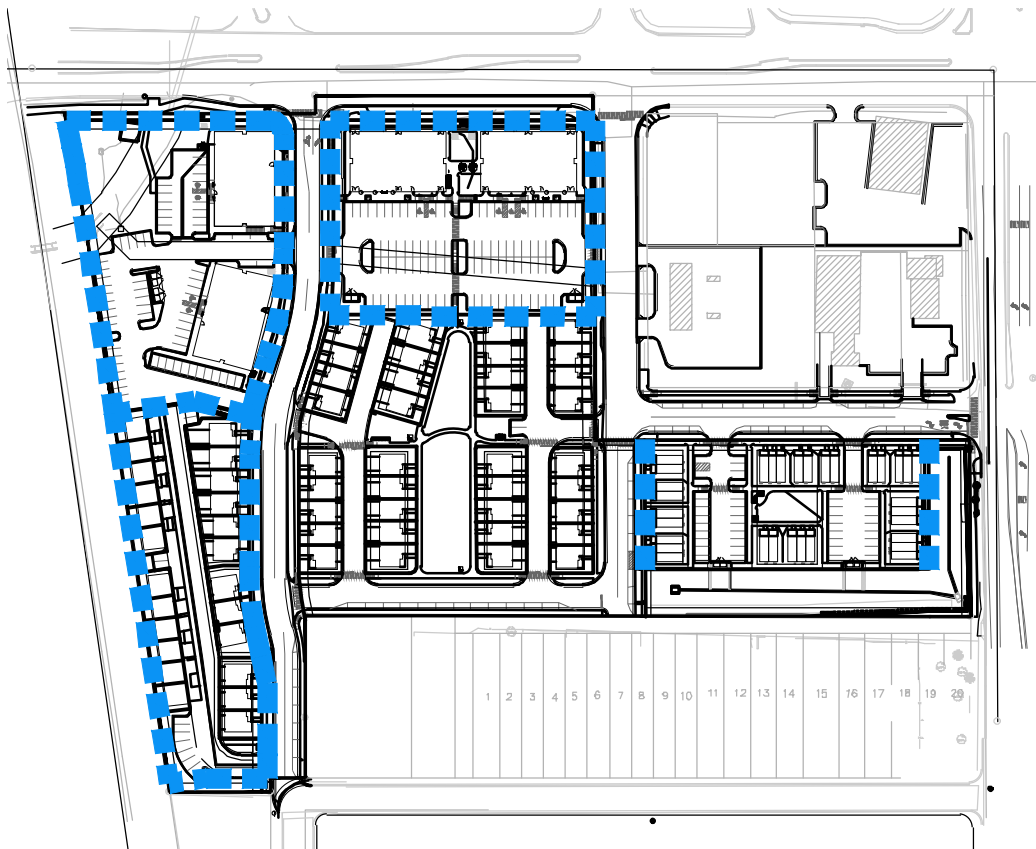


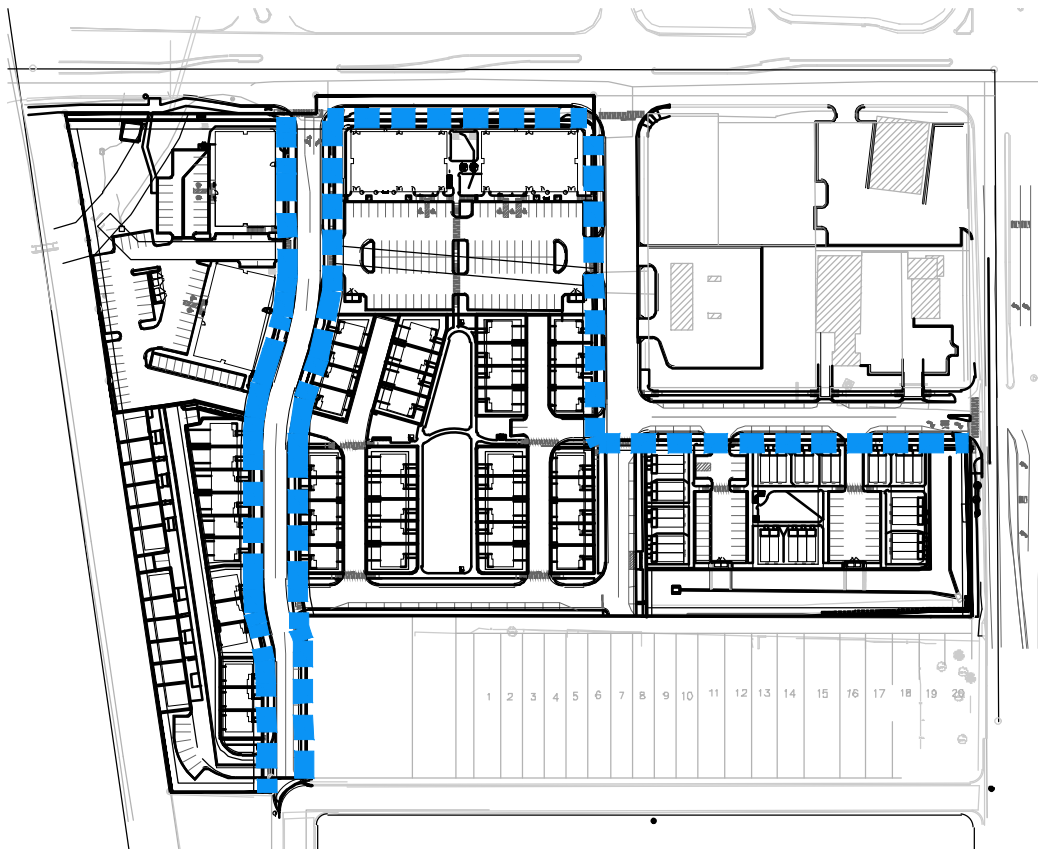
COAL CREEK VILLAGE PLANNED UNIT DEVELOPMENT

COAL CREEK STATION FILING NO.4, LYING WITHIN THE NORTHEAST QUARTER (NE 1/4) OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE SIXTH PRINCIPAL MERIDIAN, CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO.



