



CURRENT PLANNING DIVISION  
410 E. 5th Street | Loveland, CO 80537 | 970-962-2523  
eplan-planning@cityofloveland.org | cityofloveland.org/DC

## AFFIDAVIT

### CERTIFYING THE NOTIFICATION OF SURROUNDING PROPERTY OWNERS AND POSTING SIGNS ON THE PROPERTY

Project Name: East Loveland Industrial 25th Subdivision

The undersigned certifies that the names and addresses listed on the attached mailing list represent all of the property owners located within the following radius of the boundaries of the project (check one):

- |                                   |  |   |
|-----------------------------------|--|---|
| <input type="checkbox"/> 75 feet  | <input checked="" type="checkbox"/> 300 feet | <input type="checkbox"/> Contiguous property owners for right-of-way vacation         |
| <input type="checkbox"/> 150 feet | <input type="checkbox"/> 500 feet            | <input type="checkbox"/> Property owners with legal interest in the easement vacation |
| <input type="checkbox"/> 250 feet | <input type="checkbox"/> 2,200 feet          | <input type="checkbox"/> Property within the PUD project boundary plus 500 feet       |

The undersigned certifies the following:

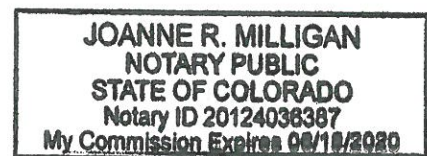
1. The attached letter was mailed to all of the property owners listed on the mailing list on: 5/15/20; and
2. A sign(s) as required by the City was posted on the property on: 5/15/20.

The undersigned further certifies that the attached letter identifies the correct date of the (menu: Planning Commission hearing, City Council hearing, neighborhood comment period) on 5/26/20 and all notices were in accordance with the public notice provisions in Section 18.14.04 of the Unified Development Code.

Signature

Brian E. Williamson

Printed Name



STATE OF COLORADO     )  
  ) ss  
COUNTY OF LARIMER)

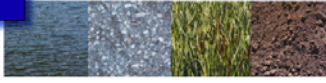
The foregoing certification was acknowledged before me this 15th day of May, 2020 by Brian E. Williamson.

Witness my hand and official seal.

My commission expires 6/18/20

Notary Public

**Note: Mailing list and letter to property owners must be attached to this affidavit.**



May 15, 2020

Dear Property Owner:

The Planning Division is currently reviewing a final subdivision plat for property in your neighborhood. Written comments regarding the subdivision plat can be submitted to the Planning Division during the comment period specified below. Additional project information is available on the City's Current Planning website under Neighborhood Notices and Meetings.

**Application Information**

*Application:* Final Plat

*Project Case Number:* PZ-20-00030

*Project Name:* East Loveland Industrial 25<sup>th</sup> Subdivision

*Applicant Name:* Jonathan Sweet

**Project Description:**

*Summary of Proposed Development:* This Final Plat divides the existing parcel into 3 new parcels. The first parcel, Lot 1, is 13.82 Acres and is for the proposed Northern Colorado Veterans Affairs Clinic. This parcel is undergoing a concurrent Site Development Plan process. The second parcel, Lot 2, is 6.87 Acres and will be for future development. The final parcel, Tract A, is a large 64.84 Acre tract that will also be for future development. Lot 1 is accessed through a access easement that is on the shared lot line of Lot 2 and Tract A.

*General Location:* West of Byrd Drive, between Crossroads Blvd and Earhart Rd. See attached vicinity map.

*Property Address:* 4875 Byrd Ave.

*Existing Zoning:* FZO-Flexible Zoning Overlay-Developing Industrial

*Legal Description:* TRACT 1, BLOCK 2, EAST LOVELAND INDUSTRIAL TWENTIETH SUBDIVISION, LOV (20090079219)

**Comment Period and Review**

*Deadline for Public Comment:* May 26, 2020 at 4:30 p.m.

