

Project Information Summary

Project Name: Koldeway Industrial 4th (1564 Taurus Ct) **Last Update:** 10/02/2025

Project Number: PZ-25-00111

General Location: Located on the south side of Taurus Ct and east of N Boise Ave.

Project Description:

Proposed 3540 square foot addition to an existing 4,080 square foot light industrial building. Located on the south side of Taurus Ct and east of N Boise Ave.

Existing Zoning: E-Employment Center

Acreage of Site: 1.07

Existing Use: Light Industrial

Application Type:

Site Development Plan

Civil Construction Plans

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: John Freeman

City Planner

Name: Choose a Planner Name

Phone: Choose a Planner Phone

Email: Choose a Planner Email

Attachment (s): Site Plan, Building Elevations

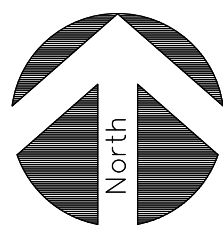
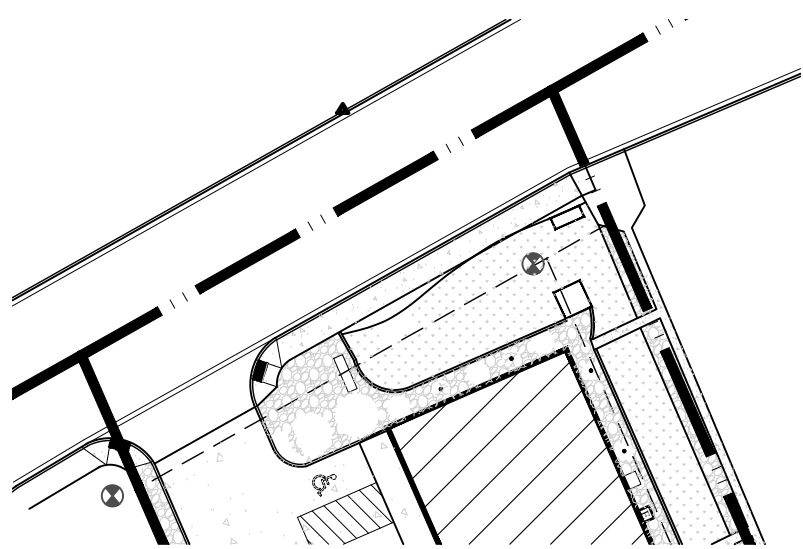
The above information was current at the time of initial project submittal and is subject to change

TAURUS PROPERTY LLC ADDITION

SITE PLAN REVIEW

1564 TAURUS COURT
LOVELAND, COLORADO

LOT 3, BLOCK 2, KOLDEWAY INDUSTRIAL FOURTH SUB, LOV (20050091399)
BEING A SUBDIVISION OF TRACT 2, KOLDEWAY INDUSTRIAL ADDITION LOCATED IN SECTION 18, TOWNSHIP 5 NORTH, RANGE 68 WEST
OF THE 6TH P.M., CITY OF LOVELAND, LARIMER COUNTY STATE OF COLORADO



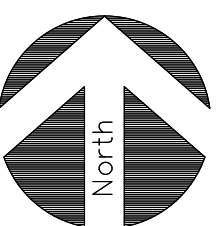
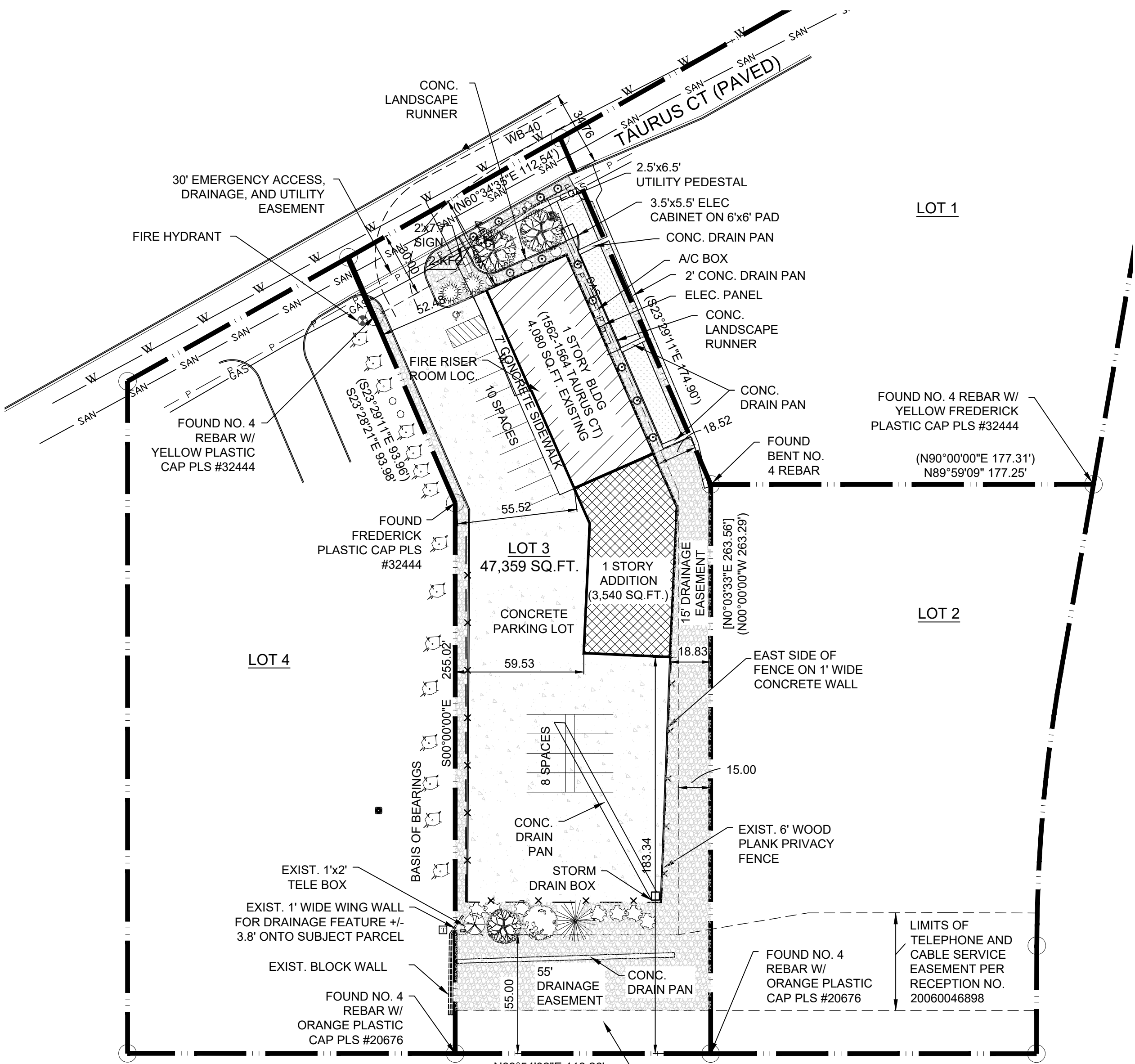
FUTURE SIDEWALK PLAN
SCALE : 1" = 40'
SIDEWALK TO BE CONSTRUCTED IN THE FUTURE AT
THE DISCRETION OF THE CITY ENGINEER

