



PLANNING AND ZONING COMMISSION COMMUNICATION

City of Longmont, Colorado

Project Title: Daniels Annexation Concept Plan Amendment (PZR 2021-10)

Date of Meeting: October 27, 2021

Staff Planner: Ava Pecherzewski, Principal Planner, (303) 651-8735,
ava.pecherzewski@longmontcolorado.gov
Don Burchett, Planning Manager, (303) 651-8828,
don.burchett@longmontcolorado.gov

GENERAL INFORMATION

Proposal: An application has been submitted to the City requesting to amend the a portion of an approved annexation concept plan for this property to change the proposed future development on the east and south side from 8 single-family lots into 16 attached paired home (duplex) lots that will be owner-occupied.

Location: Southeast corner of Highway 66 and Alpine Street, north of Olympia Ave, south and east of Lillie Court (east of the Village Co-Op Apartments)

Area: 1.86 acres

Existing Use: Undeveloped property

Zoning: R-MN (Residential Mixed Neighborhood)

SURROUNDING LAND USES AND ZONING

North: Agricultural land zoned AG in Unincorporated Boulder County

South: Residential homes zoned R-SF (Residential Single-Family) in the Pleasant Valley Subdivision

East: Residential homes zoned R-SF (Residential Single-Family) in the Pleasant Valley Subdivision and Open Space Outlot zoned R-MN (Residential Mixed Neighborhood)

West: Village Co-Op Apartment Building west of Lillie Court and also, west of Alpine Street, KB Homes Attached Paired Home Community (under construction) zoned R-MN (Residential Mixed Neighborhood)

COMPREHENSIVE PLAN DESIGNATIONS

The "Envision Longmont" Comprehensive Plan designates this property as Mixed Neighborhood. Highway 66 is a designated Regional Arterial street and Alpine Street is designated as a collector street in the comprehensive plan. Lillie Court is a local street.

Property Owner: Real Estate Equities Homes – Longmont LLC

Applicant: Real Estate Equities Homes – Longmont LLC

Applicant Contact: Joel Seamons

Company: Rocky Ridge Civil Engineering

Phone: (303) 651-6626

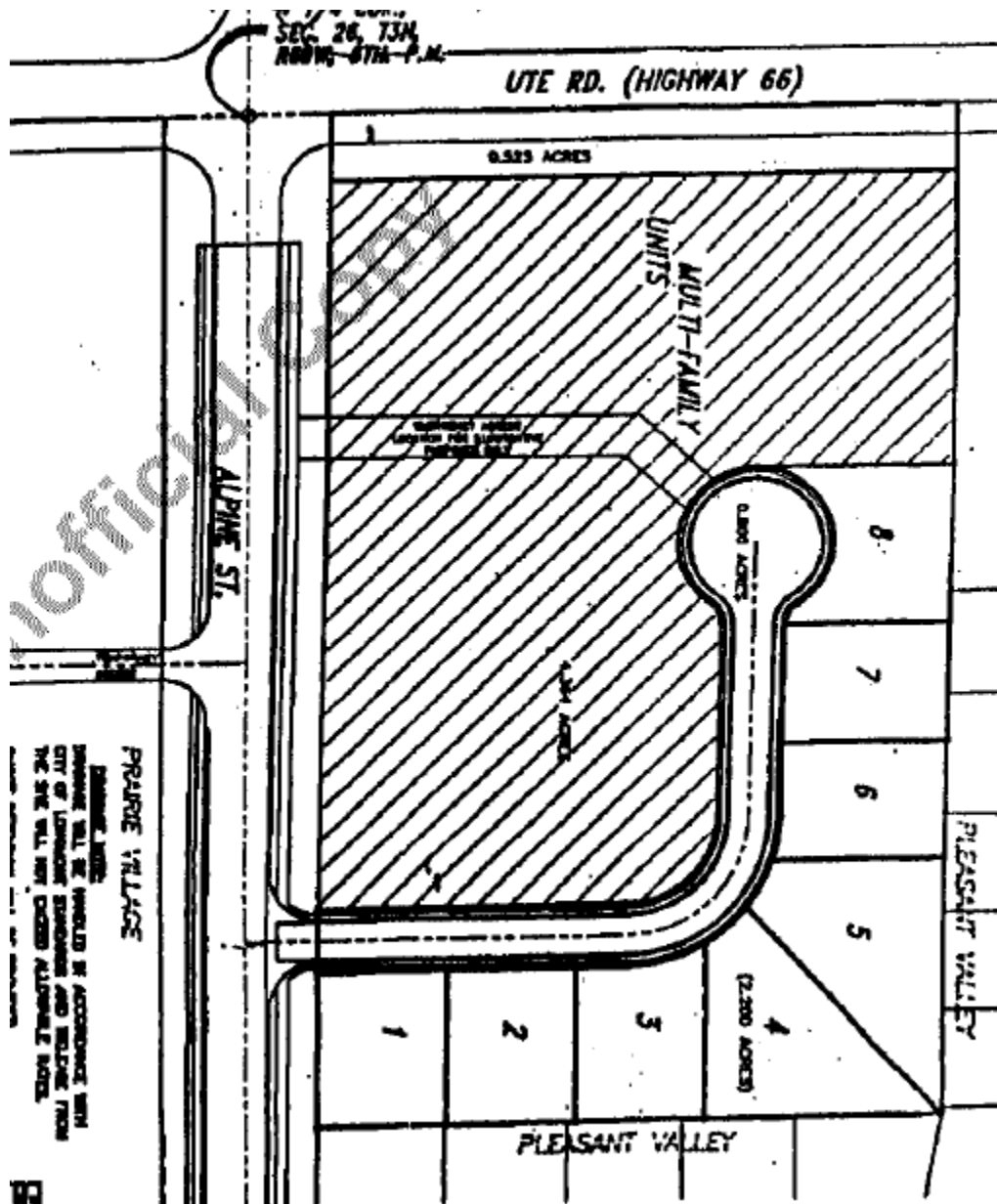
Email: joel@rockyridgecivil.com

APPLICATION DESCRIPTION

An application has been filed by Real Estate Equities Homes – Longmont LLC to amend a previously approved annexation concept plan for just under two acres of the eight-acre Daniels Annexation property located at the southeast corner of Highway 66 and Alpine Street. The property is bounded by State Highway 66 on the north, Alpine Street on the west, and the Pleasant Valley subdivision on the south and east. A vicinity map is below:



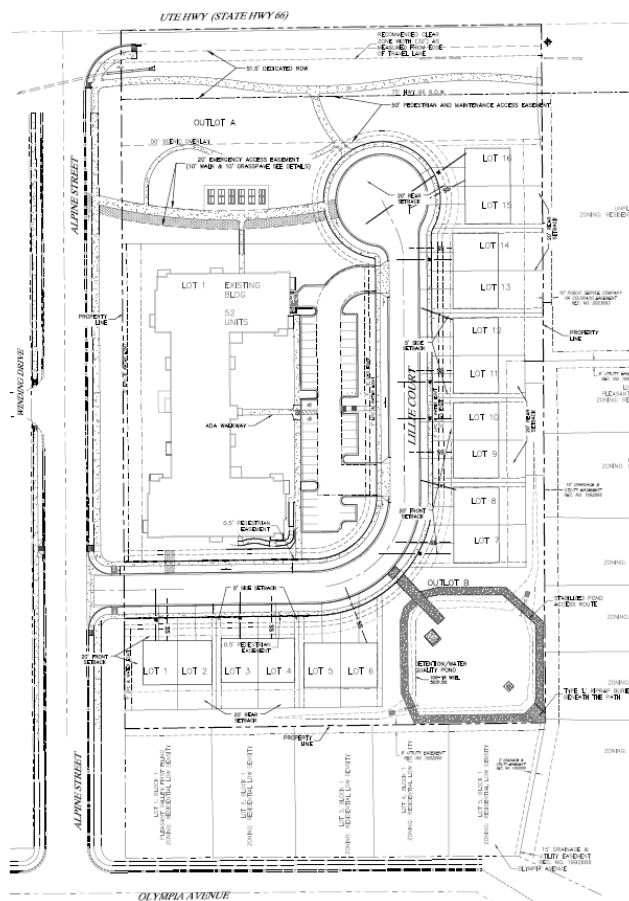
In 2006, the City Council annexed this property with a concept plan which described the future development on the property to include a 52-unit multifamily apartment building on the west side of the property abutting Alpine Street and eight single-family residential lots. The 2006 annexation concept plan is shown below:



The property was annexed in 2006 with a zoning designation of PUD-R (Residential Planned Unit Development) and in 2017, the Planning & Zoning Commission approved a Preliminary Subdivision Plat and Preliminary PUD Plan for a 52-unit multifamily building and eight single-family lots, consistent with the 2006 annexation concept plan. A final plat of this layout was recorded in 2018. Meanwhile, in 2018 the City Council rezoned many PUD properties into general zoning districts – this property was rezoned

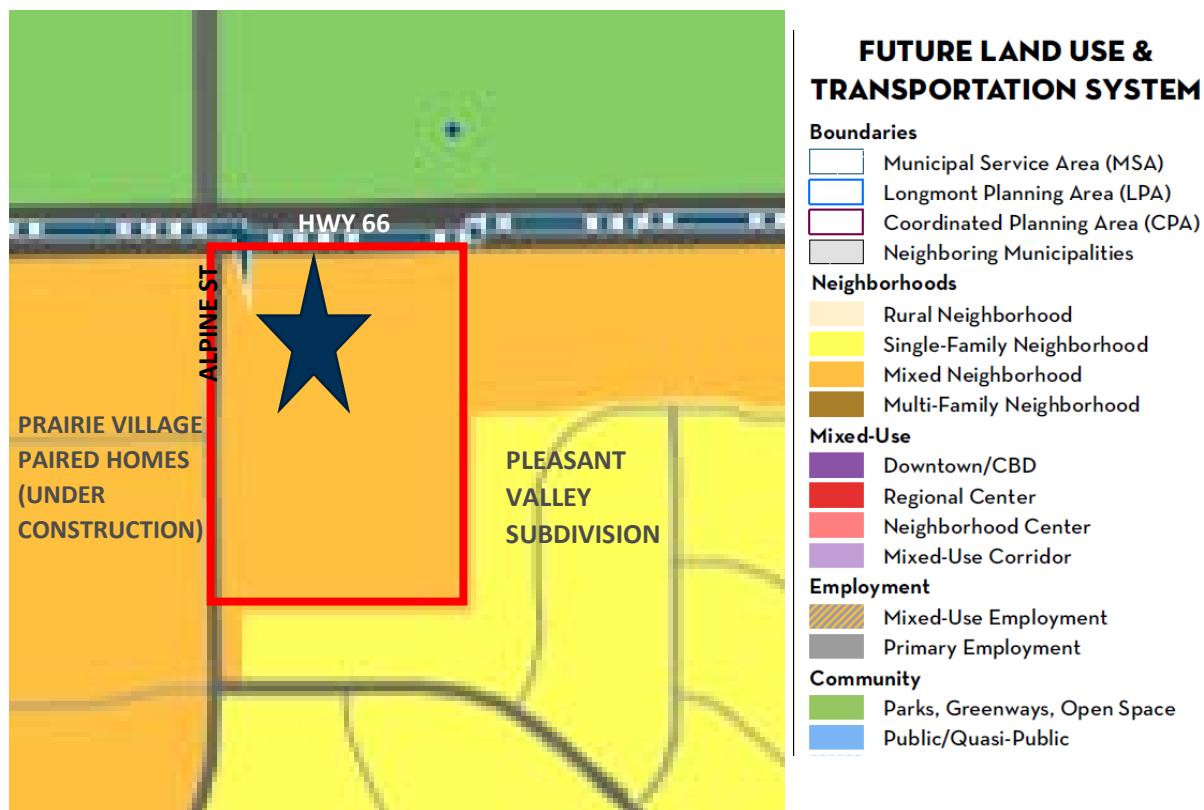
to R-MN (Residential Mixed-Neighborhood), consistent with its land use designation in the Envision Longmont Comprehensive Plan. The zoning for this property allows single-family attached residential development as a permitted use by-right in the R-MN zone and allows higher densities than a single-family residential zone. However, the single-family attached homes were not a contemplated land use in the 2006 annexation concept plan. Review Criteria 1 of the Land Development Code (Section 15.02.055) for approval of site plans states, in part, "The application...conforms to any previously approved concept plan..."

The applicant is thus requesting an amendment to the previously approved annexation concept plan for the Daniels Annexation and the requested concept plan includes the proposed 16 single-family attached home lots versus the previously approved 8 single-family detached lots. This request is in alignment with the current zoning which has an allowable density range of 6-18 dwelling units per acre. If taken as an aggregate for the whole annexation parcel of 8 acres, under the current zoning, this annexation parcel would have had a density allowance of between 48-144 dwelling units. There are 52 units in the Village Co-Op building; this proposal would add 16 units, for a total of 68 dwelling units in this annexation parcel, which is within the allowable density range in the R-MN zone. If approved, the property will be required to be replatted with the new lot layout. The proposed Concept Plan is below:



Alignment with the Envision Longmont Multimodal & Comprehensive Plan

The “Envision Longmont” Comprehensive Plan designates the property as Mixed Neighborhood. The Mixed Neighborhood designation “provides residents with a mix of housing options and densities within close proximity to services and amenities and serves as a transition between single-family neighborhoods and higher density corridors...” (Envision Longmont, Page 93). A range of residential uses are permitted in this land use designation, including single-family attached and detached homes, duplexes, triplexes, townhomes and smaller multifamily buildings. Allowable secondary uses in this land use designation include small-scale retail, restaurants, cafes, parks, and churches. The proposed land uses in this development align with the property’s comprehensive plan land use designation. The property’s relation with the surround properties in the Comprehensive Plan is shown below:



DEVELOPMENT REVIEW COMMITTEE PROCESS

The DRC initiated review of this application in March of 2021 after the applicant expressed a desire to develop the property with attached residential homes and determined that, although the zoning allowed it, the proposed attached home lots and density were not consistent with the approved annexation concept plan in 2006.

During DRC review, Public Works and Longmont Power & Communications staff did not express any concern with the proposed additional residential units, but noted that public

improvement plans for this subdivision would need to be amended, as water, sewer and electrical facilities were constructed for single-family lots at this location with the development of the Village Co-Op building.

It was determined by development review staff that a traffic study would not be required for this request, given that even with the additional density, the amount of additional traffic generated would not generate enough traffic (over 500 vehicle trips per day) to require a traffic study. Traffic engineering staff have communicated to the applicant that if this request is approved and a subdivision plat and site plan application are submitted for paired homes, that a traffic letter will be required that details the trip generation difference between the previous proposal (8 single family homes) and the current proposal (8 duplex homes with 16 residential units).

Because this request is merely conceptual in nature and not a preliminary subdivision plat application, a species and habitat assessment is not warranted at this juncture. If the concept plan amendment is approved, the applicant will be required to submit a preliminary subdivision plat and a site plan which will potentially require the species and habitat assessment. Preliminary subdivision plats must be approved by the Planning & Zoning Commission.

During DRC review, outside referral agencies were sent application materials to comment on. The following entities were sent referral letters regarding this annexation:

- Century Link (telecom)
- Comcast (cable tv)
- Xcel Energy (gas)
- St. Vrain Valley School District
- Neighborhood Group Leaders via City
- Colorado Parks & Wildlife
- U.S. Fish & Wildlife Service

Comments were received from the School District, Century Link and U.S. Fish & Wildlife Service (see Attachment 3). The school district stated that they estimated a total of 6 students would be generated from the additional 8 dwelling units, and concluded that the adjacent feeder schools (Timberline Elementary, Timberline Middle and Skyline High) could accommodate the additional student capacity. Century Link and U.S. Fish & Wildlife did not express conflicts or concerns with this development plan. Copies of all correspondence received is in Attachment 3.

NEIGHBORHOOD INPUT – NOTIFICATIONS AND SIGN POSTING

<u>Notice Type</u>	<u>Date Sign Posted</u>	<u>Date Mailed/Postmarked</u>
Neighborhood Meeting	January 14, 2021	January 6, 2021
Notice of Application Submittal	March 5, 2021	March 5, 2021
Public Hearing Notice	October 12, 2021	October 12, 2021

A virtual neighborhood meeting was held on January 28, 2021. Notices for the meeting were mailed out to all property owners within a 1,000-foot radius of the subject property and signs were posted on the property at least two weeks prior to the meeting. There were approximately 22 participants in the YouTube livestream meeting not including the applicant's team and city staff. The applicant discussed their proposed concept plan change and staff explained the entitlement process. Issues identified at the neighborhood meeting include:

- Concerns about potential traffic and parking impacts to the Village Co-Op parking lot and Lillie Court street parking.
- Question about whether the homes will be deed-restricted for age or income.
- Concerns about density in the city overall.

A copy of the neighborhood meeting minutes is located in Attachment 3.

A notice of application was mailed to all property owners within a 1,000-foot radius and signs were posted on the property on March 5, 2021 notifying the public that an application had been formally submitted. The city received two pieces of correspondence from the public in opposition to this application because of concerns of additional traffic and density created by the eight additional homes. A copy of the public comments is located in Attachment 3.

Notices of public hearing were mailed out to a 1,000-foot radius and signs giving notice of the public hearing were posted on the site as of October 12, 2021. Legal notice was published in the Times-Call newspaper. As of the date packets went out, staff received one email from a member of the public who resides in the Pleasant Valley subdivision who objects to any type of development at this location except for single-family homes. A copy of this public comment is located in Attachment 3. Any additional correspondence received after packets are sent to the Commission will be emailed to the Commissioners prior to the start of the meeting.

CRITERIA EVALUATION

In order to recommend approval of an Annexation Concept Plan Amendment, Planning & Zoning must find the application meets the following core review criteria in Land Development Code Section 15.02.055:

- A. The application is consistent with the comprehensive plan and the purpose of the code and zoning district; conforms to any previously approved concept plan, preliminary plat, or PUD overall development plan; and complies with all applicable statutes, codes, ordinances and regulations.**

The requested annexation concept plan amendment is consistent with the following goals, policies and strategies in the Envision Longmont Comprehensive Plan:

- Goal 1.1: Embrace a compact and efficient pattern of growth.
- Goal 1.2: Promote a sustainable mix of land uses.
- Policy 1.2A: Strive for a balanced mix of residential, employment, retail, commercial, recreational, and other uses that allow residents to live, work, play, learn, and conduct much of their daily business within the City and increase the self-sufficiency of the community.
- Policy 1.2E; Anticipate and plan for the changing needs of the community, and diversify the City's housing stock by encouraging the development of a range of housing types, sizes, prices, and densities; Actively work with the private sector to promote and potentially incent the construction of housing types documented to be in short supply; and support the integration of a more diverse array of attached and multifamily housing types in the Mixed Residential neighborhoods and in defined centers and corridors.
- Goal 3.1: Ensure there are affordable and accessible housing options that meet the needs of residents of all income levels. The proposed paired homes provides much-needed "middle tier" housing for those who desire to be part of the home ownership market but are not at the income level for a single-family parcel in Boulder County.

The site has a previously-approved annexation concept plan from 2006 and the proposed concept plan amendment is generally consistent with the layout of the concept plan other than the request to provide attached housing units instead of detached housing units on the remaining undeveloped portion of this property. However, the applicant has provided sufficient justification to amend the concept plan; mainly because it better aligns with the current land use designation in the comprehensive plan and associated zoning district which prescribe slightly higher densities than single-family residential. The proposed concept plan also complies with all applicable statutes, codes, ordinances and regulations.

B. The application complies with applicable city standards, including for street and utility design and layout, and adequate utilities are available or will be provided for appropriate urban-level services.

The concept plan submitted by the applicant is consistent with the street and utility layout as constructed in this subdivision currently. Lillie Court and Alpine Street are developed with appropriate streets and sidewalk connections. If approved, the applicant will be required to construct additional water, sewer and electrical connections to the properties for the additional 8 residential units which Public Works and Longmont Power have indicated is not a problem. Both Public Works and LPC acknowledge that there are sufficient utilities available to provide appropriate urban-level services.

C. The application proposes development compatible with surrounding properties in terms of land use, site and building layout and design, and access.

The proposed concept plan proposes development in alignment with the surrounding properties and is consistent with the property's land use designation in Envision Longmont as Mixed Neighborhood. A range of residential uses are permitted in this land use designation, including single-family attached and detached homes, duplexes, triplexes, townhomes and smaller multifamily buildings. The property immediately to the west is developed with a 52-unit multifamily building; the property west of Alpine Street is being developed with 88 paired-homes which are consistent with this proposal; the subdivision to the south and east is developed with single-family houses and this development would provide a buffer from the higher density Village Co-op multifamily building.

D. The application will not adversely affect surrounding properties, the natural environment, existing or planned city transportation, or utility services or facilities, or the adverse impacts of the use will be mitigated to the maximum extent feasible.

The proposed concept plan does not adversely affect surrounding properties. It would be a residential development that provides a transitional buffer between single-family homes to the east and south from the 52-unit Village Co-Op building and other paired homes in Prairie Village. The proposed concept plan is requesting density that is within the allowable density range in the R-MN zoning district. The proposed concept plan would not adversely affect the natural environment as this property has already been graded and disturbed and is surrounded by developed land. The proposed concept plan amendment does not adversely affect streets or utilities. Public Works acknowledges that there are sufficient utilities available to provide appropriate urban-level services.

E. The application, where required, complies with the sustainability evaluation system requirements to mitigate impacts of development within the City's riparian areas, and as applicable to other projects as determined by separate agreement.

The subject property is not adjacent to any city-designated riparian habitats that would need to comply with sustainability evaluation system requirements.

F. The application includes an appropriate transportation plan, including multi-modal transportation access, and is integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails and similar features.

The proposed annexation concept plan's transportation layout is consistent with the previously-approved plan and recorded subdivision plat. No changes are proposed in that the existing street infrastructure and sidewalks are already constructed. Vehicular access is taken from Alpine Street into Lillie Court, a cul-de-sac. There are also sidewalk connections from Lillie Court into Alpine Street and into the Prairie Village neighborhood.

Planning and Zoning Commission Options

The Planning and Zoning Commission may consider the following options when reviewing the Daniels Annexation Concept Plan Amendment application:

1. Recommend approval of the Daniels Annexation Concept Plan Amendment application to City Council, finding that the review criteria have been met, as reflected in PZR-2021-10A.
2. Recommend approval of the Daniels Annexation Concept Plan Amendment application to City Council, finding that the review criteria have been met, with conditions, as reflected in PZR-2021-10B.
3. Recommend denial of the Daniels Annexation Concept Plan Amendment application to City Council, finding that the review criteria have not been met, as reflected in PZR-2021-10C.

Recommendation

Staff recommends that the Planning and Zoning Commission recommend approval of the Daniels Annexation Concept Plan Amendment application to City Council, finding that the review criteria have been met, as reflected in PZR-2021-10A.

Attachments

1. Resolutions
2. Applicant's submittal materials
3. Neighborhood Meeting Minutes, Correspondence from Referrals and the Public
4. Certifications of Mailing and Sign Posting
5. Original Annexation Concept Plan
6. Amended Annexation Concept Plan

Project file number: 3421-02

1 **PZR 2021-10A**

2 **A Resolution of the Planning and Zoning Commission Recommending Approval of the**
3 **Daniels Annexation Concept Plan Amendment**
4

5 Be it resolved by the Planning and Zoning Commission of the City of Longmont,
6 Colorado:
7

8 Section 1. The Longmont Planning and Zoning Commission find that:

9 1.1 An application for the Daniels Annexation Concept Plan Amendment has been
10 submitted.

11 1.2 Said application was found to be complete through the DRC review process.

12 1.3 Said application was considered during a public hearing opened October 27,
13 2021.

14 1.4 Proper notice was given according to Section 15.02.040.J of the Longmont Land
15 Development Code.

16 1.5 Said application conforms to the applicable requirements of Section 15.02.055 of
17 the Longmont Land Development Code.

18 Section 2. This resolution constitutes the written report, findings and decision of the City of
19 Longmont Planning and Zoning Commission.

20 Section 3. On the basis of the above, the City of Longmont Planning and Zoning
21 Commission recommends approval of the Daniels Annexation Concept Plan
22 Amendment.
23

24 This resolution approved this 27th day of October, 2021, by a vote of ____ to ____.
25

26

27 Chairman, Planning and Zoning Commission
28
29

1 **PZR 2021-10B**

2 **A Resolution of the Planning and Zoning Commission Recommending Conditional**
3 **Approval of the Daniels Annexation Concept Plan Amendment**
4

5 Be it resolved by the Planning and Zoning Commission of the City of Longmont,
6 Colorado:

7
8 Section 1. The Longmont Planning and Zoning Commission find that:

9 1.6 An application for the Daniels Annexation Concept Plan Amendment has been
10 submitted.

11 1.7 Said application was found to be complete through the DRC review process.

12 1.8 Said application was considered during a public hearing opened October 27,
13 2021.

14 1.9 Proper notice was given according to Section 15.02.040.J of the Longmont Land
15 Development Code.

16 1.10 Said application conforms to the applicable requirements of Section 15.02.055 of
17 the Longmont Land Development Code with the following conditions:

18 1.

19 2.

20 Section 2. This resolution constitutes the written report, findings and decision of the City of
21 Longmont Planning and Zoning Commission.

22 Section 3. On the basis of the above, the City of Longmont Planning and Zoning
23 Commission recommends conditional approval of the Daniels Annexation
24 Concept Plan Amendment.

25
26 This resolution approved this 27th day of October 2021, by a vote of ____ to ____.

27
28 _____
29 Chairman, Planning and Zoning Commission

1 **PZR 2021-10C**

2 **A Resolution of the Planning and Zoning Commission Recommending Denial of the**
3 **Daniels Annexation Concept Plan Amendment**
4

5 Be it resolved by the Planning and Zoning Commission of the City of Longmont,
6 Colorado:

7
8 Section 1. The Longmont Planning and Zoning Commission find that:

9 1.11 An application for the Daniels Annexation Concept Plan Amendment has been
10 submitted.

11 1.12 Said application was found to be complete through the DRC review process.

12 1.13 Said application was considered during a public hearing opened October 27,
13 2021.

14 1.14 Proper notice was given according to Section 15.02.040.J of the Longmont Land
15 Development Code.

16 1.15 Said application does not conform to the applicable requirements of Section
17 15.02.055 of the Longmont Land Development Code for the following reasons:

18 3.

19 4.

20 Section 2. This resolution constitutes the written report, findings and decision of the City of
21 Longmont Planning and Zoning Commission.

22 Section 3. On the basis of the above, the City of Longmont Planning and Zoning
23 Commission recommends denial of the Daniels Annexation Concept Plan
24 Amendment.
25

26 This resolution approved this 27th day of October 2021, by a vote of ____ to ____.
27

28 _____
29 Chairman, Planning and Zoning Commission



October 13, 2021

City of Longmont
Planning & Zoning Commission
385 Kimbark Street
Longmont, CO 80501
(303) 651-8330

RE: **THE VILLAGE DUPLEXES**
CONCEPT PLAN AMENDMENT
Village Co-Op Subdivision, Lots 2-9
2402-2466 Lillie Court
Longmont, Colorado

COVER LETTER WITH STATEMENT OF PROPOSED CHANGES AND SUPPORTING RATIONALE

To Whom It May Concern:

The purpose of the letter is to provide an overview of the above-referenced Project, The Village Duplexes, to meet the Development Application requirements for a **Cover Letter and Written Narrative of the Proposal** and a **Statement of Proposed Changes and Rationale**.

INTRODUCTION

The subject Property consists of Lots 2-9 of The Village Co-Op Subdivision to the City of Longmont, recorded September 28, 2018. This subdivision was created and platted from the Daniels Annexation, annexed to the City of Longmont December 7, 2006. The lots are located to the southeast of the intersection of Ute Highway (Colorado Highway 66) and Alpine Street, in the northeast quadrant of the City of Longmont.

The lots are located on Lillie Court, a cul-de-sac terminating at The Village, located on Lot 1 (not a part of this Development Application), a 52-unit multi-family residential building built in 2018-2019. There are several developments underway in the neighborhood totaling several hundred units of multi-family, single-family attached, and single-family detached dwellings, either in the process of approval, already

approved, or under construction. The surrounding neighborhoods are generally in the final phases of in-fill residential development.

The lots for The Village Duplexes are along the south and east sides of Lillie Court (see Figure A). The street and infrastructure are already in place. At the end of Lillie Court is a small pocket-park, developed with The Village, adjoining a trail system that ties the neighborhoods to the east and west with pedestrian-friendly trails and natural areas running along Ute Highway and through the surrounding neighborhoods, as well as to Ute Creek Golf Course, Calkins Reservoir, Jim Hamm Nature Area, Spring Gulch Trail, and other parks to the south.



Figure A

The lots as currently approved are for eight market-priced single-family, detached dwellings. The lots range in size, with six lots of 10,000 SF – 11,000 SF and two lots of 9,000 SF – 10,000 SF. The Village Duplexes, if approved, would divide these eight lots into sixteen lots, creating a total of sixteen lots,

effectively halving the current lots, to build eight duplex buildings. The end-result would be a total of sixteen single-family attached dwellings. The duplexes would be generally aimed at “middle-tier” consumers not willing to spend the higher price of typical detached new single-family dwellings while still seeking new construction with quality finishes.

OWNERSHIP

The subject Property was developed and previously owned by Real Estate Equities Homes - Longmont, LLC, a Minnesota limited liability company, a company held by Real Estate Equities Development, LLC, also a Minnesota limited liability company. Real Estate Equities Development specializes in the development and construction of multifamily cooperative apartment buildings for residents aged 55 and over. They have developed properties similar to The Village in several other Colorado Front Range municipalities and in other states in the West and Midwest. They still retain an interest in Lot 1, which they developed and completed as a multifamily building.

