



Project Information Summary

Project Name: Vanguard-Famleco 10th Sub (Loveland) **Last Update:** 8/19/2026

Project Number: PZ-26-00141&142

General Location: Located north of HWY 34 between Cascade Ave and Dover St.

Project Description:

Proposal to construct 44 duplexes on 10.5 acres of land. Located north of HWY 34 between Cascade Ave and Dover St.

Existing Zoning: PUD-Planned Unit Development

Acreage of Site: 10.5

Existing Use: Vacant

Application Type:

Site Development Plan

Civil Construction Plans

Final 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: Ryan Banning

City Planner

Name: Lauren Richardson

Phone: 970-962-2557

Email: Lauren.Richardson@cityofloveland.org

Attachment (s): Site Plan, Building Elevations

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

DEVELOPMENT AREA DESCRIPTION

TOTAL PROJECT AREA = 10.498 ACRES (457,281 SF)
PUD ZONED AREA = 8.82 ACRES (384,287 SF)
P-1 FUTURE BUSINESS ZONED AREA = 1.68 ACRES
(72,994 SF)

EXISTING PUD ZONING DOCUMENT RESIDENTIAL UNITS
COUNT: 37 UNITS
ALLOWABLE PUD RESIDENTIAL UNIT COUNT (120% PUD
UNIT COUNT): 44 UNITS

