

6 eyed jack, llc 1777 wewatta street,
suite 1101 denver, co 80202

October 18,
2019

City of Louisville Planning
Department 749 Main Street
Louisville, CO 80027

**Applicant s Written Statement – Amendment(s) to the existing Napa Auto Parts
Planned Unit Development (PUD)**

To Whom It May Concern:

The Applicant, 6 Eyed Jack LLC, hereby submits its written statement in connection with its request to amend the existing Napa Auto Parts PUD what is currently Lot 4-B. The address of Lot 4-B is 1411 Hecla Way, Louisville, CO, and the legal description as currently existing is Lot 4-B, First Amendment Lot 4, Louisville Plaza Filing 2, City of Louisville, County of Boulder, State of Colorado. Included with this statement is the proposed PUD map amendment for consideration. Also, please allow this letter to provide confirmation that the City may provide comments and questions to Jessica Gillespie, Emilia Construct, 2606 S Josephine St Denver CO 80210, Mobile: 720.434.3980; Email: jessica@emiliaconstruct.com. Ms. Gillespie is authorized on behalf of the Applicant to submit this letter and the PUD amendment documents which authorization shall remain in place until revoked by the Applicant in writing to the City.

As submitted to the City, the Applicant intends to construct one new retail building on Lot 4-B. The building will be a one story retail marijuana store, approximately 2,500 square feet in size. The commercial building will be sited along the southern portion of Lot 4-B, with 20 parking spaces, two of which are to be designated as handicapped spaces, along the east and north sides of the lots. The PUD amendment retains the commercial use of the property and includes the Napa Auto Parts store that currently exists on Lot 4-A as there are shared access and site amenities, including a 24' wide easement between Lot 4-A and 4-B. The owner of the Napa Auto Parts lot has concurred with the Applicant's request for the PUD Amendment.

The list of owners of abutting properties within 500 feet of the new proposed lots are:

LOT 4A, FIRST AMENDMENT LOT 4 LOUISVILLE PLAZA FLG 2 (the Napa Auto Parts Lot):
NEW BULL LLC 10164 EMPIRE DR LAFAYETTE, CO 80026

TRACT B, LOUISVILLE PLAZA FLG 2 (property to the north):

TKG LOUISVILLE COLORADO DEVELOPMENT
LLC 211 N STADIUM BLVD SUITE 201 COLUMBIA
MO 65203

NORTH END BLK 15 ROW HOUSE CONDOS (property immediately to the east):

Unit 1: RUGGIERO EMILIO
PERNA 1451 HECLA WAY
LOUISVILLE CO 80027

Unit 2: CHERNIKOFF LAURA R
ET AL MCCLANAHAN MARSHA
L ET AL CHERNIKOFF DAVID B
ET AL 1459 HECLA WAY
LOUISVILLE CO 80027

Unit 3: HENDERSON BRADY M &
MONIQUE M 1467 HECLA WAY
LOUISVILLE CO 80027

Unit 4: CHAMBERLIN WILLIAM
H ET AL YUAN YUAN ET AL
1475 HECLA WAY LOUISVILLE,
CO 80027

Unit 5: TURVEY TRUDY
A 1483 HECLA WAY
LOUISVILLE CO 80027

Unit 6: GINTCHIN TZVETANKA ATANASSOVA & LAZAR
DIMITROV 491 HECLA WAY LOUISVILLE CO 80027

OUTLOTS 15 AND 16, NORTH END PARCEL 1 OT H & OT K RPLT (property immediately to the east):

NORTH END RESIDENTIAL MASTER

ASSOCIATION 5723 ARAPAHOE AVE STE B2
BOULDER, CO 80303

City of Louisville 6 Eyed Jack, LLC Written Statement Page | 3

LOT 2, BLK 16, NORTH END PARCEL 1 OT H & OT K RPLT (property immediately to the east): CATHCART MARK S 1763 SWEET CLOVER LN LOUISVILLE CO 80027

LOT 1, BLK 16, NORTH END PARCEL 1 OT H & OT K RPLT (property immediately to the east):

HERNANDEZ MICHELLE MOORE ET AL HERNANDEZ ALEJANDRO EZEQUIEL ET AL 1775 SWEET CLOVER LN LOUISVILLE CO 80027

LOT 16 BLK 17 NORTH END PARCEL 1 OT H & OT K RPLT (property to the east and north): SCIOLINO ANTHONY J & GLORIA S 14 GREENPOINT TR PITTSFORD NY 14534-1088

LOT 16 BLK 17 NORTH END PARCEL 1 OT H & OT K RPLT (property to the east and north): JONES LESLIE A G & GREGORY A 1809 SWEET CLOVER LN LOUISVILLE CO 80027

The Applicant intends to commence its construction drawings after receipt of the first submittal review comments. A contractor has not yet been selected for the buildings, but we currently anticipate breaking ground in March, 2020.

Please do not hesitate to contact the undersigned with any questions or if you need additional information regarding the proposed development.

Best,

6 Eyed Jack, LLC

By: _____ Name: _____ Its: _____

cc: Jessica Emilia (via e-mail)

Brandon Banks Owner