

## Neighborhood Notice and Comment Letter

Date: **December 2, 2025**

Dear Property Owner:

The City of Loveland Current Planning Division is reviewing a Sketch Plat (see attached) application for property known as the Vangard-Famleco Seventeenth Subdivision in proximity to your neighborhood. The intent of this notice is to provide surrounding property owners with a layout of the proposed subdivision that illustrates the lotting of future home sites and road/trail networks. References to applicable Loveland Municipal Code sections are cited throughout this letter to help guide and provide further insight regarding the Sketch Plat process (i.e. Unified Development Code (UDC) - <https://www.lovgov.org/services/development-services/current-planning/municipal-code>).

The purpose of the Sketch Plat application is to establish the basis for any future approvals of one or more Final Plat applications that would take place before any lots are legally platted and recorded (UDC 18.17.13.01.E).

Prior to any approval of the Sketch Plat application, the Director of Development Services will determine whether the proposed subdivision will have adverse impacts on the neighborhood (UDC 18.17.13.01.G). This determination will be made based on any public comments received (see comment period below) regarding the Sketch Plat's compliance with applicable portions of the Loveland Municipal Code and by analyzing this Sketch Plat for conformance with the Zoning Document approved by City Council in June 2005. **Additional project information is available on the City's Current Planning website at [www.cityofloveland.org/CDA](http://www.cityofloveland.org/CDA).**

Comments regarding the Sketch Plat can be submitted to the Current Planning Division at [eplan-planning@cityofloveland.org](mailto:eplan-planning@cityofloveland.org) or in writing during the comment period specified below. Please note, an immediate response will not be provided directly to those with input. Rather, the Current Planning Division will collect all input during the comment period and prepare a collective response to those who provided an email address.

### Application Information

Application:	Sketch Plat
Project Case Number:	PZ# 25-00100
Project Name:	Hunters Run West Tract H - Sketch Plat
Applicant Name:	Clark Reid, Assistant Land Entitlement Manager

## Project Description

Summary of Proposed Development:	This proposal is for a sketch plat for a residential subdivision subject to the approved Hunters Run West PUD. 10.09 Acre parcel that is owned by Toll West, Inc. and currently vacant with no existing structures or uses. Proposed improvements are a continuation of the previously approved Hunter's Run PUD by subdividing the 10.09 acre property into 28 single family detached lots. Streets will be public and ROW will be dedicated as part of the platting / subdivision process.
General Location:	This site is located northwest corner of Tillamook Bay Dr and W 22 <sup>nd</sup> St. See the attached vicinity map.
Existing Zoning:	Hunters Run West Planned Unit Development (PUD)
Legal Description:	Tract H, VANGUARD-FAMLECO SIXTEENTH SUB

## Comment Period and Review

Deadline for Public Comment:	<b>December 12, 2025</b>
Comment Submittal:	All comments must be submitted via email to: <a href="mailto:eplan-planning@cityofloveland.org">eplan-planning@cityofloveland.org</a>  or  Via mail or hand delivery to: Development Services Department Current Planning Division 410 E. 5 <sup>th</sup> Street Loveland, CO 80537
Earliest Date for Administration Decision:	<b>December 13, 2025</b>
Comment Review:	The City's review of the subdivision plat is based on a determination of compliance with the City's Unified Development Code (Title 18 of the Loveland Municipal Code), Larimer County Urban Area Street Standards, and other adopted plans by the City.  In reviewing comments received by the neighborhood, the Director can only consider comments pertinent to the evaluation of whether the application complies with the requirements of the Code.

## Neighborhood Meeting and Appeal

Neighborhood Meeting	A neighborhood meeting is not required with the Sketch Plat application. However, if the Director of Development Services determines that the proposed subdivision will have adverse impacts on the neighborhood and that a neighborhood meeting is warranted based on review of the pertinent neighborhood comments received, additional noticing will follow as to the date, time, and location of any neighborhood meeting.
Sketch Plat Decision and Appeal Process	A decision regarding the Sketch Plat application is made by the Director of Development Services. Such decision is final and may not be appealed, absent any neighborhood meeting. If a neighborhood meeting is required, the right to appeal a Director decision is specified in Division 18.14.05, Appeals, of the Unified Development Code.

If you have questions regarding the City process, please contact **Lena Butterfield**, [Lena.Butter@cityofloveland.org](mailto:Lena.Butter@cityofloveland.org), **970-962-2580**. **Comments should be submitted to** [eplanning@cityofloveland.org](mailto:eplanning@cityofloveland.org).

