

PROJECT DIRECTORY

Property Owner:
COURTESY LOUISVILLE LLC
c/o Thistle Community Housing
2919 Valmont Road #5
Boulder, CO 80301
303.443.0007

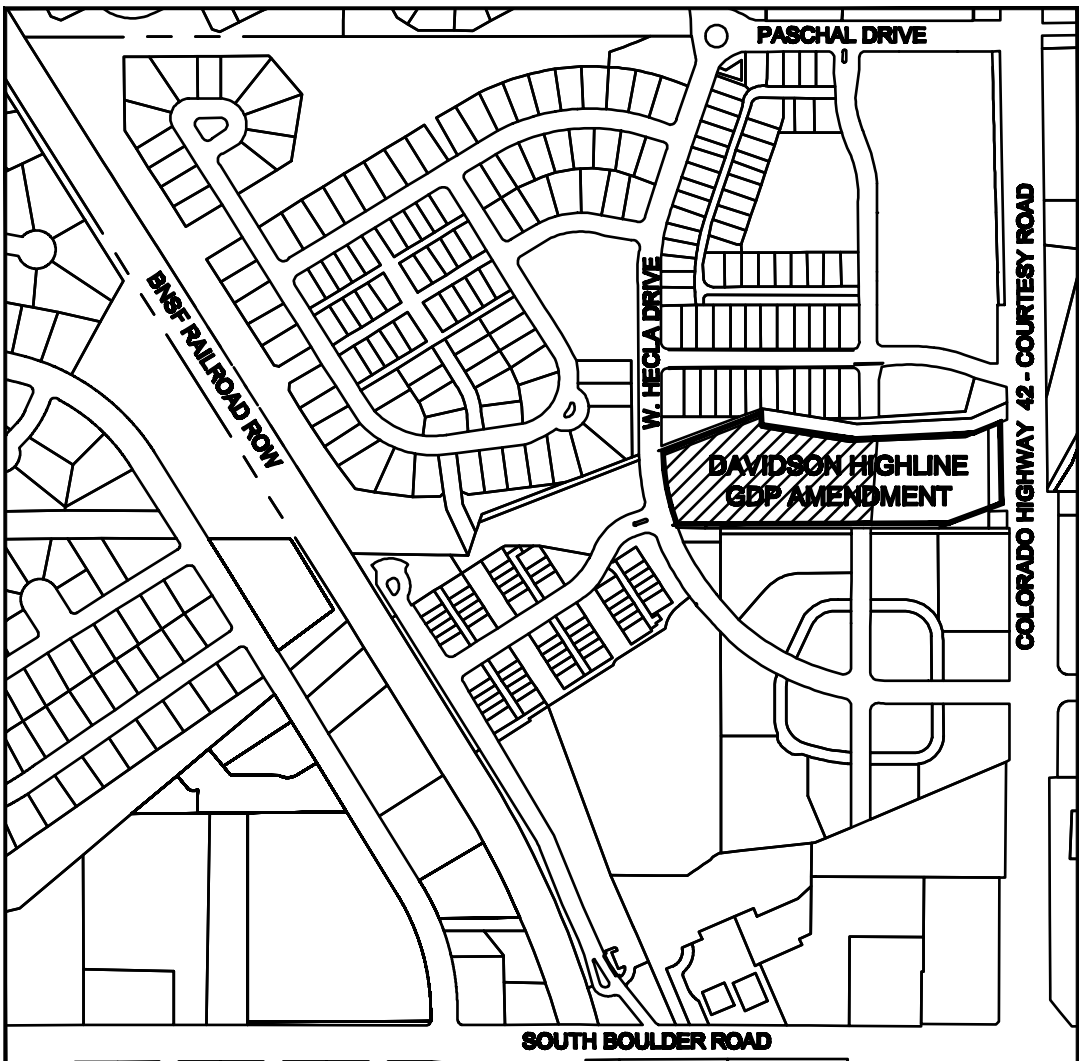
Affordable Housing Consultant:
Michael Reis
303.807.5977
michaelreisllc@gmail.com

Architect / Planning Consultant:
HARTRONFT ASSOCIATES, P.C.
950 Spruce Street, Suite 2C
Louisville, CO 80027
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303.673-9304

