

Development Review Application Form

Please complete this form and include it with the submittal documents for your development review application. Applications will not be processed until all required information is provided to the satisfaction of the City of Louisville Planning Department.

Property Information

Common Address(es): _____

Legal Description: _____

Lot _____ Block _____ Subdivision _____

Lot Area: _____ Sq. Ft. or _____ Acres

LAND USE PROCESS (check all that apply)

- ☐ Annexation
- ☐ Concept Plan
- ☐ Easement Vacation
- ☐ Oil and Gas
- ☐ General Development Plan (GDP)
 - ☐ Amendment
 - ☐ New GDP
- ☐ Planned Unit Development (PUD)
 - ☐ Amendment
 - ☐ Preliminary
 - ☐ New PUD
- ☐ Rezoning
- ☐ Special Review Use (SRU)
 - ☐ Amendment
 - ☐ New SRU
- ☐ Subdivision
 - ☐ Final or Replat
 - ☐ Preliminary Plat
- ☐ Temporary Use Permit
- ☐ Variance
- ☐ Vested Property Right
- ☐ Wireless Facility
- ☐ Other: _____

PROJECT DESCRIPTION:

Property Owner Information

Name: _____ Entity (if applicable) _____

Address: _____

Phone: _____ Email: _____

Application Representative Information

Name: _____ Entity (if applicable) _____

Address: _____

Phone: _____ Email: _____

Certification/Signature

I certify that the information I have submitted is true and correct to the best of my knowledge and in filing the application and submittal documents, I am acting as and/or with the knowledge and consent of those persons who are owners of the subject property or are parties to this application.

Signature* _____ Print Name _____ Date _____

***If acting as a representative/agent of the owner, include written authorization from the owner that certifies the agent's right to submit this application**

Date: May 27, 2026

To: Louisville Planning Commission and City Council

From: Community Development Department

Re: General Development Plan Amendment – Centennial Valley Affordable Housing

Purpose of the Request

The City of Louisville is the applicant, on behalf of the property owner, for a General Development Plan (GDP) amendment affecting the properties commonly known as 365 Centennial Parkway and 0 Dyer Road, legally described as Lot A (including Outlot A), Centennial Valley Business Park Filing No. 8. The proposed amendment would allow multifamily residential use on the subject property and establish residential density and building height standards necessary to support permanently affordable housing.

This application is a City-initiated land use action intended to implement adopted affordable housing policies and priorities of the City of Louisville.

Background and Policy Context

The City is acting as applicant because advancing affordable housing is an adopted City priority and specific implementation objective of multiple City policy documents. The City Council's 2026 Work Plan identifies city-initiated rezonings and land use actions that support affordable housing goals as a priority action item. The proposed amendment also directly implements the Louisville Housing Plan, which calls for regulatory and land use actions that expand the supply and diversity of affordable housing opportunities within the community.

In addition, the amendment advances the recently adopted Comprehensive Plan, which identifies affordable housing as a top community priority and supports mixed-use and residential development patterns in appropriate locations. The proposed GDP amendment is therefore a direct implementation measure advancing adopted City policies related to housing affordability, housing diversity, transportation access, and sustainable land use patterns.

The subject property is particularly appropriate for affordable multifamily residential development due to its proximity to regional transit, employment centers, commercial services, schools, childcare, and bicycle and pedestrian infrastructure. The applicant materials note the site is located near the US 36 and McCaslin regional transit corridor and within walking distance of commercial services and

multimodal transportation connections. These site characteristics align with the City's adopted goals of locating housing opportunities in areas with access to transportation, services, and employment.

Affordable Housing Commitment

The amendment is intended to facilitate development of a 100% permanently affordable multifamily residential community serving low- and moderate-income households. The applicant materials contemplate approximately 100 affordable housing units on the subject property. The development team has committed that all residential units developed on the property will remain permanently affordable through applicable affordability restrictions and agreements.

The City acknowledges that the amendment request includes consideration of residential density and building height standards necessary to support affordable multifamily housing on the site. Those standards will continue to be evaluated through the public review process, including public hearings before the Planning Commission and City Council.

Conclusion

The proposed GDP amendment advances adopted City Council direction and implements the City's Comprehensive Plan and Housing Plan objectives related to permanently affordable housing, housing diversity, and transit-supportive residential development. The amendment represents an intentional and policy-driven effort to address identified community housing needs through implementation of the City's adopted plans and priorities.

Respectfully submitted,

Community Development Department
City of Louisville

Rob Zuccaro
Community Development Director



May 21, 2026

Dear Sirs:

Koelbel and Company, the Manager for all vacant properties located in Centennial Valley, Louisville, CO, hereby consents to allow the City and its Planning Staff represent it. The City will be initiating an amendment to the existing GDP, adding residential uses to the properties. We look forward to working hand in hand with the City to carry out the vision Louisville has laid out in its Comprehensive Plan.

Sincerely,

A handwritten signature in blue ink, appearing to read "Jeffrey G. Sheets".

Jeffrey G. Sheets
Vice President
Koelbel and Company

PLANNING COMMISSION CERTIFICATE

RECOMMENDED APPROVAL THIS _____ DAY OF _____, 20____ BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO.

RESOLUTION NO. _____ SERIES _____

CITY COUNCIL CERTIFICATE

APPROVED THIS _____ DAY OF _____, 20____ BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO.

ORDINANCE NO. _____ SERIES _____

MAYOR _____ CITY CLERK _____

CLERK AND RECORDER CERTIFICATE

(COUNTY OF BOULDER
STATE OF COLORADO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT _____ O'CLOCK, _____ M., THIS _____ DAY OF _____, 20____, AND IS RECORDED IN PLAN FILE _____, FEE _____ PAID _____ FILM NO. _____, RECEPTION _____

CLERK & RECORDER _____ DEPUTY _____

R
Residential
3.69 AC.

S5
Open Space
26.69 AC.

