

ELECTRONIC LAND USE HEARING REQUEST CASE NO. _____

APPLICANT INFORMATION

Firm: Reddy Natural Medicine
Contact: Matthew Reddy
Address: 1960 Cherry Street
Louisville, CO 80027
Mailing Address: Same as above
Telephone: 720-244-2731
Fax: 720-310-3836
Email: drmattreddy@gmail.com

OWNER INFORMATION

Firm: SREIT 1960 Cherry Street LLC
Contact: Andres Panza
Address: 1255 23rd Street Ste. 250
Washington DC 20037
Mailing Address: Same as above
Telephone: 202-507-6710
Fax: _____
Email: _____

REPRESENTATIVE INFORMATION

Firm: _____
Contact: Jill Petrykowski
Address: 1225 17th St Ste 3200
Denver CO 80202
Mailing Address: Same
Telephone: 720-528-6318
Fax: _____
Email: jillpetrykowski@cbre.com

PROPERTY INFORMATION

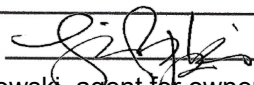
Common Address: 1960 Cherry Street
Legal Description: Lot 1 Blk _____
Subdivision CTC Filing 4
Area: 59137 total building Sq. Ft.

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)

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, and in accordance with Resolution No. 38, Series 2020, as adopted by City Council on June 2, 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: 
Print: Matthew T Reddy 12-15-2021
Owner: _____
Print: _____
Representative:  2/3/2022
Print: Jill Petrykowski, agent for owner

CITY STAFF USE ONLY

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



REDDY NATURAL MEDICINE

Live a Life You Love

12/20/21

RE: SRU Review Request for
1960 Cherry Street
Louisville CO, 80027

To whom it may concern:

Per your request, I am submitting a written request for a SRU Administrative Review.

(a) Currently I am a contracted consultant for Quicksilver Scientific, the tenant of the building at 1960 Cherry Street. In addition of being a contractor with the company, I own and operate my own Naturopathic medicine practice, Reddy Natural Medicine. This is my 19th year of practice. After practicing for four years in a space in Lafayette Colorado, my lease was up and in order to facilitate my work with Quicksilver Scientific, I approached them about using a space within their building and they and the landlord agreed to the part time use of a 452.5 square foot research/clinical office that they had created within the building. This is where my business will be located.

I currently work three days per week seeing patients. I see on average between 8 and 20 people per week. My practice consists mainly of consultations, ordering lab tests, and some basic physical exams/assessments. My hours are Tuesdays and Thursdays from 8:30 am – 6 pm and Saturdays from 8:30 am to 3 pm. Expected parking needs are very small as I see one person at a time. I do not have any employees at this time.

(b) My response to how the SRU meets the criteria and conditions for approval

1. This property is not near any residential homes or any private streets or alleys.
 2. Yes, the new building construction associated with the proposed special review use, whether for a new building or an addition to or expansion of an existing building, does not exceed 200 square feet
 3. Yes, the proposed use is consistent in all respects with the spirit and intent of the comprehensive plan and of this chapter, and is not contrary to the general welfare and economic prosperity of the city or the immediate neighborhood;
 4. Yes, use will lend economic stability, compatible with the character of the surrounding established areas;
 5. Yes, use is adequate for the internal efficiency of the proposal, considering the functions of residents, recreation, public access, safety and such factors including circulation, storm drainage facilities, solid waste, sewage and water facilities, grades, dust control and such other factors directly related to public health and convenience;
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REDDY NATURAL MEDICINE

Live a Life You Love

6. Yes, external effects of the proposal are controlled, considering compatibility of land use; safe and efficient movement of vehicles, bicycles, and pedestrians; services, including arrangement of signs and lighting devices as to prevent the occurrence of nuisances; landscaping and other similar features to prevent the littering or accumulation of trash, together with other factors deemed to effect public health, welfare, safety and convenience;

7. Yes, the proposal provides for an adequate amount and proper location of pedestrian walks, malls and landscaped spaces to prevent pedestrian use of vehicular ways and parking spaces and to separate pedestrian walks, malls and public transportation loading places from general vehicular circulation facilities.

8. Yes, the proposed use is not limited wholesale sales, as defined in [section 17.08.262](#) or a mobile food court, as defined in [section 17.08.322](#).

Thank you for your attention to this matter.

