



Public Hearing Notice Letter

Date: **1/22/2026**

Dear Property Owner:

This is a notice that a public hearing will be held to discuss the following proposal in your neighborhood.

Application and Meeting Information

Public Hearing Board:	Planning Commission
Application:	Conditional Use Site Development Plan (SDP)
Project Case Number:	PZ 25-00027
Project Name:	FTC Little Thompson Monopine Cell Tower
Meeting Date and Time:	February 9 th , 2026 6:00 PM
Meeting Location:	City Council Chambers, 500 East 3 rd Street, Loveland, Colorado
Applicant Name:	Ryan Sagar of CSAi on behalf of Verizon Wireless

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 02/04/26 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 5 th Street. Please note that information submitted will be printed and published with no redactions.
Planning Commission Appeals	The right to appeal a Planning Commission decision may be limited by Division 18.14.05, Appeals, in the Loveland Unified Development Code.

Project Description

Summary of Proposed Development:	Proposal to construct a 60' stealth wireless telecommunication facility (monopine) where a 45' stealth wireless telecommunication facility (monopine) or a 50' non-stealth facility would otherwise be permitted. This 15' request includes a 10' tree canopy to make the monopine more realistic and aesthetically pleasing. Project also includes a 7'-6" split face CMU walled compound and 15 new trees and plants to provide screening of ground equipment. Colocation on existing structures was considered and determined not to be feasible. Applicant considered previous neighborhood feedback and agreed to move the facility 215' west to accommodate
----------------------------------	---

	concerns. The current parcel for this property is undeveloped but could host a range of other business uses instead of this proposed stealth facility. This facility could host other carriers in the future besides Verizon.
General Location:	Located at the northeast corner of Cascade Ave. and W Eisenhower Blvd.
Property Address:	1540 CASCADE AVE
Existing Zoning:	B – Developing Business
Legal Description:	LOT 4, BLOCK 1
Additional Information:	Additional information on the project is available at CityofLoveland.org/CDA

Contact Information

If you have any questions regarding the proposed project, please contact: Ryan Sagar, rsagar@csainet.com , 219-477-0099. If you have questions regarding the City process, please contact Lauren Richardson, lauren.richardson@cityofloveland.org , 970-962-2557.

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.

Vicinity Map



Sincerely,

Ryan Sagar
Vice President of Real Estate at CSAi
rsagar@csainet.com | 219-477-0099