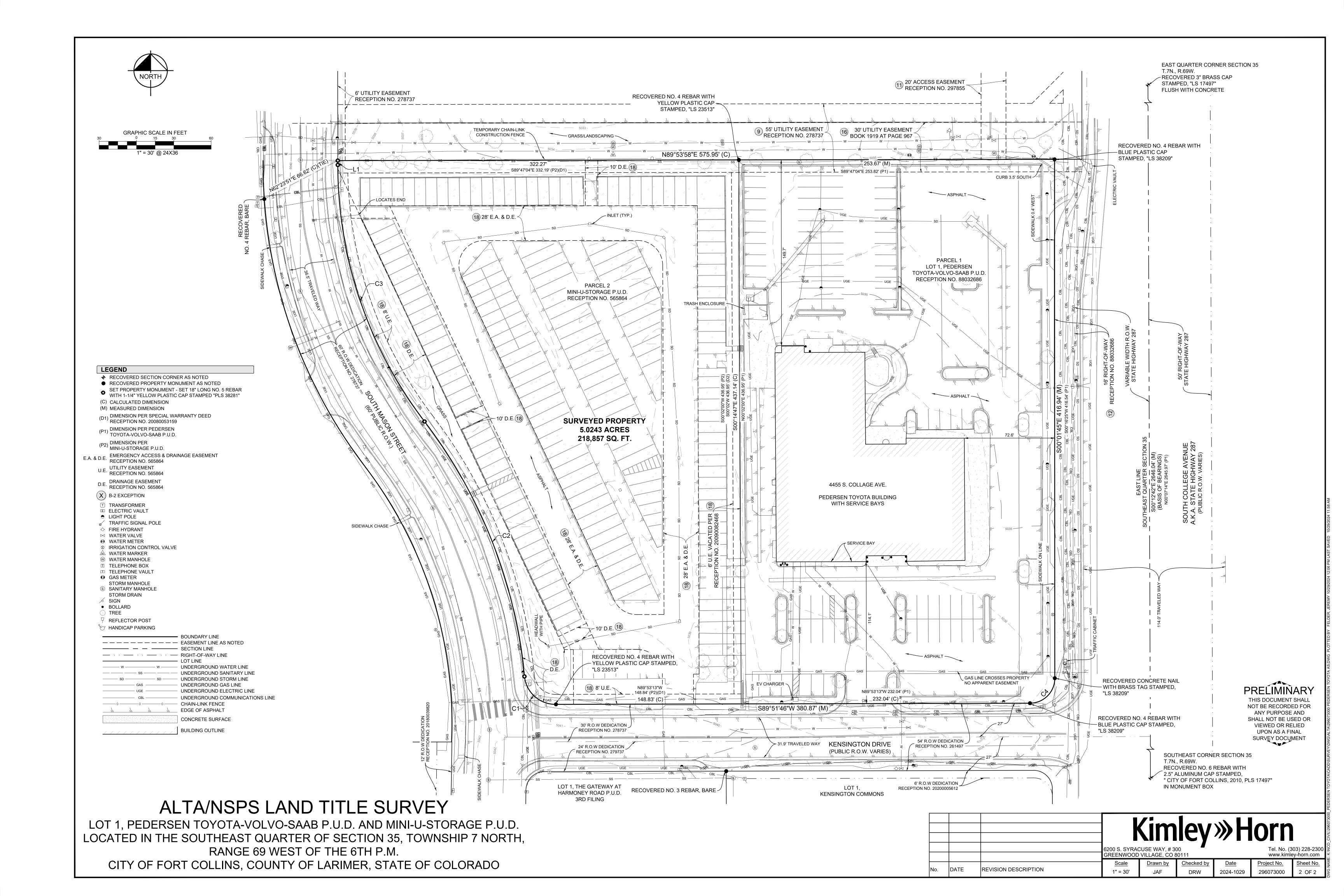
DEPOSITED THIS ____ DAY OF ____ 20__ A.D. AT ___ O'CLOCK _.M., IN BOOK ___ OF LAND SURVEY PLATS AT PAGE ____ , DEPOSIT NO. ____ , RECORDS OF ____ COUNTY, COLORADO.

