

Project Information Summary

Project Name: 970 W. 1st St (Jayhawker) Annex

Last Update: 6/26/2026

Project Number: PZ-26-00085

General Location: East of the intersection of 1st Street and Taft Avenue.

Project Description:

Proposal to annex and zone the +/- 31.99 "Jayhawker" property. This property is managed as part of the adjacent River's Edge Natural Area located directly to the east. This project seeks to annex this property and zone as Public Park - PP.

Existing Zoning: Choose Zoning

Acreage of Site: 31.99

Existing Use: Park

Application Type:

Annexation and Zoning

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:

Phone:

Email:

Attachment (s): Annexation Map

City Planner

Name: Lena Butterfield

Phone: 970-962-2580

Email: Lena.Butterfield@cityofloveland.org

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

JA YHA WKER PONDS ADDITION TO THE CITY OF LOVELAND

Being an Annexation of Multiple Parcels of Land,
Situate in the West Half of the Northwest Quarter of Section 23, Township 5 North, Range 69 West of the 6th P.M.,
County of Larimer, State of Colorado

PROPERTY DESCRIPTION

Multiple parcels of land, located in the West Half (W1/2) of the Northwest Quarter (NW1/4) of Section Twenty-three (23), Township Five North (T.5N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of said Section 23 and assuming the North line of said NW1/4 as bearing North 89°38'03" East being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2646.30 feet with all other bearings contained herein relative thereto;

THENCE North 89°38'03" East along the North line of said NW1/4 a distance of 457.42 feet to the East line of Happiness Plaza 2nd Addition;
THENCE South 00°09'55" West along said East line a distance of 10.00 feet to the Southwest corner of Centennial Park Addition and to the POINT OF BEGINNING;

THENCE South 89°02'34" East along the South line of said Centennial Park Addition a distance of 507.25 feet to the Southwest corner of Centennial Park 2nd Addition;
THENCE continuing South 89°02'34" East along the South line of said Centennial Park 2nd Addition a distance of 865.93 feet to the West line of Hewlett-Packard Big Thompson Addition;
THENCE South 00°10'31" West along said West line a distance of 1643.79 feet to the North line of Mineral Addition;

The following Six (6) courses and distances are along the Northerly and Westerly lines of said Mineral Addition;
THENCE North 43°36'55" West a distance of 99.99 feet;
THENCE North 55°24'14" West a distance of 477.65 feet;
THENCE North 78°06'44" West a distance of 61.42 feet;
THENCE North 78°06'05" West a distance of 727.87 feet;
THENCE South 02°28'15" West a distance of 920.09 feet;
THENCE South 00°09'55" West a distance of 159.63 feet to the Northeast corner of Eagle Heights Addition;

THENCE North 89°19'57" West along the North line of said Eagle Heights Addition a distance of 10.00 feet to the Southeast corner of Thompson Vally Estates Addition;
The following Two (2) courses and distances are along the Easterly lines of said Thompson Vally Estates Addition;
THENCE North 00°09'55" East a distance of 144.46 feet;
THENCE North 02°28'15" East a distance of 826.22 feet to the Southeast corner of Happiness Plaza Addition;

The following Two (2) courses and distances are along the Easterly lines of said Happiness Plaza Addition;
THENCE continued North 02°28'15" East a distance of 167.99 feet;
THENCE North 00°09'55" East a distance of 483.31 feet to the Southwest corner of Happiness Plaza 3rd Addition;

The following Two (2) courses and distances are along the Southerly and Easterly lines of said Happiness Plaza 3rd Addition;
THENCE North 89°38'03" East a distance of 377.42 feet;
THENCE North 00°09'55" East a distance of 208.71 feet to the Southeast corner of Happiness Plaza 4th Addition;
THENCE continuing North 00°09'55" East along the East line of said Happiness Plaza 4th Addition a distance of 208.71 feet to the Southeast corner of said Happiness Plaza 2nd Addition;
THENCE continuing North 00°09'55" East along the East line of said Happiness Plaza 2nd Addition a distance of 190.00 feet to the POINT OF BEGINNING.

