

See Resolution 14, Series 2023  
for revisions to fence regulations  
(attached to this pdf).

# CORNERSTONE PLANNED UNIT DEVELOPMENT

## CORNERSTONE LAND USE SUMMARY

ZONING PCZD-R  
GROSS DENSITY 4.2 UNITS/AC.  
TOTAL LOTS 71  
MEAN LOT SIZE 7197 S.F.  
MEDIAN LOT SIZE 7037 S.F.  
MINIMUM LOT SIZE 5996 S.F.  
MAXIMUM LOT SIZE 10,832 S.F.

## NOTES

### BUILDING SETBACKS

FRONT YARD 18'  
SIDE YARD 5'  
REAR YARD 15'  
REAR YARD ADJACENT TO ELDERADO LANE 18' (LOTS 54 TO 57)  
REAR YARD ADJACENT TO CENTENNIAL 8 25' TO BUILDING STRUCTURE  
REAR YARD ADJACENT TO STREET 18' 15' TO GRADE LEVEL DECK.

SOLID FENCE DESIGN CRITERIA - SOLID INTERIOR FENCES SHALL BE A MAXIMUM OF 72" HIGH WITH 1 X 6 R.C. VERTICAL BOARDS ON 4"X4" POSTS @ 48" O.C. WITH 1/4" SPACING BETWEEN BOARDS, STAINED CABOT SEMISOLID DUNE GREY OR EQUAL W/FINISHED SIDE OUT.

### SOLID FENCE SETBACKS

FRONT YARD 18'  
SIDE YARD 0'  
REAR YARD 0'  
SIDE YARD ADJACENT TO STREET 18'

OPEN STYLE FENCE DESIGN CRITERIA - 42" HIGH SPLIT RAIL (UNLESS OTHERWISE NOTED ON THE P.U.D.)

SETBACKS - NONE

EXTERIOR FENCES ALONG MCCASLIN BOULEVARD AND VIA APPIA TO BE INSTALLED BY DEVELOPER.

