



Public Hearing Notice Letter

Date: July 28, 2022

Dear Property Owner:

This is a notice that a public hearing will be held to discuss the following proposal in your neighborhood.

Application and Meeting Information

Public Hearing Board:	City Council
Application:	Right-of-way Vacation
Project Case Number:	22-0101
Project Name:	Loveland (Original Town) Amendment #30 Right-of-Way Vacation
Meeting Date and Time:	August 16, 2022 at 6:00pm
Meeting Location:	City Council Chambers, 500 East Third Street, Loveland, Colorado
Applicant Name:	Vitamin Cottage Natural Food Markets, Inc., dba Natural Grocers

Project Description

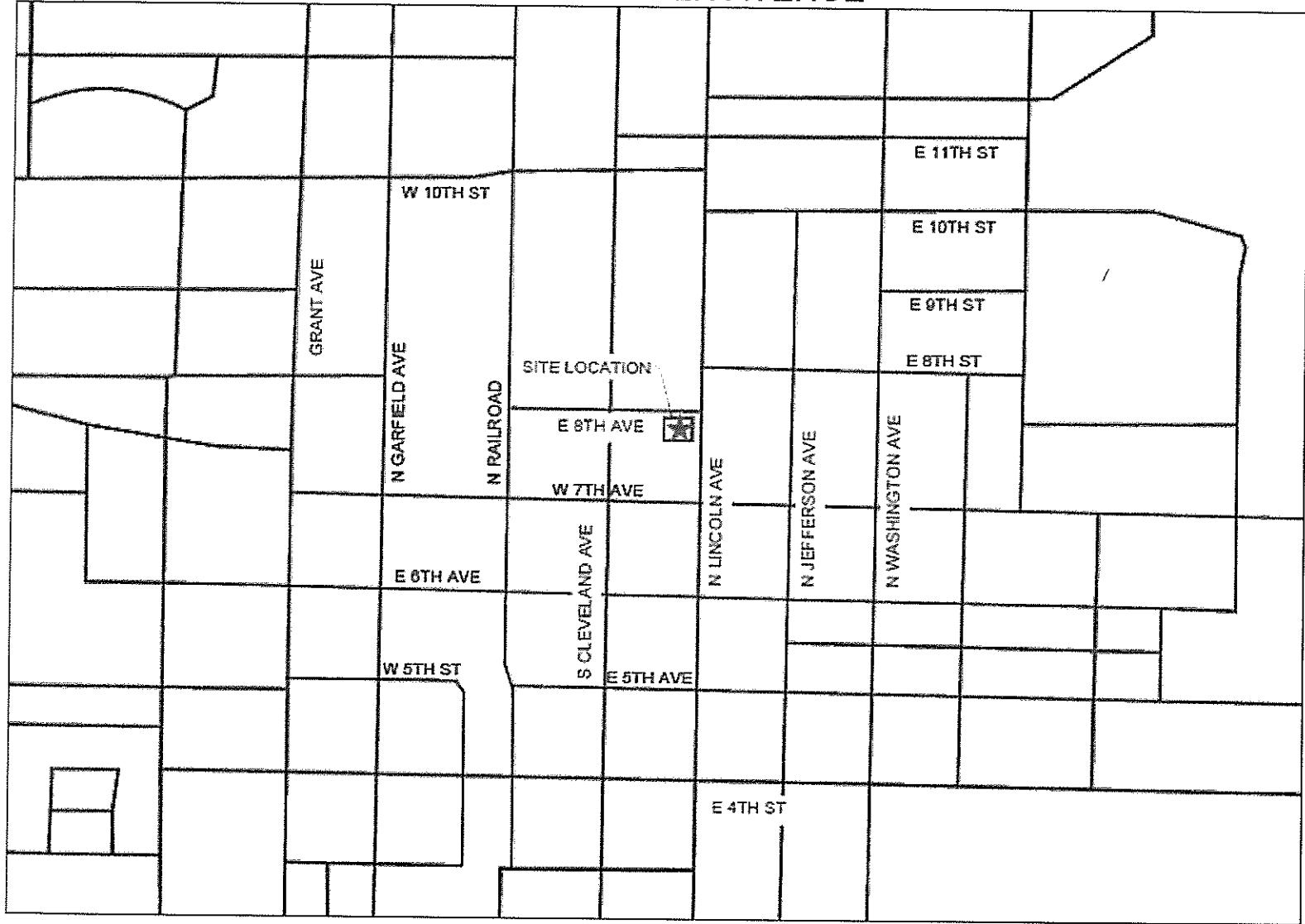
Summary of Proposed Development:	Request to vacate 4,000 square feet of alley right-of-way located south of the proposed Natural Grocers located at 745 North Lincoln Avenue. The vacated portion of the alley will be dedicated as a public access and utility easement.
General Location:	SWC of 8 th Street and Lincoln Avenue See also the attached vicinity map
Property Address:	745 N. Lincoln Avenue
Existing Zoning:	DT – Core Character
Legal Description:	Lots 1-8, Block 6, Loveland (Original Town) – Amendment #30, City of Loveland, County of Larimer, State of Colorado
Additional Information:	Additional information on the project is available at CityofLoveland.org/CDA