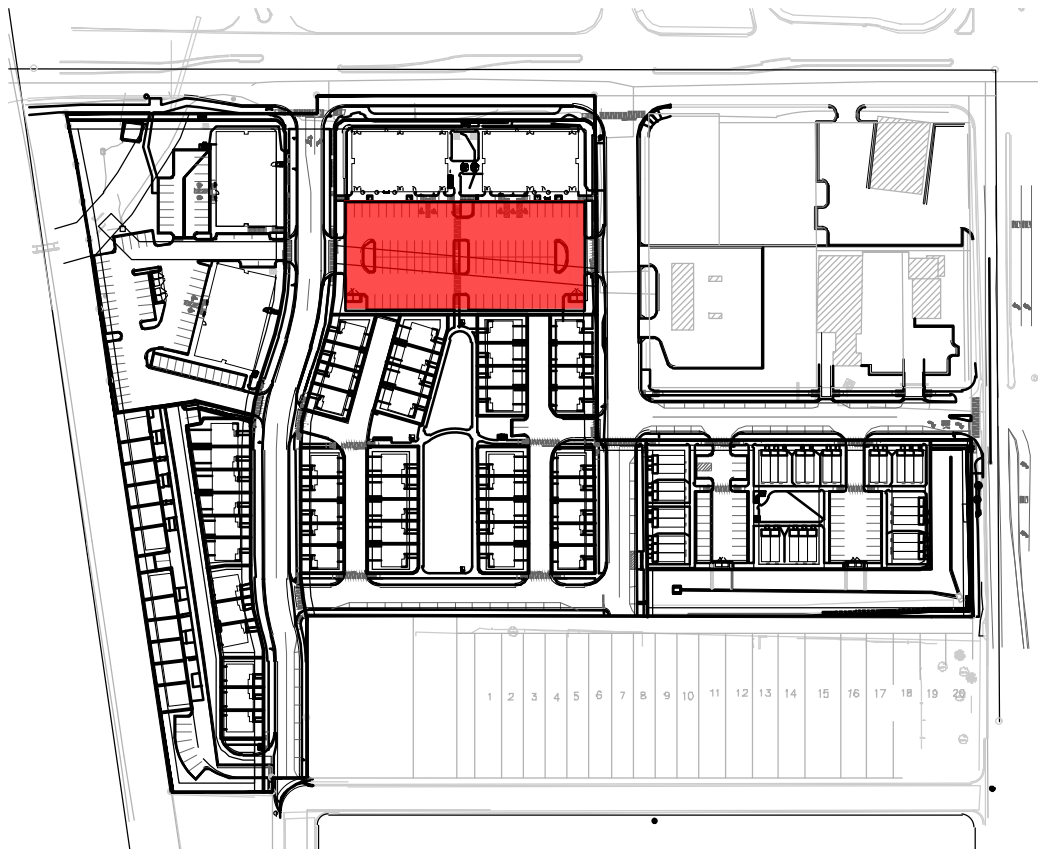
WAIVER #1 - BLOCK WIDTHS

===== = BLOCK LENGTH / WIDTH
PROPOSED WITH WAIVER



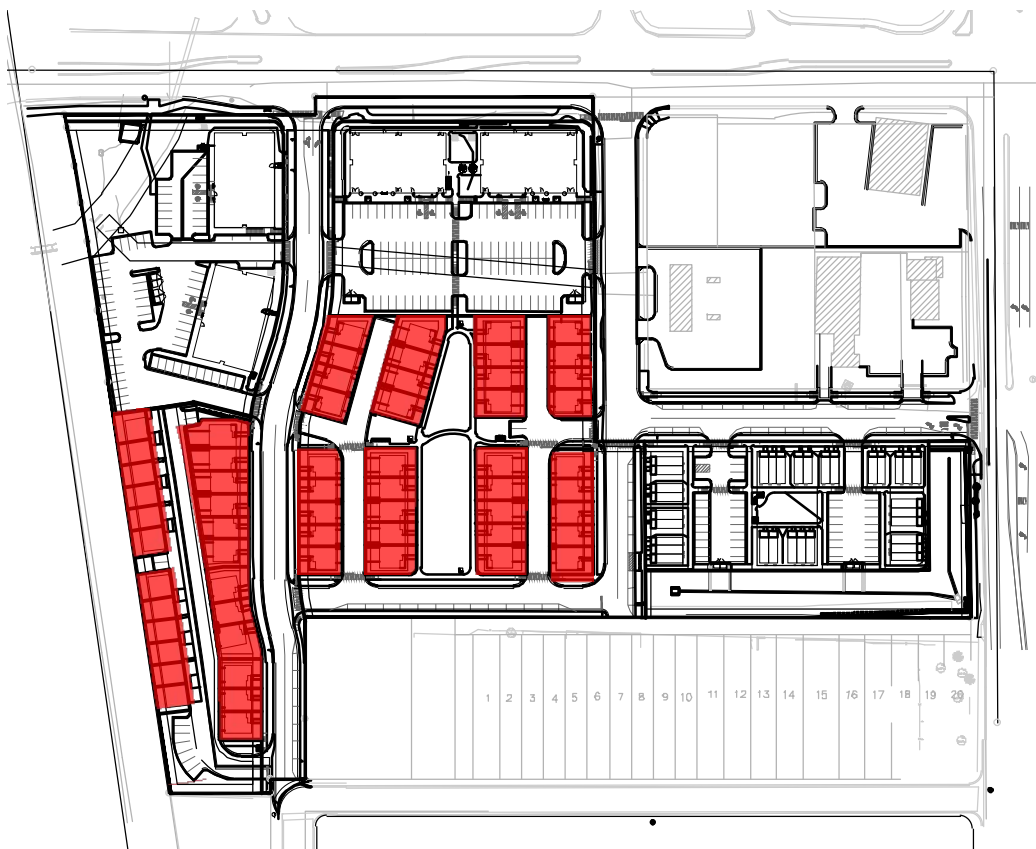
