

Project Information Summary

Project Name: Tri City Cycle - SDP Amendment

Last Update: 9/21/2026

Project Number: PZ-26-00144

General Location: Located on the northwest corner of Clydesdale Pkwy and Draft Horst Dr.

Project Description:

Proposal to for a 3986 square foot addition to an existing motor vehicle sales building. Located on the northwest corner of Clydesdale Pkwy and Draft Horst Dr.

Existing Zoning: I-Developing Industrial

Acreage of Site: 2.33

Existing Use: Motor Vehicle Sales

Application Type:

Site Development Plan

Civil Construction Plans

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: Emily Tarantini

City Planner

Name: Jason Bradford

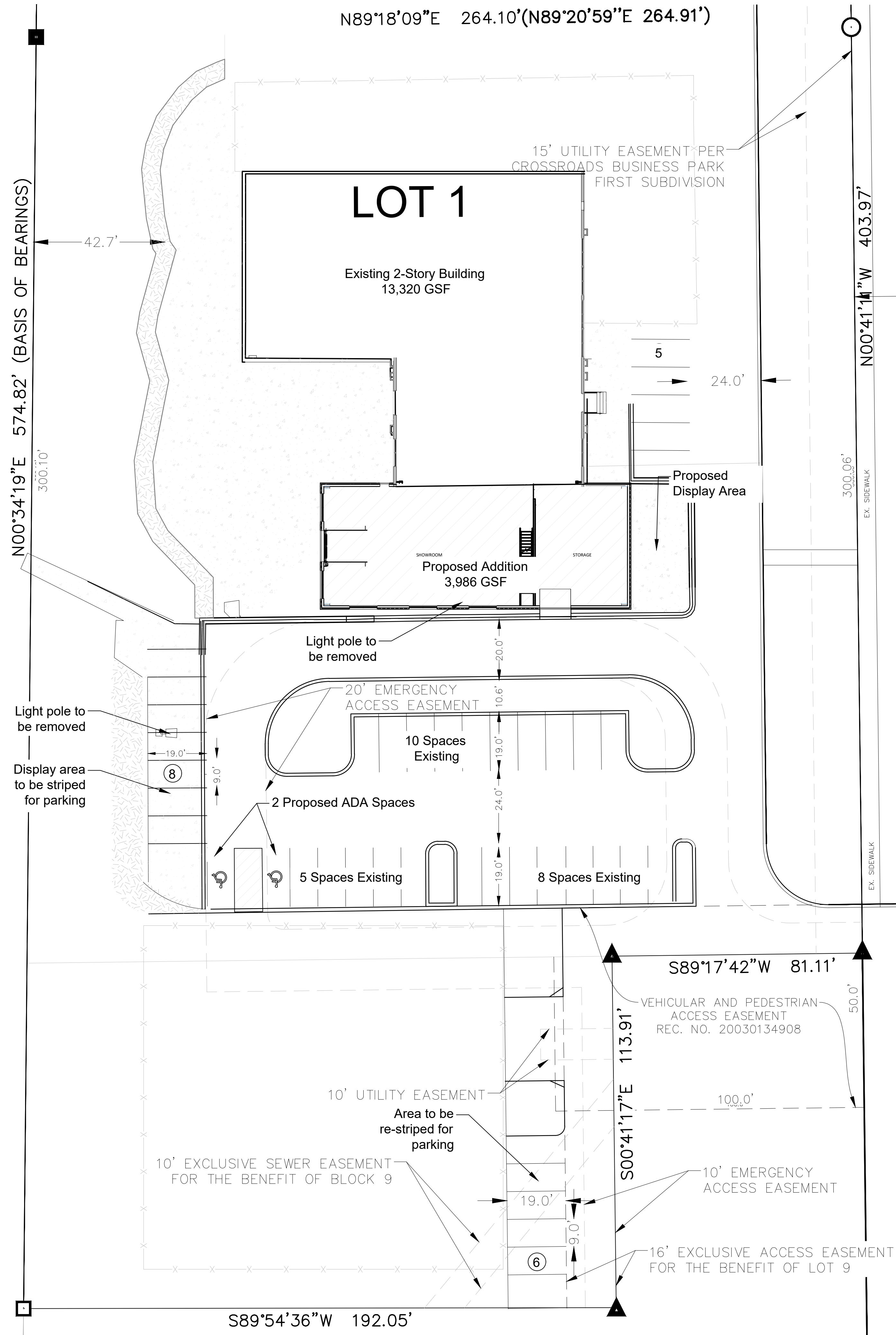
Phone: 970-962-2522

Email: Jason.Bradford@cityofloveland.org

Attachment (s): Site Plan, Building Elevations

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

INTERSTATE I-25
(R.O.W. VARIES)



SITE DEVELOPMENT PLAN

TriCity Cycles

LOT 1, BLOCK 1, CROSSROADS BUSINESS PARK FIRST SUBDIVISION
