



Project Information Summary

Project Name: 1325 N. Jefferson - SDP-CCP

Last Update: 12/4/2024

Project Number: PZ-24-00112 & 113

General Location: Located on the west side of N Jefferson Ave and north of E 13th St.

Project Description:

Proposal to construct a 5 unit multifamily building on approximately .32 acres of land. Located on the west side of N Jefferson Ave and north of E 13th St.

Existing Zoning: R3e-Established High-Density Residential

Acreage of Site: .32

Existing Use: Single Family Home

Application Type:

Site Development Plan

Civil Construction Plans

Final Plat

☐ 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: Katelyn Litardo

City Planner

Name: Lena Butterfield

Phone: 970-962-2580

Email: Lena.Butterfield@cityofloveland.org

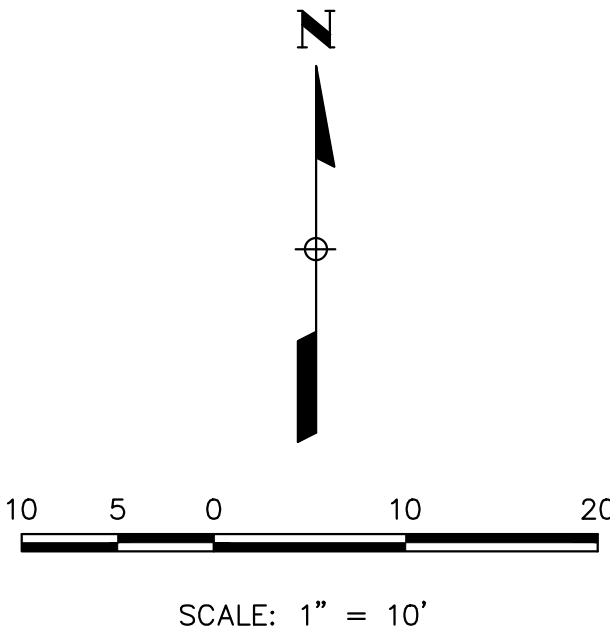
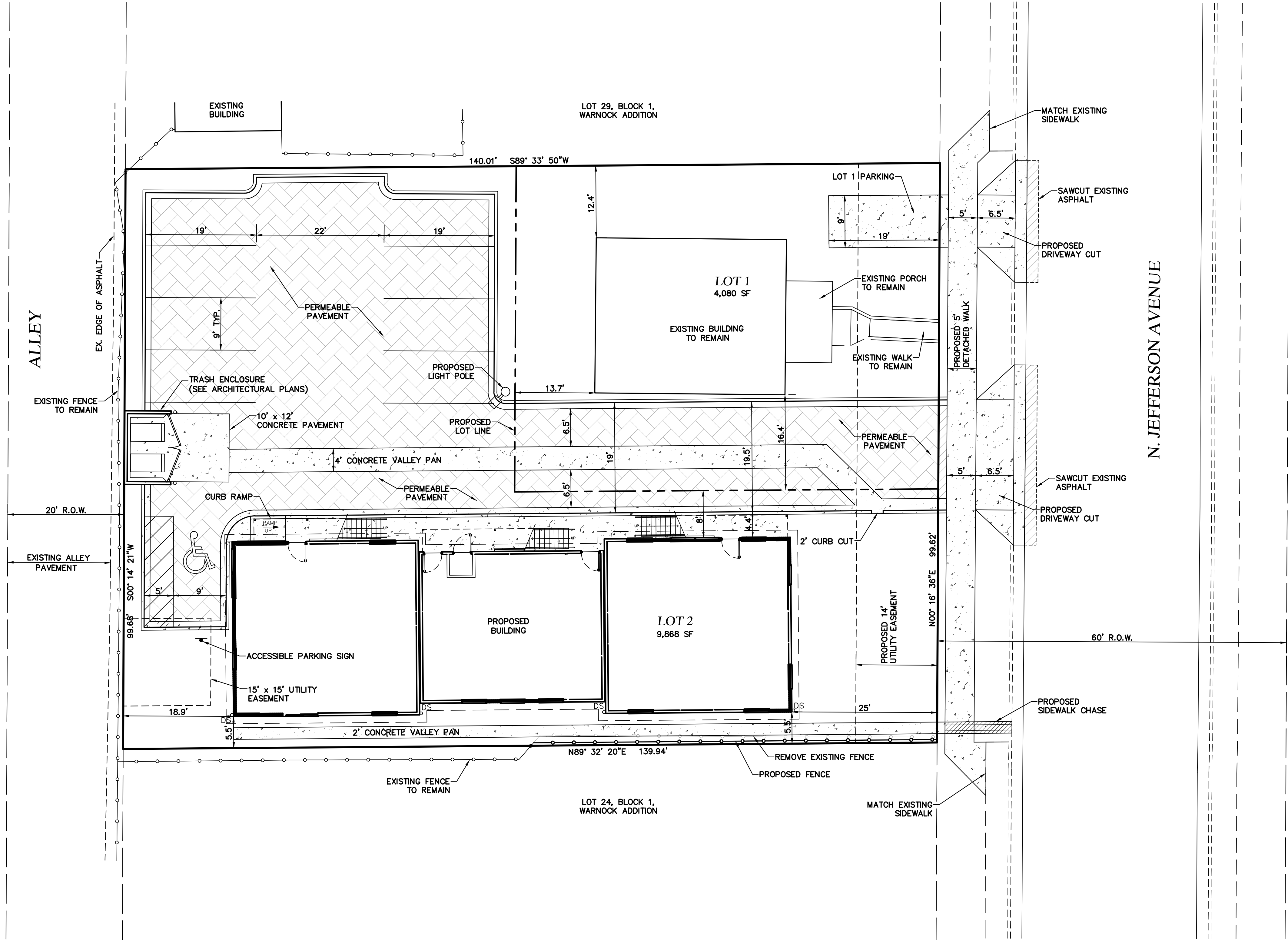
Attachment (s): Site Plan, Building Elevations

