

**ITEM:** PLAT-0496-2024 – Request to consider the Third Replat of the Enclave and Easement Vacation to adjust the location of the lot line between 1147 and 1149 W Enclave.

**PLANNER:** Amelia Brackett, Senior Planner

**APPLICANT/OWNER:** Thomas J & Kathryn J Greany

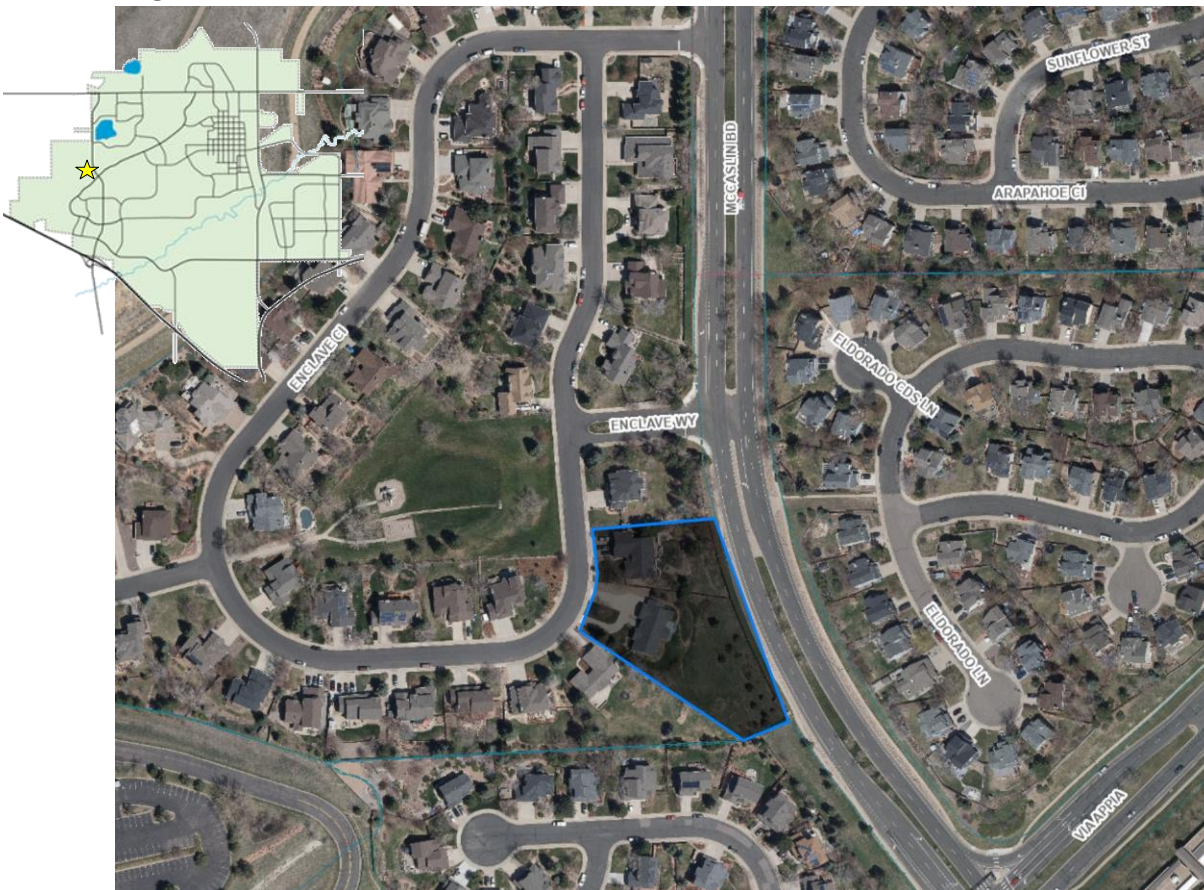
**EXISTING ZONING:** Planned Community Residential / Enclave Planned Unit Development

**LOCATION:** 1147 and 1149 W Enclave

**TOTAL SITE AREA:** +/- 1.4 acres, 60,469 sf

**REQUEST:** Approval of Resolution 5, Series 2024 recommending approval of a Minor Subdivision, the Third Replat of the Enclave, to adjust the lot line between 1147 and 1149 W Enclave.

**VICINITY MAP:**



**SUMMARY:**

The applicants, Thomas and Kathryn Greany, request approval of a Minor Subdivision and Easement Vacation to adjust the lot line and associated easements between 1147 and 1149 W Enclave.

**BACKGROUND:**

The subject properties are part of the Enclave Subdivision, which has been replatted twice, most recently in 2023. They are zoned Planned Community Residential and are subject to the Enclave Planned Unit Development (PUD). The Marshall Fire destroyed the structures on both properties. 1147 W Enclave remains vacant; 1149 W Enclave has been rebuilt.

**PROPOSAL:**

The proposed replat and easement vacation moves the lot line and associated easements between the two properties to the south. No new lots would be created through this change.

The application also requires approval of the following subdivision modification. Note that the nonconformity described in the modification below already exists with the current lot configurations.

1. Allow a lot depth of 4.8 times the lot width on Lot 2A and a lot depth of 4.4 times the lot width where a maximum 2.5 lot depth is required by Louisville Municipal Code (LMC) Section 16.16.050.C.

