



**DEVELOPMENT SERVICES**  
**Current Planning**

500 East Third Street, Suite 310 • Loveland, CO 80537  
(970) 962-2523 • Fax (970) 962-2945 • TDD (970) 962-2620  
www.cityofloveland.org

## Final Plat Notice Letter

### Re: Director's Approval of Anderson Farm 12th Subdivision

Date: March 25, 2016

Dear Property Owner:

This notice is a requirement of the City of Loveland and is intended to notify you that the Director of Development Services of the City of Loveland has issued the approval for a final plat of property in your neighborhood:

Project Name: **Anderson Farm 12th Subdivision**  
Application Type: **Minor Subdivision Final Plat**  
Applicant: **JR Engineering, on behalf of Freedom Self-Storage**  
General Location: **North side of E. 1<sup>st</sup> Street, approx. 750 feet west of N. Denver Ave (see vicinity map below).**  
Legal Description: **Lot 1, Block 1, Anderson Farm 4th Subdivision**  
Description of Plat: **Creates 1 lot, 3 tracts and 3 outlots for development of uses allowed in the Industrial Zone District.**

All current owners of property within 300 feet of this site qualify as "Parties-in-Interest" for purposes of filing any appeal of the Director's decision. Please be informed of the following dates if you wish to submit comments regarding this plat, or appeal the decision made by the Director of Development Services. All appeals must be submitted in writing to the Current Planning Division, at 500 East Third Street, Loveland, Colorado, 80537 by 5:00 p.m. on the dates established below.

Directors Decision Date: **March 25, 2016**  
Appeal Period Deadline: **April 4, 2016**

Appellants must submit a written report outlining the basis for the appeal, as described in Sub-section 18.80.030.B. of the Loveland Municipal Code, by the deadline established above. If an appeal is filed, the written basis of appeal will be reviewed by the City Attorney. If the City Attorney confirms that the appeal is based on the criteria of Sub-section 18.80.030.B. of the Loveland Municipal Code, the final plat application must be considered at a fully noticed public hearing before the Loveland Planning Commission.

The list of affected property owners being notified for this final plat is supplied by the applicant and derived from current records of the Larimer County Assessor's Office. As those records are not always current,

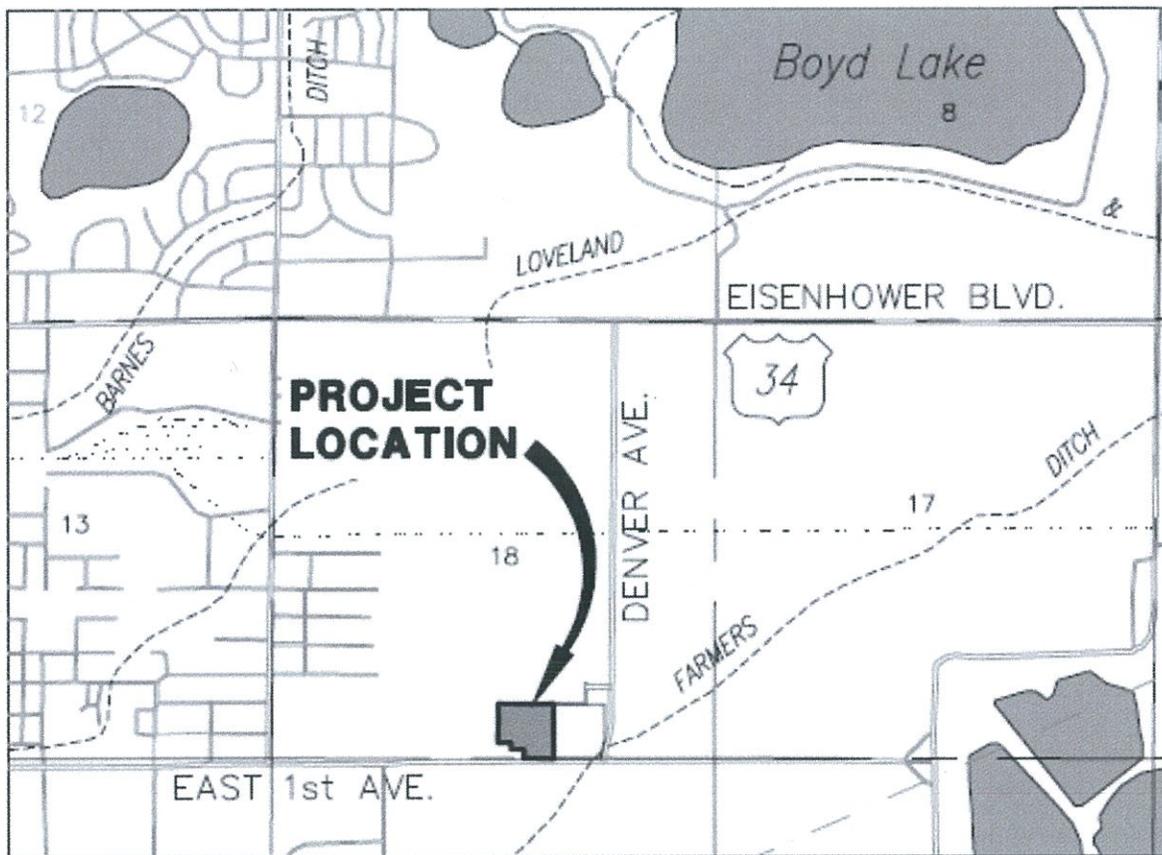
please feel free to notify your neighbors of this matter so all may have the opportunity to participate in the decision making process.

