



Project Information Summary

Project Name: Westerdoll North 1st Sub - SDP CCF **Last Update:** 3/9/2026

Project Number: PZ-24-00105 & 106

General Location: Located on the east side of N Madison Ave and south of E 37th St.

Project Description:

Proposal to construct four 15,000 square foot estate lots on 3.56 acres. Located on the east side of N Madison Ave and south of E 37th St.

Existing Zoning: R2-Developing Two-Family Residential

Acreage of Site: 3.56

Existing Use: Vacant

Application Type:

Final Plat

Site Development Plan

Choose Type

☒ Neighborhood Notice and Comment Period Required

***Public Review Required:** ☐ None

☐ Variance ☐ Neighborhood Meeting ☐ Planning Commission Hearing ☐ City Council Hearing

** Contact the City Planner for specific hearing dates, times and locations if public review is required*

Use Type

☒ Use by Right (R)

☐ Limited Use (L)

☐ Adaptable Use (A)

☐ Conditional Use (C)

Contact Information:

Applicant

Name: Robert Molloy+Emily Tarantini

Phone: (970) 988-5301+(303) 585-1055

Email: rmmolloy@msn.com+tarantini.emily@gmail.com

Attachment (s): Plat

City Planner

Name: Lena Butterfield

Phone: 970-962-2580

Email: Lena.Butterfield@cityofloveland.org

The above information was current at the time of initial project submittal and is subject to change

WESTERDOLL NORTH FIRST SUBDIVISION

BEING A SUBDIVISION OF A PORTION OF WESTERDOLL NORTH FIRST ADDITION
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 6, T.5N., R.68W. OF THE 6TH PRINCIPAL MERIDIAN,
CITY OF LOVELAND, LARIMER COUNTY, COLORADO

LOT ONE BLOCK 1
BROWNVIEW FIRST
ADDITION

50' RIGHT-OF-WAY DEDICATED PER BROWNVIEW FIRST
ADDITION - RECEPTION NO. 20020011195

NORTH MADISON AVENUE

UNINCORPORATED LARIMER COUNTY

NORTH MADISON AVENUE
EXISTING 60' RIGHT-OF-WAY

NORTHWEST CORNER SOUTHWEST
QUARTER SECTION 6, T.5N., R.68W.
FOUND 2-1/2" AC. CAP BY LS
17762 IN MONUMENT BOX

SOUTHWEST CORNER SOUTHWEST
QUARTER SECTION 6, T.5N., R.68W.
FOUND 2-1/2" AC. CAP BY LS
25619 IN MONUMENT BOX

S00°42'00"W 2632.56' WEST LINE SOUTHWEST QUARTER SECTION 6, T.5N., R.68W. (BASIS OF BEARINGS)

EXISTING RIGHT-OF-WAY DEDICATED BY SCHMIDT MINOR LAND DIVISION 01-S1884
PER RECEPTION NO. 20020010847
N00°42'00"E 371.24'

ADDITIONAL RIGHT-OF-WAY DEDICATED BY THIS PLAT
N00°42'00"E 142.50'

POINT OF
BEGINNING

TRACT "A" 4,401 Sq. Ft.

TRACT "B" 2,726 Sq. Ft.

LOT 1
15,000 Sq. Ft.

LOT 4
15,000 Sq. Ft.

HEINRICY PLACE

TRACT "D" 17,053 Sq. Ft.

TRACT "C" 36,902 Sq. Ft.

LOT 2
15,000 Sq. Ft.

LOT 3
15,000 Sq. Ft.

BLOCK 1

TRACT "C" 36,902 Sq. Ft.

BLOCK 1

LOT 5

LOT 6

LOT 7

LOT 8

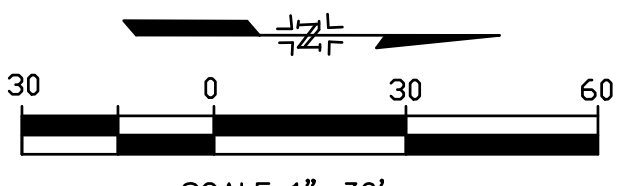
LOT 9

LOT 10

LOT 11

ELKHEAD AVENUE

TRACT USAGE
TRACT A = UTILITY AND DRAINAGE EASEMENT
TRACT B = UTILITY AND DRAINAGE EASEMENT
TRACT C = UTILITY AND DRAINAGE EASEMENT
TRACT D = UTILITY EASEMENT AND DETENTION POND
NOTE: ALL TRACTS WILL BE OWNED AND MAINTAINED
BY THE HOMEOWNERS ASSOCIATION
HEINRICY PLACE WILL BE DEDICATED AS A PUBLIC
RIGHT-OF-WAY



- INDICATES FOUND 1/2" REBAR (NO SEAL)
- FOUND 1/2" REBAR WITH ILLEGIBLE PLASTIC SEAL
- FOUND 1" BRASS TAG AND CONCRETE NAIL IN 16" WIDE CONCRETE RIBBON CURB
- SET 18" LONG 5/8" REBAR WITH RED PLASTIC SEAL PLS 20676

DEDECKER
LAND SURVEYING
4301 FAWN TRAIL
LOVELAND, COLORADO 80537
C (970) 217-2331 H (970) 663-2013

CUSTOM ON SITE BUILDERS, INC
FIANL PLAT
WESTERDOLL NORTH FIRST SUBDIVISION

DESIGNED:	
DRAWN: MID	
CHECKED:	
APPROVED:	
DATE: FEBRUARY 12, 2026	
SCALE:	1"=30'
PROJECT NO. 2019-235	REVISION NO.
DRAWING NO.	SHEET 24"x36" 2 of 2