PROJECT DIRECTORY

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

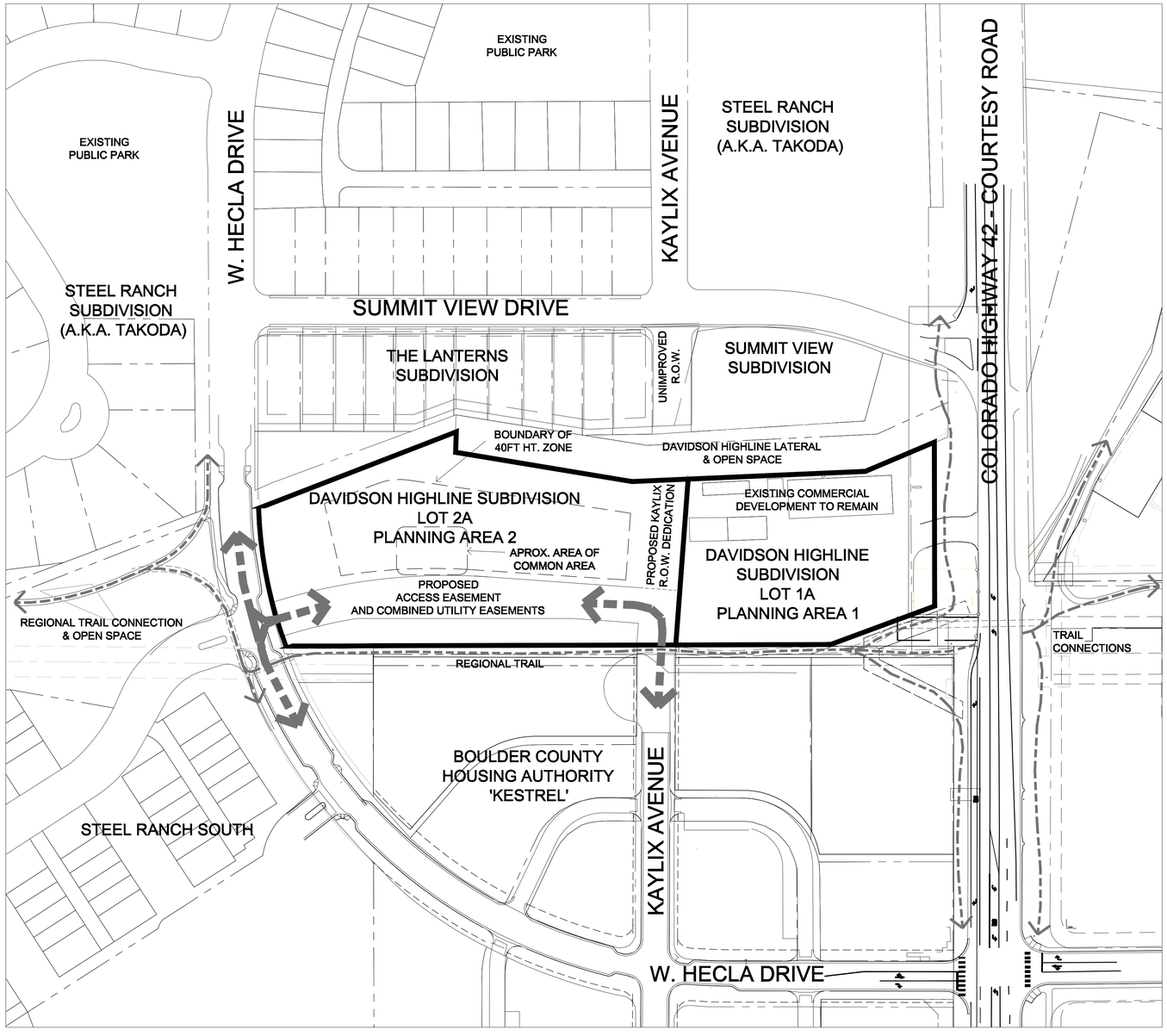
Affordable Housing Consultant:
Michael Reis
303.807.5977
michaelreisllc@gmail.com

