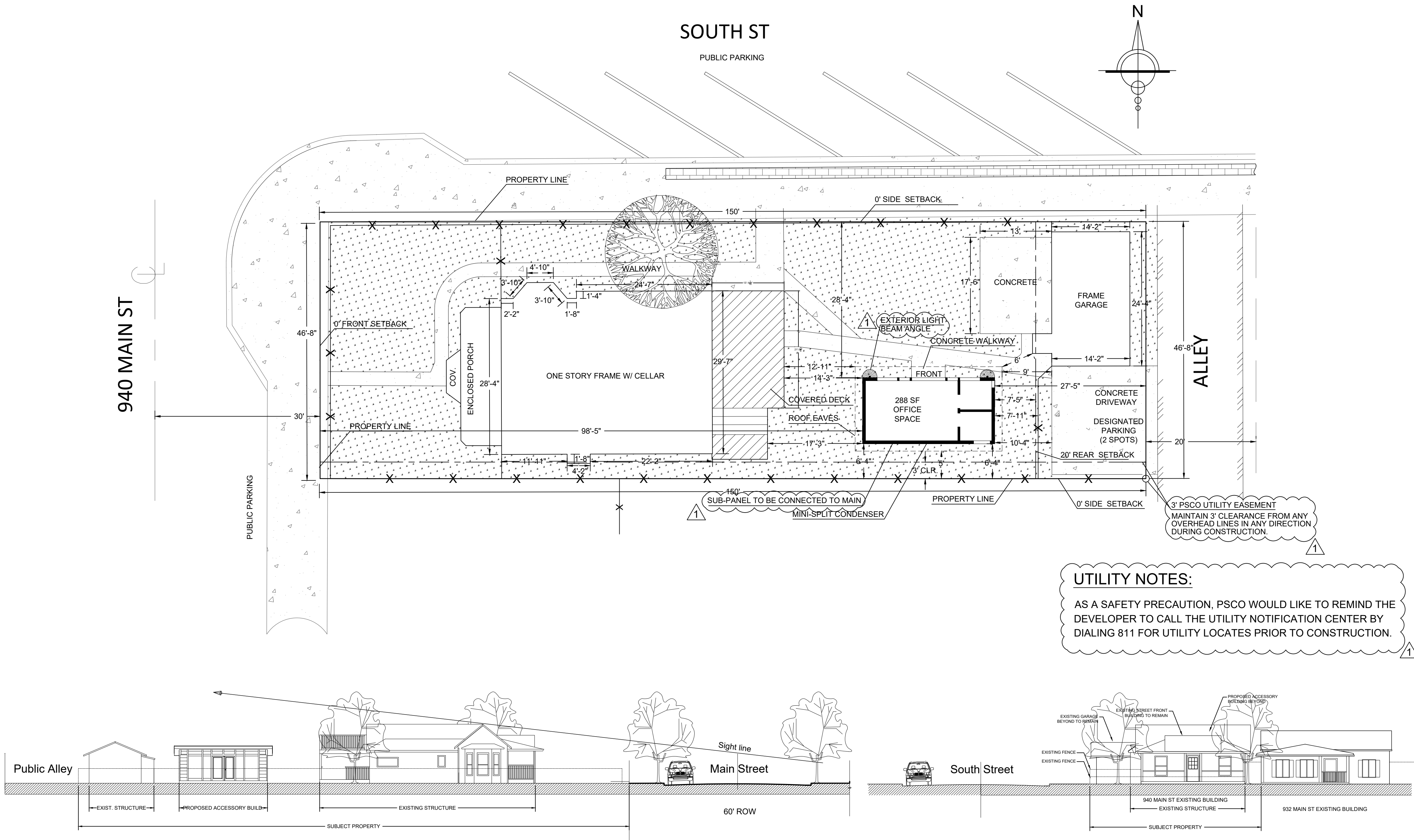
