



Land Use

Courthouse Annex • 2045 13th Street • Boulder, Colorado 80302 • Tel: 303.441.3930 • Fax: 303.441.4856
Mailing Address: P.O. Box 471 • Boulder, Colorado 80306 • www.bouldercounty.org

MEMO TO: County Transportation, Health and Parks Departments, and FPD.
FROM: Steven Williams, Planner II
DATE: August 22, 2012
RE: Site Plan Review application SPR-12-0062

Docket SPR-12-0062: COLLIER Detached Garage Site Plan Review

Request: Site Plan Review to build a 1,541 sq. ft. (912 sq. ft. 1st floor, 629 sq. ft. 2nd floor) detached garage. The addition would bring the total residential floor area for this property to 2,957 sq. ft.
Location: At 22617 Peak to Peak Highway, in Section 25, T1S, R73W.
Zoning: Forestry (F)
Applicant: Charles Collier
Agent: Craig Talbet

Site Plan Review by the Boulder County Land Use Director is required for new building/grading/access or floodplain development permits in the plain and mountainous areas of unincorporated Boulder County. The Review considers potential significant impact to the ecosystem, surrounding land uses and infrastructure, and safety concerns due to natural hazards.

The Land Use staff values comments from individuals and referral agencies. Please check the appropriate response below or send a letter. Late responses will be reviewed as the process permits; all comments will be made part of the public record and given to the applicant. Only a portion of the submitted documents may have been enclosed; you are welcome to review the entire file at the Land Use Department, 13th and Spruce, Boulder.

Please return responses to the above address by **September 10, 2012.**

_____ We have reviewed the proposal and have no conflicts.
_____ Letter is enclosed.

Signed _____ PRINTED Name _____

Agency or Address _____



Boulder County Land Use Department

Courthouse Annex Building
 2045 13th Street • PO Box 471
 Boulder, Colorado 80302
 Phone: 303-441-3930 • Fax: 303-441-4856
 Email: planner@bouldercounty.org •
 http://www.BoulderCounty.org/lu/
 Office Hours: Monday — Friday 8:00 AM to 4:30 PM

Rec # 373479, \$260.00, Ck# 2016 RS

Intake Stamp	Shaded Areas for Staff Only
AUG 13 2012	
BOULDER COUNTY LAND USE	

Application Form

Project Number <u>SPP - 12-0062</u>		Project Name <u>Collier Garage</u>	
* No Application Deadline		* Application Deadline: First Wednesday of the Month	
* Application Deadline: Second Wednesday of the Month			
<input type="checkbox"/> Limited Impact Special Use <input type="checkbox"/> Limited Impact Special Use Waiver <input type="checkbox"/> Site Plan Review <input checked="" type="checkbox"/> Site Plan Review Waiver <input type="checkbox"/> Subdivision Exemption <input type="checkbox"/> Exemption Plat <input type="checkbox"/> 1041 State Interest Review <input type="checkbox"/> Other: _____		<input type="checkbox"/> Variance <input type="checkbox"/> Appeal <input type="checkbox"/> Sketch Plan <input type="checkbox"/> Preliminary Plan <input type="checkbox"/> Final Plat <input type="checkbox"/> Resubdivision (Replat) <input type="checkbox"/> Special Use/SSDP <input type="checkbox"/> Rezoning <input type="checkbox"/> Road/Easement Vacation <input type="checkbox"/> Location and Extent <input type="checkbox"/> Road Name Change	

Location(s)/Street Address(es) 22617 Peak to Peak Hwy, Nederland

Subdivision Name TR NBR 901 Nederland Area

Lot(s)	Block(s)	Section(s) <u>25</u>	Township(s) <u>1 S</u>	Range(s) <u>73</u>
Area in Acres <u>5.2</u>	Existing Zoning <u>Forestry</u>	Existing Use of Property <u>Residence Agriculture</u>	Number of Proposed Lots <u>NA</u>	
Proposed Water Supply <u>Existing well</u>		Proposed Sewage Disposal Method <u>Existing Septic system</u>		

Applicants:

Applicant/Property Owner <u>Charles Collier</u>		Email Address <u>charliecollier@comcast.net</u>		
Mailing Address <u>1648 Sapphire Trail</u>				
City <u>Bellingham</u>	State <u>WA</u>	Zip Code <u>98226</u>	Phone <u>360-220-5233</u>	Fax
Applicant/Property Owner/Agent/Consultant			Email Address	
Mailing Address				
City	State	Zip Code	Phone	Fax

Agent/Consultant <u>Craig Talbet</u>		Email Address <u>CJT-Construction@yahoo.com</u>		
Mailing Address <u>P.O. Box 1043</u>				
City <u>Nederland</u>	State <u>Colorado</u>	Zip Code <u>80466</u>	Phone <u>720-244-2545</u>	Fax

Certification: (Please refer to the Regulations and Application Submittal Package for complete application requirements.)