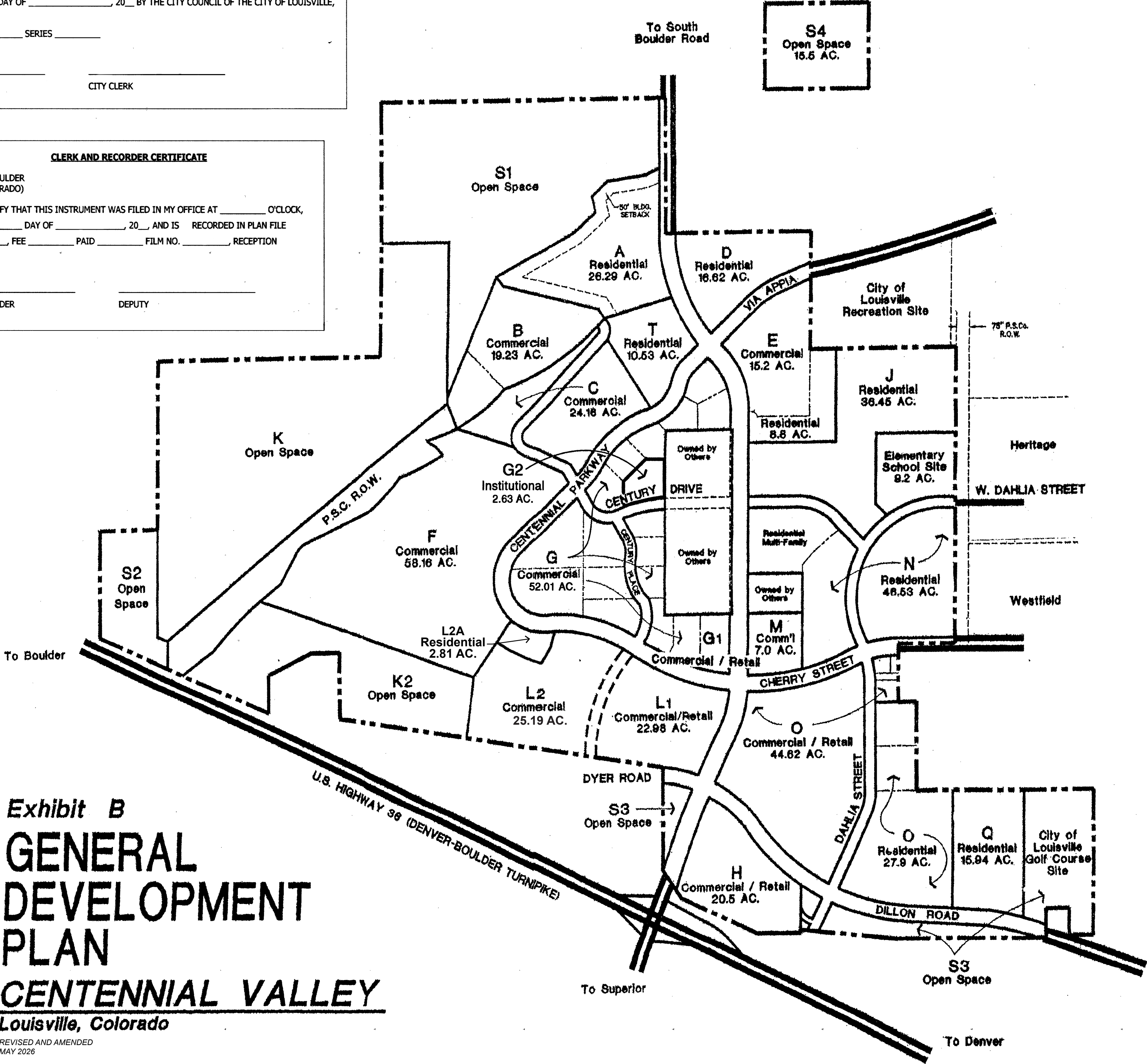


Exhibit B
GENERAL DEVELOPMENT PLAN
CENTENNIAL VALLEY
Louisville, Colorado
REVISED AND AMENDED
MAY 2026

DESIGNATED USES	PLANNING AREAS	ACREAGE	AVERAGE DENSITY	DWELLING UNITS	GROSS BUILDING AREA
RESIDENTIAL					
SINGLE FAMILY	A D E J N Q R T	155.46	3.92	609	-
MULTI-FAMILY	N O	37.29	13.70	511	-
MULTI-FAMILY (AFFORDABLE)	L2	2.81	37.00	104	-
TOTAL RESIDENTIAL		195.56	6.26	1224	N/A

NON-RESIDENTIAL					
RETAIL	H L M O G1	62.98	0.20	-	515,000 SF
RESEARCH / OFFICE	B C F G L	178.75	0.36	-	2,841,400 SF
INSTITUTIONAL	G2	2.63	0.41	-	47,000 SF
MIXED USE (EXCLUDING RESIDENTIAL)	O E H M	47.39	0.36	-	477,500 SF
TOTAL NON-RESIDENTIAL		291.75	0.31	N/A	3,880,900 SF
TOTAL DEVELOPMENT		487.31	N/A	1224	3,880,900 SF

OPEN SPACE		
OPEN SPACE PARCELS K, K2, S1-S5	295.01	
ARTERIAL ROADS	90.46	
TOTAL OPEN SPACE	385.47	

SCHOOL SITE	9.22
TOTAL LAND	882.00 AC.

USE FOR EACH PARCEL ALLOWABLE UNDER DESIGNATED USES (1)

PARCEL L	CORPORATE USER / RETAIL / MIXED USE
PARCEL B C F G	RESEARCH / OFFICE / RETAIL
PARCEL G2	INSTITUTIONAL
PARCEL E	MIXED USE / COMMERCIAL
PARCEL M	RETAIL / OFFICE
PARCEL O	MIXED USE / RETAIL
PARCEL H	HOTEL / MIXED USE / RETAIL
PARCEL N O	TOWNHOUSE AND MULTI-FAMILY
PARCEL A D E J N Q R T	SINGLE FAMILY DETACHED
PARCEL K - K2	OPEN SPACE
PARCEL S1 - S5	OPEN SPACE
PARCEL L2A	AFFORDABLE MULTI-FAMILY (2)

(1) SPECIFIC DESCRIPTIONS OF PERMITTED LAND USES AND DENSITIES FOR EACH PARCEL IDENTIFIED ON THE GDP MAY BE FOUND IN THE CENTENNIAL VALLEY AMENDED AND RESTATED DEVELOPMENT AGREEMENT AS AMENDED.

