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): 600 S PIERCE AVENUE, LOUISVILLE, SUITE 112, CO 80027
Legal Description:
Lot 2=3 Block 3 Subdivision CTC 1 - LO
Lot Area: 109716 Sq. Ft. or 2.51 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:

Daecour is an established, independently owned home furnishings business expanding into a luxury furniture outlet and interior design showroom at 600 S. Pierce Avenue, Suite 112, in the Colorado Tech Center.

The 2,596-square-foot showroom will feature a curated selection of luxury furniture, home décor, and accessories, emphasizing quality craftsmanship, distinctive design, and approachable pricing.

The project will utilize both the ground floor and existing mezzanine for retail displays and customer shopping. The business will initially be owner-operated, with potential for future employment opportunities as operations grow.

Property Owner Information

Name: VAHE CHRISTIANIAN Entity (if applicable) KVVANS
Address: 918 WHITE HAWK RANCH DR BOULDER, CO 80303
Phone: (720) 220-4871 Email: VAHEKC@GMAIL.COM

Application Representative Information

Name: AMBER JEAN RALLO Entity (if applicable) DAECOUR
Address: 3613 E 114TH DRIVE, THORNTON, CO 80233
Phone: (818) 415-2025 Email: DAECOURLLC@GMAIL.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*	AMBER JEAN RALLO	NOVEMBER 9, 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**