

Project Information Summary

Project Name: Legacy Loveland (1442 N Taft Ave) § **Last Update:** 5/5/2026

Project Number: PZ-26-00069

General Location: Located on the northeast corner area of Eisenhower Blvd and North Taft Ave.

Project Description:

Proposal to allow a 1895 square foot marijuana business. Located on the northeast corner area of Eisenhower Blvd and North Taft Ave.

Existing Zoning: B-Developing Business

Acreage of Site: .37

Existing Use: Commercial Buisness

Application Type:

Sketch Site Development Plan

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: Sam Leuschen

City Planner

Name: Ethan Mattson

Phone: 970-962-2581

Email: Ethan.Mattson@cityofloveland.org

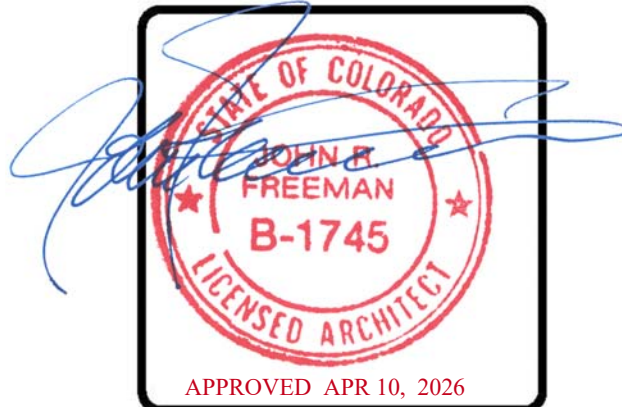
Attachment (s): Site Plan

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

LOVELAND LEGACY LLC

SKETCH SITE DEVELOPMENT PLAN

1442 NORTH TAFT AVENUE
LOVELAND, COLORADO 80538



NARRATIVE:

THIS PROJECT CONSISTS OF A TENANT IMPROVEMENT IN AN EXISTING 1,895 SQ.FT. BUILDING. THE EXISTING BUILDING IS USED AS A LASER ENGRAVING BUSINESS, AND THE NEW BUSINESS WILL BE A RECREATIONAL MARIJUANA DISPENSARY. THE MAIN FLOOR WILL INCLUDE A LOBBY WITH SECURITY AND ID CHECK, A SALES FLOOR, OFFICES, EMPLOYEE BREAK ROOM AND A NEW ADA ACCESSIBLE RESTROOM. THE BASEMENT WILL BE USED FOR STORAGE.

EXISTING 3" WATER SERVICE, 4" WASTEWATER SERVICE, AND POWER UTILITIES WILL BE USED. NO UPGRADE WILL BE NECESSARY AS NO ADDITIONAL PLUMBING IS PROPOSED AND NO MAJOR ELECTRICAL EQUIPMENT WILL BE USED.

EXISTING STORMWATER INFRASTRUCTURE WILL BE USED WHICH HAS BEEN RECENTLY UPGRADED DURING THE EISENHOWER BOULEVARD/TAFT AVENUE RENOVATIONS. ONLY MINOR CHANGES WILL BE DONE TO THE PARKING LOT AND IMPERVIOUS AREAS. FOR THESE REASONS NO MASTER PLAN IMPROVEMENTS WILL BE NECESSARY TO SERVE THE DEVELOPMENT.

PROJECT DIRECTORY:

OWNER:
ACES PLACE LLC
ATTN: SAM LEUSCHEN
P.O. BOX 615
FORT COLLINS, COLORADO 80522
PHONE: 970.682.8943
E-MAIL: SAM@ACESPLACEFOCO.COM