(2) PARCEL L2A IS DESIGNATED FOR 100% AFFORDABLE MULTI-FAMILY RESIDENTIAL. ALL DWELLING UNITS WITHIN L2A SHALL BE DEED-RESTRICTED AFFORDABLE HOUSING UNITS. IT IS ANTICIPATED THAT THE PROPERTY OWNER OR CITY MAY MAKE ONE OR MORE APPLICATIONS TO THE CITY FOR FURTHER AMENDMENT OF THIS GDP TO ALLOW FOR RESIDENTIAL LAND USES WITHIN OTHER PARCELS SUBJECT TO THIS GDP OWNED BY KOELBEL AND COMPANY ON [DATE OF GDP AMENDMENT APPROVAL]. SUCH FUTURE APPLICATIONS SHALL BE SUBJECT TO ALL APPLICABLE CITY REQUIREMENTS UNDER CHAPTERS 16 AND 17 OF THE LOUISVILLE MUNICIPAL CODE. IN CONNECTION WITH ANY SUCH FUTURE APPROVALS, FOR DEED-RESTRICTED AFFORDABLE HOUSING UNITS ACTUALLY DEVELOPED WITHIN L2A, AS DEMONSTRATED BY ISSUANCE OF A CERTIFICATE OF OCCUPANCY FOR SUCH AFFORDABLE HOUSING UNITS, CREDIT SHALL BE PROVIDED TOWARD INCLUSIONARY HOUSING REQUIREMENTS SET FORTH IN CHAPTER 17.76 OF THE LOUISVILLE MUNICIPAL CODE, AS THE SAME IS IN EFFECT AT THE TIME OF SUCH FUTURE APPLICATION. SUCH CREDITS TO BE SET FORTH IN AN ALTERNATIVE AGREEMENT PURSUANT TO SECTION 17.76.050.F OF THE LOUISVILLE MUNICIPAL CODE, AS THE SAME MAY FROM TIME TO TIME BE AMENDED, BETWEEN THE CITY OF LOUISVILLE AND THE PROPERTY OWNER FOR SUCH FUTURE APPROVAL. REFER TO THE CENTENNIAL VALLEY AMENDED AND RESTATED DEVELOPMENT AGREEMENT, AS AMENDED, FOR ADDITIONAL REQUIREMENTS. AFFORDABLE HOUSING UNITS DEVELOPED WITHIN CENTENNIAL VALLEY SHALL BE CREDITED TOWARD THE CITY'S INCLUSIONARY HOUSING REQUIREMENTS, AS APPLICABLE. REFER TO THE TABLE BELOW FOR ADDITIONAL DEVELOPMENT STANDARDS ASSOCIATED WITH PARCEL L2A.

NEW RESIDENTIAL PARCEL USE STANDARDS						
RESIDENTIAL PARCEL	USE TYPE	ACREAGE	MAX. DENSITY	MAX. UNITS	MAX. BUILDING HEIGHT	POCKET PARK PROPOSED
L2A	MF	2.81	37 DU/AC	104	45 FT	NO





5291 E. YALE AVENUE
DENVER, COLORADO 80222
P 303 758 3500
KOELBELCO.COM

Centennial Valley – Affordable Family Housing



Koelbel and Company is pleased to present to the City of Louisville this application for Centennial Valley Affordable Apartments (CVA), a new family oriented affordable housing project in Louisville, CO. Located in the Centennial Valley Business Park, CVA will be situated within walking distance of regional transit, local employment centers, a grocery store, childcare facilities, restaurants, shops and more.

CVA is proposed to consist of one hundred (100) affordable family housing units in a single building. The building will be constructed with five levels of Type V fully sprinkled wood frame construction. The building is contemplated to be designed with an envelope consisting of some or all of the following materials: masonry, pre-manufactured stone veneer, metal-clad siding, fiber cement siding, punched windows, and storefront. The site will be fully surface parked at a 1:1 parking to unit ratio. Vertical circulation of the building will consist of two elevators and two stair cores.

This proposed development will meaningfully surpass the minimum 77 units required as part of the City's 2024 Proposition 123 Commitment to increase the affordable housing supply by December of 2026. While these units will not be delivered by the end of 2026, we believe that securing the Land Banking Grant as well as submitting for Tax Credits in August will demonstrate a strong, continued effort, to deliver these housing units. We believe this effort will satisfy the Prop 123 commitment and ensure the City of Louisville and Koelbel will remain eligible for additional Prop 123 subsidy, which is contemplated in our proforma.

Each residential unit will be individually temperature controlled and include a full kitchen (with dishwasher, oven/range, microwave, refrigerator/freezer, and garbage disposal), coat closet, washer and dryer, and cable and internet wiring. Community amenities will consist of a community room, fitness room, bicycle storage, on-site property management, controlled access entries, and security cameras. The exterior amenities will include a community space such as a picnic area with outdoor dining and seating areas and/or a playground facility.



5291 E. YALE AVENUE
DENVER, COLORADO 80222
P 303 758 3500
KOELBELCO.COM

CVA will follow, at a minimum, the sustainability criteria as set forth by the National Green Building Standards. Some of the energy efficiencies included in the project are the use of Energy Star appliances, all LED lighting, and advanced water conserving appliances. Additionally, at least 10% of the parking on site will be EV-ready and the project is designed to be electrification ready. We propose joint pursuit of state and federal energy grants that can be loaned into the project to secure the necessary funding for additional energy efficiencies such as a fully electric community utilizing electric resistance heat pumps or geothermal heating and cooling.

The proposed unit mix will contain sixty-three (65) one-bed / one-bath units, twenty-four (24) two-bed / one-bath units, and eleven (11) three-bed / two-bath units. The project targets low-to-moderate income families and utilizing the income averaging approach of AMI levels between 30%-80% with the average AMI below the 60% AMI threshold per the unit mix below:

Centennial Valley Affordable Apartments - Unit Mix				
AMI	1 Bed / 1 Bath	2 Bed / 1 Bath	3 Bed / 2 Bath	Total
30%	4	1	1	6
40%	4	1	1	6
50%	4	2	1	7
60%	44	16	6	66
70%	6	3	1	10
80%	3	1	1	5
Total	65	24	11	100

The project site is located less than a half mile from the US 36 and McCaslin Blvd. regional transit stations. From there, residents will have easy access to Boulder and greater Denver and Denver Metro areas via RTD's Flatiron Flyer. Locally, residents will have immediate access to multiple childcare facilities, schools, grocery centers and pharmacies. In addition, residents are within minutes of the US 36 Bikeway that provides an off-street route for safe and pleasant pedestrian or bicycle travel that is connected to the entire community.



