

# LOVELAND

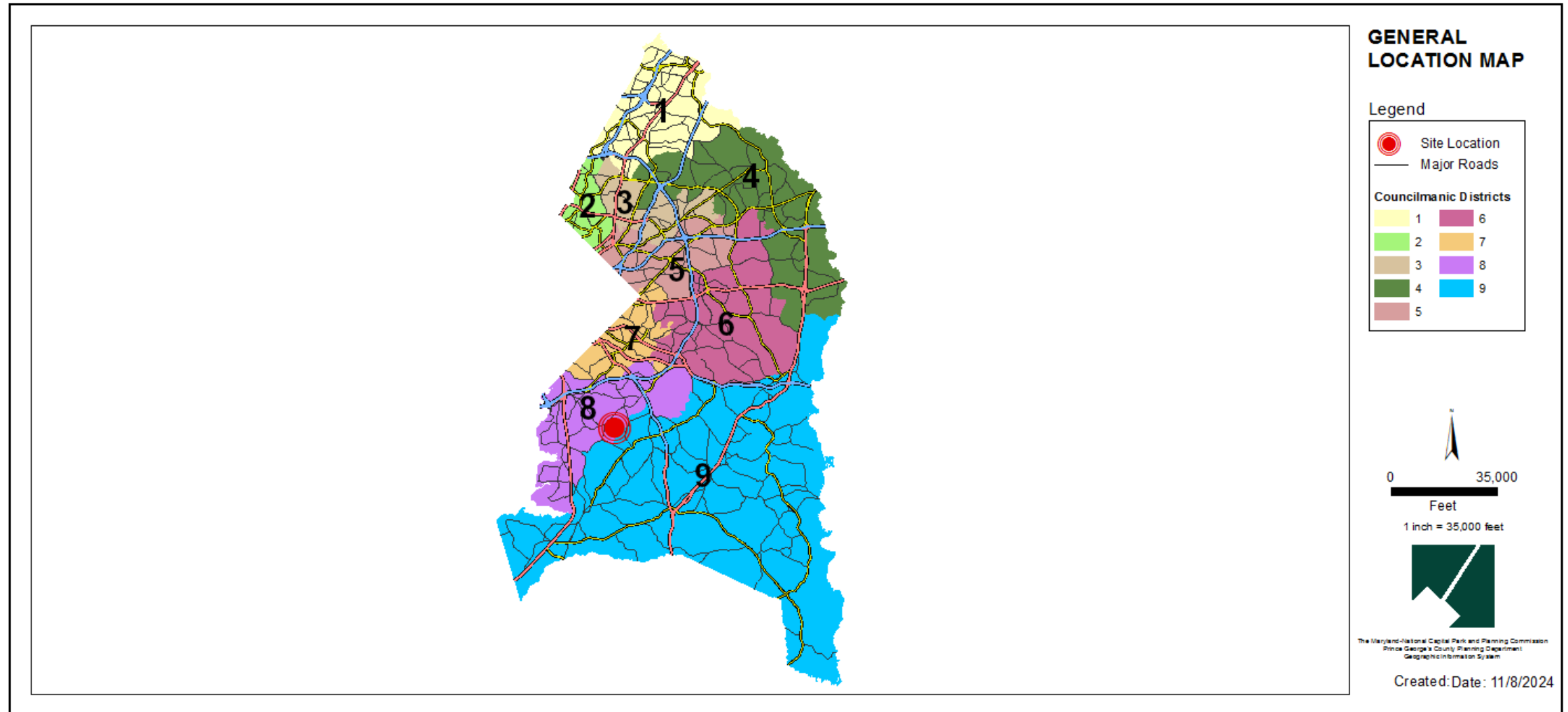
Preliminary Plan of Subdivision  
Type 1 Tree Conservation Plan TCP1-028-2024  
Staff Recommendation: APPROVAL with conditions



