



Neighborhood Notice and Comment Letter

Date: **8/11/23**

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-22-00174
Project Name:	Crossroads Business Park Sixteenth Subdivision
Applicant Name:	Schuman Co attn: Mark Morrison, Bullseye Development LLC

Project Description

Summary of Proposed Development:	Proposed to subdivide into six (6) commercial/industrial/retail lots.
General Location:	Located on the southeast corner of Draft Horse Dr and St Cloud Dr See the attached vicinity map
Property Address:	4070 St. Cloud Drive & 3840 Draft Horse Drive
Existing Zoning:	I – Developing Industrial
Legal Description:	Lot 4 & 3, Block 2, Crossroads Business Park 1st Subdivision

Comment Period and Review

Deadline for Public Comment:	8/25/23
Comment Submittal:	All comments must be submitted in writing to the following City planner: Marika Kopp Marika.Kopp@cityofloveland.org 410 E. 5 th Street Loveland, CO 80550

Earliest Date for Administration Decision:	8/26/23
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 Morrison**, markm@schumanco.com, 701-590-0434. If you have questions regarding the City process, please contact **Marika Kopp**, Marika.Kopp@cityofloveland.org, 970-962-2721.

Sincerely,

Mark Morrison
Development Manager
Bullseye Development LLC
markm@schumanco.com
701-590-0434

CROSSROADS BUSINESS PARK, 16TH SUBDIVISION

LOCATED IN THE NORTHEAST QUARTER OF SECTION 3,
TOWNSHIP 5 NORTH, RANGE 68 WEST, OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



VICINITY MAP

Scale: 1" = 250'

BENCHMARK:

CITY OF LOVELAND BENCHMARK 05-03, BEING AN ALUMINUM DISK, ON SOUTH EAST CORNER OF THE CONCRETE ELECTRIC VAULT LID ON THE NORTHWEST CORNER OF THE INTERSECTION OF ARENA CIRCLE AND 75' WEST OF FAIRGROUNDS PARKWAY. HAVING AN ELEVATION OF 5034.90 (NGVD 29).