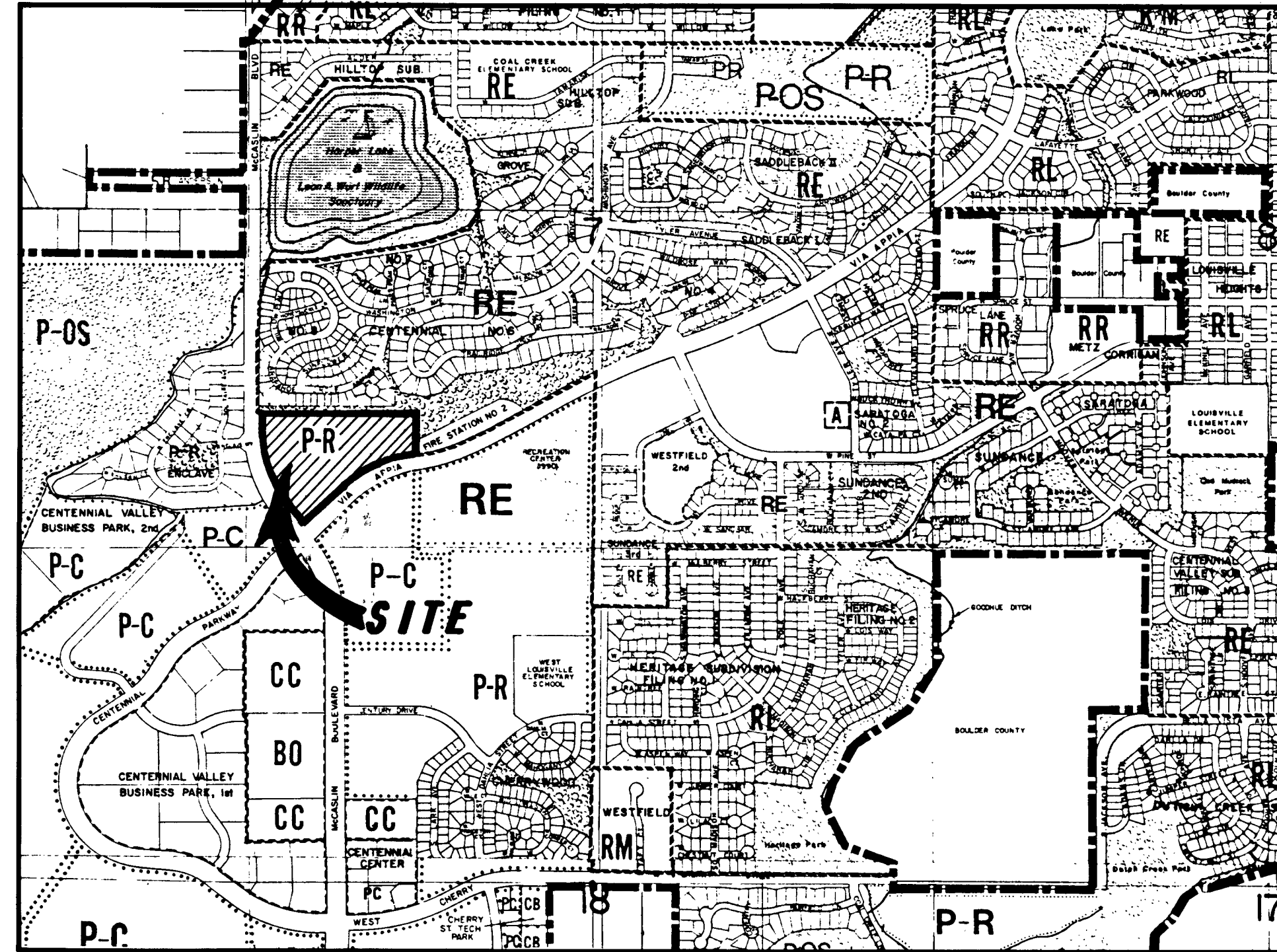
WHERE DEVELOPER INSTALLS FENCING AS SHOWN ON THE P.U.D. PLAN, NO ADDITIONAL PARALLEL FENCING WILL BE ALLOWED WITHIN THE BUILDING SETBACK.

### LANDSCAPING NOTES

- FINAL LANDSCAPE PLANS WILL BE SUBMITTED FOR APPROVAL BY THE PARKS AND RECREATION DEPARTMENT BEFORE INSTALLATION.
- CITY OF LOUISVILLE WILL TAKE OVER MAINTENANCE UPON CONSTRUCTION ACCEPTANCE OF LANDSCAPING.
- THE FINAL DESIGN AND LOCATION OF LANDSCAPING AND RETAINING WALLS SHALL BE APPROVED BY THE CITY.
- LANDSCAPING AND FENCING SHALL NOT OBSTRUCT SAFE TRAFFIC SIGHT.
- SHRUBS AND TREES SHALL NOT BE PLANTED OVER UTILITY LINES (CLEARANCE SHALL BE 10' FOR CONIFEROUS TREES AND 5' FOR DECIDUOUS TREES).

3/25/92. Fence support post spacing amended to permit 5' spacing. John Franklin DCD.

