

Project Information Summary

Project Name: Northwest Addition, Amendment #1 | **Last Update:** 1/14/2025

Project Number: PZ-24-00124

General Location: Located three (3) lots SE of the Franklin Avenue and W 11th Street intersection

Project Description:

Proposal to combine via a Lot Merger Plat Application Lot 8, Block 3, Northwest Addition with an adjacent portion of the Little Barnes Ditch ROW.

Existing Zoning: R3e-Established High-Density Residential

Acreage of Site: 0.18

Existing Use: Single-unit detached home

Application Type:

BLA/Lot Merger/Simple Plat

Choose Type

Choose Type

☐ Neighborhood Notice and Comment Period Required

***Public Review Required:** ☐ None

☐ Variance ☐ Neighborhood Meeting ☐ Planning Commission Hearing ☐ City Council Hearing

** Contact the City Planner for specific hearing dates, times and locations if public review is required*

Use Type

☐ Use by Right (R)

☐ Limited Use (L)

☐ Adaptable Use (A)

☐ Conditional Use (C)

Contact Information:

Applicant

Name: Tom Donnelly of Donnelly Land Consultants

City Planner

Name: Choose a Planner Name

Phone: Choose a Planner Phone

Email: Choose a Planner Email

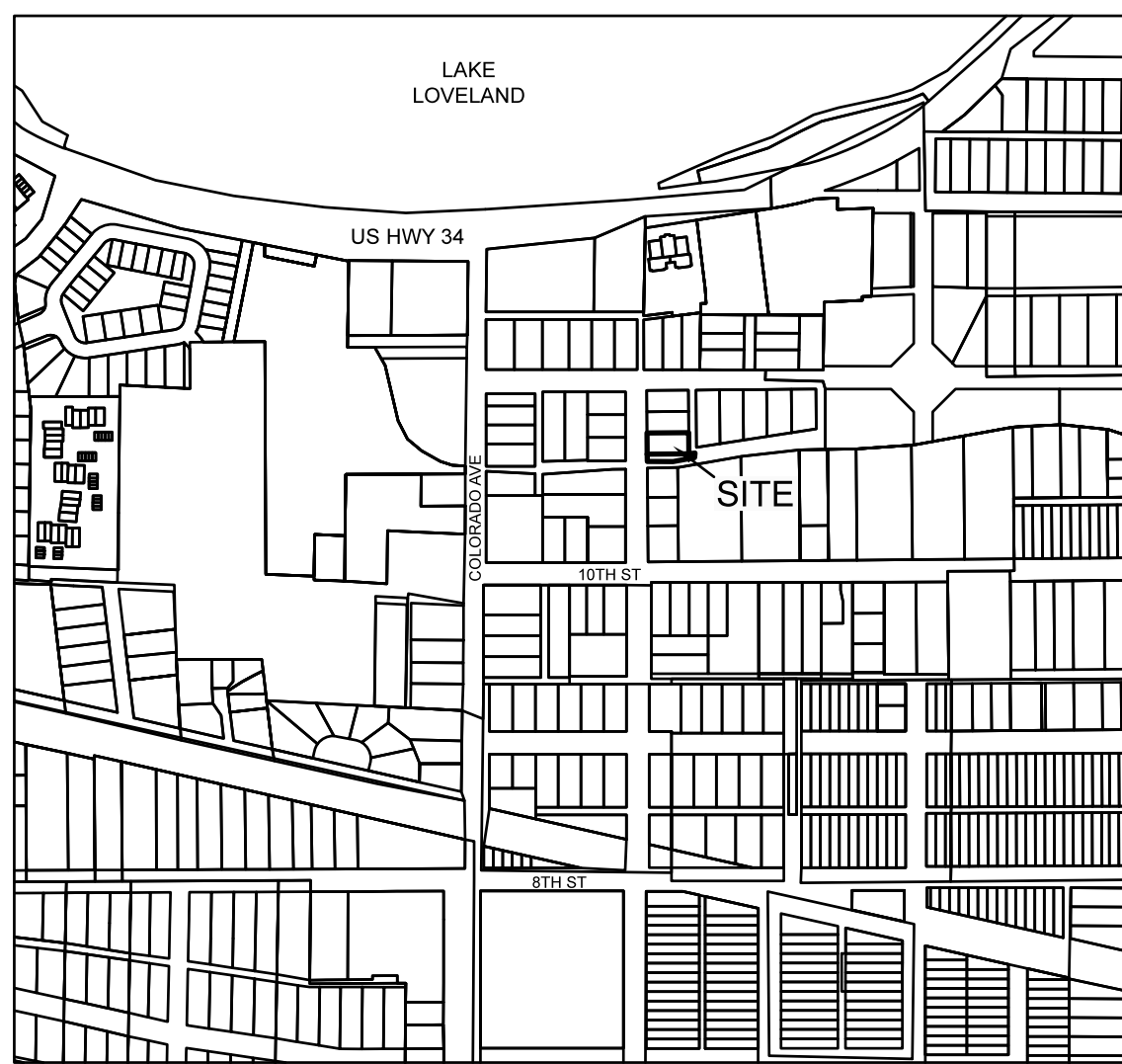
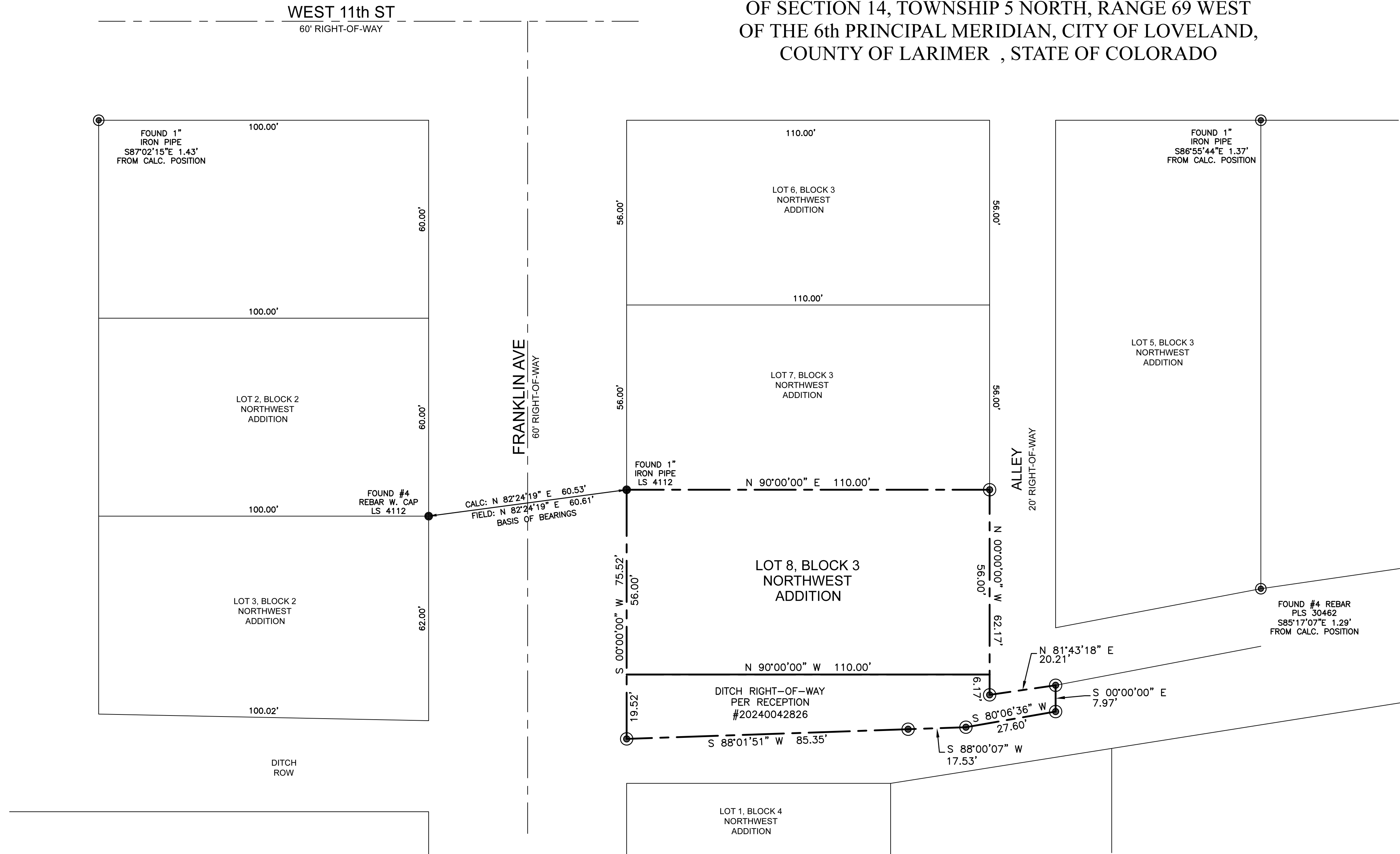
Attachment (s): Lot Merger Plat