AMENDMENT PLAT #1 LOCATED IN THE NORTHEAST 1/4 SECTION 3,
TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO.

SITE DATA TABLE	
Zoning	I-Developing Industrial
Site Acreage/Square Footage	2.33 AC / 101,494 SF
Land Use	Motorcycle Sales
Building Occupancy	Commercial
Parking	1 Space/300 SF
Utilities	
Water	FCLWD
Wastewater	FCLWD
Power	City of Loveland

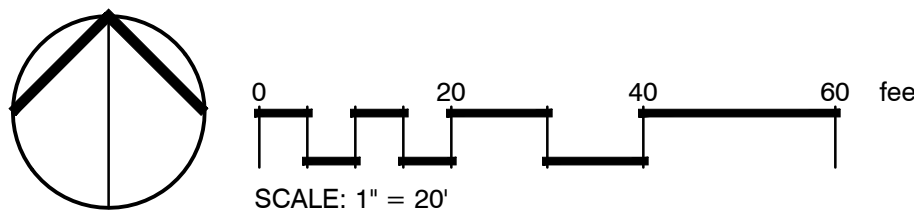
PARKING CALCULATION

EXISTING DEVELOPMENT:
13,320 SF / 450 SF = 29.6 30 SPACES
(Existing Approved Parking Requirement)

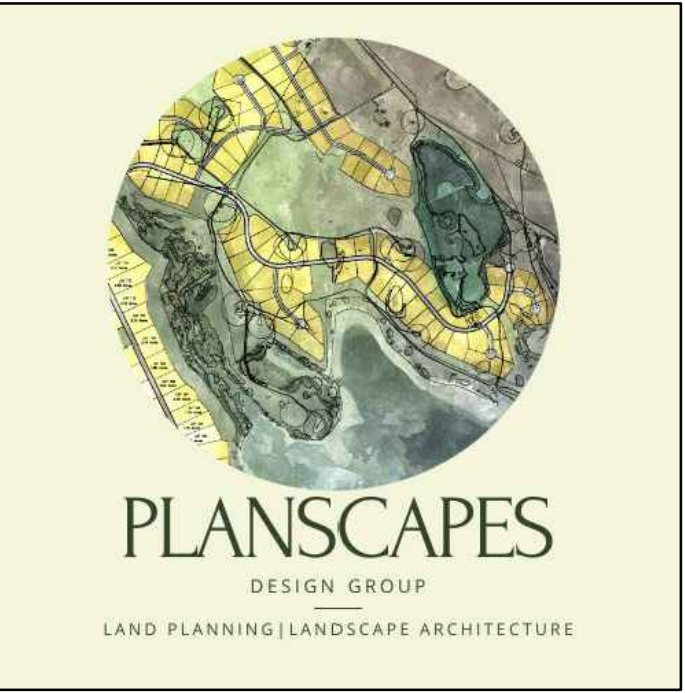
PROPOSED ADDITION:
3,986 SF / 300 SF = 13.29 14 SPACES

TOTAL PARKING REQUIRED: 44 SPACES
TOTAL PARKING PROVIDED: 44 SPACES

NOTE: The existing parking condition was lawfully established under the parking standards applicable at the time of approval. Pursuant to UDC 18.11.05.01, the existing parking is treated as a physical nonconformity. The proposed building addition provides the additional parking required under the current UDC standard.