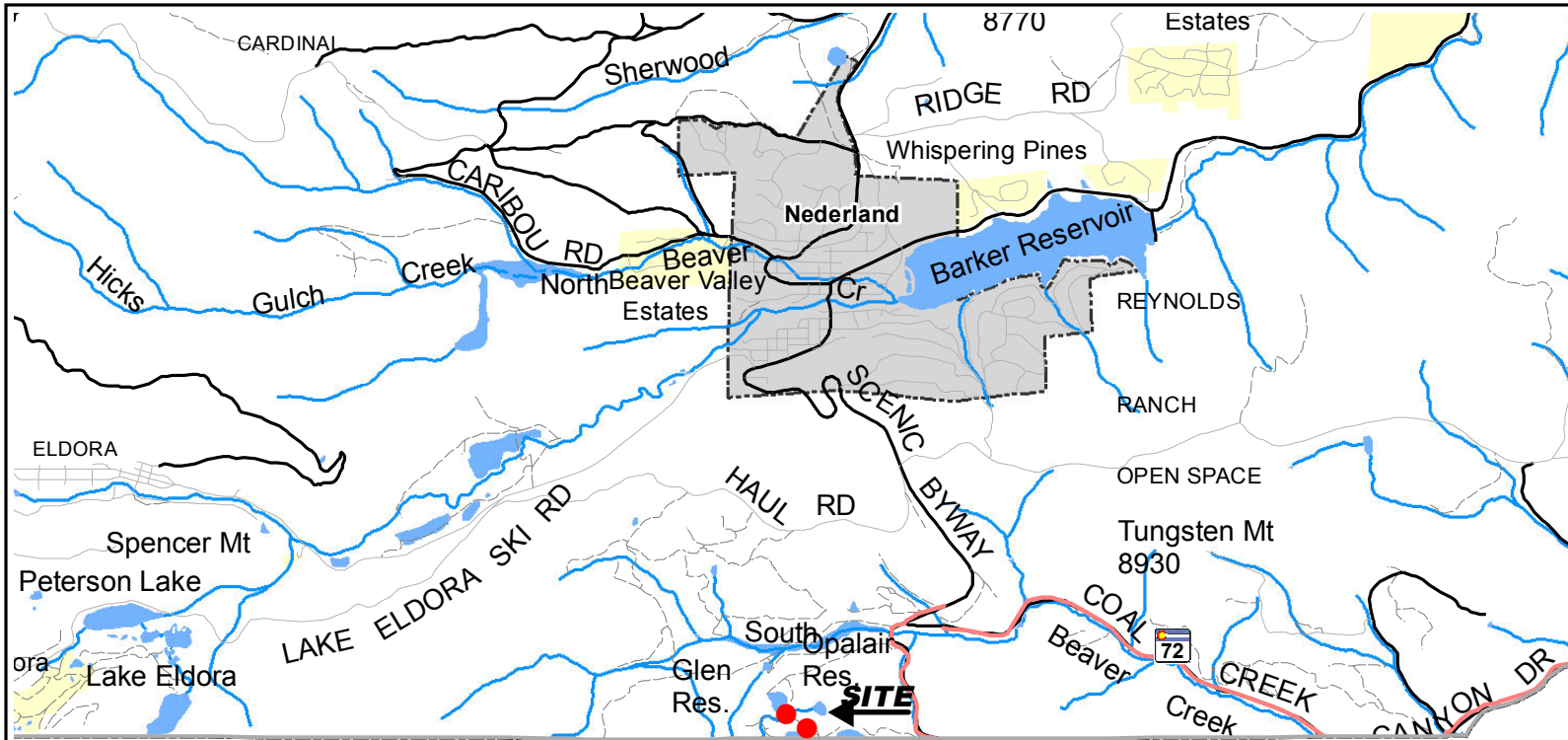
I certify that I am signing this Application Form as an owner of record of the property included in the Application. I certify that the information and exhibits I have submitted are true and correct to the best of my knowledge. I understand that all materials required by Boulder County must be submitted prior to having this matter processed. I understand that public hearings or meetings may be required. I understand that I must sign an Agreement of Payment for Application processing fees and that additional fees or materials may be required as a result of considerations which may arise in the processing of this docket. I understand that the road, school, and park dedications may be required as a condition of approval. I understand that I am consenting to allow the County Staff involved in this application or their designees to enter onto and inspect the subject property at any reasonable time, without obtaining any prior consent.

All landowners are required to sign application. If additional space is needed attach additional sheet signed and dated.

Signature of Property Owner <u>[Signature]</u>	Date <u>8-12-2012</u>	Signature of Property Owner	Date
Other Signature	Date	Other Signature	Date

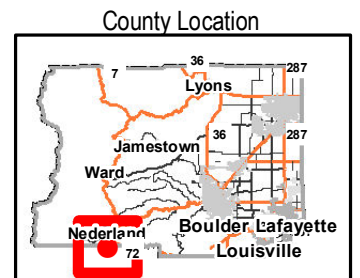
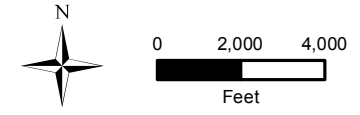
* Only if the Land Use Director waives the landowner signature requirement for good cause shown under the applicable provisions of the Land Use Code.

