

# CERTIFICATE OF MAILING

I, Brien Schumacher, certify that  
*Please Print Name*

Letters of notification were mailed in accordance with Section 15.02 of the City of Longmont

### Land Development Code for a

## X Neighborhood Meeting

           Notice of Application

\_\_\_\_\_ Planning and Zoning Commission Public Hearing to be held on \_\_\_\_\_

\_\_\_\_\_City Council Public Hearing to be held on \_\_\_\_\_

for the application identified as

# Modern West Concept Plan Amendment

*Project Name*

On the subject property located at

North of Nelson Road, east of Airport Road, west of Andersen Street, and south of Rogers Road

The letter was sent on: December 4, 2019

A copy of the letter and list of recipients is attached.

I certify that the foregoing information is true and correct.

Brien Schumacher

Signature

December 4, 2019

Date \_\_\_\_\_

DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES  
Development Services Center / Longmont, CO 80501  
(303) 651-8330 / Fax # (303) 651-8696  
E-mail: [longmont.planning@ci.longmont.co.us](mailto:longmont.planning@ci.longmont.co.us)  
Web site: <http://www.ci.longmont.co.us>



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## Notice of Neighborhood Meeting

Date: December 3, 2019

### To Whom It May Concern,

A neighborhood meeting will be held **Wednesday, December 18, 2019 at 5:00 PM at Front Range Community College, Community Room C1480, entrance C4, 2121 Miller Drive Rd, Longmont, CO 80501** for the following proposal.

**Project:** Modern West

**Proposal:** Concept plan amendment for approximately 15 acres to allow for mixed use development including industrial, commercial and residential uses.

**Location:** Generally north of Nelson Road, east of Airport Road, south of Rogers Road and west of Andersen Street (west of Andersen RV storage)

**Property Owner:** Modern West Properties, LLC

**Applicant:** Modern West Properties, LLC

**Applicant Contact:** Erin Bagnall

**Company:** Sopher Sparn Architects

**Address:** 1731 15<sup>th</sup> Street, Suite 250, Boulder, CO 80302

**Phone:** 303-442-4422 x239

**Email:** [ebagnall@sophersparn.com](mailto:ebagnall@sophersparn.com)

**City Staff Planner:** Brien Schumacher

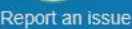
**Phone:** 303-651-8764

**Email:** [brien.schumacher@longmontcolorado.gov](mailto:brien.schumacher@longmontcolorado.gov)

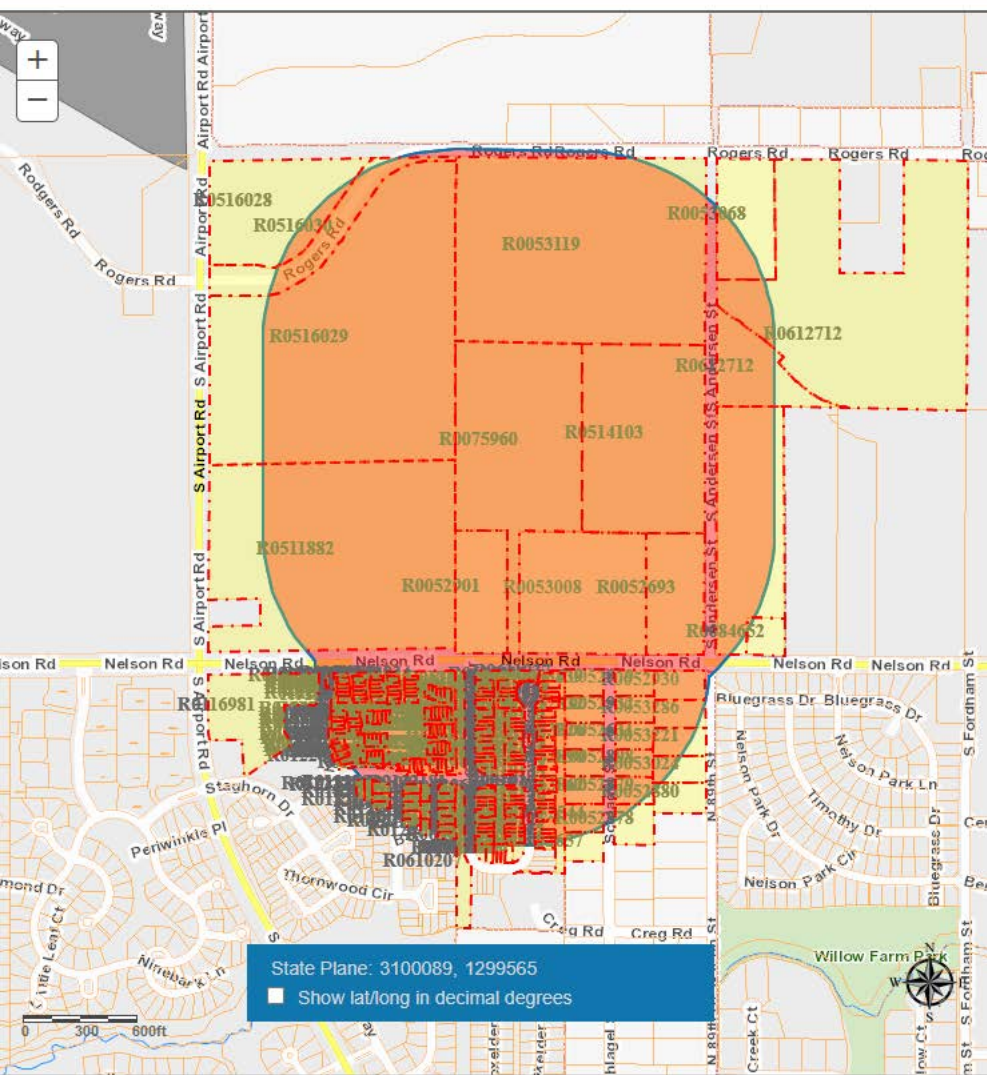
At the neighborhood meeting the applicant will present an overview of this proposal and will be available to respond to questions and comments.

A neighborhood meeting is required prior to submitting this application to the City for review.

A public hearing with the Planning and Zoning Commission and City Council will be required as part of the City's review and consideration of this application.



