

Project Information Summary

Project Name: Shamrock West 4th Sub Commercial **Last Update:** 01/09/26

Project Number: PZ-25-00145 & PZ-25-00144

General Location: Southwest of Taft Ave & W 43rd off a private drive

Project Description:

Proposed Restaurant/Retail/Commercial/Office use for Lot 2 of Shamrock West 4th Subdivision. Accompanying boundary line adjustment to add approximately 0.46 acres to Lot 2 from neighboring Lot 1.

Existing Zoning: PUD-Planned Unit Development

Acreage of Site: 1.04

Existing Use: Vacant

Application Type:

Site Development Plan

Civil Construction Plans

BLA/Lot Merger/Simple 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: Mark Morrison

City Planner

Name: Lauren Richardson

Phone: 970-962-2557

Email: Lauren.Richardson@cityofloveland.org

Attachment (s): Site Plan, Photo-rendering, Plat

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

**SITE PLAN FOR
LOT 2, SHAMROCK WEST FOURTH SUBDIVISION
AMENDMENT #1
SHAMROCK COMMERCIAL BUILDING**

LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 69 WEST OF
THE 6TH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO

NOT FOR CONSTRUCTION
11/24/2025
FOR REVIEW

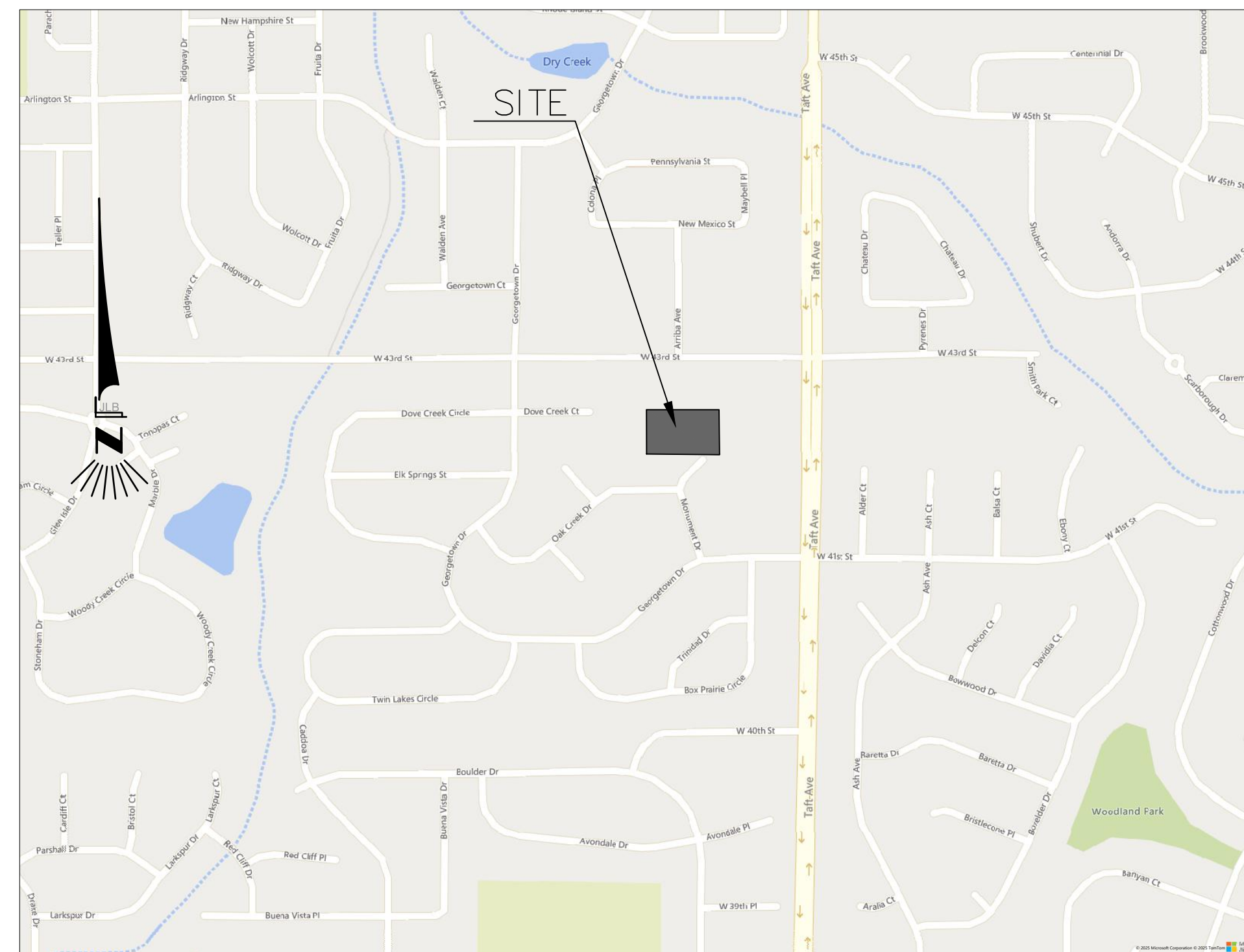


Know what's **below**.
Call before you dig.

