



Project Information Summary

Project Name: Earth Green Fence

Last Update: 3-2-26

Project Number: PZ-26-00029

General Location: Located on the south side of 14th St SE and east of Valency Dr.

Project Description:

Proposed annexation and zoning for an existing wholesale fencing company. Located on the south side of 14th St SE and east of Valency Dr.

Existing Zoning: Outside of City Limits

Acreage of Site: 4.162 acres

Existing Use: Wholesale Fencing Company

Application Type:

Annexation and Zoning

Choose Type

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: Deanne Roon

City Planner

Name: Jason Bradford

Phone: 970-962-2522

Email: Jason.Bradford@cityofloveland.org

Attachment (s): Annexation Map and Zoning Map

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

HEIN AND LIU ADDITION
TO THE CITY OF LOVELAND

Being a Annexation of Hein and Liu Boundary Line Adjustment File
#25-LAND4463 and a portion of the 14th Street SW Right of Way,
Situate in the East Half of the Northwest Quarter of the Northwest Quarter
of the Northwest Quarter of Section 25, Township 5 North, Range 69 West
of the 6th P.M., County of Larimer, State of Colorado

PROPERTY DESCRIPTION

Lots 1 and 2 of Hein and Liu Boundary Line Adjustment File #25-LAND4463 recorded _____ at Reception No. _____ of the Records of Larimer County, and a portion of the 14th Street SW Right of Way, located in the East Half of the Northwest Quarter of the Northwest Quarter of the Northwest Quarter (E1/2, NW1/4, NW1/4, NW1/4) of Section Twenty-five (25), Township Five North (T.5N.), Range Sixty-nine West (R.69W.) of the Sixth Principal Meridian (6th P.M.), County of Larimer, State of Colorado and being more particularly described as follows:

COMMENCING at the Northwest corner of Section 25 and assuming the North line of the NW1/4 of the NW1/4 of said Section 25, as bearing North 89°36'05" East, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1328.80 feet with all other bearings contained herein relative thereto;

THENCE North 89°36'05" East along said North line, a distance of 332.20 feet to the calculated position of the W-W-W 1/256th Corner between Sections 25/24 and to the POINT OF BEGINNING;

THENCE North 89°36'05" East continuing along said North line, a distance of 332.20 feet;
THENCE South 00°13'11" East a distance of 30.00 feet to the Northwesterly corner of a parcel of land recorded December 7, 1989, under Reception No. 89056324 of the Records of Larimer County;
THENCE South 55°00'24" East along the Southwesterly line of said parcel of land a distance of 67.35 feet to the East line of the E1/2, NW1/4, NW1/4, NW1/4 of said Section 25;
THENCE South 00°13'11" East along said East line a distance of 591.33 feet to the NW-NW 1/64th Corner of said Section 25;
THENCE South 89°35'48" West along the South line of the E1/2, NW1/4, NW1/4 of said Section 25, a distance of 331.88 feet to the C-W-NW-NW 1/256th Corner of said Section 25;
THENCE North 00°14'51" West along the West line of the E1/2, NW1/4, NW1/4, NW1/4 of said Section 25, a distance of 660.37 feet to the POINT OF BEGINNING.

Said described parcel of land contains 216,538 Square Feet or 4.971 Acres, more or less (±), and is subject to any rights-of-way or other easements of record or as now existing on said described parcel of land.

BASIS OF BEARINGS AND LINEAL UNIT DEFINITION

Assuming the North line of the West Half of the Northwest Quarter of the Northwest Quarter of Section 25, T.5N., R.69W., as bearing North 89°36'05" East as monumented as shown on this plat, being a Grid Bearing of the Colorado State Plane Coordinate System, North Zone, North American Datum 1983/2011, a distance of 1328.80 feet with all other bearings contained herein relative thereto.

The lineal dimensions as contained herein are based upon the "U.S. Survey Foot."

NOTICE

According to Colorado law you must commence any legal action based upon any defect in this survey within three years after you first discover such defect. In no event may any action based upon any defect in this survey be commenced more than ten years from the date of the certification shown hereon. (13-80-105 C.R.S. 2012)

FLOOD PLAIN NOTE

The subject property is in flood zone "X", "areas determined to be outside the 0.2% annual chance of floodplain" per FEMA flood map 0869C1189F revised December 19, 2006 and LOMR 22-08-0337P dated August 19, 2024.