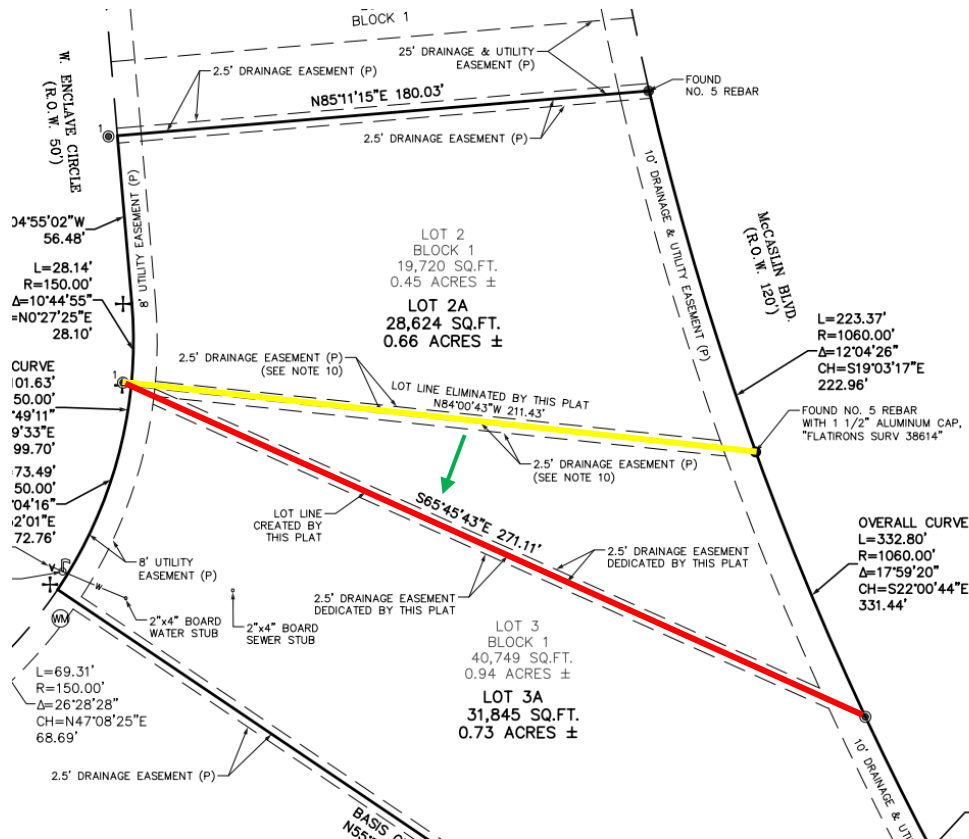


Figure 1. Proposed lot line adjustment moving current lot line (yellow) to south (red).

## ANALYSIS:

The proposed re-plat falls under the Minor Subdivision procedure in Louisville Municipal Code (LMC) Sec. 16.12.110, which eliminates the need for review of a preliminary plat prior to review of the final plat. Thus, the Commission is reviewing the final plat for recommendation to the City Council.

Staff reviewed the plat against the final plat criteria and subdivision design standards in [LMC Sec. 16.12.090](#) and [LMC Chapter 16.16](#), and applicable city codes and standards for access, drainage and utilities.

### Final Plat Criteria:

Section 16.12.075 of the LMC establishes the following rationale for consideration of final plats by Planning Commission and City Council:

1. *Whether the plat conforms to all of the requirements of this title;*
  - Outside of the modification described above, staff finds that the application would conform to all other requirements of Title 16.
2. *Whether approval of the plat will be consistent with the city's comprehensive plan, applicable zoning requirements, and other applicable federal, state and city laws;*

- Staff finds that the request does not have an impact on the Comprehensive Plan. Staff finds that both lots would support single-family dwelling units that meet the zoning standards and would therefore be buildable lots.
  - Staff finds that the application is consistent with all applicable zoning requirements except where modifications have been requested as described in this report.
3. *Whether the proposed subdivision will promote the purposes set forth in section 16.04.020 of this Code and comply with the standards set forth in chapter 16.16 of this Code and this title.*
- Staff finds that the application will promote the purposes in 16.04.020, including the assurance that public services are available, the safe and efficient circulation of traffic, pedestrians and bikeways, and provides appropriate regulation of the use of land in the city.
  - Staff finds that the application is consistent with the standards set forth in Chapter 16.16 in all respects except in the requested modifications.

*Modification Criteria:*

Section 16.24.030 of the LMC establishes the following criteria for consideration of modifications to final plats; applications must also comply with Section 16.04.020 (discussed above) and Section 16.24.010.

1. Section 16.04.010-Modifications: *The city council, upon advice of the planning commission, may authorize modifications where a subdivider proposes a plat that does not fully comply with the regulations in this title or title 17. No modification shall be granted if it would be detrimental to the public good or impair the basic intent and purposes of this title or title 17. Any modification granted shall be in keeping with the intent of the comprehensive development plan of the city. Any modification granted shall be in keeping with the intent of the comprehensive plan of the city.*
  - Staff finds that the proposed modification does not affect the Comprehensive Plan or other City policies, and would not be detrimental to the public good given that it continues the existing non-conformity and does not result in a greater non-conformity than what already exists.
2. Section 16.24.030-Modification review criteria:
  1. *That there are unique physical circumstances or conditions such as irregularity, narrowness or shallowness of the property, or exceptional topographical conditions, or other physical conditions peculiar to the affected property;*
    - Staff finds that there are unique physical circumstances regarding lot depth given that the current lot configurations do not conform to the lot depth requirements in Title 16.
  2. *That because of such physical circumstances or conditions, the property cannot be reasonably developed in conformity with the provisions of title 16 and title 17 resulting in a hardship;*

- The property line cannot be adjusted without the lot depth modification.
- 3. *That such hardship has not been created by the applicant;*
  - The applicants did not create the current, non-conforming lot configurations.
- 4. *That the modification, if granted, will not alter the essential character of the neighborhood or district in which the property is located, nor substantially or permanently impair the appropriate use or development of adjacent property;*
  - The modification will not alter the existing character or impair any adjacent uses given that the lot depth non-conformity currently exists on the properties.
- 5. *That there are no reasonable alternatives that would remove the need for the requested modification or would reduce the amount of the modification.*
  - There are no options to adjust the lot line that would avoid the modification request.
- 6. *That no additional dwelling units shall result from approval of the modification beyond what the underlying zoning would otherwise allow.*
  - Staff finds that no additional dwelling units would result from the modification.

