



## Neighborhood Notice and Comment Letter

Date: **February 15, 2023**

Dear Property Owner:

The Planning Division is currently reviewing a 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:	Final Plat
Project Case Number:	PZ-22-00168
Project Name:	South Loveland Industrial 8 <sup>th</sup> Subdivision
Applicant Name:	Garfield, Ltd.

### Project Description

Summary of Proposed Development:	Re-plat ~2.9 acres of the property located at 1020 South Garfield Avenue, Loveland, CO to designate such portion as an out-lot.
General Location:	Proposed Out-lot is located east of South Garfield Ave., West of South Lincoln Ave., North of 14 <sup>th</sup> St SE and South of the Big Thompson River.
Property Address:	1020 South Garfield Avenue, Loveland, CO 80537
Existing Zoning:	Developing Industrial
Legal Description:	<p>PROPOSED: OUTLOT A, SOUTH GARFIELD SUBDIVISION</p> <p>A parcel of land being a portion of Tract A, Block 1, Replat of Lots 5 &amp; 6, Block 1 &amp; Lot 2, Block 3, South Loveland Industrial Park Addition recorded at Reception No. 323258 (1979) in the records of Larimer County, situate in the Southwest One-quarter (1/4) of Section 24, Township 5 North, Range 69 West of the 6<sup>TH</sup> Principal Meridian, City of Loveland, County of Larimer, State of Colorado, being more particularly described as follows:</p> <p>BEGINNING at the Southeast corner of said Tract A and considering the South line of Tract A to have the record bearing of S 89°48'05" W and having all other bearings contained herein relative thereto.</p> <p>THENCE S 89°48'05" W a distance of 450.78 feet along the South line of Tract A to the East line of a 20' Utility Easement;</p> <p>THENCE N 00°04'54" W a distance of 280.37 feet along said East line to a point on the North line of said Tract A;</p> <p>THENCE N 89°48'33" E a distance of 452.36 feet along said north line to the East line of Tract A;</p> <p>THENCE S 00°14'09" W a distance of 280.38 feet along said East line to the TRUE POINT OF BEGINNING.</p> <p>Said parcel contains 126,603 sq.ft. (2.906 acres) more or less and is subject to any existing easement and right of ways of record.</p>



### Comment Period and Review

Deadline for Public Comment:	February 23, 2023
Comment Submittal:	All comments must be submitted in writing to the following City planner:  Emily Tarantini <a href="mailto:Emily.Tarantini@cityofloveland.org">Emily.Tarantini@cityofloveland.org</a> 410 E. 5 <sup>th</sup> Street Loveland, CO 80550
Earliest Date for Administration Decision:	February 24, 2023
Comment Review:	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.  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.

### 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: Alex Higgins at [Alex.Higgins@shepherd-capital.com](mailto:Alex.Higgins@shepherd-capital.com) or (719)200-3038. If you have questions regarding the City process, please contact **Emily Tarantini, [Emily.Tarantini@cityofloveland.org](mailto:Emily.Tarantini@cityofloveland.org), 970-962-2581**.

Sincerely,

**Alex Higgins**  
**[Alex.Higgins@Shepherd-Capital.com](mailto:Alex.Higgins@Shepherd-Capital.com)**  
**Garfield, Ltd.**  
**(719)200-3038**

SOUTH LOVELAND INDUSTRIAL PARK EIGHTH SUBDIVISION  
BEING A SUBDIVISION OF TRACT A, BLOCK 1, REPLAT OF LOTS 5 & 6, BLOCK 1 & LOT 2, BLOCK 3, SOUTH LOVELAND INDUSTRIAL PARK ADDITION  
TO THE CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO  
SITUATED IN THE SOUTHWEST 1/4 OF SECTION 24, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN

CERTIFICATE OF OWNERSHIP:

KNOW ALL PERSONS BY THESE PRESENTS THAT GARFIELD, LTD. (THE UNDERSIGNED), BEING ALL THE OWNERS AND LIEN HOLDERS OF THE FOLLOWING DESCRIBED PROPERTY, EXCEPT ANY EXISTING PUBLIC STREETS, ROADS OR HIGHWAYS, WHICH PROPERTY IS LOCATED IN SECTION 24, TOWNSHIP 5, NORTH, RANGE 69 WEST OF THE 6TH P.M., BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

