



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: Grace Gardens - Final Plat

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):

75 feet
 150 feet
 250 feet

300 feet
 500 feet
 2,200 feet

Contiguous property owners for right-of-way vacation
 Property owners with legal interest in the easement vacation
 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: 4/27/21 and
2. A sign(s) as required by the City was posted on the property on: 4/27/21.

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 May 7 2021 and all notices were in accordance with the public notice provisions in Section 18.14.04 of the Unified Development Code.

Signature

Printed Name

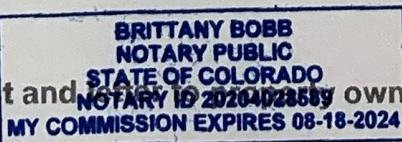
Notary
Stamp

STATE OF COLORADO
)
COUNTY OF LARIMER)
ss

The foregoing certification was acknowledged before me this 27 day of April, 2021, by
Angela Milewski.

Witness my hand and official seal.
My commission expires 08/18/2024

Notary Public



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



375 W. 37th St. Suite 200 Loveland, CO 80538 (970)-667-3232

Neighborhood Notice and Comment Letter

Grace Gardens Community Neighborhood

Date: April 27, 2021

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 # 20-00082 & 20-00083
Project Name:	Grace Community Church Second Subdivision (Grace Gardens)
Applicant Name:	Loveland Housing Authority

Project Description

Summary of Proposed Development:	Approval of the Final Plat for the Grace Gardens Community Subdivision
General Location:	The property is generally located west of S. Lincoln Avenue and north of 19 th Street SE within the Derby Hill Baptist Church site (see vicinity map below).
Property Address:	N/A
Existing Zoning:	MAC - Mixed-use Activity Center District
Legal Description:	GRACE COMMUNITY CHURCH SECOND SUBDIVISION BEING A REPLAT OF TRACT A AND LOT 1, BLOCK 2, GRACE COMMUNITY CHURCH FIRST SUBDIVISION, TOGETHER WITH THE VACATED PRIMROSE DRIVE RIGHT OF WAY BY ORDINANCE NO. 6400, RECORDED JUNE 18, 2020 AT RECEPION NO. 20200043843, ALSO TOGETHER WITH THAT QUIT CLAIM DEED RECORDED OCTOBER 7, 2019 IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT RECEPINT NUMBER 20190061383, ALSO TOGETHER WITH LOT 1, BLOCK 1, GRACE COMMUNITY CHURCH FIRST SUBDIVISION AMENDMENT NO. 1 WITH REVISIONS TO EXCLUDE QUIT CLAIM DEEDS RECORDED OCTOBER 7, 2019 IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT RECEPTION NUMBERS 20190062652, 20190061382, AND THE EAST

	312.34 FEET OF 20190061383, ALL LOCATED IN THE NORTHWEST QUARTER OF SECTION 25, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE SIXTH 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO.
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Comment Period and Review

Deadline for Public Comment:	May 7 th , 2021
Comment Submittal:	All comments must be submitted in writing to the following City planner: Troy Bliss Troy.Bliss@cityofloveland.org 410 E. 5 th Street Loveland, CO 80550
Earliest Date for Administration Decision:	May 7 th , 2021
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: **David Lingle, Development Project Manager, Loveland Housing Authority, 970-624-3600, or dling@lovelandhousing.org.** If you have questions regarding the City process, please contact **Troy Bliss, 970-962-2523, or troy.bliss@cityofloveland.org.**

Sincerely,

**David Lingle
Development Project Manager
Loveland Housing Authority
970-624-3600**

Attention

General questions about this or any other Larimer County GIS product, including errors, omissions, corrections and/or updates should be directed to Larimer County Support Central at (970) 498-5000.

This file is formatted to be printed on Avery 5160 mailing labels. If printing labels, be careful not to 'fit to page,' as this will stretch the margins and possibly prevent the labels from lining up with the paper.

