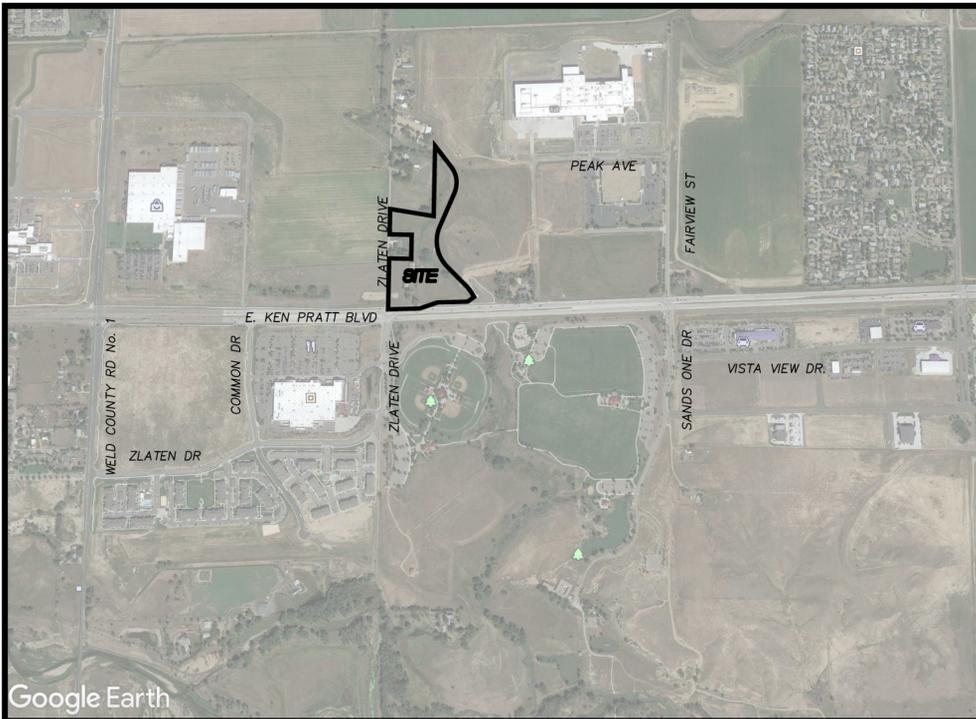


# ZLATEN COMMERCIAL CENTER REZONING MAP

A REZONING OF LOT 1, BLOCK 1, OUTLOT A, OUTLOT B, OUTLOT C AND OUTLOT D, ZLATEN COMMERCIAL CENTER FIRST FILING, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., CITY OF LONGMONT, COUNTY OF WELD, STATE OF COLORADO.  
SHEET 1 OF 1



Google Earth

## LEGEND

- EASEMENT LINES
- PROPERTY LINE
- BOUNDARY LINE
- SECTION LINE
- FLOODPLAIN
- INDICATES SET No. 4 REBAR W/GREEN PLASTIC CAP LS 29766
- INDICATES FOUND REBAR AND CAP LS No. 25937
- INDICATES SECTION CORNER AS NOTED

## LEGAL DESCRIPTION

PARCEL 3, HIGHWAY 119 HOLDINGS CONVEYANCE PLAT, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF WELD, STATE OF COLORADO

SAID DESCRIBED PARCEL OF LAND CONTAINS 503,327 SQUARE FEET OR 11.555 ACRES MORE OR LESS.

## BASIS OF BEARINGS AND LINEAL UNIT DEFINITION:

BEARINGS ARE BASED UPON THE WEST LINE OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 68 WEST OF THE 6TH P.M., AS SHOWN ON THE RECORDED PLAT OF HIGHWAY 119 HOLDINGS CONVEYANCE PLAT, WHICH BEARS N00°05'19"E AND IS MONUMENTED AT THE CENTER QUARTER CORNER BY A STONE WITH A CUT CROSS AND A STONE WITH A CUT CROSS AND AT THE SOUTH QUARTER CORNER BY A 3-1/4 INCH ALUMIUM CAP IN A MONUMENT WELL LS UNREADABLE.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT"

## SURVEYOR'S STATEMENT:

I, HAROLD J. PONSERELLA BEING A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, HEREBY CERTIFY THAT THIS PLAT ACCURATELY REPRESENTS THE RESULTS OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND COMPLETED TO THE APPLICABLE STATE OF COLORADO REQUIREMENTS.

HAROLD J. PONSERELLA, RLS No. 29766  
FOR AND ON BEHALF OF COTTONWOOD SURVEYING AND ASSOC. INC.

