

See Resolution 15, Series 2023 for revisions to fence regulations, (attached to this pdf)

DESIGN CRITERIA

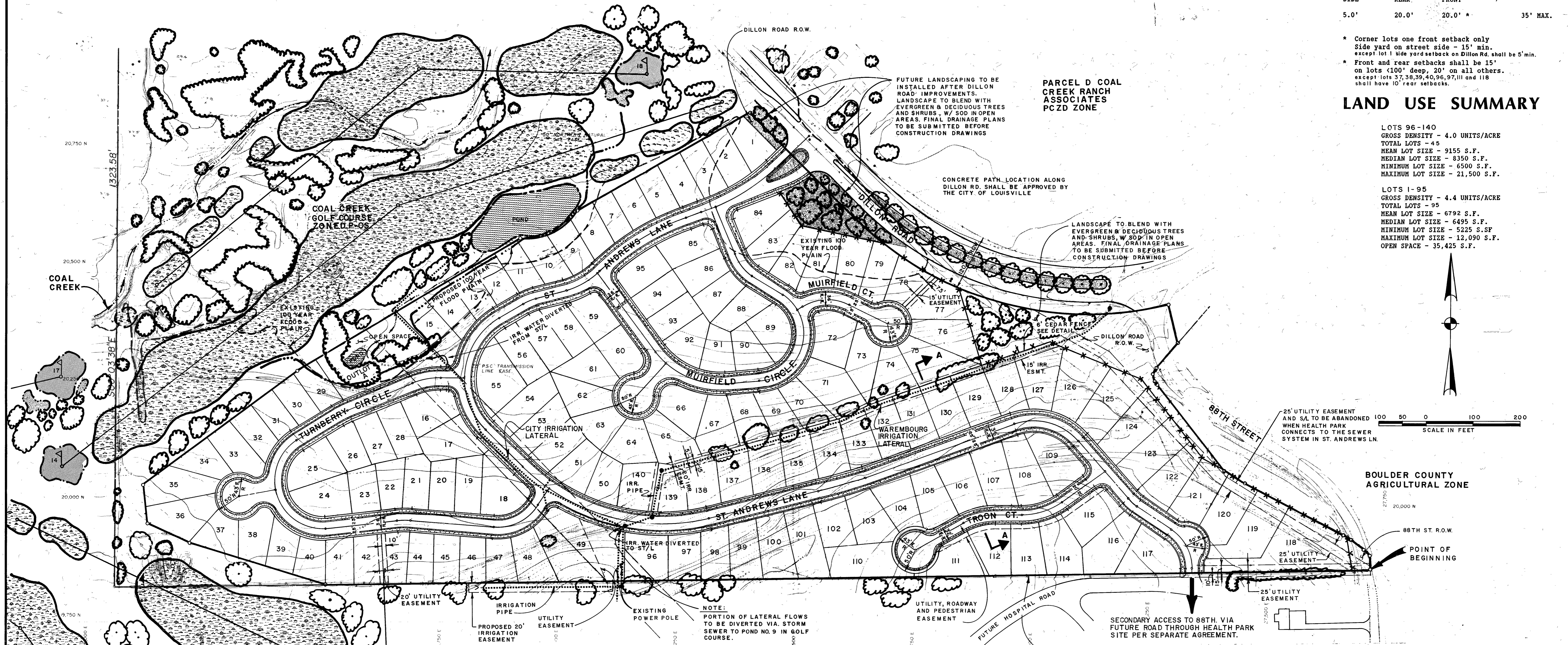
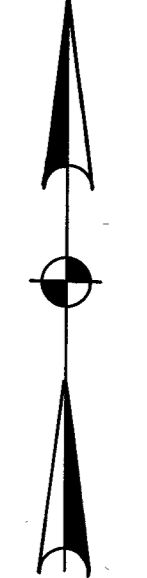
SIDE	BUILDING SETBACK		BUILDING HEIGHT
	REAR	FRONT	
5.0'	20.0'	20.0' *	35' MAX.

- * Corner lots one front setback only. Side yard on street side - 15' min. except lot 1 side yard setback on Dillon Rd. shall be 5' min.
- * Front and rear setbacks shall be 15' on lots 100' deep, 20' on all others. except lots 37, 38, 39, 40, 96, 97, 111 and 118 shall have 10' rear setbacks.

LAND USE SUMMARY

LOTS 96-140
GROSS DENSITY - 4.0 UNITS/ACRE
TOTAL LOTS - 45
MEAN LOT SIZE - 9155 S.F.
MEDIAN LOT SIZE - 8350 S.F.
MINIMUM LOT SIZE - 6500 S.F.
MAXIMUM LOT SIZE - 21,500 S.F.

LOTS 1-95
GROSS DENSITY - 4.4 UNITS/ACRE
TOTAL LOTS - 95
MEAN LOT SIZE - 6792 S.F.
MEDIAN LOT SIZE - 6495 S.F.
MINIMUM LOT SIZE - 5225 S.F.
MAXIMUM LOT SIZE - 12,090 S.F.
OPEN SPACE - 35,425 S.F.



