



Jeanette Cullup

(970) 405-7021

jeanette.cullup@gmail.com

Neighborhood Meeting Notice Letter

Date: (insert date of mailing)

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:	Rezoning & Comprehensive Plan Amendment
Project Case Number:	PZ-25-00119 & PZ-25-00156
Project Name:	Webster Addition Rezone & Madison Avenue First Addition Comprehensive Plan Amendment
Meeting Date and Time:	January 22, 2026 at 5:30 pm
Meeting Location:	Development Services Building, 410 E. 5 th Street, Loveland
Applicant Name:	Jeanette Cullup, Design 3210

Project Description

Summary of Proposed Development:	Rezone of parcel 8518315004 from R3e to B-Business and concurrent Comprehensive Plan Amendment to E-Employment category in preparation of future replat for parcels 8518315004, 8518300047, 8518300051, 8518300054, 8518300056
General Location:	S. Madison Ave & E. 3 rd St.
Property Address:	230 & 300 Madison Ave
Existing Zoning:	R3e & B
Legal Description:	The legal descriptions of all 5 parcels are on file with the Current Planning Division
Additional Information:	Additional information on the project is available at CityofLoveland.org/CDA

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: Jeanette Cullup, (970) 405-7021, jeanette.cullup@gmail.com. If you have questions regarding the City process, please contact Lauren Richardson, (970) 962-2557, lauren.richardson@cityofloveland.org.

Sincerely,

Jeanette Cullup, Owner, Design 3210
(970) 405-7021
jeanette.cullup@gmail.com

Synergy Investments Vicinity Map



Legend

- Tax Parcels
- Railroads
- Road System
- Major Rivers and Streams

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.

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Scale
1: 4,800



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