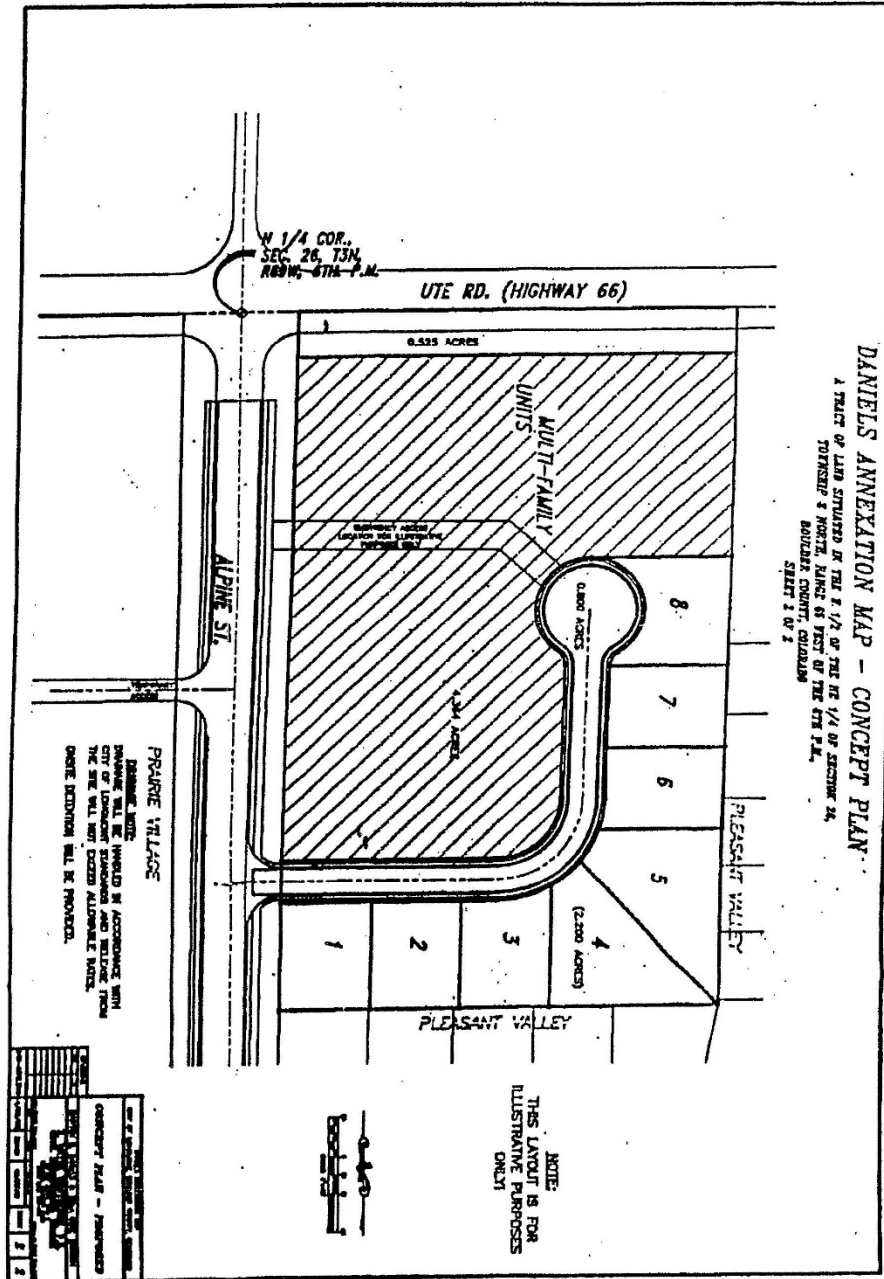
The eight residential lots shown in Figure A, the subject of this application, were recently purchased by Development Contractors, Inc., a Texas corporation owned by Jim Morris. Development Contractors, Inc., is a development and construction company with locations in Weatherford, Texas and Loveland, Colorado. The company specializes in development and construction of single-family detached and attached residences, with an emphasis on duplexes.

ZONING AND COMPREHENSIVE PLAN CONSIDERATIONS

The subject Property is a part of a nine-lot subdivision located in a Residential – Mixed Neighborhood (R-MN) zoning area. It was originally annexed in as a Planned Unit Development – Residential (PUD-R) for “medium density” residential development. The Concept Plan approved at the time of annexation shows this density allocated to multi-family residential development to the north and west (now Lot 1), and single-family residential development to the south and east (now Lots 2-9). The Concept Plan is Exhibit B to the above-referenced “Agreement in Furtherance of Annexation for Daniels Annexation to the City of Longmont, Colorado.” See Figure B (next page).

The subject Property and subdivision are shown in Envision Longmont!, the current Longmont multimodal and comprehensive planning document, as “Mixed Neighborhood,” intended for “single-family detached homes on smaller lots, duplexes, triplexes, townhomes, and smaller multifamily buildings.” The land planning would be “[t]ypically between 6 and 18 dwelling units per acre” and “provide[s] residents with a mix of housing options and densities within close proximity to services and amenities. [It] serves as a transition between Single-family Neighborhoods and higher-density corridors, centers, or employment areas.” (See Envision Longmont!, Growth Framework, page 93.)

EXHIBIT B
Concept Plan



Recorder's Note:
Portion of recorded document
may not reproduce legibly.

Figure B (Daniels Annexation Concept Plan)

HISTORY AND OVERVIEW

The Daniels Annexation was approved in 2006 with a zoning designation of PUD. The final Concept Plan approved with the annexation segregated the overall density into two areas, with multifamily (i.e., higher density) usage on the northwest portion of the parcel and single-family (lower density) usage on eight lots on the southeast portion of the parcel. While the Planning Division would not commit to a final number of dwelling units for the high-density portion of the parcel (other than to say it had to meet code requirements for high-density), they did allow detached single-family use for the low-density portion of the parcel. However, in the absence of a final site plan or subdivision plat, the Annexation Agreement specified that final development would conform to ordinances at the time of development.

Further development commenced several years later in 2017 when Real Estate Equities Development, the developer of what is now The Village cooperative apartments, made application to subdivide and plat the Daniels Annexation parcel. Lot 1, at 93,073 SF, was designated for The Village cooperative multifamily building (now completed) and Lots 2-9, totaling 80,907 SF, were designated for single family development. The remainder of the parcel was dedicated to meet various municipal code standards including scenic overlay requirements, a pocket park, landscaping, emergency access, streets, and storm water detention. However, based on the code requirements in effect at that time, rather than maximize the number of units possible on Lot 1, the developer of The Village Cooperative determined that based on their product type the maximum number of units they could build on Lot 1 was 52 units. Lots 2-9 were platted and developed with street and infrastructure as vacant, single-family residential lots. If Lots 2-9 were developed as single-family residential lots, the total density of the original Daniels Annexation would be 60 dwelling units, rather than the 70 dwelling units proposed at the time of annexation (.

In 2018, the City of Longmont development code underwent a major revision and the zoning map was overhauled, designating the area as Residential-Mixed Neighborhood (R-MN) zoning. Among the changes included in the new code were an increase of the minimum density for the zoning area. Notably, there was also an additional requirement of “inclusionary zoning” or “affordable housing” (see Longmont Land Development Code section 15.05.220. – Inclusionary Housing).

However, The Village Co-op Subdivision development application pre-dated these code revisions. The focus of Real Estate Equities Development was to obtain approval for the multifamily building on Lot 1. Their development application was approved and they began construction of The Village in 2018

Subsequently, with the code revision, the zoning for the area became R-MN with minimum density now set at 6-18 dwelling units per acre (code section 15.03.080 B.3.iii.). Under the current code, Lots 2-9, previously approved for single-family, now fall below the density requirement as they have a total area of 80,907 SF, or 1.86 acres: eight dwelling units are equivalent to 4.31 dwelling units/acre, which is below the minimum requirement of 6 dwelling units/acre. At approximately 10,000 SF each, the eight lots are somewhat large for single-family lots in the area. Finally, as previously approved, they are not required to meet the current code’s affordable housing requirements. It is the current applicant’s view that the property should be developed in a manner more consistent with medium-density housing, meeting the code requirements regarding affordable housing.

DEVELOPMENT APPLICATION SUMMARY

This Development Application is for a Concept Plan Amendment to The Village Co-Op Subdivision. This development application seeks to further subdivide Lots 2-9 from eight into sixteen lots. Instead of eight separate single-family dwellings, there would be a total of eight duplex residential buildings constructed on the lots, with eight additional lot lines dividing each building and lot into two separate, legally described properties, for a total of sixteen dwellings. The buildings themselves would thus be divided into two dwellings each by a center wall coincident to the property line. The lots would meet the current code requirements for size (code section 15.03.070), and the buildings would meet the current code requirements for set-backs, height, access, etc. (code section 15.03.020 D.2., and others).

This proposed Concept Plan Amendment would rectify the above two code anomalies brought forward from the previous code and by changing them to meet the current code: First, it would increase the overall density of the eight lots to meet the current R-MN minimum density without exceeding the original Concept Plan density. As proposed here, the total density of The Village Co-op Subdivision would increase from 60 to 68 dwelling units. It is also still well under the current development code maximum (the hypothetical maximum is 33 units for the eight lots). Furthermore, it is a more efficient use of land area by further subdividing what are somewhat oversized lots for detached single-family dwellings.

Second, this Concept Plan Amendment will rectify the absence of an affordable housing requirement. Currently the lots, if developed as eight single-family detached residences, do not have to meet the affordable housing requirements of the development code. Approval of this Concept Plan Amendment will include the requiring the developer to meet the affordable housing code provisions, and the developer is prepared to meet those requirements.

PROJECT DETAILS

Pedestrian and Vehicle Access

Pedestrian access will be as currently already completed with sidewalks along Lillie Court, tying into the pocket park and trail system to the north and the sidewalk system on Alpine Street to the south.

Vehicle access is accommodated by Lillie Court and the associated improvements. Traffic impact will be nominal and not enough to require additional improvements.

Parking

The duplexes will be constructed each with two-car driveways two-car garages set back from the street adequately to providing ample off-street parking. Based on the price point and size of the duplexes, it is anticipated the typical resident will utilize the garages, with driveways providing additional off-street parking. On-street parking is not prohibited but not anticipated to be needed.

For further regulation of off-street parking, the Master Declaration of the Covenants, Conditions and Restrictions of Longmont Village (see below) expressly prohibits temporary structures, unsightly conditions, vehicle (including RV and boat) and equipment storage and repair (unless inside a garage), or other unsightly conditions. The Longmont Village Owners Association has demonstrated a very pro-active approach to making sure these restrictions are observed.

Service Areas

There are no new service areas needed or required.

Common Areas and Landscaping

The common areas are governed and maintained by the owner's association for The Village Co-Op Subdivision. They include the area of the trail system ("Right of Way Dedicated by this Plat", "Pedestrian and Maintenance Access Easement"), the pocket park ("Outlot A" and "Emergency Access Easement"), the stormwater detention pond ("Outlot B), and the 20' strip of landscaped area to the east of Lots 4-6 included with "Outlot B." (See the survey, included elsewhere in this application.) These common areas are the responsibility and fall under the bylaws of the Longmont Village Owner's Association created by the Master Declaration of the Covenants, Conditions and Restrictions of Longmont Village, dated October 16, 2018, recorded October 17, 2018, at Boulder County reception no. 3681585 (attached). The common areas do not include the drive and access easement immediately adjoining The Village building on Lot 1.

The common area landscaping plan was approved by the City of Longmont with the development of The Village, was constructed in 2020, and is currently at various stages of maturity, with some additional landscaping required to be installed at completion of construction of the duplexes. The landscaping meets, or will meet, current Longmont code requirements.

Utilities and Drainage

Water, sewer, electrical, gas, and stormwater facilities are currently installed. The water taps in Lillie Court anticipate eight water and sewer tap pairs for the existing eight lots. Eight additional taps, one for each additional lot, will be installed and any required asphalt cuts repaired. The capacity of the water, sewer, electrical, and gas utilities is adequate to supply the additional eight lots. The storm water facility has been evaluated to confirm it is adequate for the increased development density and will be improved to meet code requirements if necessary.

Building Design

The eight residential buildings will be single-story. Each building will be approximately 3,040 SF of finished first-floor space with full, un-finished basements divided equally into two 1,520 SF dwelling units. Each will have 3 bedrooms and a two-car garage. The exterior finish will be a mix of wood and stone/brick veneer, with finished gable ends on the front elevations and hip roofs on the side elevations. See elevation in Figure C and floor plan in Figure D.



Figure C (front elevation)



Figure D (floor plan)

Signage

There will be no signage.

Exterior lighting

Existing street lighting will not be changed. Building lighting will conform to current residential code requirements.

Proposed Modifications or Variances

This Project, The Village Duplexes, consists of the Concept Plan Amendment described above. No further modifications or variances are requested.

Compatibility

The Village Duplexes project is compatible with the character of the neighborhood. To the west, directly across Alpine Street, KB Home is constructing infrastructure for 88 duplex housing units in the Prairie Village 7th Filing. To the south and west, Prairie Village 1st Filing consists of 28 duplex units. To the south and east are similarly finished single-family detached residences with compatible parks and trail systems.

The exterior finishes of The Village Duplexes will generally conform to the exterior finishes of the surrounding single-family detached and attached dwellings, as well as be compatible with the exterior finishes of The Village multifamily building. The landscaping will conform to the character of the area.

While there will be a small increase in the traffic on Lillie Court, the traffic generated by this Project will not significantly change the traffic patterns or increase the traffic in the neighborhood.

SUMMARY AND CONCLUSION

This area of Longmont has undergone much change in the last twenty years. The original farm belonging to the Daniels family, and of which the Daniels Annexation was the last portion to be annexed, has long since been replaced with the neighborhoods we now see in northeast Longmont. The Village Duplexes will be the final step in completing the platting, subdivision, and residential development foreseen by the Daniels family.

This Proposal seeks to work within the scope and intent of originally approved Concept Plan. It does not increase density beyond what was initially approved or is currently allowed. It does not change the configuration of spreading the density between the northwesterly and southeasterly portions of the Concept Plan. Though it proposes attached rather than detached dwellings, it does not change the general concept of having lower density dwellings along the east and south of the Concept Plan, surrounding higher density multi-family to the north and west.

What this Proposal does do is seek to comply with the current Longmont development code and seek no variances. This Proposal of a modest increase in density allows a more efficient use of the land, more fully utilizing the parks and trails, and providing additional residences to access the pedestrian-friendly development already completed within the subdivision and in the adjoining subdivisions.

This Proposal also conforms to the urban planning practices of utilizing medium-density residential development as a transitional density between high-density residential development and lower-density residential development. The Village Duplexes will provide a density buffer between the high-density multifamily project to the west (The Village) and the single-family residential development to the south and east along Olympia Avenue and Flagstaff Drive. By utilizing green spaces, trail systems, and parks it conforms well to the comprehensive Envision Longmont! goals: infill development, transportation accessibility, diverse housing options, healthy lifestyle and environment, and expanded multimodal transportation options.

The need in the Longmont community for additional residences continues to be remarkably unabated. Though there are many similar projects in both the surrounding neighborhoods and in other areas of Longmont, the population influx to Colorado and the Front Range has kept housing demand high, making efficient use of available land imperative. The local and regional demand for, and shortage of, homes built for middle-income, medium-tier buyers has been a clear indicator that projects of this type and profile will continue to be important. This is sharply illustrated by the fact that the neighborhood surrounding this Project is undergoing the final phases of in-fill development of very similar homes. The Village Duplexes addresses this need, fits into the neighborhood, and does so in a way that is both consistent with its history and in alignment with the current planning environment.

Respectfully submitted,



Ken Voss
Commercial Broker Associate

About Development Contractors, Inc.

The builder for The Village Duplexes is Development Contractors, Inc. Development Contractors is owned by Jim Morris and based out of Weatherford, Texas, and Loveland, Colorado. Mr. Morris has over 40 years experience in the construction industry, working as Development Contractors, Inc., since 2008 to focus on entitlement and development of single family and duplex residences. Development Contractors purchases land for development, taking it through the entitlement and design process, completing the streets and utility infrastructure, and then completing the residential construction. Other projects Development Contractors is currently working on include the following:

Heron Lakes, Berthoud, CO, construction of three single-family luxury homes valued at approximately \$3.8 million.

Taft and West 43rd Street, Loveland, CO, entitlement process for 12 duplexes (24 dwelling units) on 4.47 acres.

Brock, TX, construction of 14 duplexes (28 dwelling units), approximately 90% complete.

Hudson Oaks, TX, entitlement process of 25 duplexes (50 dwelling units) for an over 55 community.

Midland, TX, entitlement process of 28 duplexes (56 dwelling units).

Midland, TX, entitlement and development of 200 single family lots, sold to DR Horton.

Contact information:

Jim Morris
Development Contractors, Inc.
100 Collett Court
Weatherford, TX 76088
(817) 706-7141
developmentcontractors1@yahoo.com



Review Criteria Analysis

Lots 2-9 Village Co-op Subdivision

- A. The application is consistent with the comprehensive plan and the purpose of the code and zoning district; conforms to any previously approved concept plan, preliminary plat, or PUD overall development plan; and complies with all applicable statutes, codes, ordinances and regulations.

Yes, the application is consistent with the comprehensive plan, the municipal code, and the zoning district (R-MN). This Concept Plan amendment conforms to intent of previous approvals of the underlying annexation and PUD. This application complies with all applicable statutes, codes, ordinances, and regulations.

- B. The application complies with applicable city standards, including for street and utility design and layout, and adequate utilities are available or will be provided for appropriate urban-level services.

All utility services and public improvements (although minimal) comply with the applicable city standards. All proposed dwellings/units will have adequate utilities and street access appropriate for urban-level services. Each lot will have its own sanitary and water services

- C. The application proposes development compatible with surrounding properties in terms of land use, site and building layout and design, and access.

The proposed building design is compatible with the surrounding properties. The area west of Alpine is to be all duplexes. Lot 1 Village Co-op is an existing 52 unit complex. The proposed duplexes serve as an adequate buffer to the single family lots to the east. There is adequate (at least city standard) rear setbacks and additional landscape buffering for the lots immediately north of the pond to provide additional separation. Overall, the proposed site design results in the best and most efficient use of the land while continuing to be compatible with the surrounding areas.

- D. The application will not adversely affect surrounding properties, the natural environment, existing or planned city transportation, or utility services or facilities, or the adverse impacts of the use will be mitigated to the maximum extent feasible.

This application will not adversely affect surrounding properties. Transportation services, utility services and the natural environment will not be affected adversely through the development of this lot.

- E. The application includes an appropriate transportation plan, including multi-modal transportation access, and is integrated and connected, where appropriate, with adjacent development through street connections, sidewalks, trails, and similar features.

No new roads are being constructed with this application. Based on the overall PUD plan, the development of this lot was anticipated, and transportation and pedestrian connections planned accordingly. Bikes, cars and pedestrians will have easy access to the site and in compliance with the code, there will be ADA access to all public paths.



MEETING DOCUMENTATION

Meeting Date:	1/28/21, revised 2/25/21	Project Name:	Village Coop Sub, Lots 2-9
Meeting Location:	Zoom meeting	Project Number:	847-1
Meeting Subject:	Neighborhood meeting		

Attendees:

Jim Morris – Development Contractor	Joel Seamons – Rocky Ridge Civil Engineering
Ken Voss – RE/MAX	Erica Illingworth – City of Longmont
22 participants on You Tube	Erin Fosdick – City of Longmont

Discussion:

Speaker	Discussion Point	
Erin F.	Introductions	No action
Joel S.	Overview of Project (proposed duplexes on Lots 2-9, total of 16 units, 8 lots/units to be added). No new streets to be built. 8 new services to be cut into Lillie Court.	No action
Erin F.	Process of the Concept Plan Amendment	No action
4 minute break		
Question & Answer session (stating their concerns)		
Jim (VCP #315)	safety and traffic	Lillie Court built to City Standards. Traffic Memo to be conducted with the addition of these 16 units
Susan Fisher (VCP #302)	Off-street parking of the new residents and their impact to emergency vehicles	Lillie Court built to City Standards. Duplexes will have minimum of four total garages and four total off-street parking spaces, which exceeds single-family requirements. Furthermore, duplex SF will dictate smaller families and fewer drivers than larger single family homes with fewer garage spaces and off-street parking spaces thus requiring on-street parking.



Jeff Bunker (524 Olympia)	Traffic, too many units being proposed, streets being overwhelmed as is	Traffic Memo to be conducted with the addition of these 16 units. Client to adhere to City traffic standards. presumably Lillie Court traffic is not anticipated to impact Olympia Ave.
Vaughn (VCP #312)	Agrees with Jeff (previous comment), existing traffic numbers are about to overflow, potential crowding of VCP existing parking lot, shared concept of parallel shared drives for proposed duplexes, elimination of front yards, hammerhead drives (shared concept)	Traffic Memo to be conducted with the addition of these 16 units. Client to look at different concept of shared drives to see if they work. Duplexes will have a minimum of four total garages and four total off-street parking spaces, which exceeds single-family requirements. Furthermore, duplex SF will dictate smaller families and fewer drivers than larger single family homes with fewer garage spaces and off-street parking spaces thus requiring on-street parking.
Email question	Emailed a question about age restriction on homes	No age restriction on homes
Susan Fisher (VCP #302)	There is an affordable housing requirement. It is 12% of the total proposed site.	Client to adhere to city affordable housing requirements
Joanette Lucia (2149 Red Field Cir)	Frustrated with coming onto the meeting, City is getting to dense, 48 more cars are possible add to the development, the city is completely irresponsible as it comes to planning.	Traffic Memo to be conducted with the addition of these 16 units. Client to adhere to City traffic standards. This is more efficient land planning, takes greater advantage open space, trails, etc. and generally more responsible use of land and neighborhood resources than single family development.

From: [Greg Hill](#)
To: [Hans Friedel](#)
Subject: [External] Project File 3421-02
Date: Monday, March 15, 2021 11:30:15 AM

My name is Greg Hill I live at 2309 Flagstaff Dr which backs up against this property. I am against the proposal to change the zoning to allow Duplex's to be built. Single family homes will be the least disruptive to our neighborhood.

Greg Hill
303-845-2298

From: [John Kennedy](#)
To: [Hans Friedel](#)
Subject: [External] Note of Application Response
Date: Monday, March 22, 2021 7:56:53 PM

Mr. Friedel,

I would like to register my opposition to the request by Rocky Ridge Civil Engineering, for Real Estate Equities Homes – Longmont LLC, to amend the concept plan for the Daniels Annexation to change lots 2 to 9 of the Village CO-OP Subdivision from 8 single family lots to 16 duplex lots.

This housing area has undergone significant growth in the last couple of years with a corresponding growth in traffic congestion. The area has changed from initial plans, in 2000 & 2001, for single-family homes to one that contains high-density apartments and very reduced-size lots to accommodate builder desires to fit in more homes.

The new apartments being built Southwest of Alpine Street, inside the area defined by Winding Drive, Tularosa Lane, and Canadian Crossing Drive, as well as those enclosed by Alpine Street, Winding Drive, Canadian Crossing Drive and Olympia Avenue, are only going to increase traffic, once occupied, to a density that cannot be supported by the current access of Alpine Street to 21st Avenue and to Highway 66.

Alpine Street access to Highway 66 does not have a traffic signal and many drivers make the wise decision to take Olympia Avenue, East, to Pace Street to access Highway 66 at a traffic light. This is going to make Olympia Avenue, through the Pleasant Valley home area, a major thoroughfare once those apartments are completed. Assuming that most families have at least two vehicles, adding an additional 64 vehicles from the families of the 16 planned duplexes (assumes that 16 duplexes provide housing for 32 families with 2 vehicles each) is only going to make an already bad traffic situation worse. The currently planned 8 homes will only contribute an additional 16 vehicles, using the same assumptions, so an approval of this amendment will result in a significant increase in the number of vehicles that will use the roads each day. This will significantly detract from the neighborhood character and ultimately lower home values for current residents.

I encourage the Planning and Zoning Commission, and the City Council, to reject this Concept Plan Amendment request and leave the Daniels Annexation as is.

Sincerely,

John Kennedy
507 Minot Place
Longmont, CO 80504

From: support.web@longmontcolorado.gov on behalf of [City of Longmont](#)
To: [Ava Pecherzewski](#)
Subject: [External] Daniel Annexation
Date: Monday, October 18, 2021 2:07:21 PM

CAUTION: This message originates from the City's website contact form. The sender may not be who they claim to be.

Message submitted from the <City of Longmont, Colorado> website.

Site Visitor Name: Greg Hill
Site Visitor Email: GREGHILL_2000@YAHOO.COM

I am a resident on Flagstaff and have been for 21 years, I've seen this lot go from a farm field with rusty old buildings to a massive apartment complex. I am in support of the original plan for 8 single family homes. I see no need for condos, paired homes, duplex or any other high occupancy housing. there is more than enough in our neighborhood and surrounding areas. Keep it as single family please, we do not need high occupancy housing to further devalue our property.

Also, the proposal said that these would be owner occupied. How will this be enforced?? What is in place to keep these from becoming rental 3, 4, 5 years down the road. No more multi family units in our neighborhood.

Greg Hill
2309 Flagstaff Dr
303 845 2298



3/30/21

Hans Friedel, Planner

Development Services

351 Kimbark Street

Longmont CO 80501

RE: Daniels Amendment

Dear Hans

Thank you for referring the Daniels Amendment referral to the School District. The District has reviewed the development proposal in terms of (1) available school capacity, (2) required land dedications and/or cash-in-lieu fees and (3) transportation/access considerations. After reviewing the above proposal, **the School District finds** , Alpine Timberline and Skyline High School Won't **exceed the benchmark.**

General Comments:

See CIL information on the next page. Please bring one copy of this letter when paying cash-in-lieu.

None of the schools serving this development are projected to exceed the benchmark.

The calculations were based on the proposed 16 duplex units.

Detailed information on the specific capacity issues, the land dedication requirements and transportation impacts for this proposal follow in Attachment A. The recommendation of the District noted above applies to the attendance boundaries current as of the date of this letter. These attendance boundaries may change in the future as new facilities are constructed and opened. If you have any further questions or concerns regarding this referral, please feel free to contact me via e-mail at kragerud_ryan@svvdsd.org or at the number below.

Sincerely,

Ryan Kragerud, AICP
Planning/GIS

Enc.: Attachment A – Specific Project Analysis
Cash-in-lieu chart

ATTACHMENT A - Specific Project Analysis

PROJECT: Daniels Amendment

(1) SCHOOL CAPACITY

The Board of Education has established a District-wide policy of reviewing new development projects in terms of the impact on existing and approved school facilities within the applicable feeder system. Any residential project within the applicable feeder that causes the 125% school benchmark capacity to be exceeded within 5 years would not be supported. This determination includes both existing facilities and planned facilities from a voter-approved bond. The building capacity, including existing and new facilities, along with the impact of this proposal and all other approved development projects for this feeder are noted in the chart below.

ALPINE ELEMENTARY													
CAPACITY INFORMATION				CAPACITY BENCHMARK *									
				(includes projected students, plus development's student impact)									
School	Building	Stdts.	Student	2021-22		2022-23		2023-24		2024-25		2025-26	
Level	Capacity	Oct-20	Impact	Stdts	Cap.	Stdts	Cap.	Stdts	Cap.	Stdts	Cap.	Stdts	Cap.
Elem	564	361	3	345	61%	357	63%	366	65%	372	66%	378	67%
Middle (TMS)	450	319	2	326	73%	336	75%	347	77%	360	80%	364	81%
High (SHS)	1680	1520	1	1530	91%	1542	92%	151	9%	1565	93%	1579	94%
Total	2694		6	2201		2235		864		2297		2321	

Specific comments concerning this proposal regarding School Capacity are as follows:

Specific Impact - This application will add 8 additional residential units and yield 6 additional students in the Skyline High School **feeder**.

Benchmark Determination – the affected schools won't exceed the benchmark within 5 years.

Mitigation Options - na

Phasing Plan – na

(2) LAND DEDICATIONS AND CASH IN-LIEU FEES

The implementation of the Intergovernmental Agreement (IGA) Concerning Fair Contributions for Public School Sites by the City of Longmont requires that the applicant either dedicate land directly to the School District along with provision of the adjacent infrastructure and/or pay cash-in-lieu (CIL) fees based on the student yield of the development. CIL fees provide funds for land acquisition and water rights acquisition, which is only a small component of providing additional school capacity for a feeder. Specific comments regarding land dedications and CIL fees for this referral are as follows:

Dedication and/or Cash-in-lieu Requirements –A land dedication isn't required. Cash-in-lieu payments will be required for all 55 residential units. Please see the attachments for additional information.

Cash-in-Lieu per unit payment by housing type: Longmont

Housing type:	Cash in lieu payment	Units proposed	Cost
Single Family Unit	\$1,489	16	\$ 16,496
Duplex/Triplex Unit	\$1,031		
Multi-Family Unit	\$714		
*Condo/TH Unit	\$434		
Mobile Home Unit	\$960		
			Total = \$ 16,496

*TH = Townhouse

Dedication/Cash-in-lieu Procedures – Additional Cash in Lieu payment information can be found on the attached page. If discrepancies exist please call 303-682-7229. Payments can be made at the time of building permit in the St. Vrain Valley School District Business Office – 395 S. Pratt Parkway, Longmont.

3) TRANSPORTATION/ACCESS

Transportation considerations for a project deal with bussing and pedestrian access to and from the project. Pedestrian access, in particular, is an important goal of the School District in order to facilitate community connection to schools and to minimize transportation costs. Specific comments for this application are as follows:

Provision of Busing - This development is within the designated walk areas of all schools serving the development..