BOULDER COUNTY AGRICULTURAL ZONE

POINT OF BEGINNING

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 1 SOUTH, RANGE 69 WEST, OF THE 6TH PRINCIPAL MERIDIAN, BOULDER COUNTY, COLORADO;

THENCE SOUTH 88°47'03" WEST, A DISTANCE OF 2206.75 FEET;

THENCE NORTH 74°12'47" WEST, A DISTANCE OF 299.70 FEET;

THENCE NORTH 65°12'47" WEST, A DISTANCE OF 98.80 FEET;

THENCE NORTH 07°12'47" WEST, A DISTANCE OF 80.80 FEET;

THENCE NORTH 52°47'13" EAST, A DISTANCE OF 407.20 FEET;

THENCE NORTH 58°47'13" EAST, A DISTANCE OF 548.60 FEET TO A NON-TANGENT POINT OF CURVATURE;

THENCE 142.70 FEET ALONG A CURVE TO THE LEFT HAVING A DELTA OF 65°24'29", A RADIUS OF 125.00 FEET, AND A LONG CHORD WHICH BEARS NORTH 62°42'15" EAST, A DISTANCE OF 135.08 FEET;

THENCE NORTH 60°17'13" EAST, A DISTANCE OF 420.30 FEET;

THENCE SOUTH 45°38'55" EAST, A DISTANCE OF 312.90 FEET TO A TANGENT POINT OF CURVATURE;

THENCE 450.60 FEET ALONG A CURVE TO THE LEFT, HAVING A DELTA OF 37°08'52", A RADIUS OF 695.00 FEET, AND A LONG CHORD WHICH BEARS SOUTH 64°11'21" EAST, A DISTANCE OF 442.75 FEET TO A POINT ON THE SOUTHERLY BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN A DEED RECORDED ON FILM 991, RECEPTION NO. 259752;

THENCE ALONG SAID SOUTHERLY BOUNDARY THE FOLLOWING FOUR COURSES:

THENCE SOUTH 55°35'36" EAST, A DISTANCE OF 29.82 FEET;

THENCE SOUTH 59°40'03" EAST, A DISTANCE OF 100.98 FEET;

THENCE NORTH 63°04'43" EAST, A DISTANCE OF 91.60 FEET;

THENCE NORTH 48°20'08" EAST, A DISTANCE OF 82.71 FEET;

THENCE SOUTH 14°23'10" EAST, A DISTANCE OF 72.46 FEET TO A POINT ON THE WESTERLY BOUNDARY OF THAT TRACT OF LAND DESCRIBED IN A DEED RECORDED IN BOOK 911 ON PAGE 212;

THENCE ALONG SAID WESTERLY BOUNDARY THE FOLLOWING TEN COURSES:

THENCE SOUTH 40°12'20" WEST, A DISTANCE OF 65.68 FEET;

THENCE SOUTH 10°57'20" WEST, A DISTANCE OF 15.00 FEET;

THENCE SOUTH 14°32'40" EAST, A DISTANCE OF 14.50 FEET;

THENCE SOUTH 33°32'40" EAST, A DISTANCE OF 10.00 FEET;

THENCE SOUTH 38°12'40" EAST, A DISTANCE OF 229.50 FEET;

THENCE SOUTH 58°52'40" EAST, A DISTANCE OF 52.00 FEET;

THENCE SOUTH 62°24'40" EAST, A DISTANCE OF 235.00 FEET;

THENCE SOUTH 60°52'40" EAST, A DISTANCE OF 18.00 FEET;

THENCE SOUTH 53°42'40" EAST, A DISTANCE OF 34.50 FEET;

THENCE SOUTH 44°49'40" EAST, A DISTANCE OF 19.50 FEET TO THE EAST LINE OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19;

THENCE SOUTH 00°07'20" WEST, A DISTANCE OF 29.50 FEET TO THE POINT OF BEGINNING, CONTAINING 32.79 ACRES, MORE OR LESS.

Coal Creek Ranch

FINAL PLANNED UNIT DEVELOPMENT

FILING NO. 3

NOTE: 20' IRRIGATION EASEMENT RESTRICTIONS FOR LOTS 49, 65, 67-71, 74-76, 127-140

1. THE COST FOR ANY DAMAGES TO THE IRRIGATION FACILITIES LOCATED WITHIN THE 20' EASEMENT, EXCEPT ANY DAMAGES RESULTING FROM NORMAL MAINTENANCE AND OPERATION BY THE OWNER OF SUCH FACILITIES, SHALL BE THE RESPONSIBILITY OF THE LOT OWNER.
2. THE OWNER OF THE IRRIGATION FACILITIES HAS THE RIGHT TO ACCESS, REPAIR, REPLACE AND MAINTAIN THE IRRIGATION FACILITIES WITHIN THE EASEMENT. ANY PROPERTY DAMAGE INCURRED BY NORMAL, REASONABLE MAINTENANCE PROCEDURES WITHIN THE EASEMENT SHALL NOT BE THE RESPONSIBILITY OF THE IRRIGATION FACILITIES OWNER.
3. THE OWNER OF THE IRRIGATION FACILITIES SHALL NOTIFY THE PROPERTY OWNER BEFORE ENTERING THE EASEMENT FOR REPAIR, REPLACEMENT OR MAINTENANCE.
4. THE APPROXIMATE LOCATION OF THE IRRIGATION FACILITIES WITHIN THE EASEMENT ARE SHOWN ON THE AS-BUILT DRAWINGS AND ARE AVAILABLE FOR REVIEW AT THE CITY OF LOUISVILLE.

