

## FINDINGS AND RESOLUTION

### Approving the Rocky Mountain Ohana Ranch Preliminary Plat and Appeals

The Petition for the approval of Rocky Mountain Ohana Ranch Conservation Development and Appeals, on the property described on Exhibit "A" attached hereto has heretofore been filed with the Board of County Commissioners of the County of Larimer.

The Planning Commission reviewed the proposed Preliminary Plat and Appeals request on April 21, 2021, and having duly considered the same recommended that they be approved subject to certain conditions, which conditions are contained in the agenda for the May 24, 2021, meeting of the Board of County Commissioners.

On May 24, 2021, via video conference and in person in the County Board Hearing Room of the Larimer County Courthouse, Fort Collins, Colorado, the Board of County Commissioners of the County of Larimer conducted a public hearing on the Preliminary Plat and Appeals request. The Board of County Commissioners having heard the testimony and evidence adduced at said hearing, and having considered and carefully weighed the same, and having received the recommendations of the County Planning Commission and County Staff, now makes the following findings:

1. Notice of this hearing upon the Preliminary Plat and Appeals request has been duly advertised in a local newspaper of general circulation.
2. Notice of this hearing was advertised by posting on larimer.org and in the officially designated area in the Larimer County Courthouse Offices no less than twenty-four hours in advance of the hearing.
3. Written notice of this hearing has been delivered or mailed, first class, postage prepaid, to adjoining landowners within 500 feet of the proposed lot consolidation.
4. The applicant proposes to divide a 35-acre parcel that is zoned O-Open into one residential lot approximately 4 acres in size and one 31-acre residential lot with a 3-acre residential building envelope. The property currently contains a single-family home, an equipment building, and a barn.
5. The property is located at 6701 W. County Road 18, Loveland. It is approximately 1/2 mile west of the intersection of S County Road 23E and W County Road 18 on the north side of the road.

19-LAND3887

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6. Because this property is 30 acres or larger, the Land Use Code requires that the property be divided through the Conservation Development process.

7. Section 5.3.6.A of the Land Use Code requires that a minimum of 80% of the total developable land area in a Conservation Development be set aside as residual land. The Code allows for a building envelope to be identified for a home and accessory buildings on residual land but the land within that building envelope is calculated as developed land and not as residual land.

8. The existing home and outbuildings are proposed be located within the 3-acre building envelope on the residual lot.

9. Both lots will access from County Road 18. No internal roads will be constructed with this land division.

10. Water service would be provided by Little Thompson Water District which currently serves the existing single-family home. The existing home is currently served by an on-lot septic and the new home will be served by an on-lot septic as well.

11. There is a waterway shown on the western portion of the residual lot and any new dwellings will need to be setback 100 feet from the centerline of the waterway.

12. This request includes three appeals:

Section 8.14.1.H of the Land Use Code regarding lot width-to- depth ratio.

Section 8.14.1.M of the Land Use Code regarding the dedication of right-of-way.

Section 8.14.1.R of the Land Use Code regarding connectivity.

13. This request has been referred to adjacent landowners and to applicable referral agencies. No comments were received from neighbors with the preliminary plat application. Some of the referral agencies comments were set out in the planning report.

14. To approve a Conservation Development, County Commissioners must consider the following review criteria and find that each criterion has been met or determined to be inapplicable:

a. *The proposed Conservation Development is compatible with existing and allowed land uses in the surrounding area;*

One of the standards for compatibility is compliance with the densities allowed by a property's zoning. The property is zoned O-Open which typically allows a density of one

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dwelling per 10 acres of the total developable area. The parcel is approximately 35-acres in size and the applicants are proposing 1 residential lot approximately 4 acres in size and one 3-acre building envelope on the residual lot. The remaining acreage will be part of the residual lot.

This parcel is located in a residential area located west of Loveland. The existing land uses in the area include single family residential lots ranging in size from just under 2.5 acres to just over 35 acres with some agricultural uses on larger parcels. Allowed uses in the area would primarily be residential and agricultural uses. The sizes of the proposed lots appear consistent with the lot sizes in the area. The proposed Conservation Development appears compatible based on the proposed lots sizes and uses.

Multiple neighbors expressed opposition to the Conservation Development at the Sketch Plan phase. No neighbors provided comments on the proposed Preliminary Plat.

The Development Services Team has concluded that the proposed Conservation Development would be compatible with existing and allowed land uses in the surrounding area.

*b. The applicant for the proposed Conservation Development has demonstrated that the proposed Conservation Development will comply with all applicable requirements of this Code;*

The principal requirements for the review are located within Section 5.3 (Conservation Development) and Section 8 (Standards for All Development) of the Larimer County Land Use Code. The initial comments are summarized here.

*c. Section 5.3.6.A.1 Residual Land Design – Size and Configuration*  
*The minimum amount of residual land required in a Conservation Development must be 80 percent of the total developable land area of the site unless a lesser percentage is allowable as provided in subsections 4, 5 or 6.*

The subject property is 35-acres. In the O-Open zoning district the maximum density in a Conservation Development is calculated by dividing the total developable area by 10 acres. The total number of developable lots is 3. The applicants are proposing 1 lot approximately 4-acres in size and a 3-acre building envelope on the residual lot. The proposed developed land is 7 acres, or 20% of the developable land area leaving 80% of the land as residual land.