Staff finds that the modification criteria are met and therefore recommends approval of the modification requests for the Minor Subdivision.

#### *Easement Vacation*

The easement vacation moves the existing drainage easements to run along the new property line. They will be the same size and alignment as the previous easements, and Public Works staff has reviewed the changes and have no concerns. No other changes are proposed. Staff recommends approval of the easement vacation.

#### **PUBLIC COMMENTS:**

No public comments were received by staff at the time of publication of this report.

#### **STAFF RECOMMENDATION:**

Staff recommends approval of Resolution 5, Series 2024 recommending approval of the Third Replat of the Enclave with no conditions.

#### **ATTACHMENTS:**

1. Resolution No. 5, Series 2024
2. Third Replat of the Enclave
3. Easement Vacation Exhibit
4. Application Materials

**RESOLUTION NO. 5  
SERIES 2024**

**A RESOLUTION RECOMMENDING APPROVAL OF THE THIRD REPLAT OF THE  
ENCLAVE AND EASEMENT VACATION.**

**WHEREAS**, there has been submitted to the Louisville Planning Commission an application for a Minor Subdivision and Easement Vacation to adjust the location of the lot line and associated easements between 1147 and 1149 W Enclave; and

**WHEREAS**, City staff has reviewed the information submitted and found that the application complies with the Louisville subdivision and other applicable sections of the Louisville Municipal Code; and

**WHEREAS**, the Planning Commission has considered the application at a duly noticed public hearing on June 13, 2024 where evidence and testimony were entered into the record, including the findings in the Louisville Planning Commission staff report dated June 13, 2024.

**NOW THEREFORE, BE IT RESOLVED** that the Planning Commission of the City of Louisville, Colorado does hereby recommend approval of the final plat request for the Third Replat of the Enclave.

**PASSED AND ADOPTED** this 13<sup>th</sup> day of June, 2024.

By: \_\_\_\_\_  
Steve Brauneis, Chair  
Planning Commission

Attest: \_\_\_\_\_  
Jeffrey Moline, Secretary  
Planning Commission

# THIRD REPLAT OF THE ENCLAVE A REPLAT OF LOTS 2 AND 3, BLOCK 1

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12,  
TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,  
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

SHEET 1 OF 1

## Certificate of Dedication and Ownership

KNOW ALL PERSONS BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNERS OF LOTS 2 AND 3, BLOCK 1, A REPLAT OF THE ENCLAVE, AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY, RECORDED ON JANUARY 14, 1988 UNDER REC. NO. 0098871, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

CONSIDERING THE SOUTHWESTERLY LINE OF LOT 3, BLOCK 1, A REPLAT OF THE ENCLAVE, TO BEAR NORTH 55°58'52" WEST, A DISTANCE OF 315.41 FEET BETWEEN A FOUND #9 REBAR AT THE SOUTHERN MOST CORNER OF SAID LOT 3 AND A FOUND CHISELED CROSS IN CONCRETE SIDEWALK AT A 3 FOOT OFFSET TO THE WESTERN MOST CORNER OF SAID LOT 3 AS SHOWN HEREON, WITH ALL BEARINGS CONTAINED HEREIN BEING RELATIVE THERETO.

BEGINNING AT THE SOUTHERN MOST CORNER OF SAID LOT 3, THENCE NORTH 55°58'52" WEST, ALONG THE SOUTHWESTERLY LINE OF SAID LOT 3, A DISTANCE OF 315.41 FEET TO THE WESTERN MOST CORNER OF SAID LOT 3 AND TO A POINT OF NON-TANGENT CURVATURE, THENCE ALONG THE WEST LINE OF SAID LOT 3 AND THE WEST LINE OF LOT 2, BLOCK 1, A REPLAT OF THE ENCLAVE, THE FOLLOWING TWO (2) COURSES:

1. 101.63 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 150.00 FEET, AN INCLUDED ANGLE OF 38°49'11" AND SUBTENDED BY A CHORD BEARING NORTH 14°29'33" EAST, A DISTANCE OF 99.70 FEET;  
2. THENCE NORTH 04°55'02" WEST, A DISTANCE OF 56.48 FEET TO THE NORTHWEST CORNER OF SAID LOT 2;

THENCE NORTH 85°11'15" EAST, ALONG THE NORTH LINE OF SAID LOT 2, A DISTANCE OF 180.03 FEET TO THE NORTHEAST CORNER OF SAID LOT 2 AND A POINT OF NON-TANGENT CURVATURE, THENCE 332.80 FEET ALONG THE ARC OF A NON-TANGENT CURVE TO THE LEFT, SAID ARC BEING ALONG THE EAST LINES OF SAID LOT 2 AND SAID LOT 3, HAVING A RADIUS OF 1060.00 FEET, AN INCLUDED ANGLE OF 17°59'20" AND SUBTENDED BY A CHORD BEARING SOUTH 22°00'44" EAST, A DISTANCE OF 331.44 FEET TO THE EASTERN MOST CORNER OF SAID LOT 3, THENCE SOUTH 59°06'51" WEST, ALONG THE SOUTHEASTERLY LINE OF SAID LOT 3, A DISTANCE OF 72.18 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

CONTAINING 60,469 SQ. FT. OR 1.39 ACRES, MORE OR LESS.