*Comment Submittal:* All comments must be submitted in writing to the following

City planner: Jennifer Hewett-Apperson [Jennifer.Hewett-Apperson@cityofloveland.org](mailto:Jennifer.Hewett-Apperson@cityofloveland.org) 410 E. 5<sup>th</sup> Street, Loveland, CO 80550

*Earliest Date for Administrative Decision:* May 27, 2020

*Comment Review:* The City's review of the subdivision plat is based on a determination of compliance with the City's Unified Development Code (Title 18 of the Loveland Municipal Code), Larimer County Urban Area Street Standards, and other adopted plans by the City.



In reviewing comments received by the neighborhood, the Director will consider comments pertinent to the evaluation of whether the application complies with the requirements of the Code.

### **Neighborhood Meeting and Appeal**

*Neighborhood Meeting:* A neighborhood meeting is not required with the subdivision plat. However, if the Director determines that a neighborhood meeting is warranted based on review of the neighborhood comments, additional notices regarding the neighborhood meeting will be provided in compliance with the Municipal Code.

*Appeal:* The Director's decision regarding the subdivision plat is final. The right to appeal a Director decision is specified in Division 18.14.05, Appeals, of the Unified Development Code. Absent a neighborhood meeting, an appeal of the Director's decision is not permitted.

If you have any questions regarding the proposed project, please contact: Jonathan Sweet, 970-226-0557, [jsweet@tstinc.com](mailto:jsweet@tstinc.com). If you have questions regarding the City process, please contact **Jennifer Hewett-Apperson**, 970-962-2557, [Jennifer.Hewett-Apperson@cityofloveland.org](mailto:Jennifer.Hewett-Apperson@cityofloveland.org) ).