TRACT A, BLOCK 1, REPLAT OF LOTS 5 & 6, BLOCK 1 & LOT 2, BLOCK 3,  
SOUTH LOVELAND INDUSTRIAL PARK ADDITION  
RECEPTION NO. 323258 (1979)

CONTAINING 6.00(ACRES) MORE OR LESS, AND IS SUBJECT TO ALL EASEMENTS AND RIGHTS-OF-WAY ON RECORD OR EXISTING, AND DO HEREBY DESIGNATE AND DEDICATE: (1) ALL SUCH RIGHTS-OF-WAY AND EASEMENTS, OTHER THAN UTILITY EASEMENTS AND PRIVATE EASEMENTS, TO AND FOR PUBLIC USE, EXCEPT WHERE INDICATED OTHERWISE ON THIS PLAT; AND (2) ALL SUCH UTILITY EASEMENTS TO AND FOR PUBLIC USE FOR THE INSTALLATION AND MAINTENANCE OF UTILITY, IRRIGATION AND DRAINAGE FACILITIES; AND DO HEREBY DESIGNATE THE SAME AS SOUTH LOVELAND INDUSTRIAL PARK EIGHTH SUBDIVISION.

OWNER'S SIGNATURE - ALEX HIGGINS

STATE OF COLORADO )  
) SS.

COUNTY OF LARIMER )

THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_ DAY OF \_\_, 2\_\_\_\_,  
BY ALEX HIGGINS AS THE OWNER OF GARFIELD, LTD.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES \_\_\_\_\_

NOTARY OF PUBLIC

CITY OF LOVELAND DIRECTOR

THIS PLAT IS APPROVED BY THE DIRECTOR OF DEVELOPMENT SERVICES OF THE CITY OF LOVELAND, LARIMER COUNTY, COLORADO, THIS \_\_\_\_ DAY OF \_\_, 2\_\_\_\_, FOR FILING WITH THE CLERK AND RECORDER OF LARIMER COUNTY AND FOR CONVEYANCE TO THE CITY OF THE PUBLIC DEDICATIONS SHOWN HEREON, WHICH ARE ACCEPTED, SUBJECT TO THE PROVISION THAT APPROVAL IN NO WAY OBLIGATES THE CITY OF LOVELAND, FOR THE FINANCING OR CONSTRUCTING OF IMPROVEMENTS ON LAND, STREETS, OR EASEMENTS DEDICATED TO THE PUBLIC EXCEPT AS SPECIFICALLY AGREED TO BY THE DIRECTOR OF DEVELOPMENT SERVICES.

DIRECTOR OF DEVELOPMENT SERVICES

WITNESS MY HAND AND SEAL OF THE CITY OF LOVELAND

ATTEST:

CITY CLERK

GENERAL NOTES

TOTAL AREA IN SQUARE FEET OF EASEMENTS DEDICATED TO THE PUBLIC OR THE CITY BY THIS PLAT. TOTAL AREA IN SQUARE FEET IS 0.00.

TOTAL AREA IN SQUARE FEET OF EASEMENTS DEDICATED TO THE PUBLIC OR CITY THAT IS BEING VACATED BY THIS PLAT. TOTAL AREA IN SQUARE FEET IS 0.00.

PREVIOUS CONDITIONS REFERENCE:

UNLESS OTHERWISE APPROVED BY THE CITY, ALL UNSATISFIED CONDITIONS OF APPROVAL FOR THE ORIGINAL SUBDIVISION SHALL CONTINUE TO APPLY TO THIS PROPERTY.

IMPROVEMENT STATEMENT: NO ADDITIONAL IMPROVEMENTS ARE INTENDED.

DRAINAGE EASEMENTS OWNERSHIP AND MAINTENANCE: SIDE LOT DRAINAGE EASEMENTS DO NOT EXIST ON THIS PARCEL.