HAS LAID OUT AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF THIRD REPLAT OF THE ENCLAVE, A REPLAT OF LOTS 2 AND 3, BLOCK 1, A PART OF THE CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND BY THESE PRESENTS DO HEREBY DEDICATE TO THE CITY OF LOUISVILLE, COLORADO THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS EXCLUSIVE UTILITY EASEMENTS AND ALSO DEDICATE TO THE CITY OF LOUISVILLE, COLORADO, AND ALL MUNICIPALLY OWNED AND/OR FRANCHISED UTILITIES AND SERVICES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE DESIGNATED AS UTILITY EASEMENTS FOR THE CONSTRUCTION, INSTALLATION, OPERATION, MAINTENANCE, REPAIR AND REPLACEMENT FOR ALL SERVICES, INCLUDING WITHOUT LIMITING THE GENERALITY OF THE FOREGOING, TELEPHONE AND ELECTRIC LINES, WORKS, POLES AND UNDERGROUND CABLES, GAS PIPELINES, WATER PIPELINES, SANITARY SEWER LINES, STREET LIGHTS, CULVERTS, HYDRANTS, DRAINAGE DITCHES AND DRAINS AND ALL APPURTENANCES THERETO, IT BEING EXPRESSLY UNDERSTOOD AND AGREED BY THE UNDERSIGNED THAT ALL EXPENSES AND COSTS INVOLVED IN CONSTRUCTING AND INSTALLING WATER AND SANITARY SEWER SYSTEM WORKS AND LINES, GAS SERVICE LINES, ELECTRICAL SERVICE WORKS AND LINES, STORM SEWERS AND DRAINS, STREET LIGHTING, GRADING AND LANDSCAPING, CURBS, GUTTERS, STREET PAVEMENT, SIDEWALKS AND OTHER SUCH UTILITIES AND SERVICES SHALL BE GUARANTEED AND PAID FOR BY THE PROPERTY OWNERS OR ARRANGEMENTS MADE BY THE PROPERTY OWNERS THEREOF WHICH ARE APPROVED BY THE CITY OF LOUISVILLE, COLORADO, AND SUCH SUMS SHALL NOT BE PAID BY THE CITY OF LOUISVILLE, COLORADO, AND THAT ANY ITEM SO CONSTRUCTED OR INSTALLED WHEN ACCEPTED BY THE CITY OF LOUISVILLE, COLORADO, SHALL BECOME THE SOLE PROPERTY OF SAID CITY OF LOUISVILLE, COLORADO, EXCEPT ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES AND/OR CENTURY LINK AND PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT, WHICH, WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO.

## Ownership Signature Block

WITNESS MY/OUR HAND(S) AND SEAL(S) THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.

LOT 2 & LOT 3

THOMAS J. GREANY

KATHRYN J. GREANY

## Planning Commission Certificate

RECOMMENDED APPROVAL THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.  
BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. \_\_\_\_\_ SERIES \_\_\_\_\_

CHAIRMAN

SECRETARY

## City Council Certificate

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_, BY THE  
CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. \_\_\_\_\_ SERIES \_\_\_\_\_

(CITY SEAL)

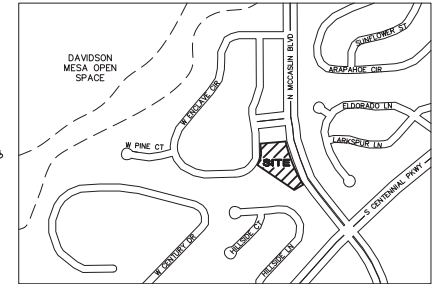
MAYOR SIGNATURE

CITY CLERK SIGNATURE

## Boundary Closure Report

Course: S85°28'50"E Length: 315.41'  
Course: N59°06'51"E Length: 72.18'  
Curve Length: 109.43' Radius: 1060.00'  
Delta: 005°54'54" Tangent: 54.77'  
Chord: 109.38' Course: N28°02'57"W  
Curve Length: 223.37' Radius: 1060.00'  
Delta: 012°04'26" Tangent: 112.10'  
Chord: 222.96' Course: N19°03'17"W  
Curve Length: 85°11'15" Length: 179.67'  
Course: S04°55'02"E Length: 56.48'  
Curve Length: 26.14' Radius: 150.00'  
Delta: 010°44'55" Tangent: 14.11'  
Curve Length: 28.10' Course: S00°27'25"W  
Curve Length: 73.49' Radius: 150.00'  
Delta: 028°04'16" Tangent: 37.50'  
Curve Length: 72.76' Course: S19°52'01"W

Perimeter: 1058.17' Area: 60469.05 Sq. Ft.  
Error Closure: 0.00 Course: S60°51'20"E  
Error North: -0.002 East: 0.003