## Property Search



655 STONEBRIDGE DRIVE LLC  
713 NELSON PARK CIR  
LONGMONT, CO 80503

AIRPORT ROAD SELF STORAGE LLC  
6064 CLEARWATER DR  
LOVELAND, CO 80538-7045

AJAMIAN PAUL  
2300 EMERY ST  
LONGMONT, CO 80501-1103

ALLSHOUSE MARTY R & ALYCIA J  
507 CHISHOLM WAY  
BERTHOUD, CO 80513

ANDREWS ANN MARIE  
3672 OAKWOOD DR  
LONGMONT, CO 80503

ANGELL CYNTHIA RAE &  
JOSEPH MICHAEL  
9681 SCHLAGEL ST  
LONGMONT, CO 80503

AYNES JULIE A  
3652 OAKWOOD DR  
LONGMONT, CO 80503

BAILEY L REED &  
DEER CREEK VENTURES RLLLP  
1076 WESTVIEW DR  
BOULDER, CO 80303

BARTLETT JULIE A & SCOTT E SEVERS  
3786 OAKWOOD DR  
LONGMONT, CO 80503

BECKMAN JAMES S &  
ELIZABETH MORLEY  
9682 SCHLAGEL ST  
LONGMONT, CO 80503-8555

BENSCHIEDT STEVEN E  
8883 NELSON RD  
LONGMONT, CO 80503-8546

BERTRAND KINCADE M  
15675 W LA SALLE AVE  
LAKEWOOD, CO 80228-6485

BISHOP DILLARD G TRUST  
2100 MAIN STREET  
LONGMONT, CO 80501

BLACKBURN JUDITH  
3724 OAKWOOD DR  
LONGMONT, CO 80503

BLASER PATRICIA & ANTONIO  
53 PINE ST  
LINCROFT, NJ 7738

BOATMAN GREGORY L & ANNA M  
619 STONEBRIDGE DR  
LONGMONT, CO 80503

BOESCH SHANNON  
3720 OAKWOOD DR  
LONGMONT, CO 80503-7511

BONCELLA CAROLANN TRUST  
4234 SMITH PARK CT  
LOVELAND, CO 80538

BOWES JACK & LINDA L  
8775 CREG RD  
LONGMONT, CO 80503-8568

BRANNON LEE ANDREW  
600 BARBERRY DR  
LONGMONT, CO 80503

BRESLIN REVOCABLE LIVING TRUST  
33711 WINDJAMMER DR  
DANA POINT, CA 92629

BRITTON CYNTHIA S  
9725 N 89TH ST  
LONGMONT, CO 80503

BROOME WENDY COLLEEN  
623 STONEBRIDGE DR  
LONGMONT, CO 80503

BUCKENDORF JENNY  
3650 OAKWOOD DR  
LONGMONT, CO 80503

BURKE SEAN PATRICK  
639 STONEBRIDGE DR  
LONGMONT, CO 80503

CANDELAESI ANDREW D & ADELE M  
3782 OAKWOOD DR  
LONGMONT, CO 80503-7513

CAPPIELLO JEFFREY MICHAEL  
712 STONEBRIDGE DR  
LONGMONT, CO 80503

CARROLL JOHN T & SALLY A  
626 BARBERRY DR  
LONGMONT, CO 80503

CASTLE JULIE A  
634 BARBERRY DR  
LONGMONT, CO 80503

CHOPNIK TRUST  
9795 SCHLAGEL ST  
LONGMONT, CO 80503

CITY OF LONGMONT  
350 KIMBARK ST  
LONGMONT, CO 80501-5500

COINER HAROLD P & BARBARA A  
9657 SCHLAGEL ST  
LONGMONT, CO 80503-8556

COLE DARRIN A & ERIN M ELLIS  
3784 OAKWOOD DR  
LONGMONT, CO 80503

CONLEY DEBORAH D & HERBERT R  
625 STONEBRIDGE DR  
LONGMONT, CO 80503

COOPER WILLIAM W JR & KAREN A  
710 STONEBRIDGE DR  
LONGMONT, CO 80503

COREY BRIAN M & HELEN M  
628 STONEBRIDGE DR  
LONGMONT, CO 80503

COURTMAN STEPHEN & MELINDA  
778 STONEBRIDGE DR  
LONGMONT, CO 80503

CRISCITIELLO JOHN M  
9769 SCHLAGEL ST  
LONGMONT, CO 80503

DB PROPERTY MANAGEMENT LLC  
451 S ANDERSEN ST  
LONGMONT, CO 805038400

DEAVENPORT NEWTON B  
3690 OAKWOOD DR  
LONGMONT, CO 80503

DEIBERT JOHN D ET AL  
3718 OAKWOOD  
LONGMONT, CO 80503

DERICKSON NELSON & RESHMA  
774 STONEBRIDGE DR  
LONGMONT, CO 80503

DESKIN TRACI  
658 STONEBRIDGE DR  
LONGMONT, CO 80503

DFH MANDARIN LLC  
2727 BRYANT ST STE 200  
DENVER, CO 80211

DONCO INVESTMENTS LLC ET AL  
650 S CHERRY ST STE 1400  
DENVER, CO 80246

DORISS ASHLEY  
3748 OAKWOOD DR  
LONGMONT, CO 80503

DURANGO GRACE  
663 STONEBRIDGE DR  
LONGMONT, CO 80503

EDWARDS JACK LOGAN &  
LORNA BLOOM  
776 STONEBRIDGE DR  
LONGMONT, CO 80503

EIDEM SUSAN C  
725 ARROWWOOD ST  
LONGMONT, CO 80503

ELAM CAROLYN C  
760 STONEBRIDGE DR  
LONGMONT, CO 80503

ELIOSEFF JOSHUA CHAIM  
3722 OAKWOOD DR  
LONGMONT, CO 80503

EVANS JOLIE RYAN &  
AARON CARSON EVANS  
4760 KINCROSS CT  
BOULDER, CO 80301

EVEN MICHAEL R  
8918 ROGERS RD  
LONGMONT, CO 80503-8563

FALKENSTEIN BRENT & MISTY  
637 STONEBRIDGE DR  
LONGMONT, CO 80503

FLEMMING EMILY SCHOEDEL ET AL  
9799 N 89TH ST  
LONGMONT, CO 80503

FLORENTINE KYLE HEISER  
608 STONEBRIDGE DR  
LONGMONT, CO 80503

FREUND KATHE  
3602 OAKWOOD DR  
LONGMONT, CO 80503

FRIED HEATHER & ERIC SCHMIDT  
722 BOXWOOD LN  
LONGMONT, CO 80503

FRONT RANGE REAL  
ESTATE PARTNERS LLC  
1067 S HOVER RD STE E-113  
LONGMONT, CO 80501-7904

GAUDINO JOHN J & SHAUNA L  
4224 PRAIRIE FIRE CIR  
LONGMONT, CO 80503

GERWING LAURA LYNN  
654 STONEBRIDGE DR  
LONGMONT, CO 80503

GIBSON CODY A &  
MADISON M WIGHT  
610 STONEBRIDGE DR  
LONGMONT, CO 80503

GILROY-NIELSEN THERESA M  
5834 BOUNDARY PLACE  
LONGMONT, CO 80503

GIST RICHARD A & JORDAN M  
732 STONEBRIDGE DR  
LONGMONT, CO 80503

GOODWIN MICHAEL W & NANCY J  
3819 SE 31ST ST  
TOPEKA, KS 66605

GORDON HOLLYN C  
7272 OLD POST RD  
BOULDER, CO 80301-3916

GRAFF NICHOLAS W & TAMARA L  
629 STONEBRIDGE DR  
LONGMONT, CO 80503

GREEN ANGELA AGNES  
P O BOX 11055  
BOULDER, CO 80301

GREEN EDWARD R  
3686 OAKWOOD DR  
LONGMONT, CO 80503

GREENIDGE KRISHNA D & ANDREW M  
9723 SCHLAGEL ST  
LONGMONT, CO 80503

GRUBISIC VANDA & BORO  
3710 OAKWOOD DR  
LONGMONT, CO 80503-7510

GSCHNEIDNER KATHRYN  
115 PYRITE RD  
BLACK HAWK, CO 80422

GUARDIAN DFH III LLC  
8246 E NORTHFIELD BLVD STE 2510  
DENVER, CO 80238

GUELDE DONOVAN J & OKSOON PARK  
724 STONEBRIDGE DR  
LONGMONT, CO 80503

HAGEMARK PETTER  
3606 OAKWOOD DR  
LONGMONT, CO 80503

HALE CARLY & KARLA  
3684 OAKWOOD DR  
LONGMONT, CO 80503

HAMEL CHARLES K & THERESA M  
3616 OAKWOOD DR  
LONGMONT, CO 80503-7560

HAYS NANCY KATHRYN  
3851 OAKWOOD DR  
LONGMONT, CO 80503

HECZKO ERIC M  
9749 SCHLAGEL ST  
LONGMONT, CO 80503-8556

HIGHEST ASPIRATIONS LLC  
900 S MAIN ST UNIT 100  
LONGMONT, CO 80501

HINTZ SASKIA  
3634 OAKWOOD DR  
LONGMONT, CO 80503

HIROTA JON K & SHARON M PENNY  
703 TEAL CIR  
LONGMONT, CO 80503

HIZA LORRAINE LIVING TRUST  
647 STONEBRIDGE DR  
LONGMONT, CO 80503

HOGUE RALPH G & DELORES A  
9750 SCHLAGEL ST  
LONGMONT, CO 80503-8555

HOLLIDAY KEITH & TAYLOR KINGSBERY  
661 STONEBRIDGE DR  
LONGMONT, CO 80503

HOLMES DENNIS R & MICKIE L  
728 STONEBRIDGE DR  
LONGMONT, CO 80503

HOLT KATHRYN CELESTE  
754 STONEBRIDGE DR  
LONGMONT, CO 80503

HOOK DAVID & CATHY  
3754 OAKWOOD DR  
LONGMONT, CO 80503

HORK JONATHAN & JESSIE MICHAUD  
620 STONEBRIDGE DR  
LONGMONT, CO 80503

HUANG ZHANG-HONG  
3770 OAKWOOD DR  
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HUNT JEFFREY ALLEN ET AL  
718 BOXWOOD LN  
LONGMONT, CO 80503

IACOVELLI PATRICIA N  
3790 OAKWOOD DR  
LONGMONT, CO 80503

IM GILL SU & JEUNG SUN JU  
3706 OAKWOOD DR  
LONGMONT, CO 80503

J&G BARBERRY DRIVE LLC  
514 AMERICAS WAY # 9859  
BOX ELDER, SD 57719

J&G OAKWOOD DR LLC  
514 AMERICAS WAY # 9859  
BOX ELDER, SD 57719

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644 STONEBRIDGE DR  
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LONGMONT, CO 80504

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ALEXANDRIA, VA 22306-6702

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3604 OAKWOOD DR  
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LONGMONT, CO 80503

JUDGE PHILIP G & TERRI R RESLEY  
3712 OAKWOOD DR  
LONGMONT, CO 80503

KASS CARRIE L & WALTER L BONER JR  
628 BARBERRY DR  
LONGMONT, CO 80503

KC PRASHANT  
714 STONEBRIDGE DR  
LONGMONT, CO 80503

KELLY DOROTHY H &  
ANDREW WHEELER  
622 BARBERRY DR  
LONGMONT, CO 80503

KHOSLA CHETAN & POOJA  
5137 EAGAN CIR  
LONGMONT, CO 80503-8558

KIEFER RYAN JAMES &  
SUSAN STARR AARON  
614 STONEBRIDGE DR  
LONGMONT, CO 80503

KIGER MARTHA JANE  
3774 OAKWOOD DR  
LONGMONT, CO 80503

KING MICHAEL R  
3632 OAKWOOD DR  
LONGMONT, CO 80503

KISSINGER SCOTT K  
730 ARROWWOOD ST  
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KNOWLES LOUISE  
9798 SCHLAGEL ST  
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4133 SUNRISE CT  
BOULDER, CO 80304

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LONGMONT, CO 80503

KOENIGSMAN AMY E &  
ANN E & DANIEL E  
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LONGMONT, CO 80503

KOOB BRIAN & RAEHEL J  
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KOTULA GREGORY J  
3610 OAKWOOD DR  
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LAMICHHANE ASMITA KC  
649 STONEBRIDGE DR  
LONGMONT, CO 80503

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3750 OAKWOOD DR  
LONGMONT, CO 80503

LEAKAS TAMMY E ET AL  
3608 OAKWOOD DR  
LONGMONT, CO 80503

LEMBKE JOHN V & KELLY L  
744 STONEBRIDGE DR  
LONGMONT, CO 80503

LEVY MICHAEL T  
715 BOXWOOD LN  
LONGMONT, CO 80503

LINDON FAMILY TRUST  
1116 TWIN PEAKS CIR  
LONGMONT, CO 805032170

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9794 SCHLAGEL ST  
LONGMONT, CO 80503

