MEMORY SQUARE PLANNED UNIT DEVELOPMENT
FIRST AMENDMENT

LOTS 5-11, BLOCK 5, PLEASANT HILL ADDITION & VACATED GRANT AVENUE
801 GRANT AVENUE, LOUISVILLE, COLORADO 80027
CASE # PUD- 0003 - 2025

PROJECT DESCRIPTION

THE PROPOSAL INCLUDES INSTALLING AN ELEXTRONIC MESSAGE CENTER SIGN ON THE SOUTHWESTERN AREA OF THE PROPERTY WHERE A PREVIOUS FREESTANDING SIGN WAS PLACED. NO ADDITIONAL LANDSCAPING OR SITE CHANGES ARE PROPOSED.

PREVIOUSLY APPROVED PUD (7/18/2017)

THIS PROJECT INCLUDED THE DEMOLITION OF THE EXISTING =/- 3,000 SF POOLHOUSE AND CONSTRUCTION OF A NEW OPEN AIR =/- 2,800 SF POOLHOUSE AND ASSOCIATED IMPROVEMENTS, INCLUDING A DECK EXPANSION AND OUTDOOR CABANA AND STORAGE STRUCTURES. FOUR WAIVERS WERE REQUESTED WITH THE PUD AND INCLUDED DESIGN AND SLOPE OF ROOF, REAR YARD SETBACKS, PERIMETER LANDSCAPING, AND SCREENING REQUIREMENTS.

ADDRESS
801 GRANT STREET, LOUISVILLE, CO 80027

LEGAL DESCRIPTION
LOTS 5-11, BLOCK 5, PLEASANT HILL ADDITION & VACATED GRANT AVENUE, LOCATED IN THE SOUTHEAST QUARTER OF SECTION 8, TOWNSHIP 1 SOUTH, RANGE 69 WEST OF THE P.M.
CITY AND OF LOUISVILLE, COUNTY OF BOULDER, STATE OF COLORADO

ZONING
RESIDENTIAL LOW DENSITY (RL)

VICINITY MAP

TRUE NORTH

VICINITY MAP

OWNERSHIP SIGNATURE BLOCK

BY SIGNING THE 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___.

CITY MANAGER DIANA LANGLEY SIGNATURE:
_____

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 CHRISTOPHER LEH SIGNATURE:
_____

EXISTING CONDITIONS

ZONING DATA	CITY STANDARDS	EXISTING	PROPOSED
TOTAL SITE AREA	N/A	31,500 SQ. FT	31,500
LOT COVERAGE	40%	28%	28%
FLOOR AREA RATIO	.45	.28	.28
BUILDING HEIGHT	27' - 0" MAX.	13 - 6 1/4" (ABOVE FINISHED GRADE)	10' - 10" (ABOVE FINISHED GRADE)
SETBACKS:			
SIDE YARD - NORTH	7' - 0"	69' - 0"	65' - 4"
REAR YARD - WEST	25' - 0"	0'	0'
STREET SIDE YARD - SOUTH	15 ' - 0"	14' - 4"	14' - 4"
FRONT YARD - EAST	20' - 0"	96' - 0"	96' - 0"
CDDSG			
OPEN SPACE COVERAGE	30%	68%	66%

SHEET INDEX

1 OF 2 COVER SHEET

2 OF 2 SITE DEVELOPMENT PLAN

SINK COMBS DETHLEFS
ARCHITECTURE DESIGN
475 LINCOLN STREET
SUITE 100
DENVER, CO 80203
Tel: 303-308-0200

NOT FOR CONSTRUCTION

MEMORY SQUARE PLANNED UNIT DEVELOPMENT, FIRST AMENDMENT

LOTS 5-11, BLOCK 5, PLEASANT HILL ADDITION & VACATED GRANT AVENUE

801 GRANT AVENUE
LOUISVILLE, CO 80027

SCD Project No.:

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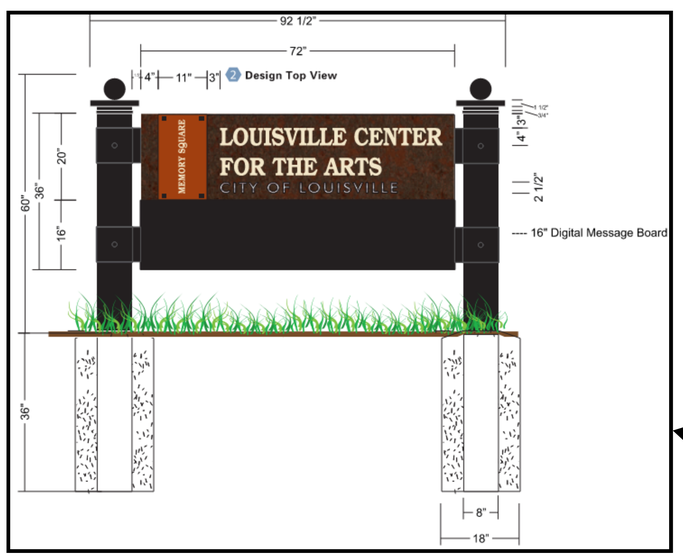
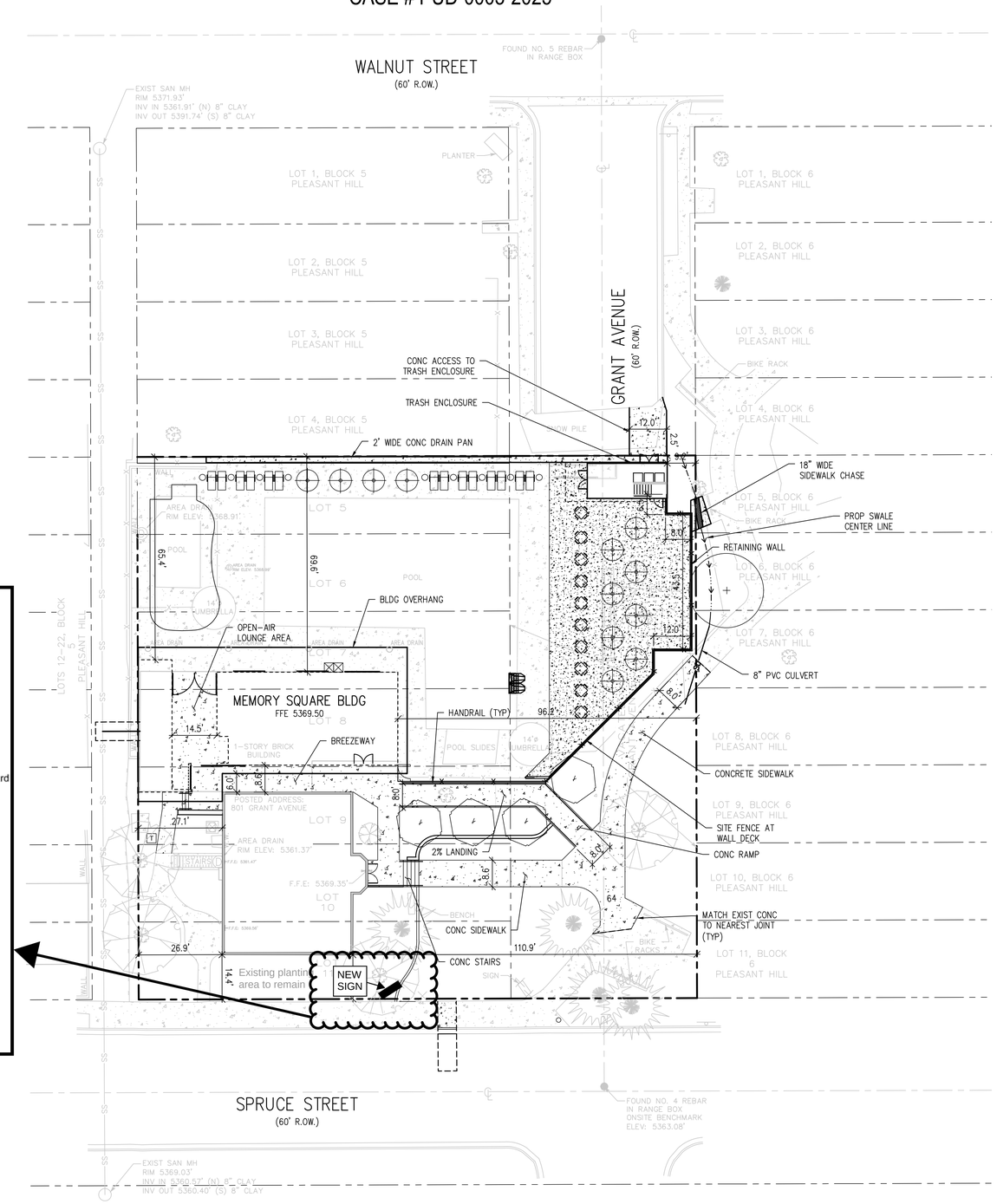
No.	Issues/Revisions:	Date