Land Use Department Pre-Application Map: Vicinity



Legend

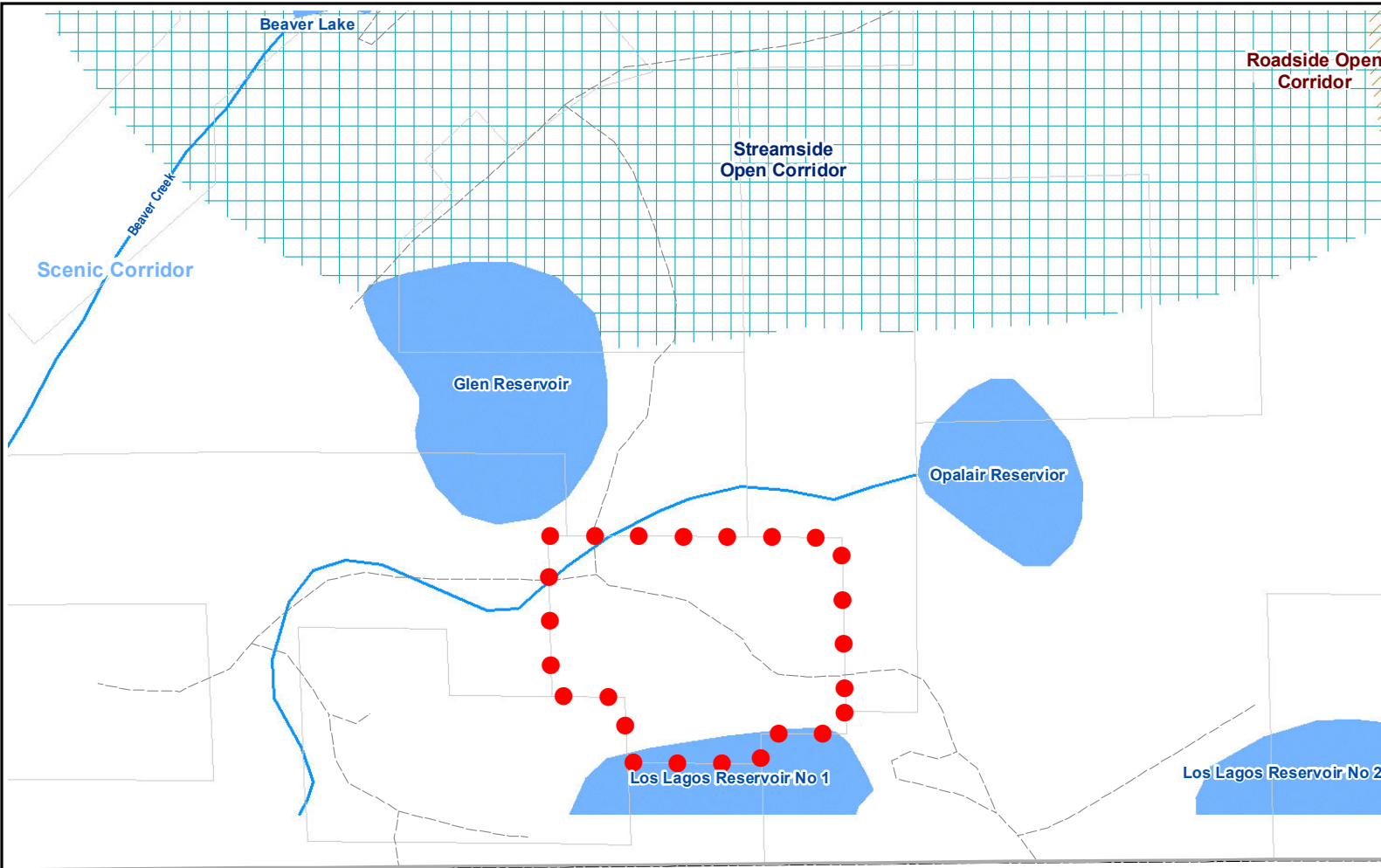
- PARCEL_NUMBER_158300400030
- Water
- Municipality
- Subdivisions



This map is for illustrative purposes only. Boulder County Land Use Department makes no warranties regarding the accuracy, completeness, reliability, or suitability of these data. Boulder County Land Use Department disclaims any liability associated with the use or misuse of these data. In accessing and/or relying on these data, the user fully assumes any and all risk associated with this information.