CLERK AND RECORDER CERTIFICATE
COUNTY OF BOULDER
STATE OF COLORADO

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 2:05 O'CLOCK, P.M., THIS 13th DAY OF NOVEMBER, 1989, AND IS DULY RECORDED IN PLAT FILE 2023-445078, PAID \$100.00, FILM NO. 622, RECEPTION NO. 7237092.

Charalbe Houston
RECORDER

Brian Taylor
DEPUTY

CITY COUNCIL CERTIFICATE
APPROVED THIS 6th DAY OF FEBRUARY, 1990, BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. 11, SERIES 4490

Herman Johnson
MAYOR

Janet Lewis
CITY CLERK

NOTE:
UTILITY EASEMENTS FOR ELECTRIC, GAS, PHONE AND CABLE TV SHALL BE 8' ALONG FRONT OF ALL LOTS.

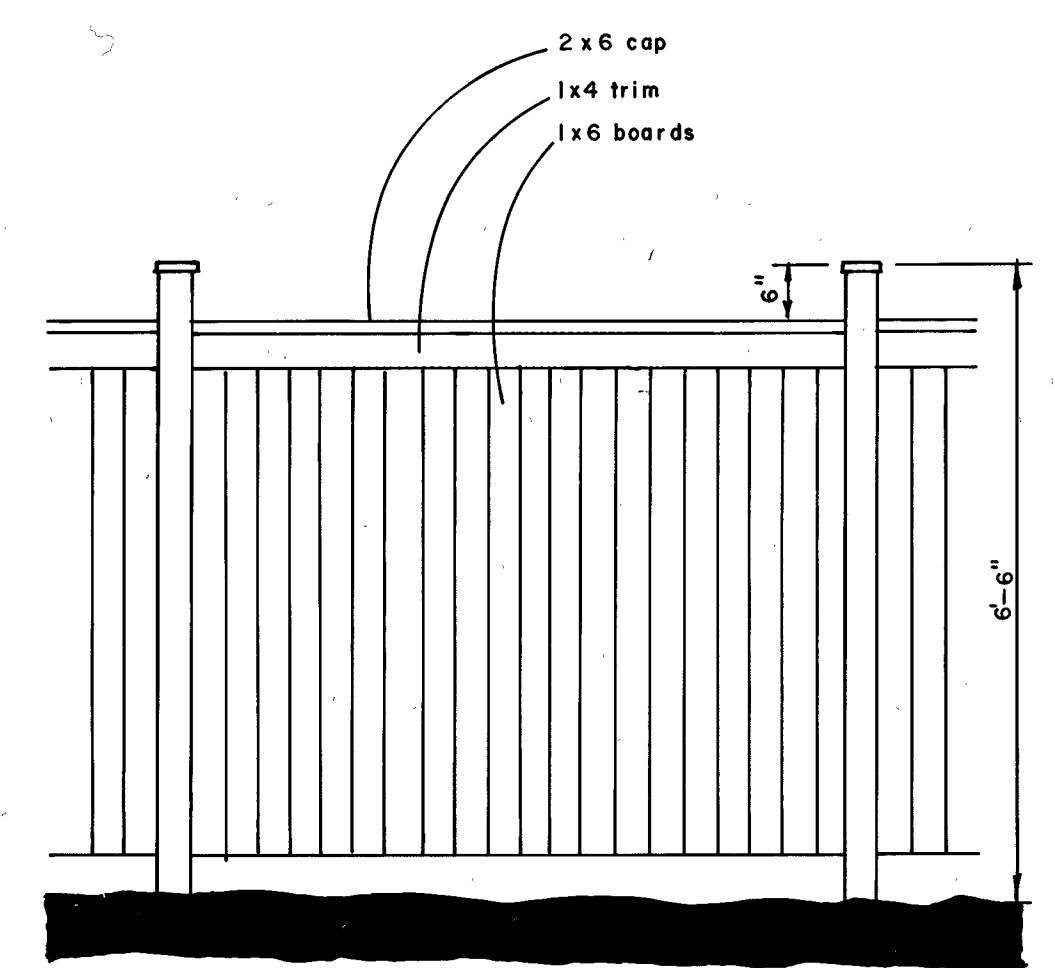
HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
805 5th Street
Boulder, Colorado 80502-4914
JOB NO. 2020-4 DATE 9/89 SHEET 1 OF 2

