

ELECTRONIC LAND USE HEARING REQUEST CASE NO. _____

APPLICANT INFORMATION

Firm: _____

Contact: _____

Address: _____

Mailing Address: _____

Telephone: _____

Fax: _____

Email: _____

OWNER INFORMATION

Firm: _____

Contact: _____

Address: _____

Mailing Address: _____

Telephone: _____

Fax: _____

Email: _____

REPRESENTATIVE INFORMATION

Firm: _____

Contact: _____

Address: _____

Mailing Address: _____

Telephone: _____

Fax: _____

Email: _____

PROPERTY INFORMATION

Common Address: _____

Legal Description: Lot _____ Blk _____
Subdivision _____

Area: _____ 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: _____

Owner: _____

Print: _____

Representative: _____

Print: _____

CITY STAFF USE ONLY

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

City of Louisville Department of Planning and Building Safety

Electronic Land Use Application, Continued

Property Owners

Enclave Block 1, Lot 13

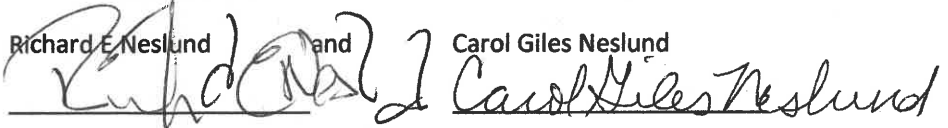
1224 West Pine Court

Owners:

Richard E. Neslund

and

Carol Giles Neslund



Mailing Address:

1655 Walnut, Unit 106
Boulder, CO 80302

Email

Carol: cgnestlund@gmail.com

Phone:

Carol: (303) 588-7456

Enclave Block 1, Lot 14

1222 West Pine Court

Enclave Block 1, Lot 15

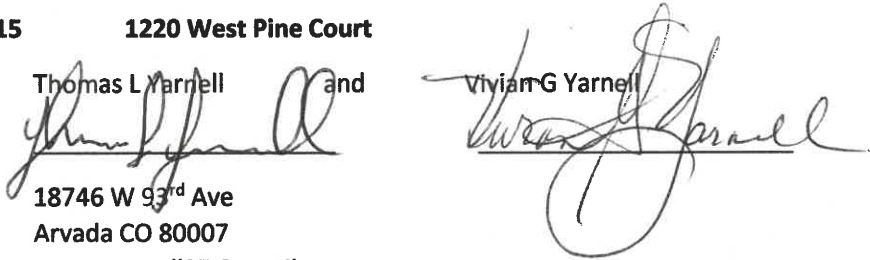
1220 West Pine Court

Owners:

Thomas L. Yarnell

and

Vivian G. Yarnell



Mailing Address

18746 W 93rd Ave
Arvada CO 80007

Email

Tom: tyarnell27@gmail.com

Phone

Tom: (303) 870-8850

Enclave Block 1, Lot 16

1216 West Pine Court

Enclave Block 1, Lot 17

1214 West Pine Court

Owners:

John P. Bowen

and

Patricia J. Bowen



Mailing Address

1214 W Pine Court
Louisville CO 80026

Email

Patti: pattipt@msn.com

Phone

Patti: (303) 579-5380

Summary of Land Use Application Changes (All Properties are Zoned P-R)

Change #1

Consolidate Lots 14 (1222 West Pine Court) and 15 (1220 West Pine Court- Vacant) into new Lot 14A with the address 1222 West Pine Court.

Eliminate the lot line and vacate the 2.5' drainage easements between Lots 14 and 15.

Existing Lot 14: 12,378 ft²(.28 Ac), Existing Lot 15: 20,647 ft²(.47 Ac) Resulting Lot 14A 32,640 ft²(.75 Ac)

The Yarnell's purchased Lot 14 in February 1996 and it became their primary home. On December 1, 2021, the Yarnell's purchased Lot 15 to preserve privacy, views and character of cul-de-sac. On December 30, 2021, the home on Lot 14 was completely destroyed by the Marshall fire. The Yarnell's would like to rebuild their home on the new combined lot which will increase separation to adjacent homes and reduce risk of future fire damage. A 10,000 gross ft² structure size limitation is being placed on the new combined lot.