LOHR TYLER & MONIQUE POTTS  
659 STONEBRIDGE DR  
LONGMONT, CO 80503

LONG DAKOTA JAMES  
672 STONEBRIDGE DR  
LONGMONT, CO 80503

LYAPUNOV VLADIMIR &  
ELENA LYAPUNOVA  
87 ORTEGA CT  
ERIE, CO 80516

MAGRO JOSEPH PAUL &  
MARIE ANN KUHLMANN  
714 BOXWOOD LN  
LONGMONT, CO 80503-6406

MANAGULI SUMANGALA S  
624 STONEBRIDGE DR  
LONGMONT, CO 80503

MARKUSEN SHANNON AVERY  
SOLOMON & PETER CARLOS  
643 STONEBRIDGE DR  
LONGMONT, CO 80503

MARSOLEK PATRICIA J  
3688 OAKWOOD DR  
LONGMONT, CO 80501

MARTIN LAUREL R  
9791 SCHLAGEL ST  
LONGMONT, CO 80503

MASLANKA DONALD K  
819 NA WA TA AVE  
MOUNT PROSPECT, IL 60056

MCCLEARY TAMARA R  
8701 NELSON RD  
LONGMONT, CO 80503

MCNUTT GRANT A &  
CAMERON L ELLIOTT  
660 STONEBRIDGE DR  
LONGMONT, CO 80503

MEADOWVIEW 5 TOWNHOMES  
ASSOCIATION INC  
PO BOX 848  
WESTMINSTER, CO 80030

MEADOWVIEW CARRIAGE  
MANOR HOMEOWNERS  
75 MANHATTAN DR STE 1  
BOULDER, CO 80303-4254

MEADOWVIEW CENTER LLC  
3434 47TH ST STE 220  
BOULDER, CO 80301

MEADOWVIEW HOMEOWNERS  
ASSOCIATION FLG 5  
75 MANHATTAN DR STE 1  
BOULDER, CO 80303-4254

MECKLENBURG KATHY  
3714 OAKWOOD DR  
LONGMONT, CO 80503

MEHTA MONICA  
1216 CARRIAGE DR  
LONGMONT, CO 80501

MENDOZA JORGE V &  
LILIANA MENDEZ GOMEZ  
632 BARBERRY DR  
LONGMONT, CO 80503-7517

METROWSKY NICHOLAS J  
3624 OAKWOOD DR  
LONGMONT, CO 80503

MILANI DONALD B  
3717 STAGHORN DR  
LONGMONT, CO 80503

MILLS MICHELLE  
723 BOXWOOD LN  
LONGMONT, CO 80503-6406

MODERN WEST PROPERTIES LLC  
1727 15TH ST STE 100  
BOULDER, CO 80302

MOORE ALANNA H &  
ZACKERY MCKIRDY  
3674 OAKWOOD DR  
LONGMONT, CO 80503

MORDHORST JOANNE D  
3680 OAKWOOD DR  
LONGMONT, CO 80503

MORGAN MARILEE  
3772 OAKWOOD DR  
LONGMONT, CO 80503

MOUNTAIN BROOK PARTNERS LLC  
6800 N 76TH ST UNIT 202  
NIWOT, CO 80503

MULSHINE KEVIN P & BARBARA A  
5139 OLD RANCH DR  
LONGMONT, CO 80503

MURPHY ROBERT DALE & LEE ANN  
9539 N 89TH ST  
LONGMONT, CO 80503



MYERS SANDRA S  
3788 OAKWOOD DR  
LONGMONT, CO 80503

NELSON ROAD SOUTHERN  
BAPTIST CHURCH  
8979 NELSON RD  
LONGMONT, CO 80503-8546

NIEHAUS KENNETH RODNEY  
& MARIANNE  
762 STONEBRIDGE DR  
LONGMONT, CO 80504

NOLLER MOLLI JEAN &  
JORDAN JACOB HARDY  
766 STONEBRIDGE DR  
LONGMONT, CO 80503

OAKWOOD VIEW LLC  
10054 PALISADE RIDGE DRIVE  
COLORADO SPRINGS, CO 80920

OGDEN DORIS M  
3666 OAKWOOD DR  
LONGMONT, CO 80503

OLMSTEAD CAROL MICHELLE  
733 ARROWWOOD ST  
LONGMONT, CO 80501

ONEILL KIMBERLY A  
676 STONEBRIDGE DR  
LONGMONT, CO 80503

ONEILL RICHARD K  
710 BOXWOOD LN  
LONGMONT, CO 80503

ORHEIM KORY  
616 BARBERRY DR  
LONGMONT, CO 80503

PAN YONG HUI  
1207 S KIMBARK ST  
LONGMONT, CO 80501

PARELLA RANDALL  
201 MANOR CT #A  
WINDSOR, CO 80550-5808

PARKES AT STONEBRIDGE LLC  
6800 79TH ST STE 202  
NIWOT, CO 80503

PARKES AT STONEBRIDGE  
TOWNHOME OWNERS ASSOC INC  
PO BOX 370390  
DENVER, CO 80237

PENSCO TR CO FBO KENNETH  
KANEMOTO IRA 100%  
2010 AMETHYST DR  
LONGMONT, CO 80504

PIERSON STEVEN T  
3776 OAKWOOD DR  
LONGMONT, CO 80503

POLK GAIL C  
3618 OAKWOOD DR  
LONGMONT, CO 80503-7560

POMFRET DANIELLE N  
622 STONBRIDGE DR  
LONGMONT, CO 80503

PONDER MARTA R  
PO BOX 464  
LYONS, CO 80540

PRESCOTT PATRICIA L TRUST  
9772 SCHLAGEL ST  
LONGMONT, CO 80503

PUSKAS MARIA & EMERY G & CHRISTINE  
635 STONEBRIDGE DR  
LONGMONT, CO 80503

QUINN ROBERT P JR  
NONEXEMPT TRUST  
54 WILDWOOD LN  
BOULDER, CO 80304

RABA ELIZABETH & BRYAN WHITE  
9789 N 89TH ST  
LONGMONT, CO 80503

REISEN ELIZABETH S  
3654 OAKWOOD DR  
LONGMONT, CO 80503

RELLER MARIA R  
3704 OAKWOOD DR  
LONGMONT, CO 80503

RICHARD KENNETH E & CARLA J  
3658 OAKWOOD DR  
LONGMONT, CO 80503

RINNER ANDREW  
3664 OAKWOOD DR  
LONGMONT, CO 80504

RIVERS KATHRYN A  
651 STONEBRIDGE DR  
LONGMONT, CO 80503

ROBBINS JUSTIN & HELEN  
636 STONEBRIDGE DR  
LONGMONT, CO 80503

ROSE KURT  
602 BARBERRY DR  
LONGMONT, CO 80503

RUGG IAN  
621 STONEBRIDGE DR  
LONGMONT, CO 80503

SAUER NICOLE J & JOHN H  
630 BARBERRY DR  
LONGMONT, CO 80503

SCHIAPPACASSE HEIKE & ROBERT  
3702 OAKWOOD DR  
LONGMONT, CO 80503

SCHLEY TAYLUS STONE ET AL  
9747 N 89TH ST  
LONGMONT, CO 80503

SCHUETZ KAREN  
3670 OAKWOOD DR  
LONGMONT, CO 80503

SCHULTZ IVAN FREDERICK  
& DENA JANE  
9767 N 89TH ST  
LONGMONT, CO 80503-8554

SECRIST DANIEL A & ERIN M  
917 NINEBARK LN  
LONGMONT, CO 80503

SELBY ADAM C  
674 STONEBRIDGE DR  
LONGMONT, CO 80503

SHARMA SANDEEP & HYEYOL KIM  
2300 ARAPAHOE AVE UNIT 327  
BOULDER, CO 80302

SKLARZ MARY ARABIAN  
3796 OAKWOOD DR  
LONGMONT, CO 80503

SMITH RICHARD DALE & DEBORAH  
730 BOXWOOD LN  
LONGMONT, CO 80503

SPENCER DIANA PEREZ  
664 STONEBRIDGE DR  
LONGMONT, CO 80503

SPIELMANN BRIAN A  
3655 CONIFER CT  
BOULDER, CO 80304

SRIVASTAVA ASHEESH MOHAN  
& NEERA MOHAN  
669 STONNEBRIDGE DR  
LONGMONT, CO 80503

STAATS NICOLE M ET AL  
718 STONEBRIDGE DR  
LONGMONT, CO 80503

STEINERT LINDA JEAN  
670 STONEBRIDGE DR  
LONGMONT, CO 80503

STEVENS REX W  
606 BARBERRY DR  
LONGMONT, CO 80503

STICE LESLIE ANNE & BRIAN M  
9728 SCHLAGEL ST  
LONGMONT, CO 80503

STONE JULIE L WOLD & SCOTT A  
618 STONEBRIDGE DR  
LONGMONT, CO 80503

STUTTERHEIM HEIDI S  
4925 W 128TH PL  
BROOMFIELD, CO 80020

SZOBOTA STEPHANIE B  
3626 OAKWOOD DR  
LONGMONT, CO 80503

TERHAAR PAUL H  
735 ROBERT ST  
LONGMONT, CO 80503-9442

THALER GAIL  
1609 VENICE LN  
LONGMONT, CO 80503

THOMAS TAYLOR M & CAITLIN B  
3752 OAKWOOD DR  
LONGMONT, CO 80503

TOBIN STEPHEN J  
708 STONEBRIDGE DR  
LONGMONT, CO 80503

TOUCHSTONE PROPERTIES INC  
8032 CENTREBRIDGE DR  
NIWOT, CO 80503

TURNER SAMUEL & DANIELLE  
638 STONEBRIDGE DR  
LONGMONT, CO 80503

TURPIN TED A & DEBORAH L  
1106 TWIN PEAKS CIR  
LONGMONT, CO 80503-2170

VANDENDRIESSCHE COLLEEN M  
PO BOX 270773  
LOUISVILLE, CO 80027

VILLAMAR MUSTIOLA C  
748 STONEBRIDGE DR  
LONGMONT, CO 80503

WALLIS TOM  
3614 OAKWOOD DR  
LONGMONT, CO 80503

WARE LINDA LYNCH  
9605 HUNTCLIFF TRCE  
ATLANTA, GA 30350

WEISS KAREN & MITCHELL  
3798 OAKWOOD DR  
LONGMONT, CO 80503

WENKE DAVID C  
1861 TREVOR CIR  
LONGMONT, CO 80501

WILLIAMS MARTHA A & LESLIE J JR  
8876 ROGERS RD  
LONGMONT, CO 80503-8500

WITT CHERYL A & CATHERINE V  
604 STONEBRIDGE DR  
LONGMONT, CO 80503

YATES MELISSA DONNEE  
606 STONEBRIDGE DR  
LONGMONT, CO 80503

YOUNG AARON THEODORE  
3792 OAKWOOD DR  
LONGMONT, CO 80503

ZHANG HAOTIAN & WENRUI MI  
1042 ALBION RD  
BOULDER, CO 80305

ZHANG LIJIA  
656 STONEBRIDGE DR  
LONGMONT, CO 80503

ZHUO SUNENG & HONGTING ZHAO  
2428 EAGLEVIEW CIR  
LONGMONT, CO 80504



# CERTIFICATE OF PROPERTY POSTING

I, Brien Schumacher, certify that  
*Please Print Name*

1 Neighborhood Meeting sign(s)  
       Development Application Under Review sign(s)  
       Development Application Public Hearing sign(s)

was posted pursuant to the provisions of the City of Longmont Land Development Code, for the application identified as

Modern West Concept Plan Amendment  
*Project Name*

On the subject property located at

North of Nelson Road, east of Airport Road, west of Andersen Street, and south of Rogers Road  
*Site Address or Location Description*

Attach photo(s) of posting:



I certify that the foregoing information is true and correct.

Brien Schumacher

*Signature*

December 4, 2019

*Date*



# CERTIFICATE OF MAILING

I, Brien Schumacher, certify that  
*Please Print Name*

Letters of notification were mailed in accordance with Section 15.02 of the City of Longmont

## Land Development Code for a

\_\_\_\_Neighborhood Meeting

    X     Notice of Application

\_\_\_\_\_ Planning and Zoning Commission Public Hearing to be held on \_\_\_\_\_

\_\_\_\_\_City Council Public Hearing to be held on \_\_\_\_\_

for the application identified as

# Modern West Concept Plan Amendment

*Project Name*

On the subject property located at

North of Nelson Road, east of Airport Road, west of Andersen Street, and south of Rogers Road

The letter was sent on: May 22, 2020

A copy of the letter and list of recipients is attached.

I certify that the foregoing information is true and correct.

Brien Schumacher

Signature

May 22, 2020

Date \_\_\_\_\_

City of Longmont  
Development Services Center  
Longmont, CO 80501  
303) 651•8330 | Fax# (303) 651•8696  
Email: [longmont.planning@longmontcolorado.gov](mailto:longmont.planning@longmontcolorado.gov)  
Web site: <http://www.longmontcolorado.gov>



## NOTICE OF APPLICATION

May 20, 2020

To Whom It May Concern:

The City of Longmont has received an application for a Concept Plan Amendment for the following property:

**Proposal:** Modern West Properties, LLC proposal to amend the Concept Plan for approximately 15 acres located north of Nelson Road to allow for mixed use development, including industrial, commercial and residential uses.

**Location:** Generally located north of Nelson Road, east of Airport Road and south of Rogers Road, Longmont CO.

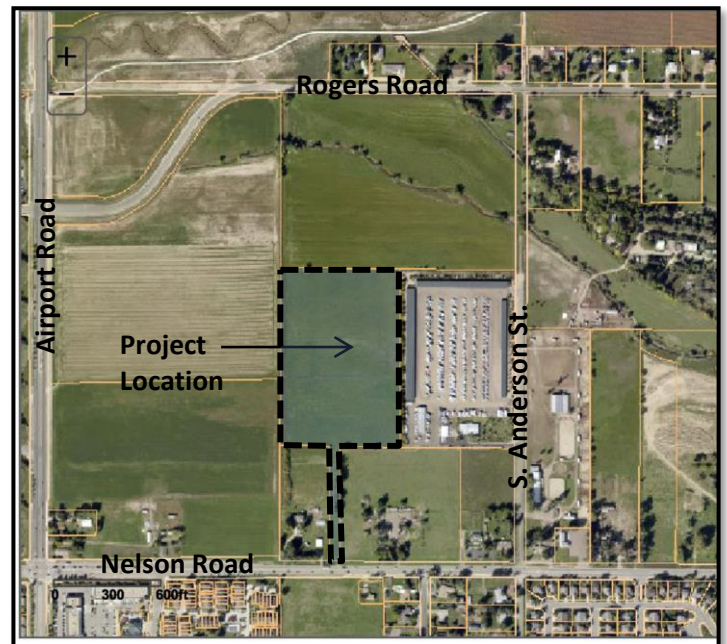
**Property Owners:** Modern West Properties, LLC

**Applicant:** Derek Guarascio

**Applicant Contact:** Erin Bagnall

**Company:** Sopher Sparn Architects  
**Address:** 1731 15th Street, Suite 250  
Boulder, CO 80302  
**Phone:** 303 442 4422 x239  
**Fax:** 303 442 4471  
**Email:** [ebagnall@sophersparn.com](mailto:ebagnall@sophersparn.com)

**City Staff Planner:** Brien Schumacher  
**Phone:** (303) 651-8764  
**Fax:** (303) 651-8696  
**Email:** [brien.schumacher@longmontcolorado.gov](mailto:brien.schumacher@longmontcolorado.gov)



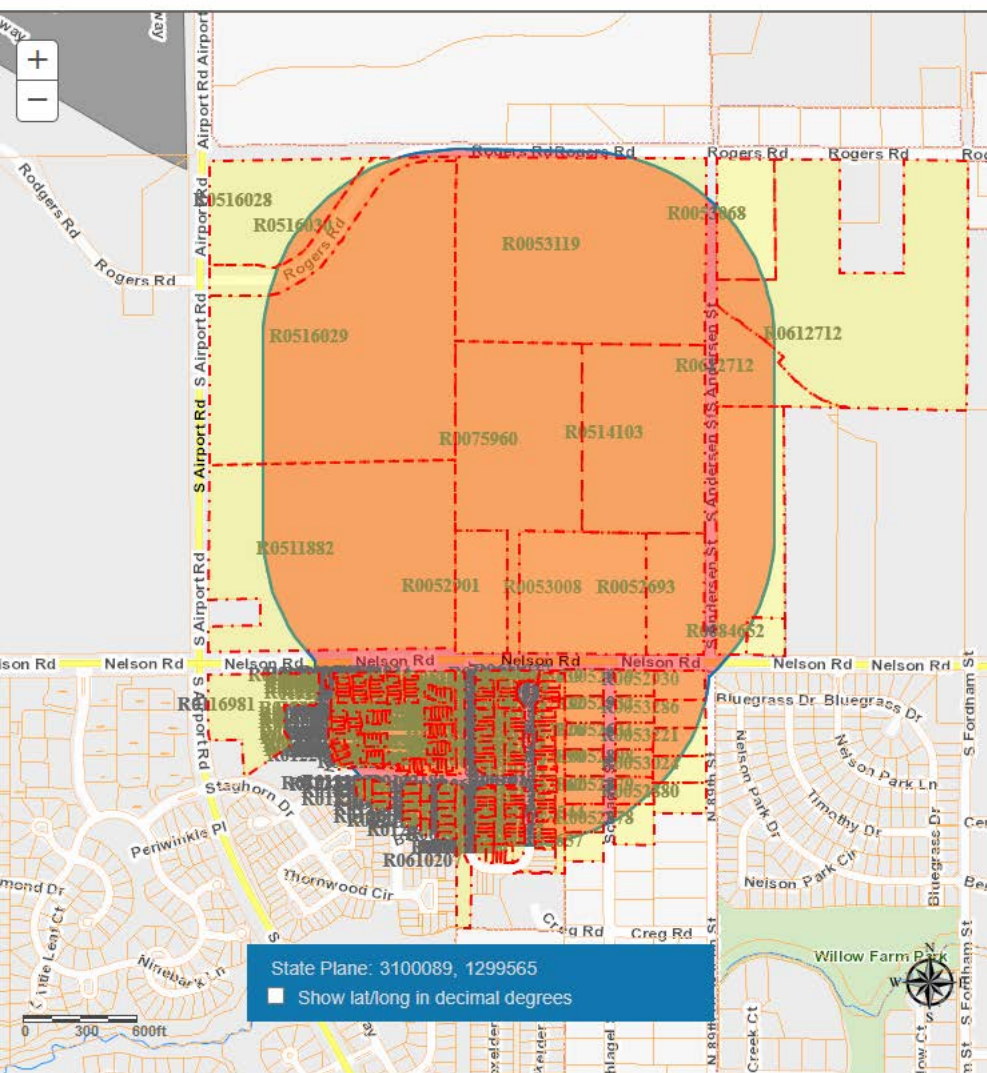
Any person having an interest in the above application may contact the City staff planner listed above for more information.

