

Neighborhood Meeting Notice Letter

Date: **December 23, 2022**

Dear Property Owner:

This is a notice that a neighborhood meeting will be held to discuss the following proposal in your neighborhood:

Application and Meeting Information

Application:	Annexation, Zoning & Comprehensive Plan Amendment
Project Case Number:	PZ #22-00101, PZ #22-00102, & PZ #22-00104
Project Name:	Sugar Creek First, Second, Third & Fourth Addition and PUD
Meeting Date:	January 12, 2023
Meeting Time:	5:30 – 7:00 pm
Meeting Location:	Crossroads Church at 5420 N Taft Ave., Loveland, 80538
Applicant Name:	TB Group

Project Description

Summary of Proposed Development:	This site will include a mix of residential product types, parks and open space with a maximum density 6.6 du/ac and 1110 lots.
General Location:	This site is located south of CR 30 and east of HWY 287. See the attached vicinity map
Property Address:	SE corner of WCR 30 and HWY 287
Existing Zoning:	Unincorporated Larimer County
Proposed Zoning:	Planned Unit Development (PUD)
Legal Description:	THE NORTH HALF OF THE SOUTHWEST QUARTER OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6 TH P.M., EXCEPT THAT PORTION THEREOF LYING SOUTH OF THE LOUDEN IRRIGATION CANAL, AND EXCEPT THOSE PORTIONS CONVEYED BY DEEDS RECORDED IN BOOK 151 AT PAGE 312; BOOK 878 AT PAGE 116; BOOK 1066 AT PAGE 198; BOOK 1122 AT PAGE 501; AND BOOK 1752 AT PAGE 423, COUNTY OF LARIMER, STATE OF COLORADO
Additional Information:	Additional information on the project is available at CityofLoveland.org/CDA

Neighborhood Meeting Information

All interested parties may appear and speak regarding the project at the neighborhood meeting and/or file written comments with the Current Planning Division. The project will also require a public hearing with the Planning Commission and City Council. Notification of the dates and times for the public hearing will be provided once the schedule is identified, in accordance with the Municipal Code.

If you have any questions regarding the proposed project, please contact: Kristin Turner, 970.532.5891, kristin@tbgroup.us. If you have questions regarding the City process, please contact Troy Bliss, 970.962.2579, Troy.Bliss@cityofloveland.org.

Sincerely,

Kristin Turner
kristin@tbgroup.us
TB Group
970.532.5891