



Project Information Summary

Project Name: Trimble Hills Apartments

Last Update: 02/19/26

Project Number: PZ-25-00102

General Location: Located north of US 34 on the east side of Cascade Avenue.

Project Description:

Proposal to build four (4) multifamily buildings containing a total of 64 dwelling units. Located north of US 34 on the east side of Cascade Avenue.

Existing Zoning: PUD-Planned Unit Development

Acreage of Site: 4.58

Existing Use: Vacant

Application Type:

Site Development Plan

Civil Construction Plans

Vacation of Easement

☐ 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: Zach Cesar

City Planner

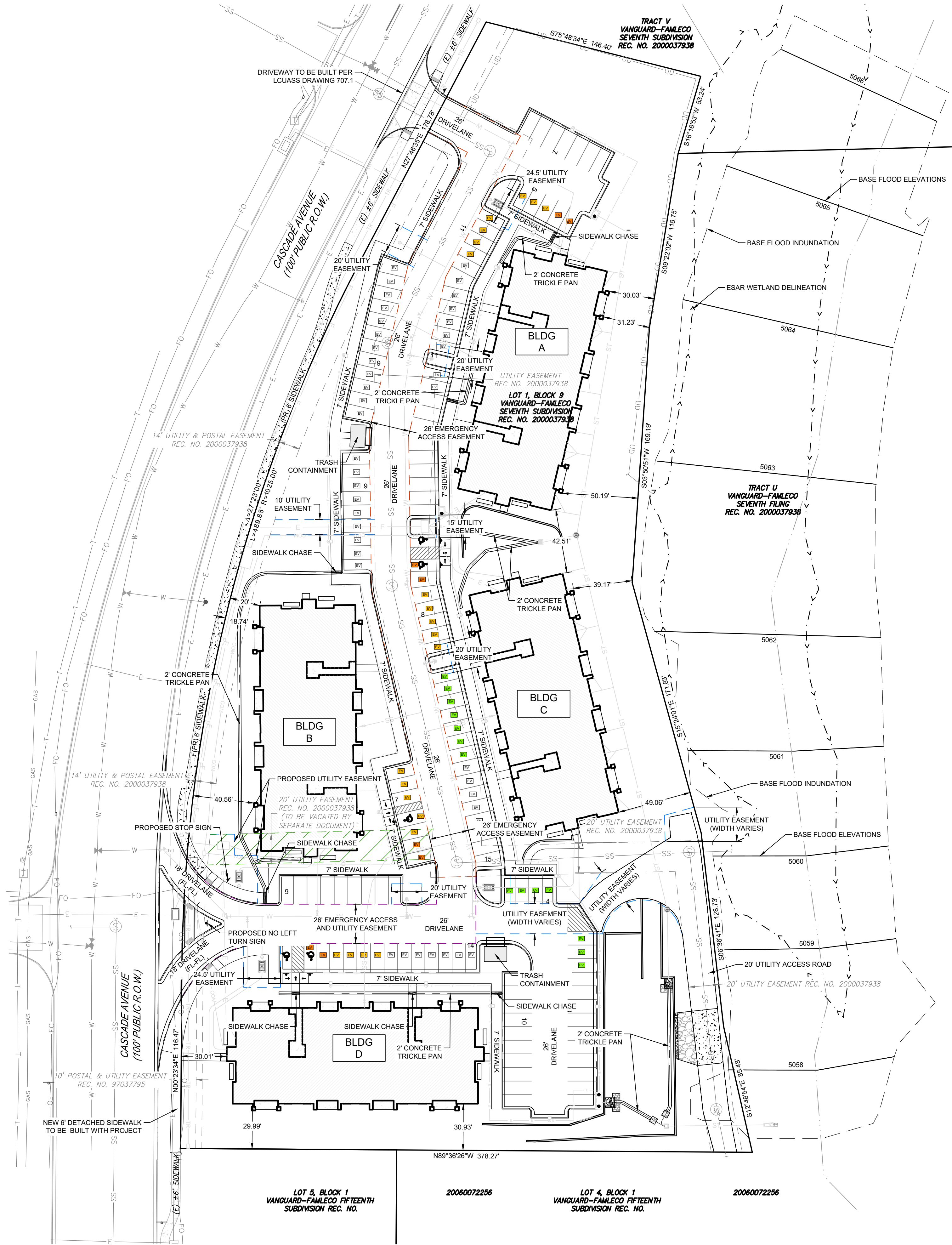
Name: Lauren Richardson

Phone: 970-962-2557

Email: Lauren.Richardson@cityofloveland.org

Attachment (s): Site Plan

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



SITE DATA TABLE	
ZONING	P-30 - TRIMBLE HILLS, PLANNED UNIT DEVELOPMENT (PUD)
SITE ACREAGE	4.60 ACRES
LAND USE	GENERAL MULTI-FAMILY RESIDENTIAL
BUILDING SQUARE FOOTAGE	ALL BUILDINGS HAVE THE SAME SQUARE FOOTAGES AND FOOTPRINT:
	BUILDING FOOTPRINT: 10,412 SF
	1ST FLOOR - 9,006 SF
	1ST FLOOR UNENCLOSED EXTERIOR AREAS - 1,406 SF
	2ND FLOOR - 9,006 SF
BUILDING PHASING	2ND FLOOR UNENCLOSED EXTERIOR AREAS - 1,235 SF
	TOTAL BUILDING AREA - 20,653 SF
	PHASE 1 - UTILITY CONSTRUCTION, PARKING, AND BUILDING D
	PHASE 2 - CONSTRUCT BUILDING B
	PHASE 3 - CONSTRUCT BUILDING C
BUILDING OCCUPANCY	PHASE 4 - CONSTRUCT BUILDING A