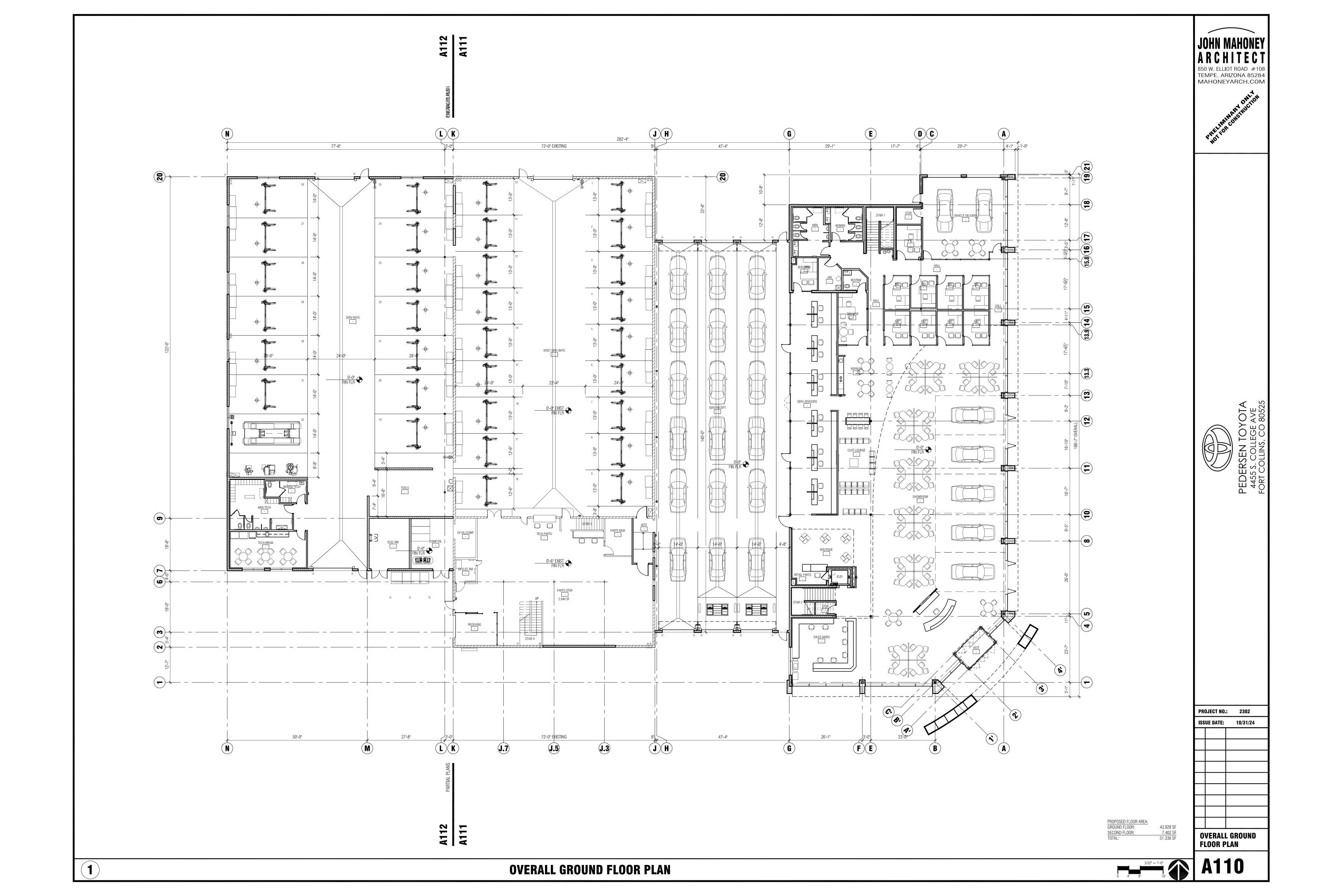
SIGNED: ____ TITLE: ____ BY:

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		(IM		<i>))))</i> H	lorn	
		CUSE WAY, # 30				303) 228-2300
	GREENWOOD VILLAGE, CO 80111 www.kimley-horn.c				ey-horn.com	
	Scale	Drawn by	Checked by	Date	Project No.	Sheet No

296073000

2024-1029





Pedersen Toyota Project Description

4455 S. College Ave, Fort Collins, CO

Pedersen Toyota is looking to expand its main dealership showroom and service bay area on their approximately 5-acre site generally located off the northwest corner of the Kensington Drive and S. College Avenue Intersection. The existing Peterson Toyota dealership will be partially demolished and rebuilt per this project proposal. The current Showroom will be expanded on the eastside of the current building and additional service bays will be added to the west side of the building adjacent to and west of the existing service area which will remain and be expanded. In total the current building (26,700SF) will be expanded to include a total area of approximately 51,330SF which will include a new showroom, service center and additional service bay space within the building.

Additionally the 5-Acre development area covers two parcels of land. The eastern Parel (#9735445001) is where the main dealership is currently located under approved subdivision 1724, Lot 1, Pedersen Toyota-Volvo-Saab PUD, the western parcel (#9735445001) has been bought by the Client and encompasses all the approved subdivision 1524, Mini-U-Storage PUD. The proposed building expansion is planned to encroach over the Lot 1, Pedersen Toyota-Volvo-Saab PUD parcel onto the Mini-U-Storage PUD parcel boundary. Additionally the existing parking around the site for both customers, employees and vehicle inventory storage will be redeveloped and new landscaping and parking and pavement over this area is proposed in this plan (See attached Conceptual Site Plan and elevation drawings for reference). With this plan traffic flow ingress/egress is proposed to remain the same with no new access locations proposed.

The existing site currently has a sanitary sewer tap, commercial water tap, underground stormwater lines, Gas, electric and communication lines servicing the property (See Draft ALTA survey for details). Our proposal plans to use these existing services on site to continue servicing the development with modifications to those utilities as required by the City and/or the service providers.