## Vicinity Map

NOT TO SCALE

## Notes

- CAPITAL TITLE COMMITMENT NUMBER 665295-AMENDMENT NO. C2, DATED NOVEMBER 10, 2022 AT 8:00 A.M. (LOT 3); STEPHEN TITLE GUARANTEE COMPANY COMMITMENT NUMBER 849396C, DATED MAY 18, 2021 AT 7:30 A.M. (LOT 2); WERE ENTIRELY REPLIED UPON FOR RECORDED INFORMATION REGARDING RIGHTS-OF-WAY, EASEMENTS AND ENCUMBRANCES IN THE PREPARATION OF THIS SURVEY. THE PROPERTIES SHOWN AND DESCRIBED HEREON ARE ALL OF THE PROPERTIES DESCRIBED IN SAID TITLE COMMITMENTS.
- ACCORDING TO COLORADO LAW YOU MUST COMMENCE ANY LEGAL ACTION BASED UPON ANY DEFECT IN THIS SURVEY WITHIN THREE YEARS AFTER YOU FIRST DISCOVER SUCH DEFECT. IN NO EVENT MAY ANY ACTION BASED UPON ANY DEFECT IN THIS SURVEY BE COMMENCED MORE THAN TEN YEARS FROM THE DATE OF THE CERTIFICATION SHOWN HEREON.
- THIS SURVEY IS VALID ONLY IF PRINT HAS SEAL AND SIGNATURE OF SURVEYOR.
- BASIS OF BEARINGS: GPS DERIVED BEARINGS BASED ON A BEARING OF NORTH 55°58'52" WEST BETWEEN A FOUND #9 REBAR AT THE SOUTHERN MOST CORNER OF LOT 3, BLOCK 1, A REPLAT OF THE ENCLAVE AND A FOUND 3 FOOT OFFSET CHISELED CROSS IN CONCRETE SIDEWALK AT THE WESTERN MOST CORNER OF SAID LOT 3 AS SHOWN HEREON COLORADO STATE PLANE COORDINATE SYSTEM, NORTH ZONE (CSN), NORTH AMERICAN DATUM 1983 (NAD83). ALL BEARINGS SHOWN HEREON ARE RELATIVE THERETO.
- ANY PERSON WHO KNOWINGLY REMOVES, ALTERS OR DEFACES ANY PUBLIC LAND SURVEY MONUMENT AND/OR BOUNDARY MONUMENT OR ACCESSORY, COMBATS A CLASS TWO (2) MISDEMEANOR PURSUANT TO STATE STATUTE C.R.S. SEC 18-4-508.
- THE DISTANCE MEASUREMENTS SHOWN HEREON ARE U.S. SURVEY FOOT.
- DATES OF FIELDWORK: OCTOBER 16, 2023
- THE WORD "CERTIFY" AS SHOWN AND USED HEREON MEANS AN EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.
- EXCLUSIVE CITY UTILITY EASEMENTS ARE RESERVED FOR CITY OF LOUISVILLE EXCLUSIVE USE FOR CITY WATER, SANITARY SEWER AND STORM SEWER FACILITIES. DRY UTILITIES COMPANIES AND/OR PRIVATE OWNERS OF STORM DRAINAGE AND IRRIGATION LINES MUST OBTAIN PRIOR WRITTEN APPROVAL FROM THE CITY FOR ANY PROPOSED CROSSINGS OF ANY CITY WET UTILITY EASEMENTS AND MUST EXECUTE AN AGREEMENT WHICH STIPULATES THE DRY UTILITIES, STORM DRAINAGE, AND/OR IRRIGATION LINE APPROVED TO CROSS CITY EASEMENTS ARE SUBJECT TO RELOCATION AT THE COMPANY'S OR OWNERS' EXPENSE AT THE DIRECTION OF THE CITY. DRY UTILITIES, STORM DRAINAGE, AND/OR IRRIGATION LINES THAT ARE APPROVED TO CROSS CITY EASEMENTS SHALL DO SO AT SUBSTANTIALLY RIGHT ANGLES. WET UTILITIES SHALL TRAVERSE DRY UTILITY EASEMENTS WITHOUT REQUIREMENT FOR FURTHER PERMISSION. NO JOINT USE OF ANY CITY EXCLUSIVE UTILITY EASEMENTS IS PERMITTED WITHOUT THE EXPRESS WRITTEN APPROVAL OF THE CITY AND EXECUTION OF A JOINT USE AGREEMENT, WHICH SHALL BE AT THE CITY'S DISCRETION.
- THE ORIGINAL DRAINAGE EASEMENTS ASSOCIATED WITH ELIMINATED LOT LINES ARE VACATED BY SEPARATE DOCUMENT RECEPTION NUMBER \_\_\_\_\_
- BOUNDARY INFORMATION SHOWN HEREON PER LAND SURVEY PLATS PREPARED BY FLATIRON'S INC., JOB NO. 22-78405 DATED MARCH 22, 2022 DEPOSITED WITH BOULDER COUNTY LAND USE DEPARTMENT AS LS-22-0856 AND JOB NO. 22-78289 DATED JULY 13, 2022 DEPOSITED WITH BOULDER COUNTY LAND USE DEPARTMENT AS LS-22-0720.
- MODIFICATION APPROVED BY CITY COUNCIL RESOLUTION \_\_\_\_\_ SERIES \_\_\_\_\_; A MODIFICATION TO ALLOW A LOT DEPTH GREATER THAN 2.5 TIMES THE LOT WIDTH WHERE A MAXIMUM 2.5 LOT DEPTH IS REQUIRED BY LOUISVILLE MUNICIPAL CODE SECTION 16.16.050 C.

## Legend

- FOUND 3' OFFSET CHISELED CROSS
  - FOUND MONUMENT AS DESCRIBED
  - SET 18" #5 REBAR WITH 1 1/2" ALUMINUM CAP "FLATIRON'S SURV 29038"
  - SET 1" BRASS TAG "FLATIRON'S SURV 29038"
- (P) AS PER THE PLAT OF "A REPLAT OF THE ENCLAVE" DATED JANUARY 14, 1988 UNDER REC. NO. 0098871

## Surveyor's Certificate

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF COLORADO, HEREBY CERTIFY FOR AND ON BEHALF OF FLATIRON'S INC., THAT A SURVEY OF LOTS 2 AND 3, BLOCK 1, A REPLAT OF THE ENCLAVE, WAS CONDUCTED BY ME OR UNDER MY SUPERVISION AND RESPONSIBLE CHARGE ON APRIL 4, 2024; THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND THE SURVEY THEREOF.

JAMES Z. GOWAN COLORADO P.L.S. #29038  
VICE PRESIDENT, FLATIRON'S, INC.

| REVISION | DATE       | BY  | DESCRIPTION     |
|----------|------------|-----|-----------------|
| 1        | 11-02-2024 | JZG | INITIAL RELEASE |
| 2        |            |     |                 |
| 3        |            |     |                 |
| 4        |            |     |                 |
| 5        |            |     |                 |
| 6        |            |     |                 |
| 7        |            |     |                 |
| 8        |            |     |                 |
| 9        |            |     |                 |
| 10       |            |     |                 |

THIRD REPLAT OF THE ENCLAVE  
A REPLAT OF LOTS 2 AND 3, BLOCK 1

FLATIRON'S, Inc.  
Land Surveying Services  
1000 N. BROADWAY, SUITE 209  
DENVER, CO 80202  
(303) 776-1133  
(303) 936-6997

