



Project Information Summary

Project Name: Peakview Commercial 1st sub - Plat **Last Update:** 8/19/2026

Project Number: PZ-26-00139

General Location: Located west of N Garfield Ave and south of W 64th St.

Project Description:

PRopodal to subdivide Lot 1, Block 1 of the Peakview Commercial Park First Sub into two lots.

Existing Zoning: PUD-Planned Unit Development

Acreage of Site: 1.473

Existing Use: Multi Tenant Building

Application Type:

Final 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:

City Planner

Name: Ethan Mattson

Phone: 970-962-2581

Email: Ethan.Mattson@cityofloveland.org

Attachment (s): Plat

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

AMENDED PLAT OF OF LOT 1, BLOCK 1,
PEAKVIEW COMMERCIAL PARK FIRST SUBDIVISION
BEING A REPLAT OF LOT 1, BLOCK 1, PEAKVIEW COMMERCIAL PARK FIRST SUBDIVISION,
SITUATE IN THE SOUTHEAST QUARTER OF SECTION 26, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M.
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

DEDICATION

KNOW ALL PERSONS BY THESE PRESENTS that the undersigned, PEAKVIEW BUILDING 1 LLC, 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 SE1/4 of Section 26, Township 6 North, Range 69 West of the 6th P.M., being more particularly described as follows:

PROPERTY DESCRIPTION:

Lot 1 of Block 1, Peakview Commercial Park First Subdivision as recorded January 23, 2008 as Reception No. 20080004395, City of Loveland County of Larimer, State of Colorado.

Containing 1.473 (acres) OR 64,160 (square feet) 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 as AMENDED PLAT OF OF LOT 1, BLOCK 1, PEAKVIEW COMMERCIAL PARK FIRST SUBDIVISION to the City of Loveland, Colorado.

DIRECTOR OF DEVELOPMENT SERVICES

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

OWNERS:

PEAKVIEW BUILDING 1 LLC

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, Steven Parks, being a Licensed Professional Land Surveyor in the State of Colorado, do hereby certify that the survey of AMENDED PLAT OF OF LOT 1, BLOCK 1, PEAKVIEW COMMERCIAL PARK FIRST 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.

Dated this ____ day of _____, 20XX.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the West line of Lot 1-B, Block 1, Peakview Commercial Park First Subdivision monumented as shown on this plat, as bearing South 00°27'00" East, a distance of 191.69 feet and 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

For all information regarding easements, rights-of-way and title of records, Majestic Surveying, LLC relied upon Title Commitment Order Number RND25224668, dated July 17, 2026, as prepared by Land Title Guarantee Company to delineate the aforesaid information. This survey does not constitute a title search by Majestic Surveying, LLC to determine ownership or easements of record.

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 08069C1200F revised December 19, 2006.

ZONING NOTE

The entire property is in Zone P-95, Peak View Commercial Addition, Planned Unit Development (PUD).

PREVIOUS CONDITIONS REFERENCE:

Unless otherwise approved by the City, all 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.

EASEMENT NOTE:

Total area in square feet of easements dedicated to the public or the city by this plat: 2,488 sq. ft.

Total area in square feet of easements dedicated to the public or the city that is being vacated by this plat: 000 sq. ft.

TEMPORARY EASEMENT NOTE:

Right-of-way for ingress and egress service for emergency vehicles is hereby granted over, across, on and through any and all private roads, ways and lanes by temporary emergency access easements as depicted on this document. Any and all temporary and/or secondary emergency access easements hereby provided with this document will terminate upon completion of the permanent roads or access subject to City of Loveland Fire department review for compliance.

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 PEAKVIEW BUILDING 1 LLC.

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. RND25224668, issued by Land Title guarantee Company effective July 17, 2026, 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, except 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 this ____ day of _____, 20 ____.

Attorney at Law

DEVELOPMENT AGREEMENT NOTE:

This project is subject to a development agreement which has been recorded in the real property records of Larimer County.