If you have any questions regarding the proposed plat, please contact: Ken Merritt, JR Engineering, at (970) 305-6754 or [KMerritt@jrengineering.com](mailto:KMerritt@jrengineering.com). If you have questions regarding the City process, please me at (970) 962-2557 or [brian.burson@cityofloveland.org](mailto:brian.burson@cityofloveland.org).

Sincerely,



Brian Burson, City Planner II  
Current Planning Division,  
City of Loveland, CO

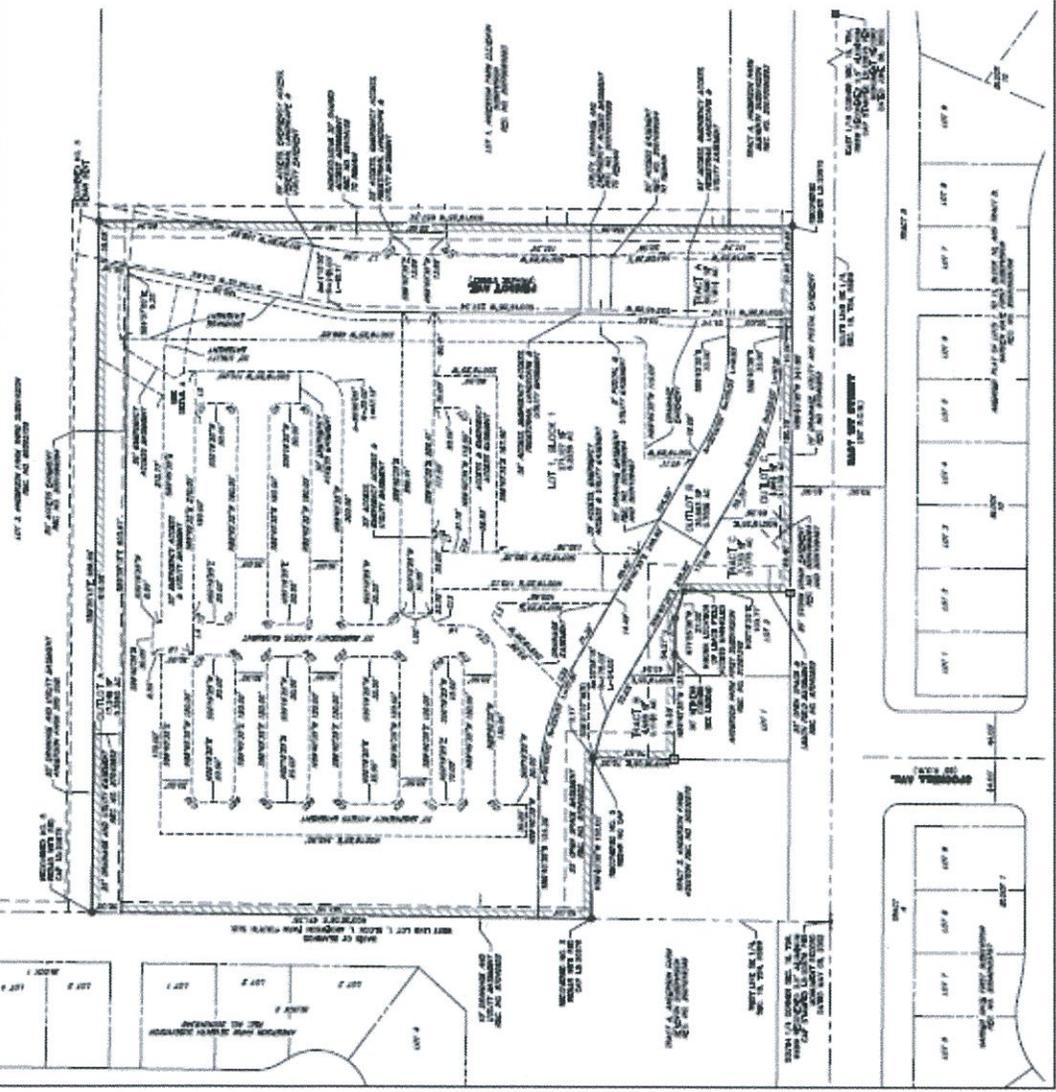
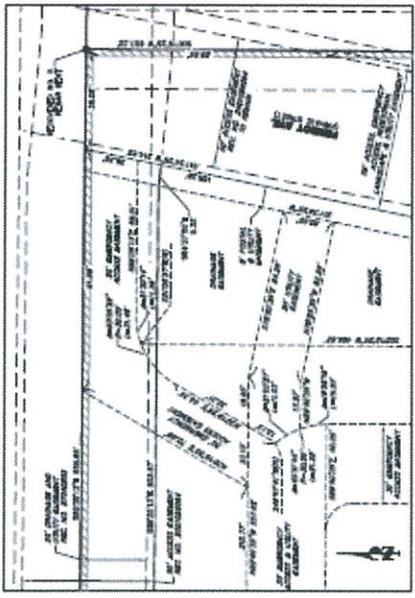


