

Neighborhood Meeting Notice Letter

Date: Friday May 28, 2020

Dear Property Owner:

This is a notice that a neighborhood meeting will be held to discuss the following proposal in your neighborhood:

Application and Meeting Information

Application:	Sketch Plat
Project Case Number:	PZ-19-00237
Project Name:	Eagle Brook Meadows 2 nd Subdivision
Meeting Date and Time:	June 18, 2020 5:00 pm
Meeting Instructions:	In an effort to prevent the spread of COVID-19 and comply with the Governor's Executive Order for social distancing, the neighborhood meeting for this project will be conducted remotely. Please call the Zoom Webinar phone number listed below to participate in the meeting. If you have questions concerning participation or need additional assistance, please contact the Planning Office at 970-962-2523 prior to the hearing.
To Register for the remote zoom meeting, visit:	www.cityofloveland.org/webinar
To call in, dial:	1 346-248-7799
Applicant Name:	Robert Eck - Land Asset Strategies LLC

Project Description

Summary of Proposed Development:	The Eagle Brook Meadows 2 nd Subdivision Sketch Plat is a proposal for a residential subdivision. 98 single family attached homes are proposed as well as park and open space.
General Location:	Northwest corner of Coolidge and West 50 th Street. See also the attached vicinity map
Property Address:	Northwest corner of Coolidge and West 50 th Street. See also the attached vicinity map
Existing Zoning:	PUD (Planned Unit Development)
Legal Description:	THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF LARIMER, STATE OF COLORADO, AND IS DESCRIBED AS FOLLOWS: OUTLOT A, EAGLE BROOK MEADOWS FIRST SUBDIVISION TO THE CITY OF LOVELAND, COLORADO, ACCORDING TO THE PLAT THEREOF RECORDED IN THE CLERK AND RECORDER'S OFFICE OF LARIMER COUNTY,

	COLORADO ON NOVEMBER 28, 2006 AT RECEPTION NO. 20060089602, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO.
Additional Information:	Additional information on the project is available at CityofLoveland.org/CDA

Neighborhood Meeting Information

All interested parties may appear remotely and speak regarding the project at the neighborhood meeting and/or file written comments with the Current Planning Division prior to the Director's decision.
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Appeal Dates