GENERAL NOTES



3911 Rainbow Lane
Loveland, CO 80537
970-988-5301
303-585-1055

PROJECT NAME:
TRICITY CYCLES

DRAWING TITLE:
SITE PLAN

DRAWN BY:
ET

CHECKED BY:
RM

APPROVED BY:
-

DATE:
8/4/26

CLIENT

Summit Partners, LTD
5110 Granite Street
Unit D
Loveland, CO 80538

REV	DESCRIPTION	DATE
	Submittal 1	8/13/26

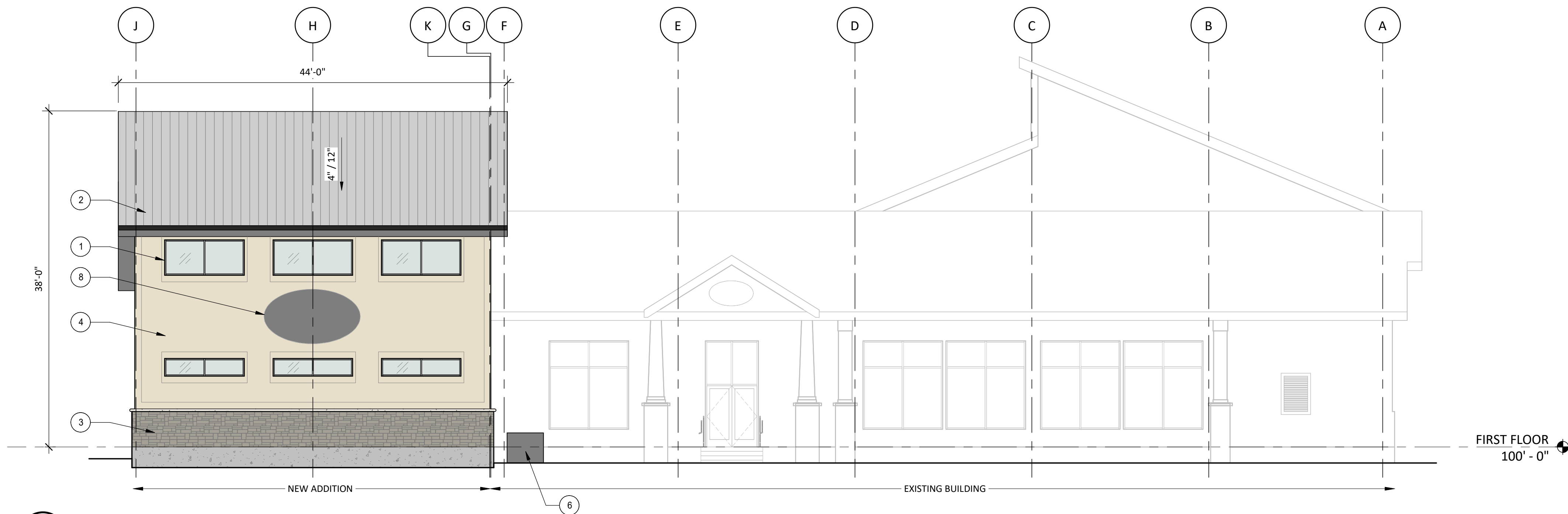
SHEET NO:

