

BIG THOMPSON FARMS, LLC
P.O. BOX 299
LOVELAND, CO 80539
970.776.4513

Neighborhood Meeting Notice Letter

March 21, 2025

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:	Big Thompson Farms Rezone
Project Case Number:	PZ 24-097
Meeting Date:	April 8, 2025
Meeting Time:	4:00 pm
Meeting Location:	City Development Center, 410 E 4 th Street, Loveland CO Fab-Bartolf Room
Applicant Name:	Big Thompson Farms, LLC, formerly known as Big Thompson Farms LLP: George S Fancher/ET AL.

Project Description

Summary of Proposed Development:	Rezoning of Tract A of the Amended Big Thompson Farms Addition from R1-Medium Density Residential to DR-Developing Resource
General Location:	NE Corner of W. 1 st Street and N. Namaqua Ave.
Property Address:	Larimer County Parcel No.9516406002
Existing Zoning:	R1 - Medium Density Residential
Proposed Zoning:	DR - Developing Resource
Legal Description:	Tract A, AMENDED PLAT OF BIG THOMPSON FARMS ADDITION, being situated in the Southeast 1/4 of Section 16, Township 5 North, Range 69 West of the 6th P.M., City of Loveland, Larimer County, Colorado
Additional Information:	Additional information on the project is available at CityofLoveland.org/CDA

All interested parties may appear and speak regarding the project at the neighborhood meeting and/or file written comments with the Current Planning Division. The project 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.

PZ 24-097 Big Thompson Farms Rezone Application Neighborhood Meeting Information

If you have any questions regarding the proposed project, please contact: Stephanie Fancher English, 970.776.4513, stephanief@Lrmconcrete.com . If you have questions regarding the City process, please contact Hugh Bell, Planner II, 970.962.2721, Hugh.Bell@cityofloveland.org.

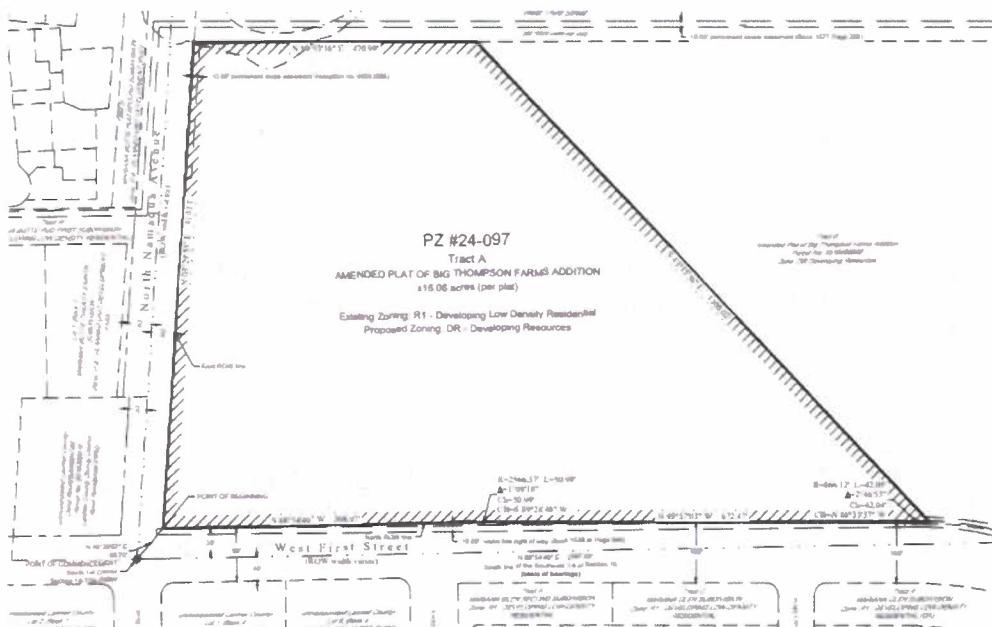
To request a copy of this letter in Spanish, free of charge, contact 970-962-2523 or email planning@cityofloveland.org. Para recibir una copia gratuita en español, llame al 970-962-2523 o envíe un correo electrónico a planning@cityofloveland.org.

Sincerely,

Stephanie Archer English

Stephanie Fancher English
Manager
Big Thompson Farms, LLC

970.776.4513
Stephanief@Lrmconcrete.com





CURRENT PLANNING DIVISION
410 E. 5th Street | Loveland, CO 80537 | 970-962-2523
eplan-planning@cityofloveland.org | cityofloveland.org/DC

AFFIDAVIT

CERTIFYING THE NOTIFICATION OF SURROUNDING PROPERTY OWNERS AND POSTING SIGNS ON THE PROPERTY

Project Name: Big Thompson Farms Rezone PZ 24-097

The undersigned certifies that the names and addresses listed on the attached mailing list represent all of the property owners located within the following radius of the boundaries of the project (check one):

75 feet 300 feet Contiguous property owners for right-of-way vacation
 150 feet 500 feet Property owners with legal interest in the easement vacation
 250 feet 2,200 feet Property within the PUD project boundary plus 500 feet

The undersigned certifies the following:

1. The attached letter was mailed to all of the property owners listed on the mailing list on: 3/21/2025; and
2. A sign(s) as required by the City was posted on the property on: 3/21/2025

The undersigned further certifies that the attached letter identifies the correct date of the neighborhood ~~common~~ meeting period on 4/8/2025 and all notices were in accordance with the public notice provisions in Section 18.14.04 of the Unified Development Code.

A handwritten signature in blue ink that reads 'Stephanie Fancher English'.

Signature

A handwritten printed name in blue ink that reads 'Stephanie Fancher English'.

Printed Name

STATE OF COLORADO)
) ss
COUNTY OF LARIMER)

The foregoing certification was acknowledged before me this 24th day of March, 2025, by
Stephanie Fancher - English

Witness my hand and official seal.

My commission expires Nov. 21, 2026

A handwritten signature in blue ink that reads 'Joan E. Horst'.

Notary Public

Note: Mailing list and letter to property owners must be attached to this affidavit.

