



Architects & Planners Inc.

4949 S. Syracuse St | Suite 320 | Denver Colorado 80237 | P: 303.649.9880 | www.pwnarchitects.com

Meeting Minutes

Project: Southmoor Retail Plaza

Type: Neighborhood Meeting

Meeting Date: 12/19/2019

Next Meeting: N/A

Location: Longmont Public Library

Location: N/A

Time: 6pm

Date Prepared: 12/20/2019

Prepared By: PWN Architects and Planners, Inc.

Attendees:	Company:	Phone:	Email:	Cell:
Tom Davis and Joe Urban	PWN Architects and Planners	(303) 649-9880	tdavis@pwnarchitects.com	
Stephanie Wirth	Tebo Properties	(303) 447 8326	swirth@teboproperties.com	
Karen Bryant	City of Longmont	(303) 651 8439	Karen.Bryant@longmontcolorado.gov	
Copies To:	Company	Phone:	Email:	Cell:
Stephanie Wirth	Tebo Properties	(303) 447 8326	swirth@teboproperties.com	
Karen Bryant	City of Longmont	(303) 651 8439	Karen.Bryant@longmontcolorado.gov	

Neighbors in Attendance:	7
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No.	Item
1	Neighbors raised concerns about an increase in traffic and cut through traffic due to the extension of Grand Ave.
	RESPONSE: Karen Bryant volunteered to connect public interest to the departments within the city that are requesting the connection of Grand Ave in the project and why.
2	Neighbors mentioned that many retailers in the area are vacant already and would rather existing retail buildings be improved.
	RESPONSE: Tebo Properties will investigate retail vacancies in the area and retail opportunities.
3	Neighbors unable to attend the meeting emailed the City of Longmont with questions. Those issues were read and discussed by Stephanie with Tebo:

	ITEM LIST:	<p>1. Existing drainage in the area, especially towards the east and HWY 287, is a problem. How will this project effect the existing drainage and can this project help to improve the existing issues?</p> <p>2. Grand Avenue – Will it be extended to HWY 287? How will cut through traffic be addressed?</p> <p>3. Concerns about the additional traffic that will occur as well as existing conditions with delivery trucks for the existing businesses already blocking traffic on Grand frequently.</p> <p>4. Concerns about the type of business that will go into the development.</p> <p>5. Questions about Lot 1 and the previous O'Reilly's Autoparts Plan, and whether that is still moving forward.</p>
4		Neighbors questioned what types of tenants the proposed retail center will have. Neighbors stated that many of the potential services for the proposed retail center either exist close by or have closed. Neighbors stated they are concerned with noise and late-night activity within close proximity to the residential neighborhood.
	RESPONSE:	There are currently no tenants signed to the property. There is square footage allocated to expected retail and restaurant uses. The development and design team hopes to incorporate the input of the community in the retail center project.
5		Stephanie from Tebo poised the question if there were any uses that would be desirable to the center that might meet the needs of the community.
	RESPONSE:	A retail clothing store was suggested.

End of Meeting Minutes



January 21, 2020

Development Review Committee
Planning and Development Services Division
385 Kimbark Street
Longmont, CO 80501

2020-TA-0868

U.S. FISH AND WILDLIFE SERVICE

- ☒ NO CONCERNS
☐ CONCUR NOT LIKELY TO ADVERSELY AFFECT
☐ NO COMMENT

Lisa M. Schmoele *03/10/2020*

Lisa Schmoele DATE
Colorado Assistant Field Supervisor

RE: Southmoor Retail Plaza Minor Subdivision Plat & Conditional Use Review

Development Review Committee:

- 3 mostly vacant lots surrounded by urban development
- No nearby habitat. Closest habitat has had no known species occupancy.

Tebo Properties, Inc. would like to thank the City of Longmont Development Review Committee for giving us the opportunity to present a retail core and shell project at 733 Ken Pratt Blvd as well as a replat to the three existing lots at the proposed Southmoor Retail Plaza. The project is located at 733 Ken Pratt Blvd, 725 Ken Pratt Blvd, and 800 S Terry St. on the south side of Highway 119 between Main Street and Pratt Parkway in the MU-C, Mixed Use Corridor zone district.

The Southmoor Retail Plaza, a mixed-use retail structure will host approximately 15,549 square feet of commercial floor area with a proposed drive-thru facility. The drive-thru facility, requiring a comprehensive plan amendment, is compatible with the currently permitted MU-C uses, including restaurants, banks, office buildings, and retail sales. In addition, it aligns with the Envision Longmont intention and serves well with the purpose of the MU-C district as it's conveniently located along primary corridors in the city preserved for a wide range of uses including professional office and general commercial goods and services that serve Longmont residents, businesses, and travelers

The properties included in this Minor Subdivision Plat request are 733 Ken Pratt Blvd, 725 Ken Pratt Blvd, and 800 S Terry St. Parcel numbers include 131510300005, 131510300006, and 131510303009. The Minor Subdivision Plat review request proposes to replat three existing lots on the site owned by the same entity, Tebo Properties, and will continue to be the same property ownership in the re-platting. The proposed building will be on one of two re-platted lots to face Ken Pratt Avenue. The second lot will be developed as a pad site to be developed in the future. There are seemingly no negative impacts of the project itself to adjacent properties. Rather this project and the public improvements being proposed by Tebo Properties will strengthen and enhance adjacent residential neighborhoods by providing quality commercial mixed-use businesses with an emphasis on the pedestrian experience.

If further information is required, or if you have any questions, please don't hesitate to contact me at 303-447-8326.

Respectfully,

Stephanie Wirth
Project Manager
Tebo Properties



Right of Way & Permits

1123 West 3rd Avenue
Denver, Colorado 80223
Telephone: **303.571.3306**
Facsimile: 303. 571.3284
donna.l.george@xcelenergy.com

April 2, 2020

City of Longmont Planning and Development Services
385 Kimbark Street - PO Box 1348
Longmont, CO 80501

Attn: Andrew Baker

Re: Southmoor Retail Plaza CUSP and Replat, Case #s 3088-12b and 3088-12b1

Public Service Company of Colorado's (PSCo) Right of Way & Permits Referral Desk has reviewed the plan for **Southmoor Retail Plaza** and it has been determined that an **engineering review** is necessary for the existing high pressure natural gas transmission pipeline and associated land rights as shown within this property. Any activity including grading, proposed landscaping, erosion control or similar activities involving our existing right-of-way will require Public Service Company approval. Encroachments across PSCo's easements must be reviewed for safety standards, operational and maintenance clearances, liability issues, and acknowledged with a Public Service Company License Agreement to be executed with the property owner. PSCo is requesting that, prior to any final approval of the plan and plat, it is the responsibility of the property owner/developer/contractor to contact PSCo's Encroachment Team for development plan review and execution of a License Agreement (upload all files in PDF format) at: https://www.xcelenergy.com/working_with_us/builders/encroachment_requests and click on Colorado if necessary. An engineer will then be in contact to request specific plan sheets. Please see the attached Exhibit B for more information.

To ensure that adequate utility easements are available within this development and for connectivity, PSCo requests a 6-foot wide natural gas easement abutting these property lines:

- East lot line of Lot 2
- West lot line of Lot 1
- West line of Lot 3

PSCo requests that the following language or plat note is placed on the preliminary and final plats for the subdivision:

Utility easements are dedicated to the City of Longmont for the benefit of the applicable utility providers for the installation, maintenance, and replacement of electric, gas, television, cable, and telecommunications facilities (Dry Utilities). Utility easements shall also be granted within any access easements and private streets in the subdivision. Permanent structures, improvements, objects, buildings, wells, water meters and other objects that may interfere with the utility facilities or use thereof (Interfering Objects) shall not be permitted within said utility easements and the utility providers, as grantees, may remove any Interfering Objects at no cost to such grantees, including, without limitation, vegetation. Public Service Company of Colorado (PSCo) and its successors reserve the right to require additional easements and to require the property owner to grant PSCo an easement on its standard form.

Public Service Company also requests that all utility easements be depicted graphically on the preliminary and final plats. While these easements may accommodate certain utilities to be installed in the subdivision, some additional easements may be required as planning and building progresses.

The property owner/developer/contractor must complete the application process for any new natural gas service, or modification to existing facilities via xcelenergy.com/InstallAndConnect. It is then the responsibility of the developer to contact the Designer assigned to the project for approval of design details. Additional easements may need to be acquired by separate document for new facilities.

As a safety precaution, PSCo would like to remind the developer to call the Utility Notification Center by dialing 811 for utility locates prior to construction.

Donna George
Right of Way and Permits
Public Service Company of Colorado dba Xcel Energy
Office: 303-571-3306 – Email: donna.l.george@xcelenergy.com

Exhibit B

Minimum Requirements for Grading and Excavation near Public Service Company of Colorado Transmission Pipeline(s)

1) General

- a. Colorado State Law Requires notification before excavation around utilities occurs. Requestor or Requestor's Contractor must call the Utility Notification Center of Colorado (UNCC) 1-800-922-1987 (811 when calling within Colorado) 48 hours prior to excavation, including the grading of the right of way, begins. Public Service Company of Colorado (PSCo) representatives provide these construction locates at its' cost as a participant in the one call system.
- b. All costs for labor, equipment and materials required to repair any damage to the pipeline(s) caused by Requestor or its' Contractors will be the responsibility of the Requestor and/or its Contractors for reimbursement to PSCo.
- c. Requestor's Contractor shall provide access to PSCo facilities on the project site for inspection by PSCo Personnel. Open excavations that need to be entered by PSCo Personnel shall conform to all federal, state and local jurisdictional codes and regulations governing safe entry and exit from open excavations.
- d. A fully executed agreement, applicable to the type of right being requested, between the Requestor and PSCo must be completed prior to construction activity within the PSCo ROW.
- e. Requests for installation of improvements by Requestor within the PSCo ROW must be reviewed and approved by PSCo High Pressure (HP) Gas Engineering and Operations. Installation of, and all costs associated with any improvements, are the responsibility of the Requestor. All costs associated with repairs or relocation of these improvements to accommodate PSCo Operations and Maintenance work on the existing pipeline(s) or installation of a new pipeline will be the responsibility of the Owner of record of the property at the time the work is performed.
- f. In the mutual interest of project coordination and scheduling of PSCo resources for your project, PSCo requests invitation to the Pre-Construction Meeting to obtain actual schedules and construction plans, make introductions and address any site specific conditions or project changes that have occurred between Final Design Review and Construction.
- g. Any exceptions to the Minimum Requirements stated in this document must be requested in writing and reviewed by PSCo HP Gas Engineering and Operations before approval for construction activity on the PSCo pipeline(s) permitted ROW is given.
- h. Any change in Requestor's construction plan and or scope of work that was agreed to between the Requestor and PSCo prior to, or during, construction must be presented to PSCo HP Gas Engineering and Operations for additional review and modification of requirements.
- i. Additional requirements may apply to address issues not foreseen during review of Requestor's proposal.

2) Engineering

- a. Specifications of weight and type of any heavy equipment or trucks planned to be run over or along the pipeline(s) are required to be submitted to PSCo HP Gas Engineering for analysis of excessive live load stresses induced on the pipeline(s) prior to approval for crossing is given.
 - i. Should calculated allowable stresses induced by Requestor equipment traveling over the PSCo pipeline(s) be exceeded, Requestor will be required to install additional temporary fill over the pipeline(s).
 - ii. If calculated allowable combined stress on the pipeline(s) can not be reduced below limits by adding additional protective fill over the pipeline(s) or the depth of additional fill is deemed impractical, a temporary bridging structure installed over the pipeline(s) will be required to mitigate the excess stress on the pipeline(s).
 1. This bridging structure must be constructed of timbers, plates or other material that does not allow the driving surface to come in contact with the ground surface. The supports for the driving surface of the bridging structure may be of dirt or other material with the inside edges of the supports placed a minimum of 5 feet from the center line of the PSCo pipeline(s).
- b. Requestor's Plans must contain surveyed horizontal location of the PSCo pipeline(s) throughout the project area based on current field locates. Surveyed vertical location of the PSCo pipeline(s) based on pothole information must be presented on the Proposed Construction Drawings Profile Sheets at all Requestor facility crossing locations of the pipeline(s) prior to final comment and approval of the plans.
- c. Locates and or potholing for the purpose of Requestor's engineering, design and construction drawings to establish the horizontal and vertical locations of PSCo facilities and all associated costs will be the responsibility of Requestor. A PSCo representative will be required to be on site during any pothole operations.
 - i. Potholing with excavation equipment during frost conditions will not be allowed unless contractor thaws ground prior to excavation. Potholing with vac-truck will be allowed under any conditions
- d. **Any excavator acting in a reckless manner while working in the area of Xcel Energy pipelines shall be asked to stop their work in that area. Work will not be allowed to continue until Xcel Energy personnel deem the situation has returned to a safe situation.**

e. Blasting Near PSCo Facilities

i. Notification

1. In accordance with Article 7 of Title 9 of CRS “Explosive Act”, Section 6.1.7, Utilities must be notified at least 24 hours prior to commencement of blasting activity. If Blasting is anticipated for this project an “Explosive Use Application and Notification” and the associated Agreement Document must be processed before blasting activities may commence near the PSCo pipeline(s). It is recommended that this notification be made at least one month in advance of actual blasting activities to allow for processing of these documents and any studies that may need to be performed to access the applicants blasting plan.

ii. Limits

1. Buried Pipe - Total Combined (Effective) Stresses on the pipe must not exceed **50%** of the specified minimum yield strength of the pipe.
 2. Above Ground Pipe –Blasting operations must not generate Peak Particle Velocity (PPV) greater than 1 in/sec.
- f. Vibrations from dynamic compaction equipment or other sources must be maintained at a peak particle velocity of not greater than 1 in /sec as measured in any one of the three components of a seismographic reading.

3) Inspection

- a. PSCo will require that one of its Field Operators be on site during the potholing, excavation, site grading, backfill operations, compaction, and installation of your facilities when working within the pipeline(s) easement and/or a minimum of fifteen (15) Ft from the outer limits of the locate marks for the PSCo pipeline(s). This standby expense is covered by PSCo during a normal 8 hour day Monday - Friday. Any time required in excess of 8 hours per day or weekend and holidays will be billed to the Third Party of the facilities under construction at the applicable PSCo Labor Overtime Rates and Equipment/Vehicle Rates.
- b. Requests for standby will be filled on a first-come, first-served basis, consistent with the number of personnel available for standby and Xcel Energy workload at that time. It is not our intent to unnecessarily impede the work schedule of the installation contractor, and we will strive to be as available as possible.
- c. Appointments for standby excavations shall be scheduled to minimize the amount of time Xcel Energy personnel are waiting during contractor setup. Contractors will be charged at the applicable straight time or overtime PSCo labor rate and Equipment/Vehicle per hour for time between appointment time and actual start time (i.e. a call for an 8:00 A.M. standby and actual construction start time of 10:00 A.M. will result in 2 hours of the applicable straight time or overtime PSCo labor and Equipment/vehicle charges)
- d. Frequency and duration of Field Operator Standby will be determined during the initial site visit with the Requestor’s Construction Contractor based on construction schedule and phasing of construction activities as they relate to work near the PSCo pipeline(s).

- e. Potholing frequency during construction will be at the discretion of the PSCo Inspector on site on an as needed basis based on field conditions and proximity of the excavation to the pipe.
- f. Potholing with excavation equipment during frost conditions will not be allowed unless contractor thaws ground prior to excavation. Potholing with vac-truck will be allowed under any conditions.

