City of Louisville
COLORADO • SINCE 1878

Community Development Department

749 Main Street • Louisville CO 80027 • 303.335.4592 • www.louisvilleco.gov

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): 461 Tyler Avenue, Louisville, CO 80027
Legal Description:
Lot 150 Block _____ Subdivision Sundance 2
Lot Area: 30,056 Sq. Ft. or 0.69 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:

New Special Review Use (SRU) to re-establish a licensed child care center in the existing former Montessori school building (prior SRU approved 1984, now lapsed). Two Pines Early Learning LLC will operate a center for up to 60 children (20 infant, 20 toddler, 20 preschool) in the 3 existing classrooms, Monday-Friday 7:30 a.m.-5:30 p.m., with 13 staff. Interior improvements only; no change to the building footprint. Site work: re-striping the existing 20-space parking lot with a designated drop-off area, a new artificial-turf playground (approx. 1,250 sq ft) with internal fencing, and replacement downcast light fixtures in existing locations. See attached SRU narrative and site plan.

Property Owner Information

Name: Alvin Nelson Entity (if applicable) Louisville Montessori School & Daycare Center, Inc.
Address: 461 Tyler Ave, Louisville CO. 80027
Phone: 303-776-4387 Email: n/a - owner does not have internet or email address

Application Representative Information

Name: Mitchell Bourne Entity (if applicable) Two Pines Early Learning LLC
Address: 26 S Holman Way, Apt 4I, Golden, CO 80401
Phone: 612-715-2623 Email: mitchell@twopineslearning.com

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*	Mitchell Bourne	11/17/2026
	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**