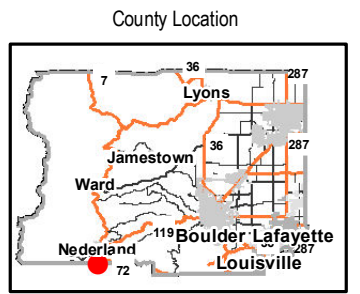
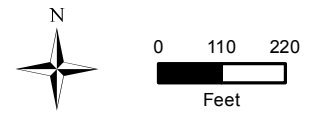
Date: 7/31/2012

Land Use Department Pre-Application Map: Location



Legend

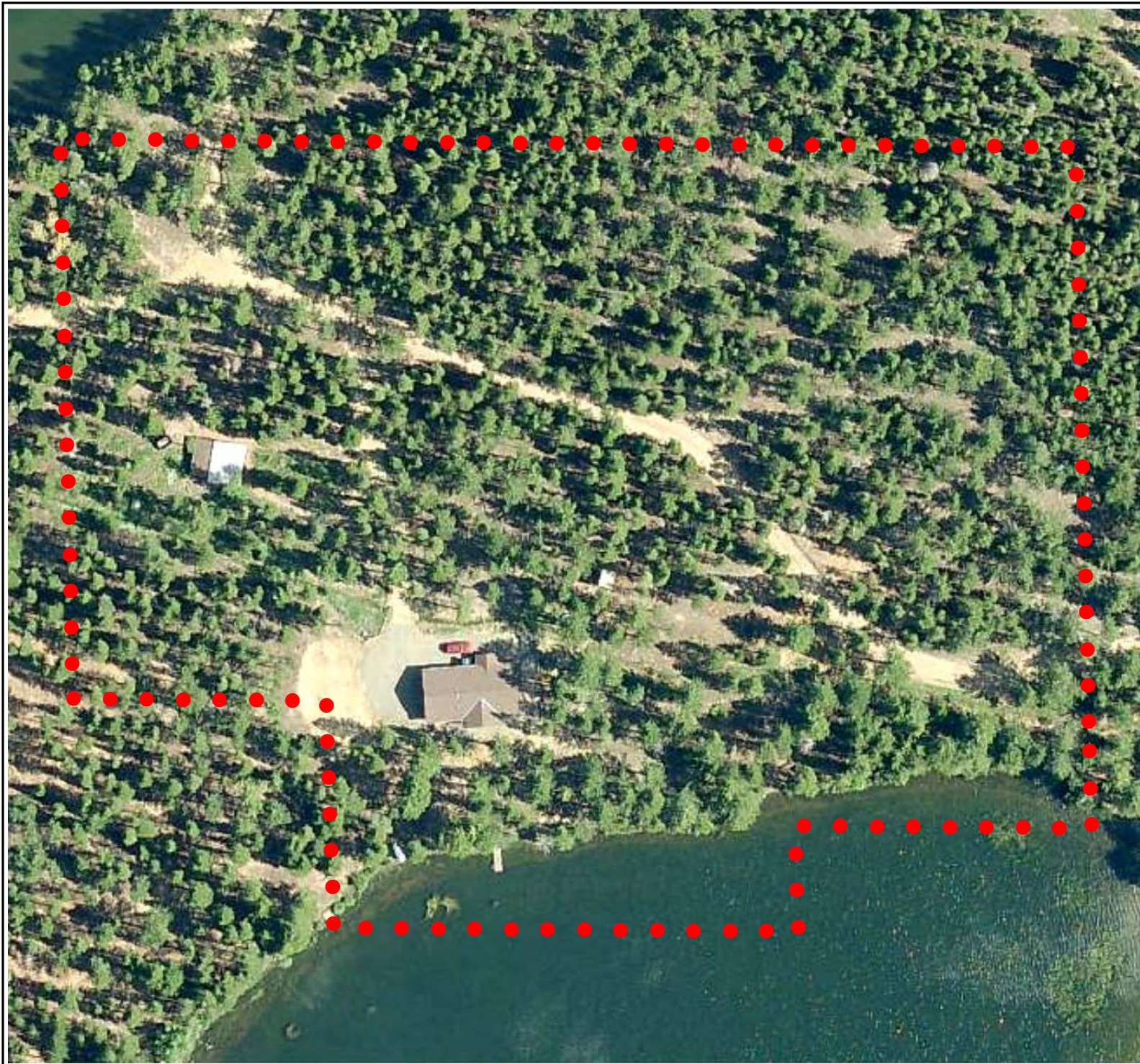
- PARCEL_NUMBER_158300400030
- Water
- Roadside Open Corridor
- Streamside Open Corridor



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Date: 7/31/2012

Land Use Department Pre-Application Map: Aerial



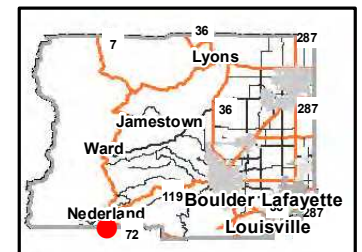
Legend

●
PARCEL_NUMBER_158300400030



0 25 50
Feet

County Location



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Date: 7/31/2012

Site Plan Review Fact Sheet

The applicant(s) is/are required to complete each section of this Site Plan Review (SPR) Fact Sheet even if the information is duplicated elsewhere in the SPR application. Completed Fact Sheets reduce the application review time which helps expediate the Director's Determination. Please make duplicates of this SPR Fact Sheet if the project involves more than two structures.