## NOTE:

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.

## FLOODPLAIN NOTE:

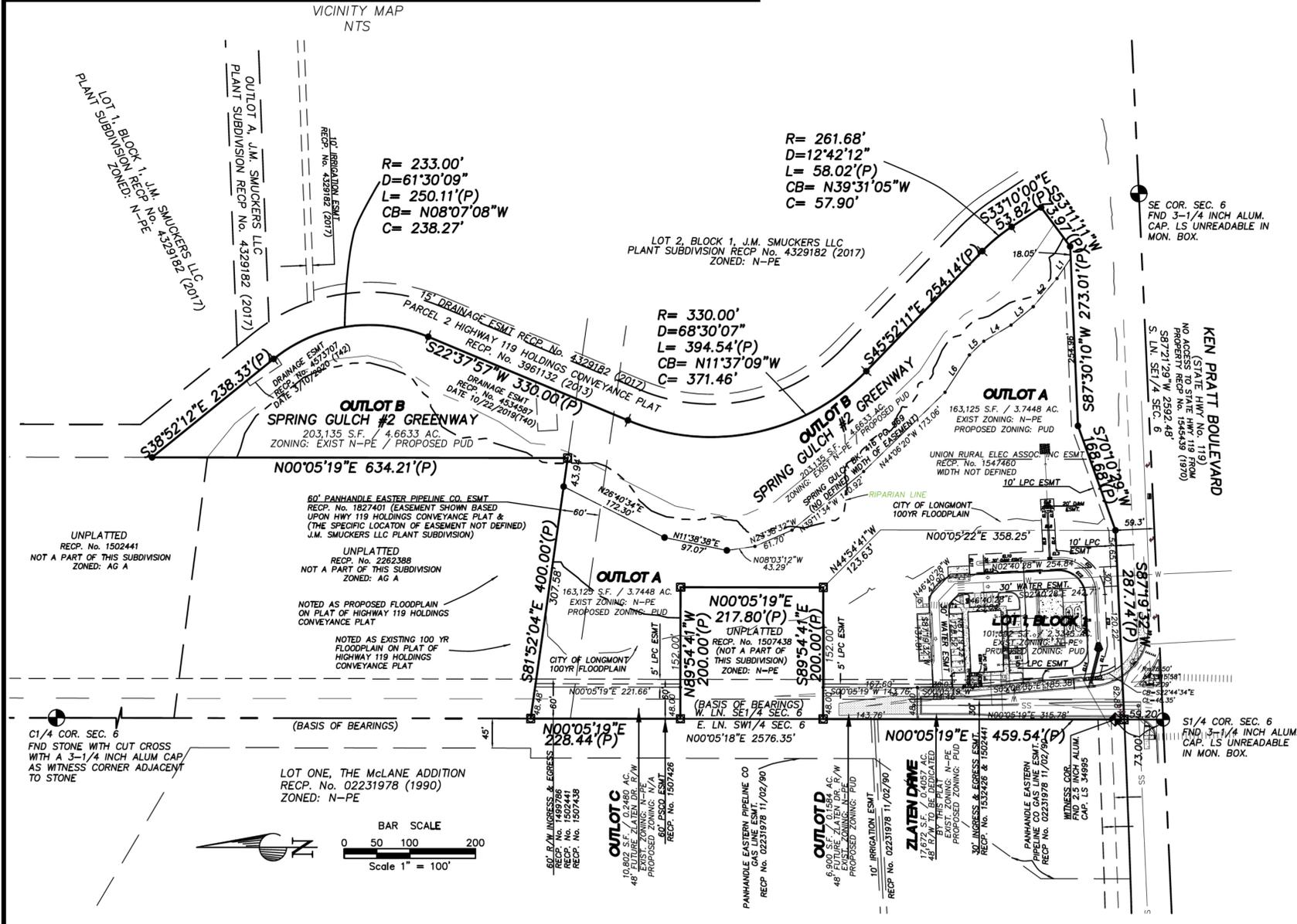
THE SUBJECT SITE IS WITHIN THE CITY OF LONGMONT'S REGULATED 100-YEAR FLOODPLAIN BOUNDARY, PER SPRING GULCH #2 FLOODPLAIN MAPPING CONVERSION, BY DREXEL, BARRELL & CO., DATED MAY 8, 2019 WITH A BASE FLOODPLAIN ELEVATION OF 4937.77 FEET (DBC2019 NAVD88).

## MAYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE PLAT OF THE ABOVE DESCRIBED PROPERTY IS APPROVED BY THE CITY OF LONGMONT, COLORADO, AND THAT THE MAYOR HEREBY ACCEPTS ALL PUBLIC STREETS, EASEMENTS, RIGHTS-OF-WAY, AND OTHER PLACES DESIGNATED OR DESCRIBED AS FOR PUBLIC USE FOR ALL PURPOSES INDICATED ON THIS PLAT.

MAYOR, CITY OF LONGMONT

ATTEST



## EASEMENT LINE AND CURVE TABLES

LINE	BEARING	DISTANCE
EL1	S75°54'36"E	46.04'
EL2	N87°19'32"E	79.00'
EL3	N02°40'28"W	1.50'
EL4	N87°19'32"E	31.00'
EL5	N87°19'32"E	47.65'
EL6	N02°40'28"W	20.00'
EL7	S87°19'32"W	46.71'
EL8	S00°05'22"W	20.02'
EL9	S87°19'32"W	32.07'
EL10	N02°40'28"W	113.13'
EL11	S87°19'50"W	30.00'
EL12	S02°40'28"W	134.63'
EL13	S87°19'32"W	100.58'
EL14	N75°54'36"E	25.22'
EL15	S05°06'35"E	14.25'
EL16	S05°06'35"E	9.36'
EL17	N00°05'19"E	3.18'
EL18	S89°57'40"E	12.50'
EL19	S00°02'20"W	12.50'
EL20	N89°57'40"W	11.66'

CURVE	RADIUS	DELTA ANGLE	ARC LENGTH	CHORD BEARING	CHORD LENGTH
EC1	70.00'	90°00'00"	109.96'	N42°19'32"E	98.99'
EC2	40.00'	90°00'00"	62.83'	S42°19'32"W	56.57'
EC3	76.50'	7°21'08"	9.82'	S08°47'09"E	9.81'

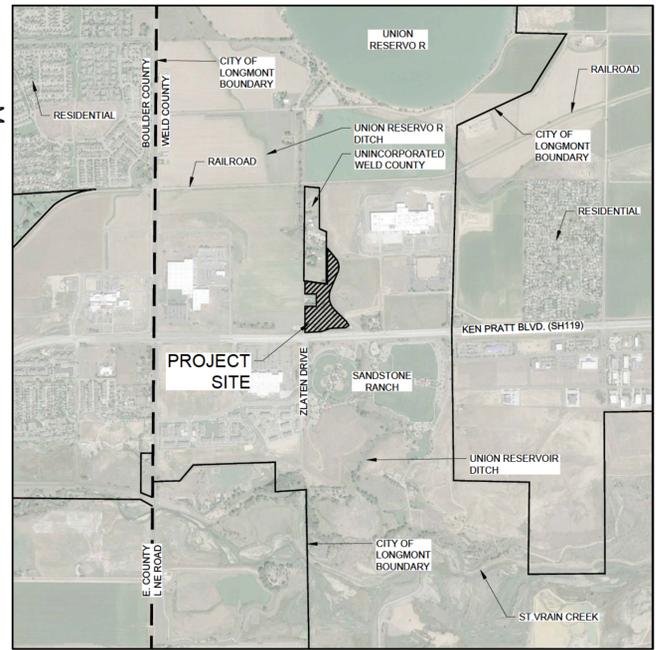
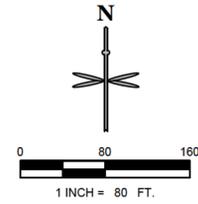
## LINE TABLE SCHEDULE

LINE	BEARING	DISTANCE
L1	N55°44'09"W	37.16'
L2	N49°48'24"W	56.05'
L3	N39°38'29"W	43.99'
L4	N30°27'59"W	48.07'
L5	N43°18'49"W	30.48'
L6	N56°45'50"W	67.82'

COTTONWOOD SURVEYING AND ASSOC., INC.  
P.O. BOX. 694, STRASBURG, CO 80136  
PHONE: 303-549-7992 JOB No: 2019-42 DATE: 7/12/2020

# ZLATEN COMMERCIAL CENTER REZONING CONCEPT PLAN

2514 E KEN PRATT BLVD., LONGMONT, CO 80504



VICINITY MAP  
1" = 1500'