**VICINITY MAP**

SCALE: 1"=2000'

# ANDERSON FARM TWELFTH SUBDIVISION

BEING A REPLAT OF LOT 1, BLOCK 1, ANDERSON FARM FOURTH SUBDIVISION  
 LOCATED IN THE SOUTHEAST ONE-QUARTER OF SECTION 18, TOWNSHIP 5 NORTH, RANGE 68 WEST OF THE 6TH PRINCIPAL MERIDIAN,  
 CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO.



- 1. RECORDED IN 1988 WITH THE CAP 12.000
- 2. RECORDED IN 1988 WITH THE CAP 12.000
- 3. RECORDED IN 1988 WITH THE CAP 12.000
- 4. RECORDED IN 1988 WITH THE CAP 12.000
- 5. RECORDED IN 1988 WITH THE CAP 12.000

LINE	BEARING	DISTANCE
1	N 89° 59' 54" W	15.72'
2	S 89° 59' 54" E	15.72'
3	S 89° 59' 54" E	15.72'
4	N 89° 59' 54" W	15.72'
5	N 89° 59' 54" W	15.72'
6	S 89° 59' 54" E	15.72'
7	S 89° 59' 54" E	15.72'
8	N 89° 59' 54" W	15.72'
9	N 89° 59' 54" W	15.72'
10	S 89° 59' 54" E	15.72'
11	S 89° 59' 54" E	15.72'
12	N 89° 59' 54" W	15.72'
13	N 89° 59' 54" W	15.72'
14	S 89° 59' 54" E	15.72'
15	S 89° 59' 54" E	15.72'

LINE	BEARING	DISTANCE
16	N 89° 59' 54" W	15.72'
17	S 89° 59' 54" E	15.72'
18	S 89° 59' 54" E	15.72'
19	N 89° 59' 54" W	15.72'
20	N 89° 59' 54" W	15.72'
21	S 89° 59' 54" E	15.72'
22	S 89° 59' 54" E	15.72'
23	N 89° 59' 54" W	15.72'
24	N 89° 59' 54" W	15.72'
25	S 89° 59' 54" E	15.72'
26	S 89° 59' 54" E	15.72'
27	N 89° 59' 54" W	15.72'
28	N 89° 59' 54" W	15.72'
29	S 89° 59' 54" E	15.72'
30	S 89° 59' 54" E	15.72'

LINE	BEARING	DISTANCE
31	N 89° 59' 54" W	15.72'
32	S 89° 59' 54" E	15.72'
33	S 89° 59' 54" E	15.72'
34	N 89° 59' 54" W	15.72'
35	N 89° 59' 54" W	15.72'
36	S 89° 59' 54" E	15.72'
37	S 89° 59' 54" E	15.72'
38	N 89° 59' 54" W	15.72'
39	N 89° 59' 54" W	15.72'
40	S 89° 59' 54" E	15.72'
41	S 89° 59' 54" E	15.72'
42	N 89° 59' 54" W	15.72'
43	N 89° 59' 54" W	15.72'
44	S 89° 59' 54" E	15.72'
45	S 89° 59' 54" E	15.72'



ANDERSON FARM 12TH SUBDIVISION  
 FINAL PLAT  
 JOB NO. 20715.00  
 JANUARY 18, 2016  
 SHEET 2 OF 2

**J.R. ENGINEERING**  
 ENGINEERS  
 1000 14th Street, Suite 100  
 Loveland, CO 80538  
 970.441.1111