3025 BIRCH AVE.  
SUITE 305  
DENVER, CO 80202  
(303) 443-1001

JOB NUMBER:  
23-80,548  
DATE:  
12-01-2023  
DRAWN BY:  
R. SLAGLE  
CHECKED BY:  
JZG, JJK, SB, TDH

SHEET 1 OF 1

# EXHIBIT "A"

SHEET 1 OF 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND THE SOUTHWEST  
QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 69 WEST  
OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

VACATION OF A FIVE FOOT (5') WIDE EASEMENT FOR DRAINAGE PURPOSES UPON, OVER AND  
ACROSS LOTS 2 AND 3, BLOCK 1, AS SHOWN ON THE PLAT OF A REPLAT OF THE ENCLAVE  
AS DESCRIBED IN THE RECORDS OF BOULDER COUNTY AT REC. NO. 00898171, DATED  
JANUARY 14, 1988 BEING A PORTION OF THE SOUTHEAST QUARTER OF SECTION 12 AND THE  
SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE 6TH P.M.,  
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, LYING TWO AND ONE HALF  
FEET (2.5') ON BOTH SIDES OF THE FOLLOWING DESCRIBED CENTERLINE:

THE COMMON LINE OF LOTS 2 & 3, AS DESCRIBED ON SAID PLAT.

SAID SIDELINES BEING SHORTENED AND LENGTHENED SO AS TO PREVENT GAPS OR OVERLAPS  
WITH THE PERIMETER BOUNDARY LINES OF SAID LOTS.

THE TOTAL AREA OF VACATED EASEMENT CONTAINS 1,057 SQUARE FEET, MORE OR LESS.

James Z.  
Gowan

Digitally signed by James  
Z. Gowan  
DN: cn=James Z. Gowan,  
o=Flatirons, Inc., ou,  
email=zgowan@flatironsin  
c.com, c=US  
Date: 2024.03.28 10:18:11  
-06'00'

I, JAMES Z. GOWAN, A LAND SURVEYOR LICENSED IN THE STATE OF  
COLORADO, DO HEREBY STATE FOR AND ON BEHALF OF FLATIRONS,  
INC., THAT THIS PARCEL DESCRIPTION AND ATTACHED EXHIBIT, BEING  
MADE A PART THEREOF, WERE PREPARED BY ME OR UNDER MY  
RESPONSIBLE CHARGE, ARE ACCURATE TO THE BEST OF MY  
KNOWLEDGE, INFORMATION AND BELIEF, ARE IN ACCORDANCE WITH  
APPLICABLE STANDARDS OF PRACTICE AND ARE NOT A GUARANTY OR  
WARRANTY, EITHER EXPRESSED OR IMPLIED. SAID PARCEL DESCRIPTION  
AND EXHIBIT WERE PREPARED AT THE REQUEST OF THE CLIENT AND  
ARE NOT INTENDED TO REPRESENT A MONUMENTED LAND SURVEY OR  
SUBDIVIDE LAND IN VIOLATION OF STATE STATUTE.

JAMES Z. GOWAN  
COLORADO P.L.S. #29038  
VICE PRESIDENT, FLATIRONS, INC.

JOB NUMBER: 24-80548  
DRAWN BY: W. BECKETT  
DATE: MARCH 28, 2024

THIS IS NOT A "LAND SURVEY PLAT" OR "IMPROVEMENT SURVEY PLAT" AND THIS EXHIBIT IS  
NOT INTENDED FOR PURPOSES OF TRANSFER OF TITLE OR SUBDIVISIONS OF LAND. RECORD  
INFORMATION SHOWN HEREON IS BASED ON INFORMATION PROVIDED BY CLIENT.



**Flatirons, Inc.**  
Land Surveying Services



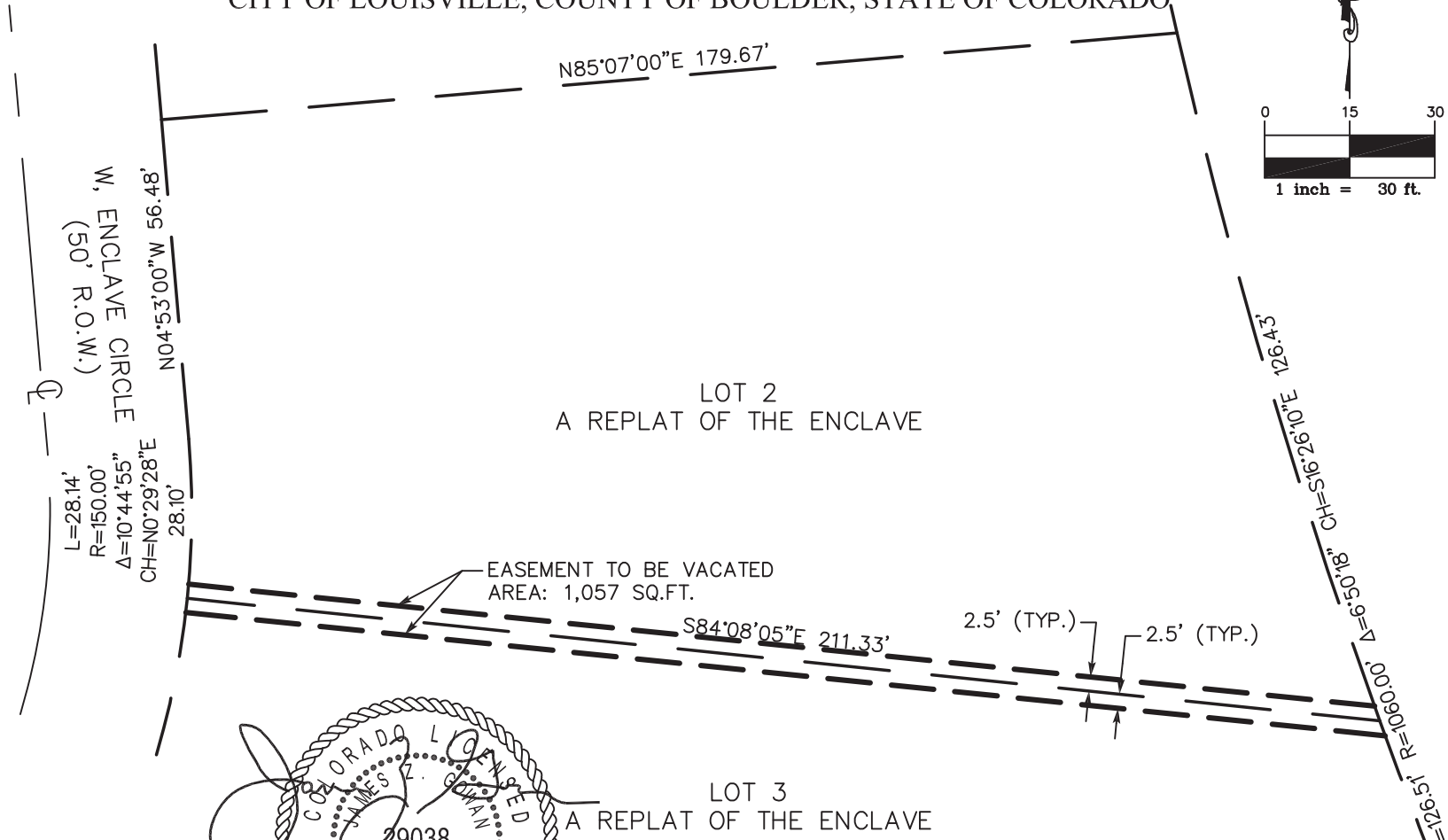
3825 IRIS AVE,  
SUITE 395  
BOULDER, CO 80301  
(303) 443-7001