Unit Tabulations						
	Garden	Level 1	Level 2	Level 3	Grand Totals	%
UNITS						
1 BED	8	19	19	19	65	65.00%
2 BED	3	7	7	7	24	24.00%
3 BED	2	3	3	3	11	11.00%
Total	13	29	29	29	100	100.00%

Parking		Building Square Footages				
		Circulation	Amenity	Utility	Net SF	Gross SF
Compact	17	17.00%			3,000	13,400
ADA	5				1,590	18,250
Standard	43				0	25,410
(E) Standard	35				0	25,410
Total	100				250	29,050
Per Unit	1.00				250	29,050
					24,570	28,210
Grand Totals		13,155	1,590	2,600	88,790	104,560
% of Gross		12.58%	1.52%	2.49%	84.92%	

- Key Notes
- 1. Tenant Parking
 - 2. Tenant Entrance
 - 3. Wireless Pedestals
 - 4. (E) Detention Amenity
 - 5. Landscape Amenity
 - 6. Compact Parking
 - 7. Surface Parking
 - 8. Standard Parking





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Louisville Affordable Housing
Louisville, Colorado

May 12th, 2026

MULTIFAMILY TEST FIT
3 levels Type V / 1 Garden level

FLOOR PLAN
SCALE 1" = 40'



NORTH



©2026 BRYANT FLINK ARCHITECTURE + DESIGN



Louisville Affordable Housing
Louisville, Colorado

May 12th, 2026

MULTIFAMILY TEST FIT
3 levels Type V / 1 Garden level

View From South Centennial
Parkway - 3 story



NORTH

C:\JANSEN\12\PLAT

BEW
BEW
LMP

05/09/98 STC
PLOT
PLAN
PLAT.DWG

1834434
05/09/98 STC
PLOT
PLAN
PLAT.DWG

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER OF A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF CENTENNIAL VALLEY BUSINESS PARK, FILING NO. 5 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CENTENNIAL PARKWAY FROM WHENCE THE EAST QUARTER CORNER OF SAID SECTION 13 BEARS N79°37'40"E, 1,163.93 FEET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) CONSECUTIVE COURSES: 1) THENCE 277.66 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 675.00 FEET, A CENTRAL ANGLE OF 23°34'16", AND A CHORD WHICH BEARS S73°28'11"E, 275.74 FEET TO A POINT OF TANGENCY; 2) THENCE S85°15'19"E, 225.00 FEET TO A POINT OF CURVATURE; 3) THENCE 300.35 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 27°32'02" AND A CHORD WHICH BEARS S71°29'18"E, 297.47 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CENTURY PLACE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) CONSECUTIVE COURSES: 1) THENCE S35°01'47"W, 100.00 FEET TO A POINT OF CURVATURE; 2) THENCE 190.34 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 505.00 FEET, A CENTRAL ANGLE OF 21°35'43" AND A CHORD WHICH BEARS S24°13'55"W, 189.21 FEET TO A POINT OF TANGENCY; 3) THENCE S13°26'04"W, 782.50 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF DILLON ROAD; THENCE ALONG SAID NORTHERLY LINE N81°11'36"W, 1,151.96 FEET; THENCE LEAVING SAID NORTHERLY LINE N08°48'24"E, 475.71 FEET TO THE SOUTHWESTERLY CORNER OF SAID FILING NO. 5; THENCE ALONG THE EASTERLY LINE OF SAID FILING NO. 5 THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) THENCE N81°12'08"E, 133.73 FEET; 2) THENCE N41°35'56"E, 722.44 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 26.03 ACRES (1,134,020 SQUARE FEET), MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF "CENTENNIAL VALLEY BUSINESS PARK, FILING NO. 8, A SUBDIVISION OF 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 AND THE PUBLIC, THE INGRESS-EGRESS AND FIRE LANE EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT FOR VEHICULAR, PEDESTRIAN AND EMERGENCY ACCESS, AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE CITY OF LOUISVILLE AND ALL MUNICIPALLY OWNED AND/OR FRANCHISED UTILITIES AND SERVICES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AND RIGHT-OF-WAYS 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 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 SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER 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 PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES AND/OR U.S. WEST COMMUNICATIONS, INC. WHICH WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO.

WITNESS OUR HANDS AND SEALS THIS 11 DAY OF June, 1998.
OWNER: Walter A. Koelbel Jr. ATTEST: [Signature]
CENTENNIAL VALLEY PROPERTIES II, LLC
BY: KOELBEL & COMPANY AS MANAGER
A COLORADO CORPORATION
BY: WALTER A. KOELBEL JR.
PRESIDENT