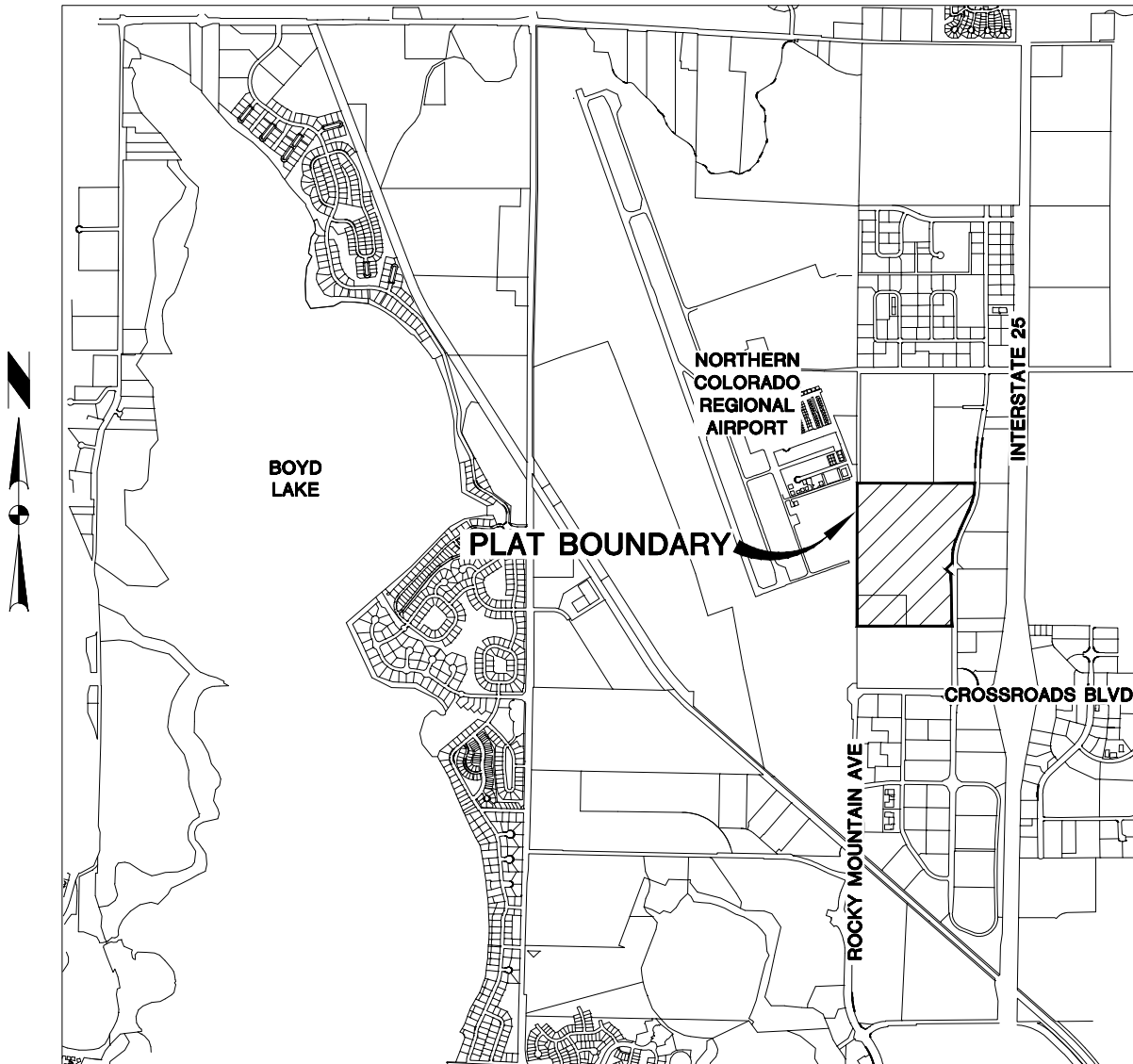
Sincerely,



Jonathan Sweet, P.E.  
[jsweet@tstinc.com](mailto:jsweet@tstinc.com)  
TST, Inc. Consulting Engineers  
970-226-0557



