

## Neighborhood Meeting Notice Letter

Date: **February 7<sup>th</sup>, 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:	Height Exception
Project Case Number:	PZ-22-00149
Project Name:	The Jefferson Parking Structure
Meeting Date:	February 23 <sup>rd</sup> 2023
Meeting Time:	5:30 p.m.
Meeting Location:	Development Review Center – 410 E. 5 <sup>th</sup> Street  Please note that all public hearings are being conducted in-person. No virtual meeting or call-in options to participate are available.
Applicant Name:	Jeff Smith

### Project Description : The Jefferson Parking Structure

Summary of Proposed Development:	Construction will consist of a 5 story plus roof deck pre-cast concrete Type IIB parking garage. The parking garage will contain 277 parking spaces, 7 of which will be reserved as handicap parking. The lower levels will serve as public parking with the upper levels serving as residential parking for The Draper project. There will be two stair cores with one elevator core. The entrance to the garage will be off of 5th street mid-block. *Please include information specific to the height exception (i.e. proposed building height). It might also be good to include a building elevation after the vicinity map. The project will also include the development of Sweetheart Alley.
General Location:	Loveland Heartland Development at 5 <sup>th</sup> and Jefferson in downtown Loveland, Colorado.  See also the attached vicinity map

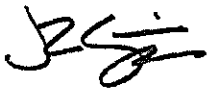
Property Address:	410 E 5th St Loveland, Colorado 80537  See also the attached vicinity map
Existing Zoning:	DT Downtown
Proposed Zoning:	DT Downtown
Legal Description:	410 5 <sup>th</sup> Street Being A Portion Of Block 40, Everett's Addition To The City Of Loveland, Country Of Larimer, State Of Colorado Situate In The SW Quarter Of Section 13, Township 5 North, Range 69 West Of The 6 <sup>TH</sup> P.M
Additional Information:	Additional information on the project is available at <a href="http://CityofLoveland.org/CDA">CityofLoveland.org/CDA</a>