Pedestrian/Access Issues –

From: [Salamack, Kristin A](#)
To: [Hans Friedel](#)
Subject: [External] Daniels Annexation Concept Plan Amendment (2021-TA-0577)
Date: Monday, April 5, 2021 2:45:02 PM
Attachments: [image001.png](#)

Hello Hans Friedel –

The U.S. Fish and Wildlife Service (Service) has reviewed the documents associated with the Daniels Annexation Concept Plan Amendment in Longmont, CO. The Service has no concerns with this project resulting in impacts to species listed as candidate, proposed, threatened, or endangered.

We also recommend that you review our migratory bird guidance on best practices and conservation measures, available online [here](#).

We appreciate your efforts to ensure the conservation of threatened and endangered species. Thank you for contacting us and please let me know if you have any further questions.

Kristin Salamack (she/her/hers)
CDOT/USFWS Liaison
Colorado Ecological Services Field Office
134 Union Blvd, Lakewood, CO 80228
Office: 303/236-4748 II Mobile: 518/441-2827



From: [Gridinskaya, Marina](#)
To: [Hans Friedel](#)
Cc: [PlatReview](#)
Subject: [External] RE: Hans Friedel shared the folder "Daniels Annexation Concept Plan Amendment" with you.
Date: Thursday, April 22, 2021 9:24:35 AM
Attachments: [image012.png](#)
[image013.png](#)
[image015.png](#)

Yes,

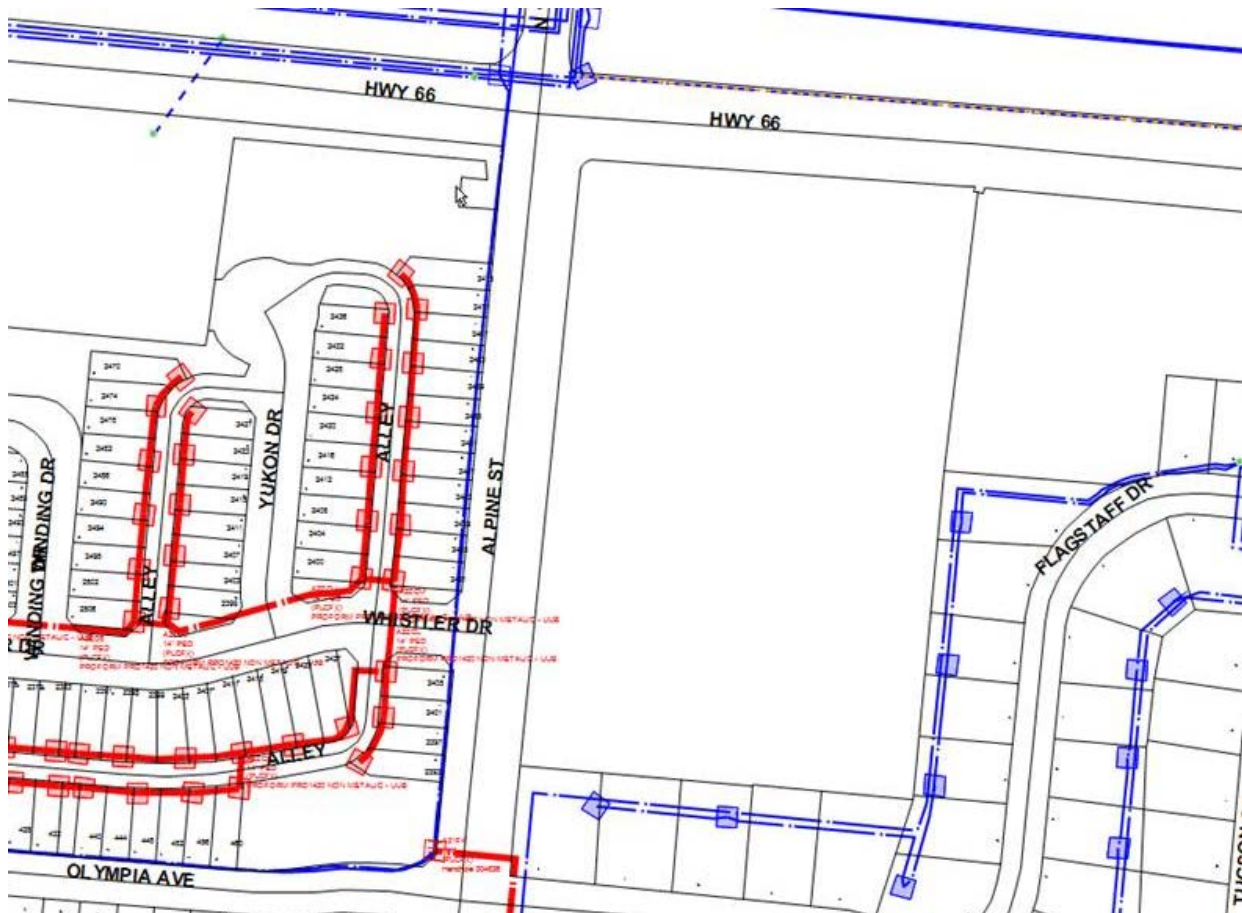
I was able to open it this time, thank you,

The screenshot below shows the location of CTL facilities at the requested area.

All facilities are in ROW/UE, please provide developer my contact information if any CTL facilities need to be removed/relocated

Let me know if you need more info

Thank you,



Marina Gridinskaya

Network Implementation Engineer II

Network Services Engineering

Office: 720-738-2769

Mobile: 720-999-5578

Marina.Gridinskaya1@Lumen.com



CITY OF LONGMONT | Planning Division

Certificate of Mailing

I, Ava Pecherzewski, certify that 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 October 27, 2021

 City Council Public Hearing to be held on

for the application identified as

Daniels Annexation Concept Plan Amendment

Project Name

On the subject property located at

Southeast corner of Hwy 66 & Alpine St, north of Olympia Drive

Site Address or Location Description

The letter(s) was/were sent on 10-12-2021

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

I certify that the foregoing information is true and correct.

Ava Pecherzewski

Signature

10-12-2021

Date



October 12, 2021

Notice of Public Hearing

Longmont Planning & Zoning Commission Public Hearing

Daniels Annexation 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, 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: October 27, 2021 at 7:00 p.m.

Proposal/Background: In 2006, the City Council annexed the property currently located at the southeast corner of Hwy 66 and Alpine Street. The annexation request included a Concept Plan which described the future development of the property. The original Concept Plan proposed an apartment project at the corner of Hwy 66 and Alpine and 8 single-family residential lots on the eastern and southern sides of the property. While the apartment project has been completed, (Village Co-Op), an application has been submitted to the City requesting to amend the approved annexation concept plan for this property to change the proposed 8 single-family lots into 16 attached paired home (duplex) lots that will be owner-occupied. ****Please see the back side of this sheet for a copy of the proposed Concept Plan.***

Location: Southeast corner of Hwy 66 & Alpine Street – east of the Village Co-Op development.

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 October 27th will be forwarded to the Planning & Zoning Commission.

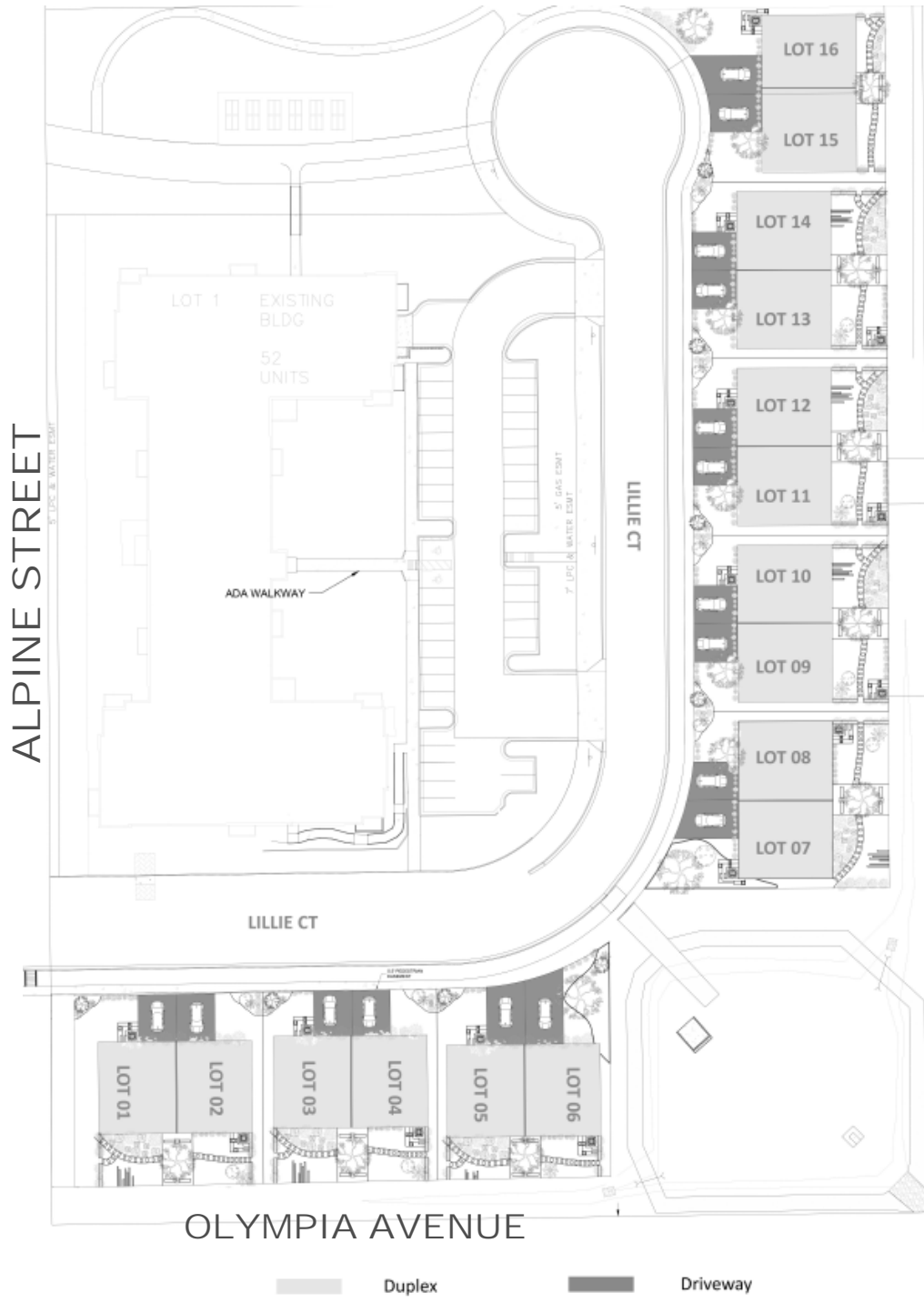
Due to the Covid-19 situation, the meeting will be livestreamed. In order to protect residents, staff, and elected officials due to the novel COVID-19 virus, Longmont residents are urged to view the public hearing and provide public comment from the comfort and safety of their homes by watching the meeting 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 October 21st.

City Planning Staff Contact: Ava Pecherzewski, Principal Planner

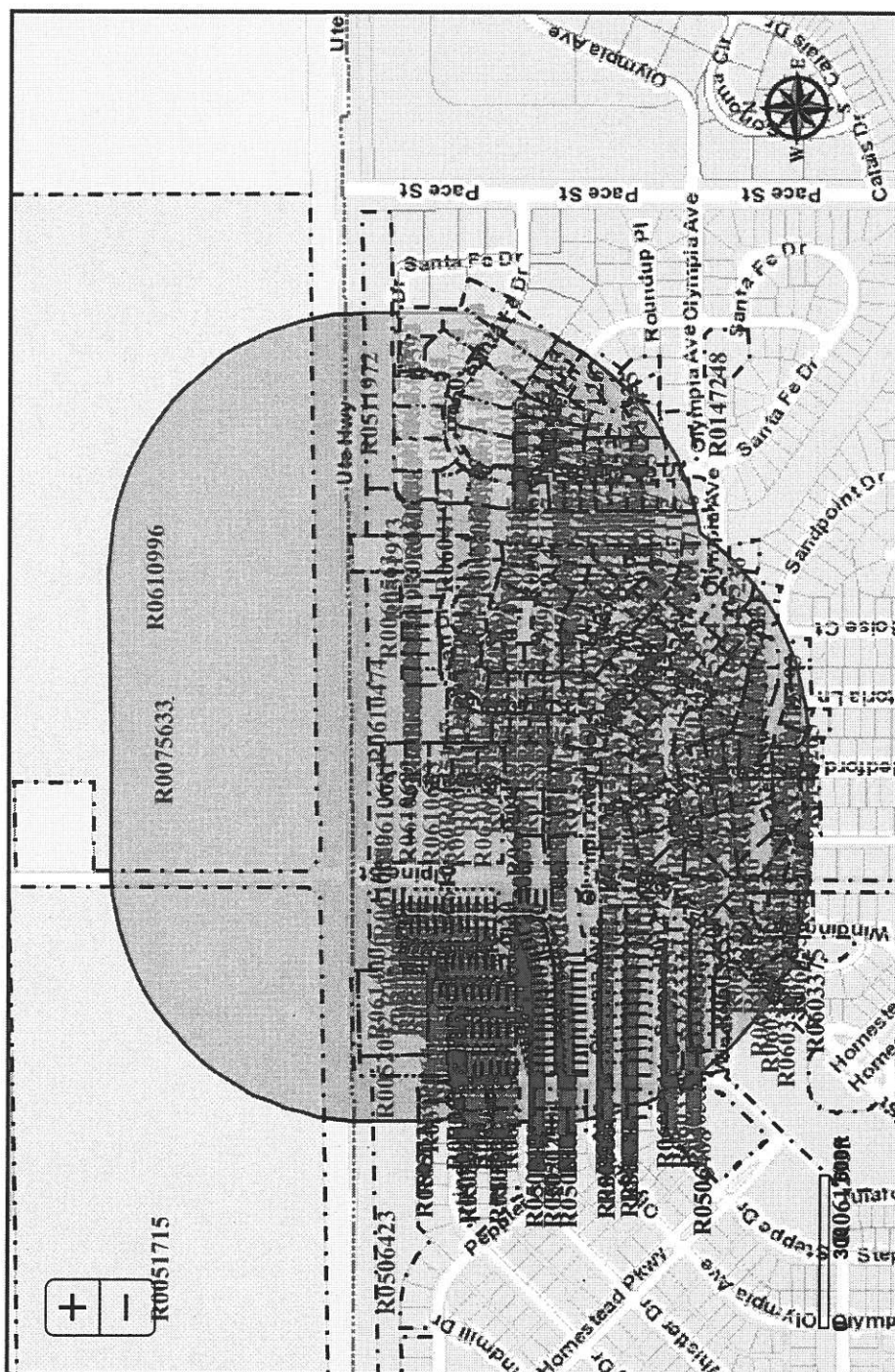
ava.pecherzewski@longmontcolorado.gov or (303) 651-8735

HIGHWAY 66



Report an issue (mailto:dmcdermott@bouldercounty.org;mmullane@bouldercounty.org;kbknight@bouldercounty.org?subject=Reporting an issue -- Property Search, Reporting an issue (mailto:dmcdermott@bouldercounty.org;mmullane@bouldercounty.org;kbknight@bouldercounty.org?subject=Reporting an issue -- Property Search,

Return



Account	Owner	Mailing Address	Mail City	Mail S	Mail Zip	Site Address
R0145247	2226 MEDI	2060 BROADWAY 400	BOULDER	CO	80302 2226	MEDFORD ST
R0602523	2370-B SAN	2370 SANTA FE DR UNIT B	LONGMONT	CO	80504 2370	SANTA FE DR B
R0147125	ACOSTA AL	PO BOX 455	LONGMONT	CO	80502 2312	DILLON WAY
R0507431	ADAMS-CA	2412 STEPPE DR	LONGMONT	CO	80504 2412	STEPPE DR
R0605211	ADLER FAM	2360 SANTA FE DR UNIT A	LONGMONT	CO	80504 2360	SANTA FE DR A
R0603394	ADOLF RUI	2429 SANTE FE DR UNIT 20-D	LONGMONT	CO	80504 2429	SANTA FE DR 20D
R0145136	AGA MEHE	500 OLYMPIA AVE	LONGMONT	CO	80504 500	OLYMPIA AVE
R0147081	AGUILERA	' 650 OLYMPA AVE	LONGMONT	CO	80504 650	OLYMPIA AVE
R0603367	ALEXANDEI	2289 FRENCH CIR	LONGMONT	CO	80504 2289	FRENCH CIR
R0147126	ALLEN EDW	2325 BILLINGS LN	LONGMONT	CO	80504 2325	BILLINGS LN
R0145166	ALLISON KE	626 OLYMPIA AVE	LONGMONT	CO	80504 626	OLYMPIA AVE
R0507428	ALTSCHULE	1555 TAYLOR MOUNTAIN DR	LONGMONT	CO	80503-270 2406	STEPPE DR
R0147102	ALVARADO	11696 UTE HWY	LONGMONT	CO	80504 2409	FLAGSTAFF DR
R0060563	ALVARADO	2409 FLAGSTAFF DR	LONGMONT	CO	80504 11696	UTE RD
R0603345	ANDERSON	330 CANADIAN CROSSING DR	LONGMONT	CO	80504 330	CANADIAN CROSSING DR
R0147092	ANDERSON LEORA	NAJERA 621 BELLINGHAM F	LONGMONT	CO	80501 621	BELLINGHAM PL
R0147093	ANSON DA	625 BELLINGHAM PL	LONGMONT	CO	80504 625	BELLINGHAM PL
R0147438	ARMSTROM	2161 REDFIELD CR	LONGMONT	CO	80504 2161	REDFIELD CIR
R0604669	BAILEY LIS	2355 SANTA FE DR UNIT A	LONGMONT	CO	80504 2355	SANTA FE DR A
R0502171	BAIRD JANI	350 CANADIAN CROSSING DR	LONGMONT	CO	80504 350	CANADIAN CROSSING DR
R0604193	BAKER RICI	2363 SANTA FE DR UNIT B	LONGMONT	CO	80504 2363	SANTA FE DR B
R0502193	BALDWIN F	419 OLYMPIA AVE	LONGMONT	CO	80504 419	OLYMPIA AVE
R0603392	BARNES M.	2429 SANTA FE DR UNIT B	LONGMONT	CO	80504 2429	SANTA FE DR 20B
R0600953	BARNSELY	2405 SANTA FE DR UNIT B	LONGMONT	CO	80504 2405	SANTA FE DR B
R0604181	BASILIERE I	2379 SANTA FE DR UNIT A	LONGMONT	CO	80504 2379	SANTA FE DR A
R0603358	BLANCHAR	2015 WINDING DR	LONGMONT	CO	80504 2015	WINDING DR
R0147107	BOEHM BR	2339 SANTA FE DR	LONGMONT	CO	80504 2339	SANTA FE DR
R0147450	BONSANTE	505 OLYMPIA AVE	LONGMONT	CO	80504-232 505	OLYMPIA AVE
R0502200	BOWMAN	447 OLYMPIA AVE	LONGMONT	CO	80504 447	OLYMPIA AVE
R0145240	BRAGG GA	600 SANDPOINT DR	LONGMONT	CO	80504 600	SANDPOINT DR
R0502199	BRENNA D.	443 OLYMPIA AVE	LONGMONT	CO	80504 443	OLYMPIA AVE
R0147418	BRENNEM	2138 REDFIELD CIR	LONGMONT	CO	80504 2138	REDFIELD CIR
R0145141	BRILL JOSE	2303 FLAGSTAFF DR	LONGMONT	CO	80504 2303	FLAGSTAFF DR
R0147448	BROHM MI	2225 MEDFORD ST	LONGMONT	CO	80504 2225	MEDFORD ST
R0147142	BROOKS D.	2338 BILLINGS LN	LONGMONT	CO	80504-231 2338	BILLINGS LN
R0600731	BROWN EL	1240 WREN CT APT K	LONGMONT	CO	80501-840 2421	SANTA FE DR A
R0600732	BUCHHOLZ	2421 B SANTA FE DR	LONGMONT	CO	80504 2421	SANTA FE DR B
R0145140	BUNKER NI	524 OLYMPIA AVE	LONGMONT	CO	80504 524	OLYMPIA AVE
R0507439	BURKEPILE	2428 STEPPE DR	LONGMONT	CO	80504-321 2428	STEPPE DR
R0147087	BURROW N	639 CORONADO PL	LONGMONT	CO	80504 639	CORONADO PL
R0502201	CACCAMISI	451 OLYMPIA AVE	LONGMONT	CO	80504 451	OLYMPIA AVE
R0147143	CAINES SH	2334 BILLINGS LN	LONGMONT	CO	80501 2334	BILLINGS LN
R0603354	CAMPBELL	1991 WINDING DR	LONGMONT	CO	80504 1991	WINDING DR
R0147103	CARPENTEI	2413 FLAGSTAFF DR	LONGMONT	CO	80504 2413	FLAGSTAFF DR
R0603340	CASEY KRIS	2421 STEPPE DR	LONGMONT	CO	80504 2421	STEPPE DR
R0145163	CELEDON F	608 OLYMPIA AVE	LONGMONT	CO	80504 608	OLYMPIA AVE

R0610419	CHIBE JON/ 507 CANYON BLVD STE 100	BOULDER	CO	80302 2408	FLAGSTAFF DR
R0147116	CHILDERS F 2303 SANTA FE DR	LONGMONT	CO	80504 2303	SANTA FE DR
R0603353	CHUM SAU 1987 WINDING DR	LONGMONT	CO	80504 1987	WINDING DR
R0511973	CITY OF LO 350 KIMBARK ST	LONGMONT	CO	80501-550 723	UTE HWY
R0513002	CITY OF LO 350 KIMBARK ST	LONGMONT	CO	80501-550 0	SANTA FE DR
R0147111	CLARK RAN 2323 SANTA FE DR	LONGMONT	CO	80504 2323	SANTA FE DR
R0147098	COFFIN TIM 624 BELLINGHAM PL	LONGMONT	CO	80504 624	BELLINGHAM PL
R0600136	COLE JOEL 2394 SANTA FE DR UNIT B	LONGMONT	CO	80504 2394	SANTA FE DR B
R0610417	CONCHA G 2400 FLAGSTAFF DR	LONGMONT	CO	80504 2400	FLAGSTAFF DR
R0601848	COOPER SL 2386 SANTA FE DR UNIT 4A	LONGMONT	CO	80504 2386	SANTA FE DR A
R0505166	COSGROVE 2343 SANTA FE DR	LONGMONT	CO	80504 2343	SANTA FE DR
R0611010	COUNTY OF PO BOX 471	BOULDER	CO	80306-047 0	UTE HWY
R0603346	CRAFT NICI 324 CANADIAN CROSSING DR	LONGMONT	CO	80504 324	CANADIAN CROSSING DR
R0605214	CRAINE NIC 2360 SANTA FE DR UNIT D	LONGMONT	CO	80504 2360	SANTA FE DR D
R0145147	CROSSLANI 2339 FLAGSTAFF DR	LONGMONT	CO	80501 2339	FLAGSTAFF DR
R0145205	CROTEAU T 2131 ASTORIA LN	LONGMONT	CO	80504-929 2131	ASTORIA LN
R0603987	DANTES G/ 2395 SANTA FE DR UNIT A	LONGMONT	CO	80504 2395	SANTA FE DR A
R0145244	DANZL KAT 1507 ARMSTRONG DR	LONGMONT	CO	80504-180 2210	MEDFORD ST
R0147436	DEENER BR 2153 REDFIELD CIR	LONGMONT	CO	80504 2153	REDFIELD CIR
R0147140	DERN FAM 2226 GLADWIN CT	WALNUT CREEK CA		94596 2346	BILLINGS LN
R0147135	DERN JOHN 2226 GLADWIN CT	WALNUT CREEK CA		94596 2322	SANTA FE DR
R0601851	DERR JOAN 2386 SANTA FE DR UNIT D	LONGMONT	CO	80504 2386	SANTA FE DR D
R0603989	DESOUSA T 2395 SANTA FE DR UNIT 22C	LONGMONT	CO	80504 2395	SANTA FE DR C
R0147112	DEWITT ST 2319 SANTA FE DR	LONGMONT	CO	80504 2319	SANTA FE DR
R0603359	DEXTER JES 2021 WINDING DR	LONGMONT	CO	80504 2021	WINDING DR
R0612933	DHIC PRAIF 1341 HORTON CIR	ARLINGTON TX		76011 2175	ALPINE ST
R0147439	DICKERSON 2165 REDFIELD CIR	LONGMONT	CO	80504 2165	REDFIELD CIR
R0600955	DIERKS RIC 2405 SANTA FE DR UNIT D	LONGMONT	CO	80504 2405	SANTA FE DR D
R0502145	DIPAOLLO N DIAPOLLO JANICE A 2451 WINDING	LONGMONT	CO	80501 2451	WINDING DR
R0147083	DOYLE JAC 623 CORONADO PL	LONGMONT	CO	80504 623	CORONADO PL
R0603391	DREHER CY 2429 SANTA FE DR UNIT A	LONGMONT	CO	80504 2429	SANTA FE DR 20A
R0145154	DREISBACH 2338 FLAGSTAFF DR	LONGMONT	CO	80504 2338	FLAGSTAFF DR
R0610415	DURRE KAF 2353 FLAGSTAFF DR	LONGMONT	CO	80504 2353	FLAGSTAFF DR
R0145160	ECHOHAW 2307 TUCSON CT	LONGMONT	CO	80504 2307	TUCSON CT
R0603357	EHLER GOF 2011 WINDING DR	LONGMONT	CO	80504 2011	WINDING DR
R0603341	ELZI WILLIAM 2417 STEPPE DR	LONGMONT	CO	80504 2417	STEPPE DR
R0147449	EMLANO JC 2229 MEDFORD ST	LONGMONT	CO	80504 2229	MEDFORD ST
R0147136	ENGLE RIC 2326 SANTA FE DR	LONGMONT	CO	80501 2326	SANTA FE DR
R0147440	ERICKSON J 2209 MEDFORD ST	LONGMONT	CO	80504 2209	MEDFORD ST
R0145223	FAISSAL JO 535 OLYMPIA AVE	LONGMONT	CO	80504 535	OLYMPIA AVE
R0600952	FARRAR SU 2405 SANTA FE DR UNIT A	LONGMONT	CO	80504 2405	SANTA FE DR A
R0604183	FEELEY KEV 6409 THISTLE RIDGE AVE	FIRESTONE	CO	80504 2379	SANTA FE DR C
R0147123	FELPER BRI 2303 DILLON WAY	LONGMONT	CO	80504 2303	DILLON WAY
R0145162	FONTENELI 614 OLYMPIA AVE	LONGMONT	CO	80504 614	OLYMPIA AVE
R0603339	GARCIA JU 2425 STEPPE DR	LONGMONT	CO	80504 2425	STEPPE DR
R0145225	GERTON DI 607 OLYMPIA AVE	LONGMONT	CO	80504 607	OLYMPIA AVE
R0145151	GIDLEY LAF 2320 FLAGSTAFF DR	LONGMONT	CO	80504 2320	FLAGSTAFF DR