Report created from 300 feet around ~~parcel #9525212901~~ **3 parcels combined** on Tuesday, April 27, 2021 10:42 AM



A STORAGE PLACE - LARIMER RV STORAGE 2384 PATTERSON RD GRAND JUNCTION, CO 815051220	BHUTI MANGALA SHRI PO BOX 4088 BOULDER, CO 803064088	BUTTERMORE BRENT A 232 PRIMROSE DR LOVELAND, CO 80537
CSGBSH LOVELANDCO I LLC 1 PRESIDENTIAL BLVD STE 201 BALA CYNWYD, PA 190041017	DAHLGREN MICHAEL/BRANDI 235 PRIMROSE DR LOVELAND, CO 805376828	DERBY HILL BAPTIST CHURCH 207 19TH ST SE LOVELAND, CO 80537
DERBY HILL INVESTMENTS INC 1741 RANAЕ DR LOVELAND, CO 805376217	EVANGELICAL LUTHERAN GOOD 4800 W 57TH ST SIOUX FALLS, SD 571082239	FRERICHS DEAN/LINDA 2005 S CLEVELAND AVE LOVELAND, CO 805377375
FRINK TRINETTE 305 PRIMROSE DR LOVELAND, CO 805376783	GANE PROPERTIES LLC 4355 LIMESTONE LN JOHNSTOWN, CO 805349457	GARDNER DANIEL MERSHON 201 SIERRA VISTA DR LOVELAND, CO 805377365
GERARDO ANGELINA C CMR 427 BOX 3450 APO, AE 096300035	HAUGO COREY/COURTNEY 328 CHOLLA DR LOVELAND, CO 805376963	HOUSING AUTHORITY OF THE CITY OF LOVE 375 W 37TH ST STE 200 LOVELAND, CO 805388435
KINDRED CHAD A 307 CHOLLA DR LOVELAND, CO 80537	LOVELAND HABITAT FOR HUMANITY INC 108 W 29TH ST UNIT D LOVELAND, CO 805382257	LOVELAND HABITAT LLLP 1154 2ND ST SE LOVELAND, CO 805376505
MCLELLAND JAMES DAVID 1226 W PROSPECT RD FORT COLLINS, CO 805261702	PROPPS CHRISTOPHER R 209 SIERRA VISTA DR LOVELAND, CO 805377365	SHERRY KYLE STEPHEN/SABRINA MORGAN 246 PRIMROSE DR LOVELAND, CO 80537
SIERRA VALLEY 1ST SUBDIVISION 446 E 4TH ST LOVELAND, CO 80537	SMITH C KENT/DONNA J 213 SIERRA VISTA DR LOVELAND, CO 805370000	SPENCER ROBERT JAY JR 200 19TH ST SE LOVELAND, CO 80537
VALANCE MCKENZIE C/DAVID A 117 SIERRA VISTA DR LOVELAND, CO 805377363	VALENTI HOLLIS ELIZABETH/GINA R/MARIO 263 PRIMROSE DR LOVELAND, CO 80537	VAN DYCK JENS/AMELIA 199 SIERRA VISTA DR LOVELAND, CO 805377363
VANNOY TIMOTHY L/MELODY M 221 SIERRA VISTA DR LOVELAND, CO 805377365	VEGA MARITZA/SHAWN 317 PRIMROSE DR LOVELAND, CO 805376783	WEAKLAND KEVIN M 1801 S LINCOLN AVE LOVELAND, CO 80537