WAIVER #2 - PUBLIC SIDEWALKS

===== = PUBLIC WALK
PROPOSED WITH WAIVER



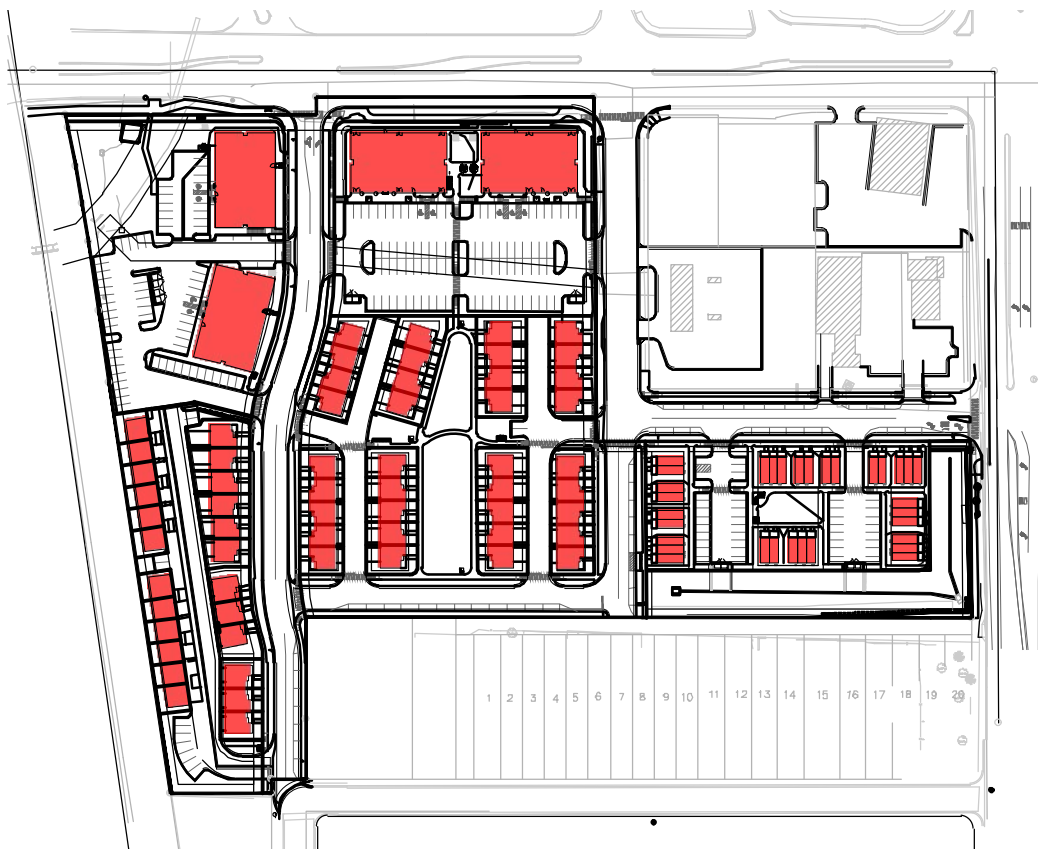
WAIVER #3 - COMMERCIAL PARKING ORIENTATION