R0147110	GILMORE F 2327 SANTA FE DR	LONGMONT	CO	80504 2327	SANTA FE DR
R0147419	GILSON AN 2146 REDFIELD CIR	LONGMONT	CO	80504 2146	REDFIELD CIR
R0603348	GOSNELL J, 1967 WINDING DR	LONGMONT	CO	80504 1967	WINDING DR
R0145144	GOSSE THE 2321 FLAGSTAFF DR	LONGMONT	CO	80504 2321	FLAGSTAFF DR
R0147434	GRAHAM C 2145 REDFIELD CIR	LONGMONT	CO	80504 2145	REDFIELD CIR
R0507429	GRANT WII 2408 STEPPE DR	LONGMONT	CO	80504 2408	STEPPE DR
R0147119	GREENING 2339 BILLINGS LN	LONGMONT	CO	80504 2339	BILLINGS LN
R0147133	GRIGG JOR 2314 SANTA FE DR	LONGMONT	CO	80504 2314	SANTA FE DR
R0603349	GROFF ROE 1971 WINDING DR	LONGMONT	CO	80504 1971	WINDING DR
R0502144	GROULX AI 2447 WINDING DR	LONGMONT	CO	80504 2447	WINDING DR
R0147421	GRYNIOWS 2131 MEDFORD ST	LONGMONT	CO	80504 2131	MEDFORD ST
R0147134	GUNN LEL 2318 SANTA FE DR	LONGMONT	CO	80504 2318	SANTA FE DR
R0603360	GURUNG R 2027 WINDING DR	LONGMONT	CO	80504 2027	WINDING DR
R0502137	HAHN JAM 2450 WINDING DR	LONGMONT	CO	80504 2450	WINDING DR
R0145143	HALLGRINC 2315 FLAGSTAFF DR	LONGMONT	CO	80504 2315	FLAGSTAFF DR
R0147120	HAMBY STI 2333 BILLINGS LANE	LONGMONT	CO	80504 2333	BILLINGS LN
R0147118	HAMILTON 2347 BILLINGS LN	LONGMONT	CO	80504-231 2347	BILLINGS LN
R0514361	HARRISON 2437 SANTA FE DR UNIT A	LONGMONT	CO	80504 2437	SANTA FE DR A
R0603342	HAUGLANI 1013 WOODGATE CT	LONGMONT	CO	80501 2413	STEPPE DR
R0603994	HEDE LIV T 1396 MORTIMORE LN	LANDER	WY	82520 2387	SANTA FE DR B
R0502197	HENDERSO 435 OLYMPIA AVE	LONGMONT	CO	80504 435	OLYMPIA AVE
R0600734	HETHERINC 2421 SANTA FE DR 16-D	LONGMONT	CO	80504 2421	SANTA FE DR D
R0145142	HILL GREG 2309 FLAGSTAFF DR	LONGMONT	CO	80504 2309	FLAGSTAFF DR
R0145139	HILL TERES 518 OLYMPIA AVE	LONGMONT	CO	80504 518	OLYMPIA AVE
R0145237	HILLMAN K PO BOX 992	LONGMONT	CO	80501 2203	BOISE CT
R0147442	HOGAN BR 2217 MEDFORD ST	LONGMONT	CO	80504 2217	MEDFORD ST
R0604184	HOOG THO 2379 SANTA FE DR UNIT D	LONGMONT	CO	80504 2379	SANTA FE DR D
R0603990	HOWARD F 2395 SANTA FE DR UNIT D	LONGMONT	CO	80504 2395	SANTA FE DR D
R0514364	HOYING LA 2437 SANTA FE DR UNIT D	LONGMONT	CO	80504 2437	SANTA FE DR D
R0502188	HUIYING CI 353 OLYMPIA AVE	LONGMONT	CO	80504 353	OLYMPIA AVE
R0147451	HUNTER B 501 OLYMPIA AVE	LONGMONT	CO	80504 501	OLYMPIA AVE
R0145230	HURFORD I 2202 TUCSON WAY	LONGMONT	CO	80504 2202	TUCSON WAY
R0145148	HUSEBY RE 604 OLYMPIA AVE	LONGMONT	CO	80504 604	OLYMPIA AVE
R0145231	IPRENBURC 2208 TUCSON WY	LONGMONT	CO	80504 2208	TUCSON WAY
R0610416	IZQUIERDC 2359 FLAGSTAFF DR	LONGMONT	CO	80504 2359	FLAGSTAFF DR
R0603988	JACKSON H 2395 SANTA FE DR UNIT B	LONGMONT	CO	80504 2395	SANTA FE DR B
R0602525	JAGGERS S' 2370 SANTA FE DR UNIT C	LONGMONT	CO	80504 2370	SANTA FE DR C
R0600135	JAMES JAN 2394 SANTE FE DR UNIT A	LONGMONT	CO	80504 2394	SANTA FE DR A
R0051715	JDA LLC 9059 UTE HWY	LONGMONT	CO	80503-923 11149	UTE RD
R0147441	KAMIGAKI 2213 MEDFORD ST	LONGMONT	CO	80504 2213	MEDFORD ST
R0603995	KASEL RICH 2387 SANTA FE DR UNIT C	LONGMONT	CO	80504 2387	SANTA FE DR C
R0147139	KAYSER AN 347 GRANT ST	LONGMONT	CO	80501 2350	BILLINGS LN
R0614020	KB HOME C 7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2407	ALPINE ST
R0614013	KB HOME C 7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2388	WHISTLER DR
R0614035	KB HOME C 7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2501	WINDING DR
R0614066	KB HOME C 7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2475	ALPINE ST
R0614073	KB HOME C 7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2447	ALPINE ST

R0614006	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2452	YUKON DR
R0614080	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2363	WHISTLER DR
R0614062	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2412	YUKON DR
R0614008	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2463	WINDING DR
R0614033	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2493	WINDING DR
R0614028	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 456	CANADIAN CROSSING DR
R0614109	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 444	OLYMPIA AVE
R0614078	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2355	WHISTLER DR
R0614092	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2415	WHISTLER DR
R0614054	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2399	YUKON DR
R0614046	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2506	WINDING DR
R0614047	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2427	YUKON DR
R0614098	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2397	ALPINE ST
R0614091	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2411	WHISTLER DR
R0614105	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 424	OLYMPIA AVE
R0614052	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2407	YUKON DR
R0614049	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2419	YUKON DR
R0614041	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2486	WINDING DR
R0614053	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2403	YUKON DR
R0614067	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2471	ALPINE ST
R0614104	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 420	OLYMPIA AVE
R0614032	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2489	WINDING DR
R0614015	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2424	WHISTLER DR
R0614014	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2404	WHISTLER DR
R0614040	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2482	WINDING DR
R0614026	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 462	CANADIAN CROSSING DR
R0614060	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2420	YUKON DR
R0614077	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2431	ALPINE ST
R0614043	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2494	WINDING DR
R0614094	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2423	WHISTLER DR
R0614111	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 452	OLYMPIA AVE
R0614036	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2503	WINDING DR
R0614065	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2400	YUKON DR
R0614072	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2451	ALPINE ST
R0614108	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 440	OLYMPIA AVE
R0614074	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2443	ALPINE ST
R0614017	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2351	WHISTLER DR
R0614016	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2427	ALPINE ST
R0614039	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2478	WINDING DR
R0614070	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2459	ALPINE ST
R0614084	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2379	WHISTLER DR
R0614069	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2463	ALPINE ST
R0614068	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2467	ALPINE ST
R0614086	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2391	WHISTLER DR
R0614103	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 416	OLYMPIA AVE
R0614050	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2415	YUKON DR
R0614085	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2383	WHISTLER DR

R0614051	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2411	YUKON DR
R0614042	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2490	WINDING DR
R0614083	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2375	WHISTLER DR
R0614012	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2366	WHISTLER DR
R0614088	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2399	WHISTLER DR
R0614021	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 400	OLYMPIA AVE
R0614113	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 460	OLYMPIA AVE
R0614057	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2428	YUKON DR
R0614048	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2423	YUKON DR
R0614019	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2431	WHISTLER DR
R0614090	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2407	WHISTLER DR
R0614010	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2431	YUKON DR
R0614011	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2358	WHISTLER DR
R0614018	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2387	WHISTLER DR
R0614055	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2436	YUKON DR
R0614081	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2367	WHISTLER DR
R0614030	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 450	CANADIAN CROSSING DR
R0614071	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2455	ALPINE ST
R0614056	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2432	YUKON DR
R0614037	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2470	WINDING DR
R0614096	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2405	ALPINE ST
R0614029	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 454	CANADIAN CROSSING DR
R0614100	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 404	OLYMPIA AVE
R0614075	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2439	ALPINE ST
R0614022	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 474	OLYMPIA AVE
R0614087	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2395	WHISTLER DR
R0614102	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 412	OLYMPIA AVE
R0614101	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 408	OLYMPIA AVE
R0614044	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2498	WINDING DR
R0614064	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2404	YUKON DR
R0614082	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2371	WHISTLER DR
R0614089	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2403	WHISTLER DR
R0614107	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 432	OLYMPIA AVE
R0614038	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2474	WINDING DR
R0614045	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2502	WINDING DR
R0614099	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2393	ALPINE ST
R0614063	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2408	YUKON DR
R0614097	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2401	ALPINE ST
R0614007	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2440	YUKON DR
R0614034	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2497	WINDING DR
R0614093	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2419	WHISTLER DR
R0614106	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 428	OLYMPIA AVE
R0614058	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2424	YUKON DR
R0614027	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 458	CANADIAN CROSSING DR
R0614110	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 448	OLYMPIA AVE
R0614095	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2427	WHISTLER DR
R0614005	KB HOME (7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2462	WINDING DR

R0614009	KB HOME C 7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2481	WINDING DR
R0614076	KB HOME C 7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2435	ALPINE ST
R0614031	KB HOME C 7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2485	WINDING DR
R0614079	KB HOME C 7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2359	WHISTLER DR
R0614061	KB HOME C 7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 2416	YUKON DR
R0614025	KB HOME C 7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 466	CANADIAN CROSSING DR
R0614112	KB HOME C 7807 E PEAKVIEW AVE STE 300	CENTENNIAL	CO	80111 456	OLYMPIA AVE
R0147091	KEANE GEI 622 CORONADO PL	LONGMONT	CO	80504-231 622	CORONADO PL
R0604192	KELLY EUGI 2363 SANTA FE DR UNIT A	LONGMONT	CO	80504 2363	SANTA FE DR A
R0147444	KENNEDY J 507 MINOT PL	LONGMONT	CO	80504 507	MINOT PL
R0502172	KESSLER JE 346 OLYMPIA AVE	LONGMONT	CO	80504 346	OLYMPIA AVE
R0145245	KHORAMN 2214 MEDFORD ST	LONGMONT	CO	80504 2214	MEDFORD ST
R0145202	KILFOILE P/ 521 SANDPOINT DR	LONGMONT	CO	80504-927 521	SANDPOINT DR
R0147443	KISSINGER 511 MINOT PL	LONGMONT	CO	80504 511	MINOT PL
R0145238	KOFLOWIT 608 SANDPOINT DR	LONGMONT	CO	80504 608	SANDPOINT DR
R0502189	KRECKER JC 403 OLYMPIA AVE	LONGMONT	CO	80504 403	OLYMPIA AVE
R0147089	KRIDEL TIM 630 CORONADO PL	LONGMONT	CO	80504 630	CORONADO PL
R0600954	KRISTOF P/ 2405 SANTA FE DR UNIT C	LONGMONT	CO	80504 2405	SANTA FE DR C
R0147144	KRUEGER E 2330 BILLINGS LN	LONGMONT	CO	80504 2330	BILLINGS LN
R0605212	KRUEGER E 2360 SANTA FE DR UNIT B	LONGMONT	CO	80504 2360	SANTA FE DR B
R0147113	LACERT LE 2315 SANTA FE DR	LONGMONT	CO	80504 2315	SANTA FE DR
R0147100	LARA MAR 2401 FLAGSTAFF DR	LONGMONT	CO	80504 2401	FLAGSTAFF DR
R0514363	LARSEN RU 2437 SANTA FE DR UNIT C	LONGMONT	CO	80504 2437	SANTA FE DR C
R0147105	LASSEN TO 2347 SANTA FE DR	LONGMONT	CO	80504 2347	SANTA FE DR
R0502196	LAVELLE BE 431 OLYMPIA AVE	LONGMONT	CO	80504 431	OLYMPIA AVE
R0610414	LAW HOLL 2349 FLAGSTAFF DR	LONGMONT	CO	80504 2349	FLAGSTAFF DR
R0145165	LEE MARK 632 OLYMPIA AVE	LONGMONT	CO	80504 632	OLYMPIA AVE
R0147122	LEGRAND E 2307 DILLON WAY	LONGMONT	CO	80504 2307	DILLON WAY
R0603343	LESSO ALFF 2409 STEPPE DR	LONGMONT	CO	80504 2409	STEPPE DR
R0502195	LEWARCHI 427 OLYMPIA AVE	LONGMONT	CO	80504 427	OLYMPIA AVE
R0506393	LIKEN CHAI 2328 STEPPE DR	LONGMONT	CO	80504-320 2328	STEPPE DR
R0147420	LILLIS PATR 2152 REDFIELD CIR	LONGMONT	CO	80504-921 2152	REDFIELD CIR
R0145161	LINDGREN 2303 TUCSON CT	LONGMONT	CO	80504 2303	TUCSON CT
R0605213	LONG JERR 2360 SANTA FE DR UNIT C	LONGMONT	CO	80504 2360	SANTA FE DR C
R0610689	LONGMON 1400 CORPORATE CENTER CURVE E EAGAN	MN		55121 2257	LILLIE CT
R0610690	LONGMON 1400 CORPORATE CENTER CURVE E EAGAN	MN		55121 2426	LILLIE CT
R0145204	LOWE GRE 5409 FOOTHILLS DR	BERTHOUD	CO	80513 529	SANDPOINT DR
R0145227	LOWE GRE 5409 FOOTHILLS DR	BERTHOUD	CO	80513 2213	TUCSON WAY
R0147096	LOWRY KEI 632 BELLINGHAM PL	LONGMONT	CO	80504 632	BELLINGHAM PL
R0147435	LUCIA JONI 2149 REDFIELD CIR	LONGMONT	CO	80504 2149	REDFIELD CIR
R0603336	LUU NHIEU 993 GLENARBOR CIR	LONGMONT	CO	80504 2433	STEPPE DR
R0602115	MACAULEY 2378 SANTA FE DR C	LONGMONT	CO	80504 2378	SANTA FE DR C
R0145235	MADRIGAL 2215 BOISE CT	LONGMONT	CO	80504 2215	BOISE CT
R0147084	MANGANO 627 CORONADO PL	LONGMONT	CO	80504 627	CORONADO PL
R0147145	MAPLES D/ 2326 BILLINGS LN	LONGMONT	CO	80504 2326	BILLINGS LN
R0603365	MARCHELL 2301 FRENCH CIR	LONGMONT	CO	80504 2301	FRENCH CIR
R0145224	MARION G. 601 OLYMPIA AVE	LONGMONT	CO	80504 601	OLYMPIA AVE

R0502146	MARTIN JA 2346 WHISTLER DR	LONGMONT	CO	80504 2346	WHISTLER DR
R0147090	MARTIN SF 626 CORONADO PL	LONGMONT	CO	80504 626	CORONADO PL
R0147446	MARTINEZ 504 MINOT PL	LONGMONT	CO	80504 504	MINOT PL
R0507434	MAYER PAI 2418 STEPPE DR	LONGMONT	CO	80504 2418	STEPPE DR
R0052042	MAYNARD 951 SUMAC ST	LONGMONT	CO	80501-414 11410	UTE RD
R0502202	MCCALLUM 455 OLYMPIA AVE	LONGMONT	CO	80504 455	OLYMPIA AVE
R0603996	MCCUE REI 2387 SANTA FE DR UNIT D	LONGMONT	CO	80504 2387	SANTA FE DR D
R0604182	MCDONALI 2379 SANTA FE DR UNIT B	LONGMONT	CO	80504 2379	SANTA FE DR B
R0603344	MCGARVEY 336 CANADIAN CROSSING DR	LONGMONT	CO	80504 336	CANADIAN CROSSING DR
R0610413	MCGIMSEY 2345 FLAGSTAFF DR	LONGMONT	CO	80504-928 2345	FLAGSTAFF DR
R0145242	MEDINA M 1407 MEEKER DR	LONGMONT	CO	80501 2202	MEDFORD ST
R0507440	MEFFLEY V 2432 STEPPE DR	LONGMONT	CO	80504-321 2432	STEPPE DR
R0147233	MEJIA SAU 628 SANDPOINT DR	LONGMONT	CO	80504 628	SANDPOINT DR
R0145156	MELENDEZ 2331 TUCSON CT	LONGMONT	CO	80504 2331	TUCSON CT
R0145157	MENDEZ-R 2325 TUCSON CT	LONGMONT	CO	80504 2325	TUCSON CT
R0147094	MEYER RIC 629 BELLINGHAM PL	LONGMONT	CO	80504 629	BELLINGHAM PL
R0507433	MICHAEL JI 2416 STEPPE DR	LONGMONT	CO	80504 2416	STEPPE DR
R0147114	MICHAEL JI 2979 BREAKWATER DR	LONGMONT	CO	80503-787 2311	SANTA FE DR
R0145153	MILBURN M 2332 FLAGSTAFF DR	LONGMONT	CO	80504 2332	FLAGSTAFF DR
R0147108	MITCHELL I 410 MAIN ST	LONGMONT	CO	80501-553 2335	SANTA FE DR
R0507436	MITCHINEF 2422 STEPPE DR	LONGMONT	CO	80504 2422	STEPPE DR
R0603350	MORRIS AN 1975 WINDING DR	LONGMONT	CO	80504 1975	WINDING DR
R0145203	MORRIS W 1021 CARRIAGE HILLS DR	BOULDER	CO	80302 525	SANDPOINT DR
R0145226	MOSEY LLC 613 OLYMPIA AVE	LONGMONT	CO	80504 613	OLYMPIA AVE
R0147141	MOUNT JU 2342 BILLINGS LN	LONGMONT	CO	80504 2342	BILLINGS LN
R0602113	MUENCH S 1236 LONGS PEAK AVE	LONGMONT	CO	80501 2378	SANTA FE DR A
R0507437	MYERS WII 2424 STEPPE DR	LONGMONT	CO	80504 2424	STEPPE DR
R0507435	NAZARRO I 2420 STEPPE DR	LONGMONT	CO	80504 2420	STEPPE DR
R0147085	NICHOLS JC MELISSA LOPEZ ABALOS 631 CORO	LONGMONT	CO	80501 631	CORONADO PL
R0603717	NILES BILL 2413 SANTA FE DR UNIT A	LONGMONT	CO	80504 2413	SANTA FE DR A
R0147138	NITTMANN 2354 BILLINGS LN	LONGMONT	CO	80504 2354	BILLINGS LN
R0603351	NORR STEP 1905 15TH ST 33	BOULDER	CO	80306 1979	WINDING DR
R0145246	OBRIEN TIM 2412 REDWOOD CT	LONGMONT	CO	80503 2218	MEDFORD ST
R0145155	ODONOHU 2344 FLAGSTAFF DR	LONGMONT	CO	80504 2344	FLAGSTAFF DR
R0603992	OLBERDINE 2387 SANTA FE DR A	LONGMONT	CO	80501 2387	SANTA FE DR A
R0145145	ORTON CH 2327 FLAGSTAFF DR	LONGMONT	CO	80504 2327	FLAGSTAFF DR
R0147437	OTT SARA I 2577 BLUESTEM WILLOW DR	LOVELAND	CO	80538 2157	REDFIELD CIR
R0147121	OUDET PAI 2450 SAN MIGUEL DR	WALNUT CREEK	CA	94596 2311	DILLON WAY
R0147445	PALMER K/ 503 MINOT PL	LONGMONT	CO	80504 503	MINOT PL
R0145239	PAUL MYRI 604 SANDPOINT DR	LONGMONT	CO	80504 604	SANDPOINT DR
R0507432	PECK GLYN 2974 BELLMEADE WAY	LONGMONT	CO	80503-291 2414	STEPPE DR
R0602114	PELTIER LIV 2378 B SANTA FE DR	LONGMONT	CO	80504 2378	SANTA FE DR B
R0502190	PERRIGO R 407 OLYMPIA AVE	LONGMONT	CO	80504 407	OLYMPIA AVE
R0604187	PETERS KEI 2371 SANTA FE DR UNIT B	LONGMONT	CO	80504 2371	SANTA FE DR B
R0147248	PLEASANT 1155 S MAIN ST	LONGMONT	CO	80501 0 N 119TH ST	
R0145249	PLEASANT 1155 S MAIN ST	LONGMONT	CO	80501 0	UTE RD
R0610474	PLEASANT 428 KIMBARK ST	LONGMONT	CO	80501 2412	FLAGSTAFF DR

R0147971	PLEASANT 1155 S MAIN ST	LONGMONT	CO	80501 0	UTE RD
R0147082	POKORNY J 644 OLYMPIA AVE	LONGMONT	CO	80504 644	OLYMPIA AVE
R0502187	POPOV MA 349 OLYMPIA AVE	LONGMONT	CO	80504-232 349	OLYMPIA AVE
R0145137	POWELL KE 506 OLYMPIA AVE	LONGMONT	CO	80504 506	OLYMPIA AVE
R0502204	PRAIRIE VII PO BOX 17490	BOULDER	CO	80308 0	UTE RD
R0506423	PRAIRIE VII PO BOX 17490	BOULDER	CO	80308 218	PEPPLER DR
R0603373	PRAIRIE VII 3600 S YOSEMITE ST STE 400	DENVER	CO	80237 2255	ALPINE ST
R0603374	PRAIRIE VII 3600 S YOSEMITE ST STE 400	DENVER	CO	80237 2254	ALPINE ST
R0603375	PRAIRIE VII 3600 S YOSEMITE ST STE 400	DENVER	CO	80237 2044	WINDING DR
R0145146	PRAST EVA 2333 FLAGSTAFF DR	LONGMONT	CO	80504 2333	FLAGSTAFF DR
R0502170	PRIMEAU M 2339 WHISTLER DR	LONGMONT	CO	80504 2339	WHISTLER DR
R0147115	QUAN MAI PO BOX 2672	TRINITY	TX	75862 2307	SANTA FE DR
R0145228	RADKE CHF 14072 ROARING FORK CIR	BROOMFIELD	CO	80023 2207	TUCSON WAY
R0507430	RAGIN HO 2410 STEPPE DR	LONGMONT	CO	80504 2410	STEPPE DR
R0603337	RAYMER H 2429 STEPPE DR	LONGMONT	CO	80504 2429	STEPPE DR
R0147099	REA LIVING 620 BELLINGHAM PL	LONGMONT	CO	80504 620	BELLINGHAM PL
R0610684	REAL ESTA 1400 CORPORATE CENTER CURVE EAGAN	MN		55121 2442	LILLIE CT
R0610683	REAL ESTA 1400 CORPORATE CENTER CURVE EAGAN	MN		55121 2450	LILLIE CT
R0610681	REAL ESTA 1400 CORPORATE CENTER CURVE EAGAN	MN		55121 2466	LILLIE CT
R0610682	REAL ESTA 1400 CORPORATE CENTER CURVE EAGAN	MN		55121 2458	LILLIE CT
R0610687	REAL ESTA 1400 CORPORATE CENTER CURVE EAGAN	MN		55121 2410	LILLIE CT
R0610688	REAL ESTA 1400 CORPORATE CENTER CURVE EAGAN	MN		55121 2402	LILLIE CT
R0610686	REAL ESTA 1400 CORPORATE CENTER CURVE EAGAN	MN		55121 2418	LILLIE CT
R0610685	REAL ESTA 1400 CORPORATE CENTER CURVE EAGAN	MN		55121 2434	LILLIE CT
R0147095	REED KELL 633 BELLINGHAM PL	LONGMONT	CO	80504 633	BELLINGHAM PL
R0145243	REEME TIM 2206 MEDFORD ST	LONGMONT	CO	80504 2206	MEDFORD ST
R0147117	REYES EGL 2355 BILLINGS LN	LONGMONT	CO	80504 2355	BILLINGS LN
R0600138	RICHEY DO 2394 SANTA FE DR UNIT D	LONGMONT	CO	80504 2394	SANTA FE DR D
R0145158	ROAM JOH 2319 TUCSON CT	LONGMONT	CO	80504 2319	TUCSON CT
R0145164	ROBINSON 638 OLYMPIA AVE	LONGMONT	CO	80504 638	OLYMPIA RD
R0600137	ROSENBLA 6990 ROARING FORK TRL	BOULDER	CO	80301-363 2394	SANTA FE DR C
R0145232	ROSINSKI M 625 OLYMPIA AVE	LONGMONT	CO	80504 625	OLYMPIA AVE
R0604186	SALL JENI 2371 SANTA FE DR UNIT A	LONGMONT	CO	80504 2371	SANTA FE DR A
R0514362	SANBORN I 2437 SANTA FE DR B	LONGMONT	CO	80504 2437	SANTA FE DR B
R0602116	SANDOVAL 2378 SANTA FE DR	LONGMONT	CO	80504 2378	SANTA FE DR D
R0601849	SAVOYE JA 2386 SANTA FE DR B	LONGMONT	CO	80504 2386	SANTA FE DR B
R0147101	SCHEER AN 2405 FLAGSTAFF DR	LONGMONT	CO	80504 2405	FLAGSTAFF DR
R0502191	SCHMAUSS 411 OLYMPIA AVE	LONGMONT	CO	80504 411	OLYMPIA AVE
R0603347	SCHOTT JO 3098 S LAKERIDGE TR	BOULDER	CO	80302 1963	WINDING DR
R0147235	SCHWARTZ 645 OLYMPIA AVE	LONGMONT	CO	80504 645	OLYMPIA DR
R0147097	SEGHIERI G 628 BELLINGHAM PL	LONGMONT	CO	80504 628	BELLINGHAM PL
R0602527	SEKICH DO 2370 SANTA FE DR UNIT D	LONGMONT	CO	80501 2370	SANTA FE DR D
R0502192	SHARP SUS 415 OLYMPIA AVE	LONGMONT	CO	80504 415	OLYMPIA AVE
R0147086	SHATTUCK 635 CORONADO PL	LONGMONT	CO	80504 635	CORONADO PL
R0145220	SHERMAN 2128 MEDFORD ST	LONGMONT	CO	80504 2128	MEDFORD ST
R0147447	SIDAS JOSE 508 MINOT PL	LONGMONT	CO	80504 508	MINOT PL
R0147137	SILVA ARTL 2330 SANTA FE DR	LONGMONT	CO	80504 2330	SANTA FE DR

R0601850	SOUHRAD# 2386 SANTA FE DR UNIT C	LONGMONT	CO	80504 2386	SANTA FE DR C
R0147124	SOUTH LUT 602 WALNUT BEND LN	HOUSTON	TX	77042 2308	DILLON WAY
R0145234	SPANO HEI 637 OLYMPIA AVE	LONGMONT	CO	80504 637	OLYMPIA AVE
P0405697	SPRING CR 320 HOMESTEAD PARKWAY	LONGMONT	CO	80504	
R0506408	SPRING CR 1228 MAIN ST	LONGMONT	CO	80501 320	HOMESTEAD PKWY
R0145150	SPRINGER I 1703 WHITEHALL DR UNIT 5D	LONGMONT	CO	80504 2314	FLAGSTAFF DR
R0145149	STARK JENI 2308 FLAGSTAFF DR	LONGMONT	CO	80504 2308	FLAGSTAFF DR
R0507438	STERKEL B# 2426 STEPPE DR	LONGMONT	CO	80504 2426	STEPPE DR
R0603352	STEVENSOI 15998 HUMBOLDT PEAK DR	BROOMFIELD	CO	80023 1983	WINDING DR
R0600733	STRAND BE 2489 SANTA FE DR APT B	LONGMONT	CO	80504 2421	SANTA FE DR C
R0145159	SULAIMAN 2313 TUCSON CT	LONGMONT	CO	80504 2313	TUCSON CT
R0502194	SULLIVAN I 423 OLYMPIA AVE	LONGMONT	CO	80504-233 423	OLYMPIA AVE
R0145229	SULLIVAN T 3560 HILL CIR	COLORADO SPR	CO	80904 2201	TUCSON WAY
R0145233	SWEDBURK 631 OLYMPIA AVE	LONGMONT	CO	80504 631	OLYMPIA AVE
R0147236	TALBOT MI 651 OLYMPIA AVE	LONGMONT	CO	80504 651	OLYMPIA DR
R0145138	TAPIA EDU 512 OLYMPIA AVE	LONGMONT	CO	80504 512	OLYMPIA AVE
R0502198	TARRANT J 439 OLYMPIA AVE	LONGMONT	CO	80504 439	OLYMPIA AVE
R0602521	TERRELL D# 2370 SANTA FE DR UNIT A	LONGMONT	CO	80504 2370	SANTA FE DR A
R0145192	TESSENDI 2134 ASTORIA LN	LONGMONT	CO	80504 2134	ASTORIA LN
R0506392	THOMPSON 2324 STEPPE DR	LONGMONT	CO	80504 2324	STEPPE DR
R0610996	TICE KARL I 1843 JEWEL DR	LONGMONT	CO	80501 12700	N 115TH ST
R0147104	TORGESON 2417 FLAGSTAFF DR	LONGMONT	CO	80504 2417	FLAGSTAFF DR
R0145152	TRAMMELI 2326 FLAGSTAFF DR	LONGMONT	CO	80504 2326	FLAGSTAFF DR
R0603366	TROTTER D 2295 FRENCH CIR	LONGMONT	CO	80504 2295	FRENCH CIR
R0603335	TRUNCK ST 2437 STEPPE DR	LONGMONT	CO	80504 2437	STEPPE DR
R0147109	UHLES JENI 2331 SANTA FE DR	LONGMONT	CO	80504-271 2331	SANTA FE DR
R0604673	UTZ SANDF 2355 SANTA FE DR UNIT B	LONGMONT	CO	80504 2355	SANTA FE DR B
R0603393	VANN MAF 2429 SANTA FE DR UNIT 20-C	LONGMONT	CO	80504 2429	SANTA FE DR 20C
R0610680	VILLAGE CC 1400 CORPORATE CENTER CURVE	EAGAN	MN	55121 2435	LILLIE CT
R0511972	VILLAS AT F 11002 BENTON ST	WESTMINSTER	CO	80020-328 811	UTE HWY
R0147088	WALKER JA 634 CORONADO PL	LONGMONT	CO	80504 634	CORONADO PL
R0145222	WALLER KE 529 OLYMPIA AVE	LONGMONT	CO	80504 529	OLYMPIA AVE
R0075633	WARD EDY 318 COTTONWOOD CT	LONGMONT	CO	80501 0	UTE RD
R0507418	WEAKLANE 1015 COLUMBIA PL	BOULDER	CO	80303 2404	STEPPE DR
R0145221	WHITSON C 523 OLYMPIA AVE	LONGMONT	CO	80504 523	OLYMPIA AVE
R0502147	WILDERMA 2342 WHISTLER DR	LONGMONT	CO	80504 2342	WHISTLER DR
R0145241	WILSEY TIM 528 SANDPOINT DR	LONGMONT	CO	80504 528	SANDPOINT DR
R0145248	WILSON CC 2230 MEDFORD ST	LONGMONT	CO	80504 2230	MEDFORD ST
R0603718	WOLBERG 2413 SANTA FE DR UNIT B	LONGMONT	CO	80504 2413	SANTA FE DR B
R0502136	WOLF TREI 2446 WINDING DR	LONGMONT	CO	80504-237 2446	WINDING DR
R0610418	YELEVICH A 2404 FLAGSTAFF DR	LONGMONT	CO	80504 2404	FLAGSTAFF DR
R0603334	YELTON ER 2441 STEPPE DR	LONGMONT	CO	80504 2441	STEPPE DR
R0145193	YOUNG AN 2133 BOISE COURT	LONGMONT	CO	80504 2133	BOISE CT
R0603355	YOUNG RO 2001 WINDING DR	LONGMONT	CO	80504 2001	WINDING DR
R0145236	ZARNOWSI 2209 BOISE CT	LONGMONT	CO	80504 2209	BOISE CT
R0147234	ZEIGLER SA 624 SANDPOINT DR	LONGMONT	CO	80504 624	SANDPOINT DR
R0603356	ZORTMAN 2007 WINDING DR	LONGMONT	CO	80504 2007	WINDING DR



CITY OF LONGMONT | Planning Division

Certificate of Property Posting

I, Ava Pecherzewski, certify that 2 sign(s) was/were posted pursuant to the provisions of the City of Longmont Land Development Code, for the application identified as

Daniels Annexation Concept Plan Amendment

Project Name

for a

☐ Neighborhood Meeting

☐ Notice of Application

☒ Planning and Zoning Commission Public Hearing to be held on October 27, 2021

☐ City Council Public Hearing to be held on _____

On the subject property located at

Southeast corner of Hwy 66 & Alpine St, north of Olympia Ave

Site Address or Location Description

Attach photo(s) of posting on second page below (use additional pages if necessary):



ALPINE STREET FRONTAGE



ALPINE STREET



LILLIE COURT FRONTAGE



LILLIE COURT

I certify that the foregoing information is true and correct.