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

SITE DEVELOPMENT PLAN

1325 N. JEFFERSON AVENUE

LOTS 25, 26, 27, AND 28, BLOCK 1, WARNOCK ADDITION
LOCATED IN THE NW 1/4, SECTION 13, T.5N., R.69W., 6TH P.M.
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



LEGEND	
	PROPERTY LINE
	PROPOSED 2' CATCH CURB & GUTTER
	PROPOSED 1' SPILL CURB & GUTTER
	EXISTING CURB & GUTTER
	EXISTING EASEMENT
	PROPOSED EASEMENT
	PROPOSED LOT LINE
	EXISTING FENCE
	PROPOSED FENCE
	PERMEABLE PAVEMENT
	CONCRETE PAVEMENT
	ASPHALT PAVEMENT

SITE PLAN
1325 N. JEFFERSON AVENUE
JOB NO. 23018
DATE: JUNE 12, 2024
SHEET 2 OF 10

BUILDING MATIALS / COLORS:

- A ARCHITECTURAL STYLE ASPHALT SHINGLES AS SELECTED BY THE OWNER, COLOR: DARK BROWN
- B SIDING: HARDIE PANEL 6" LAP SIDING AS SELECTED BY THE OWNER, COLOR: COOL WHITE (EXAMPLE: SW 7014 EIDER WHITE)
- C TRIM AND DOORS: PAINT COLOR AS SELECTED BY THE OWNER, COLOR: CHARCOAL FOR THE TRIM AND STAIR RAILINGS (SW 9154 PEARL NOIRE)
- D RAILING: 2X4 TUBE STEEL WITH 4X4 WVF: PAINT - COLOR AS SELECTED BY THE OWNER, CHARCOAL FOR THE TRIM AND STAIR RAILINGS (SW 9154 PEARL NOIRE)
- E WINDOWS: INSULATED CLEAR GLASS WITH LOW E RATING, AS SELECTED BY THE OWNER, COLOR DARK BRONZE FRAMES.