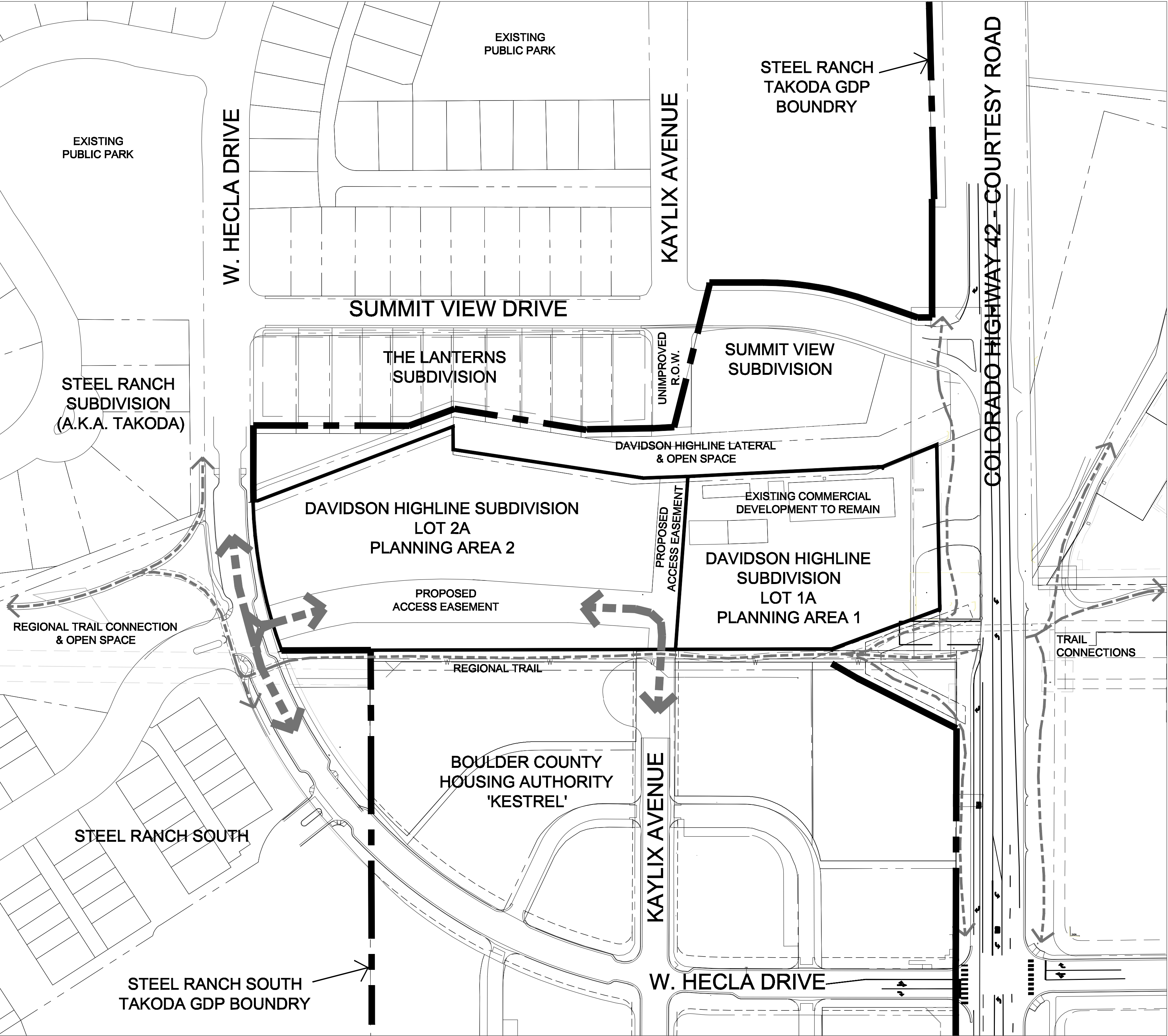
Civil Engineering Consultant:
SiteWorks Studio
2101 Pearl Street, Boulder CO 80302
303.918.7859
info@siteworksstudio.com

NORTH LOUISVILLE PCZD - DAVIDSON HIGHLINE
GENERAL DEVELOPMENT PLAN - 8TH AMENDMENT

SOUTHEAST QUARTER OF SECTION 5, TOWNSHIP 1 SOUTH
RANGE 69 WEST OF THE 6TH PRINCIPAL MERIDIAN
CITY OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO



OVERALL DEVELOPMENT & VICINITY PLAN



SIGNATURES

OWNERSHIP SIGNATURE BLOCK

By signing this PUD, the owner acknowledges and accepts all the requirements and intent set forth in this PUD. Witness my/our hand(s) seal(s) this ____ day of _____, 20__.