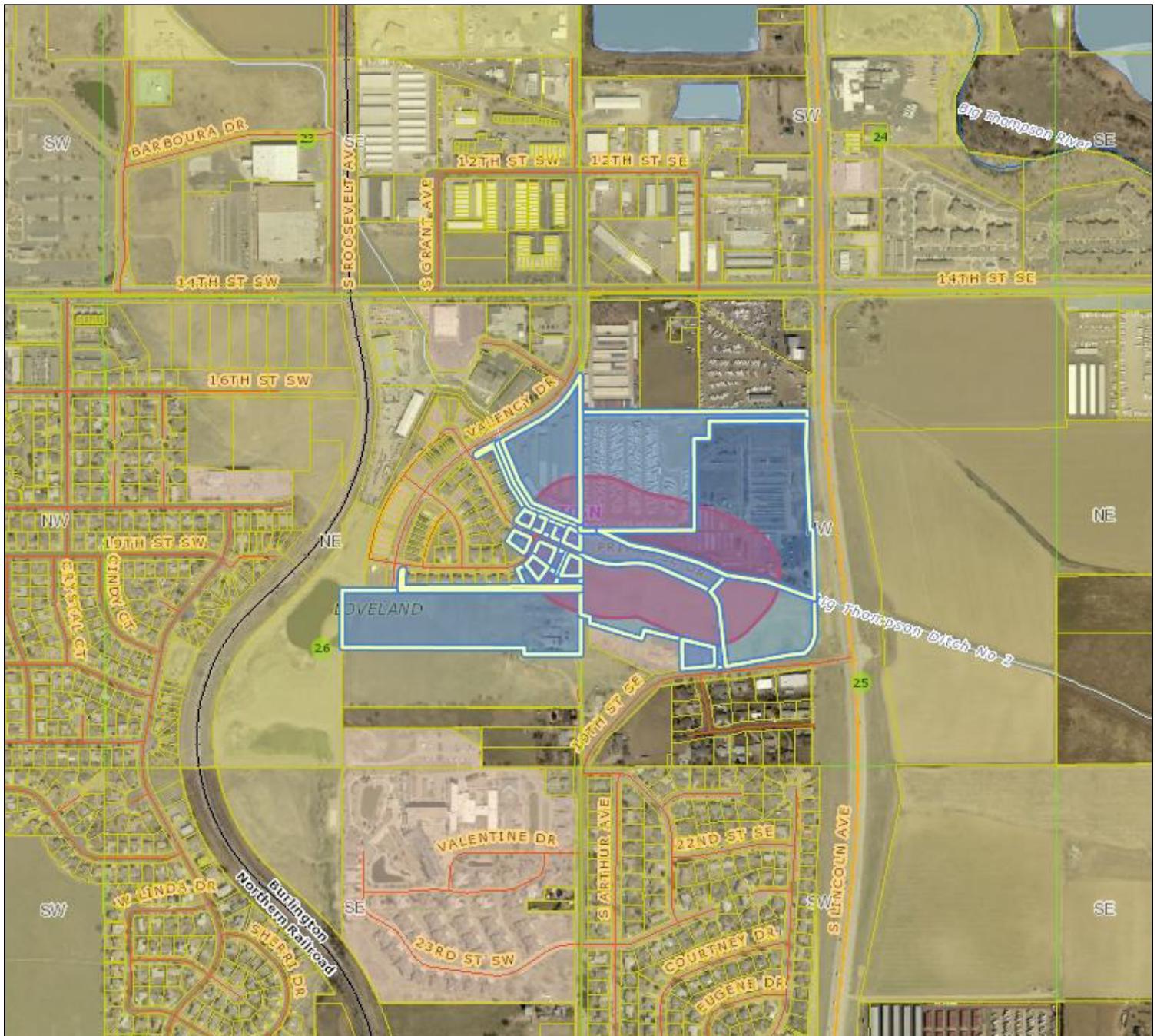
WEBB FAITH K TRUST/THE
205 SIERRA VISTA DR
LOVELAND, CO 80537

WEIDNER ARTHUR/DIANNE TRUST
217 SIERRA VISTA DR
LOVELAND, CO 805377365

WHITESIDE JOHN A
202 19TH ST SE
LOVELAND, CO 80537



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

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.