DRAWING NUMBER PLAN HOLD CORPORATION • IRVINE, CALIFORNIA RECORDED BY NUMBER 0748 RECORDING DATE OF FILE ON FILE

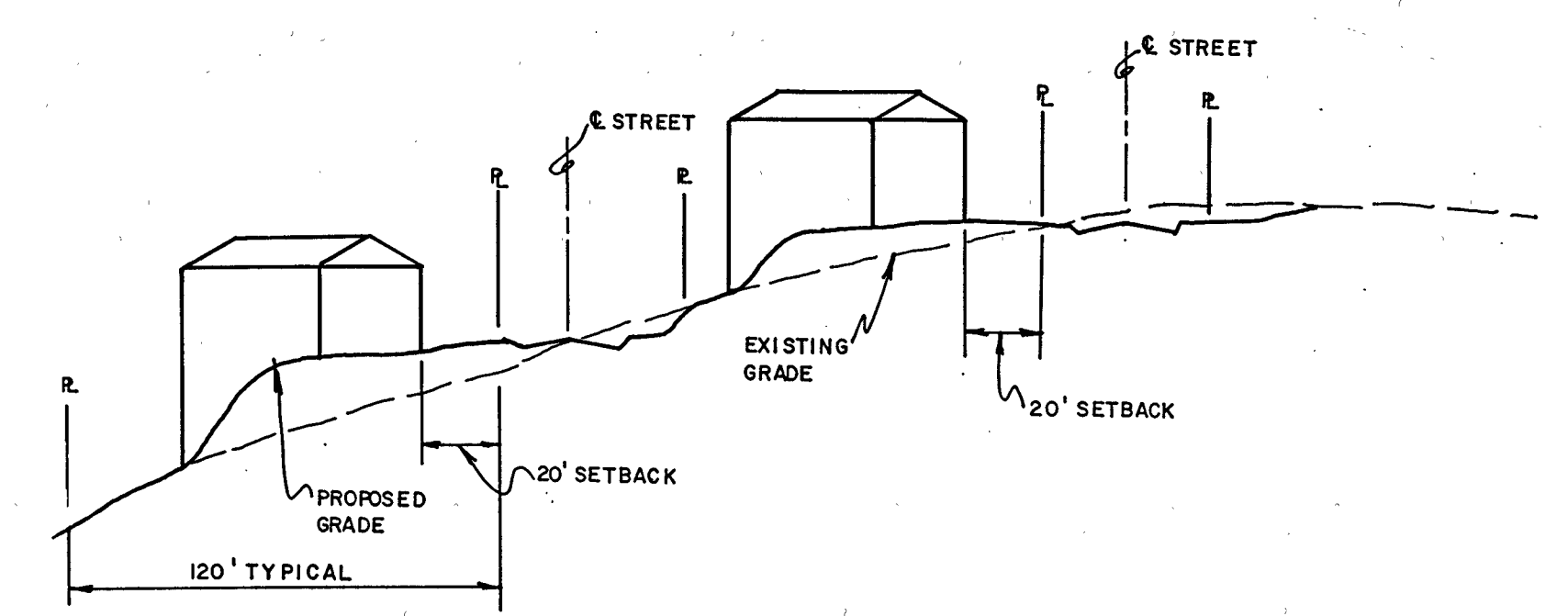
PLANNING COMMISSION CERTIFICATE
APPROVED THIS 19th DAY OF NOVEMBER, 1989, BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. 15

