



**CURRENT PLANNING DIVISION**  
410 E. 5<sup>th</sup> 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):

- |                                   |  |   |
|-----------------------------------|--|---|
| <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: 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 Aug 7 2021 and all notices were in accordance with the public notice provisions in Section 18.14.04 of the Unified Development Code.

Signature

Angela K. Milewski

Printed Name

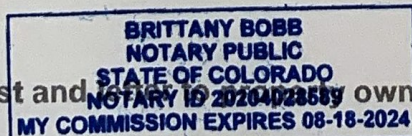
Notary  
Stamp

STATE OF COLORADO )  
 ) ss  
COUNTY OF LARIMER )

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 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 <sup>th</sup> 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 RECEPTION NO. 20200043843, ALSO TOGETHER WITH THAT QUIT CLAIM DEED RECORDED OCTOBER 7, 2019 IN THE LARIMER COUNTY CLERK AND RECORDERS OFFICE AT RECEIPTIN 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 <sup>th</sup> , 2021
Comment Submittal:	All comments must be submitted in writing to the following City planner:  Troy Bliss <a href="mailto:Troy.Bliss@cityofloveland.org">Troy.Bliss@cityofloveland.org</a> 410 E. 5 <sup>th</sup> Street Loveland, CO 80550
Earliest Date for Administration Decision:	May 7 <sup>th</sup> , 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 [dlingle@lovelandhousing.org](mailto:dlingle@lovelandhousing.org)**. If you have questions regarding the City process, please contact **Troy Bliss, 970-962-2523, or [troy.bliss@cityofloveland.org](mailto: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 #0525212901~~ *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 RANAE 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

**MCCLELLAND 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

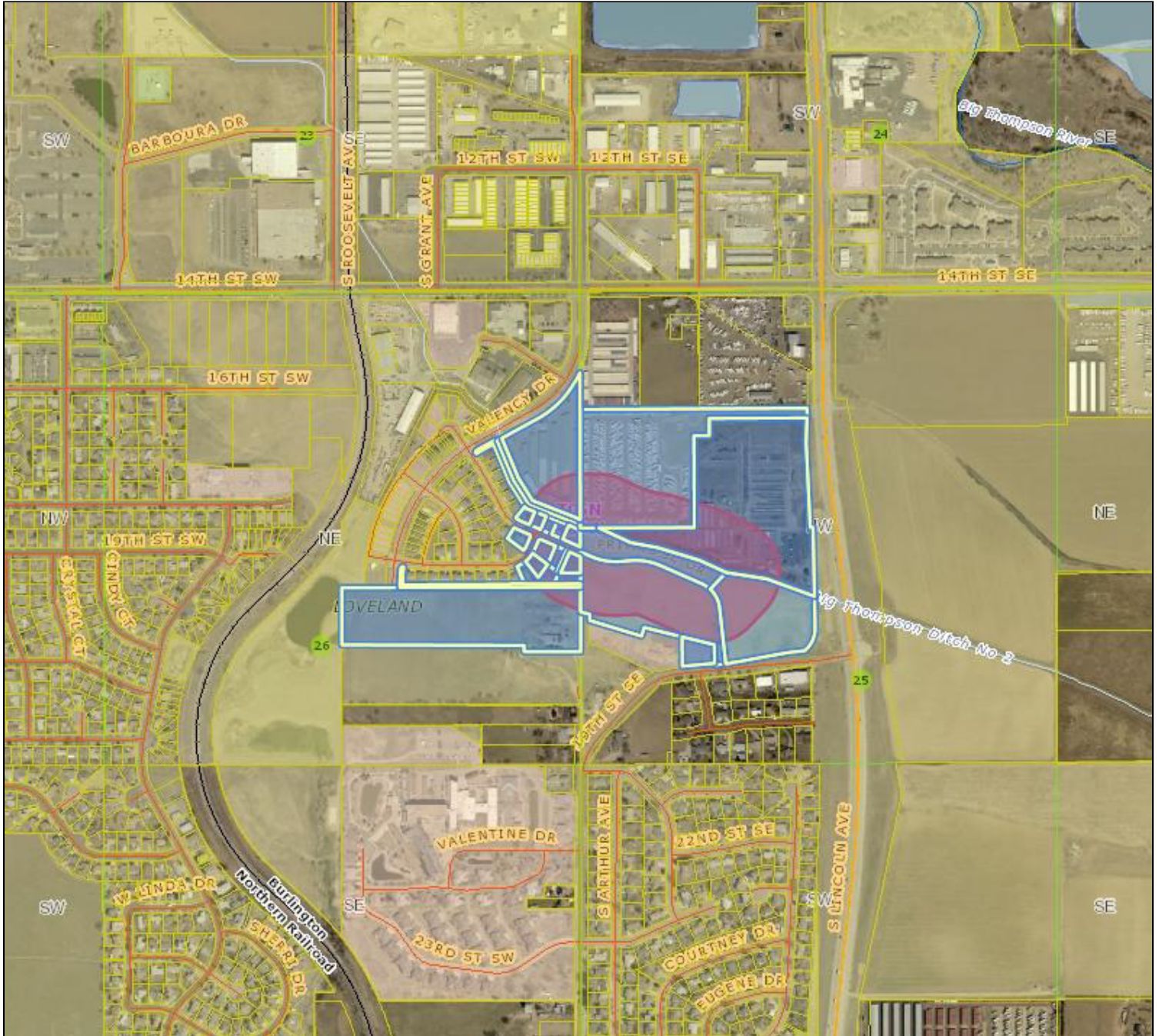
**WEAKLAND KEVIN M**  
1801 S LINCOLN AVE  
LOVELAND, CO 80537