4) Construction

a. Grading, Excavation, Installation, Backfill

- i. A “Method of Construction Plan” shall be provided to PSCo HP Gas Engineering and Operations for review and approval prior to the beginning of construction.
- ii. For Parallel Encroachments, the recommended method of construction is to place the trench spoils between the Requestor line and the PSCo line and set the working side on the opposite side of the trench from the spoil pile.
 - 1. Alternate Method of Construction
 - a. Install a layer of straw or some other method of identifying the top of the existing ground elevation then place trench spoils on top of the line. During backfill operations, removal of the spoil shall stop at the level of the warning material.
 - b. Requests to work above existing PSCo pipeline(s), either on top of existing ground elevation or top of spoil pile, will be reviewed on a case by case basis. Requestor must provide specs for all equipment that will be traveling on top of the line for calculation of combined stresses for determination if allowable combined stress levels are exceeded prior to approval of this method
- iii. The maximum unsupported length of PSCo's 2” and larger diameter High Pressure Natural Gas pipeline(s) is **15** feet.
 - 1. Specific calculations can be made for pipe diameter’s greater than 2” in outside diameter to determine greater free span lengths.
 - 2. Should Requestor excavation require a greater length of the pipe be exposed than allowable stress limits dictate, plans for providing support will be required to be submitted to PSCo HP Gas Engineering for review and approval. This support system can be provided by the third party’s contractor and installed under the supervision of the on-site PSCo Energy Employee. A list of qualified pipeline contractors to perform this work, if needed, can be supplied to you if so requested.
- iv. If site re-grading leaves less than 36" of cover over the PSCo pipeline(s), the pipe will have to be lowered or additional protection measures installed over the pipe such as concrete capping or steel plating. Any mitigation measures, including engineering of such structures, will be at the expense of the Third Party of the facilities being constructed.
- v. Backfill operations around exposed sections of PSCo’s pipeline(s) shall be inspected by a PSCo representative.

- vi. Any sections of the PSCo pipeline(s) that are exposed during construction must be padded with material passing ¾" minus screens that is non-angular in shape to a depth of one (1) foot above the top of pipe before native material passing 6" minus screens or two (2) feet above the top of pipe before native material passing greater than 6" plus screens can be used for the remaining backfill. Bedding material of an angular nature and/or passing 2" minus screens may be used if rock shield, epoxy coating applied to a thickness of 30 mils or greater, or other abrasion resistant coating, is installed around the pipe over the entire exposed length. Installation of any such additional protective coating installation shall be inspected by a PSCo representative.
- vii. Utilization of flowable fill with cement or fly ash binder material may be utilized once one (1) foot of cover is established over the PSCo pipeline(s) with consolidated, non-abrasive, bedding material. The flowable fill must be able to be excavated with a shovel. The flowable fill shall extend ten feet on either side of the PSCo pipe and extend to the trench walls. The use of flowable fills is subject to approval of the local government authorities.
- viii. Other backfill material not requiring additional compactive effort to obtain required dry densities of the project specifications may be utilized around the pipe. Submittal of a backfill plan and material specifications shall be presented to PSCo HP Gas Engineering and local government authorities for review before approval is granted.
- ix. Permanently added fill over PSCo pipeline(s) shall not exceed a typical depth of cover of four (4) feet over the top of PSCo's pipeline(s) at final grade. Exceptions due to terrain, grading requirements and re-establishment of slopes must be reviewed with PSCo HP Gas Engineering but shall not exceed eight (8) feet of cover over the top of the PSCo pipeline(s).

b. Compaction over PSCo Pipelines

- i. No heavy vibratory compaction equipment (driver operated) will be allowed over or along the length of the PSCo pipeline(s) in the area requiring compaction and for a distance of ten (10) feet on either side of the outside wall of the pipe and ten (10) feet from the ends of the pipe length at the compaction area limits if less than three (3) feet of cover is left over the pipe after sub excavation work is completed.
- ii. Light vibratory compaction equipment (jumping jacks, walk behind or remote control rollers) may be utilized once the minimum one (1) foot of bedding material cover over the top of the PSCo pipeline(s) is established.

c. Facility Crossings

- i. Buried Facility Crossings of the PSCo pipeline(s) will be required to go under or over the PSCo pipeline(s) with a minimum clearance of two (2) feet to the bottom or top respectively of the PSCo pipeline(s).
- ii. Buried facilities installed parallel to the PSCo pipeline(s) must maintain a minimum horizontal separation of ten (10) feet from the pipeline(s). If this minimum horizontal separation cannot be maintained, the top of the facility being installed will be required to be one (1) foot below the bottom of the PSCo pipeline(s) for every foot closer than ten (10) feet to the pipeline(s).

d. Improvements/Structure/Facility Placement

- i. No surface or sub-grade structures or utility facilities will be allowed within the PSCo ROW limits without plan review approval from PSCo HP Gas Engineering and Operations. Potential ignition source facilities shall be a minimum of fifteen (15) from the outside wall of the pipe

e. Landscape Installation

- i. No planting of vegetation will be allowed within the PSCo ROW limits without plan review approval from PSCo HP Gas Engineering and Operations. Under no circumstances will trees be allowed to be planted over the pipeline(s) within the PSCo ROW limits and shall be no closer than fifteen (15) feet from the outside wall of the pipe.

f. Cathodic Protection

- i. A copy of the Requestor Cathodic Protection (CP) System design shall be provided to PSCo for review prior to construction. .
- ii. At crossing locations, Stray Current Mitigation will be required if either pipeline is cathodically protected from a rectified ground bed system. At a minimum this shall consist of a run of two # 8 wires from Public Service Company (PSCo) pipe and 2 # 8 wires up from the third party facility pipe into a common or separate test station for bonding of the two systems together if necessary. The wires could either run to the test station in a common conduit or separate conduits. In addition, four 17# or larger anodes are to be placed in each quadrant of the crossing pipes and placed vertically equidistant between the two pipelines. PSCo will provide the material for its CP test station and assist **Requestor's** contractor with installation of the test station.
- iii. For parallel encroachments, at locations where third party is installing a CP Test Station, the third party will be required to expose the PSCo pipeline(s) for installation of a CP test station for monitoring of interference. PSCo will provide the material for its CP test station and assist the third party's contractor with installation of the test station.

5) Post Construction

a. Permanent Private Road Crossings

- i. Permanent private access roads intended for use by vehicles with a loaded single axle rating of less than or equal to CDOT load limits, must provide and maintain a minimum of **4** feet of cover over the PSCo pipeline(s). Any party needing to cross the PSCo pipeline(s) with vehicles in excess of the CDOT Load Limits per single axel must contact PSCo for additional requirements or place bridging structures over the located pipeline(s).
 - ii. Permanent private access roads intended for use by vehicles with a loaded single axle rating of less than or equal to 20,000 lb per axle, must provide and maintain a minimum of **4 (four)** feet of cover over the PSCo pipeline(s).
 - iii. Tracked equipment crossings of the PSCo pipeline(s) must be made via tractor/lowboy transport adhering to the restrictions of section 5.a.i. and 5.a.ii. If it is desired to track the equipment over the PSCo pipeline(s), PSCo must be contacted to calculate the limits for the specific piece of equipment or provide a bridging structure over the pipeline(s) in accordance with Section 2.a.ii.1.
- b. Four wheel all terrain sport and utility vehicles and dirt bikes are exempt from this section's restrictions. A minimum cover of twelve (12") inches of dirt over the pipe must be present before these vehicles can cross over the pipe.
 - c. It is recommended that Requestor install and maintain load limit signage at all road crossings of the PSCo pipeline(s).
 - d. PSCo will place pipeline markers at all permanent road crossings that are to remain at the conclusion of the installation of the Requestor pipeline.

From: [Andrew Baker](#)
To: [Ava Pecherzewski](#)
Subject: Fw: [External] Southmoor Retail Plaza comments - Important
Date: Tuesday, April 7, 2020 3:02:41 PM

Response to Notice of Application.

Andrew Baker, AICP

Planning Contractor

Planning & Development Services | City of Longmont

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OFFICE 303-651-8439 | **MAIN** 303-651-8601

350 Kimbark Street | Longmont, Colorado 80501

longmontcolorado.gov

From: Yvonne Sanders <longsand@comcast.net>
Sent: Monday, March 23, 2020 4:36 PM
To: Andrew Baker <andrew.baker@longmontcolorado.gov>
Subject: Re: [External] Southmoor Retail Plaza comments - Important

Good afternoon Andrew,

Thank you so much for your response and attention to this matter. It's greatly appreciated. Take care and stay well during these difficult times.

Regards,
Yvonne Sanders

On March 12, 2020 at 2:42 PM Andrew Baker
<andrew.baker@longmontcolorado.gov> wrote:

Good afternoon Yvonne,

I apologize for the delayed response, as a contracted planner for the City, I'm only in the office about one day a week. But, I completely understand your concerns about the increased traffic on Grand Ave. and S. Pratt Blvd. I agree that two access points on Grand Ave. may be unnecessary, however this may be a requirement from the Fire Department, as they usually like to have two points of access to public roads from every property. I will do my best to ensure we mitigate increased traffic into the residential neighborhoods to the south, and your concerns will be included in my staff report that is delivered to the applicant and City Council for public hearings. You are not the only neighbor who has

shared this concern, and I invite you to look out for the public hearing notice that will come out in a few months. You are more than welcome to come and share your thoughts at the hearings, but as I said, I have your comments documented as well.

Please feel free to reach out if you have any further questions.

Andrew Baker, AICP**Planning Contractor**

Planning & Development Services | City of Longmont

-

OFFICE 303-651-8439 | **MAIN** 303-651-8601

350 Kimbark Street | Longmont, Colorado 80501

longmontcolorado.gov

From: Yvonne Sanders <longsand@comcast.net>

Sent: Wednesday, March 4, 2020 4:48 PM

To: Andrew Baker <andrew.baker@longmontcolorado.gov>; Huelan/Yvonne@home <longsand@comcast.net>

Subject: [External] Southmoor Retail Plaza comments - Important
Hello Andrew,

I received the Notice of Application Proposal for Southmoor Retail Plaza. I cannot tell from the attached map where the exit from this property would be. I am extremely concerned that the exit may be Grand Avenue, particularly if the Avenue allows drivers to turn and travel west on Grand. If there is an exit on Grand, it should only be to the east to Hwy 287. Any exit should only be allowed either to Hwy 287 or the exit should send vehicles back to Ken Pratt Blvd. Drivers should not be allowed to turn west on Grand to South Pratt Pkwy, nor should they be allowed to exit south to enter and travel south on South Terry Street. There is already far too much traffic congestion and fast moving vehicles in this particular area. It could be extremely dangerous. I first lived at my property in 1971. Opening the exits from the Retail Plaza to the residential areas behind the property would be devastating to the neighborhood and would, no doubt, affect property value of each property in this area.

Thank you for your immediate consideration in this matter.

Regards,
Yvonne Sanders



CERTIFICATE OF PROPERTY POSTING

I, Karen Bryant,
certify that *Please Print Name*

2 Neighborhood Meeting sign(s)

 Development Application Under Review sign(s)

 Development Application Public Hearing sign(s)

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

Southmoor Retail Plaza
Project Name

On the subject property located at

733 Ken Prat Boulevard
Site Address or Location Description

Attach photo(s) of posting:



I certify that the foregoing information is true and correct.



Signature



Date

City of Longmont Planning and Development Services Division, 385 Kimbark Street, Longmont, CO 80501, telephone 303-651-8330, fax 303-651-8696, email: Longmont.planning@longmontcolorado.gov website: <http://www.longmontcolorado.gov>



CERTIFICATE OF MAILING

I, Karen Bryant, 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

Southmoor Retail Plaza

Project Name

On the subject property located at

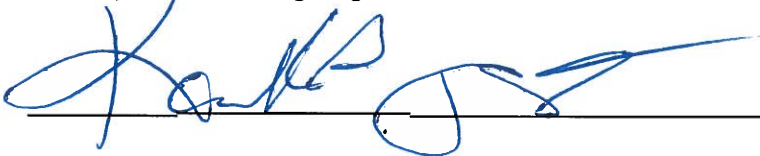
733 Ken Pratt Boulevard

Site Address or Location Description

The letter was sent on: 12/5/2019 _____

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

I certify that the foregoing information is true and correct.


Signature

9 Dec 12
Date



Development Services Center
385 Kimbark St., Longmont, CO 80501
(303) 651-8330 | longmontcolorado.gov
longmont.planning@longmontcolorado.gov

December 9, 2019

Neighborhood Meeting Notice

for the Southmoor Retail Plaza

When: Thursday, December 19, 2019 at 6:00 PM.

Where: Longmont Public Library Meeting Room @ 409 4th Avenue, Longmont, Colorado, 80501

What: A neighborhood meeting to discuss a proposed commercial/retail project located at 733 Ken Pratt Boulevard. The proposal would include a drive through restaurant.

Zoning

Mixed Use Corridor/Residential Multi-Family

Comprehensive Plan Specifications

Mixed Use Corridor/Multi-Family Neighborhood

Current Use

Vacant/Single Family Residential

Adjacent Zoning

North: Mixed Use Corridor

West: Mixed Use Corridor/Residential Mixed
Neighborhood

South: Residential Mixed Neighborhood

East: Mixed Use Corridor

Applicant Contact

Patrick Nook
PWN Architects and Planners
4949 S. Syracuse Street, Suite 320
Denver, CO 80237
303/649-9880

City Planning Staff Contact

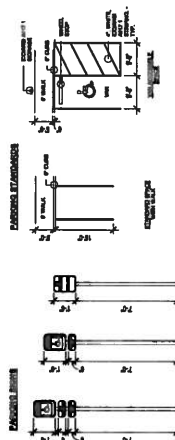
Karen Bryant, AICP
Senior/Preservation Planner
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Any person having an interest in the above project may call or email the Planning & Development Services Department for more information. Please call 303.651.8330 or email us at longmont.planning@longmontcolorado.gov

BEING A PORTION OF THE SOUTHWEST QUATER (SW 1/4) OF SECTION 10 AND THE
TOWNSHIP 2 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN,
CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO
725 & 733 KEN PRATT BLVD & 800 S. TERRY ST

UNIQUE TABLE	
TOTAL BONE LOT	145 KBT 8P
LOT 1	122 KBT 8P
LOT 2	140 KBT 8P
LOT 3	140 KBT 8P
LOT 4	140 KBT 8P
LOT 5	140 KBT 8P
LOT 6	140 KBT 8P
LOT 7	140 KBT 8P
LOT 8	140 KBT 8P
LOT 9	140 KBT 8P
LOT 10	140 KBT 8P
LOT 11	140 KBT 8P
LOT 12	140 KBT 8P
LOT 13	140 KBT 8P
LOT 14	140 KBT 8P
LOT 15	140 KBT 8P
LOT 16	140 KBT 8P
LOT 17	140 KBT 8P
LOT 18	140 KBT 8P
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LOT 459	140 KBT 8P
LOT 460	140 KBT 8P
LOT 461	140 KBT 8P