Public hearings with the Planning and Zoning Commission and City Council will be required as part of the City's review and consideration of this application. Notices for those hearings will be mailed when the hearings are scheduled.



# Property Search

Report an issue





655 STONEBRIDGE DRIVE LLC  
713 NELSON PARK CIR  
LONGMONT, CO 80503

AIRPORT ROAD SELF STORAGE LLC  
6064 CLEARWATER DR  
LOVELAND, CO 80538-7045

AJAMIAN PAUL  
2300 EMERY ST  
LONGMONT, CO 80501-1103

ALLSHOUSE MARTY R & ALYCIA J  
507 CHISHOLM WAY  
BERTHOUD, CO 80513

ANDREWS ANN MARIE  
3672 OAKWOOD DR  
LONGMONT, CO 80503

ANGELL CYNTHIA RAE &  
JOSEPH MICHAEL  
9681 SCHLAGEL ST  
LONGMONT, CO 80503

AYNES JULIE A  
3652 OAKWOOD DR  
LONGMONT, CO 80503

BAILEY L REED &  
DEER CREEK VENTURES RLLLP  
1076 WESTVIEW DR  
BOULDER, CO 80303

BARTLETT JULIE A & SCOTT E SEVERS  
3786 OAKWOOD DR  
LONGMONT, CO 80503

BECKMAN JAMES S &  
ELIZABETH MORLEY  
9682 SCHLAGEL ST  
LONGMONT, CO 80503-8555

BENSCHIEDT STEVEN E  
8883 NELSON RD  
LONGMONT, CO 80503-8546

BERTRAND KINCADE M  
15675 W LA SALLE AVE  
LAKEWOOD, CO 80228-6485

BISHOP DILLARD G TRUST  
2100 MAIN STREET  
LONGMONT, CO 80501

BLACKBURN JUDITH  
3724 OAKWOOD DR  
LONGMONT, CO 80503

BLASER PATRICIA & ANTONIO  
53 PINE ST  
LINCROFT, NJ 7738

BOATMAN GREGORY L & ANNA M  
619 STONEBRIDGE DR  
LONGMONT, CO 80503

BOESCH SHANNON  
3720 OAKWOOD DR  
LONGMONT, CO 80503-7511

BONCELLA CAROLANN TRUST  
4234 SMITH PARK CT  
LOVELAND, CO 80538

BOWES JACK & LINDA L  
8775 CREG RD  
LONGMONT, CO 80503-8568

BRANNON LEE ANDREW  
600 BARBERRY DR  
LONGMONT, CO 80503

BRESLIN REVOCABLE LIVING TRUST  
33711 WINDJAMMER DR  
DANA POINT, CA 92629

BRITTON CYNTHIA S  
9725 N 89TH ST  
LONGMONT, CO 80503

BROOME WENDY COLLEEN  
623 STONEBRIDGE DR  
LONGMONT, CO 80503

BUCKENDORF JENNY  
3650 OAKWOOD DR  
LONGMONT, CO 80503

BURKE SEAN PATRICK  
639 STONEBRIDGE DR  
LONGMONT, CO 80503

CANDELAESI ANDREW D & ADELE M  
3782 OAKWOOD DR  
LONGMONT, CO 80503-7513

CAPPIELLO JEFFREY MICHAEL  
712 STONEBRIDGE DR  
LONGMONT, CO 80503

CARROLL JOHN T & SALLY A  
626 BARBERRY DR  
LONGMONT, CO 80503

CASTLE JULIE A  
634 BARBERRY DR  
LONGMONT, CO 80503

CHOPNIK TRUST  
9795 SCHLAGEL ST  
LONGMONT, CO 80503



CITY OF LONGMONT  
350 KIMBARK ST  
LONGMONT, CO 80501-5500

COINER HAROLD P & BARBARA A  
9657 SCHLAGEL ST  
LONGMONT, CO 80503-8556

COLE DARRIN A & ERIN M ELLIS  
3784 OAKWOOD DR  
LONGMONT, CO 80503

CONLEY DEBORAH D & HERBERT R  
625 STONEBRIDGE DR  
LONGMONT, CO 80503

COOPER WILLIAM W JR & KAREN A  
710 STONEBRIDGE DR  
LONGMONT, CO 80503

COREY BRIAN M & HELEN M  
628 STONEBRIDGE DR  
LONGMONT, CO 80503

COURTMAN STEPHEN & MELINDA  
778 STONEBRIDGE DR  
LONGMONT, CO 80503

CRISCITIELLO JOHN M  
9769 SCHLAGEL ST  
LONGMONT, CO 80503

DB PROPERTY MANAGEMENT LLC  
451 S ANDERSEN ST  
LONGMONT, CO 805038400

DEAVENPORT NEWTON B  
3690 OAKWOOD DR  
LONGMONT, CO 80503

DEIBERT JOHN D ET AL  
3718 OAKWOOD  
LONGMONT, CO 80503

DERICKSON NELSON & RESHMA  
774 STONEBRIDGE DR  
LONGMONT, CO 80503

DESKIN TRACI  
658 STONEBRIDGE DR  
LONGMONT, CO 80503

DFH MANDARIN LLC  
2727 BRYANT ST STE 200  
DENVER, CO 80211

DONCO INVESTMENTS LLC ET AL  
650 S CHERRY ST STE 1400  
DENVER, CO 80246

DORISS ASHLEY  
3748 OAKWOOD DR  
LONGMONT, CO 80503

DURANGO GRACE  
663 STONEBRIDGE DR  
LONGMONT, CO 80503

EDWARDS JACK LOGAN &  
LORNA BLOOM  
776 STONEBRIDGE DR  
LONGMONT, CO 80503

EIDEM SUSAN C  
725 ARROWWOOD ST  
LONGMONT, CO 80503

ELAM CAROLYN C  
760 STONEBRIDGE DR  
LONGMONT, CO 80503

ELIOSEFF JOSHUA CHAIM  
3722 OAKWOOD DR  
LONGMONT, CO 80503

EVANS JOLIE RYAN &  
AARON CARSON EVANS  
4760 KINCROSS CT  
BOULDER, CO 80301

EVEN MICHAEL R  
8918 ROGERS RD  
LONGMONT, CO 80503-8563

FALKENSTEIN BRENT & MISTY  
637 STONEBRIDGE DR  
LONGMONT, CO 80503

FLEMMING EMILY SCHOEDEL ET AL  
9799 N 89TH ST  
LONGMONT, CO 80503

FLORENTINE KYLE HEISER  
608 STONEBRIDGE DR  
LONGMONT, CO 80503

FREUND KATHE  
3602 OAKWOOD DR  
LONGMONT, CO 80503

FRIED HEATHER & ERIC SCHMIDT  
722 BOXWOOD LN  
LONGMONT, CO 80503

FRONT RANGE REAL  
ESTATE PARTNERS LLC  
1067 S HOVER RD STE E-113  
LONGMONT, CO 80501-7904

GAUDINO JOHN J & SHAUNA L  
4224 PRAIRIE FIRE CIR  
LONGMONT, CO 80503

GERWING LAURA LYNN  
654 STONEBRIDGE DR  
LONGMONT, CO 80503

GIBSON CODY A &  
MADISON M WIGHT  
610 STONEBRIDGE DR  
LONGMONT, CO 80503

GILROY-NIELSEN THERESA M  
5834 BOUNDARY PLACE  
LONGMONT, CO 80503

GIST RICHARD A & JORDAN M  
732 STONEBRIDGE DR  
LONGMONT, CO 80503

GOODWIN MICHAEL W & NANCY J  
3819 SE 31ST ST  
TOPEKA, KS 66605

GORDON HOLLYN C  
7272 OLD POST RD  
BOULDER, CO 80301-3916

GRAFF NICHOLAS W & TAMARA L  
629 STONEBRIDGE DR  
LONGMONT, CO 80503

GREEN ANGELA AGNES  
P O BOX 11055  
BOULDER, CO 80301

GREEN EDWARD R  
3686 OAKWOOD DR  
LONGMONT, CO 80503

GREENIDGE KRISHNA D & ANDREW M  
9723 SCHLAGEL ST  
LONGMONT, CO 80503

GRUBISIC VANDA & BORO  
3710 OAKWOOD DR  
LONGMONT, CO 80503-7510

GSCHNEIDNER KATHRYN  
115 PYRITE RD  
BLACK HAWK, CO 80422

GUARDIAN DFH III LLC  
8246 E NORTHFIELD BLVD STE 2510  
DENVER, CO 80238

GUELDE DONOVAN J & OKSOON PARK  
724 STONEBRIDGE DR  
LONGMONT, CO 80503

HAGEMARK PETTER  
3606 OAKWOOD DR  
LONGMONT, CO 80503

HALE CARLY & KARLA  
3684 OAKWOOD DR  
LONGMONT, CO 80503

HAMEL CHARLES K & THERESA M  
3616 OAKWOOD DR  
LONGMONT, CO 80503-7560

HAYS NANCY KATHRYN  
3851 OAKWOOD DR  
LONGMONT, CO 80503

HECZKO ERIC M  
9749 SCHLAGEL ST  
LONGMONT, CO 80503-8556

HIGHEST ASPIRATIONS LLC  
900 S MAIN ST UNIT 100  
LONGMONT, CO 80501

HINTZ SASKIA  
3634 OAKWOOD DR  
LONGMONT, CO 80503

HIROTA JON K & SHARON M PENNY  
703 TEAL CIR  
LONGMONT, CO 80503

HIZA LORRAINE LIVING TRUST  
647 STONEBRIDGE DR  
LONGMONT, CO 80503

HOGUE RALPH G & DELORES A  
9750 SCHLAGEL ST  
LONGMONT, CO 80503-8555

HOLLIDAY KEITH & TAYLOR KINGSBERY  
661 STONEBRIDGE DR  
LONGMONT, CO 80503

HOLMES DENNIS R & MICKIE L  
728 STONEBRIDGE DR  
LONGMONT, CO 80503

HOLT KATHRYN CELESTE  
754 STONEBRIDGE DR  
LONGMONT, CO 80503

HOOK DAVID & CATHY  
3754 OAKWOOD DR  
LONGMONT, CO 80503

HORK JONATHAN & JESSIE MICHAUD  
620 STONEBRIDGE DR  
LONGMONT, CO 80503

HUANG ZHANG-HONG  
3770 OAKWOOD DR  
LONGMONT, CO 80503

HUNT JEFFREY ALLEN ET AL  
718 BOXWOOD LN  
LONGMONT, CO 80503

IACOVELLI PATRICIA N  
3790 OAKWOOD DR  
LONGMONT, CO 80503

IM GILL SU & JEUNG SUN JU  
3706 OAKWOOD DR  
LONGMONT, CO 80503

J&G BARBERRY DRIVE LLC  
514 AMERICAS WAY # 9859  
