



Project Information Summary

Project Name: Lakeview SDP-CCP

Last Update: 8/12/2026

Project Number: PZ-26-00132&26-00133

General Location: Located between Boyd Lake Avenue and Boyd Lake, and between Clearwater Drive

Project Description:

Proposal to develop 520 lots on 47.8 acres. Located in between Boyd Lake Ave and Boyd Lake and between Clearwater Dr and Valley Oak Dr.

Existing Zoning: PUD-Planned Unit Development

Acreage of Site: 155.9

Existing Use: Vacant

Application Type:

Final Plat

Site Development Plan

Civil Construction Plans

☐ 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: Kristin Turner

City Planner

Name: Troy Bliss

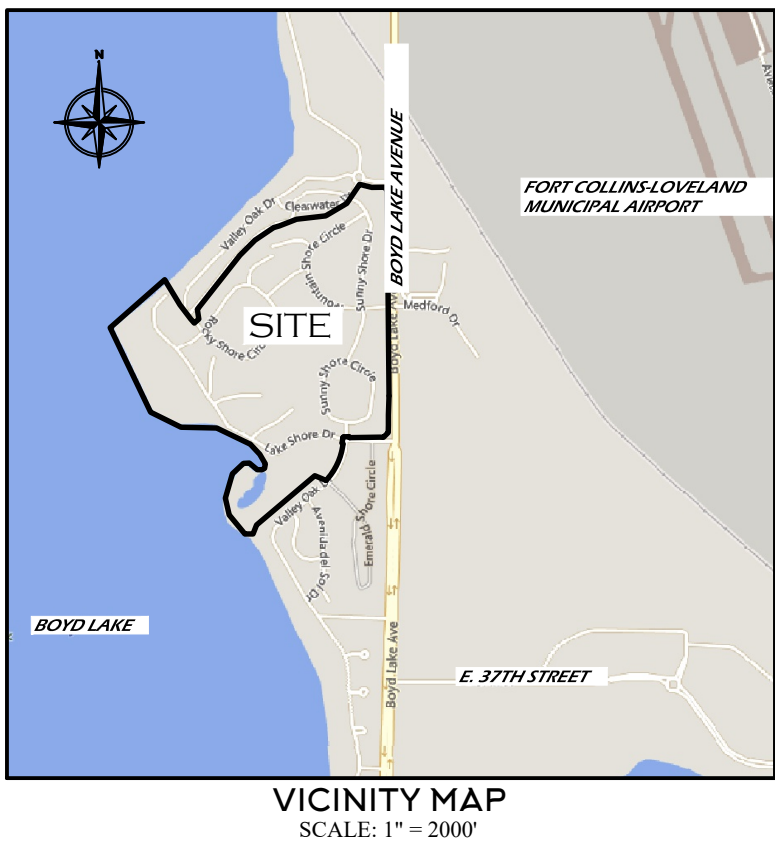
Phone: 970-962-2579

Email: Troy.Bliss@cityofloveland.org

Attachment (s): Plat

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

BOYD LAKE NORTH NINTH SUBDIVISION
BEING A REPLAT OF OUTLOT A, BOYD LAKE NORTH EIGHTH SUBDIVISION,
SITUATE IN THE SOUTH HALF OF SECTION 32, TOWNSHIP 6 NORTH, RANGE 68 WEST, AND THE NORTHEAST QUARTER
OF SECTION 5, TOWNSHIP 5 NORTH, RANGE 68 WEST, OF THE 6TH P.M.
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS that, Boyd Lake Holdings LLC, a Colorado limited liability company, being all the owners and lienholders of the following described property, except any existing public streets, roads or highways, which property is located in the South Half of Section 32, Township 6 North, Range 68, and the Northeast Quarter of Section 5, Township 5 North, Range 68 West, of the 6th P.M., being more particularly described as follows:

Outlot A, Boyd Lake North Eighth Subdivision, as recorded March 19, 2025, at Reception Number 20250011098 of the records of the Larimer County Clerk and Recorder, City of Loveland, County of Larimer, State of Colorado.

Containing 134.084 acres or 5,840,707 square feet, more or less ($\pm$), 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 as BOYD LAKE NORTH NINTH SUBDIVISION to the City of Loveland, Colorado.

