

# ELWIN LAND COMPANY, LLC

c/o Robert Kearney, Manager  
Abbey Mortgage & Investments, Inc.  
549 N. 4<sup>th</sup> Street  
Berthoud, CO 80513  
(970) 532-4243

## Neighborhood Meeting Notice Letter

Date: **October 10, 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:	Rezone and Comprehensive Plan Amendment
Project Case Number:	PZ 24-00087 & 24-00088
Project Name:	Cleveland Corner Rezone & Comprehensive Plan Amendment
Meeting Date and Time:	October 30, 2024 at 5:30pm
Meeting Location:	Development Services Center, 410 E 5 <sup>th</sup> Street, Loveland, CO 80537
Applicant Name:	Elwin Land Company

### Project Description

Summary of Proposed Development:	Proposal to rezone a property located at 1355-1349 N Cleveland Ave (+/- .44 acres). The purpose of the rezone is to expand use allowances for the existing development. Redevelopment is not proposed. Existing zoning is R3e – Established High Density Residential. Proposed zoning is B – Developing Business.
General Location:	Located on the Southwest corner of Eisenhower BLVD (US-34) and Cleveland Ave. See the attached vicinity map.
Property Address:	1355-1349 N Cleveland Rezone
Existing Zoning:	R3E – High Density Residential
Legal Description:	Lot 2, Block 1, LOVELAND HEIGHTS ADDITION AMENDMENT #8; LOV
Additional Information:	Additional information on the project is available at <a href="http://CityofLoveland.org/CDA">CityofLoveland.org/CDA</a>

## 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.

If you have any questions regarding the proposed project, please contact: **Robert Kearney at 303-902-9100 or [robert@coloansonline.com](mailto:robert@coloansonline.com)**. If you have questions regarding the City process, please contact **Marika Kopp, 970-962-2557, [marika.kopp@cityofloveland.org](mailto:marika.kopp@cityofloveland.org)**

To request a copy of this letter in Spanish, free of charge, contact 970-962-2523 or email [planning@cityofloveland.org](mailto:planning@cityofloveland.org). Para recibir una copia gratuita en español, llame al 970-962-2523 o envíe un correo electrónico a [planning@cityofloveland.org](mailto:planning@cityofloveland.org).

Sincerely,

**Robert Kearney,  
President  
[robert@coloansonline.com](mailto:robert@coloansonline.com)  
Elwin Land Company  
303-902-9100**