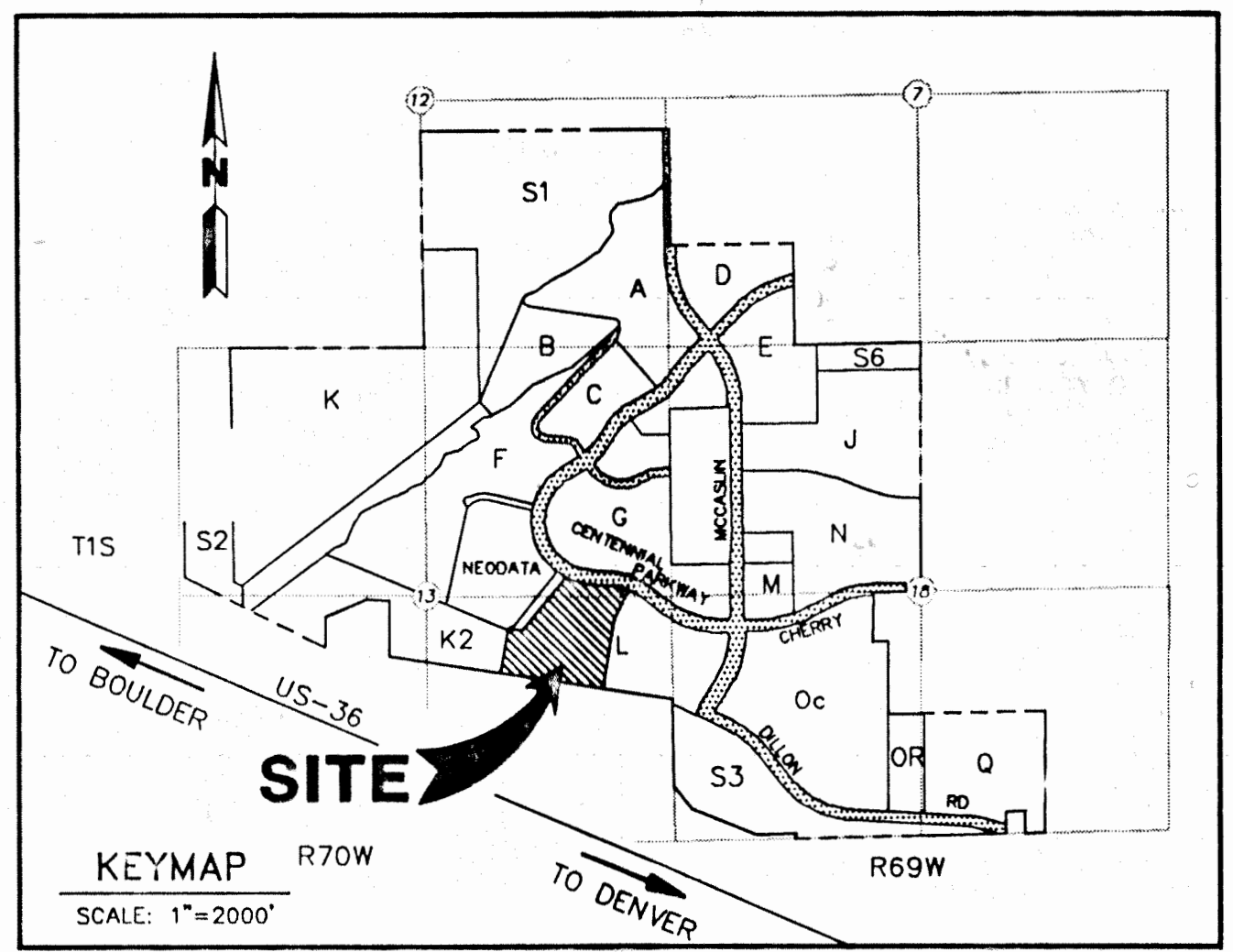
NOTARY

STATE OF COLORADO)
COUNTY OF BOULDER)
THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS 11 DAY OF June, 1998
BY Walter A. Koelbel, Jr., President of Koelbel and Company
WITNESS MY HAND AND SEAL. MY COMMISSION EXPIRES THE 2nd DAY OF July, 2001.
Marilyn Peter
NOTARY PUBLIC



FINAL PLAT
CENTENNIAL VALLEY BUSINESS PARK
FILING NO. 8

A PART OF THE EAST HALF OF SECTION 13,
TOWNSHIP 1 SOUTH, RANGE 70 WEST, OF THE 6th. P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER
STATE OF COLORADO
SHEET 1 OF 2



OWNER
CENTENNIAL VALLEY PROPERTIES II, LLC
BY: KOELBEL & COMPANY AS MANAGER
A COLORADO CORPORATION
BY: WALTER A. KOELBEL JR.
PRESIDENT
5291 YALE CIRCLE
DENVER, COLORADO 80222
CONTACT: JEFF SHEETS
PHONE: (303) 758-3500

NOTES

- CROSS ACCESS IS HEREBY GRANTED OVER AND ACROSS ALL LOTS WITHIN THIS SUBDIVISION FOR THE BENEFIT OF ALL PARTIES, SUCCESSORS, ASSIGNS, INVITEES, CUSTOMERS, TENANTS AND GUESTS.
- OUTLOTS A, B, E AND F ARE OUTLETS FOR COMMON STORM WATER DETENTION AND ARE TO BE MAINTAINED BY THE OWNERS' ASSOCIATION.

BASIS OF BEARING

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR N00°26'33"W. SAID LINE BEING ESTABLISHED BY THE NORTHWEST CORNER (A 3 3/4" ALUMINUM CAP IN A RANGE BOX LS # 5429) AND THE EAST QUARTER CORNER (A 3 1/4" ALUMINUM CAP LS # 10945) OF SAID SECTION 13.

PLANNING COMMISSION CERTIFICATE

APPROVED THIS 9th DAY OF Dec, 1997 BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. 52 SERIES 1997
[Signature] Betty Soldo
CHAIRMAN SECRETARY

CITY COUNCIL CERTIFICATE

APPROVED THIS 6th DAY OF JAN, 1998 BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. 2 SERIES 1998
Tom Davidson [Signature]
MAYOR CITY CLERK

SURVEYORS CERTIFICATE

I, WAYNE W. HARRIS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO, DO HEREBY CERTIFY THAT THE SURVEY OF CENTENNIAL VALLEY BUSINESS PARK FILING 8 WAS MADE BY ME OR UNDER MY SUPERVISION ON OR ABOUT THE ____ OF _____, 19____, AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID SUBDIVISION AND SURVEY THEREOF.

Wayne W. Harris
REGISTERED COLORADO LAND SURVEYOR, L.S.# 18548
6-10-98

CLERK AND RECORDER CERTIFICATE

COUNTY OF BOULDER)
STATE OF COLORADO))
I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 3:50 O'CLOCK, P.M.
THIS 12th DAY OF AUGUST, 1998, AND IS DULY RECORDED IN PLAN FILE P-44 F-4 #48 & 49
FEE \$21.00, PAID \$21.00, FILM NO. N/A RECEPTION NO. 1834434

CHARLOTTE HOUSTON Carol Jacobsen
RECORDER DEPUTY

REV: 08-10-98
REV: 05-04-98
REV: 01-08-98
REV: 12-29-97
REV: 12-17-97
REV: 11-24-97
REV: 10-27-97
REV: 10-03-97
DATE: 08-19-97

MARTIN/MARTIN
Consulting Engineers
4251 Kipling St.
Westridge, CO 80033
(303) 431-8100

P-44 F-4 # 48 (183)

DRAWING NUMBER

DRAWING NUMBER

DRAWING NUMBER

CEN. VALLEY BUS. PARK # 8
PARCEL L2
1 OF 2

G:\JANSEN\12\ PLAT
BEW 134060.01
BEW 134060.01
LMP 134060.01
06/09/98 STC
PLAN
PLAT.DWG
BASE BASE.DWG

FINAL PLAT

CENTENNIAL VALLEY BUSINESS PARK

FILING NO. 8

A PART OF THE EAST HALF OF SECTION 13,
TOWNSHIP 1 SOUTH, RANGE 70 WEST, OF THE 6th. P.M.
CITY OF LOUISVILLE, COUNTY OF BOULDER
STATE OF COLORADO

SHEET 2 OF 2

OUTLOT CURVE & LINE TABLES

OUTLOT A

DELTA	R=	L=	CH B=	CH L=
C1	18°51'48"	675.00	222.23	S71°06'58"E 221.23

NUMBER	DIRECTION	DISTANCE
L1	S09°27'08"W	33.69'
L2	S40°47'10"W	70.52'
L3	N64°34'23"W	232.18'
L4	N41°31'56"E	78.28'

