

July 15, 2022

To: City of Louisville Planning Commission and City Council

From: John and Patricia Bowen

RE: Lot Modification Process 1214 and 1216 W Pine Ct, Enclave subdivision

A month before the Marshall fire, we purchased the empty lot at 1216 W Pine Ct adjacent to our current home at 1214 W. Pine Ct. It lies at the end of the cul-de-sac, allowing amazing views of Davidson Mesa and the foothills to anyone entering West Pine Ct. The previous owners of this lot and the one next to it, purchased by the Yarnell's, were terrible stewards of the land. They received numerous warnings and citations from the city for code violations. They allowed weeds to grow to 7 ft in ht. and polluted the community with degraded pieces of black plastic from giant rolls they had laid down. We and the Yarnell's spent days and several hundred dollars cleaning up the mess. The firemen who saved our house assured us that cleaning up the debris was a big factor in our house not burning down. We were 1 of the 7 homes that was fortunate to be spared out of 58 in the Enclave.

We purchased our home 9 years ago at the end of this cul-de-sac because of its privacy and views. We bought this new lot to preserve these things and have no desire to increase the size of our current home. We do plan to expand our yard and plant some vegetable gardens. As 70 year olds, we hope to make this site our home for another 10 to 15 years. We want to maintain the prior character of the neighborhood with this open view for everyone to enjoy. All our immediate cul-de-sac neighbors lost their homes in the fire. They told us they see our remaining home as an anchor for them to return.

We are willing to add in a clause that states any future owner of our home with this larger combined lot would not be allowed to build a home or expand the current house beyond the size of 6300 ft.² which was the approximate size of the previous largest home in our subdivision, or some similar size limitation.

We are respectfully asking for a subdivision modification dissolving the lot line between our two lots. We now know this newly cleared, empty lot which was upwind of us during the fire was a reason our home is still standing. Having this lot become part of our home has become even more relevant to us. Thank you for your time and consideration during this unprecedented year. We appreciate your service to our community.

City of Louisville Department of Planning and Building Safety
Reference: Neslund's Lot 13 at 1224 West Pine Court, Louisville, Colorado

August 22, 2022

To: City of Louisville Planning Commission and City Council

From: Richard E Neslund and Carol Giles Neslund

RE: Land Use Application to:

- a. Formalize the Deeded change to the lot line between Lot 13 (1224 West Pine Court) and Lot 14 (1222 West Pine Court) into a new lot 13A with the address 1224 West Pine Court.**
- AND**
- b. Move the lot line and 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 in December 1994.**
(Existing Lot 13: 13,360 sf (.31 Ac), Resulting Lot 13A 13,745 sf (.32 Ac))

Update the subdivision plat to document the small area (385 square feet) of Lot 14 that was Quit Claim Deeded to Lot 13 in December 1994 during the construction of the home on Lot 13. These subdivision plat changes were coordinated with Mr. Paul Wood (City of Louisville Planning) as documented in the attached Survey and Planning Department correspondence dated December 6, 1994. The property deeds for Lot 13 and Lot 14 were correspondingly updated back in 1994. This proposed Replat documents that 1994 adjusted lot line.

We (the Neslund's) are rebuilding our home on Lot 13 (1224 West Pine Court) at a minimum of 10½ feet within the original Lot 13 property line ... and 50% more than the required 7 foot setback.

With respect to replat of Lots 14 & 15 (1222 & 1220 West Pine Court) and Lots 16 & 17 (1216 & 1214 West Pine Court), the previous owner's stewardship of Lots 15 & 16 was, at best, very minimal. The new owners, the Yarnell's and Bowen's, often cleared unsightly, unmanaged weed barrier that tore away from lot 15 & 16 and blew throughout the neighborhood. The Yarnell's and Bowen's also cleared snow from the sidewalks in front of Lots 15 & 16 because the previous NEVER, to the best of my recollection, cleared those sidewalks. Thus, in the spirit of the very meticulous care they take of their properties, the Yarnell's and Bowen's, consolidation of their respective lots, will be a very welcomed improvement to our neighborhood.