MAINTENANCE AND UPKEEP OF STORMWATER DETENTION PONDS, STORM SEWER SYSTEMS, SWALES, AND PERMANENT STORMWATER QUALITY IMPROVEMENTS THAT ARE REQUIRED BY THE CITY OF LOVELAND AND ARE A CONTINUING OBLIGATION OF THE HOMEOWNER ASSOCIATION (HOA), BUSINESS OWNER ASSOCIATION (BOA), OR PRIVATE PROPERTY OWNER, THE OWNER(S) OR RESPONSIBLE PARTIES (HOA, BOA) SHALL PROVIDE ONGOING MAINTENANCE TO THE PRIVATE STORMWATER IMPROVEMENTS AS NEEDED TO MAINTAIN COMPLIANCE WITH THE APPROVED CONSTRUCTION PLANS AND REPORTS. REFERENCE THE SOUTH LOVELAND INDUSTRIAL PARK ADDITION CONSTRUCTION DRAWINGS DATED MARCH 1979 AND SPECIFICALLY THE TOP LEFT CORNER OF SHEET 13117 PERTAINING TO THE PERMANENT POND TO BE RETAINED.

THIS PROJECT IS SUBJECT TO A DEVELOPMENT AGREEMENT WHICH HAS BEEN RECORDED AT RECEPTION NO. \_\_\_\_\_ IN THE REAL PROPERTY RECORDS OF LARIMER COUNTY.\*