OUTLOT B

DELTA	R=	L=	CH B=	CH L=
C2	14°13'39"	625.00	155.20	N78°08'29"W 154.80

NUMBER	DIRECTION	DISTANCE
L5	S18°58'20"W	93.20'
L6	N71°10'05"W	135.93'
L7	N85°15'19"W	88.86'
L8	N04°44'41"E	76.43'
L9	S85°15'19"E	90.00'

OUTLOT E

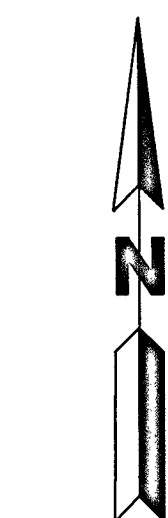
DIRECTION	DISTANCE
L10	N08°48'24"E 34.61'
L11	N58°30'48"E 87.67'
L12	S81°11'36"E 60.38'
L13	S08°48'24"W 91.31'
L14	N81°11'36"W 127.25'

OUTLOT F

DIRECTION	DISTANCE
L15	N08°48'24"E 24.68'
L16	N47°25'53"E 36.68'
L17	N13°15'04"E 152.69'
L18	S76°33'56"E 77.00'
L19	S13°26'04"W 200.00'
L20	N81°11'36"W 95.34'

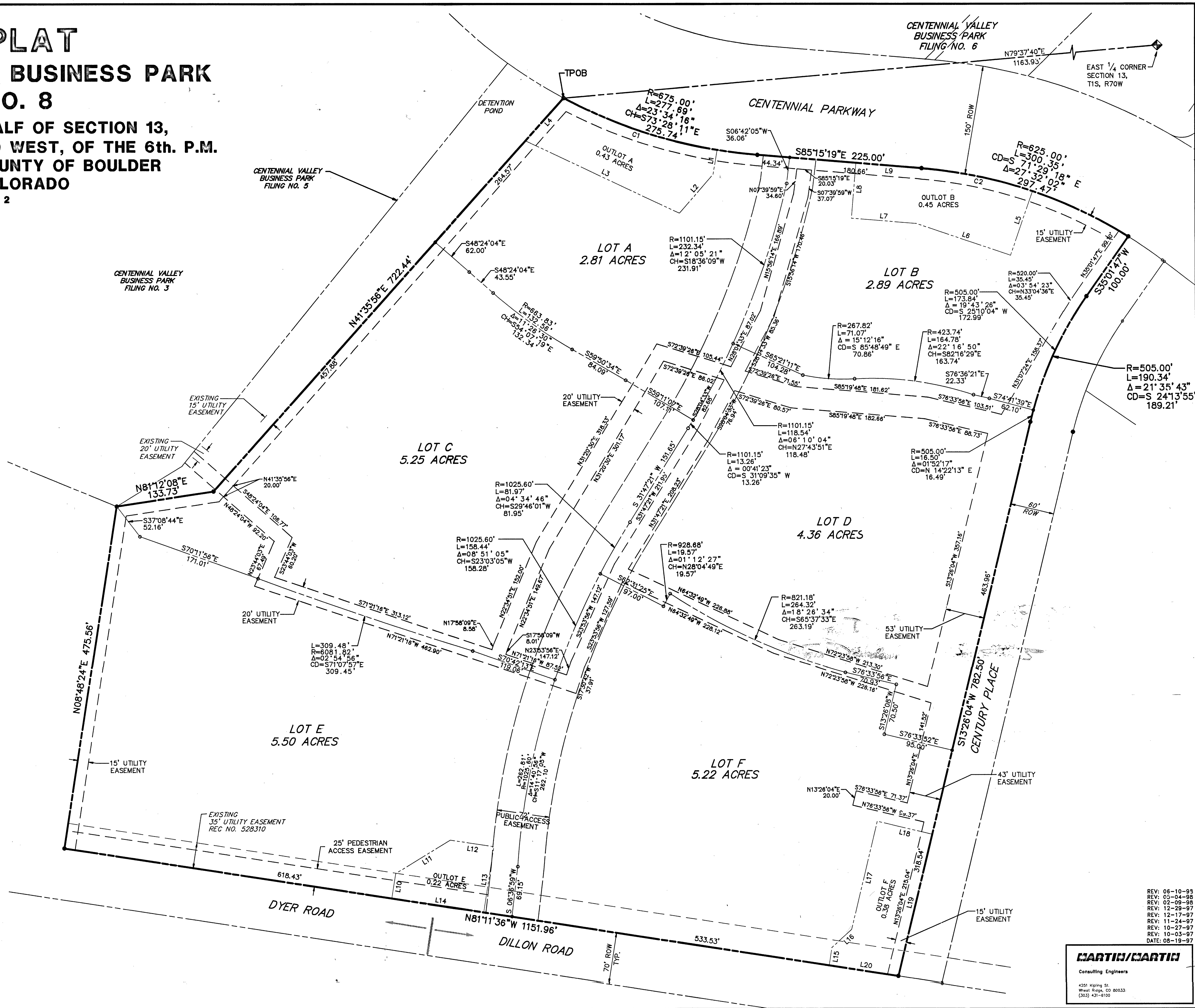
LEGEND

EXISTING	PROPOSED
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○	○
○	○



SCALE 1" = 100'

MARTIN/MARTIN assumes no responsibility for utility locations. The utilities shown on this drawing have been plotted from the best available information. It is, however, the contractors responsibility to field verify the location of all utilities prior to the commencement of any construction.



REV: 06-10-98
REV: 09-04-98
REV: 02-09-98
REV: 12-29-97
REV: 12-17-97
REV: 11-24-97
REV: 10-27-97
REV: 10-03-97
DATE: 08-19-97

