

**LAND USE APPLICATION**

**CASE NO.** \_\_\_\_\_

**APPLICANT INFORMATION**

Firm: Brue Baukol Capital Partners  
 Contact: Jordan Swisher  
 Address: 1555 Blake Street, Suite 210  
Denver, CO 80202  
 Mailing Address: Same as above.  
 Telephone: 720-930-4711  
 Fax: \_\_\_\_\_  
 Email: jordan.swisher@bruebaukol.com

**OWNER INFORMATION**

Firm: Same as Applicant  
 Contact: \_\_\_\_\_  
 Address: \_\_\_\_\_  
 Mailing Address: \_\_\_\_\_  
 Telephone: \_\_\_\_\_  
 Fax: \_\_\_\_\_  
 Email: \_\_\_\_\_

**REPRESENTATIVE INFORMATION**

Firm: Dewberry Engineers, Inc.  
 Contact: Sam Franzen  
 Address: 990 S Broadway, Suite 400  
Denver, CO 80209  
 Mailing Address: Same as above.  
 Telephone: 303-951-0618  
 Fax: \_\_\_\_\_  
 Email: sfranzen@dewberry.com

**PROPERTY INFORMATION**

Common Address: See attached legal dscpt  
 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)

**PROJECT INFORMATION**

Summary: See Redtail Ridge LS  
PUD Request letter.  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 Current zoning: None Proposed zoning: \_\_\_\_\_

**SIGNATURES & DATE**

Applicant: *Jordan Swisher* 5.01.2020  
 Print: Jordan Swisher 5.01.2020  
 Owner: Same as applicant  
 Print: \_\_\_\_\_  
 Representative: *Sam Franzen* 05.04.2020  
 Print: Sam Franzen 05.04.2020

**CITY STAFF USE ONLY**

- Fee paid: \_\_\_\_\_
- Check number: \_\_\_\_\_
- Date Received: \_\_\_\_\_

# DESCRIPTION

SITUATED IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 1 SOUTH,  
RANGE 69 WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

A PARCEL OF LAND BEING A PORTION OF PARCEL 5 AS DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 03223274 OF THE BOULDER COUNTY RECORDS, SITUATED IN THE NORTHEAST QUARTER OF SECTION 29, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 29;  
THENCE SOUTH 00°00'35" WEST ALONG THE EAST LINE OF SAID NORTHEAST QUARTER, A DISTANCE OF 1,180.75 FEET TO THE SOUTHEAST CORNER OF PARCEL NO. TK-75 AS DESCRIBED BY SPECIAL WARRANTY DEED RECORDED AT RECEPTION NO. 03223274, SAID POINT ALSO BEING THE **POINT OF BEGINNING**;  
THENCE CONTINUING SOUTH 00°00'35" WEST ALONG SAID EAST LINE, A DISTANCE OF 136.13 FEET TO THE SOUTH LINE OF THE NORTH HALF OF SAID NORTHEAST QUARTER;  
THENCE NORTH 89°42'42" WEST ALONG SAID SOUTH LINE, A DISTANCE OF 126.73 FEET;  
THENCE NORTH 00°01'40" EAST, A DISTANCE OF 353.78 FEET TO A POINT OF NON-TANGENT CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 83.14 FEET, SAID CURVE HAVING A RADIUS OF 202.00 FEET, A CENTRAL ANGLE OF 23°34'55", AND A CHORD WHICH BEARS SOUTH 62°15'22" EAST A CHORD DISTANCE OF 82.55 FEET TO A POINT OF NON-TANGENT CURVATURE;  
THENCE ALONG THE ARC OF SAID CURVE TO THE RIGHT AN ARC LENGTH OF 13.21 FEET, SAID CURVE HAVING A RADIUS OF 15.00 FEET, A CENTRAL ANGLE OF 50°28'28", AND A CHORD WHICH BEARS SOUTH 25°13'39" EAST A CHORD DISTANCE OF 12.79 FEET TO THE WEST LINE OF SAID PARCEL NO. TK-75;  
THENCE ALONG THE PERIMETER OF SAID PARCEL THE FOLLOWING TWO (2) COURSES:  
1) SOUTH 00°00'35" WEST, A DISTANCE OF 168.13 FEET;  
2) SOUTH 89°48'45" EAST, A DISTANCE OF 48.09 FEET TO THE **POINT OF BEGINNING**;

SAID PARCEL CONTAINS 32,962 SQUARE FEET OR 0.76 ACRES, MORE OR LESS.

**BASIS OF BEARINGS:** BEARINGS ARE BASED ON THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 29, ASSUMED TO BEAR SOUTH 00°00'35" WEST.

PREPARED BY: AARON MURPHY  
PLS 38162  
ON BEHALF OF: HARRIS KOCHER SMITH  
1120 LINCOLN STREET, SUITE 1000  
DENVER, CO 80203  
303.623.6300



NO CHANGES ARE TO BE MADE TO THIS DRAWING WITHOUT WRITTEN PERMISSION OF HARRIS KOCHER SMITH.