Said described parcel of land contains 1,419,315 Square Feet or 32.583 Acres, more or less (±), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the Northwest Quarter of Section 23, T.5N., R.69W., as bearing North 89°38'03" East, as monumented as shown on the plat, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 2646.30 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

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. (13-80-105 C.R.S. 2012)

TITLE COMMITMENT NOTE

At the request of our client, recorded rights-of-way and easements were not researched and only those easements that were discovered during research to determine the property boundary are shown hereon. (38-51-106 C.R.S. 1994)

SURVEYOR'S CERTIFICATE

I, Paul B. Groves, a Licensed Land Surveyor in the State of Colorado, do hereby certify that the annexation map shown hereon is a reasonably accurate depiction of the parcel of land described herein and, to the extent described herein, that at least one sixth (1/6) of the peripheral boundary of said parcel is contiguous to the boundary of the City of Loveland, Colorado. The map was compiled using existing plots, deeds, legal descriptions, and other documents and is not based on a field survey nor should it be construed as a boundary survey.

PRELIMINARY

Paul B. Groves — On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

MAYOR CERTIFICATE

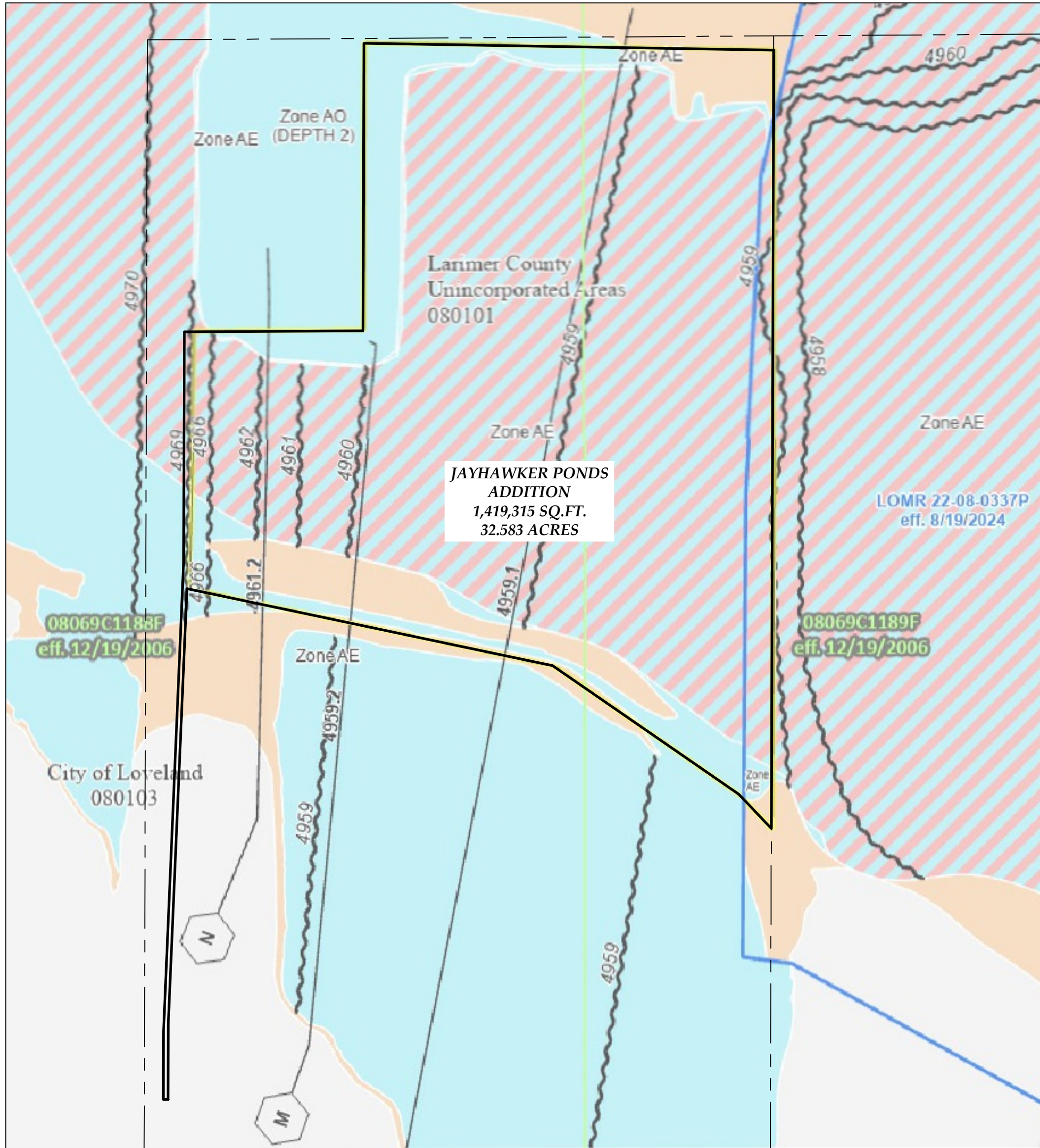
This map is approved by the City Council of the City of Loveland, Larimer County, Colorado by Ordinance No. _____, passed on second reding on this _____ day of _____, 20 _____, for filing with Clerk and Recorder of Larimer County.