===== = PARKING ORIENTATION
PROPOSED W/ WAIVER



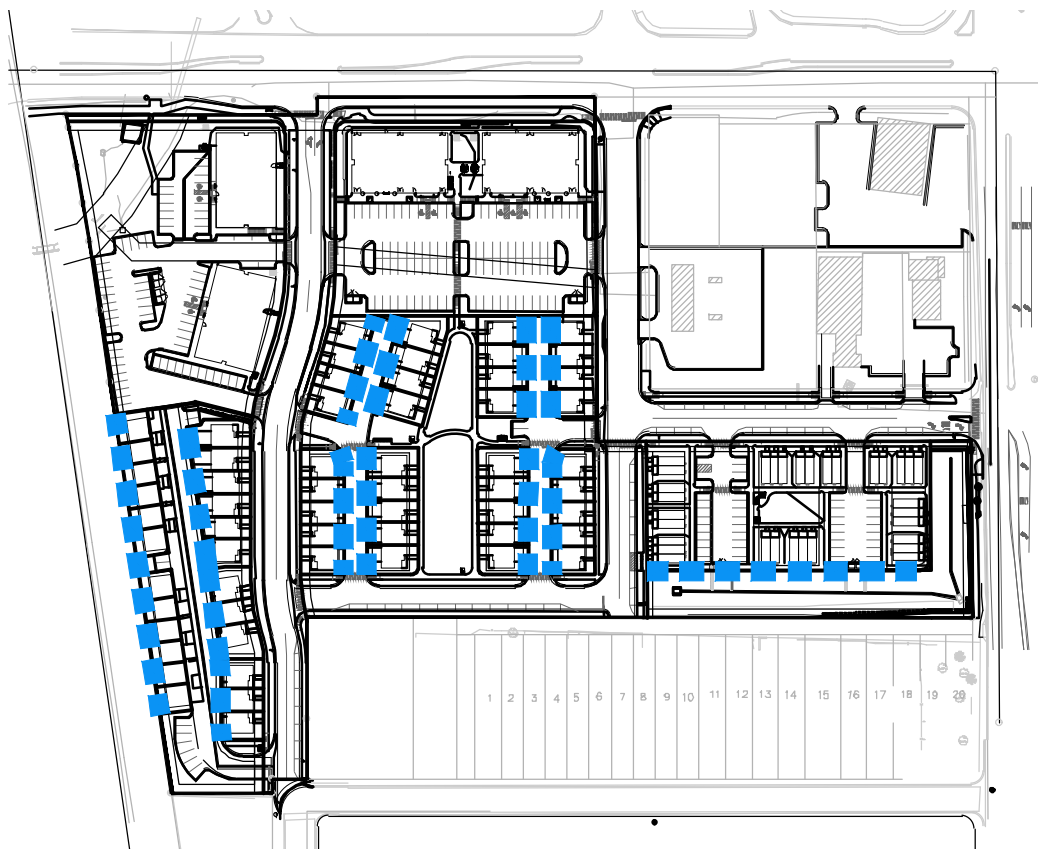
WAIVER #4 - MINIMUM LOT WIDTH

===== = MIN. LOT WIDTH
PROPOSED W/ WAIVER



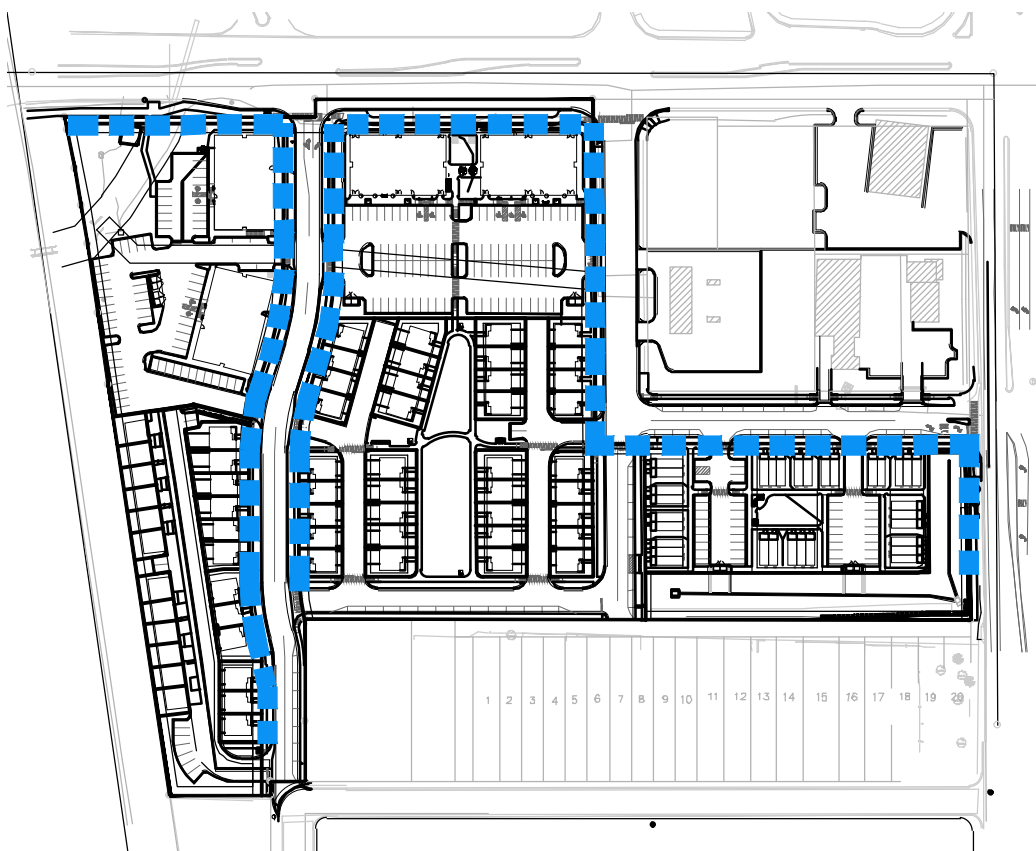
WAIVER #5 - BUILDING COVERAGE

===== = BUILDING COVERAGE
PROPOSED W/ WAIVER



WAIVER #6 - REAR PROPERTY LINE SETBACK

===== = REAR PROPERTY SETBACK
PROPOSED WITH WAIVER



WAIVER #7 - STREET FACING PROPERTY LINES CONTAINING A BUILDING

===== = STREET FACING PROPERTY
LINES PROPOSED W/ WAIVER

COAL CREEK VILLAGE

PRELIMINARY PUD

LOUISVILLE, COLORADO

PREPARED BY:



APPLICANT

RIPLEY DESIGN INC.

Joel Weikert

419 Canyon Ave. Suite 200

Fort Collins, CO 80521