SURVEYOR'S CERTIFICATE

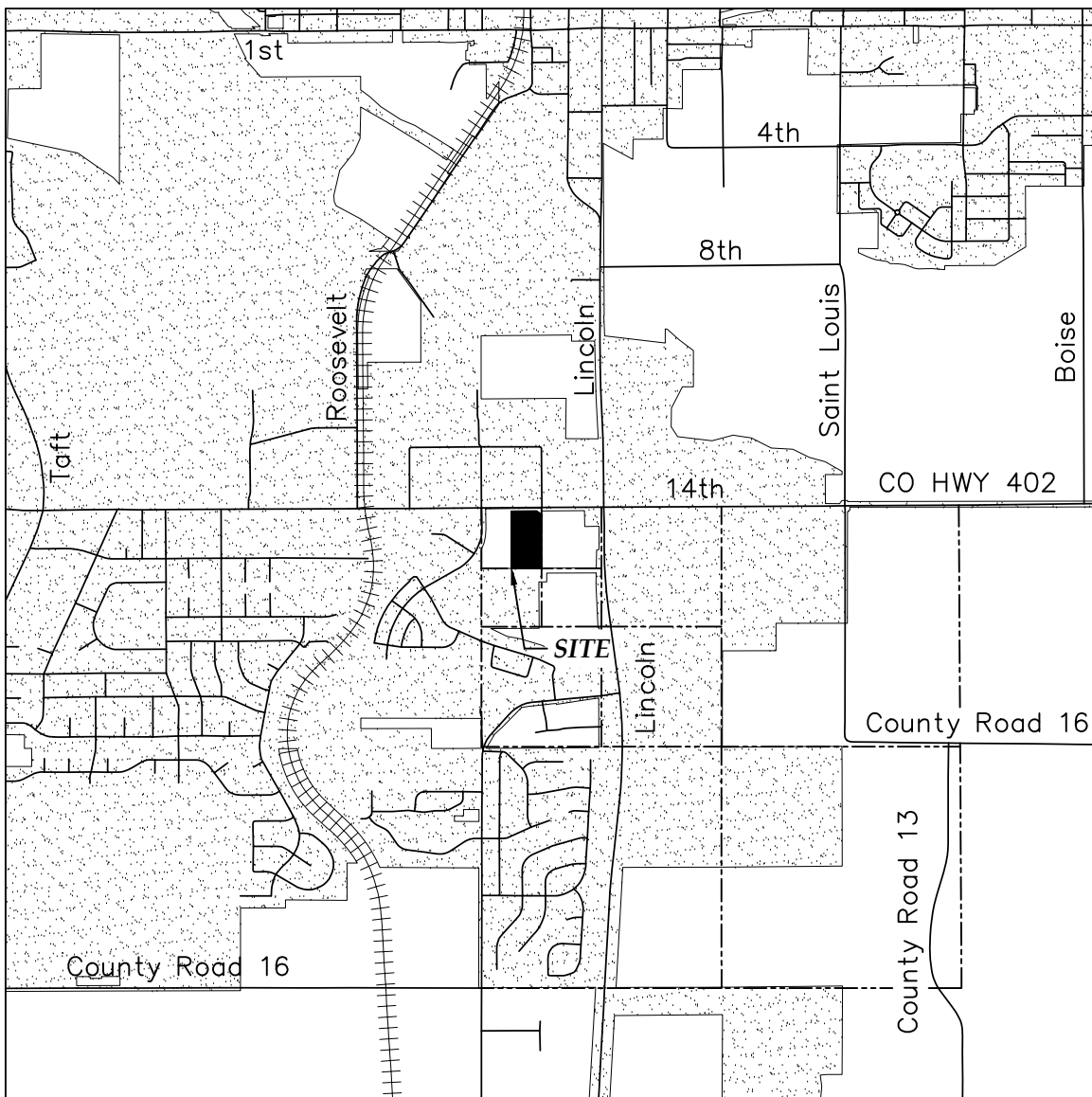
I, Paul B. Groves, a Licensed Land Surveyor in the State of Colorado, do hereby certify that the annexation map shown hereon is a reasonably accurate depiction of the parcel of land described hereon and, to the extent described herein, is at least one sixth (1/6) of the peripheral boundary of said parcel is contiguous to the boundary of the City of Loveland, Colorado. The map was compiled using existing plats, deeds, legal descriptions, and other documents and is not based on a field survey nor should it be construed as a boundary survey.

