

## Neighborhood Meeting Notice Letter

Date: July 24, 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 and Zoning
Project Case Number:	PZ 23-036
Project Name:	Boedecker South Annex-Zoning
Meeting Date and Time:	August 14, 2023 at 5:30PM
Meeting Location:	Loveland Public Works Administration Building 2525 W. 1 <sup>st</sup> Street, Loveland, CO 80537
Applicant Name:	City of Loveland

### Project Description

Summary of Proposed Development:	The proposal is to annex into the City of Loveland 32.051 acres of land on the southeast corner of County Road 21, to the southeast of Boedecker Lake. The land is owned by the City of Loveland and the request under consideration is annexation and zoning of the property. The proposed zoning of the property is Public Park. A portion of the land is planned for a future Loveland Fire Rescue Authority fire station.
General Location	The property is at the southeast corner of County Road 21, across from Boedecker Lake. See vicinity map on the opposite page.
Property Address:	unassigned
Zoning:	Existing: Rural Residential 2-Larimer County Proposed: Public Park -City of Loveland
Legal Description:	The legal description of the property can be found on file with the Current Planning Division of the City of Loveland.
Additional Information:	The proposed Fire Station Site Development Plan will also be holding a separate Neighborhood Input Meeting in the future. Additional information regarding the annexation/zoning of the property is available online at: <a href="https://www.lovgov.org/services/development-services/current-planning/current-development">https://www.lovgov.org/services/development-services/current-planning/current-development</a>

### Neighborhood Meeting Information

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

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

If you have any questions regarding the proposed annexation/zoning, please contact:  
Heather Vidlock (303) 770-8884, [HeatherVidlock@GallowayUS.com](mailto:HeatherVidlock@GallowayUS.com).

If you have questions regarding the City process, please contact Noreen Smyth at  
[Noreen.Smyth@cityofloveland.org](mailto:Noreen.Smyth@cityofloveland.org), 970-962-2522.

Sincerely,



Heather Vidlock, AICP  
[HeatherVidlock@GallowayUS.com](mailto:HeatherVidlock@GallowayUS.com)  
Galloway  
(303) 770-8884

#### Vicinity Map for Boedecker South Annex/Zoning