PRIVATE DEDICATION STATEMENT

The owner hereby grants and dedicates easements for access, ingress and egress, over, upon, through and across all private drives for the benefit and use of the owners, patrons, invitees, and guests of the BOYD LAKE NORTH NINTH SUBDIVISION and those of the lands lying adjacent to the BOYD LAKE NORTH NINTH OF SUBDIVISION, for their reciprocal and mutual use and enjoyment. This grant and dedication shall run with the land, and shall be binding and enforceable upon the owner and the owner's successors and assigns and it shall inure to the benefit of all current and future owners, patrons, invitees, and guests of the BOYD LAKE NORTH NINTH OF SUBDIVISION and those of the lands lying adjacent to the BOYD LAKE NORTH NINTH OF SUBDIVISION. *The private access easements hereby granted and dedicated shall be maintained by the property owner(s) of the BOYD LAKE NORTH NINTH OF SUBDIVISION. - (This clause will be removed at a later date if no private access are being dedicated)*

OWNERS:

Boyd Lake Holdings LLC, a Colorado limited liability company

Witness my hand and seal this _____ day of _____, 20_____.

NOTARIAL CERTIFICATE

STATE OF COLORADO)

ss

COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me by _____ as _____ this _____ day of _____, 20_____.

Witness my Hand and Official Seal.

My commission expires: _____.

LIENHOLDERS

By: _____ As: _____

Witness my hand and seal this _____ day of _____, 20_____.

NOTARIAL CERTIFICATE

STATE OF COLORADO)

ss

COUNTY OF LARIMER)

The foregoing instrument was acknowledged before me by _____ as _____ this _____ day of _____, 20_____.

Witness my Hand and Official Seal.

My commission expires: _____.

SURVEYOR'S CERTIFICATE

I, Matthew A. Kramer, being a Licensed Professional Land Surveyor in the State of Colorado, do hereby certify that the survey of BOYD LAKE NORTH NINTH SUBDIVISION 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 same are true to the best of my knowledge.



Matthew A. Kramer - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38844

DIRECTORS APPROVAL

This plat is approved by the Director of Development Services of the City of Loveland, Larimer County, Colorado,

this _____ day of _____, 20_____, for filing with the Clerk and Recorder of Larimer County and for conveyance to the City of the public dedications shown hereon, which are accepted; subject to the provisions that approval in no way obligates the City of Loveland, for the financing or constructing of improvements on land, streets or easement dedicated to the public except as specifically agreed to by the Director of Development Services.

Director of Development Services

Witness my hand and seal of the City of Loveland

ATTEST:

City Clerk

ATTORNEY'S CERTIFICATE

I, _____, an attorney licensed to practice law in the State of Colorado, certify that I have examined title to the above described land dedicated to the City of Loveland, Colorado, with such land described in Schedule A to title Commitment No. FCIF25220286, dated October 21, 2025 issued by Land Title Guarantee Company effective October 21, 2025, and that based on such title commitment updated through the date of execution of this plat and my actual knowledge, all persons executing the dedication of this plat are the owners or duly authorized signatories of such land in fee simple, such land is free and clear of all liens and encumbrances, and no encumbrances set forth in Schedule B-Section 2 of such title commitment as of such execution, and any such encumbrances do not impair the use of such land dedicated to the City of Loveland for the purposes set forth on this plat. So sworn _____ day of _____, 20_____.

Attorney at Law

TITLE COMMITMENT NOTE

For all information regarding easements, rights-of-way and title of record, the Majestic Surveying, LLC relied upon Title Commitment Number FCIF25220286, dated October 21, 2025, as provided by Land Title Guarantee Company to delineate the aforesaid information. This survey does not constitute title search by Majestic Surveying, LLC to determine ownership or easements of record.

PRELIMINARY CONDITIONS REFERENCE:

Unless otherwise approved by the City, the unsatisfied conditions of approval for the original subdivision shall continue to apply to this property.

DRAINAGE EASEMENT NOTE:

Ownership and Maintenance for side and rear lot drainage easements is the responsibility of the adjacent property owners.

STORMWATER NOTE:

Maintenance and upkeep of Stormwater detention ponds, storm sewer systems, swales and permanent Stormwater quality improvements are required by the City of Loveland and are a continuing obligation of the Homeowner Association (HOA), Business Owner Association (BOA), or private property owner. The Owner(s) or responsible parties (HOA, BOA) shall provide ongoing maintenance to the private Stormwater improvements as needed to maintain compliance with the approved construction plans and reports.