PRELIMINARY

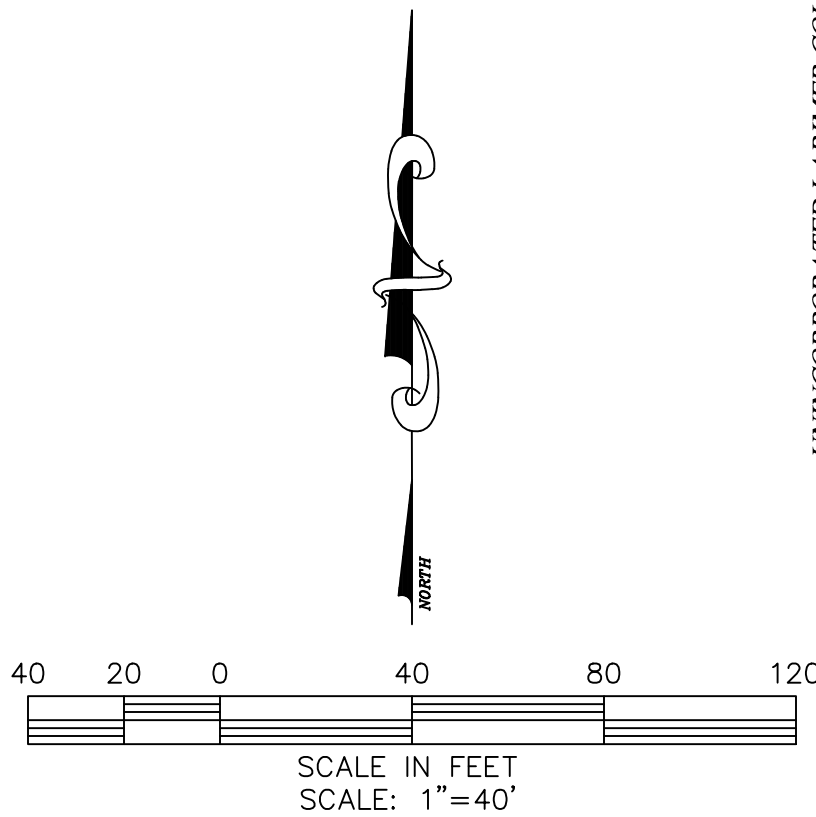
Paul B. Groves - On Behalf Of King Surveyors
Colorado Licensed Professional
Land Surveyor #38209

Total Perimeter of Property = 1958.10 L.F.
1/6 Total Perimeter of Property = 1 : 3.215
Perimeter Contiguous to the City of Loveland = 609.05 L.F.
Total Area Being Annexed = 4.971 Acres