The above information was current at the time of initial project submittal and is subject to change

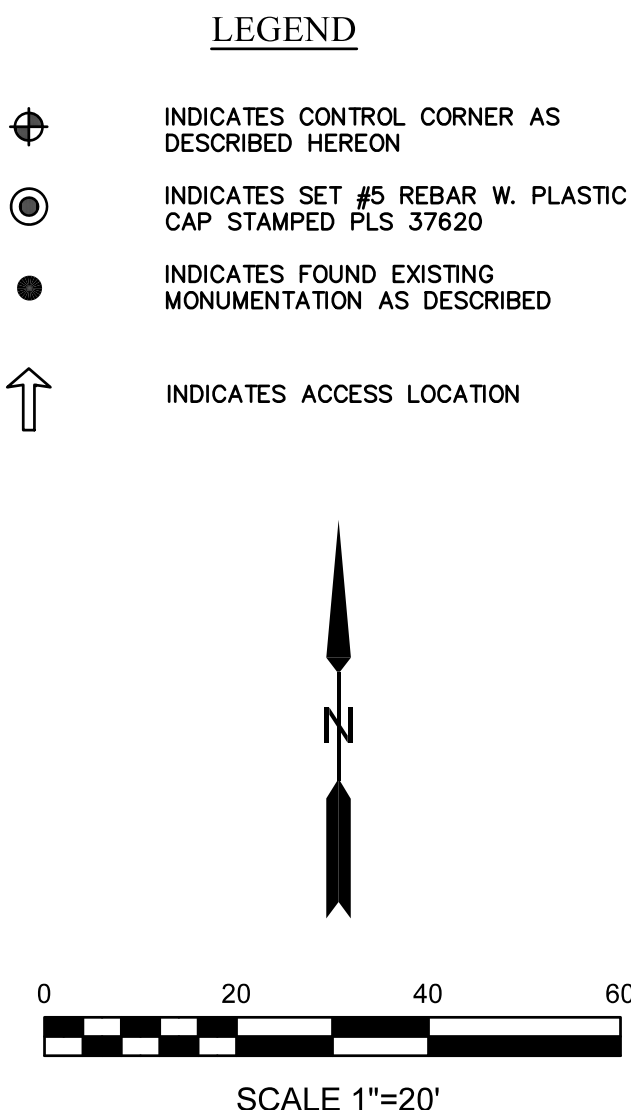
NORTHWEST FOURTH SUBDIVISION

BEING A RESUBDIVISION OF
LOT 8, BLOCK 3, NORTHWEST ADDITION AND A PORTION OF
ADJACENT RIGHT-OF-WAY OF THE LITTLE BARNES DITCH

LOCATED IN THE NORTHEAST QUARTER
OF SECTION 14, TOWNSHIP 5 NORTH, RANGE 69 WEST
OF THE 6th PRINCIPAL MERIDIAN, CITY OF LOVELAND,
COUNTY OF LARIMER, STATE OF COLORADO



SCALE 1"=500'



