



**Planscapes**

Planning/Landscape Architect

## Neighborhood Meeting Notice Letter

Date: **January 16, 2023**

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, Rezone and Comprehensive Plan Amendment
Project Case Number:	PZ 21-044
Project Name:	Westerdoll North Addition
Meeting Date and Time:	February 2, 2023, at 5:30 pm
Meeting Location:	Development Services Center, 410 E 5 <sup>th</sup> Street, Loveland, CO 80537
Applicant Name:	Robert Molloy Representing Custom On-Site

### Project Description

Summary of Proposed Development:	Proposal to annex and rezone a portion of land (+/- 3.38 acres) located at 3452 & 3516 N. Madison Ave. Proposed zoning is R2 – Developing Two-Family Residential. Proposal also includes an amendment to the comprehensive plan to recategorize the project site from LDR – Low Density Residential to MDR – Medium Density Residential.
General Location:	(Describe the site with respect to major cross-streets and community landmarks. Attach a vicinity map) See the attached vicinity map
Property Address:	3452 N. Madison Avenue & 3516 N County Road 13
Existing Zoning:	FA Farming Larimer County
Legal Description:	SOUTHWEST QUARTER OF SECTION 6, T.5N., R.68W. and THE SOUTHEAST QUARTER OF SECTION 1, T.5N., R.69W. OF THE 6TH PRINCIPAL MERIDIAN, LARIMER COUNTY, COLORADO
Additional Information:	Additional information on the project is available at <a href="http://CityofLoveland.org/CDA">CityofLoveland.org/CDA</a>

### 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 prior to the Director's decision.

If you have any questions regarding the proposed project, please contact Robert Molloy (970)988-5301 [rmmolloy@msn.com](mailto:rmmolloy@msn.com). If you have questions regarding the city process, please contact Marika Kopp (970)962-2721 [Marika.Kopp@cityofloveland.org](mailto:Marika.Kopp@cityofloveland.org).

Sincerely,

**Robert Molloy**  
**Landscape Architect**  
**Planscapes**  
**(970)988-5301**  
**[rmmolloy@msn.com](mailto:rmmolloy@msn.com)**