



Project Information Summary

Project Name: Lincoln Ave. Contractor Shop - Sketc **Last Update:** 8/12/2026

Project Number: PZ-26-00127

General Location: Located on the northeast corner N Lincoln Ave and E 23rd.

Project Description:

Proposal for a 3600sf contractors shop. Located on the northeast corner N Lincoln Ave and E 23rd.

Existing Zoning: B-Developing Business

Acreage of Site: .45

Existing Use: Auto Repair

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: Brandon White

City Planner

Name: Jason Bradford

Phone: 970-962-2522

Email: Jason.Bradford@cityofloveland.org

Attachment (s): Site Plan

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

100' R.O.W.

(E) DRIVE ACCESS
TO N. LINCOLN AVE

588°30'35"W 209.96'

588°30'35"W 197.62'

500°16'32"E 95.65'

(2) (E)
TREES

(E) SHARED PARKING
EASEMENT FOR LOT 2

(E) DRIVE
AISLE

(2) (E)
TREES

588°30'35"W 152.27'

588°30'35"W 129.84'

500°16'32"E 104.00'

(E) SHARED ACCESS
EASEMENT

588°34'42"W 198.72'

(E) PARKING
SPACES

588°34'42"W / 181.72

(E)
TREE

(E) CHAIN LINK
GATE & FENCE

(E) 3,600 S.F.
SINGLE STORY
BUILDING

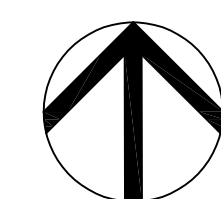
LOT 5

(E) WOOD
GATE & FENCE

(E) CONC.
APRON

(E) 6' TALL

— WOOD PICKET
FENCE



TRUE NORTH

SKETCH SITE DEVELOPMENT PLAN FOR:

Lincoln Ave. Contractor Shop

2326 N. LINCOLN AVE.

Loveland

NORTH YARD ENTRY

ate 7-22-26

ΣΥΝΤΑΚΤΙΚΟ

[illegible]

11

reg

sheet

A2.1

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architecture group, inc.

revisions

(970) 663-0548

NOTICE: DUTY OF COOPERATION. - Release of these plans contemplates further cooperation among the owner, its contractor, and the architect. Design and construction are complex. Although the architect and its consultants have performed their services with due care and diligence, they cannot guarantee perfection. Communication is imperfect, and every contingency cannot be anticipated. Any and all delay or discrepancy discovered by the use of these plans shall be reported immediately to the architect. Failure to notify the architect compounds misunderstanding and increases construction costs. A failure to cooperate by a simple voice to the architect shall relieve the architect from responsibility for all consequences arising out of such derelict. THIS SET IS NULL, AVOID COSTS, BE OMITTED FROM THIS SET.

NORTH LINCOLN AVE.

100' R.O.W.

LOT 1

LOT 4

LOT 2

LOT 5

LOT 3

(E) DRIVE ACCESS
TO N. LINCOLN AVE

$S88^{\circ}30'35"W$ 209.96'

$S88^{\circ}30'35"W$ 197.62'

$S00^{\circ}16'32"E$ 34.33'

$S88^{\circ}30'35"W$ 152.27'

$S88^{\circ}30'35"W$ 129.84'

$S00^{\circ}16'32"E$ 104.00'

$S00^{\circ}16'32"E$ 95.65'

(2) (E)
TREES

(E) SHARED PARKING
EASEMENT FOR LOT 2

(E) DRIVE
AISLE

(2) (E)
TREES

(E) SHARED ACCESS
EASEMENT

(E)
TREE

(E) CHAIN LINK
GATE & FENCE

(E) PARKING
SPACES

$S88^{\circ}34'42"W$ 181.72'

(E) SIDEWALK

(E) 3,600 S.F.
SINGLE STORY
BUILDING

60.00'

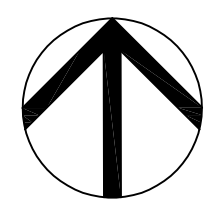
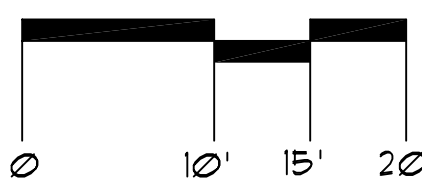
120'

(E) WOOD
GATE & FENCE

(E) CONC.
APRON

(E) 6' TALL
WOOD PICKET
FENCE

EXISTING BUILDING IS SERVED
BY CITY OF LOVELAND POWER,
CITY OF LOVELAND WATER /
WASTE WATER & XCEL NATURAL
GAS. STORMWATER IS ALREADY
ACCOUNTED FOR WITH
REGIONAL DETENTION. NO ADD-
ITIONAL UTILITIES ARE REQUIRED



Kenney Lee
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REVISIONS

SKETCH SITE DEVELOPMENT PLAN FOR:

Lincoln Ave. Contractor Shop
2326 N. Lincoln Ave.
Loveland Colorado
(970) 663-0548

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NORTH YARD ENTRY

date 1-22-26
drawn KML
checked
job no.

sheet
A2.1

NOTICE: CITY OF COOPERATION. Substantive of these plans constitutes further cooperation along the owner's, contractor, and the architect. Design and construction are complete. Although the architect and its consultants have performed their services with due care and diligence, they cannot guarantee perfection. Construction is the responsibility of the contractor. The architect and its consultants shall not be responsible for any errors or omissions in the plans or for any consequences arising out of such errors or omissions. A failure to comply with the provisions of these plans shall be reported immediately to the architect. Failure to report such errors or omissions shall be considered a breach of contract. This set is null and void should any part of the set be altered or changed in any way without the written consent of the architect. This set is null and void should any part of the set be altered or changed in any way without the written consent of the architect.