Respectfully,

Richard E Neslund & Carol Giles Neslund

August 1, 2022

To: City of Louisville Planning Commission and City Council

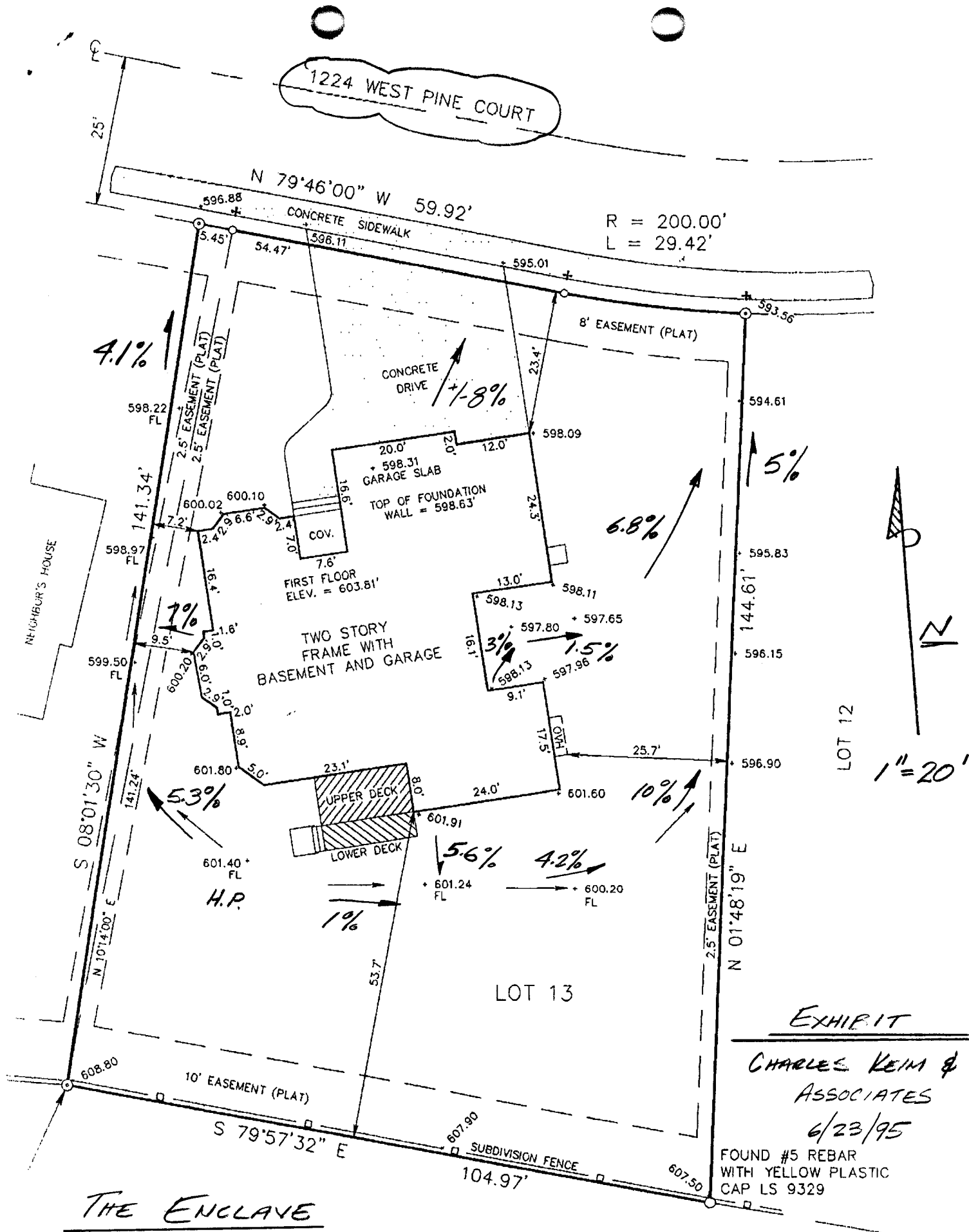
From: Tom and Vivian Yarnell

RE: Land Use Application to consolidate 1222 and 1220 W Pine Ct (Lots 14 and 15), Enclave subdivision

