

# Sundance Three

Final PUD Plan & Rezoning

Scale: 1" = 50'

July 31, 1985

56 single family homes  
Acreage: 12  
Density: 5.0 Units/Acre

Zoning: (RE & A)  
Typical lot size:  
6115 sq. ft.

Owner:  
McStain Enterprises  
2299 Pearl St.  
Suite 400  
Boulder, CO 80302

Designer:  
McStain Enterprises  
2299 Pearl St.  
Suite 400  
Boulder, CO 80302

Licensed Surveyor:  
Melvin Surveying  
1327 Spruce St.  
Boulder, CO 80302

- Notes:
- All internal streets to be standard public streets with 50' R.O.W.
  - All cul-de-sacs to have 50' R.
  - All front building setbacks to be 19' from back of walk. All rear yard setbacks to be 15'.
  - All side yard setbacks to be 3' with 10' between houses except side yard setbacks along streets to be 15'.
  - Subdivision is not undetermined by existing coal mines in area.
  - Final landscape plans to be approved by city prior to construction.
  - Fences adjacent to city open space will be either split rail or California chain link.
  - When lots are adjacent to open space and a fence is to be installed, the fence will be on the property owners lot and it will be the responsibility of the property owner to maintain the fence.
  - Other fence restrictions will be addressed in covenants.

### CLERK AND RECORDERS CERTIFICATION

STATE OF COLORADO )  
                                  ) ss.  
COUNTY OF BOULDER )

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT  
11:18 O'CLOCK A.M. THIS 29<sup>TH</sup> DAY OF Jan  
1985 AND IS RECORDED IN FILM 1455, RECEPTION NO. 823019.  
P-20 F-4 #6  
Maurice McStain DEPUTY      Charlotte Heister RECORDER  
FEES: 10.00

### MAYORS CERTIFICATE

THIS IS TO CERTIFY THE CITY OF LOUISVILLE, COLORADO, BY RESOLUTION NO. 1985-1986 OF ITS CITY COUNCIL ON THE 29 DAY OF Jan, 1985 ADOPT AND APPROVE THE WITHIN P.U.D. AND ACCEPT THE DEDICATION HERIN SHOWN.

Norman Larson FOR      Camilla Dennis CITY CLERK

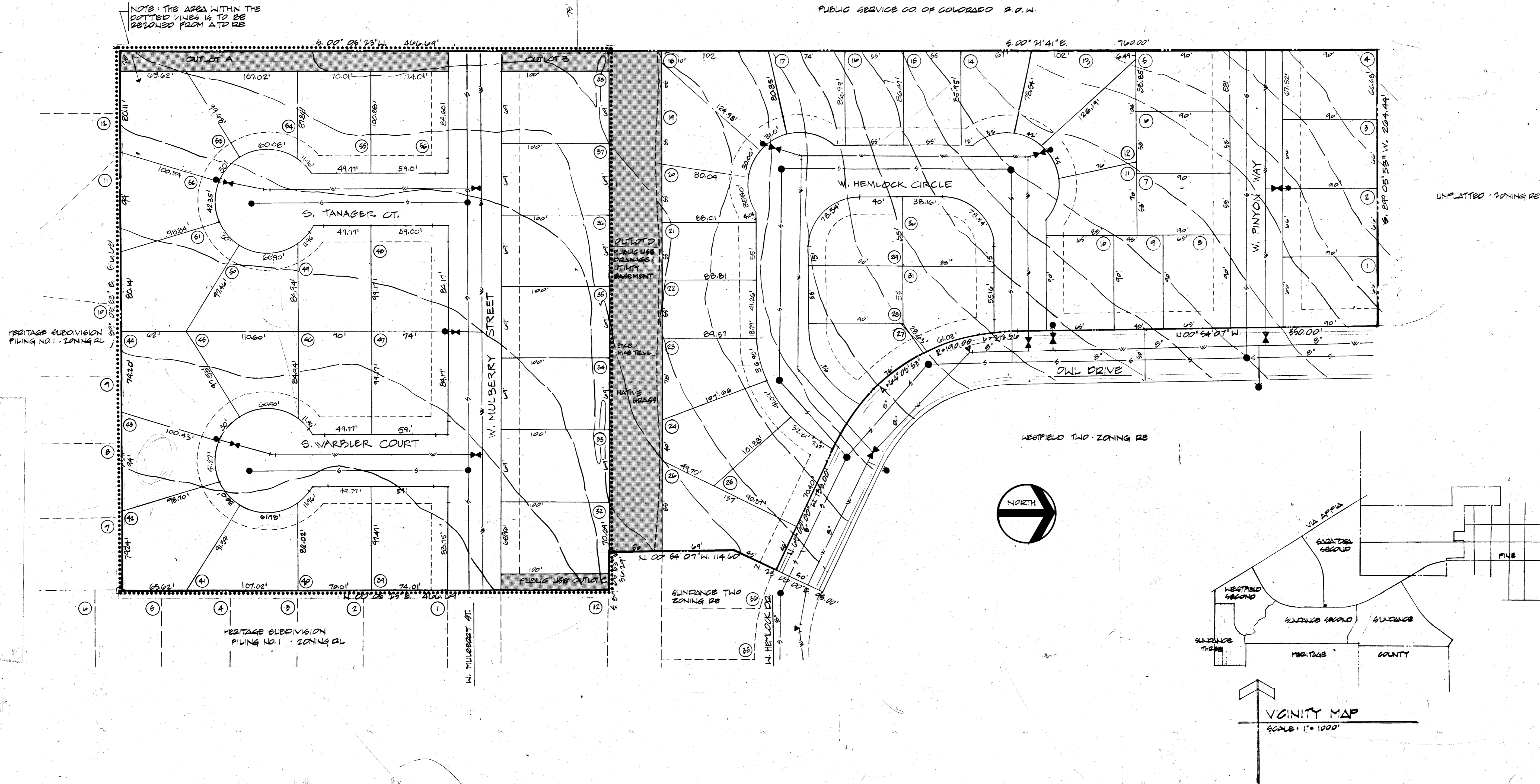
### PLANNING BOARD CERTIFICATE

THIS IS TO CERTIFY THAT THE WITHIN PLAT WAS APPROVED BY THE PLANNING BOARD OF THE CITY OF LOUISVILLE, COLORADO ON THE 19 DAY OF Aug, 1985, BY RESOLUTION NO. 19.

D.W. Jensen CHAIRPERSON      Mary Ann Patrick SECRETARY

UNPLATTED ZONING PREC

PUBLIC SERVICE CO. OF COLORADO P.R.W.



#06823018 01/29/85 11:18 AM REAL ESTATE RECORDS F1455 CHARLOTTE HOUSTON-BOULDER CNTY-CO RECORDER

sheet 1 of ONE

date: 7-31-85  
drawn by: K.T.  
revisions:

**Sundance 3**  
McStain Enterprises · 2299 Pearl St. · Suite 400 · Boulder, CO 80302



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DRAWING NUMBER

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SUNDANCE 3

P-20 F-4 #6