	HANDICAP PARKING SPACE		TRANSFORMER
	ACCESSIBLE PATH TO WATER		ADA ACCESS ROUTES
	RESERVED HANDICAP ACCESSIBLE RAMP		LIGHT FIXTURE (100)
	BUS RACK		LIGHT FIXTURE (250)
	FIRE HYDRANT		LIGHT FIXTURE (A)
	FIRE ALARM		LIGHT FIXTURE (B)
	FIRE ALARM		LIGHT FIXTURE (C)
	FIRE ALARM		LIGHT FIXTURE (D)
	FIRE ALARM		LIGHT FIXTURE (E)
	FIRE ALARM		LIGHT FIXTURE (F)
	FIRE ALARM		LIGHT FIXTURE (G)
	FIRE ALARM		LIGHT FIXTURE (H)
	FIRE ALARM		LIGHT FIXTURE (I)
	FIRE ALARM		LIGHT FIXTURE (J)
	FIRE ALARM		LIGHT FIXTURE (K)
	FIRE ALARM		LIGHT FIXTURE (L)
	FIRE ALARM		LIGHT FIXTURE (M)
	FIRE ALARM		LIGHT FIXTURE (N)
	FIRE ALARM		LIGHT FIXTURE (O)
	FIRE ALARM		LIGHT FIXTURE (P)
	FIRE ALARM		LIGHT FIXTURE (Q)
	FIRE ALARM		LIGHT FIXTURE (R)
	FIRE ALARM		LIGHT FIXTURE (S)
	FIRE ALARM		LIGHT FIXTURE (T)
	FIRE ALARM		LIGHT FIXTURE (U)
	FIRE ALARM		LIGHT FIXTURE (V)
	FIRE ALARM		LIGHT FIXTURE (W)
	FIRE ALARM		LIGHT FIXTURE (X)
	FIRE ALARM		LIGHT FIXTURE (Y)
	FIRE ALARM		LIGHT FIXTURE (Z)
	FIRE ALARM		LIGHT FIXTURE (AA)
	FIRE ALARM		LIGHT FIXTURE (AB)
	FIRE ALARM		LIGHT FIXTURE (AC)
	FIRE ALARM		LIGHT FIXTURE (AD)
	FIRE ALARM		LIGHT FIXTURE (AE)
	FIRE ALARM		LIGHT FIXTURE (AF)
	FIRE ALARM		LIGHT FIXTURE (AG)
	FIRE ALARM		LIGHT FIXTURE (AH)
	FIRE ALARM		LIGHT FIXTURE (AI)
	FIRE ALARM		LIGHT FIXTURE (AJ)
	FIRE ALARM		LIGHT FIXTURE (AK)
	FIRE ALARM		LIGHT FIXTURE (AL)
	FIRE ALARM		LIGHT FIXTURE (AM)
	FIRE ALARM		LIGHT FIXTURE (AN)
	FIRE ALARM		LIGHT FIXTURE (AO)
	FIRE ALARM		LIGHT FIXTURE (AP)
	FIRE ALARM		LIGHT FIXTURE (AQ)
	FIRE ALARM		LIGHT FIXTURE (AR)
	FIRE ALARM		LIGHT FIXTURE (AS)
	FIRE ALARM		LIGHT FIXTURE (AT)
	FIRE ALARM		LIGHT FIXTURE (AU)
	FIRE ALARM		LIGHT FIXTURE (AV)
	FIRE ALARM		LIGHT FIXTURE (AW)
	FIRE ALARM		LIGHT FIXTURE (AX)
	FIRE ALARM		LIGHT FIXTURE (AY)
	FIRE ALARM		LIGHT FIXTURE (AZ)
	FIRE ALARM		LIGHT FIXTURE (BA)
	FIRE ALARM		LIGHT FIXTURE (BB)
	FIRE ALARM		LIGHT FIXTURE (BC)
	FIRE ALARM		LIGHT FIXTURE (BD)
	FIRE ALARM		LIGHT FIXTURE (BE)
	FIRE ALARM		LIGHT FIXTURE (BF)
	FIRE ALARM		LIGHT FIXTURE (BG)
	FIRE ALARM		LIGHT FIXTURE (BH)
	FIRE ALARM		LIGHT FIXTURE (BI)
	FIRE ALARM		LIGHT FIXTURE (BJ)
	FIRE ALARM		LIGHT FIXTURE (BK)
	FIRE ALARM		LIGHT FIXTURE (BL)
	FIRE ALARM		LIGHT FIXTURE (BM)
	FIRE ALARM		LIGHT FIXTURE (BN)
	FIRE ALARM		LIGHT FIXTURE (BO)
	FIRE ALARM		LIGHT FIXTURE (BP)
	FIRE ALARM		LIGHT FIXTURE (BQ)
	FIRE ALARM		LIGHT FIXTURE (BR)
	FIRE ALARM		LIGHT FIXTURE (BS)
	FIRE ALARM		LIGHT FIXTURE (BT)
	FIRE ALARM		LIGHT FIXTURE (BU)
	FIRE ALARM		LIGHT FIXTURE (BV)
	FIRE ALARM		LIGHT FIXTURE (BW)
	FIRE ALARM		LIGHT FIXTURE (BX)
	FIRE ALARM		LIGHT FIXTURE (BY)
	FIRE ALARM		LIGHT FIXTURE (BZ)
	FIRE ALARM		LIGHT FIXTURE (CA)
	FIRE ALARM		LIGHT FIXTURE (CB)
	FIRE ALARM		LIGHT FIXTURE (CC)
	FIRE ALARM		LIGHT FIXTURE (CD)
	FIRE ALARM		LIGHT FIXTURE (CE)
	FIRE ALARM		LIGHT FIXTURE (CF)
	FIRE ALARM		LIGHT FIXTURE (CG)
	FIRE ALARM		LIGHT FIXTURE (CH)
	FIRE ALARM		LIGHT FIXTURE (CI)
	FIRE ALARM		LIGHT FIXTURE (CJ)
	FIRE ALARM		LIGHT FIXTURE (CK)
	FIRE ALARM		LIGHT FIXTURE (CL)
	FIRE ALARM		LIGHT FIXTURE (CM)
	FIRE ALARM		LIGHT FIXTURE (CN)
	FIRE ALARM		LIGHT FIXTURE (CO)
	FIRE ALARM		LIGHT FIXTURE (CP)
	FIRE ALARM		LIGHT FIXTURE (CQ)
	FIRE ALARM		LIGHT FIXTURE (CR)
	FIRE ALARM		LIGHT FIXTURE (CS)
	FIRE ALARM		LIGHT FIXTURE (CT)
	FIRE ALARM		LIGHT FIXTURE (CU)
	FIRE ALARM		LIGHT FIXTURE (CV)
	FIRE ALARM		LIGHT FIXTURE (CW)
	FIRE ALARM		LIGHT FIXTURE (CX)
	FIRE ALARM		LIGHT FIXTURE (CY)
	FIRE ALARM		LIGHT FIXTURE (CZ)
	FIRE ALARM		LIGHT FIXTURE (DA)
	FIRE ALARM		LIGHT FIXTURE (DB)
	FIRE ALARM		LIGHT FIXTURE (DC)
	FIRE ALARM		LIGHT FIXTURE (DD)
	FIRE ALARM		LIGHT FIXTURE (DE)
	FIRE ALARM		LIGHT FIXTURE (DF)
	FIRE ALARM		LIGHT FIXTURE (DG)
	FIRE ALARM		LIGHT FIXTURE (DH)
	FIRE ALARM		LIGHT FIXTURE (DI)
	FIRE ALARM		LIGHT FIXTURE (DJ)
	FIRE ALARM		LIGHT FIXTURE (DK)
	FIRE ALARM		LIGHT FIXTURE (DL)
	FIRE ALARM		LIGHT FIXTURE (DM)
	FIRE ALARM		LIGHT FIXTURE (DN)
	FIRE ALARM		LIGHT FIXTURE (DO)
	FIRE ALARM		LIGHT FIXTURE (DP)
	FIRE ALARM		LIGHT FIXTURE (DQ)
	FIRE ALARM		LIGHT FIXTURE (DR)
	FIRE ALARM		LIGHT FIXTURE (DS)
	FIRE ALARM		LIGHT FIXTURE (DT)
	FIRE ALARM		LIGHT FIXTURE (DU)
	FIRE ALARM		LIGHT FIXTURE (DV)
	FIRE ALARM		LIGHT FIXTURE (DW)
	FIRE ALARM		LIGHT FIXTURE (DX)
	FIRE ALARM		LIGHT FIXTURE (DY)
	FIRE ALARM		LIGHT FIXTURE (DZ)
	FIRE ALARM		LIGHT FIXTURE (EA)
	FIRE ALARM		LIGHT FIXTURE (EB)
	FIRE ALARM		LIGHT FIXTURE (EC)
	FIRE ALARM		LIGHT FIXTURE (ED)
	FIRE ALARM		LIGHT FIXTURE (EE)
	FIRE ALARM		LIGHT FIXTURE (EF)
	FIRE ALARM		LIGHT FIXTURE (EG)
	FIRE ALARM		LIGHT FIXTURE (EH)
	FIRE ALARM		LIGHT FIXTURE (EI)
	FIRE ALARM		LIGHT FIXTURE (EJ)
	FIRE ALARM		LIGHT FIXTURE (EK)
	FIRE ALARM		LIGHT FIXTURE (EL)
	FIRE ALARM		LIGHT FIXTURE (EM)
	FIRE ALARM		LIGHT FIXTURE (EN)
	FIRE ALARM		LIGHT FIXTURE (EO)
	FIRE ALARM		LIGHT FIXTURE (EP)
	FIRE ALARM		LIGHT FIXTURE (EQ)
	FIRE ALARM		LIGHT FIXTURE (ER)
	FIRE ALARM		LIGHT FIXTURE (ES)
	FIRE ALARM		LIGHT FIXTURE (ET)
	FIRE ALARM		LIGHT FIXTURE (EU)
	FIRE ALARM		LIGHT FIXTURE (EV)
	FIRE ALARM		LIGHT FIXTURE (EW)
	FIRE ALARM		LIGHT FIXTURE (EX)
	FIRE ALARM		LIGHT FIXTURE (EY)
	FIRE ALARM		LIGHT FIXTURE (EZ)
	FIRE ALARM		LIGHT FIXTURE (FA)
	FIRE ALARM		LIGHT FIXTURE (FB)
	FIRE ALARM		LIGHT FIXTURE (FC)
	FIRE ALARM		LIGHT FIXTURE (FD)
	FIRE ALARM		LIGHT FIXTURE (FE)
	FIRE ALARM		LIGHT FIXTURE (FF)
	FIRE ALARM		LIGHT FIXTURE (FG)
	FIRE ALARM		LIGHT FIXTURE (FH)
	FIRE ALARM		LIGHT FIXTURE (FI)
	FIRE ALARM		LIGHT FIXTURE (FJ)
	FIRE ALARM		LIGHT FIXTURE (FK)
	FIRE ALARM		LIGHT FIXTURE (FL)
	FIRE ALARM		LIGHT FIXTURE (FM)
	FIRE ALARM		LIGHT FIXTURE (FN)
	FIRE ALARM		LIGHT FIXTURE (FO)
	FIRE ALARM		LIGHT FIXTURE (FP)
	FIRE ALARM		LIGHT FIXTURE (FQ)
	FIRE ALARM		LIGHT FIXTURE (FR)
	FIRE ALARM		LIGHT FIXTURE (FS)
	FIRE ALARM		LIGHT FIXTURE (FT)
	FIRE ALARM		LIGHT FIXTURE (FU)
	FIRE ALARM		LIGHT FIXTURE (FV)
	FIRE ALARM		LIGHT FIXTURE (FW)
	FIRE ALARM		LIGHT FIXTURE (FX)
	FIRE ALARM		LIGHT FIXTURE (FY)
	FIRE ALARM		LIGHT FIXTURE (FZ)
	FIRE ALARM		LIGHT FIXTURE (GA)
	FIRE ALARM		LIGHT FIXTURE (GB)
	FIRE ALARM		LIGHT FIXTURE (GC)
	FIRE ALARM		LIGHT FIXTURE (GD)
	FIRE ALARM		LIGHT FIXTURE (GE)
	FIRE ALARM		LIGHT FIXTURE (GF)
	FIRE ALARM		LIGHT FIXTURE (GG)
	FIRE ALARM		LIGHT FIXTURE (GH)
	FIRE ALARM		LIGHT FIXTURE (GI)
	FIRE ALARM		LIGHT FIXTURE (GJ)
	FIRE ALARM		LIGHT FIXTURE (GK)
	FIRE ALARM		LIGHT FIXTURE (GL)
	FIRE ALARM		LIGHT FIXTURE (GM)
	FIRE ALARM		LIGHT FIXTURE (GN)
	FIRE ALARM		LIGHT FIXTURE (GO)
	FIRE ALARM		LIGHT FIXTURE (GP)
	FIRE ALARM		LIGHT FIXTURE (GQ)
	FIRE ALARM		LIGHT FIXTURE (GR)
	FIRE ALARM		LIGHT FIXTURE (GS)
	FIRE ALARM		LIGHT FIXTURE (GT)
	FIRE ALARM		LIGHT FIXTURE (GU)
	FIRE ALARM		LIGHT FIXTURE (GV)
	FIRE ALARM		LIGHT FIXTURE (GW)
	FIRE ALARM		LIGHT FIXTURE (GX)
	FIRE ALARM		LIGHT FIXTURE (GY)
	FIRE ALARM		LIGHT FIXTURE (GZ)
	FIRE ALARM		LIGHT FIXTURE (HA)
	FIRE ALARM		LIGHT FIXTURE (HB)
	FIRE ALARM		LIGHT FIXTURE (HC)
	FIRE ALARM		LIGHT FIXTURE (HD)
	FIRE ALARM		LIGHT FIXTURE (HE)
	FIRE ALARM		LIGHT FIXTURE (HF)
	FIRE ALARM		LIGHT FIXTURE (HG)
	FIRE ALARM		LIGHT FIXTURE (HH)



**SOUTHMOOR
PLAZA RETAIL
SITE PLAN**

DATE OF SUBMITTAL: 11/22/2019

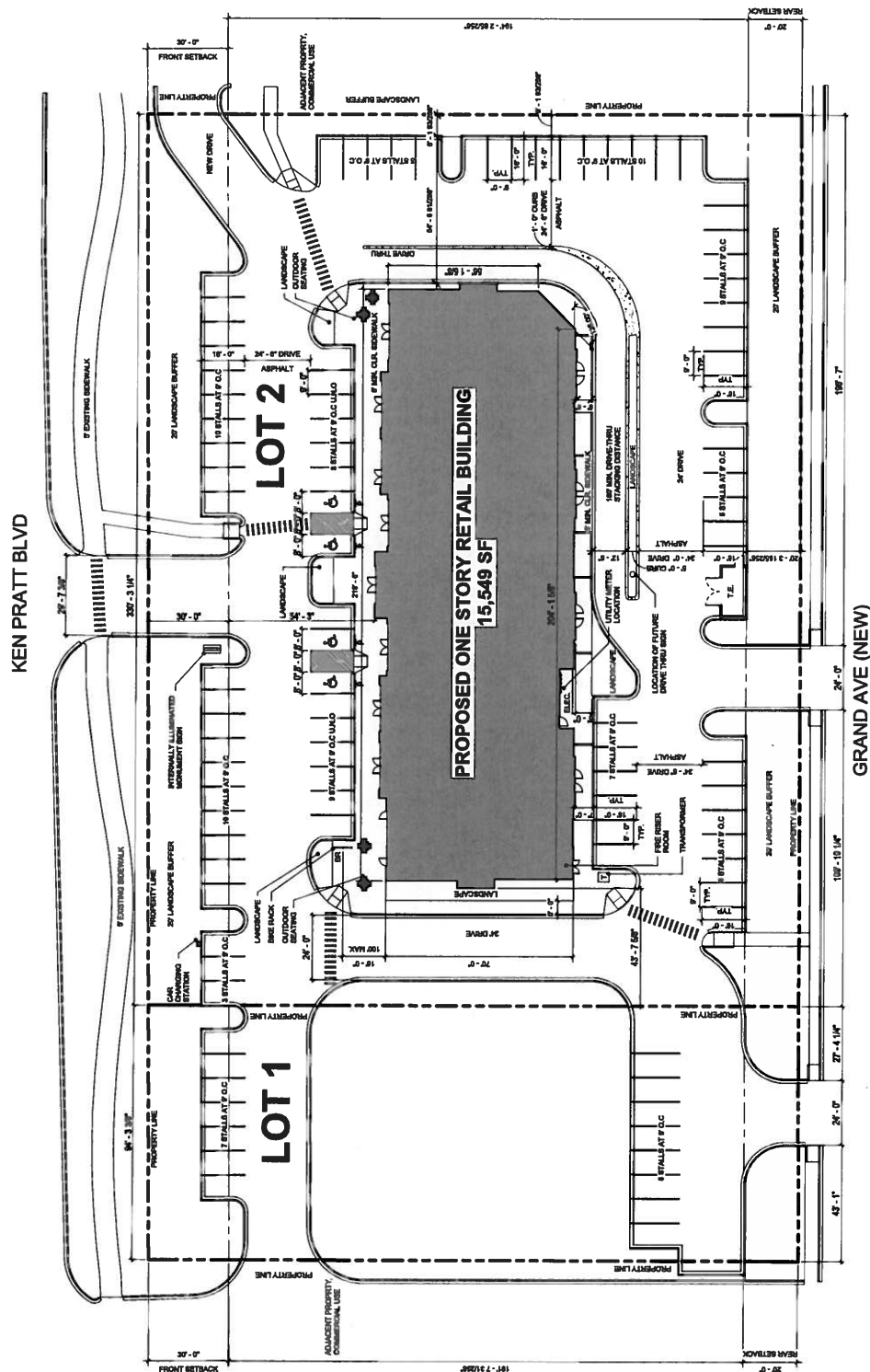
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SOTO FLORINA ET AL
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LONGMONT, CO 80501