**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

0.1 0 0.1 Miles

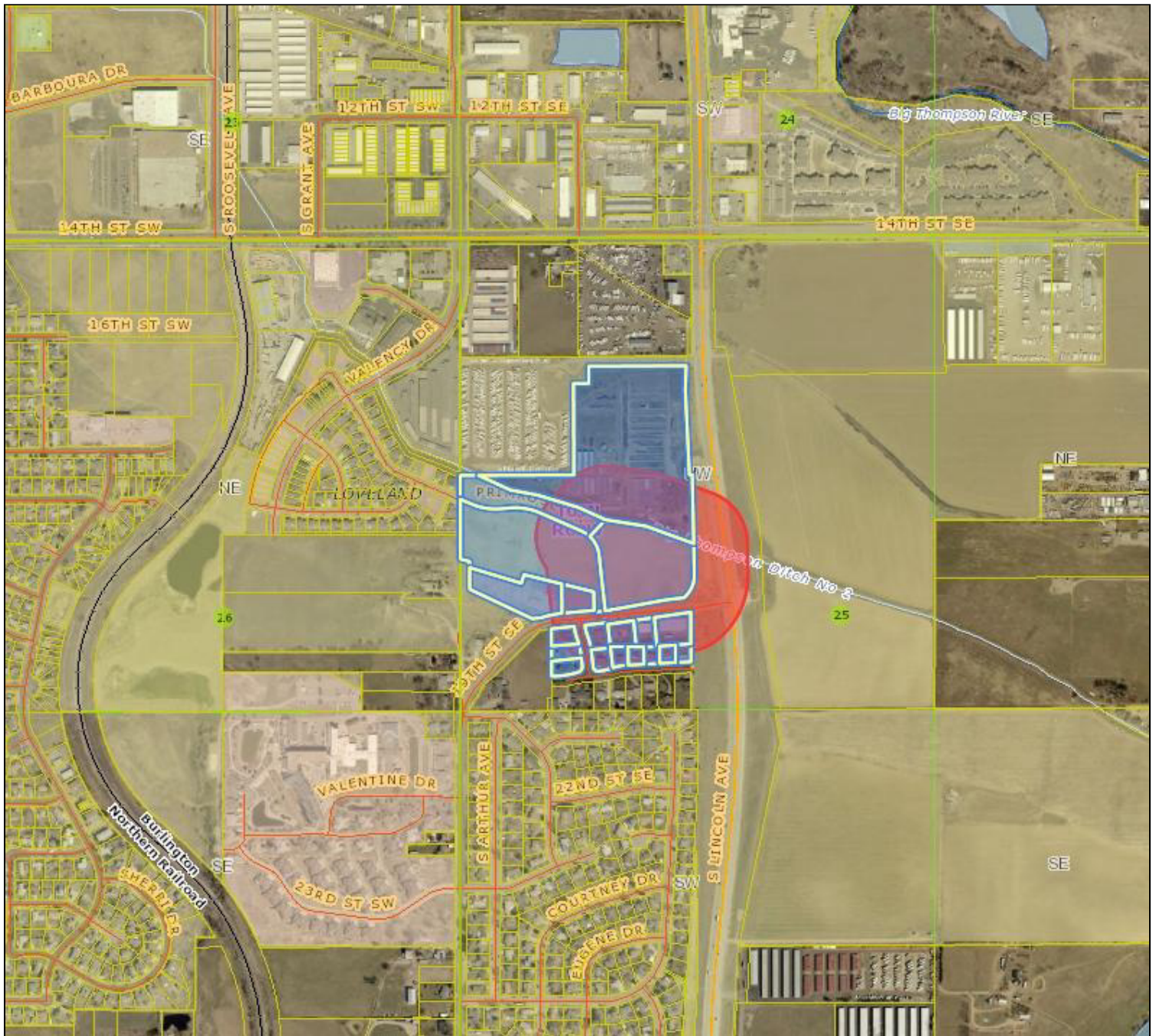
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Scale  
1:9,291












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# Larimer County Web Map



## Legend

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

## Notes

0.1 0 0.1 Miles

Date Prepared: 4/27/2021 10:26:15 AM

Scale  
1 : 9,291



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## Notes

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

0.1                      0                      0.1 Miles

Date Prepared: 4/27/2021 10:48:18 AM

Scale  
1: 9,291



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