Sincerely,



Mike Walker, PLA  
Planner  
TB Group

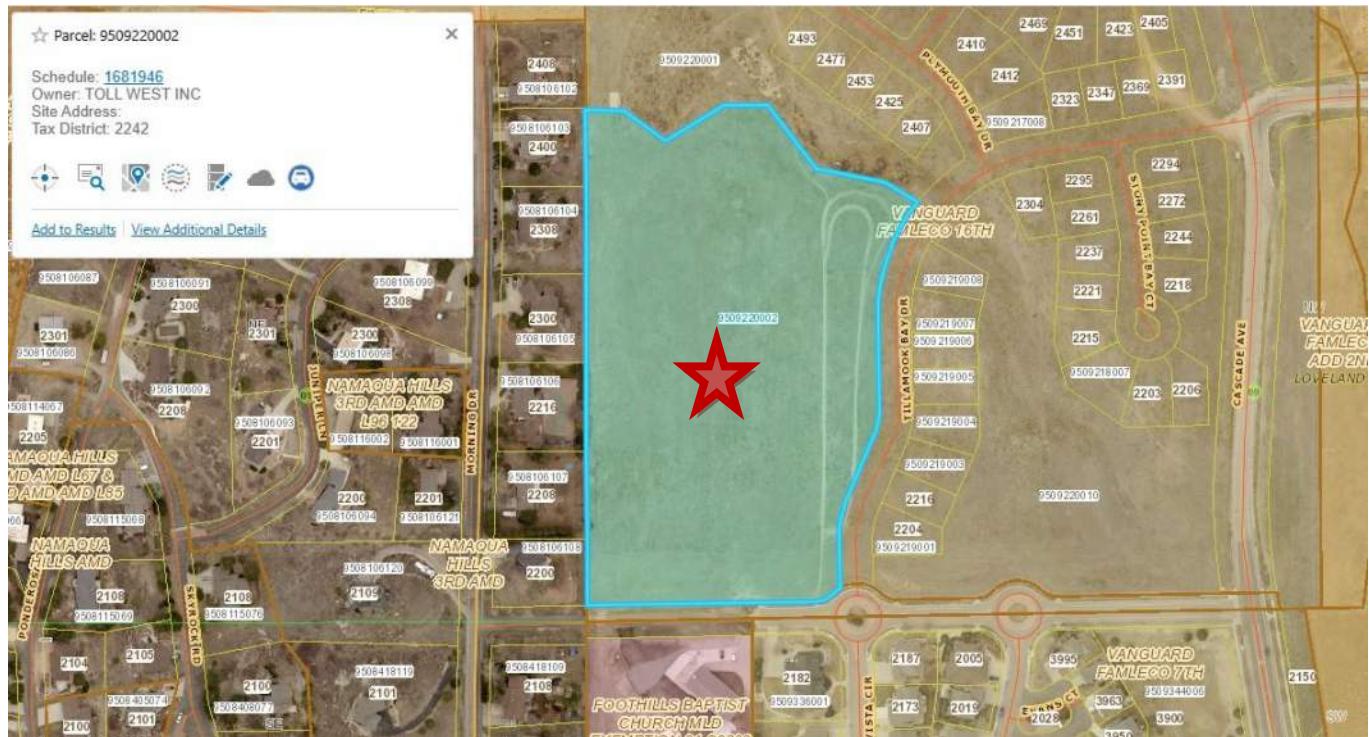
November 25, 2025

**Sketch Plat Submittal – Hunter's Run West 2 – Tract H**

**VANGUARD-FAMLECO 16TH SUBDIVISION – Tract H**

**Location:** Located within the City of Loveland on the north side of 22<sup>nd</sup> Street and west of Tillamook Bay Dr.

**Vicinity Map**



Parcel #9509220002

Size: 10.09 Acres

Current Zoning: Hunters Run West PUD

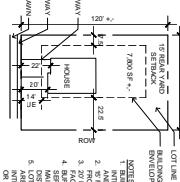
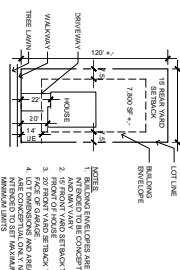
# HUNTERS RUN WEST - TRACT H

## Sketch Plat - Site

TYPICAL LOT SETBACKS:  
SINGLE FAMILY DETACHED - URBAN,  
LARGE URBAN, GENERAL, SUBURBAN,  
AND LARGE URBAN

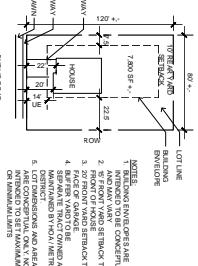
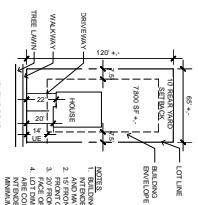
TYPICAL LOT SETBACKS (CORNER):  
SINGLE FAMILY DETACHED - URBAN,  
LARGE URBAN, GENERAL, SUBURBAN,  
AND LARGE URBAN

VANGUARD-FAMLECO  
SEVENTEENTH  
SUBDIVISION  
SKETCH PLAT  
Loveland CO  
TOLL WEST INC  
SUITE 200  
BELLEVUE VILLAGE,  
COLORADO 80111  
PHONE: 303-653-8039  
CONTACT: TIM WESTBROOK



TYPICAL LOT SETBACKS:  
SINGLE FAMILY DETACHED - URBAN, LARGE  
URBAN, GENERAL, SUBURBAN, AND LARGE  
URBAN - BACKS GREEN SPACE

TYPICAL LOT SETBACKS (CORNER):  
SINGLE FAMILY DETACHED - URBAN, LARGE  
URBAN, GENERAL, SUBURBAN, AND LARGE  
URBAN - BACKS GREEN SPACE



### LEGEND:

PROPERTY BOUNDARY  
EASEMENTS  
EXISTING TREES