MARTIN/MARTIN
Consulting Engineers

4201 Kipling St.
West Platte, CO 80033
(303) 431-6100

DRAWING NUMBER
DRAWING NUMBER
DRAWING NUMBER
CEN. VALLEY BUS. PARK # 8
PARCEL 12
2 OF 2

**CENTENNIAL VALLEY BUSINESS PARK
FILING NO. 8**

**A PART OF THE EAST HALF OF SECTION 13,
TOWNSHIP 1 SOUTH, RANGE 70 WEST, OF THE 6th. P.M.**

DEDICATION

KNOW ALL MEN BY THESE PRESENTS, THAT THE UNDERSIGNED BEING THE OWNER OF A TRACT OF LAND LOCATED IN THE EAST HALF OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEASTERLY CORNER OF CENTENNIAL VALLEY BUSINESS PARK, FILING NO. 5 AND THE SOUTHERLY RIGHT-OF-WAY LINE OF CENTENNIAL PARKWAY FROM WHENCE THE EAST QUARTER CORNER OF SAID SECTION 13 BEARS N79°37'40"E, 1,163.93 FEET; THENCE ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) CONSECUTIVE COURSES: 1) THENCE 277.69 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 675.00 FEET, A CENTRAL ANGLE OF 23°34'16", AND A CHORD WHICH BEARS S73°28'11"E, 275.74 FEET TO A POINT OF TANGENCY; 2) THENCE S85°15'19"E, 225.00 FEET TO A POINT OF CURVATURE; 3) THENCE 300.35 FEET ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 625.00 FEET, A CENTRAL ANGLE OF 27°32'02" AND A CHORD WHICH BEARS S71°29'18"E, 297.47 FEET TO THE WESTERLY RIGHT-OF-WAY LINE OF CENTURY PLACE; THENCE ALONG SAID WESTERLY RIGHT-OF-WAY LINE THE FOLLOWING THREE (3) CONSECUTIVE COURSES: 1) THENCE S35°01'47"W, 100.00 FEET TO A POINT OF CURVATURE; 2) THENCE 190.34 FEET ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 505.00 FEET, A CENTRAL ANGLE OF 21°35'43" AND A CHORD WHICH BEARS S24°13'55"W, 189.21 FEET TO A POINT OF TANGENCY; 3) THENCE S13°26'04"W, 782.50 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF DILLON ROAD; THENCE ALONG SAID NORTHERLY LINE N81°11'36"W, 1,151.96 FEET; THENCE LEAVING SAID NORTHERLY LINE N08°48'24"E, 475.57 FEET TO THE SOUTHWESTERLY CORNER OF SAID FILING NO. 5; THENCE ALONG THE EASTERLY LINE OF SAID FILING NO. 5 THE FOLLOWING TWO (2) CONSECUTIVE COURSES: 1) THENCE N81°12'08"E, 133.73 FEET; 2) THENCE N41°35'56"E, 722.44 FEET TO THE TRUE POINT OF BEGINNING. SAID PARCEL CONTAINS 26.03 ACRES (1,134,020 SQUARE FEET), MORE OR LESS.

HAS LAID OUT, SUBDIVIDED AND PLATTED SAID LAND AS PER DRAWING HEREON CONTAINED UNDER THE NAME AND STYLE OF CENTENNIAL VALLEY BUSINESS PARK, FILING NO. 8, A SUBDIVISION OF 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 AND THE PUBLIC, THE INGRESS-EGRESS AND FIRE LANE EASEMENTS AS SHOWN ON THE ACCOMPANYING PLAT FOR VEHICULAR, PEDESTRIAN AND EMERGENCY ACCESS, AS SHOWN ON THE ACCOMPANYING PLAT FOR THE PUBLIC USE THEREOF FOREVER AND DOES FURTHER DEDICATE TO THE USE OF THE CITY OF LOUISVILLE AND ALL MUNICIPALLY OWNED AND/OR FRANCHISED UTILITIES AND SERVICES THOSE PORTIONS OF SAID REAL PROPERTY WHICH ARE SO DESIGNATED AS EASEMENTS AND RIGHT-OF-WAYS 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 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 SUBDIVIDER OR ARRANGEMENTS MADE BY THE SUBDIVIDER 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 PRIVATE ROADWAY CURBS, GUTTER AND PAVEMENT AND ITEMS OWNED BY MUNICIPALLY FRANCHISED UTILITIES AND/OR U.S. WEST COMMUNICATIONS, INC. WHICH WHEN CONSTRUCTED OR INSTALLED, SHALL REMAIN THE PROPERTY OF THE OWNER AND SHALL NOT BECOME THE PROPERTY OF THE CITY OF LOUISVILLE, COLORADO.

WITNESS OUR HANDS AND SEALS THIS 11 DAY OF June, 1998.

OWNER: Warrant/Koebel Inc.
CENTENNIAL VALLEY PROPERTIES II, LLC
BY: KOELBEL & COMPANY AS MANAGER
A COLORADO CORPORATION
BY: WALTER A. KOELBEL JR.
PRESIDENT

ATTEST: [Signature]

Centennial Valley Business Park Filing 8 Subdivision Mylar

PLANNING COMMISSION CERTIFICATE

APPROVED THIS 9th DAY OF Dec, 19 97 BY THE PLANNING COMMISSION
OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. 52 SERIES 1997

Betty Soldo
CHAIRMAN

Betty Soldo
SECRETARY

CITY COUNCIL CERTIFICATE

APPROVED THIS 6th DAY OF JAN., 19 98 BY THE CITY COUNCIL
OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. 2 SERIES 1998

Tom Davidson
MAYOR

[Signature]
CITY CLERK

SURVEYORS CERTIFICATE

I, WAYNE W. HARRIS, A REGISTERED LAND SURVEYOR IN THE STATE OF COLORADO,
DO HEREBY CERTIFY THAT THE SURVEY OF CENTENNIAL VALLEY BUSINESS PARK FILING 8
WAS MADE BY ME OR UNDER MY SUPERVISION ON OR ABOUT THE ____ OF _____, 19____,
AND THAT THE ACCOMPANYING PLAT ACCURATELY AND PROPERLY SHOWS SAID
SUBDIVISION AND SURVEY THEREOF.

Wayne W. Harris
REGISTERED COLORADO LAND SURVEYOR, LS# 18548
6-10-98



CLERK AND RECORDER CERTIFICATE

COUNTY OF BOULDER)
STATE OF COLORADO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 3:50 O'CLOCK, P.M

THIS 12th DAY OF AUGUST, 19 98, AND IS DULY RECORDED IN PLAN FILE P-44 F-4 #48:49

FEE \$ 21.00 PAID 21.00, FILM NO. N/A RECEPTION NO. 1834434

CHARLOTTE HOUSTON
RECORDER

Carol Jacobsen
DEPUTY

OWNER

CENTENNIAL VALLEY PROPERTIES II, LLC
BY: KOELBEL & COMPANY AS MANAGER
A COLORADO CORPORATION
BY: WALTER A. KOELBEL JR.
PRESIDENT
5291 YALE CIRCLE
DENVER, COLORADO 80222
CONTACT: JEFF SHEETS
PHONE: (303) 758-3500

NOTES

- CROSS ACCESS IS HEREBY GRANTED OVER AND ACROSS ALL LOTS WITHIN THIS SUBDIVISION FOR THE BENEFIT OF ALL PARTIES, SUCCESSORS, ASSIGNS, INVITEES, CUSTOMERS, TENANTS AND GUESTS.
- OUTLOTS A, B, E AND F ARE OUTLETS FOR COMMON STORM WATER DETENTION AND ARE TO BE MAINTAINED BY THE OWNERS' ASSOCIATION.

