

Neighborhood Appeal Notice Letter

Date: **5-24-25**

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
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

Appeal Dates

Director Decision Date:	5/23/2025
Appeal Deadline:	6/6/2025

Appeal Information

Purpose	The appeal procedures specified in Division 18.14.05 of the Loveland Municipal Code provides an opportunity for affected parties to seek review of a final decision of the Director to ensure that the decision is correct.
Party Status	Appeals may be brought only by the following parties: 1. An adjoining property owner; or 2. A property owner who received this mailed notice and either attended the neighborhood meeting or provided written comments to the Current Planning Division before the Director's decision.

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Initiation of Appeal	An appeal of the Director's decision must be initiated by filing a petition on the form provided by the City and submitting the required fee to the Current Planning Division. The petition must contain all of the information specified in Section 18.14.05.04 of the Loveland Municipal Code.
Threshold Review	<p>Once a petition is filed, the Director will confer with the City Attorney to ensure that the petitioner has party status, as described above, and there is sufficient detail in the petition to put the City on notice as to the legal basis of the appeal.</p> <p>If the Director finds that the petitioner does not have party status or that the petition lacks the required information, the Director will deny the appeal, notify the petitioner, and return the submitted appeal fees.</p> <p>If the Director finds that the petitioner has party status and the petition includes the required level of specificity, the Director will notify the petitioner of the acceptance, place the item on the agenda for the Planning Commission, and notify the petitioner that the petitioner must provide mailed notice as specified in the Loveland Municipal Code.</p>
Standards for Review	The scope of the appellate review is limited to the issues raised in the petition. Issues that are not described or obviously implied by the petition will not be considered. New evidence cannot be introduced on appeal.
Planning Commission Decision	After review of the record and arguments advanced on appeal, the Planning Commission will determine whether the Director's decision was correct based on the applicable Code provisions. The Planning Commission's decision represents the final decision by the City.

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).**

Sincerely,



Kris Lee
Owner/Principal Architect
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