

Neighborhood Notice and Comment Letter

Date: November 30, 2020

Dear Property Owner:

The Planning Division is currently reviewing a 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 20-53
Project Name:	Overlook at Mariana Second Subdivision
Applicant Name:	Custom On-Site, Kurt Skott

Project Description

Summary of Proposed Development:	Subdivide a parcel to create the following: • Two buildable, single family lots • An outlot for a street bufferyard along West 1st Street, and • An outlot for private access off of Two Moons Drive.
General Location:	North of and adjacent to West First Street, west of Buckingham Lake, and accessed off of Two Moons Drive.
Property Address:	188 Two Moons Drive (vacant parcel)
Existing Zoning:	R1 – Developing Low-Density Residential
Legal Description:	Tract A, Overlook at Mariana First Subdivision

Comment Period and Review

Deadline for Public Comment:	December 9, 2020
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Comment Submittal:	All comments must be submitted in writing to the following City planner: Kerri Burchett Kerri.Burchett@cityofloveland.org 410 E. 5 th Street Loveland, CO 80550
Earliest Date for Administration Decision:	December 10, 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: Steven Wood, (970) 667-8010, or Swood@cds-eng.net. If you have questions regarding the City process, please contact Kerri Burchett, Principal Planner, 970-962-2566, Kerri.Burchett@cityofloveland.org.

Sincerely,

FOR AND ON BEHALF OF
CDS ENGINEERING CORPORATION



Steven D Wood, PLS