p. 970.224.5828

OWNER

RIDGELINE DEVELOPMENT CORPORATION

Jason Markel

5723 ARAPAHOE AVE.

BOULDER, COLORADO 80303

P. 303.449.8689

ENGINEER

ROCKY RIDGE CIVIL ENGINEERING

Joel Seamons

420 21ST AVENUE, SUITE 101

LONGMONT, COLORADO 80501

P. 303.651.6626

ORIGINAL SIZE 24X36

ISSUED

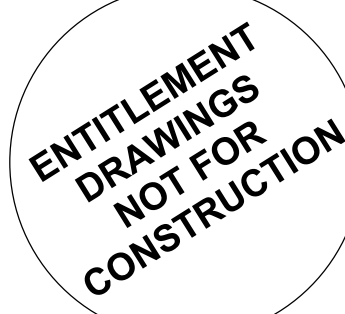
No.	DESCRIPTION	DATE
1	PRELIMINARY PLAT	1/25/2021
2	CITY COMMENTS	6-2-2021
3	CITY COMMENTS	11/18/2021
4	CITY COMMENTS	6/10/2022
5	CITY COMMENTS	12/19/2022

REVISIONS

No.	DESCRIPTION	DATE
-	-	-
-	-	-
-	-	-
-	-	-

WAIVER REFERENCE
DIAGRAMS

SEAL:



PROJECT No.:

R20-030

DRAWN BY:

-

REVIEWED BY:

-

DRAWING NUMBER:

W