EXISTING LANDSCAPING LEGEND				
SYMBOL	KEY	COMMON NAME	QTY	LATIN NAME
DECIDUOUS				
	GA	GREEN ASH	3	FRAXINUS PENNSYLVANICA
	AL	AMERICAN LINDEN	1	TILIA AMERICANA
TOTAL DECIDUOUS TREES			4	
EVERGREEN TREES				
	ERC	EASTERN RED CEDAR	2	JUNIPERUS VIRGINIANA
	BS	BLUE SPRUCE	1	PICEA PUNGENS
	AP	AUSTRIAN PINE	1	PINUS NIGRA
TOTAL EVERGREEN TREES			4	
TOTAL TREES			8	
SHRUBS/GRASSES				
	KF	KARL FOERSTER'S FEATHER REED GRASS	11	CALAMOGROSTIS X ACUTIFLORA
	DW	DOGWOOD	5	CORNUS STOLONIFERA
	PV	PRIVET	7	LIGUSTRUM VULGARE
TOTAL SHRUBS/GRASSES			23	

LINE TYPE LEGEND	
	PROPERTY LINE
	SETBACK LINE
	6' SOLID OPAQUE FENCING
	WATER LINE-3/4"
	GAS LINE
	SANITARY SEWER LINE
	UNDERGROUND POWER LINE

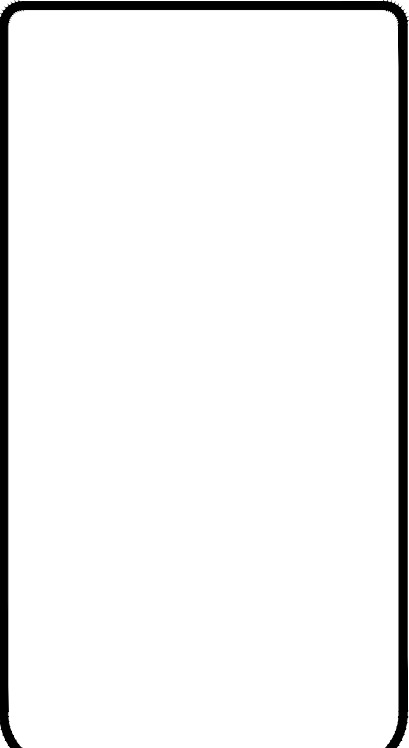
HATCH LEGEND

	PROPOSED STRUCTURE
	EXIST STRUCTURE
	GRASS/LANDSCAPE
	CONCRETE
	ROCK MULCH



SITE PLAN
SCALE : 1" = 40'
LOT 3, BLOCK 2, KOLDEWAY INDUSTRIAL, FOURTH SUB
CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

NOTES:
- EXISTING LANDSCAPING IS MATURE AND HEALTHY. EXISTING TREES ARE 12" CALIPER
- ALL HARDSCAPE, DRAINPANS AND DRAIN BOXES ARE EXISTING



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TAURUS PROPERTY LLC
ADDITION
SITE PLAN REVIEW
SITE/LANDSCAPE PLAN
1564 TAURUS COURT
LOVELAND, COLORADO

DRAWN	ZLR	9/9/25
	ZLR	9/12/25