PROPOSED PUD DEVELOPMENT

DENSITY CALCULATION = 44 DU / 10.498 AC = 4.19 DU/AC
PUD ZONED DENSITY = 44 DU / 8.82 AC = 4.99 DU/AC
STRUCTURE TYPES

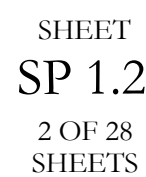
DUPLEX RESIDENTIAL: 22 STRUCTURES/44 UNITS
COMMUNITY BUILDING: 1 STRUCTURE

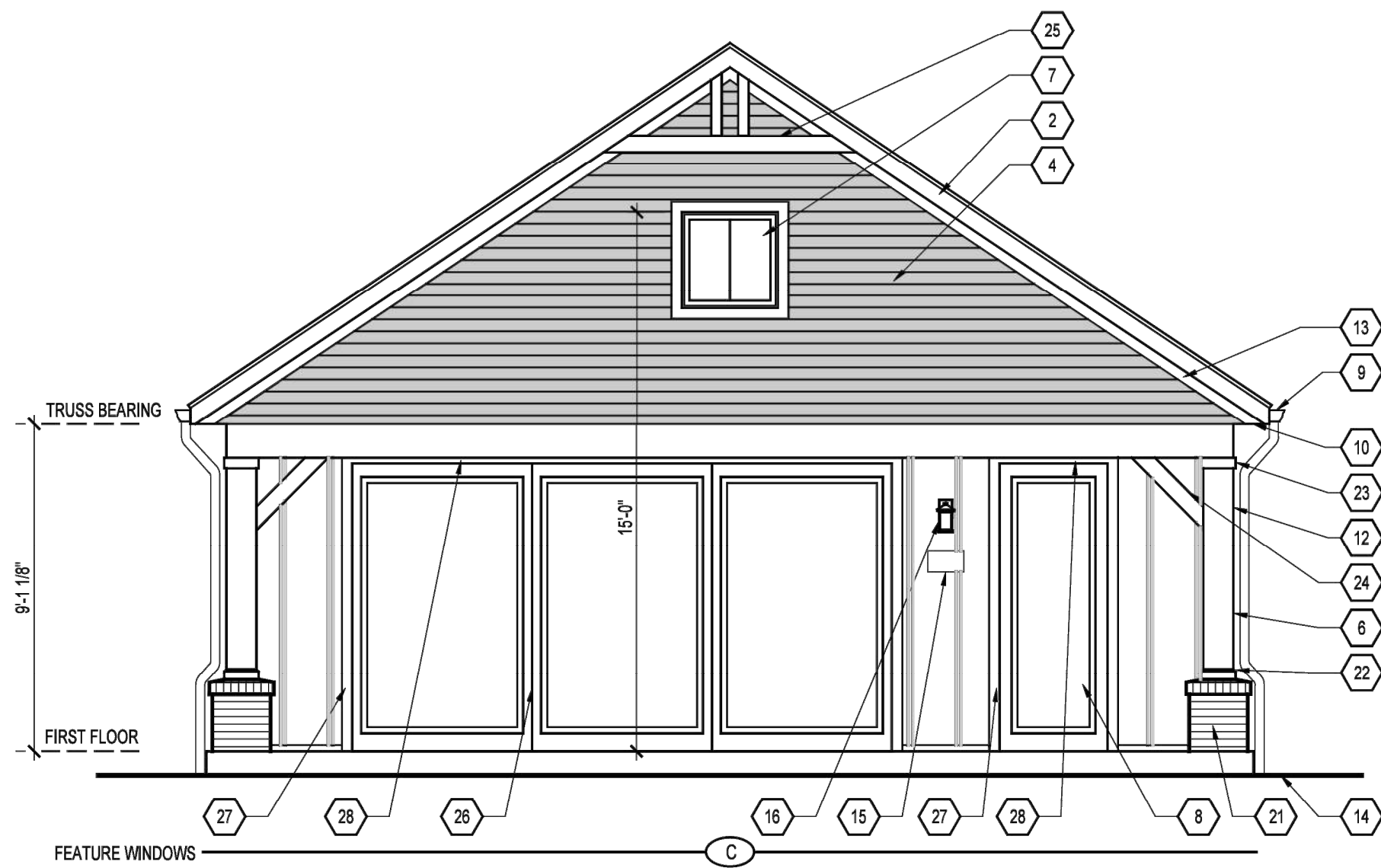
OUTDOOR/RECREATION REQUIREMENTS

MINIMUM RATIO: 1 ACRE PER 100 RESIDENTIAL UNITS =
0.44 ACRES
OUTDOOR RECREATION PROVIDED = ±2.50 ACRES

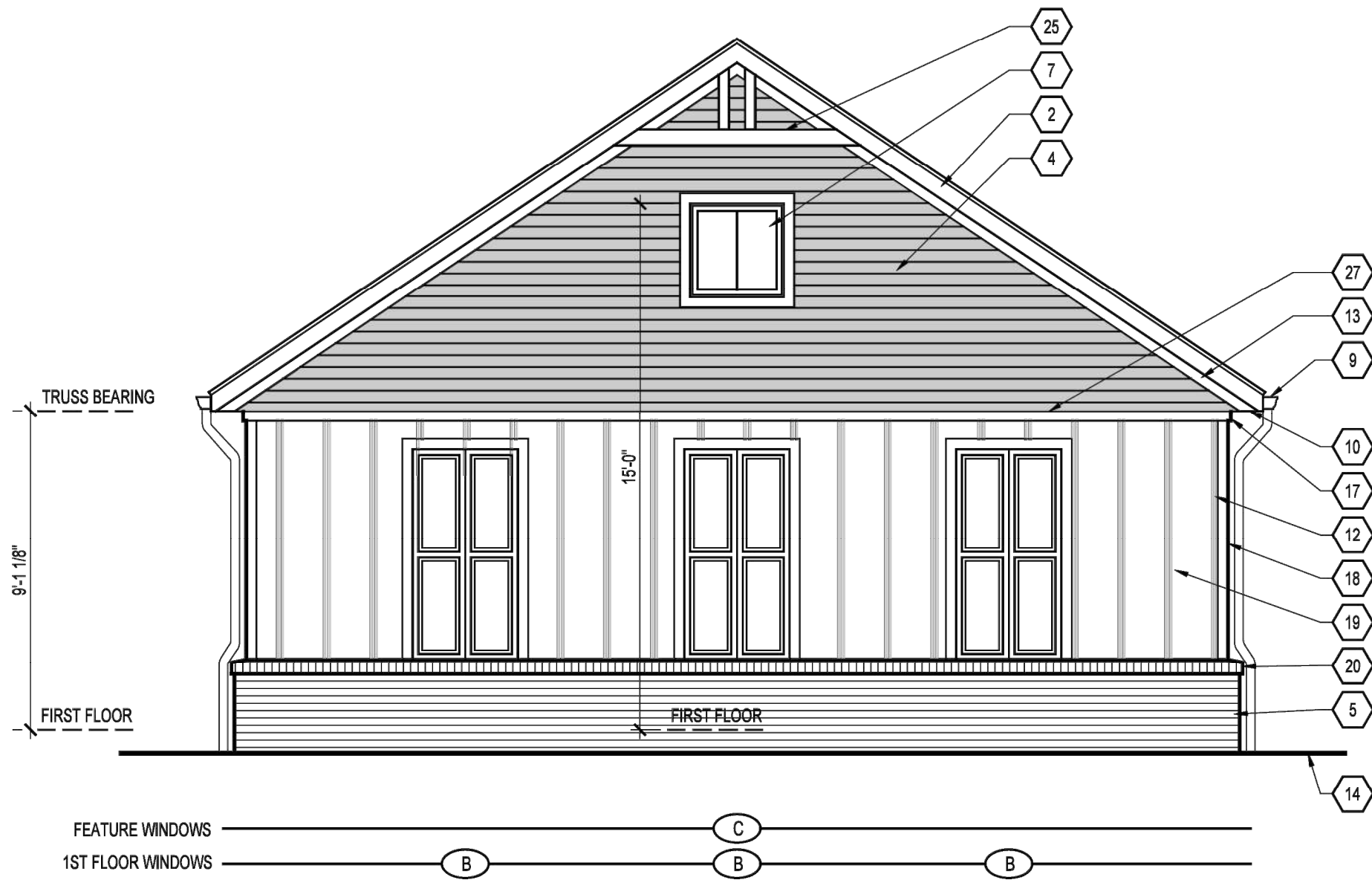
RESIDENTIAL SUBDIVISION AMENITIES DESCRIPTION

PUD ZONING AREA		
ZONING	PUD	8.92 AC
LAND USE	44-UNITS RESIDENTIAL DUPLEX (22 STRUCTURES)	1 - COMMUNITY LOUNGE
SQUARE FOOTAGE	CODE MAXIMUMS, (AVERAGE 32,061-SF EACH)	904-SF COMMUNITY LOUNGE
BUILDING MAX OCCUPANCY	PER CODE MAXIMUMS, (22,061-SF EACH)	60-CAP
TYPE OF CONSTRUCTION	TYPE V-A	TYPE V-A
PARKING	4 PER UNIT (OFF-STREET)	9 TOTAL/1-ADA
OPEN SPACE	129,287 SF / 2.98 AC	
ZONING B - DEVELOPING COMMERCIAL AREA		
ZONING	ZONING B - DEVELOPING COMMERCIAL	1.678 AC
LAND USE	FUTURE DEVELOPMENT	
SQUARE FOOTAGE	CODE MAXIMUMS/ TBD	
BUILDING MAX OCCUPANCY	PER CODE MAXIMUMS PER BUILDING AREA	
TYPE OF CONSTRUCTION	TBD	
PARKING	TBD	
OPEN SPACE	TBD	
UTILITY PROVIDERS	WATER/SEWER - CITY OF LOVELAND IRRIGATION - LOUDEN DITCH COMPANY (SUPPLY)/ HOA (DISTRIBUTION) ELECTRICITY - CITY OF LOVELAND TRASH - CITY OF LOVELAND STORMWATER - CITY OF LOVELAND NATURAL GAS - XCEL ENERGY COMMUNICATIONS - FUSE/COMCAST/CENTURY LINK	
OVERLAY ZONES	N/A	