2 of 9

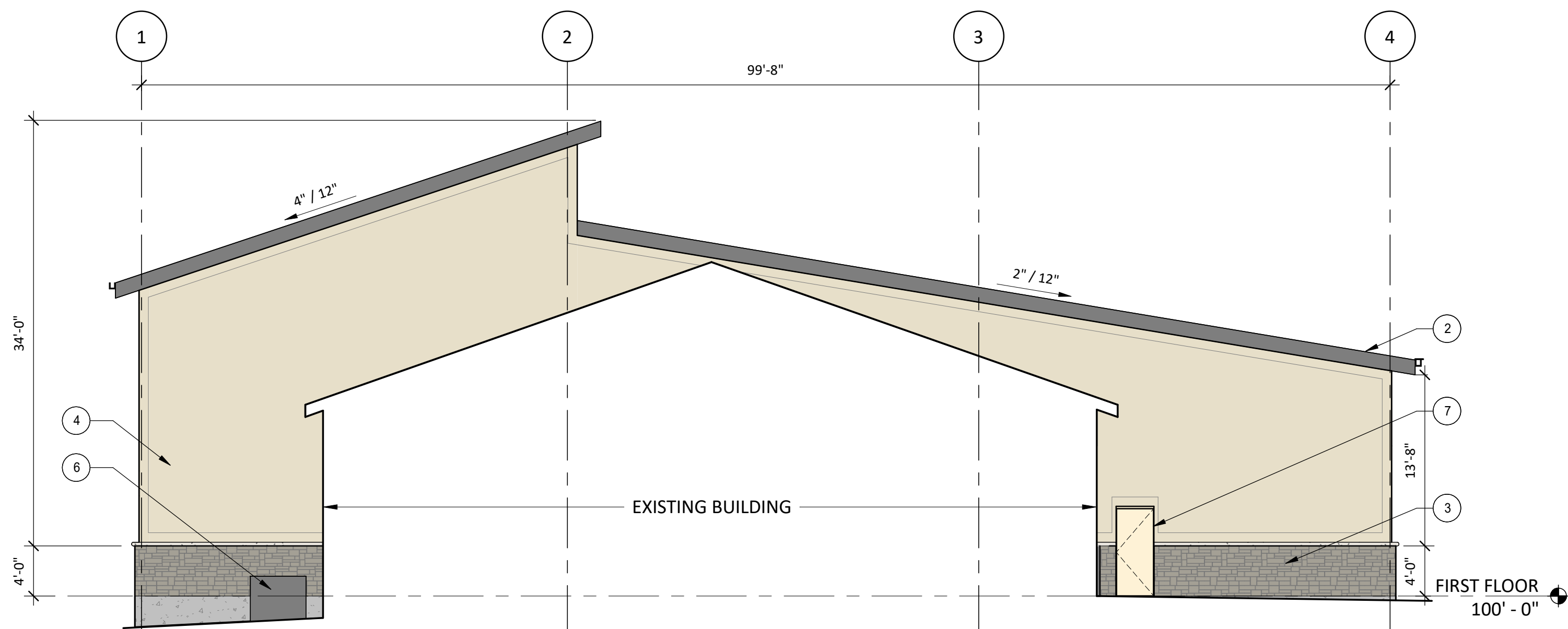
8/12/2026 4:50:08 PM C:\Users\jakota.delnha\Documents\25-0225.004 Tri-City Cycle_SP_Central_v25_dakota.delnha\ek2TCY.rvt