Director Decision Date:	June 24, 2020
Appeal Deadline:	July 8, 2020 at 4:30pm

Appeal Information

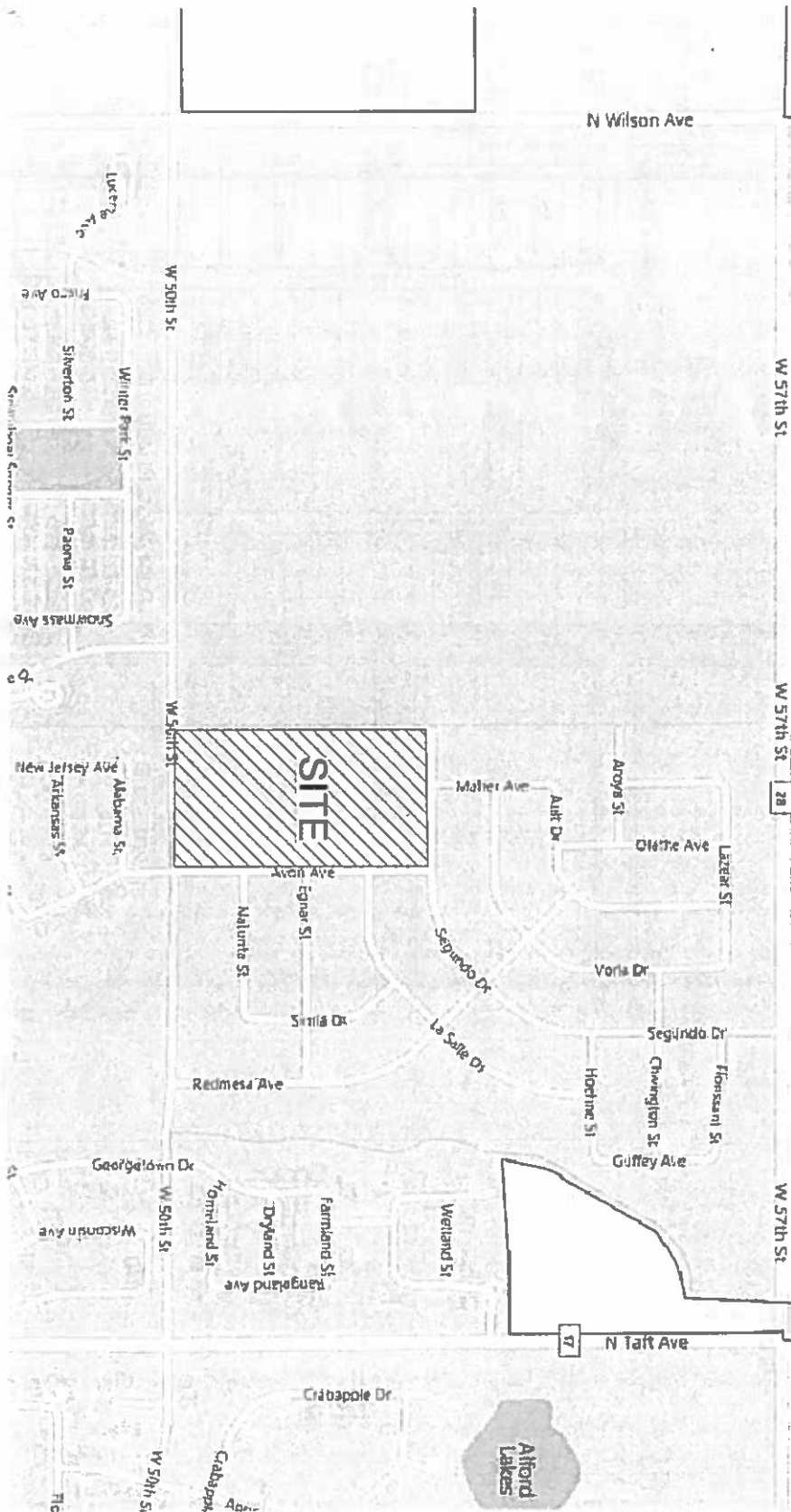
Purpose	The appeal procedures specified in Division 18.14.05 of the Loveland Municipal Code provides an opportunity for affected parties to seek review of a final decision of the Director to ensure that the decision is correct.
Party Status	Appeals may be brought only by the following parties: <ol style="list-style-type: none"> 1. An adjoining property owner; or 2. A property owner who received this mailed notice and either attended the neighborhood meeting or provided written comments to the Current Planning Division before the Director's decision.
Initiation of Appeal	An appeal of the Director's decision must be initiated by filing a petition on the form provided by the City and submitting the required fee to the Current Planning Division. The petition must contain all of the information specified in Section 18.14.05.04 of the Loveland Municipal Code.
Threshold Review	<p>Once a petition is filed, the Director will confer with the City Attorney to ensure that the petitioner has party status, as described above, and there is sufficient detail in the petition to put the City on notice as to the legal basis of the appeal.</p> <p>If the Director finds that the petitioner does not have party status or that the petition lacks the required information, the Director will deny the appeal, notify the petitioner, and return the submitted appeal fees.</p> <p>If the Director finds that the petitioner has party status and the petition includes the required level of specificity, the Director will notify the petitioner of the acceptance, place the item on the agenda for the Planning Commission, and notify the petitioner that the petitioner must provide mailed notice as specified in the Loveland Municipal Code.</p>
Standards for Review	The scope of the appellate review is limited to the issues raised in the petition. Issues that are not described or obviously implied by the petition will not be considered. New evidence cannot be introduced on appeal.

Planning Commission Decision	After review of the record and arguments advanced on appeal, the Planning Commission will determine whether the Director's decision was correct based on the applicable Code provisions. The Planning Commission's decision represents the final decision by the City.
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If you have any questions regarding the proposed project, please contact: Kristin Turner TB Group (970) 532-5891 kristin@tbgroup.us. If you have questions regarding the City process, please contact Emily Tarantini (970)962-2581 Emily.Tarantini@cityofloveland.org

Sincerely,

Kristin Turner
TB Group
kristin@tbgroup.us
970.532.5891



VICINITY MAP:



NOT TO SCALE