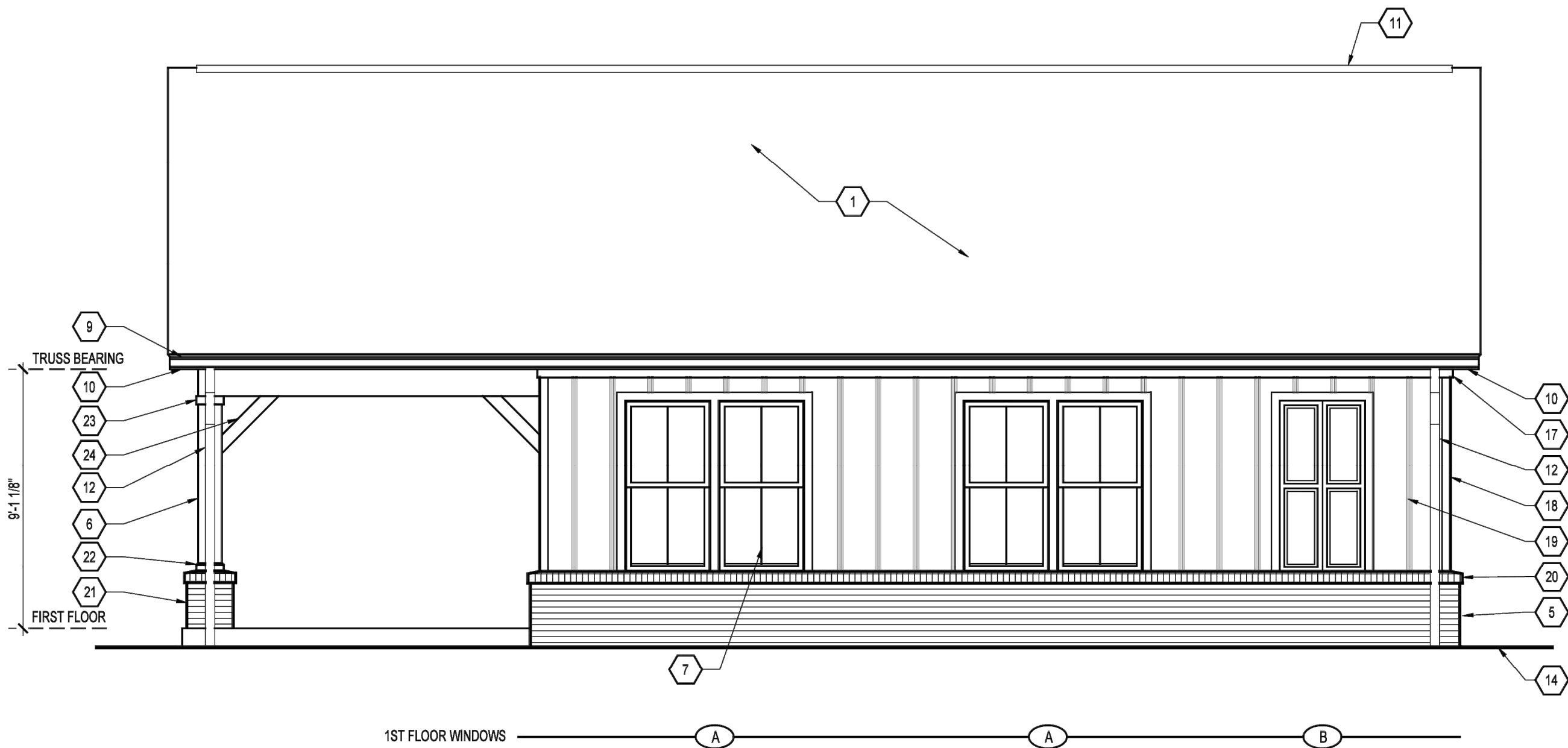




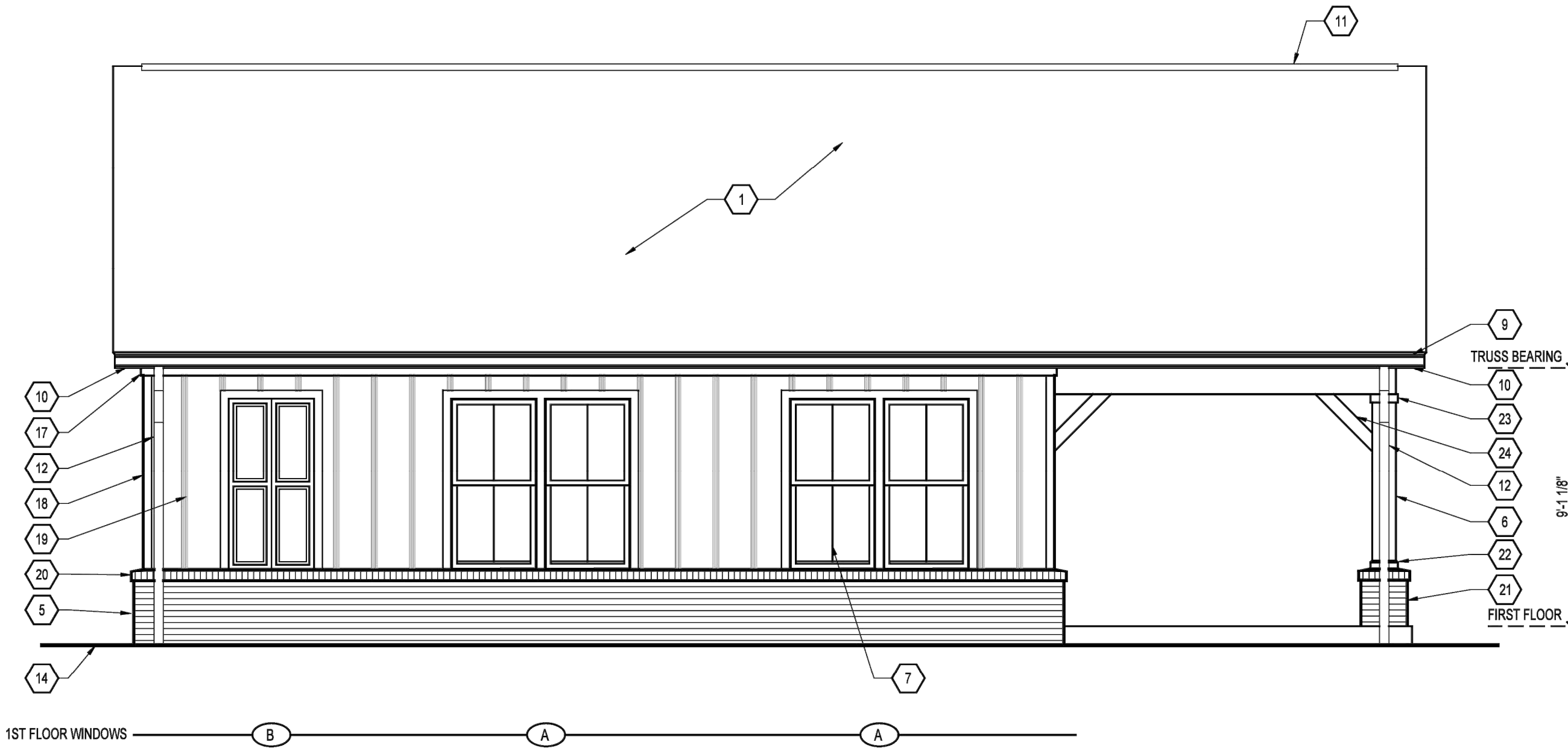
A Front Elevation
Scale: 1/4" = 1'-0"



C Rear Elevation
Scale: 1/4" = 1'-0"



B Right Side Elevation
Scale: 1/4" = 1'-0"



D Left Side Elevation
Scale: 1/4" = 1'-0"