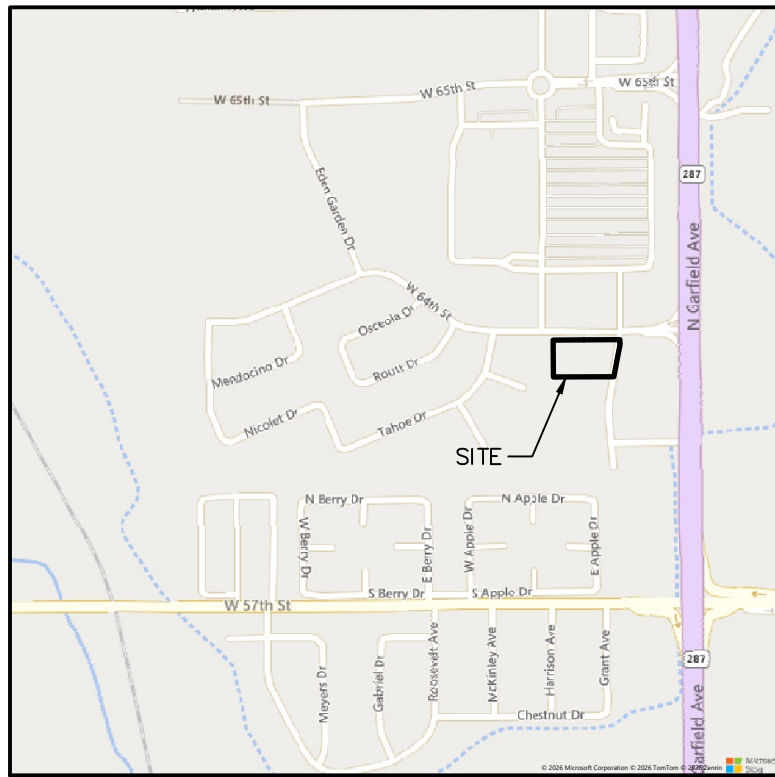
TITLE COMPANY CERTIFICATION

I, _____, as authorized counsel for the undersigned title company, in my official capacity only and without any personal liability whatsoever, verify that I have examined title to the above described land dedicated to the City of Loveland, Colorado, with such land being a portion of the land described in Schedule A to title Commitment No. ND25224668, issued by Land Title guarantee Company effective July 17, 2026, 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, except 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.

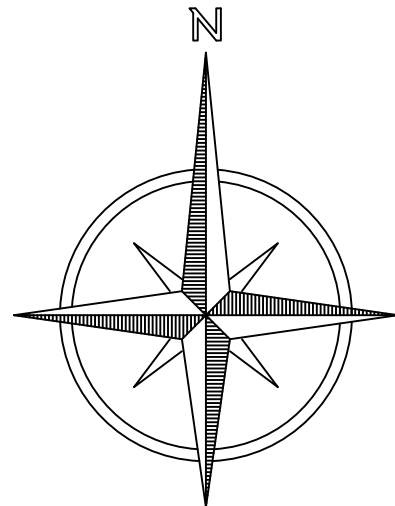
By: _____

Name: _____

Title: _____



VICINITY MAP
SCALE: 1" = 500'