IMPROVEMENT NOTE:

All expenses involving necessary improvements for public and/or private utilities including water, wastewater, storm sewer, electric, and other dry utilities, grading, street improvements, curbs gutters, and sidewalks, street signs, traffic control signs, alley grading and surfacing, and landscaping shall be paid by Boyd Lake Holdings LLC, a Colorado limited liability company.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the East line of the Northeast Quarter of Section 32, Township 6 North, Range 68 West of the 6th P.M., monumented as shown on this plat, as bearing South 00°32'40" East, as platted, a distance of 2,672.92 feet and with all other bearings contained herein relative thereto.

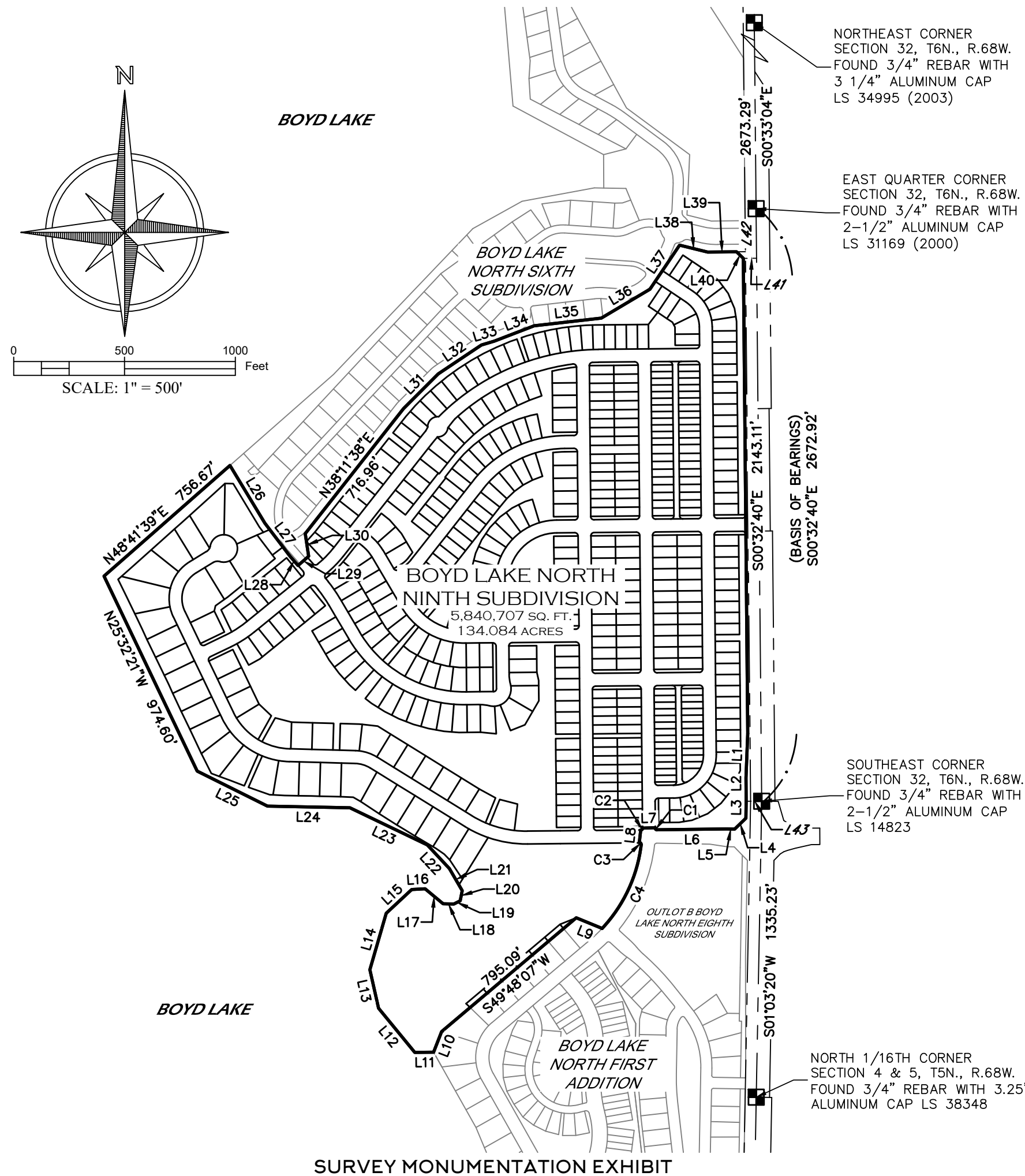
The lineal dimensions as contained herein are based upon the "U.S. Survey Foot".

