

## Neighborhood Meeting Notice Letter

Date: 4/28/25

Dear Property Owner:

This is a notice that a neighborhood meeting will be held to discuss the following proposal in your neighborhood. The neighborhood meeting originally scheduled for Thursday, May 1<sup>st</sup> was cancelled due to a staff error made in the public notice process:

### Application and Meeting Information

Application:	Zoning Document Major Amendment
Project Case Number:	PZ-24-00101
Project Name:	Greenbriar PUD Amendment #3
Meeting Date:	Wednesday, May 21st, 2025
Meeting Time:	4:30 pm
Meeting Location:	410 E 5 <sup>th</sup> St., Loveland, CO 80538 – Fab-Bartholf Room upstairs
Applicant Name:	Schuman Companies

### Project Description

Summary of Proposed Development:	Request to allow for retail, commercial, restaurant, & office uses instead of office only. Building Elevations and setbacks are also being modified to accommodate the proposed uses on the site.
General Location:	Southwest corner of W 43 <sup>rd</sup> St. & Taft Ave
Property Address:	1530 W 43 <sup>rd</sup> St., Loveland, CO 80538
Existing Zoning:	PUD
Proposed Zoning:	PUD
Legal Description:	Lot 2, Shamrock West Fourth Subdivision
Additional Information:	Additional information on the project is available at <a href="http://CityofLoveland.org/CDA">CityofLoveland.org/CDA</a>

### 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:

**Schuman Companies – Mark Morrison**

**Development Manager**

**701-590-0434**

**[markm@schumanco.com](mailto:markm@schumanco.com)**

If you have questions regarding the City process, please contact:

**Hugh Bell**

**City of Loveland Planner II**

**970-962-2721**

**[Hugh.bell@cityofloveland.org](mailto: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](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,

**Mark Morrison**

**Development Manager**

**[markm@schumanco.com](mailto:markm@schumanco.com)**

**Schuman Companies**

**701-590-0434**



**CURRENT PLANNING DIVISION**  
410 E. 5<sup>th</sup> 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: Greenbriar PUD Amendment #3

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 type="checkbox"/> 300 feet            | <input type="checkbox"/> Contiguous property owners for right-of-way vacation         |
| <input type="checkbox"/> 150 feet | <input checked="" 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: 4/29/25; and
2. A sign(s) as required by the City was posted on the property on: 5/1/25

The undersigned further certifies that the attached letter identifies the correct date of the neighborhood comment period on 5/1/25 and all notices were in accordance with the public notice provisions in Section 18.14.04 of the Unified Development Code.

Mark Morrison

Signature

Mark Morrison

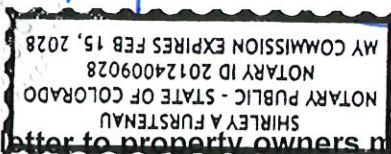
Printed Name

Notary  
Stamp

STATE OF COLORADO )  
COUNTY OF LARIMER ) ss

The foregoing certification was acknowledged before me this 1<sup>st</sup> day of May, 2025, by Mark Morrison.

Witness my hand and official seal.  
My commission expires 2/15/28



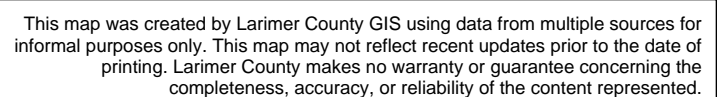
Shirley A. Furstenau  
Notary Public

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



- ## Notes

Scale  
1: 10,782



Date Prepared: 3/27/2025 10:57:43 AM