PRELIMINARY

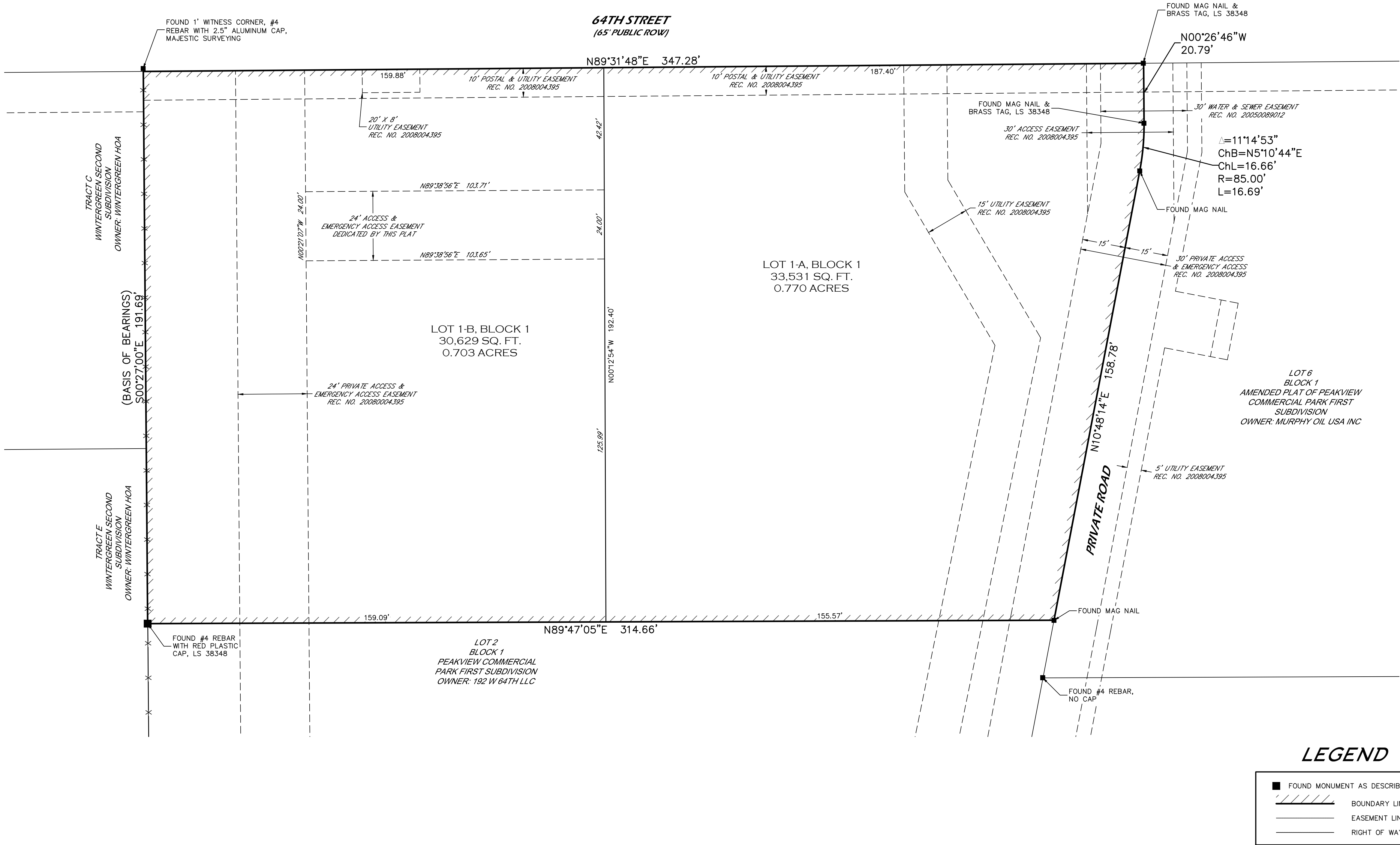
Steven Parks - On Behalf of Majestic Surveying, LLC
Colorado Licensed Professional Land Surveyor #38348



PROJECT NO: 2026252	PROJECT NAME: PEAKVIEW	REVISIONS:	DATE:	1 SHEET 1 OF 2
DATE: 07-28-2026	CLIENT: TRANSWORLD COMMERCIAL REAL ESTATE			
DRAWN BY: HCV	FILE NAME: 2026252SUB			
CHECKED BY: SIP	SCALE: 1" = 20'			

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2

SHEET 2 OF 2