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The required amount of residual land for a 35-acre parcel that is providing 80% residual land is 28-acres which is what the applicants are proposing. With 28-acres of residual land that seven acres of developed land, the Conservation Development complies with this LandUse Code requirement.

**Section 8.1 Adequate Public Facilities**

**Sub-Section 8.1.1 (Sewage Disposal Level of Service Standards)** – The Conservation Development is proposed to be served by on-lot septic. Lea Schneider from the Larimer County Department of Health and Environment provided comments regarding septic requirements. The owner of the new residential lot will need to apply for a septic permit prior to obtaining a building permit for a new dwelling.

**Sub-Section 8.1.2 (Domestic Water Level of Service Standards)** – The project description indicates that water service will be provided by the Little Thompson Water District (LTWD). LTWD provided a commitment letter that outlines requirements for obtaining a new water tap.

**Sub-Section 8.1.3 (Drainage Level of Service Standards)** – The Engineering Department noted no drainage concerns with the proposed Subdivision. A storm drainage report was submitted for review with the preliminary plat submittal. The applicants will need to submit a geotechnical report with the next submittal.

**Sub-Section 8.1.4 (Fire Protection Level of Service Standards)** – Any new dwellings within the Conservation Development must be equipped with residential fire sprinkler systems to comply with the fire protection standards. This note will be added to the plat and this is a condition of approval.

**Sub-Section 8.1.5 (Road Capacity and Level of Service Standards)** - The purpose of the road capacity and level of service standard is to ensure that all development will have safe and adequate access to public roads and transportation related services and to ensure that development does not create demand for public improvements and services that cannot be met with existing public resources.

The applicant has worked with Engineering Department staff on designing access to the proposed residential lot. This creation on one additional lot does not require any new road construction with this development. The new lot as well as the existing lot take access off a private segment of County Road 18. The applicants are therefore appealing connectivity and right-of-way dedication both of which appeals are supported by Engineering.

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**Section 8.2 (Wetlands)** – There are no wetlands on the property. On the County’s GIS mapping, there is a blue drainage line shown on the western portion of the parcel that will require a 100-foot setback for any buildings.

**Section 8.3 (Hazard Areas)** – The property is in a low geological hazard area, is not in a mapped flood way, does not contain slopes greater than 30% and is in a moderate wildfire hazard area. The Larimer County Emergency Services indicated it had no comments regarding wildfire safety.

**Section 8.4 (Wildlife)** – The parcel is in a mapped mule deer winter concentration area. The U.S. and Wildlife Service indicated it had no concerns with this application at this time.

**Section 8.5 (Landscaping)** – There is no landscaping standards applicable to this land division.

**Section 8.6 (Private Local Access Road and Parking Standards)** – Two parking spaces are required for each single-family residential home. The proposed lot and building envelope are large enough to provide an adequate number of parking spaces.

**Section 8.7 (Road Surfacing Requirements)** - No new streets are proposed to serve the newly created lots within the Conservation Development.

**Section 8.8 (Irrigation Facilities)** – This Section is not applicable because there are no irrigation ditches on or adjacent to the property, although the Handy Ditch is located within the subdivision to the north of the property.

**Section 8.11 (Air Quality Management Standards)** – These standards regarding fugitive dust control will be applicable at the time of development, during construction.

**Section 8.12 (Water Quality Management Standards)** -- These standards regarding maintaining water quality will be applicable at the time of development, during construction.

**Section 8.13 (Commercial Mineral Deposits)** - There are no known commercial mineral deposits underlying this property.

The applicant provided a signed certification form to the Larimer County Planning Department that notification was provided to Mineral Interest Owners and Lessees of the proposed development as required by State Statute 24-65.5-103.

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**Section 8.14 (Development Design Standards for Land Division)** – This Section of the Land Use Code contains standards for lot location and configuration and for local roads within Subdivisions and other land divisions. These include requirements for connectivity, lot width-to-depth dimension ratio, public right-of-way, among others. This application includes appeals to Section 8.14.1.H of the Land Use Code regarding lot width-to-depth ratio, Section 8.14.1.M of the Land Use Code regarding right-of-way, and Section 8.14.1.R of the Land Use Code regarding connectivity.

The appeals are discussed in detail below.

A Use Plan, as described in Section 8.14.6 of the Land Use Code, is required for the Conservation Development. A preliminary Use Plan was submitted with the preliminary plat submittal and it will need to be finalized with the Final Plat submittal.

**Section 8.15 (Site Lighting)** – The applicant is directed to refer to the Land Use Code with respect to outdoor lighting. Down directed outdoor lighting which does not trespass on to adjacent properties is strongly recommended.

**Section 8.16 (Fences)** – Fences must comply with the requirements of the Land Use Code

*d. The proposed Conservation Development will result in no substantial negative impact on environmentally sensitive areas or features, agricultural uses or other lands;*

There are no identified environmentally sensitive areas or features on the subject property. There is an intermittent waterway that shows up on the U.S.G.S. topography map and the applicants will need to comply with the required 100-foot setback from the centerline of the waterway for any future buildings.

*e. Approval of the proposed Conservation Development will not result in a substantial adverse impact on other property in the vicinity of the proposed Conservation Development; and*

Apart from the appeals to the lot width-to-depth ratio, the dedication of public right-of-way, and connectivity, the Conservation Development is proposed to comply with all the applicable Development Code and Larimer County Rural Area Road standards. The proposed Conservation Development should not have adverse impacts on properties in the vicinity.