- EXTERIOR ELEVATION CODED NOTES**
(CLUBHOUSE ELEVATION SHEETS ONLY)
- FIBERGLASS / ASPHALT SHINGLE ROOFING.
 - ALUMINUM CLAD WOOD RAKE EXTENSION - SEE WALL SECTIONS.
 - DECORATIVE LOUVER BY PYPON (OR EQUAL). SEE ELEVATION FOR SIZE, SHAPE, AND MOUNTING HEIGHT.
 - HORIZONTAL LAP SIDING.
 - FULL SIZE BRICK VENEER, COLOR, STYLE, MORTAR COLOR, COURSING & JOINT STYLE TO BE SELECTED BY THE OWNER. SEE COVER SHEET FOR SPECIFICATIONS.
 - 10" SQUARE BUILT-UP COLUMN - SEE DETAIL B ON SHEET A.302 FOR MORE INFORMATION.
 - VINYL WINDOW UNIT - SEE WINDOW DETAILS ON SHEET A.401 FOR SIZE AND TRIM INFORMATION.
 - PRE-HUNG INSULATED METAL ENTRY DOOR - PAINTED. SEE DOOR SCHEDULE FOR MORE INFORMATION.
 - 5" ALUMINUM OGEE GUTTER ON 2 X 6 ALUMINUM CLAD WOOD SUB FASCIA - TYPICAL.
 - VENTED ALUMINUM SOFFIT (TYPICAL) - SEE TYPICAL WALL SECTIONS FOR MORE DETAILS.
 - CONTINUOUS RIDGE VENT LOCATION.
 - DOWNSPOUT LOCATION.
 - 5/4 X 4 RAKE TRIM AT FACE OF WALL.
 - APPROXIMATE LINE OF GRADE - TO BE COORDINATED WITH BUILDER PRIOR TO START OF CONSTRUCTION - MAINTAIN MINIMUM 8" BELOW FIRST FLOOR.
 - ADDRESS PLAQUE - USE DOUBLE-THICKNESS TRIM AS BACKING. MOUNT TOP @ 5'-5" A.F.F. AND CENTER ON WALL - TYPICAL.
 - EXTERIOR LIGHT FIXTURE - MOUNT TOP @ 7'-4" A.F.F. AT TYPICAL DOOR LOCATIONS. G.C. TO COORDINATE OTHER MOUNTING HEIGHTS AS NEEDED.
 - 5/4 X 4 FRIEZE BOARD TRIM.
 - 5/4 X 4 CORNER TRIM - RIP ONE SIDE TO ACHIEVE 3 1/2" DIMENSION EACH SIDE OF CORNER.
 - BOARD AND BATTEN SIDING.
 - SLOPING BRICK ROWLOCK BELT COURSE.
 - COLUMN BRICK BASE WITH SLOPING BRICK ROWLOCK CAP. SEE DETAIL C AND SECTION A ON SHEET A.302.
 - 1 X 4 PAINTED COLUMN BASE TRIM WITH BEVELED TOP EDGE.
 - 1 X 4 PAINTED COLUMN CAP TRIM.
 - KNEE BRACE - SEE DETAIL E ON SHEET A.302.
 - POST & BEAM GABLE ACCENT- SEE DETAIL D ON SHEET A.302.
 - MULTI-SLIDER DOOR UNIT.
 - 5/4 X 4 TRIM.
 - 5/4 X 4 HEAD TRIM.
- ALL SIDING & TRIM TO BE LOUISIANA PACIFIC "SMART SIDE" CEDAR GRAIN TEXTURE - SIZES AS INDICATED. TRIM IN DIRECT CONTACT WITH CONCRETE TO BE PVC PRODUCT EQUIVALENT.



COMMUNITY LOUNGE
Building Prototypes
Building Prototypes
000 Your Street
City State & Zip

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Prototype Disk No.	Interim Page Revisions	
	Revision	Date
2024		8/13/2024

Architect Project Number

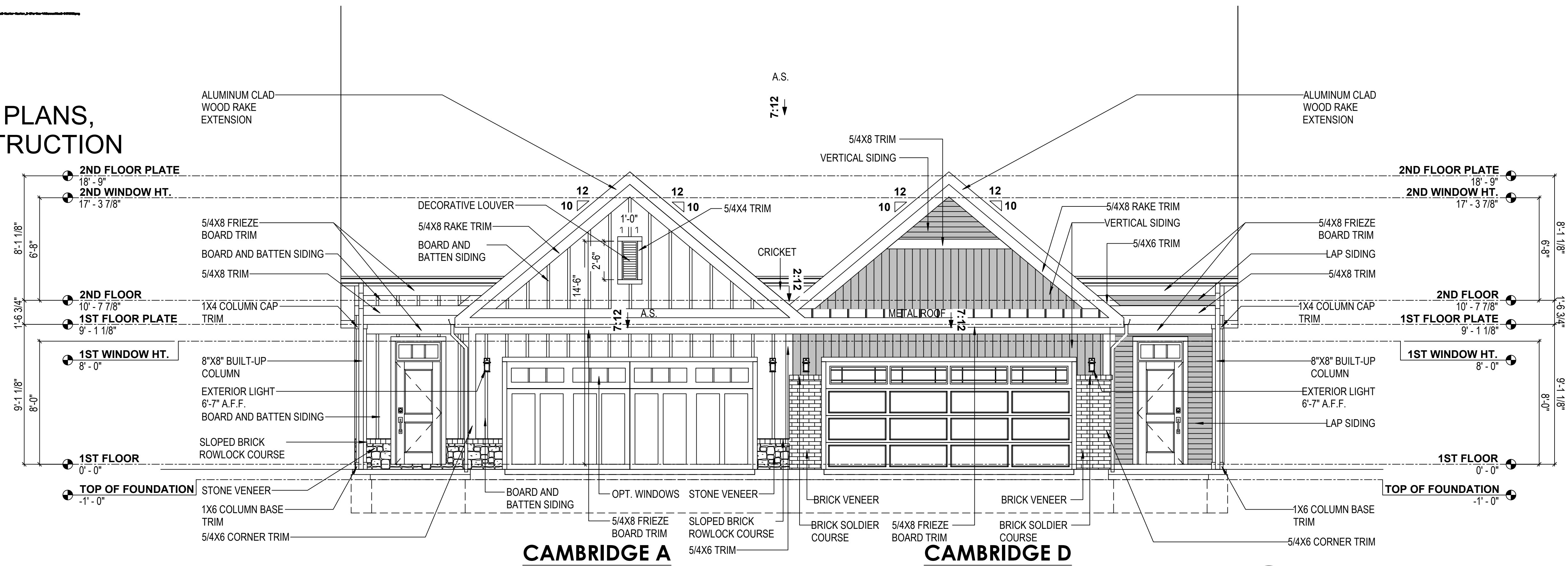
Community Dates & Revisions	
Date Originated	
Bid	
Permit	
Construction	
Revisions	
△	△
△	△
△	△