### Neighborhood Meeting Information

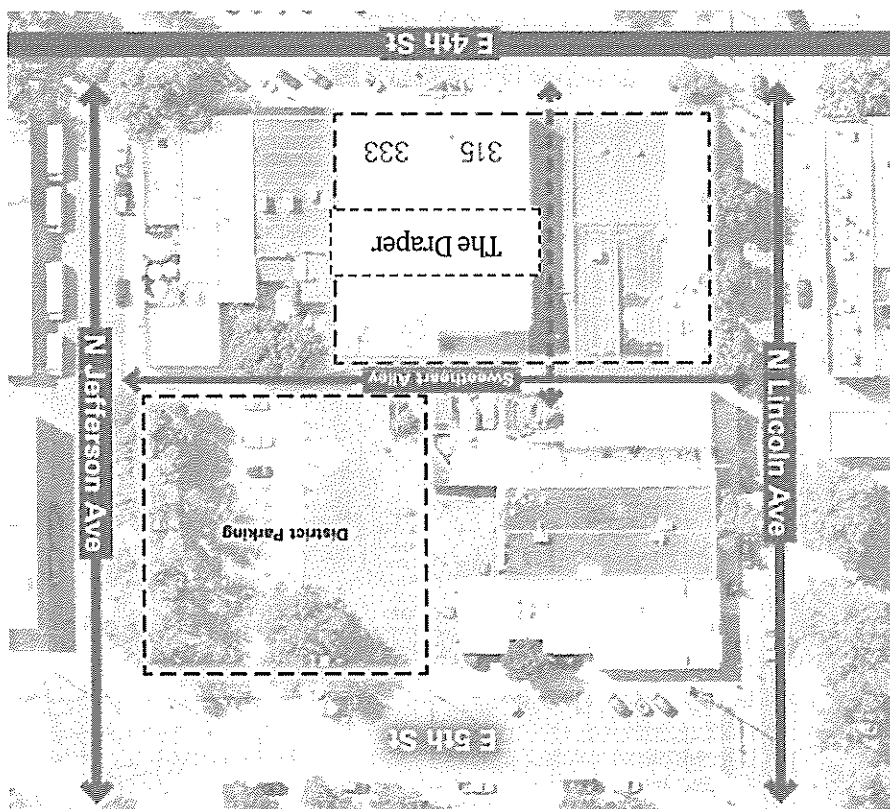
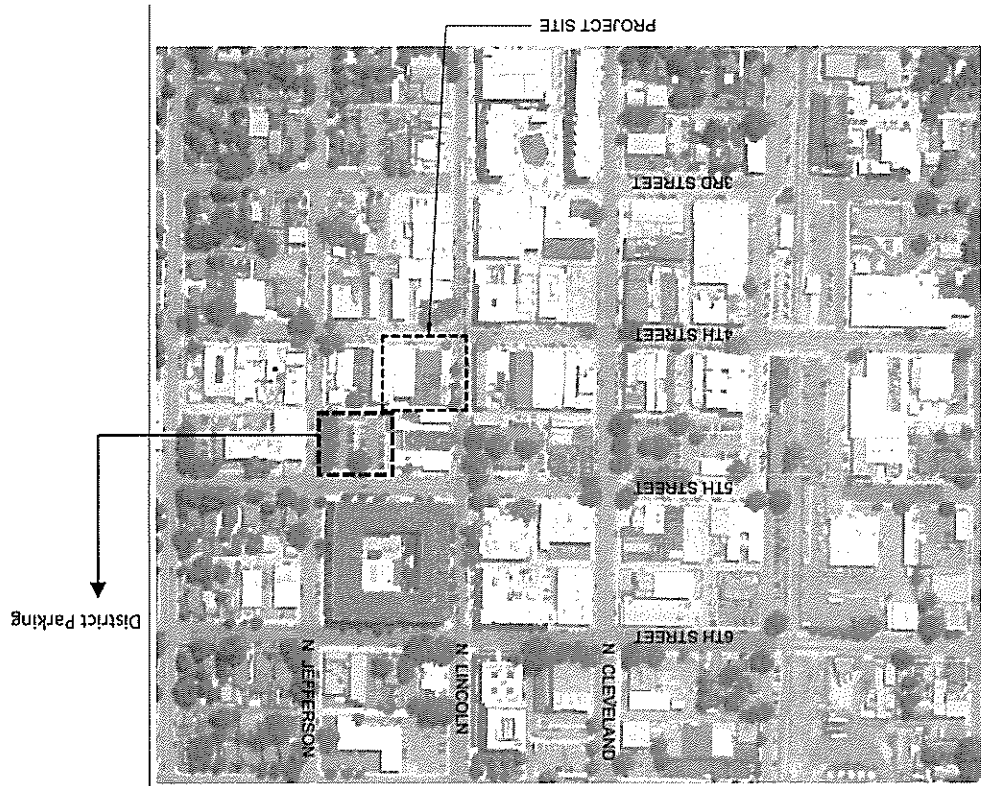
All interested parties may appear and speak regarding the project at the neighborhood meeting and/or file written comments with the Current Planning Division. The project will also require a public hearing with the Planning Commission. Notification of the dates and times for the public hearing will be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

If you have any questions regarding the proposed project, please contact: **Jeff Smith, 720-947-5408, [JSmith@TrybaArchitects.com](mailto:JSmith@TrybaArchitects.com)**. If you have questions regarding the City process, please contact **Troy Bliss, Senior Planner (970) 962-2579 or email: [Troy.Bliss@cityofloveland.org](mailto:Troy.Bliss@cityofloveland.org)**

Sincerely,



**Jeffrey R. Smith, AIA**  
**Principal**  
**[JSmith@TrybaArchitects.com](mailto:JSmith@TrybaArchitects.com)**  
**Jeff**  
**720-947-5408**



Vicinity Maps