BOX ELDER, SD 57719

J&G OAKWOOD DR LLC  
514 AMERICAS WAY # 9859  
BOX ELDER, SD 57719

JAFFE JOSHUA G & JULIE A REINDERS  
644 STONEBRIDGE DR  
LONGMONT, CO 80503

JAHNKE KEITH M  
12590 VERMILLION RD  
LONGMONT, CO 80504

JEVREMOVIC ZANA  
6702 TOWER DR APT 203  
ALEXANDRIA, VA 22306-6702

JOHNSON KIMBERLY  
3604 OAKWOOD DR  
LONGMONT, CO 80503

JOY VALINDA L  
604 BARBERRY DR  
LONGMONT, CO 80503

JUDGE PHILIP G & TERRI R RESLEY  
3712 OAKWOOD DR  
LONGMONT, CO 80503

KASS CARRIE L & WALTER L BONER JR  
628 BARBERRY DR  
LONGMONT, CO 80503

KC PRASHANT  
714 STONEBRIDGE DR  
LONGMONT, CO 80503

KELLY DOROTHY H &  
ANDREW WHEELER  
622 BARBERRY DR  
LONGMONT, CO 80503

KHOSLA CHETAN & POOJA  
5137 EAGAN CIR  
LONGMONT, CO 80503-8558

KIEFER RYAN JAMES &  
SUSAN STARR AARON  
614 STONEBRIDGE DR  
LONGMONT, CO 80503

KIGER MARTHA JANE  
3774 OAKWOOD DR  
LONGMONT, CO 80503

KING MICHAEL R  
3632 OAKWOOD DR  
LONGMONT, CO 80503

KISSINGER SCOTT K  
730 ARROWWOOD ST  
LONGMONT, CO 80503

KNOWLES LOUISE  
9798 SCHLAGEL ST  
LONGMONT, CO 80503

KOCATASKIN ADIL UGUR  
4133 SUNRISE CT  
BOULDER, CO 80304

KOCINA WAYNE & SHARON  
633 STONEBRIDGE DR  
LONGMONT, CO 80503

KOENIGSMAN AMY E &  
ANN E & DANIEL E  
620 BARBERRY DR  
LONGMONT, CO 80503

KOOB BRIAN & RAEHEL J  
726 STONEBRIDGE DR  
LONGMONT, CO 80503

KOTULA GREGORY J  
3610 OAKWOOD DR  
LONGMONT, CO 80503

LAMICHHANE ASMITA KC  
649 STONEBRIDGE DR  
LONGMONT, CO 80503

LANDAU BRIAN J ET AL  
3750 OAKWOOD DR  
LONGMONT, CO 80503

LEAKAS TAMMY E ET AL  
3608 OAKWOOD DR  
LONGMONT, CO 80503

LEMBKE JOHN V & KELLY L  
744 STONEBRIDGE DR  
LONGMONT, CO 80503

LEVY MICHAEL T  
715 BOXWOOD LN  
LONGMONT, CO 80503

LINDON FAMILY TRUST  
1116 TWIN PEAKS CIR  
LONGMONT, CO 805032170

LOHMAN DAVID D &  
REBECCA E HUTCHINS  
9794 SCHLAGEL ST  
LONGMONT, CO 80503

LOHR TYLER & MONIQUE POTTS  
659 STONEBRIDGE DR  
LONGMONT, CO 80503

LONG DAKOTA JAMES  
672 STONEBRIDGE DR  
LONGMONT, CO 80503

LYAPUNOV VLADIMIR &  
ELENA LYAPUNOVA  
87 ORTEGA CT  
ERIE, CO 80516

MAGRO JOSEPH PAUL &  
MARIE ANN KUHLMANN  
714 BOXWOOD LN  
LONGMONT, CO 80503-6406

MANAGULI SUMANGALA S  
624 STONEBRIDGE DR  
LONGMONT, CO 80503

MARKUSEN SHANNON AVERY  
SOLOMON & PETER CARLOS  
643 STONEBRIDGE DR  
LONGMONT, CO 80503

MARSOLEK PATRICIA J  
3688 OAKWOOD DR  
LONGMONT, CO 80501

MARTIN LAUREL R  
9791 SCHLAGEL ST  
LONGMONT, CO 80503

MASLANKA DONALD K  
819 NA WA TA AVE  
MOUNT PROSPECT, IL 60056

MCCLEARY TAMARA R  
8701 NELSON RD  
LONGMONT, CO 80503

MCNUTT GRANT A &  
CAMERON L ELLIOTT  
660 STONEBRIDGE DR  
LONGMONT, CO 80503

MEADOWVIEW 5 TOWNHOMES  
ASSOCIATION INC  
PO BOX 848  
WESTMINSTER, CO 80030

MEADOWVIEW CARRIAGE  
MANOR HOMEOWNERS  
75 MANHATTAN DR STE 1  
BOULDER, CO 80303-4254

MEADOWVIEW CENTER LLC  
3434 47TH ST STE 220  
BOULDER, CO 80301

MEADOWVIEW HOMEOWNERS  
ASSOCIATION FLG 5  
75 MANHATTAN DR STE 1  
BOULDER, CO 80303-4254

MECKLENBURG KATHY  
3714 OAKWOOD DR  
LONGMONT, CO 80503

MEHTA MONICA  
1216 CARRIAGE DR  
LONGMONT, CO 80501

MENDOZA JORGE V &  
LILIANA MENDEZ GOMEZ  
632 BARBERRY DR  
LONGMONT, CO 80503-7517

METROWSKY NICHOLAS J  
3624 OAKWOOD DR  
LONGMONT, CO 80503

MILANI DONALD B  
3717 STAGHORN DR  
LONGMONT, CO 80503

MILLS MICHELLE  
723 BOXWOOD LN  
LONGMONT, CO 80503-6406

MODERN WEST PROPERTIES LLC  
1727 15TH ST STE 100  
BOULDER, CO 80302

MOORE ALANNA H &  
ZACKERY MCKIRDY  
3674 OAKWOOD DR  
LONGMONT, CO 80503

MORDHORST JOANNE D  
3680 OAKWOOD DR  
LONGMONT, CO 80503

MORGAN MARILEE  
3772 OAKWOOD DR  
LONGMONT, CO 80503

MOUNTAIN BROOK PARTNERS LLC  
6800 N 76TH ST UNIT 202  
NIWOT, CO 80503

MULSHINE KEVIN P & BARBARA A  
5139 OLD RANCH DR  
LONGMONT, CO 80503

MURPHY ROBERT DALE & LEE ANN  
9539 N 89TH ST  
LONGMONT, CO 80503

MYERS SANDRA S  
3788 OAKWOOD DR  
LONGMONT, CO 80503

NELSON ROAD SOUTHERN  
BAPTIST CHURCH  
8979 NELSON RD  
LONGMONT, CO 80503-8546

NIEHAUS KENNETH RODNEY  
& MARIANNE  
762 STONEBRIDGE DR  
LONGMONT, CO 80504

NOLLER MOLLI JEAN &  
JORDAN JACOB HARDY  
766 STONEBRIDGE DR  
LONGMONT, CO 80503

OAKWOOD VIEW LLC  
10054 PALISADE RIDGE DRIVE  
COLORADO SPRINGS, CO 80920

OGDEN DORIS M  
3666 OAKWOOD DR  
LONGMONT, CO 80503

OLMSTEAD CAROL MICHELLE  
733 ARROWWOOD ST  
LONGMONT, CO 80501

ONEILL KIMBERLY A  
676 STONEBRIDGE DR  
LONGMONT, CO 80503

ONEILL RICHARD K  
710 BOXWOOD LN  
LONGMONT, CO 80503

ORHEIM KORY  
616 BARBERRY DR  
LONGMONT, CO 80503

PAN YONG HUI  
1207 S KIMBARK ST  
LONGMONT, CO 80501

PARELLA RANDALL  
201 MANOR CT #A  
WINDSOR, CO 80550-5808

PARKES AT STONEBRIDGE LLC  
6800 79TH ST STE 202  
NIWOT, CO 80503

PARKES AT STONEBRIDGE  
TOWNHOME OWNERS ASSOC INC  
PO BOX 370390  
DENVER, CO 80237

PENSCO TR CO FBO KENNETH  
KANEMOTO IRA 100%  
2010 AMETHYST DR  
LONGMONT, CO 80504

PIERSON STEVEN T  
3776 OAKWOOD DR  
LONGMONT, CO 80503

POLK GAIL C  
3618 OAKWOOD DR  
LONGMONT, CO 80503-7560

POMFRET DANIELLE N  
622 STONBRIDGE DR  
LONGMONT, CO 80503

PONDER MARTA R  
PO BOX 464  
LYONS, CO 80540

PRESCOTT PATRICIA L TRUST  
9772 SCHLAGEL ST  
LONGMONT, CO 80503

PUSKAS MARIA & EMERY G & CHRISTINE  
635 STONEBRIDGE DR  
LONGMONT, CO 80503

QUINN ROBERT P JR  
NONEXEMPT TRUST  
54 WILDWOOD LN  
BOULDER, CO 80304

RABA ELIZABETH & BRYAN WHITE  
9789 N 89TH ST  
LONGMONT, CO 80503

REISEN ELIZABETH S  
3654 OAKWOOD DR  
LONGMONT, CO 80503

RELLER MARIA R  
3704 OAKWOOD DR  
LONGMONT, CO 80503

RICHARD KENNETH E & CARLA J  
3658 OAKWOOD DR  
LONGMONT, CO 80503

RINNER ANDREW  
3664 OAKWOOD DR  
LONGMONT, CO 80504

RIVERS KATHRYN A  
651 STONEBRIDGE DR  
LONGMONT, CO 80503

ROBBINS JUSTIN & HELEN  
636 STONEBRIDGE DR  
LONGMONT, CO 80503

ROSE KURT  
602 BARBERRY DR  
LONGMONT, CO 80503

RUGG IAN  
621 STONEBRIDGE DR  
LONGMONT, CO 80503

SAUER NICOLE J & JOHN H  
630 BARBERRY DR  
LONGMONT, CO 80503

SCHIAPPACASSE HEIKE & ROBERT  
3702 OAKWOOD DR  
LONGMONT, CO 80503

SCHLEY TAYLUS STONE ET AL  
9747 N 89TH ST  
LONGMONT, CO 80503

SCHUETZ KAREN  
3670 OAKWOOD DR  
LONGMONT, CO 80503

SCHULTZ IVAN FREDERICK  
& DENA JANE  
9767 N 89TH ST  
LONGMONT, CO 80503-8554

SECRIST DANIEL A & ERIN M  
917 NINEBARK LN  
LONGMONT, CO 80503

SELBY ADAM C  
674 STONEBRIDGE DR  
LONGMONT, CO 80503

SHARMA SANDEEP & HYEYEO KIM  
2300 ARAPAHOE AVE UNIT 327  
BOULDER, CO 80302

SKLARZ MARY ARABIAN  
3796 OAKWOOD DR  
LONGMONT, CO 80503

SMITH RICHARD DALE & DEBORAH  
730 BOXWOOD LN  
LONGMONT, CO 80503

SPENCER DIANA PEREZ  
664 STONEBRIDGE DR  