BYRD E G & WILMA P
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LONGMONT, CO 80501-6410

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LONGMONT, CO 80501

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LONGMONT, CO 80504-8415

707 JAMES STREET LLC
6419 LEGEND RIDGE TRL
NIWOT, CO 80503

713 JAMES LLC
1044 MEADOW CT
LOUISVILLE, CO 80027

STOVER SEAN
719 JAMES ST
LONGMONT, CO 80501

MARTINEZ MARY J & ANTONIO DANIEL
725 JAMES ST
LONGMONT, CO 80501-6442

LEONARD SALLY
PO BOX 464
FREDRICK, CO 80530

COX KEVIN M & SHARON M
4696 RABBIT MOUNTAIN RD
BROOMFIELD, CO 80020-8105

KRUEGER KAREN S
801 JAMES ST
LONGMONT, CO 80501

NEHF VICTOR P & CERISE M
2917 S NELSON ST
LAKEWOOD, CO 80227

ELLSWORTH MATTHEW SCOTT
813 JAMES ST
LONGMONT, CO 80501

YOUNGREN CAROLE S
819 JAMES ST
LONGMONT, CO 80501

HAIRE BRIAN & DALIA MAGALI ROMERO DOMINQUEZ
831 JAMES ST
LONGMONT, CO 80501

POSADAS MARIA C & GUSTAVO POSADAS RUIZ
820 S GAY ST
LONGMONT, CO 80501

BORREGO ROSA ELVA & MAGALI LIZETTE MALDONADO
814 S GAY ST
LONGMONT, CO 80501

FELT LARISSA & BRYDON COOKE
808 S GAY ST
LONGMONT, CO 80501

ASHCRAFT BECKY L
3047 W 21ST ST
DENVER, CO 80211

SANCHEZ JESUS & RITA
738 S GAY ST
LONGMONT, CO 80501

FUNKHOUSER SCOTT & KARRI
732 S GAY ST
LONGMONT, CO 80501

STWALLEY ROXANNA LYNN ET AL
HAMMONS MELANIE DEE ET AL
726 S GAY ST
LONGMONT, CO 80501

AVEDON RUTH
2821 N LAKERIDGE TRL
BOULDER, CO 80302

CONNER SANDRA
714 S GAY ST
LONGMONT, CO 80501

RANDRIANIAINA ALANDO ET AL
LEONG SONIA K ET AL
708 S GAY ST
LONGMONT, CO 80501

MASSEY BARBARA R
702 S GAY ST
LONGMONT, CO 80501

WILLSON DAVID SCOTT&DIANE JODZIO-WILLSON
903 S BROSS ST
LONGMONT, CO 80501

WORLEY JENNIFER
909 BROSS ST
LONGMONT, CO 80501

VOORHIS DAVID J & MARILYN C
901 S PRATT PKWY
LONGMONT, CO
80501

WATKINS JAMES WILLIAM
909 S PRATT PKWY
LONGMONT, CO 80501-6628

WARFIELD BOB & JUDY LIVING TRUST
915 S PRATT PY
LONGMONT, CO 80501

HALE DENNIS V
3646 57TH ST
BOULDER, CO 80301

SKAUDIS JUNE T
906 S BROSS ST
LONGMONT, CO 80501

CALAGIAS NICHOLE RENES & GEORGE & MELANIE O'NEILL
900 S BROSS ST
LONGMONT, CO 80501

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

FRONTLINE AUTO BROKERS
701 S MAIN ST
LONGMONT, CO 80501

GUTHRIE GROUP LLC
1416 S WASHINGTON ST
DENVER, CO 80210

715 LLC
3907 14TH ST SW
LOVELAND, CO 80537

MAC EQUIPMENT
715 S MAIN ST
LONGMONT, CO 80501

717 SOUTH MAIN PROPERTIES LLC
1115 TWIN PEAKS CIR
LONGMONT, CO 80503

MOUNTAIN TRUCK & EQUIP CO
PO BOX 866
LONGMONT, CO 80502

REGIONAL TRANSPORTATION DISTRICT
1325 S COLORADO BLVD
DENVER, CO 80222-3303

KANE COMPANY LLC
917 S MAIN ST STE 100
LONGMONT, CO 80501

COLORADO STATE DRIVERS LICENSE
917 S MAIN ST STE 600
LONGMONT, CO 80501

KANE COMPANY LLC

917 S MAIN ST STE 100
LONGMONT, CO 80501

JV KANE LIMITED LIABILITY COMPANY
917 S MAIN ST STE 100
LONGMONT, CO 80501

WILSON STEVE & CORRIE
906 S COFFMAN
LONGMONT, CO 80501

GREEN PAUL M & JOANN A
914 S COFFMAN ST
LONGMONT, CO 80501-6611

JAMES KELLY D
922 S COFFMAN ST
LONGMONT, CO 80501

STAN BARRETT INC
PO BOX 88
LONGMONT, CO 80502

STEVINSON HYUNDAI OF LONGMONT
1726 COLE BLVD STE 300
LAKEWOOD, CO 80401-3406

AUTOFOCUS INC
2800 W MARCH LN 430
STOCKTON, CA95219

FRONTIER HONDA LTD
710 S MAIN ST
LONGMONT, CO 80501-6451

COLORADO FLOORING INDUSTRIES INC ET AL
RE LONGMONT LLC ET AL
1133 S PLATTE RIVER DR
DENVER, CO 80223

COLORADO FLOORING INDUSTRIES INC ET AL
RE LONGMONT LLC ET AL
1133 S PLATTE RIVER DR
DENVER, CO 80223

HAMPTON INN
850 S MAIN ST
LONGMONT, CO 80501-0000

MNR LLC
DBA HAMPTON INN 850 S MAIN ST
LONGMONT, CO 80501

BROCK AND COMPANY CPAS PC
4949 PEARL EAST CIR STE 200
BOULDER, CO 80301

COLORADO STATE BANK AND TRUST
PO BOX 2300
TULSA, OK 74192-0001

FM MANAGEMENT LLLP
PO BOX 573
NIWOT, CO 80544-0573

J & J MANAGEMENT LLC
900 S MAIN ST UNIT 201
LONGMONT, CO 80501

JORGENSEN BROWNELL & PEPIN PC
900 S MAIN ST STE 100
LONGMONT, CO 80501

JUAN J SAUZA DDS PC
900 S MAIN ST STE 201
LONGMONT, CO 80501-6407

REALTY TRUST GROUP INC
PO BOX 901
DEERFIELD, IL 60015-0901

WALGREEN CO 11327-S-PPT
300 WILMOT RD MS #3301
DEERFIELD, IL 60015

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

230 & 250 S MAIN HOLDINGS LLC
15271 E MISSISSIPPI AVE
AURORA, CO 80012

EUFLORA
6260 S GUN CLUB RD
AURORA, CO 80016

230 & 250 S MAIN HOLDINGS LLC
15271 E MISSISSIPPI AVE
AURORA, CO 80012

DD DUNLAP COMPANIES INC
16897 ALGONQUIN ST A
HUNTINGTON BEACH, CA 92649

STARBUCKS COFFEE COMPANY
PO BOX 34442, M/S S-TAX3
SEATTLE, WA 98124

1ST STOP #1233
C/O PESTER MARKETING CO 4643 S ULSTER ST STE 350
DENVER, CO 80237-2694

PESTER COLORADO CORPORATION
4643 S ULSTER ST STE 350
DENVER, CO
80237-2694

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

FIRE STATION #1
350 KIMBARK ST
LONGMONT, CO 80501-5500

SAFEWAY STORES 45 INC
1371 OAKLAND BLVD STE 200
WALNUT CREEK, CA 94596

SAFEWAY STORE #1116 / SAFEWAY INC
CO/ CPTS 1371 OAKLAND BLVD STE 200
WALNUT CREEK, CA 94546

SAFEWAY STORES 45 INC
1371 OAKLAND BLVD STE 200
WALNUT CREEK, CA 94596

WELLS FARGO BANK
PO BOX 2609
CARLSBAD, CA 92018

FEDEX OFFICE & PRINT SERVICES #0473
C/O ALTUS GROUP US INC P O BOX 71850
PHOENIX, AZ 85050

SNAPPY NAILS 19 INC
333 S FEDERAL BLVD STE 207
DENVER, CO 80219-2950

STARBOARD DIAGONAL DST
19100 VON KARMAN AVE #340
IRVINE, CA 92612-1539

KBI DELAWARE LLC
917 S MAIN STREET STE 100
LONGMONT, CO 80501

ST VRAIN VALLEY SCHOOL DISTRICT RE-1J
395 S PRATT PKWY
LONGMONT, CO 80501-6436

DPR INVESTMENTS DBA AARON'S SALES & LEASE
511 W. FRENCH PLACE
SAN ANTONIO, TX 78212

ED KANEMOTO LLC
917 S MAIN ST STE 100
LONGMONT, CO 80501

MCDONALDS CORPORATION 84/05

2050 TERRY ST 102
LONGMONT, CO 80501

MCDONALDS RESTAURANTS
S&J UNITY CORP 379 LINCOLN CT
LOUISVILLE, CO 80027

AJS INVESTMENTS LLC
210 S MAIN ST
LONGMONT, CO 80501-6424

NAPA AUTO PARTS
210 S MAIN ST
LONGMONT, CO 80501

AJS INVESTMENTS LLC
210 S MAIN ST
LONGMONT, CO 80501-6424

DAN'S MASTER AUTO CARE
208 S MAIN ST
LONGMONT, CO 80501

DEL CAMINO JUNCTION LLC & ET AL
275 SOUTH MAIN LLC & ET AL
PO BOX 1126
NIWOT, CO 80544

ALTITUDE PHYSICAL THERAPY & SPORTS MEDICINE
275 S. MAIN STREET
LONGMONT, CO 80501

DEL CAMINO JUNCTION LLC & ET AL
275 SOUTH MAIN LLC & ET AL
PO BOX 1126
NIWOT, CO 80544

FIRST MAINSTREET INSURANCE, LLC
275 S MAIN STREET SUITE 100
LONGMONT, CO 80501-6461

HELPING PEOPLE SUCCEED INC
275 S. MAIN ST. STE 200
LONGMONT, CO 80501

NORTH VISTA MEDICAL CENTER
4943 STATE HWY 52 STE 240
DACONO, CO 80514-9107

PHYSICAL THERAPY OF PROSPECT
3020 CARBON PL STE 330
BOULDER, CO 80301-6169

451 SOUTH KEN PRATT PARKWAY LLC
1893 STONEHENGE DR
LAFAYETTE, CO 80026

TEQUILA'S FAMILY MEXICAN RESTAURANT
451 S PRATT PKWY
LONGMONT, CO 80501

MAMA'S CAFE
950 ELGIN AVE STE B
LONGMONT, CO 80501

N'DANGERED PIECES
950 ELGIN AVE UNIT C
LONGMONT, CO 80503

YOON CHANGSHIK & MINJA
5239 W BURGUNDY PL
LITTLETON, CO 80123-3787

BOBCAT STORAGE LLC
124 GAY ST
LONGMONT, CO 80501

ST VRAIN VALLEY SCHOOL DISTRICT RE-1J
395 S PRATT PKWY
LONGMONT, CO 80501-6436

ACTIS LLC
825 DELAWARE AVE. STE. P200
LONGMONT, CO 80501

BPA OFFICE INVESTORS LLC
1000 S MCCASLIN BLVD STE 300
SUPERIOR, CO 80027

EBS SUPPORT SERVICES LLC
825 DELAWARE AVE PH P500
LONGMONT, CO 80501-6168

NBH BANK
1111 MAIN ST, STE 2800
KANSAS CITY, MO 64105

ROMAX TECHNOLOGY
C/O TAX DEPT 825 DELEWARE AVE STE 302
LONGMONT, CO 80501

BIG LOTS STORE 4314
4900 E DUBLIN GRANVILLE RD
COLUMBUS, OH 43081

BLACKFOX PARKWAY ASSOCIATES LLC
1000 S MCCASLIN BLVD STE 300
SUPERIOR, CO 80027

LOBO PILATES, LLC
700 KEN PRATT BLVD UNIT 101
LONGMONT, CO 80501

LUCKYS MARKET

700 KEN PRATT BLVD STE 200
LONGMONT, CO 80501

MAGIC FAIRY CANDLES
634 MAIN ST
LONGMONT, CO 80501

MODMARKET
1600 CHAMPA ST STE 340
DENVER, CO 80202

PROMETRIC, LLC.
1501 S CLINTON ST 14 FL
BALTIMORE, MD 21224

SALONCENTRIC, INC.
324 S HYDE PARK AVE #230
TAMPA, FL 33606

TENDER LOVING CARE ANIMAL HOSPITAL PC
700 KEN PRATT BLVD STE 220
LONGMONT, CO 80501-3606

BLACKFOX PARKWAY ASSOCIATES LLC
1000 S MCCASLIN BLVD STE 300
SUPERIOR, CO 80027

COOKIE CUTTERS HAIRCUTS FOR KIDS
700 KEN PRATT BLVD SUITE 210
LONGMONT, CO 80501

DESIGNER NAILS LLC
333 S FEDERAL BLVD STE 207
DENVER, CO 80219

SOLA SALON LONGMONT LLC
ATTN JENNIFER 7552 N 83RD ST
LONGMONT, CO 80503

SUBWAY SANDWICHES
C/O SUB PROS INC 9028 ORLEANS ST
FEDERAL HEIGHTS, CO 80260

COLORADO ENDOSCOPY CENTERS
2109 HARVARD ST
LONGMONT, CO 80503

EMPTY NET PROPERTIES LLC
205 S MAIN ST UNIT B
LONGMONT, CO 80501

FRONT RANGE EYE PHYSICIANS, PC
C/O MOHAMMAD KARBASSI 205 S MAIN ST STE D
LONGMONT, CO 80501

FUESTON PROPERTIES LLC
205 S MAIN ST STE E
LONGMONT, CO 80501

KINGPIN REDEVELOPMENT LLC
205 S MAIN ST STE A
LONGMONT, CO 80501

SAFE HARBOUR INVESTMENTS LLC
205 S MAIN ST C
LONGMONT, CO 80501

SITE FOR EYES LLC
8082 MEADOWLAKE RD
LONGMONT, CO 80503

SITE FOR EYES LLC
8082 MEADOWLAKE RD
LONGMONT, CO 80503



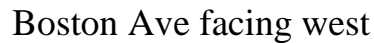
_____2_____Development Application Public Hearing signs were posted pursuant to the provisions of the City of Longmont Land Development Code, for the application identified as _____Southmoor Retail Plaza CUSP_____

On the subject property located at

Site Address or Location Description

Attach photos of posting:

Boston Ave facing east



I certify that the foregoing information is true and correct.

February 28, 2020

Date _____



CERTIFICATE OF MAILING

I, Andrew Baker, 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

Southmoor Retail Plaza Replat & CUSP

Project Name

On the subject property located at


733 & 735 Ken Pratt Blvd.
Site Address or Location Description

The letter was sent on: 2/28/2020

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

I certify that the foregoing information is true and correct.

I certify that the foregoing information is true and correct.



Declarant

2/28/20

Date _____

Planning and Development Services
Development Services Center
Longmont, CO 80501
(303) 651-8330 | Fax# (303) 651-8896
Email: longmont.planning@longmontcolorado.gov
Website: <http://longmontcolorado.gov/>



Notice of Application

Date: 02/28/2020

To Whom It May Concern

The Planning Division has received and initiated review of the following application. Public hearings before the Planning and Zoning Commission and/or City Council will be held at dates to be determined.

