



**CURRENT PLANNING DIVISION**  
410 E. 5<sup>th</sup> Street | Loveland, CO 80537 | 970-962-2523  
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## Administrative Determination

### I. Application Information

Application:	Sketch Plat
Project Case Number:	PZ-19-00237
Project Name:	Eagle Brook 2 <sup>nd</sup> Subdivision
Applicant Name:	Robert Eck-Land Asset Strategies LLC
Proposal Summary:	The Eagle Brook Meadows 2nd Subdivision Sketch Plat is a proposal for a residential subdivision. 98 single-family attached homes are proposed as well as park and open space.

### II. Director of Development Services Determination

#### Approval with Conditions

The Director of Development Services finds that the Eagle Brook 2<sup>nd</sup> Subdivision Sketch Plat complies with Loveland Municipal Code Section 18.17.13.01 Sketch Plat and relevant provisions of Loveland Municipal Code Title 18. The Director hereby approves the Eagle Brook 2<sup>nd</sup> Subdivision Sketch Plat subject to the conditions of approval in Section III of this Administrative Determination. The Director's decision is based upon review of the following;

1. Submitted application materials;
2. City staff's review and recommendation;
4. Written comments provided by the neighborhood;
5. Comments received at the neighborhood meeting, including summary meeting notes; and
5. Applicant's response to neighborhood comments.

Director Decision Date:	June 24, 2020
Appeal Deadline:	July 8, 2020 at 4:30 p.m.

### III. Conditions of Approval

#### Transportation

##### DRAFT TRANSPORTATION CONDITIONS

1. The following draft conditions will likely be placed on this development proposal.
2. 1. Prior to the issuance of any building permits for Eagle Brook Meadows 2nd Subdivision, the Developer shall design and construct the following public improvements unless already designed and constructed by others:
3. a) All public improvements associated with the Eagle Brook Meadows First Subdivision (Phases 1-3) as shown on the City approved Public Improvement Construction Plans for Eagle Brook Meadows First Subdivision.
4. b) All public improvements within and adjacent to the Eagle Brook Meadows 2nd Subdivision as shown on the City approved Public Improvement Construction Plans for Eagle Brook Meadows 2nd Subdivision.

#### Water/Wastewater

1. Prior to any building permits issued in this subdivision the Developer shall obtain Initial Acceptance for the Water/Wastewater Utility Infrastructure shown on Eagle Brook Meadows 1st Subdivision Phases 1 - 3.


### IV. 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"><li>1. An adjoining property owner; or</li><li>2. A property owner who received mailed notice and either attended the neighborhood meeting or provided written comments to the Current Planning Division before the Director's decision.</li></ol>
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.

#### V. Director's Approval

Approved this 23RD day of JUNE, 2020 by:



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Brett Limbaugh, Director of Development Services