# GENERAL LOCATION MAP

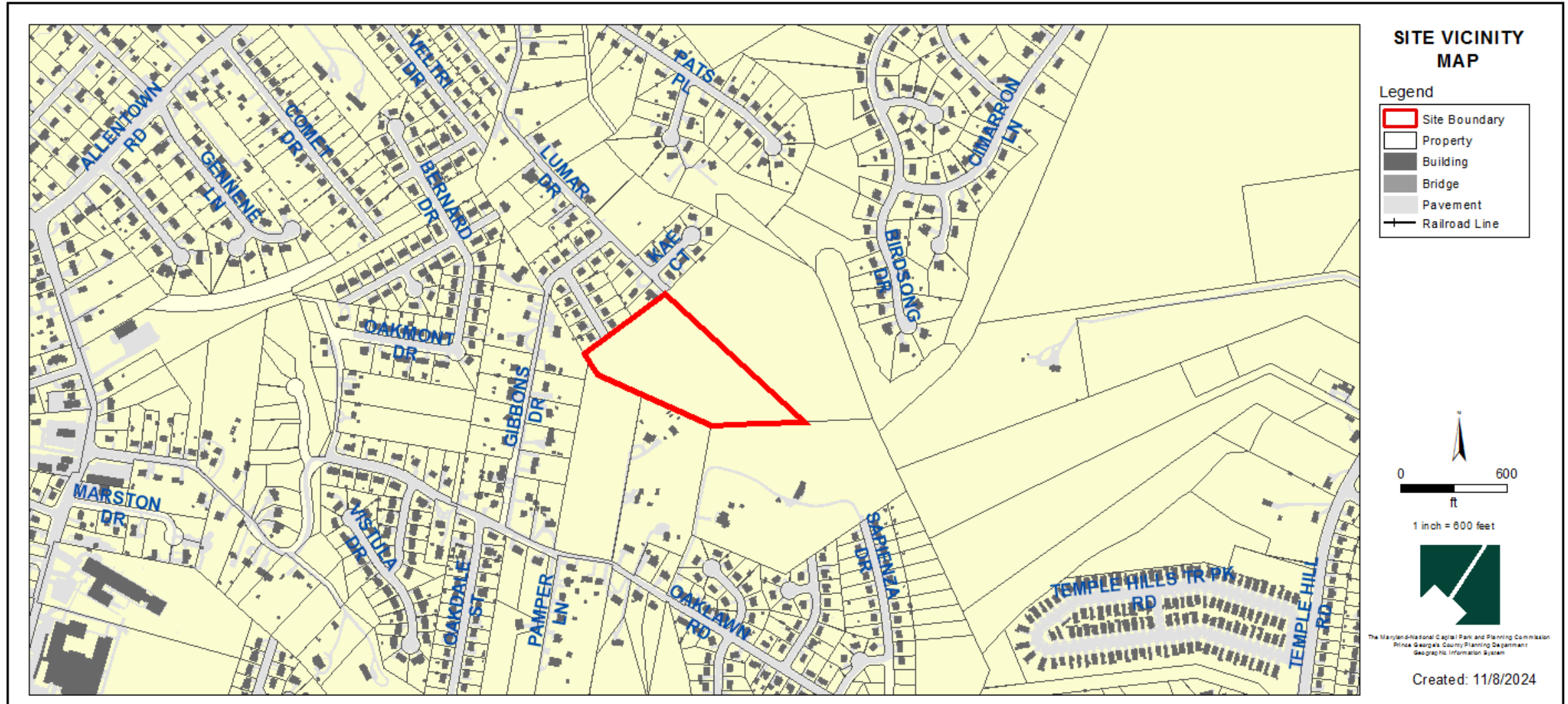
Council District: 08

Planning Area: 76B



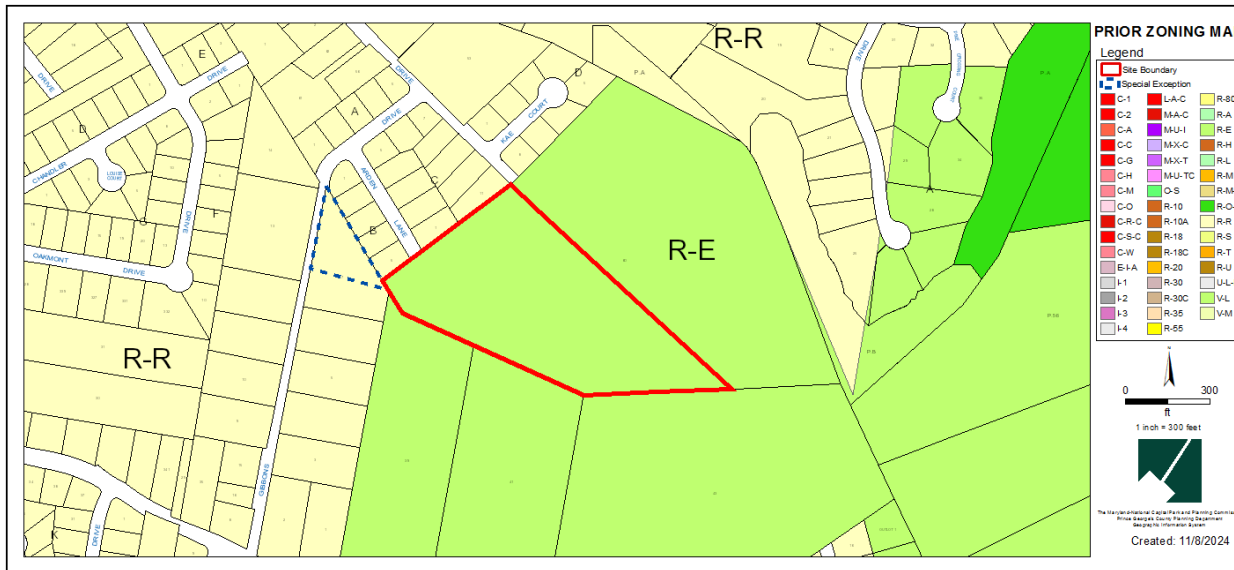


# SITE VICINITY MAP

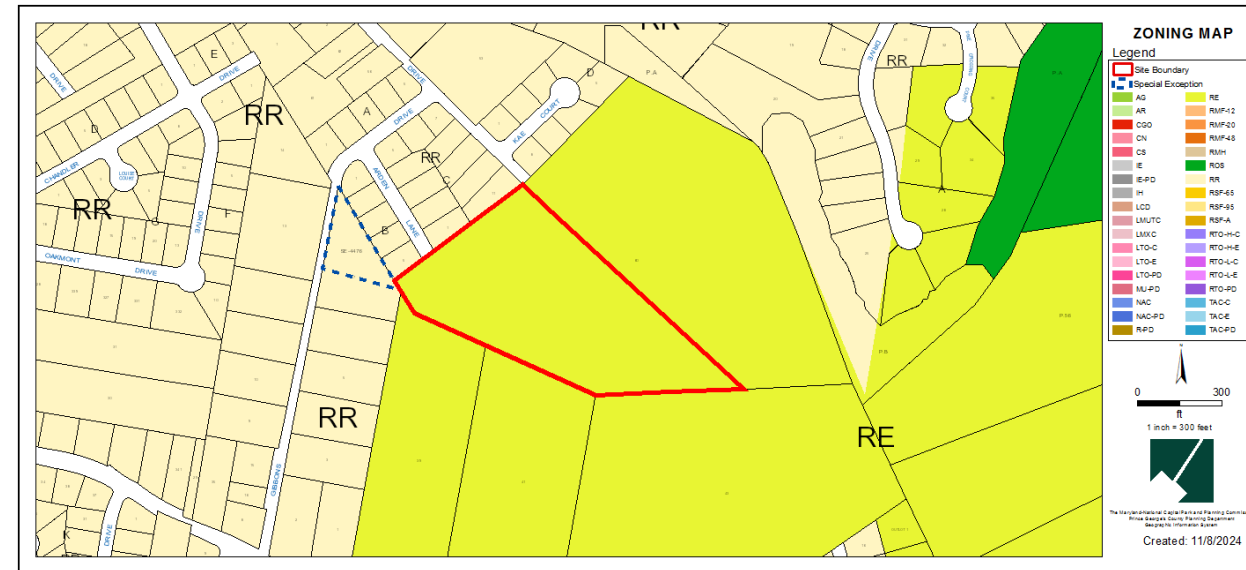