LONGMONT, CO 80503

SPIELMANN BRIAN A  
3655 CONIFER CT  
BOULDER, CO 80304

SRIVASTAVA ASHEESH MOHAN  
& NEERA MOHAN  
669 STONNEBRIDGE DR  
LONGMONT, CO 80503

STAATS NICOLE M ET AL  
718 STONEBRIDGE DR  
LONGMONT, CO 80503

STEINERT LINDA JEAN  
670 STONEBRIDGE DR  
LONGMONT, CO 80503

STEVENS REX W  
606 BARBERRY DR  
LONGMONT, CO 80503

STICE LESLIE ANNE & BRIAN M  
9728 SCHLAGEL ST  
LONGMONT, CO 80503

STONE JULIE L WOLD & SCOTT A  
618 STONEBRIDGE DR  
LONGMONT, CO 80503

STUTTERHEIM HEIDI S  
4925 W 128TH PL  
BROOMFIELD, CO 80020

SZOBOTA STEPHANIE B  
3626 OAKWOOD DR  
LONGMONT, CO 80503

TERHAAR PAUL H  
735 ROBERT ST  
LONGMONT, CO 80503-9442

THALER GAIL  
1609 VENICE LN  
LONGMONT, CO 80503

THOMAS TAYLOR M & CAITLIN B  
3752 OAKWOOD DR  
LONGMONT, CO 80503

TOBIN STEPHEN J  
708 STONEBRIDGE DR  
LONGMONT, CO 80503

TOUCHSTONE PROPERTIES INC  
8032 CENTREBRIDGE DR  
NIWOT, CO 80503

TURNER SAMUEL & DANIELLE  
638 STONEBRIDGE DR  
LONGMONT, CO 80503

TURPIN TED A & DEBORAH L  
1106 TWIN PEAKS CIR  
LONGMONT, CO 80503-2170

VANDENDRIESSCHE COLLEEN M  
PO BOX 270773  
LOUISVILLE, CO 80027

VILLAMAR MUSTIOLA C  
748 STONEBRIDGE DR  
LONGMONT, CO 80503

WALLIS TOM  
3614 OAKWOOD DR  
LONGMONT, CO 80503

WARE LINDA LYNCH  
9605 HUNTCLIFF TRCE  
ATLANTA, GA 30350

WEISS KAREN & MITCHELL  
3798 OAKWOOD DR  
LONGMONT, CO 80503

WENKE DAVID C  
1861 TREVOR CIR  
LONGMONT, CO 80501

WILLIAMS MARTHA A & LESLIE J JR  
8876 ROGERS RD  
LONGMONT, CO 80503-8500

WITT CHERYL A & CATHERINE V  
604 STONEBRIDGE DR  
LONGMONT, CO 80503

YATES MELISSA DONNEE  
606 STONEBRIDGE DR  
LONGMONT, CO 80503

YOUNG AARON THEODORE  
3792 OAKWOOD DR  
LONGMONT, CO 80503

ZHANG HAOTIAN & WENRUI MI  
1042 ALBION RD  
BOULDER, CO 80305

ZHANG LIJIA  
656 STONEBRIDGE DR  
LONGMONT, CO 80503

ZHUO SUNENG & HONGTING ZHAO  
2428 EAGLEVIEW CIR  
LONGMONT, CO 80504



# CERTIFICATE OF PROPERTY POSTING

I, Brien Schumacher, certify that  
*Please Print Name*

           Neighborhood Meeting sign(s)  
      1       Development Application Under Review sign(s)  
           Development Application Public Hearing sign(s)

was posted pursuant to the provisions of the City of Longmont Land Development Code, for the application identified as

Modern West Concept Plan Amendment  
*Project Name*

On the subject property located at

North of Nelson Road, east of Airport Road, west of Andersen Street, and south of Rogers Road  
*Site Address or Location Description*

Attach photo(s) of posting:



I certify that the foregoing information is true and correct.

Brien Schumacher  
*Signature*

May 22, 2020  
*Date*



# CERTIFICATE OF MAILING

I, Brien Schumacher, certify that  
*Please Print Name*

Letters of notification were mailed in accordance with Section 15.02 of the City of Longmont

### Land Development Code for a

\_\_\_\_ Neighborhood Meeting

\_\_\_\_ Notice of Application

X Planning and Zoning Commission Public Hearing to be held on December 16, 2020

\_\_\_\_\_City Council Public Hearing to be held on \_\_\_\_\_

for the application identified as

# Modern West Concept Plan Amendment

*Project Name*

On the subject property located at

North of Nelson Road, east of Airport Road, west of Andersen Street, and south of Rogers Road

The letter was sent on: December 1, 2020

A copy of the letter and list of recipients is attached.

I certify that the foregoing information is true and correct.

Brien Schumacher

Signature

December 1, 2020

Date \_\_\_\_\_



December 1, 2020

## Notice of Public Hearing

### Longmont Planning & Zoning Commission Public Hearing

### Modern West Concept Plan Amendment

*If you need interpretation, accommodations, or other special assistance in order to participate in a meeting, please contact the Planning Division at 303-651-8330 or [longmont.planning@longmontcolorado.gov](mailto:longmont.planning@longmontcolorado.gov), at least 48 hours prior to the meeting to make arrangements.*

*Si necesita interpretación, servicios especiales u otra asistencia adicional para participar en alguna reunión, comuníquese con 48 horas de anticipación al Departamento de Planificación Urbana al 303-651-8330 o escríbanos a [longmont.planning@longmontcolorado.gov](mailto:longmont.planning@longmontcolorado.gov), para así hacer los pertinentes arreglos.*

**Meeting Date/Time:** December 16, 2020 at 7:00 p.m.

**Proposal:** Modern West Properties, LLC is proposing a concept plan amendment for approximately 15 acres located north of Nelson Road and east of Airport Road, and adjacent to the Andersen RV storage facility. The concept plan amendment would allow for a future mixed use development including industrial, commercial and residential uses.



**How to Participate:** Any person having an interest in the above proceeding is invited to submit written comments to the planning staff contact listed on the back of this page either via email or US Mail. Any comments received prior to 5:00 PM on December 16 will be forwarded to the Planning & Zoning Commission.

(over)

**Due to the Covid-19 situation, the meeting will be livestreamed.** In order to protect residents, staff, and elected officials due to the novel COVID-19 virus, Longmont residents are urged to view the public hearing and provide public comment from the comfort and safety of their homes by watching the meeting via livestream on the [City of Longmont's YouTube](#) page and calling in to provide public comment. Information will be displayed and announced during the live meeting directing the public on how and when to call in to the meeting.

Information on this hearing item, including the staff report, plans and drawings, or how to livestream the public hearing and how to provide public comment either via email or phone call-in can be found on the City's webpage at: <https://www.longmontcolorado.gov/departments/boards-committees-and-commissions/directory-of-boards-committees-and-commissions/planning-and-zoning-commission>

**City Planning Staff Contact:**

Brien Schumacher, Principal Planner  
303-651-8764  
[brien.schumacher@longmontcolorado.gov](mailto:brien.schumacher@longmontcolorado.gov)

**Property Owners:**

Modern West Properties, LLC

**Applicant:**

Derek Guarascio

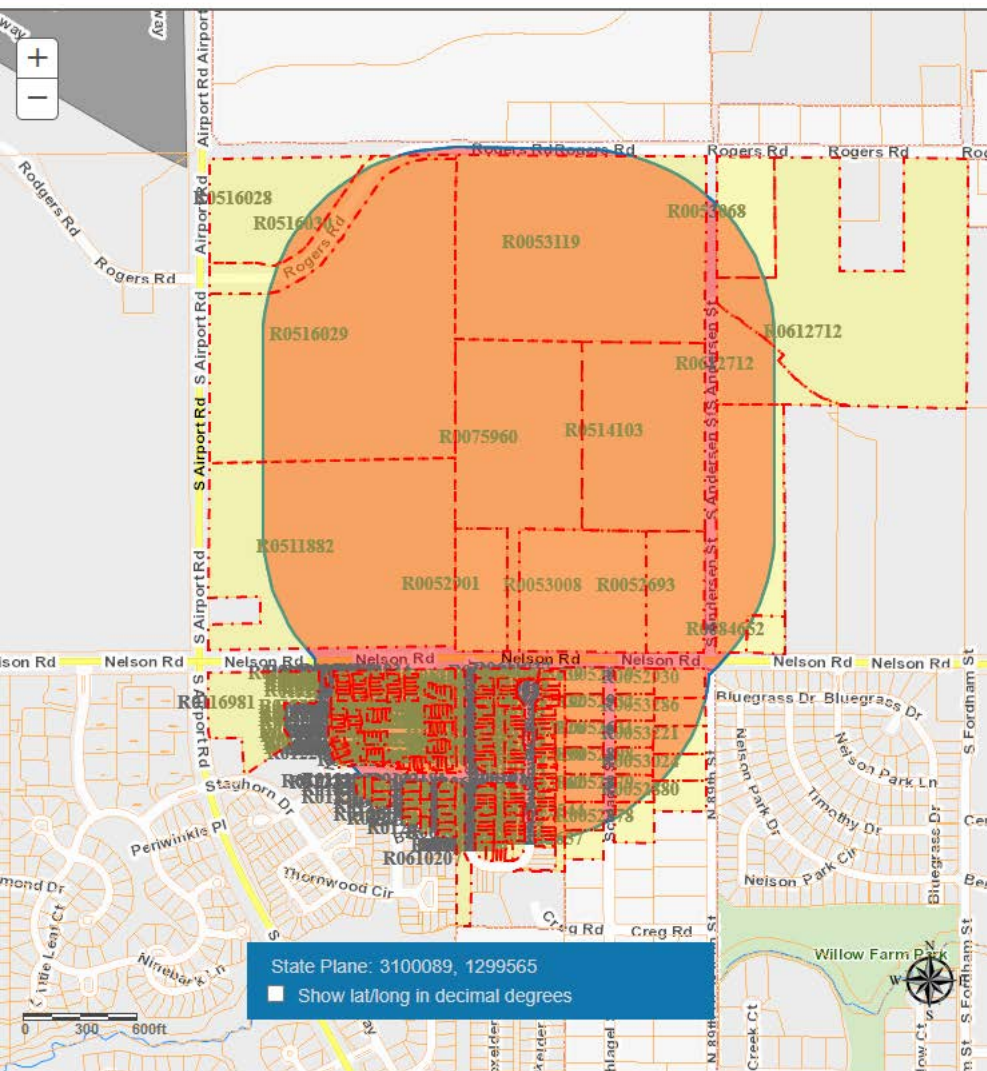
**Applicant Contact:**

Erin Bagnall  
Sopher Sparn Architects  
1731 15th Street, Suite 250, Boulder, CO 80302  
303-442-4422 x239  
[ebagnall@sophersparn.com](mailto:ebagnall@sophersparn.com)