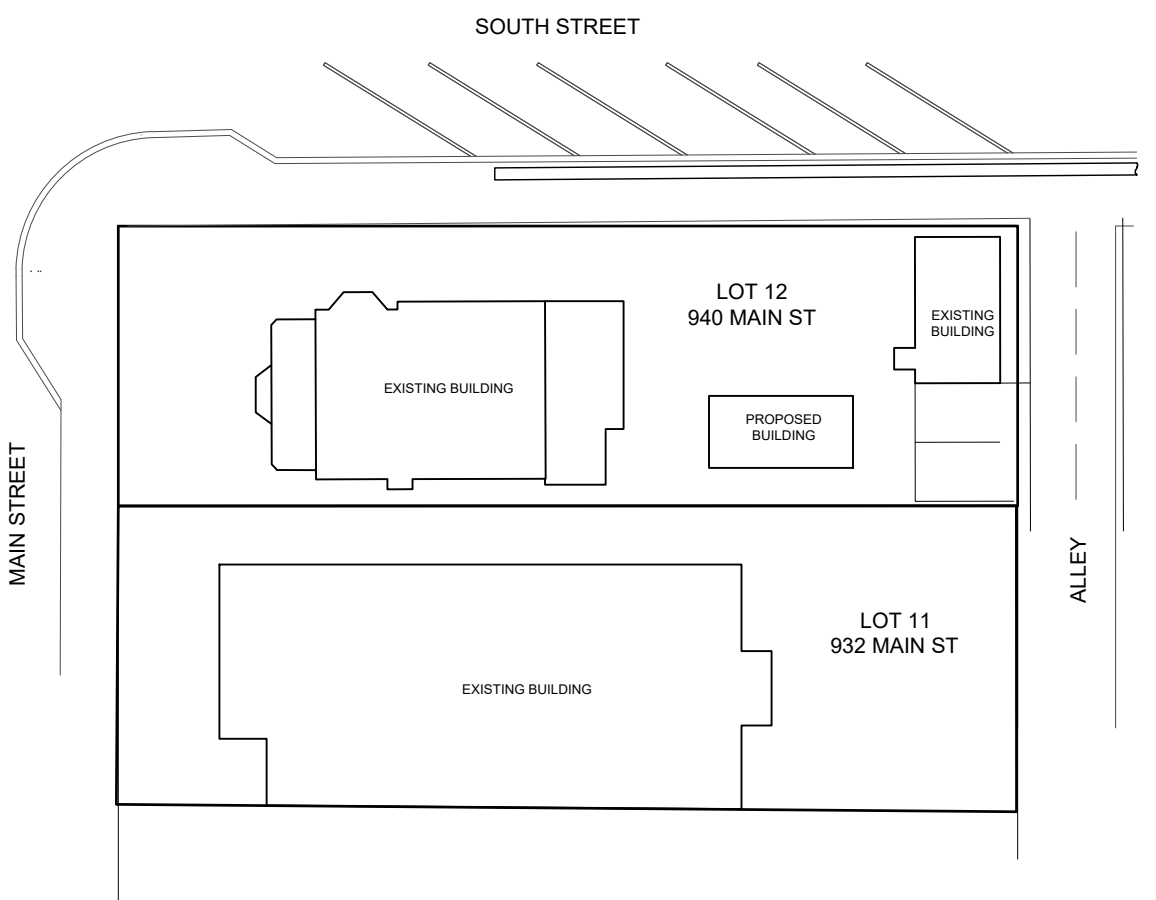