	R-2
	V-B
	PARKING
	REQUIRED PARKING: 2 SPACES REQUIRED PER 2+ BR UNIT (2 SPACES PER UNIT)*(16 UNITS PER BLDG)*(4 BLDG)*(5% FOR VISITOR PARKING) = 135 SPACES
OPEN SPACE	PROVIDED PARKING: STANDARD PARKING STALLS - 130 ADA PARKING STALLS - 5 (ALL VAN ACCESSIBLE)
	EV PARKING: EVSE INSTALLED SPACES - 7 EV READY SPACES - 21 EV CAPABLE SPACES - 14 EV CAPABLE LIGHT SPACES - 41 TOTAL - 135
	87,094 SF (42% OF SITE, 30% REQUIRED)
	UTILITIES
	POTABLE WATER - CITY OF LOVELAND SANITARY SEWER - CITY OF LOVELAND ELECTRIC - CITY OF LOVELAND
RESIDENTIAL UNITS	OVERLAY ZONES
	N/A (LOCATED WITHIN THE WILDLAND URBAN INTERFACE, WUI)
	16 UNITS PER BUILDING, 64 TOTAL
	RESIDENTIAL DENSITY
	13.92 UNITS PER ACRE
RESIDENTIAL OUTDOOR RECREATION AREA	15,360 SF REQUIRED
	BALCONIES - 4,608 SF
ON-SITE AMENITY AREAS	87,094 SF OF OUTDOOR OPEN SPACE
	43,547 SF OF OPEN SPACE AREA (21% OF SITE)

LEGEND

MAPPING / SITE

- PROPERTY BOUNDARY
- EASEMENTS
- CURB AND GUTTER
- EVSE INSTALLED SPACES
- EV READY SPACES
- EV CAPABLE SPACES
- EV CAPABLE LIGHT SPACES

- UTILITY EASEMENTS
- EMERGENCY ACCESS EASEMENT
- EMERGENCY ACCESS & UTILITY EASEMENT
- EXISTING EASEMENT (TO BE VACATED)

PROPOSED UTILITIES

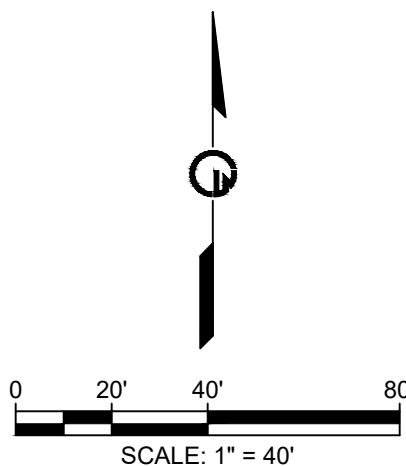
- WATER LINE
- WATER SERVICE
- FIRE HYDRANT
- SANITARY LINE
- SANITARY SERVICE
- SANITARY MANHOLE
- STORM DRAIN PIPE
- FLARED END SECTION
- STORM DRAIN INLET
- STORM DRAIN MANHOLE
- STREET LIGHT
- ELECTRIC
- GAS
- TRAFFIC LIGHT CONDUIT