Ava Pecherzewski

Signature

10-12-2021

Date

CERTIFICATE OF MAILING

I, Hans Friedel, 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

Lots 2 through 9 of the Village CO-OP subdivision (Southeast corner of Hwy 66 and Alpine St)
Project Name

On the subject property located at

Southeast corner of Hwy 66 and Alpine St
Site Address or Location Description

The letter was sent on: 3/5/2021

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

I certify that the foregoing information is true and correct.

Hans Friedel

Signature

3/5/2021

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: 03/05/2021

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: Daniels Annexation Concept Plan Amendment
Proposal: Amendment to Concept Plan for Daniels Annexation to change lots 2 to 9 of the Village CO-OP Subdivision from 8 single family lots to 16 duplex lots.
Location: Lots 2 through 9 of the Village CO-OP subdivision.
Area: 1.86 Acres
Existing Use: Undeveloped property
Zoning: Residential Mixed-Neighborhood (R-MN)

Surrounding land uses and zoning

North: Agricultural property in Unincorporated Boulder County
South: Single-family Homes zoned Residential Single-Family (R-SF)
East: Single-family Homes zoned Residential Single-Family (R-SF)
West: Village Co-Op Apartment Building zoned Residential Mixed Neighborhood (R-MN}

Comprehensive Plan Specifications: Mixed Neighborhood

Property Owner: Real Estate Equities Homes- Longmont LLC
Applicant: Rocky Ridge Civil Engineering
Applicant Contact: Joel Seamons
Address: 420 21st Avenue, Suite 101
Longmont, CO 80501
Phone: 303-651-6626
Email: joel@rockyridgecivil.com

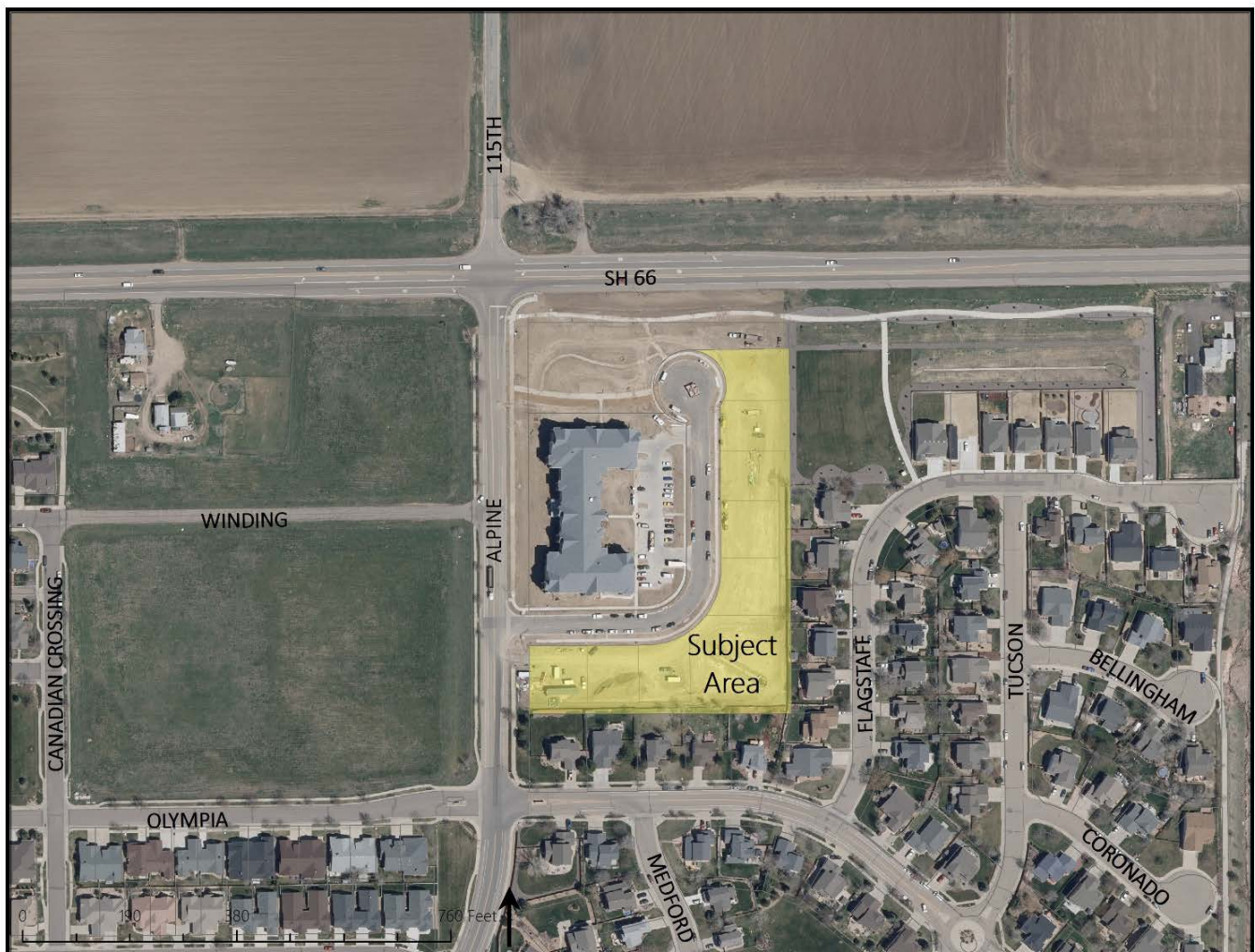
City Staff Planner: Hans Friedel
Phone: (303) 651-8439
Email: hans.friedel@longmontcolorado.gov

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 04/16/2021 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: 3421-02

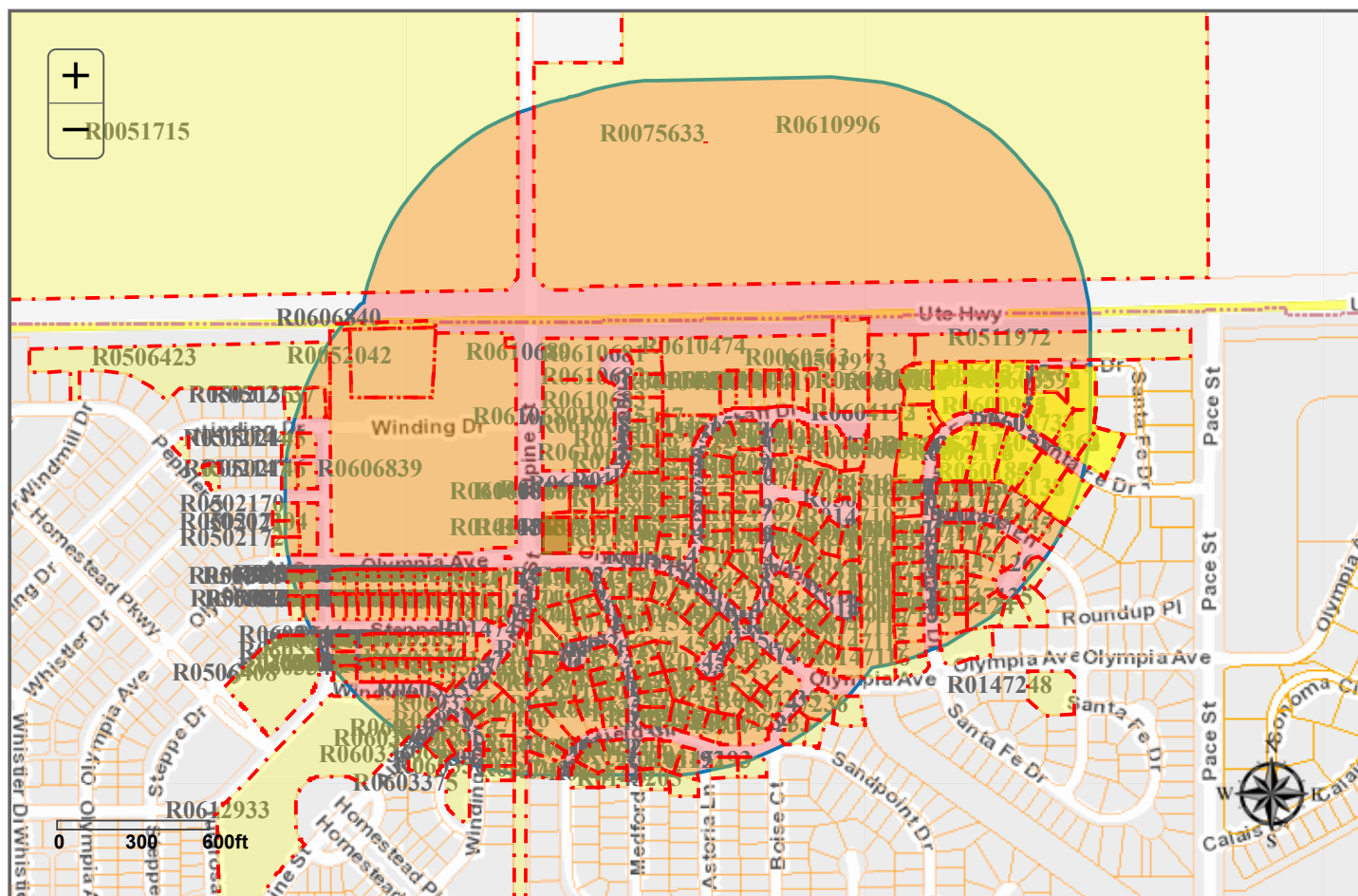
Application Map



Report an issue (mailto:dmcdermott@bouldercounty.org;kbknight@bouldercounty.org;mmullane@bouldercounty.org?subject=Reporting an issue -- Property Search)

Property Search

Return



2226 MEDFORD LLC 2060 BROADWAY 400 BOULDER, CO 80302	2370-B SANTA FE TRUST 2370 SANTA FE DR UNIT B LONGMONT, CO 80504	ACOSTA ALFONSO & JOSEPHINE T PO BOX 455 LONGMONT, CO 80502
ADAMS-CARLETON SUSAN M 2412 STEPPE DR LONGMONT, CO 80504	ADLER FAMILY TRUST 2360 SANTA FE DR UNIT A LONGMONT, CO 80504	ADOLF RUDOLPH & DEBORAH LIVING TRUST 2429 SANTE FE DR UNIT 20-D LONGMONT, CO 80504
AGA MEHERZAD F & SANAEA M 500 OLYMPIA AVE LONGMONT, CO 80504	AGUILERA WILSON & PATRICIA 650 OLYMPA AVE LONGMONT, CO 80504	ALEXANDER MATTHEW W & LISA M 2289 FRENCH CIR LONGMONT, CO 80504
ALLEN EDWARD B & SHIRLEY E 2325 BILLINGS LN LONGMONT, CO 80504	ALLISON KEVIN D & LORI A 626 OLYMPIA AVE LONGMONT, CO 80504	ALTSCHULER STEVEN P 1555 TAYLOR MOUNTAIN DR LONGMONT, CO 80503-2705
ALVARADO GEORGE ET AL 2409 FLAGSTAFF DR LONGMONT, CO 80504	ANDERSON KIRSTIN C 330 CANADIAN CROSSING DR LONGMONT, CO 80504	ANDERSON WARREN JR & LEORA NAJERA 621 BELLINGHAM PL LONGMONT, CO 80501
ANSON DARRIN W & TAMI J 625 BELLINGHAM PL LONGMONT, CO 80504	ARMSTRONG SCOTT A ET AL 2161 REDFIELD CR LONGMONT, CO 80504	BAILEY LISA CAMPBELL & DAVID R 2355 SANTA FE DR UNIT A LONGMONT, CO 80504
BAIRD JANET LEE 350 CANADIAN CROSSING DR LONGMONT, CO 80504	BALDWIN KAREN H ET AL 419 OLYMPIA AVE LONGMONT, CO 80504	BARNES MARY ANN 2429 SANTA FE DR UNIT B LONGMONT, CO 80504
BARNESLEY MICHAEL J & JACKIE L 2405 SANTA FE DR UNIT B LONGMONT, CO 80504	BASILIERE MICHELE 2379 SANTA FE DR UNIT A LONGMONT, CO 80504	BAUMAN RICHARD L & CONNIE J 2405 SANTA FE DR UNIT A LONGMONT, CO 80504-3220
BLANCHARD SEAN & DYANN GILL 2015 WINDING DR LONGMONT, CO 80504	BOEHM BRIAN EDWARD & NICOLE SUZANNE 2339 SANTA FE DR LONGMONT, CO 80504	BONSANTE DAVID A & HAK S KIM 505 OLYMPIA AVE LONGMONT, CO 80504-2320
BOWMAN PATSY L & BRUCE A 447 OLYMPIA AVE LONGMONT, CO 80504	BRABO DOMINIC HARRISON & RILEY LIN WALLACE 512 OLYMPIA AVE LONGMONT, CO 80504	BRAGG GARY & MICKLE A 600 SANDPOINT DR LONGMONT, CO 80504

BRENNA DAVID W & JOANNE F
443 OLYMPIA AVE
LONGMONT, CO 80504

BROOKS DANIEL BOONE
2338 BILLINGS LN
LONGMONT, CO 80504-2315

BUNKER NICOLE & JEFFREY
524 OLYMPIA AVE
LONGMONT, CO 80504

BURROW MARK A & JANET R
639 CORONADO PL
LONGMONT, CO 80504

CARPENTER TROY A
2413 FLAGSTAFF DR
LONGMONT, CO 80504

CHAPMAN EUN JUNG
2324 STEPPE DR
LONGMONT, CO 80504

CHUM SAURABH
1987 WINDING DR
LONGMONT, CO 80504

COFFIN TIMOTHY LUKE & COURTNEY
624 BELLINGHAM PL
LONGMONT, CO 80504

COOPER SUSAN I
2386 SANTA FE DR UNIT 4A
LONGMONT, CO 80504

CRAFT NICHOLAS J & STEPHANIE Y
324 CANADIAN CROSSING DR
LONGMONT, CO 80504

BRENNEMAN RYAN L & SHERRI R
2138 REDFIELD CIR
LONGMONT, CO 80504

BROWN ELIZABETH J
1379 CHARLES DR F-8
LONGMONT, CO 80503

BUNNELL DONALD E & BEVERLY L
2363 SANTA FE DR UNIT B
LONGMONT, CO 80504

CAINES SHANNON M REVOCABLE
TRUST
2334 BILLINGS LN
LONGMONT, CO 80501

CASEY KRISTIN L
2421 STEPPE DR
LONGMONT, CO 80504

CHIBE JONATHON NASH IRREVOCABLE
TRUST
400 N EXECUTIVE DR 105
BROOKFIELD, WI 53005
CITY OF LONGMONT
350 KIMBARK ST
LONGMONT, CO 80501-5500

COLE JOEL LENE LIVING TRUST
2394 SANTA FE DR UNIT B
LONGMONT, CO 80504

COSGROVE DAVID C & SHANNON S
2343 SANTA FE DR
LONGMONT, CO 80504

CROSSLAND AARON
2339 FLAGSTAFF DR
LONGMONT, CO 80501

BROHM MICHAEL M & KRISTEN A
2225 MEDFORD ST
LONGMONT, CO 80504

BUCHHOLZ RUTH E
2421 B SANTA FE DR
LONGMONT, CO 80504

BURKEPILE NORMA DIANE
2428 STEPPE DR
LONGMONT, CO 80504-3210

CAMPBELL RICHARD G & JEANNE A
1991 WINDING DR
LONGMONT, CO 80504

CELEDON HERIBERTO & JOSEFINA
608 OLYMPIA AVE
LONGMONT, CO 80504

CHILDERS FREDERICK K III & ANDREA
MARIE
2303 SANTA FE DR
LONGMONT, CO 80504

CLARK RANDAL
2323 SANTA FE DR
LONGMONT, CO 80504

CONCHA GLORIA
2400 FLAGSTAFF DR
LONGMONT, CO 80504

COUNTY OF BOULDER
PO BOX 471
BOULDER, CO 80306-0471

CROTEAU DEBORAH M REVOCABLE
TRUST
2131 ASTORIA LN
LONGMONT, CO 80504-9292

DANTES GAYLE 2395 SANTA FE DR UNIT A LONGMONT, CO 80504	DANZL JAMES J & KATHY J 2991 BREAKWATER DR LONGMONT, CO 80503	DAWSON MARSHALL 2006 GLENARBOR CT LONGMONT, CO 80501-2342
DEENER BRAD & JULIE 2153 REDFIELD CIR LONGMONT, CO 80504	DERN JOHN B & CARRIE A 2049 BYWOOD DR OAKLAND, CA 94602	DERR JOANN ET AL 2386 SANTA FE DR UNIT D LONGMONT, CO 80504
DESOUSA TERESA 2395 SANTA FE DR UNIT 22C LONGMONT, CO 80504	DEWITT STACY 2319 SANTA FE DR LONGMONT, CO 80504	DEXTER CAROLYN & GALYNN 2021 WINDING DR LONGMONT, CO 80504
DHIC PRAIRIE VILLAGE LLC 1341 HORTON CIR ARLINGTON, TX 76011	DICKERSON ROBIN C 2165 REDFIELD CIR LONGMONT, CO 80504	DIERKS RICHARD E & SHARLA B 2405 SANTA FE DR UNIT D LONGMONT, CO 80504
DIPAULO NICOLA R & DIAPOLO JANICE A 2451 WINDING DR LONGMONT, CO 80501	DOYLE JACQUELINE M & DANIEL P 623 CORONADO PL LONGMONT, CO 80504	DREHER CYNTHIA 2429 SANTA FE DR UNIT A LONGMONT, CO 80504
DREISBACH CAROLYN V & FRANK 2338 FLAGSTAFF DR LONGMONT, CO 80504	DURRE KARINE M 2353 FLAGSTAFF DR LONGMONT, CO 80504	ECHOHAWK FRED B & BARBARA L 2307 TUCSON CT LONGMONT, CO 80504
EHLER GORDON L & LISA R REVOCABLE TRUST 2011 WINDING DR LONGMONT, CO 80504	ELZI WILLIAM T & JESSICA 2417 STEPPE DR LONGMONT, CO 80504	EMLANO JOSEPH D & LANIE S EMLANO 2229 MEDFORD ST LONGMONT, CO 80504
ENGLE RICHARD CHARLES & GLORIA A GONZALEZ-ENGLE 2326 SANTA FE DR LONGMONT, CO 80501	ERICKSON ARON & JESSICA 2209 MEDFORD ST LONGMONT, CO 80504	FAISSAL JOSEPH C & ROSE HLAING 535 OLYMPIA AVE LONGMONT, CO 80504
FARRAR SUSAN & JEFF FAMILY TRUST 10774 E SAN SALVADOR DR SCOTTSDALE, AZ 85258	FEELEY KEVIN C 6409 THISTLE RIDGE AVE FIRESTONE, CO 80504	FELPER BRUCE & NANCY FREDERICK 2303 DILLON WAY LONGMONT, CO 80504
FONTENELLE SHAUN & RHIANNON BRINTON 614 OLYMPIA AVE LONGMONT, CO 80504	GARCIA JUAN C & MICHAELENA 2425 STEPPE DR LONGMONT, CO 80504	GERTON DONALD M & GINA M 607 OLYMPIA AVE LONGMONT, CO 80504

GIDLEY LARRY E
2320 FLAGSTAFF DR
LONGMONT, CO 80504

GOBLE CHRISTINE L & GEORGE G
2328 STEPPE DR
LONGMONT, CO 80504

GRANT WILLIAM B & PHYLLIS A
2408 STEPPE DR
LONGMONT, CO 80504

GROFF ROBERT E II ET AL
1971 WINDING DR
LONGMONT, CO 80504

GUNN LELAND L & TERRY
2318 SANTA FE DR
LONGMONT, CO 80504

HALLGRING PAMELA & LORRAINE
2315 FLAGSTAFF DR
LONGMONT, CO 80504

HARRISON JAMES R & JANICE A
2437 SANTA FE DR UNIT A
LONGMONT, CO 80504

HETHERINGTON ERICA N
2421 SANTA FE DR #16-D
LONGMONT, CO 80504

HILLMAN KELLY & DANETTE
PO BOX 992
LONGMONT, CO 80501

HOWARD REBECCA
2395 SANTA FE DR UNIT D
LONGMONT, CO 80504

GILMORE ROBERT S & JANE E
2327 SANTA FE DR
LONGMONT, CO 80504

GOSNELL JAMES E & SHELENE M
1967 WINDING DR
LONGMONT, CO 80504

GREENING RICHARD
2339 BILLINGS LN
LONGMONT, CO 80504

GROULX ANA & MARK
2447 WINDING DR
LONGMONT, CO 80504

GURUNG RABI
2027 WINDING DR
LONGMONT, CO 80504

HAMBY STEPHEN C & LOLA C
2333 BILLINGS LN
LONGMONT, CO 80504

HAUGLAND KENNETH
1013 WOODGATE CT
LONGMONT, CO 80501

HILL GREGORY R
2309 FLAGSTAFF DR
LONGMONT, CO 80504

HOGAN BRIAN & AMANDA
2217 MEDFORD ST
LONGMONT, CO 80504

HOWELL JEFFREY T & DEBORAH L
2441 STEPPE DR
LONGMONT, CO 80504

GILSON ANDREW K & JADA M
2146 REDFIELD CIR
LONGMONT, CO 80504

GRAHAM DANIEL & SUSAN
2145 REDFIELD CIR
LONGMONT, CO 80504

GRIGG JORDAN A & AMANDA G
2314 SANTA FE DR
LONGMONT, CO 80504

GRYNIEWSKI ANDREW P & VIRGINIA M
2131 MEDFORD ST
LONGMONT, CO 80504

HAHN JAMES F & CAROL S
2450 WINDING DR
LONGMONT, CO 80504

HAMILTON ROBERT T & BRENDA K
2347 BILLINGS LN
LONGMONT, CO 80504-2316

HENDERSON PEGGY E
435 OLYMPIA AVE
LONGMONT, CO 80504

HILL TERESA A
518 OLYMPIA AVE
LONGMONT, CO 80504

HOOG THOMAS W TRUST ET AL
2379 SANTA FE DR UNIT D
LONGMONT, CO 80504

HOYING LARRY PAUL & KAREN ANN
2437 SANTA FE DR UNIT D
LONGMONT, CO 80504

HUIYING CHEN TRUST 353 OLYMPIA AVE LONGMONT, CO 80504	HUNTER B KYLE & CHRISTIE A 501 OLYMPIA AVE LONGMONT, CO 80504	HUSEBY REYNOLD J & JUDITH L 604 OLYMPIA AVE LONGMONT, CO 80504
IPRENBURG ALISON 2208 TUCSON WAY LONGMONT, CO 80504	IZQUIERDO EMMA & CHIRSTINE PACHECO & PAUL JOSEPH GRIX 2359 FLAGSTAFF DR LONGMONT, CO 80504	JACKSON HARVEY W & MARILYN K 2395 SANTA FE DR UNIT B LONGMONT, CO 80504
JAGGERS SYLVIA M 2370 SANTA FE DR UNIT C LONGMONT, CO 80504	JAMES JANICE MARIE & NORMA MAE 2394 SANTA FE DR UNIT A LONGMONT, CO 80504	JDA LLC 9059 UTE HWY LONGMONT, CO 80503-9233
KAMIGAKI MARTIN T & CINDY A 2213 MEDFORD ST LONGMONT, CO 80504	KASEL RICHARD L & ISABELLE C 2387 SANTA FE DR UNIT C LONGMONT, CO 80504	KB HOME COLORADO INC 7807 E PEAKVIEW AVE STE 300 CENTENNIAL, CO 80111
KELLY EUGENE W & CYNTHIA R 2363 SANTA FE DR UNIT A LONGMONT, CO 80504	KENNEDY JOHN G & NANCY L 507 MINOT PL LONGMONT, CO 80504	KESSLER JEFFREY R & JANA C 346 OLYMPIA AVE LONGMONT, CO 80504
KHORAMMI ALI & HOSEY 2214 MEDFORD ST LONGMONT, CO 80504	KILFOILE PATRICK M REV TRST ET AL 521 SANDPOINT DR LONGMONT, CO 80504-9272	KISSINGER GERALD A & SARA B 511 MINOT PL LONGMONT, CO 80504
KISSNER MURIELLE C 455 OLYMPIA AVE LONGMONT, CO 80504	KRECKER JON F & PAMELA M VALLONE 403 OLYMPIA AVE LONGMONT, CO 80504	KRIDEL TIMOTHY C & KATHLEEN M 630 CORONADO PL LONGMONT, CO 80504
KRISTOF PAMELA 2405 SANTA FE DR UNIT C LONGMONT, CO 80504	KRUEGER BRUCE COREY 2330 BILLINGS LN LONGMONT, CO 80504	KRUEGER DIXIE R 2360 SANTA FE DR UNIT B LONGMONT, CO 80504
LACERT LESLIE J 2315 SANTA FE DR LONGMONT, CO 80504	LARA MARGARITA & SILVIA L CHAVEZ 2401 FLAGSTAFF DR LONGMONT, CO 80504	LARSEN RUSSELL R & JOANN 2437 SANTA FE DR UNIT C LONGMONT, CO 80504
LASSEN TODD 2347 SANTA FE DR LONGMONT, CO 80504	LAVELLE BETTY T 431 OLYMPIA AVE LONGMONT, CO 80504	LEE MARK S & JULIE A 632 OLYMPIA AVE LONGMONT, CO 80504

LEGRAND DAVID R SR & SHERRY A 2307 DILLON WAY LONGMONT, CO 80504	LESSO ALFREDO ZAVALA & PERLA YANET CAMPOS REYEZ 2409 STEPPE DR LONGMONT, CO 80504	LEWARCHICK ELIZABETH JEANNE 427 OLYMPIA AVE LONGMONT, CO 80504
LILLIS PATRICK & KIERSTEN 2152 REDFIELD CIR LONGMONT, CO 80504-9210	LINDGREN LEONARD S & SUSAN M S 2303 TUCSON CT LONGMONT, CO 80504	LONG JERRY & JOY 2360 SANTA FE DR UNIT C LONGMONT, CO 80504
LONGMONT VILLAGE OWNERS ASSOCIATION INC 1400 CORPORATE CENTER CURVE STE 100	LOWE GREGORY EDWARD LIVING TRUST 5409 FOOTHILLS DR BERTHOUD, CO 80513	LOWRY KENNETH D & HILDE K 632 BELLINGHAM PL LONGMONT, CO 80504
LUCIA JONETTE MARIE 2149 REDFIELD CIR LONGMONT, CO 80504	LUU NHIEU 993 GLENARBOR CIR LONGMONT, CO 80504	MACAULEY LINDEN P TRUST 2378 SANTA FE DR C LONGMONT, CO 80504
MADRIGAL JOSE & ADELA 2215 BOISE CT LONGMONT, CO 80504	MANGANO DANIEL J & JENNA M 627 CORONADO PL LONGMONT, CO 80504	MAPLES DANIEL & BRENDA 2326 BILLINGS LN LONGMONT, CO 80504
MARCHELLO ROBERT & SHEILA 2301 FRENCH CIR LONGMONT, CO 80504	MARION GARY N & KAREN J 601 OLYMPIA AVE LONGMONT, CO 80504	MARTIN JAMES J 2346 WHISTLER DR LONGMONT, CO 80504
MARTIN SHAWN M & SHELLEY L 626 CORONADO PL LONGMONT, CO 80504	MARTINEZ KURT E & MARILYN 504 MINOT PL LONGMONT, CO 80504	MAYER PAUL J & LYNNE S 2418 STEPPE DR LONGMONT, CO 80504
MCCUE FAMILY TRUST 2387 SANTA FE DR UNIT D LONGMONT, CO 80504	MCDONALD EUGENE LAWRENCE III 2379 SANTA FE DR UNIT B LONGMONT, CO 80504	MCGARVEY MEGAN M & CHARLES M WARNER 336 CANADIAN CROSSING DR LONGMONT, CO 80504
MCGIMSEY LARRY S & PAULETTE R 18755 WAGON TRL MEAD, CO 80542	MCKINNON KRYNN M 2303 FLAGSTAFF DR LONGMONT, CO 80501	MEDINA MARIA E 1407 MEEKER DR LONGMONT, CO 80501
MEFFLEY WILLIAM JACOB & LORETTA L 2432 STEPPE DR LONGMONT, CO 80504-3210	MEJIA SAUL E & ROSALINA 628 SANDPOINT DR LONGMONT, CO 80504	MELENDEZ GREG A & TALLA M 2331 TUCSON CT LONGMONT, CO 80504

