

Elwin Land Company, LLC  
549 N. 4<sup>th</sup> St.  
Berthoud, CO 80513  
970-532-4243

## Public Hearing Notice Letter

Date: October 31, 2024

Dear Property Owner:

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

### Application and Meeting Information

Application:	Rezone
Project Case Number:	PZ 24-0087 & PZ 24-0088
Project Name:	Cleveland Corner Rezone and Comprehensive Plan Amendment
Meeting Date and Time:	Planning Commission: November 18, 2024 at 6:00 pm
Meeting Location:	City Council Chambers 500 East Third Street
Applicant Name:	Elwin Land Company

### Project Description

Summary of Proposed Development:	Proposal to rezone a property located at 1355-1349 N Cleveland Ave (+/- .44 acres). The proposal also includes a request to amend the comprehensive plan from High Density Residential to Corridor Commercial. The purpose of the request is to expand use allowances for the existing development and better align the property with planned corridor improvements. Redevelopment of the property is not proposed. Existing zoning is R3e – Established High Density Residential. Proposed zoning is B – Developing Business.
General Location:	Located on the Southwest corner of Eisenhower BLVD (US-34) and Cleveland Ave. See the attached vicinity map.
Property Address:	1355-1349 N Cleveland Avenue
Zoning:	Existing: R3e – Established High Density Residential Proposed: B – Developing Business
Comprehensive Plan Designation:	Existing: HDR – High Density Residential Proposed: CC – Corridor Commercial
Legal Description:	Lot 2, Block 1, LOVELAND HEIGHTS ADDITION AMENDMENT #8; LOV
Additional Information:	Additional information on the project is available at <a href="http://CityofLoveland.org/CDA">CityofLoveland.org/CDA</a>

### **Public Hearing Meeting Information**

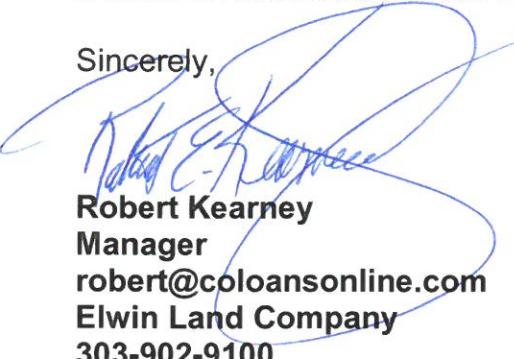
All interested parties may appear and speak on the matter at the public hearing and/or file written comments with the Current Planning Division.

Any written information that you intend to provide or present at the Planning Commission must be provided to the Planning office at least 1 week in advance of the hearing – please email the planner listed below.

If you have any questions regarding the proposed project, please contact: **Robert Kearney at 303-902-9100 or [robert@coloansonline.com](mailto:robert@coloansonline.com).** If you have questions regarding the City process, please contact **Marika Kopp, 970-962-2557, [marika.kopp@cityofloveland.org](mailto:marika.kopp@cityofloveland.org)**

*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).*

Sincerely,



Robert Kearney  
Manager  
[robert@coloansonline.com](mailto:robert@coloansonline.com)  
Elwin Land Company  
303-902-9100