

See Resolution 12, Series 2023
for revisions to all fence
regulations (attached to this pdf).

CENTENNIAL HEIGHTS

Planned Unit Development

LAND USE SUMMARY

ZONING	PCZD-R
GROSS DENSITY	4.4 UNITS/AC.
TOTAL LOTS	120
MEAN LOT SIZE	7889 s.f.
MINIMUM LOT SIZE	5938 s.f. (Lot 89)
MAXIMUM LOT SIZE	13,552 s.f.
MEDIAN LOT SIZE	7479 s.f.
TOTAL AREA:	27.56± ac.

NOTES:

BUILDING SETBACKS:

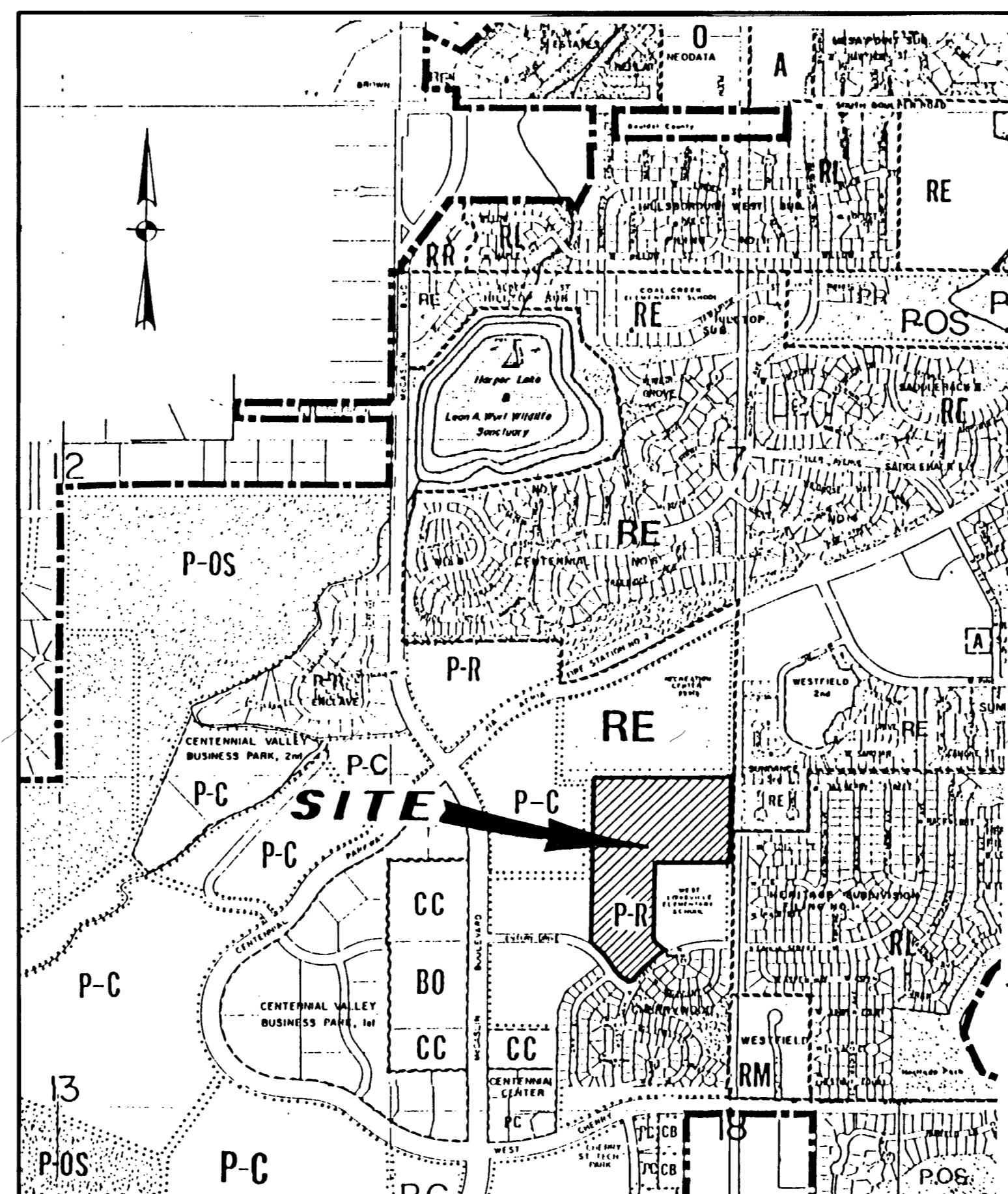
Front Yard	18'
Side Yard:	4' min. with 10' min. between buildings
Rear Yard:	15'
Side Yard Adjacent to Street:	15'

FENCING & LANDSCAPING

- Solid Fence setbacks for lots shall be 18' for front yard and 15' side yard adjacent to street. Side & rear yard shall be on property line.
- Final Landscaping Plans will be submitted for approval by the PARKS & RECREATION DEPT. before installation.
- Landscaping & fencing shall not obstruct safe traffic sightlines.
- Solid fences shall be a maximum of 72" in height with 1"x6" R.C. Vertical Boards on 4"x4" posts *per Res 17 Series 1992*
- On those lots backing onto the OPEN SPACE Easement (Lots 24-47) 6' Privacy Fences along the Rear Property Line shall be located a minimum of 15' from the California Chain Link Fence.