All interested parties may file written comments with the Current Planning Division or call-in during the hearing. The call-in number will be available when the agenda is posted, and can be found at the following url:
<https://ciolovelandco.civicweb.net/Portal/MeetingTypeList.aspx>

Any written information that you intend to provide or present at the City Council public hearing must be provided to the City Clerk at least 1 week in advance of the hearing. This includes petitions, PowerPoint presentations, photos, letters, or other written information. Items submitted at the public hearing will not be accepted as they were not available for public review prior to the hearing.

If you have any questions regarding the proposed project, please contact: Vitamin Cottage Natural Food Markets, Inc., 303-986-4600 ext. 80586, legal@naturalgrocers.com. If you have questions regarding the City process, please contact Emily Tarantini, 970-962-2581, Emily.Tarantini@cityofloveland.org

745 N LINCOLN AVENUE



VICINITY MAP

1" = 500'

Property Owners List

Parcel: 9513310004
Owner: Ward West LLP
PO Box 2487
Loveland, CO 80539

Parcel: 9513310003
Owner: Ward West LLP
PO Box 2487
Loveland, CO 80539

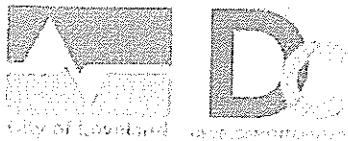
Parcel: 9513310001
Owner: Ward West LLP
PO Box 2487
Loveland, CO 80539

Parcel: 9513310002
Owner: Ward West LLP
PO Box 2487
Loveland, CO 80539

Parcel: 95133100011
Owner: Ward West LLP
PO Box 2487
Loveland, CO 80539

Parcel: 95133100012
Owner: Ward West LLP
PO Box 2487
Loveland, CO 80539

Parcel: 9513310008
Owner: Ward West LLP
PO Box 2487
Loveland, CO 80539



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: Natural Grocers - ROW Vacation

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 type="checkbox"/> 300 feet	<input checked="" 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: 7/28/22; and
2. A sign(s) as required by the City was posted on the property on: 7/29/22.

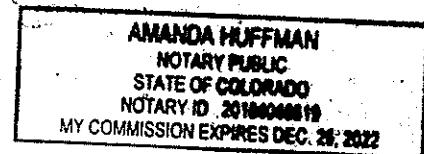
The undersigned further certifies that the attached letter identifies the correct date of the (menu: Planning Commission hearing, City Council hearing, neighborhood comment period) on 8/16/22 and all notices were in accordance with the public notice provisions in Section 18.14.04 of the Unified Development Code.

Vitamin Cottage Natural Food Markets, Inc.

Signature

By: Jonathan Dhillon, as its Vice President and General Counsel
Printed Name

STATE OF COLORADO)
)
COUNTY OF LARIMER) ss



The foregoing certification was acknowledged before me this 29 day of July, 2022, by
Jonathan Dhillon, as Vice President and General Counsel, of Vitamin Cottage Natural Food Markets, Inc.

Witness my hand and official seal.

My commission expires 12-26-22

Notary Public

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