*John Franklin DCD*



VICINITY MAP

## LEGAL DESCRIPTION

A PARCEL OF LAND SITUATED IN THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION 7, TOWNSHIP 1 SOUTH, RANGE 69 WEST;  
THENCE ALONG THE WEST LINE OF SAID SECTION 7 NORTH 00°22'53" WEST, A DISTANCE OF 1072.30 FEET;  
THENCE DEPARTING SAID WEST LINE OF SECTION 7 NORTH 89°37'07" EAST, A DISTANCE OF 90.00 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF MCCASLIN BOULEVARD, SAID POINT BEING THE NORTHWEST CORNER OF PARCEL D OF CENTENNIAL VALLEY SUBDIVISION, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO, AND THE TRUE POINT OF BEGINNING;  
THENCE DEPARTING SAID EAST RIGHT-OF-WAY OF MCCASLIN BOULEVARD AND ALONG A NORTH BOUNDARY LINE OF CENTENNIAL VALLEY SUBDIVISION NORTH 89°06'07" EAST, A DISTANCE OF 1254.75 FEET TO A POINT;  
THENCE ALONG AN EASTERLY BOUNDARY LINE OF CENTENNIAL VALLEY SUBDIVISION SOUTH 00°21'47" EAST, A DISTANCE OF 316.99 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY LINE OF VIA APPIA;  
THENCE ALONG SAID NORTHERLY RIGHT-OF-WAY LINE OF VIA APPIA THE FOLLOWING FOUR (4) COURSES:  
1) SOUTH 71°51'28" WEST, A DISTANCE OF 194.64 FEET TO A POINT OF CURVATURE;  
2) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE LEFT HAVING A CENTRAL ANGLE OF 26°22'30", A RADIUS OF 1060.00 FEET, AN ARC LENGTH OF 487.95 FEET TO A POINT;  
3) THENCE SOUTH 45°28'58" WEST, A DISTANCE OF 340.80 FEET TO A POINT OF CURVATURE;  
4) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 95°47'06", A RADIUS OF 75.00 FEET, AN ARC LENGTH OF 125.38 FEET TO A POINT ON THE EAST RIGHT-OF-WAY LINE OF SAID MCCASLIN BOULEVARD;  
THENCE ALONG SAID EAST RIGHT-OF-WAY LINE OF MCCASLIN BOULEVARD THE FOLLOWING THREE (3) COURSES:  
1) NORTH 38°43'56" WEST, A DISTANCE OF 154.68 FEET TO A POINT OF CURVATURE;  
2) THENCE ALONG THE ARC OF A TANGENT CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 38°21'03", A RADIUS OF 940.00 FEET, AN ARC LENGTH OF 629.19 FEET;  
3) THENCE NORTH 00°22'53" WEST, A DISTANCE OF 139.25 FEET TO THE TRUE POINT OF BEGINNING.  
SAID PARCEL CONTAINS 16.59 ACRES (722,548 SQUARE FEET), MORE OR LESS.

## CLERK AND RECORDER CERTIFICATE

COUNTY OF BOULDER)  
STATE OF COLORADO)

I HEREBY CERTIFY THAT THIS INSTRUMENT WAS FILED IN MY OFFICE AT 9:02 O'CLOCK A.M., THIS 11th DAY OF September, 1990, AND IS DULY RECORDED IN PLAN FILE P-25 F-13437, FEE \$20.00 PAID NO. 1061856, FILM NO. 1642, RECEPTION

*Charlotte Houston*  
RECORDER

*Connie Rode*  
DEPUTY

## PLANNING COMMISSION CERTIFICATE

APPROVED THIS 10th DAY OF July, 1990, BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. 13, SERIES 1990

*Daniel A. DeBalle*  
CHAIRMAN

*Mary Ann Pollock*  
SECRETARY

## CITY COUNCIL CERTIFICATE

APPROVED THIS 7 DAY OF August, 1990, BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. 16, SERIES 1990

*Herman Larson*  
MAYOR

*Dorena Cummings*  
CITY CLERK

CORNERSTONE P.U.D.

SCALE \_\_\_\_\_  
DESIGN \_\_\_\_\_  
DRAWN R.J.L.  
CHECKED \_\_\_\_\_  
APPROVED \_\_\_\_\_

**HURST & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
855 7th Street, 4.2  
Boulder, Colorado 80508 (303) 449-9905  
JOB NO. 1009-52 DATE 5/90 SHEET 1 OF 2