# ZONING MAP (PRIOR AND CURRENT)

Prior Zoning: R-E

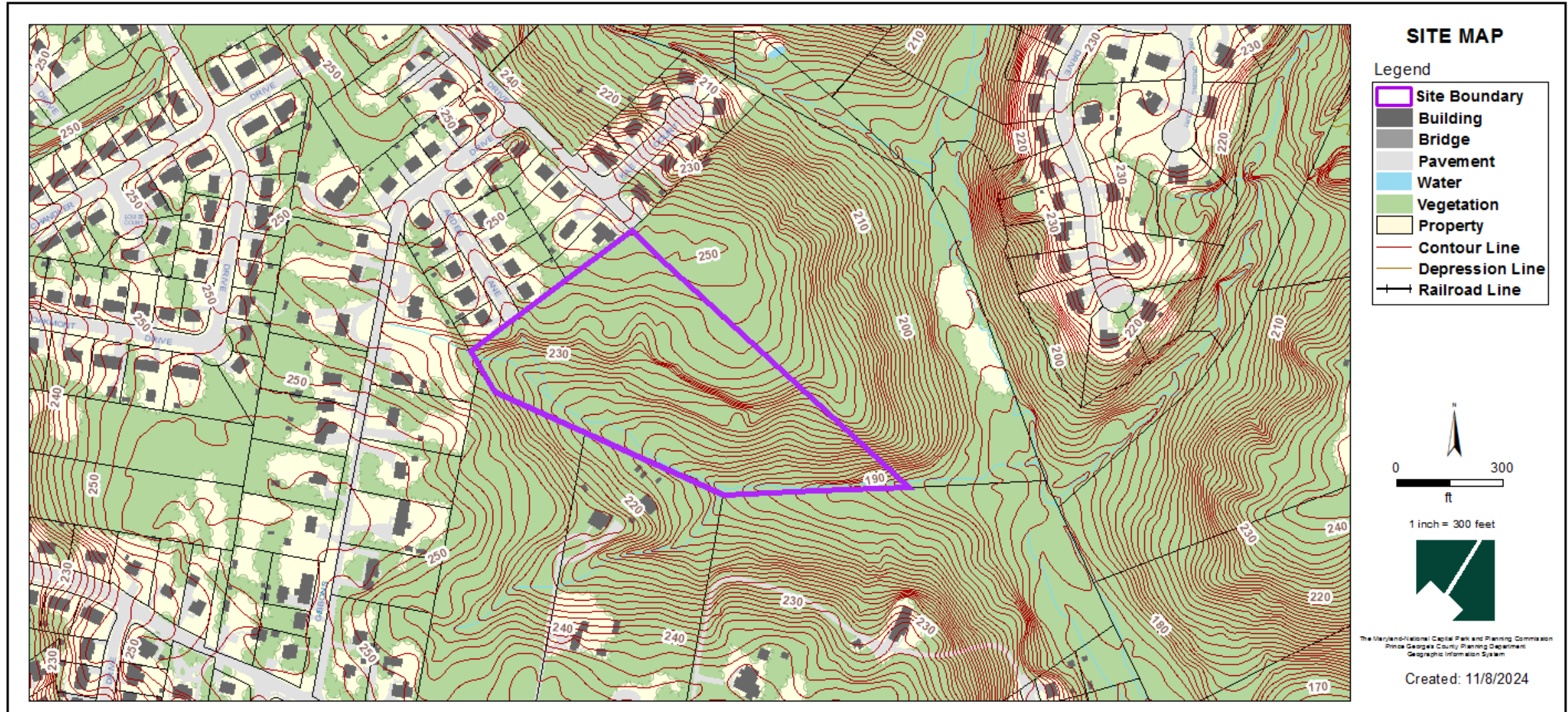


Current Zoning: RE





# SITE MAP



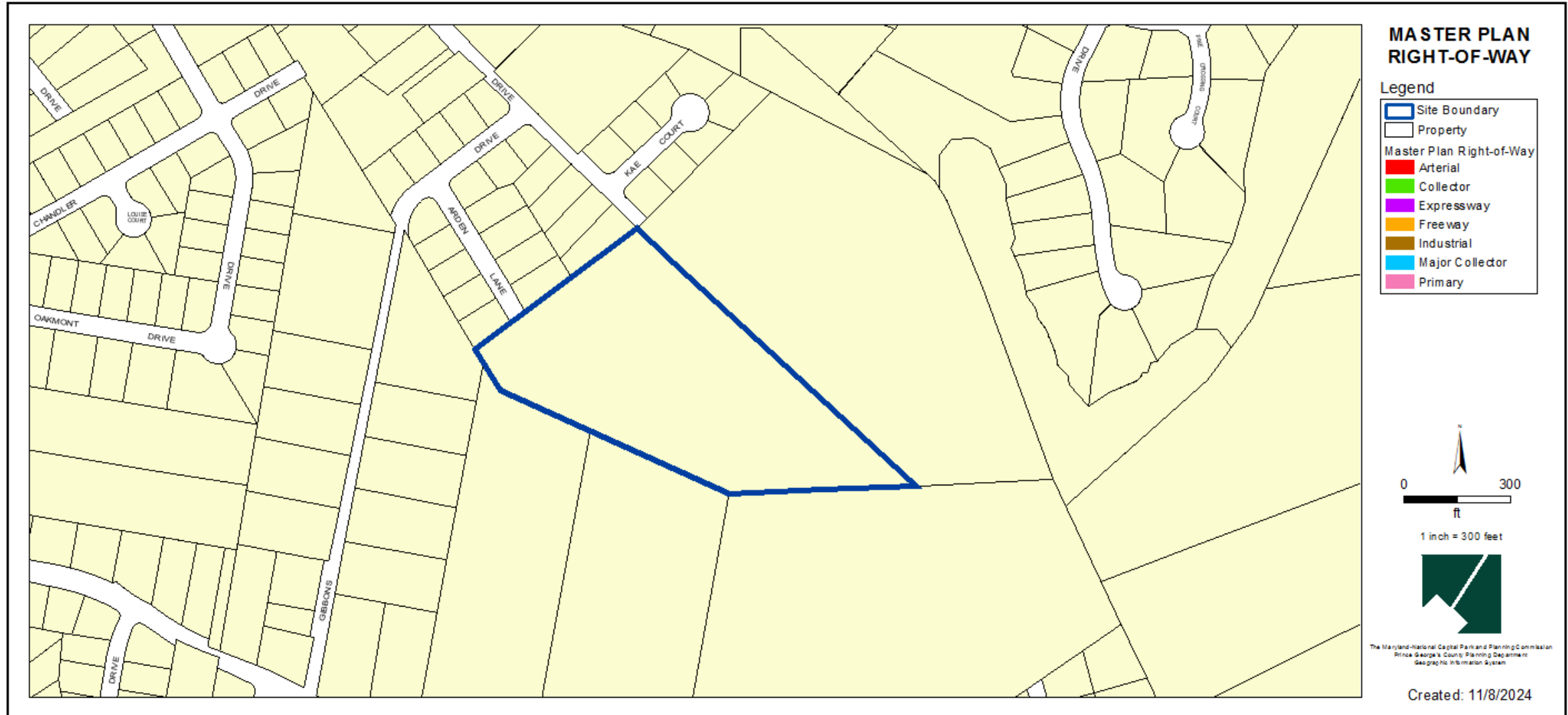


