

Deepika Avanti, Owner
Motherlode Bldg at 602 South Taylor Ave Final Plan Unit Development
Louisville, CO 80027
303 440-4431
deepika@holistictherapiesinc.com

PUD Submittal Letter of Use

Dear Louisville Planning Commission,

Deepika Avanti the owner and builder, is submitting a PUD in the Colorado Technology Center, which is a light industrial park with light industrial zoning for manufacturing, research and development use.

The building consists of up to two rental units each having a primary door, loading and emergency doors. The building has a passenger zone and loading zone area as described:

The passenger zone of the building is the SE primary door, along the east and north sidewalks, which has north emergency doors discharging directly with no obstruction out to Taylor Ave. This north sidewalk also connects with the west sidewalk past the second primary West door and on to the SW corner and SW corner door. The SW door and SE doors provide required ADA access at these locations. A separate loading zone is between the SW door and SE door along the south side with no sidewalk connection plus wall extensions that block pedestrians. Trucks only drive into the loading zone at the 45-foot indentation area that hides the loading docks and loading doors. There are 2 loading doors within the loading dock to save energy for small package deliveries not needing the garage door to be opened. These doors are also required for the emergency exits. On the north side are additional emergency exits as well.

Inside the building, it is open with up to 4 bathrooms and the loading dock. Extra parking beyond flex space requirements allows for tenant finish offices if needed.

I am the main point of contact for Louisville Planning.

Sincerely,
Deepika Avanti