



March 14, 2025

To Whom It May Concern

Izzio Bakery
197 S 104th Street
Louisville, CO 80027

RE: Izzio Bakery Addition – PUD Amendment
Schemmer Opportunity Number 010458.001

We are pleased to submit this application for the PUD Amendment at 185 and 197 S. 104th street.

The Project Scope and Goals are to design and construct a 1,168 sf accessory building at the above referenced address in Louisville, Colorado. The purpose of the addition is to provide adjacent space to relocate heaters necessary for the operation of the Izzio Bakery. The scope of work includes a minor expansion of the building footprint, equivalent to less than 1% change of the current PUD.

The intent of this project is to relocate the heaters utilized by the bakery so that they are easier to maintenance. Additionally, it moves them out of the production area where they are subject to shutdowns due to ingredients causing operability problems.

The proposed building addition will be designed and constructed with strict adherence to the Louisville, Colorado Comprehensive Plan to ensure the development aligns with the City's vision for growth, sustainability, and community well-being. The building addition will be developed in compliance with the existing zoning regulations for the site and will respect the designated land use, ensuring that the new addition aligns with the City's goals for the PUD development. The addition will not impact the surrounding natural environment and the previous landscaped areas. It will require the removal of a minor amount of pervious material and some additional existing hardscape. Any impact to the existing drainage pattern has been noted and designed appropriately.

To ensure that the building addition complies with the approval and review criteria set forth by the City of Louisville, Colorado, the project will undergo a detailed review process to ensure that the building addition:

- Complies with the city's zoning code and is consistent with the zoning district.
- Adheres to Louisville's architectural standards, complements the existing structure and surrounding environment, and aligns with the City's aesthetic and character guidelines.
- Complies with the City's stormwater management regulations, does not negatively impact local water systems, and accommodates proper drainage.

In conclusion, the building addition will be developed with careful attention to the City's Comprehensive Plan and approval criteria. We also understand that this will be an administrative review because the scope of the proposed project is less than a 10% change to the existing PUD.

We look forward to working with Louisville on this project.

Sincerely,

Gregory M Houston

Gregory M Houston
Manager, Architecture