Structure #1 Information

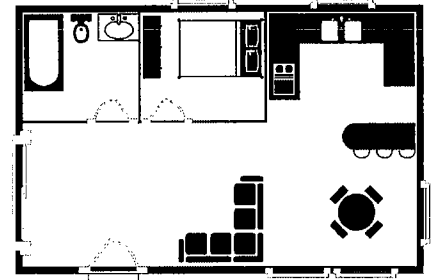
Type of Structure: (e.g. residence, studio, barn, etc.)		Residence		
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		1416 sq. ft.	Deconstruction: ∅	
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)				
Proposed Floor Area (New Construction Only)				<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential
	Finished	Unfinished	Total	Height (above existing grade)
Basement:	sq. ft.	sq. ft.	sq. ft.	21'
First Floor:	sq. ft.	912	912	Exterior Wall Material Fibre cement Harder Board
Second Floor:	sq. ft.	629	629	Exterior Wall Color BEHR Ecc-45-1 Tan
Garage: <input checked="" type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.	Roofing Material Class A owns corning 30 yr
Covered Deck:	sq. ft.	sq. ft.	sq. ft.	Roofing Color Brown wood
Total:	sq. ft.	1541	1541	Total Bedrooms ∅

Project Identification:

Project Name: <i>Collier Garage</i>
Property Address/Location: <i>22617 Peak to Peak Hwy</i>
Current Owner: <i>Charles Collier</i>
Size of Property in Acres: <i>5.2</i>

Determining Floor Area

Floor Area is measured in terms of square feet. The total square footage is as everything within the exterior face of the outside walls which includes garages and basements. The shaded area on the diagram indicates the area counted as square feet.



Structure #2 Information

Type of Structure: (e.g. residence, studio, barn, etc.)				
Total Existing Floor Area: (Finished + Unfinished square feet including garage if attached.)		sq. ft.	Deconstruction: sq. ft.	
Are new floor areas being proposed where demolition will occur? <input type="checkbox"/> No <input type="checkbox"/> Yes (include the new floor area square footage in the table below)				
Proposed Floor Area (New Construction Only)				<input type="checkbox"/> Residential <input type="checkbox"/> Non-Residential
	Finished	Unfinished	Total	Height (above existing grade)
Basement:	sq. ft.	sq. ft.	sq. ft.	
First Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Material
Second Floor:	sq. ft.	sq. ft.	sq. ft.	Exterior Wall Color
Garage: <input type="checkbox"/> Detached <input type="checkbox"/> Attached	sq. ft.	sq. ft.	sq. ft.	Roofing Material
Covered Deck:	sq. ft.	sq. ft.	sq. ft.	Roofing Color
Total:	sq. ft.	sq. ft.	sq. ft.	Total Bedrooms

Residential vs. Non-Residential Floor Area

Residential floor area includes all attached and detached floor area (as defined in Article 18-162) on a parcel, including principal and accessory structures used or customarily used for residential purposes, such as garages, studies, pool houses, home offices, workshops, gazebos, and carports under 200 square feet each, up to 400 square feet total. Barns used for agricultural purposes are not considered residential floor area.

Note: If an existing wall(s) and/or roof(s) are removed and a new wall(s)/roof(s) are constructed, the associated floor area due to the new wall(s)/roof(s) are considered new construction and must be included in the calculation of floor area for the Site Plan Review and shown on this Fact Sheet.

If a Limited Impact Special Review is required, then call 303-441-3930 and ask for a new Preapplication conference for the Limited Impact Special Review.

Floor Area

Please Note: If a project is granted a SPR Waiver but the building permit floor area calculations result in new floor area exceeding 2,000 sq. ft., then the project will trigger a full SPR prior to issuance of a building permit.

Grading Calculation

Cut and fill calculations are necessary to evaluate the disturbance of a project and to verify whether or not a Limited Impact Special Review (LISR) is required. A LISR is required when grading for a project involves more than 500 cubic yards (minus normal cut/fill and backfill contained within the foundation footprint).

If grading totals are close to the 500 yard trigger, additional information may be required, such as a grading plan stamped by a Colorado Registered Professional Engineer.

Earth Work and Grading

This worksheet is to help you accurately determine the amount of grading for the property in accordance with the Boulder County Land Use Code. Please fill in all applicable boxes.

Note: Applicant(s) must fill in the shaded boxes even though foundation work does not contribute toward the 500 cubic yard trigger requiring Limited Impact Special Use Review. Also, all areas of earthwork must be represented on the site plan.

Narrative

Use this space to describe any special circumstances that you feel the Land Use Office should be aware of when reviewing your application. If more room is needed, feel free to attach a separate sheet.