Drawing Title
Exterior Elevations

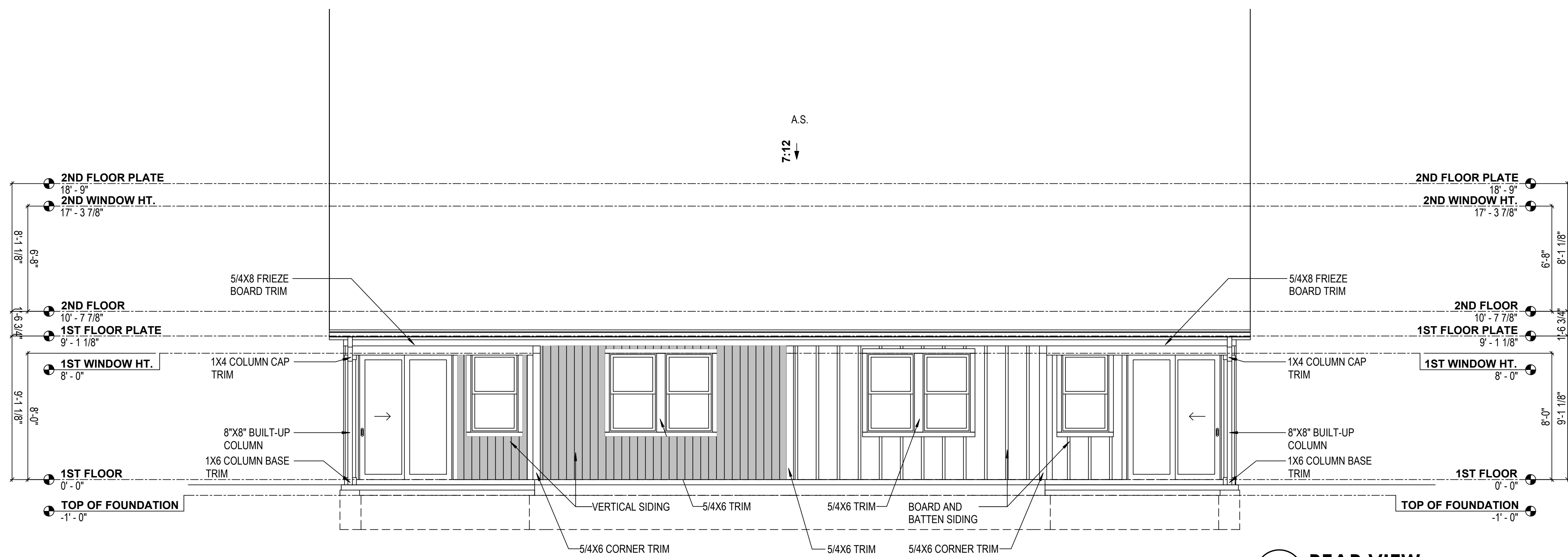
Architectural Style
Farmhouse

Sheet Number
A.201
'The Lounge'

PRELIMINARY PLANS,
NOT FOR CONSTRUCTION



1 FRONT VIEW
1/4" = 1'-0"



2 REAR VIEW
1/4" = 1'-0"

REVISION TABLE		DESCRIPTION	
NUMBER	DATE	REVISOR	DESCRIPTION

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PROJECT LOCATION:

SUBDIVISION

ADDRESS

PREPARED FOR:

EASTMAN HOMES

DUPLEX

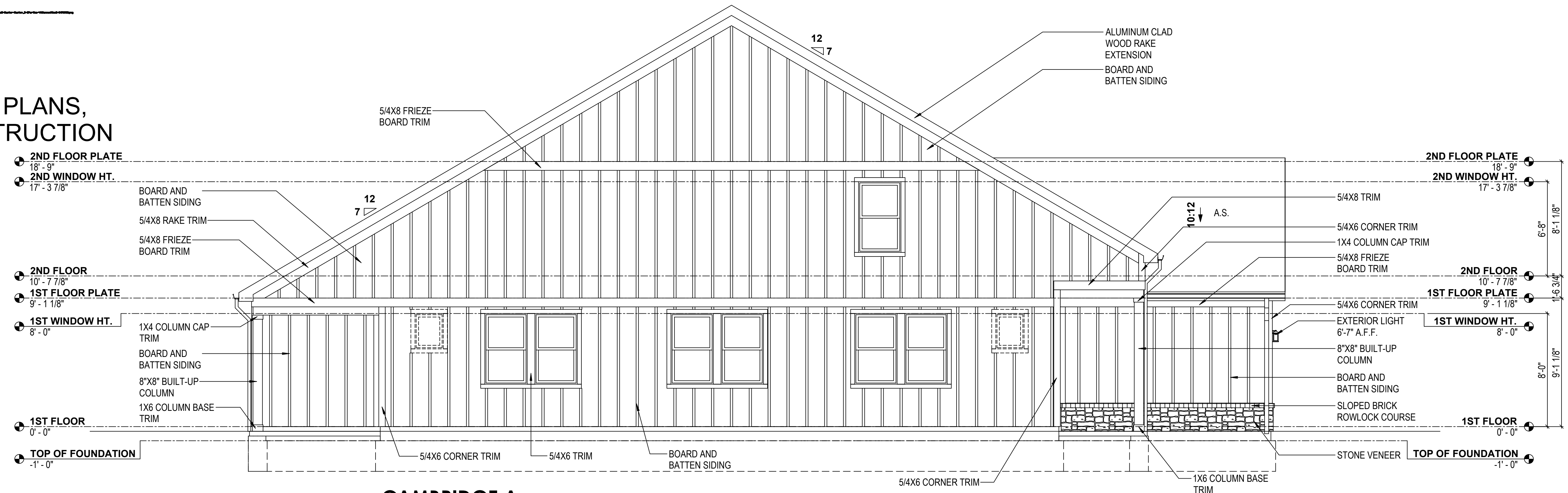
DATE:

7/28/2026

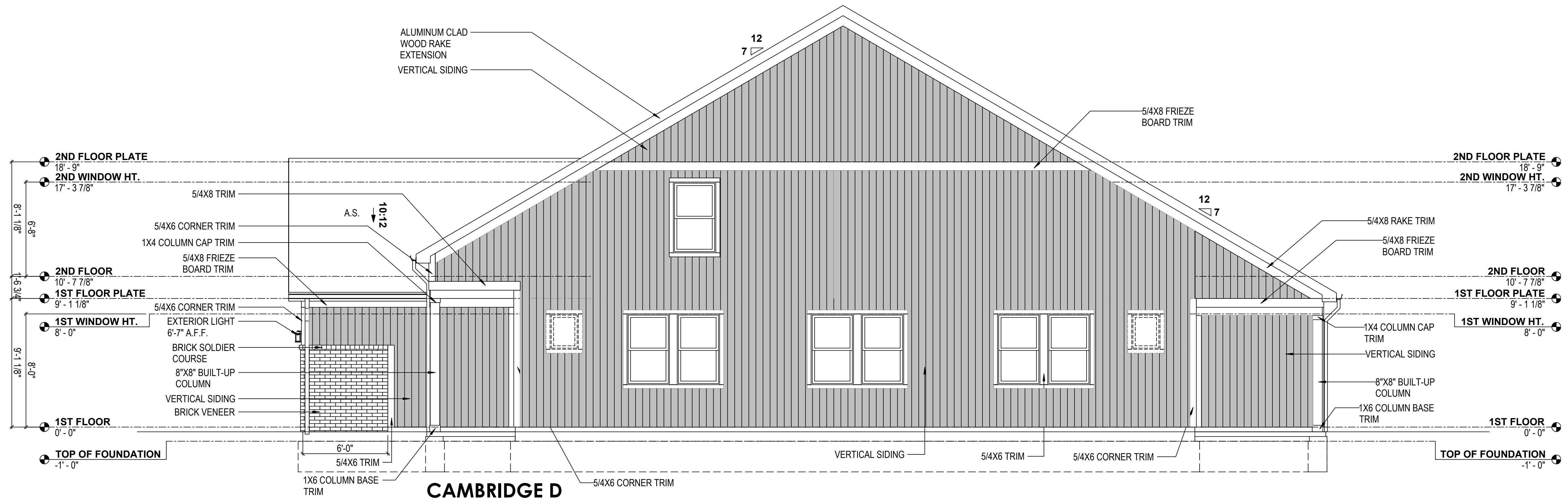
SHEET:

23 OF 28 SHEETS

PRELIMINARY PLANS,
NOT FOR CONSTRUCTION



CAMBRIDGE A
LEFT VIEW
1/4" = 1'-0"



CAMBRIDGE D
RIGHT VIEW
1/4" = 1'-0"

REVISION TABLE		REVISION BY		DESCRIPTION	
NUMBER	DATE				

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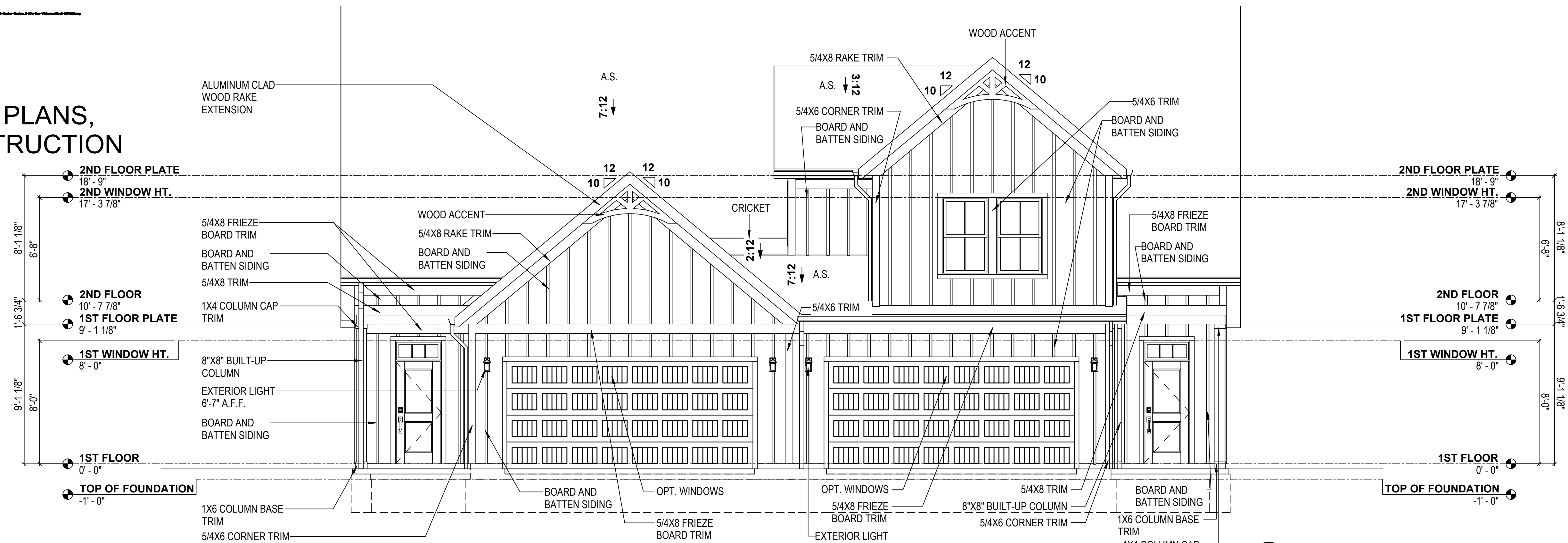
PROJECT LOCATION:
SUBDIVISION
ADDRESS

PREPARED FOR:
EASTMAN HOMES
DUPLEX

DATE:
7/28/2026

SHEET:
24 OF 28
SHEETS

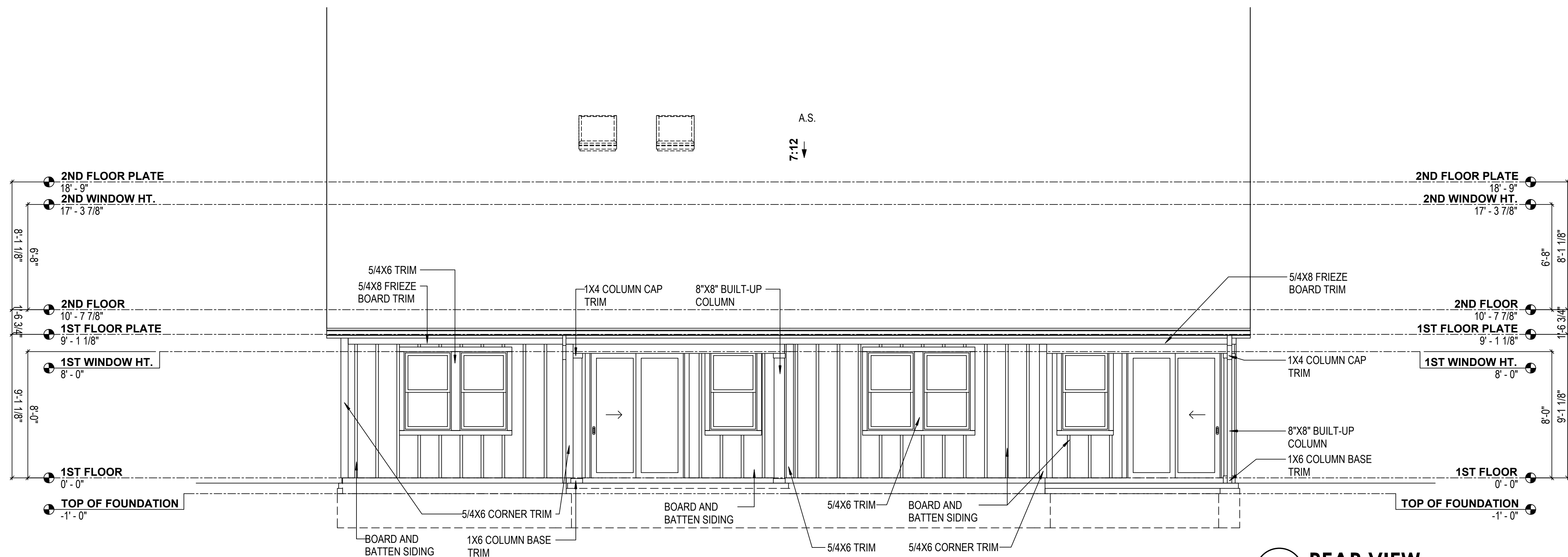
PRELIMINARY PLANS,
NOT FOR CONSTRUCTION



CAMBRIDGE B

OXFORD B

1 FRONT VIEW
1/4" = 1'-0"



OXFORD B

CAMBRIDGE B

2 REAR VIEW
1/4" = 1'-0"

REVISION TABLE		DESCRIPTION	
NUMBER	DATE	REVISOR	DESCRIPTION

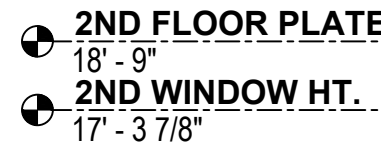
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ADDRESS

