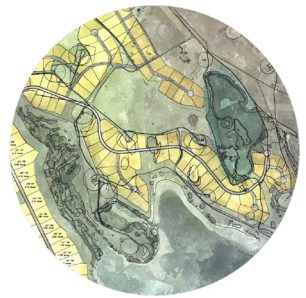


PLANSCAPES DESIGN GROUP

Land Planning | Landscape Architecture

970-988-5301 | 303-585-1055



Neighborhood Meeting Notice Letter

Date: 4/18/2025

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
Project Case Number:	PZ-23-00161&162
Project Name:	Imperial Ridge 3rd Subdivision
Meeting Date:	May 8 th , 2025
Meeting Time:	4:00 PM
Meeting Location:	410 E 5 th St, Development Center Upper Floor
Applicant Name:	Planscapes Design Group – Robert Molloy / Emily Tarantini
Owner Name:	NOCO Growth LLC - Vaughan

Project Description

Summary of Proposed Development:	Proposal to construct 13 detached dwelling units on 2.19 acres.
General Location:	Located south of W 8th St and west of N Wilson Ave.
Property Address:	2840 W 8 th St
Existing Zoning:	B
Legal Description:	TR B, IMPERIAL RIDGE 1ST ADD, LOV ; AND TR IN NW 15-5-69, FR NW COR SD SEC; TH E ALG SD NRLY LN OF NW 1482 FT; TH S 1750.62 FT TO SE COR IMPERIAL RIDGE FIRST ADD; TH S 75 55' 17" W 185.71 FT TPOB;
Additional Information:	Additional information on the project is available at CityofLoveland.org/CDA

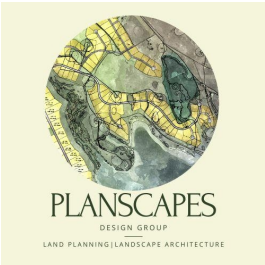
Neighborhood Meeting Information

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.

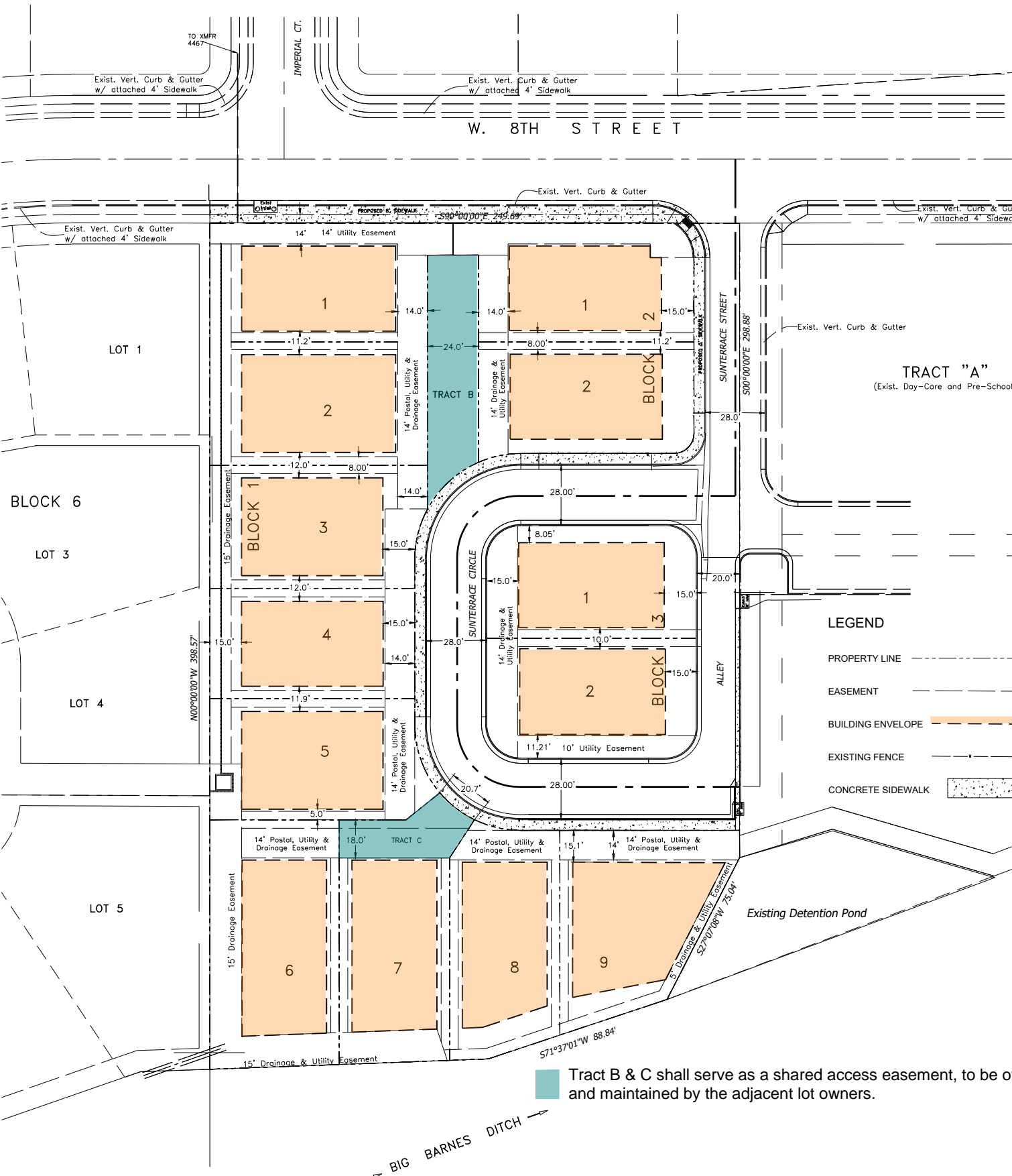
If you have any questions regarding the proposed project, please contact:

(Planscapes Design Group, planscapesdesigngroup@gmail.com, 970-988-5301 / 303-585-1055). If you have questions regarding the City process, please contact *(Lena Butterfield, 970-962-2580 and lena.butterfield@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.



IMPERIAL RIDGE 3RD SUBDIVISION PROPOSED SITE PLAN



Tract B & C shall serve as a shared access easement, to be owned and maintained by the adjacent lot owners.