Owner Name and Signature _____
Courtesy Louisville LLC

Owner Name and Signature _____
RCL Land Company LLC

Notary Name (print) _____ (Notary Seal)

Notary Signature _____

My Commission Expires _____

PLANNING COMMISSION CERTIFICATE

Approved this ____ day of _____,
20__ by the Planning Commission of the City of Louisville, Colorado.
Resolution No. _____, Series _____

CITY COUNCIL CERTIFICATE

Approved this ____ day of _____,
20__ by the City Council of the City of Louisville, Colorado.
Resolution No. _____, Series _____

Mayor Signature _____ (City Seal)

City Clerk Signature _____

CLERK AND RECORDER CERTIFICATE

(COUNTY OF BOULDER, STATE OF COLORADO)
I hereby certify that this instrument was filed in my office at _____ o'clock, ____ M., this ____ day of _____, 20__, and is recorded in Plan File _____, Fee _____ paid, _____ Film No. _____ Reception.

Clerk & Recorder _____

Deputy _____

GENERAL INFORMATION

LEGAL DESCRIPTION	PLANNING AREA 1 (NOT INCL.)	PLANNING AREA 2
STREET ADDRESS	Lot 1A, Davidson Highline Replat 2	Lot 2A, Davidson Highline Replat 2
OWNERSHIP	2103 Courtesy Road	2101 Courtesy Road
LAND AREA *(1) *(2) *(3)	RCL Land Company LLC	Courtesy Louisville LLC
ACCESS	73,255 SF (1.682 AC) +/-	128,068 SF (2.940 AC) +/-
	Direct from Highway 42 (Courtesy Rd.)	From Hecla Dr. (west) & Kaylix Ave. (south)

- NOTES*
- Based on site survey by Ehrhart Surveying - Project #5235316 dated 11-22-23/11-30-23.
 - No public ROW is to be dedicated. Access, utility and drainage easements to be provided as required.
 - No public land dedication is required or provided for the development of Planning Area 1 or 2.

LAND USE SUMMARY

CURRENT ZONING DESIGNATION	PLANNING AREA 1 (NOT INCL.)	PLANNING AREA 2
PROPOSED ZONING DESIGNATION	PC - Planned Community Commercial	PC - Planned Community Commercial
MAXIMUM RESIDENTIAL DENSITY (DU/Acre Gross)	PC - Planned Community Commercial	PCR - Planned Community Residential
ALLOWABLE LAND USE (Use Groups per LMC)	17.42 DU/AC	4. Single-family dwellings
	NO CHANGES WITH THIS AMENDMENT	5. Multi-unit Dwellings
		36. Automobile parking lots
		42. Accessory buildings and uses including ADUs
PROPOSED DEVELOPMENT		Up to 51 Residential Dwelling Units

- GENERAL NOTES
- The development plan depicted herein is conceptual. Final layout, unit counts, etc. shall be determined through the PUD process.

BULK AND DIMENSIONAL STANDARDS

MINIMUM LOT AREA	PLANNING AREA 1 (NOT INCL.)	PLANNING AREA 2
MINIMUM LOT WIDTH		N/A
MAXIMUM LOT COVERAGE		20'
MAXIMUM BLDG. HEIGHT - PRINCIPAL USE		N/A
MAXIMUM BLDG. HEIGHT - ACCESSORY USE		40'
		30'
BUILDING SETBACKS *(1) *(3)		
FRONT YARD		
TO PRIVATE STREET		8'
TO PUBLIC ROW		15'
TO COMMON AREAS OR OPEN SPACE		5'
REAR YARD - PRINCIPAL USES		10' *(2)
REAR YARD - ACCESSORY USES - ATTACHED OR DETACHED		3' *(2)
SIDE YARD - PRINCIPAL AND ACCESSORY USES		
BETWEEN ATTACHED UNITS		0'
ABUTTING PRIVATE STREET		3'
ABUTTING PUBLIC ROW		15'
ABUTTING COMMON AREAS		2'
INTERNAL LOT LINE		2'

- NOTES*
- Building projections less than 12'w and 16'h and unenclosed porches may encroach into required setbacks up to 6".
 - Rear Setback - 0' to alley or private drive and 5' to common areas, Open Space, or non-buildable easement at least 10' wide.
 - Fences - No fences allowed in front yard setbacks, except 50% open (picket or other style) no taller than 30". Fences within side yard setbacks must be set back from front lot line at least 1/3 of the distance from front to rear of lot line on that side of the property.



HARTRONFT ASSOCIATES
A Professional Corporation

Planning
Architecture
Interior Design

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DAVIDSON HIGHLINE
MULTIFAMILY DEVELOPMENT
2101 N. COURTESY ROAD
COURTESY LOUISVILLE LLC c/o THISTLE COMMUNITIES

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ISSUE:

GDP - DRAFT 01

DATE:

04/04/25

DRAWN BY:

HAPC

REVIEWED BY:

JEH

PROJECT #:

2355

REVISIONS:

No.	Description	Date

DRAWING TITLE:

GDP
AMENDMENT