We purchased the property at 1222 West Pine Court (Block 1 Lot 14) in February 1996 and it became our home. We raised our 2 daughters and dogs at this home. The 2 lots at the end of the cul-de-sac have been empty since 1988, before we moved in. We, and our neighbors on the cul-de-sac, have enjoyed the privacy and views provided by these lots. Over the years, the previous owners did not take good care of the properties and let weeds grow very long and contaminated all of the lots going down West Pine Court and the Enclave neighborhood with shreds from black plastic sheets they tried to use to control the weeds. On December 1, 2021, we purchased the empty lot at 1220 West Pine Court (Block 1 Lot 15), which is adjacent to our home at 1222 West Pine Court (Block 1 Lot 14) to preserve the privacy and views provided by this lot. This will continue to give us and our neighbors great views to the west.

On December 30th, 2021, the Marshall Fire completely destroyed our house at 1222 West Pine Court. We plan to rebuild and would like to consolidate Lots 14 and 15 to provide a larger piece of property to build our replacement home on. We cannot proceed with the design of a new home or submit a building permit until we know if the consolidation has been approved.

We are submitting a land use application to dissolve the lot line between Lot 14 and 15. We believe that rebuilding on a larger lot will help prevent a fire disaster from reoccurring. We plan to build a similar sized house to what we had at 1222 West Pine Court, and have placed a maximum structure size limitation on the plat. Thank you for your time and consideration as we try to rebuild our home. We understand that the rebuilding process is challenging for the City of Louisville.



6 December 1994

Sheet 1 of 3

Flagstaff Surveying Job No. 94-9094-L

Client : Summit Construction

**Lot Line Adjustment Between Lots 13 and 14
A REPLAT OF THE ENCLAVE,
Louisville, Colorado**

Original Property Descriptions

Lot 13,
A REPLAT OF THE ENCLAVE,
City of Louisville, County of Boulder, State of Colorado.

&

Lot 14,
A REPLAT OF THE ENCLAVE,
City of Louisville, County of Boulder, State of Colorado.

Portion of Lot 14 to be Quit Claimed to Lot 13 :

That part of Lot 14, A REPLAT OF THE ENCLAVE, City of Louisville,
County of Boulder, State of Colorado, described as follows:

Beginning at the Southeast corner of Lot 14; thence North
10°14'00" East, along the east line of Lot 14, a distance of
141.24 feet to the northeast corner of Lot 14; thence North
79°46'00" West, along the north line of Lot 14, a distance of
5.45 feet; thence South 08°01'30" West, a distance of 141.34 feet
to the **Point of Beginning**.

Said tract contains 385 square feet.

6 December 1994

Sheet 2 of 3

Flagstaff Surveying Job No. 94-9094-L

Client : Summit Construction

Lot Line Adjustment (cont.)

Resulting Property Description for Lot 13

Lot 13 and that part of Lot 14, A REPLAT OF THE ENCLAVE, City of Louisville, County of Boulder, State of Colorado, described as follows:

Beginning at the Southeast corner of Lot 14; thence North 10°14'00" East, along the east line of Lot 14, a distance of 141.24 feet to the northeast corner of Lot 14; thence North 79°46'00" West, along the north line of Lot 14, a distance of 5.45 feet; thence South 08°01'30" West, a distance of 141.34 feet to the **Point of Beginning**.