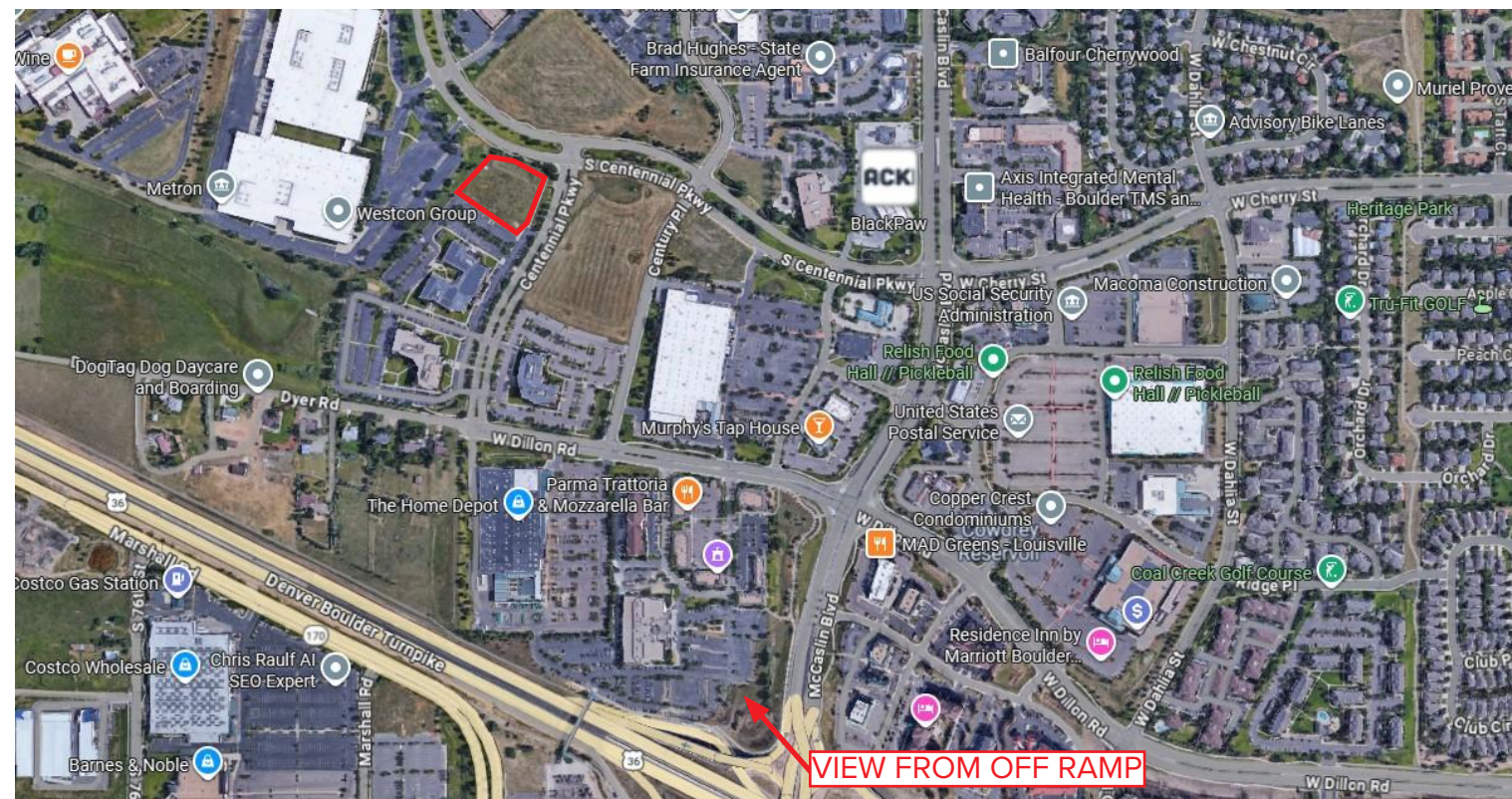
BASIS OF BEARING

BASIS OF BEARINGS: THE EAST LINE OF THE NORTHEAST QUARTER OF SECTION 13, TOWNSHIP 1 SOUTH, RANGE 70 WEST OF THE SIXTH PRINCIPAL MERIDIAN IS ASSUMED TO BEAR N00°26'33"W. SAID LINE BEING ESTABLISHED BY THE NORTHWEST CORNER (A 3 3/4" ALUMINUM CAP IN A RANGE BOX LS # 5429) AND THE EAST QUARTER CORNER (A 3 1/4" ALUMINUM CAP LS # 10945) OF SAID SECTION 13.

LOUISVILLE AFFORDABLE HOUSING
CENTENNIAL VALLEY, LOT A
ARCHITECTURAL TEST FIT

B F
A D

BRYANT FLINK
ARCHITECTURE & DESIGN



BEFORE

©2026 BRYANT FLINK ARCHITECTURE + DESIGN



AFTER



Louisville Affordable Housing
Louisville, Colorado

May 7th, 2026

MULTIFAMILY TEST FIT
3 levels Type V / 1 Garden level

View From Off Ramp Before

2 OF 6



BEFORE



AFTER

©2026 BRYANT FLINK ARCHITECTURE + DESIGN



Louisville Affordable Housing
Louisville, Colorado

May 7th, 2026

MULTIFAMILY TEST FIT
3 levels Type V / 1 Garden level

View From W. Dillon Rd Before



BEFORE

©2026 BRYANT FLINK ARCHITECTURE + DESIGN



AFTER



Louisville Affordable Housing
Louisville, Colorado

May 7th, 2026

MULTIFAMILY TEST FIT
3 levels Type V / 1 Garden level

View From Centennial Pkwy

4 OF 6



BEFORE

©2026 BRYANT FLINK ARCHITECTURE + DESIGN



AFTER



Louisville Affordable Housing
Louisville, Colorado

May 7th, 2026

MULTIFAMILY TEST FIT
3 levels Type V / 1 Garden level

View from Centennial Parkway
and Century Place

5 OF 6



BEFORE



AFTER

©2026 BRYANT FLINK ARCHITECTURE + DESIGN



Louisville Affordable Housing
Louisville, Colorado

May 7th, 2026

MULTIFAMILY TEST FIT
3 levels Type V / 1 Garden level

View From Century Place

6 OF 6

THANK YOU