EXISTING UTILITIES

- SANITARY SEWER
- WATER LINE
- ELECTRIC
- FIBER OPTIC
- TELEPHONE LINE
- UNDERDRAIN

NOTES

- DETAILED UTILITY INFORMATION IS SHOWN ON THE CIVIL UTILITY PLANS FOR THE PROJECT
- ADDITIONAL DETAILS ON GRADING, PAVING, AND OTHER SITE AMENITIES ARE FOUND IN THE CIVIL CONSTRUCTION PLANS.

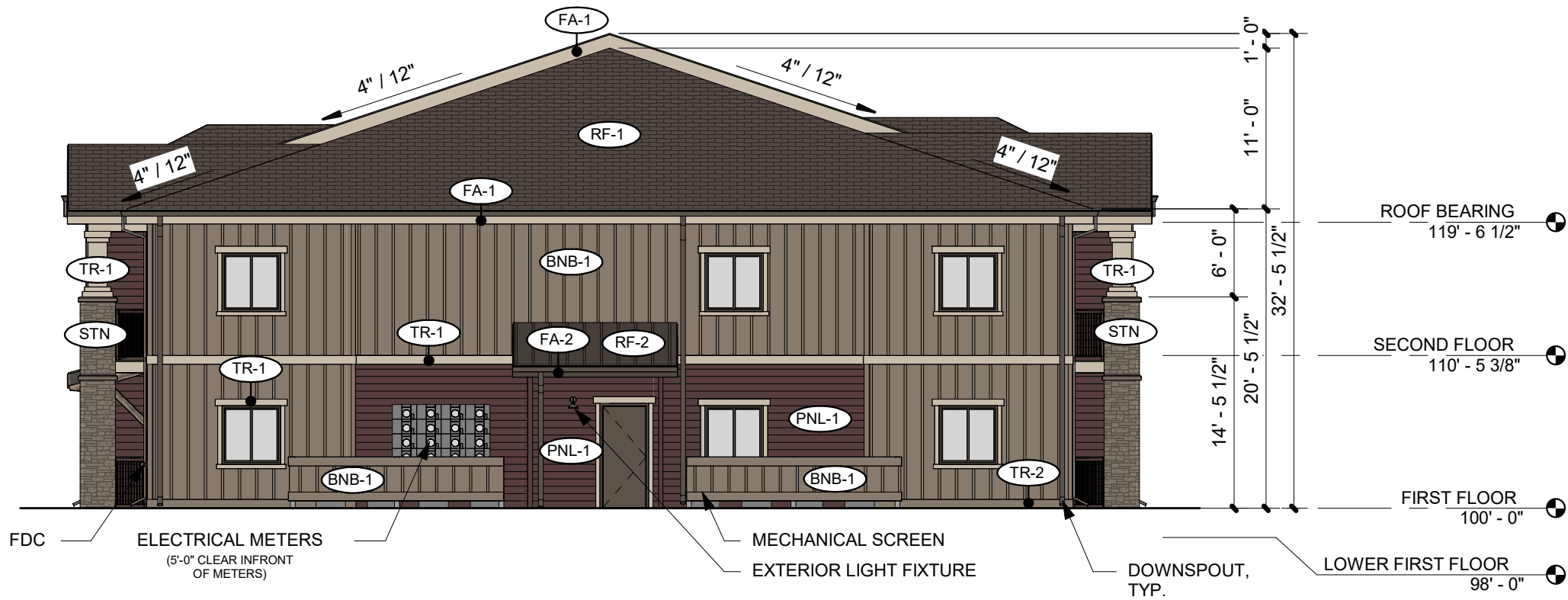


TRIMBLE HILLS MULTI-FAMILY SITE PLAN

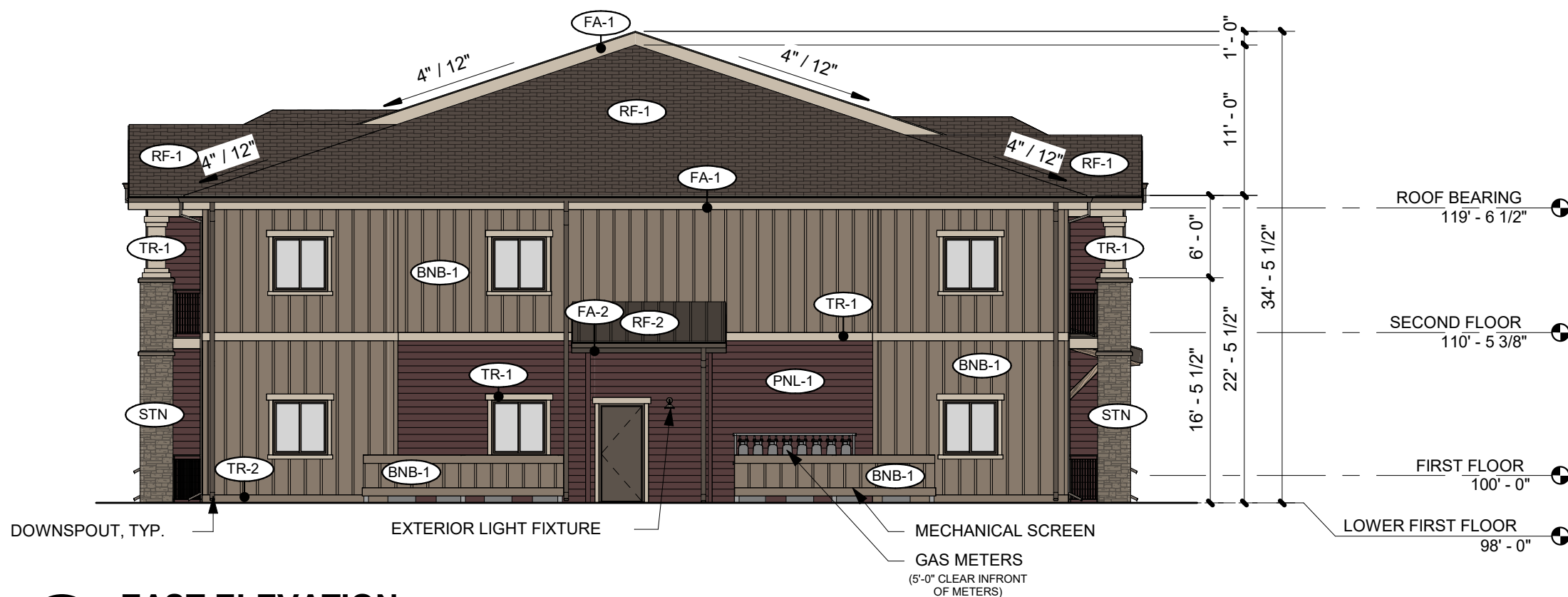
Autodesk Docs://Trimble Hills Multifamily/25-27 Trimble Hills Multi-Family_R24.rvt 11/20/2025 2:54:34 PM



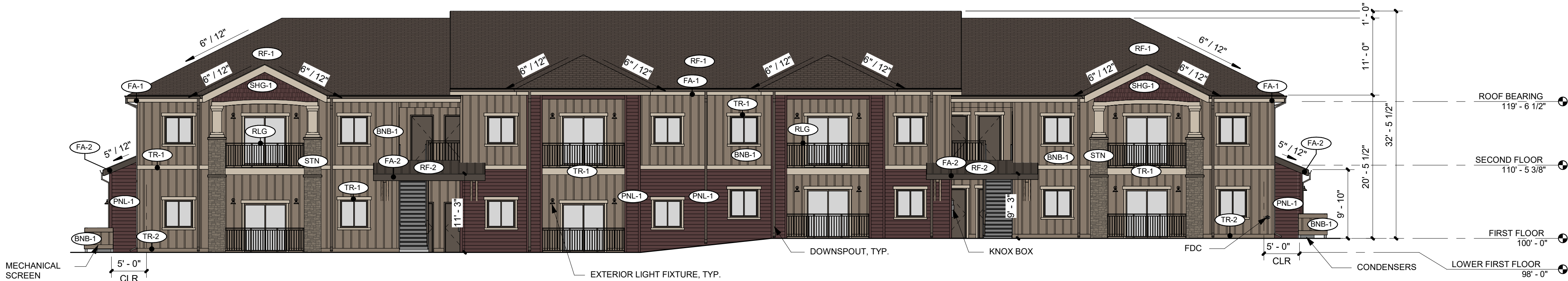
4 SOUTH ELEVATION
SCALE: 1" = 10'-0"