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*f. The recommendations of referral agencies have been considered.*

The application was referred to a number of agencies. Referral comments were incorporated into the planning report. These comments have been addressed in the application or through conditions of approval. Referral comments have not revealed any significant issues with this request.

- The Health Department indicates that prior to applying for a building permit on the new residential lot, the owner will need to apply for an engineered septic system.
- Engineering Department – indicates it does not have any major issues or concerns with this request. Engineering outlines submittal and design requirements for the next phase, the Final Plat phase. Engineering has indicated it supports the appeals to right-of-way dedication and connectivity.
- The Division of Water Resources noted that the water supply is adequate and will not cause injury to existing water rights.
- Addressing – indicates both lots will address off County Road 18.
- Wildfire – indicates no comments.
- Code Compliance – notes a few additions to the site that will require building permits, but this requirement should not impact the processing of this request.
- Loveland Fire Protection District requires fire sprinklers for any new dwellings. This will be noted on the plat and is a condition of approval.
- Little Thompson Water District has committed to providing water to the newly proposed residential lot.
- Western Area Power Association noted no concerns but requests the easement width be corrected on the Final Plat.

15. The applicant has requested the following three appeals:

- Appeal #1: Appeal to Section 8.14.1.H of the Land Use Code regarding lot width-to-depth ration.

Lots cannot exceed a width-to-depth ratio of 1.5-to-1.

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- Appeal #2: Appeal to Section 8.14.1.R of the Land Use Code regarding Connectivity.

All land divisions must be designed to permit the continuation of streets, roads, trails, pedestrian access, utilities and drainage facilities into adjacent property. The connection must provide a logical, safe and convenient circulation link for vehicular, bicycle and/or pedestrian traffic with existing or planned circulation routes to allow a neighborhood traffic circulation system and to improve emergency and service access. Particular attention must be given to access to destinations such as schools, parks and business or commercial centers.

**The review criteria for considering the appeals are found in Section 22.2.3 of the Land Use Code.**

- a. Approval of the appeal will not subvert the purpose of the standard or requirement.*

The purpose of the lot depth-to-width ratio is to avoid lots that are excessively wide and shallow. The purpose of the connectivity standard is to provide for future road connections.

The proposed residential lot will exceed the lot width-to-depth ratio. The location of the lot takes access from County Road 18 near the existing access point for the original lot.

This design of the lot layout also allows for the possibility of dividing this residential lot in the future as the size of the original parcel of over 30 acres will allow a density of 1 more residential lot if the lot owners ever want to divide the land in the future. Approval of the appeal would not subvert the purpose of the requirement since the new residential lot could be divided into one additional lot without the appeal.

The purpose of the connectivity requirement is to provide opportunities for the continuation of roads and pedestrian connections to adjacent properties when it makes sense to do so.

In this case there are no new internal roads being proposed or constructed and only one new lot is proposed to take access off an existing private segment of County Road 18.

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Given that no new roads are required for the division of this property to create one additional lot, approval of the appeal to not require connectivity would not subvert the purpose of the requirement.

- b. Approval of the appeal will not be detrimental to the public health, safety or property values in the neighborhood.*

The Development Services Team concludes that approving the proposed appeals would not be detrimental to the public health, safety or property values in the neighborhood.

- c. Approval of the appeal is the minimum action necessary.*

The proposed appeals are the minimum action necessary to allow for the division of this property into two lots as proposed.

- d. Approval of the appeal will not result in increased costs to the general public.*

Approval of the appeals will not result in increased costs to the general public.

- e. Approval of the appeal is consistent with the intent and purpose of the Code.*

Based on the analysis already made in this report, the Development Services Team's assessment is that approval of the appeals is consistent with the intent and purpose of the Land Use Code which is fostering predictability in land development and establishing a process that efficiently and equitably applies the Code to individual sites while respecting property owner rights and the interests of Larimer County citizens.

- Appeal #3: Appeal to Section 8.14.1.M of the Land Use Code regarding Dedication of Public Right-of-Way.

All roads within the boundaries of land divisions, in both urban and rural areas, must be a public right-of-way. In order for the County Commissioners to approve an appeal to allow a private road within a land division, the County Commissioners must find that both of the following criteria are met:

1. There would be no foreseeable public purpose or benefit in having a public right-of-way.

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Both lots of the Rocky Mountain Ohana Ranch Conservation Development will take access off a segment of County Road 18 which is private. The existing parcel already takes access from this location so there is just one additional access from County Road 18 with this request. There are no new internal roads being constructed with this development therefore engineering is in support of this segment of County Road 18 remaining private. The applicant submitted documentation indicating the right to use the private road for this development.

2. The County Commissioners find that road connectivity to adjacent parcels is not needed or practical and have granted an appeal to Section 8.14.1.R (connectivity).

The applicants are requesting a concurrent appeal to Section 8.14.1.R of the Land Use Code regarding connectivity which engineering is also supporting as no new roads are being proposed or constructed with this development.