UTILITY NOTES:

AS A SAFETY PRECAUTION, PCSO WOULD LIKE TO REMIND THE DEVELOPER TO CALL THE UTILITY NOTIFICATION CENTER BY DIALING 811 FOR UTILITY LOCATES PRIOR TO CONSTRUCTION.

LEGAL DESCRIPTION

Know all men by these presents, that the undersigned being the owner of a tract of land, located in Section 8, Township 1 South, Range 69 West of the 6th principle meridian, City of Louisville, Boulder County, State of Colorado, and being more particularly described as follows: Lot 12, Block 1, Town of Louisville, County of Boulder

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 Planning Commission of the City of Louisville, Colorado. Resolution No. _____, Series _____.

Mayor Signature _____

City Clerk Siganature _____

DRAWING INDEX

SHEET #	DESCRIPTION
A-000	COVER
A-001	BUILDING ELEVATIONS
A-002	FLOOR PLAN/ ELECTRICAL PLAN WITH LIGHTING SPECS

OWNERSHIP SIGNATURE BLOCK

By signing this PUD, the owner acknowledges and accepts all the requirements and intent set forth in the PUD. Witness our hands and seals this _____ day of _____, 20____.

(Notary Seal)

Owner: Jamie Kilcoyne

Notary Name and Signature

My Commission Expires _____

CLERK AND RECORDER CERTIFICATE

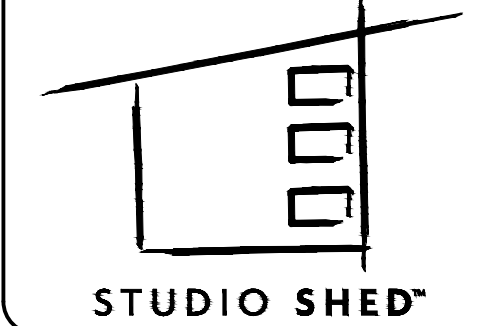
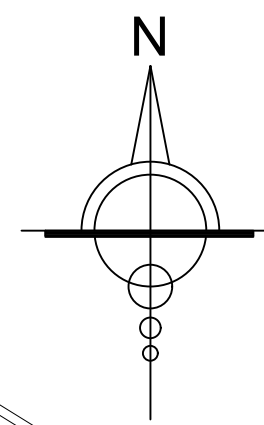
(County of Boulder, State of Colorado)
I hereby certify that this instrument was filed in my office at _____ o'clock, ____ M., this day of _____, 20____, and is recorded in Plan File _____. Fee _____ paid.
_____ Film No. _____ Reception.

Clerk & Recorder

Deputy

SOUTH ST

PUBLIC PARKING



1500 CHERRY STREET
LOUISVILLE, CO 80027

Ph: 888.900.3933
WWW.STUDIOSHED.COM

ISSUE DATE

09.22.2021

REVISIONS

12'x24' OFFICE BUILDING
TYPE OF CONSTRUCTION

JAMIE KILCOYNE
NAME

940 MAIN STREET
LOUISVILLE, CO 80027
ADDRESS

Zoning Data

Lot Area (150' x 46.66') 7,000 SF

	City Standards	Proposed PUD
Floor Area ¹		
Existing	N/A	1,287 SF
Addition	N/A	288 SF
Total Floor Area ¹	N/A	1,575 SF
Floor Area Ratio (gross)	1.30	0.225
Building Coverage	N/A	2,418 SF
Bldg Lot Coverage %	N/A	34%
Commercial Floor Area ²	N/A	N/A
Parking Required ²	2 Spaces	0 Spaces
Building Height	35'	10.5'
Setbacks		
Front Yard Setback ³	0'	98.41'
Side Yard - north	0'	28.33'
Side Yard - south	0'	6.33'
Rear Setback	20'	27.41'

¹ Floor area within the exterior walls (including stairways)

² Only commercial floor area is included in parking calculations per LMC 17.20.025. Parking requirements based on net floor areas less 999 SF per LMC 17.20.025 note F.

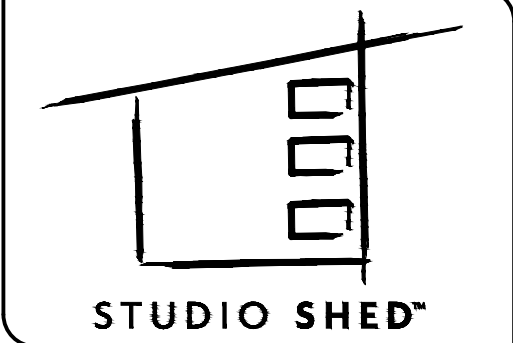
24x36

SHEET SIZE

COVER PAGE

A-000

1 OF 3



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SHEET SIZE
ELEVATIONS
A-001
2 OF 3