### CONCEPT PLAN NOTES

1. ALL FUTURE DEVELOPMENT OF THE PROPERTY WILL CONFORM TO THE APPROVED CONCEPT PLAN UNLESS AMENDED BY THE CITY COUNCIL.
2. FUTURE DEVELOPMENT WILL COMPLY WITH THE CITY OF LONGMONT DESIGN STANDARDS AND OPEN SPACE REQUIREMENTS IN PLACE AT THE TIME OF DEVELOPMENT.
3. THE PROPERTY WILL COMPLY WITH THE CITY OF LONGMONT'S REQUIREMENT FOR DRAINAGE.
4. THE PURPOSE OF THIS MAP IS FOR USE AS THE ZLATEN COMMERCIAL CENTER CONCEPT PLAN.
5. THIS PLAN IS CONCEPTUAL AND IS NOT A LAND SURVEY PLAT OR AN IMPROVEMENT SURVEY PLAN IN ACCORDANCE WITH SSA.
6. ALL LANDSCAPING WILL BE DESIGNED IN ACCORDANCE WITH CITY OF LONGMONT LANDSCAPE DESIGN STANDARDS AND THE LONGMONT LAND DEVELOPMENT CODE IN EFFECT AT THE TIME OF DEVELOPMENT.
7. A TRAFFIC STUDY FOR THE ENTIRE PROPERTY SHALL BE REQUIRED WITH THE FIRST PHASE OF DEVELOPMENT ON THE PROPERTY.
8. REFER TO ZLATEN COMMERCIAL CENTER FIRST FILING - REPLAT A FOR EASEMENTS, PROPERTY BOUNDARY AND MONUMENTATION.

### CONCEPT PLAN LEGEND

	PROPOSED PROPERTY BOUNDARY
	PROPOSED EASEMENT
	PROPOSED SETBACK OR BUFFER LINE
	FLOODPLAIN LINE (REFER TO NOTE)
	EDGE OF RIPARIAN VEGETATION AND BUFFER LINE
	PROPOSED BUILDING OUTLINE
	EXISTING CURB AND GUTTER
	EXISTING EDGE OF PAVEMENT
	PROPOSED CURB AND GUTTER
	PROPOSED EDGE OF PAVEMENT
	PROPOSED WATER LINE
	PROPOSED SANITARY SEWER LINE
	PROPOSED GAS LINE
	PROPOSED STORM SEWER LINE
	PROPOSED SITE LIGHTING
	EXISTING / PROPOSED FIRE HYDRANT
	PROPOSED STM & SAN MANHOLES
	PROPOSED STORM OUTLET STRUCTURE
	PROPOSED LOT 1 DEVELOPMENT AREA
	PROPOSED ZLATEN DRIVE RIGHT-OF-WAY DEDICATION
	PROPOSED OUTLOT A - RETAIN PRIVATE OWNERSHIP
	PROPOSED OUTLOT B - SPRING GULCH #2 GREENWAY DEDICATION
	PROPOSED OUTLOT C AND D - FUTURE ZLATEN DRIVE RIGHT-OF-WAY

### LEGAL DESCRIPTION

PARCEL 3, HIGHWAY 119 HOLDINGS CONVEYANCE PLAT, SITUATE IN THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 2 NORTH, RANGE 88 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LONGMONT, COUNTY OF WELD, STATE OF COLORADO.

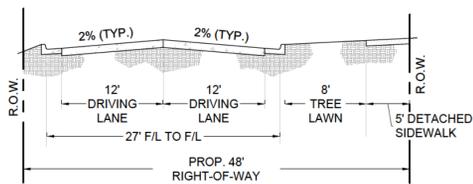
SAID DESCRIBED PARCEL OF LAND CONTAINS 503,327 SQUARE FEET OR 11.555 ACRES MORE OR LESS.

### FLOODPLAIN NOTE

THE SUBJECT SITE IS WITHIN THE CITY OF LONGMONT'S REGULATED 100-YEAR FLOODPLAIN BOUNDARY, PER SPRING GULCH #2 FLOODPLAIN MAPPING CONVERSION, BY DREXEL, BARRELL & CO., DATED MAY 8, 2019 WITH A MAXIMUM BASE FLOODPLAIN ELEVATION FOR THIS DEVELOPMENT SITE OF 4937.77' (DBC2019 NAVD88).