**If an appeal to this subsection is granted, the following standards shall apply to the private road:**

a. *There is an easement, agreement, covenant or other appropriate document to be recorded in the county records that grants the right of access for emergency and service vehicles and that defines the persons/entities entitled to use the road easements, including the installation and maintenance of street name signs within the easement, the purpose for and manner in which the roads may be used, any limitations on the use of the roads, the persons/entities authorized to enforce the terms of the easement and penalties for violation of the terms of the easement.*

The private road currently exists and is not a new road that is being developed with this proposal, so this criterion is not applicable.

b. *The design and construction of the private road will meet applicable county road or street standards.*

There is no new road being proposed or constructed with this request, so this criterion is not applicable.

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c. *Provisions acceptable to the County Commissioners have been made for maintenance of the private roads.*

There is no new road being proposed or constructed with this request, so this criterion is not applicable. Engineering has made recommendations with regards to the maintenance of the existing road which will be evaluated with the Final Plat Phase.

d. *County requirements for road naming, road name signs and addressing have been or will be met prior to the issuance of any building permit.*

This was referred to the addressing coordinator and both lots will address off County Road 18.

**RESOLUTION**

WHEREAS, the Board of County Commissioners has made its findings upon the petition for a Rocky Mountain Ohana Conservation Development and Appeals upon the recommendations of the Development Services Team, which findings precede this Resolution, and by reference are incorporated herein and made a part hereof; and

WHEREAS, the Board of County Commissioners has carefully considered the application, resolution, evidence and testimony presented to it, and has given the same such weight as it in its discretion deems proper, and is now fully advised in the premises;

NOW, THEREFORE, BE IT RESOLVED, that the Preliminary Plat of the Rocky Mountain Ohana Conservation Development and Appeals on the property described on Exhibit "A" be and the same hereby are approved subject to the following conditions:

1. The Final Plat shall be consistent with the approved preliminary plan and with the information contained in the Rocky Mountain Ohana Conservation Development (File #19-LAND3887), except as modified by the conditions of approval or agreement of the County and applicant. The applicant shall be subject to all other verbal or written representations and commitments of record for the Rocky Mountain Ohana Conservation Development.

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2. The following fees shall be collected at building permit issuance for new single-family dwellings: Thompson R2-J school fee, Larimer County fees for County and Regional Transportation Capital Expansion, Larimer County Regional Park Fees (in lieu of dedication). The fee amount that is current at the time of building permit application shall apply.
3. Fire Requirements – All new residential structures will be required to have residential firesprinkler systems. This condition must be noted on the final plat.
4. All habitable structures will require an engineered foundation system. Such engineered foundation system designs shall be based upon a site-specific soils investigation. The lowest habitable floor level (basement) shall not be less than 3 feet from the seasonal high-water table. Mechanical methods proposed to reduce the ground water level, unless it is a response after construction, must be proposed on a development wide basis.
5. Passive radon mitigation measures shall be included in construction of residential structures on these lots. The results of a radon detection test conducted in new dwellings once the structure is enclosed but prior to issuance of a certificate of occupancy shall be submitted to the Building Department. As an alternative, a builder may present a prepaid receipt from a radon tester which specifies that a test will be done within 30 days. A permanent certificate of occupancy can be issued when the prepaid receipt is submitted.
6. The Final Plat must be revised to show the easement width as specified in the comments from Western Area Power Association.
7. The lot names on the plat must be revised to reflect Residual Lot A and the newly proposed residential lot as Lot 1.

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Commissioners Kefalas, Stephens and Shadduck-McNally voted in favor of the Findings and Resolution, and the same were duly adopted.

DATED this 24<sup>th</sup> day of May, 2021.

BOARD OF COMMISSIONERS OF  
LARIMER COUNTY, COLORADO

By: *John Kefalas*  
Chair

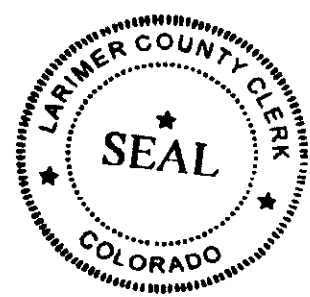
(SEAL)

ATTEST:

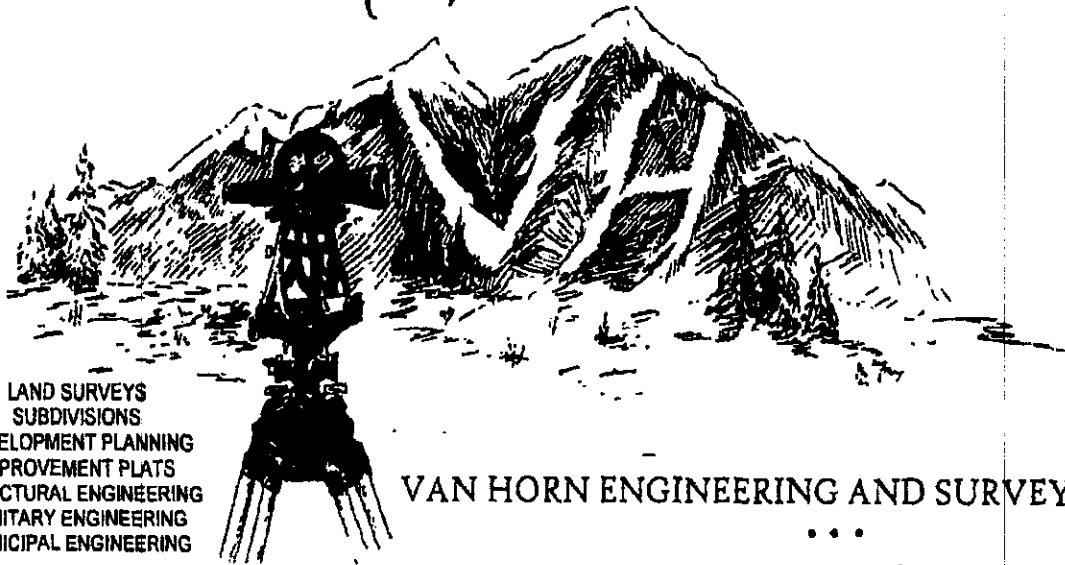
*Eliza Brock*  
Deputy Clerk

DATE: 5 20 21  
APPROVED AS TO FORM:

*Shag*  
COUNTY ATTORNEY



6  
*Exhibit A*



LAND SURVEYS  
SUBDIVISIONS  
DEVELOPMENT PLANNING  
IMPROVEMENT PLATS  
STRUCTURAL ENGINEERING  
SANITARY ENGINEERING  
MUNICIPAL ENGINEERING

VAN HORN ENGINEERING AND SURVEYING

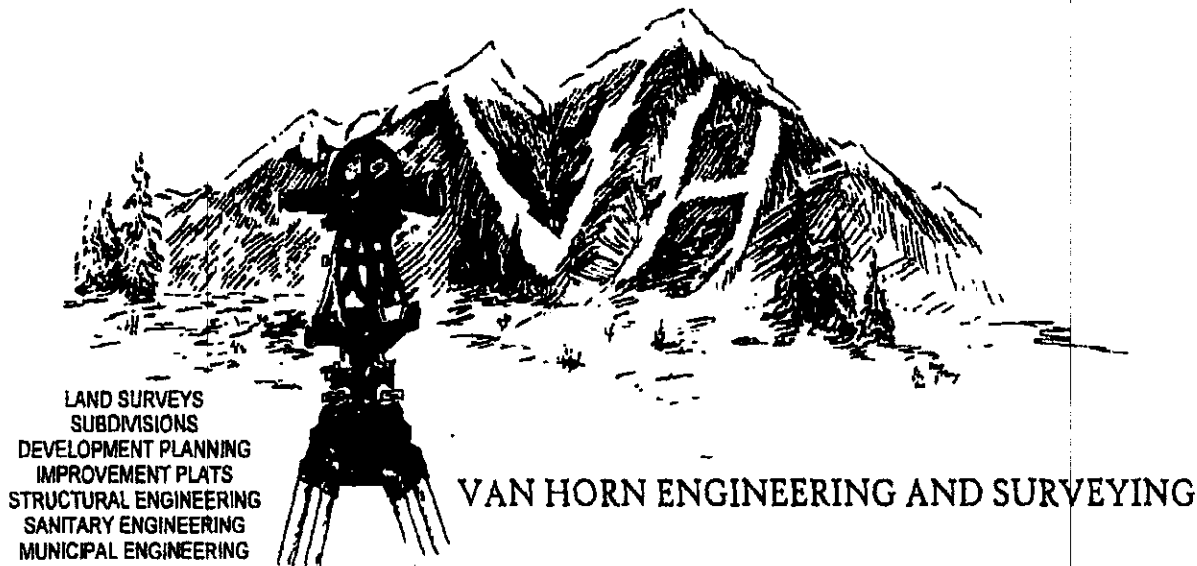
RE: Preliminary Metes/Bounds Legal Description – Proposed Lot 1

That portion of the South 1/2 of the SE 1/4 of Section 24 and the NE 1/4 of Section 25, both in Township 5 North, Range 70 West of the 6th p.m., County of Larimer, State of Colorado, described as follows:

Considering the north line of said NE 1/4 of said Section 25 as monumented by No. 6 rebar at the common corner of Sections 24 and 25 and by a 2" pipe at the N 1/4 corner of said Section 25 as bearing S 89°16'35" E, and with all bearings contained herein relative thereto:

Beginning at the NE corner of said Section 25; thence along the east line of said NE 1/4 of Section 25, S 00°50'09" W, 30.09 feet; thence N 89°16'21" W, 12.41 feet; thence N 47°23'35" W, 82.77 feet; thence N 39°27'03" W, 65.90 feet; thence N 35°28'14" W, 64.32 feet; thence N 28°07'25" W, 123.48 feet; thence N 89°37'37" W, 575.51 feet; thence S 00°08'24" W, 262.12 feet, more or less, to the south line of the SE 1/4 of Section 24; thence along said south line N 89°16'21" W, 353.36 feet; thence N 00°42'09" W, 1330.12 feet to the north line of said S 1/2 of the SE 1/4 of said Section 24; thence along said north line S 89°38'36" E, 1338.82 feet to the east line of said SE 1/4 of Section 24; thence along said east line S 00°44'55" E, 1321.61 feet to the point of beginning. Said parcel containing 31.07 acres, more or less, and is subject to all easements and rights of way of record, County of Larimer, State of Colorado.