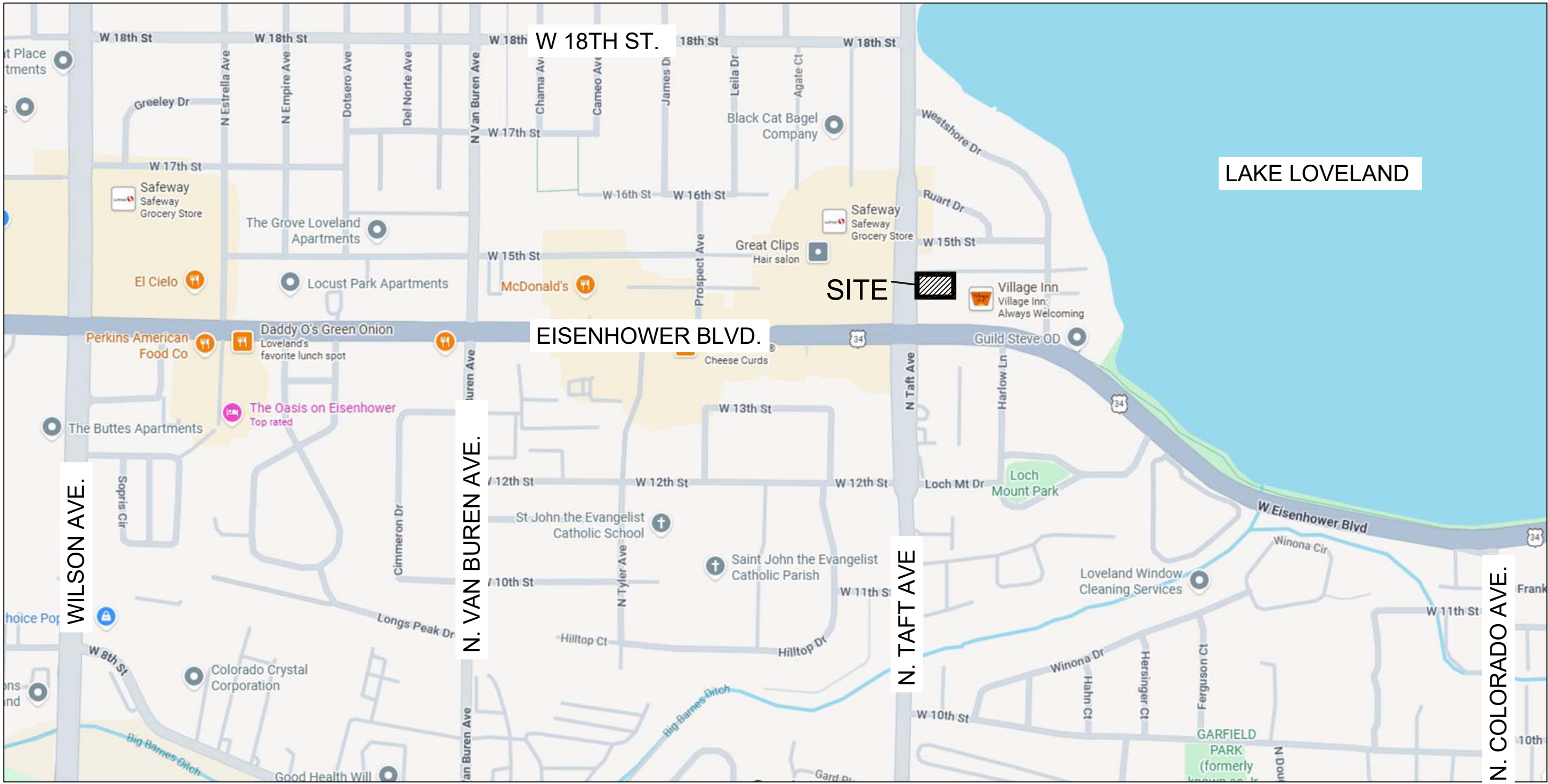
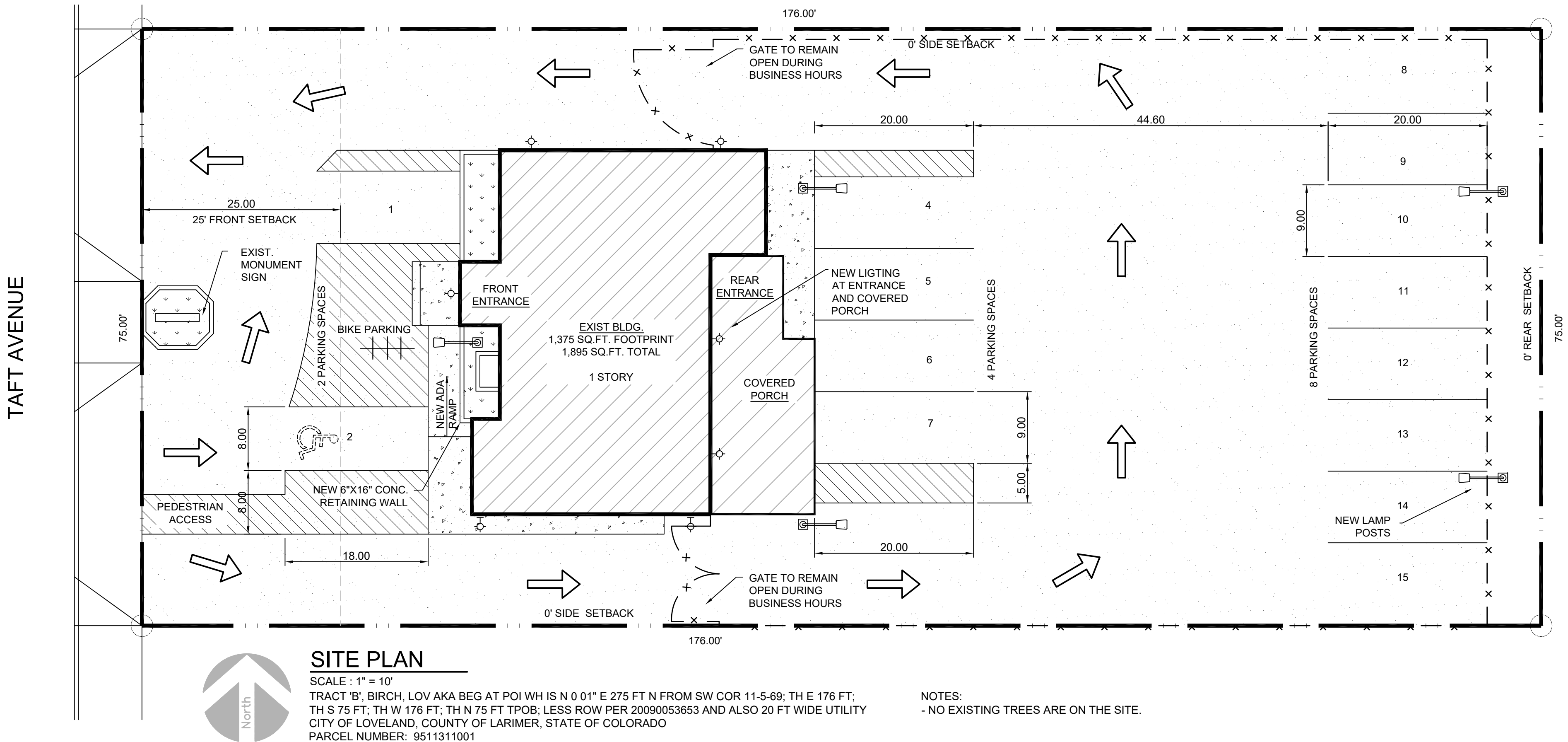
ARCHITECT:
FREEMAN ARCHITECTS, P.C.
ATTN: JOHN FREEMAN
2024 BLUE MESA COURT
LOVELAND, CO 80538
PHONE: (970) 667-3939
E-MAIL: FREEMANARCHTS@AOL.COM

