

## Neighborhood Notice and Comment Letter

Date: **July 7, 2021**

Dear Property Owner:

The Planning Division is currently reviewing a (sketch or 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:	Sketch plat
Project Case Number:	PZ-21-022
Project Name:	Chilson Stroh Farm Second Subdivision
Applicant Name:	Cheylin Smith

### Project Description

Summary of Proposed Development:	Mixed use development consisting of commercial uses on northern portion of property and multifamily residential on the southern portion.
General Location:	Southeast Corner of HWY 34 and N. Boyd Lake Ave.
Property Address:	N/A
Existing Zoning:	I – Developing Industrial
Legal Description:	Lot 3, Block 1, Chilson-Stroh Farms Second Subdivision

### Comment Period and Review

Deadline for Public Comment:	July 17 <sup>th</sup> 2021
Comment Submittal:	All comments must be submitted in writing to the following City planner:  Jennifer Hewett-Apperson <a href="mailto:Jennifer.Hewett-Apperson@cityofloveland.org">Jennifer.Hewett-Apperson@cityofloveland.org</a> 410 E. 5 <sup>th</sup> Street Loveland, CO 80550
Earliest Date for Administration Decision:	July 18 <sup>th</sup> 2021

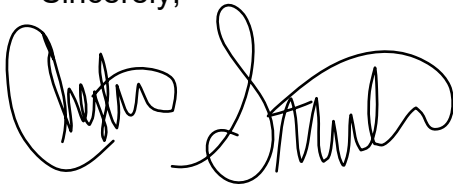
Comment Review:	<p>The City's review of the subdivision plat is based on a determination of compliance with the City's Unified Development Code (Title 18 of the Loveland Municipal Code), Larimer County Urban Area Street Standards, and other adopted plans by the City.</p> <p>In reviewing comments received by the neighborhood, the Director will consider comments pertinent to the evaluation of whether the application complies with the requirements of the Code.</p>
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### 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: *Cheylin Smith* 970-439-4492. If you have questions regarding the City process, please contact **Jennifer Hewett-Apperson at 970.962.2557 or [Jennifer.Hewett-Apperson@cityofloveland.org](mailto:Jennifer.Hewett-Apperson@cityofloveland.org)**.

Sincerely,



**Cheylin Smith**  
**Project Coordinator**  
**cheylin@landone.co**  
**LandOne Engineering, LLC**  
**970-439-4492**