Janet Lewis
SECRETARY

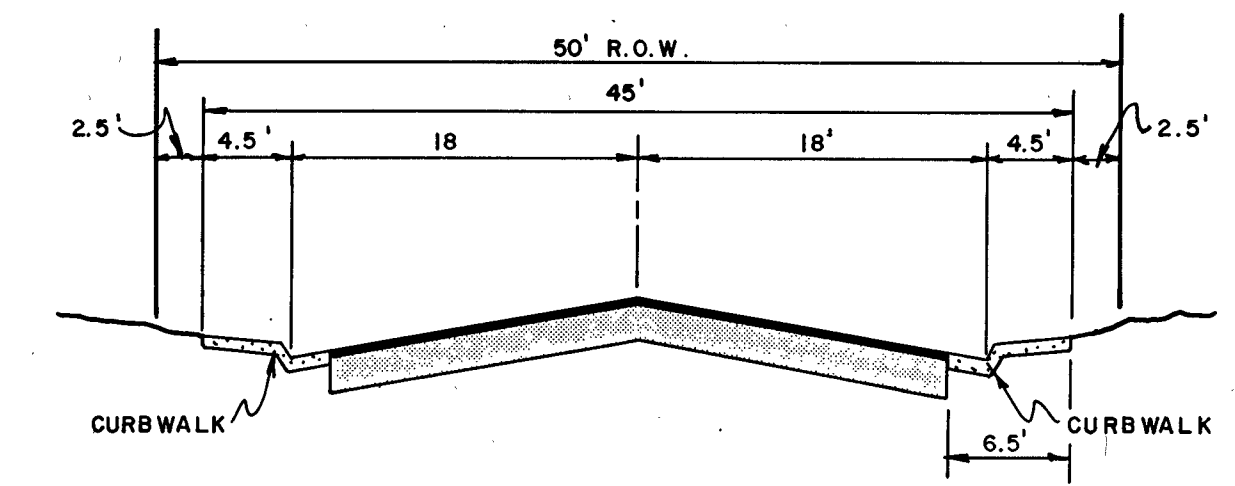
Mary Ann Paddock
SECRETARY



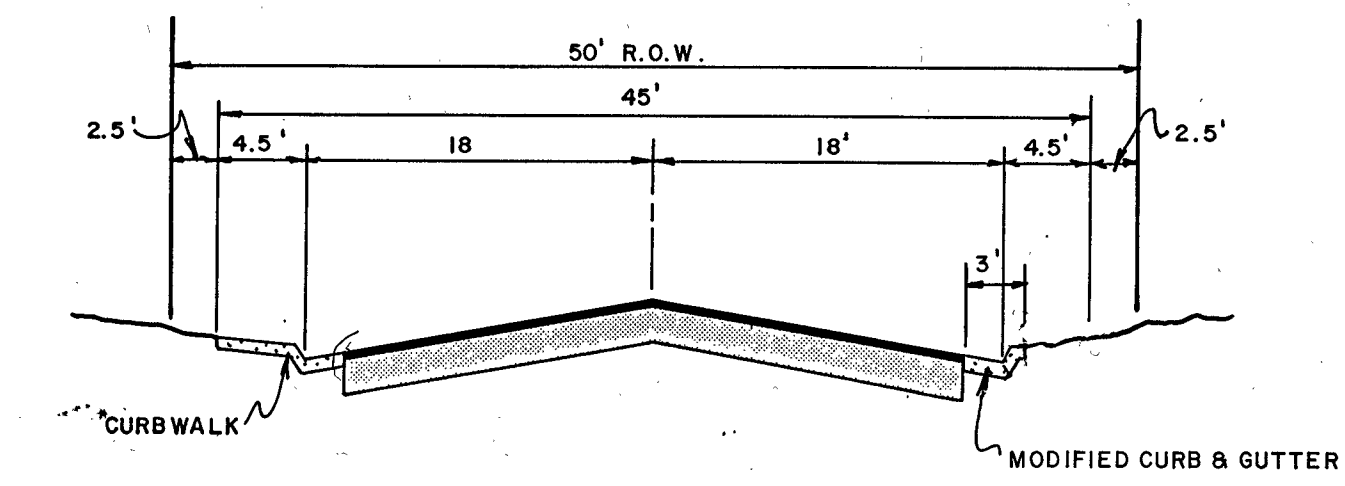
PERIMETER FENCE perimeter fencing to be installed by builder according to development phasing. Perimeter fence to be used where single family detached lots occur adjacent to Dillon Road.