Sincerely,

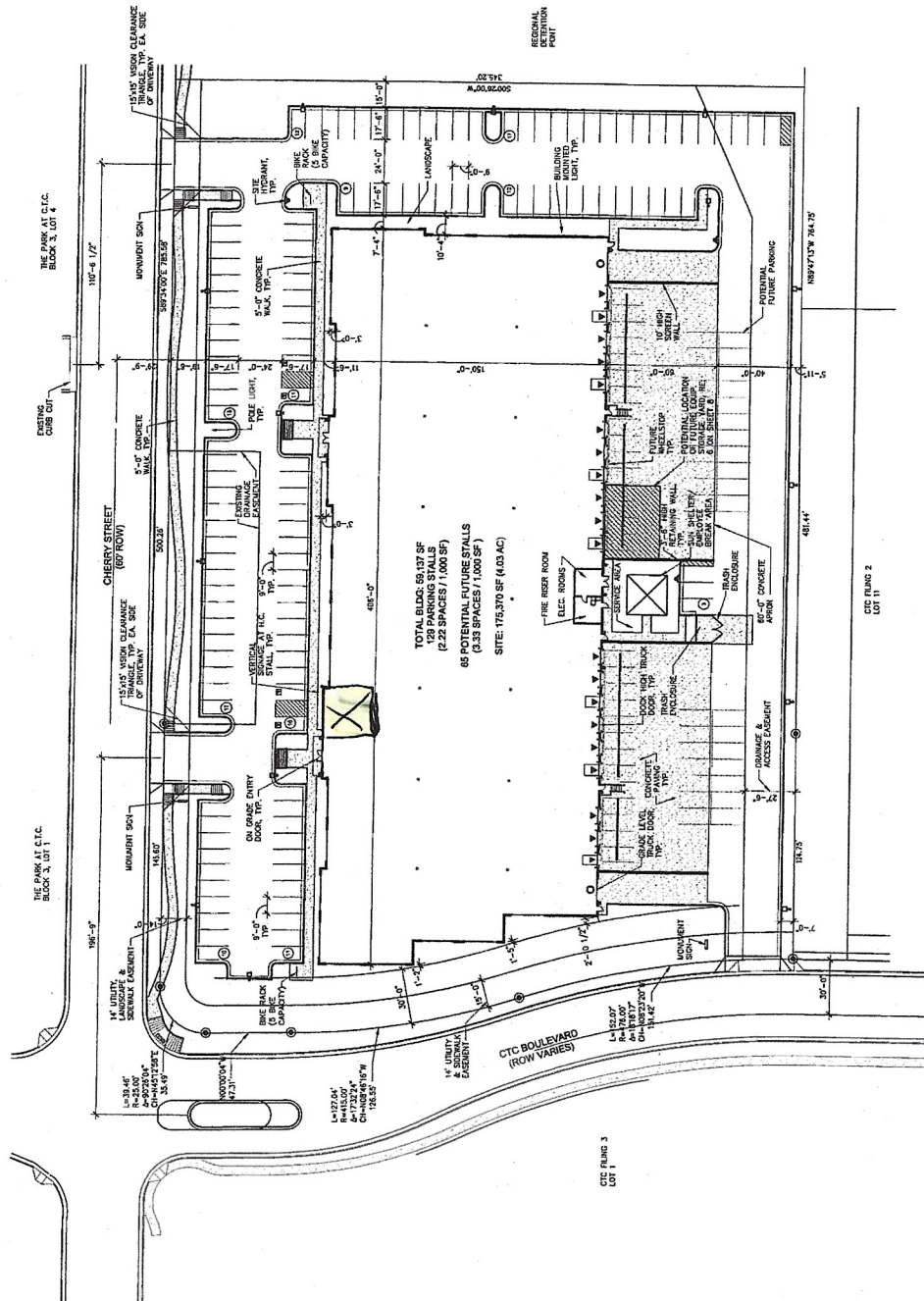
Dr. Matthew T. Reddy

COLORADO TECHNOLOGICAL CENTER
FILING NO. 4

FINAL PLANNED UNIT DEVELOPMENT
LOCATED IN THE SOUTHEAST QUARTER OF SECTION 16, T1S, R69W OF THE
6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

WARE MALCOMB
Leading Design for Commercial Real Estate
architecture
planning
waremalcomb.com

architecture
planning
interiors
graphics
civil engineers



DEVELOPMENT PLAN

SCALE: 1" = 30'-0"

1

N

SHEET 8 OF 12

5 3 ENLARGED PLAN - OFFICES:
1/4" = 1'-0"