CORNERSTONE PUD  
AUG 1990 1 of 2

DRAWING NUMBER

DRAWING NUMBER

86.5

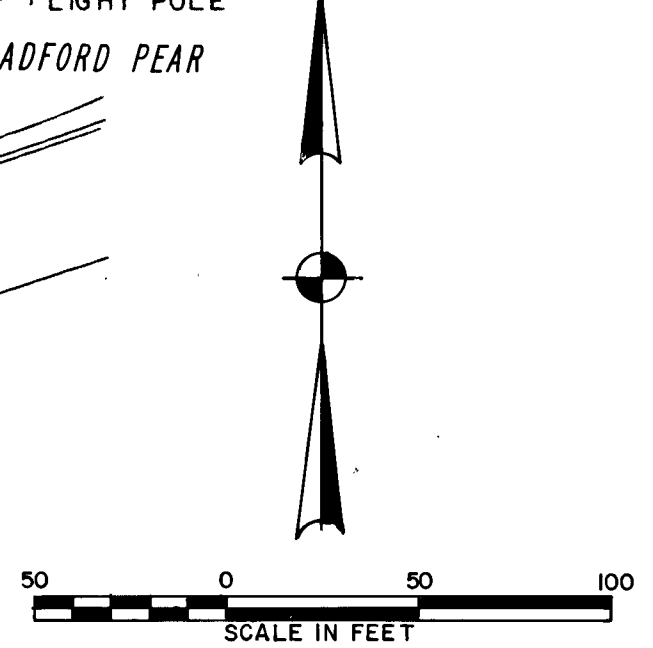
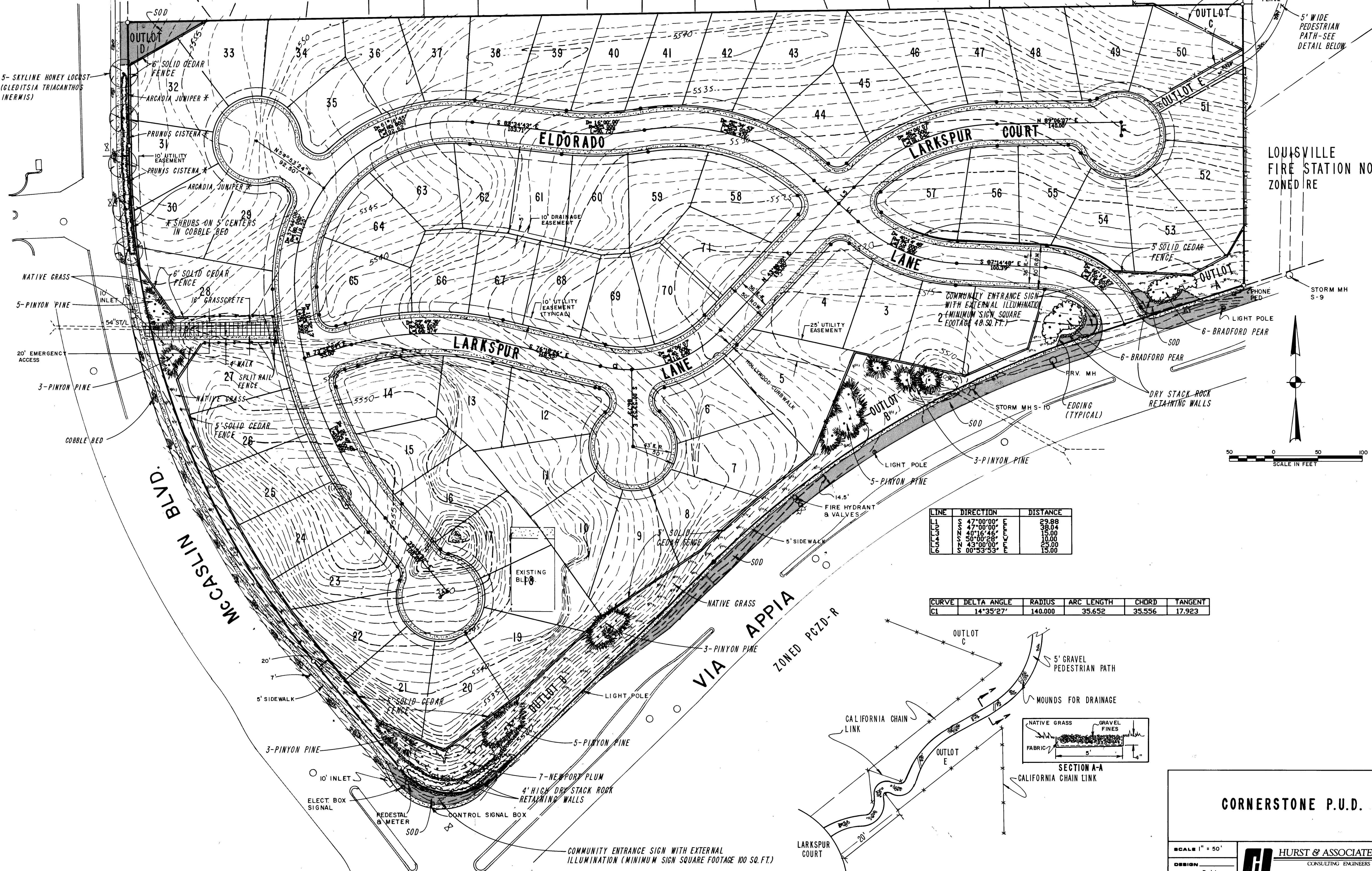
801061856 07/04/90 09:02 AM REAL ESTATE RECORDS  
F1642 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