ZONING:

B - DEVELOPING BUSINESS

SHEET INDEX:

1 OF 1 COVER AND SITE PLAN



VICINITY MAP

NO SCALE

LEGEND

	EXIST. STRUCTURE		PROPERTY LINE		NEW DOWNWARD FACING PARKING LOT LED SECURITY LAMP
	ASPHALT		SETBACK LINE		NEW DOWNWARD FACING BUILDING SCONCE LED SECURITY LIGHT
	CONCRETE		EXIST. WOOD FENCING		EXIST. WATER LINE-3/4"
	LANDSCAPE		EXIST. WATER LINE-3/4"		EXIST. GAS LINE
			EXIST. GAS LINE		EXIST. SANITARY SEWER LINE

PARKING

REQUIRED: 1 SPACE/300 SQ.FT.
TOTAL SQ.FT. = 1,895 SQ.FT.

1,895 SQ.FT./300 = 6.3 = 7 SPACES REQUIRED

SPACES PROVIDED:
14 (INCLUDES 1 VAN ACCESSIBLE SPACES)

SITE DATA

SITE AREA	SQUARE FOOTAGE	ACRES	%
BUILDING COVERAGE	1,375 SQ.FT.	.03	8.4%
DRIVE, PARKING, AND WALKS	14,024 SQ.FT.	.32	87%
LANDSCAPE AREAS	765 SQ.FT.	.02	4.6%
TOTAL AREA	16,164 SQ.FT.	.37	100%

LEGAL DESCRIPTION:

TRACT 'B', BIRCH, LOV AKA BEG AT POI WH IS N 0 01" E 275 FT N FROM SW COR 11-5-69; TH E 176 FT; TH S 75 FT; TH W 176 FT; TH N 75 FT TPOB; LESS ROW PER 20090053653 AND ALSO 20 FT WIDE UTILITY

LOVELAND LEGACY LLC
SKETCH SITE DEVELOPMENT PLAN

PROJECT NO.	4/12/26
DRAWN BY	ZLR
REVISIONS	4/10/26