Resulting Property Description for Lot 14

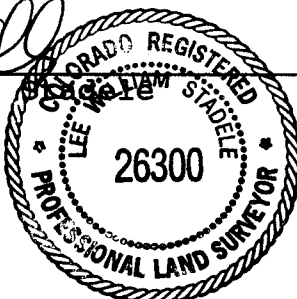
Lot 14, A REPLAT OF THE ENCLAVE, City of Louisville, County of Boulder, State of Colorado, except that part described as follows:

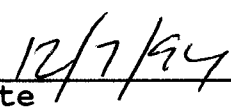
Beginning at the Southeast corner of Lot 14; thence North 10°14'00" East, along the east line of Lot 14, a distance of 141.24 feet to the northeast corner of Lot 14, thence North 79°46'00" West, along the north line of Lot 14, a distance of 5.45 feet; thence South 08°01'30" West, a distance of 141.34 feet to the **Point of Beginning**.

Notes:

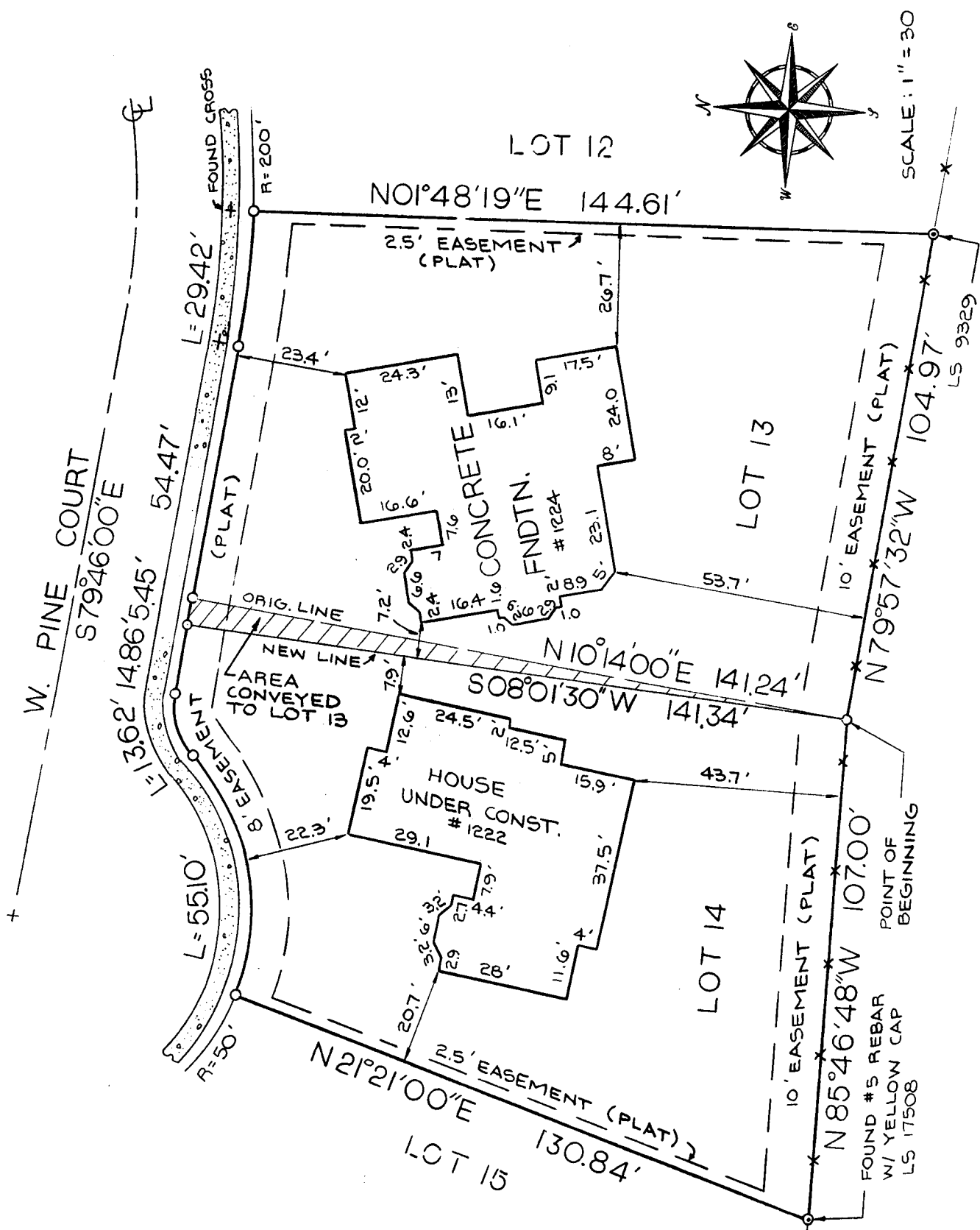
- 1- See the map attached for more information.
- 2- The platted drainage easement will remain in the same position, 2.5 feet on each side of the original lot line.