Project: Southmoor Retail Plaza Conditional Use Site Plan & Subdivision Replat
Proposal: Replat of the three existing lots at the proposed Southmoor Retail Plaza; the proposal additionally includes a mixed-use retail structure with 15,000 s.f. of commercial floor area including a drive-thru facility.
Location: 733 KEN PRATT BLVD
Area: 5.3 acres
Existing Use: Residential
Zoning: MU-C, R-MF

Property Owner: TEBO STEPHEN D
Applicant: Tebo Properties
Applicant Contact: Tom Davis
Address: 4949 S Syracuse St
Suite 320

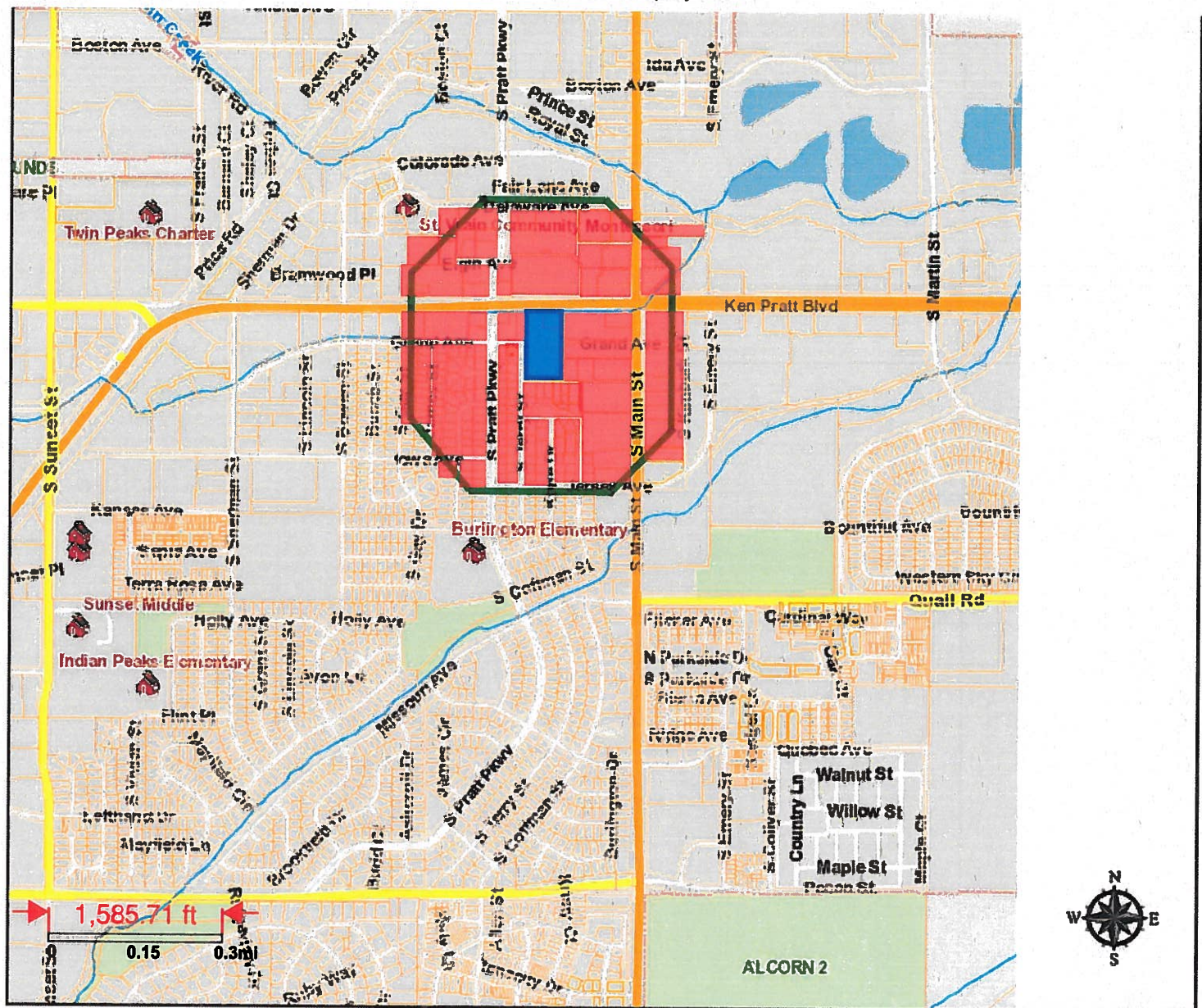
Phone: (303) 649-9882
Email: tdavis@pwnarchitects.com

City Staff Planner: Andrew Baker
Phone: (303) 651-8439
Email: Andrew.baker@longmontcolorado.gov

Any person having an interest in the above application may call or email the Planning Division for more information or may review the application materials on file at Planning Division, City of Longmont, Development Services Center, 385 Kimbark Street, Longmont, CO 80501.

Comments received by 04/03/2020 will be included in the staff report to the applicant. Comments received after the above date will be forwarded to the applicant.

Project File Number: 3088-12b & 12b1



MAP OF PROPERTIES WITHIN 1000' OF 733 AND 735 KEN PRATT BLVD.

LIST OF PROPERTY OWNERS WITHIN 1000' OF 733 & 735 KEN PRATTT BLVD.

