

✚ NORDHAGEN LAND COMPANY LLC
✚ 7886 Blackwood Drive
✚ Windsor, CO 80550
✚

Neighborhood Notice and Comment Letter

Date: (3/9/2023)

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-22-00141
Project Name:	East Loveland Industrial 27th Subdivision
Applicant Name:	Nordhagen Land Company LLC

Project Description

Summary of Proposed Development:	Divide Parcel into two lots
General Location:	(NE Corner of Crossroads and St Clouds St. (See the attached vicinity map)
Property Address:	4340 St. Cloud St.
Existing Zoning:	Remains
Legal Description:	East Loveland Industrial Twenty -Seventh Subdivision being a subdivision of Lot 2, Block 5, East Loveland Industrial , Eighteenth Subdivision , situated in the Southeast Quarter of Section 34, Township 6 North Range 68 West of the 6 th P.M. to the City of Loveland, County of Larimer, State of Colorado

Comment Period and Review

Deadline for Public Comment:	3/23/2023
Comment Submittal:	All comments must be submitted in writing to the following City planner: Emily Tarantini Emily.Tarantini@cityofloveland.org

	410 E. 5 th Street Loveland, CO 80550
Earliest Date for Administration Decision:	3/24/2023
Comment Review:	<p>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.</p> <p>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.</p>

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: Mark Bowman at mark@vectordevelopment.us If you have questions regarding the City process, please contact Emily Tarantini, Emily.Tarantini@cityofloveland.org, 970-962-2581.

Sincerely,

Mark Bowman (designated representative)
Manager
Vector Development
mark@vectordevelopment.us
303-570-7837

(

AFFIDAVIT

CERTIFYING THE NOTIFICATION OF SURROUNDING PROPERTY OWNERS AND POSTING SIGNS ON THE PROPERTY

Project Name: AZ H 22-141

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 type="checkbox"/> Contiguous property owners for right-of-way vacation |
| <input checked="" 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 |

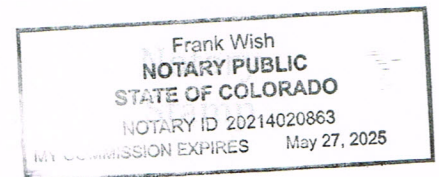
The undersigned certifies the following:

1. The attached letter was mailed to all of the property owners listed on the mailing list on: 10th; and
2. A sign(s) as required by the City was posted on the property on: 13th of MARCH 2023

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 _____ and all notices were in accordance with the public notice provisions in Section 18.14.04 of the Unified Development Code.

Mark Bowman
Signature

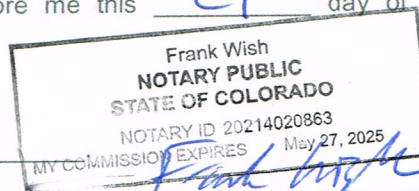
MARK BOWMAN
Printed Name



STATE OF COLORADO)
) ss
COUNTY OF LARIMER)

The foregoing certification was acknowledged before me this 21 day of March, 2023, by
Mark Bowman

Witness my hand and official seal.
My commission expires 5/27/25



Notary Public

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

CHICK-FIL-A INC
5200 BUFFINGTON RD
ATLANTA, GA 303492945

CROSSROADS COMMONS OWNERS ASSOCIATION INC
7385 GREENDALE RD STE 104
WINDSOR, CO 805508098

EAGLE CROSSING DEVELOPMENT INC
1625 PELICAN LAKES PT STE 201
WINDSOR, CO 80550