



Neighborhood Meeting Notice Letter

Date: March 4, 2024

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 Site Development Plan
Project Case Number:	PZ #24-0010
Project Name:	43 rd Street 3.5MG Water Tank No.
Meeting Date and Time:	Tuesday, March 19th at 5:30-7:00 p.m.
Meeting Location:	City of Loveland Service Center, 200 N. Wilson Ave., Loveland CO 805237
Applicant Name:	John Faulkner, City of Loveland Water & Power

Project Description

Summary of Proposed Development:	City of Loveland Water is proposing a new 3.5 million gallon (mg) partially buried concrete water storage tank at 4286 W. 43 rd Street. The new 3.5mg concrete water storage tank is to be located approximately 150-feet southwest of the existing 4.5mg partially buried water tank. This new water tank will provide additional water storage for the P1 pressure zone. The new water tank will have earth berms on three sides for aesthetics.
General Location:	Located at the west end of 43 rd Street within City property.
Property Address:	4286 W. 43 rd Street
Existing Zoning:	DR – Developing Resource
Legal Description:	A Parcel of Land in Dakota Ridge First Addition, located in the NE ¼ of section 5, Township 5, Range 69 West of the 6 th P.M., City of Loveland, Larimer County, Colorado
Additional Information:	Additional information on the project is available at www.cityofloveland.org/

Neighborhood Meeting Information

All interested parties may appear remotely and speak regarding the project at the neighborhood meeting and/or file written comments with the Current Planning Division prior to the Director's decision.
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Appeal Dates

Director Decision Date:	March 22, 2024
Appeal Deadline:	April 1, 2024

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: <ol style="list-style-type: none">1. An adjoining property owner; or2. 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.
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: John Faulkner, 970-962-3521, john.faulkner@cityofloveland.org. If you have questions regarding the City process, please contact **Troy Bliss, 970-962-2579, Troy.Bliss@cityofloveland.org**

Sincerely,

A handwritten signature in blue ink that reads "John H. Faulkner". The signature is written in a cursive style with a large initial "J" and "F".

John Faulkner, P.E.
Civil Engineer II
John.Faulkner@cityofloveland.org
City of Loveland Water & Power
970-962-3712