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

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

NORTH LOUISVILLE
GENERAL DEVELOPMENT PLAN - 1st AMENDMENT

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

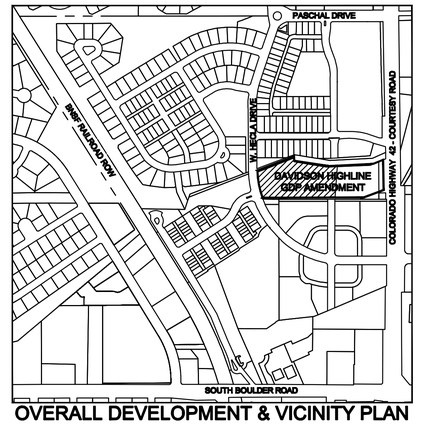


1/1 GDP AMENDMENT - DAVIDSON HIGHLINE - PLANNING AREA 2

SCALE: 1" = 80'

0 80 160 320 FEET

N



OVERALL DEVELOPMENT & VICINITY PLAN

SIGNATURES

OWNERSHIP SIGNATURE BLOCK

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

_____
Courtesy Louisville LLC
Owner Name and Signature

_____
RCL Land Company LLC
Owner Name and Signature

_____ (Notary Seal)
Notary Name (print)

_____
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 _____

(City Seal)

_____
Mayor Signature

_____
City Clerk Signature

GENERAL INFORMATION

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

GENERAL KEY NOTES*

1 Based on site survey by Ehrhart Surveying - Project #5235316 dated 11-22-23/11-30-23.
2 Final land area with ROW dedication to be shown on Final Plat. Access, utility and drainage easements to be provided as required.

General Note: The development plan depicted herein is conceptual. Final layout, unit counts, etc. shall be determined through the PUD process.

LAND USE SUMMARY

	PLANNING AREA 1 (NOT INCL.)	PLANNING AREA 2
ZONING DESIGNATION	NO CHANGES WITH THIS AMENDMENT	PCZD-R - Planned Community Residential
ALLOWABLE LAND USE		Single Family Dwelling; Multi-Unit Dwelling; Duplex; Accessory Dwelling Unit; Accessory Structures
MAXIMUM RESIDENTIAL DENSITY (DU/Acre Gross)		17.42 DU/AC
PROPOSED DEVELOPMENT		Up to 51 Residential Dwelling Units

BULK AND DIMENSIONAL STANDARDS

	PLANNING AREA 1 (NOT INCL.)	PLANNING AREA 2
MINIMUM LOT AREA	NO CHANGES WITH THIS AMENDMENT	N/A
MINIMUM LOT WIDTH		20'
MAXIMUM LOT COVERAGE		N/A
MAXIMUM BLDG. HEIGHT - PRINCIPAL USE		35' (40' within designated area)
MAXIMUM BLDG. HEIGHT - ACCESSORY USE		25'
BUILDING SETBACKS		
FRONT YARD *(1)		
TO PRIVATE STREET		8'
TO PUBLIC ROW		15'
TO COMMON AREAS *(3) OR PUBLIC 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 OR ALLEY		3'
ABUTTING PUBLIC ROW		10' (5' at Kaylix ROW)
ABUTTING COMMON AREAS *(3)		2'
INTERIOR LOT LINE		2'

BULK AND DIMENSIONAL STANDARDS - KEY NOTES*

1 Unenclosed porches may encroach into required front setback up to 4'.
On the south side of east-west access easement, building projections less than 12'w and 16'h may encroach into required front setback up to 4'.
2 Rear Setback - 0' to alley or private drive and 5' to common areas, Open Space, or non-buildable easement at least 10' wide.
3 "Common Areas" include privately owned/maintained parks and open spaces within the development for the use of the residents, landscape buffers, etc.

HARTRONFT ASSOCIATES
A Professional Corporation
Planning
Architecture
Interior Design
950 Spruce Street, #2C
Louisville, CO 80027
TEL: 303.673.9304
FAX: 303.673.9319

NORTH LOUISVILLE GENERAL DEVELOPMENT PLAN - 1st AMENDMENT
2101 N. COURTESY ROAD
COURTESY LOUISVILLE LLC c/o THISTLE COMMUNITIES

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ISSUE:
GDP - SUBMITTAL 1
DATE:
04/04/25
DRAWN BY:
HAPC
REVIEWED BY:
JEH
PROJECT #:
2355
REVISIONS:

No.	Description	Date
1	RESUBMITTAL 01	08/01/25

DRAWING TITLE:
GDP AMENDMENT