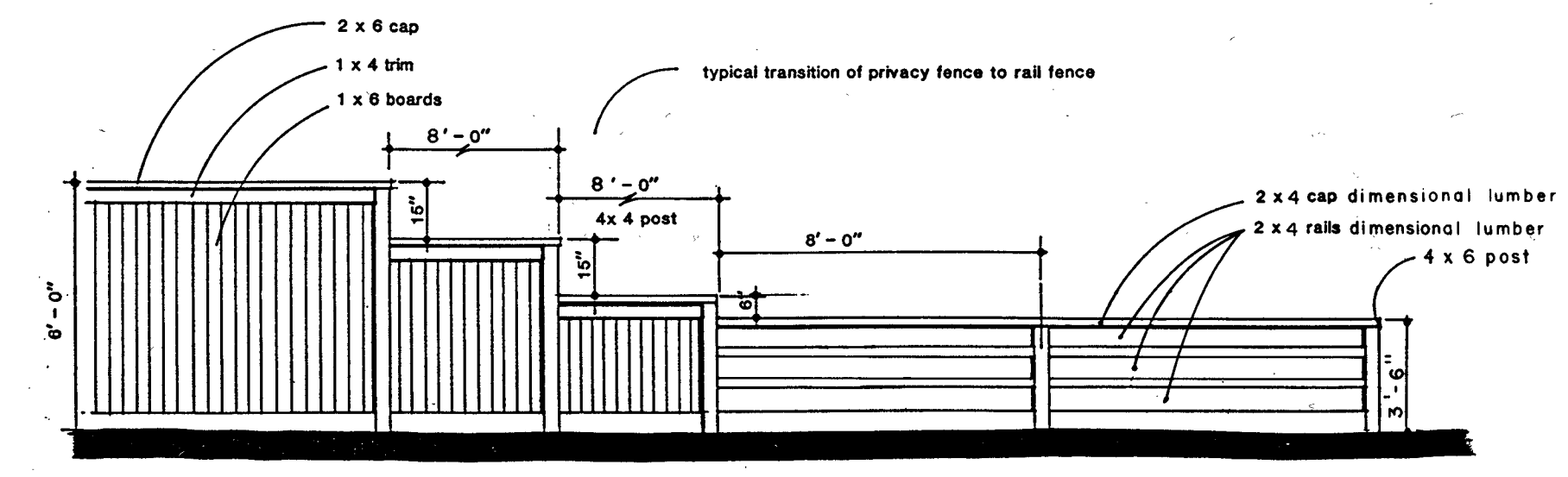
**SECTION A-A
TYPICAL GRADING PLAN**



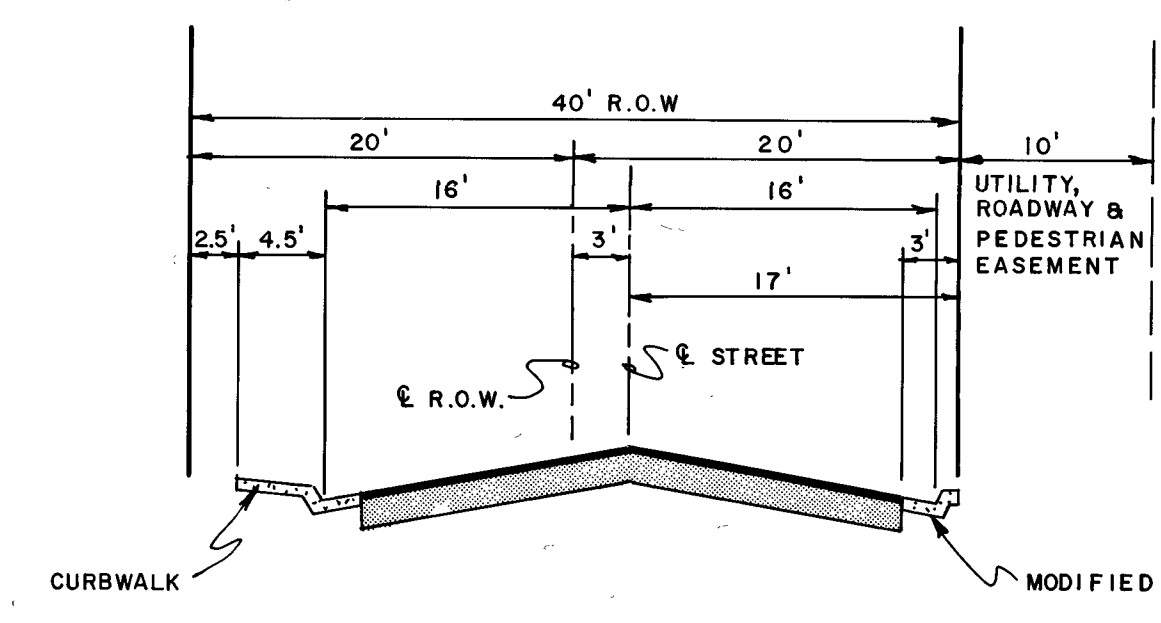
**SAINTE ANDREWS LANE
MUIRFIELD COURT
(FOR ILLUSTRATIVE PURPOSE ONLY)**



**MUIRFIELD CIRCLE
TURNBERRY CIRCLE**

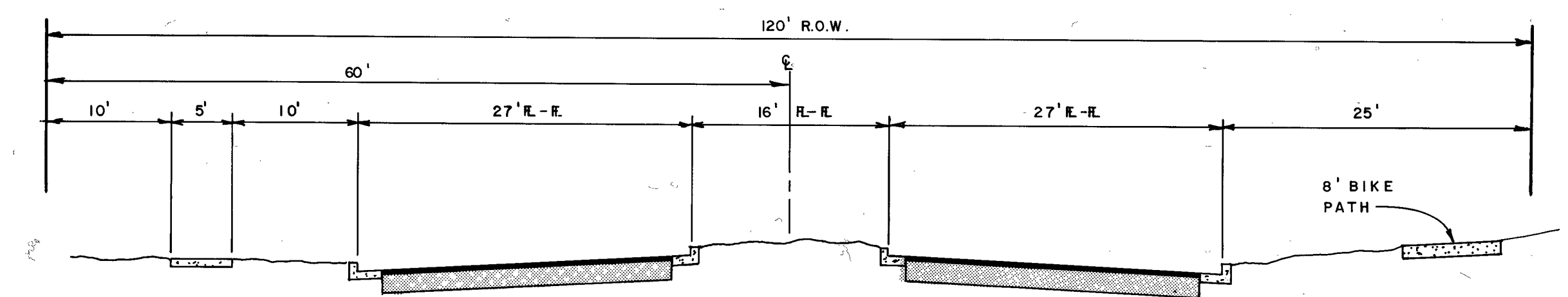


INTERIOR & RAIL FENCE interior fencing by homeowner. Interior fence to occur on s.f. side and rear yards not adjacent golf course. Rail fence to occur adjacent golf course including outlot A.



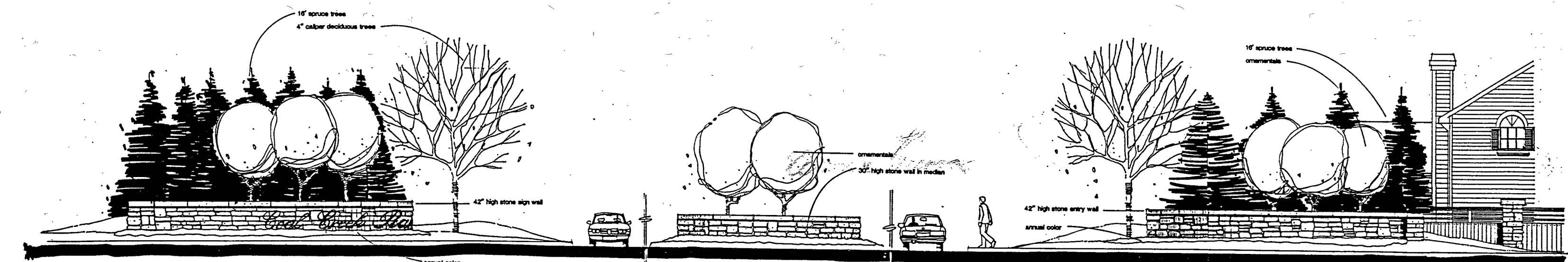
TROON COURT

NOTE:
NO VALVE BOX, UTILITY PEDESTAL SHALL BE WITHIN 6' BACK OF CURB.