SITE DEVELOPMENT PLAN

LOTS 25-28, BLOCK 1, WARNOCK ADDITION

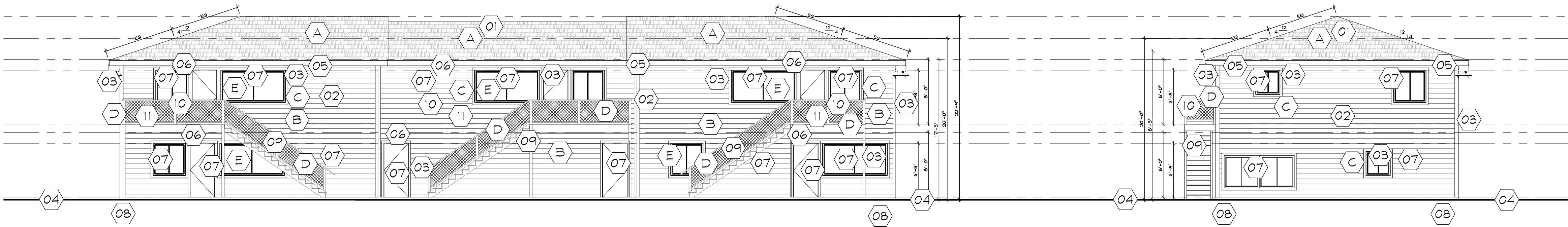
1325 N. JEFFERSON AVENUE

LOCATED IN THE NW 1/4, SECTION 13, T.5N., R.69W., 6TH P.M.
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO



GENERAL SHEET NOTES:

- 01 ARCHITECTURAL STYLE ASPHALT SHINGLES AS SELECTED BY THE OWNER, RE: ROOF PLAN, FIELD VERIFY ALL CONDITIONS.
- 02 HARDIE PANEL CEMENT LAP SIDING, AS SELECTED BY THE OWNER, FIELD VERIFY ALL CONDITIONS.
- 03 WOOD TRIM AS SELECTED BY THE OWNER, FIELD VERIFY ALL CONDITIONS.
- 04 PROPOSED GRADE LINES, FIELD VERIFY ALL CONDITIONS.
- 05 PROVIDE GUTTERS AND DOWNSPOUTS AS REQUIRED AND AS SELECTED BY THE OWNER, FIELD VERIFY ALL CONDITIONS.
- 06 LIGHTING FIXTURES AS SELECTED BY THE OWNER, FIELD VERIFY ALL CONDITIONS.
- 07 INSULATED DOORS AND WINDOWS RE: RESCHECK ENERGY COMPLIANCE REPORT SHEET A0.2, AS SELECTED BY THE OWNER, FIELD VERIFY ALL CONDITIONS.
- 08 FOUNDATIONS RE: STRUCTURAL PLANS, FIELD VERIFY ALL CONDITIONS.
- 09 STAIRS AND RAILINGS PER LOCAL CODE REQUIREMENTS, FIELD VERIFY ALL CONDITIONS.
- 10 42" HIGH GUARDRAIL PER LOCAL CODE REQUIREMENTS, FIELD VERIFY ALL CONDITIONS.
- 11 DECKS AS SELECTED BY THE OWNER, FIELD VERIFY ALL CONDITIONS.
- 12 RADON FAN-POWERED VENT LOCATION, FIELD VERIFY ALL CONDITIONS.

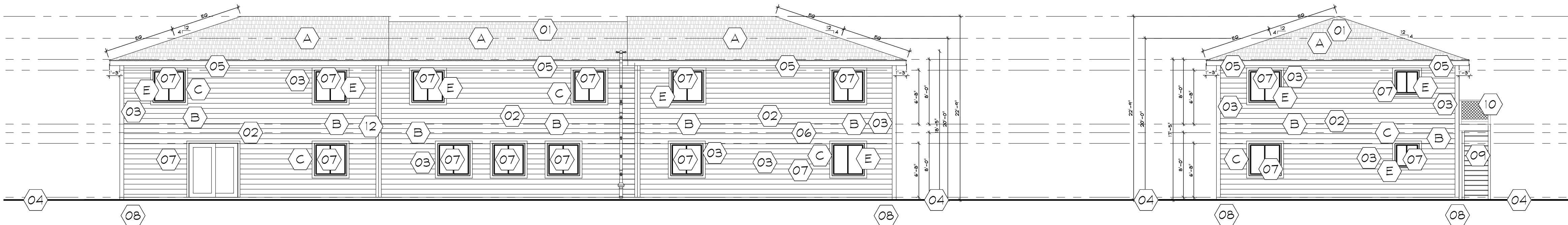


1 NORTH ELEVATION

SCALE 1/8" = 1'-0"

2 WEST ELEVATION

SCALE 1/8" = 1'-0"



3 SOUTH ELEVATION

SCALE 1/8" = 1'-0"

4 EAST ELEVATION

SCALE 1/8" = 1'-0"

FLOOR PLANS
1325 N. JEFFERSON AVENUE
JOB NO. 23018
DATE: AUGUST 30, 2023
SHEET 9 of 10

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