COVER SHEET

MEMORY SQUARE PLANNED UNIT DEVELOPMENT
FIRST AMENDMENT

LOTS 5-11, BLOCK 5, PLEASANT HILL ADDITION & VACATED GRANT AVENUE
801 GRANT AVENUE, LOUISVILLE, COLORADO 80027
CASE # PUD-0003-2025





LEGEND

- SURVEY CONTROL POINT
- BENCHMARK
- PROPOSED MANHOLE
- EXISTING MANHOLE
- 18" AREA DRAIN
- 12" AREA DRAIN
- COMBINATION INLET
- TYPE R INLET
- TYPE 13 FIELD INLET
- FLARED END SECTION
- RIPRAP
- WATER METER
- FIRE HYDRANT
- LIGHT POLE
- SIGN
- 1 — STRUCTURE IDENTIFICATION
- R1-1 — SIGN IDENTIFICATION
- SD — STORM DRAIN
- RD — ROOF DRAIN
- SS — SANITARY SEWER
- W — WATER
- IRR — IRRIGATION
- UD — UNDERDRAIN
- TD — TRENCH DRAIN
- FD — FRENCH DRAIN
- PD — PERFORATED DRAIN
- T — TELEPHONE
- E — ELECTRIC
- OE — OVERHEAD ELECTRIC
- UE — UNDERGROUND ELECTRIC
- G — GAS
- CATV — CABLE TV
- FO — FIBER OPTIC
- FLOW LINE
- FENCE
- ABANDON UTILITY
- DEMO SURFACE FEATURE
- DEMO SUBSURFACE FEATURE
- DEMO TREE
- LIMITS OF SAWCUT
- PROPERTY LINE / ROW
- EASEMENT LINE
- LIMITS OF WORK
- LIMITS OF OVEREXCAVATION
- MATCHLINE
- PROPOSED BUILDING
- EXIST BUILDING
- BLDG ACCESS
- CONCRETE PAVING
- HEAVY DUTY ASPHALT PAVING
- EARTH
- GRASS PAVERS
- CONCRETE SCORING
- CURB & GUTTER
- GUTTER PAN
- SPILL/CATCH CURB TRANSITION
- 20 — PROPOSED INDEX CONTOUR
- 21 — PROPOSED INTERMEDIATE CONTOUR
- 5220 — EXIST INDEX CONTOUR
- 5221 — EXIST INTERMEDIATE CONTOUR
- + 20.50 — PROPOSED SPOT ELEVATION
- + 4220.5 — EXIST SPOT ELEVATION

20 0 20 40
SCALE IN FEET

SINK COMBS DETHLEFS
ARCHITECTURE DESIGN
475 LINCOLN STREET
SUITE 100
DENVER, CO 80203
Tel: 303-308-0200

NOT FOR CONSTRUCTION

MEMORY SQUARE PLANNED UNIT DEVELOPMENT AND SPECIAL REVIEW USE

LOTS 5-11, BLOCK 5, PLEASANT HILL ADDITION & VACATED GRANT AVENUE

801 GRANT AVENUE
LOUISVILLE, CO 80027

SCD Project No.: 1641

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SITE DEVELOPMENT