# BIRD'S EYE VIEW WITH BOUNDARY

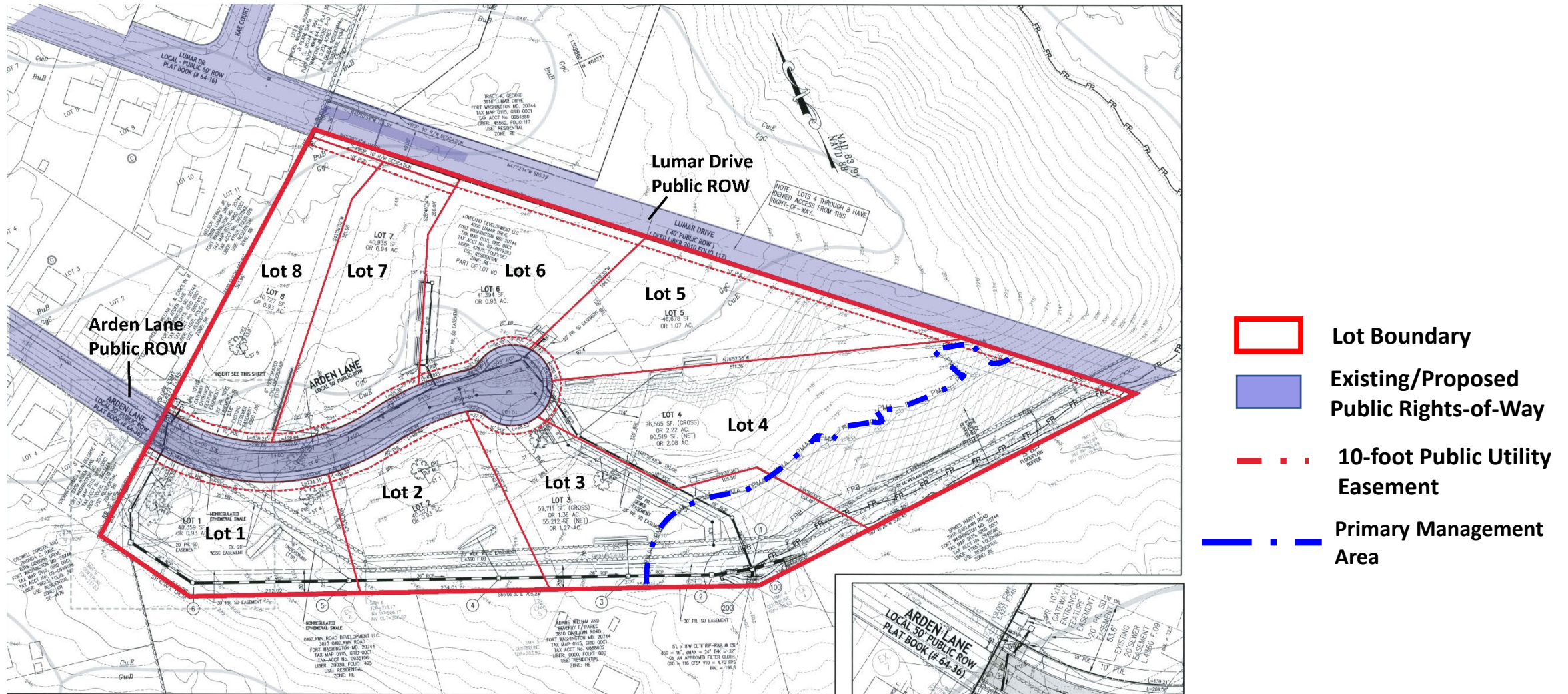




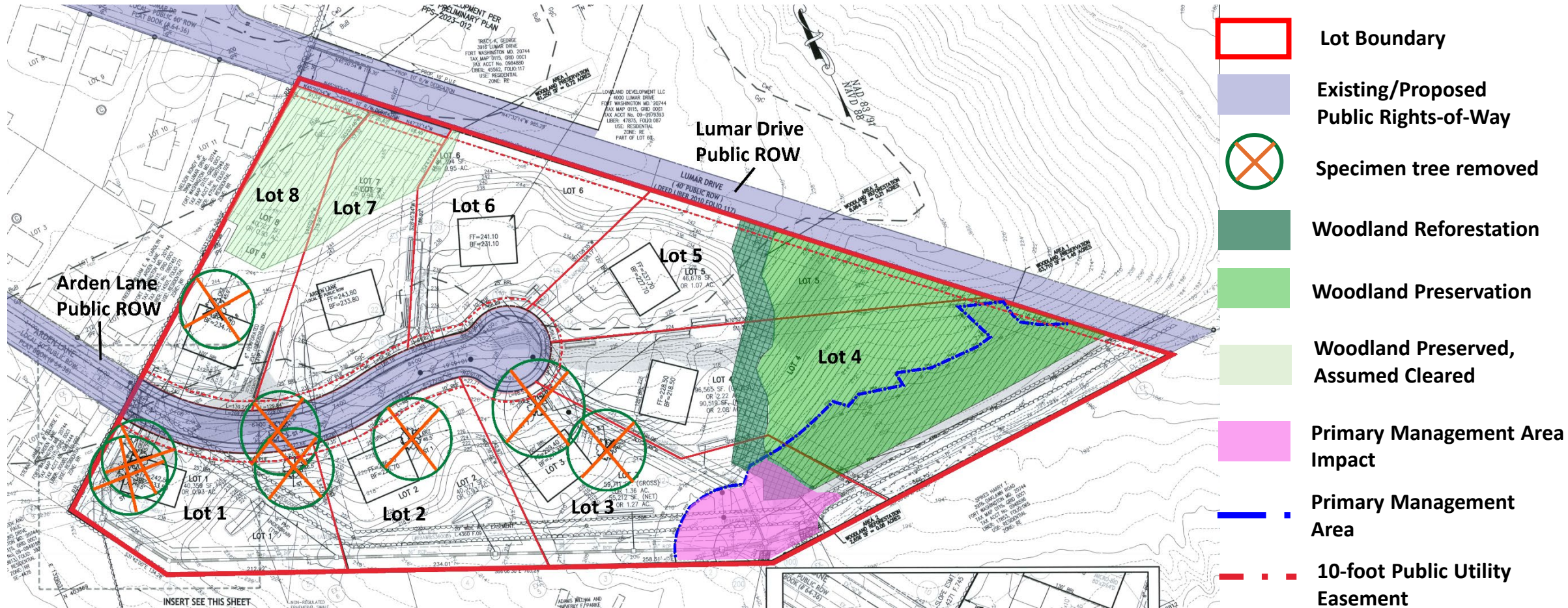
# MASTER PLAN RIGHT-OF-WAY MAP



# PRELIMINARY PLAN OF SUBDIVISION







# STAFF RECOMMENDATION

## **APPROVAL** with conditions

- Preliminary Plan of Subdivision 4-23015
- Type 1 Tree Conservation Plan TCP1-028-2024
- Variance from Section 25-122(b)(1)(G)- Removal of Specimen Trees

## **DISAPPROVAL**

- Variance from Section 25-121(c)(3)- Woodland Conservation Threshold

### **Major Issues:**

- Variance from Section 25-121(c)(3)-  
Woodland Conservation Threshold

### **Applicant Required Mailings:**

- Informational Mailing: 10/09/2023
- Acceptance Mailing: 7/26/2024
- Notification Mailing: (TCP1):  
1/9/2025