# Property Search

Report an issue



655 STONEBRIDGE DRIVE LLC  
713 NELSON PARK CIR  
LONGMONT, CO 80503

AIRPORT ROAD SELF STORAGE LLC  
6064 CLEARWATER DR  
LOVELAND, CO 80538-7045

AJAMIAN PAUL  
2300 EMERY ST  
LONGMONT, CO 80501-1103

ALLSHOUSE MARTY R & ALYCIA J  
507 CHISHOLM WAY  
BERTHOUD, CO 80513

ANDREWS ANN MARIE  
3672 OAKWOOD DR  
LONGMONT, CO 80503

ANGELL CYNTHIA RAE &  
JOSEPH MICHAEL  
9681 SCHLAGEL ST  
LONGMONT, CO 80503

AYNES JULIE A  
3652 OAKWOOD DR  
LONGMONT, CO 80503

BAILEY L REED &  
DEER CREEK VENTURES RLLLP  
1076 WESTVIEW DR  
BOULDER, CO 80303

BARTLETT JULIE A & SCOTT E SEVERS  
3786 OAKWOOD DR  
LONGMONT, CO 80503

BECKMAN JAMES S &  
ELIZABETH MORLEY  
9682 SCHLAGEL ST  
LONGMONT, CO 80503-8555

BENSCHIEDT STEVEN E  
8883 NELSON RD  
LONGMONT, CO 80503-8546

BERTRAND KINCADE M  
15675 W LA SALLE AVE  
LAKEWOOD, CO 80228-6485

BISHOP DILLARD G TRUST  
2100 MAIN STREET  
LONGMONT, CO 80501

BLACKBURN JUDITH  
3724 OAKWOOD DR  
LONGMONT, CO 80503

BLASER PATRICIA & ANTONIO  
53 PINE ST  
LINCROFT, NJ 7738

BOATMAN GREGORY L & ANNA M  
619 STONEBRIDGE DR  
LONGMONT, CO 80503

BOESCH SHANNON  
3720 OAKWOOD DR  
LONGMONT, CO 80503-7511

BONCELLA CAROLANN TRUST  
4234 SMITH PARK CT  
LOVELAND, CO 80538

BOWES JACK & LINDA L  
8775 CREG RD  
LONGMONT, CO 80503-8568

BRANNON LEE ANDREW  
600 BARBERRY DR  
LONGMONT, CO 80503

BRESLIN REVOCABLE LIVING TRUST  
33711 WINDJAMMER DR  
DANA POINT, CA 92629

BRITTON CYNTHIA S  
9725 N 89TH ST  
LONGMONT, CO 80503

BROOME WENDY COLLEEN  
623 STONEBRIDGE DR  
LONGMONT, CO 80503

BUCKENDORF JENNY  
3650 OAKWOOD DR  
LONGMONT, CO 80503

BURKE SEAN PATRICK  
639 STONEBRIDGE DR  
LONGMONT, CO 80503

CANDELAESI ANDREW D & ADELE M  
3782 OAKWOOD DR  
LONGMONT, CO 80503-7513

CAPPIELLO JEFFREY MICHAEL  
712 STONEBRIDGE DR  
LONGMONT, CO 80503

CARROLL JOHN T & SALLY A  
626 BARBERRY DR  
LONGMONT, CO 80503

CASTLE JULIE A  
634 BARBERRY DR  
LONGMONT, CO 80503

CHOPNIK TRUST  
9795 SCHLAGEL ST  
LONGMONT, CO 80503

CITY OF LONGMONT  
350 KIMBARK ST  
LONGMONT, CO 80501-5500

COINER HAROLD P & BARBARA A  
9657 SCHLAGEL ST  
LONGMONT, CO 80503-8556

COLE DARRIN A & ERIN M ELLIS  
3784 OAKWOOD DR  
LONGMONT, CO 80503

CONLEY DEBORAH D & HERBERT R  
625 STONEBRIDGE DR  
LONGMONT, CO 80503

COOPER WILLIAM W JR & KAREN A  
710 STONEBRIDGE DR  
LONGMONT, CO 80503

COREY BRIAN M & HELEN M  
628 STONEBRIDGE DR  
LONGMONT, CO 80503

COURTMAN STEPHEN & MELINDA  
778 STONEBRIDGE DR  
LONGMONT, CO 80503

CRISCITIELLO JOHN M  
9769 SCHLAGEL ST  
LONGMONT, CO 80503

DB PROPERTY MANAGEMENT LLC  
451 S ANDERSEN ST  
LONGMONT, CO 805038400

DEAVENPORT NEWTON B  
3690 OAKWOOD DR  
LONGMONT, CO 80503

DEIBERT JOHN D ET AL  
3718 OAKWOOD  
LONGMONT, CO 80503

DERICKSON NELSON & RESHMA  
774 STONEBRIDGE DR  
LONGMONT, CO 80503

DESKIN TRACI  
658 STONEBRIDGE DR  
LONGMONT, CO 80503

DFH MANDARIN LLC  
2727 BRYANT ST STE 200  
DENVER, CO 80211

DONCO INVESTMENTS LLC ET AL  
650 S CHERRY ST STE 1400  
DENVER, CO 80246

DORISS ASHLEY  
3748 OAKWOOD DR  
LONGMONT, CO 80503

DURANGO GRACE  
663 STONEBRIDGE DR  
LONGMONT, CO 80503

EDWARDS JACK LOGAN &  
LORNA BLOOM  
776 STONEBRIDGE DR  
LONGMONT, CO 80503

EIDEM SUSAN C  
725 ARROWWOOD ST  
LONGMONT, CO 80503

ELAM CAROLYN C  
760 STONEBRIDGE DR  
LONGMONT, CO 80503

ELIOSEFF JOSHUA CHAIM  
3722 OAKWOOD DR  
LONGMONT, CO 80503

EVANS JOLIE RYAN &  
AARON CARSON EVANS  
4760 KINCROSS CT  
BOULDER, CO 80301

EVEN MICHAEL R  
8918 ROGERS RD  
LONGMONT, CO 80503-8563

FALKENSTEIN BRENT & MISTY  
637 STONEBRIDGE DR  
LONGMONT, CO 80503

FLEMMING EMILY SCHOEDEL ET AL  
9799 N 89TH ST  
LONGMONT, CO 80503

FLORENTINE KYLE HEISER  
608 STONEBRIDGE DR  
LONGMONT, CO 80503

FREUND KATHE  
3602 OAKWOOD DR  
LONGMONT, CO 80503

FRIED HEATHER & ERIC SCHMIDT  
722 BOXWOOD LN  
LONGMONT, CO 80503

FRONT RANGE REAL  
ESTATE PARTNERS LLC  
1067 S HOVER RD STE E-113  
LONGMONT, CO 80501-7904

GAUDINO JOHN J & SHAUNA L  
4224 PRAIRIE FIRE CIR  
LONGMONT, CO 80503

GERWING LAURA LYNN  
654 STONEBRIDGE DR  
LONGMONT, CO 80503

GIBSON CODY A &  
MADISON M WIGHT  
610 STONEBRIDGE DR  
LONGMONT, CO 80503

GILROY-NIELSEN THERESA M  
5834 BOUNDARY PLACE  
LONGMONT, CO 80503

GIST RICHARD A & JORDAN M  
732 STONEBRIDGE DR  
LONGMONT, CO 80503

GOODWIN MICHAEL W & NANCY J  
3819 SE 31ST ST  
TOPEKA, KS 66605

GORDON HOLLYN C  
7272 OLD POST RD  
BOULDER, CO 80301-3916

GRAFF NICHOLAS W & TAMARA L  
629 STONEBRIDGE DR  
LONGMONT, CO 80503

GREEN ANGELA AGNES  
P O BOX 11055  
BOULDER, CO 80301

GREEN EDWARD R  
3686 OAKWOOD DR  
LONGMONT, CO 80503

GREENIDGE KRISHNA D & ANDREW M  
9723 SCHLAGEL ST  
LONGMONT, CO 80503

GRUBISIC VANDA & BORO  
3710 OAKWOOD DR  
LONGMONT, CO 80503-7510

GSCHNEIDNER KATHRYN  
115 PYRITE RD  
BLACK HAWK, CO 80422

GUARDIAN DFH III LLC  
8246 E NORTHFIELD BLVD STE 2510  
DENVER, CO 80238

GUELDE DONOVAN J & OKSOON PARK  
724 STONEBRIDGE DR  
LONGMONT, CO 80503

HAGEMARK PETTER  
3606 OAKWOOD DR  
LONGMONT, CO 80503

HALE CARLY & KARLA  
3684 OAKWOOD DR  
LONGMONT, CO 80503

HAMEL CHARLES K & THERESA M  
3616 OAKWOOD DR  
LONGMONT, CO 80503-7560

HAYS NANCY KATHRYN  
3851 OAKWOOD DR  
LONGMONT, CO 80503

HECZKO ERIC M  
9749 SCHLAGEL ST  
LONGMONT, CO 80503-8556

HIGHEST ASPIRATIONS LLC  
900 S MAIN ST UNIT 100  
LONGMONT, CO 80501

HINTZ SASKIA  
3634 OAKWOOD DR  
LONGMONT, CO 80503

HIROTA JON K & SHARON M PENNY  
703 TEAL CIR  
LONGMONT, CO 80503

HIZA LORRAINE LIVING TRUST  
647 STONEBRIDGE DR  
LONGMONT, CO 80503

HOGUE RALPH G & DELORES A  
9750 SCHLAGEL ST  
LONGMONT, CO 80503-8555

HOLLIDAY KEITH & TAYLOR KINGSBERY  
661 STONEBRIDGE DR  
LONGMONT, CO 80503

HOLMES DENNIS R & MICKIE L  
728 STONEBRIDGE DR  
LONGMONT, CO 80503

HOLT KATHRYN CELESTE  
754 STONEBRIDGE DR  
LONGMONT, CO 80503

HOOK DAVID & CATHY  
3754 OAKWOOD DR  
LONGMONT, CO 80503

HORK JONATHAN & JESSIE MICHAUD  
620 STONEBRIDGE DR  
LONGMONT, CO 80503

HUANG ZHANG-HONG  
3770 OAKWOOD DR  
LONGMONT, CO 80503



HUNT JEFFREY ALLEN ET AL  
718 BOXWOOD LN  
LONGMONT, CO 80503

IACOVELLI PATRICIA N  
3790 OAKWOOD DR  
LONGMONT, CO 80503

IM GILL SU & JEUNG SUN JU  
3706 OAKWOOD DR  
LONGMONT, CO 80503

J&G BARBERRY DRIVE LLC  
514 AMERICAS WAY # 9859  
BOX ELDER, SD 57719

J&G OAKWOOD DR LLC  
514 AMERICAS WAY # 9859  
BOX ELDER, SD 57719

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3604 OAKWOOD DR  
LONGMONT, CO 80503

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604 BARBERRY DR  
LONGMONT, CO 80503