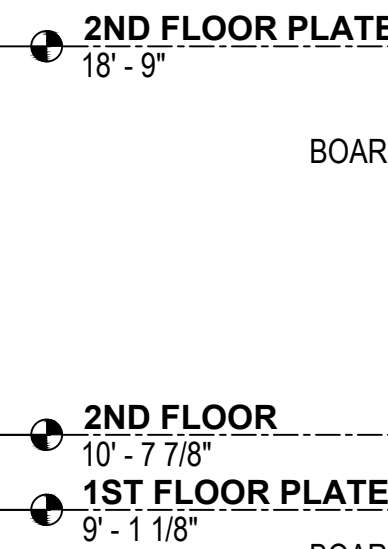
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EASTMAN HOMES
DUPLEX

DATE:
7/28/2026

SHEET:
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SHEETS



1 LEFT VIEW
1/4" = 1'-0"



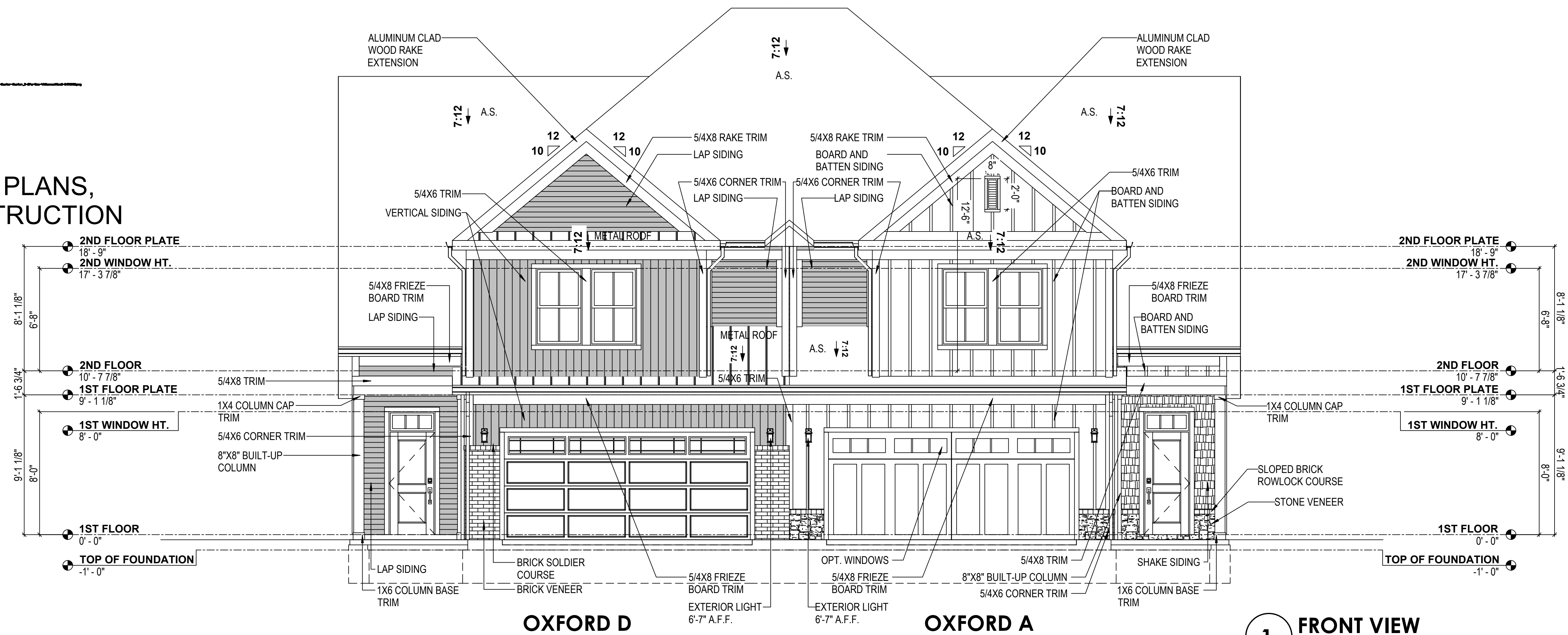
2) RIGHT
 $1/4'' = 1'-0''$

To the best of our knowledge, these items are drawn to comply with all applicable specifications and standards. The contractor, sub-contractors, suppliers, and/or owner must verify all dimensions and quantities shown. Each individual contractor, sub-contractor, and supplier on the job must check all dimensions and other details prior to construction and be solely responsible for ensuring that the work is constructed in accordance with the specifications and drawings. The contractor, sub-contractors, and suppliers are responsible for all code and governing body compliance and engineering. VitrueActive, LLC will not bear responsibility for negligence on the jobsite due to lack of knowledge or lack of plan detail from the sub-contractor. The contractor, sub-contractors, suppliers, and/or owner must verify all dimensions and structural members, size, suitability, and dimensions shall be verified by the contractor, sub-contractors, supplier, and/or owner.