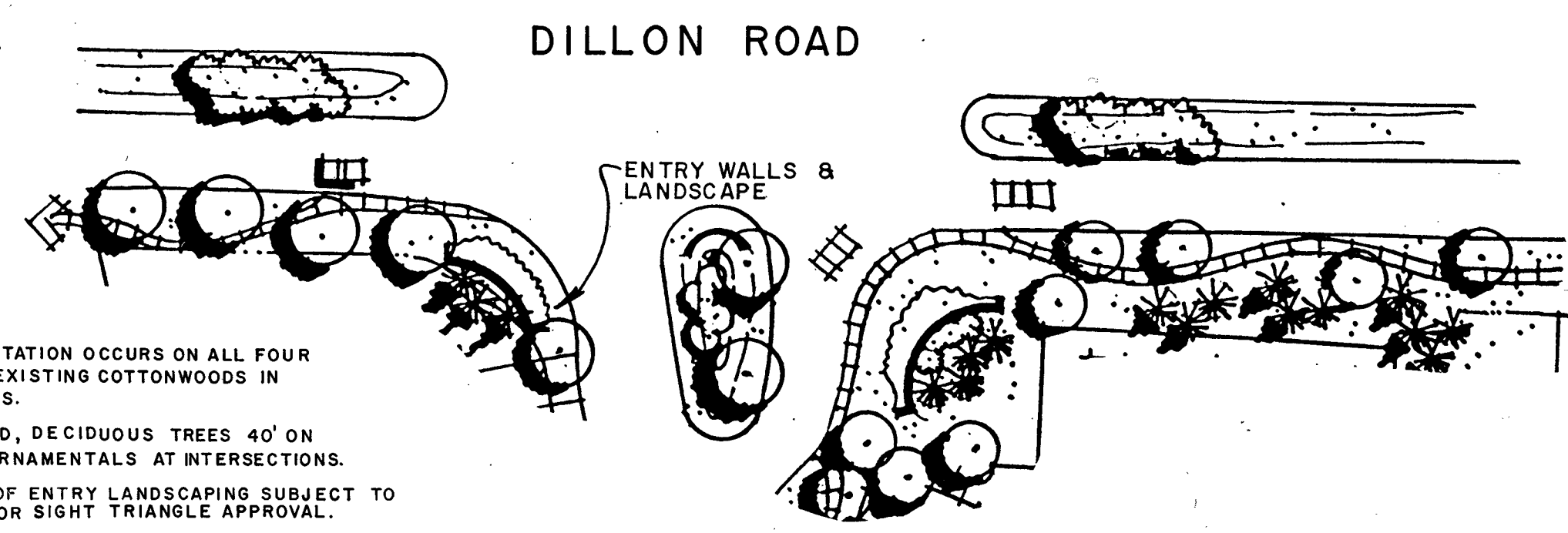


**FUTURE DILLON ROAD
(FOR ILLUSTRATIVE PURPOSE ONLY)**

TYPICAL STREET SECTIONS

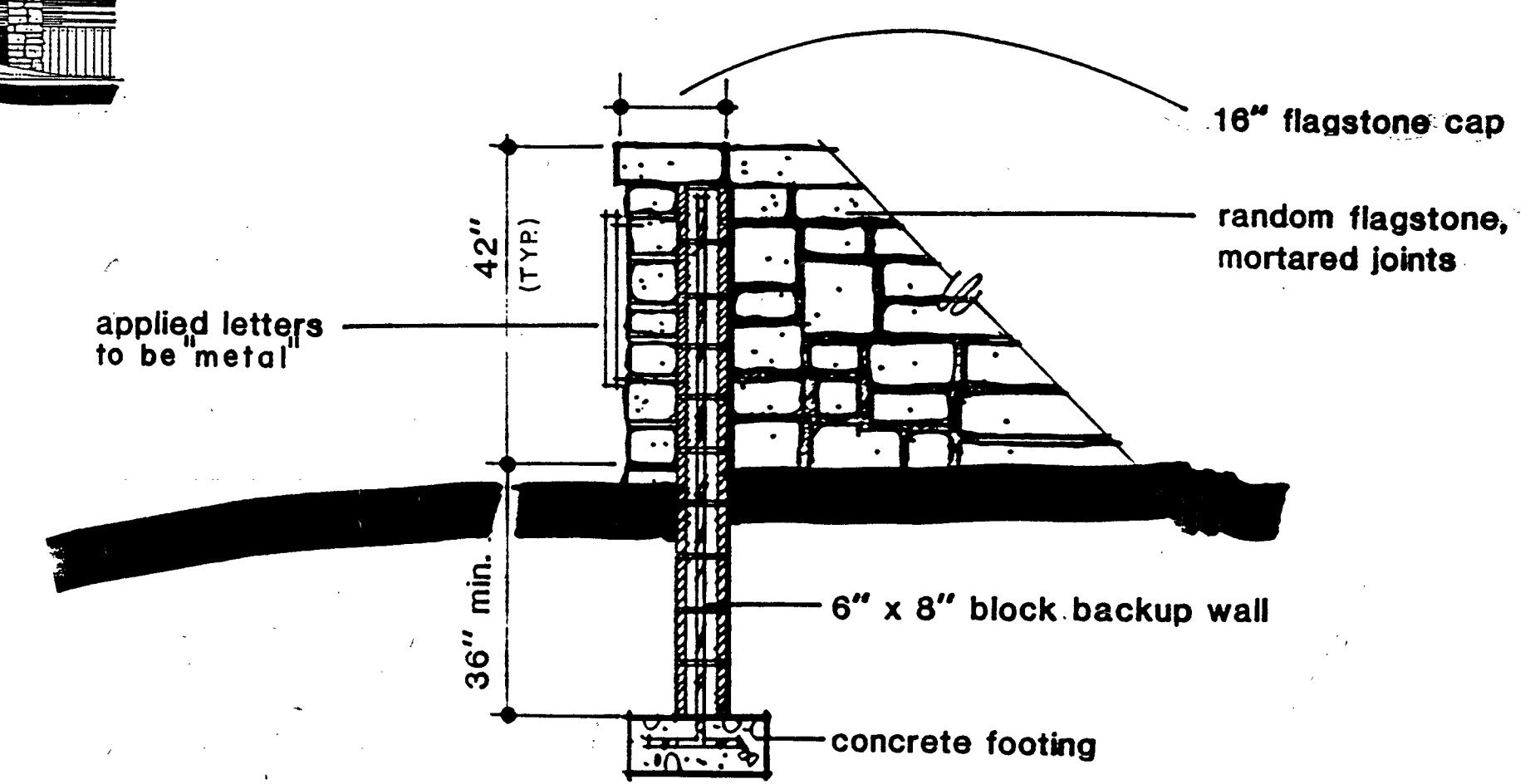


DILLON ROAD ENTRY
DILLON RD. ENTRY, ENTRY DETAIL, ENTRY WALL DETAIL AND TYPICAL STREET SECTIONS ARE SUBJECT TO FUTURE REVIEW AT TIME ENGINEERING PLANS ARE SUBMITTED FOR REVIEW/ACCEPTANCE



NOTE:
1.) ENTRY MONUMENTATION OCCURS ON ALL FOUR CORNERS WITH EXISTING COTTONWOODS IN CENTER ISLANDS.
2.) LOW TURF MOUND, DECIDUOUS TREES 40' ON CENTER AND ORNAMENTALS AT INTERSECTIONS.
3.) FINAL DETAILS OF ENTRY LANDSCAPING SUBJECT TO CITY REVIEW FOR SIGHT TRIANGLE APPROVAL.
4.) REAR YARD FENCING ALONG LOTS 103 THROUGH 109, SHALL BE NO HIGHER THAN 42' ALONG ST. ANDREWS LN.
5.) ABOVE ITEMS SUBJECT TO REVIEW AT TIME ENGINEERING PLANS ARE SUBMITTED FOR REVIEW/ACCEPTANCE

ENTRY DETAIL



ENTRY WALL DETAIL

Coal Creek Ranch
PRELIMINARY PLANNED UNIT DEVELOPMENT
FILING NO. 3
DETAIL SHEET

SCALE	NO SCALE
DESIGN	J.W.J.
DRAWN	R.J.L.
CHECKED	J.W.J.
APPROVED	J.W.J.

HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
895 7th Street, #2
Boulder Colorado 80501 (303) 449-9000
JOB NO. 2020-4 DATE 9/89 SHEET 2 OF 2

**RESOLUTION NO. 15
SERIES 2023**

**A RESOLUTION APPROVING AN AMENDMENT TO THE COAL CREEK RANCH
FILING 3 FINAL PLANNED UNIT DEVELOPMENT REGARDING FENCE
REGULATIONS**

WHEREAS, on December 30, 2021, the Marshall Fire ignited in unincorporated Boulder County and quickly spread to the City of Louisville, resulting in the severe damage or total loss of almost 600 residential structures; and

WHEREAS, many fences within the Coal Creek Ranch Filing 3 neighborhood were damaged or destroyed as a result of the fire; and