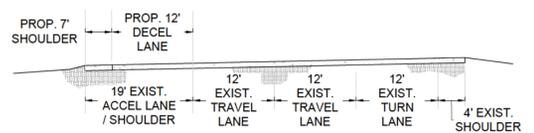
### LAND USE SUMMARY TABLE

ZONING DATA	
EXISTING ZONING DISTRICT	N-PE (NEIGHBORHOOD - PRIMARY EMPLOYMENT)
PROPOSED ZONING DISTRICT	PUD (PLANNED UNIT DEVELOPMENT)
LOT AREA DATA	
EXISTING (OVERALL)	11.55 AC (503,326 SF)
ZLATEN DR. RIGHT-OF-WAY DEDICATION	0.40 AC (17,672 SF)
LOT 1 - DEVELOPMENT AREA	2.33 AC (101,692 SF)
OUTLOT A - RETAIN PRIVATE OWNERSHIP	3.75 AC (163,125 SF)
OUTLOT B - SPRING GULCH #2 GREENWAY DEDICATION	4.66 AC (203,135 SF)
OUTLOT C - ZLATEN DR. RIGHT-OF-WAY FUTURE DEDICATION	0.25 AC (10,802 SF)
OUTLOT D - ZLATEN DR. RIGHT-OF-WAY FUTURE DEDICATION	0.16 AC (6,900 SF)

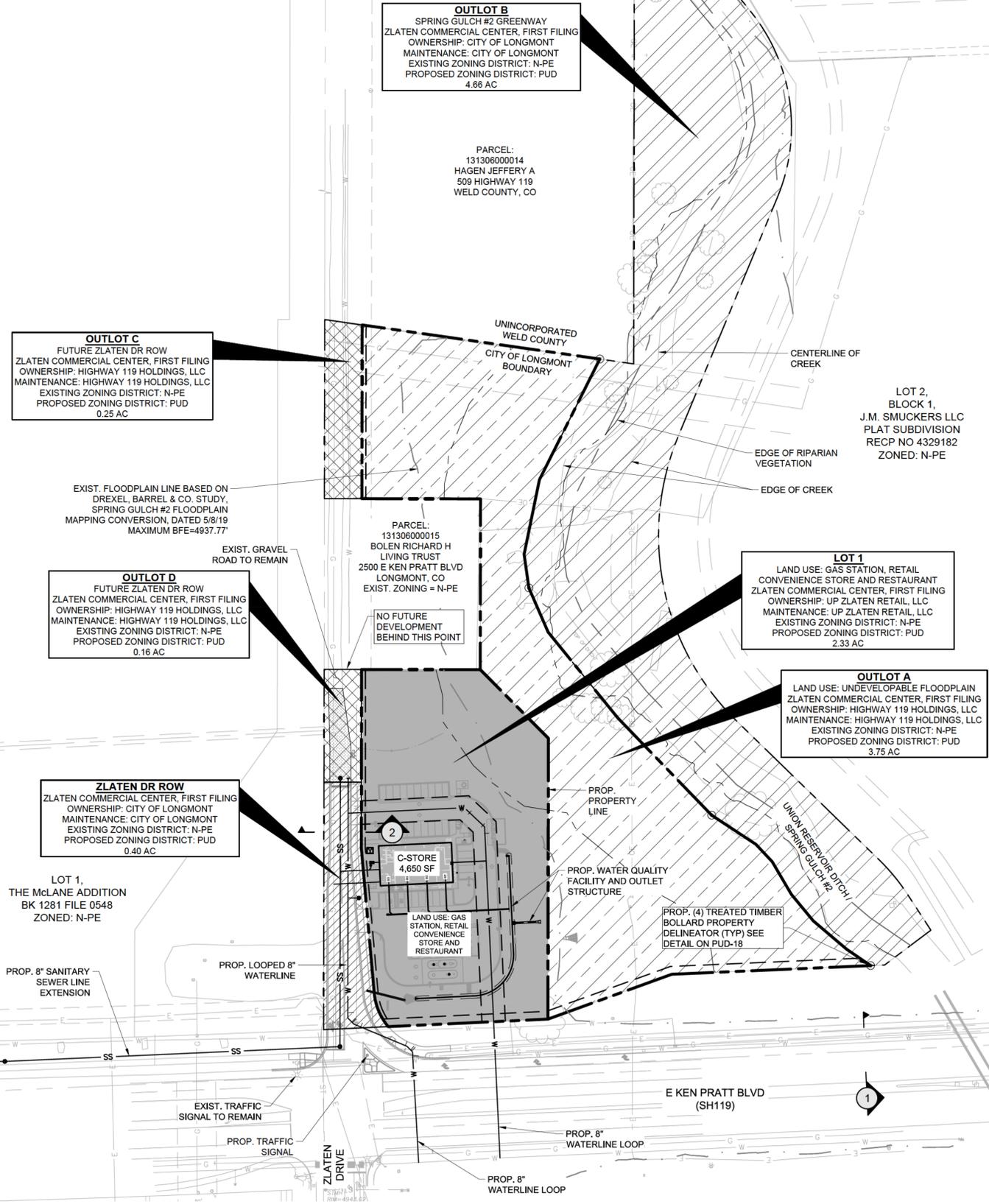


ZLATEN DR. ROAD SECTION ②  
SCALE: N.T.S.