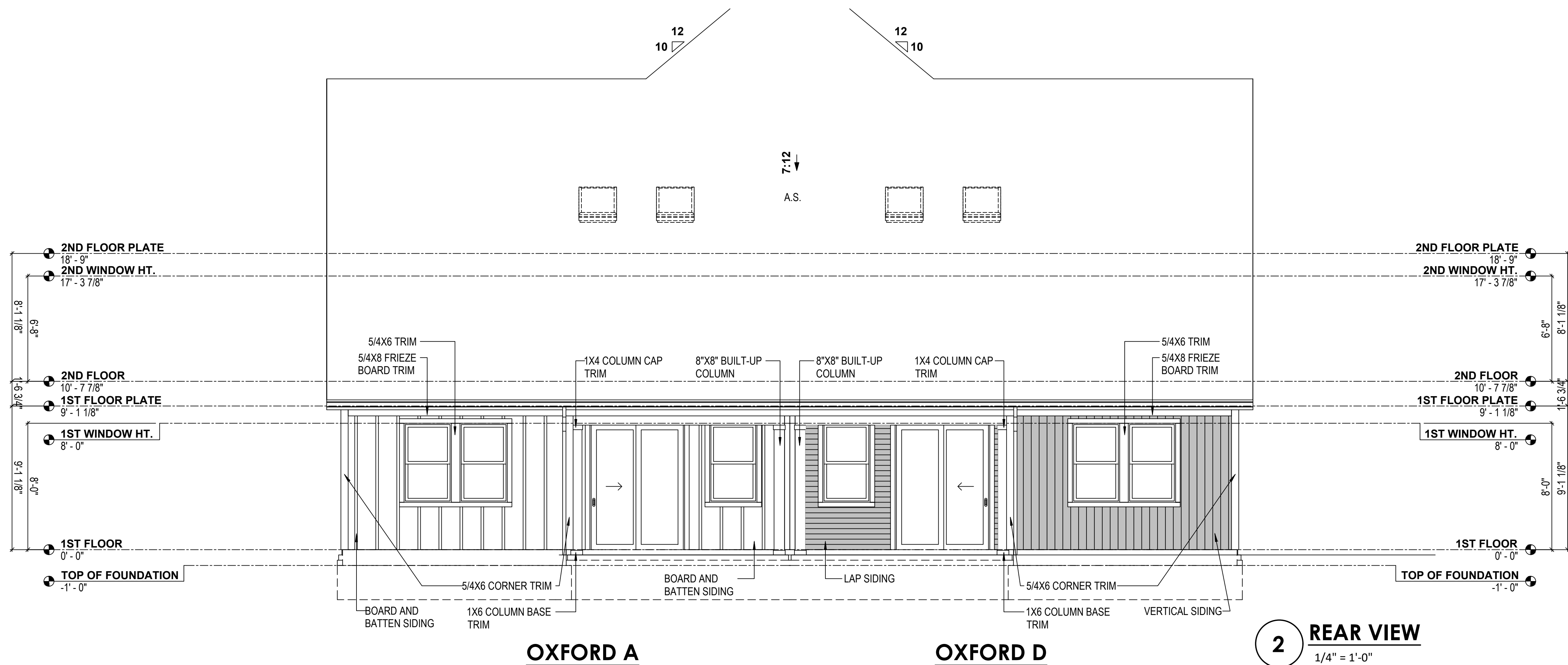
SUBMISSION
ADDRESS

LEX

6 OF 28
SHEETS



1 FRONT VIEW
1/4" = 1'-0"



2 REAR VIEW
1/4" = 1'-0"

REVISION TABLE		
NUMBER	DATE	REVISION BY DESCRIPTION

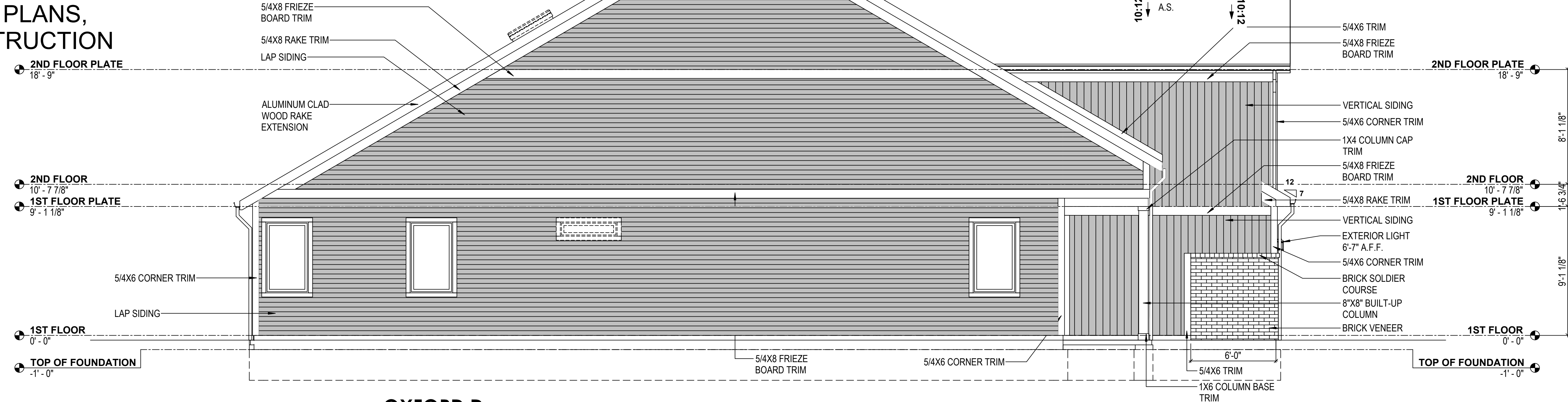
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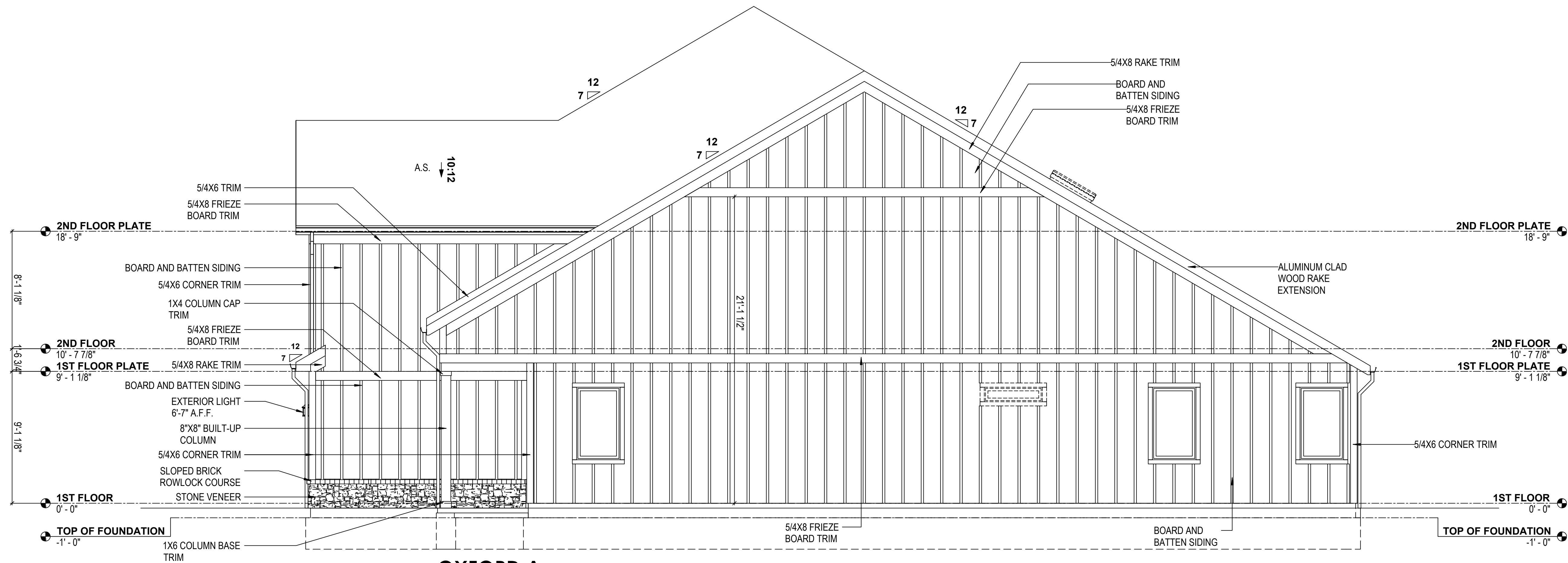
PREPARED FOR:
EASTMAN HOMES
DUPLEX

DATE:
7/28/2026
SHEET:
27 OF 28 SHEETS

PRELIMINARY PLANS,
NOT FOR CONSTRUCTION



**OXFORD D
LEFT VIEW**
1
1/4" = 1'-0"



**OXFORD A
RIGHT VIEW**
2
1/4" = 1'-0"

REVISION TABLE		DESCRIPTION	
NUMBER	DATE	REVISED BY	

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PROJECT LOCATION:
SUBDIVISION
ADDRESS

PREPARED FOR:
EASTMAN HOMES
DUPLEX

DATE:
7/28/2026

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SHEETS