

Public Hearing Notice Letter

Date: June 6, 2023

Dear Property Owner:

This is a notice that Planning Commission public hearing will be held to discuss the following proposal in your neighborhood.

Application and Meeting Information

Public Hearing Board Meeting Date and Time	Planning Commission 6:00 p.m. on June 26, 2023
Application	Annexation, Zoning and Comprehensive Plan Amendment
Project Case Numbers	PZ# 22-00102, PZ#22-00103 and PZ# 22-00104
Project Name	Sugar Creek Annexation, Zoning and Comprehensive Plan Amendment
Meeting Location	City Council Chambers, 500 East Third Street, Loveland, Colorado
Applicant Name	Russell Baker, Black Timber Land Company

Project Description

Summary of Proposed Development	This site will allow a mix of residential product types, including single family detached, duplex, townhomes, general multifamily, and commercial with a maximum density 6.5 du/ac and 1,110 units.
General Location	This site is located south of CR 30 (71 st Street) and east of HWY 287. See the attached vicinity map.
Property Address	6400 Garfield
Zoning	Existing: Unincorporated Larimer County Rural Residential RR2 and Commercial Corridor CC Proposed: Planned Unit Development
Legal Description	BEING A PORTION OF THE WEST HALF OF SECTION 25, TOWNSHIP 6 NORTH, RANGE 69 WEST OF THE 6TH P.M., COUNTY OF LARIMER, STATE OF COLORADO A complete legal description is available at the City Current Planning Division.
Additional Information	Additional information on the project is available at CityofLoveland.org/CDA

All interested parties may appear and speak on the matter at the public hearing and/or file written comments with the Current Planning Division.

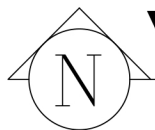
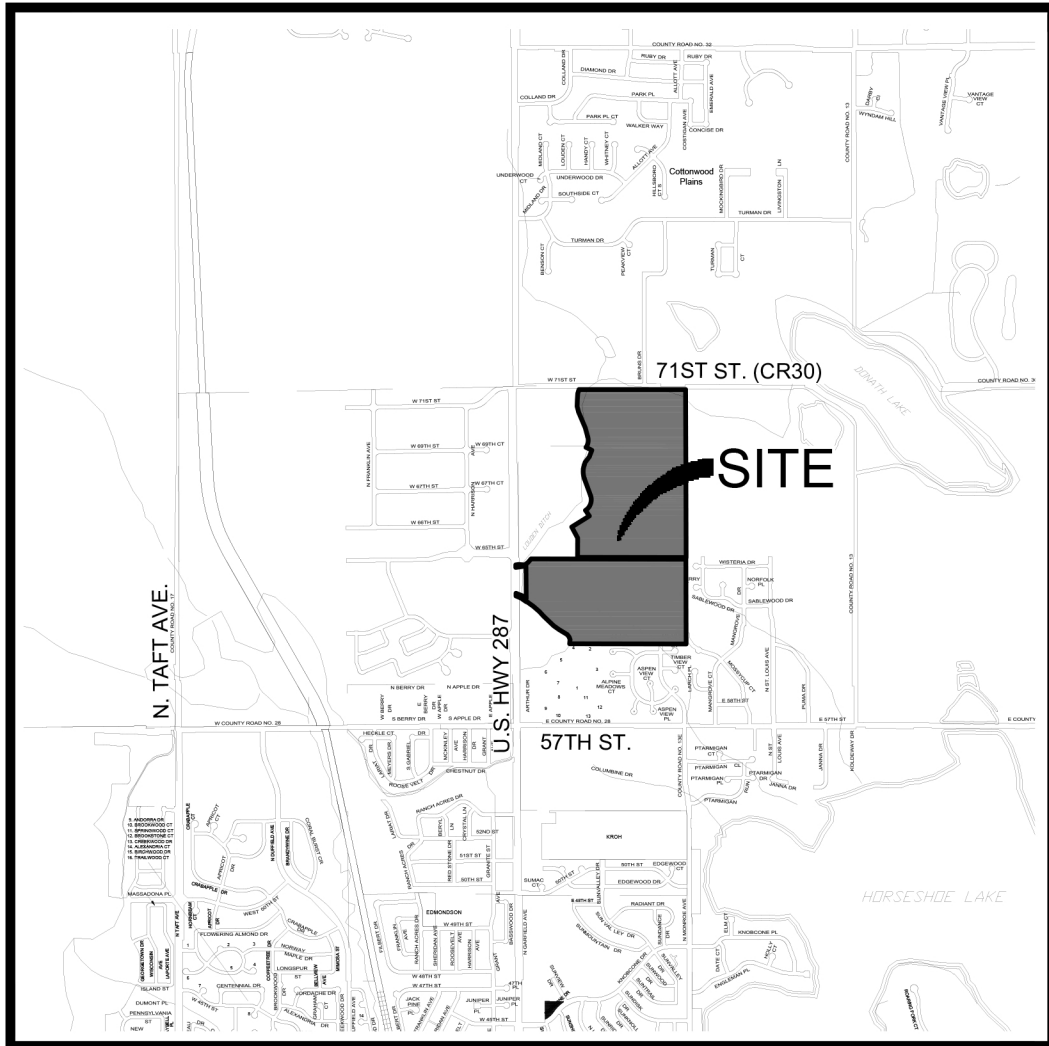
Any decision by the Planning Commission is a recommendation only and will be presented to the City Council at a future public hearing to be determined. Additional notice will be provided in advance of any scheduled City Council public hearing.

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*.

To request a copy of this letter in Spanish, free of charge, contact 970-962-2523 or email planning@cityofloveland.org. Para recibir una copia gratuita en español, llame al 970-962-2523 o envíe un correo electrónico a planning@cityofloveland.org.

Sincerely,

Kristin Turner
kristin@tbgroup.us
TB Group
970.532.5891



VICINITY MAP

1" = 3000'



CURRENT PLANNING DIVISION
410 E. 5th Street | Loveland, CO 80537 | 970-962-2523
epian-planning@cityofloveland.org | cityofloveland.org/DC

AFFIDAVIT

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

Project Name: Sugar Creek Annexation, PUD & Comprehensive Amendment


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 type="checkbox"/> 150 feet | <input checked="" 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: 6/8/23 ; and
2. A sign(s) as required by the City was posted on the property on: 6/8/23

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 6/26/23 and all notices were in accordance with the public notice provisions in Section 18.14.04 of the Unified Development Code.


Signature
Kristin Turner
Printed Name

STATE OF COLORADO)
COUNTY OF LARIMER) ss



The foregoing certification was acknowledged before me this 8th day of June, 2023 by Kristin Turner.

Witness my hand and official seal.

My commission expires 1.11.2026


Notary Public

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