MENDEZ-RODRIGUEZ MAURICIO ET AL
2325 TUCSON CT
LONGMONT, CO 80504

MEYER GERALD D
2202 TUCSON WAY
LONGMONT, CO 80504

MEYER RICHARD SCOTT & CHRISTINE
629 BELLINGHAM PL
LONGMONT, CO 80504

MICHAEL JEAN A & ROBERT M
DONCHEZ
2416 STEPPE DR
LONGMONT, CO 80504

MICHAEL JOHN E IV & MICHELLE A &
ALISON
2979 BREAKWATER DR
LONGMONT, CO 80503-7870

MILBURN MICHAEL J & KRISTEN M
2332 FLAGSTAFF DR
LONGMONT, CO 80504

MITCHELL MARY M
410 MAIN ST
LONGMONT, CO 80501

MITCHINER ROBERT K & ETHEL W
2422 STEPPE DR
LONGMONT, CO 80504

MORRIS ANDREW D & SARA M
1975 WINDING DR
LONGMONT, CO 80504

MORRIS WILLIAM SCOTT
1021 CARRIAGE HILLS DR
BOULDER, CO 80302

MOSEY LLC
613 OLYMPIA AVE
LONGMONT, CO 80504

MOUNT JUDITH S & DOUGLAS M
2342 BILLINGS LN
LONGMONT, CO 80504

MYERS WILLIAM J JR
2424 STEPPE DR
LONGMONT, CO 80504

NAZARRO KAREN A
2420 STEPPE DR
LONGMONT, CO 80504

NICHOLS JONATHAN SCOTT &
MELISSA LOPEZ ABALOS 631
CORONADO PL
LONGMONT, CO 80501

NILES BILL & WANDA TRUST
2413 SANTA FE DR UNIT A
LONGMONT, CO 80504

NITTMANN KURT
2354 BILLINGS LN
LONGMONT, CO 80504

NORR STEPHEN F
1905 15TH ST 33
BOULDER, CO 80306

OBRIEN TIMOTHY P & LISA M
2412 REDWOOD CT
LONGMONT, CO 80503

ODONOHUE MICHAEL J & KIM R
2344 FLAGSTAFF DR
LONGMONT, CO 80504

OLBERDING JACQUELINE J LIVING
TRUST
2387 SANTA FE DR A
LONGMONT, CO 80501

ORTON CHRISTOPHER D
2327 FLAGSTAFF DR
LONGMONT, CO 80504

OSTER DONL & SONYA
2133 BOISE CT
LONGMONT, CO 80504

OTT SARA E & JASON PAUL OTT
2577 BLUESTEM WILLOW DR
LOVELAND, CO 80538

OUDET PAULE A
2450 SAN MIGUEL DR
WALNUT CREEK, CA 945966038

PALMER KATHERINE L & ADAM
503 MINOT PL
LONGMONT, CO 80504

PAUL MYRON B
604 SANDPOINT DR
LONGMONT, CO 80504

PELTIER DOUGLAS & BARBARA
2378 SANTA FE DR UNIT B
LONGMONT, CO 80504

PERRIGO RONALD W & CONSTANCE C
407 OLYMPIA AVE
LONGMONT, CO 80504

PETERS KENNETH E & CONNIE L TYLER
2371 SANTA FE DR UNIT B
LONGMONT, CO 80504

PLEASANT VALLEY HOMEOWNERS
ASSOCIATION
1155 S MAIN ST
LONGMONT, CO 80501

POKORNY JOYCE P
644 OLYMPIA AVE
LONGMONT, CO 80504

PRAIRIE VILLAGE 2015 LLC
1720 S BELLAIRE ST STE 1209
DENVER, CO 80222-4336

PRAST EVAN & TARA
2333 FLAGSTAFF DR
LONGMONT, CO 80504

QUAN MARY & YOUNG
PO BOX 2672
TRINITY, TX 758622672

RANNEY JACK W ET AL
2387 SANTA FE DR UNIT B
LONGMONT, CO 80504-3269

REAL ESTATE EQUITIES HOMES -
LONGMONT LLC
1400 CORPORATE CENTER CURVE
SUITE 100

REYES EGLANTINA
2355 BILLINGS LN
LONGMONT, CO 80504

ROAM JOHN E JR & CATHERINE L
2319 TUCSON CT
LONGMONT, CO 80504

ROSENBLATT CHARLENE TRUST
2666 PARK LAKE DR
BOULDER, CO 80301

PLEASANT VALLEY LLC
428 KIMBARK ST
LONGMONT, CO 80501

POPOV MARIN ALEX REVOCABLE
LIVING TRUST
349 OLYMPIA AVE
LONGMONT, CO 80504-2327

PRAIRIE VILLAGE OWNERS
ASSOCIATION INC
PO BOX 17490
BOULDER, CO 80308

PRATER MARY
2360 SANTA FE DR UNIT D
LONGMONT, CO 80504

RADKE CHRISTOPHER F
14072 ROARING FORK CIR
BROOMFIELD, CO 800233928

RAYMER HOLLY E & WILLIAM H
2429 STEPPE DR
LONGMONT, CO 80504

REED KELLY C & NOELLE C
633 BELLINGHAM PL
LONGMONT, CO 80504

RICHEY DORIS J LIVING TRUST
2394 SANTA FE DR UNIT D
LONGMONT, CO 80504

ROBERTS TODD DALE & LISA MARIE
622 CORONADO PL
LONGMONT, CO 80504

ROSINSKI NICHOLAS & MICHELLE
625 OLYMPIA AVE
LONGMONT, CO 80504

PLEASANT VALLEY MASTER
ASSOCIATION INC
1155 S MAIN ST
LONGMONT, CO 80501

POWELL KENNETH A & ROXANNE E
506 OLYMPIA AVE
LONGMONT, CO 80504

PRAIRIE VILLAGE SOUTH
HOMEOWNERS ASSOC INC
3600 S YOSEMITE ST STE 400
DENVER, CO 80237

PRIMEAU MICHAEL A & JOAN R
2339 WHISTLER DR
LONGMONT, CO 80504

RAGIN HOWARD & SALLY LYONS
2410 STEPPE DR
LONGMONT, CO 80504

REA LIVING TRUST
620 BELLINGHAM PL
LONGMONT, CO 80504

REEME TIMOTHY M & RENE SINGER
REEME
2206 MEDFORD ST
LONGMONT, CO 80504

RICHFIELD HOMES LLC
428 KIMBARK ST
LONGMONT, CO 80501

ROBINSON GARY L & KARI L
638 OLYMPIA AVE
LONGMONT, CO 80504

SALL JENI
2371 SANTA FE DR UNIT A
LONGMONT, CO 80504

SANBORN LOIS G REV TRUST OF 2001
2437 SANTA FE DR B
LONGMONT, CO 80504

SANDOVAL LAURA RAE
2378 SANTA FE DR
LONGMONT, CO 80504

SAVOYE JASON T
2386 SANTA FE DR B
LONGMONT, CO 80504

SCHEER AMY J
2405 FLAGSTAFF DR
LONGMONT, CO 80504

SCHMAUSS MARTHA J & RICHARD A
METZGER
411 OLYMPIA AVE
LONGMONT, CO 80504

SCHOTT JOHN F TRUST UTAD 7/9/1996
3098 S LAKERIDGE TR
BOULDER, CO 80302

SCHWARTZ MICHAEL BRANDON & AMY
N
645 OLYMPIA AVE
LONGMONT, CO 80504

SEALE SANDRA M
2414 STEPPE DR
LONGMONT, CO 80504

SEGHIERI GARY MICHAEL & PAMELA
CONNIE
628 BELLINGHAM PL
LONGMONT, CO 80504

SEKICH DONNA L TRUST
2370 SANTA FE DR UNIT D
LONGMONT, CO 80501

SHARP SUSAN KAY
415 OLYMPIA AVE
LONGMONT, CO 80504

SHATTUCK DAVID S & VALERIE R
635 CORONADO PL
LONGMONT, CO 80504

SHERMAN DEBRAH S
2128 MEDFORD ST
LONGMONT, CO 80504

SIDAS JOSE SR & MARY A
508 MINOT PL
LONGMONT, CO 80504

SILVA ARTURO ET AL
2330 SANTA FE DR
LONGMONT, CO 80504

SOUHRADA ELIZABETH A
2386 SANTA FE DR UNIT C
LONGMONT, CO 80504

SOUTH LUTHER & GRETCHEN
602 WALNUT BEND LN
HOUSTON, TX 77042

SPANO HELENE
637 OLYMPIA AVE
LONGMONT, CO 80504

SPRING CREEK APARTMENTS
320 HOMESTEAD PARKWAY
LONGMONT, CO 80504

SPRING CREEK APARTMENTS LLLP
1228 MAIN ST
LONGMONT, CO 80501

SPRINGER MATT & JANA KARASKOVA
1703 WHITEHALL DR UNIT 5D
LONGMONT, CO 80504

ST ONGE RENE F & TAMMY K
2321 FLAGSTAFF DR
LONGMONT, CO 80504

STARK JENNIFER L & JEFFREY D
2308 FLAGSTAFF DR
LONGMONT, CO 80504

STERKEL BARBARA E
2426 STEPPE DR
LONGMONT, CO 80504

STEVENSON BRENT W
15998 HUMBOLDT PEAK DR
BROOMFIELD, CO 80023

STRAND BEVERLY EDWANDA TRUST
2489 SANTA FE DR APT B
LONGMONT, CO 80504

SULAIMAN MARETTA & ABDULLA M
2313 TUCSON CT
LONGMONT, CO 80504

SULLIVAN LAURA A
423 OLYMPIA AVE
LONGMONT, CO 80504-2332

SULLIVAN TIMOTHY E LIVING TRUST
3560 HILL CIR
COLORADO SPRINGS, CO 80904

SWEDBURG L THOMAS & BONNELL F
631 OLYMPIA AVE
LONGMONT, CO 80504

TALBOT MELDON L & SHANNA B H
651 OLYMPIA AVE
LONGMONT, CO 80504

TARRANT JEANINE M
439 OLYMPIA AVE
LONGMONT, CO 80504

TBR LLC
PO BOX 728
NIWOT, CO 80544

TERRELL DONALD D & LINDA R
2370 SANTA FE DR UNIT A
LONGMONT, CO 80504

TESSENDORF SARAH
2134 ASTORIA LN
LONGMONT, CO 80504

THOMAS KYLE R & JESSICA K
2350 BILLINGS LN
LONGMONT, CO 80504

TICE KARL EDWARD
1843 JEWEL DR
LONGMONT, CO 80501

TORGESON ELIZABETH L
2417 FLAGSTAFF DR
LONGMONT, CO 80504

TRAMMELL MICHAEL S & ANNETTE E
2326 FLAGSTAFF DR
LONGMONT, CO 80504

TROTTER DONNA B
2295 FRENCH CIR
LONGMONT, CO 80504

TRUNCK STEPHEN P & SHANNON C
HASSENBUSCH
2437 STEPPE DR
LONGMONT, CO 80504

UHLES JENNIFER E & DAVID B
2331 SANTA FE DR
LONGMONT, CO 80504-2714

UTE ROAD PROPERTIES
2160 JONATHAN PLACE
BOULDER, CO 80304-1911

UTZ SANDRA S
2355 SANTA FE DR UNIT B
LONGMONT, CO 80504

VANN MARGARET W REVOC TRUST
2429 SANTA FE DR UNIT 20-C
LONGMONT, CO 80504

VILLAGE COOPERATIVE OF LONGMONT
1400 CORPORATE CENTER CURVE 100
EAGAN, MN 55121

VILLAS AT PLEASANT VALLEY
CONDOMINIUM ASSOCIATION INC
11002 BENTON ST
WESTMINSTER, CO 80020-3286

WALKER JAMES D & MARILYN J
WALKER
634 CORONADO PL
LONGMONT, CO 80504

WALLER KENNETH R & AMY B
529 OLYMPIA AVE
LONGMONT, CO 80504

WARD EDYTHE KAY TRUST
318 COTTONWOOD CT
LONGMONT, CO 80501

WEAKLAND JOYCE M & CARL L
1015 COLUMBIA PL
BOULDER, CO 80303

WHITSON CHRISTOPHER W
523 OLYMPIA AVE
LONGMONT, CO 80504

WILDERMAN TODD RANDALL &
MICHELLE LYNN ZIRGER REV TRUST
2342 WHISTLER DR
LONGMONT, CO 80504

WILSEY TIMOTHY J & JULIANA
ELIZABETH
528 SANDPOINT DR
LONGMONT, CO 80504

WILSON CONSTANCE K & STEVEN F
2230 MEDFORD ST
LONGMONT, CO 80504

WOLBERG GRACE LIVING REV TRUST
2413 SANTA FE DR UNIT B
LONGMONT, CO 80504

WOLF TRENT N
2446 WINDING DR
LONGMONT, CO 80504-2376

YELEVICH ALEKSANDR & MARGARITA &
RAISA
2404 FLAGSTAFF DR
LONGMONT, CO 80504

YOUNG RODNEY RICHARD & GELIA A
2001 WINDING DR
LONGMONT, CO 80504

ZARNOWSKI MARIAN J ET AL
2209 BOISE CT
LONGMONT, CO 80504

ZEIGLER EDWARD J & SANDRA J
624 SANDPOINT DR
LONGMONT, CO 80504

ZORTMAN ROGER & ARLENE G
2007 WINDING DR
LONGMONT, CO 80504

2435 LILLIE CT UNIT 301

2435 LILLIE CT UNIT 302

2435 LILLIE CT UNIT 303

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2435 LILLIE CT UNIT 114

2435 LILLIE CT UNIT 115

2435 LILLIE CT UNIT 116

2435 LILLIE CT UNIT 117

2435 LILLIE CT UNIT 118



CERTIFICATE OF PROPERTY POSTING

I, _____ Hans Friedel _____, certify that
Please Print Name

3 sign(s) was/were posted pursuant to the provisions of the City of

Longmont Land Development Code, for the application identified as

Daniels Annexation Concept Plan Amendment

Project Name

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 _____

On the subject property located at

Lots 2 through 9 of the Village CO-OP subdivision (Southeast corner of Hwy 66 and Alpine St)

Site Address or Location Description

Attach photos of posting:



I certify that the foregoing information is true and correct.

Hans Friedel

Signature

3/5/2021

Date



CITY OF LONGMONT | Planning Division

CERTIFICATE OF MAILING

I, Erin Fosdick, certify that Letters of notification were
Please Print Name

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

Village Coop Subdivision Concept Plan Amendment
Project Name

On the subject property located at

Southeast corner of Highway 66 and Alpine Street
Site Address or Location Description

The letter was sent on: 01/06/2021
Date of Mailing

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

I certify that the foregoing information is true and correct.

Erin Fosdick

Signature

Erin Fosdick
Printed Name

01/06/2020
Date



CITY OF LONGMONT | Planning Division

January 6, 2021

Notice of Neighborhood Meeting

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 escribanos a longmont.planning@longmontcolorado.gov, para así hacer los pertinentes arreglos.

Village Co-op Subdivision Concept Plan Amendment

Proposal: A concept plan amendment for a residential development of 16 duplex or single family detached dwellings on 8 or 16 lots.

Project Location: Southeast corner of Highway 66 and Alpine Street.

When: January 28, 2021 at 6:00 pm

Where: This neighborhood meeting is being held remotely. Watch the meeting livestream at:

<https://bit.ly/LongmontYoutubeLive>

Questions and comments will be taken during the meeting. Anyone wishing to speak during the meeting will need to watch the livestream of the meeting for instructions about how to call in to participate at the appropriate times. Instructions will be given during the meeting and displayed on the screen when it is time to call in to provide comments or ask questions. Speakers will be asked to state their name and address for the record prior to proceeding with their comments. (Please remember to mute the livestream when you are called upon to speak.)

If you want to provide comments or questions prior to the meeting, please send those to the Planning Division: longmont.planning@longmontcolorado.gov.

Property Owner: Real Estate Equities Homes – Longmont LLC

Applicant: Joel Seamons, Rocky Ridge Civil Engineering

Background: These properties were annexed to the City of Longmont in 2006 and are currently zoned Residential Mixed Neighborhood (R-MN); this zoning district permits a variety of residential uses, including single-family detached and duplexes. Subsequent to the property being annexed, the Village Co-op subdivision plat and final development plan was approved for nine buildable lots. Since that time, the Village Cooperative has been constructed on one of the lots. There are eight (8) remaining lots that were originally intended for single-family detached homes. The applicant is pursuing a concept plan amendment to allow 16 duplex or single-family detached dwellings; an amendment is required since the original plan contemplated eight units, rather than 16.

Future Meetings:

The City Council is the decision making body on concept plan amendment applications; the Planning & Zoning Commission provides a recommendation on these types of applications. If this project submits an application and

goes through the full development review process, public hearings with the Planning & Zoning Commission and City Council, will take place.

Additional notification of public hearings before the Planning & Zoning Commission and City Council will be provided, as required by City regulations. If you have questions regarding the neighborhood meeting, the development review process, code requirements, or other specific items, please reach out to the contacts identified below.

Applicant Contact(s):

Joel Seamons
Rocky Ridge Civil Engineering
303-651-6626
joel@rockyridgecivil.com

City Staff Contact:

Erin Fosdick, Principal Planner
City of Longmont, Planning Division
303-651-8336
erin.fosdick@longmontcolorado.gov

Project Map



2226 MEDFORD LLC 2060 BROADWAY 400 BOULDER, CO 80302	2370-B SANTA FE TRUST 2370 SANTA FE DR UNIT B LONGMONT, CO 80504	ACOSTA ALFONSO & JOSEPHINE T PO BOX 455 LONGMONT, CO 80502
ADAMS-CARLETON SUSAN M 2412 STEPPE DR LONGMONT, CO 80504	ADLER FAMILY TRUST 2360 SANTA FE DR UNIT A LONGMONT, CO 80504	ADOLF RUDOLPH & DEBORAH LIVING TRUST 2429 SANTE FE DR UNIT 20-D LONGMONT, CO 80504
AGA MEHERZAD F & SANAEA M 500 OLYMPIA AVE LONGMONT, CO 80504	AGUILERA WILSON & PATRICIA 650 OLYMPA AVE LONGMONT, CO 80504	ALEXANDER MATTHEW W & LISA M 2289 FRENCH CIR LONGMONT, CO 80504
ALLEN EDWARD B & SHIRLEY E 2325 BILLINGS LN LONGMONT, CO 80504	ALLISON KEVIN D & LORI A 626 OLYMPIA AVE LONGMONT, CO 80504	ALTSCHULER STEVEN P 1555 TAYLOR MOUNTAIN DR LONGMONT, CO 80503-2705
ALVARADO GEORGE ET AL 2409 FLAGSTAFF DR LONGMONT, CO 80504	ANDERSON KIRSTIN C 330 CANADIAN CROSSING DR LONGMONT, CO 80504	ANDERSON WARREN JR & LEORA NAJERA 621 BELLINGHAM PL LONGMONT, CO 80501
ANSON DARRIN W & TAMI J 625 BELLINGHAM PL LONGMONT, CO 80504	ARMSTRONG SCOTT A ET AL 2161 REDFIELD CR LONGMONT, CO 80504	BAILEY LISA CAMPBELL & DAVID R 2355 SANTA FE DR UNIT A LONGMONT, CO 80504
BAIRD JANET LEE 350 CANADIAN CROSSING DR LONGMONT, CO 80504	BALDWIN KAREN H ET AL 419 OLYMPIA AVE LONGMONT, CO 80504	BARNES MARY ANN 2429 SANTA FE DR UNIT B LONGMONT, CO 80504
BARNESLEY MICHAEL J & JACKIE L 2405 SANTA FE DR UNIT B LONGMONT, CO 80504	BASILIERE MICHELE 2379 SANTA FE DR UNIT A LONGMONT, CO 80504	BAUMAN RICHARD L & CONNIE J 2405 SANTA FE DR UNIT A LONGMONT, CO 80504-3220
BLANCHARD SEAN & DYANN GILL 2015 WINDING DR LONGMONT, CO 80504	BOEHM BRIAN EDWARD & NICOLE SUZANNE 2339 SANTA FE DR LONGMONT, CO 80504	BONSANTE DAVID A & HAK S KIM 505 OLYMPIA AVE LONGMONT, CO 80504-2320
BOWMAN PATSY L & BRUCE A 447 OLYMPIA AVE LONGMONT, CO 80504	BRABO DOMINIC HARRISON & RILEY LIN WALLACE 512 OLYMPIA AVE LONGMONT, CO 80504	BRAGG GARY & MICKLE A 600 SANDPOINT DR LONGMONT, CO 80504

BRENNA DAVID W & JOANNE F
443 OLYMPIA AVE
LONGMONT, CO 80504

BROOKS DANIEL BOONE
2338 BILLINGS LN
LONGMONT, CO 80504-2315

BUNKER NICOLE & JEFFREY
524 OLYMPIA AVE
LONGMONT, CO 80504

BURROW MARK A & JANET R
639 CORONADO PL
LONGMONT, CO 80504

CARPENTER TROY A
2413 FLAGSTAFF DR
LONGMONT, CO 80504

CHAPMAN EUN JUNG
2324 STEPPE DR
LONGMONT, CO 80504

CHUM SAURABH
1987 WINDING DR
LONGMONT, CO 80504

COFFIN TIMOTHY LUKE & COURTNEY
624 BELLINGHAM PL
LONGMONT, CO 80504

COOPER SUSAN I
2386 SANTA FE DR UNIT 4A
LONGMONT, CO 80504

CRAFT NICHOLAS J & STEPHANIE Y
324 CANADIAN CROSSING DR
LONGMONT, CO 80504

BRENNEMAN RYAN L & SHERRI R
2138 REDFIELD CIR
LONGMONT, CO 80504

BROWN ELIZABETH J
1379 CHARLES DR F-8
LONGMONT, CO 80503

BUNNELL DONALD E & BEVERLY L
2363 SANTA FE DR UNIT B
LONGMONT, CO 80504

CAINES SHANNON M REVOCABLE
TRUST
2334 BILLINGS LN
LONGMONT, CO 80501

CASEY KRISTIN L
2421 STEPPE DR
LONGMONT, CO 80504

CHIBE JONATHON NASH IRREVOCABLE
TRUST
400 N EXECUTIVE DR 105
BROOKFIELD, WI 53005
CITY OF LONGMONT
350 KIMBARK ST
LONGMONT, CO 80501-5500

COLE JOEL LENE LIVING TRUST
2394 SANTA FE DR UNIT B
LONGMONT, CO 80504

COSGROVE DAVID C & SHANNON S
2343 SANTA FE DR
LONGMONT, CO 80504

CROSSLAND AARON
2339 FLAGSTAFF DR
LONGMONT, CO 80501

BROHM MICHAEL M & KRISTEN A
2225 MEDFORD ST
LONGMONT, CO 80504

BUCHHOLZ RUTH E
2421 B SANTA FE DR
LONGMONT, CO 80504

BURKEPILE NORMA DIANE
2428 STEPPE DR
LONGMONT, CO 80504-3210

CAMPBELL RICHARD G & JEANNE A
1991 WINDING DR
LONGMONT, CO 80504

CELEDON HERIBERTO & JOSEFINA
608 OLYMPIA AVE
LONGMONT, CO 80504

CHILDERS FREDERICK K III & ANDREA
MARIE
2303 SANTA FE DR
LONGMONT, CO 80504

CLARK RANDAL
2323 SANTA FE DR
LONGMONT, CO 80504

CONCHA GLORIA
2400 FLAGSTAFF DR
LONGMONT, CO 80504

COUNTY OF BOULDER
PO BOX 471
BOULDER, CO 80306-0471

CROTEAU DEBORAH M REVOCABLE
TRUST
2131 ASTORIA LN
LONGMONT, CO 80504-9292

DANTES GAYLE 2395 SANTA FE DR UNIT A LONGMONT, CO 80504	DANZL JAMES J & KATHY J 2991 BREAKWATER DR LONGMONT, CO 80503	DAWSON MARSHALL 2006 GLENARBOR CT LONGMONT, CO 80501-2342
DEENER BRAD & JULIE 2153 REDFIELD CIR LONGMONT, CO 80504	DERN JOHN B & CARRIE A 2049 BYWOOD DR OAKLAND, CA 94602	DERR JOANN ET AL 2386 SANTA FE DR UNIT D LONGMONT, CO 80504
DESOUSA TERESA 2395 SANTA FE DR UNIT 22C LONGMONT, CO 80504	DEWITT STACY 2319 SANTA FE DR LONGMONT, CO 80504	DEXTER CAROLYN & GALYNN 2021 WINDING DR LONGMONT, CO 80504
DHIC PRAIRIE VILLAGE LLC 1341 HORTON CIR ARLINGTON, TX 76011	DICKERSON ROBIN C 2165 REDFIELD CIR LONGMONT, CO 80504	DIERKS RICHARD E & SHARLA B 2405 SANTA FE DR UNIT D LONGMONT, CO 80504
DIPAULO NICOLA R & DIAPOLO JANICE A 2451 WINDING DR LONGMONT, CO 80501	DOYLE JACQUELINE M & DANIEL P 623 CORONADO PL LONGMONT, CO 80504	DREHER CYNTHIA 2429 SANTA FE DR UNIT A LONGMONT, CO 80504
DREISBACH CAROLYN V & FRANK 2338 FLAGSTAFF DR LONGMONT, CO 80504	DURRE KARINE M 2353 FLAGSTAFF DR LONGMONT, CO 80504	ECHOHAWK FRED B & BARBARA L 2307 TUCSON CT LONGMONT, CO 80504
EHLER GORDON L & LISA R REVOCABLE TRUST 2011 WINDING DR LONGMONT, CO 80504	ELZI WILLIAM T & JESSICA 2417 STEPPE DR LONGMONT, CO 80504	EMLANO JOSEPH D & LANIE S EMLANO 2229 MEDFORD ST LONGMONT, CO 80504
ENGLE RICHARD CHARLES & GLORIA A GONZALEZ-ENGLE 2326 SANTA FE DR LONGMONT, CO 80501	ERICKSON ARON & JESSICA 2209 MEDFORD ST LONGMONT, CO 80504	FAISSAL JOSEPH C & ROSE HLAING 535 OLYMPIA AVE LONGMONT, CO 80504
FARRAR SUSAN & JEFF FAMILY TRUST 10774 E SAN SALVADOR DR SCOTTSDALE, AZ 85258	FEELEY KEVIN C 6409 THISTLE RIDGE AVE FIRESTONE, CO 80504	FELPER BRUCE & NANCY FREDERICK 2303 DILLON WAY LONGMONT, CO 80504
FONTENELLE SHAUN & RHIANNON BRINTON 614 OLYMPIA AVE LONGMONT, CO 80504	GARCIA JUAN C & MICHAELENA 2425 STEPPE DR LONGMONT, CO 80504	GERTON DONALD M & GINA M 607 OLYMPIA AVE LONGMONT, CO 80504

