

# ELWIN LAND COMPANY, LLC

c/o Robert Kearney, Manager  
Abbey Mortgage & Investments, Inc.  
549 N. 4<sup>th</sup> Street  
Berthoud, CO 80513  
(970) 532-4243

---

## Neighborhood Meeting Notice Letter

August 25, 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:	Site Development Plan
Project Case Number:	PZ # 22-190
Project Name:	Loveland Heights
Meeting Date and Time:	September 12, 2023 5:30 P.M
Meeting Location:	Development Review Center 410 E. 5 <sup>th</sup> Street, Loveland, CO
Applicant Name:	Elwin Land Company, LLC

### Project Description

Summary of Proposed Development:	Adaptable use for development of 8 townhome units.
General Location:	Corner of E. Eisenhower Blvd, and N. Cleveland Ave
Property Address:	108 East Eisenhower Boulevard
Existing Zoning:	R3e Est High Density Res
Legal Description:	Lots 11-16 and Lots 20 and 21, Block 4, Loveland Heights Addition, together with portion of alley vacated by ordinance recorded at Reception No. 94017050, City of Loveland, County of Larimer, Colorado
Additional Information:	Additional information on the project is available at <a href="http://CityofLoveland.org/CDA">CityofLoveland.org/CDA</a>

### Neighborhood Meeting Information

All interested parties may appear and speak regarding the project at the neighborhood meeting and/or file written comments with the Current Planning Division prior to the Director's decision.

### Appeal Dates

Director Decision Date:	September 26, 2023
Appeal Deadline:	October 6, 2023

### Appeal Information

Purpose	The appeal procedures specified in Division 18.14.05 of the Loveland Municipal Code provides an opportunity for affected parties to seek review of a final decision of the Director to ensure that the decision is correct.
Party Status	Appeals may be brought only by the following parties: <ol style="list-style-type: none"><li>1. An adjoining property owner; or</li><li>2. A property owner who received this mailed notice and either attended the neighborhood meeting or provided written comments to the Current Planning Division before the Director's decision.</li></ol>
Initiation of Appeal	An appeal of the Director's decision must be initiated by filing a petition on the form provided by the City and submitting the required fee to the Current Planning Division. The petition must contain all of the information specified in Section 18.14.05.04 of the Loveland Municipal Code.
Threshold Review	<p>Once a petition is filed, the Director will confer with the City Attorney to ensure that the petitioner has party status, as described above, and there is sufficient detail in the petition to put the City on notice as to the legal basis of the appeal.</p> <p>If the Director finds that the petitioner does not have party status or that the petition lacks the required information, the Director will deny the appeal, notify the petitioner, and return the submitted appeal fees.</p> <p>If the Director finds that the petitioner has party status and the petition includes the required level of specificity, the Director will notify the petitioner of the acceptance, place the item on the agenda for the Planning Commission, and notify the petitioner that the petitioner must provide mailed notice as specified in the Loveland Municipal Code.</p>

Standards for Review	The scope of the appellate review is limited to the issues raised in the petition. Issues that are not described or obviously implied by the petition will not be considered. New evidence cannot be introduced on appeal.
Planning Commission Decision	After review of the record and arguments advanced on appeal, the Planning Commission will determine whether the Director's decision was correct based on the applicable Code provisions. The Planning Commission's decision represents the final decision by the City.

If you have any questions regarding the proposed project, please contact:  
**Robert E. Kearney at (970) 532-4243 or email at robert@coloansonline.com).**

If you have questions regarding the city process, please contact:  
Troy Bliss at (970) 962-2579 or email at troy.bliss@cityofloveland.org.

Sincerely,



Robert E. Kearney  
(970) 532-4243  
Robert@coloansonline.com