**i2
Consultants,
Inc.**
16911 Potts Place
Mead, Colorado
970.217.9148

LEGEND OF SYMBOLS

EXISTING	PROPOSED
VALVE FIRE HYD. METER GAS VALVE POLE GUY ANCHOR PEDESTAL MANHOLE	W S
CONTOURS (1') FLOW DIRECTION DOWNSPOUT/ROOF DRAIN RD EXISTING ASPHALT EXISTING CONCRETE PROPOSED CONCRETE PROPOSED ASPHALT CONCRETE WASHOUT AREA STAGING AREA SILT FENCE VEHICLE TRACKING CONTROL ROCK SOCK LIMIT OF DISTURBANCE	4950 4950 DS RD CWA SSA SF VTC RS2 RS3 LOD LOD



VICINITY MAP
SCALE: 1" = 500'

SHEET INDEX

1	SP-1	COVER SHEET
2	SP-2	SITE PLAN
3	L1.1	LANDSCAPE/HYDROZONE PLAN
4	L2.0	LANDSCAPE DETAILS & NOTES
5	IR1.1	IRRIGATION PLAN
6	IR2.0	IRRIGATION DETAILS
7	A0	EXTERIOR PERSPECTIVES
8	A1	FLOOR PLAN
9	A2	ELEVATIONS
10	A3	DETAIL MATERIAL BOARD
11	A4	ARCHITECTURAL SITE DETAILS
12	P-1	SITE PHOTOMETRIC PLAN
13	P-2	SITE PHOTOMETRIC SPECIFICATIONS

LEGAL DESCRIPTION

LOT 2, SHAMROCK WEST FOURTH SUBDIVISION AMENDMENT #1, LOCATED IN THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 5 NORTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOVELAND, COUNTY OF LARIMER, STATE OF COLORADO.

PROPERTY OWNER

THE UNDERSIGNED AGREE THAT THE REAL PROPERTY DESCRIBED IN THE APPLICATION AND SHOWN ON THE SITE DEVELOPMENT PLAN FILED HERewith, SHALL BE SUBJECT TO THE REQUIREMENTS OF CHAPTER 18 OF THE MUNICIPAL CODE OF THE CITY OF LOVELAND, COLORADO, AND ANY OTHER ORDINANCES OF THE CITY OF LOVELAND. THE UNDERSIGNED ACCEPTS THE CONDITIONS AND RESTRICTIONS SET FORTH ON SAID PLAN AND IN THE CONDITIONS OF APPROVAL BY THE CITY OF LOVELAND. THE UNDERSIGNED ALSO UNDERSTANDS THAT IF THE NEXT REQUIRED APPROVAL OR PERMIT HAS NOT BEEN APPLIED FOR TO ESTABLISH THE USE OR COMMENCE THE CONSTRUCTION, THE CITY WILL NOT RE-APPROVE THE SITE DEVELOPMENT PLAN OR THE USE. THE CITY DOES NOT REQUIRE A BUILDING PERMIT, AND IS NOT ESTABLISHING, ONGOING, AND IN OPERATION WITHIN THREE YEARS OF THE DATE OF APPROVAL, OR OTHER COMPLETIONS DATE OR DATES ESTABLISHED IN A DEVELOPMENT AGREEMENT APPROVED BY THE CITY, THE SITE DEVELOPMENT PLAN SHALL EXPIRE AND SHALL BE DEEMED NULL AND VOID.

OWNER'S SIGNATURE _____

TITLE _____

STATE OF COLORADO)
COUNTY OF LARIMER)SS.

THE FOREGOING AGREEMENT WAS ACKNOWLEDGED BEFORE ME THIS _____ DAY OF _____, 2026, BY _____.

WITNESS MY HAND AND OFFICIAL SEAL.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC

CITY APPROVAL

APPROVED THIS _____ DAY OF _____, 2026, BY THE CURRENT PLANNING MANAGER
OF THE CITY OF LOVELAND, COLORADO.