# EAST LOVELAND INDUSTRIAL 25TH SUBDIVISION



## VICINITY MAP

NOT TO SCALE

VICINITY MAP  
DATE: MAY 2020  
JOB NO. 1238.0001.00  
SHEET 1 OF 1



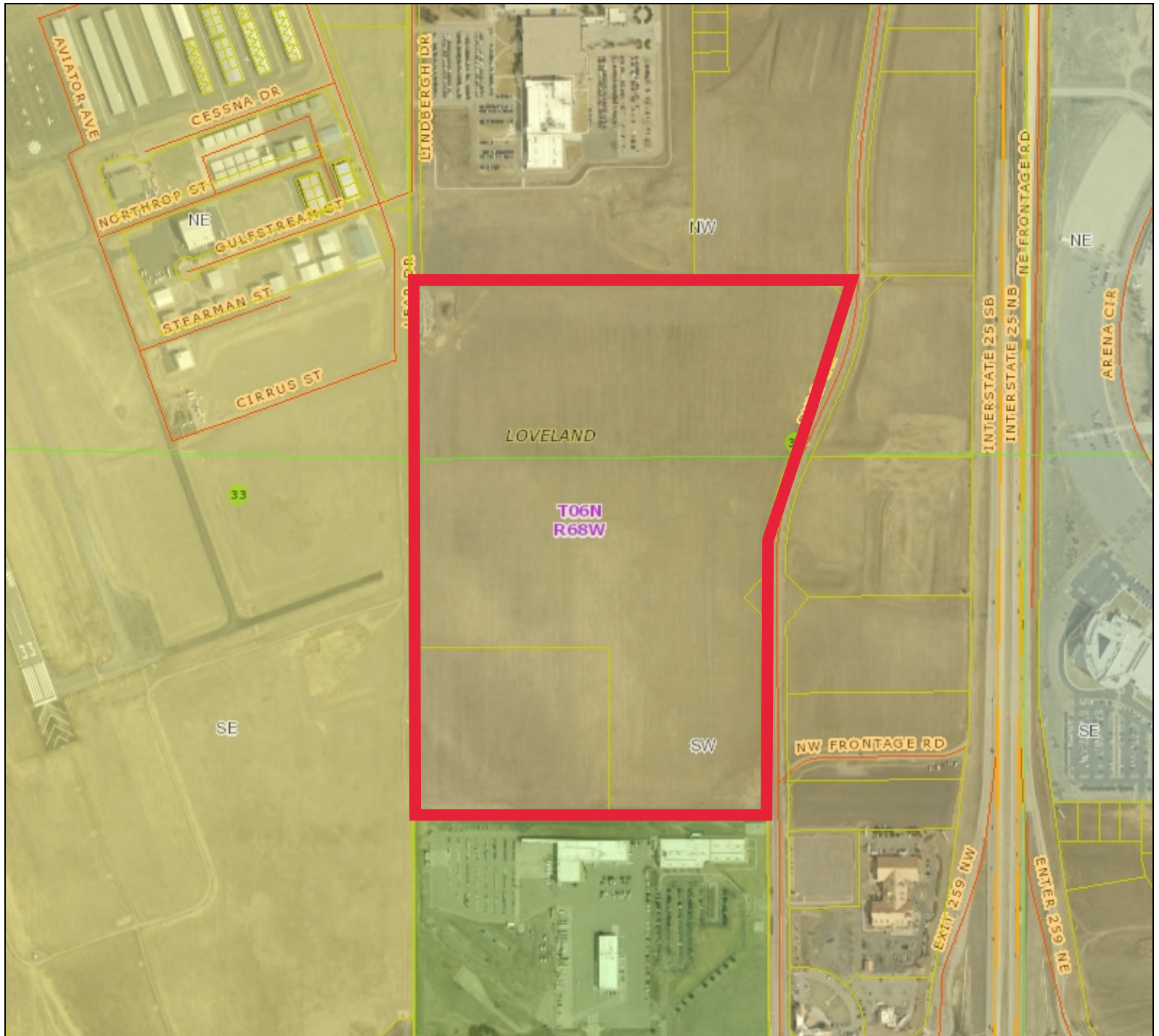
TST, INC. CONSULTING ENGINEERS



748 Whalers Way, Suite 200  
Fort Collins, Colorado  
Phone: 970.226.0557



# Larimer County Web Map



## Legend

- |                         |                              |
|-------------------------|------------------------------|
| Tax Parcels             | Rivers and Streams           |
| PLSS Township and Range | County Boundary              |
| PLSS Sections           | Rocky Mountain National Park |
| PLSS Quarter Sections   | Incorporated Areas           |
| Railroads               | City or Town                 |

## Notes

0.1 0 0.1 Miles

Date Prepared: 4/30/2020 4:43:17 PM

Scale  
1:7,200



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.

Parcel Number	Site Address	Name	Name1	Mailing Address	Mailing City	Mailing Sta	Mailing Zipcode
8634000908		UNITED STATES OF AMERICA	DEPARTMENT OF ENERGY	PO BOX 3402	GOLDEN	CO	80401
8633113901							
8634307001		ERDMANN LAND MANAGEMENT INC		4250 BYRD DR	LOVELAND	CO	80538
8634310002		NOCO EPIC 1 LLC		5655 S YOSEMITE ST	ENGLEWOOD	CO	801113218
8634206001	5365 BYRD DR	BYRD DRIVE DEVELOPMENT LLC		1625 PELICAN LAKES PT STE 201	WINDSOR	CO	805506236
8634300001		ERDMANN LAND MANAGEMENT INC		4250 BYRD DR	LOVELAND	CO	80538
8633006902	4900 EARHART RD	CITY OF FORT COLLINS	CITY OF LOVELAND	300 LAPORTE AVE	FORT COLLINS	CO	805212719
8634310001	4875 BYRD DR	BYRD DRIVE DEVELOPMENT LLC		1625 PELICAN LAKES PT STE 201	WINDSOR	CO	805506236
8634006001	5600 LINDBERGH DR	HACH CHEMICAL CO		PO BOX 389	LOVELAND	CO	805390389
8634205003	5280 BYRD DR	BYRD DRIVE DEVELOPMENT LLC		1625 PELICAN LAKES PT STE 201	WINDSOR	CO	805506236
8634309001	4850 BYRD DR	BYRD DRIVE DEVELOPMENT LLC		1625 PELICAN LAKES PT STE 201	WINDSOR	CO	805506236
8634207002	5060 BYRD DR	BYRD DRIVE DEVELOPMENT LLC		1625 PELICAN LAKES PT STE 201	WINDSOR	CO	805506236