Mayor

Attest: City Clerk

Total Perimeter of Property = 7573.38 L.F.
1/6 Total Perimeter of Property = 1 : 1.000 or 1262.23 L.F.
Perimeter Contiguous to the City of Loveland = 7573.38 L.F.
Total Area Being Annexed = 32.583 Acres

XXXXXXXXX DENOTES CONTIGUOUS BOUNDARY
////////// DENOTES ANNEXATION BOUNDARY



FEMA FLOOD PLAIN DETAIL

SCALE: 1"=200'

FLOOD PLAIN NOTE

The subject property is in following flood zones per FEMA flood map 08069C1188F and 08069C1189F, both effective date December 19, 2006 and LOMR 22-08-0337P effective date August 19, 2024.

- flood zone 'X', "areas determined to be outside the 0.2% annual chance of floodplain"
- flood zone 'X', "areas of 0.2% annual chance flood; areas of 1% annual chance flood with average depths of less than 1 foot or with drainage areas less than 1 square mile; and areas protected by levees from 1% annual chance flood"
- flood zone 'AE' and 'AO', "areas of 1% chance flood (100-year flood), with base flood elevations or depth determined."
- flood zone 'AE', "The floodway in the channel of a stream plus any adjacent floodplain areas that must be kept free of encroachment so that the 1% annual chance flood can be carried without substantial increases in flood height."

FLOOD HAZARD INFORMATION	
SEE FOR REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FROM PANEL LAYOUT THE INFORMATION REFLECTED ON THIS MAP AND SUPPORTING DOCUMENTATION ARE ALSO AVAILABLE IN DIGITAL FORMAT AT HTTPS://NSC.FEMA.GOV	
SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) With BFE or Depth (Zone AE, AO, AH, VE, AR) Regulatory Floodway 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile (Zone X) Future Conditions 1% Annual Chance Flood Hazard (Zone X) Area with Reduced Flood Risk due to Levee (See Notes, Zone X) Area with Flood Risk due to Levee (Zone D)
OTHER AREAS OF FLOOD HAZARD	NO SCREEN Area of Minimal Flood Hazard (Zone X) Area of Undetermined Flood Hazard (Zone D)
OTHER AREAS	Channel, Culvert, or Storm Sewer Levee, Dike, or Floodwall
GENERAL STRUCTURES	15.5' Cross Sections with 1% Annual Chance 3.5' Water Surface Elevation Coastal Transverse Coastal Transverse Baseline Profile Baseline Hydrographic Feature Base Flood Elevation Line (BFE)
OTHER FEATURES	Limit of Study Jurisdiction Boundary

DATE:
4/13/2026

FILE NAME:
20260126ANX

SCALE:
1"=100'

DRAWN BY:
CSK

CHECKED BY:
PG

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



DATE:

REVISIONS:

JAYHAWKER PONDS ADDITION
TO THE CITY OF LOVELAND
FOR
CITY OF LOVELAND PARKS & RECREATION
500 E. 3RD STREET, LOVELAND, CO 80537

PROJECT #:
20260126

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SHT 1 OF 2