

Neighborhood Meeting Notice Letter

Date: April 2, 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:	Adaptable Use Site Development Plan
Project Case Number:	PZ-25-00005
Project Name:	The 200 - Longview SDP Adapt Use & CCP
Meeting Date:	April 17 th , 2025
Meeting Time:	4:00 PM
Meeting Location:	410 E 5 th St Development Center 2 nd Floor
Applicant Name:	Kris Lee

Project Description

Summary of Proposed Development:	Proposal to construct a new 17,600 SF flex industrial building with outdoor storage on a 2.31 acre lot in the Longview Business Park.
General Location:	Located on the southeast side of 69th Ct and west of Highway 287.
Property Address:	200 W 69 th Ct
Existing Zoning:	I (Developing Industrial)
Legal Description:	LOT 6, BLK 1, LONGVIEW-MIDWAY 1ST SUB
Additional Information:	Additional information on the project is available at CityofLoveland.org/CDA

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. 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.

If you have any questions regarding the proposed project, please contact Kris Lee, Phone: (970) 663-0548, kml@kenneyleearch.com. If you have questions regarding the City of Loveland process, please contact **(Lena Butterfield, 970-962-2580 and lena.butterfield@cityofloveland.org)**.

Kenney Lee architecture group inc.

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,

Kris Lee
Owner/Principal Architect
kml@kenneyleearch.com
Kenney Lee Architecture Group Inc
(970) 663-0548

Kenney  **Lee** *architecture group inc.*

Attention

General questions about this or any other Larimer County GIS product, including errors, omissions, corrections and/or updates should be directed to Larimer County Support Central at (970) 498-5000.

This file is formatted to be printed on Avery 5160 mailing labels. If printing labels, be careful not to 'fit to page,' as this will stretch the margins and possibly prevent the labels from lining up with the paper.

Report created from 300 feet around parcel #Drawn on
Tuesday, March 25, 2025 12:35 PM



247 W 67 LLC
4835 BLUE HERON CT
BROOMFIELD, CO 800233978

251 67TH LLC
2628 LOGAN DR
LOVELAND, CO 805383139

FIRST LONGVIEW LLLP
6076 COLOROW DR
MORRISON, CO 804652247

KIDSPAK
PO BOX 2078
LOVELAND, CO 805392078

LONGVIEW COMMERCIAL CENTER PROPER
1696 S WELCH CIR
LAKEWOOD, CO 802283852

MEYER DEWAINE
6804 N GARFIELD AVE NO B
LOVELAND, CO 805381182

MEYER DEWAINE LEE
6804 N GARFIELD AVE
LOVELAND, CO 80538

MOUNTAIN PACIFIC RETAIL 287 LLC
PO BOX 9443
RANCHO SANTA FE, CA 920674443

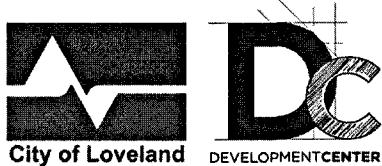
ROCK FARM LLC
6616 N GARFIELD AVE
LOVELAND, CO 805380000

ROCK FARM LLC
6804 N GARFIELD AVE
LOVELAND, CO 805381182

SUNRISE COMMUNITY HEALTH
2930 11TH AVE
EVANS, CO 806201011

THE 200 LLC
5002 MARKETPLACE DR # 101
JOHNSTOWN, CO 805344184





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: The 200 - Longview

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):

<input type="checkbox"/> 75 feet	<input checked="" type="checkbox"/> 300 feet	<input type="checkbox"/> Contiguous property owners for right-of-way vacation
<input type="checkbox"/> 150 feet	<input type="checkbox"/> 500 feet	<input type="checkbox"/> Property owners with legal interest in the easement vacation
<input type="checkbox"/> 250 feet	<input type="checkbox"/> 2,200 feet	<input type="checkbox"/> 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: 4/1/25; and
2. A sign(s) as required by the City was posted on the property on: 4/2/25

The undersigned further certifies that the attached letter identifies the correct date of the neighborhood comment period on 4/17/25 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 black ink, appearing to read 'Kris Lee'.

Signature

Kris Lee

Printed Name

STATE OF COLORADO)
)
COUNTY OF LARIMER)
 ss

The foregoing certification was acknowledged before me this 2nd day of April, 2025, by
Kris Lee.

Witness my hand and official seal.

My commission expires November 8, 2026.

A handwritten signature in black ink, appearing to read 'Dillion Young'.

Notary Public

DILLION YOUNG NOTARY PUBLIC STATE OF COLORADO NOTARY ID 20224042847 MY COMMISSION EXPIRES NOVEMBER 8, 2026
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Note: Mailing list and letter to property owners must be attached to this affidavit.