[www.FlatironsInc.com](http://www.FlatironsInc.com)

# EXHIBIT "A"

SHEET 2 OF 2

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 12 AND THE SOUTHWEST  
QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 69 WEST  
OF THE 6TH PRINCIPAL MERIDIAN,  
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



JOB NUMBER: 24-80548  
DRAWN BY: W. BECKETT  
DATE: MARCH 28, 2024



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**Flatirons, Inc.**  
Land Surveying Services



3825 IRIS AVE,  
SUITE 395  
BOULDER, CO 80301  
(303) 443-7001  
[www.FlatironsInc.com](http://www.FlatironsInc.com)

Summary: Rotate North lot boundary inward on 1147 W. Enclave. Maintain other boundaries, except shorten East boundary.

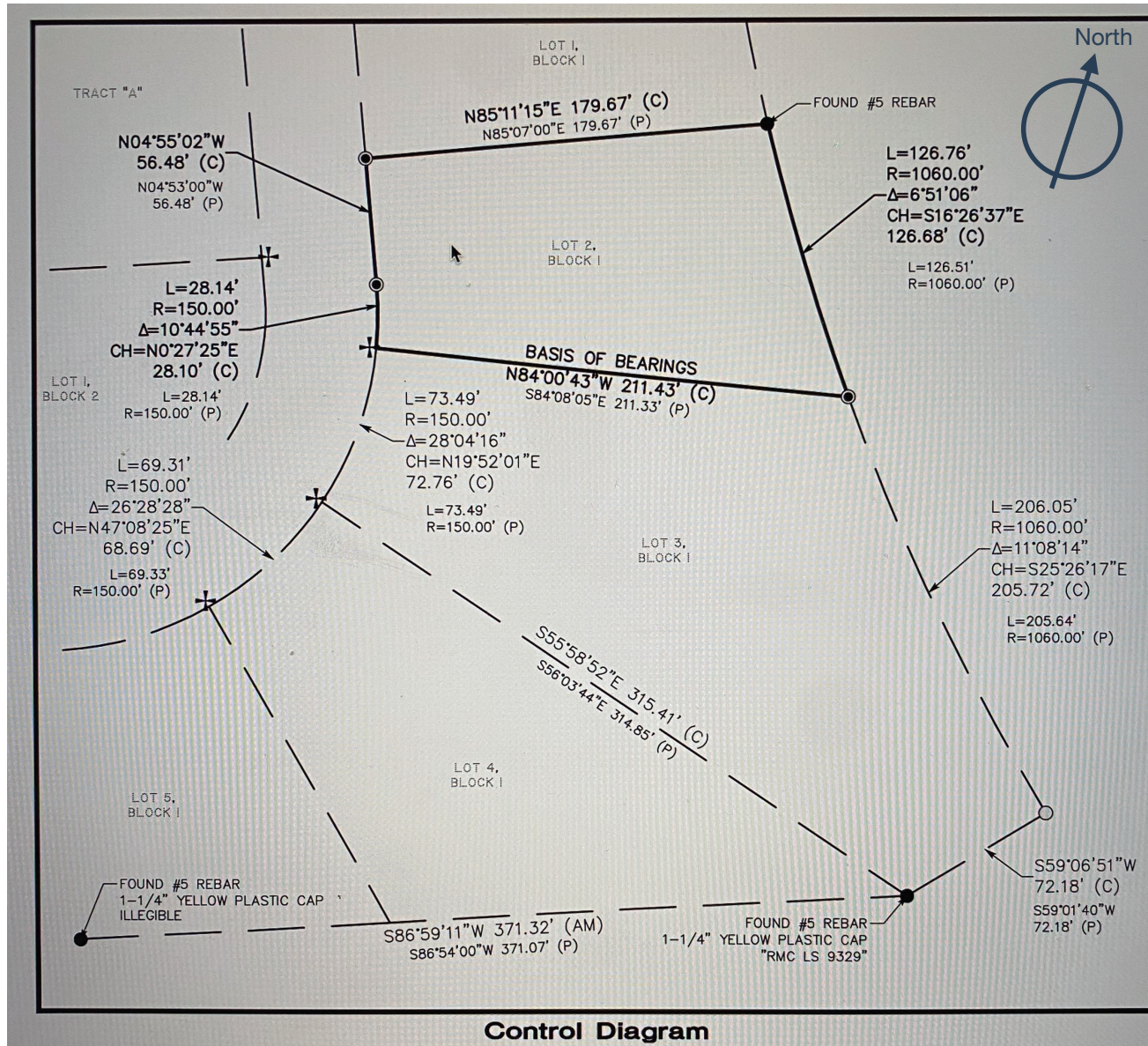


## **Narrative:**

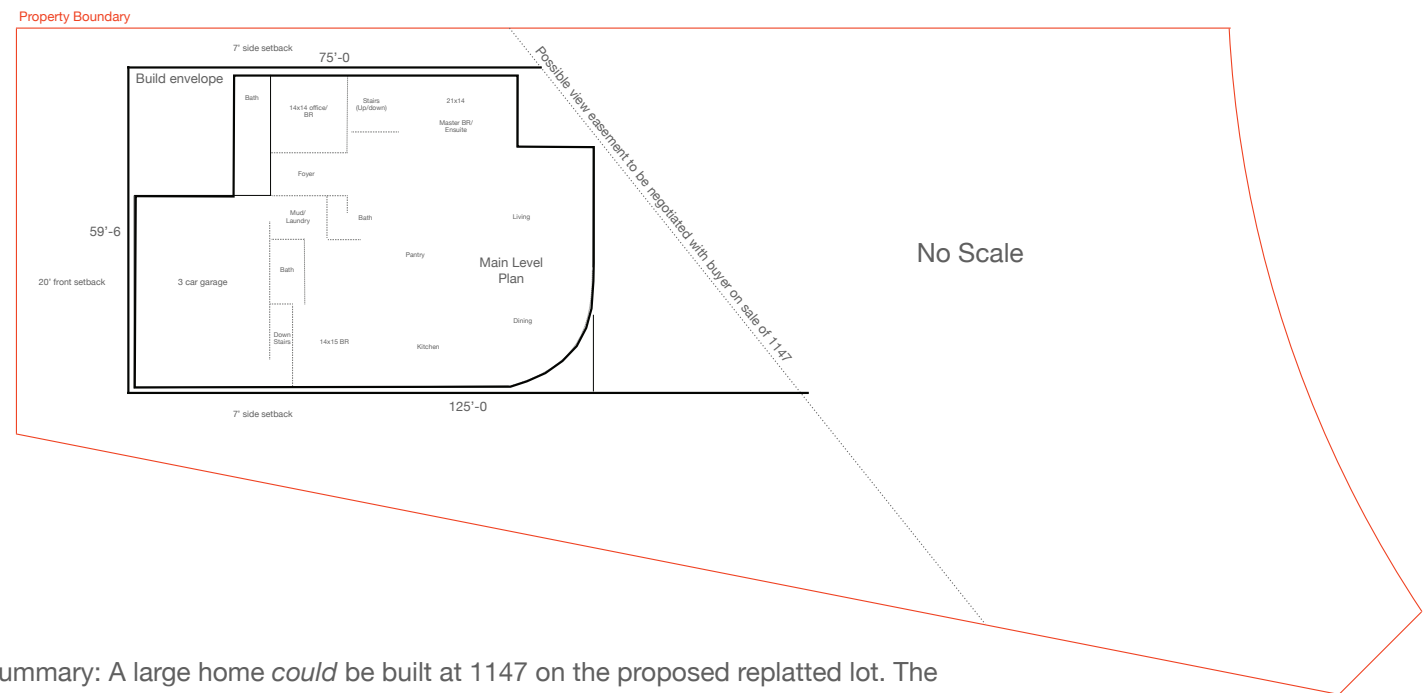
The purposes of the proposed re-plat of 1149 W. Enclave Circle and 1147 W. Enclave Circle, Louisville, Colorado 80027 are to accomplish the following goals:

1. Allow the new home on 1149 W. Enclave (post-Marshall Fire) to be rotated 20-25° toward the southeast to improve its solar potential. This has already been done, and the building permit was granted with this new placement. The home is completed and a Certificate of Occupancy was granted by the City of Louisville on 15 DEC 2023.
2. Regrade 1147 W. Enclave to eliminate a a prior drainage problem that had resulted in flood damage to 1149 W. Enclave Circle after the 2013 Flood, which was mitigated via structural engineers paid by the homeowners and for which a permit was obtained from the City of Louisville. This regrading has already been done and the final regrade has been approved by the City of Louisville.