prepared by Lee W. Stadle
Colorado PLS 26300




Date

Property Descriptions :
See sheets 1 and 2



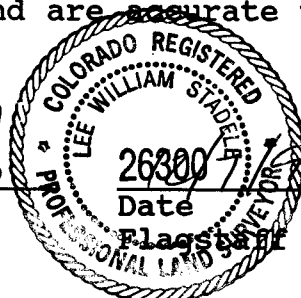
Notes:

Lot corners set by registered surveyor's and offset crosses are shown. Distances and bearings shown hereon are based upon the recorded plat of A REPLAT OF THE ENCLAVE. This map is not a Land Survey Plat or Improvement Survey Plat.

TO: THE CITY OF LOUISVILLE AND TO SUMMIT CONSTRUCTION

I hereby certify that the improvements on the above described parcel, except utility connections, are entirely within the boundaries of the parcel, except as shown, that there are no encroachments upon the described premises by improvements on any adjoining premises, except as indicated, and that there is no apparent evidence or sign of any easement crossing or burdening any part of said parcel, except as noted. I further certify that the location of the houses as shown hereon are based upon field measurements conducted on December 1, 1994 and are accurate to the best of my knowledge, information and belief.

Lee W. Stadele
Colorado PLS #26300



Flagstaff Job No. 94-9094

Summit Homes & Realty Inc.
2295 Vineyard Place
Boulder, CO 80304

RECEIVED

DEC 06 1994

BUILDING DIVISION

December 6, 1994

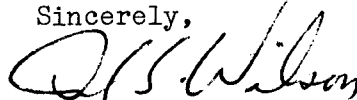
Paul Wood
City of Louisville
Planning Dept.
749 Main Street
Louisville, CO 80027

*C.M.
MAR
1224 W. PINE CT.*

Dear Mr. Wood,

I am aware of the side yard setback encroachment on Lot 13, Block 1, The Enclave Subdivision. This encroachment has occurred on the west property line between lots 13 and 14. As the owner of Lot 14, Block 1, The Enclave Subdivision I would be willing to work with Mr. Vidal and the City of Louisville on a property line adjustment that would satisfy the side setback requirements.

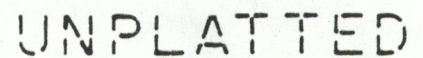
Sincerely,



David S. Wilson
President
Summit Homes & Realty Inc.

*12/6
WHL NEED QUIT-CLAIM DEED &
NEW SURVEY BEFORE RELEASING
STOP WORK ORDER.*

TMT



LENGTH	CHORD BEARING	CHORD
35	N 44° 37' 07" E	176.78
77	N 19° 42' 23" E	154.56
89	S 26° 39' 10" E	366.68
61	S 12° 12' 19" W	185.25
28	S 54° 14' 30" E	250.96
24	N 87° 25' 30" E	77.59
24	N 41° 00' 30" E	179.51
37	N 09° 24' 37" E	51.72
06	N 11° 39' 41" E	62.59