Change #2

Consolidate Lots 16 (1216 West Pine Court-Vacant) and 17 (1214 West Pine Court) into new Lot 17A with the address 1214 West Pine Court.

Eliminate the lot line and vacate the 2.5' drainage easements between Lots 16 and 17.

Existing Lot 16: 41,113 ft²(.94 Ac), Existing Lot 17: 18,451 ft²(.42 Ac) Resulting Lot 17A 59,564 ft²(1.37 Ac)

The Bowen's purchased Lot 17 in March 2013 and it became their primary home. On November 19, 2021, the Bowen's purchased Lot 16 to preserve privacy, views and character of cul-de-sac. On December 30, 2021, the home on Lot 17 was significantly damaged by the Marshall fire. The Bowen's have no plans to build a structure or home on what was lot 16, only increase the size of their yard and add garden area. A 10,000 gross ft² structure size limitation is being placed on the new combined lot.

Change #3

Document the Deeded change to the lot line between lots 13 (1224 West Pine Court) and 14 (1222 West Pine Court) into a new lot 13A with the address 1224 West Pine Court.

Eliminate original lot line and vacate the 2.5' easements between lot 13 and 14. Establish new lot line and dedicate new drainage easements to be consistent with the lot line adjustment deeded from lot 14 to Lot 13 during the building of the home on Lot 13.

Existing Lot 13: 13,360 ft²(.31 Ac), Resulting Lot 13A 13,745 ft²(.32 Ac)

Update the subdivision plat to document the pie shaped sliver of Lot 14 that was Deeded to Lot 13. During the construction of the new house on Lot 13 in 1994/1995, the foundation was located such that the 7 foot minimum side setback to the western Lot line was not met. David Wilson, the then owner of Lot 14, agreed to quit claim a 385 ft² sliver of Lot 14 to Lot 13 to resolve the setback violation. See additional details in the letter from the Neslund's (Included with application). The deeds were updated at the time, but a replat was never created to record the change in the lot line with the City/County. This Replat documents that new lot line. The Neslund's purchased Lot 13 in August 1995 and it became their primary home. On December 30, 2021, the home on Lot 13 was completely destroyed by the Marshall fire. The Neslund's plan to rebuild a new home on Lot 13. The new home will meet the 7 foot setback to the original Lot line.

Notes Regarding the Enclave Planned Unit Development (PUD)

Note 4. Date of Preparation: April 1986

Note 5. Number of Lots – 60; Will now be 58

Note 6. Lot Size:	Maximum	40,703 Sq Ft (.93 Acre) – See below
	Median	11,920 Sq Ft (.27 Acre) – See below
	Minimum	8925 Sq Ft (.20 Acre) – See below

A review of the county records indicates that there are 2 existing lots larger than the stated maximum: Block 1, Lot 3 (41,609 Sq Ft .96 Ac) and Block 1 Lot 16 (41,113 Sq .94 Ac). In addition, there were 3 lots smaller than the stated minimum, Block 1 Lot 9 (8,617 Sq Ft .20 Ac), Block 2 Lot 13 (8,881 Sq Ft .20 Ac) and Block 2 Lot 17 (8,766 Sq Ft .20 Ac). The median of the existing lots was found to be 14,019 Sq Ft (.32 Ac). So, the lot sizes have been larger and smaller than the PUD values from the beginning. With this replat, the largest lot will be the new Lot 17A at 59,564 Sq Ft (1.37 Ac).

The current owners of Lots 16 and 17 (which will become the new Lot 17A), the Bowen's, have no plans to build any home or structures on this new larger combined lot, but do plan to keep it open to maintain the views and character of the Cul-de-sac and expand their yard and add garden area.

There are currently no structure size limitations in the PUD, or in the Plat. The Bowen's and Yarnell's have agreed to add a maximum structure size limitation of 10,000 gross square feet to the new combined lots 14A and 17A to assure the city that no large structures are planned, nor will they be allowed.

Note 7. Acreage of Subdivision – 25,079; Unchanged

Note 8 Density – 2.39; Will now be 2.31

Note 16. Lot 16, Block 1 (See Plat) to include turn around drive due to narrow frontage. This stipulation will no longer be required.

We are requesting a modification to allow lots larger than the maximum lot size specified in the Enclave PUD.