# CORNERSTONE P.U.D.

CENTENNIAL 8  
ZONED RE

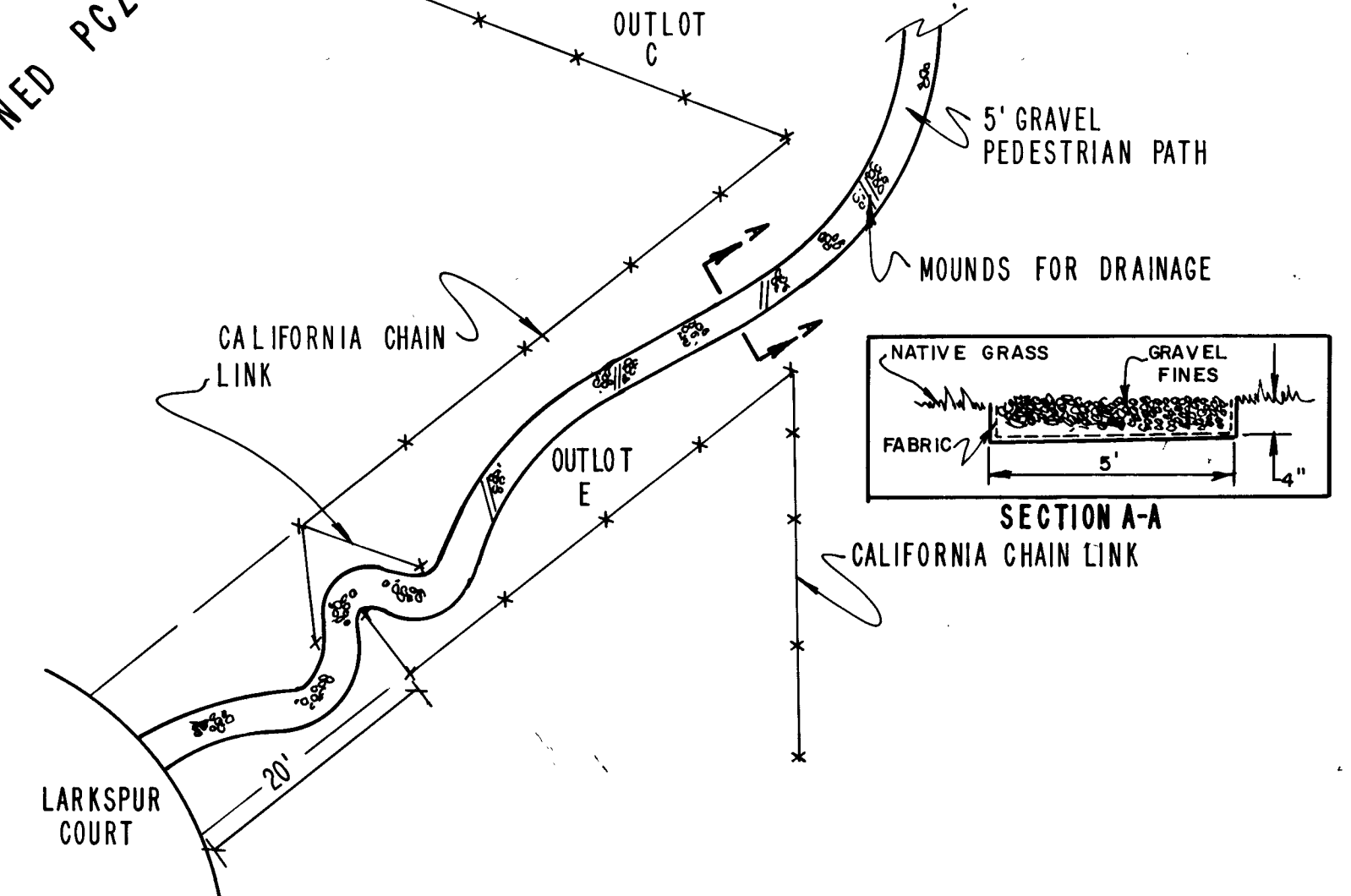
CENTENNIAL 6  
OUTLOT  
ZONED RE

ENCLAVE SUBDIVISION  
ZONED PCZD-R



LINE	DIRECTION	DISTANCE
L1	S 47°00'00"	29.88
L1	S 47°00'00"	38.04
L1	S 40°15'45"	15.00
L1	S 50°00'28"	10.00
L1	S 43°00'00"	25.00
L1	S 00°59'53"	15.00

CURVE	DELTA ANGLE	RADIUS	ARC LENGTH	CHORD	TANGENT
C1	14°35'27"	140.000	35.652	35.556	17.923



PEDESTRIAN PATH DETAIL

CORNERSTONE P.U.D.

SCALE 1" = 50'

DESIGN: R.J.L.

DRAWN: R.J.L.

CHECKED: [Signature]

APPROVED: [Signature]

JOB NO. 1009-52 DATE 4/90 SHEET 2 OF 2

**HURST & ASSOCIATES, INC.**  
CONSULTING ENGINEERS  
8055 47th Street #2  
Boulder, Colorado 80508 (303) 449-9100

CORNERSTONE PUD  
2 of 2

DRAWING NUMBER

DRAWING NUMBER

866

8/10/1856 09/04/98 09:02 AM REAL ESTATE RECORDS  
F1642 CHARLOTTE HOUSTON BOULDER CNTY CO RECORDER

**RESOLUTION NO. 14  
SERIES 2023**

**A RESOLUTION APPROVING AN AMENDMENT TO THE CORNERSTONE 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**, all fences within the Cornerstone 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 February 9, 2023, where evidence and testimony were entered into the record, including the Louisville Planning Commission Staff Report dated February 9, 2023, the Louisville Planning Commission has recommended the City Council adopt the amendments to the Cornerstone 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 Cornerstone Final Planned Unit Development as described on Exhibit A:

**PASSED AND ADOPTED** this 7<sup>th</sup> day of March, 2023.

By: \_\_\_\_\_

Dennis Maloney, Mayor

Attest: \_\_\_\_\_

Meredyth Muth, City Clerk



# Cornerstone Fence Amendment Exhibit

## Notes:

1. This PUD Amendment replaces all fence regulations for the Cornerstone PUD
2. Solid fence setbacks  
18' front  
0' side or rear property lines
3. Fences not regulated by this amendment are subject to the Louisville Municipal Code Section 17.16.120.

