

LAND USE APPLICATION

CASE NO. _____

APPLICANT INFORMATION

Firm: United Properties
Contact: Alicia Rhymen
Address: 1331 17th Street, Suite 604
Denver, CO 80202
Mailing Address: Same
Telephone: 720.273.9841
Fax: _____
Email: alicia.rhymen@uproperties.com

OWNER INFORMATION

Firm: Ascent Community Church
Contact: Stacey Luther
Address: 1326 96th Avenue
Louisville, CO 80027
Mailing Address: PO Box 270173
Louisville, CO 80027
Telephone: 303.518.8084
Fax: _____
Email: Stacey@Ascentcc.org

REPRESENTATIVE INFORMATION

Firm: (EES) Entitlements & Engineering Solutions Inc.
Contact: Krysta Houtchens
Address: 501 S. Cherry Street, Suite 300
Glendale, CO 80246
Mailing Address: Same
Telephone: 970.380.7054
Fax: _____
Email: Khoutchens@ees.us.com

PROPERTY INFORMATION

Common Address: 1326 96th Ave
Legal Description: Lot — Blk —
Subdivision TRS - Central NBR 145-820
Area: 13.73 598 Sq. Ft.

TYPE (S) OF APPLICATION

- ☐ Annexation
- ☐ Zoning
- ☐ Preliminary Subdivision Plat
- ☐ Final Subdivision Plat
- ☐ Minor Subdivision Plat
- ☐ Preliminary Planned Unit Development (PUD)
- ☐ Final PUD
- ☐ Amended PUD
- ☐ Administrative PUD Amendment
- ☐ Special Review Use (SRU)
- ☐ SRU Amendment
- ☐ SRU Administrative Review
- ☐ Temporary Use Permit: _____
- ☒ CMRS Facility: _____
- ☒ Other: (easement / right-of-way; floodplain; variance; vested right; 1041 permit; oil / gas production permit) GDP Amendment

PROJECT INFORMATION

Summary: Industrial / Retail Development
2nd GDP Amendment for
St Louis Parish Commercial
Park - see narrative

Current zoning: PC2D Proposed zoning: PC2D

SIGNATURES & DATE

Applicant: Alicia Rhymen
Print: Alicia Rhymen
Owner: Ascent Church
Print: Jim Candy / Ascent Church
Representative: _____
Print: _____

CITY STAFF USE ONLY

- ☐ Fee paid: _____
- ☐ Check number: _____
- ☐ Date Received: _____

Parcel # 15751600007 Sect. 17 Township
15 Range 69

October 17, 2019

Lisa Ritchie

Planning Department

Louisville

City of

Louisville, Colorado 80027

Dear Ms. Ritchie,

I am the property owner of 1212 S 96th Street, Louisville, CO and provide consent for the United Properties to submit an Application to the City of Louisville for an amendment to the existing General Development Plan for purpose of:

Add Industrial and car wash as an allowable use, reduce the building setback from 60 to 55 feet along 96th Street, properly align zones with property boundaries, change parking lot configuration requirements in zone 2 and 3, eliminate local road and provide private drives with cross access easements between properties and construct the 8' crushed refined trail along 96th Street to Coal Creek instead of cash in lieu for the public land deficit requirements for the overall development.

We support the proposed Second Amendment and feel it bring benefits to all three properties that will allow the developments to viably move forward. We urge the City to approve the proposed amendments to the General Development Plan that has limited and development prohibitive on all three (3) properties for many years.

Sincerely,



Adrian Games

1212 S 96th Street property owner

October 17, 2019

Lisa Ritchie
Planning Department
City of Louisville
Louisville, Colorado 80027

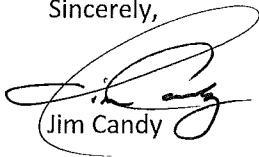
Dear Ms. Ritchie,

Ascent Community Church is the current property owner of 1326 S 96th Street, Louisville, CO. We provide consent for the United Properties to submit an Application to the City of Louisville for an amendment to the existing General Development Plan for purpose of:

Add Industrial and car wash as an allowable use, reduce the building setback from 60 to 55 feet along 96th Street, properly align zones with property boundaries, change parking lot configuration requirements in zone 2 and 3, eliminate local road and provide private drives with cross access easements between properties and construct the 8' crushed refined trail along 96th Street to Coal Creek instead of cash in lieu for the public land deficit requirements for the overall development.

We support the proposed Second Amendment and feel it bring benefits to all three properties that will allow the developments to viably move forward. We urge the City to approve the proposed amendments to the General Development Plan that has limited and development prohibitive on all three (3) properties for many years.

Sincerely,



Jim Candy

Pastor of Ascent Church Community

St. Louis Church
902 Grant
Louisville, Colo. 80027

December 19, 2019

Lisa Ritchie
Planning Department
City of Louisville
Louisville, Colorado 80027

Property at 96th and Dillon

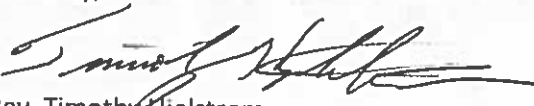
Dear Ms. Ritchie,

Saint Louis Catholic Church consents to the application filed by United Properties for an amendment to the existing General Development Plan for this property.

The existing General Development Plan has limited development opportunities, and the proposed Second Amendment is intended to make changes that will allow development to move forward.

We urge the City to approve the proposed amendments to the General Development Plan.

Sincerely,



Rev. Timothy Hjelstrom

Pastor

ELECTRONIC LAND USE HEARING REQUEST CASE NO. _____

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Address: 1331 17th Street Suite 604
Denver, CO 80202
Mailing Address: Same
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Firm: Ascent Community Church
Contact: Stacey Luther
Address: 1326 96th Avenue
Louisville, CO 80027
Mailing Address: PO Box 270173
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Telephone: 303.578.8084
Fax: _____
Email: Stacey@ascentcc.org

REPRESENTATIVE INFORMATION

Firm: EES
Contact: Krysta Houtchens
Address: 5015 Cherry St. Suite 300
Glendale, CO 80246
Mailing Address: Same
Telephone: 970.380.7054
Fax: _____
Email: khoutchens@ees.us.com

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Area: 13.73 Sq. Ft.

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GDP amendment

I hereby request the public hearing(s) on this application be scheduled to be conducted by Electronic Participation in accordance with the attached Resolution No. 30, Series 2020, as adopted by the City Council on April 7, 2020, if such hearing(s) can be scheduled during a time period when in-person meetings are not being held due to a health epidemic or pandemic. I acknowledge that holding a quasi-judicial hearing by Electronic Participation may present certain legal risks and involves an area of legal uncertainty, and that having this application heard at a meeting held by Electronic Participation is optional and undertaken at my own risk. I also understand that in-person meetings are preferred for quasi-judicial hearings, and that even if electronic hearing(s) are scheduled, this application will be heard at an in-person meeting if in-person meetings have resumed by the scheduled hearing date(s). I further agree to defend and indemnify the City of Louisville in any action that may arise out of, or in connection with, conducting the hearing by Electronic Participation.

SIGNATURES & DATE

Applicant: Alicia Rhymen
Print: Alicia Rhymen
Owner: Ascent Church
Print: Jim Condy Ascent Church
Representative: _____
Print: _____

CITY STAFF USE ONLY

- ☐ Electronic Hearing Approved: _____
- ☐ Date(s) of Hearing(s): _____

Parcel # 157514000007 Sect. 17 Township 15 Range 69