SURVEY NOTES

1. BASIS OF BEARINGS: The calculated bearing between the Northwest Corner of Lot 8, Block 3 and the Northeast Corner of Lot 3, Block 2 was assumed to bear North 82°24'19" East, between the monuments as shown hereon.
2. A Title Commitment issued by First American Title under Commitment Number 5509-4216280 was relied upon for the legal description and ownership information used in the preparation of this plat.
3. The lineal units shown hereon are based upon the U.S. Survey Foot.
4. The Plat of the Northwest Addition to the City of Loveland was relied upon for Boundary and Right-of-way information in the preparation of this Subdivision Plat.
5. Per the plat of the Northwest Addition, a 10' Easement is indicated to exist in the area around Lot 8 and the existing ditch. The easement is not clearly delineated nor is any purpose indicated for its intended use. The true position was not possible for the surveyor to determine and it is not graphically depicted on this plat.
6. NOTICE: According to Colorado law, you MUST commence any legal action based on any defect in this survey within Three years after you first discovered 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

PROPERTY OWNER'S CERTIFICATE:

KNOW ALL PERSONS BY THESE PRESENTS that I (We), the undersigned, being all the owners and lienholders of the following described property, except any existing public streets, roads or highways, which is located in Section 14, Township 5 North, Range 69 West of the 6th P.M., being more particularly described as follows:

Lots 8, Block 2 of the Northwest Addition to the City of Loveland and a portion of adjacent right-of-way of the Little Barnes Ditch more particularly described as follows:

BEGINNING at the Southwest Corner of Lot 8, Block 3, of the Northwest Addition;

Thence North 90°00'00" East, along the South line of said Lot 8, Block 3, a distance of 110.00' to the Southeast Corner of said Lot 8, Block 3;
Thence South 00°00'00" East, along the West Line of a 20' Alley, a distance of 6.17';
Thence North 81°43'18" East, along the South Line of a 20' Alley, a distance of 20.21';
Thence South 00°00'00" East, a distance of 7.97' to a point in the Centerline of the Little Barnes Ditch;

Thence along the Centerline of the Little Barnes Ditch the following three courses and distances:

South 80°06'36" West, a distance of 27.60';
South 88°00'07" West, a distance of 17.53';
South 88°01'51" West, a distance of 85.35', to a

point on the East Right-of-way of North Franklin Avenue;
Thence North 00°00'00" West, along the East Right-of-way of North Franklin Avenue, a distance of 19.52' to the POINT OF BEGINNING

containing 8,261 square feet or 0.190 acres, more or less,

and is subject to all easements and rights-of-way on record or existing, and do hereby designate and dedicate: (1) all such rights-of-way and easements, other than utility easements and private easements, to and for public use, except where indicated otherwise on this plat; and (2) all such utility easements to and for public use for the installation and maintenance of utility, irrigation, and drainage facilities:

and do hereby designate the same Northwest Fourth Subdivision of the City of Loveland, Colorado.

by: Ryan J. Axtman

Jennifer L. Axtman

STATE OF COLORADO)
COUNTY OF WELD)SS

The foregoing certification was acknowledged before me this ____ of ____, 2024, by Ryan J. Axtman and Jennifer L. Axtman.

My commission expires ____

Witness my hand and seal.

NOTARY PUBLIC

DIRECTOR'S APPROVAL:

This plat is hereby approved by the Director of Development Services of the City of Loveland, Larimer County, Colorado, this ____ day of ____, 2024 for filing with the Clerk and Recorder of Larimer County.

Director of Development Services

Witness my hand and seal of the City of Loveland.

ATTEST:

City Clerk

SURVEYOR CERTIFICATE:

I, Thomas M. Donnelly a Registered Professional Land Surveyor in the State of Colorado, do hereby certify that the survey of was made by me or under my supervision, and that the survey is accurately represented on this plat and that the statements contained hereon were read by me and the same are true to the best of my knowledge.

Thomas M. Donnelly PLS 37620

Date: ____

DONNELLY
LAND CONSULTANTS
2092 FIRESTONE CT
LOVELAND, COLORADO 80538
(970) 290-2431 TODONNELLY@GMAIL.COM

RYAN AND JENNIFER AXTMAN
BOYD SECOND SUBDIVISION
SW/4 S18, T5N, R68W

CLIENT AND PROJECT:	
DESIGNED:	
DRAWN: TMD	
CHECKED:	
APPROVED:	
DATE:	OCT 24, 2024
SCALE:	1"=20'
PROJECT NO:	23-75
SHEET	1 of 1