3. Allow the new home at 1149 W. Enclave circle to be built with full daylight basement to remove expansive soils from against its south foundation. This required retaining walls to be constructed at 1149 W. Enclave that cross the existing property line between 1147 and 1149. This was approved by the City of Louisville and constructed according to the permit with follow-up inspection approved.
4. The existing property line between 1147 and 1149 West Enclave Circle must now be rotated to the southeast around the surveyed west end of their common lot boundary. This proposed new property line and the resulting lot boundaries are as shown on the survey document titled, "Third Replat of the Enclave: a Replat of Lots 2 and 3, Block 1," submitted with this application.
5. Note that no new access points are being created, the general shape of both lots is being retained, the west boundary of both lots at West Enclave Circle are unchanged, and 1147 will remain an independent salable, buildable lot with existing utilities in place (water, sewer, natural gas, electrical and data). Following completion of the proposed replat, Lot 2 will become 0.66 acre and lot 3 will become 0.73 acre, both within the size limitations of the existing P.U.D. promulgated by the City of Louisville. Furthermore, note that some published surveys of 1147 W. Enclave show that lot to exceed the P.U.D. lot size limit of 0.94 acre (it is shown on multiple published documents as a 0.96 acre lot).

Map data ©2022



1147 W. Enclave Build Envelope, Proposed  
Nominally shown 60' x 84'



Summary: A large home *could* be built at 1147 on the proposed replatted lot. The home *could* be much larger than the 1,800sf minimum specified in the Enclave Architectural Control Committee initial charter (which has long since been dissolved).