XXXXXXXXXX DENOTES CONTIGUOUS BOUNDARY
////////// DENOTES ANNEXATION BOUNDARY



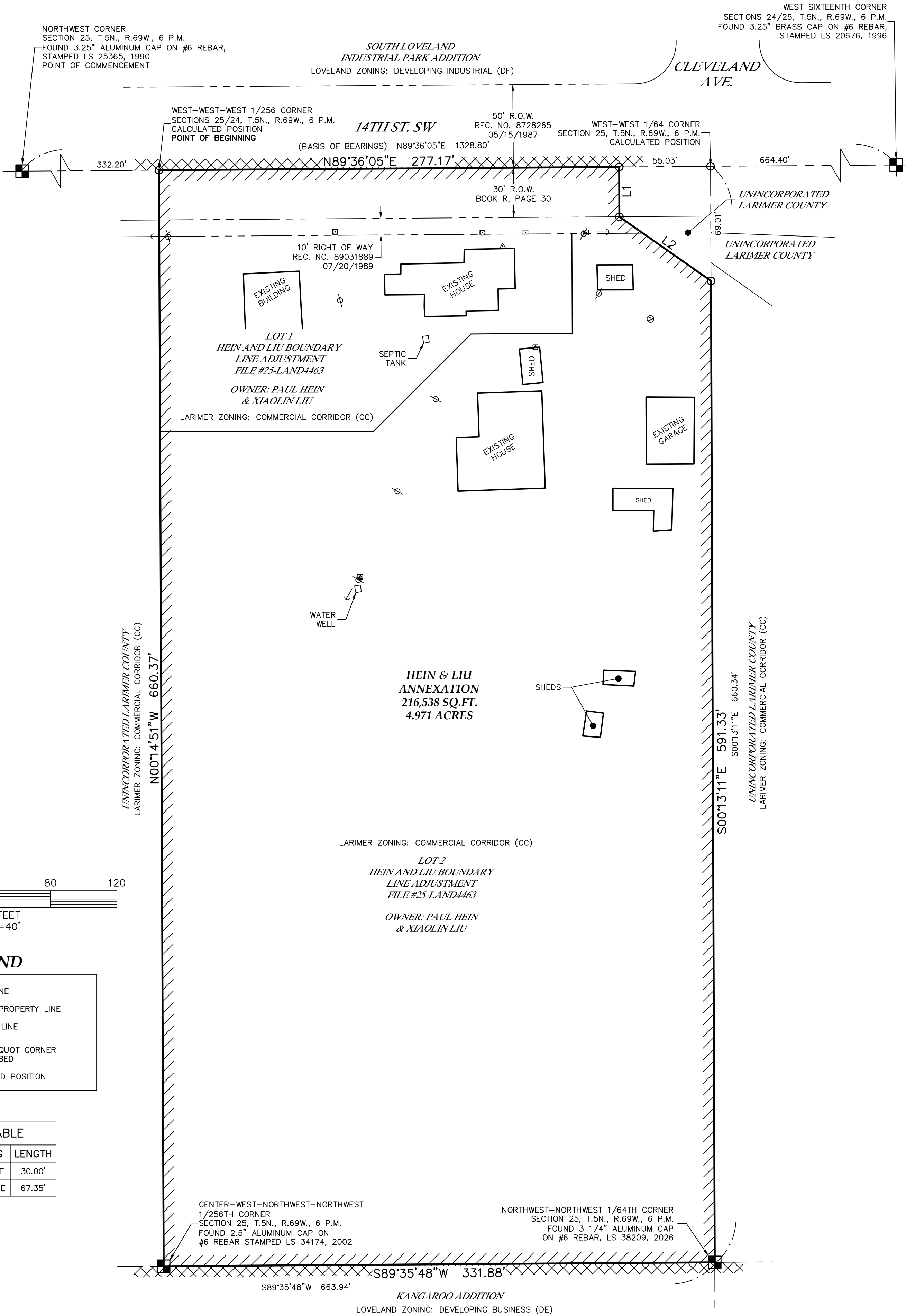
VICINITY MAP
SCALE: 1" = 2000'



LEGEND

----	SECTION LINE
----	ADJACENT PROPERTY LINE
////////	BOUNDARY LINE
■	FOUND ALIQUOT CORNER AS DESCRIBED
○	CALCULATED POSITION

LINE TABLE		
LINE	BEARING	LENGTH
L1	S00°13'11"E	30.00'
L2	S55°00'24"E	67.35'



DATE:	1/12/2026
FILE NAME:	20240550ANX
SCALE:	1"=40'
DRAWN BY:	CSK
CHECKED BY:	PG

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



DATE:	
REVISIONS:	

HEIN AND LIU ADDITION
TO THE CITY OF LOVELAND
FOR
EARTH GREEN FENCE
408 SE 14TH STREET, LOVELAND, CO 80537

PROJECT #:
20240550-1

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SHT 1 OF 1

HEIN AND LIU ADDITION

HEIN AND LIU ZONING

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THENCE North 89°36'05" East along said North line, a distance of 332.20 feet to the calculated position of the W-W-W 1/256th Corner between Sections 25/24 and to the POINT OF BEGINNING