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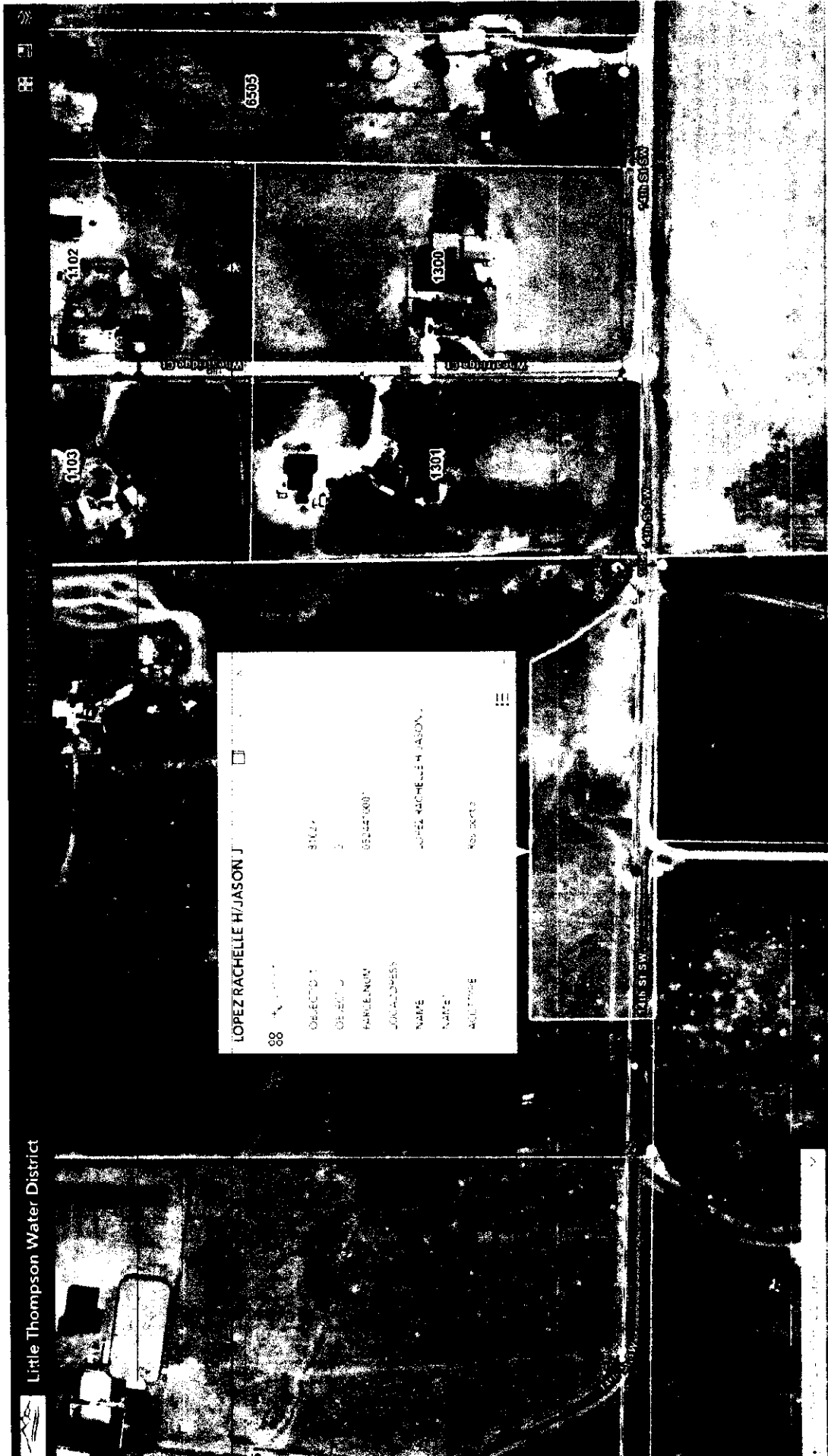
RE: Preliminary Metes/Bounds Legal Description – Proposed Lot 2

That portion of the South 1/2 of the SE 1/4 of Section 24 and the NE 1/4 of Section 25, both in Township 5 North, Range 70 West of the 6th p.m., County of Larimer, State of Colorado, described as follows:

Considering the south line of said SE 1/4 of said Section 24, as monumented by a No. 6 rebar at the common corner of said Sections 24 and 25 (19 and 30), and by a 2" pipe with a 2.5" aluminum cap at the 1/4 corner of said Sections 24 and 25, as bearing S 89°16' 35" E and with all bearings contained herein relative thereto:

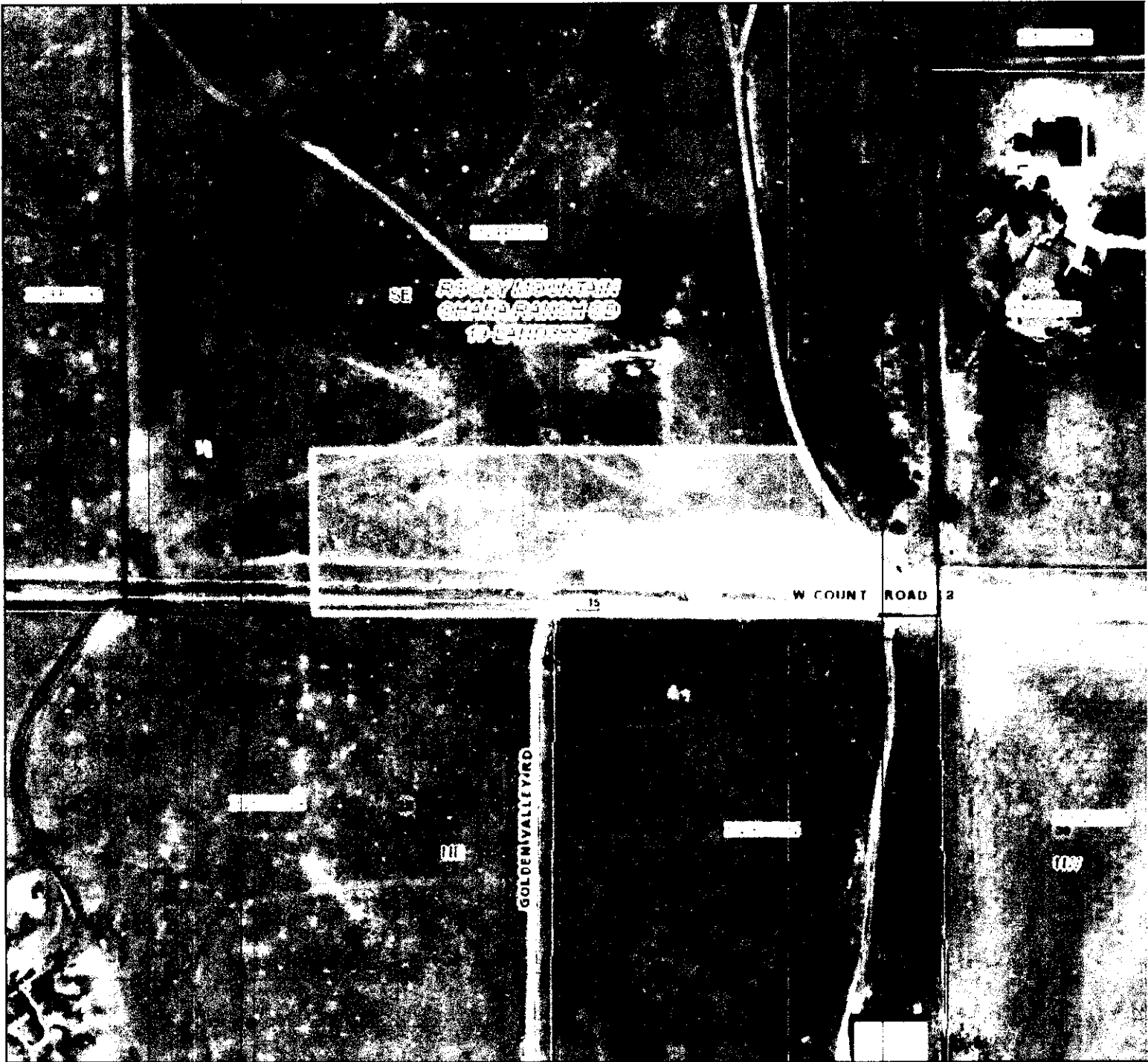
Beginning at the NE corner of said Section 25; thence along the east line of said NE 1/4 of Section 25, S 00°50' 09" E, 30.09 feet; thence N 89°16' 21" W, 12.41 feet to THE TRUE POINT OF BEGINNING;

thence continuing along said south line, N 89°16'21" W, 774.52 feet; thence leaving said south line N 00°08' 24" E, 262.12 feet; thence S 89°37' 37" E, 575.51 feet; thence S 28°07'25" E, 123.48 feet; thence S 35°28' 14" E, 64.32 feet; thence S 39°27'03" E, 65.90 feet; thence S 47°23' 35" E, 82.77 feet to the TRUE POINT OF BEGINNING. Said parcel containing 174,240 square feet (4.0 acres), more or less, and is subject to all easements and rights of way of record, County of Larimer, State of Colorado.



LC Parcel #0524410001

Rachelle H & Jason J Lopez



### Legend

- |                                       |  |   |
|---------------------------------------|--|---|
| Addresses                             | Rivers and Streams   | State   |
| <input type="checkbox"/> Subdivisions | <input type="checkbox"/> County Boundary                         | Federal   |
| Tax Parcels                           | <input checked="" type="checkbox"/> Rocky Mountain National Park | Other   |
| Recorded Dimensions                   | Incorporated Areas   | 30969E146467N.sid                               |
| <input type="checkbox"/> Railroads    | <input type="checkbox"/> PLSS Township and Range                 | <input checked="" type="checkbox"/> Red: Band 1 |

### Notes

6819 w cnty road; 18  
Loveland co 80537  
parcel #052410001

0.0 0 0.0 Miles



Scale  
1:2,400



Date Prepared: 7/17/2025 3:43:37 PM

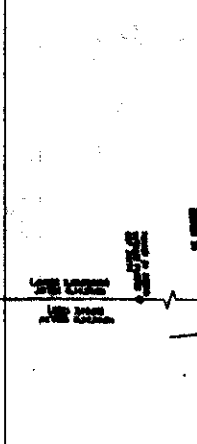
This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

# ROCKY MOUNTAIN OHANA RANCH CONSERVATION DEVELOPMENT (19-LAND39887)

PLANS

THIS PLAN IS THE PROPERTY OF THE UNITED STATES OF AMERICA AND IS LOANED TO YOU BY THE BUREAU OF LAND MANAGEMENT. IT IS TO BE USED ONLY FOR THE PURPOSES SPECIFIED HEREIN AND IS NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY VIOLATION OF THESE TERMS SHALL BE SUBJECT TO PROSECUTION UNDER THE APPLICABLE LAWS OF THE UNITED STATES OF AMERICA.