Siding, Paint + Roof to match existing house

Conservation Easement - See last page of C.E. Which exempts this parcel from C.E.

Grading - All grading will be foundation work - Leveling, Foundation digging, Back Fill

Existing Shed is a farm Utility Building for storage of tools and utility vehicle used on the property.

* Customers request a phone call to let them know when the planner will be arriving for a site visit *

Is Your Property Gated and Locked?

Note: If county personnel cannot access the property, then it could cause delays in reviewing your application.

Certification

I certify that the information submitted is complete and correct. I agree to clearly identify the property (if not already addressed) and state the location of the improvements on the site within four days of submitting this application. I understand that the intent of the Site Plan Review process is to address the impacts of location and type of structures, and that modifications may be required. Site work will not be done prior to issuance of a Grading or Building Permit.

Signature <i>Mark Polli</i>	Date 8-12-2012
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Earth Work and Grading Worksheet:

	Cut	Fill	Subtotal
Driveway and Parking Areas			
Berm(s)			
Other Grading			
Subtotal			Box 1
* If the total in Box 1 is greater than 500 cubic yards, then a Limited Impact Special Review (LISR) is required.			
	Cut	Fill	Total
Foundation	< 10	< 10	< 20
Is this exempt because it is foundation work? Material cut from foundation excavation to be removed from the property			0

Excess Material will be Transported to the Following Location:

Excess Materials Transport Location:

Site Plan Review Narrative

Collier Garage

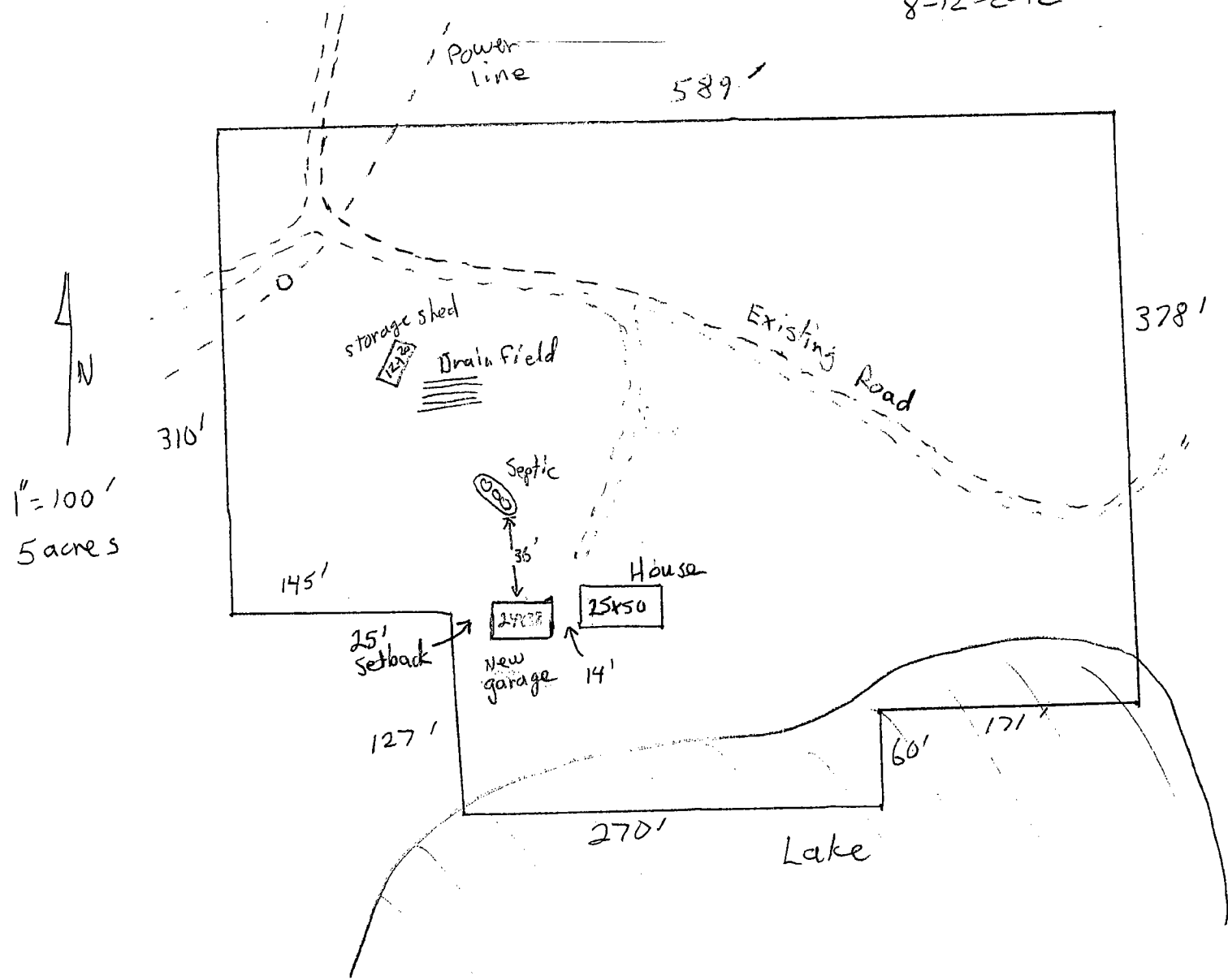
22617 Peak to Peak Hwy, Nederland

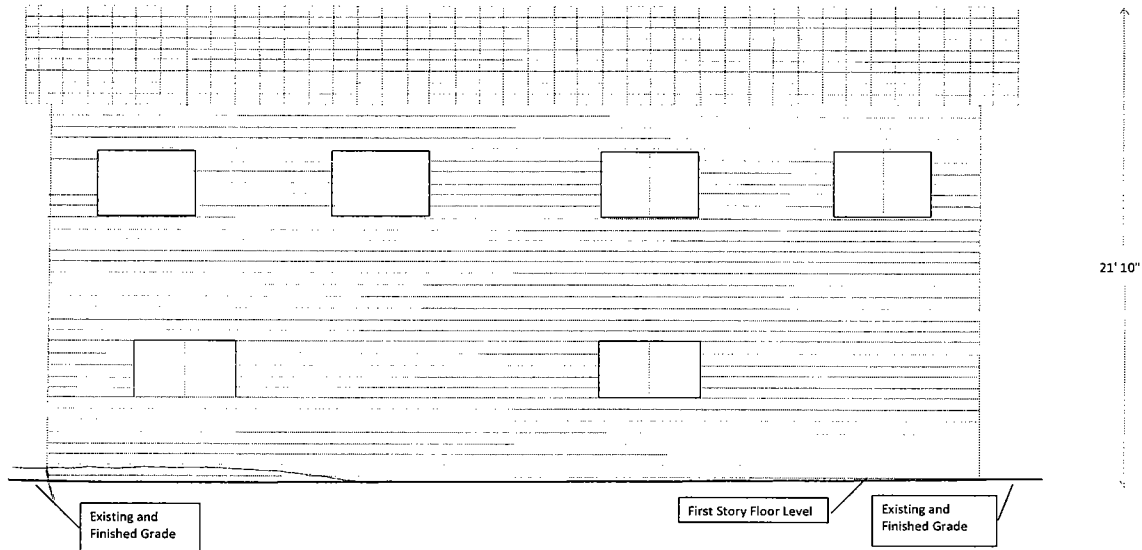
1. We would like to exceed the size limit for our lot by 457 ft². Our current footage is 1416 ft² and we are proposing a garage with 912 ft² of garage and workshop on the first floor and 629 ft² of storage on the second floor. Both spaces will be unheated and unfinished. Current (1416) plus new garage (1541) equals 2957 total square footage, minus allowable (2500) equals 457 increase request.
2. Visibility: This project is not visible from any public road nor from any neighbors. The nearest neighbor is my mother whose cabin is approximately 700 feet away through the woods on a hill. There are only four other houses within 1500 feet of our house and they are all relatives. One of the four is 3856 square feet. Our requested total is 2957 which is 899 less than that residence.
3. The Shed (240 ft²) and carport (200 ft²): The storage shed on our property is used to forestry related uses. For eleven months of the year it is used to store our Kawasaki Mule utility vehicle. This vehicle is used during the summer, mostly for fire mitigation work such as hauling logs and slash out of the woods to be disposed of. Without this storage unit our vehicle would be destroyed from mice, pack rats and the weather during the winter months. It is used one month during summer to store tools and as a base for sharpening saws, storing tools, etc. The attached car port is used for boat storage. There is some conflict in the descriptions of this shed because before we build our house it was used for winter storage of our boats. Since we added the carport for the boats the shed has been used to store our utility vehicle. This shed and carport are locked storage for eleven months of the year. The carport does not have permit and one will need to be acquired. I understand that to qualify as a carport a structure can only have two sides. Both these buildings should not be included in our residential footage because of their use for forestry related activities.