CURRENT PLANNING MANAGER

QUALIFIED STORMWATER MANAGER

SCHUMAN COMPANIES INC.
MARK MORRISON
4184 ST. CLOUD DR, SUITE 206
LOVELAND, CO 80538
701.590.0434

SURVEY NOTES

BENCHMARK: 95 25 1, CITY OF LOVELAND BENCHMARK, 1995 LEVEL NET SURVEY, REVISED AUGUST 3, 2009, LOCATED AT THE INTERSECTION OF TAFT-40TH, ELEVATION = 5058.81 NGVD 1929. ALUMINUM DISK ON SW CORNER OF INLET AT NW CORNER OF INTERSECTION.

BENCHMARK: W401 1984, CITY OF LOVELAND BENCHMARK, 1995 LEVEL NET SURVEY, REVISED AUGUST 3, 2009, LOCATED AT 29TH ST-RR TRACKS, ELEVATION = 5020.344, NGVD 1929. METAL ROD ENCASED IN PIPE WITH 5" LOGO CAP, 168' N OF CENTERLINE OF W. BOUND LANES OF 29TH ST, 36.7' E. OF THE NEAR RAIL AND 4.9' S. OF UTILITY POLE.

BASIS OF BEARINGS

BASIS OF BEARINGS: THE WEST LINE OF LOTS 1 & 2, SHAMROCK WEST
FOURTH SUBDIVISION, AMENDMENT #1, BEARING N00°17'47"W A DISTANCE
OF 322.55'.

PROJECT CONTACTS

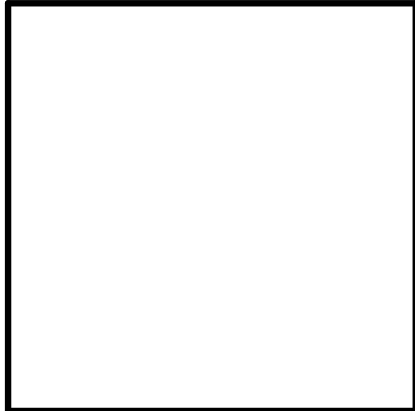
OWNER/AGENT:	ARCHITECT:
SCHUMAN COMPANIES INC. MARK MORRISON 4184 ST. CLOUD DR., SUITE 206 LOVELAND, CO 80538 701.590.0434	HAUSER ARCHITECTS, P.C. KAHLIL DEERMAN 3780 EAST 15TH STREET, SUITE 201 LOVELAND, CO 80538 970.669.8220
LANDSCAPE ARCHITECT:	CIVIL ENGINEER:
NATURAL DESIGN SOLUTIONS, INC. JASON OLDHAM 5539 GOLF DRIVE LONGMONT, CO 80503 303.443.0388	12 CONSULTANTS, INC. TROY W. CAMPBELL, P.E. 16911 POTTS PLACE MEAD, CO 80542 970.217.9148

UTILITY CONTACTS

WATER SYSTEM:		SANITARY SEWER:	
CITY OF LOVELAND 200 N. WILSON AVENUE LOVELAND, CO 80537 970.962.3000		CITY OF LOVELAND 200 N. WILSON AVENUE LOVELAND, CO 80537 970.962.3000	
STORM DRAINAGE SYSTEM:		FIRE:	
CITY OF LOVELAND 2525 WEST 1ST STREET LOVELAND, CO 80537 970.962.2908		LOVELAND FIRE RESCUE AUTHORITY 410 EAST 5TH STREET LOVELAND, CO 80537 970.962.2922	
GAS/ELECTRIC UTILITY:		TELECOMMUNICATION:	
XCEL ENERGY 970.225.7869		CENTURYLINK CARSON ORTEGA CARSON.ORTEGA@CENTURYLINK.COM	

[illegible]

BENCHMARK: W401 1984, CITY OF LOVELAND BENCHMARK, 1995 LEVEL NET SURVEY, REVISED AUGUST 3, 2009, LOCATED AT 29TH ST-RR TRACKS, ELEVATION = 5020.344, NGVD 1929. METAL ROD ENCASED IN PIPE WITH 5" LOGO CAP, 168" N OF CENTERLINE OF W. BOUND LANES OF 29TH ST, 36.7' E. OF THE NEAR RAIL AND 4.9' S. OF UTILITY POLE.



SCHUMAN
CONSULTING
REAL ESTATE INVESTMENTS & DEVELOPMENT

HAUSER
ARCHITECTS
3780 East 15th Street, Suite 201 • Loveland, Colorado 80538
E-mail: info@hauserarchitects.com
HauserArchitects.com

Shamrock Commercial Building
1530 W. 43rd St, Loveland, CO
EXTERIOR PERSPECTIVES

REVISIONS		10.09.2025
Current Plans		

SHAMROCK WEST FOURTH SUBDIVISION AMENDMENT #1