- 1. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
- 2. ALL CORNERS ARE TO BE BENCHMARKS OR MONUMENTS.
- 3. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR RAILROAD.
- 4. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE RIVER OR STREAM.
- 5. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE CANAL OR DITCH.
- 6. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE FENCE OR WALL.
- 7. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE CURB OR GUTTER.
- 8. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE SIDEWALK OR DRIVEWAY.
- 9. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE LOT OR TRACT.
- 10. ALL DISTANCES ARE TO BE MEASURED ALONG THE CENTERLINE OF THE ROAD OR RAILROAD.



THE LANDS DESCRIBED IN THIS PLAN ARE THE PROPERTY OF THE UNITED STATES OF AMERICA AND ARE LOANED TO YOU BY THE BUREAU OF LAND MANAGEMENT. THE LANDS ARE TO BE USED ONLY FOR THE PURPOSES SPECIFIED HEREIN AND ARE NOT TO BE REPRODUCED, COPIED, OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM. ANY VIOLATION OF THESE TERMS SHALL BE SUBJECT TO PROSECUTION UNDER THE APPLICABLE LAWS OF THE UNITED STATES OF AMERICA.

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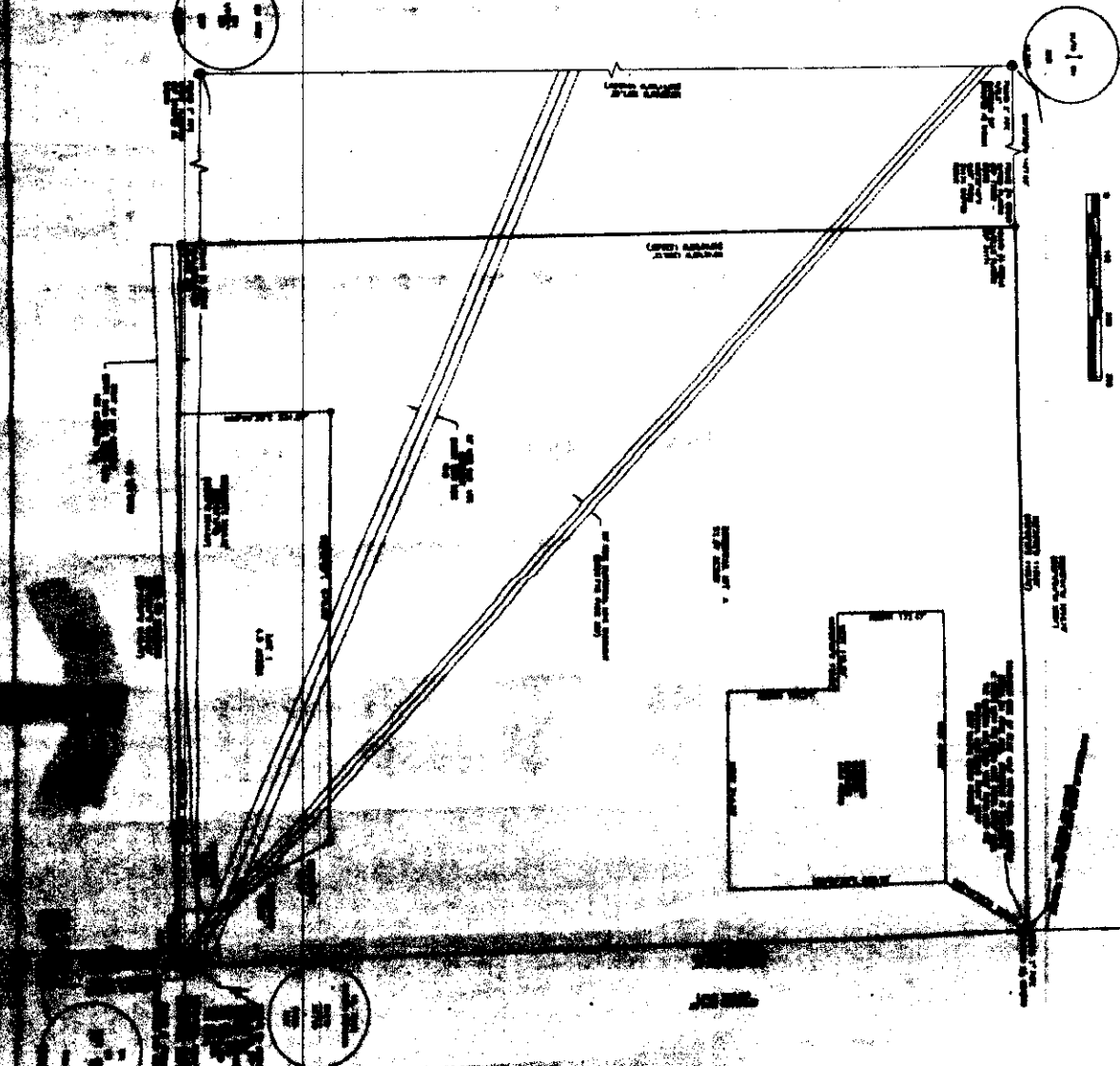
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