PLS: 38162  
DATE: 4-15-2020  
PROJECT # 190108

DATE	REVISION COMMENTS

DESCRIPTION

**HKS** HARRIS  
KOCHER  
SMITH  
1120 Lincoln Street, Suite 1000  
Denver, Colorado 80203  
P: 303 623 6300 F: 303 623 6311  
HarrisKocherSmith.com

CHK'D BY: AWM  
DRAWN BY: TWG

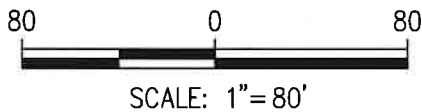
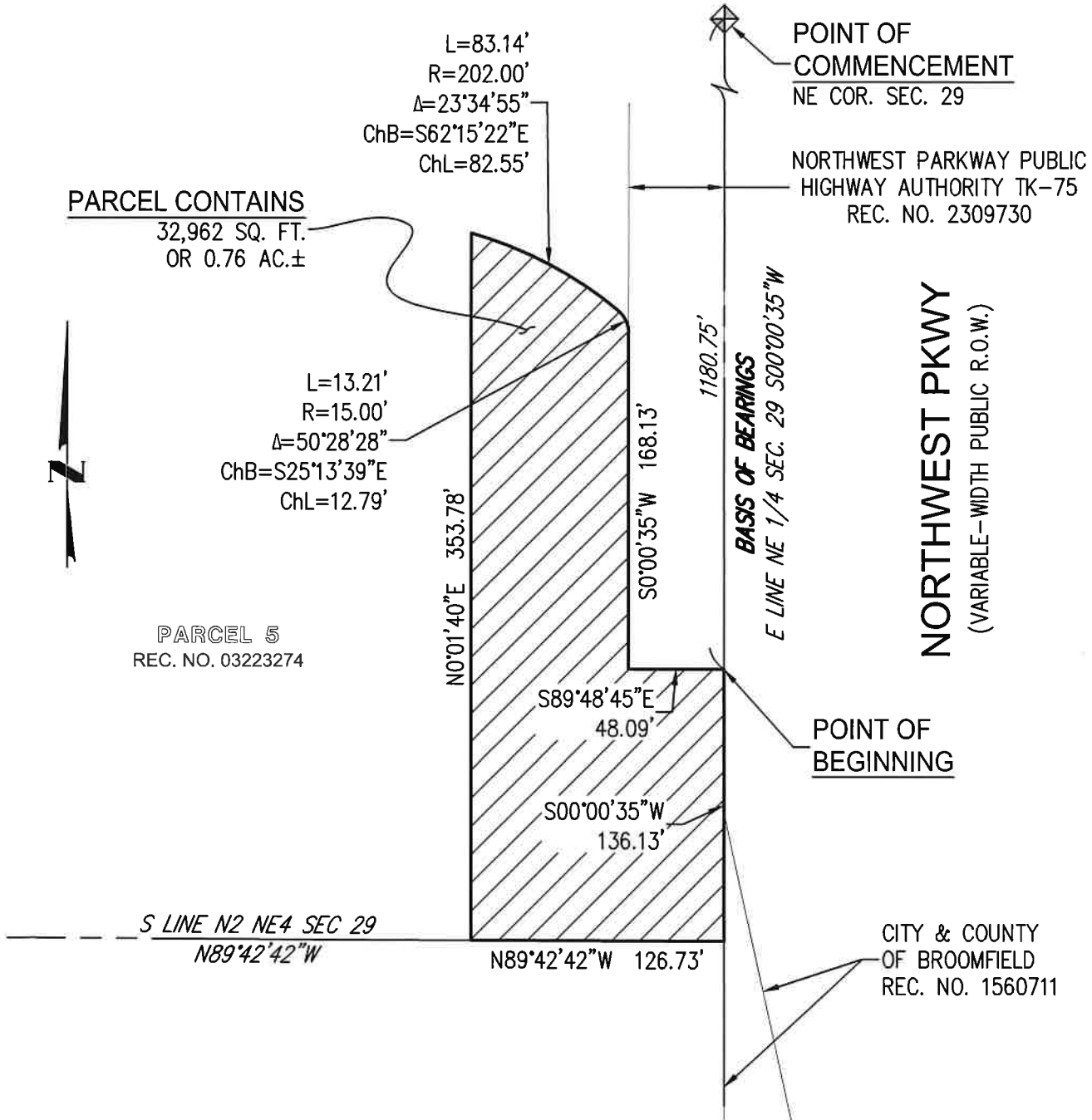
SHEET NO.

1

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# ILLUSTRATION

SITUATED IN THE NORTHEAST 1/4 OF SECTION 29, TOWNSHIP 1 SOUTH,  
RANGE 69 WEST OF THE 6TH P.M., CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



**NOTE:**  
THIS ILLUSTRATION DOES NOT REPRESENT A MONUMENTED LAND SURVEY. IT IS INTENDED TO DEPICT ONLY THE ATTACHED LEGAL DESCRIPTION.

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ISSUE DATE: 4-15-2020 PROJECT #: 190108

DATE	REVISION COMMENTS

ILLUSTRATION

**HKS HARRIS KOCHER SMITH**  
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P: 303.623.6300 F: 303.623.6311  
HarrisKocherSmith.com

CHKD BY: AWM  
DRAWN BY: TWG

SHEET NO.

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