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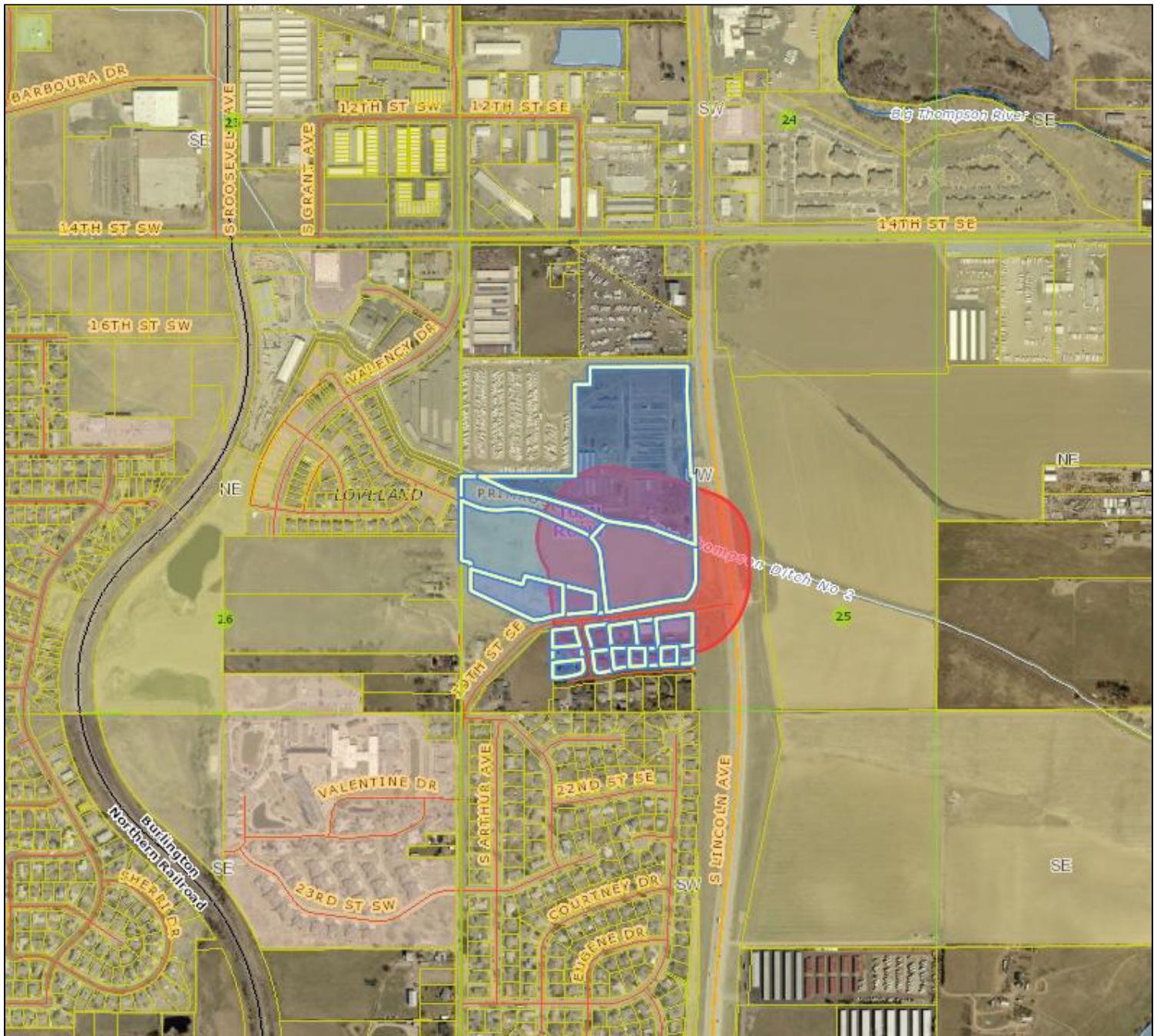
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Larimer County Web Map



Legend

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Larimer County Web Map



Legend

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