



Neighborhood Meeting & Public Hearing Notice Letter

Date: **September 23, 2025**

Dear Property Owner:

This is a notice that a 2nd neighborhood meeting and a public hearing will be held to discuss the following proposal in your neighborhood:

2nd Neighborhood Meeting Information

Application:	Annexation, Zoning, & Comprehensive Plan Amendment
Project Case Number:	PZ# 24-00079, 24-00080, & 24-00081
Project Name:	Farro First Addition
Meeting Date and Time:	October 8, 2025, at 5:30pm
Meeting Location:	Police Institute, 810 E 10 th Street, Loveland, Colorado
Applicant Name:	Steve Schroyer, Schroyer Resources

Public Hearing Information

Public Hearing Board:	Planning Commission
Application:	Annexation, Zoning, & Comprehensive Plan Amendment
Project Case Number:	PZ# 24-00079, 24-00080, & 24-00081
Project Name:	Farro First Addition
Meeting Date and Time:	October 13, 2025, at 6:00pm
Meeting Location:	City Council Chambers, 500 East Third Street, Loveland, Colorado
Applicant Name:	Steve Schroyer, Schroyer Resources

Public Hearing Information

Public Comments at the Hearing:	All interested parties may appear and speak on the matter at the public hearing. Three minutes are generally allotted to individual speakers. Individuals representing at least five other persons in attendance will be allowed a maximum of ten minutes to speak to the item.
Deadline for Submittal of Written Comments:	All written materials must be received by the Current Planning Office by 9:00 AM on Wednesday, October 8, 2025 , to be included in the Planning Commission packet. This includes letters, emails, photos, petitions, presentations, or other written information. Items received after this deadline will not be included in the materials distributed to Planning Commission and will be handed out at the hearing. Emails must be sent to the following address: planning@cityofloveland.org . Materials can also be submitted to the Current

	Planning office at 410 East Fifth Street. Please note that information submitted will be printed and published with no redactions.
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Project Description

Summary of Proposed Development:	Proposed Annexation & PUD Zoning for 61.5-acre property. Proposed product types include single-family detached, duplex, and townhomes.
General Location:	Northwest corner of East 65 th Street and North County Road 13. See also the attached vicinity map
Property Address:	6445 North County Road 13
Existing Zoning:	Unincorporated Larimer County, zoned RR-2 Rural Residential
Proposed Zoning:	PUD
Legal Description:	A parcel of land being a part of the Northeast Quarter of Section 25, Township 6 North, Range 69 West of the 6th P.M. AND a part of the Northwest Quarter of Section 30, Township 6 North, Range 68 West of the 6th P.M., County of Larimer, State of Colorado
Additional Information:	Additional information on the project is available at CityofLoveland.org/CDA

If you have any questions regarding the proposed project, please contact: **Steve Schroyer, (970) 481-5505, steve@schroyerresources.com**. If you have questions regarding the City process, please contact **Troy Bliss, (970) 962-2579, troy.bliss@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,



Steve Schroyer
Owner's Representative
steve@schroyerresources.com
Schroyer Resources
970-481-5505

VICINITY MAP