JUDGE PHILIP G & TERRI R RESLEY  
3712 OAKWOOD DR  
LONGMONT, CO 80503

KASS CARRIE L & WALTER L BONER JR  
628 BARBERRY DR  
LONGMONT, CO 80503

KC PRASHANT  
714 STONEBRIDGE DR  
LONGMONT, CO 80503

KELLY DOROTHY H &  
ANDREW WHEELER  
622 BARBERRY DR  
LONGMONT, CO 80503

KHOSLA CHETAN & POOJA  
5137 EAGAN CIR  
LONGMONT, CO 80503-8558

KIEFER RYAN JAMES &  
SUSAN STARR AARON  
614 STONEBRIDGE DR  
LONGMONT, CO 80503

KIGER MARTHA JANE  
3774 OAKWOOD DR  
LONGMONT, CO 80503

KING MICHAEL R  
3632 OAKWOOD DR  
LONGMONT, CO 80503

KISSINGER SCOTT K  
730 ARROWWOOD ST  
LONGMONT, CO 80503

KNOWLES LOUISE  
9798 SCHLAGEL ST  
LONGMONT, CO 80503

KOCATASKIN ADIL UGUR  
4133 SUNRISE CT  
BOULDER, CO 80304

KOCINA WAYNE & SHARON  
633 STONEBRIDGE DR  
LONGMONT, CO 80503

KOENIGSMAN AMY E &  
ANN E & DANIEL E  
620 BARBERRY DR  
LONGMONT, CO 80503

KOOB BRIAN & RAEHEL J  
726 STONEBRIDGE DR  
LONGMONT, CO 80503

KOTULA GREGORY J  
3610 OAKWOOD DR  
LONGMONT, CO 80503

LAMICHHANE ASMITA KC  
649 STONEBRIDGE DR  
LONGMONT, CO 80503

LANDAU BRIAN J ET AL  
3750 OAKWOOD DR  
LONGMONT, CO 80503

LEAKAS TAMMY E ET AL  
3608 OAKWOOD DR  
LONGMONT, CO 80503

LEMBKE JOHN V & KELLY L  
744 STONEBRIDGE DR  
LONGMONT, CO 80503

LEVY MICHAEL T  
715 BOXWOOD LN  
LONGMONT, CO 80503



LINDON FAMILY TRUST  
1116 TWIN PEAKS CIR  
LONGMONT, CO 805032170

LOHMAN DAVID D &  
REBECCA E HUTCHINS  
9794 SCHLAGEL ST  
LONGMONT, CO 80503

LOHR TYLER & MONIQUE POTTS  
659 STONEBRIDGE DR  
LONGMONT, CO 80503

LONG DAKOTA JAMES  
672 STONEBRIDGE DR  
LONGMONT, CO 80503

LYAPUNOV VLADIMIR &  
ELENA LYAPUNOVA  
87 ORTEGA CT  
ERIE, CO 80516

MAGRO JOSEPH PAUL &  
MARIE ANN KUHLMANN  
714 BOXWOOD LN  
LONGMONT, CO 80503-6406

MANAGULI SUMANGALA S  
624 STONEBRIDGE DR  
LONGMONT, CO 80503

MARKUSEN SHANNON AVERY  
SOLOMON & PETER CARLOS  
643 STONEBRIDGE DR  
LONGMONT, CO 80503

MARSOLEK PATRICIA J  
3688 OAKWOOD DR  
LONGMONT, CO 80501

MARTIN LAUREL R  
9791 SCHLAGEL ST  
LONGMONT, CO 80503

MASLANKA DONALD K  
819 NA WA TA AVE  
MOUNT PROSPECT, IL 60056

MCCLEARY TAMARA R  
8701 NELSON RD  
LONGMONT, CO 80503

MCNUTT GRANT A &  
CAMERON L ELLIOTT  
660 STONEBRIDGE DR  
LONGMONT, CO 80503

MEADOWVIEW 5 TOWNHOMES  
ASSOCIATION INC  
PO BOX 848  
WESTMINSTER, CO 80030

MEADOWVIEW CARRIAGE  
MANOR HOMEOWNERS  
75 MANHATTAN DR STE 1  
BOULDER, CO 80303-4254

MEADOWVIEW CENTER LLC  
3434 47TH ST STE 220  
BOULDER, CO 80301

MEADOWVIEW HOMEOWNERS  
ASSOCIATION FLG 5  
75 MANHATTAN DR STE 1  
BOULDER, CO 80303-4254

MECKLENBURG KATHY  
3714 OAKWOOD DR  
LONGMONT, CO 80503

MEHTA MONICA  
1216 CARRIAGE DR  
LONGMONT, CO 80501

MENDOZA JORGE V &  
LILIANA MENDEZ GOMEZ  
632 BARBERRY DR  
LONGMONT, CO 80503-7517

METROWSKY NICHOLAS J  
3624 OAKWOOD DR  
LONGMONT, CO 80503

MILANI DONALD B  
3717 STAGHORN DR  
LONGMONT, CO 80503

MILLS MICHELLE  
723 BOXWOOD LN  
LONGMONT, CO 80503-6406

MODERN WEST PROPERTIES LLC  
1727 15TH ST STE 100  
BOULDER, CO 80302

MOORE ALANNA H &  
ZACKERY MCKIRDY  
3674 OAKWOOD DR  
LONGMONT, CO 80503

MORDHORST JOANNE D  
3680 OAKWOOD DR  
LONGMONT, CO 80503

MORGAN MARILEE  
3772 OAKWOOD DR  
LONGMONT, CO 80503

MOUNTAIN BROOK PARTNERS LLC  
6800 N 76TH ST UNIT 202  
NIWOT, CO 80503

MULSHINE KEVIN P & BARBARA A  
5139 OLD RANCH DR  
LONGMONT, CO 80503

MURPHY ROBERT DALE & LEE ANN  
9539 N 89TH ST  
LONGMONT, CO 80503

MYERS SANDRA S  
3788 OAKWOOD DR  
LONGMONT, CO 80503

NELSON ROAD SOUTHERN  
BAPTIST CHURCH  
8979 NELSON RD  
LONGMONT, CO 80503-8546

NIEHAUS KENNETH RODNEY  
& MARIANNE  
762 STONEBRIDGE DR  
LONGMONT, CO 80504

NOLLER MOLLI JEAN &  
JORDAN JACOB HARDY  
766 STONEBRIDGE DR  
LONGMONT, CO 80503

OAKWOOD VIEW LLC  
10054 PALISADE RIDGE DRIVE  
COLORADO SPRINGS, CO 80920

OGDEN DORIS M  
3666 OAKWOOD DR  
LONGMONT, CO 80503

OLMSTEAD CAROL MICHELLE  
733 ARROWWOOD ST  
LONGMONT, CO 80501

ONEILL KIMBERLY A  
676 STONEBRIDGE DR  
LONGMONT, CO 80503

ONEILL RICHARD K  
710 BOXWOOD LN  
LONGMONT, CO 80503

ORHEIM KORY  
616 BARBERRY DR  
LONGMONT, CO 80503

PAN YONG HUI  
1207 S KIMBARK ST  
LONGMONT, CO 80501

PARELLA RANDALL  
201 MANOR CT #A  
WINDSOR, CO 80550-5808

PARKES AT STONEBRIDGE LLC  
6800 79TH ST STE 202  
NIWOT, CO 80503

PARKES AT STONEBRIDGE  
TOWNHOME OWNERS ASSOC INC  
PO BOX 370390  
DENVER, CO 80237

PENSCO TR CO FBO KENNETH  
KANEMOTO IRA 100%  
2010 AMETHYST DR  
LONGMONT, CO 80504

PIERSON STEVEN T  
3776 OAKWOOD DR  
LONGMONT, CO 80503

POLK GAIL C  
3618 OAKWOOD DR  
LONGMONT, CO 80503-7560

POMFRET DANIELLE N  
622 STONBRIDGE DR  
LONGMONT, CO 80503

PONDER MARTA R  
PO BOX 464  
LYONS, CO 80540

PRESCOTT PATRICIA L TRUST  
9772 SCHLAGEL ST  
LONGMONT, CO 80503

PUSKAS MARIA & EMERY G & CHRISTINE  
635 STONEBRIDGE DR  
LONGMONT, CO 80503

QUINN ROBERT P JR  
NONEXEMPT TRUST  
54 WILDWOOD LN  
BOULDER, CO 80304

RABA ELIZABETH & BRYAN WHITE  
9789 N 89TH ST  
LONGMONT, CO 80503

REISEN ELIZABETH S  
3654 OAKWOOD DR  
LONGMONT, CO 80503

RELLER MARIA R  
3704 OAKWOOD DR  
LONGMONT, CO 80503

RICHARD KENNETH E & CARLA J  
3658 OAKWOOD DR  
LONGMONT, CO 80503

RINNER ANDREW  
3664 OAKWOOD DR  
LONGMONT, CO 80504

RIVERS KATHRYN A  
651 STONEBRIDGE DR  
LONGMONT, CO 80503

ROBBINS JUSTIN & HELEN  
636 STONEBRIDGE DR  
LONGMONT, CO 80503

ROSE KURT  
602 BARBERRY DR  
LONGMONT, CO 80503

RUGG IAN  
621 STONEBRIDGE DR  
LONGMONT, CO 80503

SAUER NICOLE J & JOHN H  
630 BARBERRY DR  
LONGMONT, CO 80503

SCHIAPPACASSE HEIKE & ROBERT  
3702 OAKWOOD DR  
LONGMONT, CO 80503

SCHLEY TAYLUS STONE ET AL  
9747 N 89TH ST  
LONGMONT, CO 80503

SCHUETZ KAREN  
3670 OAKWOOD DR  
LONGMONT, CO 80503

SCHULTZ IVAN FREDERICK  
& DENA JANE  
9767 N 89TH ST  
LONGMONT, CO 80503-8554

SECRIST DANIEL A & ERIN M  
917 NINEBARK LN  
LONGMONT, CO 80503

SELBY ADAM C  
674 STONEBRIDGE DR  
LONGMONT, CO 80503

SHARMA SANDEEP & HYEYEO KIM  
2300 ARAPAHOE AVE UNIT 327  
BOULDER, CO 80302

SKLARZ MARY ARABIAN  
3796 OAKWOOD DR  
LONGMONT, CO 80503

SMITH RICHARD DALE & DEBORAH  
730 BOXWOOD LN  
LONGMONT, CO 80503

SPENCER DIANA PEREZ  
664 STONEBRIDGE DR  
LONGMONT, CO 80503

SPIELMANN BRIAN A  
3655 CONIFER CT  
BOULDER, CO 80304

SRIVASTAVA ASHEESH MOHAN  
& NEERA MOHAN  
669 STONNEBRIDGE DR  
LONGMONT, CO 80503

STAATS NICOLE M ET AL  
718 STONEBRIDGE DR  
LONGMONT, CO 80503

STEINERT LINDA JEAN  
670 STONEBRIDGE DR  
LONGMONT, CO 80503

STEVENS REX W  
606 BARBERRY DR  
LONGMONT, CO 80503

STICE LESLIE ANNE & BRIAN M  
9728 SCHLAGEL ST  
LONGMONT, CO 80503

STONE JULIE L WOLD & SCOTT A  
618 STONEBRIDGE DR  
LONGMONT, CO 80503

STUTTERHEIM HEIDI S  
4925 W 128TH PL  
BROOMFIELD, CO 80020

SZOBOTA STEPHANIE B  
3626 OAKWOOD DR  
LONGMONT, CO 80503

TERHAAR PAUL H  
735 ROBERT ST  
LONGMONT, CO 80503-9442

THALER GAIL  
1609 VENICE LN  
LONGMONT, CO 80503

THOMAS TAYLOR M & CAITLIN B  
3752 OAKWOOD DR  
LONGMONT, CO 80503

TOBIN STEPHEN J  
708 STONEBRIDGE DR  
LONGMONT, CO 80503

TOUCHSTONE PROPERTIES INC  
8032 CENTREBRIDGE DR  
NIWOT, CO 80503

TURNER SAMUEL & DANIELLE  
638 STONEBRIDGE DR  
LONGMONT, CO 80503

TURPIN TED A & DEBORAH L  
1106 TWIN PEAKS CIR  
LONGMONT, CO 80503-2170

VANDENDRIESSCHE COLLEEN M  
PO BOX 270773  
LOUISVILLE, CO 80027

VILLAMAR MUSTIOLA C  
748 STONEBRIDGE DR  
LONGMONT, CO 80503

WALLIS TOM  
3614 OAKWOOD DR  
LONGMONT, CO 80503

WARE LINDA LYNCH  
9605 HUNTCLIFF TRCE  
ATLANTA, GA 30350

WEISS KAREN & MITCHELL  
3798 OAKWOOD DR  
LONGMONT, CO 80503

WENKE DAVID C  
1861 TREVOR CIR  
LONGMONT, CO 80501

WILLIAMS MARTHA A & LESLIE J JR  
8876 ROGERS RD  
LONGMONT, CO 80503-8500

WITT CHERYL A & CATHERINE V  
604 STONEBRIDGE DR  
LONGMONT, CO 80503

YATES MELISSA DONNEE  
606 STONEBRIDGE DR  
LONGMONT, CO 80503

YOUNG AARON THEODORE  
3792 OAKWOOD DR  
LONGMONT, CO 80503

ZHANG HAOTIAN & WENRUI MI  
1042 ALBION RD  
BOULDER, CO 80305

ZHANG LIJIA  
656 STONEBRIDGE DR  
LONGMONT, CO 80503

ZHUO SUNENG & HONGTING ZHAO  
2428 EAGLEVIEW CIR  
LONGMONT, CO 80504



# CERTIFICATE OF PROPERTY POSTING

I, Brien Schumacher, certify that  
*Please Print Name*

           Neighborhood Meeting sign(s)  
           Development Application Under Review sign(s)  
      1       Development Application Public Hearing sign(s)

was posted pursuant to the provisions of the City of Longmont Land Development Code, for the application identified as

Modern West Concept Plan Amendment  
*Project Name*

On the subject property located at

North of Nelson Road, east of Airport Road, west of Andersen Street, and south of Rogers Road  
*Site Address or Location Description*

Attach photo(s) of posting:



I certify that the foregoing information is true and correct.

Brien Schumacher

*Signature*

December 2, 2020

*Date*



**DEPARTMENT OF PLANNING AND DEVELOPMENT SERVICES**

Development Services Center / Longmont, CO 80501

(303) 651-8330 / Fax # (303) 651-8696

E-mail: [longmont.planning@ci.longmont.co.us](mailto:longmont.planning@ci.longmont.co.us)

Web site: <http://www.ci.longmont.co.us>

**CERTIFICATION OF MINERAL ESTATE OWNER NOTIFICATION**

**PROJECT NAME:** ModernWest

**APPLICATION TYPE:** Concept Plan amendment

The undersigned does hereby certify that the developer/applicant for the above named Application for Development in the City of Longmont has provided notice as required pursuant to Section 24-65.5-103 of the Colorado Revised Statutes to any owner or lessee of a mineral estate underneath a surface estate that is subject to the Application for Development, or that the developer/applicant has obtained a waiver of the right to notice from any such mineral estate owner. If a waiver has been obtained, a copy thereof must be attached to this certificate.

☐ Indicate by checking the box if attaching a copy of the waiver signed by all mineral estate owners.

☒ Indicate by checking the box if the undersigned certifies that the mineral estate has not been severed from the surface estate for the above named Application for Development.

Applicant's Signature: \_\_\_\_\_

Date: 9.23.2020

DEREK GUARASCIO, MANAGER

MODERNWEST PROPERTIES, LLC

State of Colorado )

) ss.

County of Boulder

Acknowledged before me this 23<sup>rd</sup> day of September, 2020 by

Derek Anthony Guarascio.

Witness my hand and official seal

[Signature]

Notary Public

My commission expires: 12/10/2022

