



## 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**

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

**Hugh Bell**

**City of Loveland 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,

**Mark Morrison**

**Development Manager**

**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):

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: 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.

A handwritten signature in blue ink that appears to read 'Mark Morrison'.

Signature

Mark Morrison

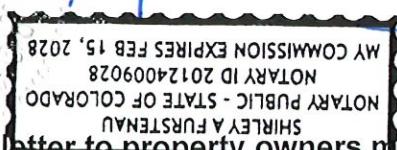
Printed Name

Notary  
Stamp

STATE OF COLORADO      )  
                            ) ss  
COUNTY OF LARIMER )

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 2/15/25

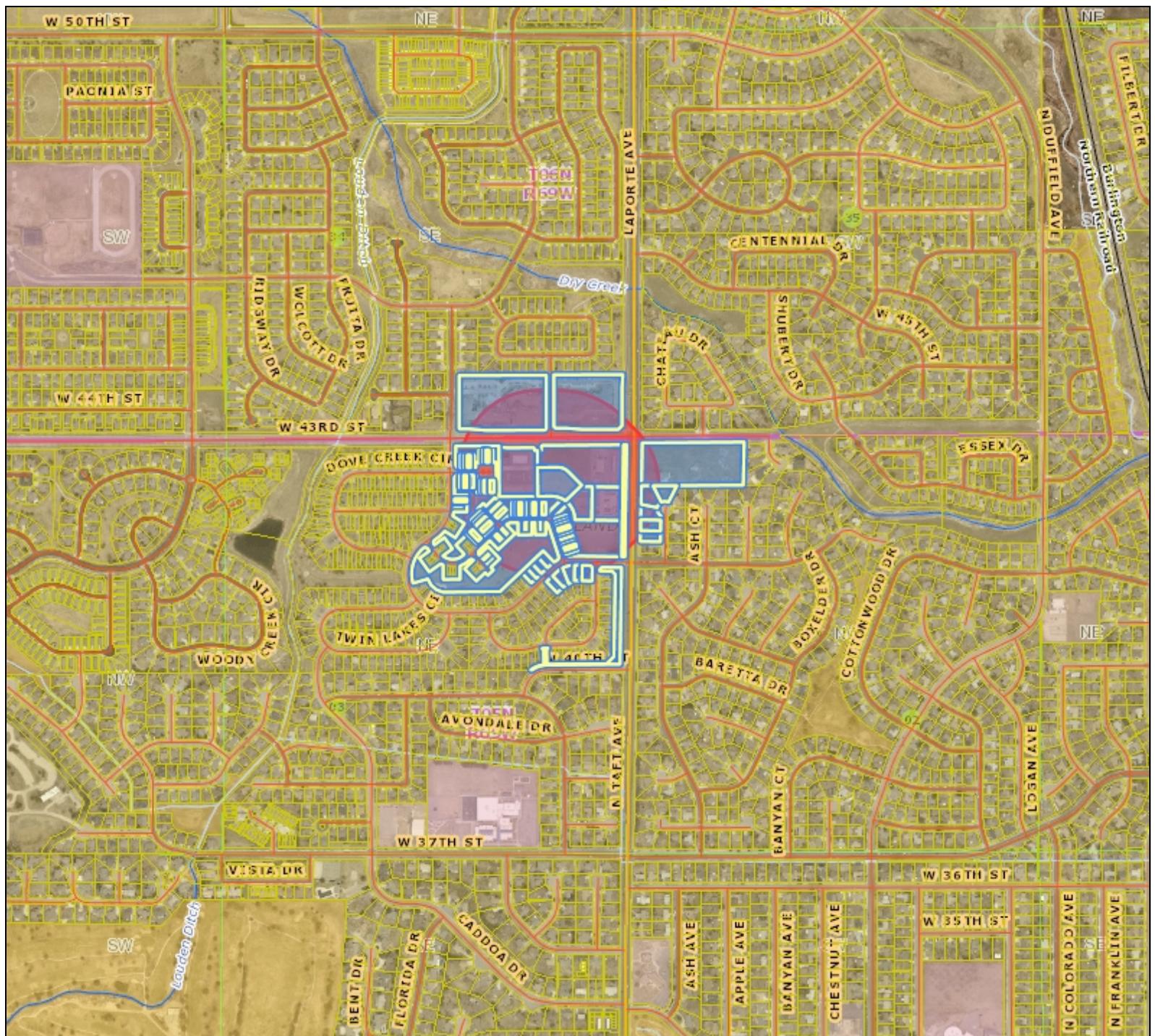


Notary Public

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



# Larimer County Web Map



## Legend

Tax Parcels	Incorporated Areas	30969E146467N.sid
Railroads	PLSS Township and Range	Red: Band_1
Major Road System	PLSS Sections	Green: Band_2
Road System	PLSS Quarter Sections	Blue: Band_3
Lakes and Ponds	City or Town	30969E144091N.sid

## Notes

This map was created by Larimer County GIS using data from multiple sources for informal purposes only. This map may not reflect recent updates prior to the date of printing. Larimer County makes no warranty or guarantee concerning the completeness, accuracy, or reliability of the content represented.

0.1 0 0.1 Miles

Scale  
1: 10,782



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