NOTE: PROP. ZLATEN DR. ROAD SECTION VARIES AT THE INTERSECTION WITH HWY 119 (SLOPE AND WIDTH). SEE PLAN FOR IMPROVEMENTS



SH119 ROAD WIDENING SECTION ①  
SCALE: N.T.S.



**OUTLOT B**  
SPRING GULCH #2 GREENWAY  
ZLATEN COMMERCIAL CENTER, FIRST FILING  
OWNERSHIP: CITY OF LONGMONT  
MAINTENANCE: CITY OF LONGMONT  
EXISTING ZONING DISTRICT: N-PE  
PROPOSED ZONING DISTRICT: PUD  
4.66 AC

PARCEL:  
13130600014  
HAGEN JEFFERY A  
509 HIGHWAY 119  
WELD COUNTY, CO

LOT 2,  
BLOCK 1,  
J.M. SMUCKERS LLC  
PLAT SUBDIVISION  
RECP NO 4329182  
ZONED: N-PE

LOT 1  
LAND USE: GAS STATION, RETAIL  
CONVENIENCE STORE AND RESTAURANT  
ZLATEN COMMERCIAL CENTER, FIRST FILING  
OWNERSHIP: UP ZLATEN RETAIL, LLC  
MAINTENANCE: UP ZLATEN RETAIL, LLC  
EXISTING ZONING DISTRICT: N-PE  
PROPOSED ZONING DISTRICT: PUD  
2.33 AC

OUTLOT A  
LAND USE: UNDEVELOPABLE FLOODPLAIN  
ZLATEN COMMERCIAL CENTER, FIRST FILING  
OWNERSHIP: HIGHWAY 119 HOLDINGS, LLC  
MAINTENANCE: HIGHWAY 119 HOLDINGS, LLC  
EXISTING ZONING DISTRICT: N-PE  
PROPOSED ZONING DISTRICT: PUD  
3.75 AC

PARCEL:  
13130600015  
BOLEN RICHARD H  
LIVING TRUST  
2500 E KEN PRATT BLVD  
LONGMONT, CO  
EXIST. ZONING = N-PE

OUTLOT D  
FUTURE ZLATEN DR ROW  
ZLATEN COMMERCIAL CENTER, FIRST FILING  
OWNERSHIP: HIGHWAY 119 HOLDINGS, LLC  
MAINTENANCE: HIGHWAY 119 HOLDINGS, LLC  
EXISTING ZONING DISTRICT: N-PE  
PROPOSED ZONING DISTRICT: PUD  
0.16 AC

OUTLOT C  
FUTURE ZLATEN DR ROW  
ZLATEN COMMERCIAL CENTER, FIRST FILING  
OWNERSHIP: HIGHWAY 119 HOLDINGS, LLC  
MAINTENANCE: HIGHWAY 119 HOLDINGS, LLC  
EXISTING ZONING DISTRICT: N-PE  
PROPOSED ZONING DISTRICT: PUD  
0.25 AC

ZLATEN DR ROW  
ZLATEN COMMERCIAL CENTER, FIRST FILING  
OWNERSHIP: CITY OF LONGMONT  
MAINTENANCE: CITY OF LONGMONT  
EXISTING ZONING DISTRICT: N-PE  
PROPOSED ZONING DISTRICT: PUD  
0.40 AC

LOT 1,  
THE McLANE ADDITION  
BK 1281 FILE 0548  
ZONED: N-PE

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REVISION	DATE	BY
1	3/29/21	CO
2	8/6/21	CO

PRELIMINARY  
NOT FOR  
CONSTRUCTION



CONCEPT PLAN  
7-ELEVEN CONVENIENCE STORE/LAREDO  
TACO RESTAURANT WITH FUELING  
2514 E. KEN PRATT BLVD., LONGMONT, CO 80504  
CONCEPT PLAN

PROJECT NO:	UPR012.01
DESIGNED BY:	CRO
DRAWN BY:	CRO
DATE:	08/12/2020

C-1