FLOOD PLAIN NOTE

The subject property is in flood zone 'X', "areas determined to be outside the 0.2% annual chance of floodplain" per FEMA flood map XXX revised January 20, 2016.

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)



LEGEND

- ALIQUOT CORNER AS DESCRIBED
- FOUND 1/2" REBAR WITH BLUE PLASTIC CAP LS 38209
- FOUND 1/2" REBAR WITH YELLOW PLASTIC CAP LS 31169
- FOUND 1/2" REBAR WITH BLUE PLASTIC CAP LS 38470
- FOUND 1/2" REBAR (OR AS DESCRIBED)
- CALCULATED POSITION
- SET MONUMENT AS DESCRIBED
- UTILITY EASEMENT
- DRAINAGE EASEMENT
- POSTAL EASEMENT
- PUBLIC ACCESS EASEMENT
- SOUTH FORT COLLINS SANITARY DISTRICT
- BOUNDARY LINE
- EASEMENT LINE
- RIGHT OF WAY LINE
- SECTION LINE
- CENTERLINE
- SETBACK

LINE TABLE		
LINE	BEARING	LENGTH
L1	S02°19'05"W	200.25'
L2	S00°32'40"E	105.56'
L3	S01°03'20"W	76.48'
L4	S46°03'20"W	70.71'
L5	N88°56'40"W	34.81'
L6	S89°17'09"W	314.53'
L7	S88°40'41"W	56.04'
L8	S06°35'46"W	56.25'
L9	N67°35'30"W	126.04'
L10	S21°25'37"W	99.99'
L11	S89°36'20"W	85.00'
L12	N39°23'16"W	257.49'
L13	N12°35'57"W	177.97'
L14	N16°04'35"E	265.00'
L15	N47°07'25"E	157.14'
L16	N86°36'58"E	60.61'
L17	S50°15'33"E	105.74'
L18	S88°27'52"E	48.41'
L19	N62°41'20"E	32.17'
L20	N11°14'50"E	46.69'
L21	N30°14'18"W	115.34'
L22	N43°02'04"W	145.72'

LINE TABLE		
LINE	BEARING	LENGTH
L23	N64°21'31"W	387.30'
L24	N88°51'17"W	372.13'
L25	N63°32'24"W	354.20'
L26	S31°05'10"E	304.27'
L27	S37°19'06"E	187.90'
L28	S41°05'33"E	54.73'
L29	N49°12'08"E	63.30'
L30	N08°32'54"W	103.45'
L31	N44°57'28"E	221.42'
L32	N56°13'05"E	234.53'
L33	N73°12'05"E	61.09'
L34	N68°55'15"E	192.20'
L35	N83°26'38"E	304.92'
L36	N59°19'07"E	255.62'
L37	N33°55'25"E	239.07'
L38	S76°15'03"E	130.36'
L39	N89°30'36"E	130.64'
L40	S45°32'40"E	42.30'
L41	S89°27'20"W	60.00'
L42	S00°32'40"E	223.68'
L43	S89°55'09"W	70.00'

CURVE TABLE					
CURVE	LENGTH	RADIUS	DELTA	CHORD	CH BEARING
C1	14.42'	9.00'	91°48'02"	12.93'	N44°48'50"W
C2	14.14'	9.00'	90°00'00"	12.73'	S46°03'20"W
C3	15.05'	9.00'	95°50'32"	13.36'	S41°01'27"E
C4	424.30'	670.00'	36°17'06"	417.25'	S25°02'18"W

SURVEYORS NOTES:

- The 35' environmental buffer, as shown hereon, is a No Build Area, per the approved PUD.
- Inundation Easement recorded March 2, 2010 at reception Number 20100011806 is subject to limits based upon an elevation of 4,962.0 feet above sea level. It is not explicitly stated which datum is used to establish this elevation. The City of Loveland has historically used the National Geodetic Vertical Datum of 1929. These limits may change subject to development, construction and fill.

EASEMENT NOTE:

Total area in square feet of easements dedicated to the public or the city by this plat: 000 sq. ft. (This will be calculated upon final revision of the Plat)

Total area in square feet of easements dedicated to the public or the city that is being vacated by this plat: 000 sq. ft. (This will be calculated upon final revision of the Plat)



PROJECT NO: 2026218	PROJECT NAME: LAKEVIEW	REVISIONS:	DATE:
DATE: 8/5/26	CLIENT: JOURNEY		
DRAWN BY: MAK	FILE NAME: 2026218SUB		
CHECKED BY: HV	SCALE: 1" = 500'		