WHEREAS, residents within the neighborhood expressed desire to amend certain fence regulations to allow non-combustible materials and other reflect other design preferences; and

WHEREAS, Staff facilitated outreach and collaboration with the neighborhood to understand their preferences for changes, including online meetings and surveys, and developed the PUD Amendment on their behalf; and

WHEREAS, City Council has the authority to amend the PUD pursuant to Section 17.28.210 of the Louisville Municipal Code; and

WHEREAS, after a duly noticed public hearing held on January 12, 2023 and continued to February 9, 2023, where evidence and testimony were entered into the record, including the Louisville Planning Commission Staff Reports dated January 12, 2023 and February 9, 2023, the Louisville Planning Commission has recommended the City Council adopt the amendments to the Coal Creek Ranch Filing 3 Planned Unit Development; and

WHEREAS, City Council has provided notice of a public hearing on said resolution by publication as provided by law and held a public hearing as provided in said notice;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO, does hereby approve the amendment to the Coal Creek Ranch Filing 3 Final Planned Unit Development as described on Exhibit A:

PASSED AND ADOPTED this 7th day of March, 2023.

By: _____

Dennis Maloney, Mayor

Attest: _____

Meredyth Muth, City Clerk



Coal Creek Ranch Filing 3 Fence Amendment Exhibit

Notes:

1. This PUD Amendment replaces all fence regulations for the Coal Creek Ranch Filing 3 PUD
2. Fences not regulated by this amendment are subject to the Louisville Municipal Code Section 17.16.120. In all locations, chain link fences are prohibited.