GIDLEY LARRY E
2320 FLAGSTAFF DR
LONGMONT, CO 80504

GOBLE CHRISTINE L & GEORGE G
2328 STEPPE DR
LONGMONT, CO 80504

GRANT WILLIAM B & PHYLLIS A
2408 STEPPE DR
LONGMONT, CO 80504

GROFF ROBERT E II ET AL
1971 WINDING DR
LONGMONT, CO 80504

GUNN LELAND L & TERRY
2318 SANTA FE DR
LONGMONT, CO 80504

HALLGRING PAMELA & LORRAINE
2315 FLAGSTAFF DR
LONGMONT, CO 80504

HARRISON JAMES R & JANICE A
2437 SANTA FE DR UNIT A
LONGMONT, CO 80504

HETHERINGTON ERICA N
2421 SANTA FE DR #16-D
LONGMONT, CO 80504

HILLMAN KELLY & DANETTE
PO BOX 992
LONGMONT, CO 80501

HOWARD REBECCA
2395 SANTA FE DR UNIT D
LONGMONT, CO 80504

GILMORE ROBERT S & JANE E
2327 SANTA FE DR
LONGMONT, CO 80504

GOSNELL JAMES E & SHELENE M
1967 WINDING DR
LONGMONT, CO 80504

GREENING RICHARD
2339 BILLINGS LN
LONGMONT, CO 80504

GROULX ANA & MARK
2447 WINDING DR
LONGMONT, CO 80504

GURUNG RABI
2027 WINDING DR
LONGMONT, CO 80504

HAMBY STEPHEN C & LOLA C
2333 BILLINGS LN
LONGMONT, CO 80504

HAUGLAND KENNETH
1013 WOODGATE CT
LONGMONT, CO 80501

HILL GREGORY R
2309 FLAGSTAFF DR
LONGMONT, CO 80504

HOGAN BRIAN & AMANDA
2217 MEDFORD ST
LONGMONT, CO 80504

HOWELL JEFFREY T & DEBORAH L
2441 STEPPE DR
LONGMONT, CO 80504

GILSON ANDREW K & JADA M
2146 REDFIELD CIR
LONGMONT, CO 80504

GRAHAM DANIEL & SUSAN
2145 REDFIELD CIR
LONGMONT, CO 80504

GRIGG JORDAN A & AMANDA G
2314 SANTA FE DR
LONGMONT, CO 80504

GRYNIEWSKI ANDREW P & VIRGINIA M
2131 MEDFORD ST
LONGMONT, CO 80504

HAHN JAMES F & CAROL S
2450 WINDING DR
LONGMONT, CO 80504

HAMILTON ROBERT T & BRENDA K
2347 BILLINGS LN
LONGMONT, CO 80504-2316

HENDERSON PEGGY E
435 OLYMPIA AVE
LONGMONT, CO 80504

HILL TERESA A
518 OLYMPIA AVE
LONGMONT, CO 80504

HOOG THOMAS W TRUST ET AL
2379 SANTA FE DR UNIT D
LONGMONT, CO 80504

HOYING LARRY PAUL & KAREN ANN
2437 SANTA FE DR UNIT D
LONGMONT, CO 80504

HUIYING CHEN TRUST 353 OLYMPIA AVE LONGMONT, CO 80504	HUNTER B KYLE & CHRISTIE A 501 OLYMPIA AVE LONGMONT, CO 80504	HUSEBY REYNOLD J & JUDITH L 604 OLYMPIA AVE LONGMONT, CO 80504
IPRENBURG ALISON 2208 TUCSON WAY LONGMONT, CO 80504	IZQUIERDO EMMA & CHIRSTINE PACHECO & PAUL JOSEPH GRIX 2359 FLAGSTAFF DR LONGMONT, CO 80504	JACKSON HARVEY W & MARILYN K 2395 SANTA FE DR UNIT B LONGMONT, CO 80504
JAGGERS SYLVIA M 2370 SANTA FE DR UNIT C LONGMONT, CO 80504	JAMES JANICE MARIE & NORMA MAE 2394 SANTA FE DR UNIT A LONGMONT, CO 80504	JDA LLC 9059 UTE HWY LONGMONT, CO 80503-9233
KAMIGAKI MARTIN T & CINDY A 2213 MEDFORD ST LONGMONT, CO 80504	KASEL RICHARD L & ISABELLE C 2387 SANTA FE DR UNIT C LONGMONT, CO 80504	KB HOME COLORADO INC 7807 E PEAKVIEW AVE STE 300 CENTENNIAL, CO 80111
KELLY EUGENE W & CYNTHIA R 2363 SANTA FE DR UNIT A LONGMONT, CO 80504	KENNEDY JOHN G & NANCY L 507 MINOT PL LONGMONT, CO 80504	KESSLER JEFFREY R & JANA C 346 OLYMPIA AVE LONGMONT, CO 80504
KHORAMMI ALI & HOSEY 2214 MEDFORD ST LONGMONT, CO 80504	KILFOILE PATRICK M REV TRST ET AL 521 SANDPOINT DR LONGMONT, CO 80504-9272	KISSINGER GERALD A & SARA B 511 MINOT PL LONGMONT, CO 80504
KISSNER MURIELLE C 455 OLYMPIA AVE LONGMONT, CO 80504	KRECKER JON F & PAMELA M VALLONE 403 OLYMPIA AVE LONGMONT, CO 80504	KRIDEL TIMOTHY C & KATHLEEN M 630 CORONADO PL LONGMONT, CO 80504
KRISTOF PAMELA 2405 SANTA FE DR UNIT C LONGMONT, CO 80504	KRUEGER BRUCE COREY 2330 BILLINGS LN LONGMONT, CO 80504	KRUEGER DIXIE R 2360 SANTA FE DR UNIT B LONGMONT, CO 80504
LACERT LESLIE J 2315 SANTA FE DR LONGMONT, CO 80504	LARA MARGARITA & SILVIA L CHAVEZ 2401 FLAGSTAFF DR LONGMONT, CO 80504	LARSEN RUSSELL R & JOANN 2437 SANTA FE DR UNIT C LONGMONT, CO 80504
LASSEN TODD 2347 SANTA FE DR LONGMONT, CO 80504	LAVELLE BETTY T 431 OLYMPIA AVE LONGMONT, CO 80504	LEE MARK S & JULIE A 632 OLYMPIA AVE LONGMONT, CO 80504

LEGRAND DAVID R SR & SHERRY A 2307 DILLON WAY LONGMONT, CO 80504	LESSO ALFREDO ZAVALA & PERLA YANET CAMPOS REYEZ 2409 STEPPE DR LONGMONT, CO 80504	LEWARCHICK ELIZABETH JEANNE 427 OLYMPIA AVE LONGMONT, CO 80504
LILLIS PATRICK & KIERSTEN 2152 REDFIELD CIR LONGMONT, CO 80504-9210	LINDGREN LEONARD S & SUSAN M S 2303 TUCSON CT LONGMONT, CO 80504	LONG JERRY & JOY 2360 SANTA FE DR UNIT C LONGMONT, CO 80504
LONGMONT VILLAGE OWNERS ASSOCIATION INC 1400 CORPORATE CENTER CURVE STE 100	LOWE GREGORY EDWARD LIVING TRUST 5409 FOOTHILLS DR BERTHOUD, CO 80513	LOWRY KENNETH D & HILDE K 632 BELLINGHAM PL LONGMONT, CO 80504
LUCIA JONETTE MARIE 2149 REDFIELD CIR LONGMONT, CO 80504	LUU NHIEU 993 GLENARBOR CIR LONGMONT, CO 80504	MACAULEY LINDEN P TRUST 2378 SANTA FE DR C LONGMONT, CO 80504
MADRIGAL JOSE & ADELA 2215 BOISE CT LONGMONT, CO 80504	MANGANO DANIEL J & JENNA M 627 CORONADO PL LONGMONT, CO 80504	MAPLES DANIEL & BRENDA 2326 BILLINGS LN LONGMONT, CO 80504
MARCHELLO ROBERT & SHEILA 2301 FRENCH CIR LONGMONT, CO 80504	MARION GARY N & KAREN J 601 OLYMPIA AVE LONGMONT, CO 80504	MARTIN JAMES J 2346 WHISTLER DR LONGMONT, CO 80504
MARTIN SHAWN M & SHELLEY L 626 CORONADO PL LONGMONT, CO 80504	MARTINEZ KURT E & MARILYN 504 MINOT PL LONGMONT, CO 80504	MAYER PAUL J & LYNNE S 2418 STEPPE DR LONGMONT, CO 80504
MCCUE FAMILY TRUST 2387 SANTA FE DR UNIT D LONGMONT, CO 80504	MCDONALD EUGENE LAWRENCE III 2379 SANTA FE DR UNIT B LONGMONT, CO 80504	MCGARVEY MEGAN M & CHARLES M WARNER 336 CANADIAN CROSSING DR LONGMONT, CO 80504
MCGIMSEY LARRY S & PAULETTE R 18755 WAGON TRL MEAD, CO 80542	MCKINNON KRYNN M 2303 FLAGSTAFF DR LONGMONT, CO 80501	MEDINA MARIA E 1407 MEEKER DR LONGMONT, CO 80501
MEFFLEY WILLIAM JACOB & LORETTA L 2432 STEPPE DR LONGMONT, CO 80504-3210	MEJIA SAUL E & ROSALINA 628 SANDPOINT DR LONGMONT, CO 80504	MELLENDEZ GREG A & TALLA M 2331 TUCSON CT LONGMONT, CO 80504

MENDEZ-RODRIGUEZ MAURICIO ET AL
2325 TUCSON CT
LONGMONT, CO 80504

MEYER GERALD D
2202 TUCSON WAY
LONGMONT, CO 80504

MEYER RICHARD SCOTT & CHRISTINE
629 BELLINGHAM PL
LONGMONT, CO 80504

MICHAEL JEAN A & ROBERT M
DONCHEZ
2416 STEPPE DR
LONGMONT, CO 80504

MICHAEL JOHN E IV & MICHELLE A &
ALISON
2979 BREAKWATER DR
LONGMONT, CO 80503-7870

MILBURN MICHAEL J & KRISTEN M
2332 FLAGSTAFF DR
LONGMONT, CO 80504

MITCHELL MARY M
410 MAIN ST
LONGMONT, CO 80501

MITCHINER ROBERT K & ETHEL W
2422 STEPPE DR
LONGMONT, CO 80504

MORRIS ANDREW D & SARA M
1975 WINDING DR
LONGMONT, CO 80504

MORRIS WILLIAM SCOTT
1021 CARRIAGE HILLS DR
BOULDER, CO 80302

MOSEY LLC
613 OLYMPIA AVE
LONGMONT, CO 80504

MOUNT JUDITH S & DOUGLAS M
2342 BILLINGS LN
LONGMONT, CO 80504

MYERS WILLIAM J JR
2424 STEPPE DR
LONGMONT, CO 80504

NAZARRO KAREN A
2420 STEPPE DR
LONGMONT, CO 80504

NICHOLS JONATHAN SCOTT &
MELISSA LOPEZ ABALOS 631
CORONADO PL
LONGMONT, CO 80501

NILES BILL & WANDA TRUST
2413 SANTA FE DR UNIT A
LONGMONT, CO 80504

NITTMANN KURT
2354 BILLINGS LN
LONGMONT, CO 80504

NORR STEPHEN F
1905 15TH ST 33
BOULDER, CO 80306

OBRIEN TIMOTHY P & LISA M
2412 REDWOOD CT
LONGMONT, CO 80503

ODONOHUE MICHAEL J & KIM R
2344 FLAGSTAFF DR
LONGMONT, CO 80504

OLBERDING JACQUELINE J LIVING
TRUST
2387 SANTA FE DR A
LONGMONT, CO 80501

ORTON CHRISTOPHER D
2327 FLAGSTAFF DR
LONGMONT, CO 80504

OSTER DONL & SONYA
2133 BOISE CT
LONGMONT, CO 80504

OTT SARA E & JASON PAUL OTT
2577 BLUESTEM WILLOW DR
LOVELAND, CO 80538

OUDET PAULE A
2450 SAN MIGUEL DR
WALNUT CREEK, CA 945966038

PALMER KATHERINE L & ADAM
503 MINOT PL
LONGMONT, CO 80504

PAUL MYRON B
604 SANDPOINT DR
LONGMONT, CO 80504

PELTIER DOUGLAS & BARBARA
2378 SANTA FE DR UNIT B
LONGMONT, CO 80504

PERRIGO RONALD W & CONSTANCE C
407 OLYMPIA AVE
LONGMONT, CO 80504

PETERS KENNETH E & CONNIE L TYLER
2371 SANTA FE DR UNIT B
LONGMONT, CO 80504

PLEASANT VALLEY HOMEOWNERS
ASSOCIATION

1155 S MAIN ST

LONGMONT, CO 80501

POKORNY JOYCE P

644 OLYMPIA AVE

LONGMONT, CO 80504

PRAIRIE VILLAGE 2015 LLC

1720 S BELLAIRE ST STE 1209

DENVER, CO 80222-4336

PRAST EVAN & TARA

2333 FLAGSTAFF DR

LONGMONT, CO 80504

QUAN MARY & YOUNG

PO BOX 2672

TRINITY, TX 758622672

RANNEY JACK W ET AL

2387 SANTA FE DR UNIT B

LONGMONT, CO 80504-3269

REAL ESTATE EQUITIES HOMES -
LONGMONT LLC

1400 CORPORATE CENTER CURVE
SUITE 100

REYES EGLANTINA

2355 BILLINGS LN

LONGMONT, CO 80504

ROAM JOHN E JR & CATHERINE L

2319 TUCSON CT

LONGMONT, CO 80504

ROSENBLATT CHARLENE TRUST

2666 PARK LAKE DR

BOULDER, CO 80301

PLEASANT VALLEY LLC

428 KIMBARK ST

LONGMONT, CO 80501

POPOV MARIN ALEX REVOCABLE
LIVING TRUST

349 OLYMPIA AVE

LONGMONT, CO 80504-2327

PRAIRIE VILLAGE OWNERS
ASSOCIATION INC

PO BOX 17490

BOULDER, CO 80308

PRATER MARY

2360 SANTA FE DR UNIT D

LONGMONT, CO 80504

RADKE CHRISTOPHER F

14072 ROARING FORK CIR

BROOMFIELD, CO 800233928

RAYMER HOLLY E & WILLIAM H

2429 STEPPE DR

LONGMONT, CO 80504

REED KELLY C & NOELLE C

633 BELLINGHAM PL

LONGMONT, CO 80504

RICHEY DORIS J LIVING TRUST

2394 SANTA FE DR UNIT D

LONGMONT, CO 80504

ROBERTS TODD DALE & LISA MARIE

622 CORONADO PL

LONGMONT, CO 80504

ROSINSKI NICHOLAS & MICHELLE

625 OLYMPIA AVE

LONGMONT, CO 80504

PLEASANT VALLEY MASTER
ASSOCIATION INC

1155 S MAIN ST

LONGMONT, CO 80501

POWELL KENNETH A & ROXANNE E

506 OLYMPIA AVE

LONGMONT, CO 80504

PRAIRIE VILLAGE SOUTH
HOMEOWNERS ASSOC INC

3600 S YOSEMITE ST STE 400

DENVER, CO 80237

PRIMEAU MICHAEL A & JOAN R

2339 WHISTLER DR

LONGMONT, CO 80504

RAGIN HOWARD & SALLY LYONS

2410 STEPPE DR

LONGMONT, CO 80504

REA LIVING TRUST

620 BELLINGHAM PL

LONGMONT, CO 80504

REEME TIMOTHY M & RENE SINGER
REEME

2206 MEDFORD ST

LONGMONT, CO 80504

RICHFIELD HOMES LLC

428 KIMBARK ST

LONGMONT, CO 80501

ROBINSON GARY L & KARI L

638 OLYMPIA AVE

LONGMONT, CO 80504

SALL JENI

2371 SANTA FE DR UNIT A

LONGMONT, CO 80504

SANBORN LOIS G REV TRUST OF 2001
2437 SANTA FE DR B
LONGMONT, CO 80504

SANDOVAL LAURA RAE
2378 SANTA FE DR
LONGMONT, CO 80504

SAVOYE JASON T
2386 SANTA FE DR B
LONGMONT, CO 80504

SCHEER AMY J
2405 FLAGSTAFF DR
LONGMONT, CO 80504

SCHMAUSS MARTHA J & RICHARD A
METZGER
411 OLYMPIA AVE
LONGMONT, CO 80504

SCHOTT JOHN F TRUST UTAD 7/9/1996
3098 S LAKERIDGE TR
BOULDER, CO 80302

SCHWARTZ MICHAEL BRANDON & AMY
N
645 OLYMPIA AVE
LONGMONT, CO 80504

SEALE SANDRA M
2414 STEPPE DR
LONGMONT, CO 80504

SEGHIERI GARY MICHAEL & PAMELA
CONNIE
628 BELLINGHAM PL
LONGMONT, CO 80504

SEKICH DONNA L TRUST
2370 SANTA FE DR UNIT D
LONGMONT, CO 80501

SHARP SUSAN KAY
415 OLYMPIA AVE
LONGMONT, CO 80504

SHATTUCK DAVID S & VALERIE R
635 CORONADO PL
LONGMONT, CO 80504

SHERMAN DEBRAH S
2128 MEDFORD ST
LONGMONT, CO 80504

SIDAS JOSE SR & MARY A
508 MINOT PL
LONGMONT, CO 80504

SILVA ARTURO ET AL
2330 SANTA FE DR
LONGMONT, CO 80504

SOUHRADA ELIZABETH A
2386 SANTA FE DR UNIT C
LONGMONT, CO 80504

SOUTH LUTHER & GRETCHEN
602 WALNUT BEND LN
HOUSTON, TX 77042

SPANO HELENE
637 OLYMPIA AVE
LONGMONT, CO 80504

SPRING CREEK APARTMENTS
320 HOMESTEAD PARKWAY
LONGMONT, CO 80504

SPRING CREEK APARTMENTS LLLP
1228 MAIN ST
LONGMONT, CO 80501

SPRINGER MATT & JANA KARASKOVA
1703 WHITEHALL DR UNIT 5D
LONGMONT, CO 80504

ST ONGE RENE F & TAMMY K
2321 FLAGSTAFF DR
LONGMONT, CO 80504

STARK JENNIFER L & JEFFREY D
2308 FLAGSTAFF DR
LONGMONT, CO 80504

STERKEL BARBARA E
2426 STEPPE DR
LONGMONT, CO 80504

STEVENSON BRENT W
15998 HUMBOLDT PEAK DR
BROOMFIELD, CO 80023

STRAND BEVERLY EDWANDA TRUST
2489 SANTA FE DR APT B
LONGMONT, CO 80504

SULAIMAN MARETTA & ABDULLA M
2313 TUCSON CT
LONGMONT, CO 80504

SULLIVAN LAURA A
423 OLYMPIA AVE
LONGMONT, CO 80504-2332

SULLIVAN TIMOTHY E LIVING TRUST
3560 HILL CIR
COLORADO SPRINGS, CO 80904

SWEDBURG L THOMAS & BONNELL F
631 OLYMPIA AVE
LONGMONT, CO 80504

TALBOT MELDON L & SHANNA B H
651 OLYMPIA AVE
LONGMONT, CO 80504

TARRANT JEANINE M
439 OLYMPIA AVE
LONGMONT, CO 80504

TBR LLC
PO BOX 728
NIWOT, CO 80544

TERRELL DONALD D & LINDA R
2370 SANTA FE DR UNIT A
LONGMONT, CO 80504

TESSENDORF SARAH
2134 ASTORIA LN
LONGMONT, CO 80504

THOMAS KYLE R & JESSICA K
2350 BILLINGS LN
LONGMONT, CO 80504

TICE KARL EDWARD
1843 JEWEL DR
LONGMONT, CO 80501

TORGESON ELIZABETH L
2417 FLAGSTAFF DR
LONGMONT, CO 80504

TRAMMELL MICHAEL S & ANNETTE E
2326 FLAGSTAFF DR
LONGMONT, CO 80504

TROTTER DONNA B
2295 FRENCH CIR
LONGMONT, CO 80504

TRUNCK STEPHEN P & SHANNON C
HASSENBUSCH
2437 STEPPE DR
LONGMONT, CO 80504

UHLES JENNIFER E & DAVID B
2331 SANTA FE DR
LONGMONT, CO 80504-2714

UTE ROAD PROPERTIES
2160 JONATHAN PLACE
BOULDER, CO 80304-1911

UTZ SANDRA S
2355 SANTA FE DR UNIT B
LONGMONT, CO 80504

VANN MARGARET W REVOC TRUST
2429 SANTA FE DR UNIT 20-C
LONGMONT, CO 80504

VILLAGE COOPERATIVE OF LONGMONT
1400 CORPORATE CENTER CURVE 100
EAGAN, MN 55121

VILLAS AT PLEASANT VALLEY
CONDOMINIUM ASSOCIATION INC
11002 BENTON ST
WESTMINSTER, CO 80020-3286

WALKER JAMES D & MARILYN J
WALKER
634 CORONADO PL
LONGMONT, CO 80504

WALLER KENNETH R & AMY B
529 OLYMPIA AVE
LONGMONT, CO 80504

WARD EDYTHE KAY TRUST
318 COTTONWOOD CT
LONGMONT, CO 80501

WEAKLAND JOYCE M & CARL L
1015 COLUMBIA PL
BOULDER, CO 80303

WHITSON CHRISTOPHER W
523 OLYMPIA AVE
LONGMONT, CO 80504

WILDERMAN TODD RANDALL &
MICHELLE LYNN ZIRGER REV TRUST
2342 WHISTLER DR
LONGMONT, CO 80504

WILSEY TIMOTHY J & JULIANA
ELIZABETH
528 SANDPOINT DR
LONGMONT, CO 80504

WILSON CONSTANCE K & STEVEN F
2230 MEDFORD ST
LONGMONT, CO 80504

WOLBERG GRACE LIVING REV TRUST
2413 SANTA FE DR UNIT B
LONGMONT, CO 80504

WOLF TRENT N
2446 WINDING DR
LONGMONT, CO 80504-2376

YELEVICH ALEKSANDR & MARGARITA &
RAISA
2404 FLAGSTAFF DR
LONGMONT, CO 80504

YOUNG RODNEY RICHARD & GELIA A
2001 WINDING DR
LONGMONT, CO 80504

ZARNOWSKI MARIAN J ET AL
2209 BOISE CT
LONGMONT, CO 80504

ZEIGLER EDWARD J & SANDRA J
624 SANDPOINT DR
LONGMONT, CO 80504

ZORTMAN ROGER & ARLENE G
2007 WINDING DR
LONGMONT, CO 80504

2435 LILLIE CT UNIT 301

2435 LILLIE CT UNIT 302

2435 LILLIE CT UNIT 303

2435 LILLIE CT UNIT 304

2435 LILLIE CT UNIT 305

2435 LILLIE CT UNIT 306

2435 LILLIE CT UNIT 307

2435 LILLIE CT UNIT 308

2435 LILLIE CT UNIT 309

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2435 LILLIE CT UNIT 311

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2435 LILLIE CT UNIT 313

2435 LILLIE CT UNIT 314

2435 LILLIE CT UNIT 315

2435 LILLIE CT UNIT 316

2435 LILLIE CT UNIT 317

2435 LILLIE CT UNIT 318

2435 LILLIE CT UNIT 201

2435 LILLIE CT UNIT 202

2435 LILLIE CT UNIT 203

2435 LILLIE CT UNIT 204

2435 LILLIE CT UNIT 205

2435 LILLIE CT UNIT 206

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2435 LILLIE CT UNIT 216

2435 LILLIE CT UNIT 217

2435 LILLIE CT UNIT 218

2435 LILLIE CT UNIT 101

2435 LILLIE CT UNIT 102

2435 LILLIE CT UNIT 103

2435 LILLIE CT UNIT 104

2435 LILLIE CT UNIT 105

2435 LILLIE CT UNIT 106

2435 LILLIE CT UNIT 107

2435 LILLIE CT UNIT 108

2435 LILLIE CT UNIT 111

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2435 LILLIE CT UNIT 114

2435 LILLIE CT UNIT 115

2435 LILLIE CT UNIT 116

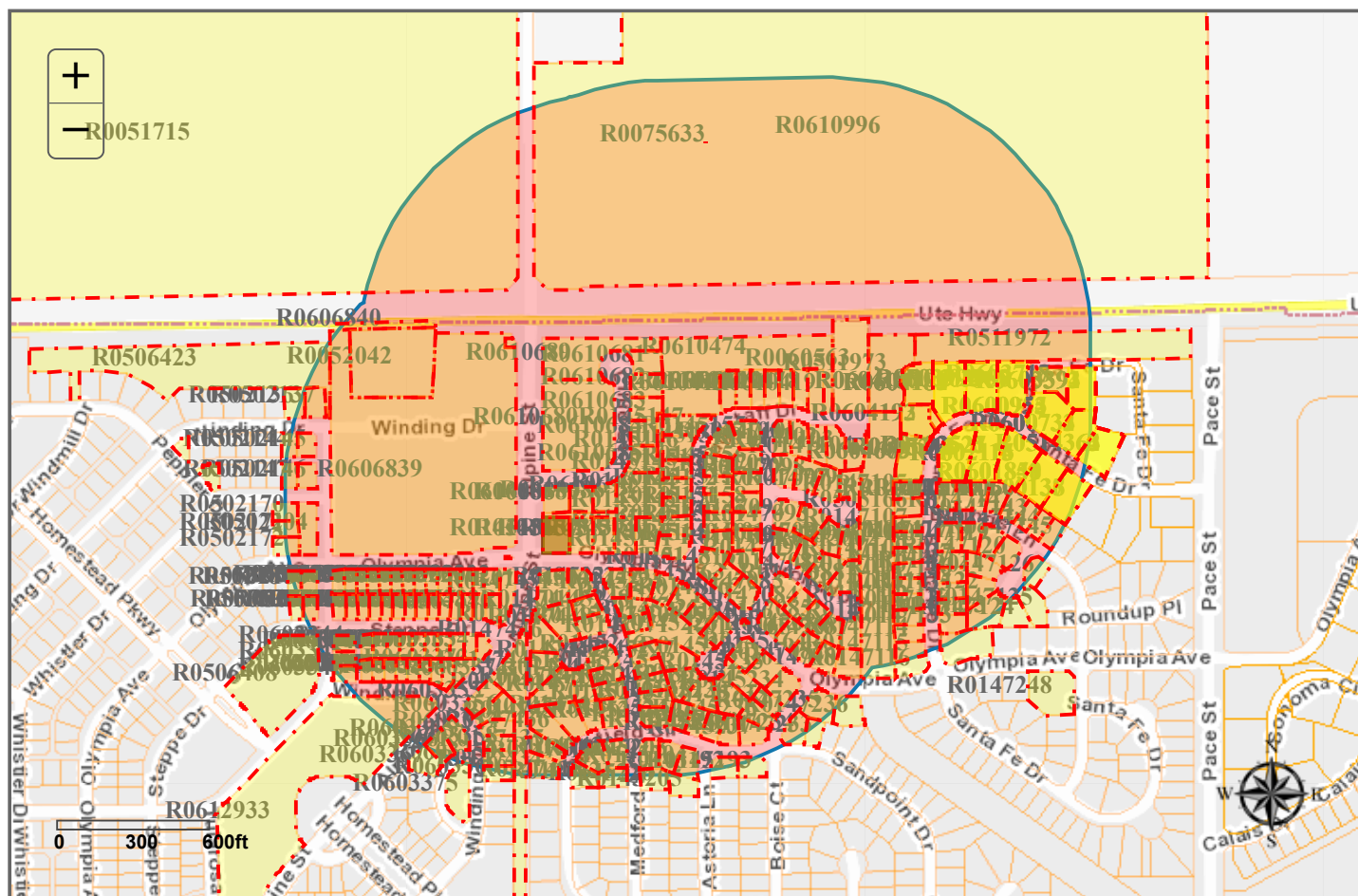
2435 LILLIE CT UNIT 117

2435 LILLIE CT UNIT 118

Report an issue (mailto:dmcdermott@bouldercounty.org;kbknight@bouldercounty.org;mmullane@bouldercounty.org?subject=Reporting an issue -- Property Search)

Property Search

Return





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

Village Co-Op Concept Plan Amendment

Project Name

for a

☒ Neighborhood Meeting

☐ Notice of Application

☐ Planning and Zoning Commission Public Hearing to be held on _____

☐ City Council Public Hearing to be held on _____

On the subject property located at

Southeast corner of Hwy 66 & Alpine Street

Site Address or Location Description

Attach photos of posting:



Highway 66 frontage



Alpine Street frontage

I certify that the foregoing information is true and correct.

