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 AVE.
Legal Description:
Lot 2 AND 3 Block 3 Subdivision COLORADO TECHNOLOGY CENTER
Lot Area: 4169 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:

This application requests a Special Review Use (SRU) for an interior tenant finish within an existing multi-tenant building. The project consists of a public athletic club, a recovery spa with sauna, an independently staffed medical IV clinic, and a walk-in community coffee shop. The upper level is being left open and unused for now.

Property Owner Information

Name: VAHE CHRISTIANIAN Entity (if applicable) KVVANS ENTERPRISES
Address: 600 S. PIERCE AVE. SUITE 100
Phone: 720-220-4871 Email: VAHEKC@GMAIL.COM

Application Representative Information

Name: Jake Rowzee Entity (if applicable) Arsenal Health LLC
Address: 5450 wadsworth bypass unit B Arvada, CO 80002
Phone: 3039314832 Email: jake@arsenalhealth.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*	VAHE CHRISTIANIAN	9/30/2026
	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**