Res #17, Series ~~2002~~ 1992

- Solid fence setbacks for lots shall be 18' front yard. Side + rear yard shall be on property line.



VICINITY MAP

LEGAL DESCRIPTION

A portion of Tract "C", CHERRYWOOD, a subdivision in Boulder County, and a portion of the Northwest Quarter of Section 18, Township 1 South, Range 69 West, 6th P.M., described as follows:
Beginning at the Northeast corner of the Northwest Quarter of said Section 18; Thence S00°05'11"W, 710.84 feet along the easterly line of the Northwest Quarter of said Section 18; Thence N89°54'49"W, 613.46 feet; Thence S00°05'11"W, 625.00 feet; Thence S30°59'51"E, 131.61 feet to the northerly right of way of Dahlia Street; Thence along said northerly right of way along the arc of a curve to the left, 361.97 feet, said arc subtended by a central angle of 26°25'10", a radius of 785.00 feet and a chord bearing S45°47'35"W, 358.77 feet; Thence along the arc of a curve to the right, 22.62 feet, said arc subtended by a central angle of 86°25'00", a radius of 15.00 feet and a long chord bearing S75°47'30"W, 20.54 feet; Thence N61°00'00"W, 12.56 feet; Thence along the arc of a curve to the right, 102.29 feet, said arc subtended by a central angle of 22°07'00", a radius of 265.00 feet, and a long chord bearing N49°56'29"W, 101.66 feet; Thence N38°53'00", 168.07 feet; Thence along the arc of a curve to the right, 116.84 feet, said arc subtended by a central angle of 13°48'12", a radius of 485.00 feet, and a long chord bearing N45°47'05"W, 116.56 feet; Thence N00°05'11"E, 1401.94 feet to the northerly line of the Northwest Quarter of said Section 18; Thence N89°05'47"E, 1100.64 feet to the Point of Beginning, containing 27.56 acres, 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 11:51 O'CLOCK A.M. THIS 19th DAY OF OCTOBER 1990, AND IS DULY RECORDED IN PLAN FILE P-25-E-2#21 FEE \$20.00
FILM NO. 1648 PAID RECEPTION NO. 1069289

CHARLOTTE HOUSTON *Barbara Ewald*
RECORDER DEPUTY

PLANNING COMMISSION CERTIFICATE

APPROVED THIS 9th DAY OF October 1990 BY THE PLANNING COMMISSION OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. 2088 SERIES 35

Demetrius A. White *Mary Ann Peltach*
CHAIRMAN SECRETARY

CITY COUNCIL CERTIFICATE

APPROVED THIS 16th DAY OF October 1990 BY THE CITY COUNCIL OF THE CITY OF LOUISVILLE, COLORADO. RESOLUTION NO. 2088 SERIES 35

Herman Pavao *Doria Cummings*
MAYOR CITY CLERK

CENTENNIAL HEIGHTS
FINAL P.U.D.

SCALE HOR. n/a
VERT. n/a
DESIGN JJ
DRAWN mh/CAD
FILE NAME 20621c2
APPROVED
HURST & ASSOCIATES, INC.
CONSULTING ENGINEERS
305 47th Street, 1-2
Boulder, Colorado 80501 (303) 440-8105
JOB NO. 2062-1 DATE 9/28/90 SHEET 1 of 2

**RESOLUTION NO. 12
SERIES 2023**

**A RESOLUTION APPROVING AN AMENDMENT TO THE CENTENNIAL HEIGHTS
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 Centennial Heights 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, where evidence and testimony were entered into the record, including the Louisville Planning Commission Staff Report dated January 12, 2023, the Louisville Planning Commission has recommended the City Council adopt the amendments to the Centennial Heights 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 Centennial Heights Final Planned Unit Development as described on Exhibit A:

PASSED AND ADOPTED this 21st day of February, 2023.

Attest:


Meredyth Muth, City Clerk




Dennis Maloney, Mayor

Centennial Heights PUD Fence Requirements

Notes:

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