STERNER LARRY D & WANDA R
700 S PRATT PKWY
LONGMONT, CO. 80501-6409

GEIGER DOUGLAS MATT ETAL
EMERY-GEIGER BARBARA ANN ETAL
701 S TERRY ST
LONGMONT, CO. 80501-6413

GUTIERREZ LYNSI
GENERAL DELIVERY
VIRGINIA BEACH, VA. 23467-9999

CRESPO SANTIAGO & J GUADALUPE CRESPO
709 S TERRY ST
LONGMONT, CO. 80501

GAGE THOMAS E
714 S PRATT PKWY
LONGMONT, CO. 80501

CRESPO RUBEN & OSCAR & ANGELICA
715 S TERRY ST
LONGMONT, CO. 80501

MATHEWS MICHELE M & MARK J
720 S PRATT PKWY
LONGMONT, CO. 80501-6409

ROMEY MARK L & KAREN A
721 S TERRY ST
LONGMONT, CO. 80501-6413

PASCUA BENITO & FLORA
726 S PRATT PKWY
LONGMONT, CO. 80501

MARSH VIRGINIA M ET AL
DIPIETRO BARBARA ET AL
CRAWFORD AMANDA ET AL
727 S TERRY ST
LONGMONT, CO. 80501

DIXON AMY & JEFFREY
732 S PRATT PKWY
LONGMONT, CO. 80501

ONLEY TIMOTHY P & BETTY J
733 S TERRY ST
LONGMONT, CO. 80501

TUCKER KAILEY ALYSSA IMOKULANI ET AL
TYNES BENJAMIN AUSTIN ET AL
738 S PRATT PKWY
LONGMONT, CO. 80501

BASH PHILIP KENOWER
739 S TERRY ST
LONGMONT, CO. 80501

GISH PETER T & LINDA L
800 S PRATT PKWY
LONGMONT, CO. 80501

BROWN DUSTIN R & BRANDY DEW
801 S TERRY
LONGMONT, CO. 80501

FINLEY JEFFREY D
806 S PRATT PKWY
LONGMONT, CO. 80501-6411

RITTENBURG ELIZABETH M
807 S TERRY ST
LONGMONT, CO. 80501-6415

CARRILLO MILTON O & SIMELDA Y CASTRO
812 S PRATT PARKWAY
LONGMONT, CO. 80501-6411

RICARD WILLIAM J JR
813 S TERRY ST
LONGMONT, CO. 80501

SMITH MICHAEL
818 S PRATT PKWY
LONGMONT, CO. 80501

NAVARRO TRUDY A
819 S TERRY ST
LONGMONT, CO. 80501-6415

PRATT PARKWAY HOUSE TRUST
911 KIMBARK ST
LONGMONT, CO. 80501

ARRIAGA JOSE LUIS & ANA ROSA NUNEZ
825 S TERRY ST
LONGMONT, CO. 80501-6415

GILES GARY B JR & ELIZABETH A
830 S PRATT PKWY
LONGMONT, CO. 80501

SIMONS TAYLOR
831 S TERRY ST
LONGMONT, CO. 80501

900 PRATT PARKWAY TRUST
3908 93RD AVE N
BROOKLYN PARK, MN. 55443

WEAVER BRADLEY & KARI QUESADA
901 S TERRY ST
LONGMONT, CO. 80501

TORRES MARTIN & MARTINIANO TORRES-
BELTRAN & JOSE LUIS TORRES-HERNANDEZ 906 S PRATT PKWY
LONGMONT, CO. 80501

SANDERS L YVONNE
909 S TERRY ST
LONGMONT, CO. 80501

HARTWIG PATRICIA M
912 S PRATT PKWY
LONGMONT, CO. 80501-6629

DES ENFANTS CURTIS N & STEPHANIE L
917 S TERRY
LONGMONT, CO. 80501

CASTLE KEEP LLC
1800 DELAWARE PL UNIT 1
LONGMONT, CO. 80501

CANO EMILIANO ET AL
MONTES LIBERIA ET AL
818 S TERRY ST UNIT 54
LONGMONT, CO. 80501

MCGINLEY KERRI
818 S TERRY ST UNIT 56
LONGMONT, CO. 80501

CASTILLO MARIA PILAR
818 S TERRY ST UNI 53
LONGMONT, CO. 80501

CANO EMILIANO ET AL
MONTES LIBERIA ET AL
818 S TERRY ST UNIT 54
LONGMONT, CO. 80501

NUNEZ ADRIANA
818 S TERRY ST UNIT 55
LONGMONT, CO. 80501

SOTO JOSE GERARDO ET AL
SOTO FLORINA ET AL
818 S TERRY ST UNIT 57
LONGMONT, CO. 80501

CARDENAS CARLOS ANDRES ET AL
AGUILERA MARIA GUADALUPE ET AL
818 S TERRY ST UNIT 60
LONGMONT, CO. 80501

MARTINEZ LAURA
818 S TERRY ST UNIT 62
LONGMONT, CO. 80501

RODRIGUEZ DIEGO ET AL
RODRIGUEZ GUADALUPE ET AL
818 S TERRY ST UNIT 61
LONGMONT, CO. 80501

ALBA NORMA CECILIA
818 S TERRY ST UNIT 63
LONGMONT, CO. 80501

GARCIA GERARDO ET AL
MARTINEZ MARIA ET AL
818 S TERRY UNIT 65
LONGMONT, CO. 80501

MOLFESE KARINA
818 S TERRY ST UNIT 64
LONGMONT, CO. 80501

HABITAT FOR HUMANITY OF THE ST VRAIN VALLEY INC
PO BOX 333
LONGMONT, CO. 80502-0333

CORDOVA CRYSTAL J
818 S TERRY ST UNIT 58
LONGMONT, CO. 80501

GARCIA JOVANNY ET AL
GARCIA ALEJANDRA LOPEZ DE ET AL
818 S TERRY ST UNIT 59
LONGMONT, CO. 80501

BROOK ANNIE
818 S TERRY ST UNIT 72
LONGMONT, CO. 80501

GRIEGO MILDRED & JACQUELINE LOPEZ
818 SOUTH TERRY ST UNIT 74
LONGMONT, CO. 80501

MORI SADA O & MIKYUNG JUNG
1204 PTARMIGAN DR
LONGMONT, CO. 80504

QUINLAN BOND FAMILY LIVING TRUST
1438 S BOWEN ST
LONGMONT, CO. 80501-6703

TATIC VIRGINIA SHEEHY & RICHARD
818 S TERRY ST UNIT 75Q
LONGMONT, CO. 80501

VAN TIN CO. NG
818 TERRY ST APT 73
LONGMONT, CO. 80501

VARGAS LISA A
818 S TERRY ST 71 Q
LONGMONT, CO. 80501

FREY MADELINE
818 S TERRY ST UNIT 77
LONGMONT, CO. 80501

BLUE SKY CONDOS LLC
23795 WHITETAIL COURT
MEAD, CO. 80542

NIEFE LLC
504 W LUCERNE DR
LAFAYETTE, CO. 80026

DAVES JULIE VANORSDEL
818 S TERRY ST 80
LONGMONT, CO. 80501

CRAVEN LOGAN
818 TERRY ST UNIT 81
LONGMONT, CO. 80501

DELANCEY KAITLYN
818 S TERRY ST UNIT 90
LONGMONT, CO. 80501

ASHER CATRINA
818 S TERRY ST UNIT 89
LONGMONT, CO. 80501

NIEFE LLC
1037 N COUNTY RD 27E
BERTHOUD, CO. 80513-8716

SUBRAMANIAN KRISHNAN & PREETHI
2180 ELSBERRY CURVE
SHAKOPEE, MN. 55379

MANGALA SHRI BHUTI
PO BOX 4088
BOULDER, CO. 80306

VELASCO. MICHAEL T & STEPHANIE L KINDBERG
818 S TERRY ST UNIT 82
LONGMONT, CO. 80501-6471

HARTLEY DONNA C
818 S TERRY ST APT 83S
LONGMONT, CO. 80501-6491

HEWKO GISELLE G H
818 S TERRY ST 84
LONGMONT, CO. 80501-6491

818 S TERRY LLC
PO BOX 65
BOULDER, CO. 80306

MOREL-A-L-HUISSIER LIONEL
818 S TERRY ST UNIT 102
LONGMONT, CO. 80501

AKHTAR RICHARD
8660 N 55TH ST
LONGMONT, CO. 80503

AHIJEVYCH TONJA L
818 S TERRY ST UNIT 100
LONGMONT, CO. 80501

BEAUPRE PETER J
818 S TERRY ST UNIT 99
LONGMONT, CO. 80501

BROOKS SHILO S & SIOBHAN M
818 S TERRY ST UNIT 98
LONGMONT, CO. 80501

SATTERFIELD TIMOTHY & TAMI BOEHLE & CARSON O
818 S TERRY ST UNIT 97
LONGMONT, CO. 80501

DODGE KELLEY
818 S TERRY ST UNIT 96
LONGMONT, CO. 80501

HELMSTETTER ROBERT
818 S TERRY ST #U95
LONGMONT, CO. 80501

SONDAY DARREL F III
818 S TERRY ST 94
LONGMONT, CO. 80501-6471

BLUE SKY CONDOS LLC
23795 WHITETAIL COURT
MEAD, CO. 80542

PARAGON FARMS LLC
10220 WELD COUNTY RD 1
LONGMONT, CO. 80504

MILLER JOSHUA S
327 TERRY ST
LONGMONT, CO. 80501

KUDOS LLC
PO BOX 6055
LONGMONT, CO. 80501

BUSTAMANTE JAVIER ESQUIVEL ET AL
RAMIREZ MARIA SUSANA BARRIOS ET AL
819 S COFFMAN ST UNIT 42
LONGMONT, CO. 80501

GARCIA MODESTA
819 S COFFMAN ST UNIT 41
LONGMONT, CO. 80501

BUSTAMANTE JAVIER ESQUIVEL ET AL
RAMIREZ MARIA SUSANA BARRIOS ET AL
819 S COFFMAN ST UNIT 42
LONGMONT, CO. 80501

ALBERS JOSEPH W
825 S COFFMAN UNIT 43
LONGMONT, CO. 80501

REYES VIRGINIA
825 S COFFMAN UNIT 45
LONGMONT, CO. 80501

RIVERA JESS ET AL
RODRIGUEZ SEVANNA ETAL
825 S COFFMAN UNIT 44
LONGMONT, CO. 80501

DUNBAR ERWIN
833 S COFFMAN ST UNIT 50
LONGMONT, CO. 80501

KREBS ERIK M & LISA R
833 S COFFMAN ST UNIT 46
LONGMONT, CO. 80501

LEACH MARLENA
833 S COFFMAN ST UNIT 52
LONGMONT, CO. 80501

833 S COFFMAN ST UNIT 51
LONGMONT, CO. 80501

PARKIN THOMAS W
833 S COFFMAN ST UNIT 49
LONGMONT, CO. 80501

REDDER BETTY & CHARLES JOHN
833 S COFFMAN ST UNIT K-47
LONGMONT, CO. 80501

TUCKER TIMOTHY L & BRENDA D
833 S COFFMAN ST UNIT 48
LONGMONT, CO. 80501

CARANDE BRYCE ANDREW & WENDY HAWLEY
828 KANE DR UNIT 31
LONGMONT, CO. 80501

DAUGHERTY DANIEL P
828 KANE DR UNIT 35F
LONGMONT, CO. 80501-6658

POPLAR KANE LLC
1114 NEON FOREST CIRCLE UNIT 6
LONGMONT, CO. 80504

REID ROBERT S & DEANA C
828 KANE DR UNIT 34F
LONGMONT, CO. 80501

TAPIA MARIA EUGINA & FERNANDO R TORRE
5352 OAK TREE CT
BOULDER, CO. 80301

832 KANE LLC
7319 YUCCA CT
BOULDER, CO. 80301

MANGALA SHRI BHUTI INC
PO BOX 4088
BOULDER, CO. 80306-4088

ONOFREY JOHN C
832 KANE DR UNIT 39G
LONGMONT, CO. 80501

SCHAEFER CONNIE E
832 KANE DR 38G
LONGMONT, CO. 80501

STEVANOFF SUSAN L & MICHAEL
832 KANE DRIVE APT 40
LONGMONT, CO. 80501-6663

JONES JAMES D & ELAINE L REVOCABLE TRUST
905 S COFFMAN ST
LONGMONT, CO. 80501

OGALESKO PAUL & LOUELLA LARETE OGALESKO
913 S COFFMAN ST
LONGMONT, CO. 80501

QUIROZ ALEJANDRO CRESPO
921 S COFFMAN ST
LONGMONT, CO. 80501

HARMON DANIEL B
904 KANE DR
LONGMONT, CO. 80501

LEWIS RYAN C & KIMBERLY L
912 KANE DR
LONGMONT, CO. 80501

MCLELLAN GYPSY RAINE & HEATHER
920 KANE DR
LONGMONT, CO. 80501

CARTER NICHOLAS C & NATASHA H
818 S TERRY ST 8A
LONGMONT, CO. 80501-6472

HOFFMAN DANIEL & CATHERINE PACKER
818 S TERRY ST 1A
LONGMONT, CO. 80501

RINGELMANN TRUST
8317 PAWNEE LN
NIWOT, CO. 80503

MEI-WEN TU
1160 LINDEN AVE
BOULDER, CO. 80304-0729

JUNG ANDREW C
1551 SALVIA CT
GOLDEN, CO. 80401-7302

CHAN CHI C & EMILY LAI SAU KUEN ET AL
CHAN KENNETH SAI KIN ET AL
824 VIVIAN ST
LONGMONT, CO. 80501

CHAN KENNETH SAI KIN & EMILY LAI SAU KUEN
1352 14TH AVE
LONGMONT, CO. 80501

TU TING LIN
1160 LINDEN AVE
BOULDER, CO. 80304

HETZEL JOSEPH & LAURIE
6520 W 85TH PL
CROWN POINT, IN 46307

TENNENBAUM NATASHA J
818 S TERRY ST B10
LONGMONT, CO. 80501-6471

BURDICK ALICIA NICOLE & NICHOLAS ANDREW WALSH
818 S TERRY ST UNIT 11
LONGMONT, CO. 80501

INGOLD TRACY TU & E JOHN
347 COUNTY RD 69
LYONS, CO. 80540

MARKOWITZ IKE & ISRAEL LIVING TRUST
2525 TAFT DR APT 707
BOULDER, CO. 80302

TU MARK
PO BOX 17043
BOULDER, CO. 80308

XU GUOFANG
818 S TERRY ST UNIT B15
LONGMONT, CO. 80501

EREZ AMIR & RACHEL CLISONSKY
818 S TERRY ST UNIT B16
LONGMONT, CO. 80501

OZBUN SHARON L & ARY SHIRLEY C
902 S TERRY ST
LONGMONT, CO. 80501-6418

RAMIREZ RAUL & R IMELDA CHAVARRIA &
MIGUEL GUILLEN 910 S TERRY ST
LONGMONT, CO. 80501

GONZALEZ FRANCISCO. J CRESPO & MARTHA
CRESPO HUERTA 918 S TERRY ST
LONGMONT, CO. 80501

ELLIS DONALD JOHN & SHEMY ROSE AYON
818 S TERRY ST UNIT 18
LONGMONT, CO. 80501-6473

PAGE PAUL EDWARD & JULIE ANN
PO BOX 450
ERIE, CO. 80516

MORRISON LINDA MACSALKA
829 KANE DR UNIT 24D
LONGMONT, CO. 80501

DYER TAMI TU & STEPHEN W
1160 LINDEN AVE
BOULDER, CO. 80304-0729

VAN SCOTTER SUZANNE & SHANNON
829 KANE DR 20D
LONGMONT, CO. 80501

FORNASIER MANUEL JR
829 KANE DR UNIT 21D
LONGMONT, CO. 80501

EREZ AMIR & RACHEL CLIONSKY
829 KANE DR UNIT D-22
LONGMONT, CO. 80501-6451

LEQUIEN HERVE C
829 KANE DR UNIT D-23
LONGMONT, CO. 80501

SWAEBY SUSAN C
835 KANE DR UNIT E-25
LONGMONT, CO. 80501

TRUJILLO TITUS & JESSICA
835 KANE DR E26
LONGMONT, CO. 80501

HAEFELE JENNIFER
835 KANE DR 27E
LONGMONT, CO. 80501

NAMGYEL JAMPAL
832 KANE DR UNIT 36
LONGMONT, CO. 80501

BIERMAN LESLIE G
835 KANE DR #E29
LONGMONT, CO. 80501

YESHI AMRITA LHATSO
835 KANE DR UNIT E30
LONGMONT, CO. 80501

KERBEL JUSTIN RYAN & ANGELA RAE
903 KANE DR
LONGMONT, CO. 80501

KOSS DENNIS A & LISA J
911 KANE DR
LONGMONT, CO. 80501

BORK PIETER C
919 KANE DR
LONGMONT, CO. 80501-6618



CERTIFICATE OF PROPERTY POSTING

I, Ava Pecherzewski, certify that
Please Print Name

2 signs were posted pursuant to the provisions of the City of

Longmont Land Development Code, for the application identified as

Southmoor Retail Plaza Conditional Use Site Plan & Variances

Project Name

for a

 Neighborhood Meeting

 Notice of Application

 X Planning and Zoning Commission Public Hearing to be held on February 17, 2021

 City Council Public Hearing to be held on _____

On the subject property located at

725, 733 & 801 Ken Pratt Blvd.

Site Address or Location Description

Attach photos of posting:



GRAND AVE FRONTAGE



GRAND AVE FRONTAGE



KEN PRATT BLVD FRONTAGE



KEN PRATT BLVD FRONTAGE

I certify that the foregoing information is true and correct.

Ava Pecherzowski

Signature

City of Longmont Planning and Development Services Division, 385 Kimbark Street, Longmont, CO 80501, telephone 303-651-8330, fax 303-651-8696, email: Longmont.planning@longmontcolorado.gov website: <http://www.longmontcolorado.gov>

February 3, 2021

Date

CERTIFICATE OF MAILING

I, Ava Pecherzewski, 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 February 17, 2021

_____ City Council Public Hearing to be held on _____

for the application identified as

Southmoor Retail Plaza Conditional Use Site Plan & Variances

Project Name

On the subject property located at

725, 733 & 801 Ken Pratt Blvd.

Site Address or Location Description

The letter was sent on: February 2, 2021

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

I certify that the foregoing information is true and correct.

Ava Pecherzewski

Signature

February 2, 2021

Date _____



February 2, 2021

Notice of Public Hearing

Longmont Planning & Zoning Commission Public Hearing

Southmoor Retail Plaza Conditional Use Site Plan and Variances

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, 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, para así hacer los pertinentes arreglos.

Date/Time: February 17, 2021 at 7:00 p.m.

Proposal: Conditional Use Site Plan for a 15,000 square-foot, one-story commercial building with retail and restaurant uses, including a drive-thru tenant. The plan includes 81 parking spaces. Variances are requested from the design standards to allow less than 50% transparency on the south side of the building and from landscape planting standards.*Please see the back side of this sheet for a copy of the proposed Site Plan and Building Elevations.

How to Participate: Any person having an interest in the above proceeding is invited to submit written comments to the staff person listed below either via email or US Mail. Any comments received prior to 5:00 PM on February 17th will be forwarded to the Planning & Zoning Commission.

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> A copy of the staff report and the project plans can be obtained from this website after August 19th.

City Planning Staff Contact: Ava Pecherzewski, Principal Planner

ava.pecherzewski@longmontcolorado.gov or (303) 651-8735

PROPERTY OWNERS WITHIN 1000' OF 733 KEN PLATT

Account	Owner
R0047127	230 & 250 S MAIN HOLDINGS LLC
R0051748	230 & 250 S MAIN HOLDINGS LLC
R0080503	451 SOUTH KEN PRATT PARKWAY LLC
R0049682	707 JAMES STREET LLC
R0049017	715 LLC
R0611011	717 SOUTH MAIN PROPERTIES LLC
R0611011	717 SOUTH MAIN PROPERTIES LLC
R0611011	717 SOUTH MAIN PROPERTIES LLC
R0611011	717 SOUTH MAIN PROPERTIES LLC
R0501409	818 S TERRY LLC
R0048459	900 PRATT PARKWAY TRUST
R0048458	900 PRATT PARKWAY TRUST
R0502970	AHIJEVYCH TONJA L
R0047928	AHLGRIM OTTO L II & ARLENE M
R0047547	AJS INVESTMENTS LLC
R0070785	AJS INVESTMENTS LLC
R0502971	AKHTAR RICHARD
R0608072	ALBA NORMA CECILIA
R0608531	ALBERS JOSEPH W
R0048126	ALVIDREZ JESUS M & SHELLEY C
R0612920	ARGUMENT LLC
R0071467	ARRIAGA JOSE LUIS & ANA ROSA NUNEZ
R0503735	ASHER CATRINA
R0611028	AUTOFOCUS INC
R0611028	AUTOFOCUS INC
R0611028	AUTOFOCUS INC
R0071462	BASH PHILIP KENOWER & EMILY
R0502969	BEAUPRE PETER J
R0149451	BIERMAN LESLIE G
R0514697	BLACKFOX PARKWAY ASSOCIATES LLC
R0611032	BLACKFOX PARKWAY ASSOCIATES LLC
R0611032	BLACKFOX PARKWAY ASSOCIATES LLC
R0504877	BLUE SKY CONDOS LLC
R0509785	BLUE SKY CONDOS LLC
R0126716	BOBCAT STORAGE LLC
R0611655	BOLTON FELICIA
R0049999	BORK PIETER C
R0105005	BPA OFFICE INVESTORS LLC
R0049791	BRAUNAGEL V LYNN
R0048105	BRIDGEMAN SUZANNE H
R0510473	BROOK ANNIE
R0502968	BROOKS SHILO S & SIOBHAN M
R0071463	BROWN DUSTIN R & BRANDY DEW

R0149831	BURDICK ALICIA NICOLE & NICHOLAS ANDREW WA
R0609767	BUSTAMANTE JAVIER ESQUIVEL ET AL
R0048147	BYRD E G & WILMA P
R0605218	CANO EMILIANO ET AL
R0149453	CARANDE BRYCE ANDREW & WENDY HAWLEY
R0606635	CARDENAS CARLOS ANDRES ET AL
R0071454	CARRILLO MILTON O & SIMELDA Y CASTRO
R0501406	CARTER NICHOLAS C & NATASHA H
R0605217	CASTILLO MARIA PILAR
R0043437	CASTLE KEEP LLC
R0501403	CHAN CHI C & EMILY LAI SAU KUEN ET AL
R0501404	CHAN KENNETH SAI KIN & EMILY LAI SAU KUEN
R0084717	CITY OF LONGMONT
R0084718	CITY OF LONGMONT
R0511203	CITY OF LONGMONT
R0048301	COLORADO FLOORING INDUSTRIES INC ET AL
R0048317	CONNER SANDRA
R0048139	CONRAD JEAN M
R0601576	CONROY SHEILA
R0049198	COX KEVIN M & SHARON M
R0509788	CRAVEN LOGAN
R0071460	CRAWFORD AMANDA ET AL
R0049740	CRESPO RUBEN & OSCAR & ANGELICA
R0049739	CRESPO SANTIAGO & J GUADALUPE CRESPO
P0402859	DANS MASTER AUTO CARE
R0149457	DAUGHERTY DANIEL P
R0509787	DAVES JULIE VANORSDEL
R0048171	DAVISON LOUIS M
R0604640	DD DUNLAP COMPANIES INC
R0075545	DEL CAMINO JUNCTION LLC & ET AL
R0503736	DELANCEY KAITLYN
R0049455	DICKEY PATRICK & CAITLIN MAHANNA
R0071458	DIXON AMY & JEFFREY
R0504880	DODGE KELLEY
R0048819	DOTY SEASON LEE
R0511874	DUNBAR ERWIN
R0048442	DUSHARM SHARON CAROW
R0501312	DYER TAMI TU & STEPHEN W
R0068380	ED KANEMOTO LLC
R0500777	ELLIS DONALD JOHN & SHEMY ROSE AYON
R0069251	ELLSWORTH MATTHEW SCOTT
R0600834	EMPTY NET PROPERTIES LLC
R0501397	EREZ AMIR & RACHEL CLIONSKY
R0149836	EREZ AMIR & RACHEL CLISIONSKY
R0049941	ESENWEIN STEVEN E SUPPLEMENTAL CARE TRUST
R0049006	FENSTERMAKER JOHN L & BETTY L TTEES
R0048799	FENSTERMAKER JOHN L & BETTY L TTEES

R0071455	FINLEY JEFFREY D
R0509773	FREY MADELINE
R0600837	FUESTON PROPERTIES LLC
R0049869	GAGE THOMAS E
R0608074	GARCIA GERARDO ET AL
R0604094	GARCIA JOVANNY ET AL
R0609768	GARCIA MODESTA
R0049738	GEIGER DOUGLAS MATT ETAL
R0047920	GHARBAWI AMAL AZIZ & AMANDA LABIB
R0048995	GILES GARY B JR & ELIZABETH A
R0071456	GISH PETER T & LINDA L
R0048407	GONZALEZ FRANCISCO J CRESPO & MARTHA
R0510475	GRIEGO MILDRED & JACQUELINE LOPEZ
R0047958	GROW KELLEY
R0049354	GUTHRIE GROUP LLC
R0048445	GUTIERREZ LYNSI
R0604093	HABITAT FOR HUMANITY OF THE ST VRAIN VALLEY
R0049994	HARMON DANIEL B
R0049349	HARPER MARGARET ET AL
R0501407	HARTLEY DONNA C
R0048041	HAYES DAVID A & SHERRI L
R0049780	HAYES SHERRI L & DAVID A
R0504879	HELMSTETTER ROBERT
R0501400	HEMENWAY JAMES & PAULA
R0149829	HETZEL JOSEPH & LAURIE
R0501408	HEWKO GISELLE G H
R0501313	HOFFMAN DANIEL & CATHERINE PACKER
R0048615	HUFFER DWIGHT D & VIRGINIA M
R0149832	INGOLD TRACY TU & E JOHN
R0601577	J & J MANAGEMENT LLC
R0068378	JIMCHI LLC
R0048658	JONES JAMES D & ELAINE L REVOCABLE TRUST
R0048449	JONES JIMMIE L REVOCABLE TRUST
R0501402	JUNG ANDREW C
R0143267	JV KANE LIMITED LIABILITY COMPANY
R0108742	KANE COMPANY LLC
R0072084	KBI DELAWARE LLC
R0048175	KERBEL JUSTIN RYAN & ANGELA RAE
R0600833	KINGPIN REDEVELOPMENT LLC
R0611654	KNIGHT CHRISTINA R
R0049285	KOSS DENNIS A & LISA J
R0147534	KUDOS LLC
R0511876	LEACH MARLENA
R0048293	LEONARD SALLY
R0501398	LEQUIEN HERVE C
R0049742	LESSEM MATTHEW A & NAOMI P FRIEDMAN
R0048934	LEWIS RYAN C & KIMBERLY L