THENCE North 89°36'05" East continuing along said North line, a distance of 332.20 feet;
THENCE South 07°31'11" East a distance of 30.00 feet to the Northwesterly corner of a parcel of
land owned by the City of Los Angeles, the Southeastly corner of said parcel of land being
THENCE South 55°02'24" East along the Southwesterly line of said parcel of land a distance of 67.39
feet to the East line of the E1/2, NW1/4, NW1/4, NW1/4 of said Section 25;
THENCE South 07°13'11" East along said East line a distance of 591.33 feet to the NW-NW 1/64th
Corner of said Section 25;
THENCE South 89°35'48" West along the South line of the E1/2, NW1/4, NW1/4, NW1/4 of said
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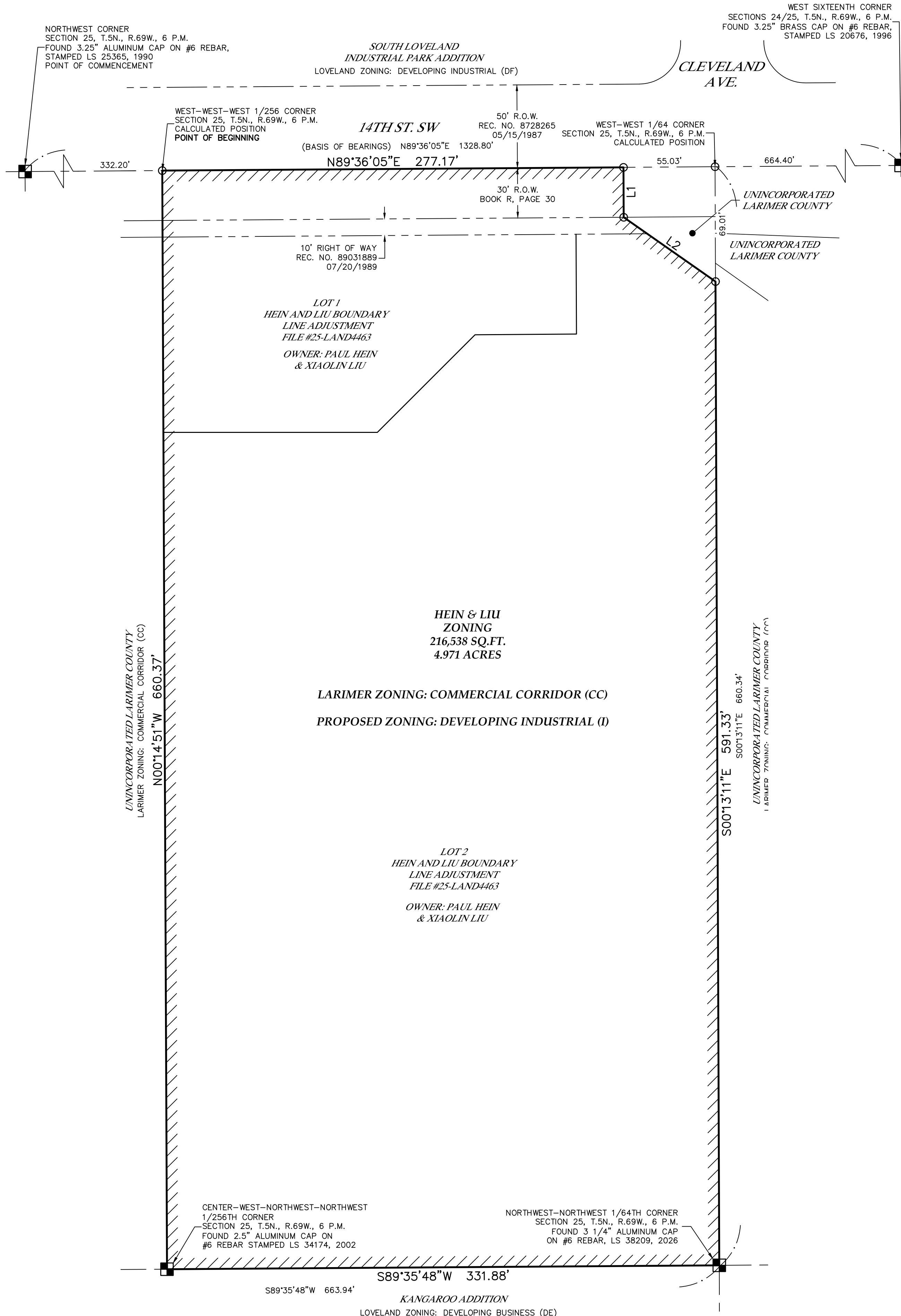
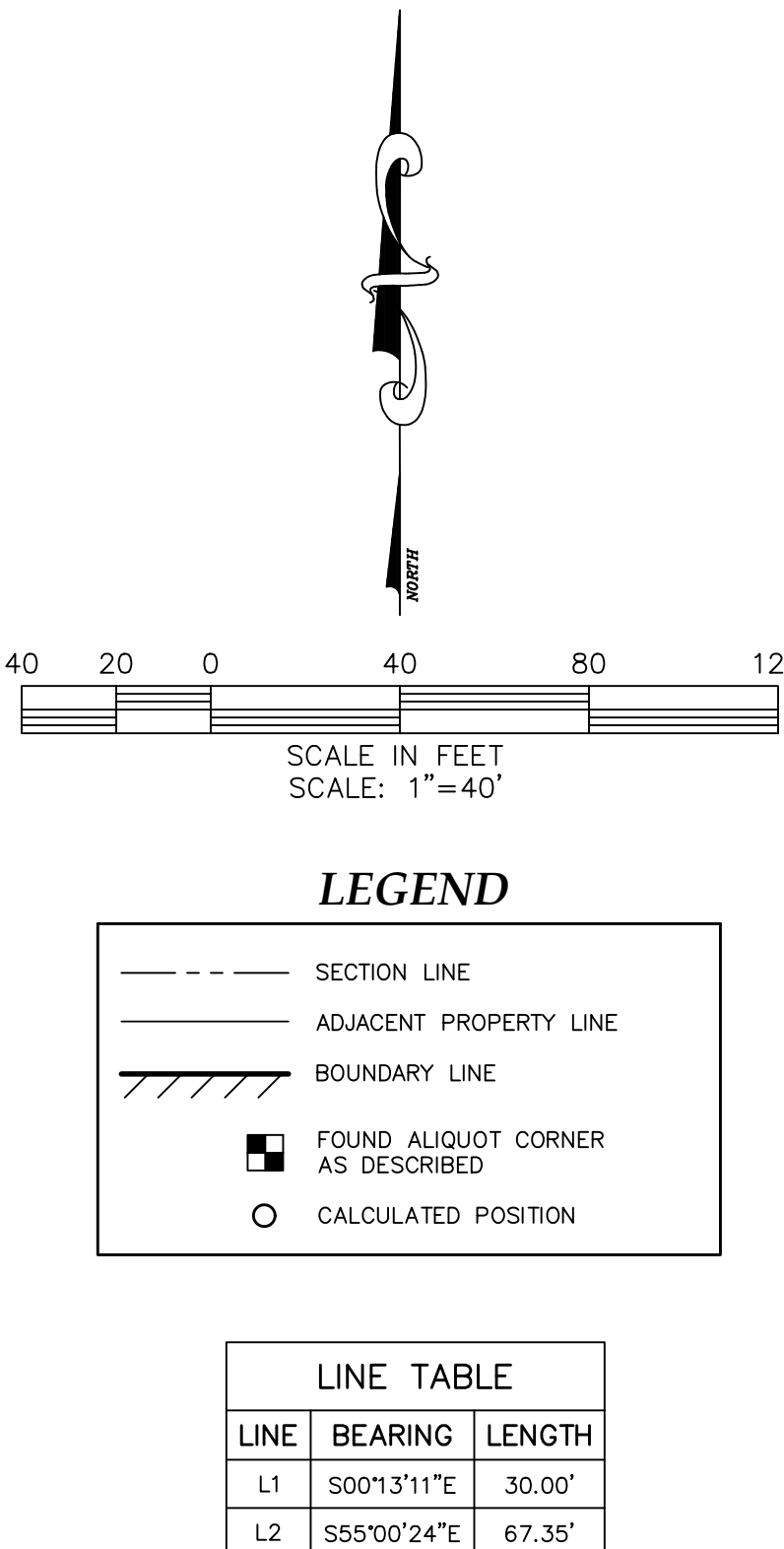