Ava Pecherzewski
Signature

January 14, 2021
Date

EXHIBIT B
Concept Plan

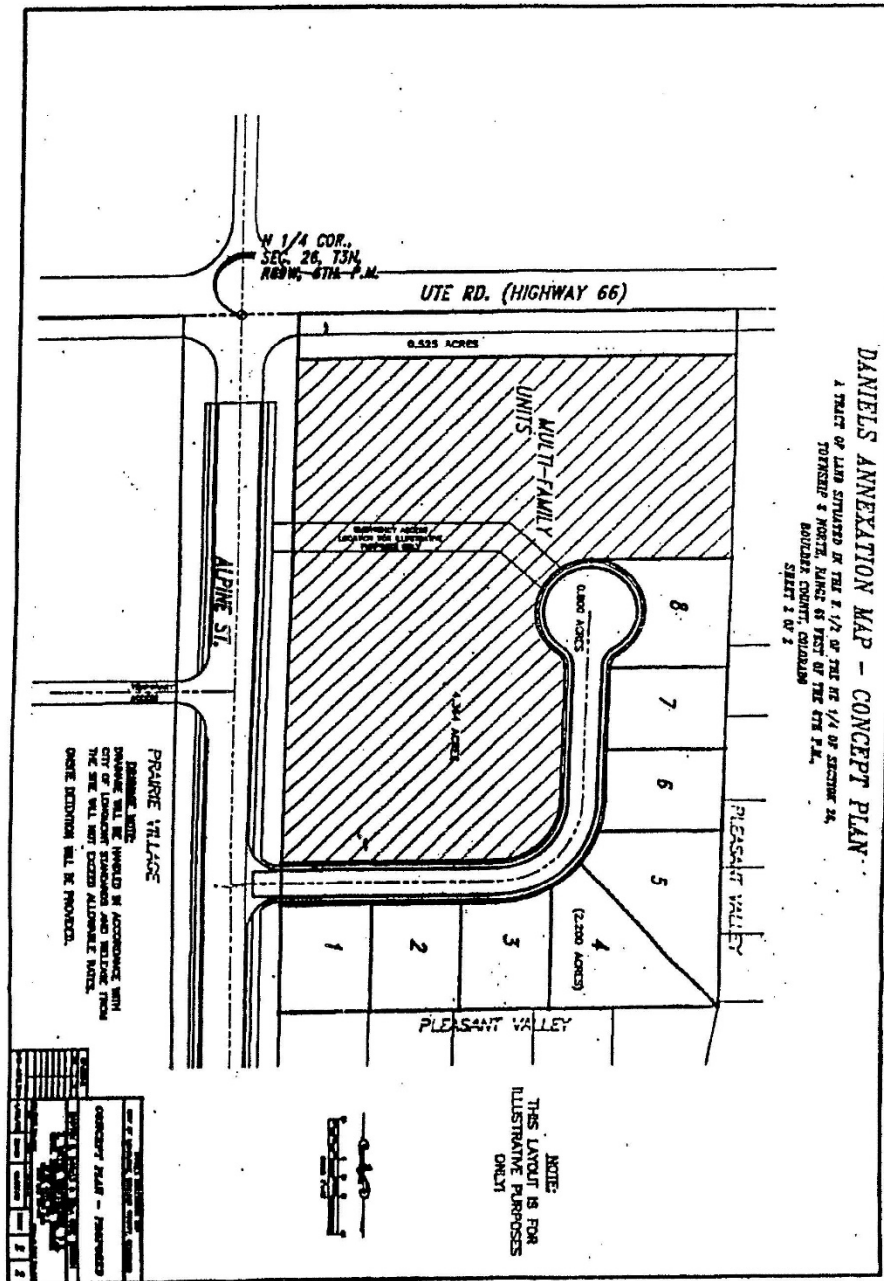
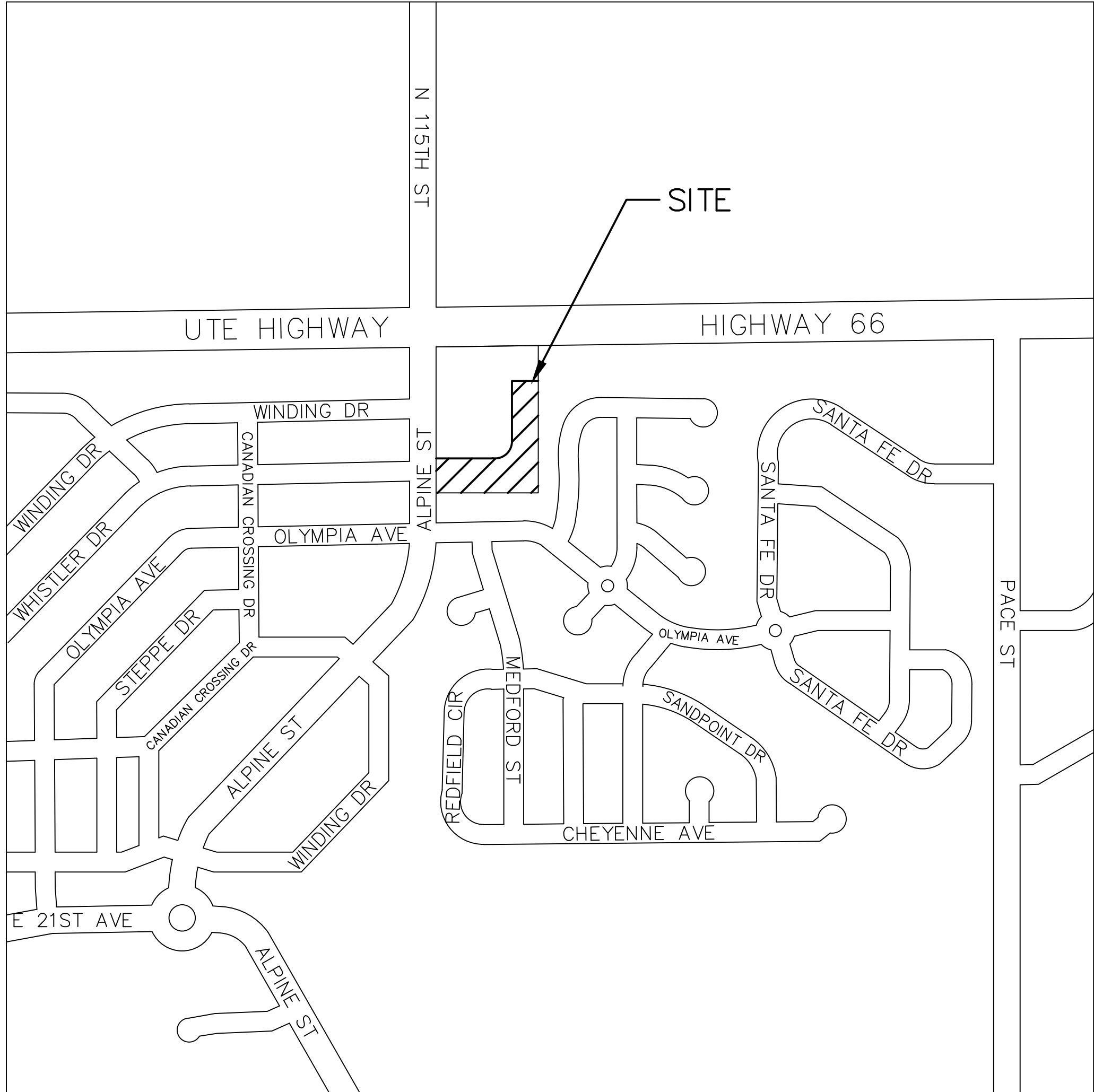


Figure B (Daniels Annexation Concept Plan)

DANIELS ANNEXATION CONCEPT PLAN AMENDMENT

SITUATED IN THE WEST HALF OF THE NORTHEAST QUARTER OF SECTION 26, TOWNSHIP 3 NORTH, RANGE 69 WEST OF THE 6TH P.M., CITY OF LONGMONT, COUNTY OF BOULDER, STATE OF COLORADO



LEGAL DESCRIPTION:

LOTS 2-9, VILLAGE CO-OP SUBDIVISION, SAID DESCRIBED PARCEL OF LAND CONTAINS 1.86 ACRES, MORE OR LESS (±).

BENCHMARK

BENCHMARK: N.E. CORNER OF UTE HWY 66 AND PACE ST. (N. 119TH), 32.8' S OF FENCE, 25' E. OF CL OF FIELD ENTRANCE RD, 73' N. OF CL OF UTE HWY, AND 19.5' N. OF SIG. POLE CITY OF LONGMONT BENCHMARK "G1" ELEV=5037.97 (NAVD88)

LAND USE SUMMARY

lot #	address (Lillie Ct)	parcel #	area	
			SF	AC
2	2466	120526040002	10,906	0.25
3	2458	120526040003	10,470	0.24
4	2450	120526040004	10,057	0.23
5	2442	120526040005	10,102	0.23
6	2434	120526040006	10,766	0.25
7	2418	120526040007	9,560	0.22
8	2410	120526040008	9,000	0.21
9	2402	120526040009	10,046	0.23
			80,907	1.86

ZONING

EXISTING AND PROPOSED - R-MN (RESIDENTIAL - MIXED NEIGHBORHOOD)

BASIS OF BEARINGS

ASSUMING THE WEST LINE OF SAID NE1/4 AS BEARING SOUTH 00°19'39" EAST BEING A GRID BEARING OF THE COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE, NORTH AMERICAN DATUM 1983/2011, A DISTANCE OF 2653.87 FEET WITH ALL OTHER BEARINGS CONTAINED HEREIN RELATIVE THERETO.

THE LINEAL DIMENSIONS AS CONTAINED HEREIN ARE BASED UPON THE "U.S. SURVEY FOOT."

FLOODPLAIN STATEMENT

ENTIRE PROPERTY IS IN FLOOD ZONE "X", "ARE OF MINIMAL FLOOD HAZARD" PER FEMA FLOOD MAP
08013C0300J "PANEL NOT PRINTED: REVISED 12/18/2012.

VICINITY MAP

NOT TO SCALE

SHEET INDEX

- C1 COVER SHEET
C2 SITE PLAN
C3 MULTIMODAL PLAN
L1 LANDSCAPE MASTER PLAN
L2 DETAILED LANDSCAPE PLAN



Know what's **below**.
Call before you dig.

PROPERTY OWNERS DEDICATION AND ACKNOWLEDGMENT

REAL ESTATE EQUITIES HOMES LONGMONT, LLC, BEING THE OWNER(S) OF THE LAND DESCRIBED HEREBY APPROVE THIS
CONCEPT PLAN AMENDMENT.. ALL CONDITIONS, TERMS, AND SPECIFICATIONS DESIGNATED OR DESCRIBED ON THIS
DOCUMENT SHALL BE BINDING ON THE OWNERS, THEIR HEIRS, SUCCESSORS AND ASSIGNS.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS AND SEALS THIS _____ DAY OF _____, 20__

PROPERTY OWNER OR ASSIGNEE

NOTARY CERTIFICATE:

STATE OF COLORADO)
COUNTY OF BOULDER) SS


BY _____
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME
THIS ____ DAY OF _____, 20__
_____.

MY COMMISSION EXPIRES _____, _____
NOTARY PUBLIC

ADDRESS OF NOTARY: _____

ENGINEER'S CERTIFICATE

"I HEREBY CERTIFY THAT THESE PLANS FOR LOTS 2-9 VILLAGE CO-OP SUBDIVISION WERE PREPARED BY ME (OR UNDER MY DIRECT SUPERVISION) IN ACCORDANCE WITH THE LATEST EDITION OF THE CITY OF LONGMONT DESIGN STANDARDS AND CONSTRUCTION SPECIFICATIONS FOR THE OWNERS THEREOF."

[illegible]

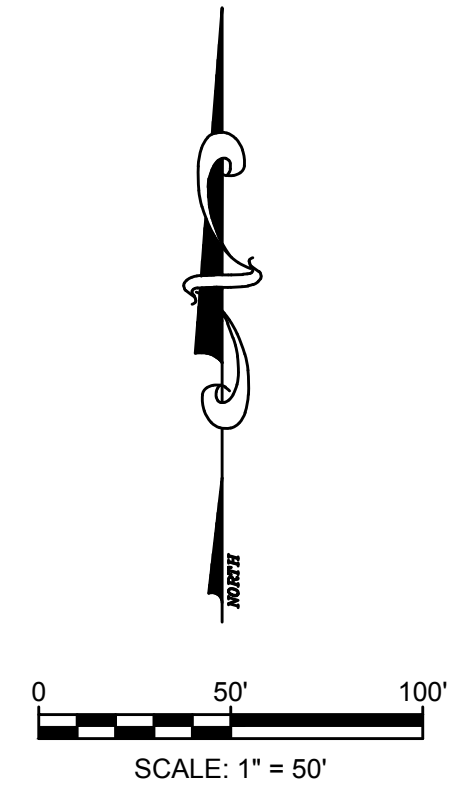
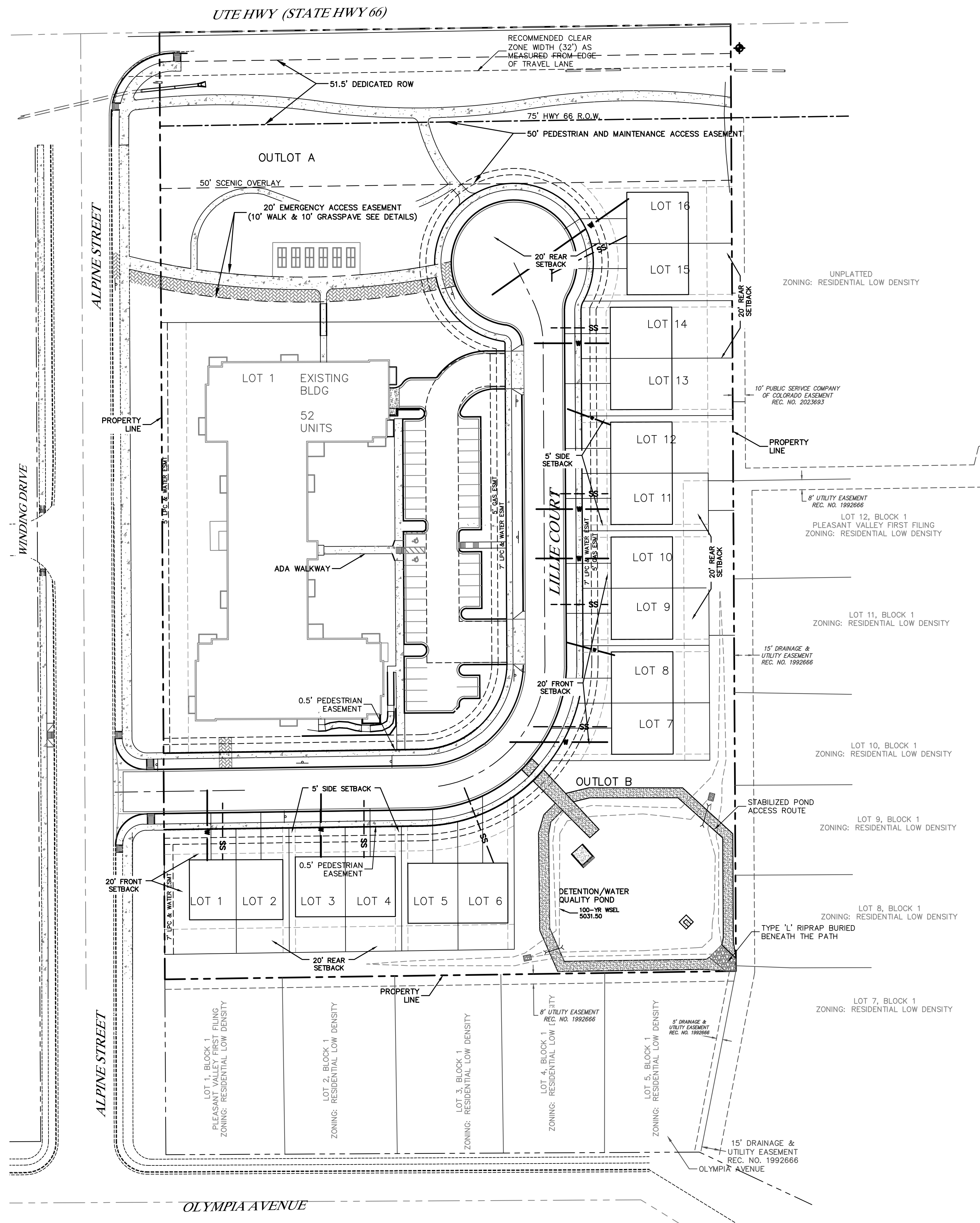
**Rocky Ridge
Civil Engineering**

420 21st Ave, Suite 101
Longmont, CO 80501
303.651.6626
<http://rockyridgecivil.com>

DANIELS ANNEXATION CONCEPT PLAN AMENDMENT

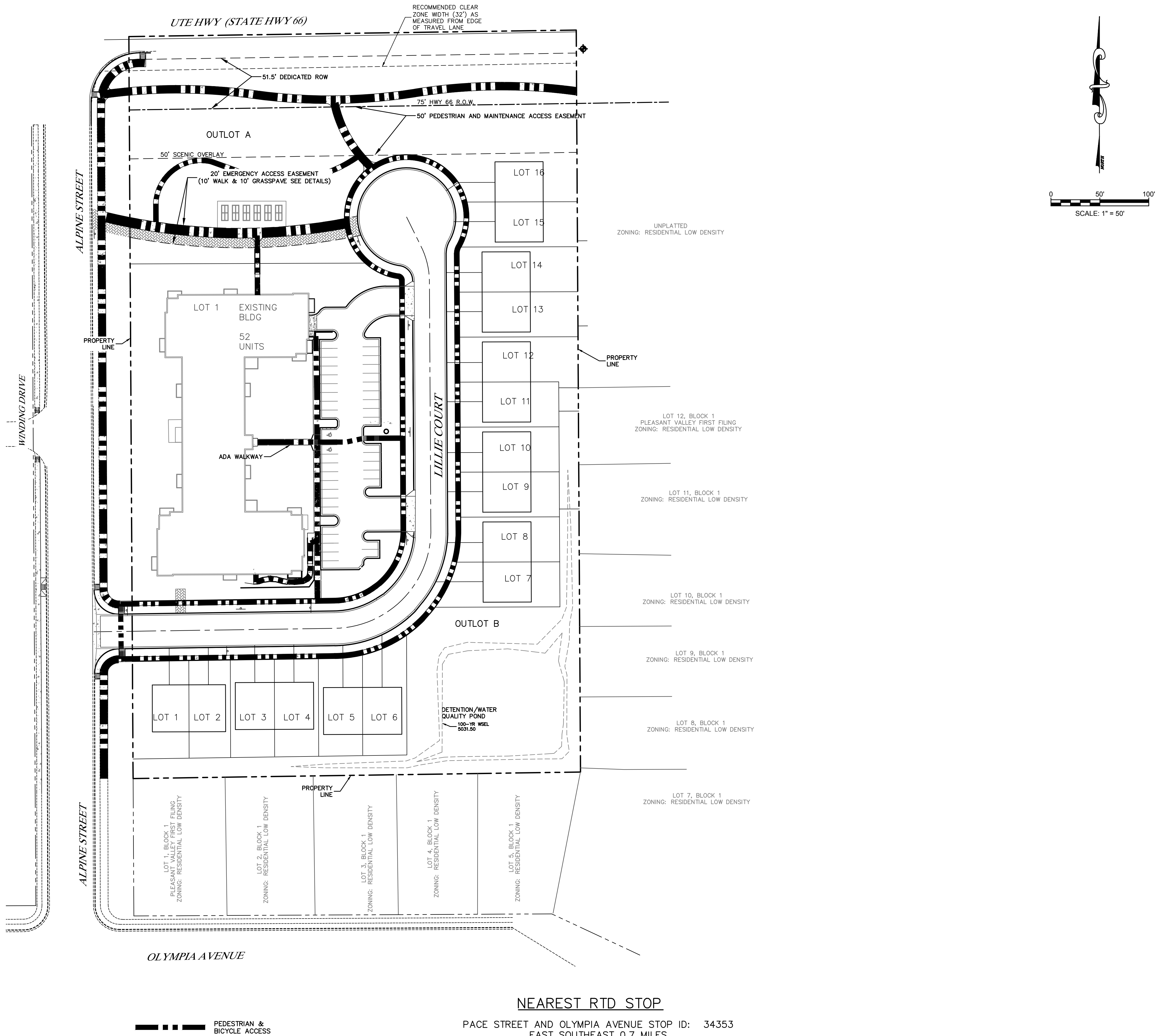
CONCEPT PLAN AMENDMENT COVER SHEET	DATE 8/11/21	CAD NO 847IBASE	JOB NO 847-1
---------------------------------------	-----------------	--------------------	-----------------

SHEET NO
C1



OFF STREET PARKING NOTE

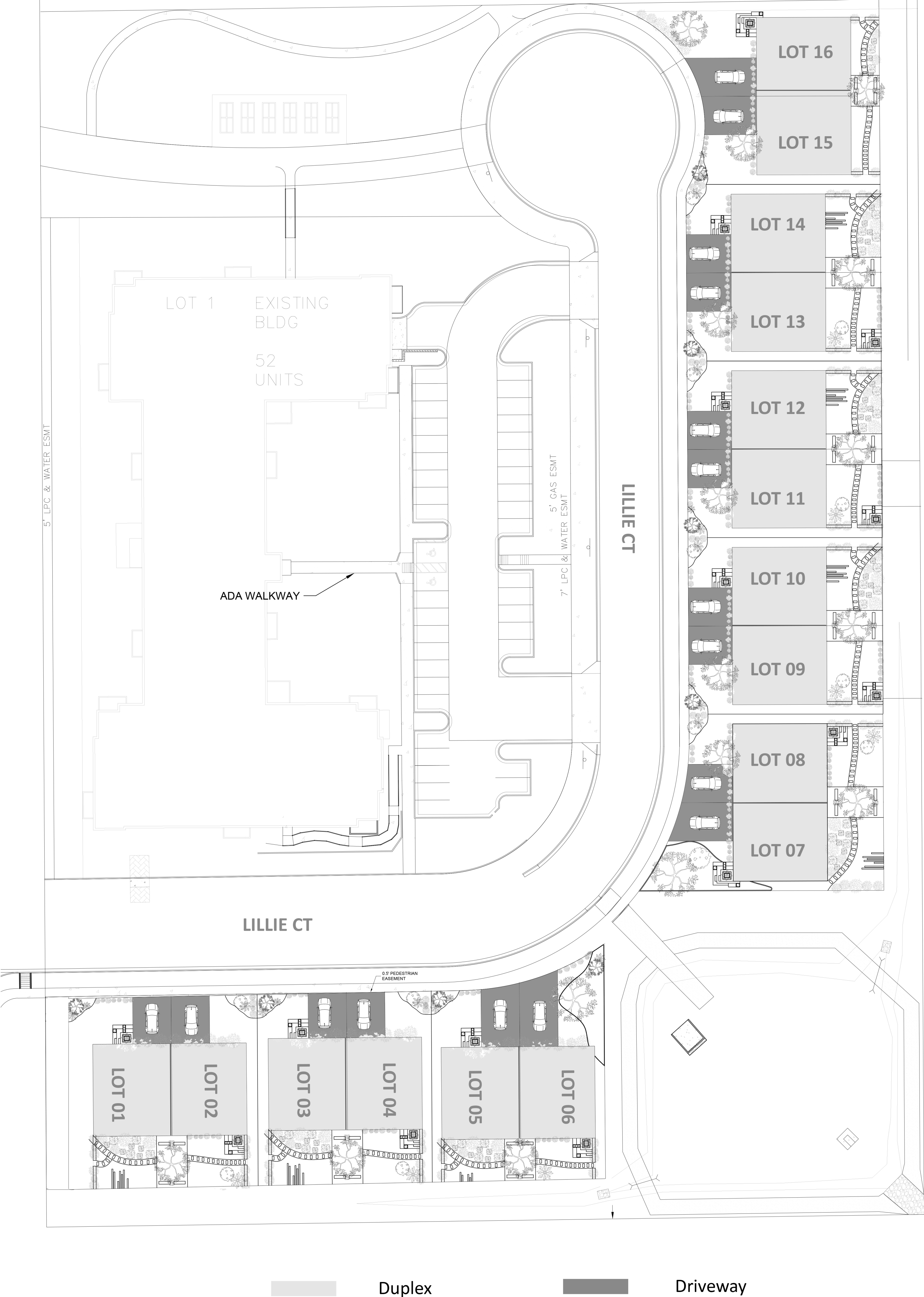
1. THE SHORTEST DRIVEWAY OF THESE 16 UNITS IS 22', THEREFORE, ONE CAR CAN FIT IN THE DRIVEWAY AND ONE CAR CAN FIT IN THE GARAGE.



DANIELS ANNEXATION CONCEPT PLAN AMENDMENT				JOB NO 847-1	
CONCEPT PLAN AMENDMENT MULTIMODAL PLAN				CAD NO 8471BASE	
DATE 8/11/21				DATE 8/11/21	
SHEET NO C3				NO. DATE	
				DESCRIPTION	
				BY	

Rocky Ridge
Civil Engineering

420 21st Ave, Suite 101
Longmont, CO 80501
303.651.6626
http://rockridgecivil.com



**Zuniga
Landscaping
LLC**

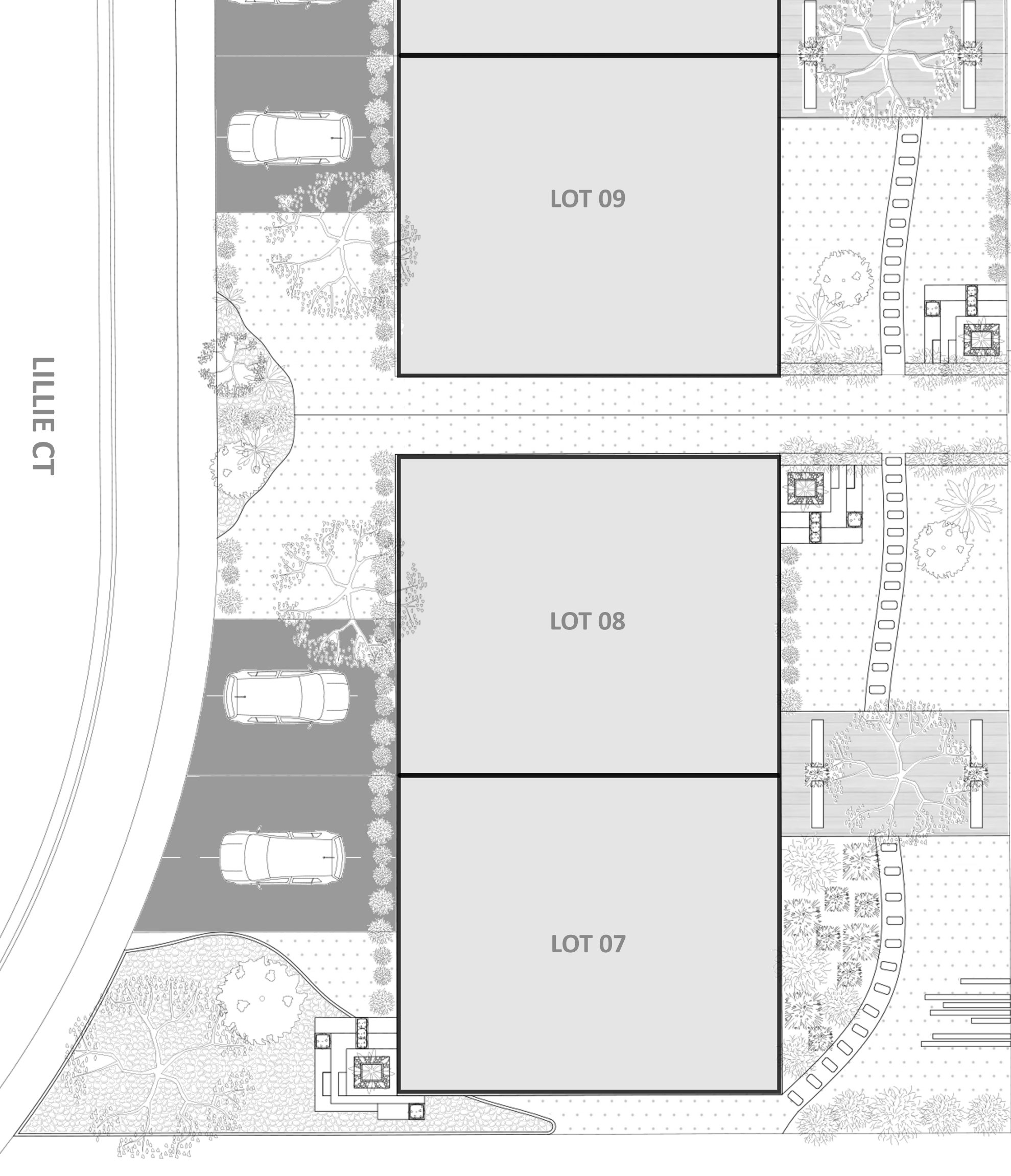
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Landscape
Master Plan

Scale:
1"= 0' - 1/32"



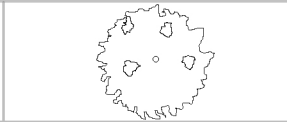


Updated Date:
8 / 11 / 21

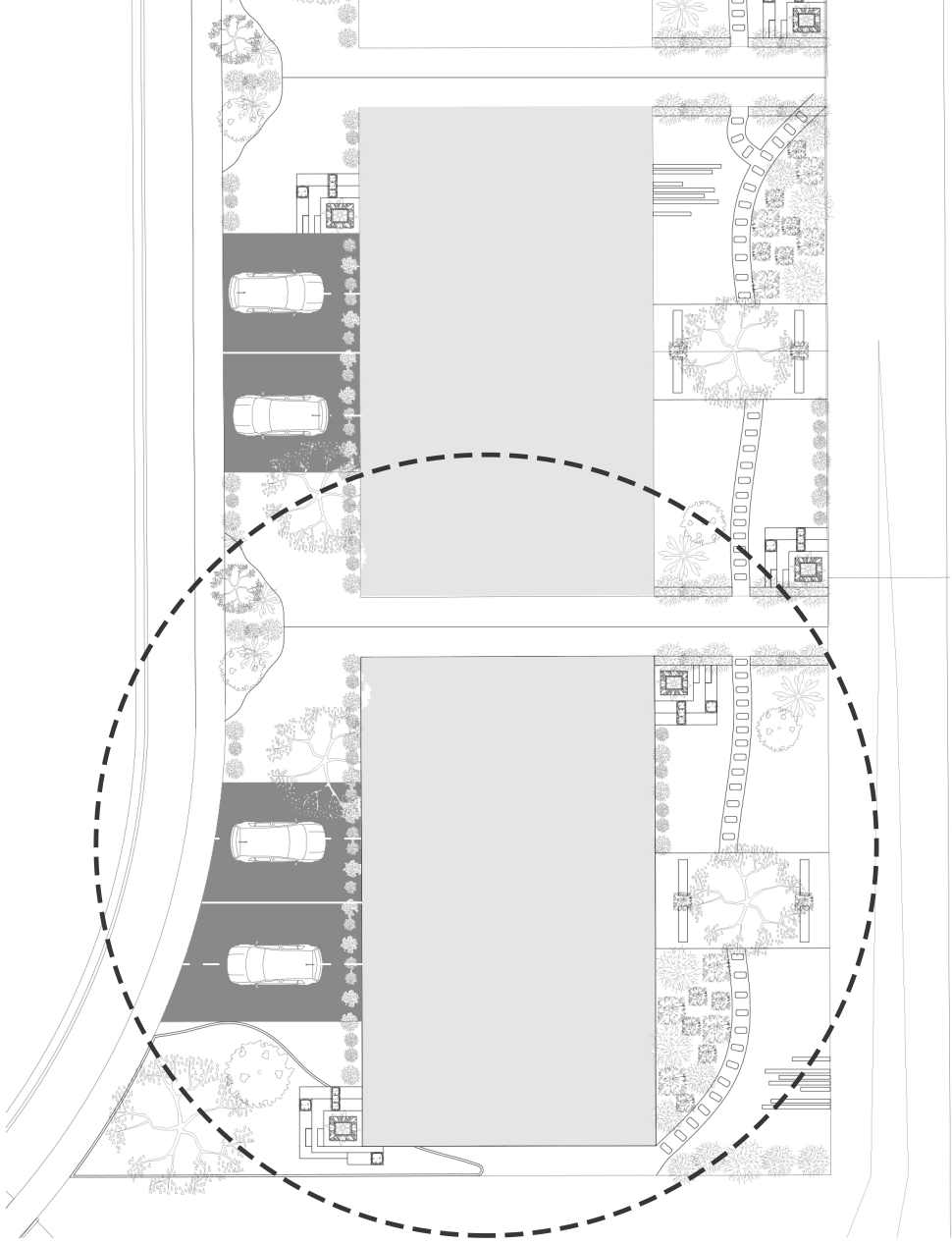
Page no:
L1

LILLIE CT



				
Pebbles	Grass	Wood	Driveway	Duplex

				
Maple	Autumn Blaze	Oak	Dogwood	Russian Sage



Zuniga
Landscaping
LLC

Title:
Detailed
Landscape Plan

Scale:
1" = 0' - 3/32 "

Date:
8 / 11 / 21

Page no:
L2