R0048807	LIMON JANET L
R0503714	MANGALA SHRI BHUTI
R0148975	MANGALA SHRI BHUTI INC
R0149833	MARKOWITZ IKE & ISRAEL LIVING TRUST
R0606642	MARTINEZ LAURA
R0048941	MARTINEZ MARY J & ANTONIO DANIEL
R0048923	MASSEY BARBARA R
R0048976	MATHEWS MICHELE M & MARK J
R0083942	MCDONALDS CORPORATION 84/05
R0048907	MCELREATH DAVID D & VICKIE D
R0605220	MCGINLEY KERRI
R0047984	MCLELLAN GYPSY RAINE & HEATHER
R0501401	MEI-WEN TU
R0504705	MILLER JOSHUA S
R0049736	MILLER JOSHUA S & ABIGAIL L
R0511869	MILLS LANE & OLIVIA
R0048302	MNR LLC
R0608073	MOLFESE KARINA
R0049152	MORALES JOSE L & LYNDY Y
R0502972	MOREL-A-L-HUISSIER LIONEL
R0049868	MORGAN LINDSAY A & GARRY P
R0510477	MORI SADA O & MIKYUNG JUNG
R0501399	MORRISON LINDA MACSALKA
R0148976	NAMGYEI JAMPAL & SARA LINDBLOM
R0149450	NAMGYEL JAMPAL
R0071466	NAVARRO TRUDY A
P0400895	NBH BANK
R0503734	NIEFE LLC
R0509786	NIEFE LLC
R0511875	NORLAND KELLI A
R0049838	NORRIS ALBERT G & ALICE B
R0605219	NUNEZ ADRIANA
R0071461	ONLEY TIMOTHY P & BETTY J
R0148978	ONOFREY JOHN C
R0049212	OZBUN SHARON L & ARY SHIRLEY C
R0500776	PAGE PAUL EDWARD & JULIE ANN
R0049900	PAGOSA EVERYDAY LLC
R0504876	PARAGON FARMS LLC
R0048774	PARKER RONALD E & ZOLA A
R0511873	PARKIN THOMAS W
R0071459	PASCUA BENITO & FLORA
R0149455	POPLAR KANE LLC
R0071452	PRATT PARKWAY HOUSE TRUST
R0400102	PUBLIC SERVICE CO OF COLORADO - XCEL
R0048902	QUIJADA ROMEO
R0510470	QUINLAN BOND FAMILY LIVING TRUST
R0048071	RAMIREZ RAUL & R IMELDA CHAVARRIA &

R0047990	RANDRIANIAINA ALANDO ET AL
R0511193	REALTY TRUST GROUP INC
R0511870	REDDER BETTY & CHARLES JOHN
R0108028	REGIONAL TRANSPORTATION DISTRICT
R0149456	REID ROBERT S & DEANA C
R0050040	REMINGTON MORGAN R
R0608533	REYES VIRGINIA
R0071465	RICARD WILLIAM J JR
R0049992	RIEMAN MAURA REV TRUST
R0071464	RITTENBURG ELIZABETH M
R0608532	RIVERA JESS ET AL
R0606641	RODRIGUEZ DIEGO ET AL
R0049846	RODRIGUEZ MANUEL
R0049695	RODRIQUEZ FRANCISCO & MARIA D
R0049741	ROMEY MARK L & KAREN A
R0600835	SAFE HARBOUR INVESTMENTS LLC
R0066643	SAFEWAY STORES 45 INC
R0149560	SAFEWAY STORES 45 INC
R0048914	SANCHEZ JESUS & RITA
R0049144	SANDERS SHEILA L
R0502236	SATTERFIELD TIMOTHY & TAMI BOEHLE & CARSON
R0148977	SCHAEFER CONNIE E
R0049024	SCHULTZ GREGORY F ET AL
R0048049	SHAHEEN SUSAN
R0049442	SHARP DUANE H & PATRICIA
R0071468	SIMONS TAYLOR
R0600836	SITE FOR EYES LLC
R0600838	SITE FOR EYES LLC
R0048516	SKITT RODNEY W & VALERIA L
R0071453	SMITH MICHAEL
R0504878	SONDAY DARREL F III
R0611656	SORIA LORENZO & CORINA
R0605221	SOTO JOSE GERARDO ET AL
R0049232	SOUTHLAND CORPORATION
R0048732	ST VRAIN VALLEY SCHOOL DISTRICT RE-1J
R0075640	ST VRAIN VALLEY SCHOOL DISTRICT RE-1J
R0503760	STAN BARRETT INC
R0048912	STERNER LARRY D & WANDA R
R0148979	STEVANOFF SUSAN L & MICHAEL
R0501396	STOKES MELISSA STEWART
R0604789	STOVER SEAN
R0149449	STRAZZERI ADRIAN J
R0503733	SUBRAMANIAN KRISHNAN & PREETHI
R0048415	SUMMERS JOHN ADAM & NICOLE ALISE
R0047965	SUNDMAN ERIC W
R0149447	SWAEBY SUSAN C
R0149454	TAPIA MARIA EUGINA & FERNANDO R TORRE

R0510476	TATIC VIRGINIA SHEEHY & RICHARD
R0076567	TEBO DEVELOPMENT COMPANY
R0611740	TEBO SOUTHMOOR LLC
R0049833	TEBO SOUTHMOOR LLC
R0049737	TEBO STEPHEN D
R0048572	TEBO STEPHEN D
R0066571	TEBO STEPHEN D
R0049777	TEBO STEPHEN D
R0049805	TEBO STEPHEN D
R0149830	TENNENBAUM NATASHA J
R0048930	TOOHEY MARLENA
R0149448	TRUJILLO TITUS & JESSICA
R0149834	TU MARK
R0501405	TU TING LIN
R0071457	TUCKER KAILEY ALYSSA IMOKULANI ET AL
R0511872	TUCKER TIMOTHY L & BRENDA D
R0050017	TURSE JOE & DANA
R0501395	VAN SCOTTER SUZANNE & SHANNON
R0510474	VAN TIN CONG
R0510471	VARGAS LISA A
R0501314	VELASCO MICHAEL T & STEPHANIE L KINDBERG
R0511194	W ADP HARVEST JUNCTION OWNER VIII LLC
R0048566	WARFIELD BOB & JUDY LIVING TRUST
R0048581	WEAVER BRADLEY & KARI QUESADA
R0049347	WILLSON DAVID SCOTT&DIANE JODZIO-WILLSON
R0049280	WILSON STEVE & CORRIE
R0105729	WWW PROPERTIES LLC
R0066408	WWW PROPERTIES LLC
R0149835	XU GUOFANG
R0149452	YESHI AMRITA LHATSO
R0080502	YOON CHANGSHIK & MINJA
R0048909	ZACCHERIO MEREDITH

BLVD, LONGMONT, CO

Mailing Address	Mail City	Mail State
15271 E MISSISSIPPI AVE	AURORA	CO
15271 E MISSISSIPPI AVE	AURORA	CO
1893 STONEHENGE DR	LAFAYETTE	CO
6419 LEGEND RIDGE TRL	NIWOT	CO
3907 14TH ST SW	LOVELAND	CO
1115 TWIN PEAKS CIR	LONGMONT	CO
1115 TWIN PEAKS CIR	LONGMONT	CO
1115 TWIN PEAKS CIR	LONGMONT	CO
1115 TWIN PEAKS CIR	LONGMONT	CO
PO BOX 65	BOULDER	CO
3908 93RD AVE N	BROOKLYN PARK	MN
3908 93RD AVE N	BROOKLYN PARK	MN
818 S TERRY ST UNIT 100	LONGMONT	CO
718 JAMES ST	LONGMONT	CO
210 S MAIN ST	LONGMONT	CO
210 S MAIN ST	LONGMONT	CO
8660 N 55TH ST	LONGMONT	CO
818 S TERRY ST UNIT 63	LONGMONT	CO
825 S COFFMAN UNIT 43	LONGMONT	CO
813 GRAND AVE	LONGMONT	CO
900 S MAIN ST STE 100	LONGMONT	CO
825 S TERRY ST	LONGMONT	CO
818 S TERRY ST UNIT 89	LONGMONT	CO
2800 W MARCH LN 430	STOCKTON	CA
2800 W MARCH LN 430	STOCKTON	CA
2800 W MARCH LN 430	STOCKTON	CA
739 S TEERY ST	LONGMONT	CO
818 S TERRY ST UNIT 99	LONGMONT	CO
835 KANE DR E29	LONGMONT	CO
1000 S MCCASLIN BLVD STE 300	SUPERIOR	CO
1000 S MCCASLIN BLVD STE 300	SUPERIOR	CO
1000 S MCCASLIN BLVD STE 300	SUPERIOR	CO
3795 WHITETAIL COURT	MEAD	CO
3795 WHITETAIL COURT	MEAD	CO
124 GAY ST	LONGMONT	CO
816 S COFFMAN ST UNIT 68	LONGMONT	CO
919 KANE DR	LONGMONT	CO
1000 S MCCASLIN BLVD STE 300	SUPERIOR	CO
545 RIDER RIDGE DR	LONGMONT	CO
807 S PRATT PKWY	LONGMONT	CO
5412 IDYLWOOD TRL	BOULDER	CO
818 S TERRY ST UNIT 98	LONGMONT	CO
801 S TERRY	LONGMONT	CO

818 S TERRY ST UNIT 11	LONGMONT	CO
819 S COFFMAN ST UNIT 42	LONGMONT	CO
140 BAYLOR DR	LONGMONT	CO
818 S TERRY ST UNIT 54	LONGMONT	CO
828 KANE DR UNIT 31	LONGMONT	CO
818 S TERRY ST UNIT 60	LONGMONT	CO
812 S PRATT PARKWAY	LONGMONT	CO
PO BOX 755	CRESTONE	CO
818 S TERRY ST UNI 53	LONGMONT	CO
1800 DELAWARE PL UNIT 1	LONGMONT	CO
824 VIVIAN ST	LONGMONT	CO
1352 14TH AVE	LONGMONT	CO
350 KIMBARK ST	LONGMONT	CO
350 KIMBARK ST	LONGMONT	CO
350 KIMBARK ST	LONGMONT	CO
1133 S PLATTE RIVER DR	DENVER	CO
714 S GAY ST	LONGMONT	CO
736 JAMES ST	LONGMONT	CO
518 GAY ST	LONGMONT	CO
4696 RABBIT MOUNTAIN RD	BROOMFIELD	CO
818 TERRY ST UNIT 81	LONGMONT	CO
727 S TERRY ST	LONGMONT	CO
715 S TERRY ST	LONGMONT	CO
709 S TERRY ST	LONGMONT	CO
208 S MAIN ST	LONGMONT	CO
828 KANE DR UNIT 35F	LONGMONT	CO
818 S TERRY ST 80	LONGMONT	CO
4 PRATT PL	LONGMONT	CO
16897 ALGONQUIN ST A	HUNTINGTON BEACH	CA
PO BOX 209220	AUSTIN	TX
818 S TERRY ST UNIT 90	LONGMONT	CO
807 S BROSS ST	LONGMONT	CO
732 S PRATT PKWY	LONGMONT	CO
818 S TERRY ST UNIT 96	LONGMONT	CO
PO BOX 1711	LOVELAND	CO
833 S COFFMAN ST UNIT 50	LONGMONT	CO
101 2ND ST	BERTHOUD	CO
1160 LINDEN AVE	BOULDER	CO
917 S MAIN ST STE 100	LONGMONT	CO
818 S TERRY ST UNIT 18	LONGMONT	CO
813 JAMES ST	LONGMONT	CO
205 S MAIN ST UNIT B	LONGMONT	CO
829 KANE DR UNIT D-22	LONGMONT	CO
818 S TERRY ST UNIT B16	LONGMONT	CO
PO BOX 24128	OKLAHOMA CITY	OK
FENSTERMAKER LIVING TRUST 1228 FOX HILL	LONGMONT	CO
FENSTERMAKER LIVING TRUST 1228 FOXHILL	LONGMONT	CO

806 S PRATT PKWY	LONGMONT	CO
818 S TERRY ST UNIT 77	LONGMONT	CO
205 S MAIN ST STE E	LONGMONT	CO
714 S PRATT PKWY	LONGMONT	CO
818 S TERRY UNIT 65	LONGMONT	CO
818 S TERRY ST UNIT 59	LONGMONT	CO
819 S COFFMAN ST UNIT 41	LONGMONT	CO
701 S TERRY ST	LONGMONT	CO
11863 LINDEN CHAPEL RD	CLARKSVILLE	MD
830 S PRATT PKWY	LONGMONT	CO
800 S PRATT PKWY	LONGMONT	CO
CRESPO HUERTA 918 S TERRY ST	LONGMONT	CO
818 SOUTH TERRY ST UNIT 74	LONGMONT	CO
811 S BROSS ST	LONGMONT	CO
1416 S WASHINGTON ST	DENVER	CO
PSC 819 BOX 115	FPO	AE
PO BOX 333	LONGMONT	CO
904 KANE DR	LONGMONT	CO
713 JAMES ST	LONGMONT	CO
818 S TERRY ST APT 83S	LONGMONT	CO
815 S BROSS ST	LONGMONT	CO
815 S BROSS ST	LONGMONT	CO
818 S TERRY ST U95	LONGMONT	CO
8428 STRAWBERRY LN	NIWOT	CO
6520 W 85TH PL	CROWN POINT	IN
818 S TERRY ST 84	LONGMONT	CO
818 S TERRY ST 1A	LONGMONT	CO
3 PRATT PL	LONGMONT	CO
3550 4TH ST	BOULDER	CO
900 S MAIN ST UNIT 201	LONGMONT	CO
2010 AMETHYST DR	LONGMONT	CO
905 S COFFMAN ST	LONGMONT	CO
1530 24TH AVE	LONGMONT	CO
1551 SALVIA CT	GOLDEN	CO
917 S MAIN ST STE 100	LONGMONT	CO
917 S MAIN ST STE 100	LONGMONT	CO
917 S MAIN STREET STE 100	LONGMONT	CO
903 KANE DR	LONGMONT	CO
205 S MAIN ST STE A	LONGMONT	CO
816 S COFFMAN ST 67	LONGMONT	CO
911 KANE DR	LONGMONT	CO
PO BOX 6055	LONGMONT	CO
833 S COFFMAN ST UNIT 52	LONGMONT	CO
PO BOX 464	FREDRICK	CO
829 KANE DR UNIT D-23	LONGMONT	CO
800 S BROSS ST	LONGMONT	CO
912 KANE DR	LONGMONT	CO