3 WEST ELEVATION
SCALE: 1" = 10'-0"



2 EAST ELEVATION
SCALE: 1" = 10'-0"



1 NORTH ELEVATION
SCALE: 1" = 10'-0"

EXTERIOR ELEVATION GENERAL NOTES

- ALL EXTERIOR WALL MOUNTED LIGHTS SHALL BE FULL CUT-OFF, TYP

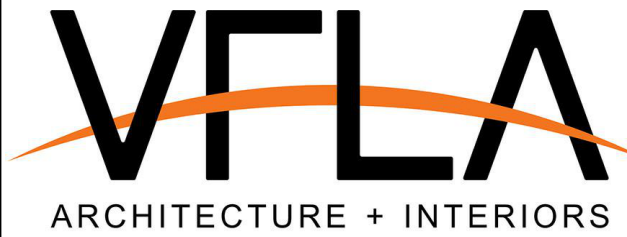
EXTERIOR FINISH SCHEDULE - COLOR SCHEME 1

RF-1	ASPHALT SHINGLES	OWENS CORNING: DRIFTWOOD
RF-2	METAL STANDING SEAM	BERRIDGE: CEE LOCK, COLOR: BRONZE
PNL-1	FIBER CEMENT LAP SIDING	PAINT: SW 7580 CARNELIAN
BNB-1	FIBER CEMENT BOARD & BATTEN	PAINT: SW 7032 WARM STONE
SHG-1	FIBER CEMENT SHINGLE	PAINT: SW 7580 CARNELIAN
STN	STONE VENEER	CORONADO: TUSCAN VILLA, DAKOTA BROWN
FA-1	FIBER CEMENT TRIM AT FASCIA	PAINT: SW 9173 SHITAKE
FA-2	FIBER CEMENT TRIM AT STANDING SEAM	PAINT: SW 7020 BLACK FOX
TR-1	FIBER CEMENT TRIM AT DOORS & WINDOWS, BELLYBAND & SKIRTBOARDS	PAINT: SW 9173 SHITAKE
TR-2	FIBER CEMENT TRIM AT BOARD & BATTEN	PAINT: SW 7032 WARM STONE
RLG	PREMAN. STEEL RAILING	POWDER-COATED: DARK BRONZE
PREFIN. MTL. DOWNSPOUTS		PREFINISHED: DARK BRONZE
PREFIN. MTL. GUTTERS		PREFINISHED: DARK BRONZE
GLAZING NOTES		SEE WINDOW SCHEDULE

PROJECT NUMBER: 2025-27

TRIMBLE HILLS MULTI-FAMILY BUILDING 'D'

CASCADE AVE & W EISENHOWER BLVD
LOVELAND, CO 80538



419 CANYON AVE STE 200, FORT COLLINS, CO 80521
970.224.1191 | WWW.VFLA.COM

STRENGTH IN DESIGN
STRENGTH IN PARTNERSHIP
STRENGTH IN COMMUNITY

PROJECT TEAM

CIVIL ENGINEER:
CIVILWORK, LLC

STRUCTURAL ENGINEER:
LARSEN STRUCTURAL DESIGN

MECHANICAL ENGINEER:
INTEGRATED MEP, LLC

PLUMBING ENGINEER:
INTEGRATED MEP, LLC

ELECTRICAL ENGINEER:
INTEGRATED MEP, LLC

CONSTRUCTION DOCUMENTS

SHEET ISSUANCES

DESCRIPTION	DATE
SDP 01	08-18-2025
SDP 02	11-21-2025

SEAL:

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EXTERIOR ELEVATIONS - COLOR SCHEME 1

DRAWING NUMBER:

A1