Charles Collier

Collier Garage

22617 Peak-to-Peak Hwy
Nederland
8-12-2012

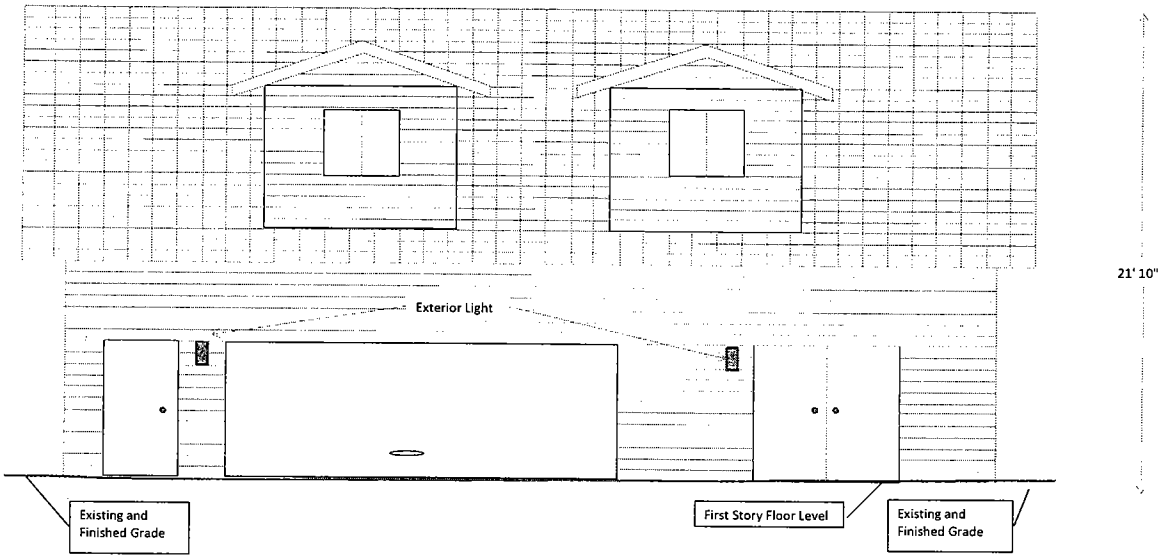




South View of
Garage

Collier Garage
22617 Hwy 119
Nederland, CO

Scale: 1/8" = 1'



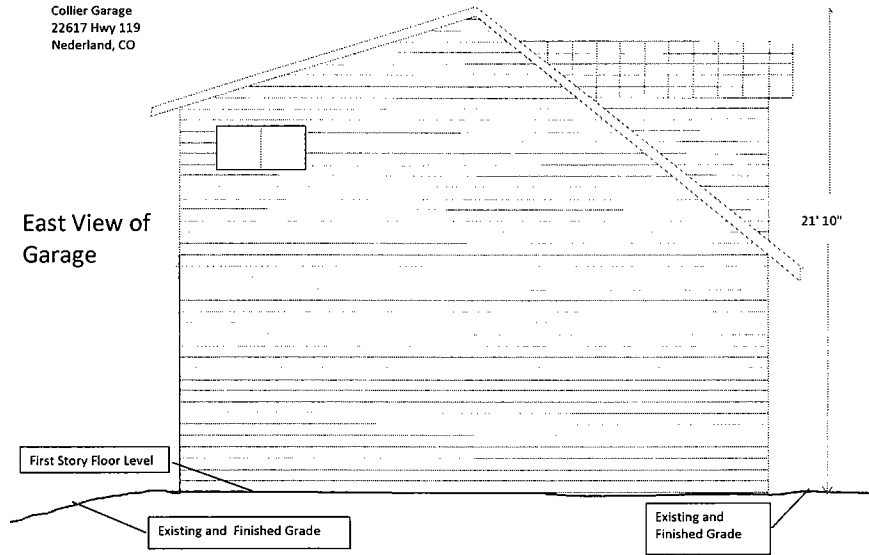
North View of
Garage

Collier Garage
22617 Hwy 119
Nederland, CO

Scale: 1/8" = 1'

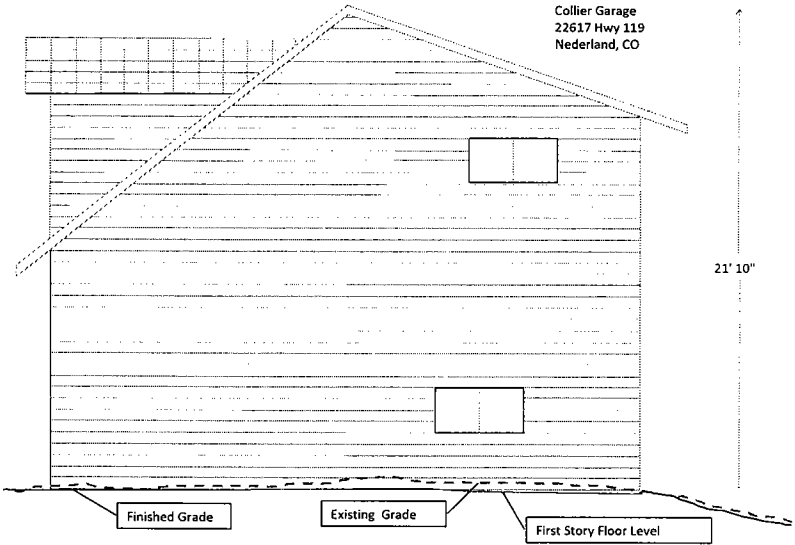
Collier Garage
22617 Hwy 119
Nederland, CO

East View of
Garage



Scale: 1/8" = 1'

Collier Garage
22617 Hwy 119
Nederland, CO



21' 10"

Finished Grade

Existing Grade

First Story Floor Level

West View of Garage

Scale: 1/8" = 1'