824 JAMES ST	LONGMONT	CO
PO BOX 4088	BOULDER	CO
PO BOX 4088	BOULDER	CO
2525 TAFT DR APT 707	BOULDER	CO
818 S TERRY ST UNIT 62	LONGMONT	CO
725 JAMES ST	LONGMONT	CO
702 S GAY ST	LONGMONT	CO
720 S PRATT PKWY	LONGMONT	CO
2050 TERRY ST 102	LONGMONT	CO
807 GRAND AVE	LONGMONT	CO
818 S TERRY ST UNIT 56	LONGMONT	CO
920 KANE DR	LONGMONT	CO
1160 LINDEN AVE	BOULDER	CO
327 TERRY ST	LONGMONT	CO
701 JAMES ST	LONGMONT	CO
833 S COFFMAN ST UNIT 46	LONGMONT	CO
DBA HAMPTON INN 850 S MAIN ST	LONGMONT	CO
818 S TERRY ST UNIT 64	LONGMONT	CO
818 JAMES ST	LONGMONT	CO
818 S TERRY ST UNIT 102	LONGMONT	CO
724 JAMES ST	LONGMONT	CO
1204 PTARMIGAN DR	LONGMONT	CO
829 KANE DR UNIT 24D	LONGMONT	CO
832 KANE DR UNIT 37	LONGMONT	CO
832 KANE DR UNIT 36	LONGMONT	CO
819 S TERRY ST	LONGMONT	CO
1111 MAIN ST STE 2800	KANSAS CITY	MO
1037 N COUNTY RD 27E	BERTHOUD	CO
1037 N COUNTY RD 27E	BERTHOUD	CO
833 S COFFMAN ST UNIT 51	LONGMONT	CO
725 S PRATT PKWY	LONGMONT	CO
818 S TERRY ST UNIT 55	LONGMONT	CO
733 S TERRY ST	LONGMONT	CO
832 KANE DR UNIT 39G	LONGMONT	CO
902 S TERRY ST	LONGMONT	CO
PO BOX 450	ERIE	CO
1360 W 13TH AVE	BROOMFIELD	CO
10220 WELD COUNTY RD 1	LONGMONT	CO
6 PRATT PL	LONGMONT	CO
833 S COFFMAN ST UNIT 49	LONGMONT	CO
726 S PRATT PKY	LONGMONT	CO
1114 NEON FOREST CIRCLE UNIT 6	LONGMONT	CO
911 KIMBARK ST	LONGMONT	CO
PO BOX 1979	DENVER	CO
7 PRATT PL	LONGMONT	CO
1438 S BOWEN ST	LONGMONT	CO
MIGUEL GUILLEN 910 S TERRY ST	LONGMONT	CO

708 S GAY ST	LONGMONT	CO
PO BOX 901	DEERFIELD	IL
833 S COFFMAN ST UNIT K-47	LONGMONT	CO
1325 S COLORADO BLVD	DENVER	CO
828 KANE DR UNIT 34F	LONGMONT	CO
700 JAMES ST	LONGMONT	CO
825 S COFFMAN UNIT 45	LONGMONT	CO
813 S TERRY ST	LONGMONT	CO
825 S PRATT PKWY	LONGMONT	CO
807 S TERRY ST	LONGMONT	CO
825 S COFFMAN UNIT 44	LONGMONT	CO
818 S TERRY ST UNIT 61	LONGMONT	CO
806 JAMES ST	LONGMONT	CO
830 JAMES ST	LONGMONT	CO
721 S TERRY ST	LONGMONT	CO
205 S MAIN ST C	LONGMONT	CO
PO BOX 800729	DALLAS	TX
PO BOX 800729	DALLAS	TX
738 S GAY ST	LONGMONT	CO
733 S PRATT PKWY	LONGMONT	CO
818 S TERRY ST UNIT 97	LONGMONT	CO
832 KANE DR 38G	LONGMONT	CO
6650 NELSON RD	LONGMONT	CO
812 JAMES ST	LONGMONT	CO
825 GLENARBOR CIR	LONGMONT	CO
831 S TERRY ST	LONGMONT	CO
8082 MEADOWLAKE RD	LONGMONT	CO
8082 MEADOWLAKE RD	LONGMONT	CO
5 PRATT PL	LONGMONT	CO
818 S PRATT PKWY	LONGMONT	CO
818 S TERRY ST 94	LONGMONT	CO
816 COFFMAN ST 69	LONGMONT	CO
818 S TERRY ST UNIT 57	LONGMONT	CO
PO BOX 711	DALLAS	TX
395 S PRATT PKWY	LONGMONT	CO
395 S PRATT PKWY	LONGMONT	CO
PO BOX 88	LONGMONT	CO
700 S PRATT PKWY	LONGMONT	CO
832 KANE DRIVE APT 40	LONGMONT	CO
829 KANE DR UNIT 21D	LONGMONT	CO
719 JAMES ST	LONGMONT	CO
835 KANE DR 27E	LONGMONT	CO
2180 ELSBERRY CURVE	SHAKOPEE	MN
706 JAMES ST	LONGMONT	CO
922 FERRY ST 4	MARTINEZ	CA
835 KANE DR UNIT E-25	LONGMONT	CO
5352 OAK TREE CT	BOULDER	CO

818 S TERRY ST UNIT 75Q	LONGMONT	CO
PO BOX T	BOULDER	CO
3111 28TH ST	BOULDER	CO
3111 28TH ST	BOULDER	CO
PO BOX T	BOULDER	CO
PO BOX T	BOULDER	CO
PO BOX T	BOULDER	CO
PO BOX T	BOULDER	CO
PO BOX T	BOULDER	CO
818 S TERRY ST B10	LONGMONT	CO
703 S PRATT PKWY	LONGMONT	CO
835 KANE DR E26	LONGMONT	CO
PO BOX 17043	BOULDER	CO
1160 LINDEN AVE	BOULDER	CO
738 S PRATT PKWY	LONGMONT	CO
833 S COFFMAN ST UNIT 48	LONGMONT	CO
711 S PRATT PKWY	LONGMONT	CO
829 KANE DR 20D	LONGMONT	CO
818 TERRY ST APT 73	LONGMONT	CO
818 S TERRY ST 71 Q	LONGMONT	CO
818 S TERRY ST UNIT 82	LONGMONT	CO
900 N MICHIGAN AVE STE 1900	CHICAGO	IL
915 S PRATT PY	LONGMONT	CO
901 S TERRY ST	LONGMONT	CO
903 S BROSS ST	LONGMONT	CO
906 S COFFMAN ST	LONGMONT	CO
1005 KEN PRATT BLVD	LONGMONT	CO
1005 KEN PRATT BLVD	LONGMONT	CO
818 S TERRY ST UNIT B15	LONGMONT	CO
835 KANE DR UNIT E30	LONGMONT	CO
5239 W BURGUNDY PL	LITTLETON	CO
819 S PRATT PKWY	LONGMONT	CO

Mail Zip	Site Address
	80012 230 S MAIN ST
	80012 250 S MAIN ST
	80026 451 S PRATT PKWY
	80503 707 JAMES ST
	80537 715 S MAIN ST
	80503 717 S MAIN ST
	80503 717 S MAIN ST
	80503 717 S MAIN ST
	80503 717 S MAIN ST
	80306 818 S TERRY ST 85
	55443 0 S PRATT PKWY
	55443 900 S PRATT PKWY
	80501 818 S TERRY ST 100
80501-6443	718 JAMES ST
80501-6424	210 S MAIN ST
80501-6424	208 S MAIN ST
	80503 818 S TERRY ST 101
	80501 818 S TERRY ST 63
	80501 825 S COFFMAN 43
80501-6403	813 GRAND AVE
	80501 900 S MAIN ST 100
80501-6415	825 S TERRY ST
	80501 818 S TERRY ST T89
	95219 710 S MAIN ST
	95219 710 S MAIN ST
	95219 710 S MAIN ST
	80501 739 S TERRY ST
	80501 818 S TERRY ST 99
	80501 835 KANE DR E29
	80027 700 KEN PRATT BLVD
	80027 700 KEN PRATT BLVD
	80027 700 KEN PRATT BLVD
	80542 818 S TERRY ST U93
	80542 818 S TERRY ST 78
	80501 960 ELGIN AVE
	80501 816 S COFFMAN ST 68
80501-6618	919 KANE DR
	80027 825 DELAWARE AVE
	80504 813 S PRATT PKWY
80501-6410	807 S PRATT PKWY
	80301 818 S TERRY ST 72Q
	80501 818 S TERRY ST 98
	80501 801 S TERRY ST

	80501 818	S TERRY ST B11
	80501 819	S COFFMAN ST 42
	80503 831	S PRATT PKWY
	80501 818	S TERRY ST 54
	80501 828	KANE DR F31
	80501 818	S TERRY ST N60
80501-6411	812	S PRATT PKWY
	81131 818	S TERRY ST 8A
	80501 818	S TERRY ST 53
	80501 218	S MAIN ST
	80501 818	S TERRY ST 5A
	80501 818	S TERRY ST 6A
80501-5500	0	S PRATT PKWY
80501-5500	501	S PRATT PKWY
80501-5500	0	KEN PRATT BLVD
	80223 800	S MAIN ST
	80501 714	S GAY ST
	80501 736	JAMES ST
	80501 900	S MAIN ST 200
80020-8105	737	JAMES ST
	80501 818	S TERRY ST 81
	80501 727	S TERRY ST
	80501 715	S TERRY ST
	80501 709	S TERRY ST
	80501	
80501-6658	828	KANE DR F35
	80501 818	S TERRY ST 80
80501-6412	4	PRATT PL
	92649 844	KEN PRATT BLVD
78720-9220	275	S MAIN ST
	80501 818	S TERRY ST T90
	80501 807	S BROSS ST
	80501 732	S PRATT PKWY
	80501 818	S TERRY ST 96
	80539 712	JAMES ST
	80501 833	S COFFMAN ST 50
	80513 801	S PRATT PKWY
80304-0729	829	KANE DR 19D
	80501 203	S MAIN ST
80501-6473	818	S TERRY ST 18
	80501 813	JAMES ST
	80501 205	S MAIN ST B
80501-6451	829	KANE DR 22
	80501 818	S TERRY ST B16
	73124 810	S BROSS ST
	80502 615	S PRATT PKWY
	80501 905	KEN PRATT BLVD

80501-6411	806	S PRATT PKWY
	80501 818	S TERRY ST 77
	80501 205	S MAIN ST E
	80501 714	S PRATT PKWY
	80501 818	S TERRY ST 65
	80501 818	S TERRY ST 59
	80501 819	S COFFMAN ST 41
80501-6413	701	S TERRY ST
	21029 730	JAMES ST
	80501 830	S PRATT PKWY
	80501 800	S PRATT PKWY
	80501 918	S TERRY ST
	80501 818	S TERRY ST 74Q
	80501 811	S BROSS ST
	80210 701	S MAIN ST
	9645 708	S PRATT PKWY
80502-0333	818	S TERRY ST 58
	80501 904	KANE DR
	80501 713	JAMES ST
80501-6491	818	S TERRY ST 83S
	80501 815	S BROSS ST
	80501 819	S BROSS ST
	80501 818	S TERRY ST U95
	80503 818	S TERRY ST 2A
	46307 818	S TERRY ST B9
80501-6491	818	S TERRY ST 84
	80501 818	S TERRY ST 1A
80501-6412	3	PRATT PL
	80304 818	S TERRY ST B12
	80501 900	S MAIN ST 201
	80504 199	S MAIN ST
	80501 905	S COFFMAN ST
	80501 836	JAMES ST
80401-7302	818	S TERRY ST 4A
	80501 917	S MAIN ST
	80501 915	S MAIN ST
	80501 1001	DELAWARE AVE
	80501 903	KANE DR
	80501 205	S MAIN ST A
	80501 816	S COFFMAN ST 67
	80501 911	KANE DR
	80501 832	S TERRY ST
	80501 833	S COFFMAN ST 52
	80530 731	JAMES ST
	80501 829	KANE DR 23
	80501 800	S BROSS ST
	80501 912	KANE DR

80501-6445	824	JAMES ST
	80306 818	S TERRY 86
80306-4088	832	KANE DR G36
	80302 818	S TERRY ST B13
	80501 818	S TERRY ST N62
80501-6442	725	JAMES ST
	80501 702	S GAY ST
80501-6409	720	S PRATT PKWY
	80501 245	S MAIN ST
80501-6403	807	GRAND AVE
	80501 818	S TERRY ST 56
	80501 920	KANE DR
80304-0729	818	S TERRY ST 3A
	80501 818	S TERRY ST U91
80504-8415	701	JAMES ST
	80501 833	S COFFMAN ST 46
	80501 850	S MAIN ST
	80501 818	S TERRY ST 64
	80501 818	JAMES ST
	80501 818	S TERRY ST 102
	80501 724	JAMES ST
	80504 818	S TERRY ST 76Q
	80501 829	KANE DR 24D
80501-6661	832	KANE DR G37
	80501 835	KANE DR E28
80501-6415	819	S TERRY ST
	64105	
80513-8716	818	S TERRY ST T88
	80513 818	S TERRY ST 79
	80501 833	S COFFMAN ST 51
80501-6441	725	S PRATT PKWY
	80501 818	S TERRY ST 55
	80501 733	S TERRY ST
	80501 832	KANE DR G39
80501-6418	902	S TERRY ST
	80516 818	S TERRY ST 17C
	80020 900	KEN PRATT BLVD
	80504 818	S TERRY ST U92
80501-6412	6	PRATT PL
	80501 833	S COFFMAN ST 49
	80501 726	S PRATT PKWY
	80504 828	KANE DR F33
	80501 824	S PRATT PKWY
80201-1979	0	S PRATT PKWY
80501-6412	7	PRATT PL
80501-6703	818	S TERRY ST 70
	80501 910	S TERRY ST

	80501 708	S GAY ST
60015-0901	450	KEN PRATT BLVD
	80501 833	S COFFMAN ST 47
80222-3303	815	S MAIN ST
	80501 828	KANE DR F34
	80501 700	JAMES ST
	80501 825	S COFFMAN 45
	80501 813	S TERRY ST
	80501 825	S PRATT PKWY
80501-6415	807	S TERRY ST
	80501 825	S COFFMAN 44
	80501 818	S TERRY ST N61
	80501 806	JAMES ST
	80501 830	JAMES ST
80501-6413	721	S TERRY ST
	80501 205	S MAIN ST C
	75380 1000	KEN PRATT BLVD
	75380 1070	KEN PRATT BLVD
	80501 738	S GAY ST
	80501 733	S PRATT PKWY
	80501 818	S TERRY ST 97
	80501 832	KANE DR G38
	80503 800	JAMES ST
	80501 812	JAMES ST
	80501 8	PRATT PL
	80501 831	S TERRY ST
	80503 205	S MAIN ST D
	80503 205	S MAIN ST F
80501-6412	5	PRATT PL
	80501 818	S PRATT PKWY
80501-6471	818	S TERRY ST U94
	80501 816	S COFFMAN ST 69
	80501 818	S TERRY ST 57
75221-0711	841	KEN PRATT BLVD
80501-6436	401	S PRATT PKWY
80501-6436	421	S PRATT PL
	80502 600	S MAIN ST
80501-6409	700	S PRATT PKWY
80501-6663	832	KANE DR G40
80501-6581	829	KANE DR 21D
	80501 719	JAMES ST
	80501 835	KANE DR E27
	55379 818	S TERRY ST T87
80501-6443	706	JAMES ST
94553-1676	819	GRAND AVE
	80501 835	KANE DR E25
	80301 828	KANE DR F32

	80501 818	S TERRY ST 75Q
80306-1996	1025	DELAWARE AVE
	80301 603	KEN PRATT BLVD
	80301 601	S MAIN ST
80306-1996	801	KEN PRATT BLVD
80306-1996	733	KEN PRATT BLVD
80306-1996	800	S TERRY ST
80306-1996	821	KEN PRATT BLVD
80306-1996	725	KEN PRATT BLVD
80501-6471	818	S TERRY ST B10
80501-6408	703	S PRATT PKWY
	80501 835	KANE DR E26
	80308 818	S TERRY ST B14
	80304 818	S TERRY ST 7
	80501 738	S PRATT PKWY
	80501 833	S COFFMAN ST 48
80501-6408	711	S PRATT PKWY
	80501 829	KANE DR 20D
	80501 818	S TERRY ST 73Q
	80501 818	S TERRY ST 71
80501-6471	818	S TERRY 82S
	60611 210	KEN PRATT BLVD
	80501 915	S PRATT PKWY
	80501 901	S TERRY ST
	80501 903	S BROSS ST
	80501 906	S COFFMAN ST
	80501 1045	KEN PRATT BLVD
	80501 1005	KEN PRATT BLVD
	80501 818	S TERRY ST B15
	80501 835	KANE DR E30
80123-3787	950	ELGIN AVE
	80501 819	S PRATT PKWY