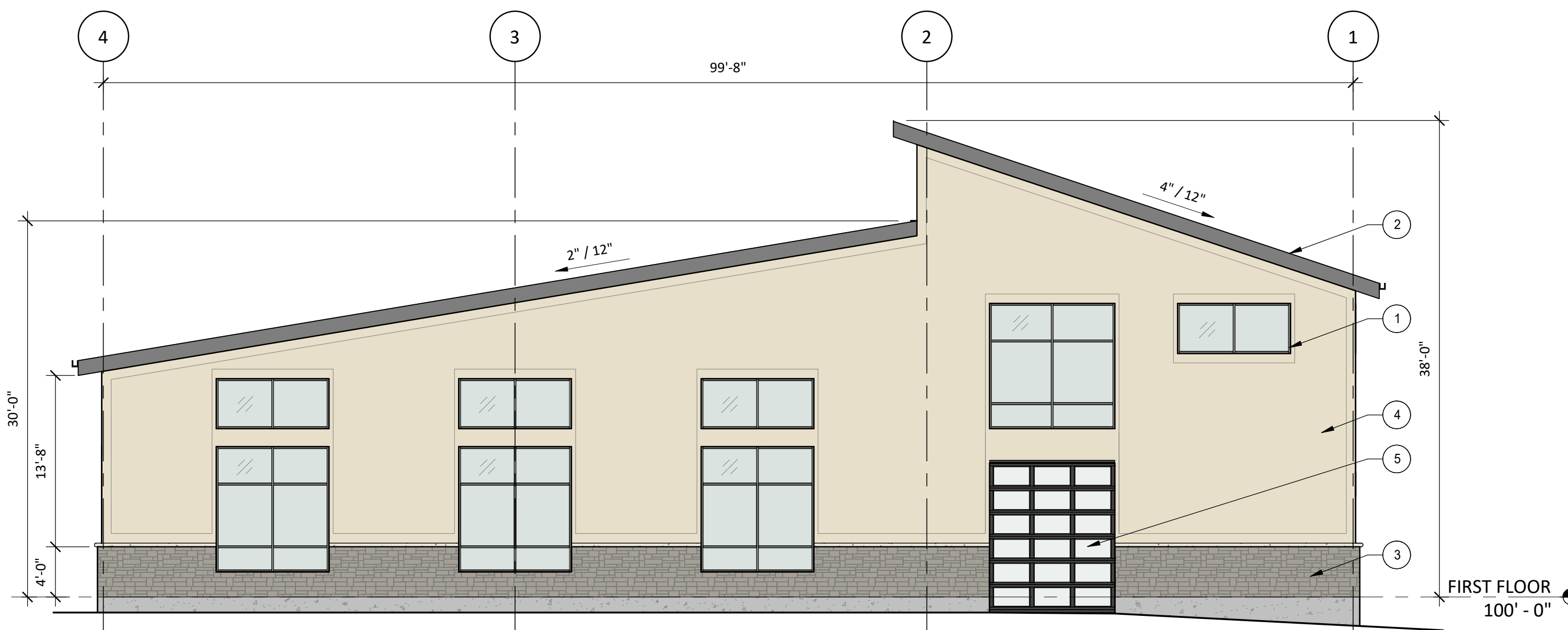
4 WEST ELEVATION
SCALE: 1/8" = 1'-0"



3 EAST ELEVATION
SCALE: 1/8" = 1'-0"



2 NORTH ELEVATION
SCALE: 1/8" = 1'-0"



1 SOUTH ELEVATION
SCALE: 1/8" = 1'-0"

ELEVATION KEY NOTES

- 1 ALUMINUM STOREFRONT SYSTEM AND GLASS. COLOR TO MATCH EXISTING BUILDING.
- 2 STANDING SEAM METAL ROOF & FASCIA. COLOR AND PROFILE TO MATCH EXISTING ROOF.
- 3 MASONRY WAINSCOT. COLOR, TEXTURE TO MATCH EXISTING BUILDING.
- 4 HARD COAT STUCCO SYSTEM TO MATCH COLOR AND TEXTURE OF EXISTING BUILDING.
- 5 OVERHEAD ROLL-DOWN DOOR WITH GLAZED PANELS. COLOR TO MATCH STOREFRONT FRAMES.
- 6 GROUND MOUNTED CONDENSER UNIT.
- 7 PAINTED HOLLOW METAL DOOR AND FRAME TO MATCH EXISTING BUILDING.
- 8 PROPOSED SIGN LOCATION TO BE IN SEPARATE PERMIT.

ADDITION TO EXISTING TRI-CITY CYCLE 3675 CLYDESDALE PKWY, LOVELAND, CO 80538

PRELIMINARY
NOT FOR
CONSTRUCTION

NO	REVISIONS	DATE

DRAWN BY: DD
CHECKED BY: GL
FIRST ISSUE DATE: 08/12/2026
PROJECT NO. 25-0225.004
EXTERIOR ELEVATIONS



EXISTING BUILDING

PROPOSED ADDITION

MATERIAL LEGEND	
1	ALUMINUM STOREFRONT SYSTEM COLOR: DARK BRONZE
2	STANDING SEAM METAL ROOF & FASCIA COLOR: MATCH EXISTING
3	MASONRY WAINSCOT COLOR: MATCH EXISTING
4	HARD COAT STUCCO SYSTEM COLOR: MATCH EXISTING

2 SW RENDERING
SCALE: 1/16" = 1'-0"



PROPOSED ADDITION

EXISTING BUILDING
BEYOND

1 SE RENDERING
SCALE: 1/16" = 1'-0"

NO	REVISIONS	DATE