

Neighborhood Notice and Comment Letter

Date: October 13, 2023

Dear Property Owner:

The Planning Division is currently reviewing a sketch plat for property adjacent 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-23-0012
Project Name:	Lee Farm First Subdivision
Applicant Name:	DR Horton

Project Description

Summary of Proposed Development:	This proposal is for a sketch plat for a residential subdivision subject to the approved Lee Farm Zoning Document.
General Location:	Located on the west side of N. Wilson Avenue between Tabernash Drive & W. 43rd Street. See the attached vicinity map
Existing Zoning:	PUD – Planned Unit Development
Legal Description:	Portion of Section 4, Township 5 North, Range 69 West of the 6th P.M., to the Town of Loveland, County of Larimer, State of Colorado

Comment Period and Review

Deadline for Public Comment:	Monday October 23, 2023
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:	Tuesday October 24, 2023
Comment Review:	The City's review of the subdivision plat is based on a determination of compliance with the City's Unified Development

	<p>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>
--	---

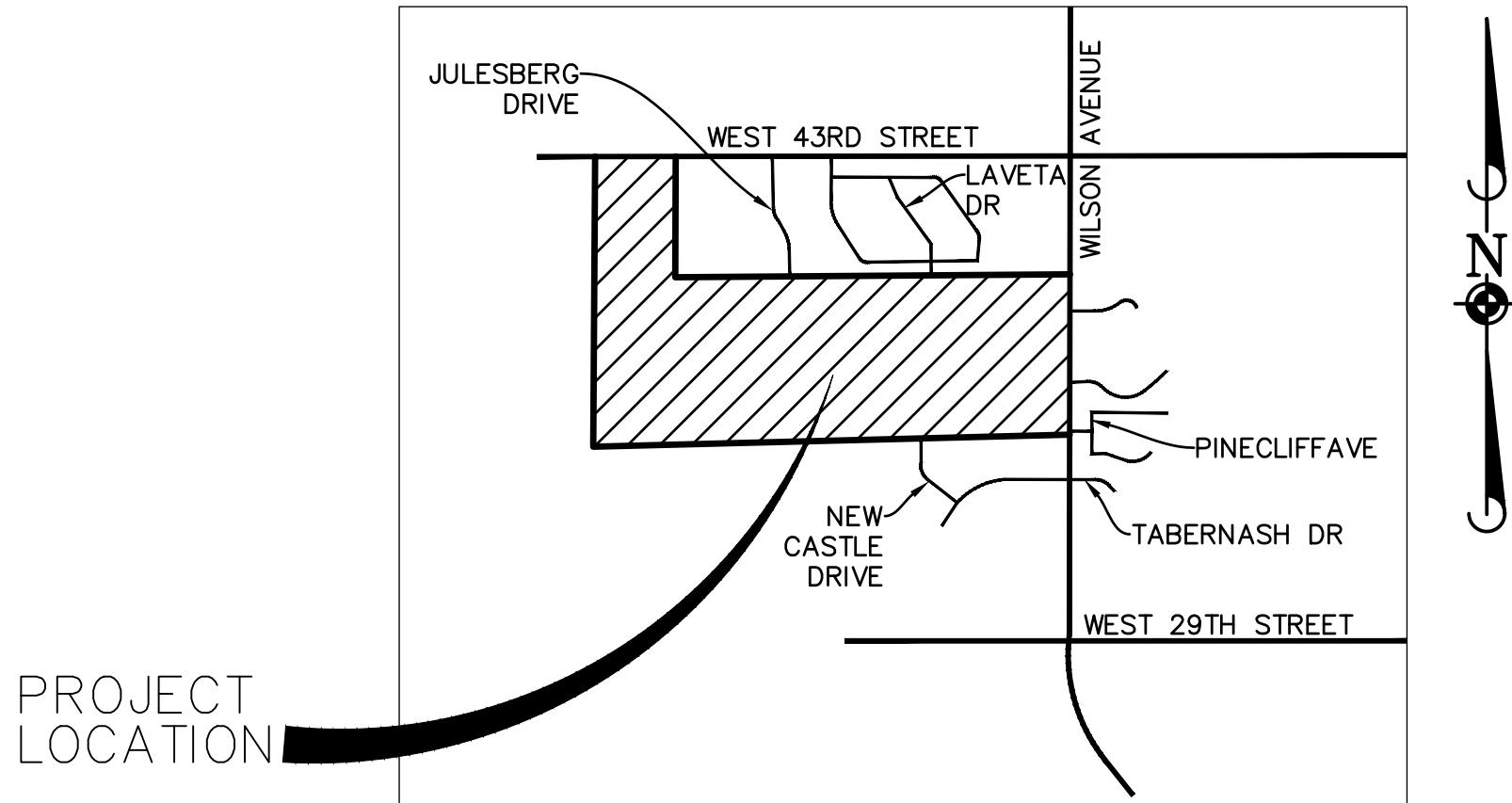
Neighborhood Meeting and Appeal

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 sketch 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: **Kristin Turner**, Kristin@TBGroup.us, **970.532.5891 x105**. If you have questions regarding the City process, please contact **Marika Kopp**, Marika.Kopp@cityofloveland.org, **970-962-2721**.

Sincerely,

Kristin Turner
Planner
TB Group
Kristin@TBGroup.us
970.532.5891 x105



VICINITY MAP

1" = 2000'