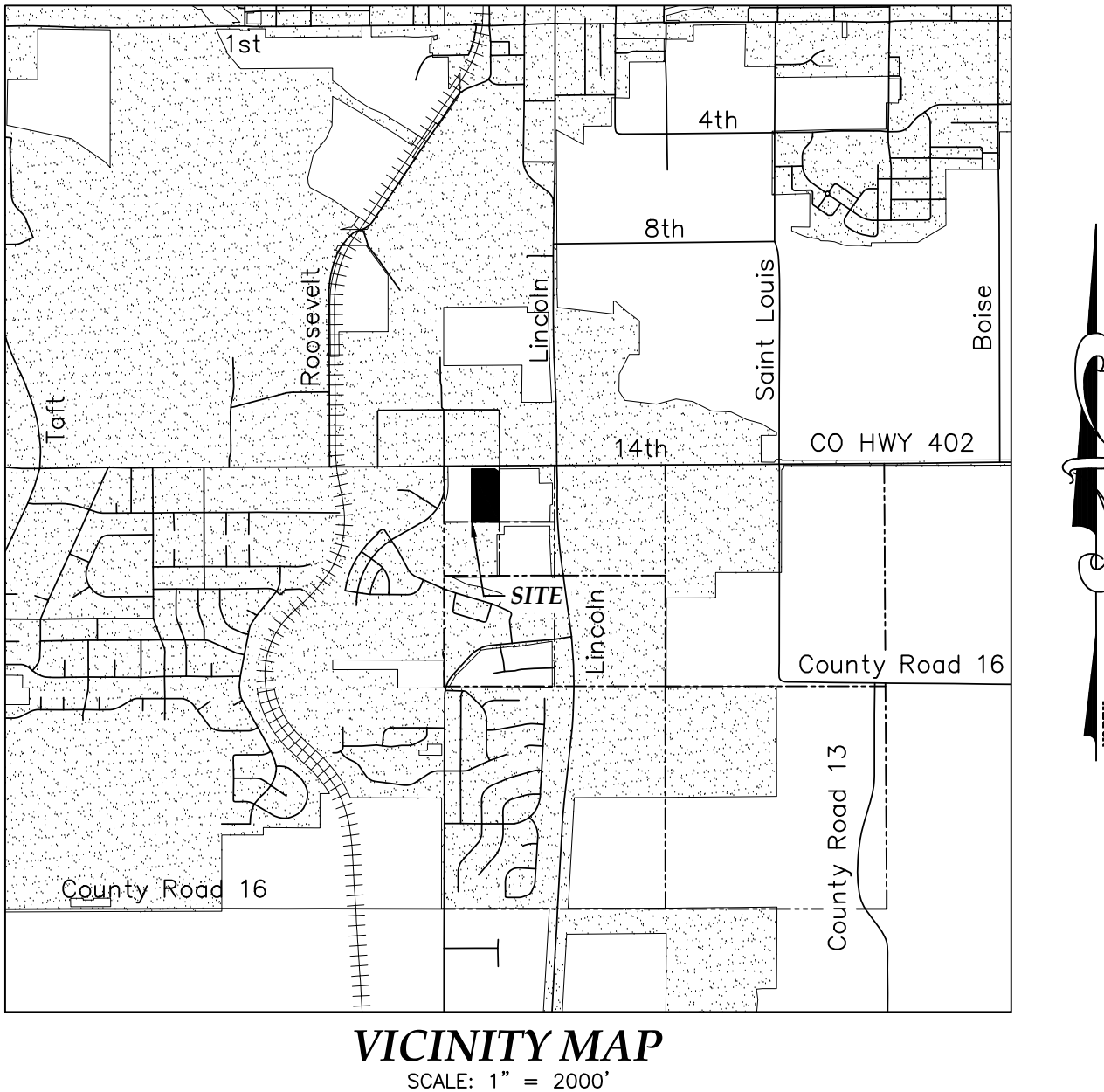
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DATE:	1/12/2021
FILE NAME:	20240550Z
SCALE:	1"=40'
DRAWN BY:	CSK
CHECKED BY:	PG

KING SURVEYORS
650 E. Garden Drive | Windsor, Colorado 80550
phone: (970) 686-5011 | email: contact@KingSurveyors.com



REVISIONS:	DATE:

HEIN AND LIU ZONING
FOR
EARTH GREEN FENCE

PROJECT #:
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