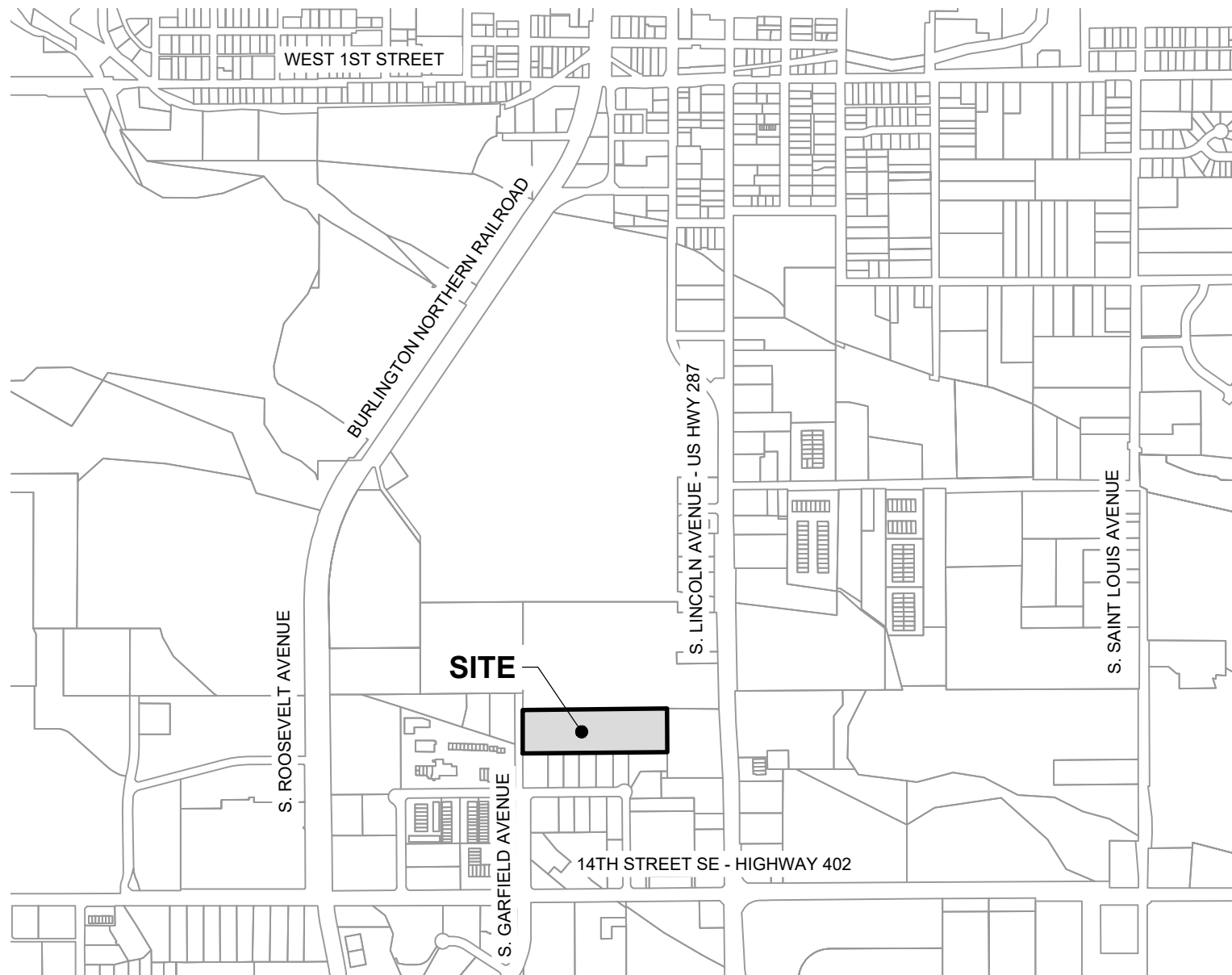
SURVEY NOTES

- THIS PLAT IS BASED ON A TITLE COMMITMENT PROVIDED BY LAND TITLE GUARANTEE COMPANY, ORDER NUMBER SC25195919, EFFECTIVE DATE 02/04/2022 at 5:00 P.M..

- BEARINGS ARE BASED ON THE SOUTH LINE OF TRACT A, BLOCK 1, REPLAT OF LOTS 5 & 6, BLOCK 1 & LOT 2, BLOCK 3, SOUTH LOVELAND INDUSTRIAL PARK ADDITION, TO HAVE THE PLAT BEARING OF S89°48'05"W BETWEEN THE SOUTHEAST CORNER OF SAID TRACT A BEING A FOUND 1/2" REBAR AND THE SOUTHWEST CORNER OF SAID TRACT A BEING A FOUND 1/2" REBAR.

- UNITS ARE SHOWN IN U.S. SURVEY FOOT

- THE TOTAL AREA OF THE SUBDIVISION CONTAINS 26159 SQUARE FEET (6.000 ACRES) MORE OR LESS.



VICINITY MAP

SCALE: 1" = 1000'

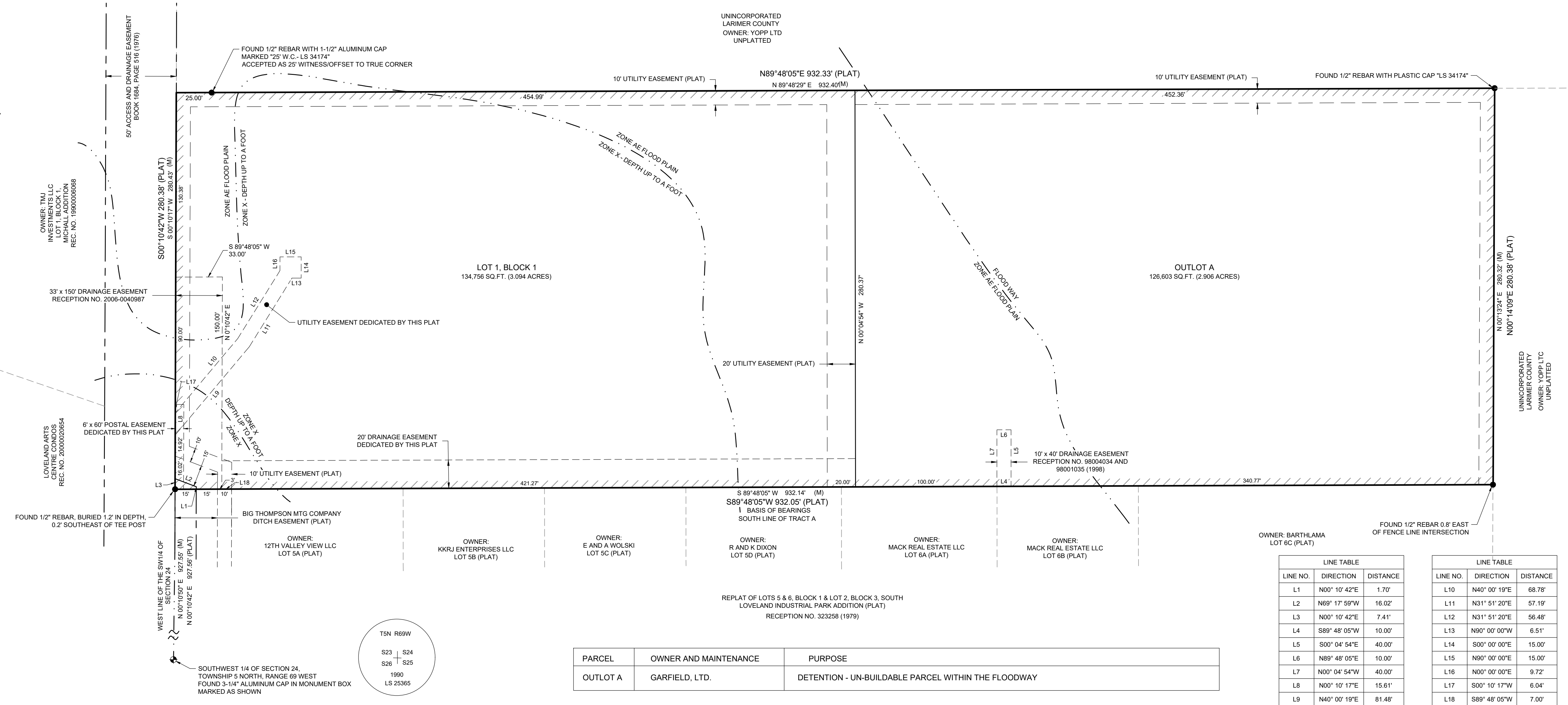
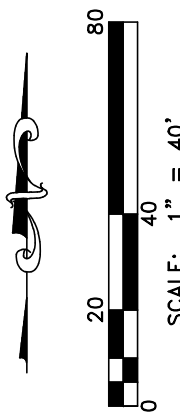
SURVEYORS CERTIFICATE:

I, CHRISTOPHER L. THEW, BEING A REGISTERED/LICENSED PROFESSIONAL LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF SOUTH LOVELAND INDUSTRIAL PARK EIGHTH SUBDIVISION WAS MADE BY ME OR UNDER MY SUPERVISION AND THAT THE SURVEY IS ACCURATELY REPRESENTED ON THIS PLAT AND THAT THE STATEMENTS CONTAINED HEREON WERE READ BY ME AND THE SAME ARE TRUE TO THE BEST OF MY KNOWLEDGE.

DATED THIS \_\_\_\_ DAY OF \_\_, 2\_\_\_\_.

LEGEND

- FOUND MONUMENT AS DESCRIBED
- SET 1/2" REBAR WITH PLASTIC CAP MARKED "LS 38692"
- BOUNDARY LINE
- - - EASEMENT LINE
- . - . 2021 PRELIMINARY FEMA FIRM LINE
- (M) MEASURED
- (PLAT) REFERENCE TO THE REPLAT OF LOTS 5 & 6, BLOCK 1 & LOT 2, BLOCK 3, SOUTH LOVELAND INDUSTRIAL PARK ADDITION RECEPTION NO. 323258 (1979)



NOTICE: According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event, may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon.

C:\Users\Chris\OneDrive\2022\_03\14\03-07-07\_0320\1403-07-07-PLAT.dwg February 03, 2023 - 9:57am

PARCEL	OWNER AND MAINTENANCE	PURPOSE
OUTLOT A	GARFIELD, LTD.	DETENTION - UN-BUILDABLE PARCEL WITHIN THE FLOODWAY

LINE TABLE		
LINE NO.	DIRECTION	DISTANCE
L1	N00° 10' 42"E	1.70'
L2	N69° 17' 59"W	16.02'
L3	N00° 10' 42"E	7.41'
L4	S89° 48' 05"W	10.00'
L5	S00° 04' 54"E	40.00'
L6	N89° 48' 05"E	10.00'
L7	N00° 04' 54"W	40.00'
L8	N00° 10' 17"E	15.61'
L9	N40° 00' 19"E	81.48'

LINE TABLE		
LINE NO.	DIRECTION	DISTANCE
L10	N40° 00' 19"E	68.78'
L11	N31° 51' 20"E	57.19'
L12	N31° 51' 20"E	56.48'
L13	N90° 00' 00"W	6.51'
L14	S00° 00' 00"E	15.00'
L15	N90° 00' 00"E	15.00'
L16	N00° 00' 00"E	9.72'
L17	S00° 10' 17"W	6.04'
L18	S89° 48' 05"W	7.00'

TITLE: SOUTH LOVELAND INDUSTRIAL PARK EIGHTH SUBDIVISION

TRI-PEAKS, LLC

SHEET 1 OF 1